



MERITAGE HOMES – 15TH AVE. AND BASELINE RD.

Approx. 950 Ft. South of SEC of S. 15th Ave. and W. Baseline Rd.

Planned Unit Development

Development Narrative

Z-_____

1st Submittal: August 12, 2025

CITY OF PHOENIX

AUG 12 2025

**Planning & Development
Department**

DEVELOPMENT TEAM

Owner	Greater Phoenix Income Properties, LLC Contact: Jim Zomorodi 6525 Crown Boulevard 20703 San Jose, CA 95160 (602) 625-9173 zomorodi@sbcglobal.net
Developer	Meritage Homes of Arizona, Inc. Contact: Patrice Marcolla 18655 N. Claret Drive, Suite 300 Scottsdale, AZ 85255 (908) 309-5710 Patrice.Marcolla@meritagehomes.com
Legal Representative	Gammage & Burnham, PLC Contact: Ashley Z. Marsh 40 N. Central Avenue, 20 th Floor Phoenix, AZ 85004 (602) 256-4443 amarsh@gblaw.com
Site Design	CVL Consultants Contact: Alex Caraveo 4550 N. 12 th Street Phoenix, AZ 85014 Phone: (602) 285-4972 Acaraveo@cvlci.com
Landscape Architect	CVL Consultants Contact: Colin Hanson 4550 N. 12 th Street Phoenix, AZ 85014 Phone: (602) 285-4766 chanson@cvlci.com
Traffic Engineer	Y2K Engineering Contact: Melissa Gende 1921 S. Alma School Road, Ste. 204 Mesa, AZ 85210 (480) 696-1701 mgende@y2keng.com
Architect	BSB Design, Inc. - Phoenix Contact: David Briand 9150 E. Del Camino Drive, Suite 105 Scottsdale, AZ 85258 (480) 498-2051

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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 33 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, GOALS, AND GENERAL DESIGN CONCEPT

The purpose of this PUD application is to accommodate Meritage’s development of a residential community comprised of 58 single-family detached homes, 94 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 15th 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 15th 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.

B. LAND USE PLAN

1. Land Uses

The Site consists of approximately 20.79 gross acres of undeveloped land along South 15th Avenue. The Site is well-suited for an infill single-family residential community due to its location along a minor collector street (15th 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 11.7 gross acres comprising the western two-thirds of the Site and single-family attached homes on individual lots on approximately 9.2 gross acres comprising approximately the eastern 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, 58 single-family detached homes will be located on the western two-thirds of the Site and 94 single-family attached homes will be located on the eastern 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 public or private streets connecting to 15th Avenue at two locations. The Community will also provide multiple pedestrian connections to a multi-use path running along the Western Canal.

Notably, the conceptual site plan generally shows increased perimeter setbacks along 15th Avenue, the Western Canal, and portions of the northern and southern perimeters adjoining existing residences. This allows for significant perimeter landscape enhancements in these areas. The Community also includes a two-story height limit 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

Uses shall be permitted in accordance with the following:

- A. Single-Family Detached and Attached Dwellings, in accordance with Phoenix Zoning Ordinance Table 608.D
- B. Accessory Dwelling Units (ADU), in accordance with Phoenix Zoning Ordinance Table 608.D
- C. Accessory Uses in Residential Districts, in accordance with Phoenix Zoning Ordinance Table 608.D

2. TEMPORARY USES

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

D. DEVELOPMENT PLAN AND STANDARDS

Development of the Community shall comply with the provisions governed by the Phoenix Zoning Ordinance for the R1-8 zoning district's planned residential development option (Table A for single-family detached homes and Table B for single-family attached homes), 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. GENERAL DEVELOPMENT STANDARDS

Table 1: General Development Standards	
Standard	PUD (Planned Unit Development)
Maximum Dwelling Unit Density	7.31 DU/AC
Maximum Dwelling Units	<i>Single-Family Detached Product:</i> 58 units <i>Single-Family Attached Product:</i> 94 units
Maximum Building Height	30'-0" (2-Stories)
Maximum Lot Coverage	<i>Single-Family Detached Lots:</i> 70% total (60% plus additional 10% for ADU and/or attached shade structures) <i>Single-Family Attached Lots:</i> 80% <i>Common Area / Amenity Tracts:</i> 50%
Minimum Lot Width	<i>Single-Family Detached Lots:</i> 32' Min.; 40' Typ. <i>Single-Family Attached Lots:</i> 16' Min.; 24' Typ.
Minimum Lot Depth	<i>Single-Family Detached Lots:</i> 100' Min.; 115' Typ. <i>Single-Family Attached Lots:</i> 75' Min.; 80' – 95' Typ.
Minimum Perimeter Building Setbacks* <i>Single Family Detached Product Area</i>	
West (15 th Avenue)	65'-0"
West (Not Adjacent to 15 th Avenue)	15'-0"
North (Gary Way)	15'-0"
South (Ian Drive)	10'-0"
Southeast (Western Canal)	50'-0"
East (Adjoins Single-Family Attached Product Area)	0'-0"
<i>*Inclusive of perimeter landscape and interior lot building setbacks where applicable.</i>	
Minimum Perimeter Building Setbacks* <i>Single Family Attached Product Area</i>	
North	6'-0"
East	6'-0"
Southeast (Western Canal)	25'-0"
West (Not Adjacent to Single-Family Detached Product Area)	60'-0"
West (Adjacent to Single-Family Detached Product Area)	0'-0"
<i>*Inclusive of perimeter landscape and interior lot building setbacks where applicable.</i>	

Minimum Perimeter Landscape Setbacks <i>Single Family Detached Product Area</i>	
West (15 th Avenue)	50'-0"
West (Not Adjacent to 15 th Avenue)	10'-0"
North (Gary Way)	10'-0"
South (Ian Drive)	5'-0"
Southeast (Western Canal)	40'-0"
East (12 th Avenue)	0'-0"
Minimum Perimeter Landscape Setbacks <i>Single Family Attached Product Area</i>	
North	0'-0"*
East	0'-0"*
Southeast (Western Canal)	20'-0"
West (Not Adjacent to Single-Family Detached Product Area)	50'-0"
West (Adjacent to 12 th Avenue or Single-Family Detached Product Area)	0'-0"
<i>*Private rear yards provided. See building setbacks for interior lots.</i>	
Minimum Common Landscaped Setback Adjacent to Perimeter Streets	
15 th Avenue	50'-0"
Gary Way	10'-0"
Ian Drive	5'-0"
Minimum Interior Lot Building Setbacks* <i>Single Family Detached Product Area</i>	
Front	10'-0"
Sides	5'-0"
Street Side	5'-0"
Rear	15'-0"
Minimum Interior Lot Building Setbacks* <i>Single Family Attached Product Area</i>	
Front	10'-0"
Sides	0'-0"
Street Side	0'-0"
Rear	6'-0"
Minimum Garage Setback	18' from back of sidewalk
Maximum Garage Width	2 car widths
Garage Door Elevation - Maximum Width of Garage Door	<i>Single-Family Detached Product:</i> 65% of house width <i>Single-Family Attached Product:</i> 90% of house width

Common Areas	Min. 20% of gross area inclusive of all common area tracts regardless of location within Site, size, and/or slope
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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

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 15th Avenue streetscape, the Western Canal, and sidewalks 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 at **Exhibit 5**. 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: Modified Landscape Standards and Irrigation Systems	
Planting Materials	
Landscape Area within Perimeter Setback along 15 th Avenue	<p>-Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant shade trees, planted 20 feet on center or in equivalent groupings.</p> <p>- Drought-tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage at maturity.</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>
Common Area Landscape Areas	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
Common Area Landscape Areas	Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department
Common Area Landscape Areas	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
Portions of Single-Family Lots Visible from Streets	Natural turf shall not be utilized
Irrigation Systems	
Turf Area(s)	Pressure regulating sprinkler heads and/or drip lines shall be utilized
Water Efficiency Program	Participation in City of Phoenix Homeowners' Association Water Efficiency Program

3. PARKING

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

Table 3: Parking Standards	
Min. Vehicle Parking Standards	
Single-Family Detached	Per Zoning Ordinance Section 702.C – 2 spaces per home / dwelling unit
Single-Family Attached	Per Zoning Ordinance Section 702.C – 2 spaces per home / dwelling unit on same lot. Guest parking for each home to be accommodated within private driveway on same lot
Electric Vehicle Parking	
Single-Family Detached	Developer shall provide option for EV-Ready (wiring for electric vehicle charging) garage
Single-Family Attached	Developer shall provide option for EV-Read (wiring for electric vehicle charging) garage
Minimum Bicycle Parking Standards	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
Maneuvering for Guest Vehicle Parking Spaces for Single-Family Attached Homes	Maneuvering within right-of-way is allowed

3. 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.

4. AMENITIES

The Community, a low-impact residential neighborhood with significant landscape setbacks along both 15th 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 15th 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.

5. 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 15th 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 4: Shade Standards	
Minium Shade Coverage Standards	
Pedestrian Pathways / Sidewalks (On-Site and Off-Site, Excluding Existing Multi-Use Path within Adjoining Canal Right-of-Way)	<u>Pathway and Sidewalk Along 15th Avenue Frontage and Pedestrian Paths Connecting to Existing Multi-Use Path Along Western Canal</u> 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 <u>All Other Pathways / Sidewalks</u> 50% 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
Bicycle Infrastructure	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
Common Area Amenity / Tract G	50% 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

6. 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 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 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 South Mountain Village's (the "Village") 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:

- 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.

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 15th 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 15th 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. ENHANCED DESIGN GUIDELINES / STANDARDS

As detailed by Tables 1 - 4 above and Table 6 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.
- 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.

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 5.

Table 5: Sustainability Standards Measurable and Enforceable During Plan Review and Inspection Process	
Minimum Bicycle Parking Standards	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
Electric Vehicle Parking Standards	Developer shall provide option for EV-Ready (wiring for electric vehicle charging) garage for each home
Irrigation Systems	
Turf Area(s)	Pressure regulating sprinkler heads and/or drip lines shall be utilized
Water Efficiency Program	Participation in City of Phoenix Homeowners' Association Water Efficiency Program
Stormwater Management	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

Furthermore, 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 15th 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 local public streets and sidewalks providing two connections to 15th 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. The TIA was resubmitted to the Streets Transportation Department on June 30, 2025. The Streets Transportation Department conditionally approved the TIA on August 6, 2025.

I. COMPARATIVE ZONING STANDARDS

Table 6: Comparative Zoning Standards Table		
	Approved R1-18* (Single-Family Residential)	PUD (Planned Unit Development)
Max. Dwelling Unit Density	1.92 du/ac	7.31 du/ac
Maximum Dwelling Units	40 units	152 units (58 single-family detached homes and 94 single-family attached homes)
Maximum Building Height	20'-0" for +/- 8 west gross acres 18' (1-story) for lots along Western Canal 18' (1-story) for 50% of other perimeter lots within +/- 13 east gross acres 30' (2-stories) for all other lots	30'-0" (2-stories)
Maximum Lot Coverage	40% total (30% plus additional 10% for ADU and/or attached shade structures)	<i>Single-Family Detached Lots:</i> 70% total (60% plus additional 10% for ADU and/or attached shade structures) <i>Single-Family Attached Lots:</i> 80%
Minimum Lot Width	None – PRD development option	<i>Single-Family Detached Lots:</i> 32' Min.; 40' Typ. <i>Single-Family Attached Lots:</i> 16' Min.; 24' Typ.
Minimum Lot Depth	None – PRD development option	<i>Single-Family Detached Lots:</i> 100' Min.; 115' Typ. <i>Single-Family Attached Lots:</i> 75' Min.; 80' – 95' Typ.
Minimum Perimeter Building Setbacks		
West (15 th Avenue)	20'-0"	65'-0"*
West (Not Adjacent to 15 th Ave.)	15'-0"	15'-0"*
North (Gary Way.)	N/A	15'-0"*
North (Not Adjacent to Gary Way)	15'-0"	6'-0"
South (Ian Drive)	N/A	10'-0"*
Southeast (Western Canal)	20'-0"	25'-0"*

East	15'-0"	6'-0"
<i>*Inclusive of perimeter landscape and interior lot building setbacks.</i>		
Minimum Interior Lot Building Setbacks		
Front	25'-0"	Single-Family Detached Lots: 10'-0" Single-Family Attached Lots: 10'-0"
Sides	None – PRD development option	Single-Family Detached Lots: 5'-0" Single-Family Attached Lots: 0'-0"
Street Side	None – PRD development option	Single-Family Detached Lots: 5'-0" Single-Family Attached Lots: 0'-0"
Rear	None – PRD development option	Single-Family Detached Lots: 15'-0" Single-Family Attached Lots: 6'-0"
Minimum Perimeter Landscape Setbacks		
West (15 th Avenue)	20'-0"	50'-0"
West (Not Adjacent to 15 th Ave.)	15'-0"	10'-0"
North (Gary Way)	N/A	10'-0"
North (Not Adjacent to Gary Way)	15'-0"	0'-0"*
South (Ian Drive)	N/A	5'-0"
Southeast (Western Canal)	20'-0"	20'-0"
East	15'-0"	0'-0"*
<i>*Private rear yards provided. See building setbacks for interior lots.</i>		
Minimum Common Landscaped Setback Adjacent to Perimeter Streets		
15 th Avenue	20'-0"	50'-0"
Gary Way	N/A	10'-0"
Ian Drive	N/A	5'-0"
Minimum Garage Setback	None	18' from back of sidewalk
Maximum Garage Width	Not specified	2 car widths
Garage Door Elevation - Maximum Width of Garage Door	50% of house width for 2 car garages 55% of house width for 3 or more car garages	Single-Family Detached Product: 65% of house width Single-Family Attached Product: 90% of house width
Common Areas / Open Space	+/- 13.8% for +/- 8 west gross ac. 7.6% for +/- 13 east gross acres	Min. 20% of gross area inclusive of all common area tracts regardless of location within Site, size, and/or slope
Vehicle Parking		

Single-Family Detached	Per Zoning Ordinance Section 702.C – 2 spaces per home / dwelling unit	Per Zoning Ordinance Section 702.C – 2 spaces per home / dwelling unit
Single-Family Attached	N/A	Per Zoning Ordinance Section 702.C – 2 spaces per home / dwelling unit on same lot. Guest parking for each home to be accommodated within private driveway on same lot.
Bicycle Parking	None	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

J. LEGAL DESCRIPTION

June 20, 2025

LEGAL DESCRIPTION FOR 15TH 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.

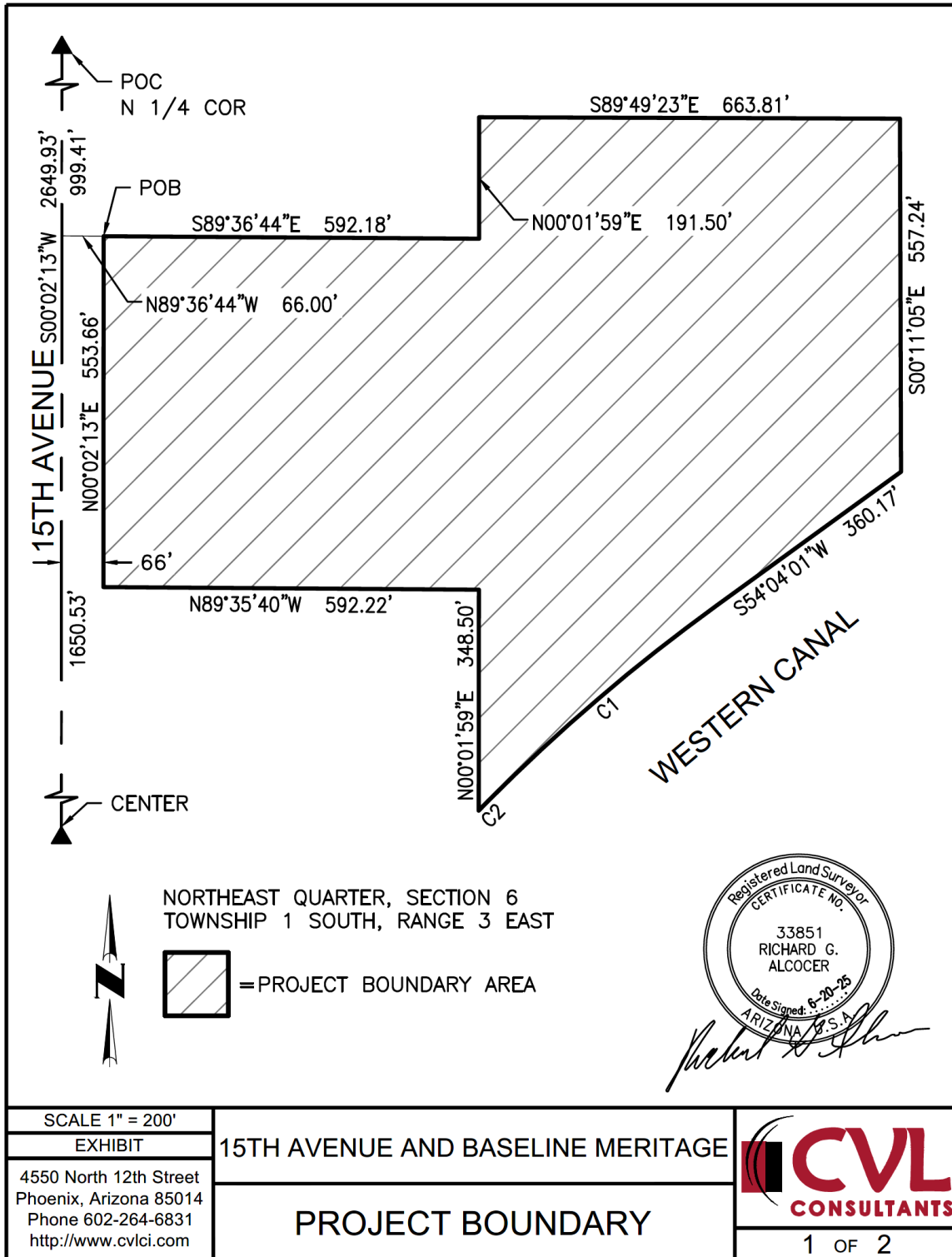


N:\04311\Admin\Legal Descriptions\G-LG-OVERALL.docx

Page 1 of 1

4550 NORTH 12TH 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 Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com	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

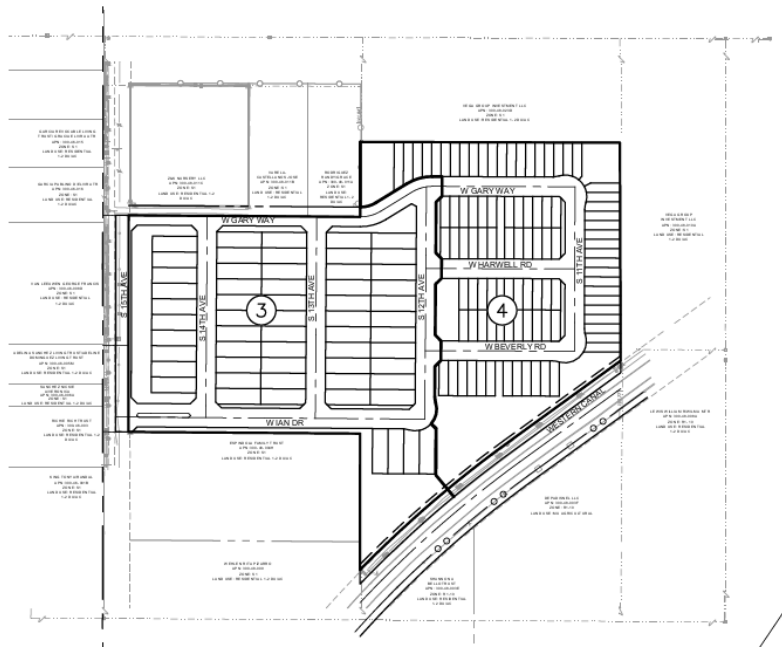
LAND USE PLAN



EXHIBIT 3

SITE PLAN NOTES:

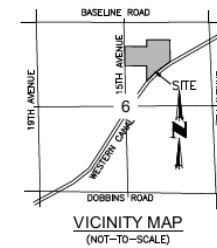
- 1) DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- 2) ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- 3) OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY, OR A PROPERTY OWNERS ASSOCIATION, WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
- 4) ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
- 5) ADDITIONAL INDIVIDUAL LOT REQUIREMENTS (I.E. SETBACKS, WALL ELEVATIONS) ARE LOCATED ON THE APPROVED FINAL SITE PLAN.



KEY MAP/SHEET INDEX MAP

(NOT-TO-SCALE)

INDICATES SHEET



OWNER
MERITAGE HOMES
18655 N CLARET DRIVE
SUITE 300
SCOTTSDALE, AZ 85255
PHONE: (480) 385-6158
CONTACT: PATRICE MARCOLLA

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-4752
CONTACT: ALEX CARAVEO

LEGEND

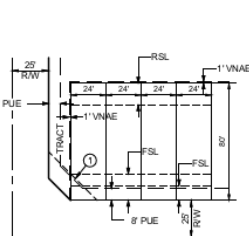
- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) SIGHT VISIBILITY TRIANGLE
- (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
- MATCH LINE
- PROPOSED FIRE HYDRANT

PROJECT DESCRIPTION

THIS PROJECT IS PROPOSED TO BE DEVELOPED AS A PUD. SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD WITH PUBLIC STREETS AND PUBLIC WATER AND SEWER TO SUPPORT A 152 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION.

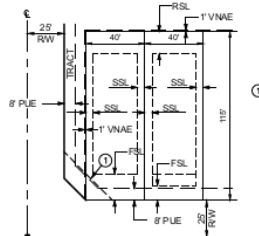
SHEET INDEX

SHEET 01 - COVER SHEET/KEY MAP / NOTES / TYPICAL LOT DETAIL / SITE DATA
SHEET 02 - LOT AREA TABLES / TRACT TABLE
SHEET 03-04 - SITEPLAN



TYPICAL LOT DETAIL

TOWN HOME
(SINGLE FAMILY ATTACHED)



TYPICAL LOT DETAIL

40' X 115'
(SINGLE FAMILY DETACHED)

LEGEND

- FSL - FRONT SETBACK LINE
- SSL - SIDE SETBACK LINE
- SSL - REAR SETBACK LINE
- STREET INTERSECTIONS SHALL HAVE A 32'X32' SIGHT VISIBILITY TRIANGLE

LOT COVERAGE CALCULATION	
GROSS AREA	905,785 SF
NET AREA**	882,028 SF
LOCAL STREETS	213,496 SF
LOT COVERAGE AREA	668,532 SF
PRIMARY STRUCTURES	
LOT COVERAGE AREA X 60%	401,119 SF
DIVIDED BY 153 LOTS*	2,622 SF
SHADE STRUCTURE	
LOT COVERAGE AREA X 10%	66,853 SF
DIVIDED BY 153 LOTS*	437 SF
TOTAL LOT COVERAGE	3,059 SF
*ONE ADDITIONAL LOT ADDED TO REPRESENT OPEN SPACES/AMENITIES SUCH AS SHADE STRUCTURES.	
** NET AREA = GROSS MINUS 15TH AVENUE ROADWAY	

SITE DATA		
GROSS AREA	207.9 AC	905,785 SF
NET AREA	202.5 AC	882,028 SF
EXISTING ZONING	S-1 (APPROVED R1-18 (2-150-06.7 & 236-06.7))	
PROPOSED ZONING	PUD	
APN#	300-48-014A	
	300-48-014B	
	300-48-004C	
	300-48-023A	
	300-48-023C	
PROPOSED USE	LOT SIZE	YIELD
TOWNHOME	24' X 80'	94
SINGLE FAMILY	40' X 115'	58
YIELD TOTAL		152
DENSITY PROVIDED	7.31 DU/AC	
OPEN SPACE REQUIRED	1.04 AC	5%
OPEN SPACE AREA	4.30 AC	20.70%
LOT COVERAGE	80% PRIMARY STRUCTURE	
	10% SHADE STRUCTURE	
MAX BUILDING HEIGHT	30'-2-STORY	

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	4,600
2	4,600
3	4,600
4	4,600
5	4,600
6	4,600
7	4,600
8	4,600
9	4,600
10	4,600
11	4,587
12	4,600
13	4,600
14	4,600
15	4,600
16	4,600
17	4,600
18	4,600
19	4,600
20	4,600
21	4,600
22	4,600
23	4,600
24	4,600
25	4,600
26	4,600
27	4,600
28	4,600
29	4,600

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
30	4,600
31	4,600
32	4,587
33	4,588
34	4,600
35	4,600
36	4,600
37	4,600
38	4,600
39	4,600
40	4,600
41	4,600
42	4,600
43	4,600
44	4,600
45	4,600
46	4,600
47	4,600
48	4,600
49	4,600
50	4,600
51	4,600
52	4,600
53	4,600
54	4,588
55	4,600
56	4,600
57	4,465
58	4,730

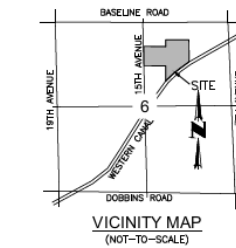
LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
59	2,148
60	2,160
61	2,160
62	2,160
63	2,160
64	2,160
65	2,160
66	2,160
67	2,160
68	2,160
69	2,160
70	2,139
71	1,912
72	1,920
73	1,920
74	1,920
75	1,920
76	1,920
77	1,920
78	1,920
79	1,920
80	1,920
81	1,920
82	1,920
83	1,920
84	1,920
85	1,920
86	1,920
87	1,920

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
88	1,920
89	1,920
90	1,912
91	1,912
92	1,920
93	1,920
94	1,920
95	1,920
96	1,920
97	1,920
98	1,920
99	1,920
100	1,920
101	1,920
102	1,914
103	1,912
104	1,920
105	1,920
106	1,920
107	1,920
108	1,920
109	1,920
110	1,920
111	1,920
112	1,920
113	1,920
114	1,912
115	2,164
116	2,127

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
117	2,210
118	2,211
119	2,208
120	2,204
121	2,200
122	2,197
123	2,193
124	2,189
125	2,186
126	2,182
127	2,179
128	2,175
129	2,171
130	2,144
131	2,055
132	2,077
133	2,165
134	2,011
135	2,059
136	2,112
137	2,112
138	2,112
139	2,112
140	2,112
141	2,112
142	2,112
143	2,112
144	2,112
145	2,112

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
146	2,112
147	2,112
148	2,112
149	2,136
150	2,261
151	2,516
152	2,864

TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT A	0.684	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT B	0.078	LANDSCAPE TRACT
TRACT C	0.048	LANDSCAPE TRACT
TRACT D	0.048	LANDSCAPE TRACT
TRACT E	2.276	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT G	0.216	OPEN SPACE/LANDSCAPE TRACT/POOL AMENITY
TRACT H	0.073	OPEN SPACE/LANDSCAPE TRACT
TRACT I	0.036	LANDSCAPE TRACT
TRACT J	0.036	LANDSCAPE TRACT
TRACT K	0.073	OPEN SPACE/LANDSCAPE TRACT
TRACT L	0.037	LANDSCAPE TRACT
TRACT M	0.165	OPEN SPACE/LANDSCAPE TRACT
TRACT N	0.300	OPEN SPACE/LANDSCAPE TRACT/RETENTION
TRACT O	0.234	OPEN SPACE/LANDSCAPE TRACT/RETENTION



OWNER
MERITAGE HOMES
18655 N CLARET DRIVE
SUITE 300
SCOTTSDALE, AZ 85255
PHONE: (480) 385-6158
CONTACT: PATRICE MARCOLLA

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6831
CONTACT: ALEX CARAVEO

- LEGEND**
- PROPOSED LOTS
 - PROPOSED ROW
 - PROPOSED CENTER LINE
 - (S.V.T.) SIGHT VISIBILITY TRIANGLE
 - (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
 - (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
 - MATCH LINE
 - PROPOSED FIRE HYDRANT

SHEET INDEX
SHEET 01 - COVER SHEET/KEY MAP / NOTES / TYPICAL LOT DETAIL / SITE DATA
SHEET 02 - LOT AREA TABLES / TRACT TABLE
SHEET 03-04 - SITEPLAN



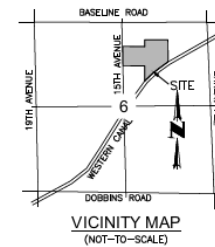
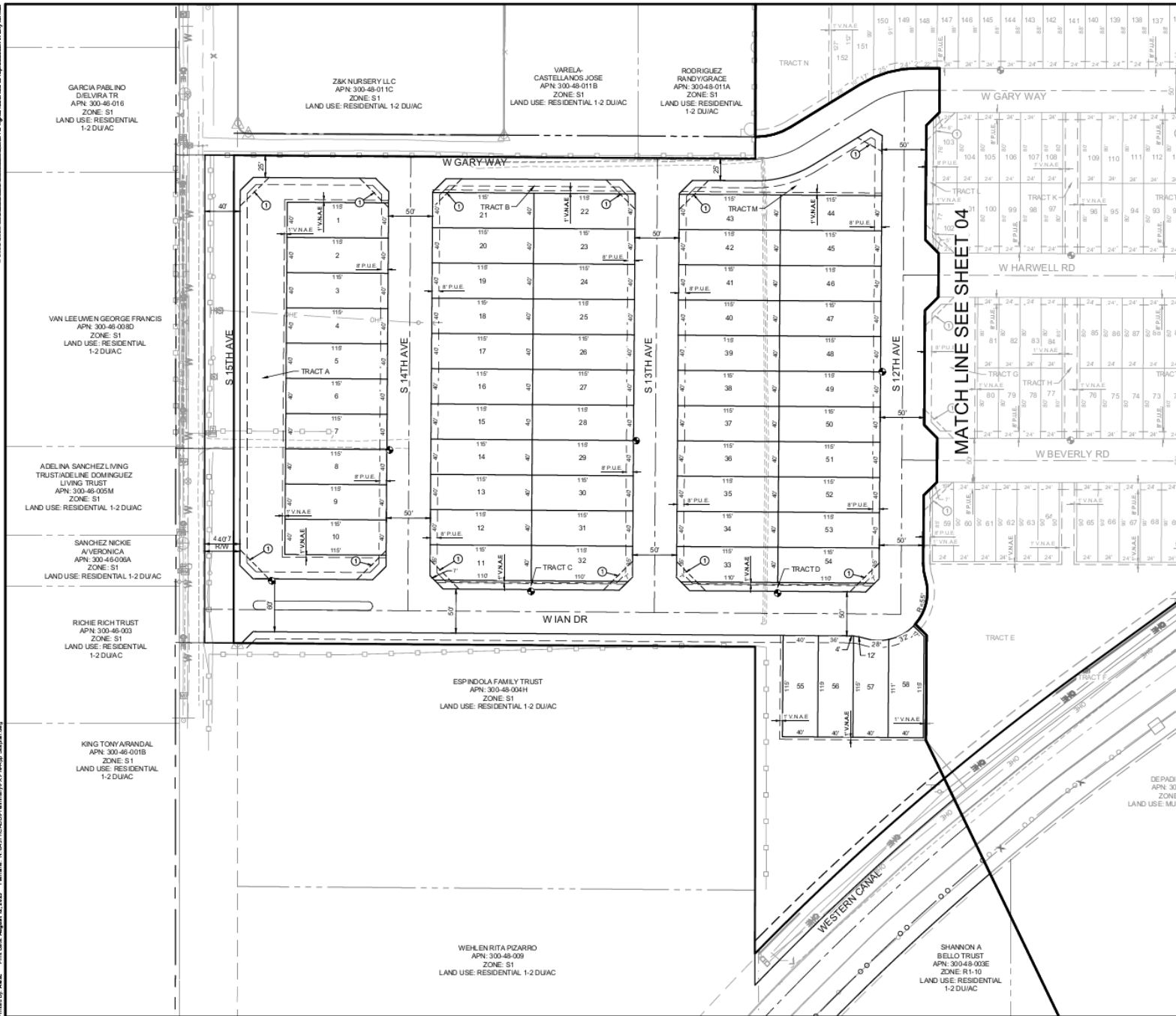
Coe & Van Loo Consultants, Inc.

DSD SITEPLAN
15TH AVENUE & BASELINE
A PORTION OF THE NORTHEAST QUARTER SECTION 06,
TOWNSHIP 01 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



C/L Contact: ALEX CARAVEO
C/L Project #: 043111
DATE: 8/13/25

SHEET
02 OF 04



OWNER
MERITAGE HOMES
18855 N CLARET DRIVE
SUITE 300
SCOTTSDALE, AZ 85255
PHONE: (480) 385-6158
CONTACT: PATRICE MARCOLLA

CVL DESIGN TEAM
CVL CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 264-6752
CONTACT: ALEX CARAVEO

- LEGEND**
- PROPOSED LOTS
 - PROPOSED ROW
 - PROPOSED CENTER LINE
 - (S.V.T.) SIGHT VISIBILITY TRIANGLE
 - 1' V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
 - 8' P.U.E. (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
 - MATCH LINE
 - PROPOSED FIRE HYDRANT

SHEET INDEX

SHEET 01 - COVER SHEET/KEY MAP / NOTES / TYPICAL LOT DETAIL / SITE DATA
SHEET 02 - LOT AREA TABLES / TRACT TABLE
SHEET 0304 - SITEPLAN



DATE: _____
REVISION: _____
NO: _____

Coe & Van Loo Consultants, Inc.

DSD SITEPLAN

15TH AVENUE & BASELINE
A PORTION OF THE NORTHEAST QUARTER SECTION 06,
TOWNSHIP 01 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



CIA Contact: ALEX CARAVEO
CIA Project #: 043111
DATE: 8/12/25

SHEET 03 OF 04

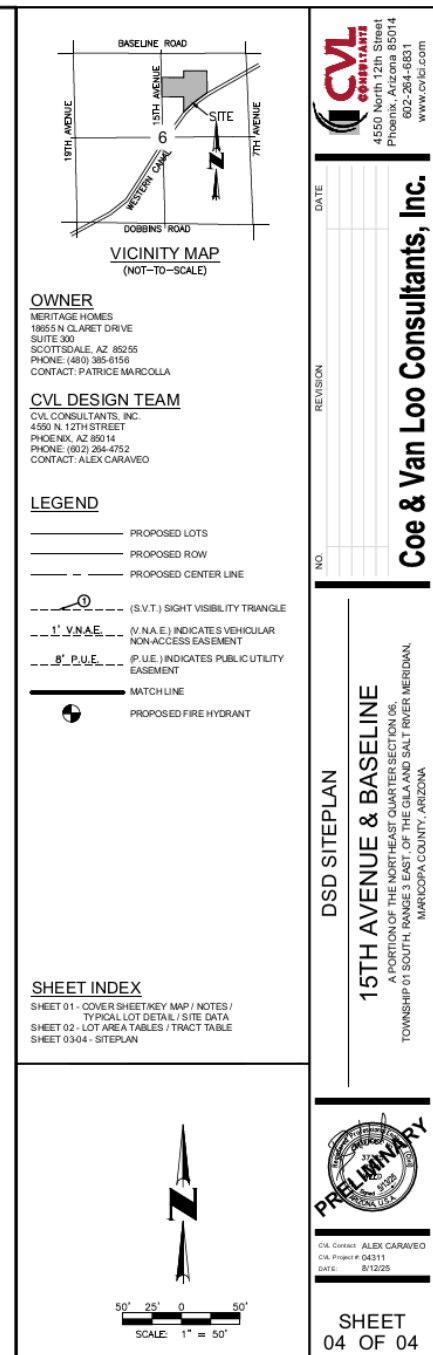


EXHIBIT 4



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



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July 14, 2025 | 25-0321.00



Right Side Elevation

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



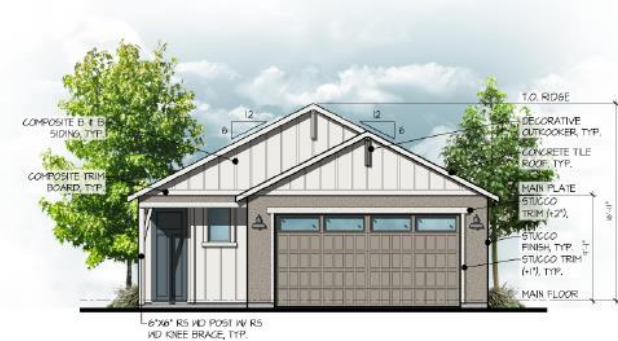
Rear Elevation

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



Left Side Elevation

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



Front Elevation

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

Plan 130.1640

Elevation J - Modern Farmhouse

15th & Baseline - 30's
Phoenix, Arizona



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July 14, 2025 | 25-0321.00



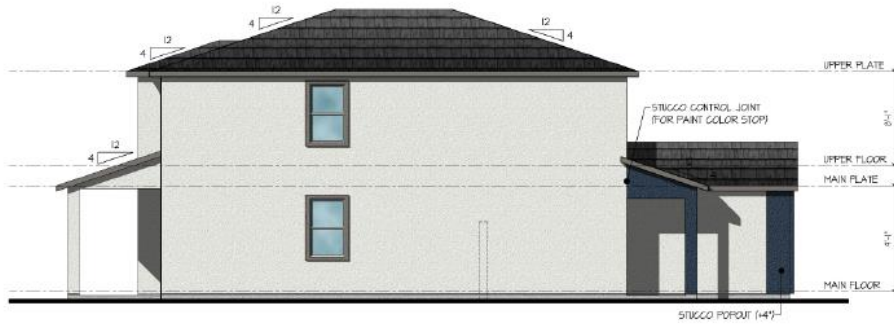
Right Side Elevation

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 230.2130

Elevation X - Modern Simplistic

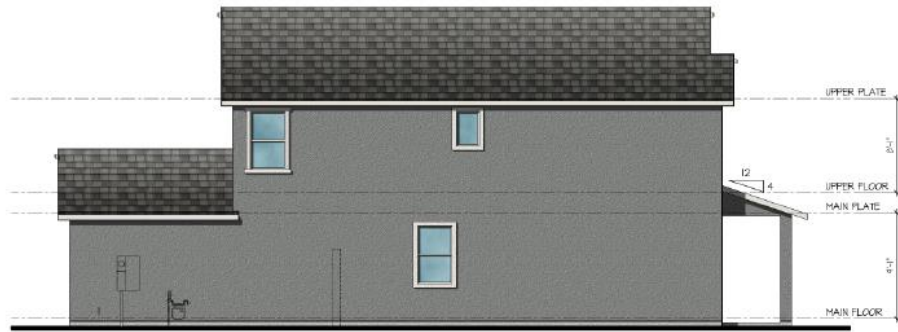


15th & Baseline - 30's
Phoenix, Arizona



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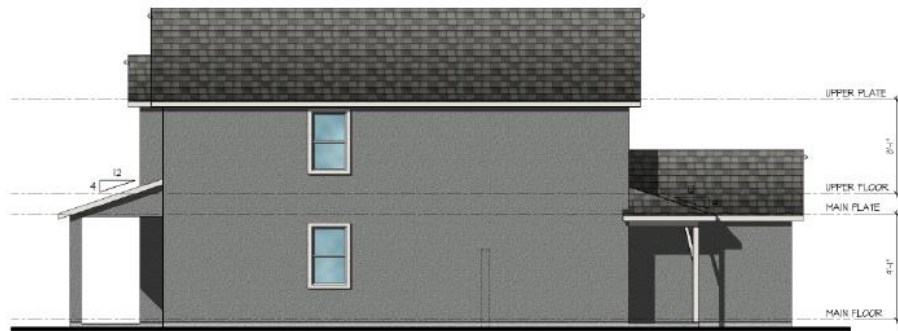
Right Side Elevation

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

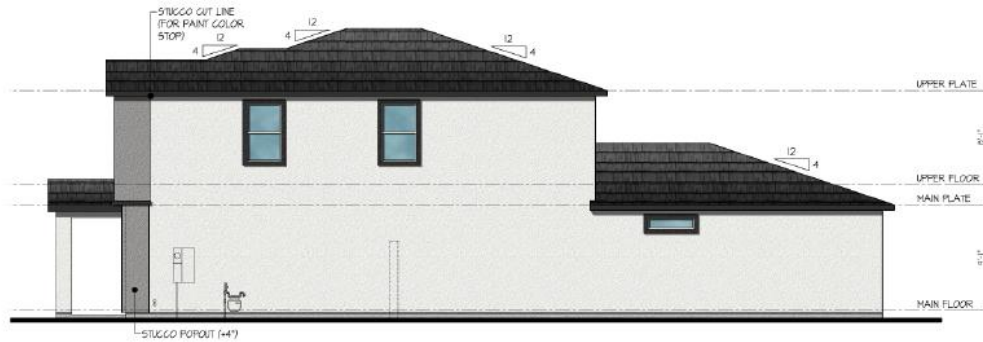
Elevation J - Modern Farmhouse

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

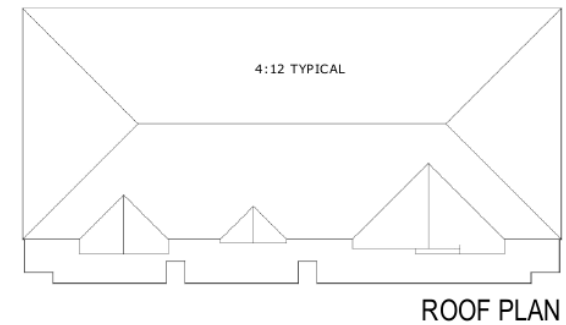
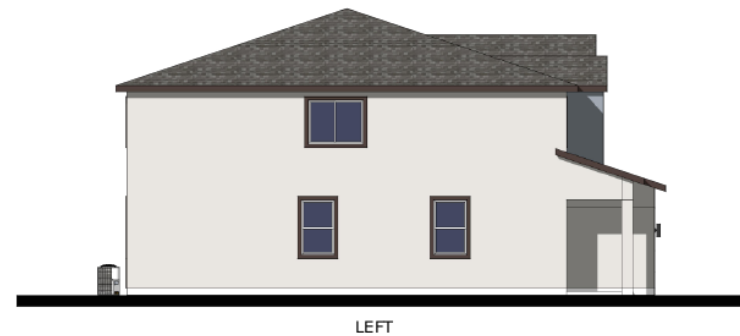
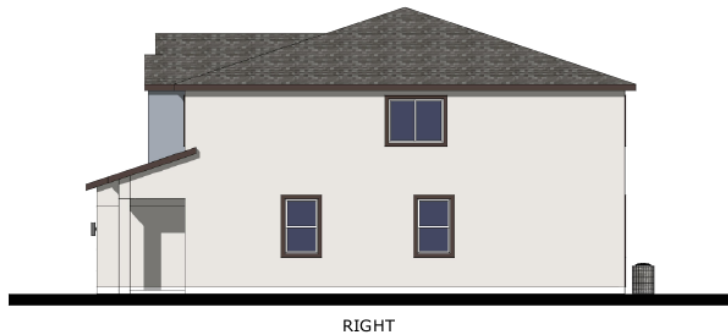
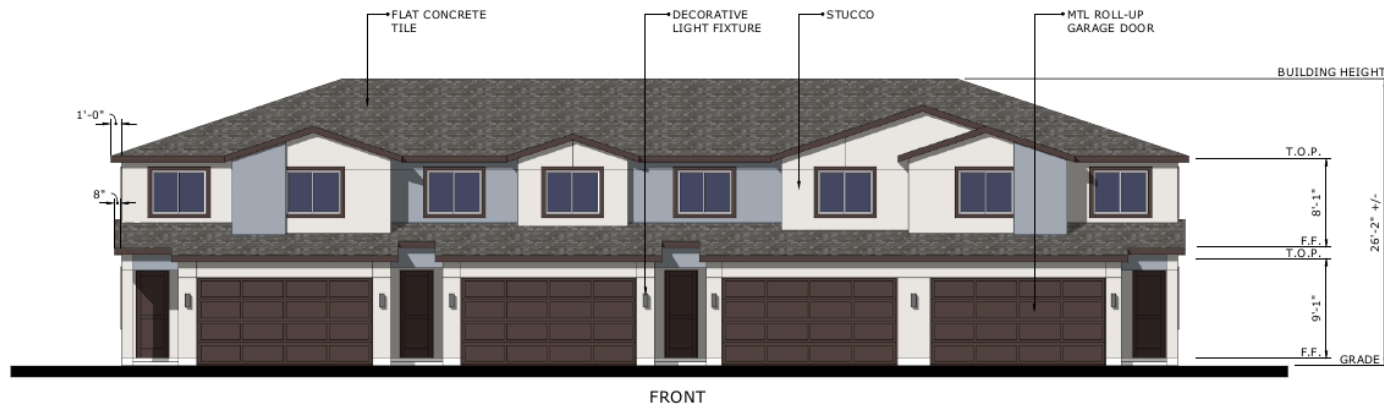
Elevation J - Modern Farmhouse

15th & Baseline - 30's
Phoenix, Arizona



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July 14, 2025 | 25-0321.00



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

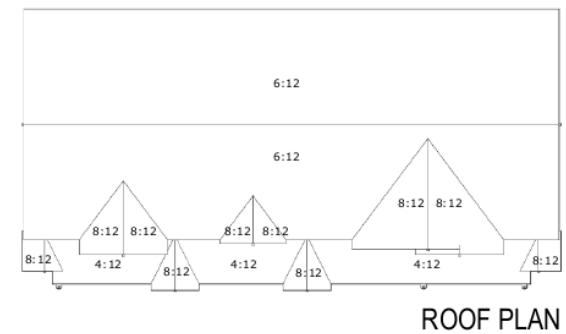
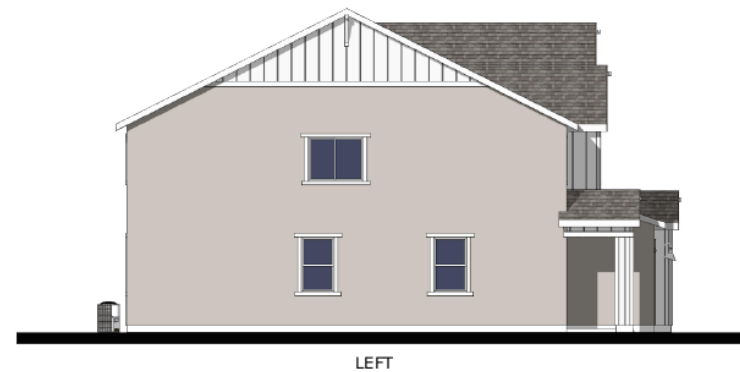
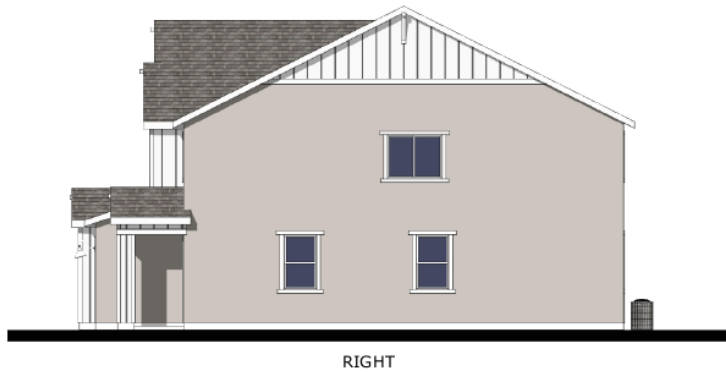
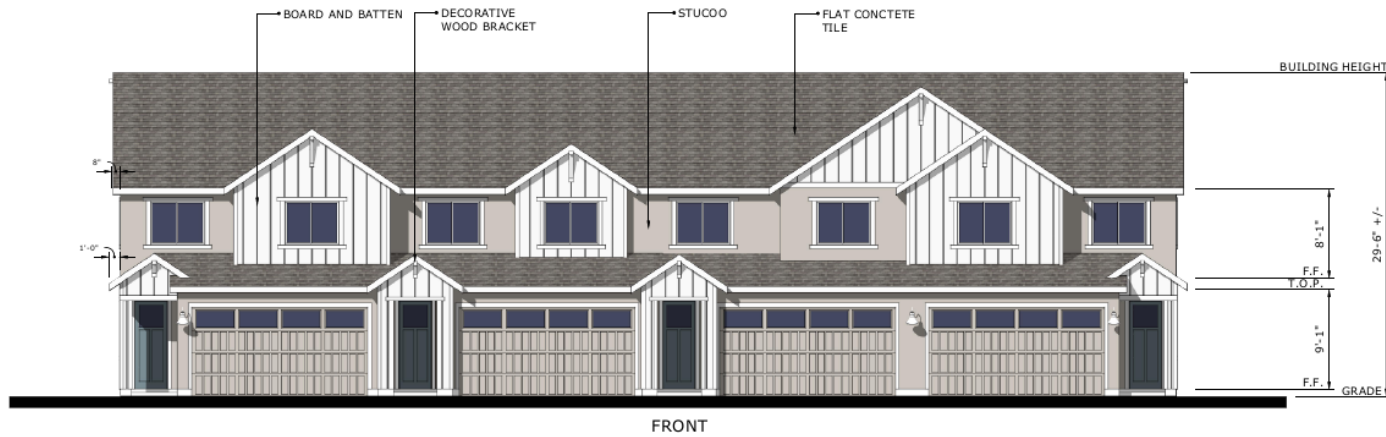


15th & Baseline -Townhomes

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

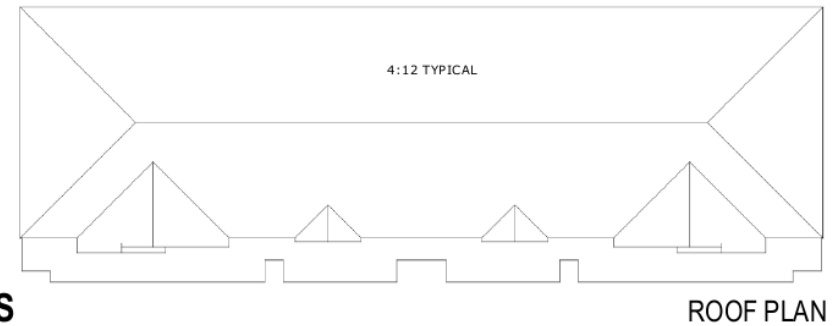
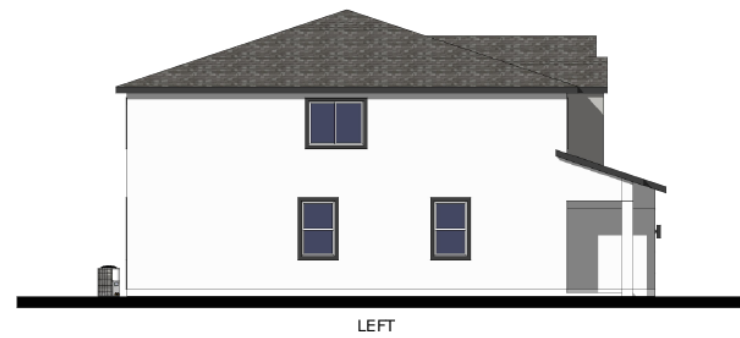
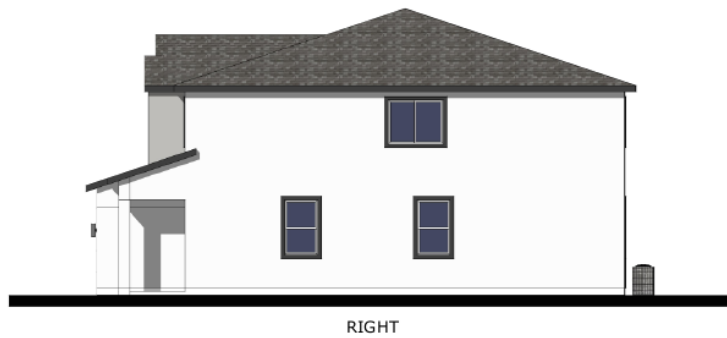


15th & Baseline -Townhomes

Phoenix, Arizona

July 28, 2025 | 25-0321.00





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



REAR



MODERN SIMPLISTIC
EXTERIOR ELEVATIONS

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

COLOR SCHEME 3

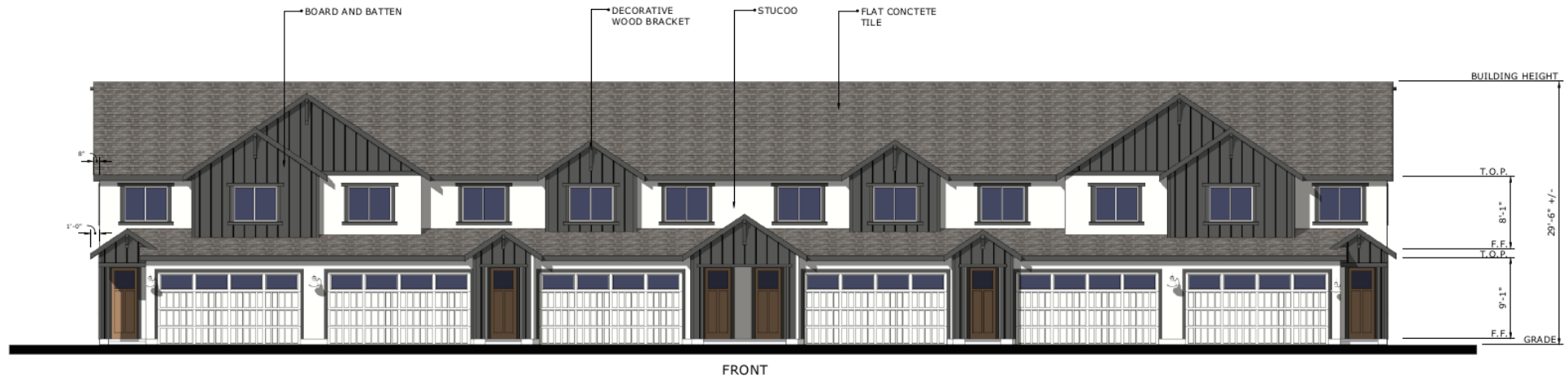


15th & Baseline -Townhomes

Phoenix, Arizona

July 28, 2025 | 25-0321.00





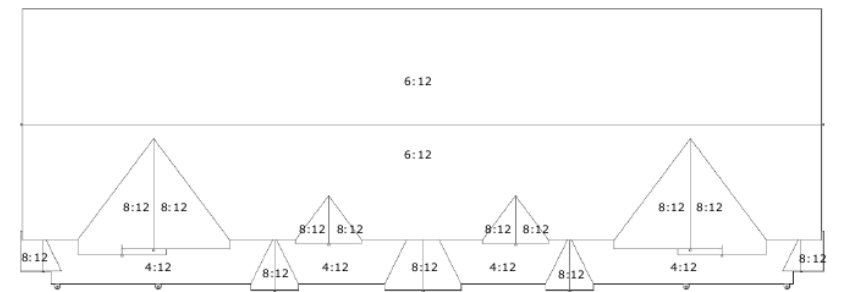
FRONT



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



15th Avenue & Baseline

Rendered Conceptual Landscape Plan

PLANT SCHEDULE

Botanical Name	Common Name
TREES	
<i>Ebenopsis ebano</i>	Texas Ebony
<i>Parkinsonia x 'Desert Museum'</i>	Desert Museum Palo Verde
<i>Pistacia x 'Red Push'</i>	Pistache
<i>Quercus virginiana</i>	Southern Live Oak
<i>Sophora secundiflora</i>	Texas Mountain Laurel
<i>Ulmus parvifolia 'True Green'</i>	True Green Elm
<i>Vitex agnus-castus</i>	Chaste Tree
SHRUBS	
<i>Bougainvillea x 'Barbara Karst'</i>	Barbara Karst Bougainvillea Trellis
<i>Caesalpinia pulcherrima</i>	Red Bird Of Paradise
<i>Dodonaea viscosa</i>	Hopseed Bush
<i>Eremophila glabra</i> ssp. <i>carnosa</i> Winter Blaze™	Winter Blaze™
<i>Eremophila hygrophana</i>	Blue Bells™
<i>Leucophyllum frutescens 'Green Cloud'</i>	Green Cloud Texas Sage
<i>Leucophyllum laevigatum</i>	Chihuahuan Sage
<i>Leucophyllum langmaniae 'Lynn's Legacy'</i>	Lynn's Legacy
<i>Leucophyllum langmaniae 'Rio Bravo'™</i>	Rio Bravo
<i>Muhlenbergia capillaris 'Regal Mist'™</i>	Muhly
<i>Muhlenbergia lindheimeri 'Autumn Glow'™</i>	Lindheimer's Muhly
<i>Simmondsia chinensis 'Vista'</i>	Compact Jojoba
<i>Tecoma stans 'Gold Star'</i>	Yellow Bells
<i>Teucrium chamaedrys</i>	Germander
ACCENT	
<i>Hesperaloe Funifera</i>	Giant Yucca
<i>Hesperaloe parviflora 'Brakelights'™</i>	Brakelights Red Yucca
<i>Hesperaloe parviflora 'Yellow'</i>	Yellow Yucca
<i>Opuntia engelmannii</i>	Prickly Pear Cactus
GROUND COVER	
<i>Lantana montevidensis 'Purple'</i>	Trailing Lantana
<i>Lantana x 'New Gold'</i>	Yellow Trailing Lantana
<i>Rosmarinus officinalis 'Huntington Carpet'</i>	Trailing Rosemary 'Huntington Carpet'



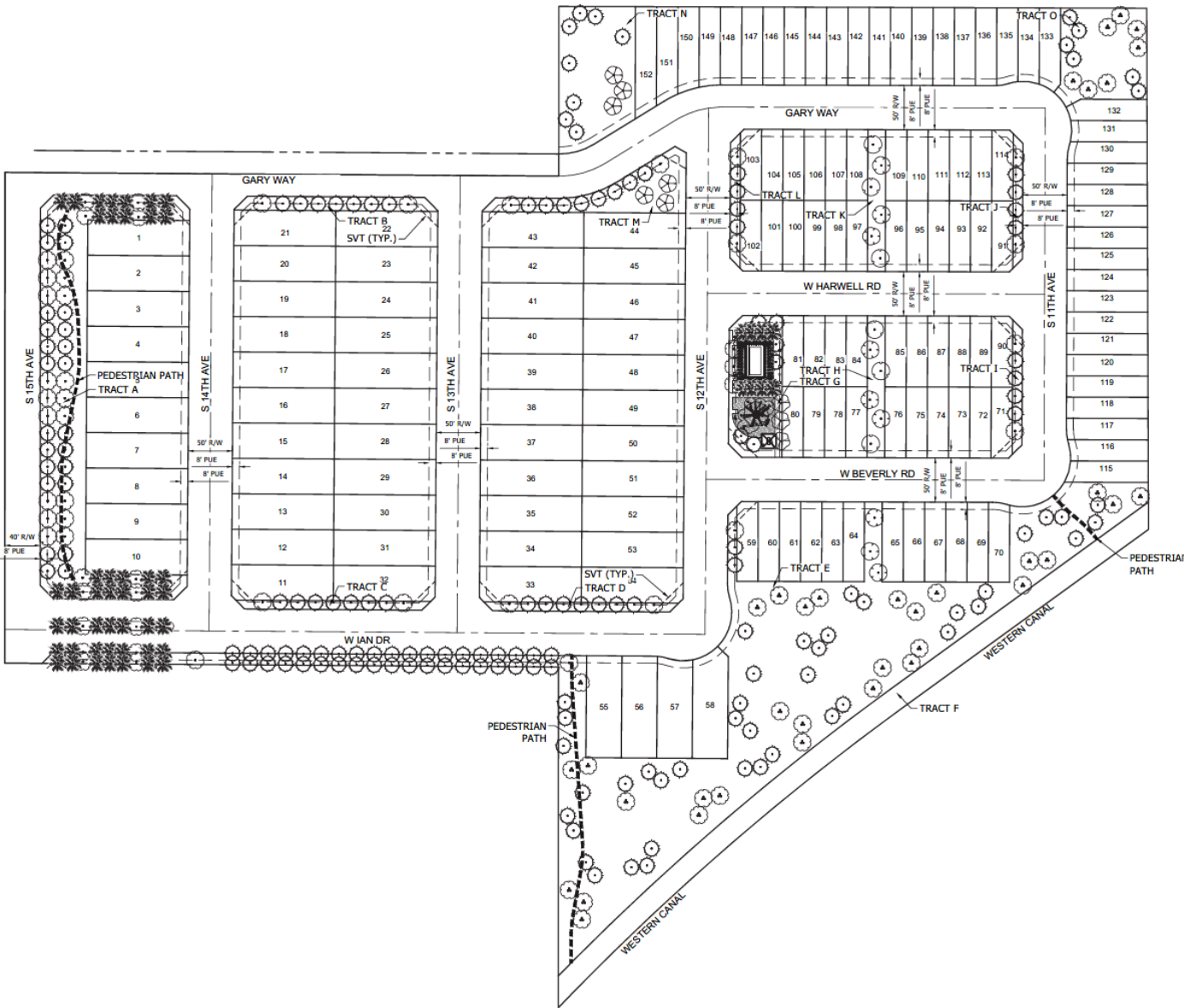
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15th Avenue & Baseline

Conceptual Landscape Plan



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	EBONOPSIS EBANDI / TEXAS EBONY
	PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE
	PHOENIX DACTYLIFERA / DATE PALM
	PISTACIA X 'RED PUSH' / RED PUSH PISTACHE
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	SOPHORA SECUNDFLORA / TEXAS MOUNTAIN LAUREL
	ULMUS PARVIFOLIA 'TRUE GREEN' / TRUE GREEN LACEBARK ELM
	VITEX AGNUS-CASTUS / CHASTE TREE
SHRUBS	
	BOUGAINVILLEA X 'BARBARA KARST' / BARBARA KARST BOUGAINVILLEA TRELLIS
	CAESALPINIA PULCHERRIMA / RED BIRD OF PARADISE
	DODONAEA VISCOSA / HOPSSEED BUSH
	EREMOPHILA GLABRA 'WINTER BLAZE' / WINTER BLAZE EMU BUSH
	EREMOPHILA HYGROPHANA / EMU BUSH
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM / GREEN CLOUD TEXAS RANGER
	LEUCOPHYLLUM LAEVIGATUM / CHIHUAHUA SAGE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' / LYNN'S LEGACY
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM / RIO BRAVO
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM / MUHLY
	MUHLENBERGIA LINDHEIMERI 'AUTUMN GLOW' TM / LINDHEIMER'S MUHLY
	SIMMONDSIA CHINENSIS VISTA / JOJOBA
	TECOMA STANS 'GOLD STAR' / GOLD STAR TECOMA
	TEUCRUM CHAMAEDRYS / GERMANDER
ACCENTS	
	HESPERALOE FUNIFERA / GIANT YUCCA
	HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM / BRAKELIGHTS RED YUCCA
	HESPERALOE PARVIFLORA 'YELLOW' / YELLOW YUCCA
	OPUNTIA ENGELMANNI / PRICKLY PEAR CACTUS
GROUNDCOVER	
	LANTANA MONTEVIDENSIS 'PURPLE' / TRAILING LANTANA
	LANTANA X 'NEW GOLD' / YELLOW TRAILING LANTANA
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / TRAILING ROSEMARY 'HUNTINGTON CARPET'

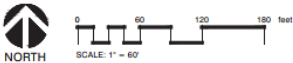


EXHIBIT 6

CIRCULATION PLAN

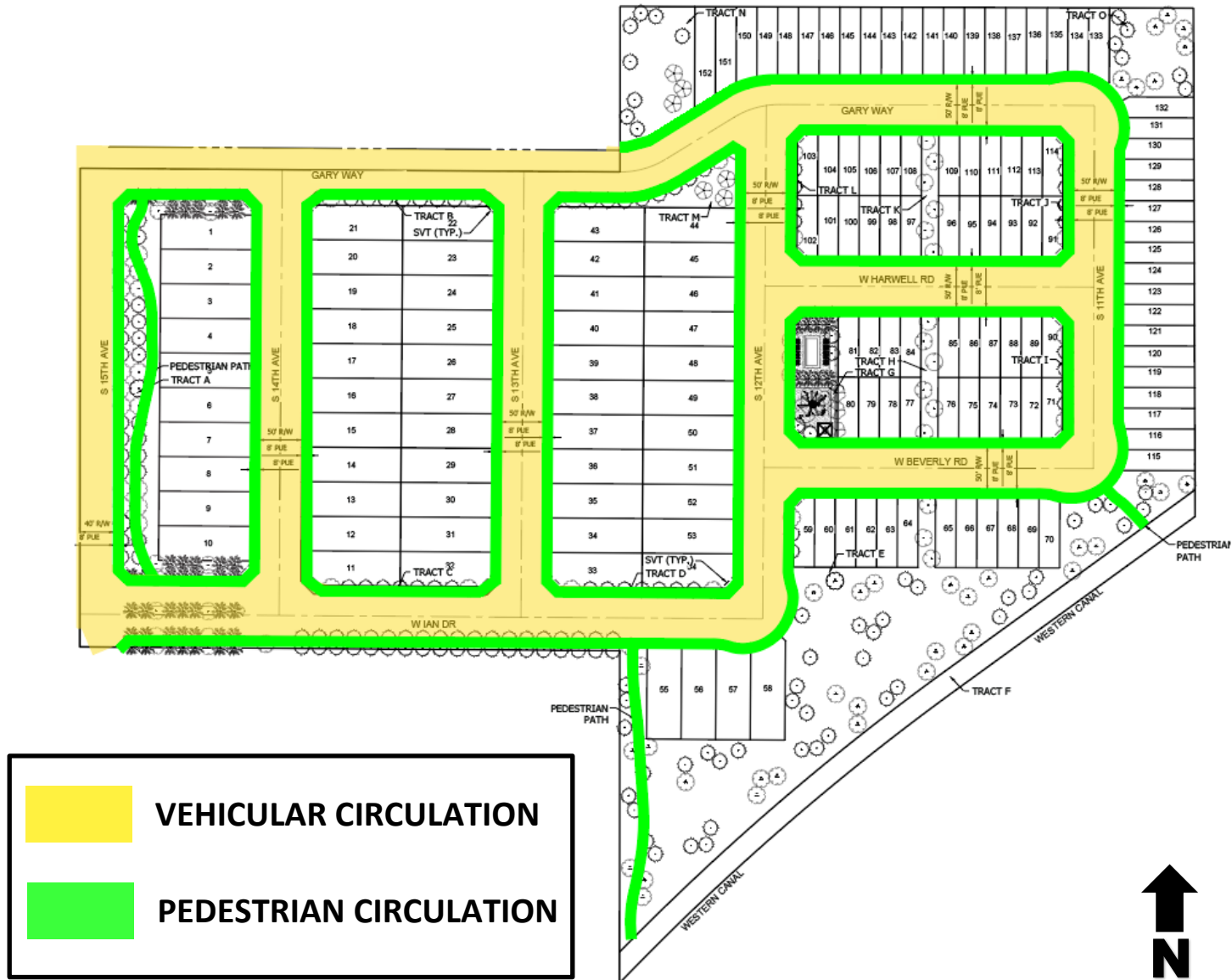
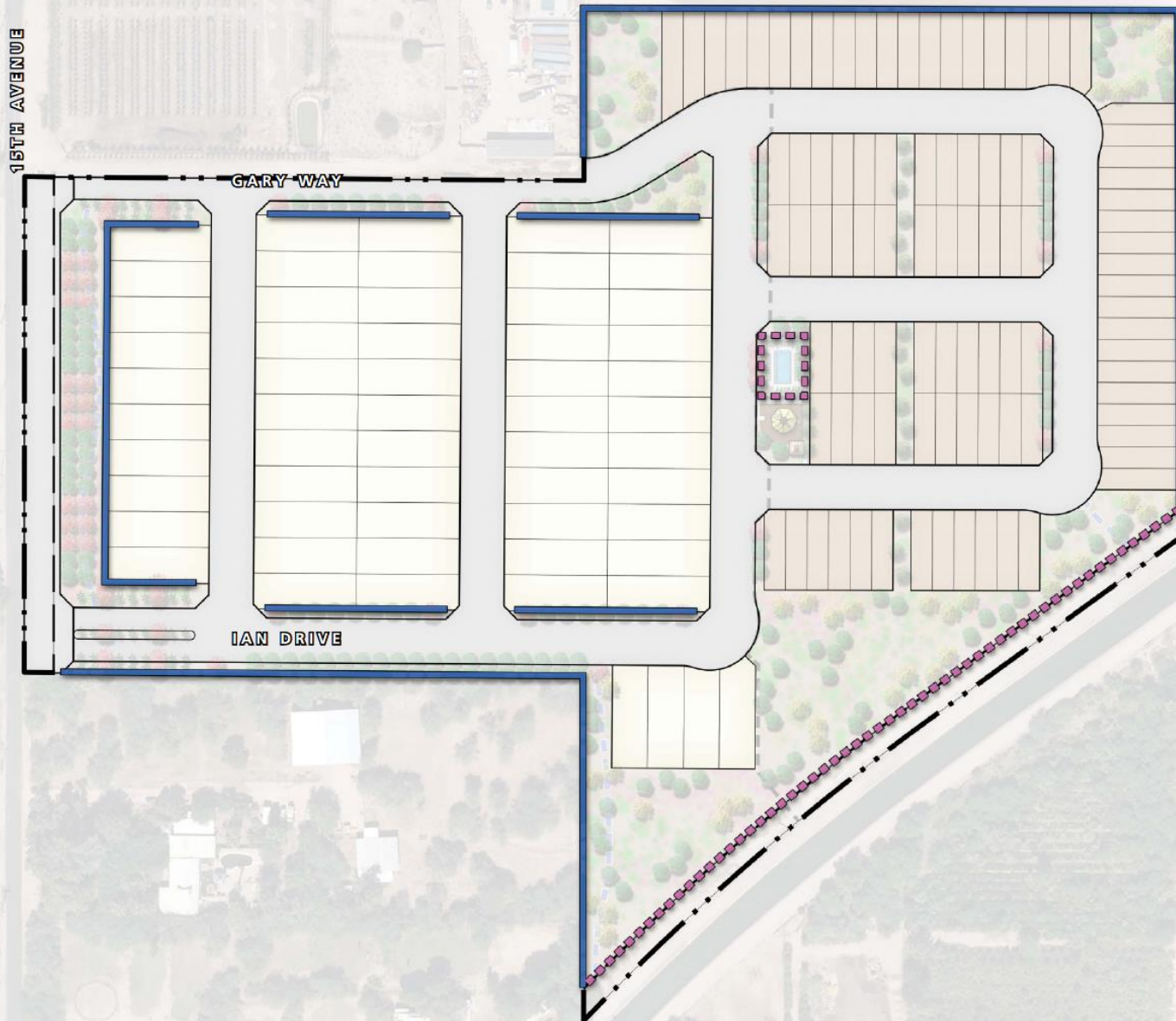


EXHIBIT 7

15th Avenue & Baseline

Conceptual Wall Plan



LEGEND

- Primary Wall
- View Fence

Note: Typical Lot Yard Walls Will be Provided



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



BODY & GARAGE DOOR



SIDING & TRIM



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: 235-C7



FRONT DOOR, SHUTTERS,
& GABLE BRACKETS



EAGLE- 5699 CHARCOAL RANGE


CONCEPTUAL RENDERINGS:



LIFE. BUILT. BETTER.®


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:



LIFE. BUILT. BETTER.®

PRODUCT SPECS

MODERN SIMPLISTIC



MODERN FARMHOUSE

