



**To:** Lori Bays  
Assistant City Manager

**Date:** February 3, 2026

**From:** Joshua Bednarek  
Planning and Development Director

**Subject:** ITEM 54 ON THE FEBRUARY 4, 2026, FORMAL AGENDA – PUBLIC HEARING/FORMAL ACTION – REZONING APPLICATION Z-44-25-6 (2400 BILTMORE RESIDENTIAL PUD) – NORTHEAST CORNER OF 24TH STREET AND ARIZONA BILTMORE CIRCLE (ORDINANCE G-7482)

Item 54, Rezoning Application No. Z-44-25-6, is a request to rezone 7.68 acres located at the northeast corner of 24th Street and Arizona Biltmore Circle from C-2 PCD (Intermediate Commercial, Planned Community District) to PUD (Planned Unit Development) to allow mixed use multifamily residential, office and restaurant; and PCD removal.

The Camelback East Village Planning Committee heard this request on November 4, 2025, recommended approval, per the staff recommendation, with additional stipulations, by a vote of 13-5.

The Planning Commission heard this item on January 8, 2026, and recommended approval, per the staff memo dated January 7, 2026, with additional stipulations, and with direction, by a vote of 5-3.

The Planning Commission recommendation was appealed by a member of the public on January 14, 2026.

As directed by the Planning Commission, staff has been working with the applicant to revise stipulations related to the site plan and potential driveway access onto 24th Street. The applicant has submitted a revised site plan further increasing the proposed setbacks. The modified stipulations below reflect changes made on the site plan and related plans (see attached enclosures), requirements for a terraced retaining wall on 24th Street, required access onto 24th Street, and the updated Traffic Impact Analysis.

Correspondence received after the Staff Report was published includes six letters in support and 494 letters in opposition (see attached enclosure).

The modified and additional stipulations are listed below in **BOLD AND CAPITAL** letters.

Staff recommends approval, subject to the following stipulations:

1. An updated Development Narrative for the 2400 Biltmore Residential PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped October 10, 2025, as modified by the following stipulations:
  - a. Front cover: Revise the submittal date information to add the following: City Council adopted: [Add adoption date].
  - b. Page 12, D1: Development Standards, Row d: Add ", except as modified by the Building Height Step Plan shown in Exhibit 10."
  - c. Page 12, D1: Development Standards: Add a row with "g. Minimum Unit Size" in the left column and "1,500 square feet" in the right column.
  - d. Add an Exhibit 10 with the Building Height Step Plan date stamped October 23, 2025 attached to the staff report.
- E. **PAGE 5, A1: PROJECT OVERVIEW AND GOALS: REVISE UNIT COUNT REFERENCES TO 195 UNITS.**
- F. **PAGE 7: REPLACE FIRST AND SECOND IMAGE TO BE CONSISTENT WITH THE RENDERINGS DATE STAMPED JANUARY 8, 2026 (EXHIBIT 5).**
- G. **PAGE 8, B1: PROPOSED LAND USE CATEGORIES: REVISE "203 DWELLING UNITS (AT A MAXIMUM OF 26.44 DU/AC)" TO "195 DWELLING UNITS (AT A MAXIMUM OF 25.39 DU/AC)" AND "11,000 SQ. FT. OF OFFICE SPACE" TO "7,000 SQ. FT. OF OFFICE SPACE."**
- H. **PAGE 9: REPLACE/REMOVE FLOOR PLANS TO BE CONSISTENT WITH THE SITE PLAN DATE STAMPED JANUARY 30, 2026.**
- I. **PAGE 10: REPLACE IMAGE WITH SITE PLAN DATE STAMPED JANUARY 30, 2026.**
- J. **PAGE 12, D1: DEVELOPMENT STANDARDS, ROW A. DENSITY (MAXIMUM): REVISE TO "195 DWELLING UNITS (25.39 DWELLING UNITS PER GROSS ACRE)."**
- eK. Page 12, D1: Development Standards, row c. Building setbacks: Delete all of the average setbacks, ~~and~~-change the south setback to 25 feet, **AND CHANGE THE NORTH SETBACK TO 200 FEET.**

- fL.** Page 14, D4: Parking Standards: Revise electric vehicle charging to state "a minimum of 10% of the required parking spaces shall be available for electric vehicle (EV) charging. Of those, 50% shall be EV Installed type and 50% shall be EV Ready type."
- gM.** Page 15, D4: Parking Standards, row d. Tandem Parking: Delete tandem parking standards.
- N.** **PAGE 16, D5: FENCES/WALLS: REPLACE IMAGE TO BE CONSISTENT WITH THE RENDERINGS DATE STAMPED JANUARY 8, 2026 (EXHIBIT 5).**
- O.** **PAGE 19, E1: ROW J. RETAINING WALLS: ADD "RETAINING WALLS SHALL BE TERRACED, CONSISTENT WITH THE RENDERINGS DATE STAMPED JANUARY 8, 2026 (EXHIBIT 5).**
- P.** **PAGE 24, CIRCULATION: ADD "AN ADDITIONAL RIGHT-IN, RIGHT-OUT VEHICULAR ACCESS POINT WILL BE PROVIDED ON 24TH STREET, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT."**
- Q.** **PAGE 27, COMPARATIVE ZONING STANDARDS, ROW B. BUILDING SETBACKS: REMOVE THE WORDS "(AVERAGE)," REVISE THE SOUTH SETBACK TO 25 FEET, AND REVISE THE NORTH SETBACK TO 200 FEET.**
- R.** **EXHIBITS: REPLACE EXHIBITS 2 THROUGH 4, AND 6 THROUGH 9 TO BE CONSISTENT WITH THE UPDATED SITE PLAN AND ELEVATIONS, DATE STAMPED JANUARY 30, 2026. REPLACE EXHIBIT 5 TO BE CONSISTENT WITH THE UPDATED RENDERINGS DATE STAMPED JANUARY 8, 2026.**

2. The development shall be in general conformance with the site plan **AND ELEVATIONS** date stamped ~~October 20, 2025~~**January 30, 2026 and the elevations** date stamped ~~April 25, 2025~~, as modified by the following stipulations and approved by the Planning and Development Department.
3. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated ~~July 17, 2025~~**JANUARY 31, 2026**.
4. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.

5. 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.
6. 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.
7. 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.

Enclosures

Conceptual Site Plan date stamped January 30, 2026

Conceptual Building Height Step plan date stamped January 30, 2026

Conceptual Elevations date stamped January 30, 2026

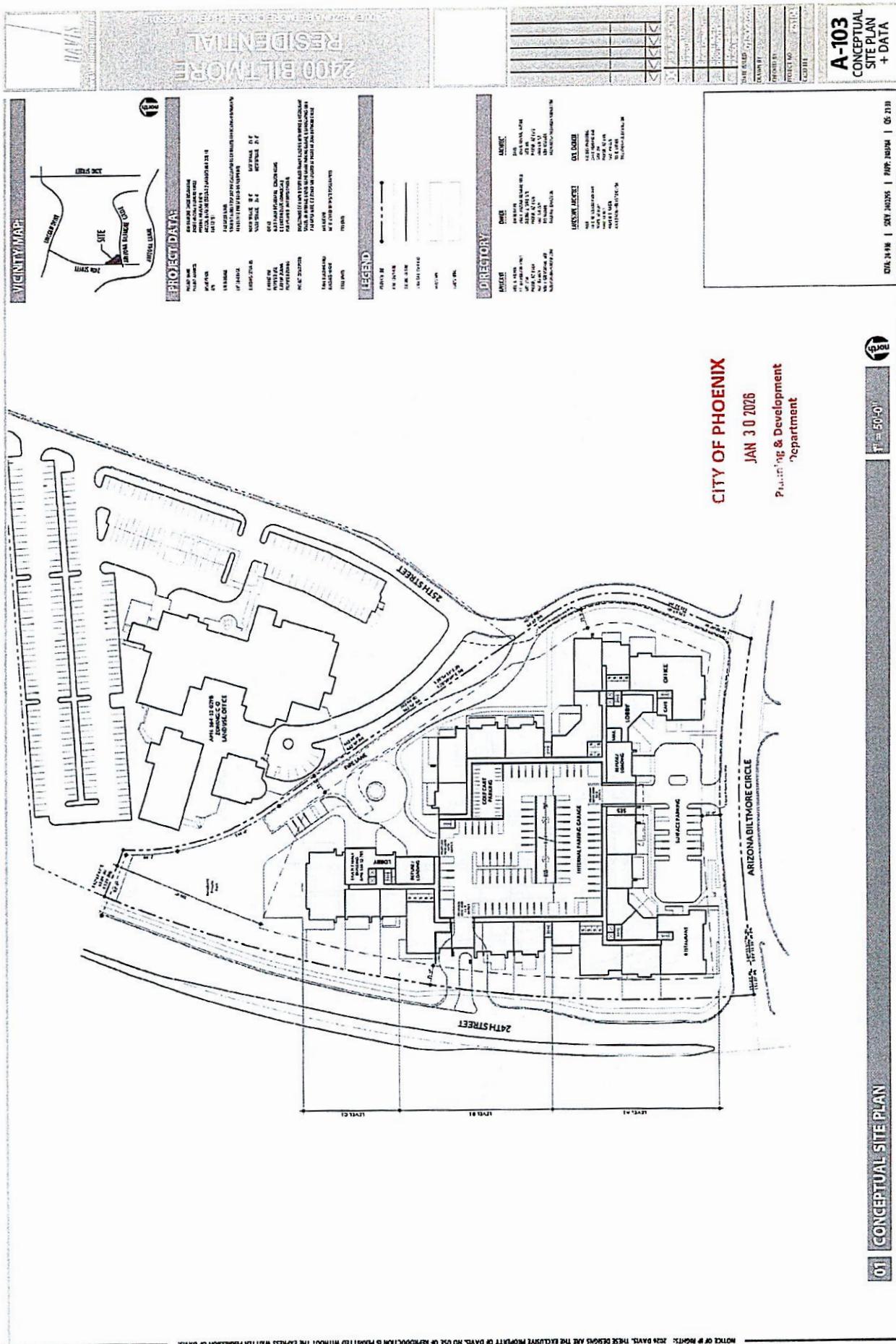
Conceptual Renderings date stamped January 8, 2026 (4 Pages)

Community Correspondence

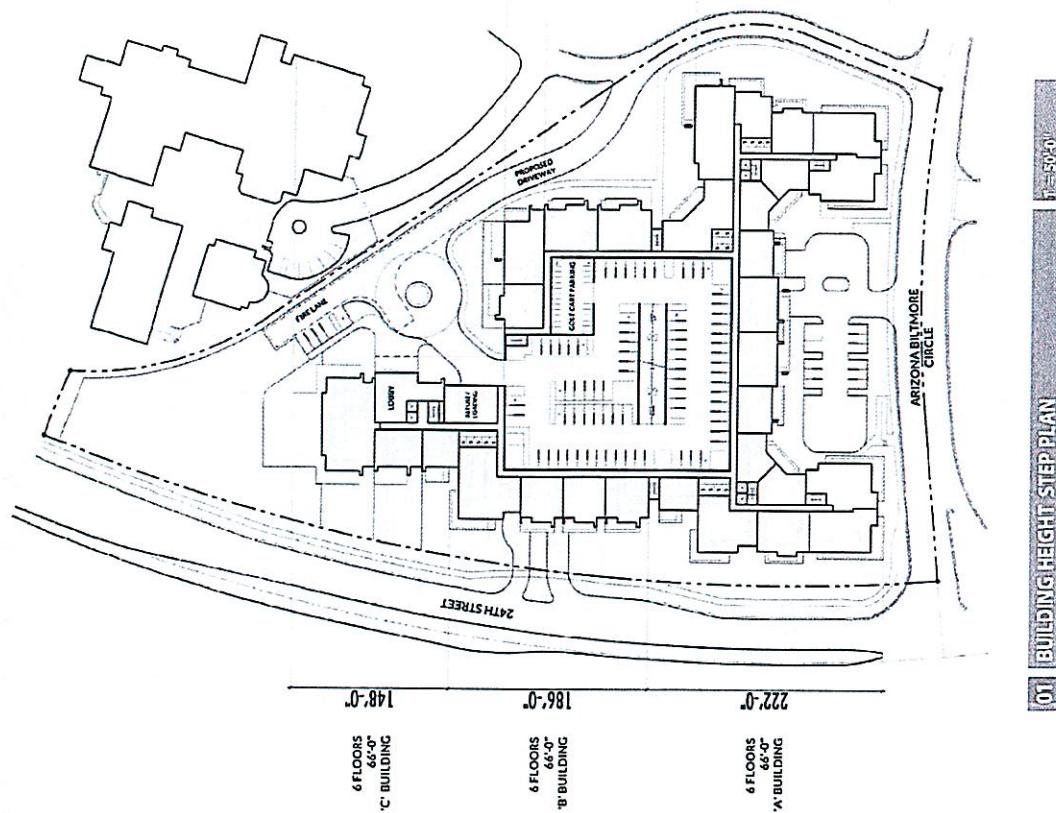
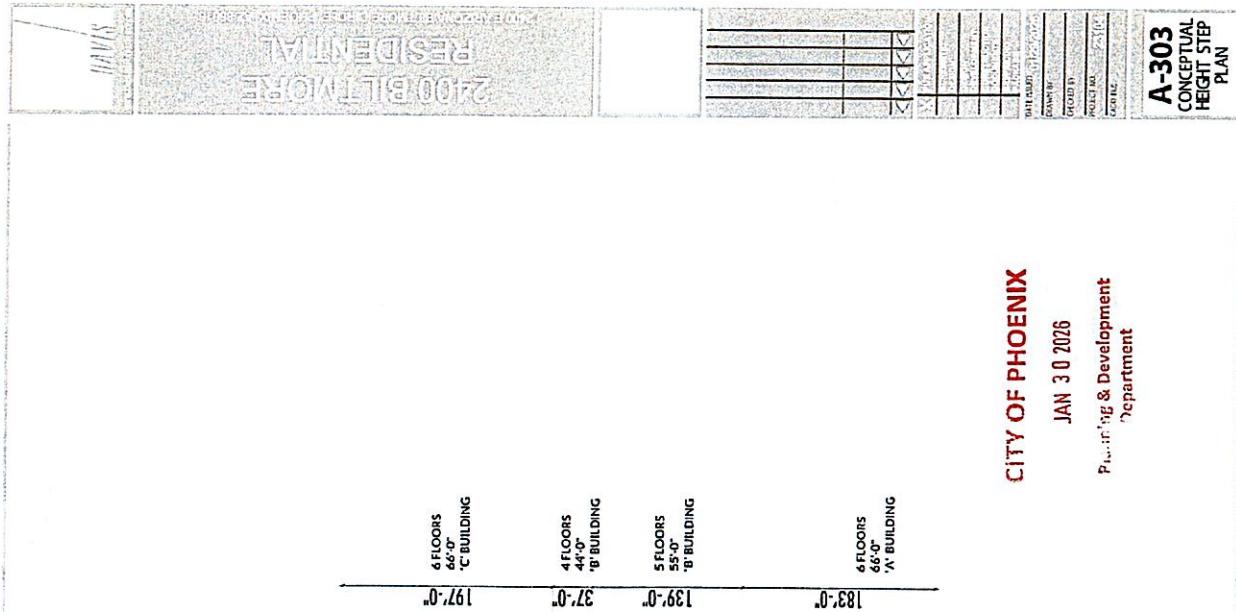
Approved:

  
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Lori Bays, Assistant City Manager

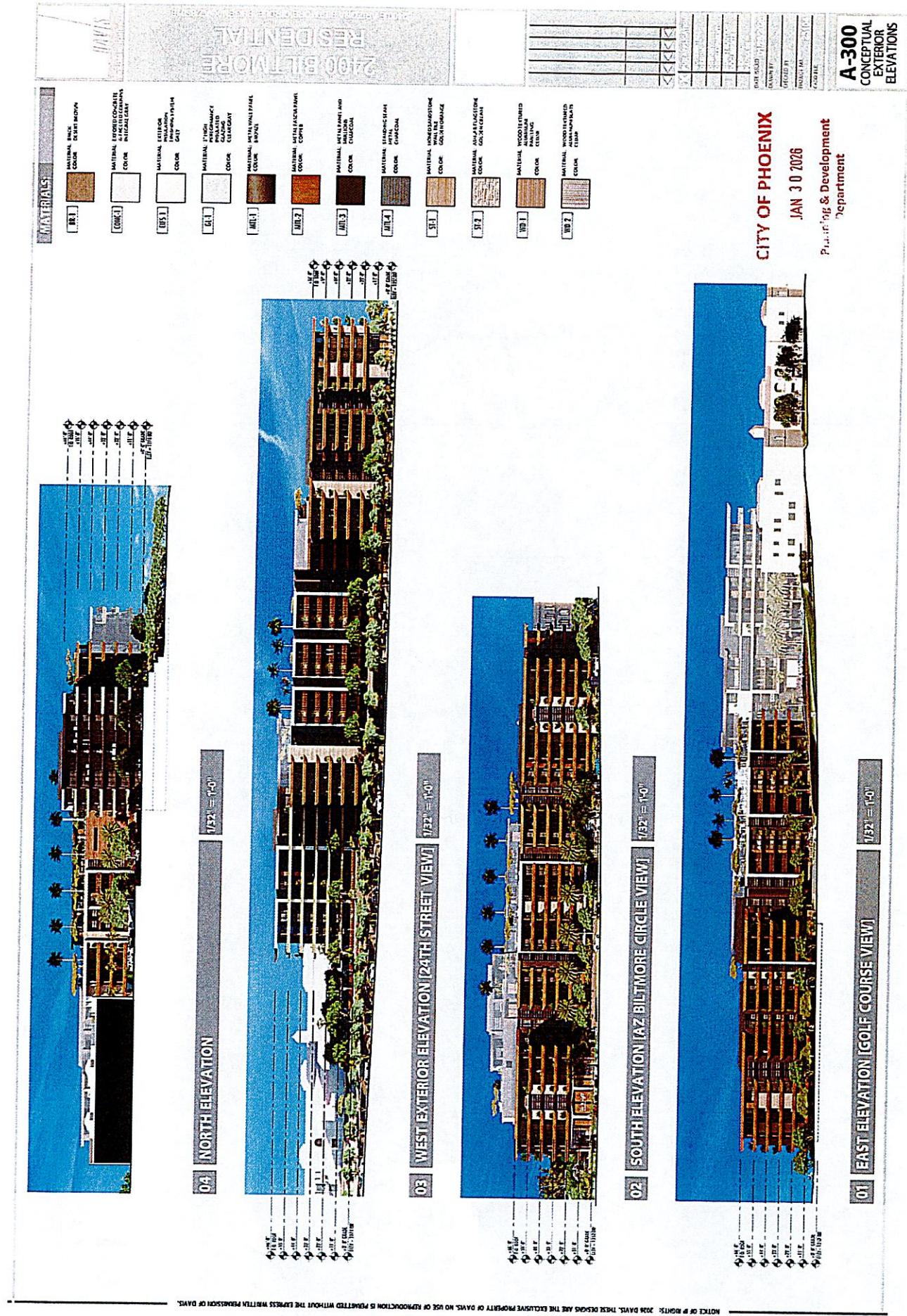
2/3/2026  
Date



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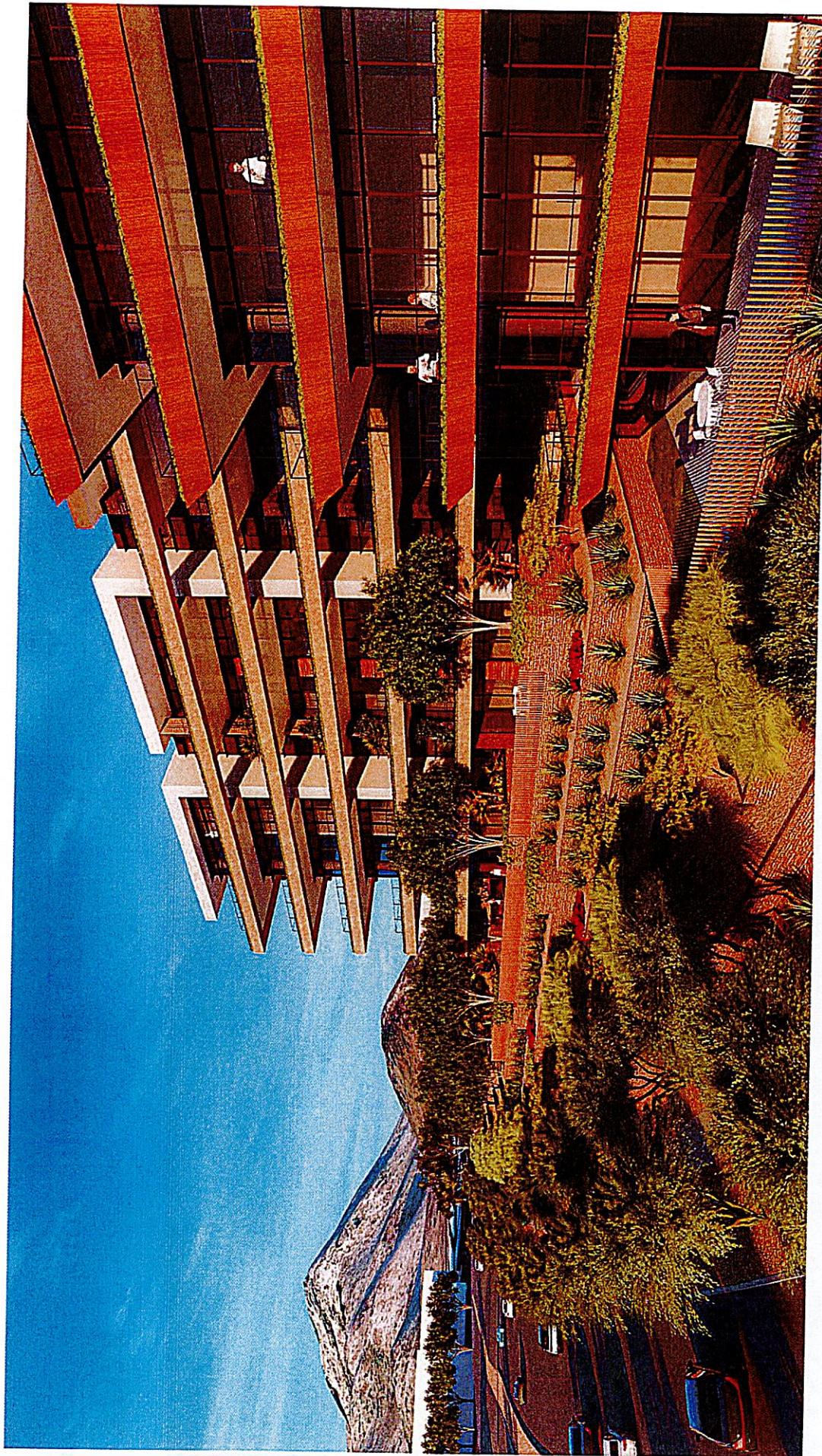


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**J D M** | 2400 BILTMORE - Phoenix, AZ

**P A R T N E R S**

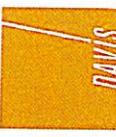
**CITY OF PHOENIX**

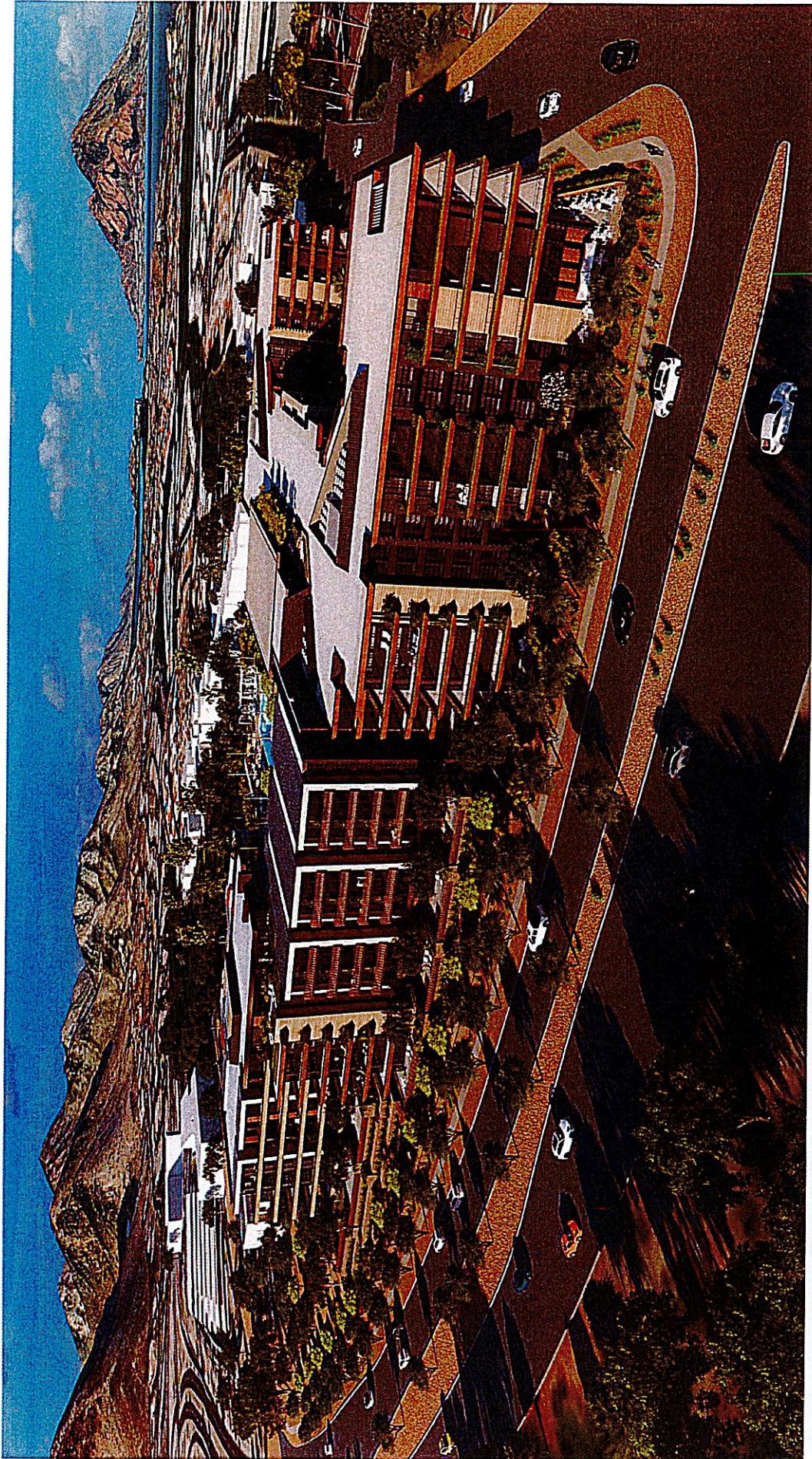
JAN 08 2026

Planning & Development  
Department

REDUCED NORTH WING  
RENDERINGS  
24TH STREET

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PARTNERS

**CITY OF PHOENIX**

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REDUCED NORTH WING  
RENDERINGS  
24TH STREET AND E ARIZONA BILTMORE CIRCLE

THE USE OF THE SPANISH-ENGLISH DICTIONARY 113

**For additional correspondence, please refer to the following items.**

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**Correspondence received after the staff report:**

<https://www.phoenix.gov/content/dam/phoenix/pddsite/documents/planning-zoning-pud/z-44-25-6-cc-psr.pdf>

**Correspondence received after the VPC meeting:**

<https://www.phoenix.gov/content/dam/phoenix/pddsite/documents/planning-zoning-pud/z-44-25-6-ccpvpc.pdf>

**Other correspondence:**

<https://www.phoenix.gov/administration/departments/pdd/planning-zoning/zoning-rezoning/pud-cases.html#2025>