



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-6-26-2
Solis at Norterra PUD
October 5, 2026

North Gateway Village Planning Committee Meeting Date:

October 8, 2026

Planning Commission Hearing Date:

November 5, 2026

Request From:

PCD NBCOD (Approved C-2 PCD NBCOD)
(Planned Community District, North Black Canyon Overlay District, Approved Intermediate Commercial, Planned Community District, North Black Canyon Overlay District) (9.38 acres)

Request To:

PUD NBCOD (Planned Unit Development, North Black Canyon Overlay District) (9.38 acres)

Proposal:

Planned Unit Development to allow townhomes, and PCD removal

Location:

Southeast corner of North Valley Parkway and Casino Avenue

Owner:

Robert S Bullington and Frances Bullington Land Trust/Bullington Robert H Jr/John D

Applicant/Representative:

Keith Nichter, Kimley-Horn and Associates, Inc.

Staff Recommendation:

Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Commercial and Residential 2 to 5 dwelling units per acre	
<u>Street Classification Map</u>	North Valley Parkway	Major Arterial	70-foot east half street
	Casino Avenue	Minor Collector	35-foot south half street

General Plan Conformity

CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.

The proposal for townhomes will add to the mix of housing types in the area. The site is located within the North Black Canyon Major Employment Corridor and will be in close proximity to major employers. Additionally, the site is adjacent to a planned commercial area and is near the North Gateway Village Core, the Shops at Norterra commercial development, and the Happy Valley Towne Center.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: Plan and design communities and neighborhoods to be pedestrian friendly and walkable.

The PUD requires maximum building setbacks, minimum building frontage, and enhanced pedestrian connectivity along North Valley Parkway and Casino Avenue. The development will be oriented towards the adjacent streets to promote a pedestrian friendly environment and encourage walking over driving to access surrounding destinations.

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

The proposed PUD sets forth development standards that require enhanced landscaping and shade, including detached sidewalks; enhanced tree planting standards for perimeter landscape setbacks, parking areas, common areas and retention areas; and minimum shade requirements for public and private sidewalks, pedestrian pathways, multi-use trails, bicycle infrastructure, improved and usable open space, seating areas and gathering areas, bike lanes, corners of traffic signals, and surface parking areas. This will help to provide shade for pedestrians and bicyclists in and around the community and to mitigate the urban heat island effect by shading hard surfaces and cooling the surrounding micro-climate.

Applicable Plans, Overlays, and Initiatives

[North Black Canyon Major Employment Corridor](#) – See Background Item No. 16.

[Peripheral Areas C and D General Plan](#) – See Background Item No. 17.

[North Black Canyon Corridor Plan](#) – See Background Item No. 18.

Applicable Plans, Overlays, and Initiatives

[North Black Canyon Overlay District](#) – See Background Item No. 19.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 20.

[Complete Streets Design Guidelines](#) – See Background Item No. 21.

[Zero Waste PHX](#) – See Background Item No. 22.

[Housing Phoenix Plan](#) – See Background Item No. 23.

[Monarch Butterfly Pledge](#) – See Background Item No. 24.

[Phoenix Climate Action Plan](#) – See Background Item No. 25.

[Transportation Electrification Action Plan](#) – See Background Item No. 26.

[Conservation Measures for New Development](#) – See Background Item No. 27.

[Shade Phoenix Plan](#) – See Background Item No. 28.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant land	PCD NBCOD (Approved C-2 PCD NBCOD)
North (across Casino Avenue)	Single-family residential	R-2 PCD NBCOD
South	Pharmacy	PCD NBCOD (Approved C-2 PCD NBCOD)
East	Multi-family residential	C-2 HGT/DNS WVR PCD NBCOD
West (across North Valley Parkway)	Single-family residential and vacant land	R1-6 NBCOD and PCD NBCOD (Approved C-2 PCD NBCOD)

Background/Issues/Analysis

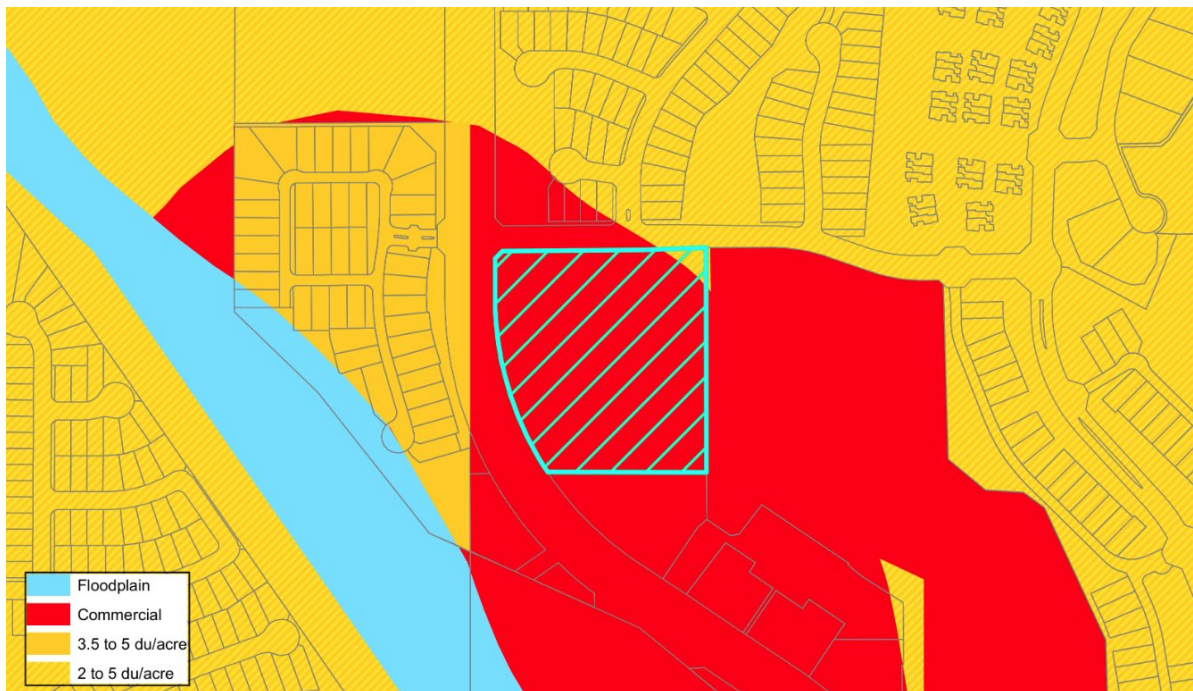
SUBJECT SITE

1. This request is to rezone a 9.38-acre site located at the southeast corner of North Valley Parkway and Casino Avenue from PCD NBCOD (Approved C-2 PCD NBCOD) (Planned Community District, North Black Canyon Overlay District, Approved Intermediate Commercial, Planned Community District, North Black Canyon Overlay District) to PUD NBCOD (Planned Unit Development, North Black Canyon Overlay District) for the Solis at Norterra PUD to allow townhomes, and to remove the site from the Dynamite Mountain Ranch PCD. The subject site is currently vacant land.

GENERAL PLAN LAND USE MAP DESIGNATION

2. The subject site is designated as Commercial and Residential 2 to 5 dwelling units per acre on the General Plan Land Use Map. The proposal is not consistent with the General Plan Land Use Map designation of commercial; however, a minor General Plan Amendment is not required because the site is less than 10 acres in size.

To the north and east, the General Plan Land Use Map designates the area as Commercial and Residential 2 to 5 dwelling units per acre. To the south and west, the area is designated as Commercial. Further west, across North Valley Parkway, the area is designated as Residential 3.5 to 5 dwelling units per acre.

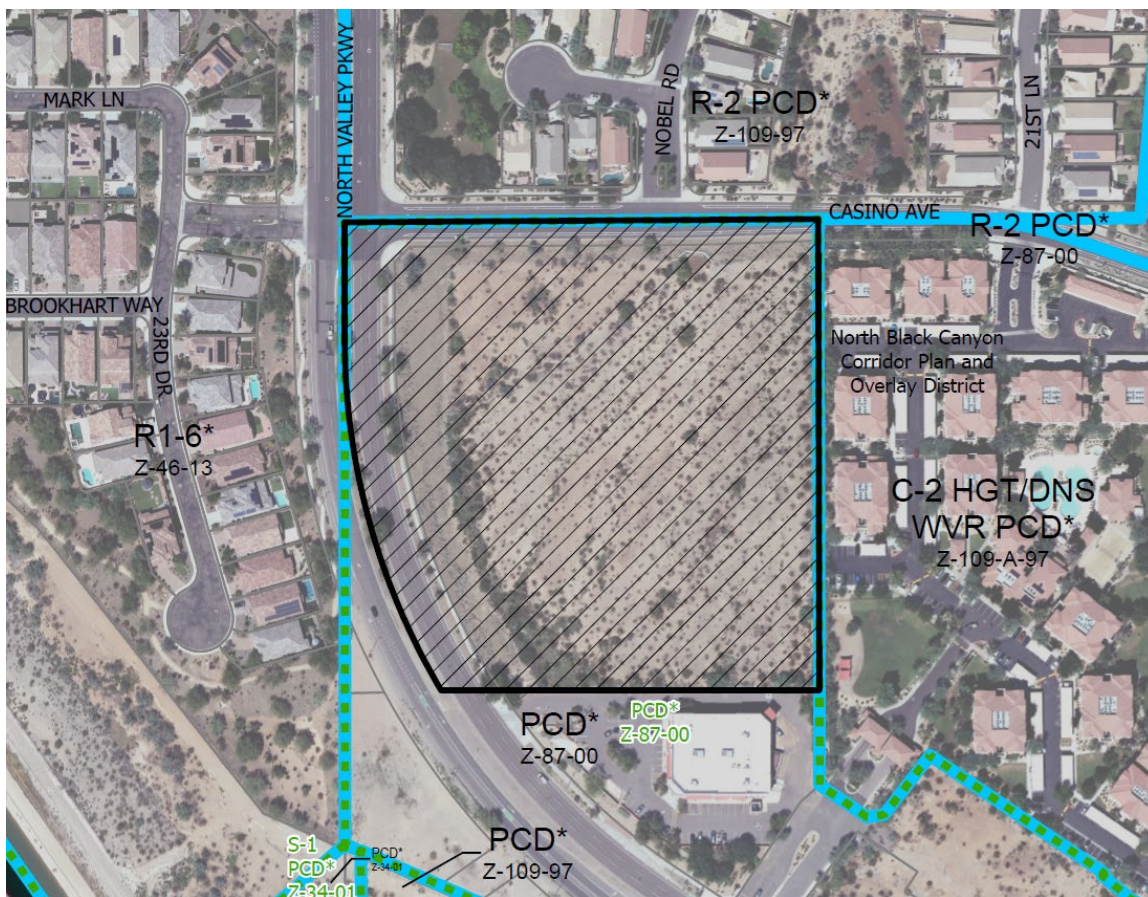


General Plan Land Use Map

Source: Planning and Development Department

SURROUNDING LAND USES AND ZONING

3. To the north, across Casino Avenue, is a single-family residential subdivision zoned R-2 PCD NBCOD (Multi-Family Residence District, Planned Community District, North Black Canyon Overlay District). To the south is a CVS Pharmacy, zoned PCD NBCOD (Approved C-2 PCD NBCOD) (Planned Community District, North Black Canyon Overlay District, Approved Intermediate Commercial, Planned Community District, North Black Canyon Overlay District). To the east is the San Norterra multi-family residential apartment complex, zoned C-2 HGT/DNS WVR PCD NBCOD (Intermediate Commercial, Height and Density Waiver, Planned Community District, North Black Canyon Overlay District). To the west, across North Valley Parkway, is the Ember Crest single-family residential development and vacant land, zoned R1-6 NBCOD (Single-Family Residence District, North Black Canyon Overlay District) and PCD NBCOD (Approved C-2 PCD NBCOD) (Planned Community District, North Black Canyon Overlay District, Approved Intermediate Commercial, Planned Community District, North Black Canyon Overlay District). The sites to the north, east, and west are within the Dynamite Mountain Ranch PCD. The Ember Crest single-family residential development to the west is not within the PCD.

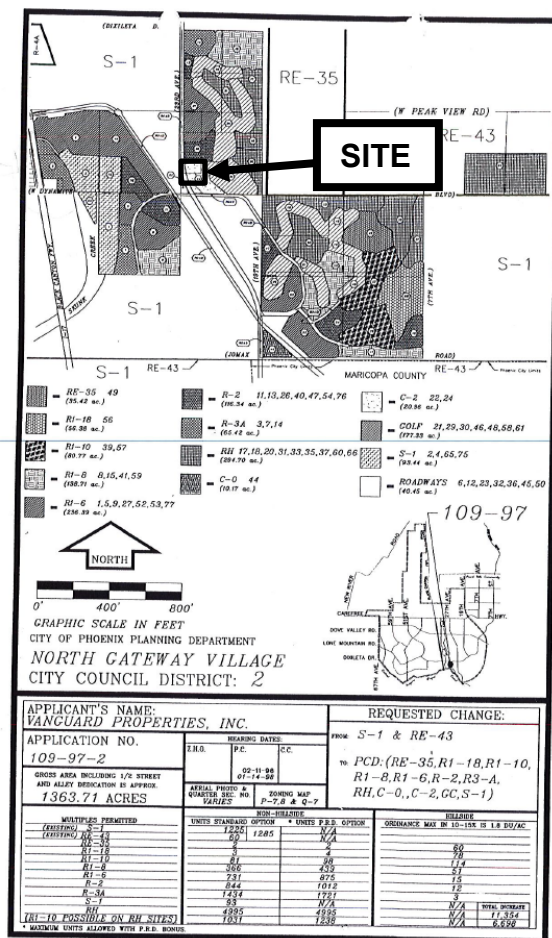


Zoning Aerial Map

Source: Planning and Development Department

DYNAMITE MOUNTAIN RANCH PCD

4. The Dynamite Mountain Ranch PCD (Rezoning Case No. Z-109-97-2), generally located between the I-17 freeway to the west, the Dixileta Drive alignment to the north, the 7th Street alignment to the east, and the Jomax Road alignment to the south, was initially established in 1998. The subject site is identified as Parcel G2 in the approved PCD master plans and was zoned C-2 PCD (Intermediate Commercial, Planned Community District) in the original PCD approval. In 2000, a Major Amendment to the Dynamite Mountain Ranch PCD (Rezoning Case No. Z-87-00-2) was approved for a significant portion of the PCD area, generally bounded by North Valley Parkway to the west, the Dixileta Drive alignment to the north, the 19th Avenue alignment to the east, and the Dynamite Boulevard alignment to the south, and generally bounded by the 19th Avenue alignment to the west, the Dynamite Boulevard alignment to the north, the 7th Avenue alignment to the east, and the Jomax Road alignment to the south. The subject site was included in the Major Amendment zoning area; however, it remained zoned as C-2 PCD, which is still applicable today.



Original Dynamite Mountain Ranch PCD Zoning Sketch Map (Z-109-97-2)

Source: Planning and Development Department

LEGEND:

- C-2 PCD (40.7 a.) d/u 591-709
- R-2 PCD (150.1 a.) d/u 750-1801
- R1-10 PCD (176.7 a.) d/u 530-795
- R1-18 PCD (71.6 a.) d/u 139-167
- R1-6 PCD (124.1 a.) d/u 621-807
- R1-8 PCD (182.3 a.) d/u 729-1002
- RE-35 PCD (48.0 a.) d/u 53-63

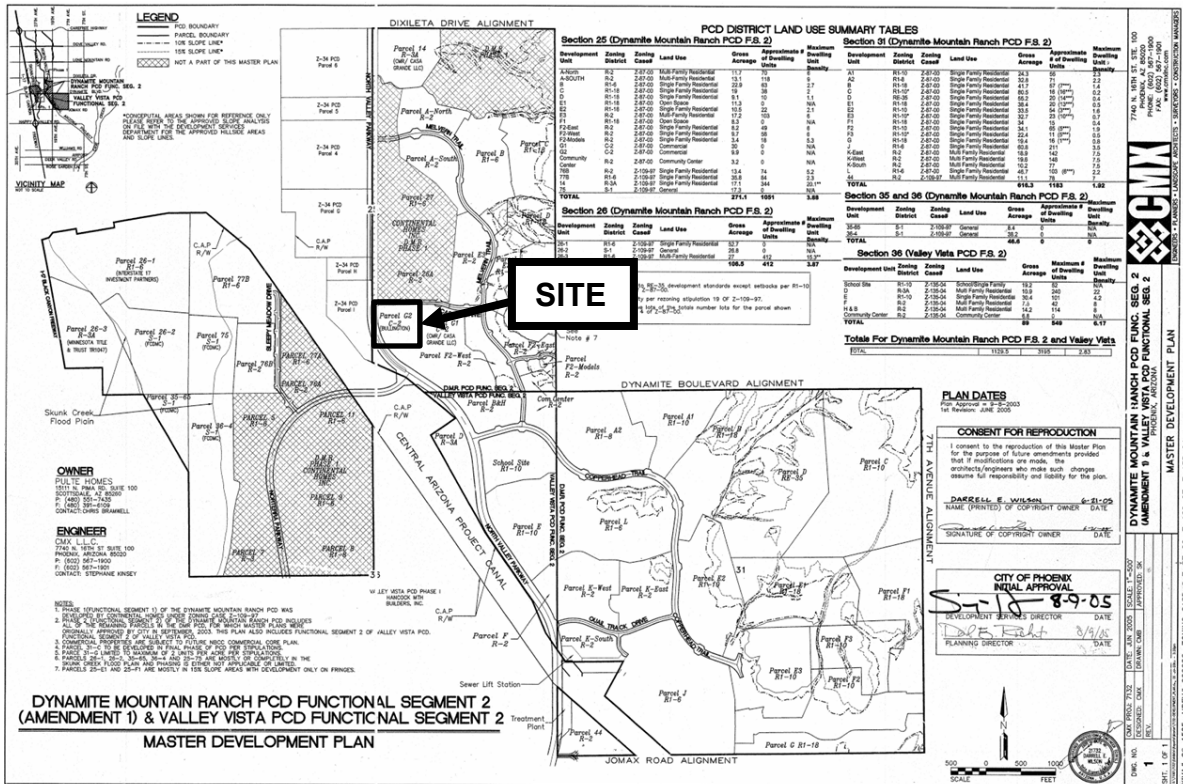
GRAPHIC SCALE IN FEET: 1500 0 1500

CITY OF PHOENIX PLANNING DEPARTMENT
North Gateway Village
CITY COUNCIL DISTRICT: 2

APPLICANT'S NAME: HARRISON MERRILL		REQUESTED CHANGE:	
APPLICATION NO. 87-00	DATE: 8-03-2000	FROM: S-1 (approved PCD: RH, GC, R1-6, R1-8, R1-10, R1-18, RE-35, R-2 and C-2)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 793.5 acres	REVISION DATES:	TO: PCD (R1-6, R1-8, R1-10, R1-18, RE-35, R-2, and C-2)	
AERIAL PHOTO & QUARTER SEC. NO. 52-22...26 51-22...26 50-22...26 49-22...26	ZONING MAP Q-7 P-7 P-8	Change of Maximum Dwelling Units Allowed: From: 793 To: 5344* (* Hillside density limits will further reduce the maximum number of permitted units)	
MULTIPLES PERMITTED	UNITS STANDARD OPTION	* UNITS P.R.D. OPTION	

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

Major Amendment to Dynamite Mountain Ranch PCD Zoning Sketch Map (Z-87-00-2)
 Source: Planning and Development Department



Source: Planning and Development Department

PROPOSAL

5. 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 will be applied.
6. The PUD proposes a single-family attached residential development with 80 townhomes. A multi-use trail will be constructed along North Valley Parkway, connecting the urban trail system to the north and south of the development.

Staff recommends minor corrections throughout the PUD. This is addressed in Stipulation Nos. 1.b through 1.h.

7. Land Use

The proposed development narrative allows uses permitted in the R-2 zoning district, pursuant to Section 608 of the Phoenix Zoning Ordinance, including single-family and multi-family residential.

8. **Development Standards**

The table below summarizes the key development standards set forth in the narrative, which are most closely analogous to the Single-Family Infill (SFI) development standards and the R-2 zoning district. The PUD allows a maximum building height that is two feet taller than what the R-2 zoning district allows. The PUD requires a maximum building setback and minimum perimeter street building frontage to establish an urban form, which are not typically R-2 requirements. The PUD also requires larger perimeter building setbacks, exceeding both SFI and R-2 development standards. The proposed parking meets the Phoenix Zoning Ordinance requirement. Standards for common open space, shade and bicycle parking in the PUD exceed Phoenix Zoning Ordinance standards.

<u>Standard</u>	<u>PUD Proposed</u>
<i>Maximum Building Height</i>	2 stories and 32 feet
<i>Maximum Density</i>	8.53 du/ac, 80 dwelling units maximum
<i>Minimum Lot Width and Lot Depth</i>	Lot Width: 20 feet
	Lot Depth: None
<i>Minimum Individual Lot Setbacks</i>	None
<i>Minimum Garage Door/Carport Entry Setback</i>	3 feet
<i>Minimum Development Perimeter Building Setback</i>	North (Casino Avenue): 35 feet
	East: 15 feet
	South: 35 feet
	West (North Valley Parkway): 50 feet
<i>Maximum Development Perimeter Building Setback</i>	North (Casino Avenue): 50 feet
	West (North Valley Parkway): 65 feet
<i>Minimum Perimeter Street Building Frontage</i>	50% of perimeter street frontage
<i>Maximum Lot Coverage</i>	Individual Lots: No maximum
	Other Parcels/Tracts: 50%
<i>Minimum Common Open Space</i>	10% of gross area
<i>Vehicle Parking</i>	Per Section 702 of the Phoenix Zoning Ordinance
<i>Bicycle Parking</i>	Minimum 0.05 spaces per dwelling unit, 50 spaces maximum
<i>Minimum Shade</i>	Public and Private Sidewalks, Pedestrian Pathways, and Multi-Use Trails: 75%
	Bicycle Infrastructure, Seating areas and Gathering Areas: 75%
	Improved Open Space, Usable Open Space, and Bike Lane: 50%

<u>Standard</u>	<u>PUD Proposed</u>
<i>Minimum Shade</i>	Corners of Traffic Signals: 75%, to allow pedestrians to wait comfortably for the signal to change, subject to sight visibility requirements
	Surface Parking Areas: 25%

Since the subject site is located within the Dynamite Mountain Ranch PCD and will be removed from the PCD with this proposal, staff recommends that the approved master plans be updated to reflect the removal of this parcel from the PCD. This is addressed in Stipulation No. 2.

Additionally, staff recommends that applicable stipulations from the PCD case be carried over for this site, including disclose to purchasers or tenants of property within the development regarding the existence and operational characteristics of the nearby mining operation, maintenance responsibility of landscaping within the right-of-way adjacent to the site, and provisions for a future transit network. These are addressed in Stipulation Nos. 11 through 13.

9. **Landscape Standards**

The PUD sets forth standards for perimeter landscape setbacks, parking areas, common areas, retention areas, and landscaping within the adjacent rights-of-way. The table below summarizes the key landscape standards. The proposed landscape setbacks, planting standards, and streetscape standards exceed Phoenix Zoning Ordinance requirements.

<u>Standard</u>	<u>PUD Proposed</u>
<i>Minimum Perimeter Landscape Setbacks</i>	North (Casino Avenue): 35 feet
	East: 15 feet, inside exterior perimeter wall
	South: 35 feet, inside exterior perimeter wall
	West (North Valley Parkway): 50 feet
<i>Minimum Perimeter Landscape Setback Planting Standards</i>	Trees: Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, with a staggered row of trees for every 20 feet of setback area. Salvage trees can be utilized in this area to meet minimum tree requirements.
	Shrubs: Minimum five, 5-gallon shrubs per tree
	Live Coverage: A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage
<i>Parking Areas</i>	Interior Surface Area (Exclusive of Perimeter Landscape Setbacks): Minimum 10%
	Landscape Planters: At ends of each row of parking and approximately every 80 feet

<u>Standard</u>	<u>PUD Proposed</u>
<i>Parking Areas</i>	Landscape Planters, Single Row of Parking: Minimum 160 square feet (measured from inside face of curb to inside face of curb)
	Landscape Planters, Double Row of Parking: Minimum 320 square feet (measured from inside face of curb to inside face of curb)
	Interior Dimension of Landscape Planters: Minimum 8 feet (width) and 18 feet (length)
	Trees: Minimum 2-inch caliper, single-trunk, large canopy, shade tree per landscape planter. Salvage trees can be utilized in this area to meet minimum tree requirements
	Shrubs: Minimum five, 5-gallon shrubs per tree
	Live Coverage: A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage
<i>Common Areas and Retention Areas Planting Standards</i>	Trees: Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted around the perimeter of common areas and retention areas
	Shrubs: Minimum five, 5-gallon shrubs per tree
	Live Coverage: A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage
<i>Streetscape (North Valley Parkway)</i>	Detached Sidewalk Width: Minimum 5 feet (existing)
	Landscape Area Width Located Between Back of Curb and Sidewalk: Minimum 8 feet (existing)
	Trees: Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the sidewalk to achieve a minimum of 75% shade
	Shrubs: Minimum five, 5-gallon shrubs per tree
	Live Coverage: A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.
<i>Streetscape (Casino Avenue)</i>	Detached Sidewalk Width: Minimum 6 feet
	Landscape Area Width Located Between Back of Curb and Sidewalk: Minimum 8 feet

<u>Standard</u>	<u>PUD Proposed</u>
<i>Streetscape (Casino Avenue)</i>	Trees: Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted on both sides of the sidewalk to achieve a minimum of 75% shade
	Shrubs: Minimum five, 5-gallon shrubs per tree
	Live Coverage: A mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

10. **Fences and Walls**

The PUD proposes compliance with Phoenix Zoning Ordinance standards for fences and walls, except that any perimeter fencing provided along North Valley Parkway and Casino Avenue will be full-view fencing, and pedestrian gates will be provided to allow pedestrian access wherever a pedestrian pathway connects to the multi-use trail and public sidewalks. The PUD also allows an increased fence height within the perimeter street landscape setback, from 40 inches to 72 inches. The fence and wall design will feature a high level of architectural detail generally consistent with Exhibit 7 – Conceptual Landscape Character within the PUD.

11. **Amenities**

The PUD requires a bicycle repair station; art installations along each street frontage; artistic mural wraps on traffic signal utility boxes; benches and seating areas throughout the site; potable drinking fountains and pet-water stations; and pet waste stations. Additionally, the PUD requires a minimum of four amenities to be included in the central amenity area, which may include a spa, pool, cabanas, chaise lounges with umbrellas, banquette seating, a fire pit with lounge seating, game tables, a multi-purpose lawn, shade structures with a barbeque island and seating, a restroom building with an extended canopy, and a small pocket park with a shade structure.

12. **Lighting**

The PUD proposes compliance with Phoenix Zoning Ordinance and Phoenix City Code standards related to lighting. Additionally, the PUD requires pedestrian lighting to be provided adjacent to public and private pedestrian pathways, multi-use trails, and sidewalks, meeting the following standards:

- A maximum lighting fixture height of 15 feet
- A minimum illumination level of one-foot candle maintained along the entire pedestrian pathway, multi-use trail, or sidewalk
- Uniform lighting placement along the entire pedestrian pathway, multi-use trail, or sidewalk to avoid bright, high-glare areas and low visibility dark areas

13. **Design Guidelines**

The PUD proposes compliance with Phoenix Zoning Ordinance design standards, including with Section 507 Tab A (Guidelines for Design Review) and Section 654 (North Black Canyon Overlay District).

The PUD proposes a variety of other design guidelines, including water conservation standards; Section 507 Tab A considerations that elevated to requirements; green stormwater infrastructure; recycling containers and waste stations; enhanced architectural design standards, including a maximum stucco percentage and a minimum masonry percentage; colors and materials that blend with the surrounding desert environment; enhanced pedestrian connectivity; enhanced entry design; and enhanced open space and landscaping design.

14. **Signs**

The PUD proposes that signage comply with the Phoenix Zoning Ordinance.

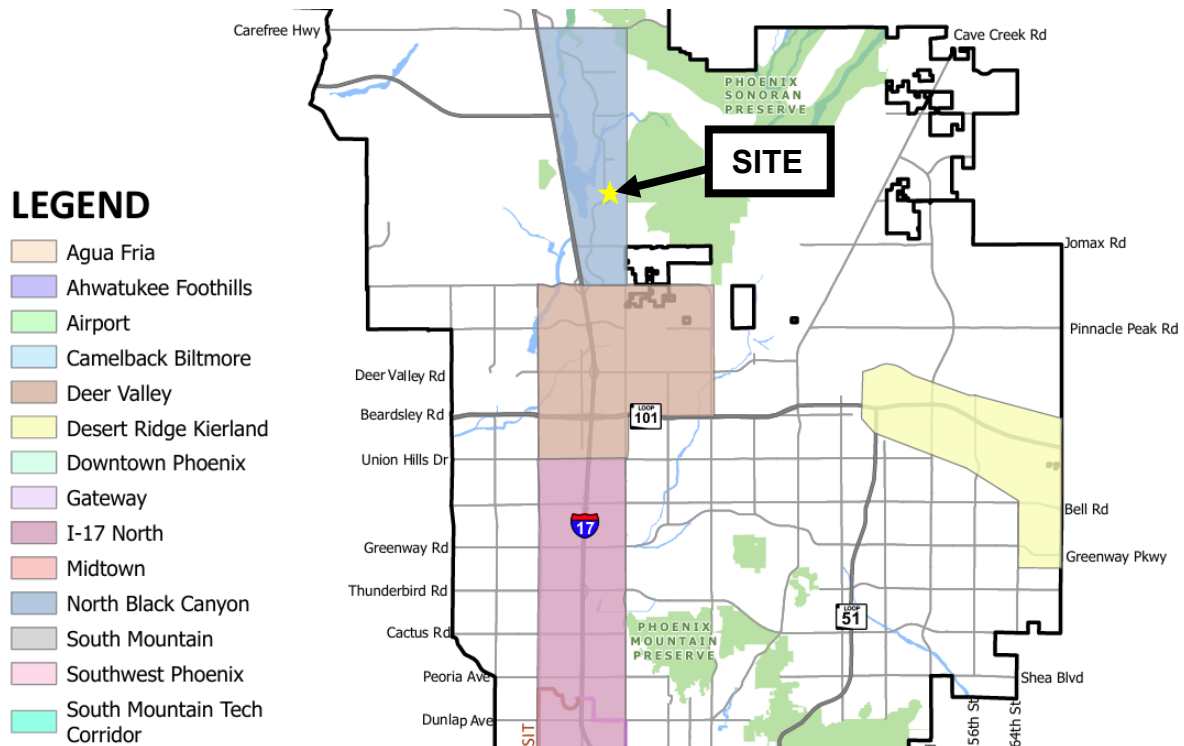
15. **Sustainability**

The PUD proposes dual glaze windows with high performance low-e glazing; LED landscape and exterior building lighting; that water efficient landscaping; various water conservation measures; retention of existing detached sidewalks and perimeter vegetation; and a minimum of 75 percent shade on public sidewalks adjacent to the development.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

16. **North Black Canyon Major Employment Corridor**

The subject site is located within the North Black Canyon Major Employment Corridor. The North Black Canyon Major Employment Corridor is generally bounded by Carefree Highway to the north, the 19th Avenue alignment to the east, Happy Valley Road to the south, and the I-17 freeway to the west. The purpose of employment corridors are to encourage and promote a concentration of employment uses within strategic areas. The North Black Canyon Major Employment Corridor is characterized by a mix of commercial, commerce park, and residential uses of higher intensity within and near the Village Core. The proposal will support current and future employment within the corridor and help reduce employee commute times for employees traveling to nearby employment sites.



Major Employment Centers and Corridors Map
Source: Planning and Development Department

17. Peripheral Areas C and D General Plan

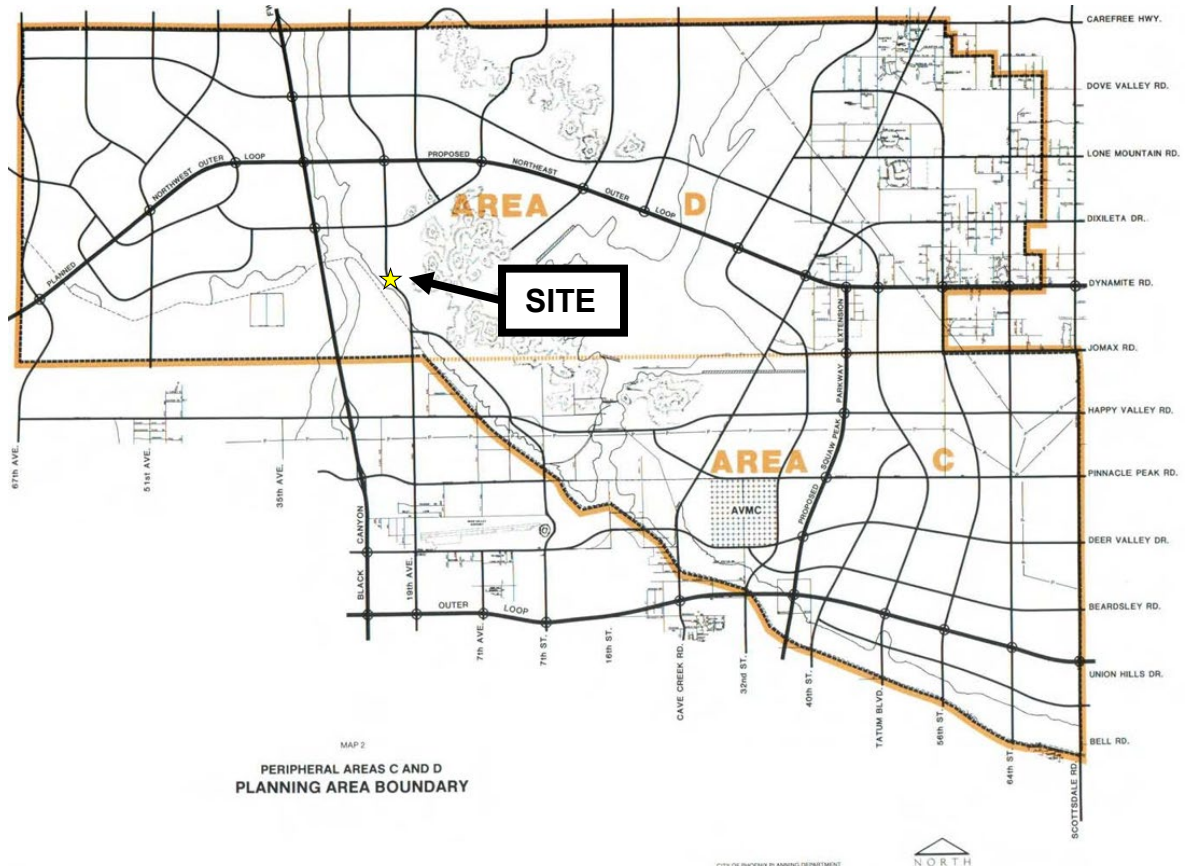
In November 1987, the Phoenix City Council adopted the Peripheral Areas C and D General Plan. In the Phoenix General Plan 1985-2000, four peripheral planning areas were identified and designated for special study independent of the process that led to the development of the General Plan. Two of these areas, consisting of approximately 111 largely undeveloped square miles, are in the far north and are generally referred to as the land above the Central Arizona Project (CAP) canal. These areas have been designated Peripheral Areas C and D, generally bounded by Carefree Highway on the north, the Scottsdale corporate boundary on the east, the CAP and Jomax Road on the south, and 67th Avenue on the west. Jomax Road is the dividing line between Area C on the south and Area D on the north. The plan is an amendment to the Phoenix General Plan that provides recommendations regarding land use and development characteristics to build-out of the planning area. The plan is intended to be consistent with and build on the goals and policies identified in the General Plan. The plan contains seven goals that reflect the multiple facets of the broad public interest in providing for development of these sensitive lands in an orderly and efficiency manner while respecting their unique and special characteristics. The subject site is within Area D of the plan. The PUD is consistent with the following goals from the plan:

- *Goal 5: Achieve a balance of residential and employment opportunities.*

The PUD will add to the mix of residential options in the area in close proximity to several major employers.

- *Goal 6: Conserve water.*

The PUD incorporates design guidelines that address water conservation, including low-water-use plants.



Peripheral Areas C and D General Plan Planning Area Boundary Map

Source: Planning and Development Department

18. **North Black Canyon Corridor Plan**

The subject site is within the North Black Canyon Corridor Plan. The Phoenix City Council adopted the Corridor Plan in 1999 to guide growth and development within a concentrated area along the Interstate 17 corridor, to discourage leapfrog development, and to preserve the natural desert character of the area. In an effort to guide growth and development within a concentrated area and discourage leapfrog development, the North Black Canyon Corridor Plan established the Infrastructure Limit Line and Infrastructure Phasing Overlay. The proposal is consistent with the following goals from the plan:

- *Goal 2: Achieve a balance between employment and housing.*

The PUD will add to the mix of housing options in close proximity to major employers in the surrounding area.

- *Goal 3: Concentrate growth within a defined corridor.*
The site is located within the Infrastructure Limit Line defined corridor.

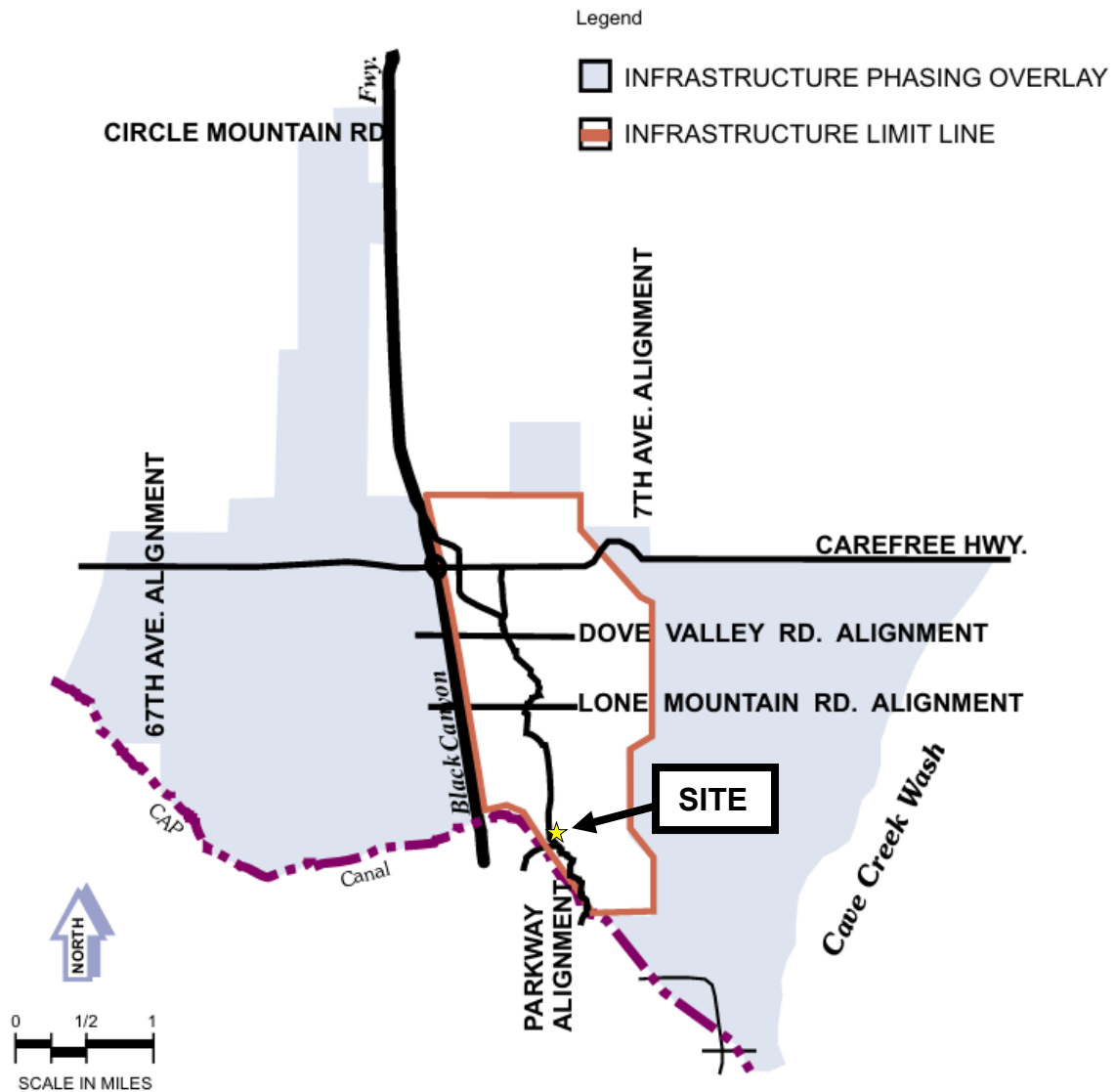


FIGURE 4:
Infrastructure Limit Line and Phasing Overlay
North Gateway Village

North Black Canyon Corridor Plan
Infrastructure Limit Line and Phasing Overlay Map
Source: Planning and Development Department

19. **North Black Canyon Overlay District**

The subject site is located within to the North Black Canyon Overlay District (NBCOD). The City Council adopted the NBCOD in 2001 in order to implement the designs and concepts of the North Black Canyon Corridor Plan (NBCCP). The NBCOD ensures development is compatible with the desert environment by providing comprehensive design guidelines. The NBCOD, when originally adopted, aligned with the Infrastructure Limit Line of the NBCCP. The subject site is located within the Infrastructure Limit Line of the NBCCP. The NBCCP envisioned the Infrastructure Limit Line expanding into the Infrastructure Phasing Overlay areas in the future when development and infrastructure would allow. The PUD requires the development to comply with the NBCOD and builds upon the NBCOD design guidelines by elevating some Presumptions (P) in Section 654 of the Phoenix Zoning Ordinance to requirements of the PUD.

20. **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 options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. In order to address the goals of this plan, the PUD requires the following:

- A minimum of 0.05 bicycle parking spaces per dwelling unit to be provided, up to a maximum of 50 spaces, installed per the requirements in the WU Code and located within open space/amenity areas
- A minimum of one bicycle repair station (“fix it station”) to be provided and maintained on site.

21. **Complete Streets Design Guidelines**

In 2018, the Phoenix City Council adopted the Complete Streets Design Guidelines. The design guidelines are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. In order to address these design guidelines, the PUD requires detached and shaded sidewalks.

22. **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 PUD requires a minimum of one recycling container to be provided within the community refuse enclosure. Additionally, the PUD requires waste stations, including a landfill receptacle, composting receptacle, and recycling receptacle, with informational signs indicating what type of waste should be in

which receptacle, to be provided along the public sidewalks, the perimeter pedestrian pathways, and within each common area/amenity area.

23. **Housing Phoenix Plan**

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 a 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 additional housing units.

The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using vacant land in a more sustainable fashion.

24. **Monarch Butterfly Pledge**

In April 2021, Mayor Kate Gallego signed the National Wildlife Federation's Mayor's Monarch Pledge. This pledge commits the city to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. In order to support the monarch butterfly population, the PUD requires a minimum of 10 percent of the required shrubs be a milkweed or other native nectar species and be planted in groups of three or more.

25. **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 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. In order to address this goal, the PUD requires a minimum of two green stormwater infrastructure (GSI) elements for stormwater management to be implemented.

26. **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. On June 18, 2025, the Phoenix City Council adopted Ordinance G-7397, which requires new one- and two-family dwellings and townhouses to provide EV infrastructure within the garages or other on-site private parking provided per dwelling unit. Thus, this townhome proposal will be subject to these EV parking requirements. Additionally, the PUD requires a minimum of 10 percent of the required bicycle parking spaces to include standard electrical receptacles for electric bicycle charging capabilities.

27. **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 standard stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. In order to address this policy, the PUD requires the following:

- Documentation that demonstrates participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program.
- A WaterSense inspection report from a third-party verifier shall be submitted that demonstrates successful participation in the Environmental Protection Agency's WaterSense certification program, or an equivalent program.
- Only landscape materials listed in Appendix A of the North Black Canyon Overlay District, per Section 654 of the Phoenix Zoning Ordinance, shall be utilized throughout the subdivision including the front, side, and rear yards of individual residential lots.
- Natural turf shall only be utilized for required retention areas and functional turf areas.
- Natural turf shall not be utilized on individual single-family lots (including the side and rear yards).
- Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite

landscape irrigation.

- Pressure regulating sprinkler heads and/or drip lines shall be utilized in any turf areas to reduce water waste.
- A leak detection device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet.
- Provide a landscape irrigation plan that includes zones to establish the amount of irrigation to apply based on maturity and type of landscaping. Irrigation should be applied efficiently based on the maturity and need for the vegetation.
- Participation in the City of Phoenix Homeowner's Association Water Efficiency Program shall be incorporated into the Covenants, Conditions, and Restrictions for the subdivision.
- If a community pool is proposed, swimming pools shall be prohibited on individual single-family lots.
- Swimming pools on individual single-family lots shall be limited to 600 square feet in size.
- A minimum of two green stormwater infrastructure (GSI) elements for stormwater management be implemented.

28. **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. In order to address the goals of this plan, the PUD requires the following:

- Minimum 75 percent shade for public and private sidewalks, pedestrian pathways, multi-use trails, bicycle infrastructure, seating areas and gathering areas, and corners of traffic signals.
- Minimum 50 percent shade for improved open space, usable open space, and bike lanes.
- Minimum 25 percent shade for surface parking areas.

COMMUNITY INPUT SUMMARY

29. At the time this staff report was written, staff has not received any community correspondence.

INTERDEPARTMENTAL COMMENTS

30. **Street Transportation Department**

The Street Transportation Department commented the following:

- All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis.
- Unused driveways shall be replaced with sidewalk, curb, and gutter; any broken or out-of-grade street improvements be replaced; and all off-site improvements be upgraded to be in compliance with current ADA guidelines.
- All streets within and adjacent to the development shall be constructed with all required improvements and shall comply with ADA standards.

These are addressed in Stipulation Nos. 3 through 5.

31. **Aviation Department**

The Aviation Department requested that the property owner record documents that disclose the existence and operational characteristics of the Deer Valley Airport to future owners or tenants of the property. This is addressed in Stipulation No. 6.

OTHER

32. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius 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 Nos. 7 through 9.
33. 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.
34. Development and use of the site is 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 proposal will add to the mix of housing options within the North Gateway Village and near the Village Core.

2. The proposal is compatible with surrounding land uses and zoning.
3. The proposed PUD supports efforts from various plans, policies, overlays, and initiatives, including the Peripheral Areas C and D General Plan, the North Black Canyon Major Employment Corridor, the North Black Canyon Corridor Plan, the North Black Canyon Overlay District, the Comprehensive Bicycle Master Plan, the Complete Streets Design Guidelines, the Zero Waste PHX initiative, the Housing Phoenix Plan, the Monarch Butterfly Pledge initiative, the Phoenix Climate Action Plan, the Transportation Electrification Action Plan, the Conservation Measures for New Development policy, and the Shade Phoenix Plan.

Stipulations

1. An updated Development Narrative for the Solis at Norterra 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 September 25, 2026, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information on the bottom to add the following: City Council adopted: [Add adoption date].
 - b. Pages 7 – 8, B. Land Use Plan, Exhibit 6 – Conceptual Renderings: Update elevations to reflect required pedestrian gate/opening in ground floor patio enclosures.
 - c. Page 9, C. List of Uses, 1. Permitted Uses: Add “subject to” before “all performance standards”.
 - d. Page 9, C. List of Uses, 2. Temporary Uses: Add “, subject to all performance standards contained therein” at the end of the sentence.
 - e. Page 9, C. List of Uses, 3. Accessory Uses: Add “subject to” before “all performance standards”.
 - f. Page 12, D. Development Standards, 2. Streetscape Standards Table, Table 3 – Streetscape Standards Table, a. Streetscape (Continued), v. Landscape Median: Move this section to the North Valley Parkway sub-section.
 - g. Page 21, D. Development Standards, 8. Lighting, c. Pedestrian lighting: Replace “multi-use” with “multi-use trails”.
 - h. Page 24, E. Design Guidelines, 5. Architectural Design, b.: Delete this provision.

2. Prior to any preliminary site plan approval, the approved master plans for Dynamite Mountain Ranch PCD shall be amended to reflect the removal of this site (Parcel G2) from the PCD, and any acreages, calculations, and other information relevant to this parcel removal shall be updated on the master plans, as approved by the Planning and Development Department.
3. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated March 3, 2026.
4. Unused driveways shall be replaced with sidewalk, curb, and gutter. Also, any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets shall be replaced and all off-site improvements shall be upgraded to be in compliance with current ADA guidelines.
5. 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 and the approved Dynamite Mountain Ranch Master Plans. All improvements shall comply with all ADA accessibility standards.
6. The property owner shall record documents that disclose the existence and operational characteristics of the Deer Valley 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.
7. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
8. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
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.

PCD Stipulations

11. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers or tenants of property within the development the existence and operational characteristics of the mining operation near the development, that it is an active mine, has the potential to be active seven days a week, 24 hours a day, and is anticipated to continue until the rock resources are exhausted, which could be for 20 or more years. The form and content of such documents shall be reviewed and approved by the City prior to recordation.
12. Prior to final site plan approval, a development agreement or other instrument shall be provided that the development and/or association will be responsible for the landscape and maintenance of the right-of-way and median islands adjacent to the property. Any agreement shall run with the entitled property, and the City of Phoenix shall be listed as an additional signatory to the agreement, as approved by the Planning and Development Department prior to recordation with the County Recorder.
13. A future transit network shall be laid out in the Master Street Circulation Plan to achieve a reduction in automobile trip generation, as approved by the Public Transit Department. The network must include transit routes, stations, and stops.
 - a. Future transit stop locations, as approved by the Public Transit Department, shall be identified and shown on the Master Street Circulation Plan.
 - b. The local street network layout and building orientations shall provide a direct route for pedestrians and bicyclists to access the nearest transit route.
 - c. Proposed development adjacent to future transit locations shall integrate the transit stop/shelter with the site, providing convenient access to pedestrians and persons with disabilities.

Writer

Adrian Zambrano

October 5, 2026

Team Leader

Racelle Escolar

Staff Report: Z-6-26-2

October 5, 2026

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Exhibits

Sketch Map

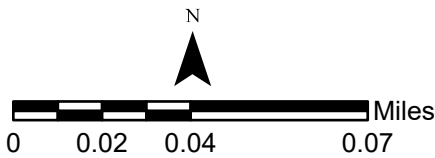
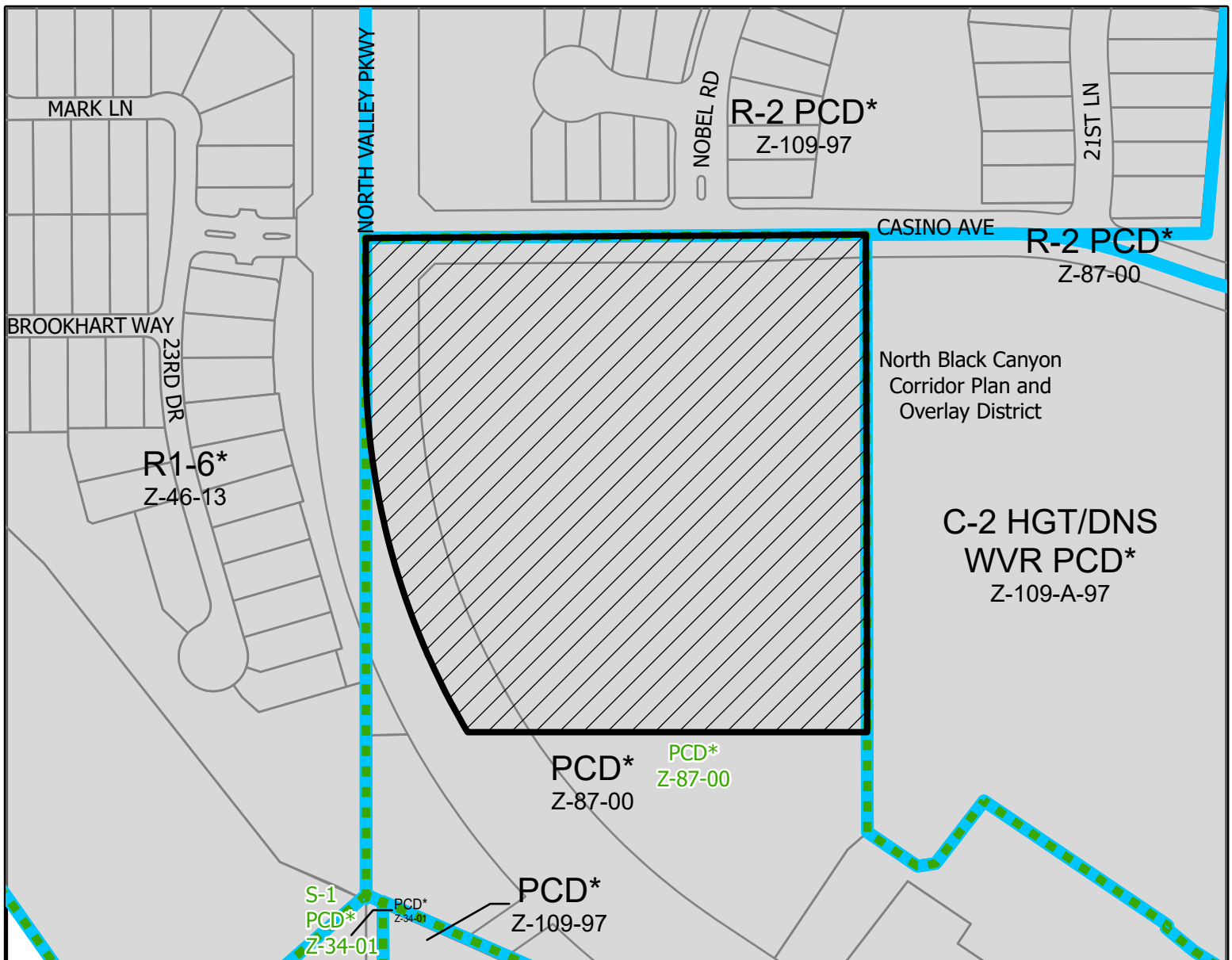
Aerial Map

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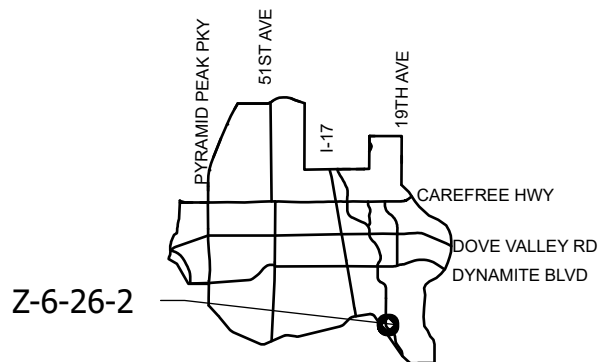
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Conceptual Elevations date stamped September 25, 2026 (8 pages)

[Solis at Norterra PUD](#) development narrative date stamped September 25, 2026 (see PUD development narrative on PUD website)

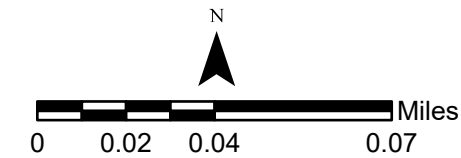
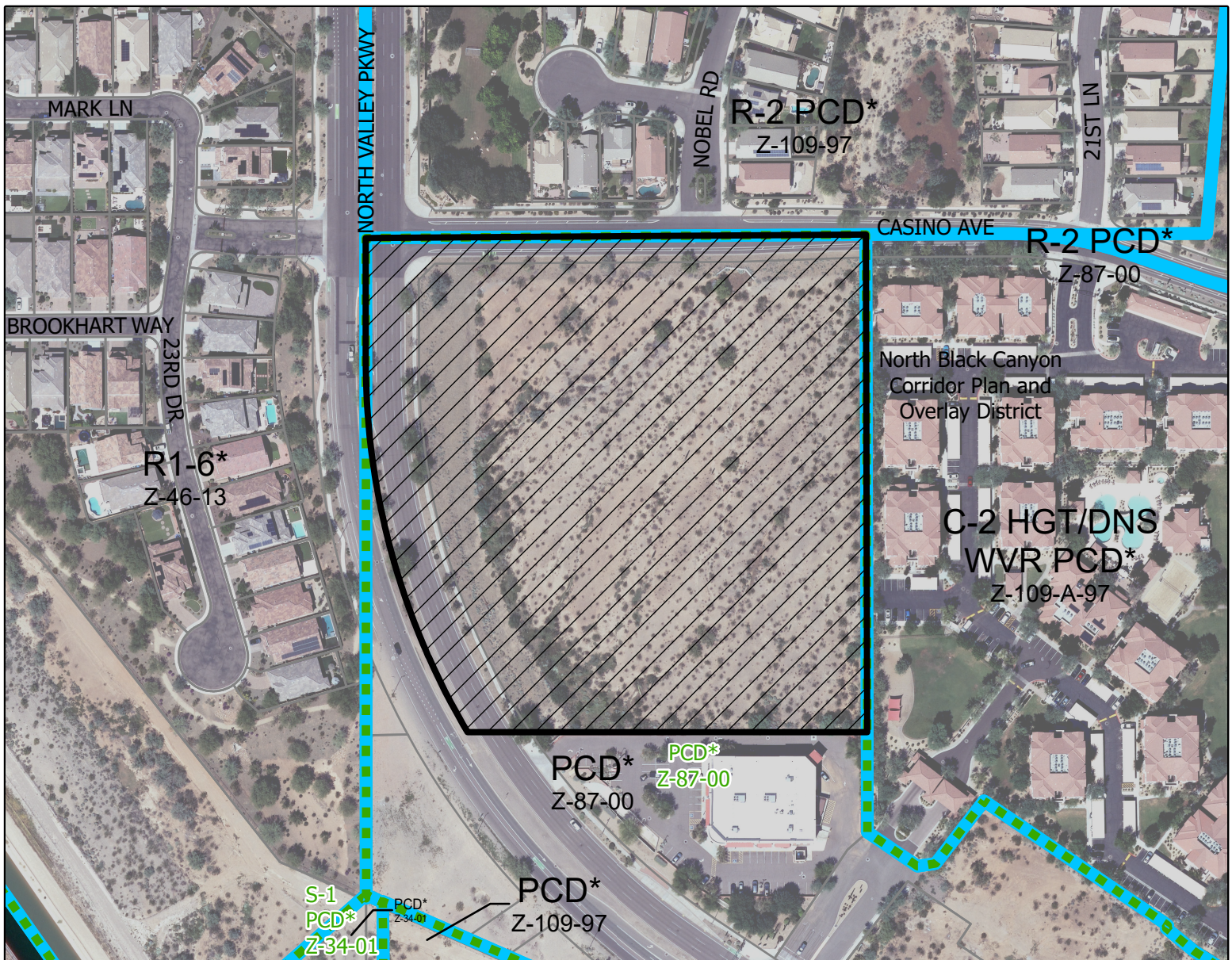


NORTH GATEWAY VILLAGE
COUNCIL DISTRICT: 2

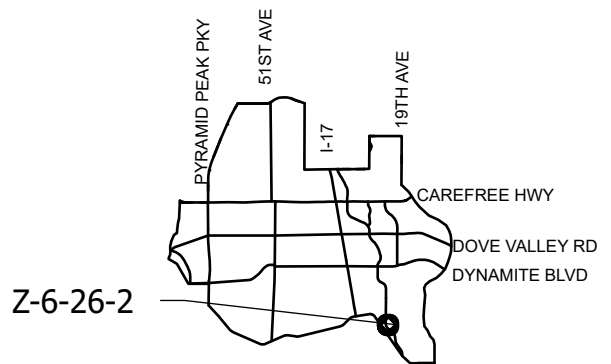


APPLICANT'S NAME: Kimley-Horn and Associates		REQUESTED CHANGE:	
APPLICATION NO: Z-6-26-2		FROM: PCD NBCOD (Approved C-2 PCD NBCOD)(9.38 ac.)	
DATE: 3/12/2026		TO: PUD NBCOD (9.38 ac.)	
REVISION DATES:			
AERIAL PHOTO & QUARTER SEC. NO. QS 51-24			
ZONING MAP P-7			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 9.38 Acres			
MULTIPLES PERMITTED PCD NBCOD (Approved C-2 PCD NBCOD) PUD NBCOD		STANDARD OPTION 136 80	
		* UNITS P.R.D OPTION 164 N/A	

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

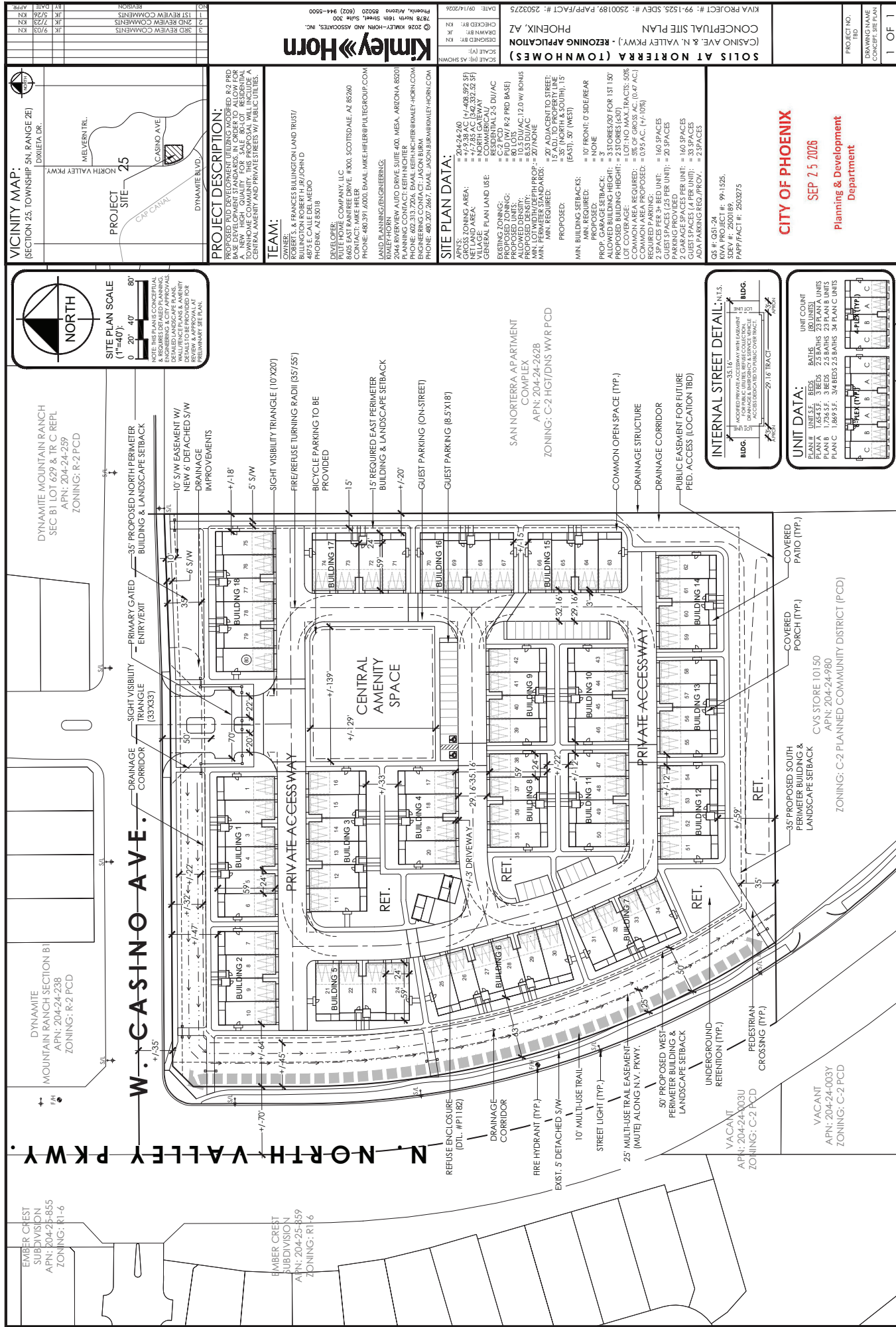


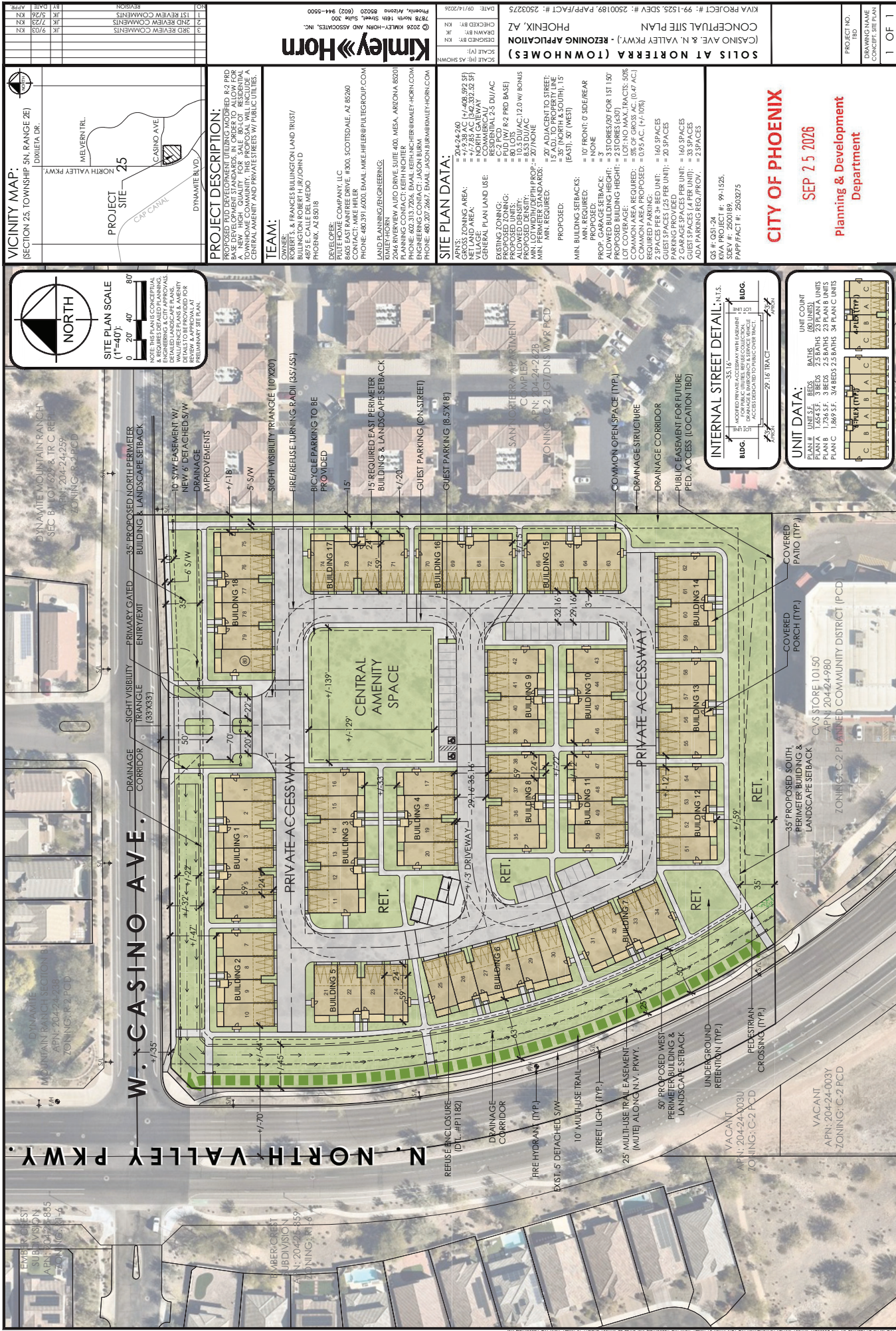
NORTH GATEWAY VILLAGE
COUNCIL DISTRICT: 2



APPLICANT'S NAME: Kimley-Horn and Associates		REQUESTED CHANGE:	
APPLICATION NO: Z-6-26-2		FROM: PCD NBCOD (Approved C-2 PCD NBCOD)(9.38 ac.)	
DATE: 3/12/2026		TO: PUD NBCOD (9.38 ac.)	
REVISION DATES:			
AERIAL PHOTO & QUARTER SEC. NO. QS 51-24			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 9.38 Acres		ZONING MAP P-7	
MULTIPLES PERMITTED		* UNITS P.R.D OPTION	
PCD NBCOD (Approved C-2 PCD NBCOD)		136	
PUD NBCOD		80	
		N/A	

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







LEGEND

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

CITY OF PHOENIX

SEP 25 2026

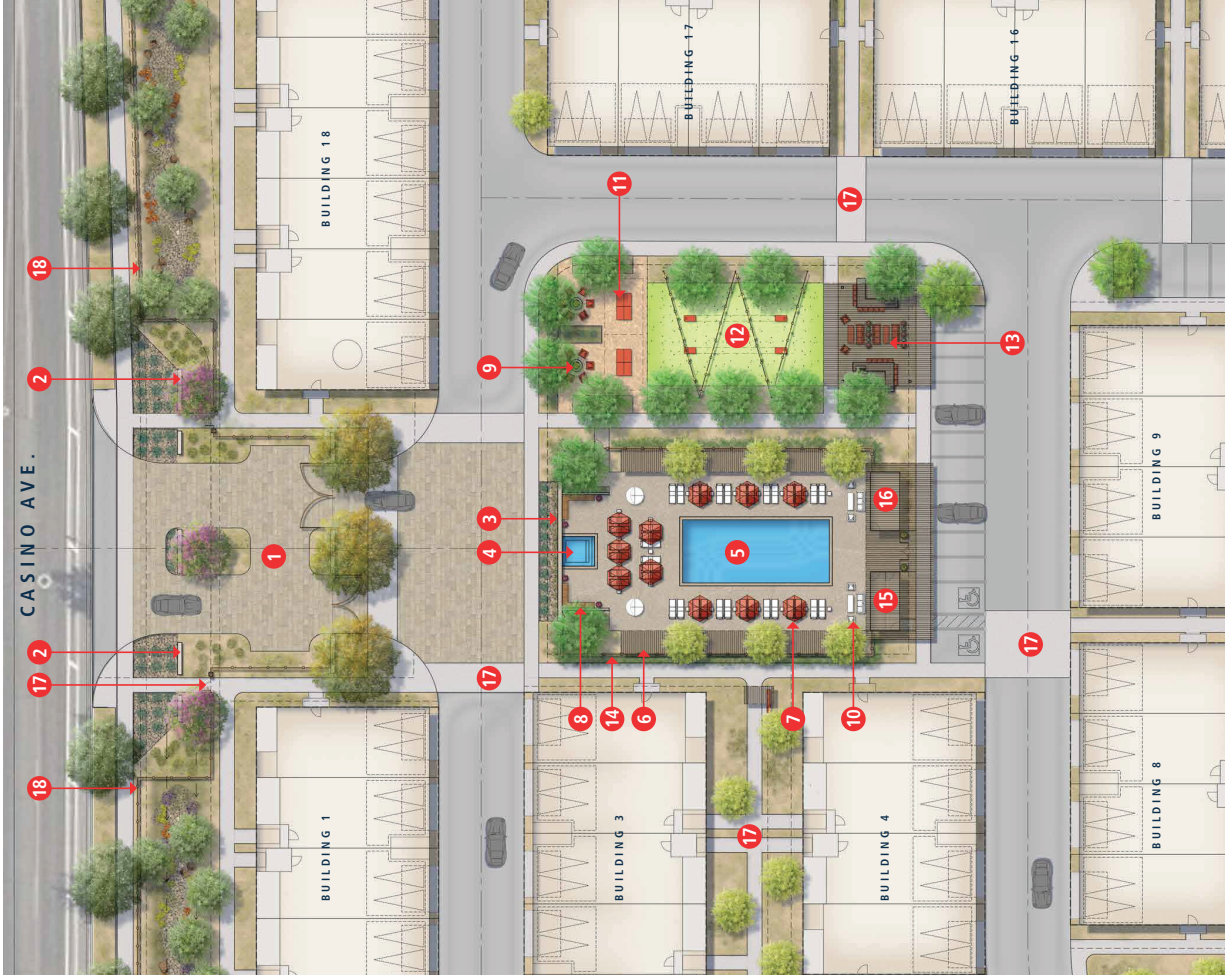
**Planning & Development
Department**



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SOLIS AT NORTERRA - CONCEPTUAL OVERALL SITE PLAN
PHOENIX, AZ





LEGEND

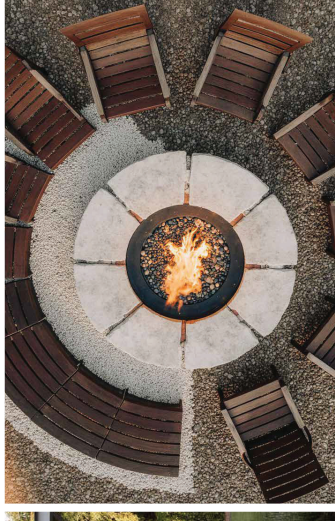
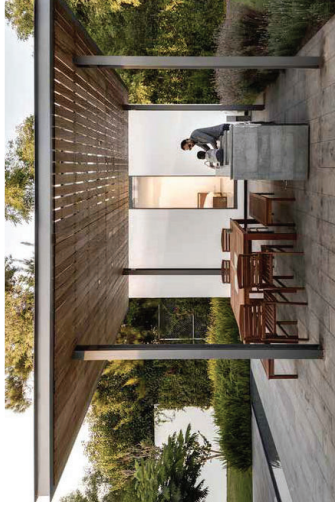
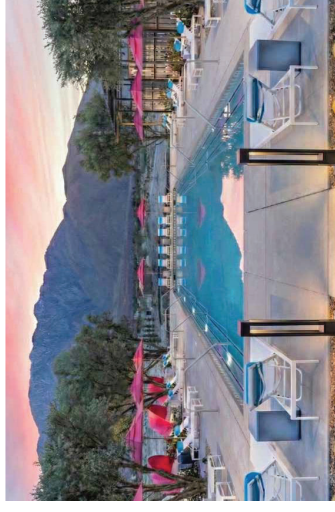
- 1 Project Entry with Enhanced Paving
- 2 Monument Signage with Accent Planting
- 3 Entry/Spa Feature Wall with Signage
- 4 Spa (10'x10') with Amenity Feature Wall
- 5 Pool (24'x50')
- 6 Cabana (8'x16')
- 7 Chaise Lounges with Umbrellas
- 8 Banquette Seating
- 9 Fire pit with Lounge Seating

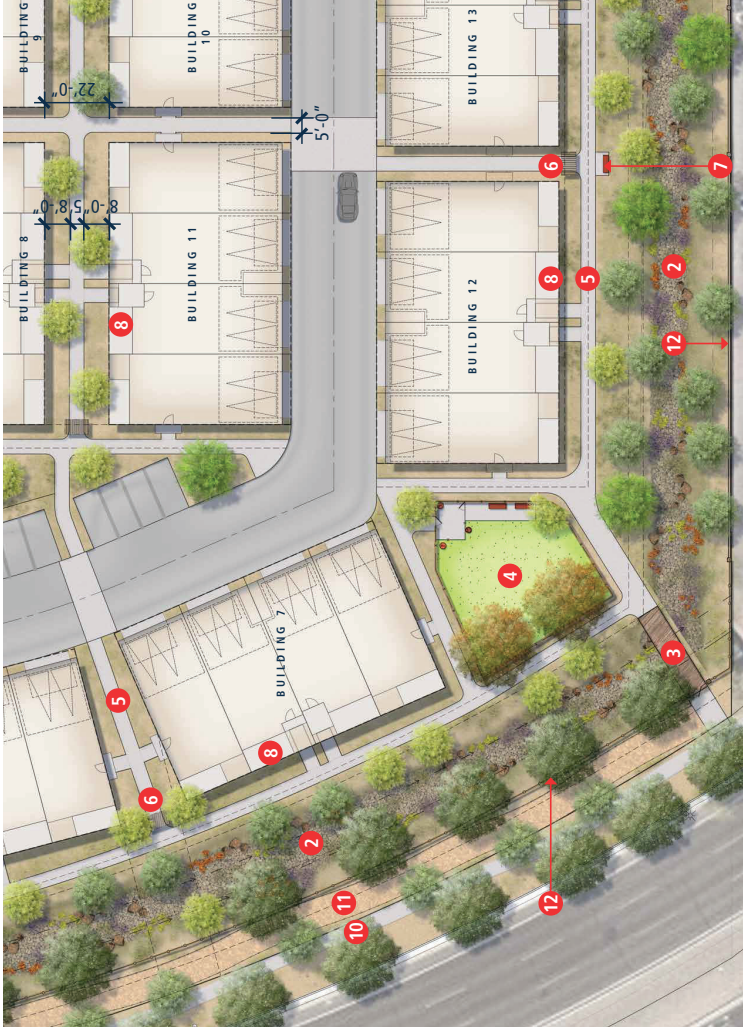
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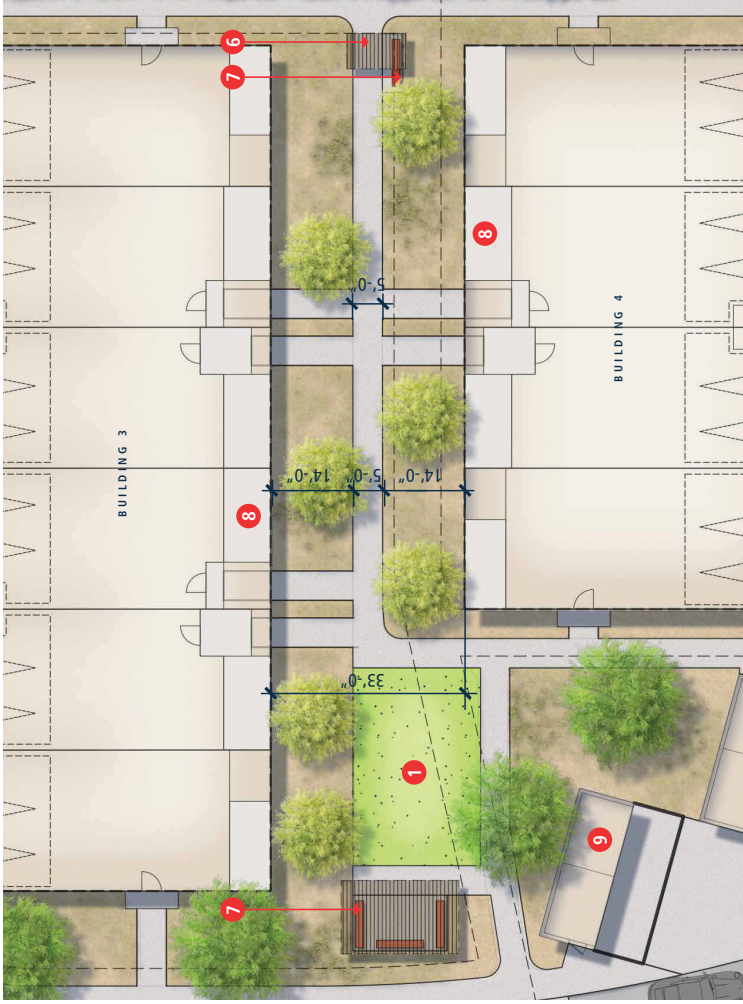
Planning & Development
Department

- 10 Lounge Seating
- 11 Game Tables
- 12 Multi-Purpose Lawn (~1,800sf) with Festoon Lighting
- 13 Shade Structure with BBQ Island, and Seating
- 14 Pool Enclosure Fence
- 15 Restroom Building with Extended Canopy
- 16 Pool Equipment Building with Extended Canopy
- 17 Pedestrian Connection
- 18 Perimeter Fence
- 19 Interior Patio





AUXILIARY AMENITIES
SCALE: 1"=20'-0"

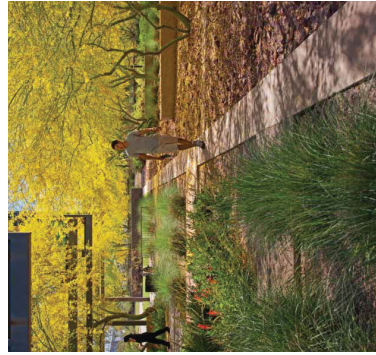
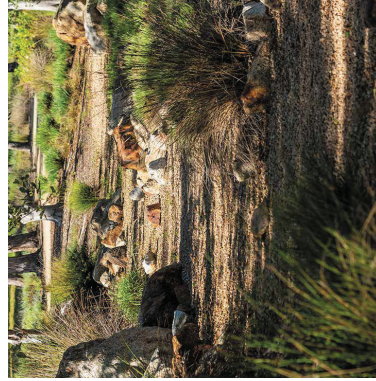
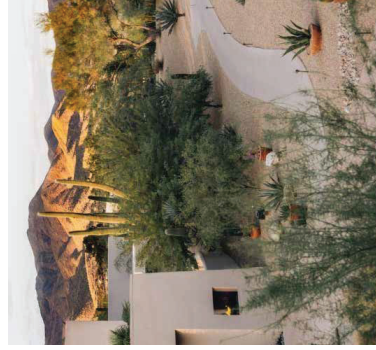


INTERIOR PASEOS
SCALE: 1"=10'-0"

LEGEND

- 1 Pocket Park with Shade Structure
- 2 Drainage Wash
- 3 Pedestrian Bridge Connection to ROW
- 4 Dog Park
- 5 Pedestrian Circulation
- 6 Pedestrian Arbor
- 7 Seating
- 8 Interior Patios
- 9 Trash Enclosures
- 10 Existing City Sidewalk
- 11 Shared Use Path (10ft wide)
- 12 Perimeter Fence/ Privacy Wall

CITY OF PHOENIX
SEP 25 2026
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Department





The following list of native plants represents species that are typically found in the desert of North Phoenix. This plant palette should be used in the design of wash corridors, Right-of-Way for major streets, scenic corridors and other natural open space areas.

SCIENTIFIC NAME	COMMON NAME
<i>Cercidium floridum</i>	Blue Palo Verde
<i>Cercidium microphyllum</i>	Foothill Palo Verde
<i>Chilopsis linearis</i>	Desert Willow
<i>Olneya tesota</i>	Ironwood
<i>Prosopis velutina</i>	Velvet Mesquite

Aristida purpurea
Hilaria rigida
Trichachne californica
Purple Three-Awn
Big Galeta
Cotton-Top

Acacia greggii
Ambrosia ambrosioides
Ambrosia deltoidea
Asclepias subulata

Cuckoo Thorn
Desert Hackberry
Rabbitbrush
Black Cholla
Mormon Teacup
Mormon Tea
Targui Bush
Turquoise Bush
Flattop Buckwheat
Ocotillo
Desert Lavender
Chuparosa
White Ratany
Creosote Bush
Wolfberry
Ironstallio
Paper Flower
Palm Springs
Golden Eye
Goulden
Zinnia obsoletella rancezens

Acacia constricta
Acacia greggii
Aloisia gratisim
Aloisia lycioides
Aloisia macrostac
Anisacanthus and
Anisacanthus quaz
Anisacanthus thurl
Antigonon leptop

Saguaro
Hedgehog Cactus
Compass Barrel
Fishhook Barrel
Fishhook Pincushion
Buckhorn Cholla
Teddy Bear Cholla
Engelmann's Prickly Pear
Chain Fruit Cholla
Desert Christmas Cholla

Argemone pleiacantha
Eschscholzia mexicana
Kalistroemia grandiflora
Lupinus arizonicus
Lupinus sparsiflorus
Orthocarpus purpurascens
Pectis papposa
Plantago insularis
Slavia columbataeae
Chia
Indian Wheat
Chinch Weed
Owl's Clover
Desert Lupine
Arizona lupine
Arizona poppy
Mexican Poppy
Prickly Poppy

Argemone platyceras
Baileya multiradiata
Dichostemma pulchellum
Dysodia pentachaeta
Erigeron divogens
Penstemon Parryi
Senna covesi (Cassia)

The following list of plants is an expansion of the approved plant list and includes Sonoran Desert natives as well as non-native species that are representative of Southwestern Deserts. This plant palette is to be used for interior and private areas.

SCIENTIFIC NAME	COMMON NAME
<i>Acacia belandieri</i>	Guajillo Acacia
<i>Acacia farnesiana</i>	Sweet Acacia
<i>Acacia occidentalis</i>	Sonoran Catclaw Acacia
<i>Acacia schaffneri</i>	Twisted Acacia
<i>Acacia stenophylla</i>	Shoestring Acacia
<i>Acacia willardiana</i>	Palo Blanco
<i>Bauhinia congesta</i>	Anacacho Orchid Tree
<i>Casahuate</i>	Casahuate
<i>Cercasipha calacaco</i>	Desert Museum Palo Verde
<i>Cercidium hubbii</i>	

ne

Artemisia ludoviciana	Desert Sage
Atriplex hymenelytra	Shrubby Holly
Atriplex nummularia	Old Man Saltbush
Berberis haematodes	Red Barberry
Buddleia marubifolia	Woody Butterfly Bush
Caesalpinia gilliesii	Desert Bird of Paradise
Calliandra californica	Baja Red Fairy Duster
Calliandra erythraea	Baja Red Fairy Duster
Calliandra peninsularis	Baja Red Fairy Duster
Canola holocantha	Cruelcotton Thorn
Cassia biflora	Wine Flower Cassia
Cassia filiformis	Shrubby Cassia
Celtis occidentalis	Desert Hackberry
Cordia alliodora	Anacahuita
Cordia parvifolia	Little Leaf Cordia
Dalea bicolor var. Argyraea	Silver Dalea
Dalea frutescens	Black Dalea
Dalea pulchra	Indigo Bush
Dalea versicolor var. Sessilis	Wislizen's Dalea
Dodonaea viscosa	Hopbush
Encelia farinosa	Bottlebrush
Eremophila hygrophana	Blue Belis Emu Bush
Eremophila maculata	Valentine Emu Bush
Erythrina flabelliformis	Southeast Coralbean
Ephedra nevadensis	Southern spikeweed
Eriogonum fasciculatum	Flame cholla
Euphorbia acanthophylla	Black cholla
Gutierrezia microcephala	Snakeweed
Justicia californica	Chuparosa
Justicia candida	Red Justicia
Justicia spicigera	Palmdale Honeysuckle
Justicia sonora	Maximilane Honeysuckle

Cordia baissieri
Cordia parvifolia
Dalea bicolor var. *argyrea*
Dalea frutescens
Dalea pulchra
Dalea versicolor var. *sessilis*
Dodonaea viscosa
Encelia farinosa
Eremobolia burtoniana
Anacahuta
Little Leaf *Cordia*
Silver *Dalea*
Black *Dalea*
Indigo Bush
Wisizen's *Dalea*
Hopbush
Brittlebush
Blue Bell's Fruit Bush

Eriogonum fasciculatum
Euphorbia antisiphilitica
Gutierrezia microcephala
Justicia californica
Justicia candelilla
Justicia spicigera
Justicia sonora

Eschscholzia mexicana	Mexican Gold Poppy
Kallstroemia grandiflora	Arizona Poppy
Layia platyglossa	Tidy Tips
Lupinus arizonicus	Arizona Lupine
Orthocarpus purpuraceus	Owl's Clover
Plantago insularis	Indian Wheat
Salvia columbariae	Chia

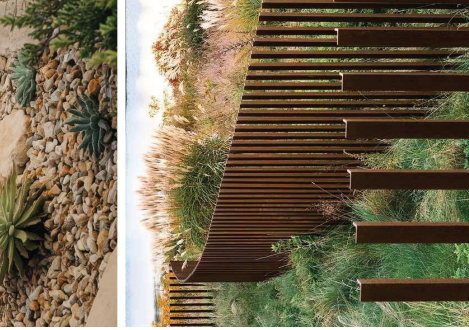
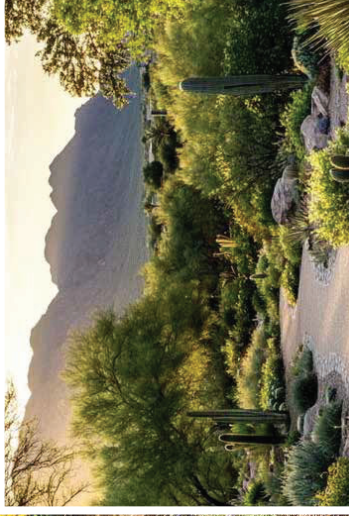
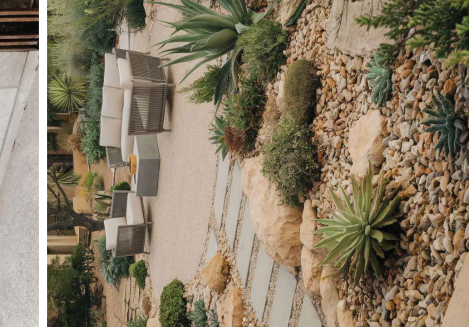
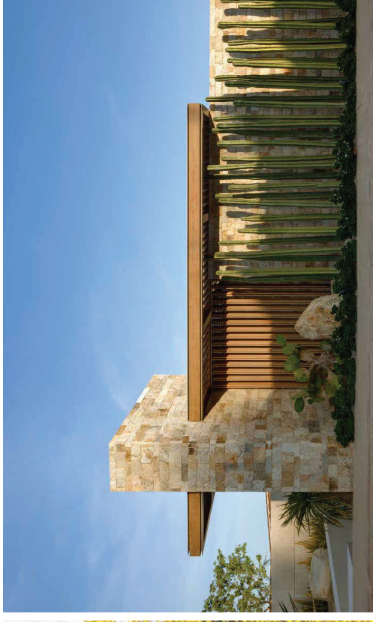
<i>Aristida purpurea</i>	Purple Three-Awn
<i>Bouteloua gracilis</i>	Blonde Ambition B
<i>Digitaria californica</i>	Arizona Cotton-Top
<i>Hilaria rigida</i>	Big Galeta
<i>Muhlenbergia capillaris</i>	Regal Mist Muhly
<i>Muhlenbergia rigens</i>	Deer Grass
<i>Russelia equisetiformis</i>	Coral Plant

Baccharis spp.
Carissa grandiflora
Convolvulus creneum
Cynodon dactylon
Datura greggii
Leontodon spp.
Oenothera bielandieri
Oenothera caespitosa
Verbena bipinnatifida
Verbena goodingii
Verbena tenera

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Department**

PHOENIX, AZ

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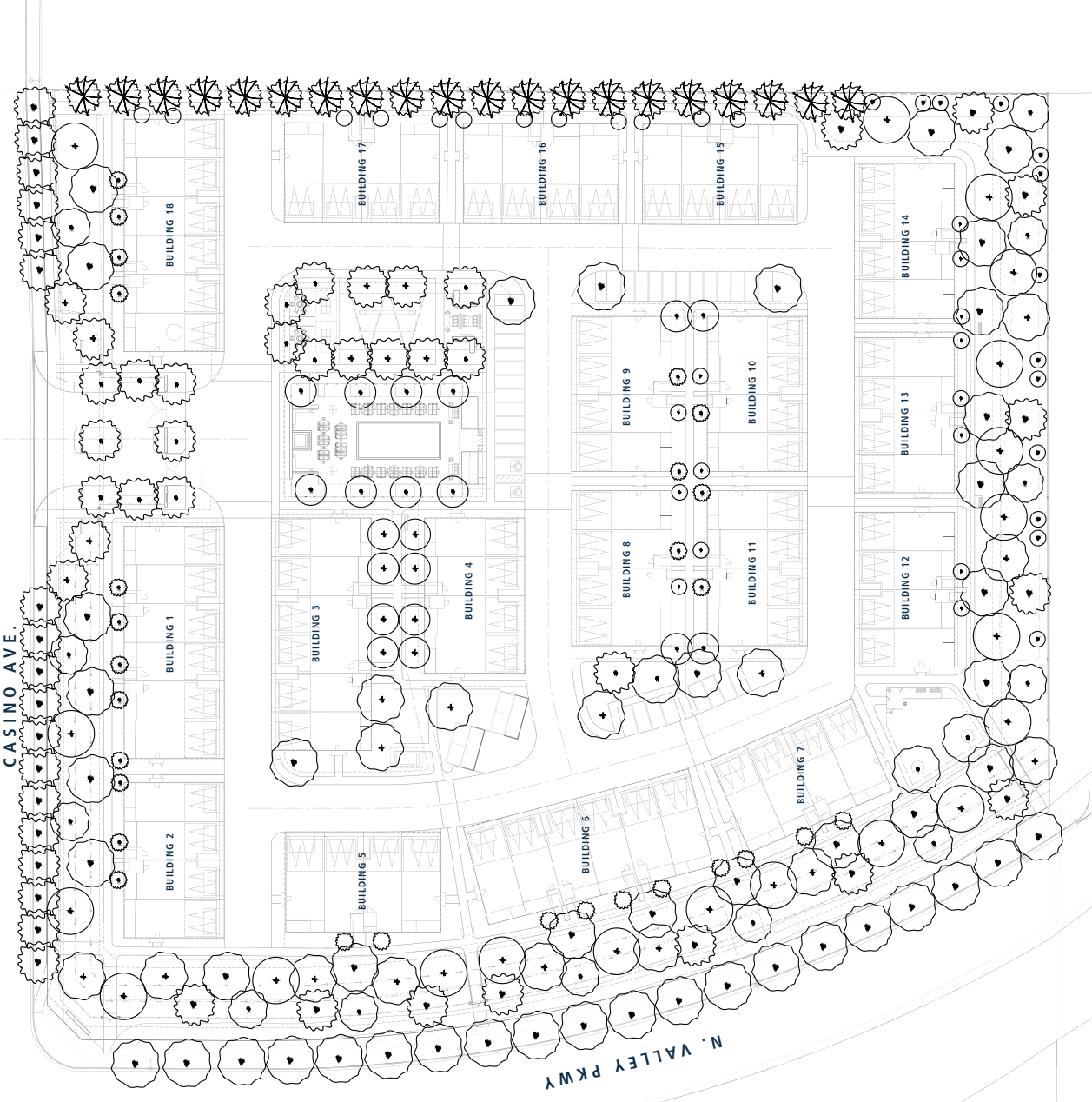
SOLIS AT NORTERRA - CONCEPT IMAGERY
PHOENIX, AZ

CITY OF PHOENIX
SEP 25 2026
Planning & Development
Department

07.31.26

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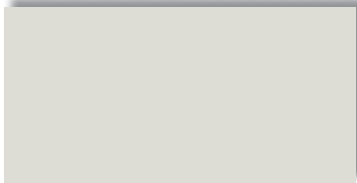


TREE LEGEND

-  *Acacia oreura* - Mulga Acacia
-  *Acacia greggii* - Catclaw Acacia
-  *Acacia stenophylla* - Stoeating Acacia
-  *Caesalpinia corallina* - Cascade Tree
-  *Chilopsis linearis* - Desert Willow
-  *Cordia alliodora* - Texas Olive Tree
-  *Lycium vachellii* - Desert Fern
-  *Olneya tesota* - Desert Ironwood
-  *Parkinsonia florida* - Blue Palo Verde
-  *Parkinsonia x 'Desert Museum' Hybrid* - Desert Museum Palo Verde
-  *Parkinsonia microphylla* - Foothill Palo Verde
-  *Prosopis juliflora* - Chilean Mesquite
-  *Sterculia apetala* - Screwbean Mesquite
-  *Sophora secundiflora* - Texas Mountain Laurel
-  *Vachella constricta* - Whitehorn Acacia



COLOR SCHEME # 1



PRIMARY STUCCO
SW 6196 -
FROSTY WHITE



SECONDARY STUCCO
& TRIM
SW 7037 -
BALANCED BEIGE



ACCENT STUCCO
SW 7501 -
THRESHOLD TAUPE



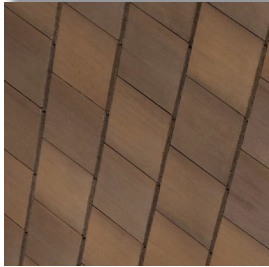
FRONT DOOR
SW 6110 -
STEADY BROWN



GARAGE DOOR
SW 7025 -
BACKDROP



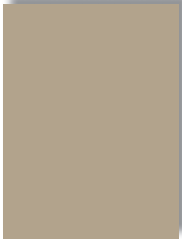
FASCIA
SW 6153 -
PROTEGE BRONZE



CONCRETE TILE ROOF
BORAL ROOFING -
SAXONY 900 SLATE
APPLE BARK



MASONRY VENEER
CULTURED STONE -
PRO-FIT TERRAIN LEDGESTONE
ETHOS



VINYL WINDOWS



IRONWORK
SW 7047 -
PORPOISE

CITY OF PHOENIX
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Planning & Development
Department



FRONT DOOR
THERMA-TRU -
2-PANEL - SQUARE TOP



GARAGE DOOR
CLOPAY -
TRADITIONAL LONG PANEL

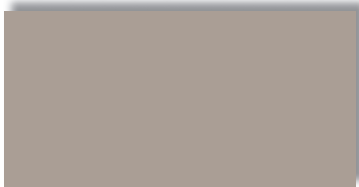


LIGHT FIXTURE
VISUAL COMFORT & CO. -
ALBAN MEDIUM LANTERN



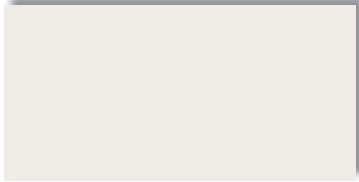
FRONT ELEVATION - 4-PLEX ELEVATION A - MODERN PRAIRIE

COLOR SCHEME # 2



PRIMARY STUCCO

SW 7635 -
PALISADE



SECONDARY STUCCO
& TRIM

SW 7004 -
SNOWBOUND



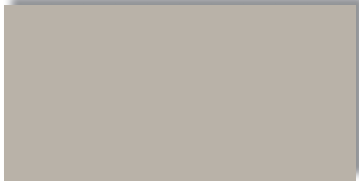
ACCENT STUCCO

SW 7019 -
GAUNTLET GRAY



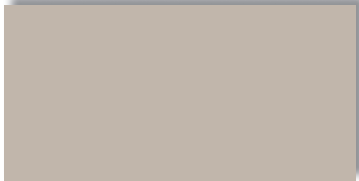
FRONT DOOR

SW 7018 -
DOVETAIL



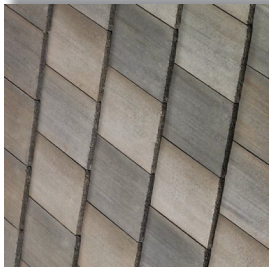
GARAGE DOOR

SW 7023 -
REQUISITE GRAY



FASCIA

SW 6072 -
VERSATILE GRAY



CONCRETE TILE ROOF
BORAL ROOFING -
SAXONY 900 SLATE
APPALACHIAN BLEND



MASONRY VENEER
CULTURED STONE -
PRO-FIT LEDGESTONE
PLATINUM



VINYL WINDOWS



IRONWORK
SW 7047 -
PORPOISE



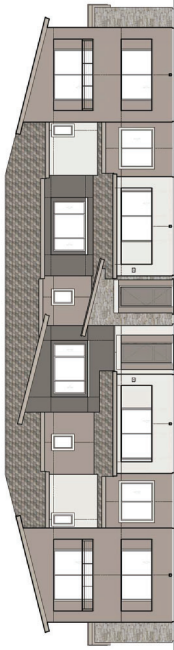
FRONT DOOR
THERMA-TRU -
2-PANEL - SQUARE TOP



GARAGE DOOR
CLOPLAY -
TRADITIONAL LONG PANEL

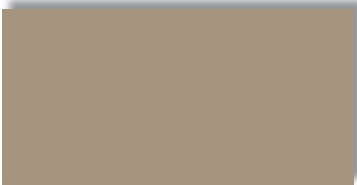


LIGHT FIXTURE
VISUAL COMFORT & CO. -
ALBAN MEDIUM LANTERN

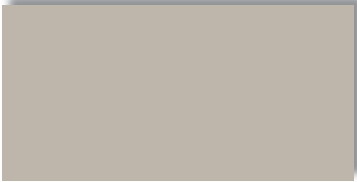


FRONT ELEVATION - 4-PLEX ELEVATION B - CONTEMPORARY

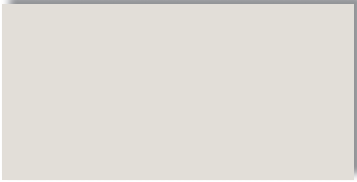
CITY OF PHOENIX
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PRIMARY STUCCO
SW 9117 -
URBAN JUNGLE



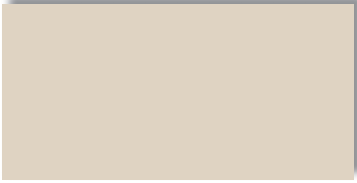
SECONDARY STUCCO
& TRIM
SW 7030 -
ANEW GRAY



ACCENT STUCCO
SW 7014 -
EIDER WHITE



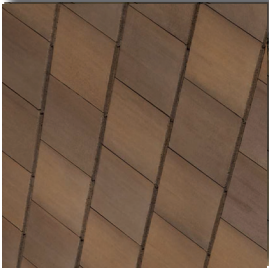
FRONT DOOR
SW 6103 -
TEA CHEST



GARAGE DOOR
SW 9109 -
NATURAL LINEN



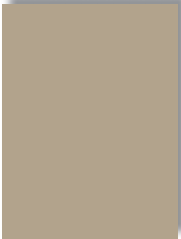
FASCIA
SW 6104 -
KAFFEE



CONCRETE TILE ROOF
BORAL ROOFING -
SAXONY 900 SLATE
APPLE BARK



MASONRY VENEER
CULTURED STONE -
SOUTHERN LEDGESTONE
BUCKS COUNTY



VINYL WINDOWS



IRONWORK
SW 7047 -
PORPOISE



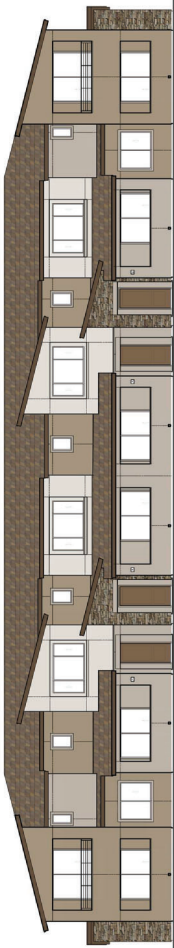
FRONT DOOR
THERMA-TRU -
2-PANEL - SQUARE TOP



GARAGE DOOR
CLOPLAY -
TRADITIONAL LONG PANEL



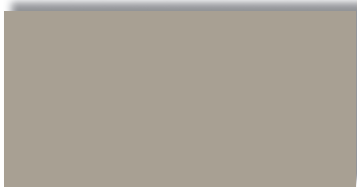
LIGHT FIXTURE
VISUAL COMFORT & CO. -
ALBAN MEDIUM LANTERN



FRONT ELEVATION - 6-PLEX ELEVATION B - CONTEMPORARY

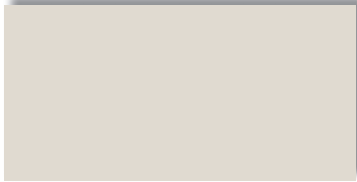
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COLOR SCHEME # 4



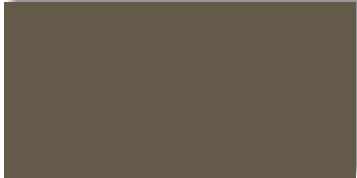
PRIMARY STUCCO

SW 7045 -
INTELLECTUAL GRAY



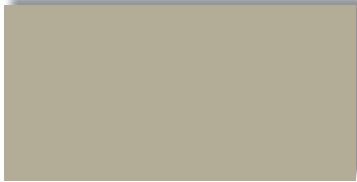
SECONDARY STUCCO
& TRIM

SW 7631 -
CITY LOFT



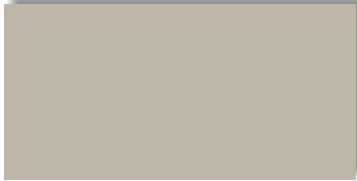
ACCENT STUCCO

SW 7054 -
OAK LEAF BROWN



FRONT DOOR

SW 6164 -
SVELTE SAGE



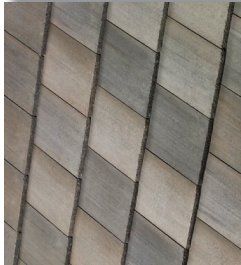
GARAGE DOOR

SW 7051 -
ANALYTICAL GRAY



FASCIA

SW 6173 -
COCOON



CONCRETE TILE ROOF
BORAL ROOFING -
SAXONY 900 SLATE
APPALACHIAN BLEND



MASONRY VENEER
CULTURED STONE -
PRO-FIT ALPINE LEDGERSTONE
ECHO RIDGE



IRONWORK
SW 7047 -
PORPOISE



VINYL WINDOWS



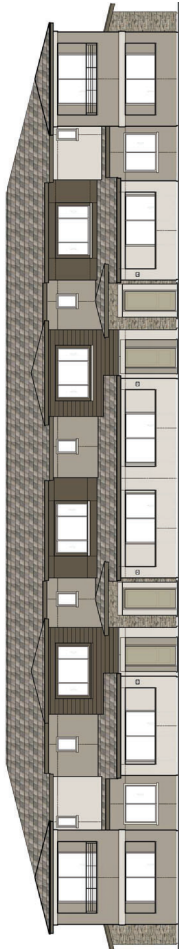
FRONT DOOR
THERMA-TRU -
2-PANEL - SQUARE TOP



GARAGE DOOR
CLOPAY -
TRADITIONAL LONG PANEL

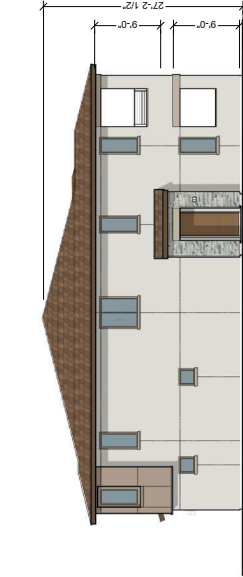


LIGHT FIXTURE
VISUAL COMFORT & CO. -
ALBAN MEDIUM LANTERN



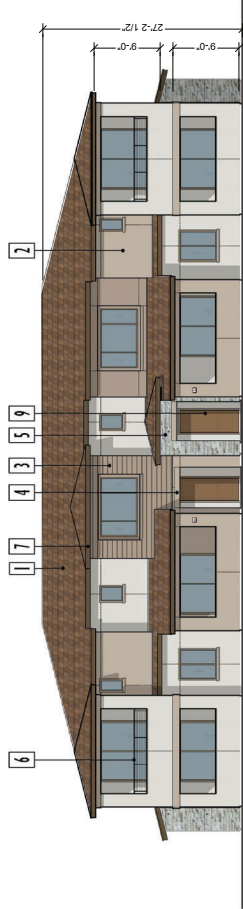
FRONT ELEVATION - 6-PLEX ELEVATION A - MODERN PRAIRIE

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PLAN 2418-R

LEFT ELEVATION
SCALE: 1/8" = 1'-0"

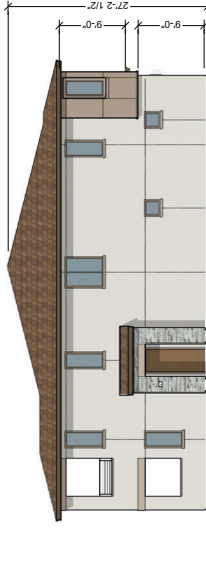


PLAN 2418-R
FRONT ELEVATION - FLAT
SCALE: 1/8" = 1'-0"

PLAN 2417

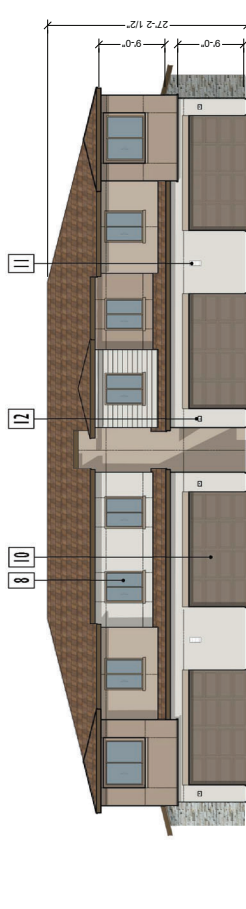
PLAN 2416-R

PLAN 2418



PLAN 2418

RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

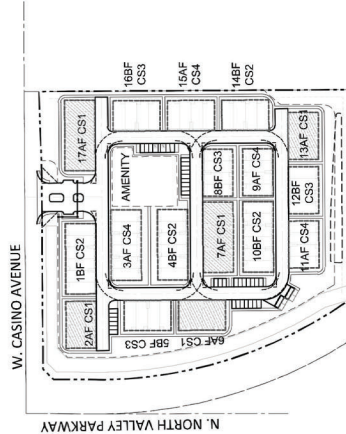


PLAN 2418
REAR ELEVATION - FLAT
SCALE: 1/8" = 1'-0"

PLAN 2416-R

PLAN 2417

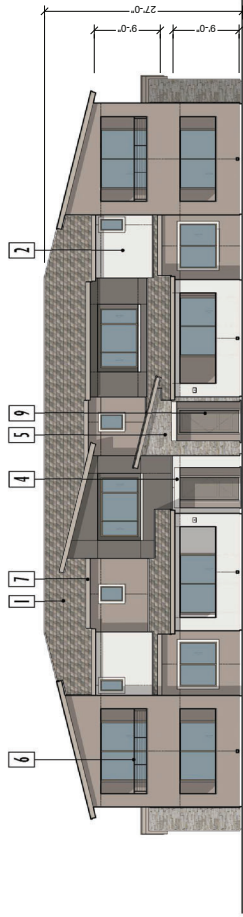
PLAN 2418-R



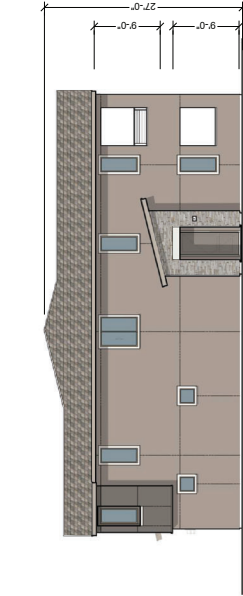
MATERIAL LEGEND

- 1 CONCRETE ROOF TILE
- 2 STUCCO
- 3 SCORED STUCCO
- 4 FOAM TRIM COVERED IN STUCCO
- 5 MASONRY VENEER
- 6 METAL GUARDRAIL
- 7 FASCIA BOARD
- 8 VINYL WINDOW SYSTEM
- 9 FRONT DOOR
- 10 METAL SECTIONAL GARAGE DOOR
- 11 DECORATIVE EXTERIOR LIGHT FIXTURE
- 12 ADDRESS SIGN W/LIGHT FIXTURE

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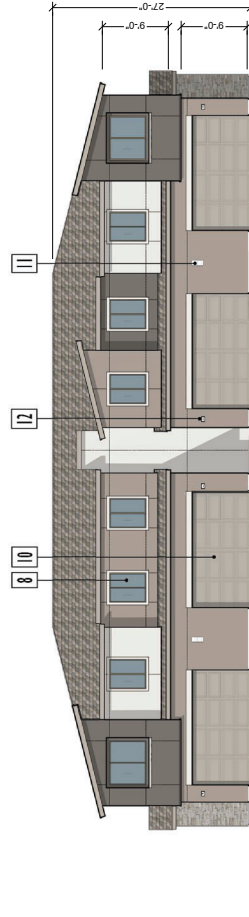


PLAN 2418-R
FRONT ELEVATION - FLAT
SCALE: 1/8" = 1'-0"

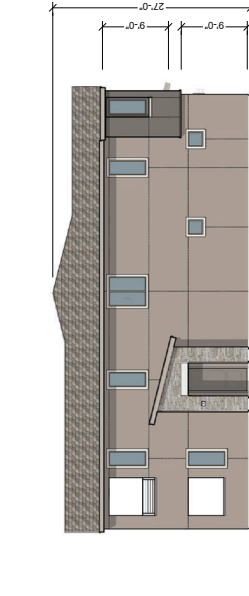


PLAN 2418-R
LEFT ELEVATION
SCALE: 1/8" = 1'-0"

PLAN 2417
PLAN 2416-R
PLAN 2418

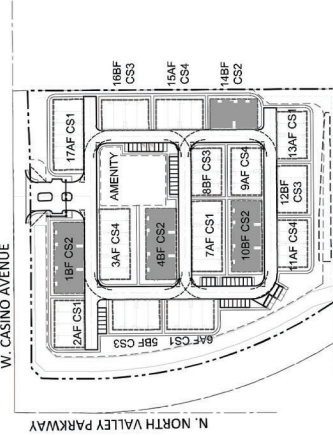


PLAN 2418
REAR ELEVATION - FLAT
SCALE: 1/8" = 1'-0"



PLAN 2418
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

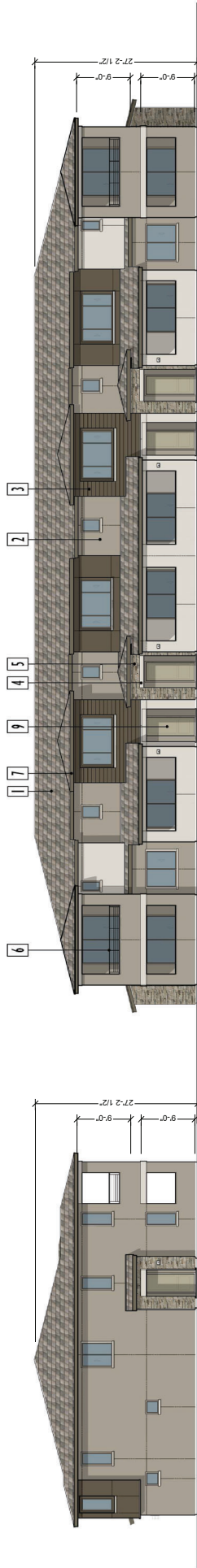
PLAN 2417
PLAN 2416-R
PLAN 2418-R



MATERIAL LEGEND

- | | | | |
|---|-----------------------------|----|-----------------------------------|
| 1 | CONCRETE ROOF TILE | 8 | VINYL WINDOW SYSTEM |
| 2 | STUCCO | 9 | FRONT DOOR |
| 3 | SCORED STUCCO | 10 | METAL SECTIONAL GARAGE DOOR |
| 4 | FOAM TRIM COVERED IN STUCCO | 11 | DECORATIVE EXTERIOR LIGHT FIXTURE |
| 5 | MASONRY VENEER | 12 | ADDRESS SIGN W/LIGHT FIXTURE |
| 6 | METAL GUARDRAIL | | |
| 7 | FASCIA BOARD | | |

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LEFT ELEVATION
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
SCALE: 1/8" = 1'-0"

PLAN 2418

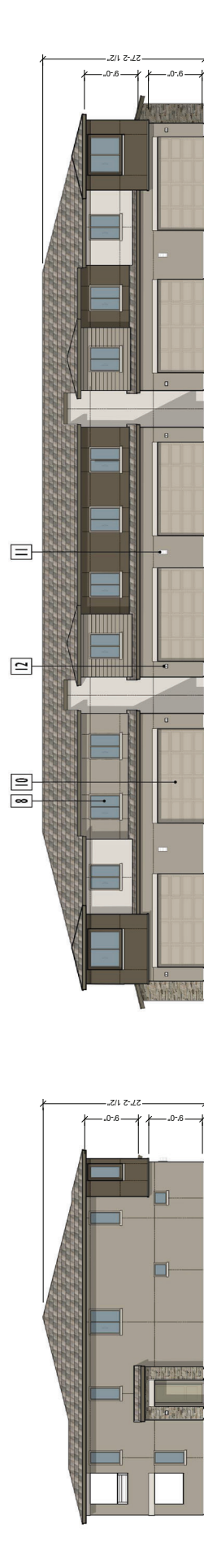
PLAN 2418-R

PLAN 2417

PLAN 2416-R

PLAN 2416-R

PLAN 2418



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

REAR ELEVATION
SCALE: 1/8" = 1'-0"

PLAN 2418-R

PLAN 2418

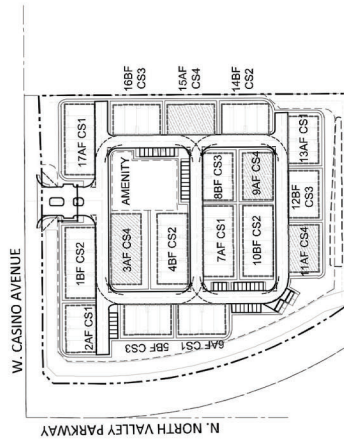
PLAN 2416-R

PLAN 2416-R

PLAN 2417

PLAN 2417

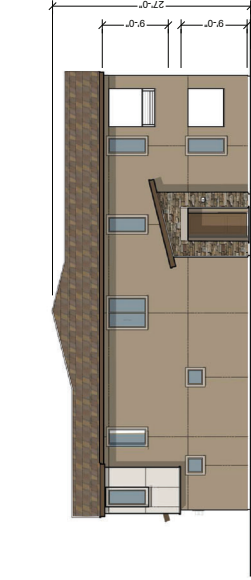
PLAN 2418-R



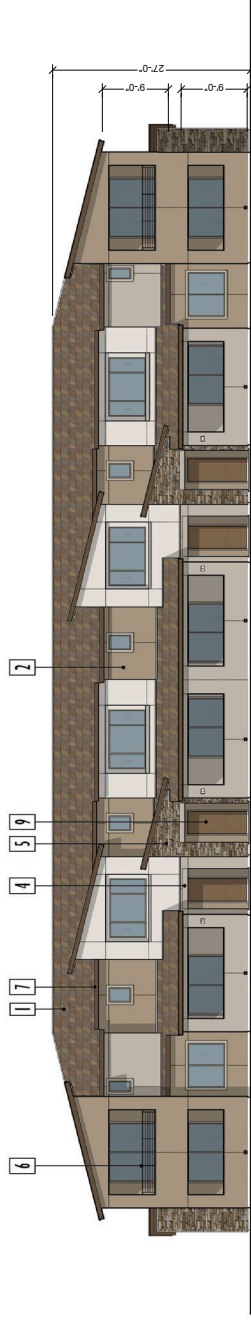
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Planning & Development
Department

MATERIAL LEGEND

- | | | | |
|---|-----------------------------|----|-----------------------------------|
| 1 | CONCRETE ROOF TILE | 8 | VINYL WINDOW SYSTEM |
| 2 | STUCCO | 9 | FRONT DOOR |
| 3 | SCORED STUCCO | 10 | METAL SECTIONAL GARAGE DOOR |
| 4 | FOAM TRIM COVERED IN STUCCO | 11 | DECORATIVE EXTERIOR LIGHT FIXTURE |
| 5 | MASONRY VENEER | 12 | ADDRESS SIGN W/LIGHT FIXTURE |
| 6 | METAL GUARDRAIL | | |
| 7 | FASCIA BOARD | | |



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

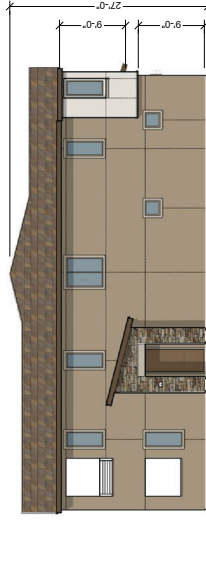
PLAN 2418-R

PLAN 2417

PLAN 2416-R

PLAN 2416-R

PLAN 2418



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

PLAN 2418-R

REAR ELEVATION
SCALE: 1/8" = 1'-0"

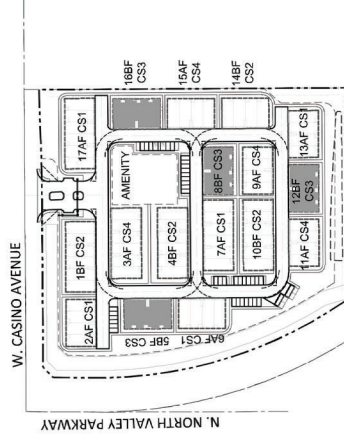
PLAN 2416-R

PLAN 2417

PLAN 2416-R

PLAN 2417

PLAN 2418-R



MATERIAL LEGEND

- | | | | |
|---|-----------------------------|----|-----------------------------------|
| 1 | CONCRETE ROOF TILE | 8 | VINYL WINDOW SYSTEM |
| 2 | STUCCO | 9 | FRONT DOOR |
| 3 | SCORED STUCCO | 10 | METAL SECTIONAL GARAGE DOOR |
| 4 | FOAM TRIM COVERED IN STUCCO | 11 | DECORATIVE EXTERIOR LIGHT FIXTURE |
| 5 | MASONRY VENEER | 12 | ADDRESS SIGN W/LIGHT FIXTURE |
| 6 | METAL GUARDRAIL | | |
| 7 | FASCIA BOARD | | |

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