



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report Z-82-25-5
(Canopy at the Trails PUD)**
February 4, 2026

Maryvale Village Planning Committee

February 11, 2026

Meeting Date:

Planning Commission Hearing Date:

March 5, 2026

Request From:

R1-6 (Single-Family Residence District) (0.07 acres), R-4A (Multifamily Residence – General) (6.52 acres), C-1 (Neighborhood Retail) (0.17 acres), and C-2 (Intermediate Commercial) (2.53 acres)

Request To:

PUD (Planned Unit Development) (9.29 acres)

Proposal:

Single-family attached residential (townhomes)

Location:

Northeast corner of 104th Drive and Indian School Road

Owner:

Elevation Living, LLC

Applicant:

Michael Buschbacher, Earl & Curley, P.C.

Representative:

Taylor Earl, Earl & Curley, P.C.

Staff Recommendation:

Approval, subject to stipulations

General Plan Conformity

<u>General Plan Land Use Map Designation</u>	Residential 3.5 to 5 dwelling units per acre		
<u>Street Map Classification</u>	Indian School Road	Major Arterial	55-foot north half street (County Jurisdiction)
	104th Drive	Local	30-foot east half street
	103rd Avenue	Minor Collector	40-foot west half street
	Monterosa Street	Local	30-foot south half street

General Plan Conformity

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; ENCOURAGE HOUSING OPTIONS: *Provide more diverse and livable housing options for a range of income levels while reinforcing the unique character of the existing communities and neighborhoods. Use zoning ordinances, and other resources to provide incentives for higher density housing, affordable housing and missing middle housing.*

The proposal will add to the mix of housing types within the Maryvale Village and provide more options for homeownership.

CONNECT PEOPLE & PLACES CORE VALUE; ACTIVE TRANSPORTATION: *Develop the city's Active Transportation system into an accessible, efficient, connected, safe and functional network which promotes safe bicycling and pedestrian access to any destination. Establish network of bicycle and pedestrian scaled amenities at major destinations.*

To incorporate into the city's Active Transportation system, this PUD ensures pedestrian mobility with sidewalks and pedestrian access gates around the project. This will create a more comfortable and safer pedestrian environment along the periphery of the project.

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

The PUD proposes standards that integrate shade on both sides of the detached sidewalk along Indian School Road and if redevelopment occurs, the sidewalk would be detached along 103rd Avenue with shade trees on both sides.

Applicable Plans, Overlays, and Initiatives

[Shade Phoenix Plan](#) – See Background Item No. 10.

[Complete Streets Guiding Principles](#) – See Background Item No. 11.

[Housing Phoenix Plan](#) – See Background Item No. 12.

[Transportation Electrification Action Plan](#) – See Background Item No. 13.

Surrounding Land Uses/Zoning		
	Land Use	Zoning
On Site	Multifamily residential	R1-6, R-4A, C-1 and C-2
North	Single-family residential	R1-6 and R-2
West (across 104th Drive)	Multifamily residential	R-4A
East (across 103rd Avenue)	Office	C-2
South (adjacent)	Commercial uses (restaurant, barber shop, retail, offices, fueling station)	C-1 and C-2
South (across Indian School Road)	Single-family residential and open space area	PAD (City of Avondale)

Background/Issues/Analysis

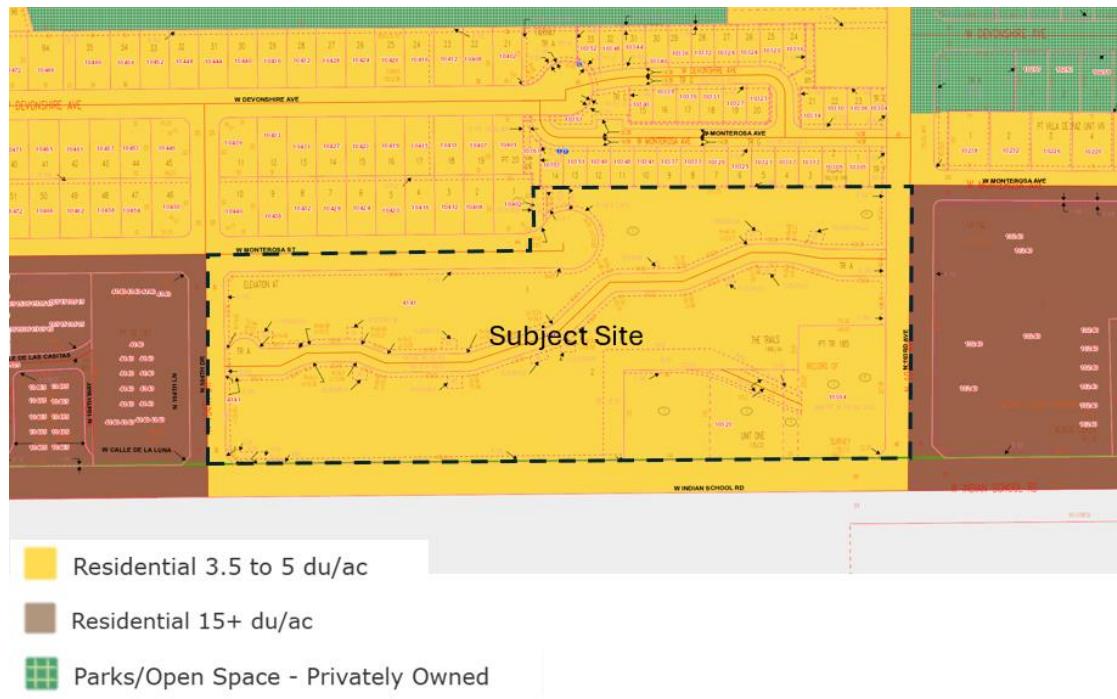
SUBJECT SITE

1. This request is to rezone a 9.29-acre site located at the northeast corner of 104th Drive and Indian School Road. The request is to rezone from 0.07-acres of R1-6 (Single-Family Residence District), 6.52 acres of R-4A (Multifamily Residence – General), 0.17-acres of C-1 (Neighborhood Retail), and 2.53 acres of C-2 (Intermediate Commercial) to PUD (Planned Unit Development) to allow single-family attached residential (townhomes).

GENERAL PLAN LAND USE MAP DESIGNATION

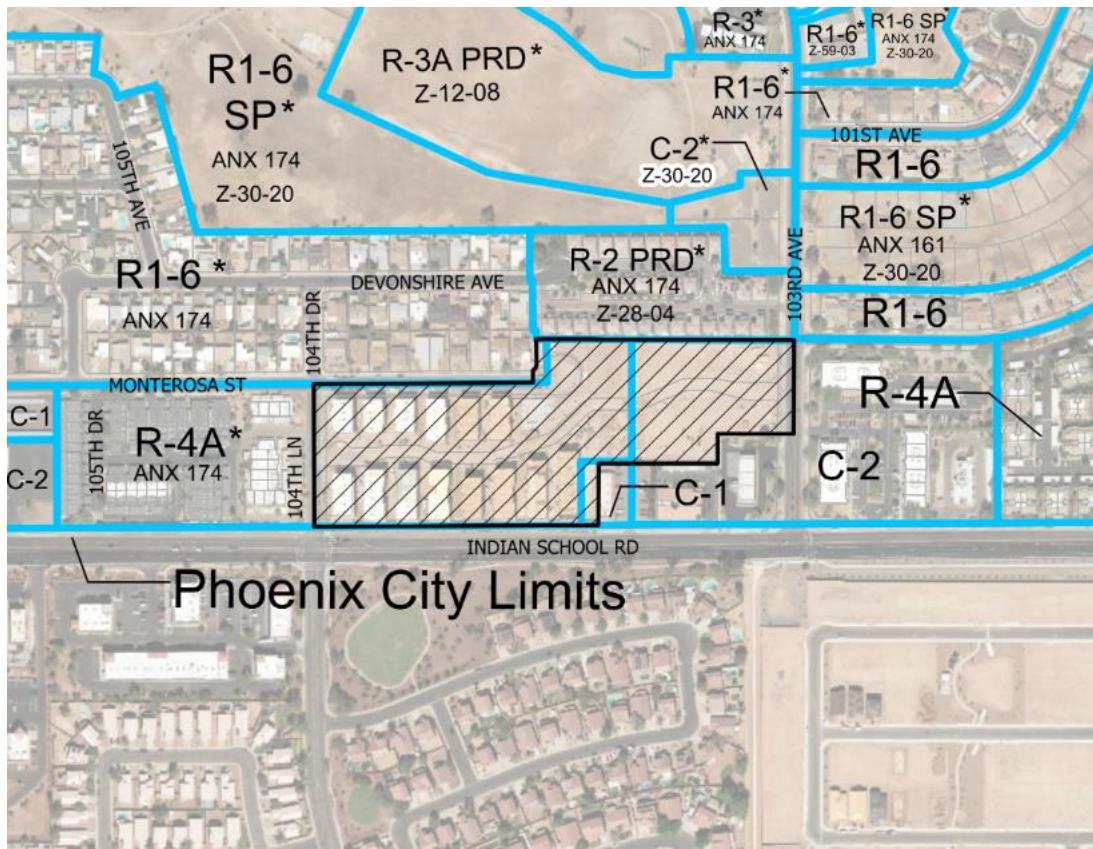
2. The General Plan Land Use Map designation for the subject site is Residential 3.5 to 5 dwelling units per acre. The existing development and proposal are inconsistent with the existing General Plan Land Use Map designation, but since the site is less than 10 acres in size a General Plan Amendment is not required.

The General Plan Land Use Map designation to the north of the site is Residential 3.5 to 5 dwelling units per acre. To the west and east of the site is designated as Residential 15+ dwelling units per acre. To the south is right-of-way in Maricopa County and the City of Avondale jurisdictions.



SURROUNDING ZONING AND LAND USES

3. To the north, across Monterosa Street, are single-family residences zoned R1-6 (Single-Family Residence District) and to the north adjacent to the site are single-family residences zoned R-2 (Multi-Family Residence District). To the west, across 104th Drive, are multifamily residences zoned R-4A (Multi-Family Residence – General). To the east, across 103rd Avenue, are medical offices zoned C-2 (Intermediate Commercial). To the south, adjacent to the site, are commercial uses zoned C-1 (Neighborhood Retail) and C-2 (Intermediate Commercial). To the south, across Indian School Road, are single-family residences and an open space area zoned PAD (Planned Area Development) in the City of Avondale.



Zoning Aerial Map

Source: Planning and Development Department

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 will be applied.
5. The site currently exists as a multifamily residential townhome project with 124 dwelling units. The proposal would make it possible to plat the units individually and have property owners with fee title ownership. There will be no physical changes to this existing development.

The design of the site includes flat roofs, clean lines, large windows, modern doors and light-colored stucco that contrasts with the window trims and awnings. The site includes pedestrian pathways throughout connecting amenity areas including swimming pool, pickleball court, outdoor pavilion, shaded playground, dog park, and fitness center.

The existing units are arranged in clusters with shared driveways. There is a private accessway which bisects through the middle of the development from east to west which connects to driveways which provide access to the garage of each unit.

Parking is provided throughout the site with a mixture of garage and surface parking spaces. Guest parking is provided near the common areas.

The project incorporates open space areas and landscaping to create visual interest, physical separation and to enhance the site with shade.

- Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative.

List of Uses

The proposed standards were designed to allow for single-family attached housing and multifamily.

Additional uses are proposed for the PUD based on the zoning that is currently in place. These include R1-6, R-4A, C-1, and C-2 as depicted on page 4 of the PUD Narrative.

Development Standards

The following is a table of proposed development standards for the project.

Maximum Density	14 Dwelling Units per Gross Acre
Minimum Building Setbacks	
Adjacent to a Public Street	
Indian School Road	10 feet
104th Drive	20 feet
103rd Avenue	25 feet
Monterosa Street	10 feet
Not Adjacent to a Public Street	
North Side Yard	3 feet & 5 feet
South	3 feet & 5 feet
Minimum Interior Building Setbacks	Interior Street side: Adjacent to Internal Private Accessway: 10 feet Individual unit lot: None
Minimum Lot Dimensions	Individual unit lot: 20-foot width, no maximum depth
Maximum Height	2 stories and 30 feet

Lot Coverage	100% for each individual lot, 50% for other parcels or tracts with accessory structures
Common Open Space Area	Minimum 5% of gross area
Amenities	<p>Minimum of at least seven:</p> <ul style="list-style-type: none"> • Private Patios • Pickleball Court • Fitness Studio • Outdoor Pavillion with Outdoor TV's • Shaded Playground • Dog Park • Gated Entry • Swimming Pool with BBQ's • Turf Area
Street Standards	Private accessways and accessway drives permitted

Staff recommend Stipulation Nos. 1.b through 1.e to add clarity for commercial uses, revise the maximum density allowable, provide consistency between building and landscape setbacks, and relocate design elements into the Design Guidelines Section of the PUD Narrative.

Landscape Standards

Minimum Perimeter Landscape Setbacks	
Adjacent to a Public Street	
Indian School Road	10 feet
104th Drive	20 feet
103rd Avenue	25 feet
Monterosa Street	10 feet
Not Adjacent to a Public Street	
North Side Yard	5 feet
South Side Yard	5 feet
Adjacent to Internal Private Accessway	10 feet
Interior Landscape Setbacks	0 feet
Front Yard Setbacks	0 feet
Landscape Adjacent to Right-of-Way	General conformance to the approved Landscape Plan dated 9/26/2024. Future replantings will be subject to Section 507 Tab.A.II.A.3.1.2.

Streetscape Standards

Minimum Streetscape Standards		
	Indian School Road	Detached sidewalk width: 6 feet Landscape strip between back of curb and sidewalk: 10 feet
	104th Drive	Attached sidewalk width: 5 feet
	Monterosa Street	Attached sidewalk width: 5 feet
	103rd Avenue	Attached sidewalk width: 4 feet <u>Upon future redevelopment</u> Detached sidewalk: 5 feet Landscape strip between back of curb and sidewalk: 7 feet
Streetscape Landscape		General conformance to the approved Landscape Plan dated 9/26/2024. Future replantings will be subject to Section 507 Tab.A.II.A.3.1.2.

Staff recommend Stipulation Nos. 1.f through 1.g to ensure street improvements get reviewed by the appropriate jurisdiction and provide enhanced pedestrian connectivity around the site.

Parking Standards

Each dwelling unit contains two garage spaces and there are 0.66 spaces per lot on site for a total of 82 open guest parking spaces.

There will be 248 Electric Vehicle Capable spaces provided.

Fences/Walls

The wall and fence plan for this project was approved, permitted, and built according to the permit. Future fences and walls shall comply with Section 703 of the City of Phoenix Zoning Ordinance.

7.

Design Guidelines

To ensure quality building and design many guidelines have been incorporated within the PUD. These guidelines include utilizing a variety of materials, variation in roofline, metal window awnings, variation in window sizes, and scoring relief pattern in stucco.

Elevations and Materials	<ul style="list-style-type: none"> • Minimum four different materials, such as, stucco metal glass, and siding • Provide variation in roofline • Provide metal window awnings
---------------------------------	--

	<ul style="list-style-type: none">• Provide variation in window sizes• Provide scoring relief pattern in stucco
--	--

The PUD narrative proposes modifications to the Auto Court Cluster Guidelines within the Zoning Ordinance to accommodate the already permitted and built project. These changes include the following: the number of dwelling units allowed per cluster; length of shared driveways, the amount of parking required, the width of the accessway or driveways, and the exterior detailing on the elevations. Also, there are a couple guidelines which are proposed to be removed from the PUD including the size of the parking spaces and setback to the garage, and the presumption to locate trash and recycle containers on the site plan.

The project includes private amenities in the open space areas for its residents. The PUD requires a minimum of seven amenities, including:

- Private Patios
- Pickleball Court
- Fitness Studio
- Outdoor Pavillion with Outdoor TV's
- Shaded Playground
- Dog Park
- Gated Entry
- Swimming Pool with BBQ's
- Turf Area

Staff recommend Stipulation No. 1.h to clarify that the site has already been built and Certificates of Occupancy granted, and the new standards would be required when/if redevelopment occurs. Also, staff recommends Stipulation No. 1.i to move design standards to the correct location in the PUD narrative.

8. **Signs**

All signage shall comply with City of Phoenix Zoning Ordinance, Section 705 and follow the standards applicable to R-3 developments.

9. **Sustainability**

This section identifies sustainability features which align with many of the City's goals such as utilizing low-water-use landscaping and energy efficient building materials.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

10. 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 Development Narrative requires a detached sidewalk along Indian School Road with trees planted on both sides of the sidewalk to provide a shaded walkway. Also, if the site redevelops a detached sidewalk is required along 103rd Avenue.

11. Complete Streets Guiding Principles

In 2014, 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. To promote safety and connectivity for all users, the PUD proposes standards of a detached sidewalk along Indian School Road and attached sidewalks on Monterosa Street, 104th Drive and 103rd Avenue. If the site redevelops, a detached sidewalk is required along 103rd Avenue. Also, there are pedestrian access gates to and from the project at Monterosa Street, 104th Drive, and 103rd Avenue.

12. 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 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 underutilized land in a more sustainable fashion. The PUD proposal would allow for a home-ownership product.

13. 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 Development Narrative states a minimum of two of the required vehicle parking spaces would provide EV Capable infrastructure.

COMMUNITY INPUT SUMMARY

14. At the time the staff report was written, staff received no letters from the community in opposition or support of the request.

INTERDEPARTMENTAL COMMENTS

15. **Street Transportation Department**

The Street Transportation Department requested the following:

- All street improvements to Indian School Road shall be reviewed and approved by Maricopa County Department of Transportation.
- A minimum of one direct pedestrian connection is required between the subject site and the Monterosa Street cul-de-sac.
- That all streets within and adjacent to the development, be constructed with all required elements, including meeting ADA requirements.

These are addressed in Stipulation Nos. 1.f, 1.g, and 2.

OTHER

16. The Aviation Department requires there to be disclosure of the existence and operational characteristics of the Glendale Regional Airport to future owners or tenants of the property. This is addressed in Stipulation No. 3.
17. 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. 4.
18. 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 types within the Maryvale Village and provide more options for homeownership.
2. The proposed PUD sets forth design and development standards that support efforts from various plans and initiatives, including the Shade Phoenix Plan, the Complete Streets Guiding Principles, the Housing Phoenix Plan, and the Transportation Electrification Action Plan.

Stipulations

1. An updated Development Narrative for the Canopy at the Trails 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 January 28, 2026, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information to add the following:
1st Submittal: June 6, 2025
2nd Submittal: September 30, 2025
Hearing Draft: January 28, 2026
City Council Adopted: [Add adoption date].
 - b. Page 5, D. Development Standards, above the Development Standards table, add the following sentence: Any non-residential use shall be subject to the standards of Section 622 (C-1) or Section 623 (C-2) of the Phoenix Zoning Ordinance, respectively, per Table No. 1.b.
 - c. Page 5, D. Development Standards, Minimum Dwelling unit density (unit/gross acre): Revise to “13.35 du/gross acre”.
 - d. Page 5, D. Development Standards, Minimum Perimeter Building Setbacks, Not Adjacent to a Public Street, North and South Yard: Update both standards to 5 feet.
 - e. Page 7, D. Development Standards, Elevations and Materials: Move to page 17 in the Design Guidelines section.
 - f. Page 8, Development Standards, Streetscape Standards, Indian School Road, Add after the sidewalk width standard: “All street improvements to Indian School Road shall be reviewed and approved by MCDOT.”

- g. Page 8, Development Standards, Streetscape Standards: Add a row titled "Pedestrian Connectivity" and the following standard: A minimum of one direct pedestrian connection is required between the site and the Monterosa cul-de-sac.
 - h. Page 10, E. Design Guidelines, Section 507 Tab A.II.C.7 – Auto Court Cluster Guidelines, replace first paragraph with the following language, and move above the header for Section 507 Tab A.II.C.7 – Auto Court Cluster Guidelines: Due to the fact that the site has been constructed as per approved plans and has been issued a Certificate of Occupancy by the City of Phoenix, the Design Guidelines for this PUD shall be governed by the existing developments previously approved Site Plan dated May 19, 2023, Building Elevations dated July 15, 2022 and the Landscape Plans dated September 26, 2024, and the modifications listed below from Section 507 Tab A.II.C.7 – Auto Court Clusters, unless and until the subject property is fully redeveloped or otherwise as stated in this PUD.
 - i. Page 17, E. Design Guidelines, after the third paragraph (regarding the open space amenities) add the following:
 - i. Add a new header called "Buildings".
 - ii. Replace the last sentence in the fourth paragraph with "The following shall be provided:"
 - iii. Replace the bulleted list with the one on page 7 (Stipulation No. 1.e).
2. 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.
3. The property owner shall record documents that disclose the existence, and operational characteristics of the Glendale Regional 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.
4. 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

Matteo Moric

February 4, 2026

Team Leader

Racelle Escolar

Exhibits

Sketch Map

Aerial Map

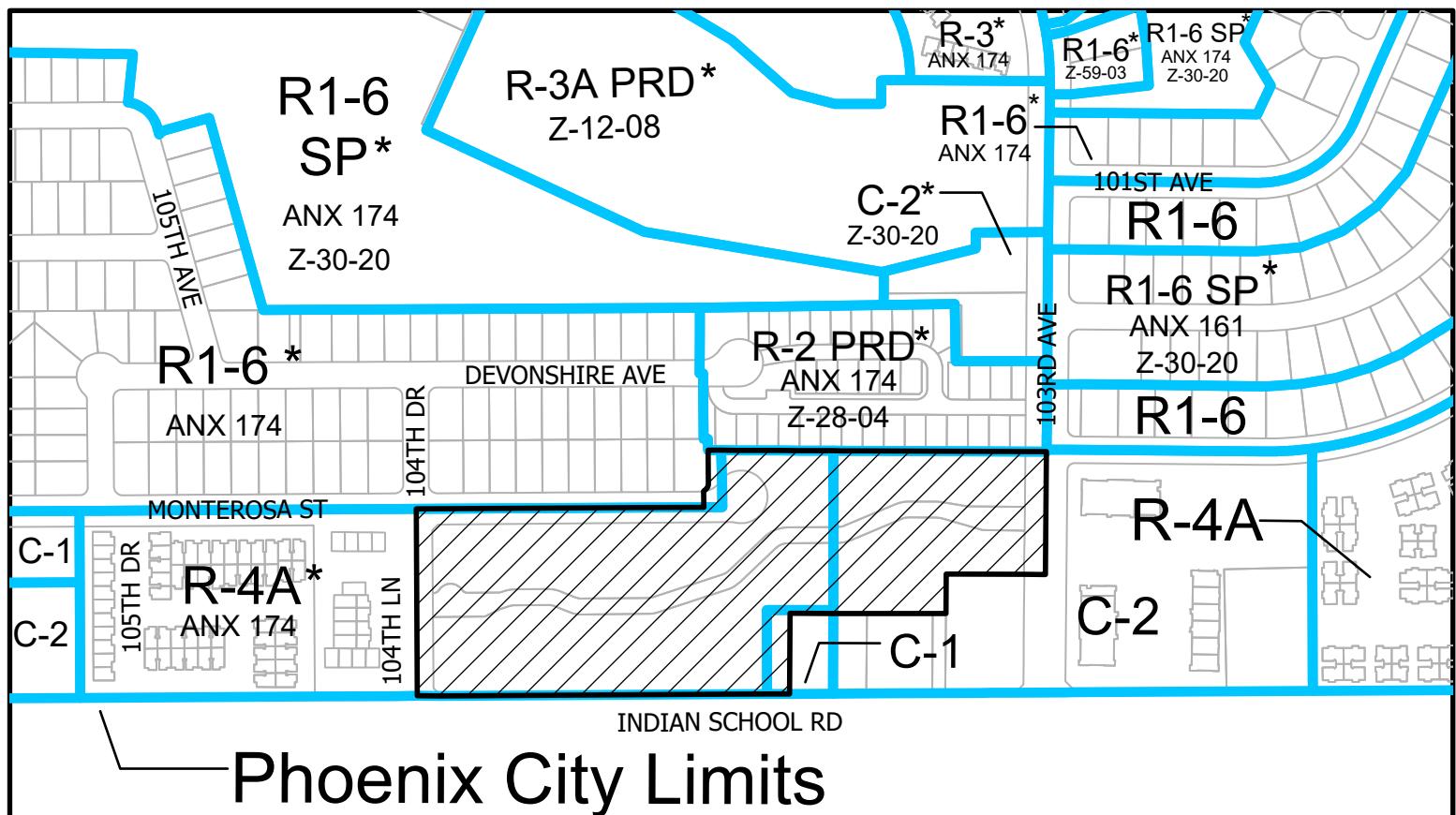
Conceptual Site Plan date stamped January 28, 2026 (2 pages)

Conceptual Elevations date stamped January 28, 2026

Conceptual Renderings date stamped January 28, 2026 (4 pages)

Conceptual Landscape Plan date stamped January 28, 2026

Canopy at the Trails PUD Development Narrative date stamped January 28, 2026

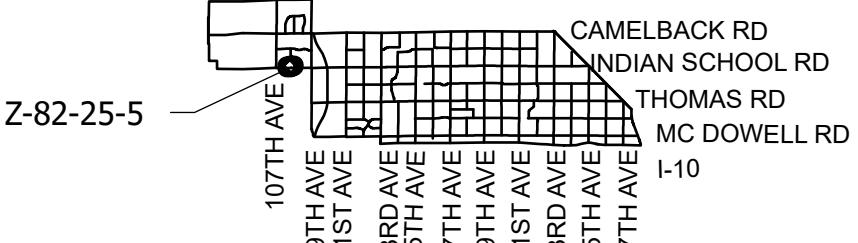


0 0.03 0.06 0.12
Miles

MARYVALE VILLAGE
COUNCIL DISTRICT: 5

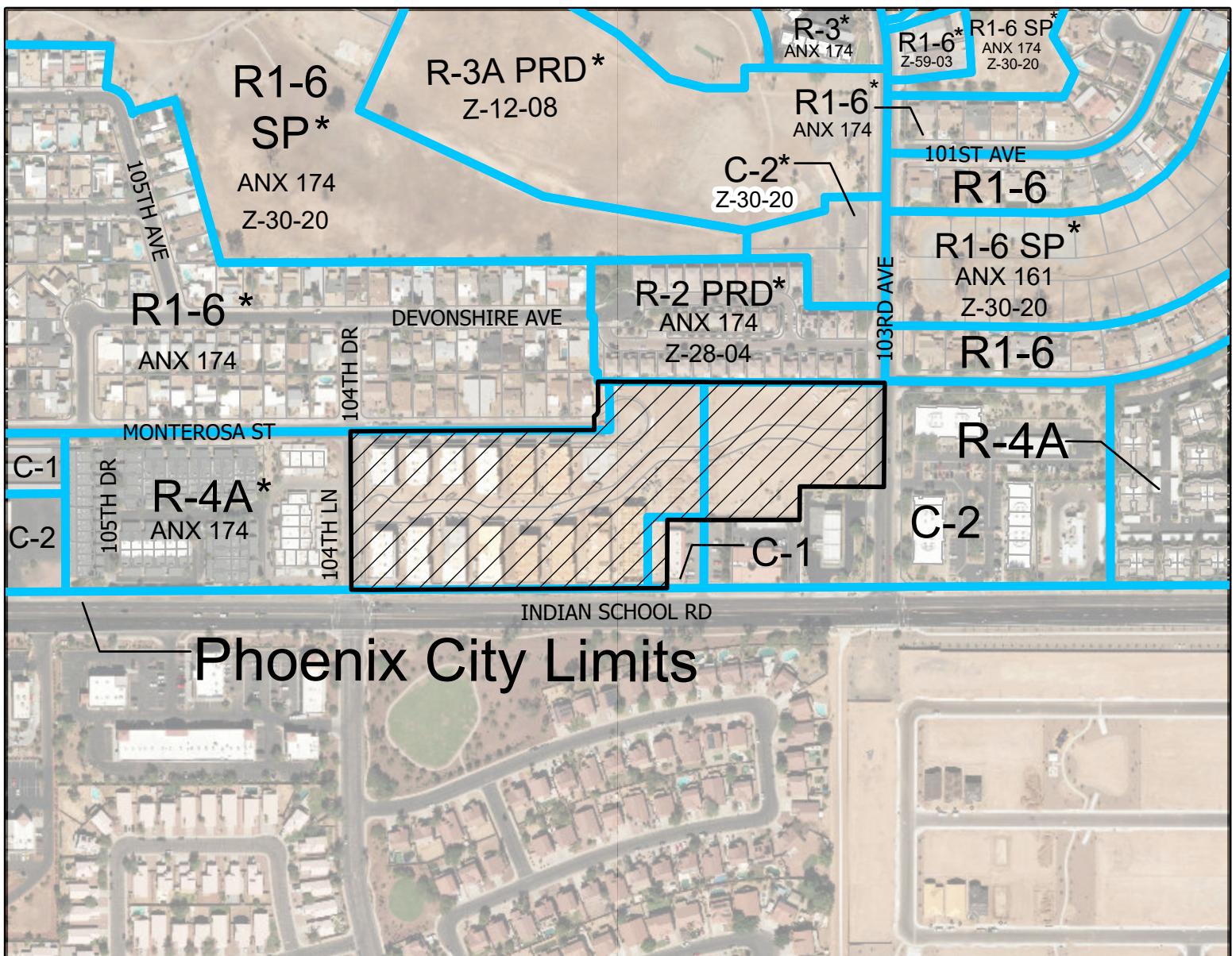


City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME:	Earl & Curley, P.C.		REQUESTED CHANGE:
APPLICATION NO:	Z-82-25-5	DATE:	7/16/2025
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.		REVISION DATES:	
9.29 Acres		AERIAL PHOTO & QUARTER SEC. NO.	ZONING MAP
		QS 17-3, QS 17-4	H-2
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
R1-6, R-4A, C-1, C-2		0, 568, 2, 36	
PUD		124	
		* UNITS P.R.D OPTION	
		0, N/A, 3, 44	
		N/A	

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

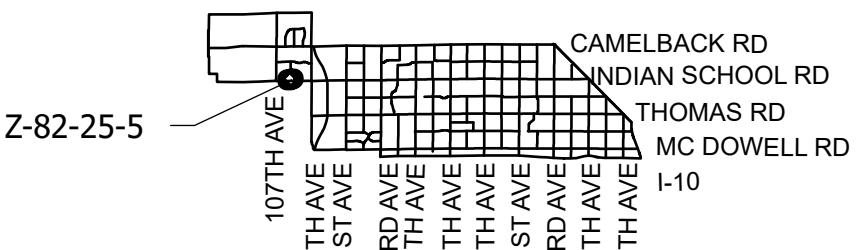


0 0.03 0.06 0.12 Miles

MARYVALE VILLAGE
COUNCIL DISTRICT: 5



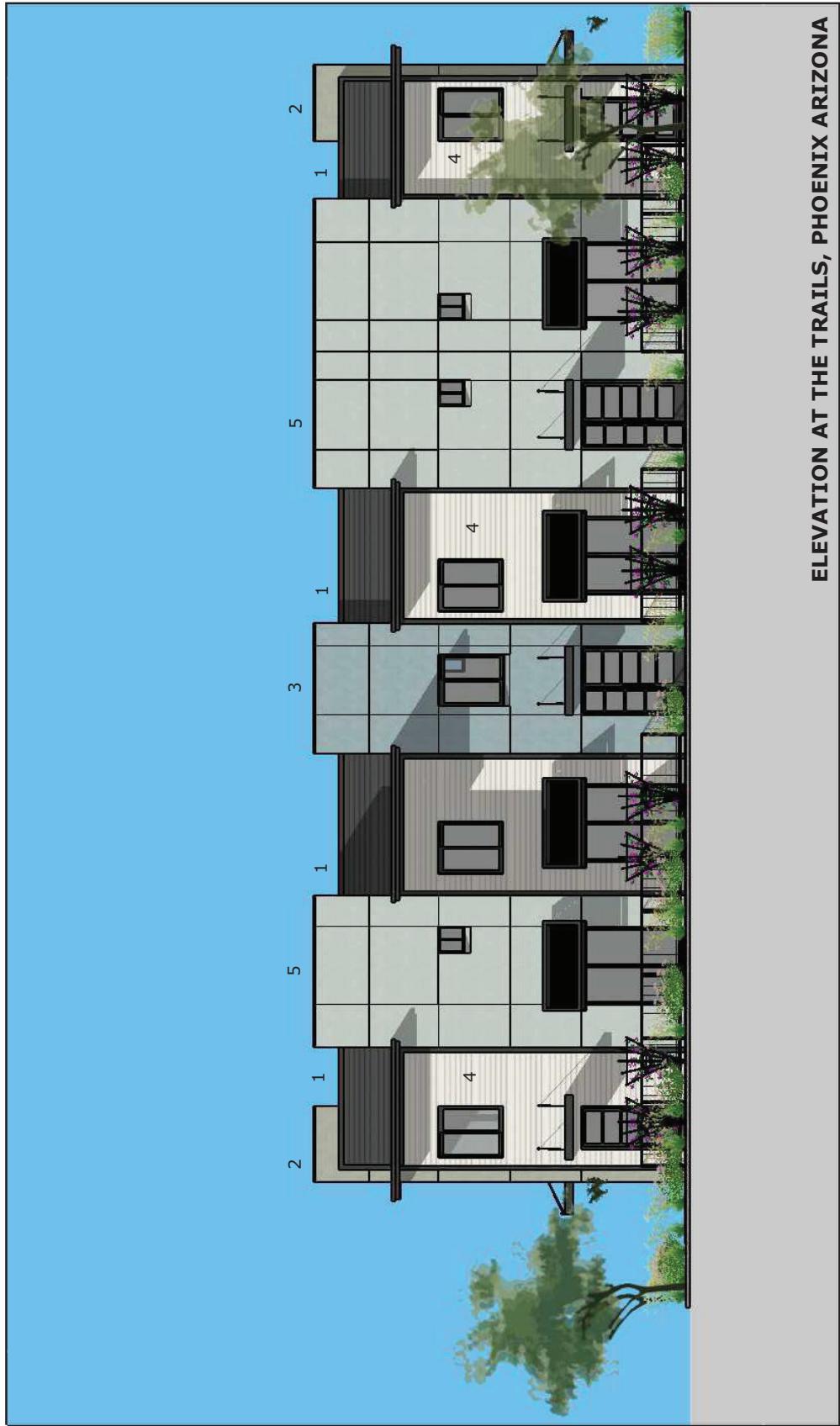
City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME:	Earl & Curley, P.C.		REQUESTED CHANGE:
APPLICATION NO:	Z-82-25-5	DATE: 7/16/2025	FROM: R1-6 (0.07 ac.)
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.		REVISION DATES:	R-4A (6.52 ac.)
9.29 Acres		AERIAL PHOTO & QUARTER SEC. NO.	C-1 (0.17 ac.)
		QS 17-3, QS 17-4	C-2 (2.53 ac.)
MULTIPLES PERMITTED		ZONING MAP	TO: PUD (9.29 ac.)
R1-6, R-4A, C-1, C-2		H-2	
PUD		CONVENTIONAL OPTION	* UNITS P.R.D OPTION
		0, 568, 2, 36	0, N/A, 3, 44
		124	N/A

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

EXHIBIT B



OWNER: ELEVATION LIVING, LLC

DESIGN: WOODS ASSOCIATES ARCHITECTS, LLC

COLOR PALETTE:

1 - IRON ORE - SW 7069
(SLIDING ABOVE, WINDOWS, DOORS, AND TRIM)

4 - NUANCE - SW 7049
(SIDING BELOW)

2 - CASCADE GREEN - SW 0066
(STUCCO)

5 - COPEN BLUE - SW 0068
(STUCCO)

3 - INTERESTING AQUA - SW 6220
(STUCCO)

ELEVATION AT THE TRAILS, PHOENIX ARIZONA

CITY OF PHOENIX

JAN 28 2026

Planning & Development
Department



City of Phoenix Plan #: 2200338-SCMJ Date: 07/15/22
EXHIBIT C

ELEVATION AT THE TRAILS
ELEVATION LIVING

CITY OF PHOENIX
JAN 28 2026
Planning & Development
Department

City of Phoenix Plan #: 2200338-SCMJ Date: 07/15/22

WOODS ASSOCIATES ARCHITECTS LLC
3319 E McDowell Rd Mesa, Arizona
85213
(480) 962-7672




WOODS ASSOCIATES ARCHITECTS LLC
83319 E MCDOWELL RD MESA, ARIZONA
(480) 962-7672



CITY OF PHOENIX

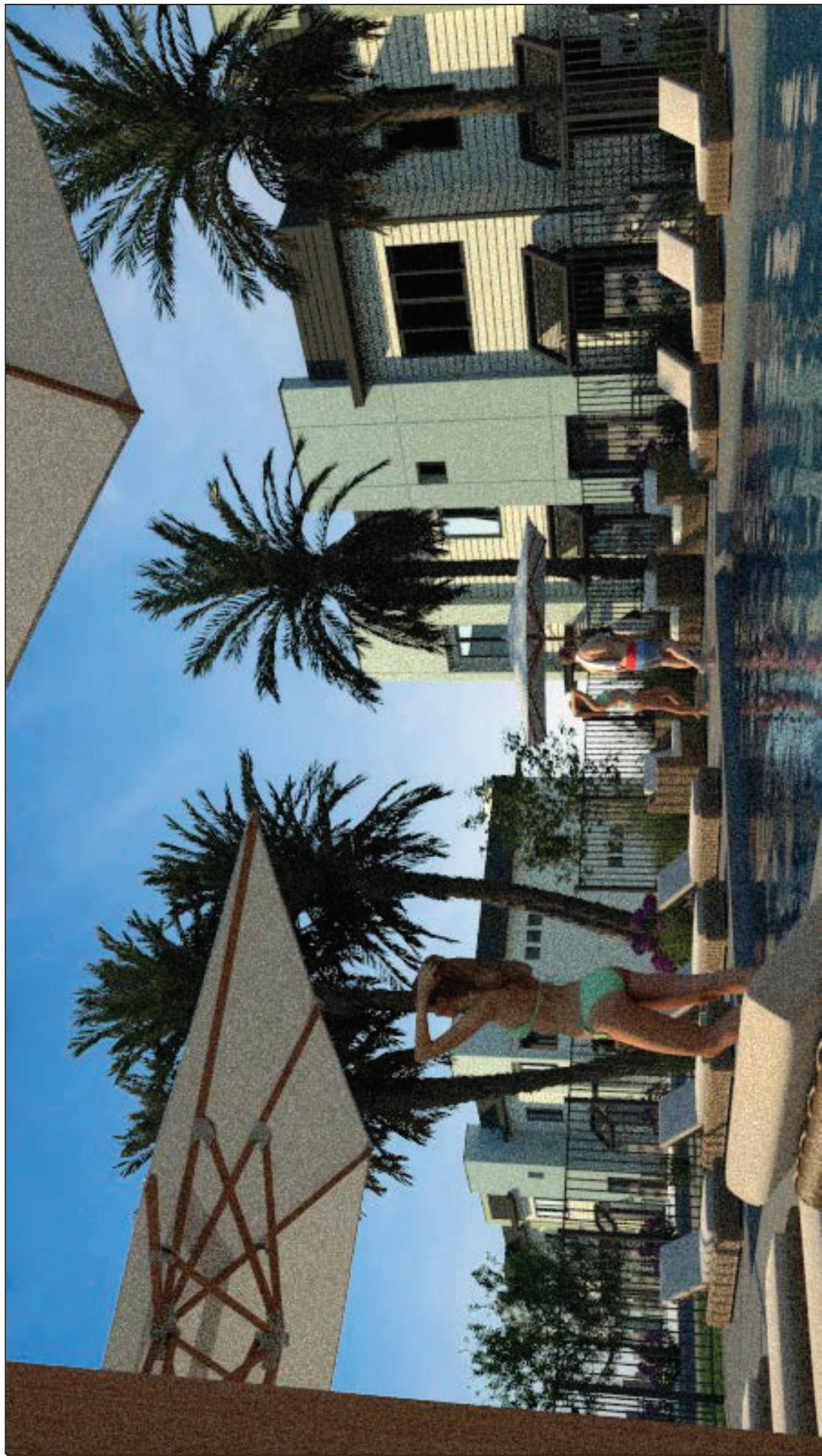
JAN 28 2026

Planning & Development
Department

Plan #: 2200338-SCMJ

Date: 07/15/22

ELEVATION AT THE TRAILS
ELEVATION LIVING



CITY OF PHOENIX

JAN 28 2026

Planning & Development
Department

ELEVATION LIVING

ELEVATION AT THE TRAILS

WOODS ASSOCIATES ARCHITECTS LLC
3319 E McDowell Rd Mesa, Arizona
85213
(480) 962-7672



ELEVATION AT THE TRAILS
ELEVATION LIVING

CITY OF PHOENIX

JAN 28 2026
Planning & Development
Department

EXHIBIT G

CANOPY AT THE TRAILS

NEC of Indian School Rd. & 104th Ave.

NEC of Indian School Rd. & 104th Ave.



CITY OF PHOENIX

JAN 28 2026

Planning & Development
Department

LANDSCAPE PLAN



SCALE 1:1=20'-0"

Writing & Development