



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-112-25-8 Meritage Homes - 15th Ave. and Baseline Rd. PUD July 9, 2026

[South Mountain Village Planning Committee](#) Meeting Date:

July 14, 2026

[Planning Commission](#) Hearing Date:

August 6, 2026

Request From:

[S-1](#) (Approved [R1-18](#)) (Ranch or Farm Residence, Approved Single-Family Residence District) (20.86 acres)

Request To:

[PUD](#) (Planned Unit Development) (20.86 acres)

Proposal:

Single-family residential (detached and attached)

Location:

Approximately 995 feet south of the southeast corner of 15th Avenue and Baseline Road

Owner:

Jim Zomorodi, Greater Phoenix Income Properties, LLC

Applicant:

Patrice Marcolla, Meritage Homes

Representative:

Ashley Z. Marsh, Gammage & Burnham, PLC

Staff Recommendation:

Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Current: Residential 1 to 2 dwelling units per acre Pending (GPA-SM-2-25-8): Residential 5 to 10 dwelling units per acre	
Street Map Classification	15th Avenue	Minor Collector	33-foot east half-street
	Gary Way	Local	0-foot south half-street

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: *Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.*

The proposal will broaden the range of housing types and densities available within the Village.

CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: *Development should include convenient bicycle parking.*

The proposal includes convenient bicycle parking to encourage bicycling and transit use.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; DESIGN PRINCIPLE: *Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.*

The PUD narrative, as stipulated, proposes shaded detached sidewalks along 15th Avenue, enhanced landscape setbacks planted with shade trees, and shaded pedestrian pathways. These improvements will create a comfortable pedestrian environment along public streets and within the development, reduce the urban heat island effect, and make the walk to nearby destinations safer and more comfortable.

Applicable Plans, Overlays, and Initiatives

[Rio Montaña Area Plan](#): Background Item No. 10.

[Housing Phoenix Plan](#): Background Item No. 11.

[Shade Phoenix Plan](#): Background Item No. 12.

[Comprehensive Bicycle Master Plan](#): Background Item No. 13.

[Transportation Electrification Action Plan](#): Background Item No. 14.

[Complete Streets Guidelines](#): Background Item No. 15.

[Zero Waste PHX](#): Background Item No. 16.

[Phoenix Climate Action Plan](#): Background Item No. 17.

[Conservation Measures for New Development](#): Background Item No. 18.

Surrounding Land Uses and Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant land	S-1 (Approved R1-18)
West (across 15th Avenue)	Vacant land, single-family residential homes and outdoor storage	S-1 and S-1 SP
North	Agricultural land, plant nursery and single-family residential	S-1
East	Plant nursery	S-1
South	Single-family residential	S-1 and R1-10

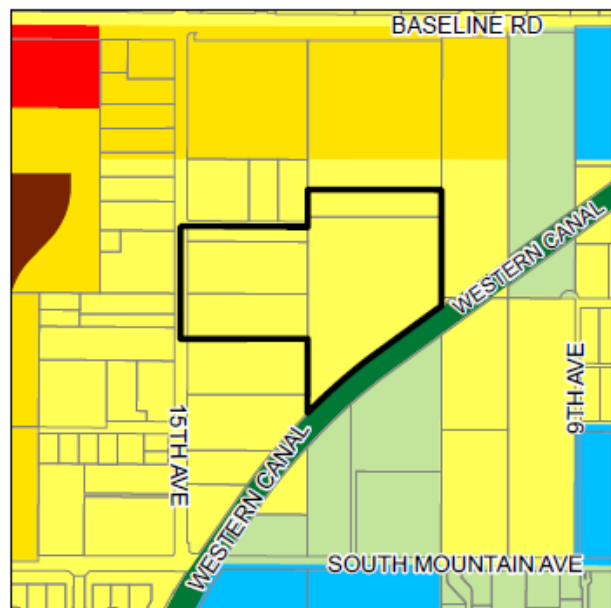
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 20.86 acres located at 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) for the Meritage Homes - 15th Ave. and Baseline Rd. PUD to allow single-family residential (detached and attached). The subject site is currently vacant land.
2. The subject site is designated as Residential 1 to 2 dwelling units per acre on the General Plan Land Use Map. The areas to the north, west (across 15th Avenue), and east of the subject site are designated Residential 1 to 2 dwelling units per acre on the General Plan Land Use Map and the area to the south is designated Parks/Open Space – Publicly Owned and Residential 1 to 2 dwelling units per acre. The requested PUD zoning district is not consistent with the General Plan Land Use Map designation. To ensure consistency with the General Plan, a concurrent General Plan Land Use Map amendment, GPA-SM-2-25-8, is proposed to change the land use map designation to Residential 5 to 10 dwelling units per acre. The requested PUD zoning district is consistent with the proposed General Plan Land Use Map designation.

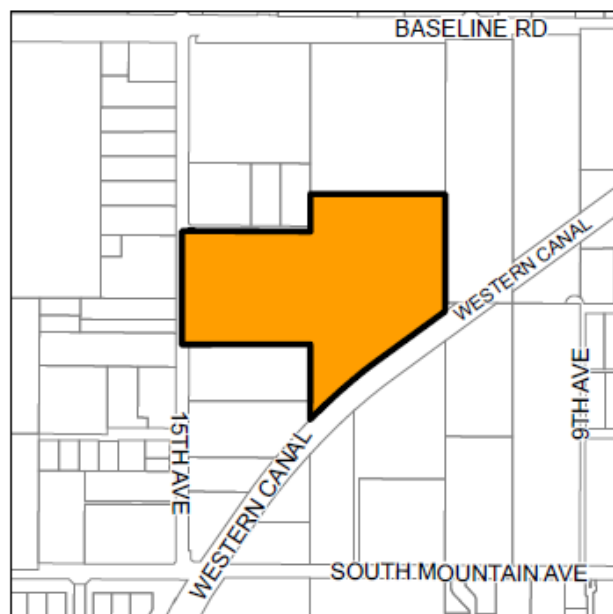
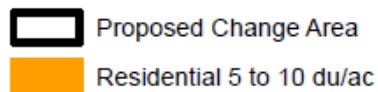
EXISTING:

Residential 1 to 2 du/ac (20.37 +/- Acres)



PROPOSED CHANGE:

Residential 5 to 10 du/ac (20.37 +/- Acres)



Plan Land Use Map; Source: Planning and Development Department

SURROUNDING LAND USES AND ZONING

3. To the south are single-family residential homes zoned S-1 and R1-10; to the west, across 15th Avenue, are single-family residential homes, outdoor storage, and vacant land zoned S-1 and S-1 SP; to the east is a plant nursery zoned S-1;

and to the north is agricultural land, a plant nursery and single-family residential zoned S-1.

PROPOSAL

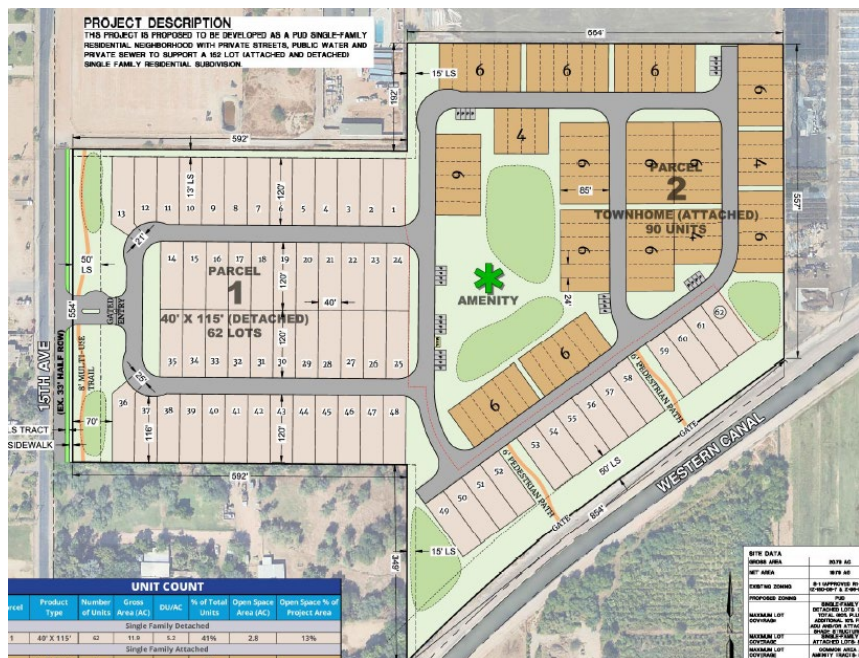
4. The proposal was developed utilizing the PUD zoning district. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case-by-case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions shall be applied.

5. **Site Plan**

The proposal is for a 152-unit residential subdivision development. 62 of the units will be detached single-family residential homes and 90 of the units will be attached single-

family residential homes. The conceptual site plan, attached as an exhibit, depicts the site layout including the location of the attached and detached single-family residential products, the centralized open space, pedestrian connections to the Western Canal, guest parking areas, and a multi-use trail along 15th Avenue.

The site will have one point of vehicular ingress/egress on 15th Avenue.



Conceptual Site Plan; Source: Meritage Homes

6. **Land Use:**

The PUD proposes single-family residential (detached and attached) development. The PUD allows all uses permitted in the R1-8 zoning district.

7. **Development Standards:**

The development narrative allows for a maximum of 152 units at a density of 7.31 dwelling units per acre. Parking for residents will be provided in two-car garages in each unit and guest parking will be provided in the driveways and several parking areas throughout the townhome development area. Below is a summary of the key development standards. Additionally, the PUD narrative requires that the project site a minimum of three community amenities.

<u>Development Standards</u>	
<u>Standard</u>	<u>Proposed</u>
<i>Maximum Density (dwelling units/acre)</i>	7.31
<i>Maximum Building Height</i>	Two stories and 30 feet (minimum of 33% single-family detached units shall be limited to one-story or 18 feet)
<i>Minimum Common Open Space</i>	25%
<i>Maximum Lot Coverage</i>	Single-Family Detached: 70% Single-Family Attached: 80% Common Area/Amenity Tracts: 50%
<i>Minimum Perimeter Building Setbacks</i>	
<i>West (adjacent to 15th Avenue)</i>	5 feet
<i>West</i>	5 feet
<i>North (adjacent to Gary Way)</i>	15 feet; 5 feet if the south half of Gary Way is dedicated
<i>North</i>	6 feet
<i>East</i>	6 feet
<i>Southeast (adjacent to the Western Canal)</i>	15 feet
<i>South</i>	15 feet; 5 feet if the south half of Gary Way is dedicated
<i>Single-Family Detached Minimum Individual Lot Setbacks</i>	
<i>Front</i>	10 feet
<i>Interior Sides</i>	5 feet
<i>Street Side</i>	5 feet
<i>Rear</i>	15 feet; 5 feet for Lots 1-48 if the south half of Gary Way is dedicated
<i>Single-Family Attached Minimum Individual Lot Setbacks</i>	
<i>Front</i>	10 feet
<i>Interior Sides</i>	0 feet
<i>Street Side</i>	0 feet
<i>Rear</i>	6 feet

<i>Minimum Perimeter Landscape Setbacks</i>	
<i>West (adjacent to 15th Avenue)</i>	50 feet
<i>West</i>	15 feet
<i>North (adjacent to Gary Way)</i>	13 feet; 0 feet if the south half of Gary Way is dedicated
<i>Southeast (adjacent to the Western Canal)</i>	50 feet
<i>Streetscape Standards</i>	
<i>15th Avenue</i>	Landscape strip between back of curb and sidewalk: 7 feet. Detached Sidewalk Width: 6 feet.
<i>Internal Private Streets</i>	Sidewalk Width: 5 feet.

The PUD will exceed Zoning Ordinance standards by requiring that 25 percent of the site be designated as common area; that 33 percent of single-family detached homes be one-story; that lot widths and depths be increased; that landscape setbacks be enhanced to the southeast along the Western Canal and to the west; and that interior side and rear setbacks for single-family detached lots, as well as rear setbacks for single-family attached lots, be increased.

8. **Landscape and Shade Standards:**

As stipulated, the PUD requires that two-inch caliper trees be planted every 20 feet within landscape setbacks, landscape areas within the perimeter setbacks along 15th Avenue and the Western Canal, and within the detached sidewalk landscape strip along 15th Avenue. This is addressed in Stipulation Nos. 1.b through 1.d. Additionally, the PUD requires that milkweed or other native nectar species be provided within common areas and that bicycle infrastructure, pedestrian pathways connecting to the Western Canal, and the sidewalk along 15th Avenue be shaded a minimum of 75 percent.

9. **Design Guidelines:**

The PUD proposes enhanced design guidelines to ensure the buildings are compatible with the surrounding area. The PUD sets forth requirements to provide a variety of building materials with building facades being a mixture of stucco and a mix of the following materials:

- Composite siding
- Board and batten
- Composite trim board
- Glazing
- Composite or solid wood door(s)
- Metal garage rollup door
- Flat concrete roofing tiles
- Decorative shutters

- Decorative light fixture(s)
- Decorative wood bracket(s)
- Color blocked popout massing

The PUD requires that each detached single-family residence provide a minimum 90-square foot patio. Additionally, the PUD requires that the development include a minimum of two pedestrian connections to the canal.



Conceptual Elevations; Source: Meritage Homes

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing

with the vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing.

The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by providing a mix of 62 single-family detached units and 90 single-family attached units that will address the supply shortage at a more rapid pace while using vacant or underutilized land in a more sustainable fashion.

12. **Shade Phoenix Plan**

In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing shade stipulations in rezoning cases.

The proposal aligns with the Shade Phoenix Plan in the following ways. As stipulated, the PUD requires that two-inch caliper trees be planted every 20 feet within landscape setbacks, landscape areas within the perimeter setbacks along 15th Avenue and the Western Canal, and within the detached sidewalk landscape strip along 15th Avenue. This is addressed in Stipulation Nos. 1.b through 1.d. Additionally, the PUD requires that bicycle infrastructure, pedestrian pathways connecting to the Western Canal, and the sidewalk along 15th Avenue be shaded a minimum of 75 percent.

13. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports short-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations.

To create a bike-supportive environment for residents, the PUD requires a minimum of 15 bicycle parking spaces be provided near amenity areas.

14. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for

better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. The PUD requires that EV-Capable wiring be provided within the garages of the attached and detached single-family homes.

15. **Complete Streets Guidelines:**

The City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles.

The PUD narrative requires the development to provide bicycle parking and a detached sidewalk, enhanced landscaping, and shade along 15th Avenue.

16. **Zero Waste PHX:**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs.

Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The provision of recycling containers is addressed in the PUD narrative, and states that recycling collection will be available.

17. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the [Greater Phoenix Metro Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water

conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in the Sustainability section of the PUD narrative, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

18. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - Build the Sustainable Desert City. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in the Sustainability section of the PUD narrative.

COMMUNITY CORRESPONDENCE

19. As of the writing of this report, staff has received one letter of support and one letter of opposition. Concerns raised were regarding the proposed density, traffic issues, and street capacity.

INTERDEPARTMENTAL COMMENTS

20. The City of Phoenix Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of the Phoenix Sky Harbor Airport to future owners or tenants of the property. This is addressed in Stipulation No. 2.
21. The Street Transportation Department requires that improvements to Gary Way be established by the Planning and Development Department and the Street Transportation Department, that the developer deposit funds for a traffic control device at the Western Canal and 15th Avenue, that pavement and trail improvements along 15th Avenue be completed, that existing utilities be undergrounded, and that the developer replace and construct all improvements in the right-of-way with all required elements and to ADA standards. This is addressed in Stipulation Nos. 3 through 8.

OTHER

22. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 9.

23. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 10.
24. Development and use of the site are subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments may be required.

Findings

1. The proposed PUD sets forth design and development standards that will promote a safer walking and bicycling environment.
2. The proposal is consistent with the proposed General Plan Land Use Map designation, and several General Plan and city goals/policies.
3. The proposal will create additional housing options in line with the Housing Phoenix Plan's goal of preserving or creating 50,000 housing units by 2030.

Stipulations

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.

- 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.
- 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.

Writer

Samuel Rogers

July 9, 2026

Team Leader

Racelle Escolar

Exhibits

Zoning sketch map

Aerial sketch map

Conceptual Site Plan date stamped April 6, 2026

Conceptual Building Elevations date stamped August 12, 2026 (14 pages)

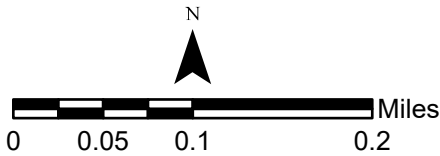
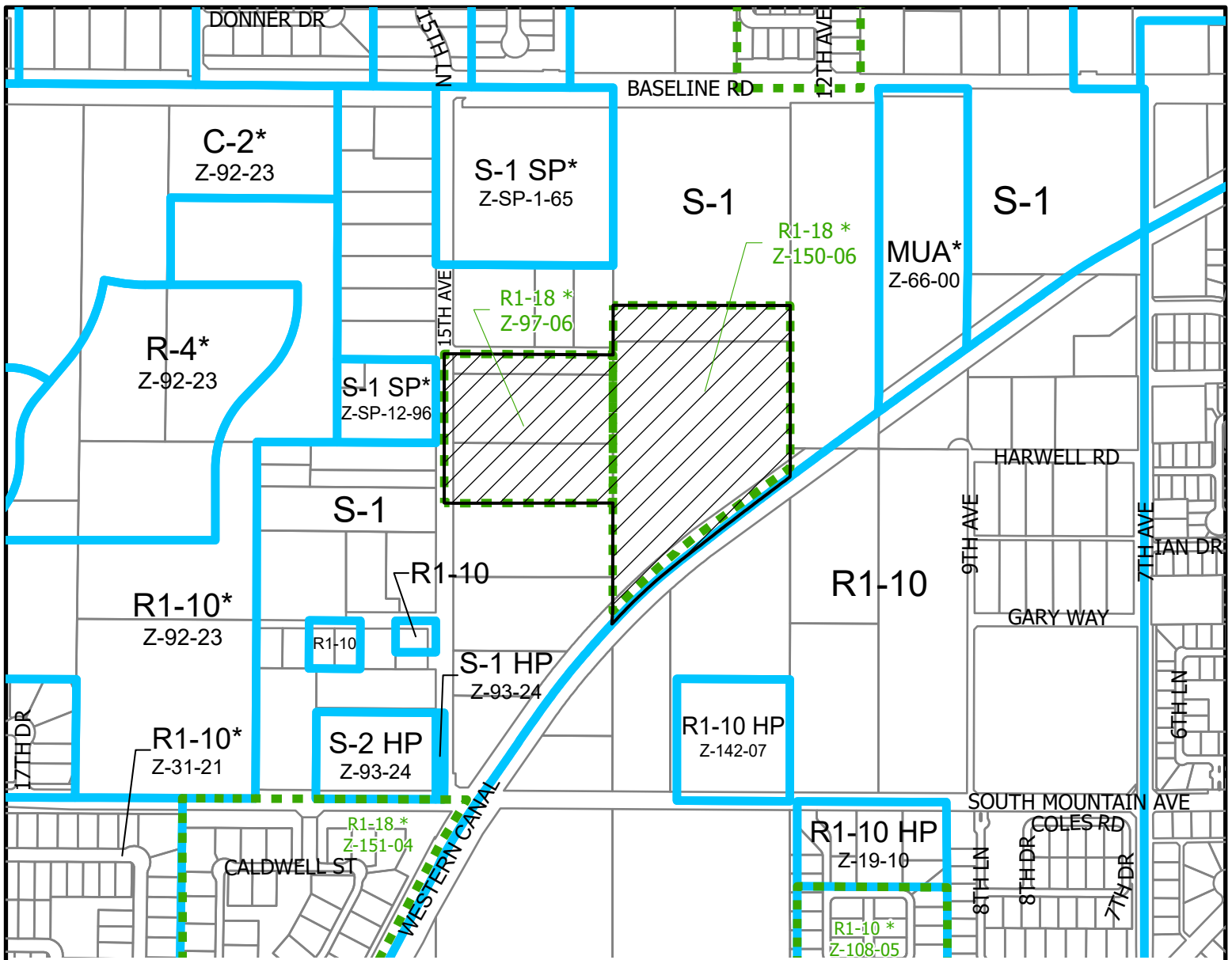
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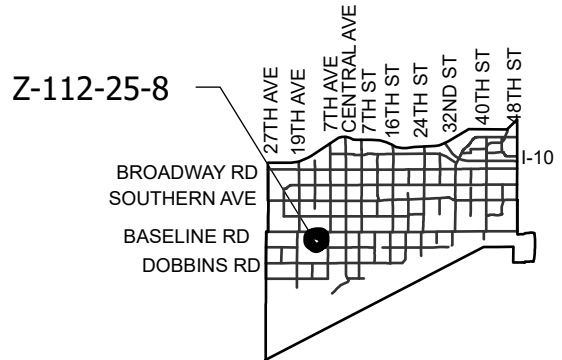
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Community Correspondence (3 pages)

[Meritage Homes - 15th Ave and Baseline Road PUD](#) development narrative date stamped June 15, 2026

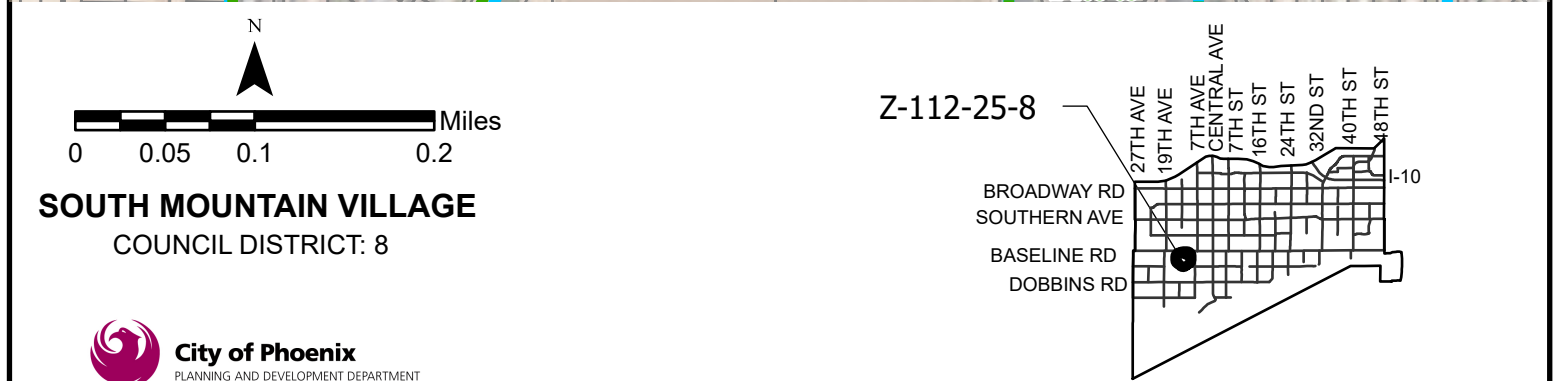


SOUTH MOUNTAIN VILLAGE
COUNCIL DISTRICT: 8

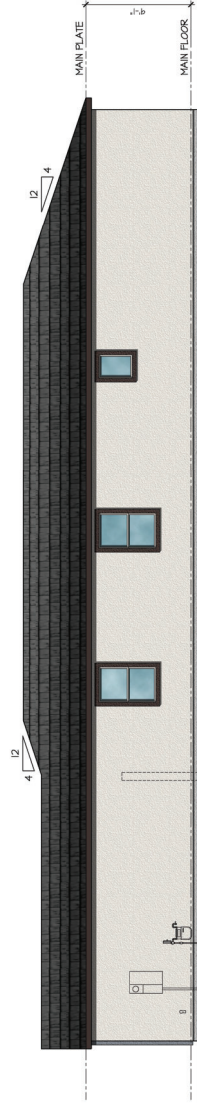


APPLICANT'S NAME: Gammage & Burnham, PLC		REQUESTED CHANGE:			
APPLICATION NO: Z-112-25-8		FROM: S-1 (Approved R1-18) (20.86 ac.)			
DATE: 8/20/2025		TO: PUD (20.86 ac.)			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.		REVISION DATES:			
20.86 Acres		<table border="1"> <tr> <td>9/12/2025</td> <td>6/17/2026</td> </tr> </table>		9/12/2025	6/17/2026
9/12/2025	6/17/2026				
AERIAL PHOTO & QUARTER SEC. NO.		ZONING MAP			
QS 01-26		D-8			
MULTIPLES PERMITTED		STANDARD OPTION			
S-1 (Approved R1-18)		20 (41)			
PUD		152			
		* UNITS P.R.D OPTION			
		N/A (52)			
		N/A			

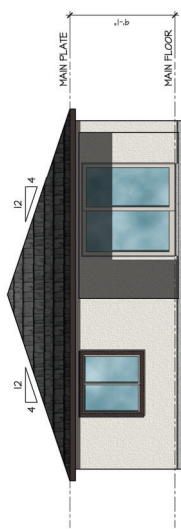
* Maximum Units Allowed with P.R.D. Bonus



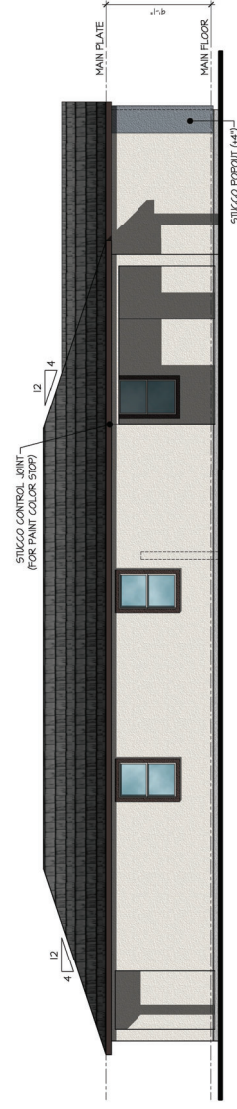
* Maximum Units Allowed with P.R.D. Bonus



Right Side Elevation
scale: 3/16" = 1'-0"



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



Left Side Elevation
scale: 3/16" = 1'-0"



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

Plan 130.1640
Elevation X - Modern Simplistic

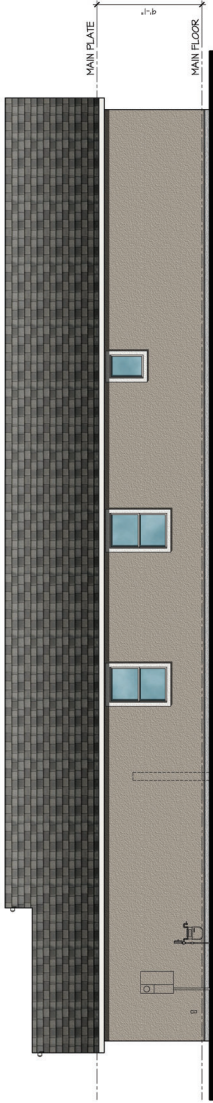


15th & Baseline - 30's
Phoenix, Arizona

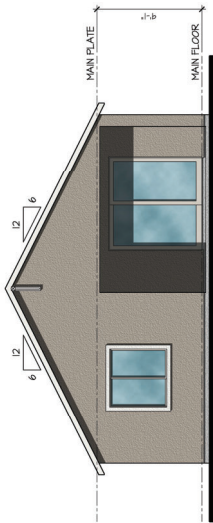
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2025 BSB Design, Inc.

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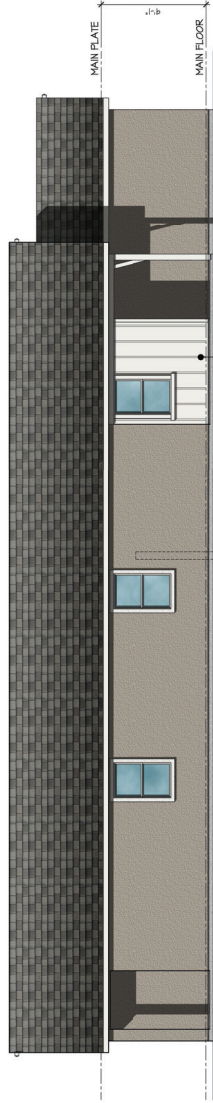




Right Side Elevation
scale: 3/16" = 1'-0"



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



Left Side Elevation
scale: 3/16" = 1'-0"



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

Plan 130.1640
Elevation J - Modern Farmhouse



15th & Baseline - 30's
Phoenix, Arizona

CITY OF PHOENIX

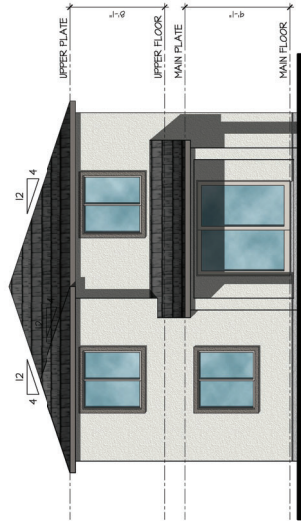
AUG 12 2025

Planning & Development
Department



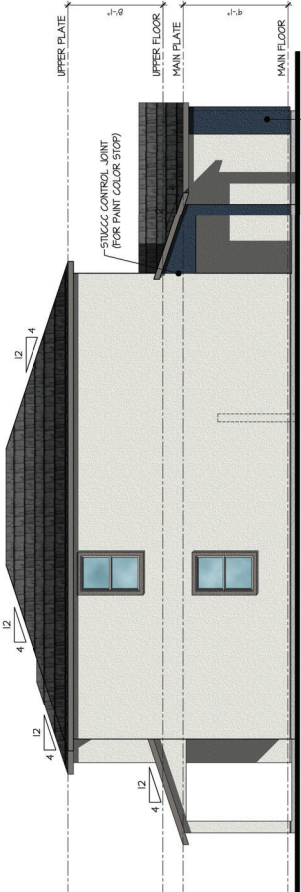
Right Side Elevation

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

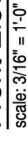
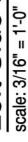
15th & Baseline - 30's
Phoenix, Arizona

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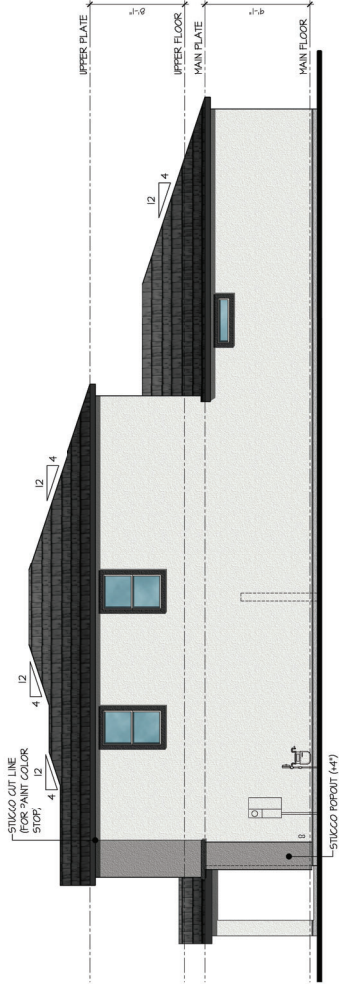


July 14, 2025 | 25-0321.00

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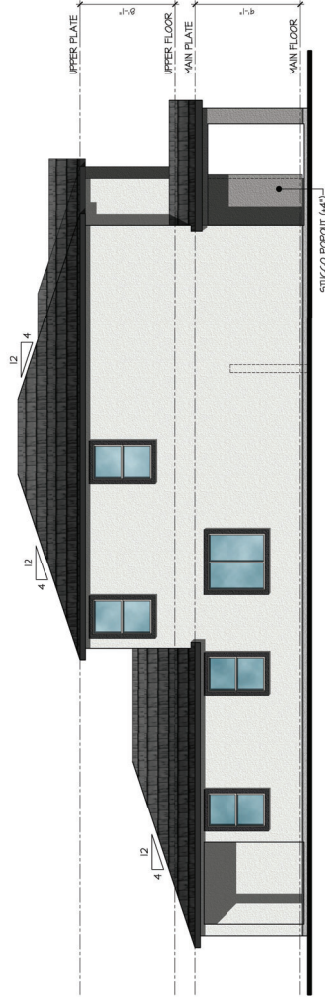


Right Side Elevation

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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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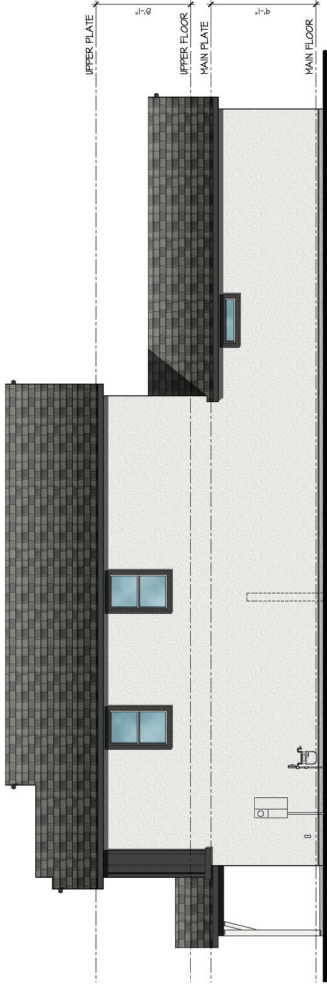
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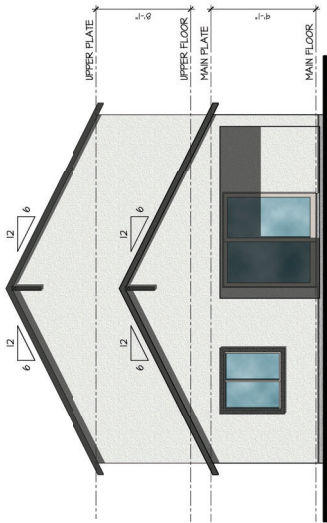
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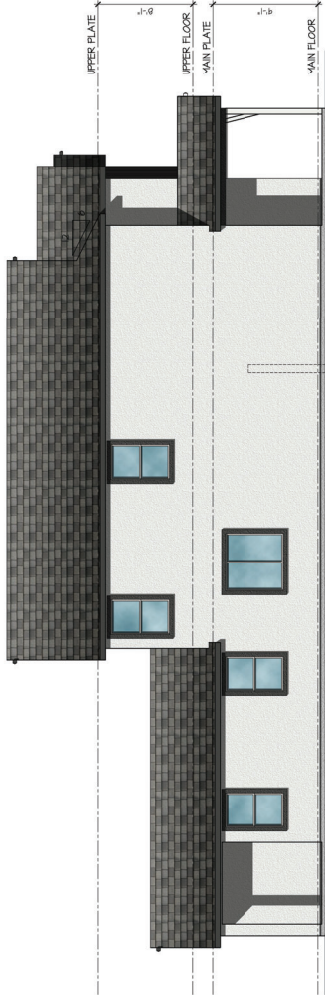
Right Side Elevation

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 230.2380

Elevation J - Modern Farmhouse



15th & Baseline - 30's
Phoenix, Arizona

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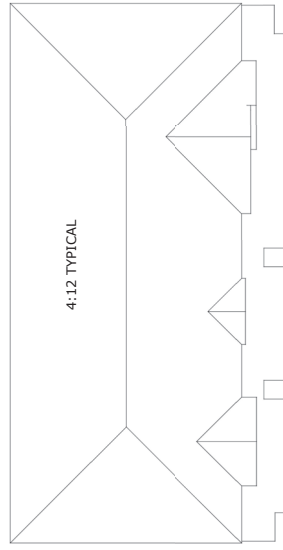
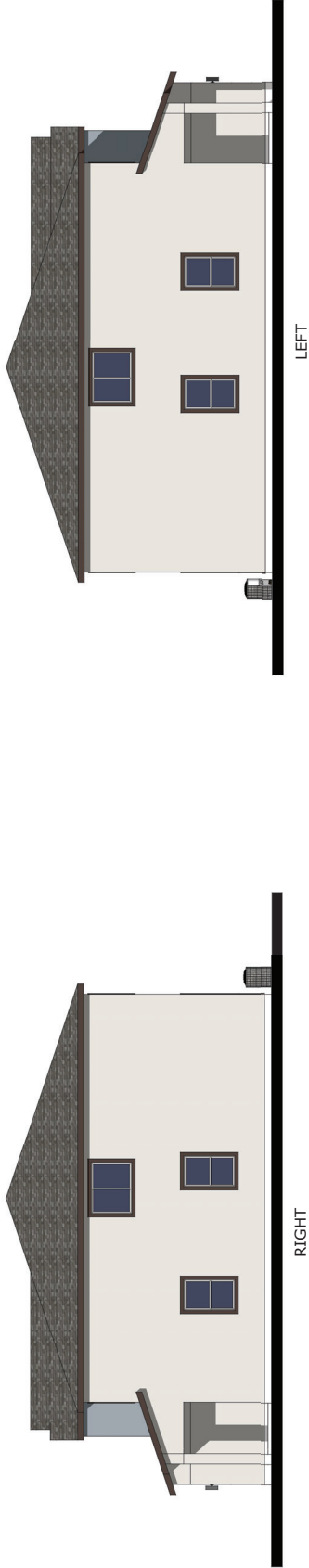
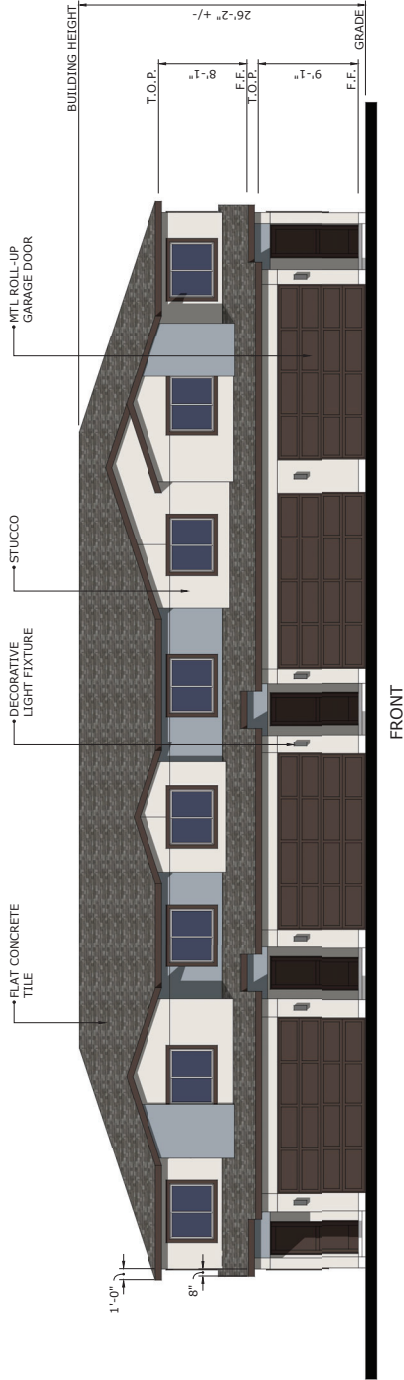
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MODERN SIMPLISTIC
EXTERIOR ELEVATIONS

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

COLOR SCHEME 1



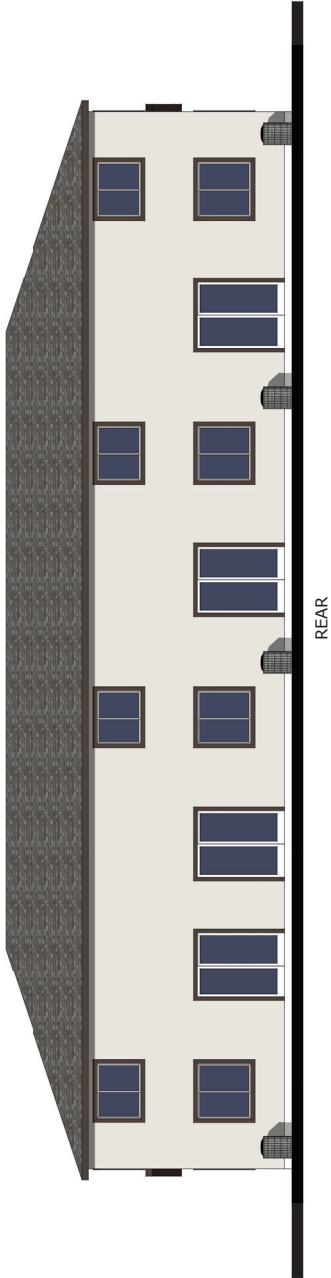
15th & Baseline -Townhomes

Phoenix, Arizona



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REAR



MODERN SIMPLISTIC

EXTERIOR ELEVATIONS

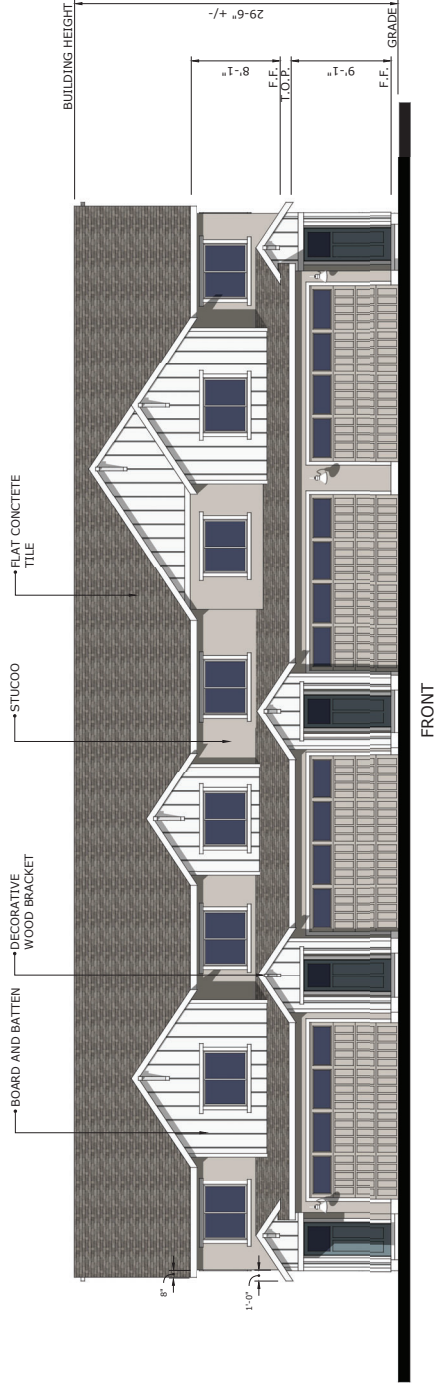
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COLOR SCHEME 1

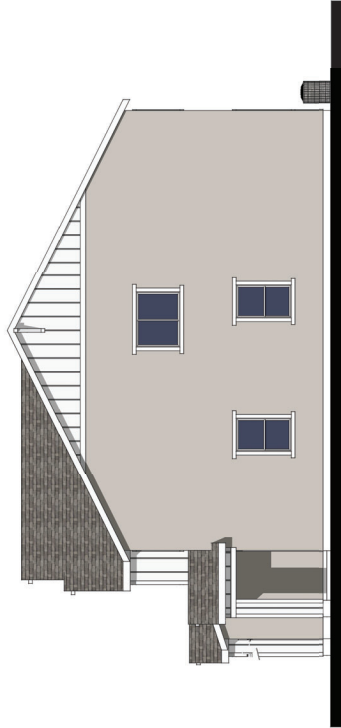
CITY OF PHOENIX

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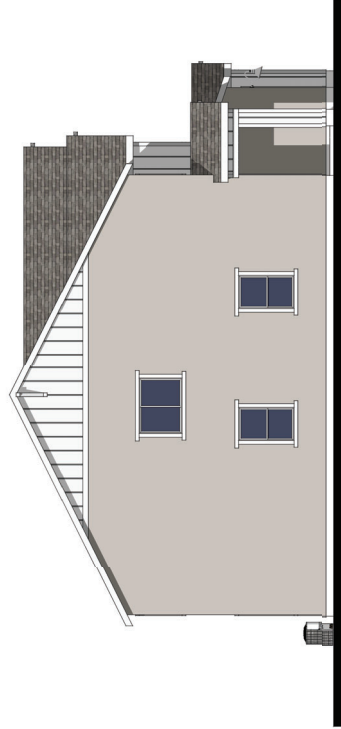
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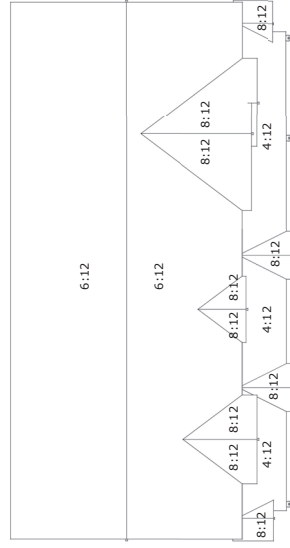
FRONT



RIGHT



LEFT



ROOF PLAN

FARMHOUSE

EXTERIOR ELEVATIONS

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

COLOR SCHEME 1



15th & Baseline -Townhomes

Phoenix, Arizona



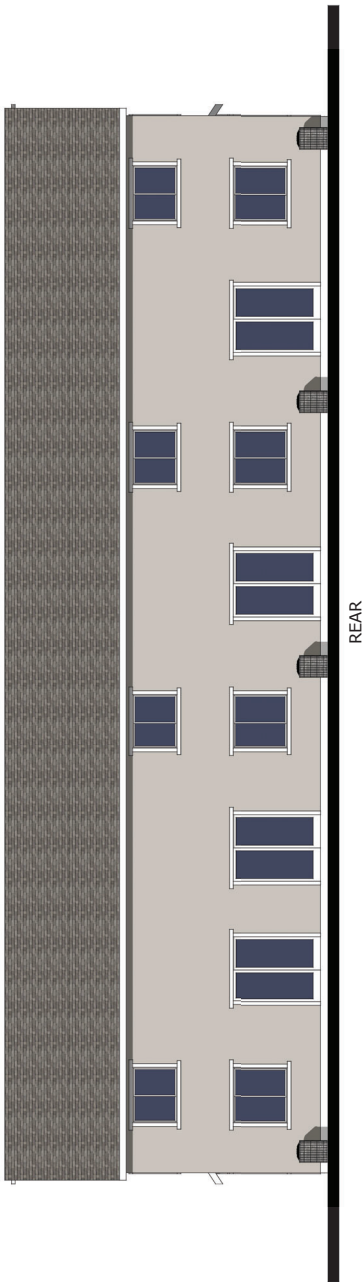
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REAR



FARMHOUSE

EXTERIOR ELEVATIONS

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

COLOR SCHEME 1



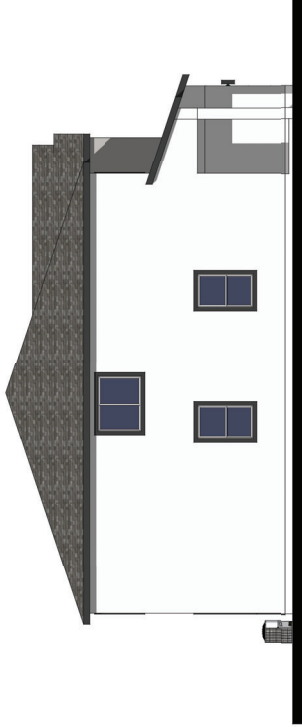
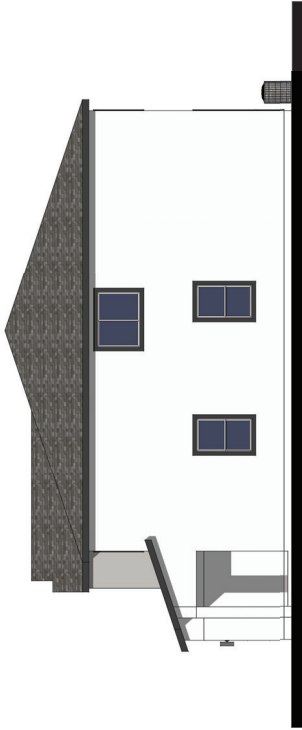
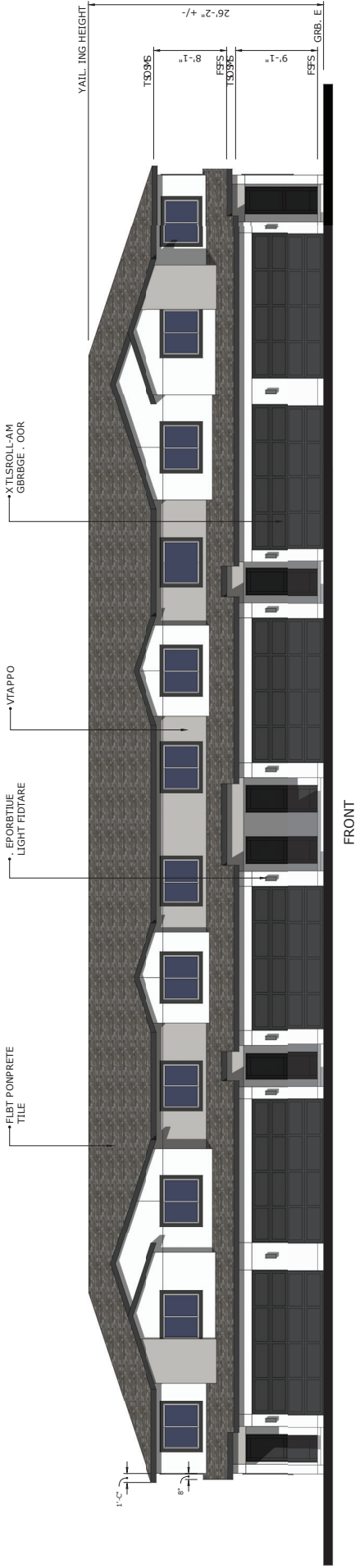
15th & Baseline -Townhomes

Phoenix, Arizona



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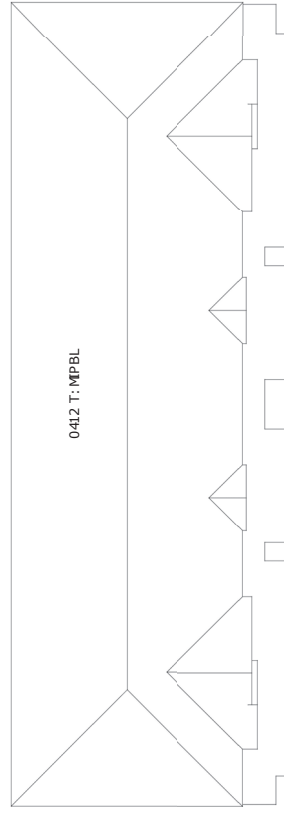


MODERN SIMPLISTIC

EXTERIOR ELEVATIONS

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

COLOR SCHEME 3



ROOF PLAN

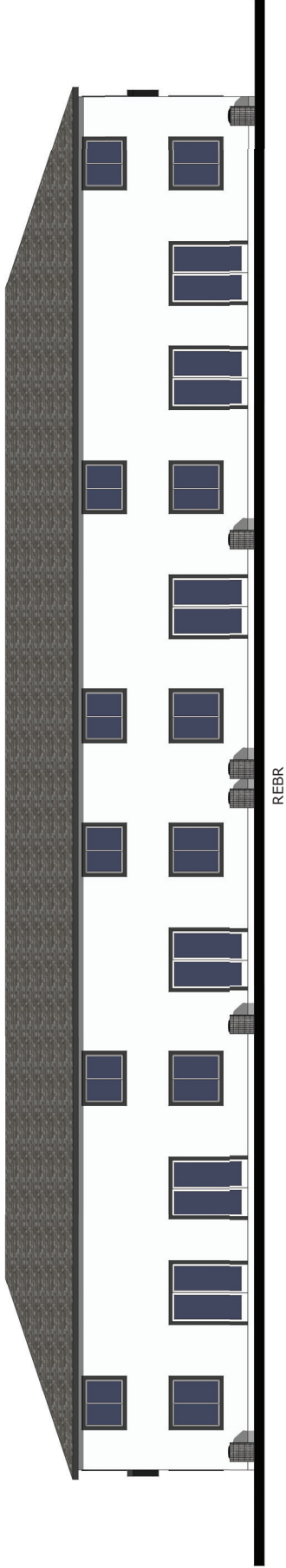
15th & Baseline -Townhomes

Phoenix, Arizona



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MODERN SIMPLISTIC

EXTERIOR ELEVATIONS

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

COLOR SCHEME 3



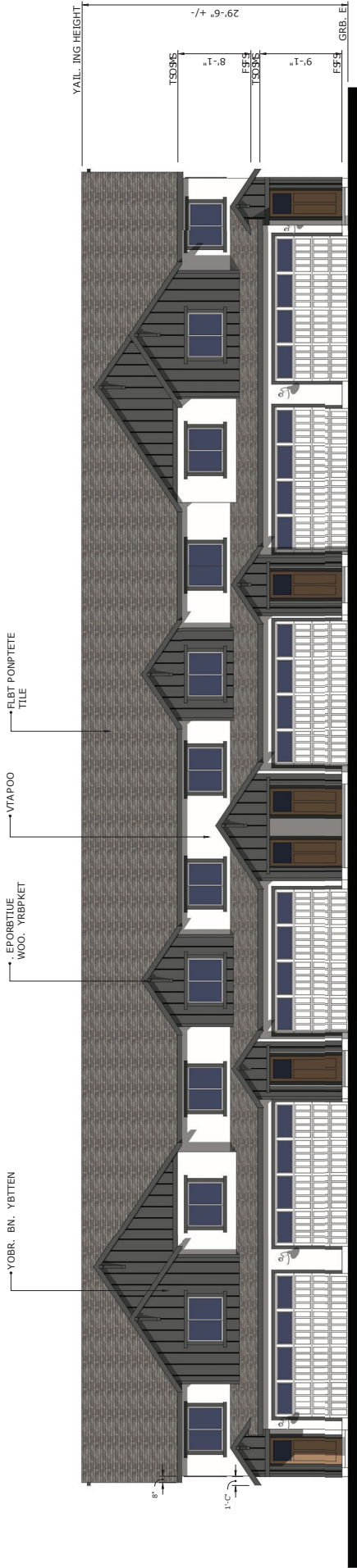
15th & Baseline -Townhomes

Phoenix, Arizona

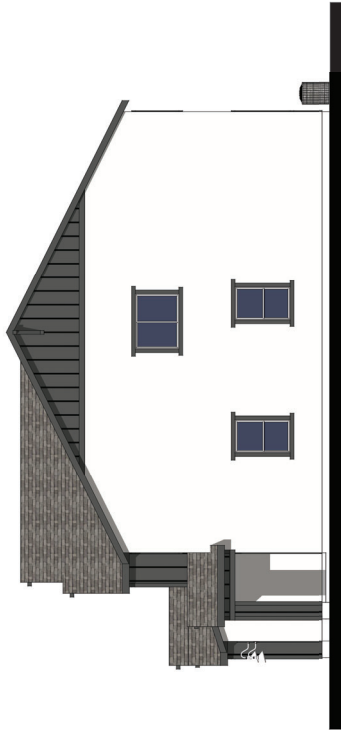


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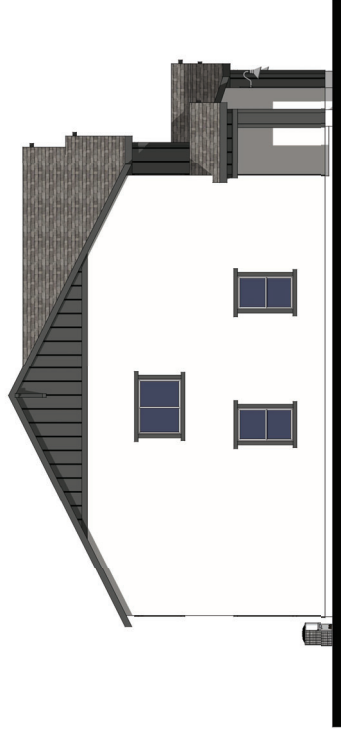
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FRONT



RIGHT



LEFT

CITY OF PHOENIX

AUG 12 2025

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Department

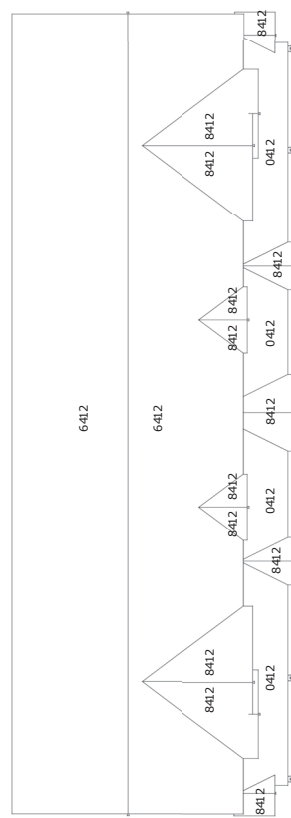
FARMHOUSE

EXTERIOR ELEVATIONS

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

COLOR SCHEME 3

ROOF PLAN



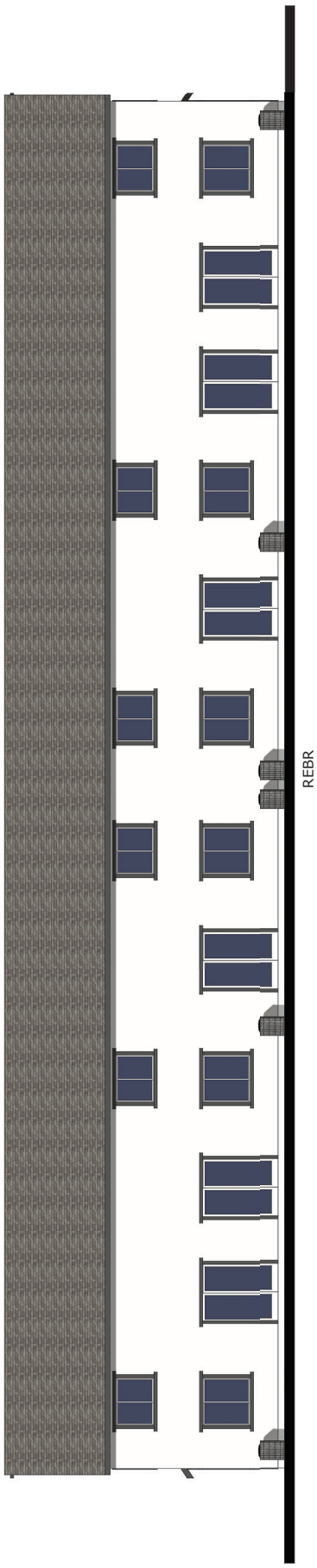
15th & Baseline -Townhomes

Phoenix, Arizona

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FARMHOUSE

EXTERIOR ELEVATIONS

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

COLOR SCHEME 3

CITY OF PHOENIX

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15th & Baseline -Townhomes

Phoenix, Arizona

July 28, 2025 | 25-0321.00



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GPA-SM-2-25-8 and Z-112-25-8 : Neighbor concerns and request for lower density

From Rasa F. <rasaroni@gmail.com>

Date Thu 12/11/2025 7:45 PM

To Samuel S Rogers <samuel.rogers@phoenix.gov>

Cc Craig Fuller <aair@aviationarchaeology.com>

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Report Suspicious

Hello Mr. Rogers,

We are writing today to express our concerns regarding the subject GPA and Zoning applications on 15th Ave & Baseline in the South Mountain area of Phoenix.

We are impacted neighbors, residing at 7644 S 15th Ave. We have two primary concerns. The first one is the extremely high density requested by this project, and the second concern is linked - that the street is inappropriately sized for Meritage's additional 600 vehicle density. As you know, the entire surrounding area on 15th Ave, south of Baseline, is very low density, mostly residential, and nearly all lots greater than 1 acre. We are just barely managing the traffic with the school drop-off and pick ups.

As a reminder, we (and other neighbors) worked with the owners of the 100 acre property at the corner of 19th Ave and Baseline to ensure that any development that directly abuts our existing homes will be of similar size and quality. The stipulations that were implemented supported this, and the development received our full support.

Now, back to the subject development. The requested density for this project is entirely inconsistent with our existing neighborhood, and with the new single-family neighborhoods to be built adjacent to us on the 100 acre property. While we support the development of this property on 15th Avenue into a residential neighborhood, we do NOT support the density. Additionally, we are concerned that the PUD request will lock this property into a high-density development, even if the current developers change their minds and do not build. That is completely unacceptable to us.

The current developers, Meritage, appear to be (based on their provided information and conversation at the neighborhood meeting) very locked in on providing a "new product" in the Phoenix market that is this combination single-family-detached + single-family-attached step-up neighborhood. They have decided our neighborhood is fine for this, without understanding



Meritage Homes / 15th Ave and Baseline Rd - GPA-SM-2-25-8 and Z-112-25-8.

From My Beach <azbeach@gmail.com>

Date Tue 7/7/2026 10:01 AM

To Samuel S Rogers <samuel.rogers@phoenix.gov>; amarsh@gblaw.com <amarsh@gblaw.com>

CAUTION: This email originated outside of the City of Phoenix.

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Report Suspicious

Good morning Samuel, my name is Thomas Haines and I am the owner of:

8211 S. 15th Ave.,
Phoenix, AZ 85041

Re: Support for Proposed Development on South 15th Avenue (Second Property South of proposed development)

Dear Samuel,

I am writing to express my strong support for the proposed development on South 15th Avenue.

My property at 8211 South 15th Avenue is the second property to the south of the project site. I fully support approval of this project because it will bring significant economic value to the City of Phoenix and serve as a positive asset to our community. This fresh, clean development represents a substantial improvement to the area. Currently, the site functions as an illegal dumping ground where homeless individuals reside, leaving behind piles of debris, trash, drug paraphernalia, and other waste. For years, I have personally worked to clean up this street by removing trash and paraphernalia and encouraging people to move on.

While I understand that some neighbors may oppose the project, I believe approving this development is in the best interest of both the local community and the City of Phoenix as a whole. It will help transform a blighted area into a productive and well-maintained space. Please feel free to contact me at 602-538-0027 if you have any questions or need additional information. I am happy to discuss this further.

Thank you for your consideration and for your work on behalf of the City of Phoenix.

Sincerely,

Thomas Haines

that higher density belongs north of Baseline (based on the Rio Montaña Plan, and the existing zoning), or alongside other higher-density developments. Not alongside our acre properties on this little country lane. They need to provide a lower-density Plan B product for this piece of land that meets the needs of our neighborhood. Specifically, larger homes, larger lots.

Secondarily, South 15th Avenue is in no way capable of supporting Meritage's 600 additional vehicles during commute times, ESPECIALLY given the school on the corner has no bus service and the entire student population is dropped off and picked up by individual vehicles every day. We can barely get out of our driveway at these times as it is. Adding 600 more vehicles 2x daily is unthinkable, even if the road is widened. And, please recall that the 100acre project already plans to have it's secondary entrance onto 15th Avenue. The vehicle count study recently conducted was during the school's summer break and does not yet include the vehicles from the 100acre project, so it is woefully underrepresenting the traffic.

Please take our comments and concerns into consideration, and we request that you ask Meritage to provide a lower-density plan, and do not lock in a PUD that the neighbors do not support.

We would like this email entered into the project case files. Can you make that happen, or do we need to send a physical copy to City of Phoenix Planning Department?

Sincerely,

Rasa & Craig Fuller

rasaroni@gmail.com

602-692-8197

7644 S 15th Ave, Phoenix, AZ 85041