



## **MERITAGE HOMES – 15<sup>TH</sup> AVE. AND BASELINE RD.**

Approx. 950 Ft. South of SEC of S. 15<sup>th</sup> Ave. and W. Baseline Rd.

**Planned Unit Development**

**Development Narrative**

**Z-112-25-8**

**1<sup>st</sup> Submittal: August 12, 2025**

**2<sup>nd</sup> Submittal: April 6, 2026**

**Hearings Submittal: June 15, 2026**

**CITY OF PHOENIX**

**JUN 15 2026**

**Planning & Development  
Department**

## DEVELOPMENT TEAM

|                             |                                                                                                                                                                                         |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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## A. PURPOSE AND INTENT

### 1. Planned Unit Development

This Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for this project. Provisions not specifically regulated by the PUD are governed by the Phoenix Zoning Ordinance. If there are conflicts between specific provisions of this PUD and the Zoning Ordinance, the terms of this PUD shall apply. The PUD only modifies Zoning Ordinance regulations and does not modify other City Codes or requirements. The goal of this PUD is to promote a high-quality, for-sale residential development providing both single-family detached and single-family attached product options while respecting nearby residential, educational, power transmission, and plant nursery uses.

### 2. Applicant

Meritage Homes of Arizona, Inc. (“Meritage”) is an award-winning homebuilder specializing in high-quality, environmentally friendly residences. Since 1985, Meritage has focused on providing high-quality, stylish homes using advanced building techniques. These techniques include water-saving and energy-efficient features that enhance owners’ comfort while simultaneously reducing the homes’ impact on the environment. As one of the nation’s premier homebuilders, Meritage has developed 37 beautiful communities in the Phoenix metro area to date. Though each of these communities is unique in its’ own way, each reflects Meritage’s commitment to creating sustainable housing opportunities for all walks of life.

### 3. Project Overview and Goals

The purpose of this PUD application is to accommodate Meritage’s development of a residential community comprised of 62 single-family detached homes, 90 single-family attached homes, amenities, and substantial landscape enhancements, including generous landscape setbacks, (the “Community”) on approximately 20.79 gross acres of unimproved property located approximately 950 feet south of the southeast corner of 15<sup>th</sup> Avenue and Baseline Road (the “Site”). See aerial map at **Exhibit 1**. The proposed Community will also include multiple connections to an existing multi-use path running along the Western Canal adjoining the Site. The Site is currently approved for Single-Family Residence (R1-18) zoning. Surrounding uses and features include single-family homes, educational uses (Academy of Math & Science and the former location of the Arizona Explorer Academy), Dream with Colors plant wholesaler / nursery, Salt River Project’s Anderson Substation, outdoor storage, and the Western Canal. This unimproved, underutilized infill site is well situated for high-quality residential development providing multiple for-sale housing product options.

This PUD application is the next step in refining the entitlements for the Site to bring forth a high-quality and appropriate single-family residential development offering multiple

for-sale housing product options. The character of the Community as a low-impact neighborhood with significant landscape setbacks along both 15<sup>th</sup> Avenue and the Western Canal will allow for a seamless integration with surrounding residential, educational, storage, plant nursery, and power transmission uses. The provisions of this PUD will ensure compatibility with adjoining and nearby uses by defining the permitted uses and refining the development standards.

#### 4. General Design Concept

The general design concept for the Community takes inspiration from the South Mountain Village's (the "Village") agrarian heritage. As a result, the Community's homes feature contemporary interpretations of agrarian inspired architecture and materials that reinforce and celebrate the character of the surrounding neighborhoods and the Village as a whole. Consistent with the area's agrarian heritage, the Community's site design also features enhanced landscape setbacks and landscape materials along the Site's public frontages (15<sup>th</sup> Avenue and Western Canal) that will both complement adjoining and nearby properties and further celebrate the character of the area.

### B. LAND USE PLAN

#### 1. Land Use Categories

The Site consists of approximately 20.79 gross acres of undeveloped land along South 15<sup>th</sup> Avenue. The Site is well-suited for an infill single-family residential community due to its location along a minor collector street (15<sup>th</sup> Avenue) and a publicly accessible trail along the Western Canal, as well as its proximity to a major arterial street (Baseline Road). The Community's two-story height limitation combined with significant perimeter setbacks also respects the surrounding uses while providing an appropriate transition between the educational, plant nursery, and power transmission uses generally to the north and northeast along Baseline Road and the residential properties generally to the south and southwest. Accordingly, the Community will provide two residential product types—single-family detached homes on individual lots on approximately 11.9 gross acres comprising the western half and southern one-third of the Site and single-family attached homes on individual lots on approximately 8.9 gross acres comprising approximately the northeastern one-third of the Site. See land use plan at **Exhibit 2**.

#### 2. Conceptual Site Plan

A conceptual site plan depicting the layout of the Community is included at **Exhibit 3**. As shown on the Site Plan, 62 single-family detached homes will be located on the western half and southern one-third of the Site and 90 single-family attached homes will be located on the northeastern one-third of the Site. A community amenity space will be centrally located on the Site between the single-family detached and single-family attached homes. Access for all homes will be provided via new private streets connecting

to 15<sup>th</sup> Avenue at a single location. The Community will also provide multiple pedestrian connections to an existing multi-use path running along the Western Canal.

Notably, the conceptual site plan generally shows increased perimeter landscape setbacks along 15<sup>th</sup> Avenue, the Western Canal, Gary Way and portions of the southern and western perimeters adjoining existing residences. This allows for significant perimeter landscape enhancements in these areas. The Community also includes two and one-story height limits to further minimize the impact of the development.

### 3. Phasing Plan

The Site will be developed in a single phase. However, the completion and occupancy of each of the Community's homes may occur on an individual lot basis.

## C. LIST OF USES

### 1. Permitted Uses

All uses allowed per Zoning Ordinance Table 608.D (Section 612)

### 2. Temporary Uses

Temporary uses shall be permitted subject to Section 708 of the Zoning Ordinance.

### 3. Accessory Uses

Accessory Uses in Residence Districts shall be permitted in accordance with Zoning Ordinance Table 608.D (Section 612).

### 4. Analogous Uses

The Zoning Administrator may issue interpretations for land uses that are analogous to those listed in this Section, as authorized by Zoning Ordinance Section 307.A.3.

## D. DEVELOPMENT STANDARDS

Development of the Community's single-family detached and attached dwellings shall comply with the provisions governed by the Zoning Ordinance for the R1-8 zoning district's planned residential development option (Category (B) of Zoning Ordinance Table 612.1), unless modified by this PUD. The development of ADUs within the Community shall comply with the provisions governed by Section 706.A of the Zoning Ordinance, unless modified by this PUD. If there are conflicts between specific provisions of this PUD and the Phoenix Zoning Ordinance, including design guidelines, the terms of this PUD shall apply. General development standards applicable to the Community are listed below in

**Table 1.** A conceptual site plan and conceptual elevations for the Community are included as **Exhibits 3** and **4**.

## 1. Development Standards Table

| Table 1: Development Standards Table                                                               |                                                           |                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------|-----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Standard                                                                                           |                                                           | PUD (Planned Unit Development)                                                                                                                                                                                                 |
| <b>A.</b>                                                                                          | <b>Development Density (Maximum)</b>                      | 7.31 PDU/AC (Gross)                                                                                                                                                                                                            |
| <b>B.</b>                                                                                          | <b>Subdivided Lots (Maximum)</b>                          | 7.31 Lots/AC (Gross) – 62 total lots for single-family detached PDUs and 90 total lots for single-family attached PDUs                                                                                                         |
| <b>C.</b>                                                                                          | <b>Building Height (Maximum)</b>                          | 2-stories (30'-0") <b>with a min. of 33% of all single-family detached PDUs to be restricted to 1-story (18'-0")</b>                                                                                                           |
| <b>D.</b>                                                                                          | <b>Lot Coverage (Maximum)</b>                             | <p><i>Single-Family Detached PDU Lots: 70% total (60% plus additional 10% for ADU and/or attached shade structures)</i></p> <p><i>Single-Family Attached PDU Lots: 80%</i></p> <p><b>Common Area / Amenity Tracts: 50%</b></p> |
| <b>E.</b>                                                                                          | <b>Lot Width (Minimum)</b>                                | <p><i>Single-Family Detached PDU Lots: <b>20' Min.; 40' Typ.</b></i></p> <p><i>Single-Family Attached PDU Lots: <b>16' Min.; 24' Typ.</b></i></p>                                                                              |
| <b>F.</b>                                                                                          | <b>Lot Depth (Minimum)</b>                                | <p><i>Single-Family Detached PDU Lots: <b>100' Min.; 115' Typ.</b></i></p> <p><i>Single-Family Attached PDU Lots: <b>75' Min.; 80' Typ.</b></i></p>                                                                            |
| <b>G.</b>                                                                                          | <b>Development Perimeter Building Setbacks (Minimum)</b>  |                                                                                                                                                                                                                                |
|                                                                                                    | <b>i.</b> West (15 <sup>th</sup> Avenue)                  | 5'-0"*                                                                                                                                                                                                                         |
|                                                                                                    | <b>ii.</b> West (Not Adjacent to 15 <sup>th</sup> Avenue) | 5'-0"*                                                                                                                                                                                                                         |
|                                                                                                    | <b>iii.</b> North (Gary Way)                              | 15'-0"*; 5'-0" Alternative Min. in event right-of-way for south half of Gary Way is dedicated                                                                                                                                  |
|                                                                                                    | <b>iv.</b> North (Not Adjacent to Gary Way)               | 6'-0"                                                                                                                                                                                                                          |
|                                                                                                    | <b>v.</b> East                                            | 6'-0"                                                                                                                                                                                                                          |
|                                                                                                    | <b>vi.</b> Southeast (Western Canal)                      | 15'-0"*                                                                                                                                                                                                                        |
|                                                                                                    | <b>vii.</b> South                                         | 15'-0"; 5'-0" Alternative Min. in event right-of-way for south half of Gary Way is dedicated                                                                                                                                   |
| <i>*Does not include adjoining perimeter landscape provided. See perimeter landscape setbacks.</i> |                                                           |                                                                                                                                                                                                                                |
| <b>H.</b>                                                                                          | <b>Perimeter Street Landscape Setbacks (Minimum)*</b>     |                                                                                                                                                                                                                                |

|                                                                                          |                                                                                    |                                                |                                                                                                                                                                       |
|------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                          | i.                                                                                 | West (15 <sup>th</sup> Avenue)                 | <b>50'-0"</b>                                                                                                                                                         |
|                                                                                          | ii.                                                                                | North (Gary Way)                               | 13'-0"; 0'-0" Alternative Min. in event right-of-way for south half of Gary Way is dedicated                                                                          |
|                                                                                          | iii.                                                                               | West (Gary Way)                                | 15'-0"                                                                                                                                                                |
| <i>*Perimeter walls / fences may be constructed within perimeter landscape setbacks.</i> |                                                                                    |                                                |                                                                                                                                                                       |
| <b>I.</b>                                                                                | <b>Perimeter Landscaped Setbacks Not Adjacent to a Street (Minimum)*</b>           |                                                |                                                                                                                                                                       |
|                                                                                          | i.                                                                                 | West (Not Adjacent to 15 <sup>th</sup> Avenue) | <b>15'-0"</b>                                                                                                                                                         |
|                                                                                          | ii.                                                                                | Southeast (Western Canal)                      | <b>50'-0"</b>                                                                                                                                                         |
| <i>*Perimeter walls / fences may be constructed within perimeter landscape setbacks.</i> |                                                                                    |                                                |                                                                                                                                                                       |
| <b>J.</b>                                                                                | <b>Individual Lot Bldg. Setbacks (Minimum)<br/>Single Family Detached PDU Lots</b> |                                                |                                                                                                                                                                       |
|                                                                                          | i.                                                                                 | Front                                          | 10'-0"                                                                                                                                                                |
|                                                                                          | ii.                                                                                | Interior Sides                                 | <b>5'-0"</b>                                                                                                                                                          |
|                                                                                          | iii.                                                                               | Street Side                                    | 5'-0"                                                                                                                                                                 |
|                                                                                          | iv.                                                                                | Rear                                           | <b>15'-0"; 5'-0" Alternative Min. for Lots 1-48 shown on conceptual site plan provided in Exhibit 3 in event right-of-way for south half of Gary Way is dedicated</b> |
| <b>K.</b>                                                                                | <b>Individual Lot Bldg. Setbacks (Minimum)<br/>Single Family Attached PDU Lots</b> |                                                |                                                                                                                                                                       |
|                                                                                          | i.                                                                                 | Front                                          | 10'-0"                                                                                                                                                                |
|                                                                                          | ii.                                                                                | Interior Sides                                 | 0'-0"                                                                                                                                                                 |
|                                                                                          | iii.                                                                               | Street Side                                    | 0'-0"                                                                                                                                                                 |
|                                                                                          | iv.                                                                                | Rear                                           | <b>6'-0"</b>                                                                                                                                                          |
| <b>L.</b>                                                                                | <b>Garage Door/Carport Entry Setback (Minimum)</b>                                 |                                                | 18' from back of sidewalk for garage door<br><br><b>Carports are prohibited</b>                                                                                       |
| <b>M.</b>                                                                                | <b>Garage Width (Maximum)</b>                                                      |                                                | <b>2 car widths</b>                                                                                                                                                   |
| <b>N.</b>                                                                                | <b>Garage Door Elevation - Garage Door Width (Maximum)</b>                         |                                                | Single-Family Detached PDU:<br>65% of house width<br><br>Single-Family Attached PDU:<br>90% of house width                                                            |
| <b>O.</b>                                                                                | <b>Common Open Space (Minimum)</b>                                                 |                                                | <b>Min. 25% of gross area inclusive of all common area tracts regardless of location within project site, size, and/or slope</b>                                      |
| <b>P.</b>                                                                                | <b>Pedestrian Connections to Existing Western Canal Multi-Use Path</b>             |                                                |                                                                                                                                                                       |
|                                                                                          | i.                                                                                 | Number of Pedestrian Connections               | Min. of 2 connections to be provided along southern perimeter adjoining Western Canal                                                                                 |
|                                                                                          | ii.                                                                                | Spacing of Pedestrian Connections              | Approximately 150'                                                                                                                                                    |
|                                                                                          | iii.                                                                               | Entryway Standards                             | Min. width: 8'-0"                                                                                                                                                     |

|    |                       |                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----|-----------------------|------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |                       |                                                                        | <p>Min. depth: 10'-0" from perimeter property line adjoining Western Canal</p> <p>Surface material(s): Brick, pavers, or alternative decorative material, as approved by the Planning and Development Department</p> <p><b>Min. shade coverage: 75% by landscaping, structure, or combination of landscaping and structure except where utility and/or site conflicts exist, as approved by the Planning and Development Department</b></p>                                                                                                                                                                                                                                                                                      |
|    | iv.                   | Pedestrian Pathways Between Western Canal and Internal Private Streets | <p>Min. number of pathways: 2</p> <p>Min. width of pathways: 6'-0"</p> <p>Surface material(s): Stabilized decomposed granite</p> <p><b>Min. shade coverage: 75% by landscaping, structure, or combination of landscaping and structure except where utility and/or site conflicts exist, as approved by the Planning and Development Department</b></p>                                                                                                                                                                                                                                                                                                                                                                          |
| Q. | Streetscape Standards |                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|    | i.                    | 15 <sup>th</sup> Avenue                                                | <p>Min. width of landscape strip between back of curb and sidewalk: 7'-0"</p> <p>Min. width of detached sidewalk: 6'-0"</p> <p><b>Min. detached sidewalk shade coverage: 75% by landscaping, structure, or combination of landscaping and structure except where utility and/or site conflicts (e.g. driveways) exist, as approved by the Planning and Development Department</b></p> <p>Min. pedestrian pathway / multi-use trail width: 8'-0"</p> <p><b>Min. pedestrian pathway / multi-use trail shade coverage: 75% by landscaping, structure, or combination of landscaping and structure except where utility and/or site conflicts (e.g. driveways) exist, as approved by the Planning and Development Department</b></p> |
|    | ii.                   | Internal Private Streets                                               | <p>Min. width of attached sidewalk: 5'-0"</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

This PUD includes increased perimeter building and landscape setbacks and increased common areas that in combination with the enhanced landscape standards and design guidelines discussed below will provide a high-quality and appropriate single-family residential development offering multiple housing product options needed for providing additional choices within the area's for-sale housing stock. These enhanced standards will also ensure that the Community serves as an appropriate transition between the educational, plant nursery, and power transmission uses generally to the north and northeast along Baseline Road and the residential properties generally to the south and southwest.

## 2. Landscape Standards Table

Landscape materials and quantities, as well as associated irrigation systems, for the Community are designed to go above and beyond standard City requirements. The Community includes the provision of landscape materials exceeding requirements along the 15<sup>th</sup> Avenue streetscape, the Western Canal, and sidewalks and pathways throughout the Community. Furthermore, the landscape design will achieve a significant amount of shade coverage along pedestrian pathways that will enhance the pedestrian environment, enhance human comfort, and help to mitigate the urban heat island effect. The plant palette for the Community will consist of drought-tolerant trees, shrubs, accents, and groundcovers to reduce water usage. The utilization of efficient irrigation systems to support the Community's landscape materials will also ensure the efficient use of water. A conceptual landscape plan for the Community is included in **Exhibit 5**. The locations of landscape materials shown in **Exhibit 5** are conceptual and may be modified during the plan review process to account for on-site conditions. The Site shall have modified landscape planting materials and irrigation systems as set forth below in **Table 2**. Landscape setbacks applicable to the Site are set forth above in **Table 1**. All other landscape requirements shall be governed by the Phoenix Zoning Ordinance and the design guidelines and sustainability requirements set forth in this PUD.

| Table 2: Landscape Standards Table |                              |                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------|------------------------------|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Standard                           |                              |                                                                                           | PUD (Planned Unit Development)                                                                                                                                                                                                                                                                                                                                                                 |
| A.                                 | Planting Materials (Minimum) |                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                |
|                                    | i.                           | Landscape Areas within Perimeter Setbacks along 15 <sup>th</sup> Avenue and Western Canal | <p>Type of trees required: Large canopy, drought-tolerant shade trees</p> <p><b>Drought-tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage at maturity</b></p> <p>Note: Where utility conflicts exist, developer shall work with Planning and Development Department on alternative design solution consistent with a pedestrian environment.</p> |
|                                    | ii.                          | Common Area Landscape Areas                                                               | <b>Minimum 10% of required shrubs, shall be a milkweed or other native nectar species, and shall be planted in groups of 3 or more, as approved by the Planning and Development Department</b>                                                                                                                                                                                                 |
|                                    | iii.                         | Common Area Landscape Areas                                                               | <b>Natural turf shall only be utilized for required retention areas (bottom of basin and only allowed on slopes if required for stabilization) and functional turf areas for uses such as residential common areas, as approved by Planning and Development Department</b>                                                                                                                     |
|                                    | iv.                          | Portions of Single-Family Lots Visible from Streets (Public or Private)                   | <b>Natural turf shall not be utilized</b>                                                                                                                                                                                                                                                                                                                                                      |
| B.                                 | Irrigation Systems           |                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                |
|                                    | i.                           | Turf Area(s)                                                                              | <b>Pressure regulating sprinkler heads and/or drip lines shall be utilized</b>                                                                                                                                                                                                                                                                                                                 |
| C.                                 | Water Efficiency Program     |                                                                                           | <b>Participation in Environmental Protection Agency's WaterSense certification program, or an equivalent program, as approved by the Planning and Development and Water Services Departments</b>                                                                                                                                                                                               |

### 3. Parking

The Community will provide vehicle and bicycle parking in accordance with the standards provided below in **Table 3**.

| Table 3: Parking Standards |                                                     |                             |                                                                                                                                                                                                                                             |
|----------------------------|-----------------------------------------------------|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Standard                   |                                                     |                             | PUD (Planned Unit Development)                                                                                                                                                                                                              |
| <b>A.</b>                  | <b>Min. Vehicle Parking Standards</b>               |                             |                                                                                                                                                                                                                                             |
|                            | i.                                                  | Single-Family Detached PDUs | Per Zoning Ordinance Section 702.C – 2 spaces per home / dwelling unit                                                                                                                                                                      |
|                            | ii.                                                 | Single-Family Attached PDUs | Per Zoning Ordinance Section 702.C – 2 spaces per home / dwelling unit on same lot. <b>Guest parking (2 spaces) for each home to be accommodated within private driveway on same lot</b>                                                    |
|                            | iii.                                                | Additional Guest Parking    | <b>Min. of 28 surface parking spaces to be provided</b>                                                                                                                                                                                     |
| <b>B.</b>                  | <b>Electric Vehicle Parking</b>                     |                             |                                                                                                                                                                                                                                             |
|                            | i.                                                  | Single-Family Detached PDUs | <b>Developer shall provide EV-Capable (electrical wiring to allow for a future junction box and appropriate voltage for an outlet capable of charging a vehicle) garage</b>                                                                 |
|                            | ii.                                                 | Single-Family Attached PDUs | <b>Developer shall provide EV-Capable (electrical wiring to allow for a future junction box and appropriate voltage for an outlet capable of charging a vehicle) garage</b>                                                                 |
| <b>C.</b>                  | <b>Bicycle Parking (Minimum)</b>                    |                             | <b>15 total bicycle parking spaces to be provided within overall development through Inverted U and/or artistic racks near amenity area(s) and installed per requirements of Zoning Ordinance Sections 1307.H.2, 1307.H.4, and 1307.H.5</b> |
| <b>D.</b>                  | <b>Maneuvering for Guest Vehicle Parking Spaces</b> |                             | Maneuvering within private streets is allowed                                                                                                                                                                                               |

#### 4. Fences / Walls

Fences and walls shall conform with Section 703 of the Phoenix Zoning Ordinance, as modified by applicable standards specified by Zoning Ordinance Section 507 Tab A II.E.2 pertaining to walls and fences along canal banks, with the following exception:

- The maximum height of the block wall along the rear property line of Lots 36 – 48 shown on Exhibit 7 (Wall Plan) may be increased to 8'-0".

The locations of perimeter walls / fences shown on **Exhibit 7** (wall plan) are conceptual and may be modified during the plan review process to account for on-site conditions.

#### 5. Amenities

The Community, a low-impact residential neighborhood with significant landscape setbacks along both 15<sup>th</sup> Avenue and the Western Canal, will provide high-quality amenities for residents and their guests. In addition, the development of the Site will include extensive landscape enhancements along both 15<sup>th</sup> Avenue that will provide a more comfortable and aesthetically pleasing pedestrian experience for residents of nearby neighborhoods. The Community's landscape enhancements along the adjoining Western

Canal will also enhance the experience of pedestrians, cyclists, and equestrians using the multi-use path along the canal. The provision of a high-quality residential community with an enhanced pedestrian environment and direct connections to the existing multi-use path running along the Western Canal in combination with the Site's proximity to area commercial centers, educational services, and recreational and open space amenities will promote a healthy, active lifestyle.

The Community will provide amenities for residents and guests in accordance with **Table 4** provided below.

| <b>Table 4: Community Amenities</b> |                            |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------|----------------------------|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Standard</b>                     |                            |                             | <b>PUD (Planned Unit Development)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>A.</b>                           | <b>Community Amenities</b> |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|                                     | <b>i.</b>                  | Required Amenities          | <p>Min. of 3 of the following community amenities shall be provided within common area(s):</p> <ul style="list-style-type: none"> <li>Pool</li> <li>Spa</li> <li>Ramada</li> <li>Barbecue grill</li> <li>Shaded seating area</li> <li>Bicycle repair station</li> <li>Bag toss</li> <li>Tot lot</li> <li>Sport court</li> <li>Outdoor kitchen (includes countertop with sink and faucet)</li> <li>Game table with shade</li> <li>Dog park</li> <li>Community garden</li> <li>Hammock garden</li> <li>Butterfly garden</li> <li>Pedestrian canal access</li> </ul> |
|                                     | <b>ii.</b>                 | Benches along Western Canal | Min. of 2 seating benches to be provided within perimeter landscape setback adjoining the Western Canal. Benches to be oriented towards canal.                                                                                                                                                                                                                                                                                                                                                                                                                    |

## 6. Shade

The Community is designed to not only meet but to exceed the City's shade requirements. Although 50% shade is required adjacent to public and private walkways and multi-use trails and paths under the Zoning Ordinance, the Community's pedestrian pathways (does not include existing multi-use path within adjoining canal right-of-way) along the 15<sup>th</sup> Avenue frontage and connecting to the existing multi-use path along the Western Canal will offer 75% shade coverage to further enhance pedestrian comfort and promote an active,

walkable development. Furthermore, the Community will provide significant shade coverage for the common area amenity and bicycle infrastructure.

| Table 5: Shade Standards |                          |                                                                                                                                               |                                                                                                                                                                                                             |
|--------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Standard                 |                          |                                                                                                                                               | PUD (Planned Unit Development)                                                                                                                                                                              |
| A.                       | Shade Coverage (Minimum) |                                                                                                                                               |                                                                                                                                                                                                             |
|                          | i.                       | Pathway and Sidewalk Along 15 <sup>th</sup> Avenue Frontage and Pedestrian Pathways Connecting to Existing Multi-Use Path Along Western Canal | <b>75% by landscaping, structure, or combination of landscaping and structure except where utility and/or site conflicts (e.g. driveways) exist, as approved by the Planning and Development Department</b> |
|                          | ii.                      | Bicycle Infrastructure                                                                                                                        | <b>75% by landscaping, structure, or combination of landscaping and structure except where utility and/or site conflicts exist, as approved by the Planning and Development Department</b>                  |

## 7. Lighting Plan

Lighting shall comply with Section 704 and Section 507.Tab A.II.A.8, as applicable, of the Phoenix Zoning Ordinance.

## E. DESIGN STANDARDS AND GUIDELINES

The goal of this PUD is to create a high-quality single-family residential development offering multiple housing product options needed to provide additional choices within the area's for-sale housing stock and to provide an appropriate and seamless transition between the educational, plant nursery, and power transmission uses generally to the north and northeast of the Site along Baseline Road and the residential properties generally to the south and southwest of the Site. The Community shall conform to applicable Zoning Ordinance design guidelines in Section 507 Tab A unless modified by the processes specified by Zoning Ordinance Section 507.C or this PUD. The Community shall also conform to the following additional guidelines noted in this section. In the event of a conflict between the Zoning Ordinance and this PUD, the provisions of the PUD shall control.

### 1. Architectural Design

Taking inspiration from the Village's agrarian heritage, the Community's homes will feature contemporary interpretations of agrarian inspired architecture and materials that reinforce and celebrate the character of the surrounding neighborhoods and the Village as a whole. All homes and amenity buildings constructed on the Site shall also conform to the following design standards, as established by **Table 6** provided below:

- Four-sided architecture shall be required.
- All sides of a structure shall exhibit design continuity and contain exterior materials that exhibit quality and durability.
- Monotonous building elevations shall be avoided.
- Building accents shall be expressed through differing materials, colors or architectural detailing.

| Table 6: Architectural Design Standards |                                                              |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------|--------------------------------------------------------------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Standard                                |                                                              |                    | PUD (Planned Unit Development)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>A.</b>                               | <b>Architectural Materials &amp; Color Palette</b>           |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                         | <b>i.</b>                                                    | Exterior Materials | <p><b>Front Elevation: Max. 75% stucco finish; Min. 25% other materials (at least five) from following list:</b></p> <ul style="list-style-type: none"> <li>• Composite siding</li> <li>• Board and batten</li> <li>• Composite trim board</li> <li>• Glazing</li> <li>• Composite or solid wood door(s)</li> <li>• Metal garage rollup door</li> <li>• Flat concrete roofing tiles</li> <li>• Decorative shutters</li> <li>• Decorative light fixture(s)</li> <li>• Decorative wood bracket(s)</li> <li>• Color blocked popout massing</li> </ul> <p><b>Side and Rear Elevations: Max. 85% stucco finish; Min. 15% other materials (at least three) from following list:</b></p> <ul style="list-style-type: none"> <li>• Composite siding</li> <li>• Board and batten</li> <li>• Composite trim board</li> <li>• Glazing</li> <li>• Composite or solid wood door(s)</li> <li>• Flat concrete roofing tiles</li> <li>• Decorative shutters</li> <li>• Decorative light fixture(s)</li> <li>• Color blocked popout massing</li> </ul> |
| <b>B.</b>                               | <b>Private Patios</b>                                        |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                         | Single-Family Detached PDUs                                  |                    | <b>Each PDU shall include a covered patio a minimum of 90 SF in size</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>C.</b>                               | <b>Architectural Diversity – Single-Family Detached PDUs</b> |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                         | <b>i.</b>                                                    | Floor Plans        | Minimum of 2 different floor plans                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

|           |                                                              |                         |                                                                                                                                                                          |
|-----------|--------------------------------------------------------------|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           | ii.                                                          | Elevations              | Minimum of 2 different elevation schemes (e.g. Modern Simplistic and Modern Farmhouse)                                                                                   |
|           | iii.                                                         | Body Colors             | Minimum of 3 body colors per elevation                                                                                                                                   |
|           | iv.                                                          | Roof Coverings          | Provide flat concrete tiles                                                                                                                                              |
|           | v.                                                           | Color Palette           | Selected color palette scheme shall not be repeated on adjoining lot                                                                                                     |
| <b>D.</b> | <b>Architectural Diversity – Single-Family Attached PDUs</b> |                         |                                                                                                                                                                          |
|           | i.                                                           | Elevations              | Minimum of 2 different elevation schemes (e.g. Modern Simplistic and Farmhouse)                                                                                          |
|           | ii.                                                          | Body Colors             | Minimum of 3 body colors per elevation                                                                                                                                   |
|           | iii.                                                         | Roof Coverings          | Provide flat concrete tiles                                                                                                                                              |
|           | iv.                                                          | Color Palette           | Selected color palette scheme shall not be repeated on adjacent building                                                                                                 |
| <b>E.</b> | <b>Architectural Design Elements</b>                         |                         |                                                                                                                                                                          |
|           | i.                                                           | Front Entry             | Front entries to be clearly defined and identifiable, as approved by Planning and Development Department                                                                 |
|           | ii.                                                          | Four-Sided Architecture | All buildings to provide four-sided architecture including consistent detailing and design for each side of building, as approved by Planning and Development Department |
|           | iii.                                                         | Accent Detailing        | Door and widow trim shall vary from primary building material and/or primary building color, as approved by Planning and Development Department                          |
|           | iv.                                                          | Window Pop-Outs         | Pop-outs are to be style-appropriate, as approved by Planning and Development Department                                                                                 |
| <b>F.</b> | <b>Garage Doors</b>                                          |                         | Garage doors to include windows, raised or recessed panels, and/or other architectural trim, as approved by Planning and Development Department                          |
| <b>G.</b> | <b>Rooflines</b>                                             |                         |                                                                                                                                                                          |
|           | i.                                                           | Style                   | Roofs are to be pitched                                                                                                                                                  |
|           | ii.                                                          | Overhangs               | <b>Overhangs shall be a minimum of 18” with a fascia appropriate to building’s architectural style.</b>                                                                  |

## 2. Site Design / Development

As detailed by the conceptual site and landscape plans provided in **Exhibits 3 and 5**, the Community’s site and landscape designs feature the following to facilitate the development of an aesthetically pleasing, high-quality, appropriate-scale, and context sensitive residential neighborhood that will provide an appropriate transition from surrounding uses:

- Substantial landscape setbacks and enhancements along 15<sup>th</sup> Avenue and the Western Canal, as well as the provision significant landscape enhancements throughout the Community.
- Appropriate perimeter building setbacks.
- Appropriate placement of amenity areas.

- Site design consideration of adjoining uses.

The provisions of this PUD will ensure compatibility with adjoining and nearby uses by defining the permitted uses and refining the development standards.

### 3. Open Space Design

The Community features enhanced landscape setbacks along both 15<sup>th</sup> Avenue and the Western Canal, enhanced landscape materials, and enhanced shading of pedestrian and bicycle infrastructure that will complement the adjoining and nearby properties. The Community also features a large, centrally located amenity space (e.g. community pool) that will provide an outdoor gathering space for residents and their guests. Furthermore, the provision of pedestrian connections to the existing multi-use path along the Western Canal combined with the Community's provision of bicycle spaces and private garages to store bicycles will help to activate existing recreational infrastructure within the area. Lastly, each of the Community's homes will include a yard providing private outdoor space.

### 4. Western Canal Frontage Design

The Community's design will generally further applicable requirements / guidelines specified by Zoning Ordinance Section 507 Tab A.II.E.2 for development adjoining the Western Canal by:

- Providing two pedestrian connections to the existing multi-use path along the canal.
- Providing a minimum of 75 percent shade coverage for pedestrian entryways located along the canal frontage.
- Providing a minimum of 75 percent shade coverage for pedestrian pathways connecting to entryways along the canal frontage.
- Placing development more than 15'-0" back from the canal water's edge and providing an on-site landscaped transition zone that is a minimum of 50'-0" in width.
- Providing self-closing and self-latching gates at pedestrian entryways located along the canal frontage.
- Providing a view fence along the canal frontage to allow for visual accessibility between the canal and Community.
- Providing a minimum 50'-0" landscape setback along the canal to preserve view corridors.

### 5. Enhanced Design Guidelines / Standards

As detailed by **Tables 1 - 6** above and **Table 7 - 8** below, the Community will provide design

enhancements that exceed Zoning Ordinance requirements for the following:

- Perimeter landscape setbacks.
- Landscape materials.
- Shading of pedestrian and bicycle infrastructure.
- Common area space.
- Architectural design.
- Guest parking.
- Bicycle parking.
- Electric vehicle parking infrastructure.
- Irrigation and water efficiency.

## F. Signs

All signage shall comply with Section 705 of the Zoning Ordinance. If necessary, a comprehensive sign plan will be submitted prior to the issuance of permits.

## G. Sustainability

The Community supports the City's sustainability goals by providing increased landscape setbacks, open space, and shade to mitigate the urban heat island heat effect, implementing water saving technologies, and supporting and encouraging non-vehicular transportation options and access.

### 1. Standards Measurable and Enforceable by City

The Community's sustainability standards that exceed Zoning Ordinance requirements and that are measurable and enforceable during the plan review and inspection process are listed below in **Table 7**.

| <b>Table 7:</b><br><b>Sustainability Standards Measurable and Enforceable During Plan Review and Inspection Process</b> |                                 |                                                                                                                                                                                                                                             |                                                                                |
|-------------------------------------------------------------------------------------------------------------------------|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| <b>Standard</b>                                                                                                         |                                 | <b>PUD (Planned Unit Development)</b>                                                                                                                                                                                                       |                                                                                |
| <b>A.</b>                                                                                                               | <b>Minimum Bicycle Parking</b>  | <b>15 total bicycle parking spaces to be provided within overall development through Inverted U and/or artistic racks near amenity area(s) and installed per requirements of Zoning Ordinance Sections 1307.H.2, 1307.H.4, and 1307.H.5</b> |                                                                                |
| <b>B.</b>                                                                                                               | <b>Electric Vehicle Parking</b> | <b>Developer shall provide option for EV-Ready (wiring for electric vehicle charging) garage for each home</b>                                                                                                                              |                                                                                |
| <b>C.</b>                                                                                                               | <b>Irrigation Systems</b>       |                                                                                                                                                                                                                                             |                                                                                |
|                                                                                                                         | <b>i.</b>                       | <b>Turf Area(s)</b>                                                                                                                                                                                                                         | <b>Pressure regulating sprinkler heads and/or drip lines shall be utilized</b> |

|           |                                 |                                                                                                                                                                                                                                                                                                    |
|-----------|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>D.</b> | <b>Water Efficiency Program</b> | <b>Participation in Environmental Protection Agency's WaterSense certification program, or an equivalent program, as approved by the Planning and Development and Water Services Departments</b>                                                                                                   |
| <b>E.</b> | <b>Stormwater Management</b>    | <b>Minimum of two green infrastructure (GI) techniques for stormwater management to be implemented per Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department</b> |

## 2. Practices or Techniques Developer will be Responsible for Implementing

The following sustainability features, which are not to be enforced or measured during the plan review and inspection process, will be required and/or strongly encouraged throughout the Community:

- Low-flow water fixtures to reduce water usage.
- Building designs that respond to the southwest climate by incorporating materials and design methods suitable for the region.
- Building orientations and fenestration that maximize solar benefits while minimizing the negative impacts of heat gain.
- Designs that reduce energy loads by addressing passive and active design elements;
- Desert-appropriate vegetation.
- Landscape and storm-water management that retains storm runoff where appropriate and allows for the provision of water for landscaping and improving groundwater conditions.

The Community will also contribute to the City's Reimagine Phoenix initiative to increase the waste diversion rate and to better manage solid waste resources, as household recycling pick-up will be available to residents.

## H. INFRASTRUCTURE

### 1. Grading and Drainage

All Community retention facilities will be designed to meet City standards. As reflected by the conceptual site and landscape plans at **Exhibits 3 and 5**, retention facilities are strategically placed and distributed throughout the Community. Wherever possible, these facilities will be incorporated into landscape setbacks to buffer the Community from adjoining properties where appropriate.

## 2. Water and Wastewater

The existing water main located within 15<sup>th</sup> Avenue will be utilized for water service to the Community. The existing wastewater main within South Mountain Avenue will be extended to the Site for wastewater service to the Community.

## 3. Circulation Systems

The Community will be accessed via private streets and sidewalks providing connections to 15<sup>th</sup> Avenue. The Community will also provide connections to an existing multi-use path running along the Western Canal. See proposed circulation plan in **Exhibit 6**. Pedestrian access is an important component of the Community, highlighting its character as a walkable and cyclable single-family residential development.

## 4. Traffic Impact Analysis

A traffic impact analysis (the “TIA”) for the Community was submitted to the Streets Transportation Department on May 19, 2025 and resubmitted on June 30, 2025. The Streets Transportation Department conditionally approved the TIA on August 6, 2025.

## 5. Complete Streets

The City's complete streets policy further advances its goal to create a more sustainable transportation system that is safe and accessible for everyone. Complete streets provide infrastructure that encourage active transportation such as walking, bicycling, transportation choices and increased connectivity. As analyzed below, the development will further complete streets design guidelines pertaining to context, connectivity, safety, comfort and convenience, sustainability, and stormwater management and green infrastructure.

### Design for Context / Connectivity

“The unique character of neighborhoods should be considered during the design of street projects.”

- The Community's streetscape improvements along 15<sup>th</sup> Avenue include both a detached sidewalk and pedestrian pathway / multi-use trail within a heavily landscaped area consistent with the area's agrarian heritage.

“Design streets to enhance access to and contribute to the open space network within the city.”

- The Community's streetscape improvements along 15<sup>th</sup> Avenue include a substantial perimeter landscape setback a minimum of 63'-0" in width that will contribute to open

space along the streets network. The Community, which will provide two pedestrian connections to an existing multi-use path along the Western Canal adjoining the Site, will also provide a 50'-0" perimeter landscape setback along the Western Canal.

"The bikeway system should expand and complement the existing network. For the purpose of this document, sharrows are not bicycle lanes."

- The Community will provide two direct connections for cyclists to access an existing multi-use path along the Western Canal adjoining the Site. Furthermore, each of the Community's homes feature private secured garages which may be used for bicycle parking. The Community will also provide 15 bicycle spaces near amenity areas that guests using the adjoining bikeway system may use for parking.

"Design and connect neighborhoods via streets, sidewalks, and trails."

- The Community includes the provision of streets, sidewalks, and pedestrian pathways that will provide connections to the surrounding neighborhood and circulation network (vehicular and pedestrian). Furthermore, the Community's pedestrian infrastructure combined with the Community's amenity and open spaces will promote both pedestrian connectivity and recreation.

#### Design for Safety

"Design streets safely for all users....."

- The Community will provide a detached sidewalk and pedestrian pathway / multi-use path along the Site's public street frontage, providing a buffer for pedestrians from the public street and vehicular traffic. Furthermore, pedestrians and cyclists will be able to directly and safely access the existing multi-use path along the Western Canal adjoining the Site via two pedestrian connections.

"Ensure that streets have sufficient lighting for all users in compliance with the City of Phoenix Street Lighting Policy."

- The Community will comply with City's lighting policy and standards, as applicable.

#### Design for Comfort and Convenience

"Shade should be a primary technique in projects to reduce ambient temperatures and reduce direct sunlight exposure for pedestrians and cyclists."

- Shade will be provided in accordance with Section D.7 of this PUD development narrative to both reduce ambient temperatures and direct sunlight exposure.

## Design for Sustainability

“Reduce streets’ rate of heat absorption by maximizing tree canopy cover, reducing asphalt, and using high reflectivity materials or lighter colors.”

- The Community will further this design guideline through the provision of shade trees adjoining public and private sidewalks that will maximize the tree canopy cover and shade adjoining streets.

## Stormwater Management and Green Infrastructure

The City's complete streets policy also notes stormwater management and green infrastructure (GI) as being elements of complete streets. As specified above in **Table 7** of Section G.1 of this PUD development narrative, the Community will use a minimum of two GI techniques for stormwater management.

## I. COMPARATIVE ZONING STANDARDS TABLE

| Table 8: Comparative Zoning Standards Table |                              |                                                                                                                                                                                                                  |                                                                                                                                                                                                                         |
|---------------------------------------------|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                             |                              | Approved R1-18*<br>(Single-Family Residential)                                                                                                                                                                   | PUD (Planned Unit Development)                                                                                                                                                                                          |
| A.                                          | Dev. Density (Max.)          | 1.92 PDU/AC (Gross)                                                                                                                                                                                              | 7.31 PDU/AC (Gross)                                                                                                                                                                                                     |
| B.                                          | Subdivided Lots<br>(Maximum) | 40 lots                                                                                                                                                                                                          | 7.31 PDU/AC (Gross) - 62 lots for single-family detached PDUs and 90 lots for single-family attached PDUs                                                                                                               |
| C.                                          | Building Height<br>(Maximum) | 20'-0" for +/- 8 west gross acres<br><br>18' (1-story) for lots along Westen Canal<br><br>18' (1-story) for 50% of other perimeter lots within +/- 13 east gross acres<br><br>30' (2-stories) for all other lots | 2-stories (30'-0") with a min. of 33% of all single-family detached PDUs to be restricted to 1-story (18'-0")                                                                                                           |
| D.                                          | Lot Coverage<br>(Maximum)    | 40% total (30% plus additional 10% for ADU and/or attached shade structures)                                                                                                                                     | <i>Single-Family Detached PDU Lots: 70% total (60% plus additional 10% for ADU and/or attached shade structures)</i><br><br><i>Single-Family Attached PDU Lots: 80%</i><br><br><i>Common Area / Amenity Tracts: 50%</i> |
| E.                                          | Lot Width (Minimum)          | None – PRD development option                                                                                                                                                                                    | <i>Single-Family Detached PDU Lots: 20' Min.; 40' Typ.</i><br><br><i>Single-Family Attached PDU Lots:</i>                                                                                                               |

|                                                                                             |                                                                 |                                              |                                                                                                                              |                                                                                               |
|---------------------------------------------------------------------------------------------|-----------------------------------------------------------------|----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
|                                                                                             |                                                                 |                                              | 16' Min.; 24' Typ.                                                                                                           |                                                                                               |
| F.                                                                                          | Lot Depth (Minimum)                                             | None – PRD development option                | Single-Family Detached PDU Lots:<br>100' Min.; 115' Typ.<br><br>Single-Family Attached PDU Lots:<br>75' Min.; 80' – 95' Typ. |                                                                                               |
| G.                                                                                          | Development Perimeter Building Setbacks (Minimum)               |                                              |                                                                                                                              |                                                                                               |
|                                                                                             | i.                                                              | West (15 <sup>th</sup> Avenue)               | 20'-0"                                                                                                                       | 5'-0"*                                                                                        |
|                                                                                             | ii.                                                             | West (Not Adjacent to 15 <sup>th</sup> Ave.) | 15'-0"                                                                                                                       | 5'-0"                                                                                         |
|                                                                                             | iii.                                                            | North (Gary Way.)                            | 15'-0"                                                                                                                       | 15'-0"*; 5'-0" Alternative Min. in event right-of-way for south half of Gary Way is dedicated |
|                                                                                             | iv.                                                             | North (Not Adjacent to Gary Way)             | 15'-0"                                                                                                                       | 6'-0"                                                                                         |
|                                                                                             | v.                                                              | East                                         | 15'-0"                                                                                                                       | 6'-0"                                                                                         |
|                                                                                             | vi.                                                             | Southeast (Western Canal)                    | 20'-0"                                                                                                                       | 15'-0"*                                                                                       |
|                                                                                             | vii.                                                            | South                                        | 15'-0"                                                                                                                       | 15'-0"; 5'-0" Alternative Min. in event right-of-way for south half of Gary Way is dedicated  |
| *Does not include adjoining perimeter landscape provided. See perimeter landscape setbacks. |                                                                 |                                              |                                                                                                                              |                                                                                               |
| H.                                                                                          | Perimeter Street Landscape Setbacks (Minimum)                   |                                              |                                                                                                                              |                                                                                               |
|                                                                                             | i.                                                              | West (15 <sup>th</sup> Avenue)               | 15'-0"                                                                                                                       | 50'-0"                                                                                        |
|                                                                                             | iii.                                                            | North (Gary Way.)                            | 15'-0"                                                                                                                       | 13'-0; 0'-0" Alternative Min. in event right-of-way for south half of Gary Way is dedicated   |
| I.                                                                                          | Perimeter Landscape Setbacks Not Adjacent to a Street (Minimum) |                                              |                                                                                                                              |                                                                                               |
|                                                                                             | i.                                                              | West (Not Adjacent to 15 <sup>th</sup> Ave.) | None                                                                                                                         | 15'-0"                                                                                        |
|                                                                                             | ii.                                                             | Southeast (Western Canal)                    | None                                                                                                                         | 50'-0"                                                                                        |

| J. | Individual Lot Bldg. Setbacks (Minimum)             |                            |                                                                                          |                                                                                                                                                                                                                                             |
|----|-----------------------------------------------------|----------------------------|------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | i.                                                  | Front                      | 25'-0"                                                                                   | SF Detached PDU Lots: 10'-0"<br>SF Attached PDU Lots: 10'-0"                                                                                                                                                                                |
|    | ii.                                                 | Interior Sides             | None – PRD development option                                                            | SF Detached PDU Lots: 5'-0"<br>SF Attached PDU Lots: 0'-0"                                                                                                                                                                                  |
|    | iii.                                                | Street Side                | 10'-0"                                                                                   | SF Detached PDU Lots: 5'-0"<br>SF Attached PDU Lots: 0'-0"                                                                                                                                                                                  |
|    | iv.                                                 | Rear                       | None – PRD development option                                                            | SF Detached PDU Lots: 15'-0"; 5'-0"<br><b>Alternative Min. for Lots 1-48 shown on conceptual site plan provided in Exhibit 3 in event right-of-way for south half of Gary Way is dedicated</b><br>SF Attached PDU Lots: 6'-0"               |
| K. | Garage Door/Carport Entry Setback (Minimum)         |                            | Front: 25'-0"<br>Rear: 30'-0"<br>Sides: 10'-0"                                           | 18' from back of sidewalk for garage door. <b>Carports are prohibited.</b>                                                                                                                                                                  |
| L. | Garage Width (Maximum)                              |                            | Not specified                                                                            | <b>2 car widths</b>                                                                                                                                                                                                                         |
| M. | Garage Door Elevation - Garage Door Width (Maximum) |                            | 50% of house width for 2 car garages<br><br>55% of house width for 3 or more car garages | <i>Single-Family Detached PDU:</i><br>65% of house width<br><br><i>Single-Family Attached PDU:</i><br>90% of house width                                                                                                                    |
| N. | Common Open Space (Minimum)                         |                            | +/- 13.8% for +/- 8 west gross ac.<br><br>7.6% for +/- 13 east gross acres               | <b>Min. 25% of gross area inclusive of all common area tracts regardless of location within project site, size, and/or slope</b>                                                                                                            |
| O. | Vehicle Parking                                     |                            |                                                                                          |                                                                                                                                                                                                                                             |
|    | i.                                                  | Single-Family Detached PDU | Per Zoning Ordinance Section 702.C – 2 spaces per home / dwelling unit                   | Per Zoning Ordinance Section 702.C – 2 spaces per home / dwelling unit                                                                                                                                                                      |
|    | ii.                                                 | Single-Family Attached PDU | N/A                                                                                      | Per Zoning Ordinance Section 702.C – 2 spaces per home / dwelling unit on same lot. Guest parking (2-spaces) for each home to be accommodated within private driveway on same lot.                                                          |
|    | iii.                                                | Additional Guest Parking   | None                                                                                     | <b>Min. of 28 surface parking spaces to be provided</b>                                                                                                                                                                                     |
| P. | Bicycle Parking                                     |                            | None                                                                                     | <b>15 total bicycle parking spaces to be provided within overall development through Inverted U and/or artistic racks near amenity area(s) and installed per requirements of Zoning Ordinance Sections 1307.H.2, 1307.H.4, and 1307.H.5</b> |

| Q. | Shade Coverage<br>(Minimum) |                                                                               |     |                                                                                                                                                                                                      |
|----|-----------------------------|-------------------------------------------------------------------------------|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | i.                          | Pathway and Sidewalk Along 15 <sup>th</sup> Avenue Frontage                   | 50% | 75% by landscaping, structure, or combination of landscaping and structure except where utility and/or site conflicts (e.g. driveways) exist, as approved by the Planning and Development Department |
|    | ii.                         | Pedestrian Pathways Connecting to Existing Multi-Use Path Along Western Canal | 50% | 75% by landscaping, structure, or combination of landscaping and structure except where utility and/or site conflicts exist, as approved by the Planning and Development Department                  |
|    | iii.                        | All other sidewalks and pathways                                              | 50% | 50%                                                                                                                                                                                                  |

## J. LEGAL DESCRIPTION

June 20, 2025

### LEGAL DESCRIPTION FOR 15<sup>TH</sup> AVENUE AND BASELINE MERITAGE PROJECT BOUNDARY

That part of the Northeast Quarter of Section 6, Township 1 South, Range 3 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the North Quarter Corner of said Section 6, from which the 1/2" rebar marking the Center of said Section 6 bears South 00°02'18"W, a distance of 2649.93 feet;

Thence South 00°02'13" West, along the West line of the Northeast Quarter of said Section 6, a distance of 999.41 feet;

Thence South 89°36'44" East, departing said West line, a distance of 66.00 feet to the Point of Beginning;

Thence continuing South 89°36'44" East, a distance of 592.18 feet;

Thence North 00°01'59" East, a distance of 191.50 feet;

Thence South 89°49'23" East, a distance of 663.81 feet;

Thence South 00°11'05" East, a distance of 557.24 feet to a point on the Northerly right-of-way of the Western Canal;

Thence South 54°04'01" West, a distance of 360.17 feet to the beginning of a tangent curve of 2,924.00 foot radius, concave Southeasterly;

Thence Southwesterly, along said curve, through a central angle of 09°18'00", a distance of 474.61 feet to the beginning of a tangent compound curve of 2,810.81 foot radius, concave Southeasterly;

Thence Southwesterly, along said curve, through a central angle of 00°25'22", a distance of 20.73 feet;

Thence North 00°01'59" East, a distance of 348.50 feet;

Thence North 89°35'40" West, a distance of 592.22 feet to a point on a line which is parallel with and 66.00 feet Easterly from said West line;

Thence North 00°02'13" East, along said parallel line, a distance of 553.66 feet to the Point of Beginning.

Containing 866,078 Square Feet or 19.882 Acres, more or less.

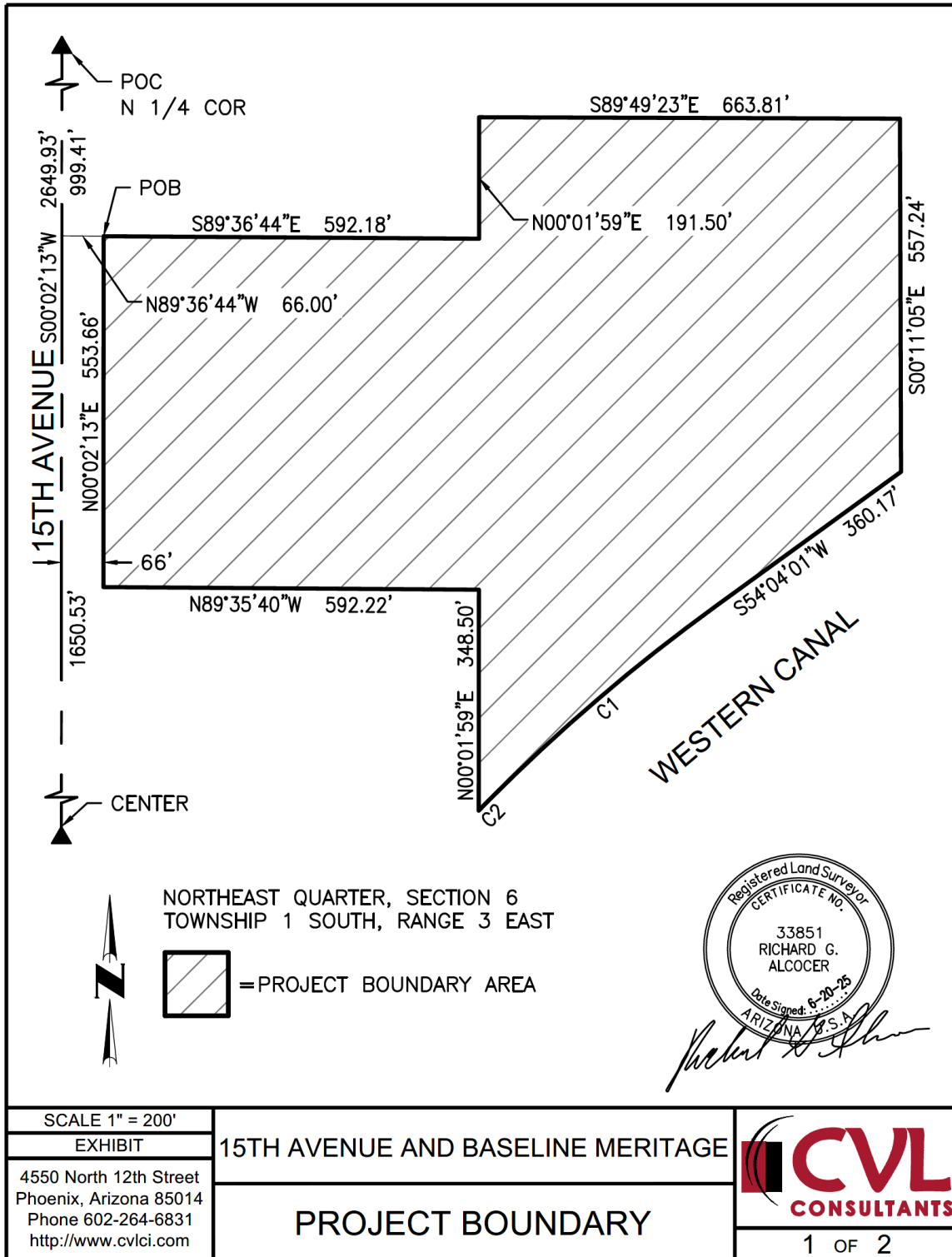


N:\04311\Admin\Legal Descriptions\G-LG-OVERALL.docx

Page 1 of 1

4550 NORTH 12<sup>TH</sup> STREET PHOENIX, ARIZONA 85014-4291 (602) 264-6831 FAX (602) 264-0928





N:\04311\CADD\Exhibits\VX\_OVERALL LEGAL.dwg RobbeyH June 20, 2025

| CURVE TABLE |         |          |            |         |        |               |
|-------------|---------|----------|------------|---------|--------|---------------|
| NO.         | LENGTH  | RADIUS   | DELTA      | TANGENT | CHORD  | CHORD-BEARING |
| C1          | 474.61' | 2924.00' | 009°18'00" | 237.83  | 474.09 | S49°25'01"W   |
| C2          | 20.73'  | 2810.81' | 000°25'22" | 10.37   | 20.73  | S44°33'20"W   |



|                                                                                                                                   |                                   |                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|---------------------------------------------------------------------------------------|
| NO SCALE                                                                                                                          | 15TH AVENUE AND BASELINE MERITAGE |  |
| EXHIBIT                                                                                                                           |                                   |                                                                                       |
| 4550 North 12th Street<br>Phoenix, Arizona 85014<br>Phone 602-264-6831<br><a href="http://www.cvlci.com">http://www.cvlci.com</a> | PROJECT BOUNDARY                  | 2 OF 2                                                                                |

N:\04311\CADD\Exhibits\VX\_OVERALL LEGAL.dwg RobbeyH June 20, 2025

# **EXHIBIT 1**

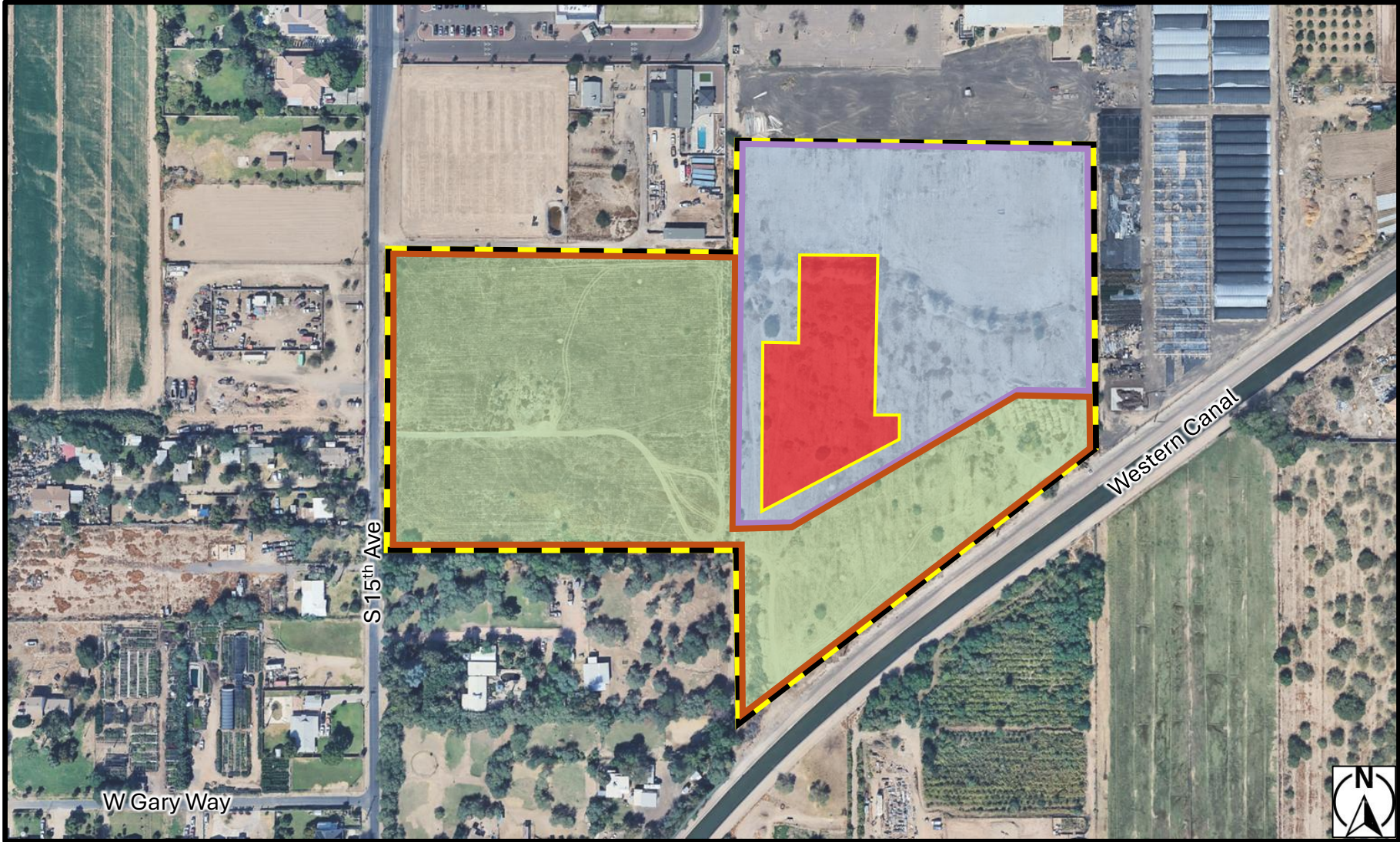
# AERIAL PHOTOGRAPH



 **SUBJECT PROPERTY**

# **EXHIBIT 2**

# LAND USE PLAN



**SUBJECT  
PROPERTY**



**SINGLE FAMILY DETACHED  
PRODUCT AREA**



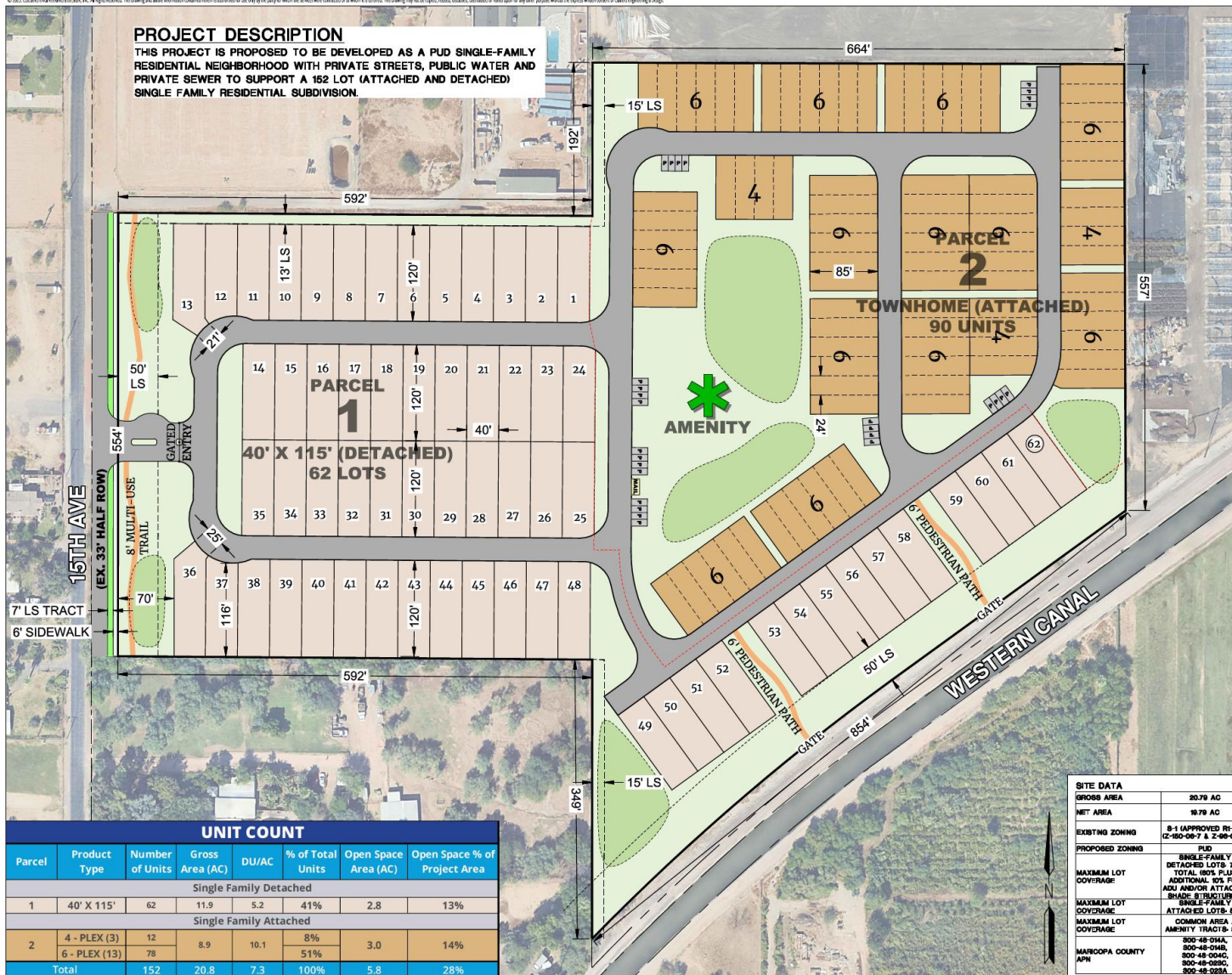
**SINGLE FAMILY ATTACHED  
PRODUCT AREA**



**SHARED AMENITY  
AREA**

# **EXHIBIT 3**

THIS PROJECT IS PROPOSED TO BE DEVELOPED AS A PUD SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD WITH PRIVATE STREETS, PUBLIC WATER AND PRIVATE SEWER TO SUPPORT A 152 LOT (ATTACHED AND DETACHED) SINGLE FAMILY RESIDENTIAL SUBDIVISION.

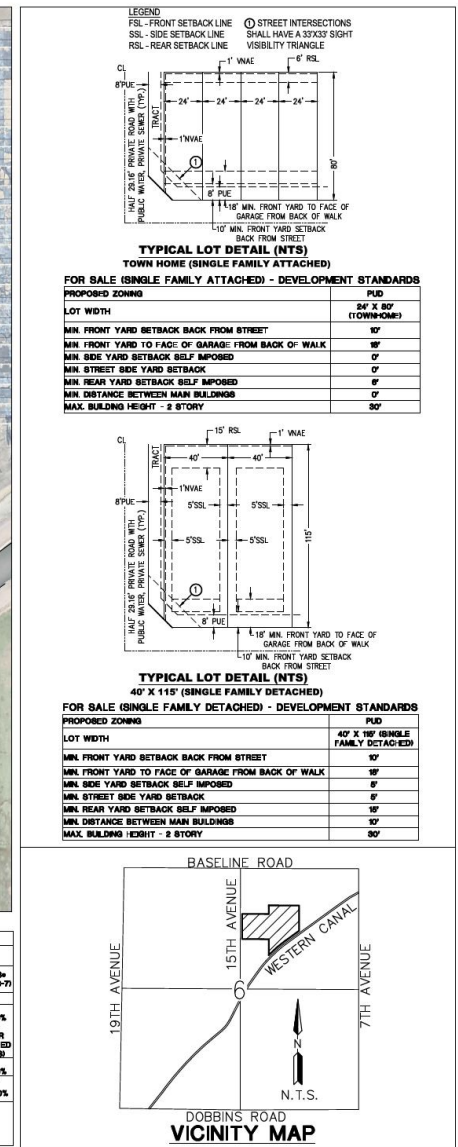


| UNIT COUNT             |               |                 |                 |       |                  |                      |                              |
|------------------------|---------------|-----------------|-----------------|-------|------------------|----------------------|------------------------------|
| Parcel                 | Product Type  | Number of Units | Gross Area (AC) | DU/AC | % of Total Units | Open Space Area (AC) | Open Space % of Project Area |
| Single Family Detached |               |                 |                 |       |                  |                      |                              |
| 1                      | 40' X 115'    | 62              | 11.9            | 5.2   | 41%              | 2.8                  | 13%                          |
| Single Family Attached |               |                 |                 |       |                  |                      |                              |
| 2                      | 4 - PLEX (3)  | 12              | 8.9             | 10.1  | 8%               | 3.0                  | 14%                          |
|                        | 6 - PLEX (13) | 78              |                 |       | 51%              |                      |                              |
| Total                  |               | 152             | 20.8            | 7.3   | 100%             | 5.8                  | 28%                          |

## 15TH & BASELINE

PHOENIX, AZ

## CONCEPTUAL SITE PLAN



# **EXHIBIT 4**



Right Side Elevation

scale: 3/16" = 1'-0"



Rear Elevation

scale: 3/16" = 1'-0"



Left Side Elevation

scale: 3/16" = 1'-0"



Front Elevation

scale: 3/16" = 1'-0"

## Plan 130.1640

Elevation X - Modern Simplistic

15th & Baseline - 30's  
Phoenix, Arizona



The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2025 BSB Design, Inc.

July 14, 2025 | 25-0321.00



**Right Side Elevation**

scale: 3/16" = 1'-0"



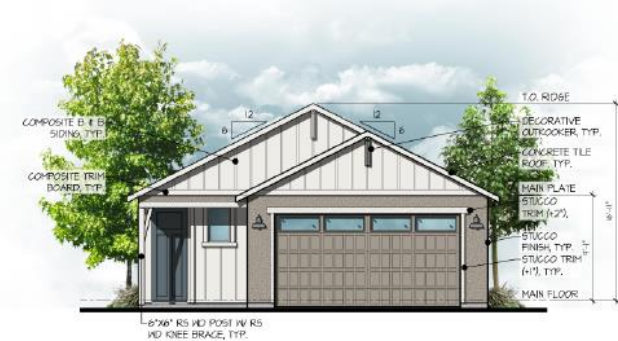
**Rear Elevation**

scale: 3/16" = 1'-0"



**Left Side Elevation**

scale: 3/16" = 1'-0"



**Front Elevation**

scale: 3/16" = 1'-0"

## Plan 130.1640

Elevation J - Modern Farmhouse

**15th & Baseline - 30's**  
Phoenix, Arizona



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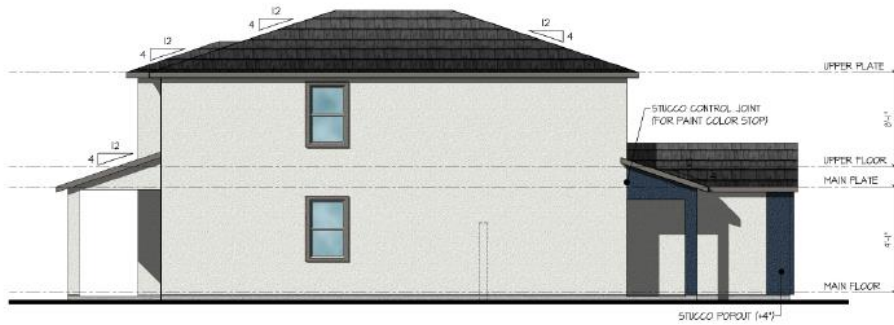
**Right Side Elevation**

scale: 3/16" = 1'-0"



**Rear Elevation**

scale: 3/16" = 1'-0"



**Left Side Elevation**

scale: 3/16" = 1'-0"



**Front Elevation**

scale: 3/16" = 1'-0"

## Plan 230.2130

Elevation X - Modern Simplistic

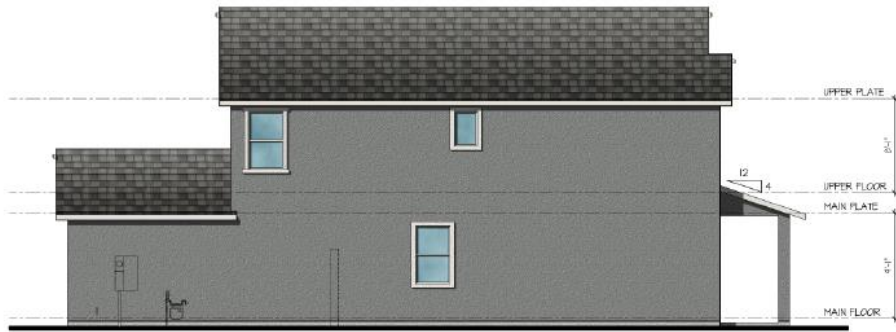


**15th & Baseline - 30's**  
Phoenix, Arizona



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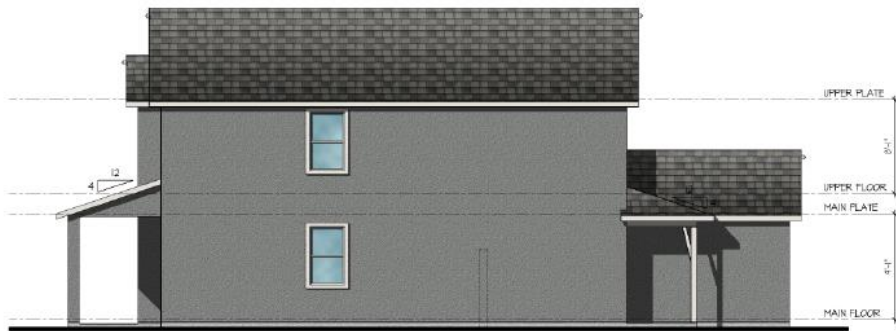
**Right Side Elevation**

scale: 3/16" = 1'-0"



**Rear Elevation**

scale: 3/16" = 1'-0"



**Left Side Elevation**

scale: 3/16" = 1'-0"



**Front Elevation**

scale: 3/16" = 1'-0"

## Plan 230.2130

Elevation J - Modern Farmhouse



**15th & Baseline - 30's**  
Phoenix, Arizona



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July 14, 2025 | 25-0321.00



**Right Side Elevation**

scale: 3/16" = 1'-0"



**Rear Elevation**

scale: 3/16" = 1'-0"



**Left Side Elevation**

scale: 3/16" = 1'-0"



**Front Elevation**

scale: 3/16" = 1'-0"

## Plan 230.2380

Elevation X - Modern Simplistic



**15th & Baseline - 30's**  
Phoenix, Arizona



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July 14, 2025 | 25-0321.00



**Right Side Elevation**

scale: 3/16" = 1'-0"



**Rear Elevation**

scale: 3/16" = 1'-0"



**Left Side Elevation**

scale: 3/16" = 1'-0"



**Front Elevation**

scale: 3/16" = 1'-0"

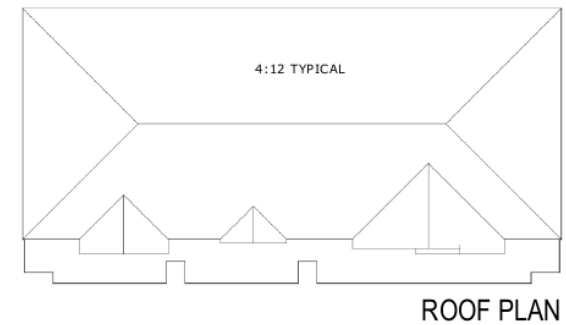
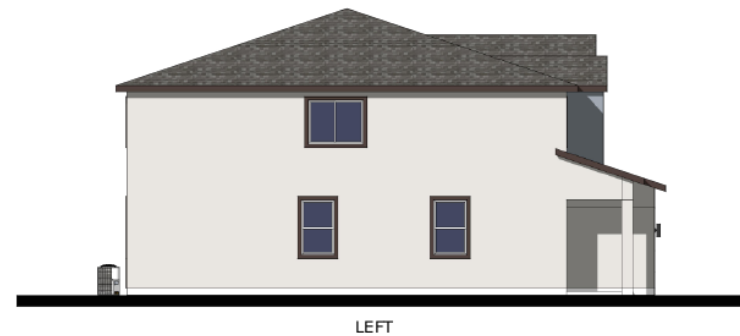
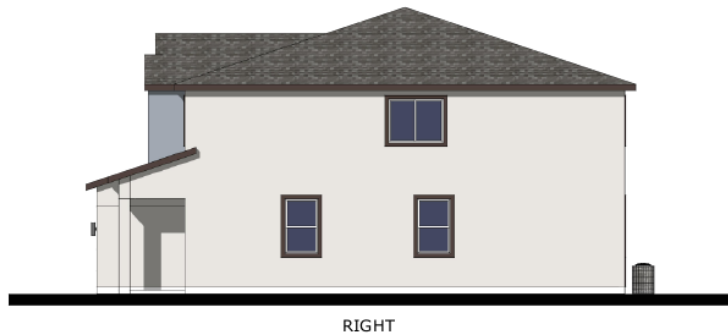
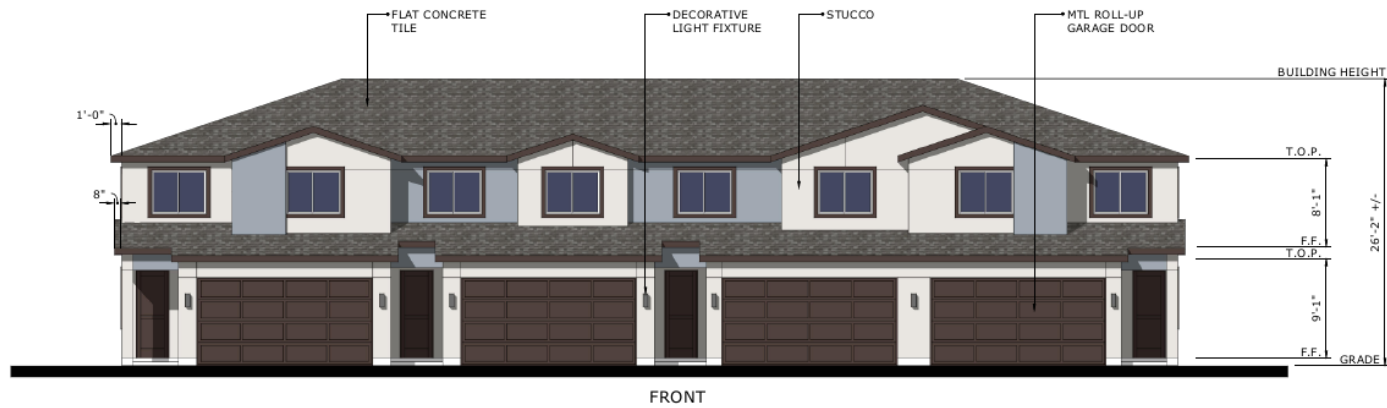
## Plan 230.2380

Elevation J - Modern Farmhouse



**15th & Baseline - 30's**  
Phoenix, Arizona





MODERN SIMPLISTIC

**EXTERIOR ELEVATIONS**

Scale: 3/16" = 1'-0"

COLOR SCHEME 1



REAR



MODERN SIMPLISTIC

## EXTERIOR ELEVATIONS

Scale: 3/16" = 1'-0"

COLOR SCHEME 1

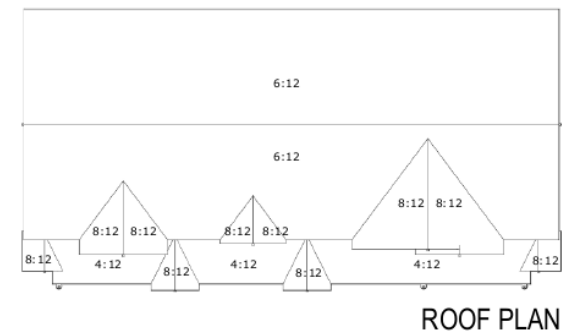
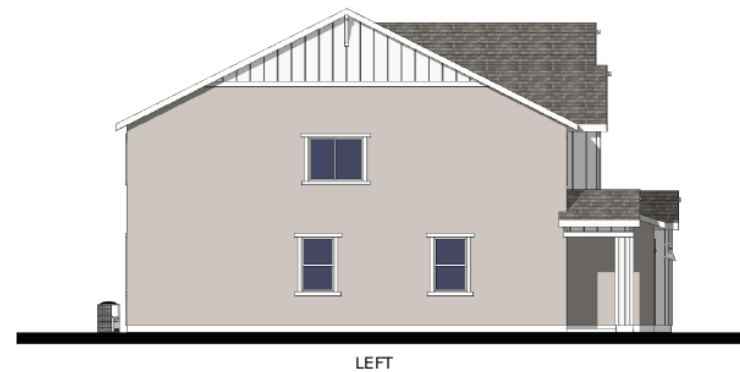
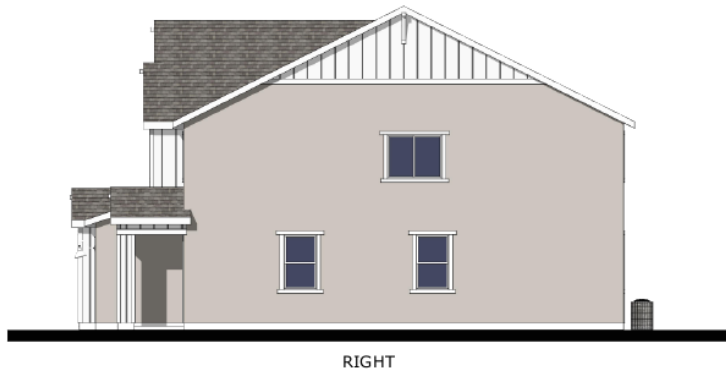
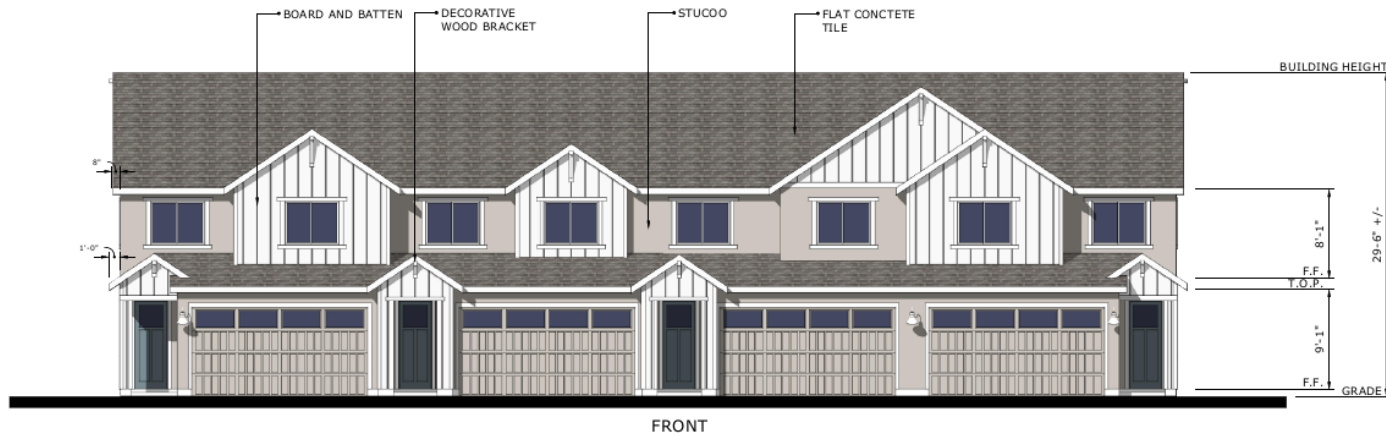


15th & Baseline -Townhomes

Phoenix, Arizona

July 28, 2025 | 25-0321.00





FARMHOUSE

**EXTERIOR ELEVATIONS**

Scale: 3/16" = 1'-0"

COLOR SCHEME 1



REAR



FARMHOUSE

## EXTERIOR ELEVATIONS

Scale: 3/16" = 1'-0"

COLOR SCHEME 1

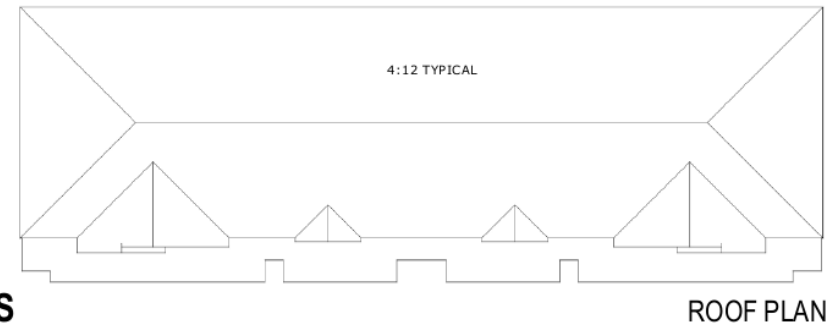
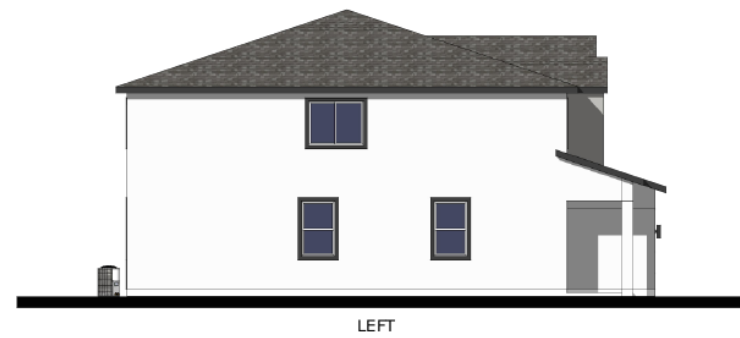
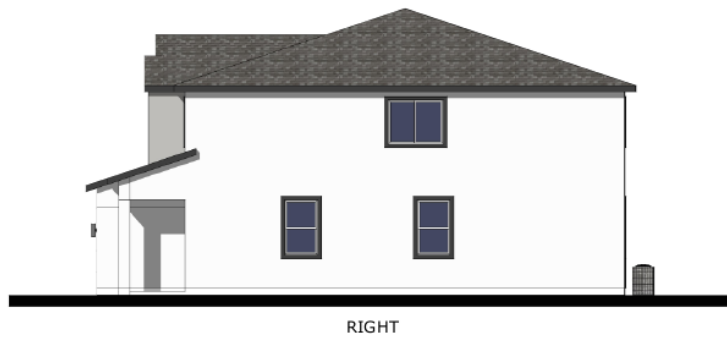


15th & Baseline -Townhomes

Phoenix, Arizona

July 28, 2025 | 25-0321.00





MODERN SIMPLISTIC  
**EXTERIOR ELEVATIONS**  
 Scale: 3/16" = 1'-0"  
 COLOR SCHEME 3



**15th & Baseline -Townhomes**

Phoenix, Arizona

July 28, 2025 | 25-0321.00





REAR



MODERN SIMPLISTIC  
EXTERIOR ELEVATIONS

Scale: 3/16" = 1'-0"

COLOR SCHEME 3

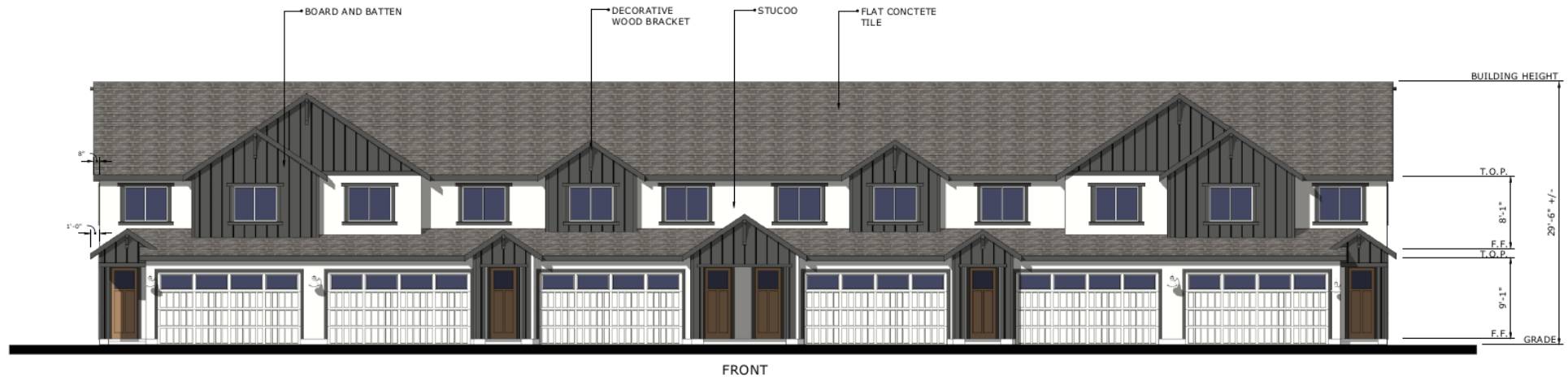


15th & Baseline -Townhomes

Phoenix, Arizona

July 28, 2025 | 25-0321.00





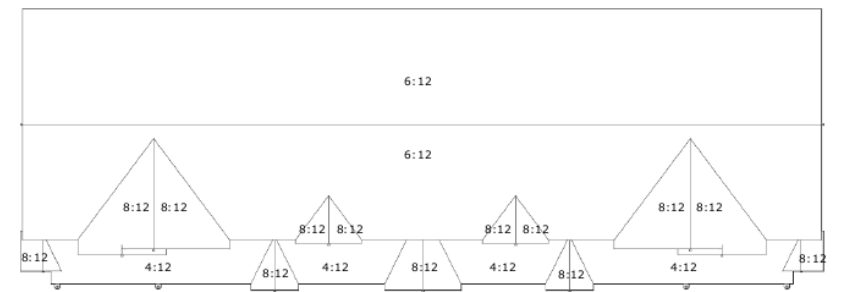
FRONT



RIGHT



LEFT



ROOF PLAN

# FARMHOUSE EXTERIOR ELEVATIONS

Scale: 3/16" = 1'-0"

COLOR SCHEME 3



REAR



FARMHOUSE

## EXTERIOR ELEVATIONS

Scale: 3/16" = 1'-0"

COLOR SCHEME 3



15th & Baseline -Townhomes

Phoenix, Arizona

July 28, 2025 | 25-0321.00



# **EXHIBIT 5**



- 1 GATED ENTRY
- 2 5' ATTACHED SIDEWALK
- 3 6' DETACHED SIDEWALK
- 4 6' PEDESTRIAN PATH
- 5 8' MULTI-USE PATH
- 6 ENHANCED PEDESTRIAN
- 7 PEDESTRIAN GATE
- 8 VIEW FENCE
- 9 AMENITY - SPECIFIC AM
- 10 PURPOSES ONLY
- 11 BENCH
- 12 ENHANCED PAVING

OUTDOOR AMENITY AREAS ARE ESSENTIAL TO CULTIVATING HEALTHY, COMMUNITY INTERACTION, AND ENJOYMENT OUTDOORS. A MINIMUM OF 3 AMENITIES WILL BE PROVIDED. AMENITIES MAY INCLUDE FEATURES SUCH AS, BUT NOT LIMITED TO, THE FOLLOWING: POOL, SPA, RAMADA, BARBECUES, SHADED SEATING AREAS, BICYCLE REPAIR STATIONS, BAG TOSS, TOT LOT, SPORT COURT, OUTDOOR KITCHEN, GAME TABLES WITH SHADE, DOG PARK, COMMUNITY GARDENS, HAMMOCK GARDEN, BUTTERFLY GARDEN, AND PEDESTRIAN CANAL ACCESS.

| TREES | BOTANICAL / COMMON NAME                       | SIZE    |
|-------|-----------------------------------------------|---------|
|       | <i>Chitalpa tashkentensis</i><br>CHITALPA     | 1' CAL  |
|       | <i>Olea europaea</i><br>'WILSON' OLIVE        | 4' CAL  |
|       | <i>Phoenix dactylifera</i><br>DATE PALM       | 16' TAL |
|       | <i>Pinus edulis</i><br>MONDEL PINE            | 2' CAL  |
|       | <i>Pistacia chinensis</i><br>CHINESE PISTACHE | 2' CAL  |
|       | <i>Prosopis</i> spp.<br>THORNLESS MESQUITE    | 1' CAL  |
|       | <i>Quercus virginiana</i><br>CATHEDRAL OAK    | 2' CAL  |
|       | <i>Ulmus parvifolia</i> 'Allee'<br>ALLEE ELM  | 2' CAL  |
|       | <i>Vitex angustifolia</i><br>CHAISTE TREE     | 1' CAL  |
|       | <i>Citrus x sinensis</i><br>NAVEL ORANGE      | 1' CAL  |

[illegible]

| CACTI                                                                                 | RETAIL / COMMON NAME                       | SIZE   |
|---------------------------------------------------------------------------------------|--------------------------------------------|--------|
|   | Agave bovicornuta                          | 5 GAL  |
|  | COWS HORN                                  | 5 GAL  |
|  | Agave ovatifolia                           | 5 GAL  |
|  | WHALE'S TONGUE                             | 5 GAL  |
|  | Agave parryi 'Tunica'                      | 5 GAL  |
|  | PARRY'S AGAVE                              | 5 GAL  |
|  | Bouteloua gracilis                         | 1 GAL  |
|  | LAMB DROPPING                              | 1 GAL  |
|  | Cereus repandus                            | 4 MIN  |
|  | PERUVIAN APPLE                             | 4 MIN  |
|  | Euphorbia rosea                            | 4 MIN  |
|  | CHIRURE                                    | 4 MIN  |
|  | Hesperaloe parviflora                      | 5 GAL  |
|  | STILPNITES YUCCA                           | 3 GAL  |
|  | Hesperaloe parviflora 'Line Miss Sunshine' | 3 GAL  |
|  | LITTLE MISS YUCCA                          | 3 GAL  |
|  | Yucca angustifolia                         | 3 GAL  |
|  | LITTLE GIANT HESPERALOE                    | 3 GAL  |
|  | Muhlenbergia capillaris                    | 3 GAL  |
|  | REGAL MIST MURE YUCCA                      | 3 GAL  |
|  | Muhlenbergia capillaris 'Nashville'        | 1 GAL  |
|  | REGAL MIST MURE                            | 1 GAL  |
|  | Opuntia sp. 'Kelly's Cholla'               | 1 GAL  |
|  | Pachyrhizus argenteus                      | 20 GAL |
|  | MEXICAN FENCE POST                         | 20 GAL |
|  | PACHYRHIZUS ARGENTUS                       | 20 GAL |
|  | SLEEPER PLANT                              | 20 GAL |
|  | Stenocactus merriami                       | 15 GAL |
|  | OREGON PIPE CACTUS                         | 20 GAL |
|  | BEAKED YUCCA                               | 20 GAL |
|  | Yucca repens                               | 5 GAL  |
|  | TWISTED LEAF YUCCA                         | 5 GAL  |

| GROUND COVER                                                    |       |
|-----------------------------------------------------------------|-------|
| BOTANICAL / COMMON NAME                                         | SIZE  |
| <i>Dalea capitata</i> "Sierra Gold"<br>SIERRA GOLD DALEA        | 1 GAL |
| <i>Eremophila proxima</i><br>OUTBACK SUNRISE                    | 1 GAL |
| <i>Lantana montevidensis</i><br>PURPLE TRAILING LANTANA         | 1 GAL |
| <i>Rosmarinus officinalis</i> "Prostratus"<br>TRAILING ROSEMARY | 5 GAL |
| <i>Sotresaea pallida</i><br>PURPLE HEART                        | 1 GAL |
| <i>Wedelia trilobata</i><br>WEDDIE                              | 1 GAL |

| VINES                                |          |
|--------------------------------------|----------|
| BOTANICAL / COMMON NAME              | SIZE     |
| <i>Bougainvillea</i> 'Barbara Karst' | 5-6' CAN |

| MISCELLANEOUS           |      |
|-------------------------|------|
| BOTANICAL / COMMON NAME | SIZE |

|                                |                  |
|--------------------------------|------------------|
| CONCRETE HEADER                | 6" x 4"          |
| ROCK MULCH<br>'APACHE BROWN'   | 1/2"<br>SCREENED |
| 'MID IRON' BERMUDA             | SOD              |
| BOULDER - SMALL, MEDIUM, LARGE | 5-1/2"           |

**NOTE:**

- Tags for registered or trademarked (®, ™) material are to remain on plants



645 E Missouri Ave., Ste 420  
Phoenix, Arizona 85012  
Tel. 602.682.6070  
[www.rvixaz.com](http://www.rvixaz.com)



15TH AVE AND BASELINE  
PHOENIX, AZ

PROJECT NO : 26002386  
DATE : 04/02/2026  
DRAWN: IC / JC  
REVIEWED: BA

REVISIONS

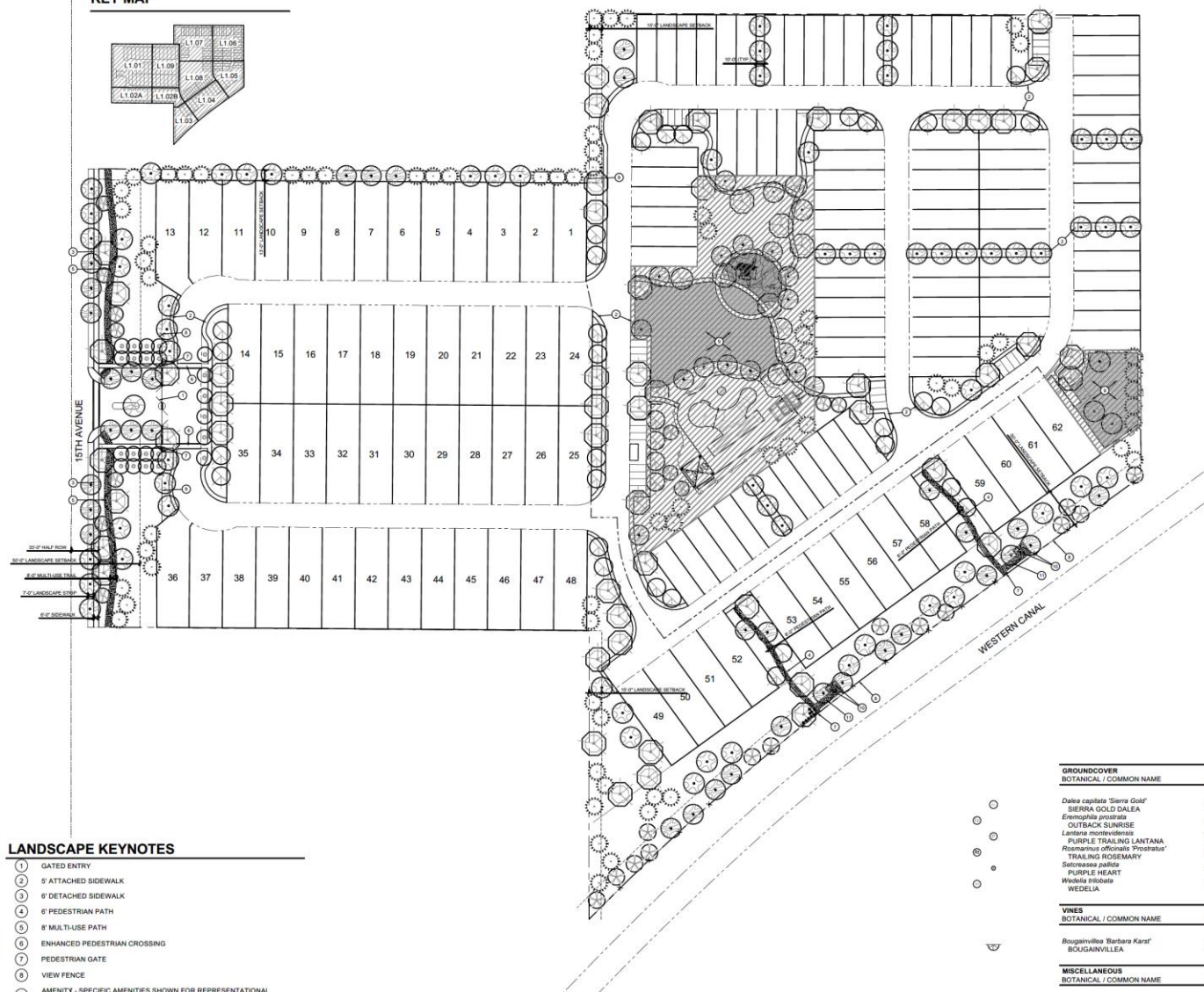
|   |  |
|---|--|
| 1 |  |
| 2 |  |
| 3 |  |
| 4 |  |
| 5 |  |

## PLANTING PLAN

L1.00

SHEET 01 OF 01

CONCEPT PLAN



- 1 GATED ENTRY
- 2 5' ATTACHED SIDEWALK
- 3 6' DETACHED SIDEWALK
- 4 6' PEDESTRIAN PATH
- 5 8' MULTI-USE PATH
- 6 ENHANCED PEDESTRIAN CROSSING
- 7 PEDESTRIAN GATE
- 8 VIEW FENCE
- 9 AMENITY - SPECIFIC AMENITIES SHOWN FOR REPRESENTATIONAL PURPOSES ONLY
- 10 BENCH
- 11 ENHANCED PAVING

OUTDOOR AMENITY AREAS ARE ESSENTIAL TO CULTIVATING HEALTHY, COMMUNITY INTERACTION, AND ENJOYMENT OUTDOORS. A MINIMUM OF 3 AMENITIES WILL BE PROVIDED. AMENITIES MAY INCLUDE FEATURES SUCH AS, BUT NOT LIMITED TO, THE FOLLOWING: POOL, SPA, RAMADA, BARBECUES, SHADED SEATING AREAS, BICYCLE REPAIR STATIONS, BAG TOSS, TOT LOT, SPORT COURT, OUTDOOR KITCHEN, GAME TABLES WITH SHADE, DOG PARK, COMMUNITY GARDENS, HAMMOCK GARDEN, BUTTERFLY GARDEN, AND PEDESTRIAN CANAL ACCESS.

| TREES                           | BT/COMMON NAME     | SIZE     |
|---------------------------------|--------------------|----------|
| <i>Chitalpa fashkentensis</i>   | CHITALPA           | 1' CAL.  |
| <i>Olea europaea</i>            | 'WILSON' OLIVE     | 4' CAL.  |
| <i>Phoenix dactylifera</i>      | DATE PALM          | 16' TALL |
| <i>Pinus edulis</i>             | MONDEL PINE        | 2' CAL.  |
| <i>Pistacia chinensis</i>       | CHINESE PISTACHE   | 2' CAL.  |
| <i>Prosopis hys.</i>            | THORNLESS MESQUITE | 1' CAL.  |
| <i>Quercus virginiana</i>       | CATHEDRAL OAK      | 2' CAL.  |
| <i>Ulmus parvifolia</i> 'Allee' | ALLEE ELM          | 2' CAL.  |
| <i>Vitex angust</i>             | CHASTE TREE        | 1' CAL.  |
| <i>Citrus x sinensis</i>        | NAVEL ORANGE       | 1' CAL.  |

| SHRUBS & ACCENTS<br>BOTANICAL / COMMON NAME           | SIZE   |
|-------------------------------------------------------|--------|
| <i>Alycege rugelii</i>                                |        |
| BLUE HIBISCUS                                         | 5 GAL  |
| Bougainvillea 'Torch Glow'                            |        |
| TORCH GLOW                                            |        |
| <i>Ceanothus pulcherrimus</i>                         | 5 GAL  |
| RED BIRD OF PARADISE                                  |        |
| <i>Coreopsis palmata</i>                              | 5 GAL  |
| RED FLY DUSTER                                        |        |
| <i>Coreopsis viminalis</i> 'CVOI' Slim                | 5 GAL  |
| SLIM BOTTLEBRUSH                                      |        |
| <i>Coreopsis viminalis</i> 'John John'                | 15 GAL |
| SLIM JOHN                                             |        |
| <i>Coreopsis viminalis</i> 'Silver'                   | 5 GAL  |
| SILVER CASSIA                                         |        |
| <i>Dodonaea viscosa</i>                               | 5 GAL  |
| HORSETAIL                                             |        |
| <i>Eremophila glabra</i> sp. carnea                   | 5 GAL  |
| WINTER GLAZE                                          |        |
| <i>Eremophila phyllanthifolia</i> 'Blue Belles'       | 5 GAL  |
| BLUE BELLS                                            |        |
| <i>Eremophila phyllanthifolia</i> 'Compacta'          | 5 GAL  |
| COMPACT TEXAS Sage                                    |        |
| <i>Eremophila phyllanthifolia</i> 'Lynns Legacy Sage' | 5 GAL  |
| LYNNS LEGACY SAGE                                     |        |
| <i>Eremophila phyllanthifolia</i> 'Dwarf Myrtle'      | 5 GAL  |
| DWARF MYRTLE                                          |        |
| <i>Eremophila phyllanthifolia</i> 'Lily Olive'        | 5 GAL  |
| LILY OLIVE                                            |        |
| <i>Ruellia brittoniana</i>                            | 5 GAL  |
| RUPELLIA                                              |        |
| <i>Ruellia peninsularis</i>                           | 5 GAL  |
| 'DESERT RUELLELLIA'                                   |        |
| <i>Salvia leucantha</i>                               | 1 GAL  |
| MEXICAN BUSH SAGE                                     |        |
| <i>Sesuvium portulacastrum</i>                        | 5 GAL  |
| JOJOBA                                                |        |
| <i>Sesuvium portulacastrum</i> 'Vista'                | 5 GAL  |
| COMPACT JOJOBA                                        |        |
| <i>Sesuvium portulacastrum</i> 'Orange Jubilee'       | 15 GAL |
| ORANGE JUBILEE                                        |        |
| <i>Tecomara sp. 'Sparky'</i>                          | 15 GAL |
| SPARKY TEACOMA                                        |        |
| <i>Tecomara sp. 'Bees'</i>                            | 5 GAL  |
| BEES' FEET                                            |        |

| CACTI<br>BOTANICAL / COMMON NAME          | SIZE   |
|-------------------------------------------|--------|
| <i>Agave bovicornu</i>                    |        |
| COW'S HORN                                | 5 GAL  |
| <i>Agave ostifolia</i>                    | 5 GAL  |
| WHALE'S TONGUE                            | 5 GAL  |
| <i>Agave parryi</i> 'Truncata'            | 5 GAL  |
| PARRY'S AGAVE                             | 5 GAL  |
| <i>Boussaisia gracilis</i>                | 1 GAL  |
| BLOOD AMBITION                            |        |
| <i>Cereus repens</i>                      | 4" MIN |
| PERUVIAN APPLE                            |        |
| <i>Euphorbia myrsinites</i>               | 4" MIN |
| CHURSE                                    |        |
| <i>Hesperaloe parviflora</i>              |        |
| STROPLIGHTS YUCCA                         |        |
| <i>Yucca filamentosa</i> 'Ice Man Summer' | 3 GAL  |
| LITTLE MISS SUNSHINE YUCCA                | 3 GAL  |
| <i>Yucca filamentosa</i> 'Lodestar'       | 3 GAL  |
| LITTLE GEM HESPERALOE                     |        |
| <i>Hesperaloe parviflora</i>              | 1 GAL  |
| REGAL MISS MURLY                          |        |
| <i>Yucca filamentosa</i> 'Nachtlicht'     | 1 GAL  |
| PURPLE MURLY                              | 1 GAL  |
| <i>Yucca filamentosa</i> 'Kelly's Chops'  | 1 GAL  |
| KELLY'S CHOICE PRICKLY PEAR               |        |
| <i>Padouca maritima</i>                   | 20 GAL |
| MEXICAN FENCE POST                        |        |
| <i>Pedicularis macrocarpa</i>             |        |
| SILVER PLANT                              |        |
| <i>Sarcocolla purpurea</i>                | 15 GAL |
| SLIMY THUMB CACTUS                        |        |
| <i>Yucca rostrata</i>                     | 20 GAL |
| BEAKED YUCCA                              |        |
| <i>Yucca repens</i>                       | 5 GAL  |
| YUCCA NICOTIA                             |        |
| TWISTED LEAF YUCCA                        |        |

| GROUNDCOVER                           |                 |  |
|---------------------------------------|-----------------|--|
| BOTANICAL / COMMON NAME               | SIZE            |  |
| <i>Dalea capitata</i> "Sunny Gold"    |                 |  |
| SIERRA GOLD DALEA                     | 1 GAL.          |  |
| <i>Eriogonum prostratum</i>           | 1 GAL.          |  |
| OUTBACK SUNRISE                       | 1 GAL.          |  |
| <i>Erigeron philadelphicus</i>        | 1 GAL.          |  |
| PURPLE TRAILING LANTANA               | 1 GAL.          |  |
| <i>Geranium officinale</i> Prostratum | 5 GAL.          |  |
| TRAILING ROSEMARY                     | 5 GAL.          |  |
| <i>Sedum spaldingii</i>               | 1 GAL.          |  |
| PURPLE HEART                          | 1 GAL.          |  |
| <i>Woodsia tribitata</i>              | 1 GAL.          |  |
| WEEDLEA                               |                 |  |
| VINES                                 |                 |  |
| BOTANICAL / COMMON NAME               | SIZE            |  |
| <i>Bougainvillea</i> "Barbara Karst"  | 5 GAL.          |  |
| BOUGAINVILLEA                         |                 |  |
| MISCELLANEOUS                         |                 |  |
| BOTANICAL / COMMON NAME               | SIZE            |  |
| CONCRETE HEADER                       | 8" x 4"         |  |
| ROCK MULCH                            | 10'             |  |
| "AFRICHE BROWN"                       | 10'             |  |
| "MID IRON BERMUDA                     | 10'             |  |
| BOULDER - SMALL, MEDIUM, LARGE        | 5 - 1 1/2' - 3' |  |
| SCREENING                             | 10'             |  |

- Tags for registered or trademarked (®, ™) material are to remain on plants

Contact Arizona 811 or call 800-480-4800, working days before you begin excavating.

**ARIZONA 811**  
Call 811 or click Arizona811.com

15TH AVE AND BASELINE  
PHOENIX, AZ

|              |            |
|--------------|------------|
| PROJECT NO : | 26002386   |
| DATE :       | 04/02/2026 |
| DRAWN:       | IC / JC    |
| REVIEWED:    | BA         |
| REVISIONS    |            |
| 1            |            |
| 2            |            |
| 3            |            |
| 4            |            |
| 5            |            |

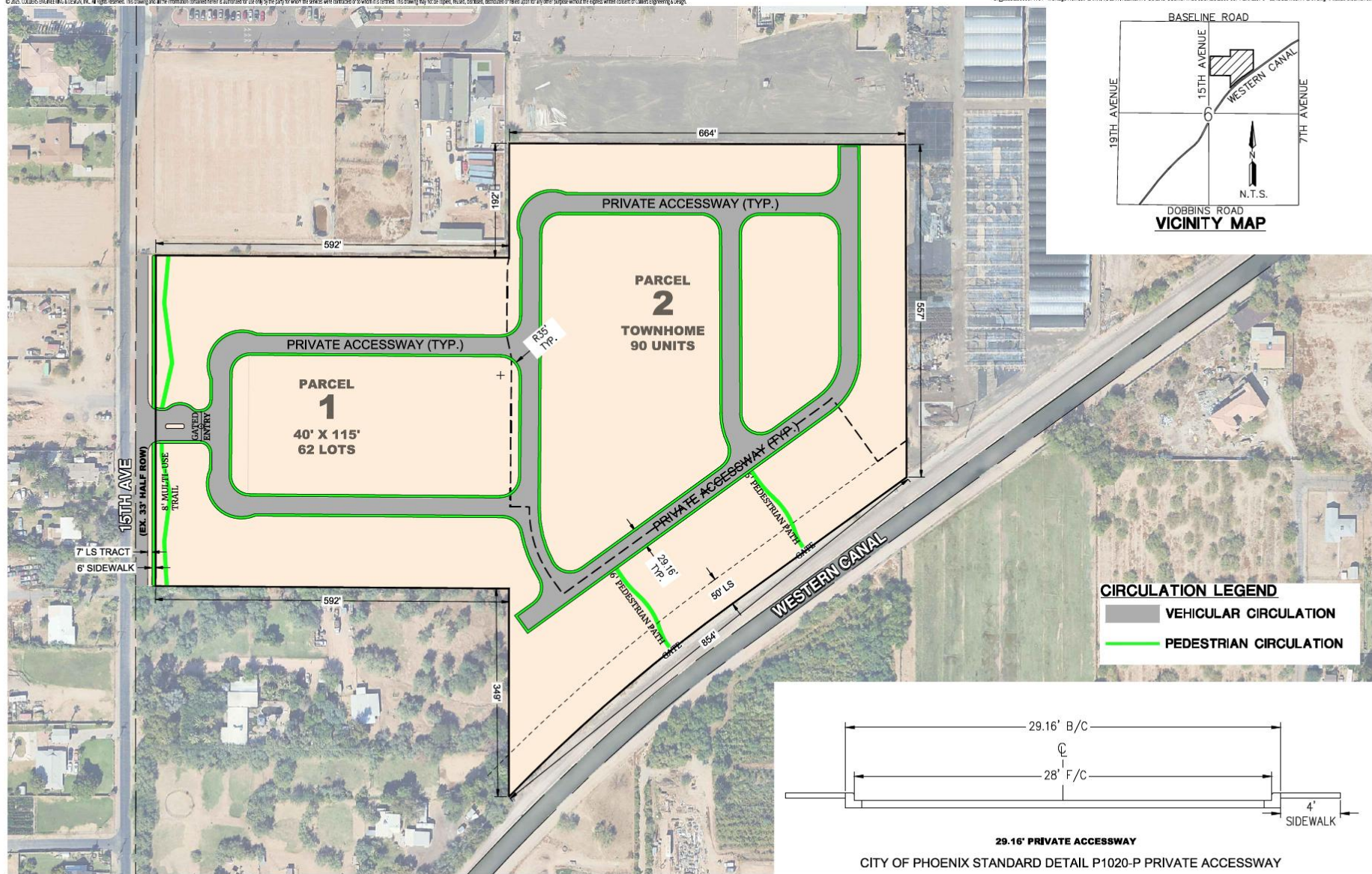
### PLANTING PLAN

L1.00

SHEET 01 OF 01

CONCEPT PI AN

# **EXHIBIT 6**

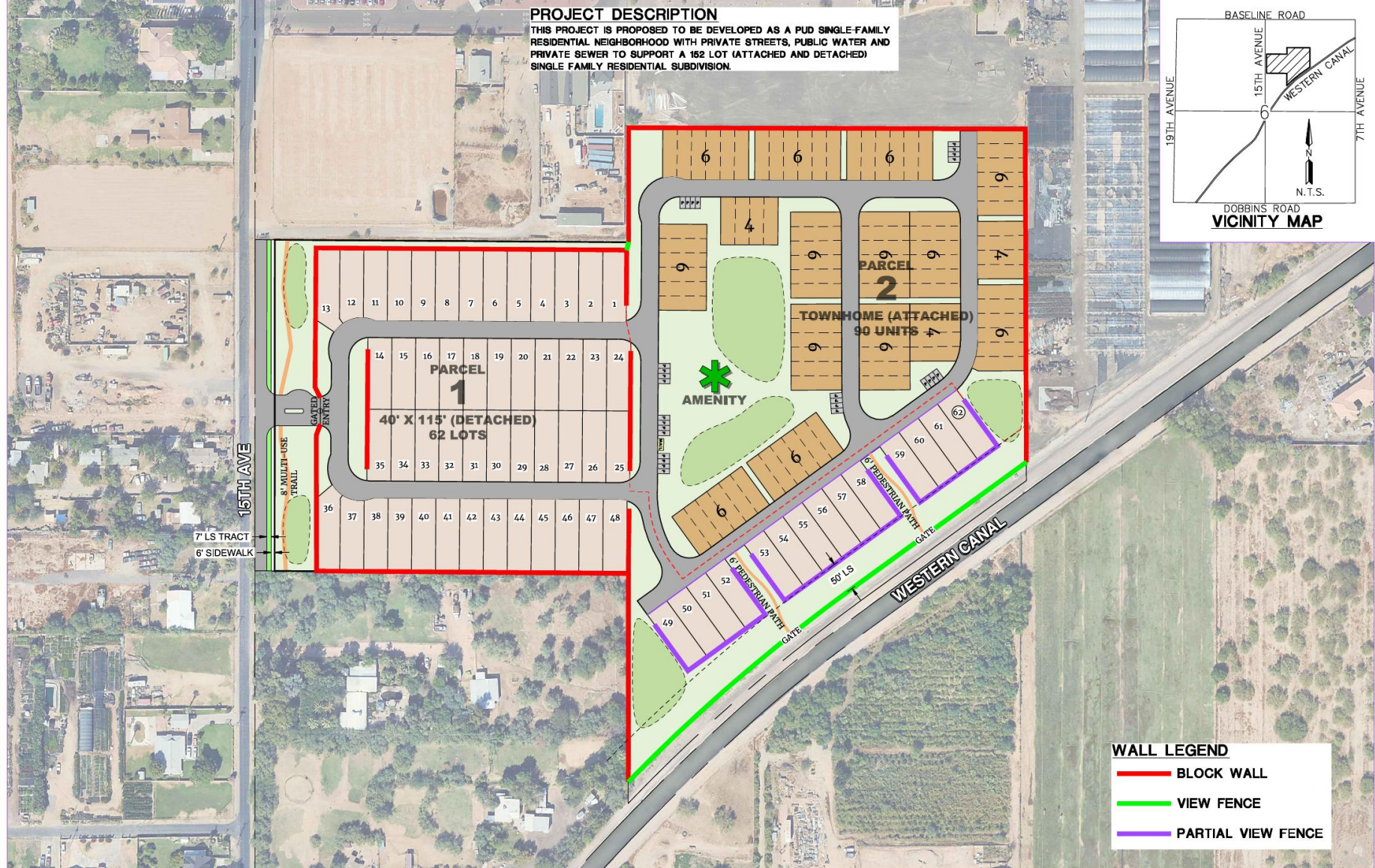
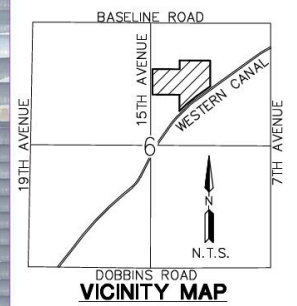


CONCEPTUAL CIRCULATION PLAN

# **EXHIBIT 7**

### PROJECT DESCRIPTION

THIS PROJECT IS PROPOSED TO BE DEVELOPED AS A PUD SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD WITH PRIVATE STREETS, PUBLIC WATER AND PRIVATE SEWER TO SUPPORT A 162 LOT (ATTACHED AND DETACHED) SINGLE FAMILY RESIDENTIAL SUBDIVISION.



CONCEPTUAL WALL PLAN



# **EXHIBIT 8**

# MODERN SIMPLISTIC SCHEME 1

SW 7003  
**Toque White**  
Interior / Exterior  
Location Number: 256-C3



BODY

SW 6256  
**Serious Gray**  
Interior / Exterior  
Location Number: 234-C5



ACCENT/MASSING

SW 6006  
**Black Bean**  
Interior / Exterior  
Location Number: 252-C2



TRIM, GARAGE DOOR, &  
FRONT DOOR



EAGLE- 4503 SIERRA MADRE

CONCEPTUAL RENDERINGS:



# MODERN SIMPLISTIC SCHEME 2

SW 6203  
**Spare White**  
Interior / Exterior  
Location Number: 258-C1



BODY

SW 6244  
**Naval**  
Interior / Exterior  
Location Number: 253-C6



ACCENT/MASSING

SW 7075  
**Web Gray**  
Interior / Exterior  
Location Number: 235-C6



TRIM, GARAGE DOOR, &  
FRONT DOOR

CONCEPTUAL RENDERINGS:



EAGLE- 4503 SIERRA MADRE

# MODERN SIMPLISTIC SCHEME 3

SW 7006  
**Extra White**  
Interior / Exterior  
Location Number: 257-C1



BODY

SW 7669  
**Summit Gray**  
Interior / Exterior  
Location Number: 282-C5



ACCENT/MASSING

SW 6991  
**Black Magic**  
Interior / Exterior  
Location Number: 251-C3



TRIM, GARAGE DOOR, &  
FRONT DOOR

CONCEPTUAL RENDERINGS:



EAGLE- 4503 SIERRA MADRE

# FARMHOUSE SCHEME 1

SW 0023  
**Pewter Tankard**  
Interior / Exterior

A solid dark taupe color swatch with a black checkmark icon in the bottom right corner.

BODY & GARAGE DOOR

SW 7005  
**Pure White**  
Interior / Exterior  
Location Number: 255-C1

A solid off-white color swatch with a black checkmark icon in the bottom right corner.

SIDING & TRIM

SW 7624  
**Slate Tile**  
Interior / Exterior  
Location Number: 233-C6

A solid dark charcoal gray color swatch with a white checkmark icon in the bottom right corner.

FRONT DOOR, SHUTTERS,  
& GABLE BRACKETS



EAGLE- 5699 CHARCOAL RANGE

CONCEPTUAL RENDERINGS:



# FARMHOUSE SCHEME 2

SW 7067

Cityscape

Interior / Exterior

Location Number: 236-C5

✓

BODY & GARAGE DOOR

SW 7014

Eider White

Interior / Exterior

Location Number: 256-C5

✓

SIDING & TRIM

SW 7076

Cyberspace

Interior / Exterior

Location Number: Z35-C7

✓

FRONT DOOR, SHUTTERS,  
& GABLE BRACKETS



EAGLE- 5699 CHARCOAL RANGE

CONCEPTUAL RENDERINGS:



# FARMHOUSE SCHEME 3

SW 7006  
**Extra White**  
Interior / Exterior  
Location Number: 257-C1



BODY & GARAGE DOOR

SW 7069  
**Iron Ore**  
Interior / Exterior  
Location Number: 251-C7



SIDING & TRIM

SW 9105  
**Almond Roca**  
Interior / Exterior  
Location Number: 203-C5



FRONT DOOR, SHUTTERS,  
& GABLE BRACKETS



EAGLE- 5699 CHARCOAL RANGE

CONCEPTUAL RENDERINGS:



# PRODUCT SPECS

## MODERN SIMPLISTIC



## MODERN FARMHOUSE

