




City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

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

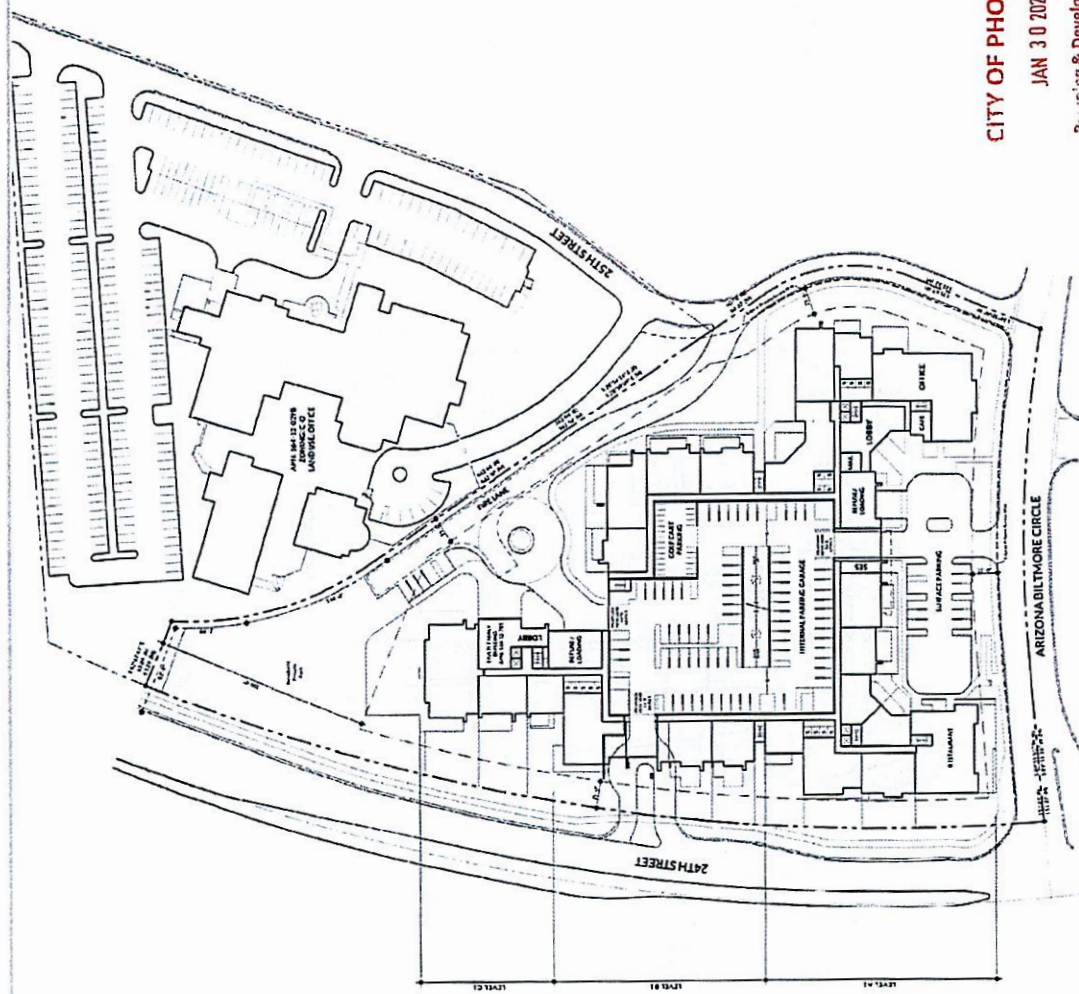
Conceptual Renderings date stamped January 8, 2026 (4 Pages)

Community Correspondence

Approved: _____


Lori Bays, Assistant City Manager

2/3/2026
Date



CITY OF PHOENIX
JAN 30 2026
 Planning & Development
 Department

VICINITY MAP

PROJECT DATA

PROJECT NAME: 2400 BILTMORE RESIDENTIAL

PROJECT NO: A-103

DATE: 01/30/2026

DESIGNER: [Firm Name]

CLIENT: [Client Name]

LOCATION: [Address]

PHASE: [Phase]

STATUS: [Status]

LEGEND

24TH STREET

25TH STREET

ARIZONA BALTIMORE CIRCLE

LEVEL 01

LEVEL 02

LEVEL 03

LEVEL 04

LEVEL 05

LEVEL 06

LEVEL 07

LEVEL 08

LEVEL 09

LEVEL 10

LEVEL 11

LEVEL 12

LEVEL 13

LEVEL 14

LEVEL 15

LEVEL 16

LEVEL 17

LEVEL 18

LEVEL 19

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LEVEL 38

LEVEL 39

LEVEL 40

LEVEL 41

LEVEL 42

LEVEL 43

LEVEL 44

LEVEL 45

LEVEL 46

LEVEL 47

LEVEL 48

LEVEL 49

LEVEL 50

01 CONCEPTUAL SITE PLAN

A-103

CONCEPTUAL

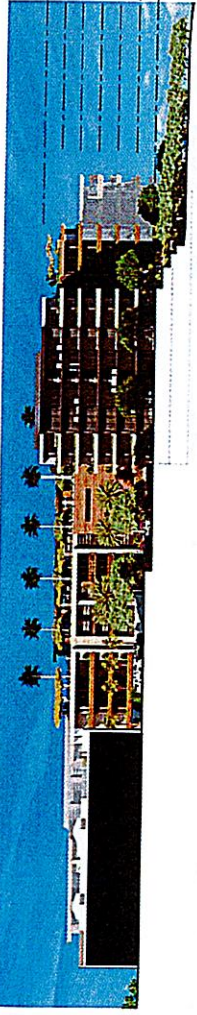
SITE PLAN

+ DATA

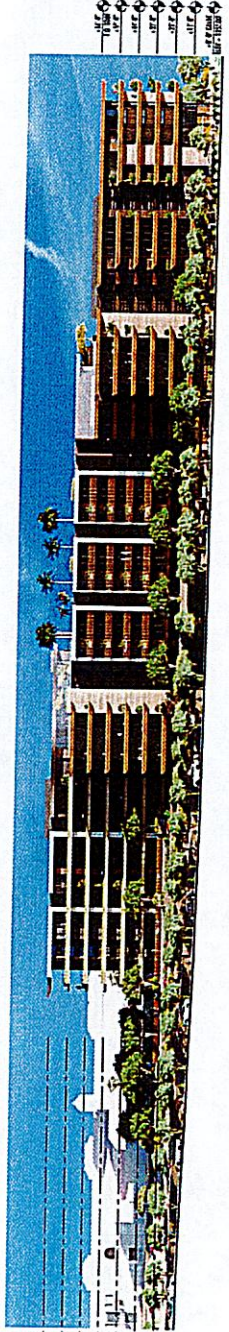
DATE: 01/30/2026 | 2400 BILTMORE | 05-2110

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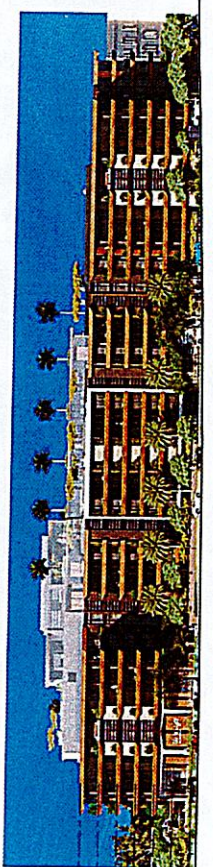
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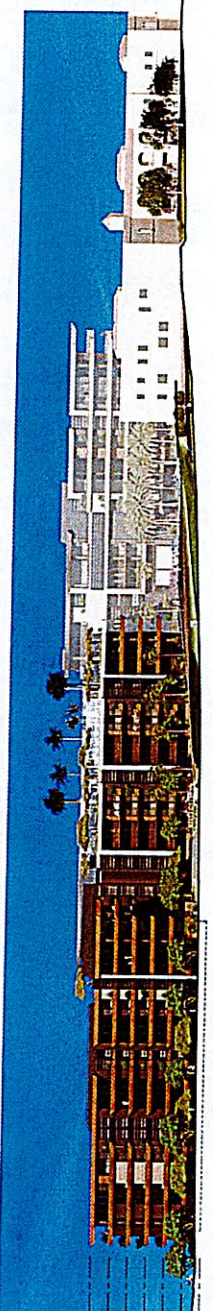
04 NORTH ELEVATION 1/32" = 1'-0"



03 WEST EXTERIOR ELEVATION [24TH STREET VIEW] 1/32" = 1'-0"



02 SOUTH ELEVATION [AZ BILTMORE CIRCLE VIEW] 1/32" = 1'-0"



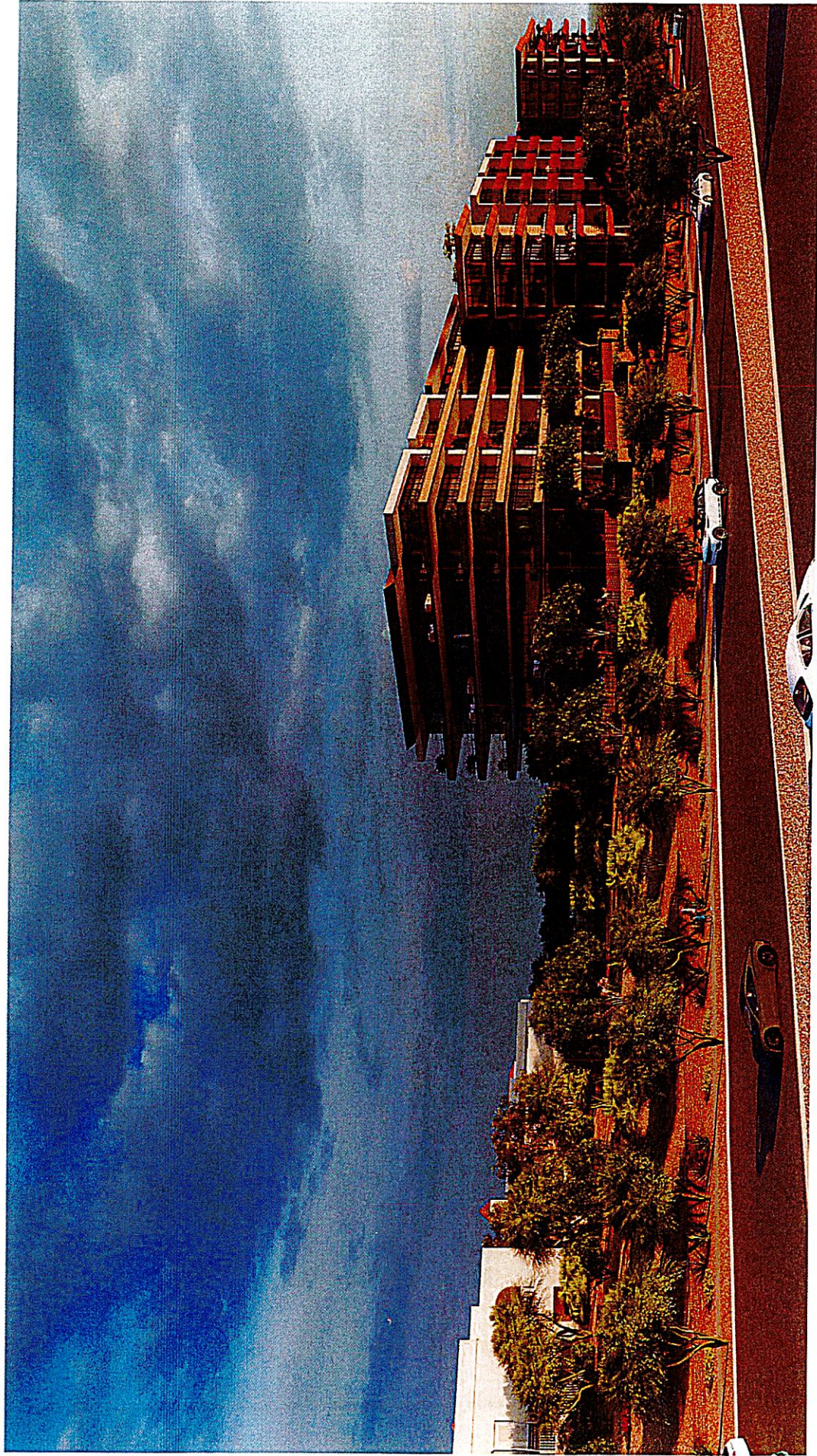
01 EAST ELEVATION [GOLF COURSE VIEW] 1/32" = 1'-0"

MATERIALS:

MAT. 1	MATERIAL: BRICK	BRICK
MAT. 2	MATERIAL: DESERT BROWN	BRICK
MAT. 3	MATERIAL: EXPOSED CONCRETE	CONCRETE
MAT. 4	MATERIAL: EXPOSED CONCRETE	CONCRETE
MAT. 5	MATERIAL: EXTERIOR	PAVING
MAT. 6	MATERIAL: EXTERIOR	PAVING
MAT. 7	MATERIAL: EXTERIOR	PAVING
MAT. 8	MATERIAL: EXTERIOR	PAVING
MAT. 9	MATERIAL: EXTERIOR	PAVING
MAT. 10	MATERIAL: EXTERIOR	PAVING
MAT. 11	MATERIAL: EXTERIOR	PAVING
MAT. 12	MATERIAL: EXTERIOR	PAVING
MAT. 13	MATERIAL: EXTERIOR	PAVING
MAT. 14	MATERIAL: EXTERIOR	PAVING
MAT. 15	MATERIAL: EXTERIOR	PAVING
MAT. 16	MATERIAL: EXTERIOR	PAVING
MAT. 17	MATERIAL: EXTERIOR	PAVING
MAT. 18	MATERIAL: EXTERIOR	PAVING
MAT. 19	MATERIAL: EXTERIOR	PAVING
MAT. 20	MATERIAL: EXTERIOR	PAVING

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A-300
 CONCEPTUAL
 EXTERIOR
 ELEVATIONS



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JAN 08 2026

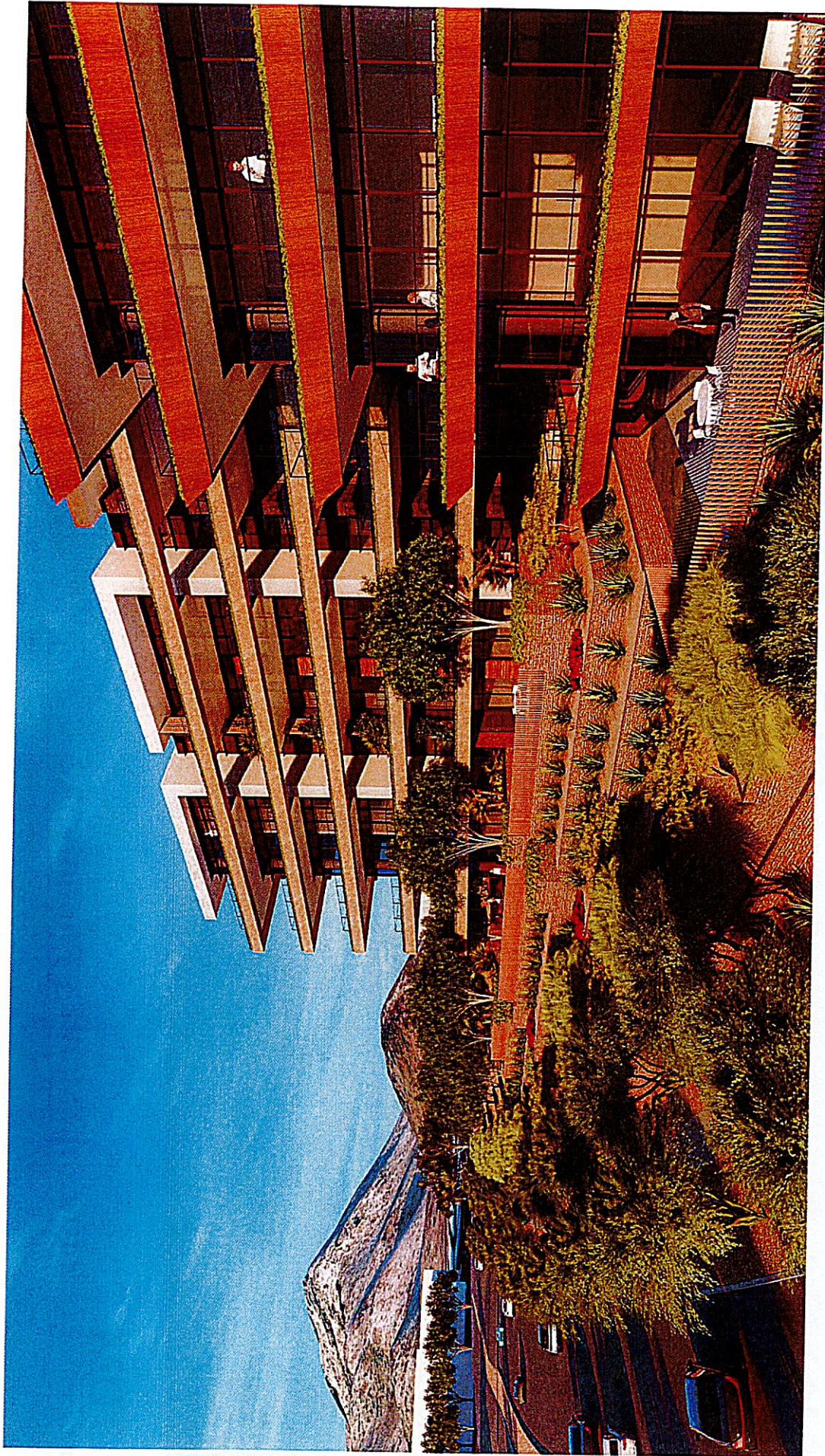
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Department

REDUCED NORTH WING
RENDERINGS
24TH STREET

23104 01/07/2026

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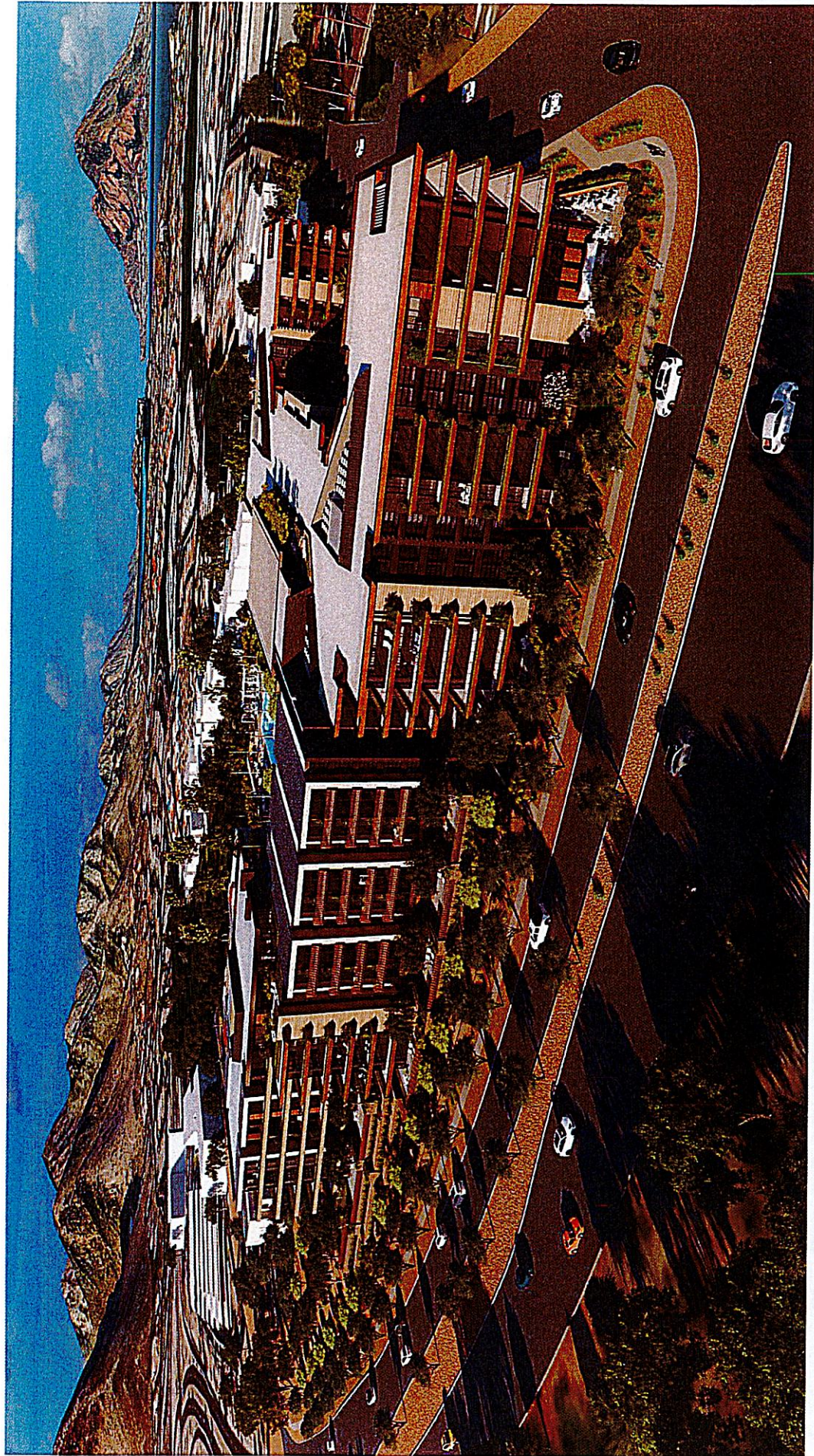
REDUCED NORTH WING

RENDERINGS

24TH STREET

23101 01.07.2026





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REDUCED NORTH WING
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24TH STREET
23103 01.07.2026

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JAN 08 2026

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

231104 03.07.2026

Reviewed by JDM: [Signature] Date: [Date] Approved by City: [Signature] Date: [Date] Approved by Planning & Development: [Signature] Date: [Date]



For additional correspondence, please refer to the following items.

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>