



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

To: City of Phoenix Planning Commission **Date:** August 5, 2026

From: Racelle Escolar, AICP
Principal Planner

Subject: ITEM NO. 3 (Z-112-25-8, MERITAGE HOMES - 15TH AVE. AND BASELINE RD. PUD) – APPROXIMATELY 995 FEET SOUTH OF THE SOUTHEAST CORNER OF 15TH AVENUE AND BASELINE ROAD

Rezoning Case No. Z-112-25-8 is a request to rezone 20.86 acres located approximately 995 feet south of the southeast corner of 15th Avenue and Baseline Road from S-1 (Approved R1-18) (Ranch or Farm Residence, Approved Single-Family Residence District) to PUD (Planned Unit Development) to allow single-family residential (detached and attached).

The purpose of this memo is to update a stipulation regarding Gary Way and add a stipulation to require changes to the PUD to address guest parking for the proposed townhomes.

On July 14, 2026, the South Mountain Village Planning Committee heard this item and recommended approval, per the staff recommendation, by a vote of 11-2-1.

The applicant has been working with the Planning and Development and Street Transportation departments to modify the recommended stipulation for Gary Way (Stipulation No.3). The applicant is currently undergoing a separate process to eliminate the requirement for the right-of-way dedication and improvements, which also includes a turnaround. The updated stipulation will require the right-of-way dedication, however, allows for flexibility should the appeal be approved. If the appeal is not approved, the Street Transportation Department has agreed that right-of-way improvements will not be necessary, so long as no access is provided to Gary Way.

Additionally, after further review of the PUD development standards, a potential conflict was identified related to guest parking for the townhome products. Additional provisions are proposed to clarify that required guest parking may be located in the driveways on the individual townhome lots.

Staff recommends approval, per the modified stipulations in CAPITAL/**BOLD** font below:

1. An updated Development Narrative for the Meritage Homes 15th Ave. and Baseline Rd. PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped June 15, 2026, as modified by the following stipulations:

- a. Front cover: Revise the submittal date information to add the following:
1st Submittal: August 12, 2025
2nd Submittal: April 6, 2026
Hearing Draft: June 15, 2026
City Council Adopted: [Add adoption date].
- b. Page 8, D. Development Standards, 2. Landscape Standards Table, Table 2: Landscape Standards Table, A. Planting Materials (Minimum), i. Landscape Areas within Perimeter Setbacks along 15th Avenue and Western Canal: Update “Type of trees required: Large canopy, drought-tolerant shade trees” to state “Types of trees required: Minimum 2-inch caliper, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.”
- c. Page 8, D. Development Standards, 2. Landscape Standards Table, Table 2: Landscape Standards Table, A. Planting Materials (Minimum): Add a “Perimeter Landscape Setbacks (Other)” section that states the following:

Type of trees required: Minimum 2-inch caliper, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.

Note: Where utility conflicts exist, developer shall work with Planning and Development Department on alternative design solution consistent with a pedestrian environment.

- d. Page 8, D. Development Standards, 2. Landscape Standards Table, Table 2: Landscape Standards Table, A. Planting Materials (Minimum): Add a “Landscape Strip between back of curb and sidewalk along 15th Avenue” section that states the following:

Type of trees required: Minimum 2-inch caliper, single-trunk, large canopy, shade trees planted 20 feet on center, or in equivalent groupings.

Drought-tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage at maturity

Note: Where utility conflicts exist, developer shall work with Planning and Development Department on alternative design solution consistent with a pedestrian environment.

- E. **PAGE 9, D. DEVELOPMENT STANDARDS, 3. PARKING, TABLE 3: PARKING STANDARDS: ADD A FOOTNOTE THAT APPLIES TO SINGLE-FAMILY ATTACHED PDUS, THAT STATES THAT ZONING ORDINANCE SECTIONS 702.F.1.A AND B SHALL NOT APPLY.**

2. The property owner shall record documents that disclose the existence, and operational characteristics of the Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

3. ~~Improvements along Gary Way shall be established by the Planning and Development and Street Transportation Departments.~~

THE DEVELOPER SHALL DEDICATE A MINIMUM OF 25 FEET OF RIGHT-OF-WAY FOR THE SOUTH HALF OF GARY WAY, UNLESS OTHERWISE APPROVED BY THE PLANNING AND DEVELOPMENT AND STREET TRANSPORTATION DEPARTMENTS. IF THE DEVELOPMENT DOES NOT PROVIDE ACCESS AND DEDICATES A 1 FOOT VEHICULAR NON-ACCESS EASEMENT ALONG THE SOUTH SIDE OF GARY WAY, STREET IMPROVEMENTS SHALL NOT BE REQUIRED.

4. The developer shall deposit \$45,000 into an escrow account to the Street Transportation Department to fund a traffic control device at the Western Canal Crossing on South Mountain Avenue, east of 15th Avenue, prior to final site plan approval for the first phase of development. If the traffic control device is not installed within five years of the deposit being completed, the developer shall be refunded the full contribution amount.
5. Development shall provide continuous asphalt pavement with a thickened edge along APN 300-48-011C, matching and connecting to the existing asphalt to the north, and provide a minimum 4-foot-wide DG trail connecting to the existing sidewalk to the north as approved by the Street Transportation Department.
6. All existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.
7. Replace unused driveways with sidewalk, curb and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
8. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

9. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
10. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.