



North Park

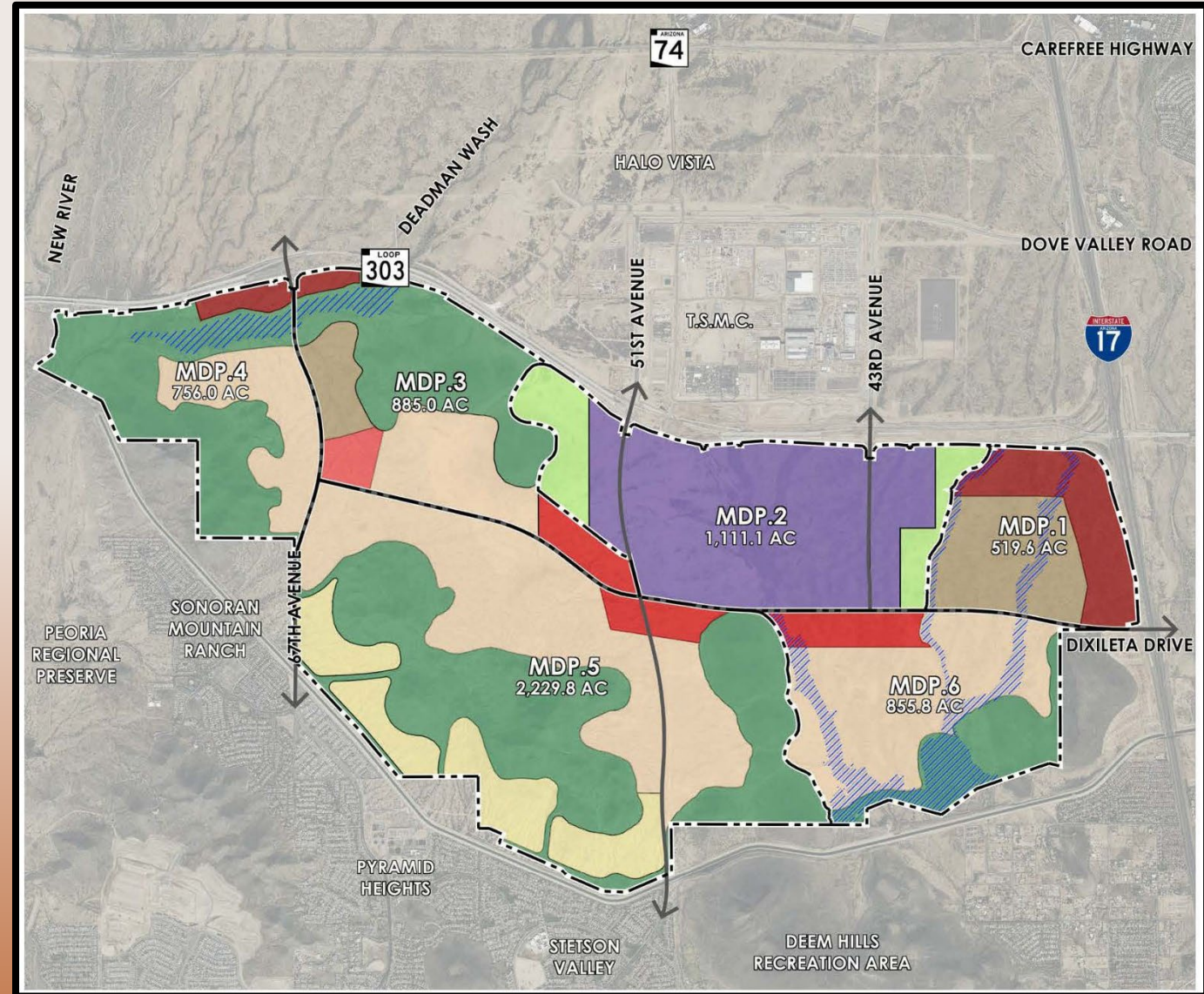
Case Numbers:

PUD Rezone: **Z-139-24-1**, GPA (land use map, infrastructure limit line, and trails) **GPA-NG-1-24-1**, GPA (street classification map): **GPA-NG-2-24-1**

2025 Application Updates



- TSMC Arizona has joined Pulte as an Applicant for the Project
- Innovation Corridor has been **expanded** from 526 acres to 903 acres to allow for semi-conductor manufacturing and associated uses – in line with operations north of Loop 303
- Maximum dwelling units **decreased** from 19,247 units to 15,150 units (**reduction** from 3.0 du/ac to 2.4 du/ac)
- Max Density for MDP.5 **decreased** from 6,166 units to 5,000 units
- **Added** “Foothills Residential” Land Use District (single-family detached, and building height limited to 30 feet)
- Open Space has **increased** from 2,095 acres to 2,308 acres (2,100 acres Natural Open Space and 208 acres Community Open Space)
- **Added** Lifestyle Mixed-Use as a new Land Use District at the Northeast corner of 67th Ave. and Dixileta Dr.
- **Extended** Community Commercial south of Dixileta Dr.



Arizona State Land Purpose



State Trust land is not public land or permanently designated open space

Because these lands are held in trust, they differ greatly from public lands such as state parks, US Forest Service land and are more akin to private land

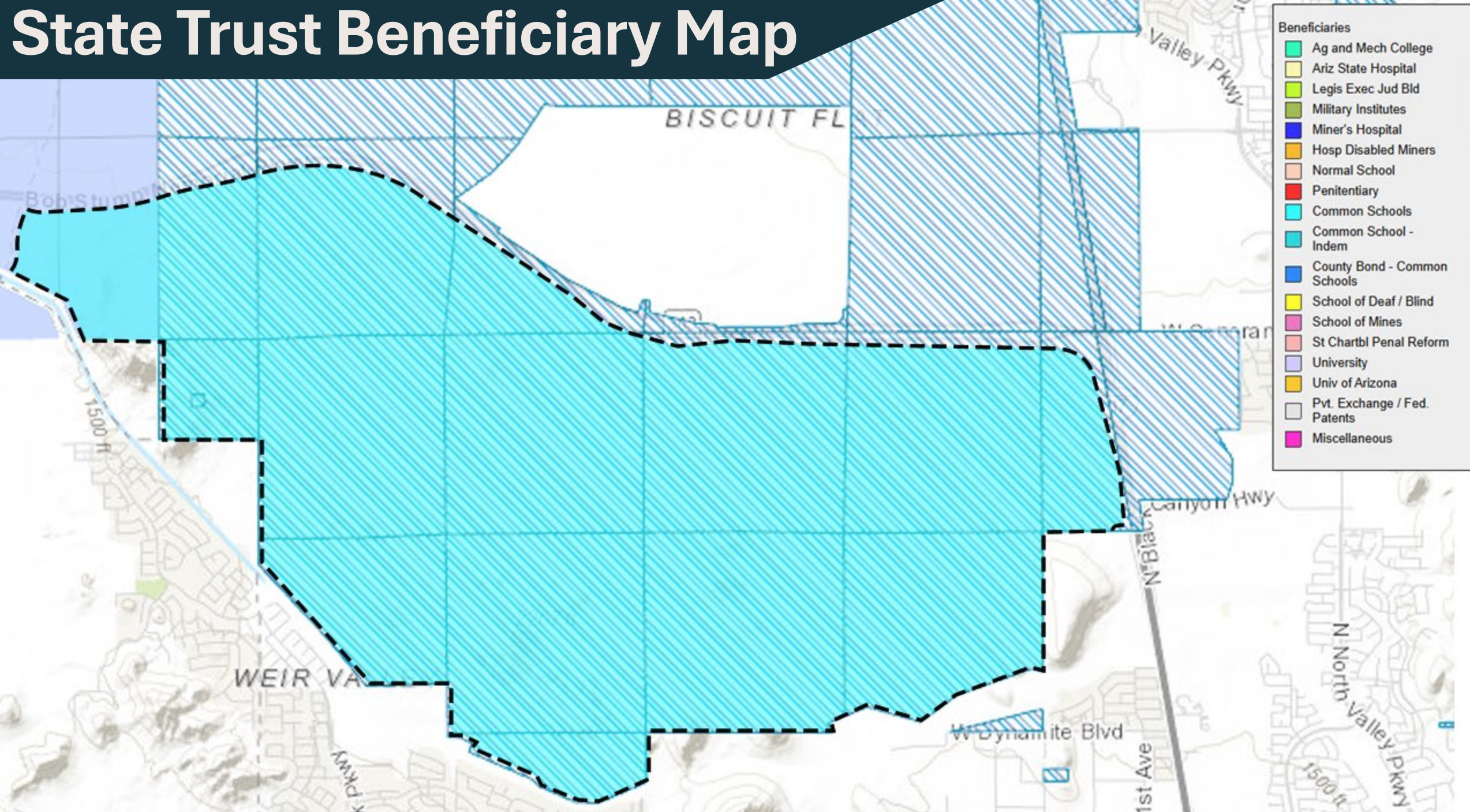


All Arizona State Land is held in Trust

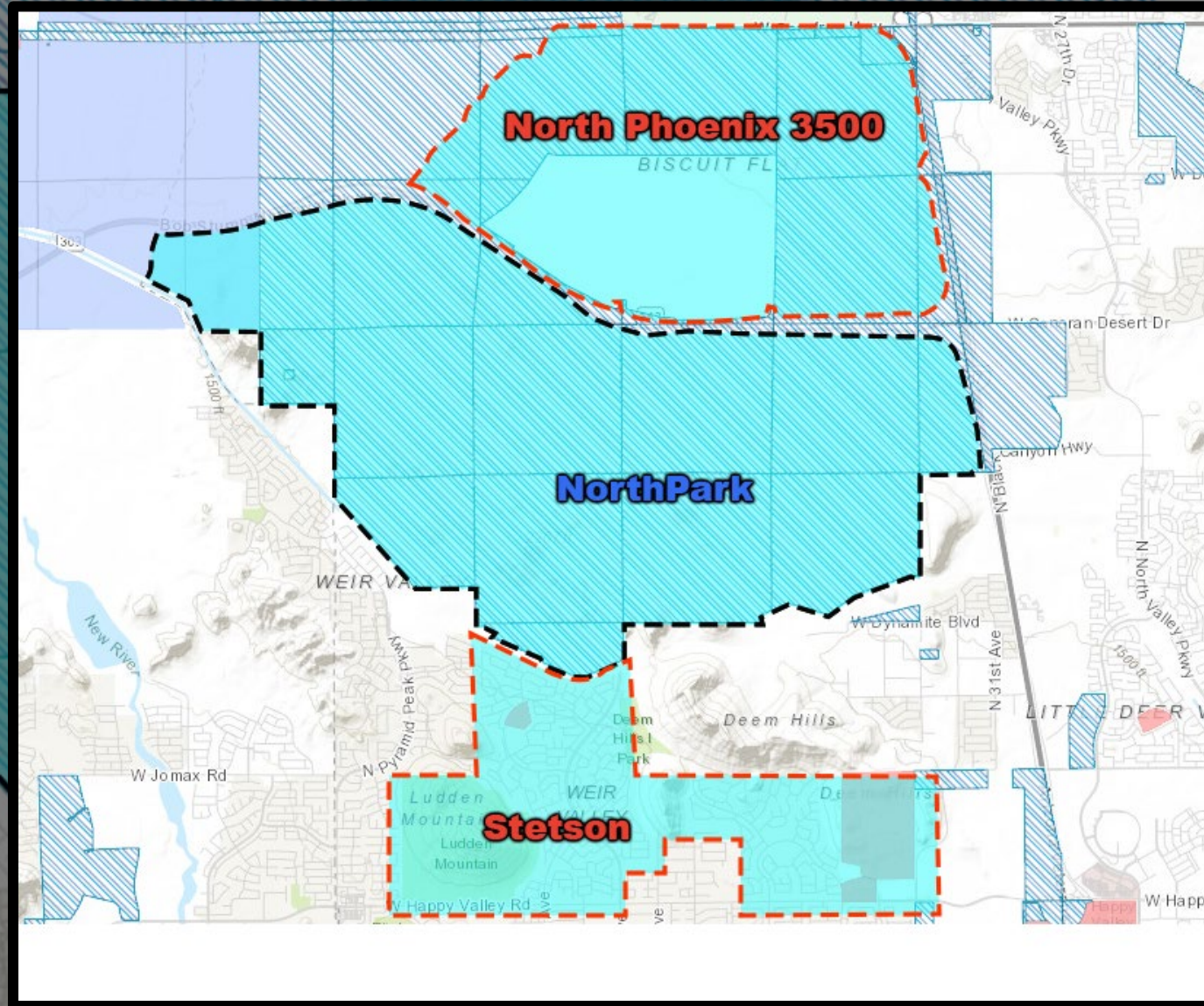
*Trust lands can't be sold for less than **fair market value** as determined by **appraisal***

Land sales or leases in excess of ten years require a public auction

State Trust Beneficiary Map

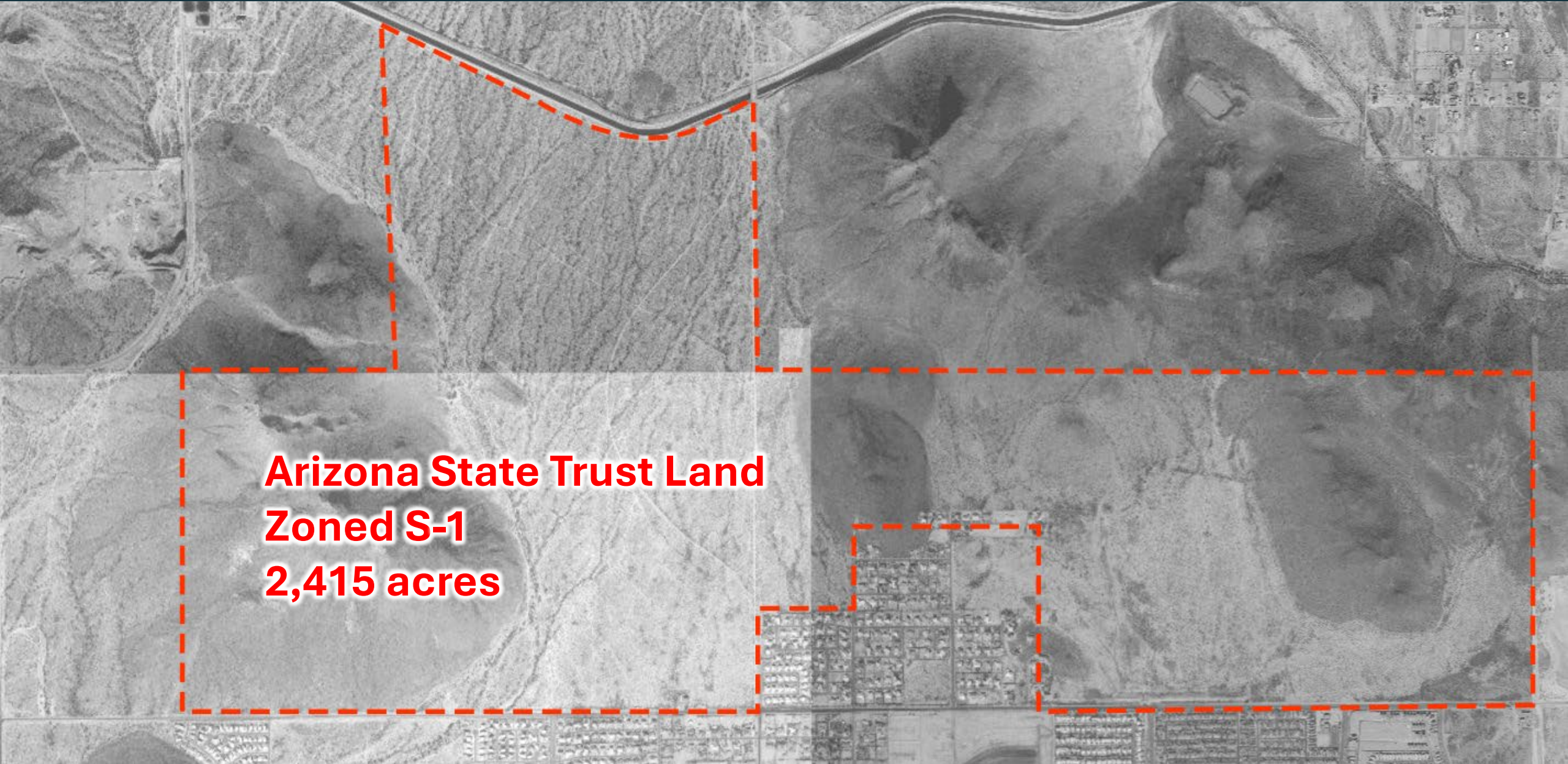


State Trust Beneficiary Map



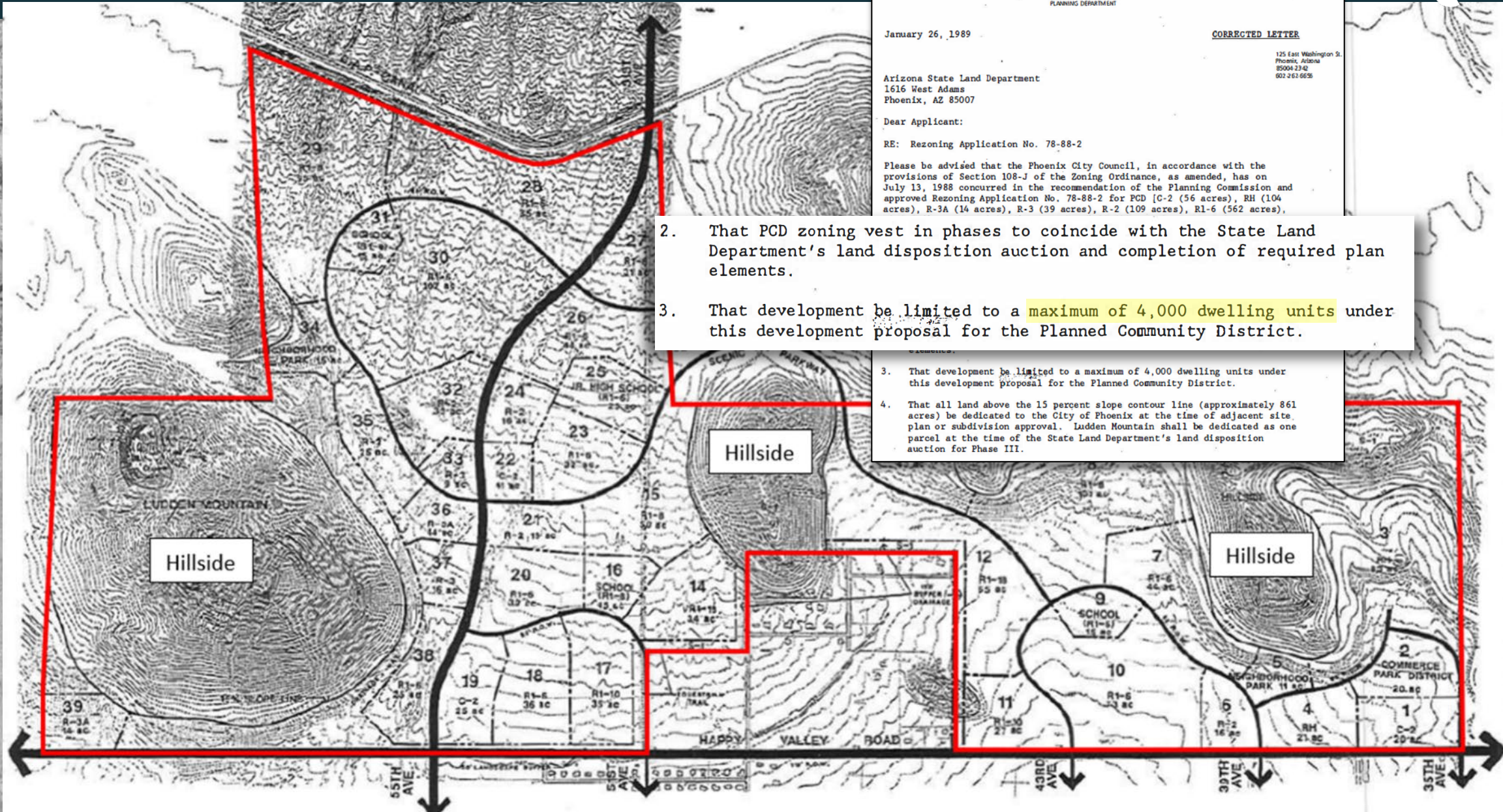
- Beneficiaries**
- Ag and Mech College
 - Ariz State Hospital
 - Legis Exec Jud Bld
 - Military Institutes
 - Miner's Hospital
 - Hosp Disabled Miners
 - Normal School
 - Penitentiary
 - Common Schools
 - Common School - Indem
 - County Bond - Common Schools
 - School of Deaf / Blind
 - School of Mines
 - St Chartl Penal Reform
 - University
 - Univ of Arizona
 - Pvt. Exchange / Fed. Patents
 - Miscellaneous

Stetson - 1988



**Arizona State Trust Land
Zoned S-1
2,415 acres**

Stetson - 1988



City of Phoenix
PLANNING DEPARTMENT

January 26, 1989

CORRECTED LETTER

125 East Washington St.
Phoenix, Arizona
85004-2740
602 262 6656

Arizona State Land Department
1616 West Adams
Phoenix, AZ 85007

Dear Applicant:

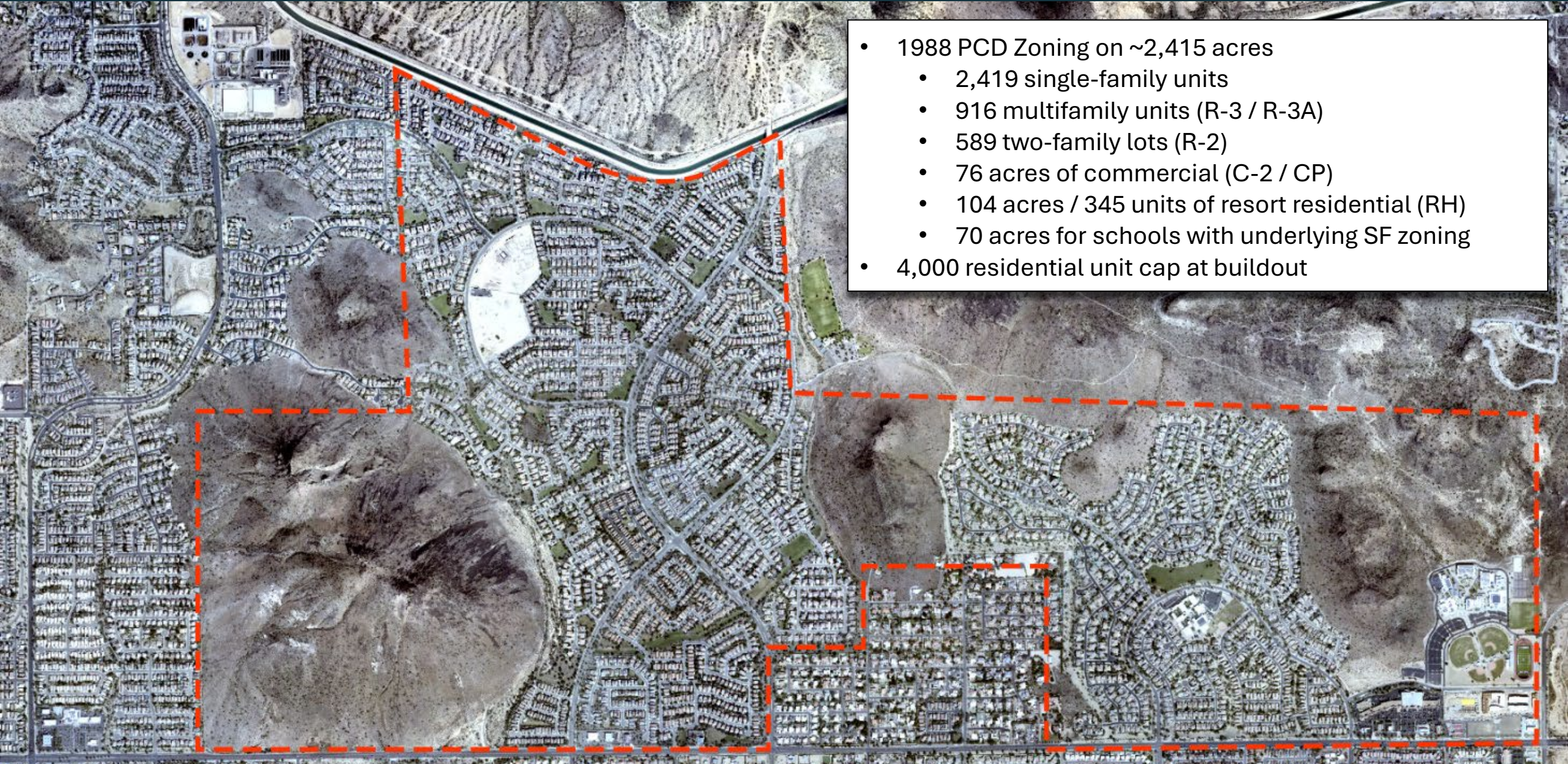
RE: Rezoning Application No. 78-88-2

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 108-J of the Zoning Ordinance, as amended, has on July 13, 1988 concurred in the recommendation of the Planning Commission and approved Rezoning Application No. 78-88-2 for PCD [C-2 (56 acres), RH (104 acres), R-3A (14 acres), R-3 (39 acres), R-2 (109 acres), R1-6 (562 acres),

2. That PCD zoning vest in phases to coincide with the State Land Department's land disposition auction and completion of required plan elements.
3. That development be limited to a maximum of 4,000 dwelling units under this development proposal for the Planned Community District.

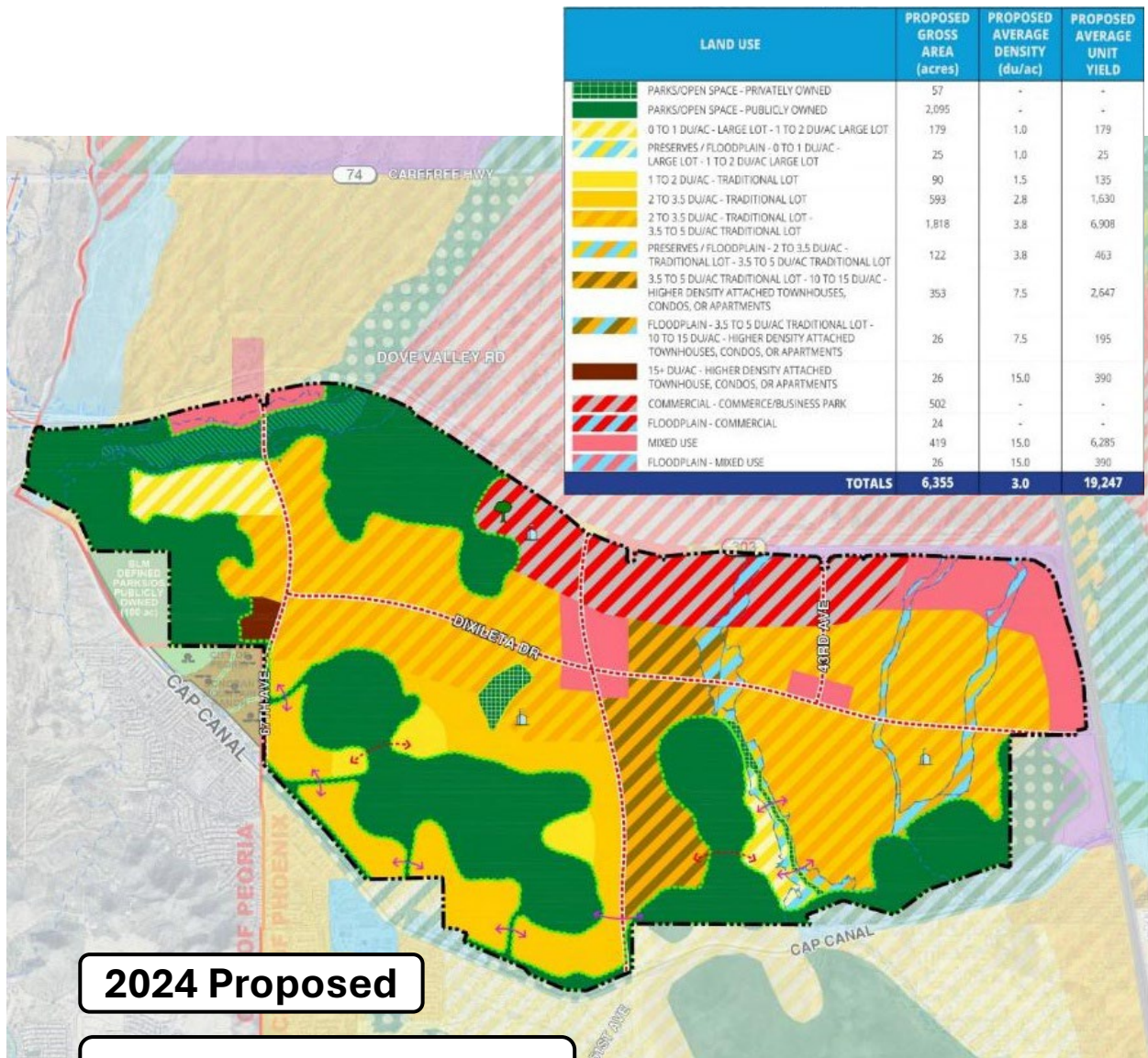
3. That development be limited to a maximum of 4,000 dwelling units under this development proposal for the Planned Community District.
4. That all land above the 15 percent slope contour line (approximately 861 acres) be dedicated to the City of Phoenix at the time of adjacent site plan or subdivision approval. Ludden Mountain shall be dedicated as one parcel at the time of the State Land Department's land disposition auction for Phase III.

Stetson - Current



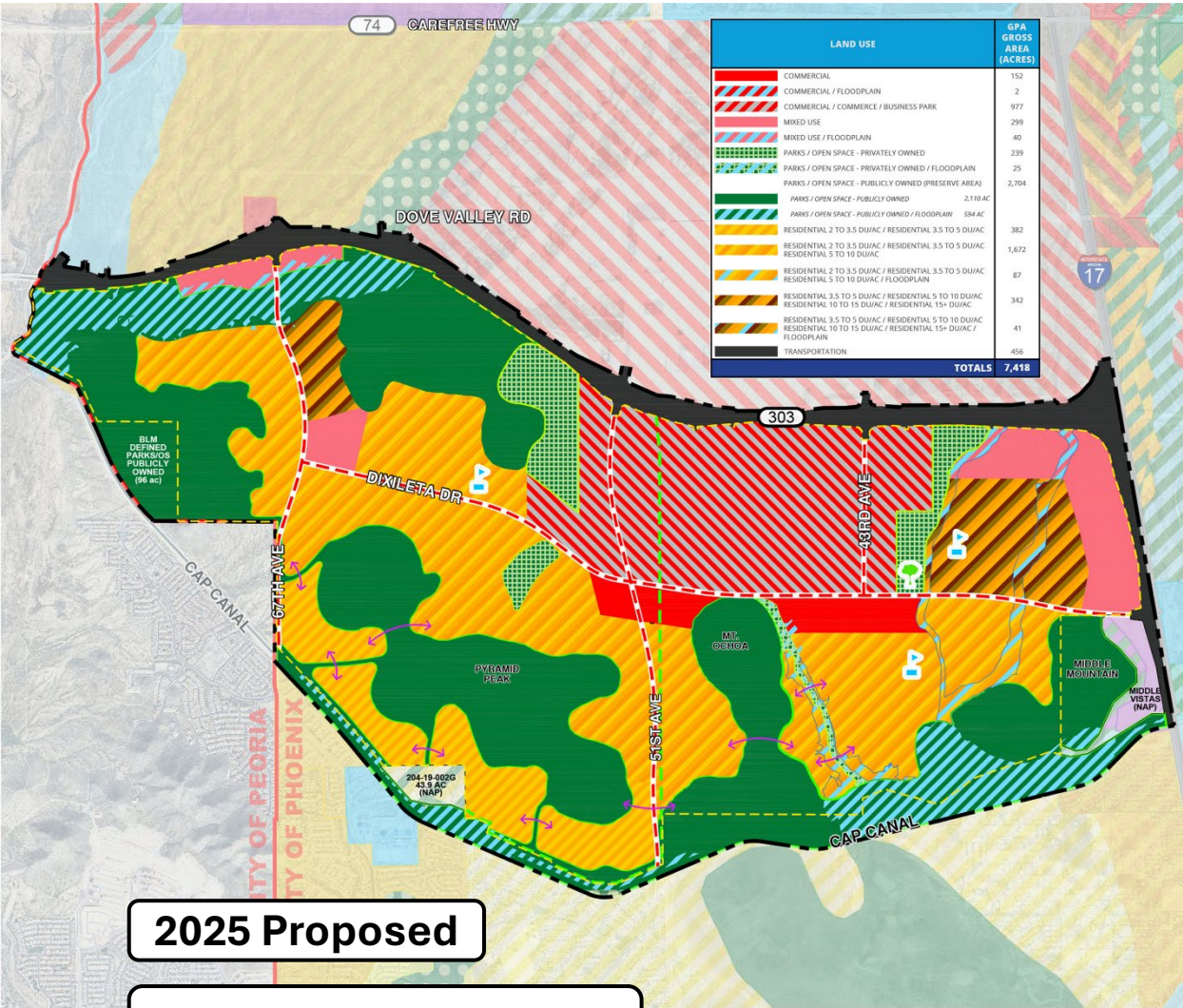
- 1988 PCD Zoning on ~2,415 acres
 - 2,419 single-family units
 - 916 multifamily units (R-3 / R-3A)
 - 589 two-family lots (R-2)
 - 76 acres of commercial (C-2 / CP)
 - 104 acres / 345 units of resort residential (RH)
 - 70 acres for schools with underlying SF zoning
- 4,000 residential unit cap at buildout

Land Use Map - GPA Comparisons



2024 Proposed

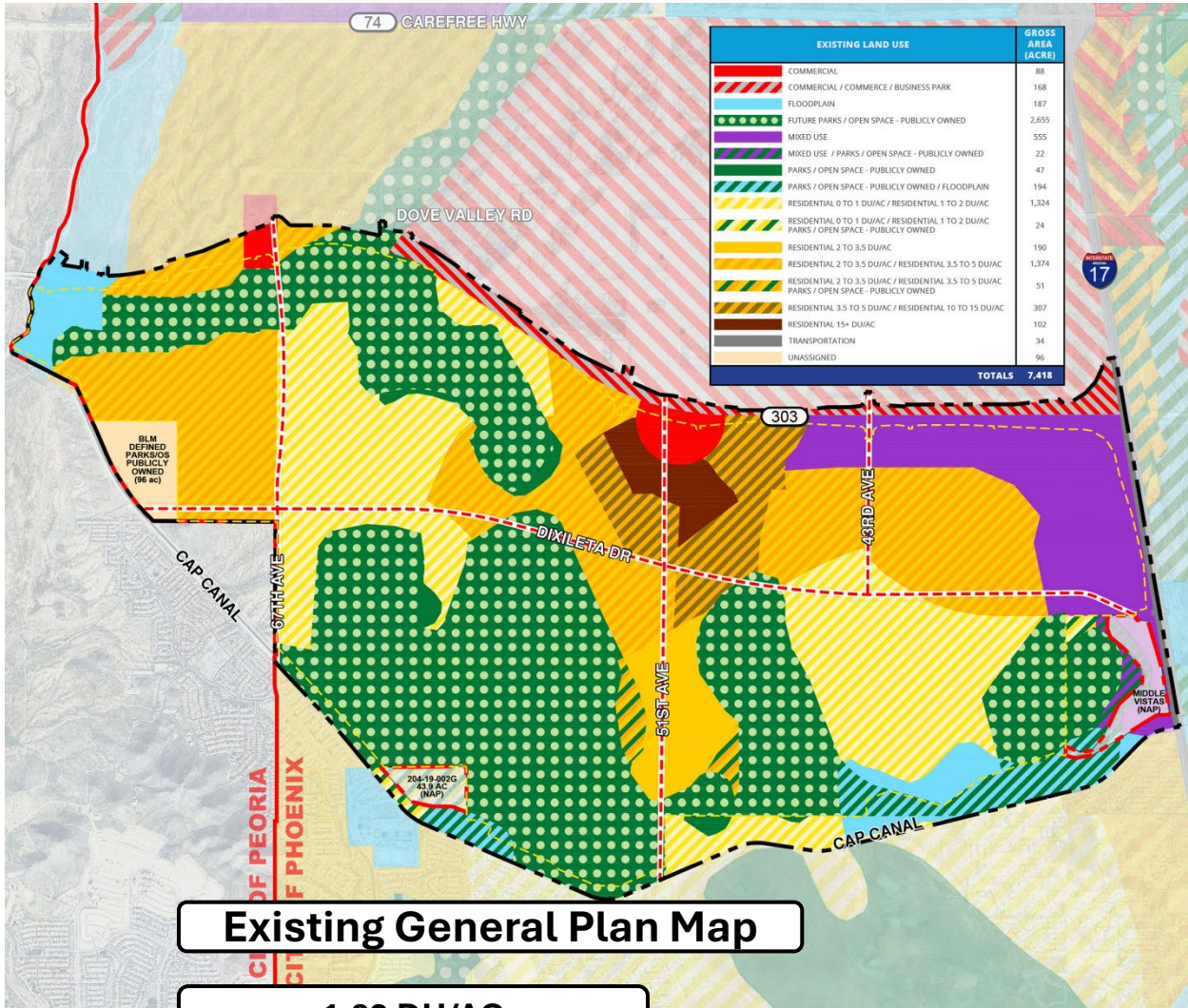
6,355 Acres ~3 DU/AC



2025 Proposed

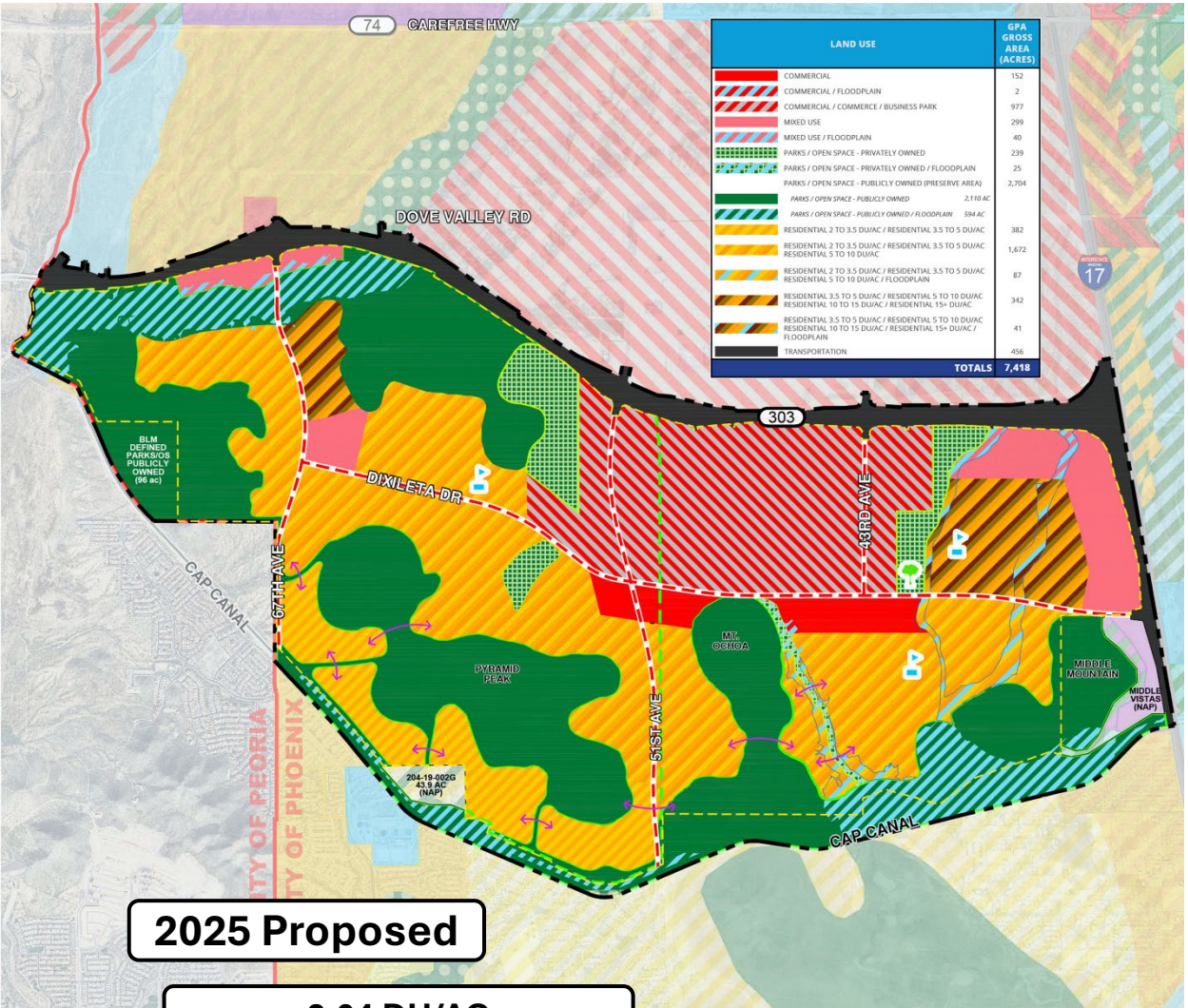
7,418 Acres, ~2 DU/AC

Land Use Map



Existing General Plan Map

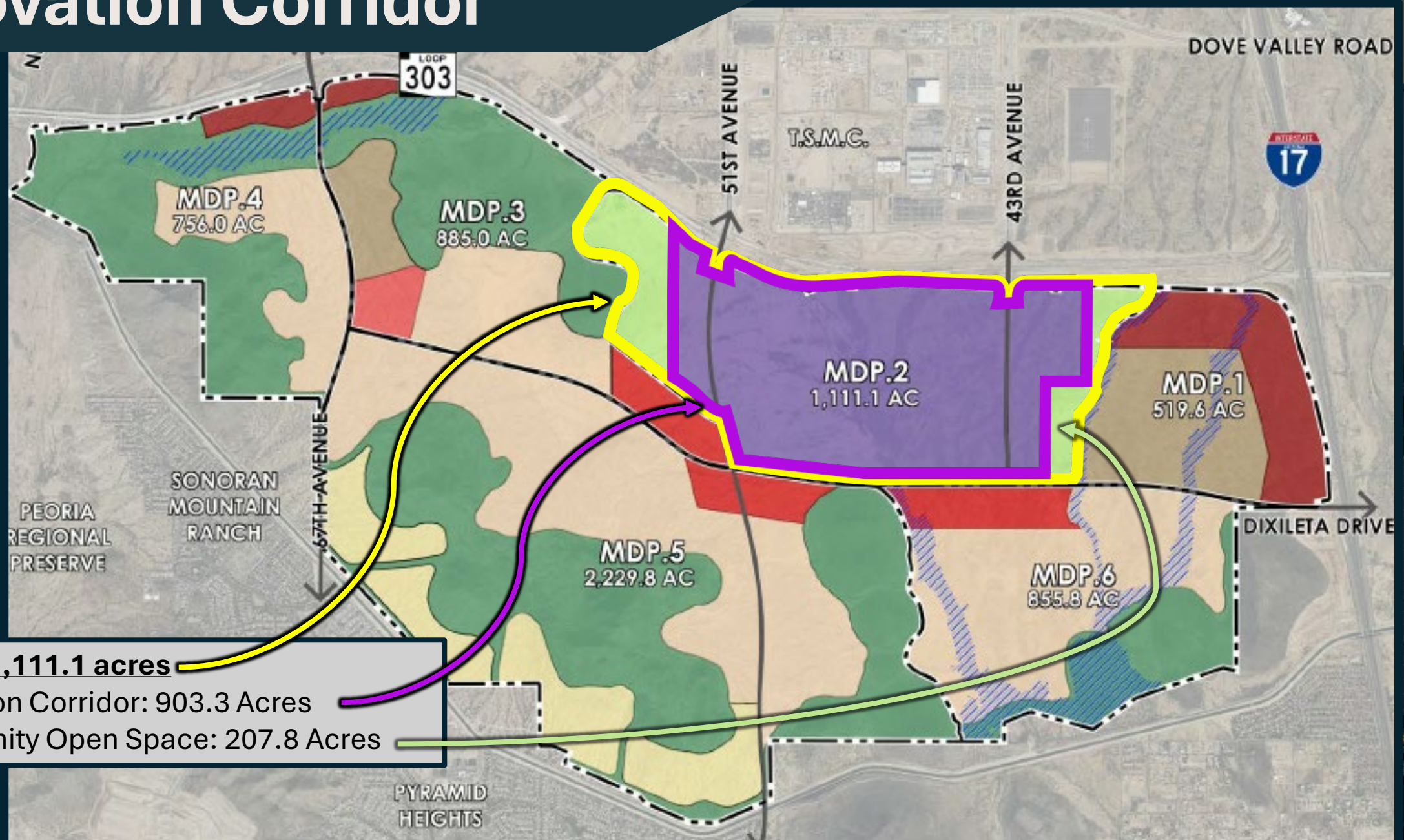
1.89 DU/AC



2025 Proposed

2.04 DU/AC

Innovation Corridor



Land Use District Updates

High density residential moved **north of Dixileta**

MDP.4
756.0 AC

MDP.3
885.0 AC

MDP.5: 2,229.8 acres

976.8 acres Natural Open Space

380.8 acres Foothills Residential (**NEW L.U.D.**)

804.2 acres Traditional Neighborhood

68.0 acres Community Commercial

MDP.2
1,111.1 AC

MDP.1
519.6 AC

MDP.5
2,229.8 AC

MDP.6
855.8 AC

50 acres **Lifestyle Mixed-Use**
in MDP.3 (**NEW L.U.D.**)

PEORIA
REGIONAL
PRESERVE

SONORAN
MOUNTAIN
RANCH

PYRAMID
HEIGHTS

DOVE VALLEY ROAD

T.S.M.C.

VENUE

1ST AVENUE

LOOP
303

67TH AVENUE

DIXILETA DRIVE

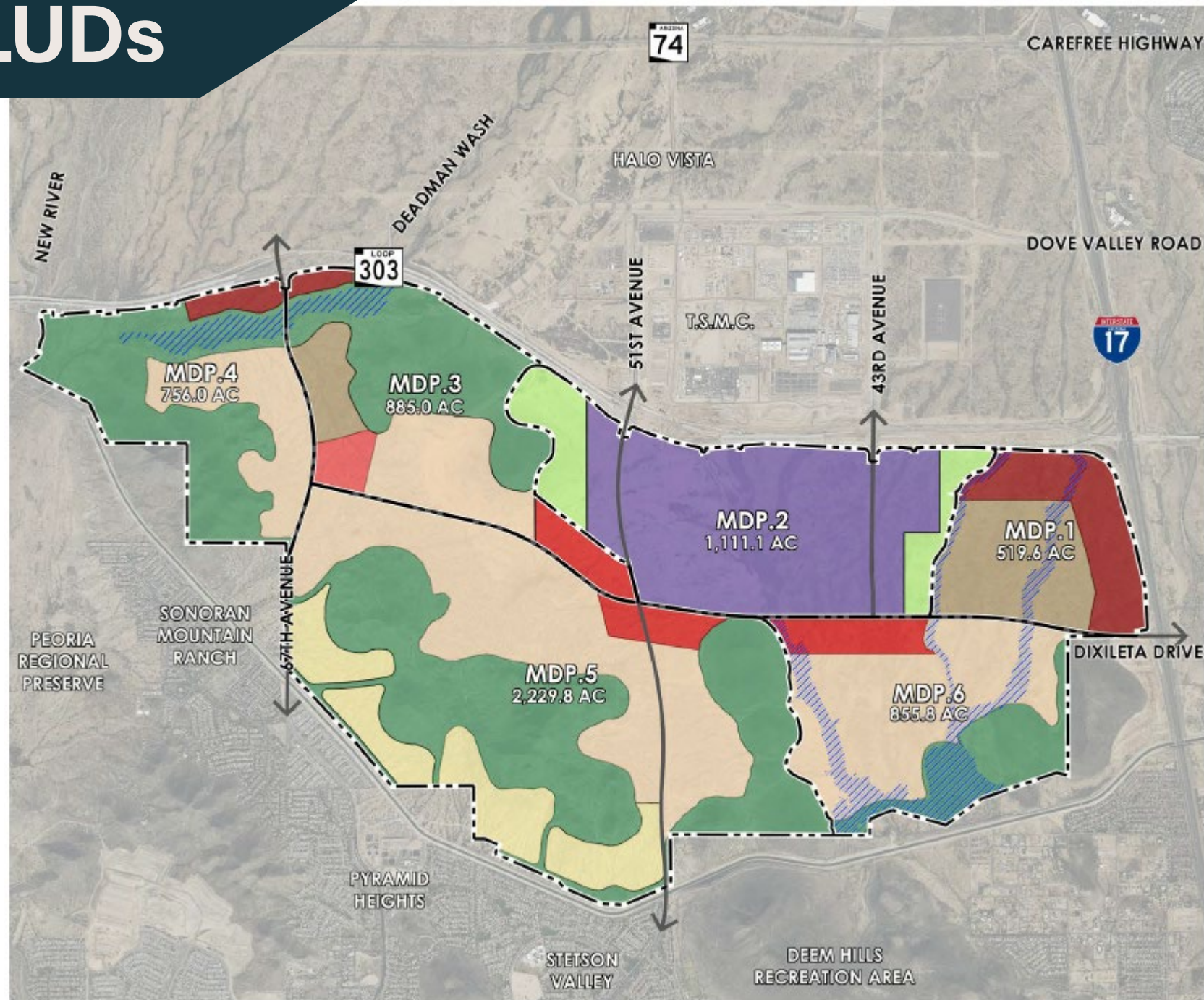
PUD: MDPs and LUDs

LAND USES

2,099.8 ac	NATURAL OPEN SPACE
380.8 ac	FOOTHILLS RESIDENTIAL
1,809.5 ac	TRADITIONAL NEIGHBORHOOD
382.6 ac	NEIGHBORHOOD VILLAGE
50 ac	LIFESTYLE MIXED-USE
233.8 ac	COMMUNITY COMMERCIAL
289.6 ac	FREEWAY MIXED-USE
903.3 ac	INNOVATION CORRIDOR
207.8 ac	COMMUNITY OPEN SPACE

Limited to **15,150** dwelling units

6,357.3 Total Acres



Dwelling Unit Comparison

	MDP.1	MDP.2	MDP.3	MDP.4	MDP.5	MDP.6	Total Site
2024 Proposal	5,347	2,110	2,214	1,401	6,166	2,009	19,247
2025 Proposal	4,150	0	2,700	1,000	5,000	2,300	15,150
Change	-1,197	-2,110	486	-401	-1,166	291	-4,097

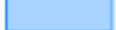
Park to Park

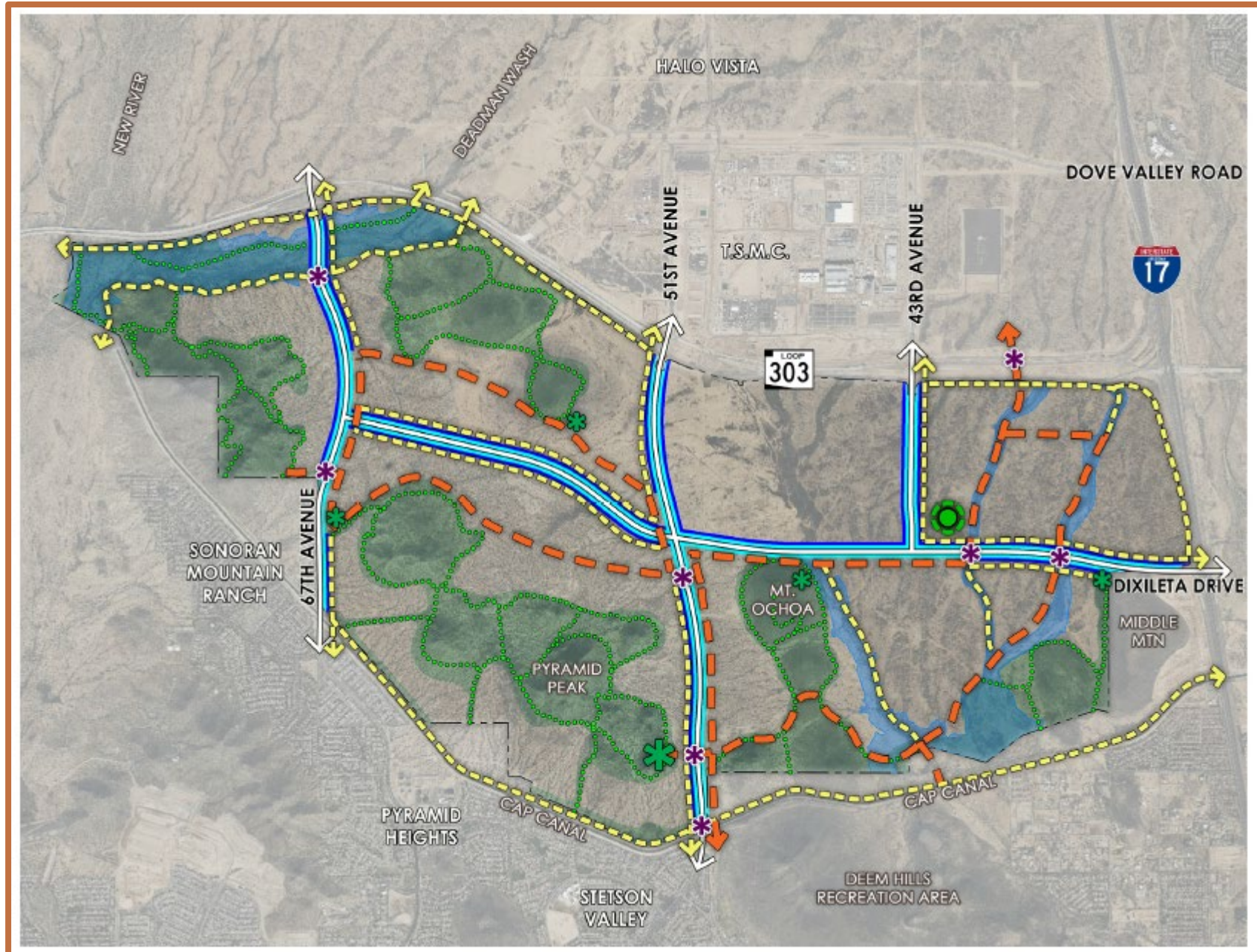
A mixed-use community
with access to the
Sonoran Preserve



Open Space, Streets and Trails Master Plan

LEGEND

-  10' SHARED-USE CONCRETE PATH PER CoP STANDARDS
-  10' MULTI-USE NATURAL SURFACE TRAIL PER CoP STANDARDS
-  MOUNTAIN TRAILS PER CoP STANDARDS
-  ARTERIAL ROADWAYS INCLUDE:
 - 6' PROTECTED BIKE LANE (BOTH SIDES)
 - 6' SIDEWALK (WHEN NOT ADJ TO SUP)
-  MAJOR PUBLIC TRAILHEAD- LOCATION SUBJECT TO CHANGE (BUILT & MAINTAINED BY CoP PARKS DEPT)
-  MINOR PUBLIC TRAILHEAD (BUILT & MAINTAINED BY CoP PARKS DEPT)
-  REGIONAL PUBLIC PARK WITH TRAILHEAD (BUILT & MAINTAINED BY CoP PARKS DEPT)
-  FUTURE SONORAN PRESERVE
-  WASH CORRIDORS
-  ENHANCED PEDESTRIAN / BIKE CROSSING



Modified Cross Sections and Multi-Modal Infrastructure

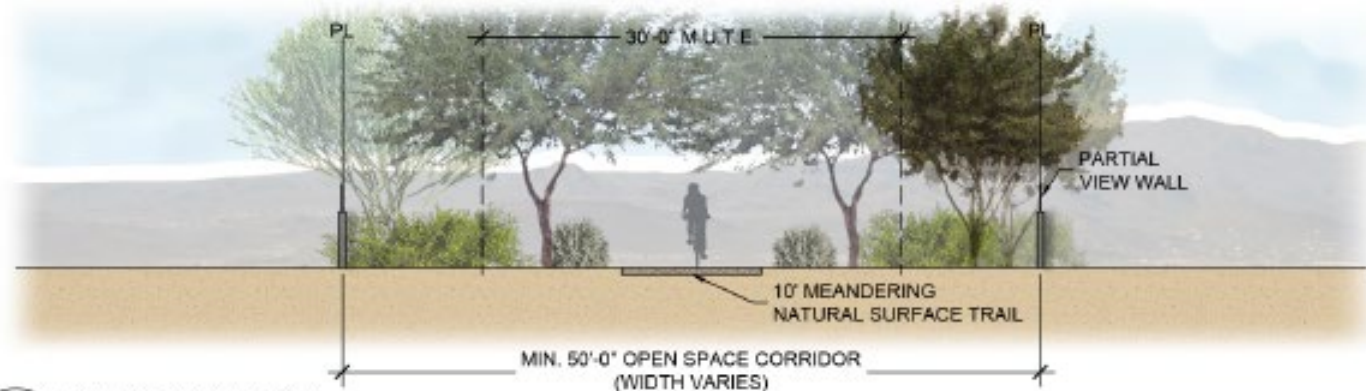


Protected 7-foot bike lanes on all arterials and major collectors



75% shade for pedestrian paths and bicycle lanes on arterials and collectors

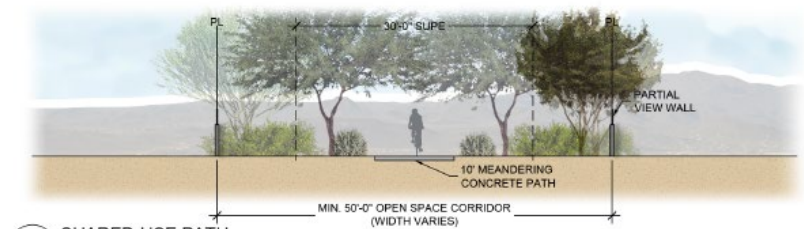
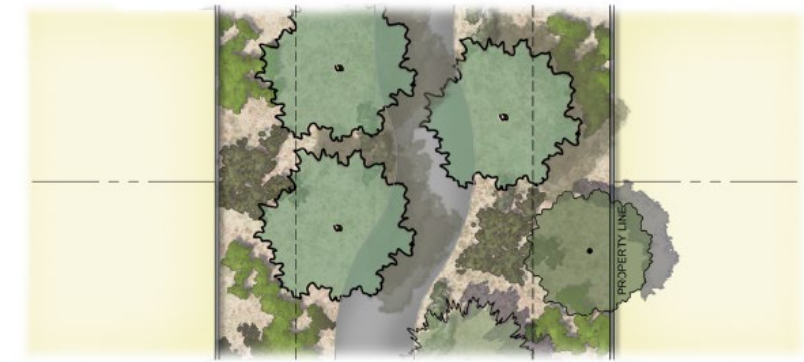
Path and Trail Connections



2 MULTI-USE TRAIL

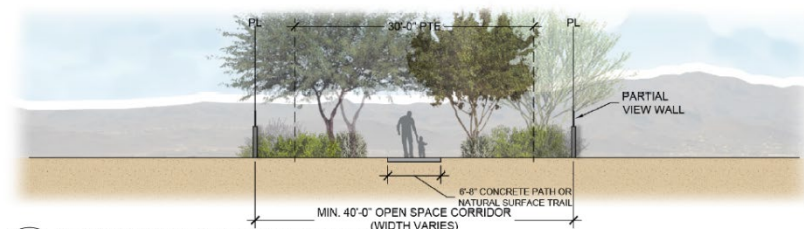
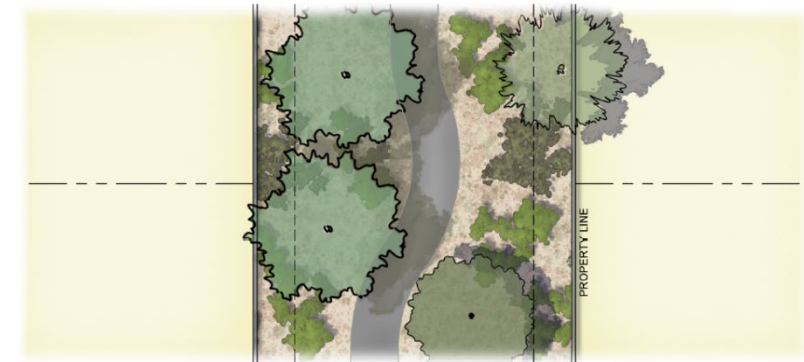
SCALE: NTS

75% Shading on All Multi-Use Trails and Public and Private Pedestrian Pathways and Paseos



1 SHARED-USE PATH

SCALE: NTS



3 NORTHPARK NEIGHBORHOOD TRAIL

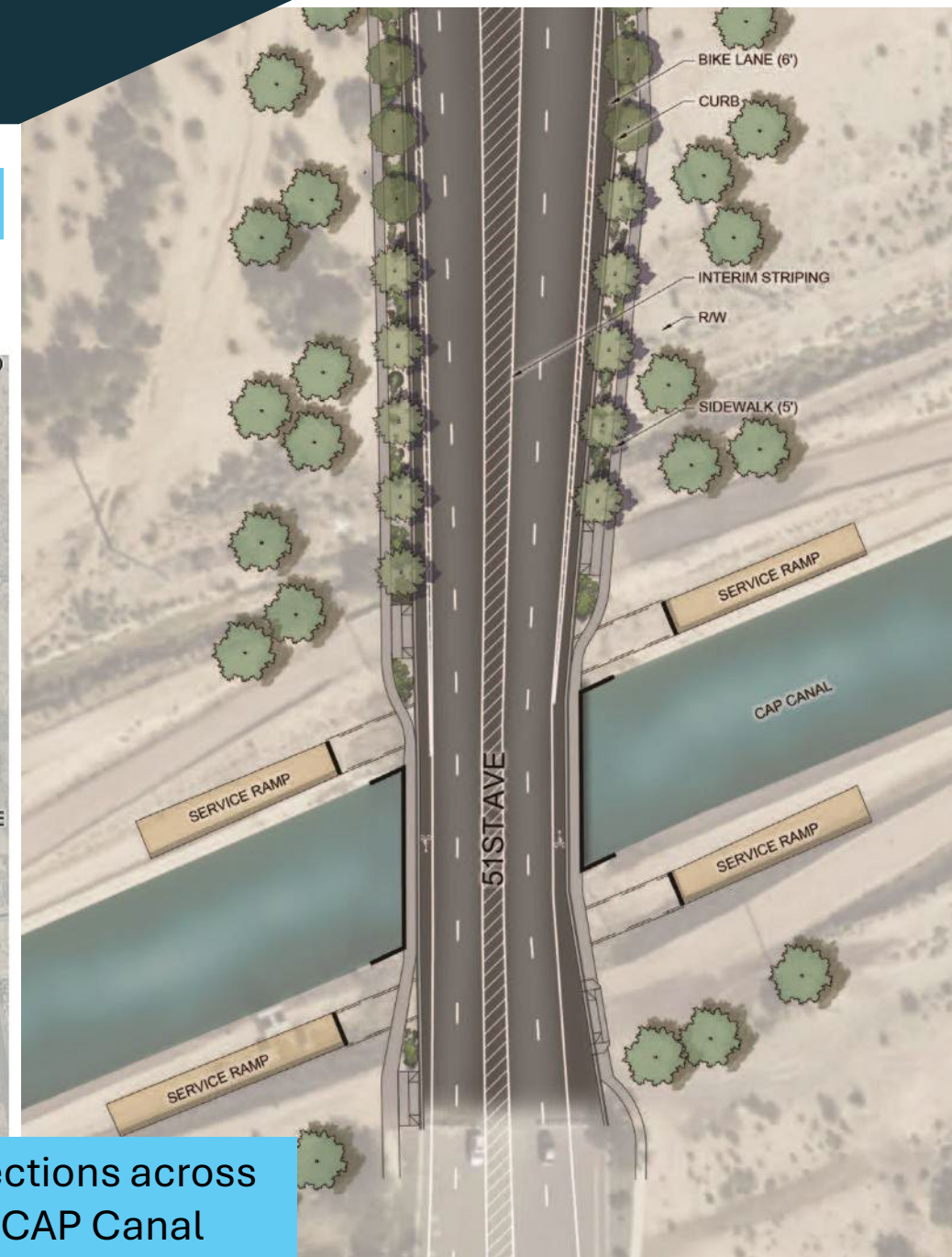
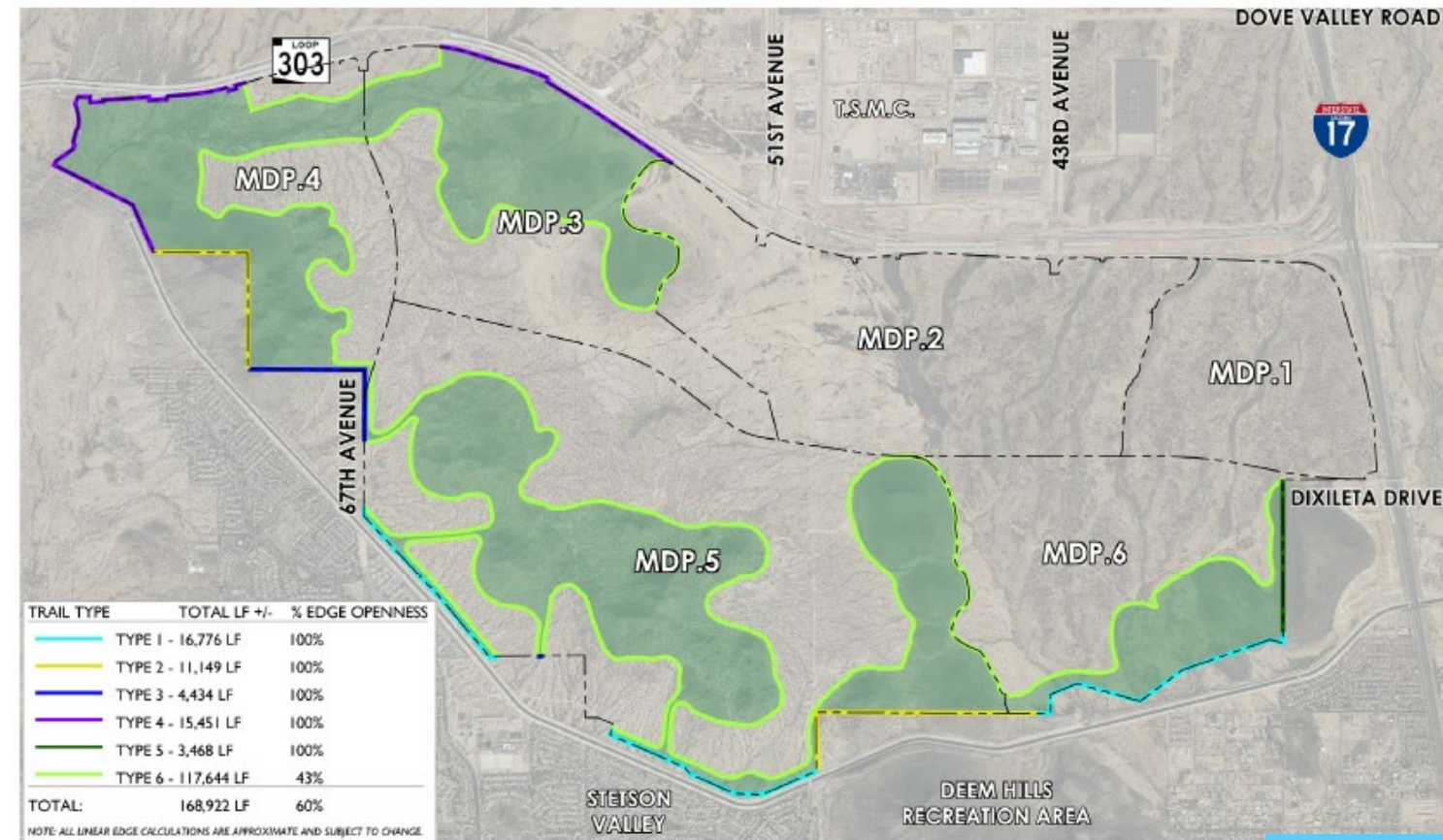
SCALE: NTS

Conceptual Trailhead



Open & Connected

32 Miles of Preserve and Restricted Development Adjacent



Connections across
the CAP Canal

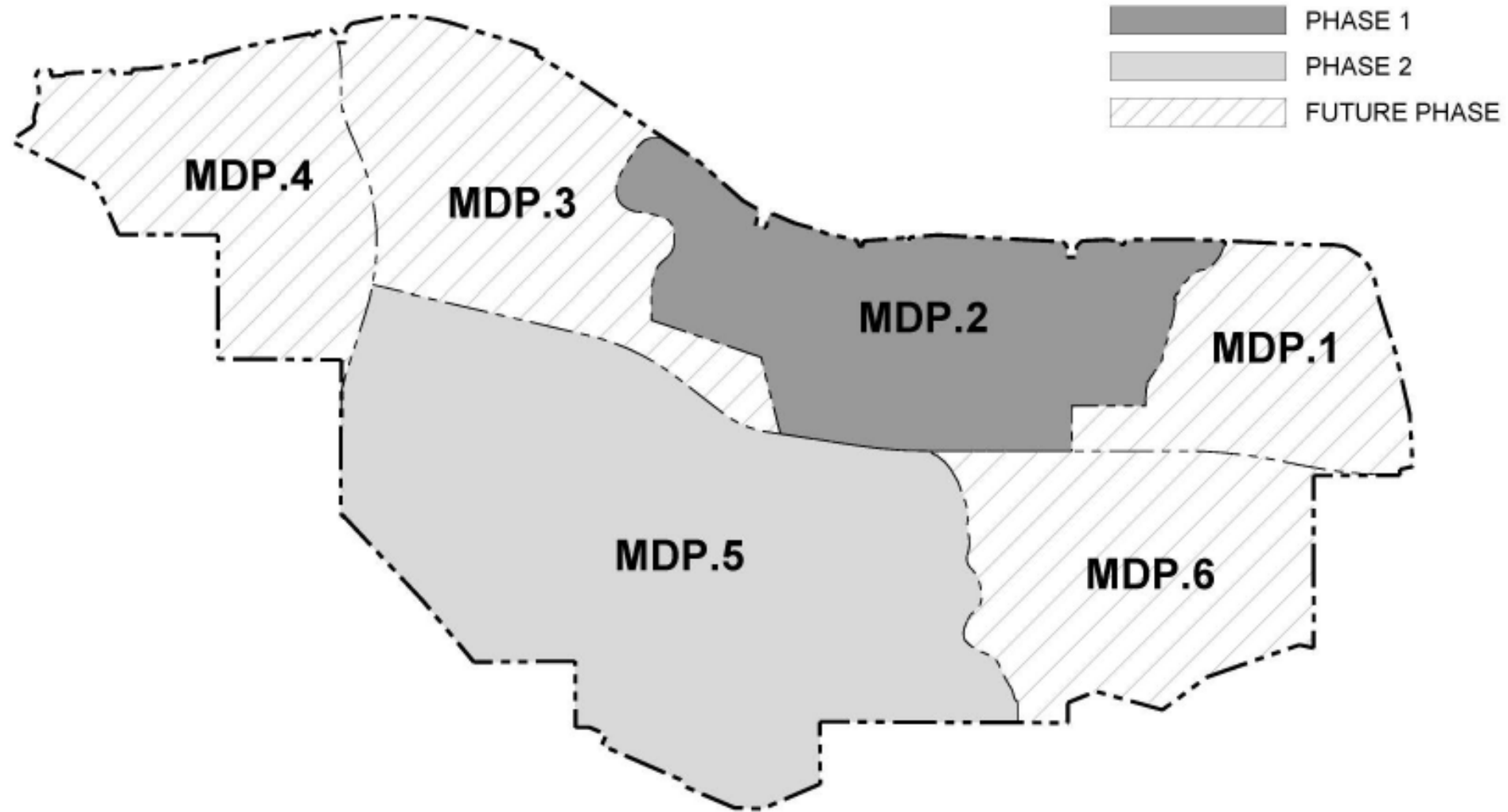
Water Conservation

- EPA WaterSense Certification ***and*** Inspection Reports for all single-family residential subdivisions
- Limits on turf and pool size
- Leak detection devices **required** for large landscape areas
- Implementation of **Green Stormwater Infrastructure** (GSI) throughout development
- Participation **requirements** for businesses in City of Phoenix Water Efficiency Checkup Program



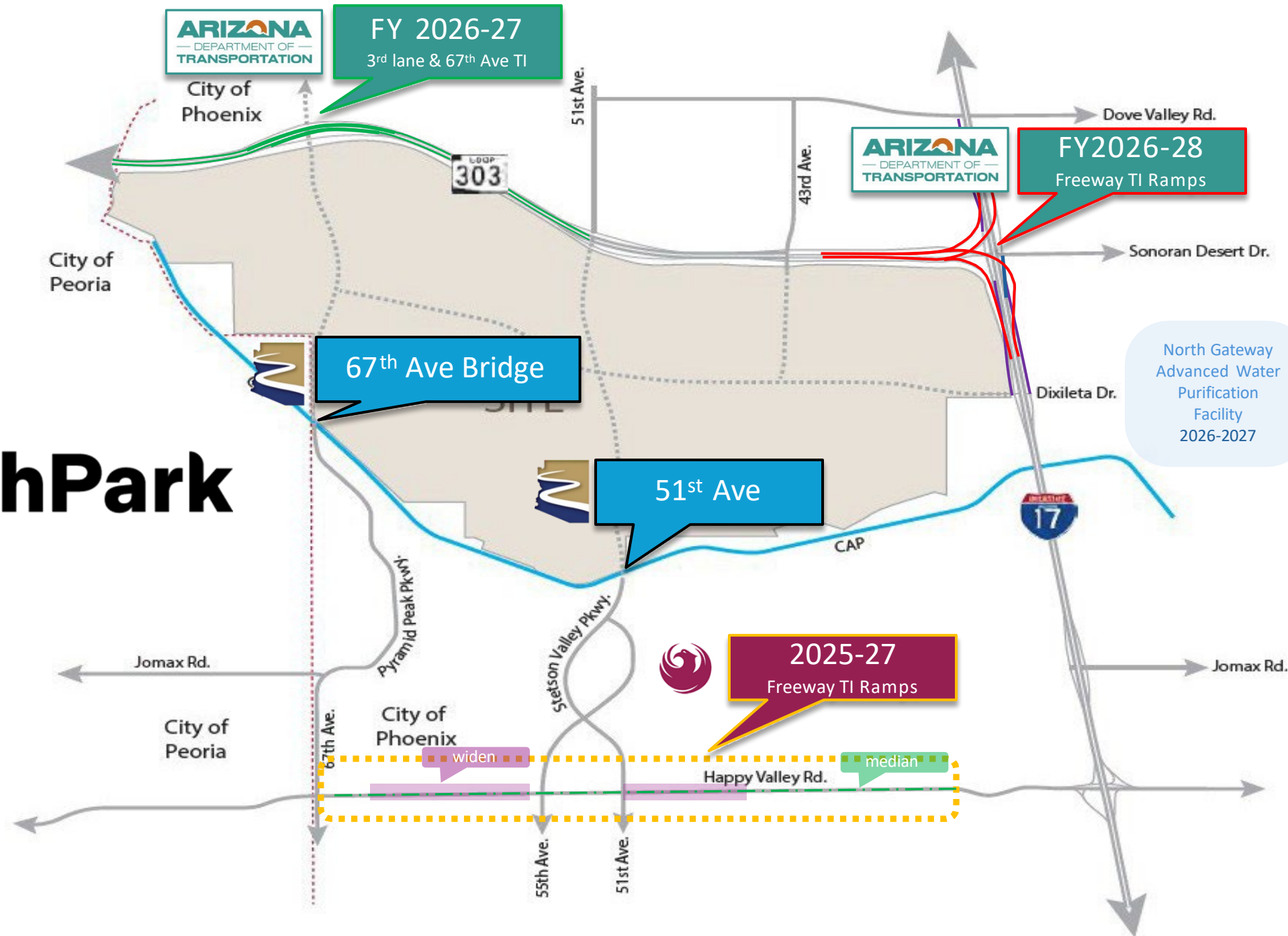
Example of a GSI: Bioswale

Phasing

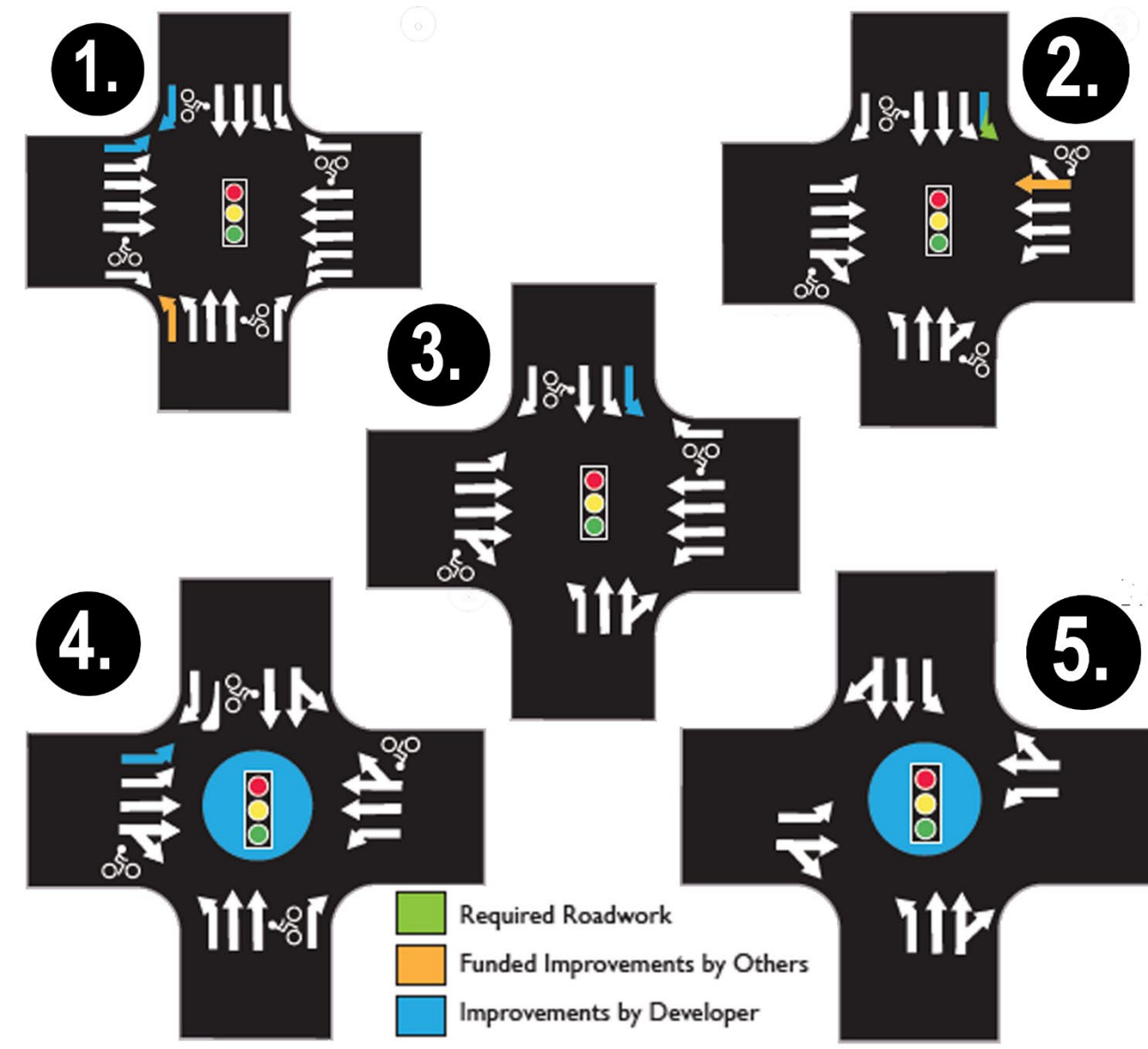




NorthPark



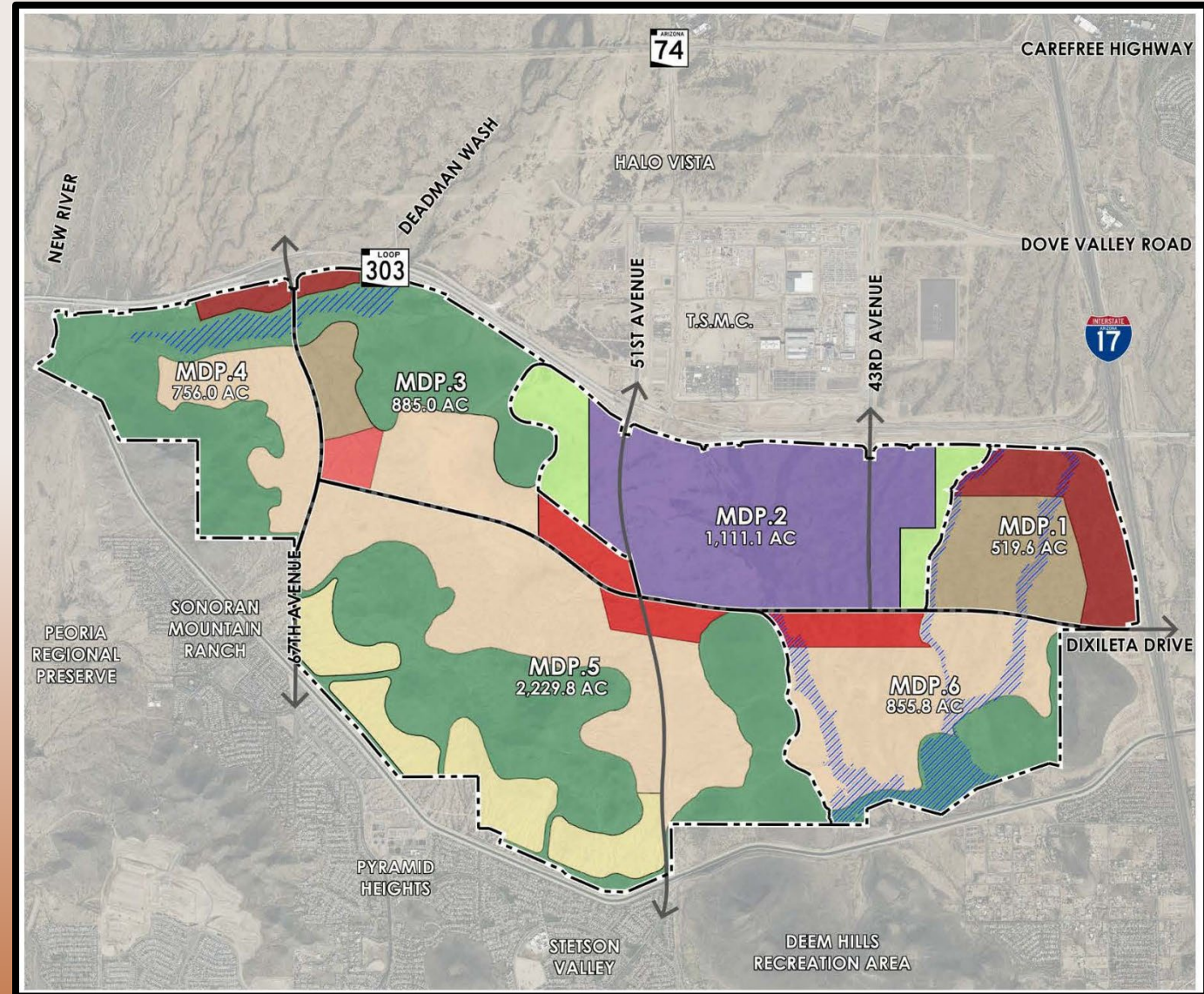
Stetson Improvements



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Next Steps

- 1st Informational Neighborhood Meeting - **Wednesday 10/2/2024**
- 1st Official Neighborhood Meeting – **Wednesday 11/13/2024**
- 2nd Official Neighborhood Meeting – **Monday 10/6/2025**
- North Gateway Village Planning Committee Meeting (Informational)
 - **Thursday 10/9/2025 at 6:00 p.m. – held at Goelet A.C. Beuf Community Center, Multi-Purpose Room, 3435 W. Pinnacle Peak Rd., Phoenix, AZ 85027**
- North Gateway Village Planning Committee Meeting (Recommendation)
 - **Thursday 11/13/2025 at 6:00 p.m. – held at Goelet A.C. Beuf Community Center, Multi-Purpose Room, 3435 W. Pinnacle Peak Rd., Phoenix, AZ 85027**
- Planning Commission Hearing
 - **Thursday 12/4/2025 at 6:00 p.m. – held at City Council Chambers (200 W. Jefferson St.) or virtually.**
 - www.phoenix.gov/cityclerk/publicmeetings/notices
- City Council Hearing
 - **Wednesday 12/17/2025 at 2:30 p.m. at 6:00 p.m. – held at City Council Chambers (200 W. Jefferson St.) or virtually.**
 - www.phoenix.gov/cityclerk/publicmeetings/notices



Thank you

The background is an aerial photograph of a desert landscape. A red line outlines a specific area. Labels on the map include: CAREFREE HWY 74, 303, 43RD AVE, DIXIE LANE DR, 6TH AVE, and GAP. There is also a circular logo with the letters 'NT'.

www.NorthParkPHX.com

(602) 888-7855

cweeks@bfsolaw.com



North Park