

ATTACHMENT E

REPORT OF PLANNING COMMISSION ACTION OCTOBER 6, 2025

ITEM NO: 5	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	Z-24-25-2 (Companion Case GPA-NG-25-2)
Location:	Northeast corner of Interstate 17 and Sonoran Desert Drive
From:	S-1 NBCOD and FH PCD NBCOD
To:	C-2 HGT/WVR NBCOD and FH NBCOD
Acreage:	92.33
Proposal:	Commercial, retail, and hospitality uses
Applicant:	Dennis Newcombe, Gammage & Burnham, PLC
Owner:	Arizona State Land Department
Representative:	Manjula Vaz, Gammage & Burnham, PLC

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

North Gateway 9/11/2025 Approval, per the staff recommendation. Vote: 6-0.

Planning Commission Recommendation: Approval, per the staff memo dated October 6, 2025.

Motion Discussion: N/A

Motion details: Commissioner Matthews made a MOTION to approve Z-24-25-2, per the staff memo dated October 6, 2025.

Maker: Matthews
Second: Odegard-Begay
Vote: 8-0
Absent: Hu
Opposition Present: No

Findings:

1. The proposal is consistent with the proposed General Plan Land Use Map designation.
2. The proposal will add to the variety of land uses adjacent to the North Gateway Village Core and within the North Black Canyon Corridor.
3. As stipulated, the proposal supports efforts from various plans, overlays, and initiatives, including the North Gateway Village Core Plan, the North Black Canyon Corridor Plan, the North Black Canyon Overlay District, the Monarch Butterfly Pledge initiative, the Shade Phoenix Plan, the Complete Streets Guiding Principles policy, the Comprehensive Bicycle Master Plan, the Transportation Electrification Action Plan, the Phoenix Climate Action Plan, and the Conservation Measures for New Development policy.

Stipulations:

1. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.
2. Colors shall be muted and blend, rather than contrast strongly, with the surrounding desert environment, as approved by the Planning and Development Department.
3. All surface retention areas shall be natural and organic in shape, as approved by the Planning and Development Department.
4. Retention areas shall be planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, and planted for every 400 square feet of retention area evenly distributed throughout the retention areas.
 - b. A minimum of five, 5-gallon shrubs per tree and a mixture of shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.
5. A minimum of 8,000 square feet in aggregate shall be provided for pedestrian plazas, with no one plaza being less than 2,000 square feet, and shall be maintained by the property owner as a gathering place for the public and for events, adhering to the following standards, and as approved by the Planning and Development Department.
 - a. The plazas shall be designed to allow pedestrian access and shall not be restricted during the hours of 8:00 a.m. to 10:00 p.m.
 - b. The plazas shall include shaded seating for public use and a minimum of two additional amenities, such as a water feature, outdoor game area, interactive art feature, splash pad, performance stage, fire pit, or other similar amenities.
 - c. A minimum of 50% of the plaza edges shall be lined with buildings or a permanent shade structure. A minimum of 50% of the ground floor building frontages facing the plaza, measured as the area between 3 and 8 feet above grade for the width of the facade, shall be glazing, consisting of clear windows that will allow a minimum of 75% of the visible light (as specified by the manufacturer) to be visible on either side of the window.
6. A minimum 6-foot-wide public north-south pedestrian pathway shall be provided near the center of the site, west of 32nd Avenue, for a minimum of the north half of the site and connecting to Dove Valley Road, and shall comply with the following standards, as approved by the Planning and Development Department.
 - a. The pathway shall be lined on both sides with either of the following elements, or a combination of the two, except where a pedestrian pathway is a minimum of 16 feet wide:
 - (1) A minimum 5-foot-wide landscape strip, planted with minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, and a minimum of five 5-gallon shrubs

per tree, and a mixture of shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage, except where drive aisles cross the pathway where necessary. Structural shade elements may be used, and footers may be placed within the landscape strip along the pathway.

- (2) Building frontages meeting the glazing requirements of a minimum of 75% of the ground floor frontages facing the pedestrian pathway, measured as the area between 3 and 8 feet above grade for the width of the facade, consisting of clear windows that will allow a minimum of 75% of the visible light (as specified by the manufacturer) to be visible on either side of the window.
- b. The pathway shall connect with the public plazas.
- c. The pathway can either continue to the south portion of the site, as specified above, or connect to the sidewalk on the west side of 32nd Avenue.
7. Any surface parking adjacent to Skunk Creek Wash and 32nd Avenue shall be setback a minimum of 50 feet, as approved by the Planning and Development Department.
8. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the south side of Dove Valley Road between the shared-use path (SUP) on the east side of Skunk Creek Wash and the multi-use trail (MUT) on the west side of Skunk Creek Wash, and a minimum 10-foot-wide MUT shall be constructed within the easement in accordance with the MAG supplemental detail, and as approved or modified by the Planning and Development Department.
9. A 25-foot-wide multi-use trail easement (MUTE) shall be dedicated along the west bank of Skunk Creek Wash aligned with the limits of development, west of the Floodway Zone AE boundary, and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail, and shall comply with the following, as approved or modified by the Planning and Development Department.
 - a. The MUT on the west side of Skunk Creek Wash shall connect Dove Valley Road and Sonoran Desert Drive.
 - b. A minimum of 75% of the MUT shall be shaded by a structure, landscaping, or a combination of the two.
 - c. Trail stations shall be provided along the trail, generally conforming to the site plan date stamped August 26, 2025. The trail stations shall include amenities such as outdoor seating, shade structures, water stations, bike fix it station, art features, or other similar amenities.
10. A minimum landscape setback of 10 feet shall be provided along the west side of the Skunk Creek Wash multi-use trail, planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, to provide a minimum of 75% shade along the multi-use trail.

- b. A minimum of five 5-gallon shrubs per tree and a mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.
11. A minimum 25-foot-wide shared-use path easement (SUPE) shall be dedicated, and a minimum 10-foot-wide east-west shared-use path (SUP) shall be constructed west of 32nd Avenue, in alignment with the Paseo Del Prado trail/bridge and connecting to the future pedestrian/bicycle bridge over the Interstate 17 freeway, and shall comply with the following standards, as approved by the Planning and Development Department.
- a. The paseo shall connect the sidewalk along the west side of 32nd Avenue to the sidewalk along the east side of the I-17 frontage road.
 - b. The site shall be designed in such a manner that the building placement creates an alignment and synergy for the paseo. This can be achieved by placing uses such as outdoor amenity areas, outdoor seating, and points of architectural interest along the paseo.
 - c. The paseo shall be lined on both sides with either of the following elements, or a combination of the two:
 - (1) A minimum 5-foot-wide landscape strip, planted with minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, and a minimum of five 5-gallon shrubs per tree, and a mixture of shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage, except where drive aisles cross the pathway where necessary. Structural shade elements may be used, and footers may be placed within the landscape strip along the paseo.
 - (2) Building frontages meeting the glazing requirements of a minimum of 75% of the ground floor frontages facing the pedestrian pathway, measured as the area between 3 and 8 feet above grade for the width of the facade, consisting of clear windows that will allow a minimum of 75% of the visible light (as specified by the manufacturer) to be visible on either side of the window.
12. Where pedestrian pathways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or another material that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
13. Bicycle parking shall be provided per the requirements of Section 1307.H.6 of the Phoenix Zoning Ordinance. Bicycle parking shall be provided through Inverted U and/or artistic racks located near building entrances and open space areas and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
14. Two public bicycle repair stations (“fix it stations”) shall be provided and maintained: one along the multi-use trail adjacent to Skunk Creek Wash and one internal to the site near a paseo, pedestrian walkway, or public plaza. The bicycle repair stations (“fix it stations”) shall be provided in areas of high visibility and separated from vehicular

maneuvering areas, where applicable. The repair station shall include, but not be limited to, standard repair tools affixed to the station, a tire gauge and pump affixed to the base of the station or the ground, and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.

15. A minimum of 10% of the required shrubs shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
16. A minimum of 10% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
17. A minimum of 30 of the required vehicle parking spaces shall include EV Capable infrastructure, as approved by the Planning and Development Department.
18. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
19. Only landscape materials listed in Appendix A of the North Black Canyon Overlay District (Section 654 of the Phoenix Zoning Ordinance) shall be utilized, as approved or modified by the Planning and Development Department.
20. Natural turf shall only be utilized in required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located for such uses as parks and common areas, as approved by the Planning and Development Department.
21. A leak detection device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet.
22. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, single-trunk, large canopy, shade trees, or a combination thereof.
23. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Businesses Water Efficiency Program for a minimum of 15 years, or as approved by the Planning and Development Department.
24. All bicycle infrastructure, pedestrian pathways (including sidewalks), and trails shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
25. The FH-zoned portion of the site shall be preserved as permanent undisturbed open space and shall be dedicated to the City as Sonoran Preserve prior to preliminary site plan approval, as approved by the Planning and Development Department and the Parks and Recreation Department.

26. This parcel is in a Special Flood Hazard Area (SFHA) called Zone AE & Zone AE-floodway, on panels 04013C 1745 L of Flood Insurance Rate Maps (FIRM) with an effective date of October 16, 2013. The following requirements shall apply, as approved by the Planning and Development Department.
 - a. The Architect and Engineer are required to show the floodplain boundary limits on the Site Plan and Grading and Drainage Plan and ensure that impacts to the proposed facilities have been considered, following National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but is not limited to, provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.
 - b. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of the Office of the City Engineer for review and approval of floodplain requirements.
 - c. The developer shall provide a FEMA approved CLOMR prior to issuance of a Grading and Drainage permit.
 - d. A LOMR application shall be submitted to the Floodplain Management section of the Office of the City Engineer for review and approval prior to issuance of vertical construction permits.
 - e. The developer shall provide a FEMA approved LOMR prior to issuance of a Certificate of Occupancy.
27. A minimum of 70 feet of right-of-way shall be dedicated and constructed for the south half of Dove Valley Road, as approved by the Planning and Development Department. Improvements to Dove Valley Road shall include:
 - a. An extension of the existing box culvert across Dove Valley Road to its ultimate limits, including the construction of the downstream maintenance access ramps.
 - b. Construction of the south half of the low flow crossing to an 'A' cross section. Improvements shall consider Canyon Crossroads Master Street Plan for Dove Valley Road Improvements.
 - c. Dedication and construction of ADOT traffic interchange improvements to the eastern parcel boundary. The dedication shall consist of applicable slope and drainage easements from existing interchange tapering to a minimum 140-foot right-of-way to Dove Valley Road.
28. A minimum 5-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on the south side of Dove Valley Road to match the Canyon Crossroads Master Street Plan design, and shall comply with the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to provide a minimum of 75% shade along the sidewalk.

- b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

- 29. A minimum of 60 feet of right-of-way for the frontage road on the east side of Interstate 17 from Dove Valley Road to Sonoran Desert Drive shall be dedicated and constructed, or as otherwise approved by ADOT.
- 30. A minimum 5-foot-wide sidewalk shall be constructed on the east side of the Interstate 17 frontage road, adjacent to the development, as approved or modified by the Planning and Development Department and the Arizona Department of Transportation (ADOT).
- 31. A minimum of 60 feet of right-of-way shall be dedicated and constructed for 32nd Avenue to its full width from Dove Valley Road to Sonoran Desert Drive. 32nd Avenue shall be constructed to a minimum Collector F cross-section, with appropriate intersection flares to allow for future intersection connection south of Sonoran Desert Drive or as otherwise identified and approved by the Street Transportation Department through an accepted Traffic Impact Analysis.
- 32. A minimum 6-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on both sides of 32nd Avenue between Dove Valley Road and Sonoran Desert Drive, and shall comply with the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to provide a minimum of 75% shade along the sidewalk.
 - b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

- 33. A minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on the north side of Sonoran Desert Drive, adjacent to the development, and shall comply with the following standards, as approved by the Planning and Development Department and the Arizona Department of Transportation (ADOT).
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to provide a minimum of 75% shade along the sidewalk.
 - b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

34. A minimum of 140 feet of right-of-way shall be dedicated and constructed to extend North Valley Parkway from its current terminus to Carefree Highway. North Valley Parkway shall be constructed to its full width in accordance with City of Phoenix Street Classification Map including a bridge over Skunk Creek Wash per the adopted storm water policy manual for a 100-year dry crossing of Skunk Creek Wash.
35. A minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on both sides of North Valley Parkway, and shall comply with the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to provide a minimum of 75% shade along the sidewalk.
 - b. A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

36. A Master Circulation/Trails Plan for the entirety of the rezoned area shall be submitted to the Planning and Development Department and Street Transportation Department for review and approval prior to submitting Preliminary Site Plans for the first phase of development. The Master Circulation/Trails Plan shall incorporate the following elements:
 - a. Skunk Creek Wash trail, Sonoran Desert Drive trail, Dove Valley Road trail, the east-west shared-use path (Paseo del Prado), sidewalks, and pedestrian pathways throughout the site to connect to all buildings.
 - b. Locations and standards for trail amenities including but not limited to lighting, seating and drinking fountains.
37. An elevated pedestrian/bicycle bridge shall be funded and constructed, BY THE DEVELOPER, connecting the West Bank to the East Bank of Skunk Creek Wash, in alignment with THE Paseo De Prado trail, as identified in Rezoning Case (Z-59-21 / Ordinance G-6957). PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLETION FOR THE ELEVATED PEDESTRIAN/BICYCLE BRIDGE, THE DEVELOPER MAY REQUEST CERTIFICATES OF OCCUPANCY FOR UP TO 50% OF THE SITE (BASED ON AREA). No Certificates of Occupancy shall be issued FOR STRUCTURES LOCATED WITHIN A DESIGNATED FLOODPLAIN OR for an A TOTAL area that exceeds 50% of the site (approximately 45 acres) prior to the issuance of a Certificate of Completion for the bridge. IF THE DEVELOPER WANTS TO OBTAIN FINAL CERTIFICATES OF OCCUPANCY FOR THE FINAL 50% OF THE SITE, BUT THE PEDESTRIAN/BICYCLE BRIDGE CONSTRUCTION IS INCOMPLETE DUE TO LACKING EASEMENTS AND DEDICATIONS FROM UNAFFILIATED NEIGHBORING

PROPERTY OWNERS NECESSARY FOR THE BRIDGE CONSTRUCTION, THE DEVELOPER MAY BE ABLE TO OBTAIN CERTIFICATES OF OCCUPANCY ON THE FINAL 50% OF THE SITE PROVIDED, THE DEVELOPER DEMONSTRATED GOOD FAITH IN OBTAINING THE NECESSARY EASEMENTS/DEDICATIONS, THE BRIDGE IS FULLY DESIGNED, AND FUNDS NECESSARY TO CONSTRUCT THE BRIDGE AS PART OF A PUBLIC PROJECT, INCLUDING NECESSARY ADMINISTRATIVE COSTS (ESTIMATED AT 40%), ARE PROVIDED TO THE CITY. BRIDGE DESIGN AND THE BUDGET FOR THE CONSTRUCTION FUNDS ARE SUBJECT TO APPROVAL BY THE OFFICE OF THE CITY ENGINEER.

38. The developer shall design, fund, and install a pedestrian crosswalk with activated warning connection across 32nd Avenue from the subject site connecting to the east-west paseo (Paseo del Prado), as approved by the Street Transportation Department.
39. An updated Traffic Impact Analysis (TIA) shall be submitted by the successful bidder of the auction parcel commensurate to the site-specific development proposed. The TIA shall require approval prior to preliminary approval being granted by the City.
40. Any proposed access along Sonoran Desert Drive shall be located at the eastern limits of the site and be restricted to right in, right out, left out only.
41. In accordance with City Council Resolution 22048, development shall be responsible for addressing project impacts on Sonoran Desert Drive in the TIA and provide a level of compensation proportionate to the identified impacts to the corridor which may be adjusted to reflect any modifications in the mitigation, subject to review and approval by the City.
42. Unused driveways shall be replaced with sidewalk, curb, and gutter. Also, any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets shall be replaced and all off-site improvements shall be upgraded to be in compliance with current ADA guidelines.
43. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
44. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
45. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
46. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

47. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.
48. A WATER LINE EASEMENT UP TO 80 FEET WIDE SHALL BE DEDICATED ALONG THE WEST SIDE OF THE PROPERTY AS SHOWN IN EXHIBIT A IN THE STAFF MEMO DATED OCTOBER 6, 2025, OR AS OTHERWISE APPROVED BY THE WATER SERVICES DEPARTMENT AND PLANNING AND DEVELOPMENT DEPARTMENT. THE EXACT LOCATION OF THE WATER LINE CROSSING WILL BE AS DETERMINED BY THE ARIZONA DEPARTMENT OF TRANSPORTATION.

This publication can be made available in alternate format upon request. Please contact Saneeya Mir at 602-686-6461, saneeya.mir@phoenix.gov, TTY: Use 7-1-1.