

SOLIS AT NORTERRA

NORTH VALLEY PARKWAY AND CASINO AVENUE

CITY OF PHOENIX

JUN 05 2026

**Planning & Development
Department**

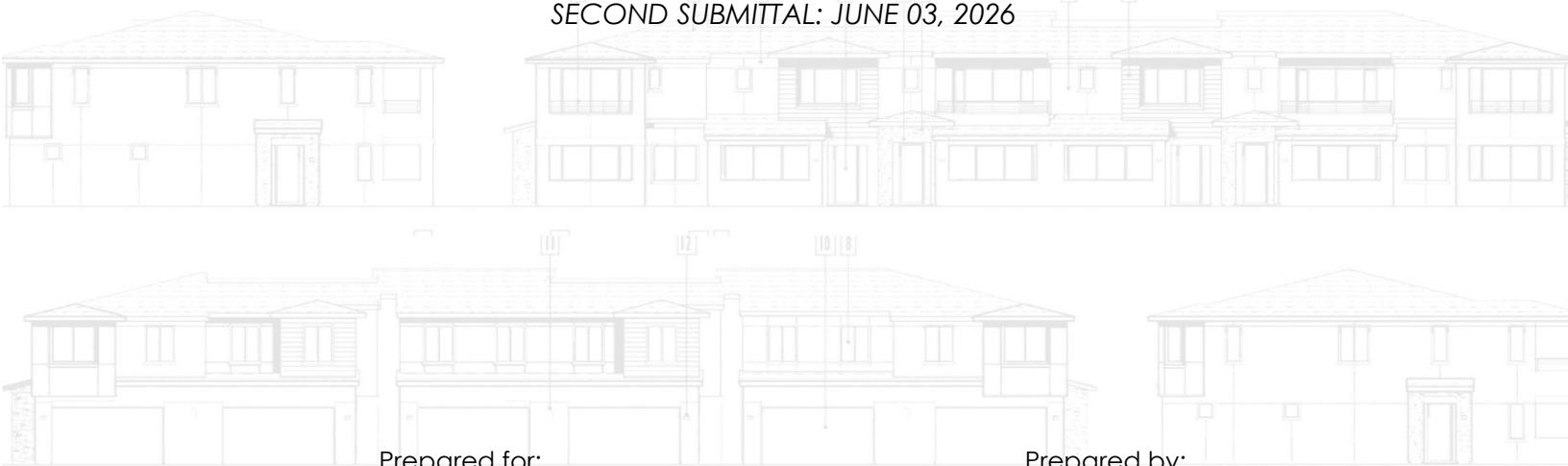
City of Phoenix, Arizona

PUD REZONE NARRATIVE

CASE #: Z-6-26-2

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A. PURPOSE AND INTENT

Kimley-Horn (the “Applicant”), on behalf of the Pulte Home Company LLC, with the permission of the Property Owner, is pleased to submit this PUD rezone for Solis at Norterra (the “Project”), a proposed high-quality 80-lot fee-simple, for-sale townhome community located in North Phoenix.

The purpose of this 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, the Phoenix Zoning Ordinance, or design guidelines, the terms of this PUD shall apply. The PUD only modifies Zoning Ordinance regulations and does not modify other City Codes or requirements. The purpose and intent statements are not requirements that will be enforced by the City.

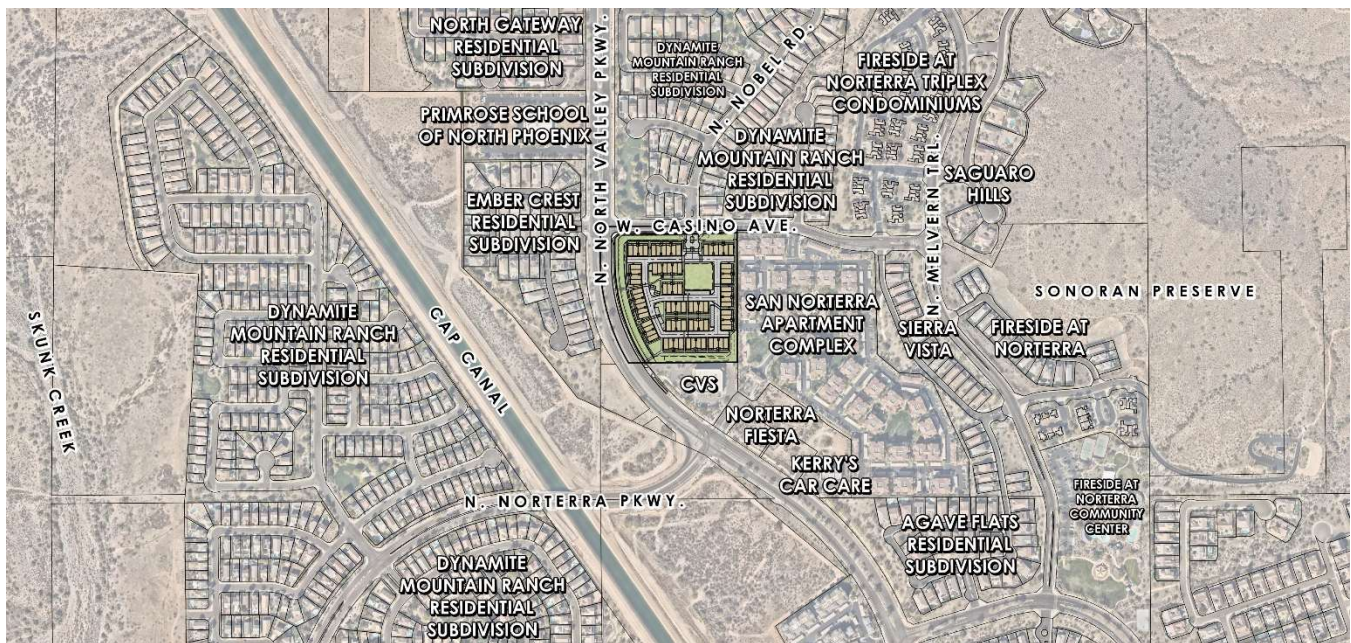


Exhibit 1 - Aerial Context Plan

A1. Project Overview and Goals

The Project is approximately 9.38 gross acres located at the southeast corner of North Valley Parkway and Casino Avenue in Phoenix, Arizona (the “Property”) as illustrated in *Exhibit 1 – Aerial Context Plan*. As shown in *Exhibit 2 - North Gateway Village Area*, the Property is located in the southeast portion of the North Gateway Village, which consists of regional transportation corridors, mountain preserves, natural desert, trails, large employment centers and a variety of housing types and density ranges. The Property is currently zoned PCD NBCOD (Approved C-2 PCD NBCOD) (Planned Community District, North Black Canyon Overlay District, Approved Intermediate Commercial, Planned Community District, North Black Canyon Overlay District), with a General Plan Land Use Map designation of Commercial and a portion of Residential 2 to 5 dwelling units per acre (du/ac), as shown on *Exhibit 3 - General Plan Land Use Map* and *Exhibit 4 - Existing Zoning*. The Dynamite Mountain Ranch PCD was approved in 1998 and has largely been built out with master

planned infrastructure, homes and commercial development since then. This Project will develop one of the remaining vacant sites within the PCD, supporting the infill nature of this Project. This rezone will remove the PCD designation and change the zoning to PUD NBCOD. Based on the size of the Property, a General Plan Amendment is not required. The City has implemented recent changes to the Phoenix Zoning Ordinance to address the need for missing middle housing, including modifications to Section 608, Table 608.I.3 to address the development requirements for Single-Family Infill ("SFI") development within identified infill eligible areas, and establishes standards for SFI development within the context of a medium- to high-density zoning district. This PUD will utilize this existing framework to establish site specific development standards and design guidelines that will enable development of the Property with a high-quality for-sale residential project that will complement the existing residential uses, parks, schools, employment and preserve land that surround it. The Project will allow for home ownership, rather than a for-rent development and will forgo use of a condominium plat in order to provide fee-simple lots to homebuyers in the City. Specific adjacent uses have been identified in *Table 1- Surrounding Site Context*.



Exhibit 2 - North Gateway Village Area

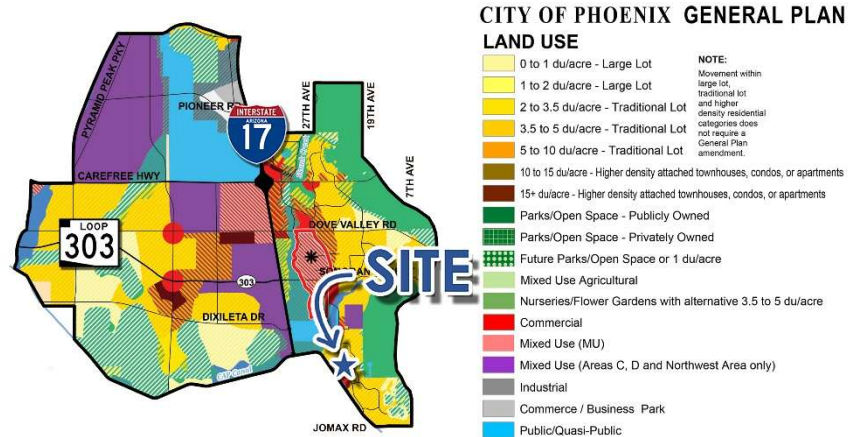


Exhibit 3 - General Plan Land Use Map

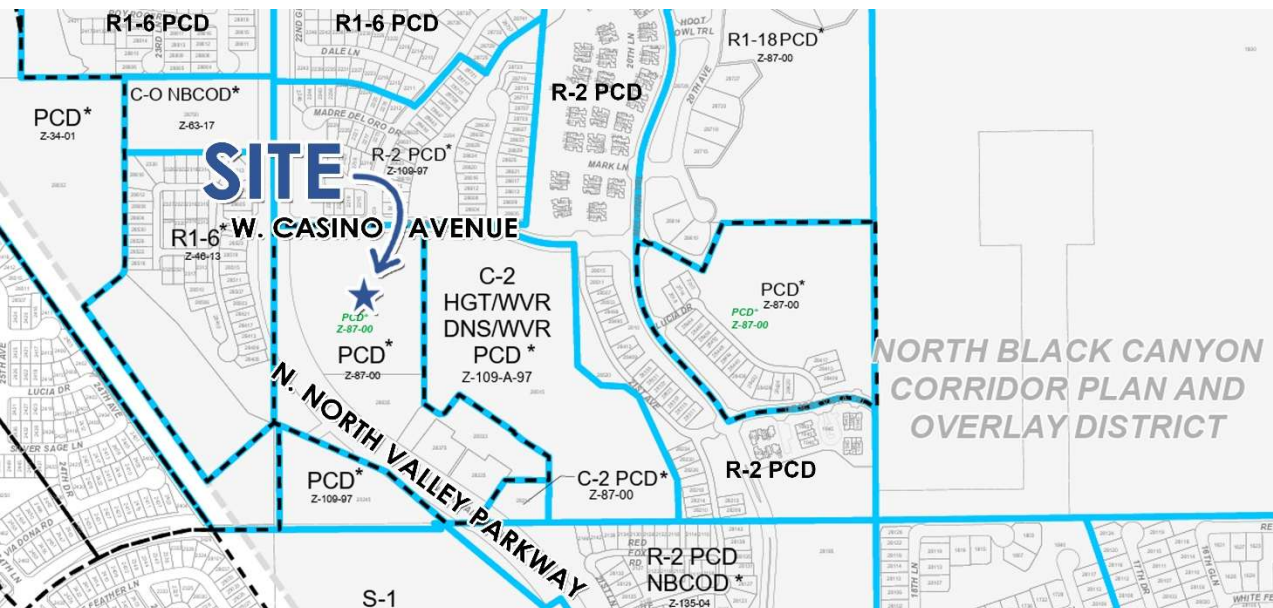


Exhibit 4 - Existing Zoning

Table 1 – Surrounding Site Context

LOCATION	EXISTING USE	EXISTING GENERAL PLAN	EXISTING ZONING
Site	Vacant Desert	Commercial and Residential 2 to 5 du/ac	PCD NBCOD (Approved C-2 PCD NBCOD)
North	Dynamite Mountain Ranch Residential Community	Commercial and Residential 2 to 5 du/ac	R-2 PCD NBCOD
East	San Norterra Apartment Complex	Commercial and Residential 2 to 5 du/ac	C-2 HGT/DNS WVR PCD NBCOD
South	CVS Pharmacy	Commercial	PCD NBCOD (Approved C-2 PCD NBCOD)
West	Ember Crest Residential Community	Residential 3.5 to 5 du/ac	R1-6 NBCOD

The existing zoning allows for identical attached residential development, utilizing a condominium regime, under the R-3 zoning district (allowed under C-2). However, the Project proposes attached single family homes on fee-simple for-sale lots. The City has created more flexible development standards for attached single family homes through the Single-Family Infill (“SFI”) development option, which is geographically restricted per Figure 608.I.1 of the Phoenix Zoning Ordinance. The Project is outside of these geographic areas where the SFI development option is permitted by-right or with a Use Permit, and as such, the development option is not available the Project. Thus, to permit the type of homes, and associated unique development standards proposed by the Project, the PUD is the appropriate zoning mechanism for this Property. The Project accounts for both the unique site context and drainage constraints, which limit the developable area within the Property, and the City’s plans to encourage development of new missing middle housing. The PUD development standards will largely follow the requirements of the SFI development option in combination with the base R-2 district for this infill site, as depicted on *Table 2 – Development Standards Table*. Given the lower proposed density (80 lots or 8.53 du/ac vs. R-3 maximum of 164 units or 17.5 du/ac) associated with this Project, and compatible zoning found within the surrounding area, the R-2 zoning district was selected as the appropriate comparative zoning district for this PUD. While the R-2 district provides the tools necessary to execute the proposed development, some of the design considerations cannot be accommodated by the base R-2 district standards. In order to achieve fee-simple lots, make the most efficient use of the Property, and create an exceptional residential experience, the PUD establishes necessary and specific development standards to account for the fee-simple lots, while retaining the design aspects envisioned under the R-2 and SFI development standards of the Phoenix Zoning Ordinance.

A2. Overall Design Concept

As seen in *Exhibit 5 - Conceptual Site Plan*, Solis at Norterra has been thoughtfully and carefully designed to be compatible with the surrounding residential neighborhood as well as the larger “fabric” of the area. The proposed density and product type provide a much-needed housing option on an undeveloped/infill parcel located close to transportation corridors, recreation, employment, commercial, and educational sites. The residential character of the proposed community is well matched with the existing pattern of diverse development in the larger and immediate neighborhood and follows the land use principles identified in both the North Gateway Village Character Plan and the North Black Canyon Overlay District.

The overall design character of “Desert Modern” proposed within the Project will be compatible with the existing surrounding uses and is consistent with the North Black Canyon Overlay District, which is codified in Section 654 of the Phoenix Zoning Ordinance and is a regulatory tool designed to implement the vision for the North Black Canyon Corridor Plan, primarily located within the North Gateway Village. The fundamental purpose of this overlay is to ensure that development in this area—which is targeted as a high-quality regional employment center with diversified residential areas—is carried out in a manner that is highly sensitive to the surrounding natural Sonoran Desert environment. The overlay district encompasses large areas of significant scenic and sensitive lands, including the City's Sonoran Preserve and vital wash systems.

The North Black Canyon Overlay District functions by establishing specific design criteria that supplement the standards of the underlying conventional zoning district. These regulations are focused on integrating the natural desert environment into the built environment to create a unique and attractive identity for the corridor. Key regulatory provisions cover detailed design standards for elements such as lighting, landscaping, signs, and building materials/colors. A major emphasis is placed on minimizing impacts on the landscape. This theme will be carried out through the development which will include both natural and enhanced desert landscapes.

B. Land Use Plan

The Project will offer a fee-simple, 80-lot for-sale townhome community that will enable home ownership at an attainable price point. The Property will include 17 townhome buildings (4-plex and 6-plex) with two-story three-bedroom attached residences ranging from +/-1,700 to 1,900 square feet. As shown in *Exhibit 6 - Conceptual Renderings*, the buildings are designed with clean architectural lines that enhance both aesthetics and functionality. The community is thoughtfully designed to balance private spaces with recreational amenities. Vehicular access to the community is planned via a single gated entry off Casino Avenue, which enters onto a central amenity space, welcoming residents upon entry and exit of the development. This will be a significant feature of the development, including a community pool, spa, cabana, fire pit

with lounge seating, and a shaded seating area with BBQ, which provides an active and social outdoor experience. A spacious turf area will also provide a versatile green space for relaxation, gatherings, or other outdoor activities. The integration of these features creates a vibrant, cohesive environment that promotes community interaction. The community will also emphasize the necessary drainage corridors on the north, west, and south side of the Property providing large buffers with natural desert landscaping, creating enhanced privacy and quality open space for its residents. Internal private accessways provide access to homes with private, two-car garages for each unit, which are oriented inward with the attractive building facades facing out towards the perimeter landscape setbacks, providing pedestrian circulation and buffers adjacent to the existing residential development. Guest parking is strategically placed, ensuring sufficient parking for both residents and visitors. The proposed site plan capitalizes on opportunities for pedestrian connections, with multiple points to allow residents access to the nearby Sonoran Preserve Desert Vista trailhead to the east and walkable commercial to the south.

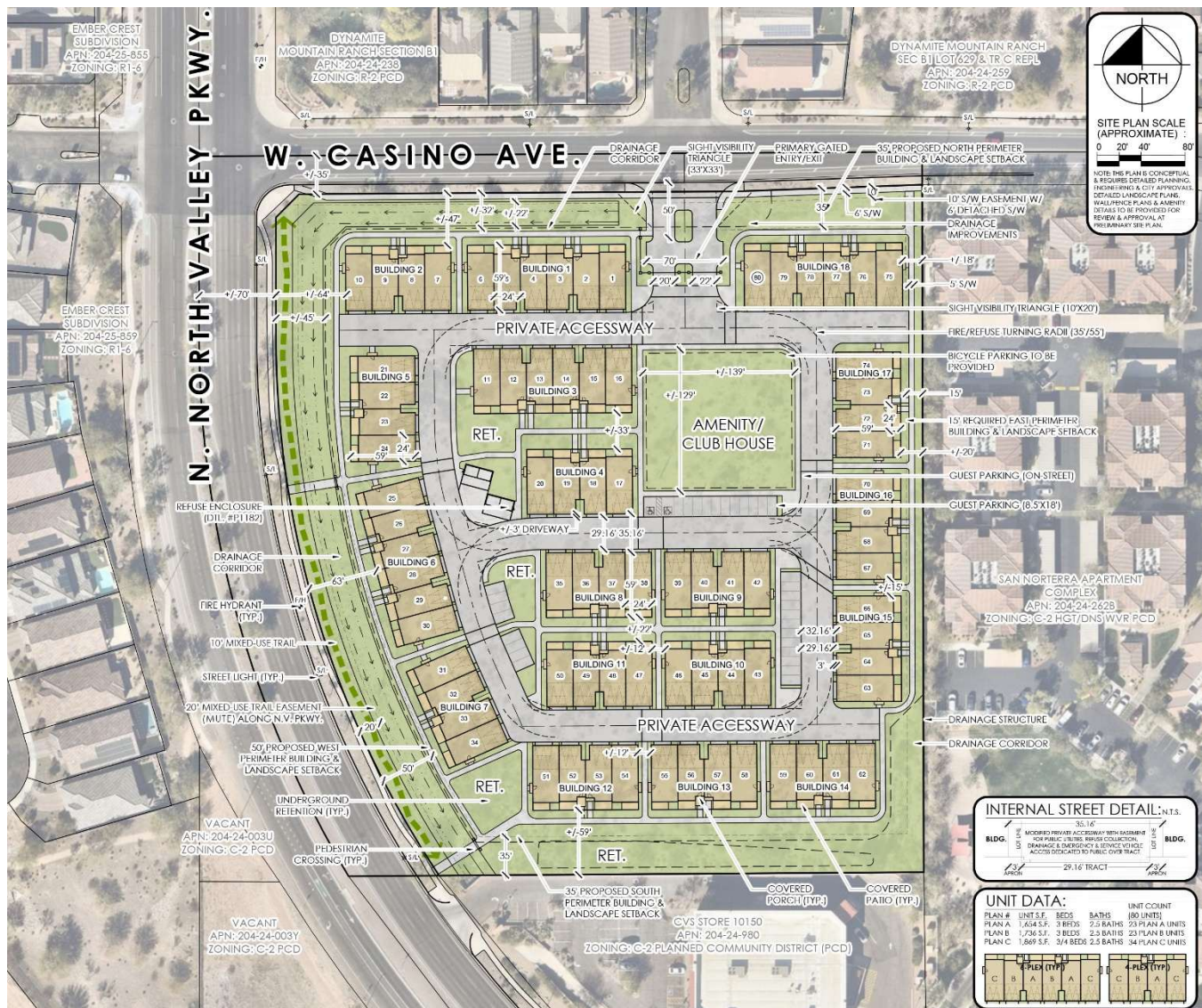
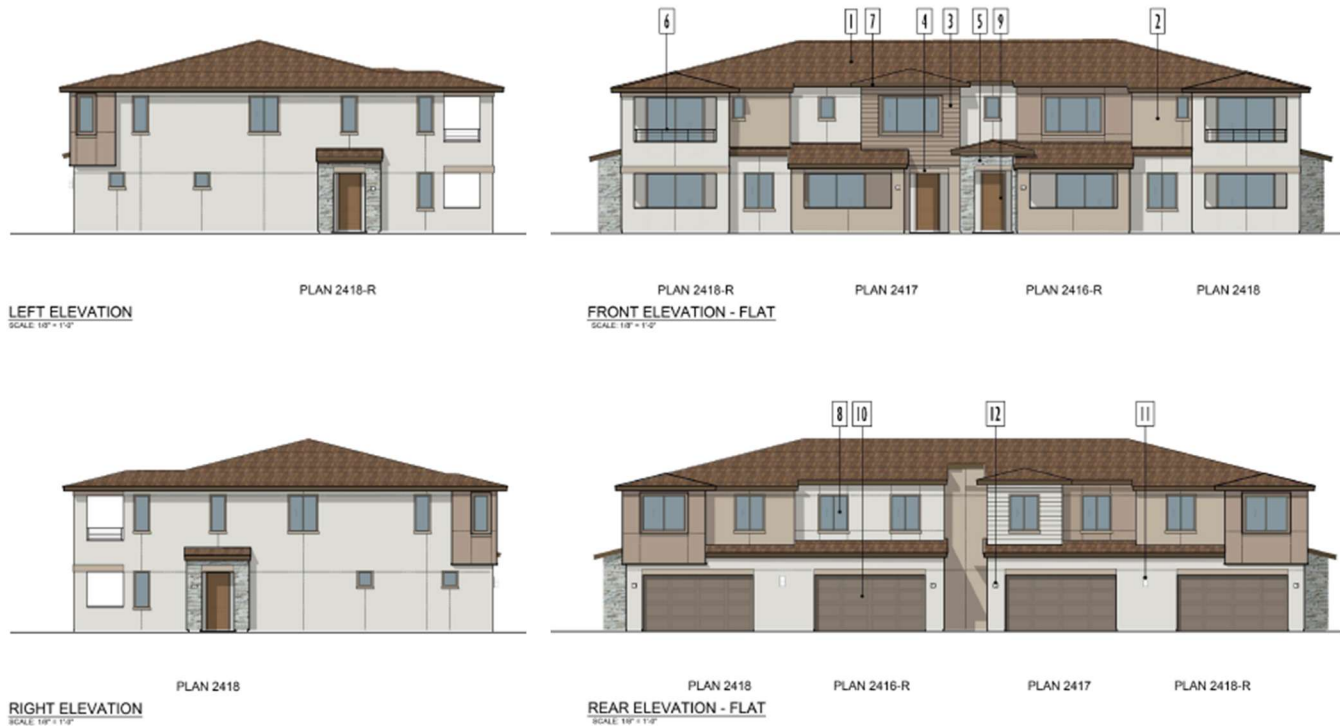


Exhibit 5 - Conceptual Site Plan



Elevation A – Modern Prairie – 4-Plex (Top) and 6-Plex (Bottom) – Not to Scale





Elevation B – Contemporary – 4-Plex (Top) and 6-Plex (Bottom) – Not to Scale



Exhibit 6 - Conceptual Renderings

C. List of Uses

Unless modified herein, the permitted uses shall be as permitted for the R-2 zoning district, pursuant to Section 608 of the Phoenix Zoning Ordinance, including all performance standards contained therein. 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

C1. Permitted Uses

As permitted for the R-2 zoning district, pursuant to Section 608 of the Phoenix Zoning Ordinance, including all performance standards contained therein.

C2. Temporary Uses

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

C3. Accessory Uses

As permitted for the R-2 zoning district, pursuant to Section 608 of the Phoenix Zoning Ordinance, including all performance standards contained therein.

D. Development Standards

D1. Development Standards Table

Development is subject to development standards generally based on R-2 PRD zoning district standards, except as modified by the development standards table below.

Table 2 – Development Standards Table

Standards	PUD
D1a. Development Density and Number of Dwelling Units (Maximum)	8.53 du/ac and 80 units
D1b. Lot Width and Lot Depth (Minimum)	None
D1c. Individual Lot Setbacks (Minimum)	Front: none Rear: none Street side: none Interior sides: none
D1d. Garage Door/ Carport Entry Setback (Minimum)	3 feet
D1e. Projections	Per Section 701.A.3.b

Table 2 – Development Standards Table (Continued)

Standards	PUD
D1f. Development Perimeter Building Setback (Minimum)	North (Casino Avenue): 35 feet East: 15 feet South: 35 feet West (North Valley Parkway): 50 feet
D1g. Perimeter Street Landscape Setback (Minimum)	North (Casino Avenue): 35 feet East: 15 feet South: 35 feet West (North Valley Parkway): 50 feet
D1h. Building Height (Maximum)	2 stories and 30 feet
D1i. Lot Coverage (Maximum)	2 stories and 30 feet
D1j. Common Open Space (Minimum)	10% of gross area
D1k. Street Frontage Requirement	Public street or private accessway
D1l. Other Applicable Regulations:	Subdivisions: Chapter 32, City Code; Design review: Section 507 Tab A; Multi-family: Section 703.B Bonus: Section 608.H; SFI subdivisions: Section 608.I



7A - Desert Modern Character Style



7B - Sonoran Resort Character Style



LEGEND

- 1 Project Entry
- 2 Shared Use Path (10ft wide)
- 3 Drainage Wash
- 4 Amenity Space (~20,080 sf)
- 5 Pedestrian Circulation
- 6 Pedestrian Connection to Greater Community
- 7 Interior Paseos
- 8 Guest Parking
- 9 Pocket Park
- 10 Street Trees
- 11 Perimeter Tree Buffer
- 12 Private Drive
- 13 Interior Patio
- 14 Existing Neighbor Wall
- 15 Perimeter Privacy Wall
- 16 Corner Monument
- 17 Dog Park (1,935 sf)
- 18 Trash Enclosures
- 19 Existing City Sidewalk
- 20 Pedestrian Arbor

7C - Conceptual Landscape Plan



LEGEND

- | | |
|---|--|
| 1 Project Entry with Enhanced Paving | 10 Lounge Seating |
| 2 Monument Signage with Accent Planting | 11 Game Tables |
| 3 Entry/Spa Feature Wall with Signage | 12 Multi-Purpose Lawn (~1,800sf) with Festoon Lighting |
| 4 Spa (10'x10') with Amenity Feature Wall | 13 Shade Structure with BBQ Island, and Seating |
| 5 Pool (24'x50') | 14 Pool Enclosure Fence |
| 6 Cabana (8'x16') | 15 Restroom Building with Extended Canopy |
| 7 Chaise Lounges with Umbrellas | 16 Pool Equipment Building with Extended Canopy |
| 8 Banquette Seating | 17 Pedestrian Connection |
| 9 Fire pit with Lounge Seating | 18 Perimeter Fence |
| | 19 Interior Patio |



7D - Conceptual Amenity Plan



7E - Conceptual Entry Character (View 1)



7F - Conceptual Entry Character (View 2)



7C - Conceptual Entry Character (View 3)

Exhibit 7 - Conceptual Landscape Character

D2. Landscape Standards Table

As shown in *Exhibit 7 - Conceptual Landscape Character*, a higher level of quality will be provided within this PUD's landscape character and amenity design. Landscape standards shall comply with Section 507 Tab A (Guidelines for Design Review) and Section 654 (North Black Canyon Overlay District) of the Phoenix Zoning Ordinance, except as modified below.

Table 3 – Landscape Standards Table

Standards	PUD
D2a. Streetscape	<u>North Valley Parkway</u> • Detached Multi-Use Trail Width: Minimum 10 feet • Landscape Area Width: Minimum 8 feet • Landscape Planting Standards: ○ Trees: Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the multi-use trail to achieve a minimum of 75% shade ○ Shrubs: Minimum five, 5-gallon shrubs per tree ○ Live Coverage: A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage. <u>Casino Avenue</u> • Detached Sidewalk Width: Minimum 6 feet • Landscape Area Width: Minimum 8 feet • Landscape Planting Standards: ○ Trees: Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the sidewalk to achieve a minimum of 75% shade ○ Shrubs: Minimum five, 5-gallon shrubs per tree ○ Live Coverage: A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

Table 3 – Landscape Standards Table (Continued)

Standards	PUD
D2b. Perimeter Landscape Setback Planting Standards	• Trees: Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, with a staggered row of trees for every 20 feet of setback area • Shrubs: Minimum five, 5-gallon shrubs per tree • Live Coverage: A mixture of shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.
D2c. Parking Areas	• Interior Surface Area (<i>Exclusive of Perimeter Landscape Setbacks</i>): Minimum 10% • Landscape Planters: At ends of each row of parking and approximately every 80 feet • Landscape Planters, Single Row of Parking: Minimum 160 square feet (measured from inside face of curb to inside face of curb) • Landscape Planters, Double Row of Parking: Minimum 320 square feet (measured from inside face of curb to inside face of curb) • Interior Dimension of Landscape Planters: Minimum 8 feet (width) and 18 feet (length) • Planting Standards ○ Trees: Minimum 2-inch caliper, single-trunk, large canopy, shade tree per landscape planter ○ Shrubs: Minimum five, 5-gallon shrubs per tree ○ Live Coverage: A mixture of shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage
D2d. Common Areas and Retention Areas	• Trees: Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, around the perimeter of the common area/retention area • Shrubs: Minimum five, 5-gallon shrubs per tree • Live Coverage: A mixture of shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage

Table 3 – Landscape Standards Table (Continued)

Standards	PUD
D2e. Monarch Butterfly Species	A minimum of 10% of the required shrubs shall be a milkweed or other native nectar species and shall be planted in groups of three or more, as approved by the Planning and Development Department.

D3. Parking Standards Table

Table 4 – Parking Standards Table

Standards	PUD
D3a. Vehicle	Per Section 702 of the Phoenix Zoning Ordinance.
D3b. Bicycle	- Minimum 0.05 spaces per dwelling unit, up to a maximum of 50 spaces required. - Bicycle parking shall be provided through Inverted U and/or artistic racks located within open space/amenity areas and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.

D4. Fences/Walls

The Project will require perimeter view fencing along Casino Avenue and North Valley Parkway to provide visual connectivity to the adjacent public streets. The Project's fence and wall design will feature a high level of design generally consistent with *Exhibit 7 - Conceptual Landscape Character*. All fence and wall standards shall comply with Per Section 703 of the Phoenix Zoning Ordinance.

D5. Amenities

Table 5 – Amenities Table

Standards	PUD
D5a. Bicycle Repair Station	A minimum of one bicycle repair station ("fix it station") shall be provided and maintained on site. Bicycle repair stations ("fix it stations") shall be provided in areas of high visibility and separated from vehicular maneuvering areas, where applicable.

Table 5 – Amenities Table (Continued)

Standards	PUD
Bicycle Repair Station (Continued)	• Bicycle repair stations ("fix it stations") shall include, but not be limited to: ○ Standard repair tools affixed to the station. ○ A tire gauge and pump affixed to the base of the station or the ground. ○ A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
D5b. Art Installations	• A minimum of 100 square feet of art installations shall be provided for each street frontage. ○ The art installation shall be a mural or a fixture such as a sculpture, kinetic installation, or similar. ○ The art installation shall be interactive with the streetscape it fronts. ○ The art installation shall be permanent in nature. ○ A local artist shall be commissioned to foster a community-based approach to the art installation. • All traffic signal utility boxes shall be fully wrapped with City approved artistic mural wraps. • Art proposals shall be submitted to the City for review and approval during the site plan review process.
D5c. Furnishings	• Benches, tables and other forms of seating shall be provided throughout public and private spaces including at parks, resting areas, plazas, and approximately every 600 feet along sidewalks, multi-use trail, and pedestrian pathways, to promote pedestrian use and social interaction. • A potable drinking fountain and pet-water station shall be provided along multi-use trails generally every quarter mile and within an amenity area. • Pet waste stations shall be provided along sidewalks, multi-use trails, and pedestrian pathways, generally every 600 feet, and within amenity areas.

Table 5 – Amenities Table (Continued)

Standards	PUD
D5d. Other Amenities	• A range of quality amenities to encourage social interaction between residents and visitors shall be provided, in substantial conformance with <i>Exhibit 7C - Conceptual Landscape Plan</i>, which may include the following: ○ Spa with Amenity Feature Wall ○ Pool ○ Cabana ○ Chaise Lounges with Umbrellas ○ Banquette Seating ○ Fire pit with Lounge Seating ○ Game Tables ○ Multi-Purpose Lawn ○ Shade Structure with BBQ Island, and Seating ○ Restroom Building with Extended Canopy ○ Small Pocket Park with Shade Structure ○ Dog Park

D6. Shade

Table 6 – Shade Standards Table

Standards	PUD
D6a. Shade	• Public and Private Sidewalks, Pedestrian Pathways, and Multi-Use Trails*: Minimum 75%. • Bicycle Infrastructure*: Minimum 75% • Improved Open Space and Usable Open Space**: Minimum 50%. • Seating Areas and Gathering Areas*: Minimum 75%. • Bike Lanes: Minimum 50%. • Public Right-of-Way Intersection with Traffic Signals: Minimum 75% to allow pedestrians to wait comfortably for the signal to change, subject to sight visibility requirements. • Surface Parking Areas: Minimum 25% achieved by shade trees.

Table 6 – Shade Standards Table (Continued)

Standards	PUD
Shade (Continued)	Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment. *Shade calculations shall be based on the summer solstice at 12:00 p.m., Shade cast from a building may count towards shade calculations. **A minimum of 50% of the shade shall be provided by trees or trellised vines

D7. Lighting

Per Section 507 Tab A (Guidelines for Design Review), Section 654 (North Black Canyon Overlay District), and Section 704 (Environmental Performance Standards) of the Phoenix Zoning Ordinance, and Section 23-100 (Outdoor Lighting) of the Phoenix City Code.

Table 7 – Lighting Standards Table

Standards	PUD
D7a. Lighting	- Pedestrian lighting shall be provided adjacent to public and private pedestrian pathways, multi-use trails, and sidewalks, and shall comply with the following standards: - A minimum of 1-foot candle illumination shall be maintained throughout the pedestrian pathway, multi-use trail, or sidewalk. - Uniform lighting shall be placed along the entire pedestrian pathway, multi-use trail, or sidewalk to avoid bright high glare areas and low visibility dark areas.

E. Design Guidelines

The development shall comply with Section 507 Tab A (Guidelines for Design Review) and Section 654 (North Black Canyon Overlay District) of the Phoenix Zoning Ordinance, in addition to the following standards.

Section 507b Tab A, specifically A.II.C.8, addresses garage dominance through its Subdivision Diversity Design Review for detached single family homes. This Project proposes attached single-family units with fee simple, for sale individual lots. As such the specific requirements do not apply to the Project as proposed. However, the Project does minimize garage dominance through its design. While garages are permitted within 3 ft. of the private accessways and will take up more

than 50% of the lot width, the Project will diminish perceived “garage dominance” through the orientation of the units (see *Exhibit 6 – Conceptual Renderings*). The units will be oriented so that the front elevations are located along pedestrian paths, with garage access to the rear of the units along the private accessways. In this design, private accessways for vehicular movement will act as alleys or private drives, while the building frontages are activated along the shared open spaces and pedestrian paths. Additionally, the orientation of the perimeter buildings along Casino Avenue and North Valley Parkway will result in zero garages facing the public streets and sidewalks.

E1. Water Conservation

E1a. Prior to preliminary plat approval, documentation shall be provided that demonstrates participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, as approved by the Planning and Development and Water Services departments.

E1b. A WaterSense inspection report from a third-party verifier shall be submitted that demonstrates successful participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program, prior to certificate of occupancy, as approved by the Planning and Development Department.

E1c. Only landscape materials listed in Appendix A of the North Black Canyon Overlay District, per Section 654 of the Phoenix Zoning Ordinance, shall be utilized throughout the subdivision including the front, side, and rear yards of individual residential lots. This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.

E1d. Natural turf shall only be utilized for required retention areas (bottom of basin and only allowed on slopes if required for slope stabilization) and functional turf areas, as approved by the Planning and Development Department.

E1e. Natural turf shall not be utilized on individual single-family lots (including the side and rear yards). This restriction shall be included in the Covenants, Conditions, and Restrictions for the subdivision.

E1f. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.

E1g. Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.

E1h. A leak detection device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet.

E1i. Provide a landscape irrigation plan that includes zones to establish the amount of irrigation to apply based on maturity and type of landscaping. Irrigation should be applied efficiently based on the maturity and need for the vegetation.

E1j. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.

E1k. Participation in the City of Phoenix Homeowner's Association Water Efficiency Program shall be incorporated into Covenants, Conditions, and Restrictions for the subdivision, prior to final site plan approval.

E1l. If a community pool is proposed, swimming pools shall be prohibited on individual single-family lots.

E1m. Swimming pools on individual single-family lots shall be limited to 600 square feet in size.

E2. Section 507 Tab A Elevated Standards

E2a. Hardscape.

1. II.A.3.3.3. Indigenous and alternative paving materials which permit the infiltration of water, yet still provide accessibility to the physically disabled, shall be utilized.

E2b. Architecture

1. II.B.3.3. Architectural design shall take into account the solar consequences of building height, bulk and area.
2. II.B.3.4. Building exposures subject to solar intensity shall minimize the use of glass and provide landscaping and architectural surface relief to reduce heat gain on the building itself.

E2c. Streets/Circulation

1. II.C.1.8. Residential and non-residential projects shall provide upgraded or custom streetlights and street signs as approved by the Street Transportation Department and Planning and Development Department and consistent with the adopted Street Lighting Policy.

E3. Sustainability

E3a. Provide energy efficiency in design and long-term operation, as follows:

1. Green building systems that would satisfy requirements set forth by organizations recognized for measuring and certifying the sustainable performance of buildings, such as LEED (Leader in Energy and Environmental Design) or Energy Star. The building does not necessarily have to be certified through these agencies; however, certain standards should be included which demonstrate how a green practice is qualifying.
2. Building orientations that respond to climate and enables passive/active solar strategies and energy efficiency techniques.

3. Incorporate LED and energy efficient lighting technology into all lighting constructed on the Site.
 4. Select building materials and colors to reduce overall heat gain.
 5. Provide high performance insulation and HVAC systems.
 6. Incorporate dual-pane, energy efficient windows.
 7. Provide slope stabilizing plant material where appropriate to limit erosion.
 8. Install enhanced HVAC systems with 14 SEER or higher.
 9. Incorporate Energy Star Rated appliances.
 10. Provide shading within open space areas and public spaces.
 11. All garages shall include EV Capable infrastructure.
- E3b. Support the Zero Waste PHX initiative, as follows.
1. Provide a waste station, including a landfill receptacle, composting receptacle, and recycling receptacle, with informational signs indicating what type of waste should go in which receptacle at the primary amenity.
 2. Provide a recycling container within a refuse enclosure.

E4. Architectural Design

- E4a. Provide visual interest with unified elements to establish a sense of place, as follows.
1. Manipulation of massing – vertical and horizontal changes in plane.
 2. Building articulation.
 3. Incorporating innovative textures, materials, and colors.
 4. Building offsets, reveals, recesses, building projections, columns, masonry piers, or other architectural treatment.
 5. Varied heights.
 6. Distinct entry features.
 7. Wall enhancements.
 8. Decorative signage.
 9. Decorative site lighting.
 10. Four-sided architecture.
 11. Regionally significant architecture.
- E4b. Create a superior high-quality built environment, as follows.
1. Exterior building elevations shall be designed to create a high-quality, visually engaging architectural character. Materials shall be composed and applied to avoid large uninterrupted wall planes and to provide a balanced and cohesive appearance across all elevations.
 2. Stucco may be utilized as a primary exterior material; however, it shall be enhanced through the integration of complementary materials and architectural detailing. Alternative materials such as decorative masonry, stone veneer, fiber cement panels, or similar approved

accents shall be incorporated where appropriate to add visual interest and variation.

3. Building elevations shall incorporate architectural articulation and detailing, including but not limited to offsets, recesses, projections, pilasters, varied rooflines, window placement variations, and entry features such as porches or canopies. Stucco surfaces shall include enhanced treatments such as integral color variation, textural finishes, scoring, reveals, and banding to create depth and visual relief.
4. Garage doors shall be designed as an integrated architectural element of the home and shall contribute to the overall quality and visual character of the streetscape. A variety of design approaches shall be utilized across the development, which may include variations in color, material, panel configuration, window placement, and surrounding architectural detailing. Garage door treatments and adjacent elements shall be thoughtfully coordinated with the overall building design to enhance visual interest and avoid repetitive or monotonous appearances, as approved by the Planning and Development Department.
5. Minimum 50-square-foot covered front porch/patio shall be provided on the elevations for each home, oriented towards the internal pedestrian circulation corridors, in order to provide active space in the front of each home.

E5. Subdivision Design/Development

- E5a. Provide a variety of building elevations while enhancing the community character through thoughtful design techniques, as follows.
 1. Variation in building siting and orientation.
 2. Mix of building types and/or elevations.
 3. Front buildings onto the perimeter street frontages (Casino Avenue and North Valley Parkway).
- E5b. Provide safe and convenient pedestrian connectivity, as follows.
 1. Pedestrian pathways shall be provided to connect building entrances, public sidewalks, bus stops, and community amenities, using the most direct route for pedestrians, as approved by the Planning and Development Department.
 2. All private pedestrian pathways shall be a minimum of 5 feet wide and 8 feet wide where connections are made to a public sidewalk.
 3. A minimum of two pedestrian pathways shall be provided to connect the on-site pedestrian pathways to the public sidewalks/path on North Valley Parkway.

4. A minimum of two pedestrian pathways shall be provided to connect the on-site pedestrian pathways to the public sidewalk along Casino Avenue.
5. Where pedestrian pathways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and accessway surfaces, as approved by the Planning and Development Department.
6. Entry/exit drives shall be constructed of decorative pavers, stamped or colored concrete, or a similar decorative material, as approved by the Planning and Development Department.
7. Direct pedestrian pathways shall be provided to connect the sidewalk to the entries of each home.

E6. Open Space Design and Landscaping Enhancements

E6a. Provide a pleasing environment with diversified amenities for optimum recreational use and gathering places for community interaction, as follows.

1. Improved plazas, courtyards, break areas.
2. Dispersion of space for public use.
3. Shading through structures such as ramadas, canopies, covered rest areas, and functional landscaping.
4. Active and passive recreation such as a pool, dog park, ramadas, benches, barbeques, and other appropriate amenities.
5. Trail connections.
6. Themed landscape palette.
7. Clustering of trees at appropriate locations.
8. Primary entry/exit drives shall incorporate enhanced landscaping on both sides, planted with a variety of at least three plant materials and a mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.
9. Entry/exit drives shall incorporate a minimum 8-foot-wide center landscape median for a minimum of the first 50 feet of the driveway, planted with the following:
 1. Trees: Minimum of one 2-inch caliper, single-trunk, large canopy, shade tree.
 2. Live Coverage: A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

F. Signs

Signs shall comply with Section 654 (North Black Canyon Overlay District) and Section 705 (Signs) of the Phoenix Zoning Ordinance.

G. Sustainability

Solis at Norterra is planned as a sustainable development that carefully prioritizes a focus on energy efficient building and site design and long-term operational practices that can create a superior experience for residents and visitors of the community. In addition to energy efficiency, the design guidelines provided above, which include requirements for shading, water conservation, recycling and bike parking, aim to support this sustainable vision.

H. Infrastructure

H1. Circulation

Vehicular access to the site will be provided from a single access point on Casino Avenue, which is located approximately 440 feet west of North Valley Parkway. The driveway aligns with Nobel Road on the north side of Casino Avenue. Site circulation is provided via a single 29.16' wide internal private accessway. This development will look to modify the private accessway (Detail # P1020-2) cross-section, to be more consistent with the types of developments that utilize this attached product type within the SFI. The modification would remove the standard attached/detached sidewalk requirement in place of alternative internal pedestrian circulation solutions that will better serve this product type which is intended to face out onto open space. By providing pedestrian pathways as independent elements rather than components of a dual-use accessway section, the plan establishes a clearer separation between pedestrian and vehicular circulation, increasing walkability within the Project. This separation promotes a safer and more comfortable environment for both users. The proposed development plan continues to maintain full connectivity, ensuring that both pedestrians and vehicles can navigate throughout the development efficiently. Per City of Phoenix standard design, necessary radii (55' outside curve/35' inside curve) are provided to provide sufficient maneuverability for fire department and refuse collection access.

H2. Grading and Drainage

Development shall conform to the City of Phoenix regulations and design guidelines. Any drainage related items will be addressed during the site plan review process.

H3. Water Services

Public sewer and water connections will be requested from the City of Phoenix to serve this development. The property is immediately bound by public rights-of-way with adequate existing public facilities.

H4. Complete Streets

In 2018, the City of Phoenix adopted the Complete Streets Guidelines to improve the safety and accessibility of the City's streetscapes and related infrastructure. This PUD implements a number of the design principles outlined in the Guidelines, including:

Design for Safety:

"Design streets safely for all users..."

- For Casino Avenue, the development will provide a six-foot wide detached sidewalk with an eight-foot-wide landscape strip.
- For North Valley Parkway, the development will provide a ten-foot-wide detached multi-use trail.

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."

- Shading for the pedestrian pathways adjacent to the Casino Avenue and North Valley Parkway public street frontage will be provided with 75% shading, a 25% increase above the minimum standard, through a combination of shade trees and attached/freestanding shade structures.

Design for Connectivity

"Design and connect neighborhoods via streets, sidewalks and trails, and discourage the abandonment of streets, sidewalks, and alleys that compromise connectivity."

- Development of this property will include installation of bike racks and bike infrastructure to support the nearby bike lanes.

I. Comparative Zoning Standards Table

Standards	Table 614.1. R-2 PRD Development Standards	PUD
Lot Width (Minimum)	None	None
Lot Depth (Minimum)	None	None
Development Density (Maximum)	10.5 du/ac (gross); 12.0 du/ac W/bonus	8.53 du/ac
Individual Lot Setbacks (Minimum)	Front: 10 feet Rear: none Street side: 10 feet Interior sides: none	Front: none Rear: none Street side: none Interior sides: none
Garage Door/ Carport Entry Setback (Minimum)	18 feet front or street side	3 feet
Projections	Per Section 701.A.3.b	Per Section 701.A.3.b
Development Perimeter Building Setback (Minimum)	Perimeter street: 20 feet. Other property line: 15 feet.	North (Casino Avenue): 35 feet East: 15 feet South: 35 feet West (North Valley Parkway): 50 feet
Perimeter Street Landscape Setback (Minimum)	15 feet, except none on lots which front on a perimeter street. May be provided as part of the required building setback.	North (Casino Avenue): 35 feet East: 15 feet South: 35 feet West (North Valley Parkway): 50 feet
Building Height (Maximum)	3 stories and 30 feet for first 150 feet from development perimeter; one foot height increase for each five feet in setback increase to maximum 4 stories and 48 feet high**	2 stories and 30 feet
Lot Coverage (Maximum)	60% total for development	60% total for development
Common Open Space (Minimum)	5% of gross area	10% of gross area
Street Frontage Requirement	Public street or private accessway	Public street or private accessway
Other Applicable Regulations:	Subdivisions: Chapter 32, City Code; Design review: Section 507 Tab A; Multi-family: Section 703.B Bonus: Section 608.H; SFI subdivisions: Section 608.I	Subdivisions: Chapter 32, City Code; Design review: Section 507 Tab A; Multi-family: Section 703.B Bonus: Section 608.H; SFI subdivisions: Section 608.I

J. LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA, ARIZONA; EXCEPT THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 25; THENCE NORTH 00 DEGREES 08 MINUTES 43 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 655.90 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25 AND THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 08 MINUTES 43 SECONDS WEST ALONG SAID WEST LINE THEREOF, A DISTANCE OF 655.91 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 32 SECONDS EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 658.35 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 10 SECONDS EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 87 DEGREES 49 MINUTES 25 SECONDS WEST, A DISTANCE OF 168.34 FEET TO THE SOUTH LINE OF THE NORTH 35.00 FEET OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 31 MINUTES 32 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 399.16 FEET; THENCE SOUTH 44 DEGREES 41 MINUTES 25 SECONDS WEST, A DISTANCE OF 29.78 FEET TO THE EAST LINE OF THE WEST 70 FEET OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 08 MINUTES 43 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 108.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 884.93 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33 DEGREES 38 MINUTES 54 SECONDS AN ARC LENGTH OF 519.70 FEET TO SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 29 MINUTES 35 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 218.27 FEET TO THE POINT OF BEGINNING; AND EXCEPT THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA, ARIZONA, DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 25; THENCE NORTH 00 DEGREES 08 MINUTES 43 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1311.81 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 31 MINUTES 32 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 493.36 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 31 MINUTES 32 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 70.00 FEET; THENCE SOUTH 37 DEGREES 15 MINUTES 00 SECONDS WEST, A DISTANCE OF 84.71 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 32 SECONDS WEST, A DISTANCE OF 70.00 FEET; THENCE NORTH 37 DEGREES 15 MINUTES 00 SECONDS EAST, A DISTANCE OF 84.71 FEET TO THE POINT OF BEGINNING.