



PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

**NOTICE OF POSSIBLE QUORUM OF THE BUCKEYE CITY COUNCIL
A MAJORITY OF THE CITY COUNCIL MAY ATTEND THE REGULAR MEETING OF THE
BUCKEYE PLANNING AND ZONING COMMISSION BUT NO LEGAL ACTION CAN OR WILL BE
TAKEN BY THE CITY COUNCIL.**

**CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
NOVEMBER 26, 2024
AGENDA**

**City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326
6:00 p.m.**

****Live streaming will be available via YouTube****

The doors will be open to the public at least 15 minutes prior to the start time of the meeting.

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (623) 349-6911, 72 hours in advance if you need a sign language interpreter or alternate materials for a visual or hearing impairment.

Voting Members will either attend in person or by telephone conference call or video presentation. Items listed may be considered in any order.

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

2. MINUTES

2.A [Approval of minutes from the November 12, 2024 Planning and Zoning Commission Workshop and Regular Meeting.](#)

Staff Liaison: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623) 349-6211

3. REGULAR AGENDA

3.A [305 E Baseline Road - Rezone \(PLZZ-24-0007\) - Conduct a public hearing and recommend approval to the Mayor and City Council of a rezone of approximately .07 acres of land located approximately at the Southeast corner of Baseline Road and East 3rd Avenue, from Special Use \(SU\) to Downtown Residential \(DR\) subject to conditions a\) through i\).](#)

Staff Liaison: Jarek Dunn, Planner I, jdunn@buckeyeaz.gov, (623) 204-3002

3.B [Development Code Amendment - Determination of Administrative Completeness of Rezonings \(PLZM-24-0107\) - Conduct a public hearing and recommend approval to the Mayor and City](#)

Council of amendments to Development Code Article 8, specifically Sections 8.2 and 8.5, adding language regarding administrative completeness for rezoning applications. This language is required in accordance with Senate Bill 1162, which amends the Arizona Revised Statutes to add Section 9-462.10, approved by the Governor on April 23, 2024.

Staff Liaison: Mandy Woods, Senior Planner, swoods@buckeyeaz.gov, (623) 640-6093

- 3.C** Festival Ranch Planning Area 1 PUP E Parcel W1 - Preliminary Plat (PLZS-24-0014) - Conduct a public meeting and approve a Preliminary Plat for Festival Ranch Planning Area 1 PUP E Parcel W1 to allow 73 residential lots and four (4) tracts on a 13.07 site located approximately 0.37 miles south of the intersection at Beardsley Parkway and Desert Vista Boulevard.

Staff Liaison: Jennifer Roseman, Planner II, jroseman@buckeyeaz.gov, (623) 349-6295

4. COMMENTS FROM THE PUBLIC

Any members of the audience may comment on non-agenda items. However, State Open Meeting Law does not permit the Commission to discuss items not specifically on the agenda. The Commission may direct inquiries to City staff.

Action Required: None

5. PLANNING MANAGER REPORT AND SUMMARY OF CURRENT EVENTS

6. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

Any regular or alternate Commissioner or Council Liaison may present a brief summary on current events

Action Required: None; there will be no discussion, deliberation, proposals, or legal action.

7. ADJOURNMENT

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 11/26/24	AGENDA ITEM: 2.A. MINUTES
DATE PREPARED: 11/21/24	DISTRICT NO.:
STAFF LIAISON: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623) 349-6211	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Minutes

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members)
Approval of minutes from the November 12, 2024 Planning and Zoning Commission Workshop and Regular Meeting.

SUMMARY

Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:

[11.12.2024.PZC.WORKSHOP.MinutesDRAFT.pdf](#)

[11.12.2024.PZC.MinutesDRAFT.pdf](#)



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
WORKSHOP MINUTES
NOVEMBER 12, 2024

City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326

1. CALL TO ORDER/ROLL CALL

Chairperson Ted Burton called the meeting to order at 4:34 p.m.

Members present: Chairperson Ted Burton, Commissioner Gina Ragsdale arrived at 4:38 p.m., Commissioner Deanna Kupcik, Commissioner Anthony DiMascio, Commissioner Donald Bassler, Commissioner Sebastian Trupiano, Alternate Charles Hester, Alternate Douglas McDonald

Members absent: Commissioner Rebecca Puppe, Alternate Les Manuel, Alternate Ryan Belshee

Staff present: Planning Manager Ken Galica, Senior Planner Mandy Woods, Principal Planner Bart Wingard, Assistant City Attorney Tosca Henry, Management Assistant Keri Hernandez.

2. WORKSHOP AGENDA

2A. DEVELOPMENT CODE UPDATE PHASE 2

Senior Planner Mandy Woods presented and was available to answer questions from the Commission. Consultant Roger Eastman participated and presented virtually and was available to answer questions from the Commission.

3. ADJOURNMENT

With there being no further discussion, Vice Chair Burton adjourned the workshop at 5:32 p.m.

Ted Burton, Chairperson

ATTEST:

Keri Hernandez, Management Assistant

I hereby certify that the foregoing is a true and correct copy of the Planning and Zoning Commission Workshop held on the 12th day of November, 2024. I further certify that a quorum was present.

Keri Hernandez, Management Assistant



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
NOVEMBER 12, 2024

City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326

****Recording of this meeting is available via YouTube****

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

Chairperson Ted Burton called the meeting to order at 6:00 p.m.

Members present: Chairperson Ted Burton, Commissioner Rebecca Puppe, Commissioner Gina Ragsdale, Commissioner Deanna Kupcik, Commissioner Anthony DiMascio, Commissioner Donald Bassler, Commissioner Sebastian Trupiano, Alternate Charles Hester, Alternate Les Manuel attended virtually, Alternate Douglas McDonald.

Members absent: Alternate Ryan Belshee

Staff present: Planning Manager Ken Galica, Senior Planner Mandy Woods, Assistant City Attorney Tosca Henry, Management Assistant Keri Hernandez

2. ELECTION OF VICE CHAIRPERSON

A motion was made by Commissioner Kupcik and seconded by Commissioner Ragsdale to nominate Anthony DiMascio as Chairperson. 7-0 Unanimous decision.

3. MINUTES

3A. APPROVAL OF MINUTES FROM THE OCTOBER 22, 2024 PLANNING AND ZONING COMMISSION WORKSHOP AND REGULAR MEETING.

A motion was made by Commissioner Kupcik and seconded by Commissioner Trupiano to approve minutes as presented. Approval 7-0. Motion carried.

4. REGULAR AGENDA

4A. WEST FILMORE HIGHSTREET MULTI-FAMILY - REZONE (PLZZ-24-0009)

Senior Planner Mandy Woods presented and was available to answer questions from the Commission. Owner Representative Katie Rounds presented and was available to answer questions from the Commission.

Commissioner Trupiano asked what demographic would be targeted with this project. Ms. Rounds indicated that a young professional demographic will be the targeted consumer.

A Public Hearing opened at 6:17 p.m.

With there being no comments from the public, the Public Hearing closed at 6:17 p.m.

A motion was made by Commissioner Kupcik and seconded by Commissioner Bassler to recommend approval to City Council subject to conditions 'a – j' as presented. Approval 7-0. Motion carried.

4B. VENTANA RANCH – PRELIMINARY PLAT (PLZS-24-0005)

Senior Planner Mandy Woods presented and was available to answer questions from the Commission.

Commissioner Puppe asked if there are city neighborhoods with this size of lot. Planning Manager Ken Galica informed the Commission that this is the first community in Buckeye with the thirty-five (35) foot lot width. Ms. Woods indicated that the smaller product will still be required to meet the design standards during the review process. Mr. Galica indicated that the developer is aiming for a more affordable product in the current market.

Mr. Bassler asked if the units are being built for rental or purchase. Ms. Woods indicated that the homes will be built for purchase. Mr. Bassler asked what barriers will be added to separate from the transitional industrial and the presented residential. Ms. Woods indicated that there will be several landscape tracts along with a wall included in the design on this project. Mr. Galica informed the Commission that the adjacent industrial project will be required to include a landscape buffer.

A motion was made by Vice Chair DiMascio and seconded by Commissioner Ragsdale to approve subject to conditions 'a – x' as presented. Approval 7-0. Motion carried.

5. COMMENTS FROM THE PUBLIC

None.

6. PLANNING MANAGER REPORT AND SUMMARY OF CURRENT EVENTS

Mr. Galica congratulated Senior Planner Mandy Woods on recently passing the AICP exam.

7. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

Commissioner Puppe congratulated Mandy Woods on her achievement.

Commissioner Kupcik informed the Commission and public will hold their quarterly breakfast on Wednesday, November 20, 2024.

8. ADJOURNMENT

With there being no further business, Chair Burton adjourned the meeting at 6:37 p.m.

Ted Burton, Chairperson

ATTEST:

Keri Hernandez, Management Assistant

I hereby certify that the foregoing is a true and correct copy of the Planning and Zoning Commission Regular Meeting held on the 12th day of November 2024. I further certify that a quorum was present.

Keri Hernandez, Management Assistant

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 11/26/24	AGENDA ITEM: 3.A. 305 E Baseline Road - Rezone - PLZZ-24-0007
DATE PREPARED: 11/22/24	DISTRICT NO.: Council District 1
STAFF LIAISON: Jarek Dunn, Planner I, jdunn@buckeyeaz.gov, (623) 204-3002	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Public Hearing and Non Consent - New Business Items

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members)
 305 E Baseline Road - Rezone (PLZZ-24-0007) - Conduct a public hearing and recommend approval to the Mayor and City Council of a rezone of approximately .07 acres of land located approximately at the Southeast corner of Baseline Road and East 3rd Avenue, from Special Use (SU) to Downtown Residential (DR) subject to conditions a) through i).

RELEVANT GOALS:

GOAL 3: A Well-Planned Urban Community

SUMMARY

PROJECT DESCRIPTION:

Brian Gersten the owner/applicant, is requesting approval of a rezone of approximately .07 acres of land generally located at the Southeast corner of Baseline Road and East 3rd Avenue from Special Use (SU) to Downtown Residential (DR) to allow for development of the property with a residential duplex.

BENEFITS:

The subject rezone will allow the property to develop with a residential duplex that is not only compatible with the vision of the Downtown Specific Area Plan (DSAP) but will also increase housing options for residents within the Buckeye's Historic Downtown.

FUTURE ACTION:

Following Planning & Zoning Commission's recommendation, the rezoning is expected to be considered by the City Council during the December 17, 2024 regular meeting.

FINANCIAL IMPACT STATEMENT:

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city such as permit fees, construction sales tax and development impact fees.

Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:

[PLZZ-24-0007 - 305 E Baseline Rd Rezone - Staff Report - PZ20241126.docx](#)

[PLZZ-24-0007 Vicinity Map \(Exhibit A\).pdf](#)

[PLZZ-24-0007 Existing Zoning Map \(Exhibit B\).pdf](#)

[PLZZ-24-0007 Proposed Zoning Map \(Exhibit C\).pdf](#)

[PLZZ-24-0007 General Plan Map \(Exhibit D\).pdf](#)

[PLZZ-24-0007 305 E BASELINE RD REZONE - REZONE NARRATIVE \(Exhibit E\).pdf](#)

[PLZZ-24-0007 Citizen Participation Report \(Exhibit F\).pdf](#)



REZONE

Report to the Planning and Zoning Commission

CASE NUMBER: PLZZ-24-0007
TITLE: 305 East Baseline Road – Rezoning to Downtown Residential
MEETING DATE: November 26, 2024

Applicant: Brian Gersten
Owner(s): Brian Gersten
Request: Rezone from Special Use (SU) to Downtown Residential (DR)
District: No. 1
Location: Southeast corner of Baseline Road and East 3rd Avenue
Site size: Approximately .07 acres
Public input: An advertised neighborhood meeting was held on June 21, 2024 and a second advertised neighborhood meeting was held on October 01, 2024. The meetings were attended by three nearby property owners; upon explanation of the proposal, the citizens appeared to have no outstanding concerns.
Recommendation: Recommend approval of Case PLZZ-24-0007 to the Mayor and City Council, subject to conditions a) through i)

PROJECT DESCRIPTION:

1. Brian Gersten is requesting to rezone approximately .07 acres, from Special Use (SU) to Downtown Residential (DR); the rezoning would allow for development of the property with a residential duplex.

AREA CONTEXT:

2. Table 1: Existing Land Use, General Plan Designation, and Zoning District:

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant Lot	Historic Downtown Buckeye Activity Center	Special Use (SU)
North	Single Family Residence	Historic Downtown Buckeye Activity Center	R-4 (Maricopa County Parcel)
East	Vacant Lot	Historic Downtown Buckeye Activity Center	Special Use (SU)
South	Single Family Residence	Historic Downtown Buckeye Activity Center	Special Use (SU)
West	Refuge Church	Historic Downtown Buckeye Activity Center	Special Use (SU)

PUBLIC PARTICIPATION SUMMARY:

3. A neighborhood meeting, providing an opportunity for interested parties to learn more about the request, was held on June 21, 2024, at 12:00 P.M. at Buckeye Public Library – Coyote Branch. As required by Buckeye Development Code, written notices to property owners within 300 feet of the subject site were mailed on May 17, 2024, over fifteen (15) days prior to the date of the meeting.
4. Three (3) residents attended the first neighborhood meeting. One attendee expressed concern regarding the feasibility of a septic system. This concern was addressed by explaining the septic system permitting process and the applicant ensured that he will be working with a septic engineer to address any potential sizing issues in the future. No additional comments were made by the resident regarding the rezone proposal. The remaining two (2) residents initially expressed a concern about the specific parcel undergoing rezoning but upon clarification, the applicant explained that the project boundaries were limited to parcel 504-51-006 and did not include parcel 504-51-003, the parcel neighboring their property. No further comments or concerns were raised by the two residents.

5. A second neighborhood meeting, providing an opportunity for interested parties to learn more about the request, was held on October 1, 2024, at 6:00 P.M. on a Zoom Meeting. As required by Buckeye Development Code, written notices to property owners within 300 feet of the subject site were mailed on September 13, 2024, over fifteen (15) days prior to the date of the meeting.
6. Excluding the applicant and City staff, there were no attendees to the second neighborhood meeting.
7. Staff has not received any written support or opposition pertaining to this project.
8. All required notifications of this public hearing were completed at least fifteen (15) days in advance of the meeting date, as follows:

Notification Element	Date
Published in the Arizona Republic	November 6, 2024
Site Posted	November 7, 2024
Mailing Notice to Property Owners Within 300 Feet of Site	November 7, 2024

BACKGROUND:

9. *October 1984:* The subject property was annexed as part of a larger annexation covering approximately 4 acres by City Council's adoption of Ordinance 11-84.
10. *August 1996:* City zoning maps show the property zoned as Special Use (SU) by City Council's adoption of Ordinance 6-96.

ANALYSIS:

Conformance with the General Plan:

11. The General Plan land use designation of the property is Activity Center, specifically the Historic Downtown Buckeye Activity Center, now more commonly known as the Downtown Specific Area Plan (DSAP). Located South of Baseline Road and east of 3rd Avenue East, the Downtown Specific Area Plan designates this area of Downtown as Downtown Residential which is consistent with the proposed zoning request of this property to the Downtown Residential (DR) zoning district.
12. The Land Use Designation of Downtown Residential within the Downtown Specific Area Plan supports this rezoning for a residential duplex as it aligns with the goals of the Land

use designation and Strategy DA-7.2 of the DSAP which states the Buckeye Development Code should provide opportunities for a mixture of detached, attached, and multi-family housing options in carrying densities to ensure it meets the needs of all downtown residents.

13. The rezoning furthers the following General Plan goals and policies:

- a. Policy G-4.1 The City of Buckeye will encourage a diverse mix of uses appropriate to support an area, such as in Activity Center and Neighborhood areas to encourage residents to lead an active lifestyle.
- b. Policy G-4.3 The City of Buckeye will promote infill development, where possible, in order to more effectively manage the resulting growth in infrastructure so as to minimize costs of operations and maintenance.
- c. Policy G-20.1 Within established neighborhoods, the City of Buckeye should support new infill residential development that has the character, size, density, and quality that respects the existing neighborhood character and maintains the quality of life for existing and future residents.
- d. Policy ST-12.3 The City of Buckeye should encourage infill development for the revitalization of neighborhoods, including Historic Downtown, especially where there is an excess of vacant lots, deteriorated or underutilized properties.

Land Use and Zoning:

14. The requested rezone of approximately .07 acres from Special Use (SU) to Downtown Residential (DR) meets the intent of the Development Code. The DR zoning district allows for development and redevelopment of properties within the Downtown Activity Center that are not located adjacent to the area's primary main streets, including many of Buckeye's older residential neighborhoods. The district allows for a variety of residential uses including single-family residential, duplexes, and multi-family residential, as well as a tailored list of compatible commercial and office uses.
15. To be eligible for DR zoning, a property must be located within the Downtown Activity Center and be designated Downtown Residential within the Buckeye Downtown Specific Area Plan.
16. The property's existing Special Use District zoning does not permit residential development, allowing only for a range of agricultural and specialized commercial uses. The Special Use zoning is not compatible with the vision for development of the area as outlined in the DSAP.

Future Development & Infrastructure:

17. The site is located within the City of Buckeye water service area but is not located within the City of Buckeye sewer area and will utilize a septic system. The developer will be responsible for completing all water and sewer infrastructure improvements needed to serve the proposed development.
18. The following City of Buckeye departments have reviewed and have found no outstanding issues with the application:
 - a. Fire
 - b. Public Works
 - c. Police
 - d. Development Services, including Planning and Civil Engineering/Survey

RECOMMENDATION:

19. Staff recommends the Planning and Zoning Commission recommend approval of a Rezone from Special Use (SU) to Downtown Residential (DR) for 305 East Baseline Road Rezone (PLZZ-24-0007), subject to Conditions (a) through (i), for the following reasons:
 - a. Furthers goals of the Buckeye General Plan and contributes to a vibrant Historic Downtown Buckeye Activity Center (The DSAP) with a residential use appropriate to the Activity Center
 - b. Conforms to the Buckeye Development Code
 - c. No outstanding issues from reviewing departments

Planning Division Conditions – Standard/General

- a) The property owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as result of this approval.

Fire Department Conditions – Standard/General

- b) The Buckeye Fire Chief and City Engineer shall determine the number, location, and types of all fire hydrants.
- c) All buildings shall be equipped with a fire protection system as required by City of Buckeye Ordinance 03-22.
- d) Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

Public Works Conditions – Standard/General

- e) All landscaped areas within the public rights of way shall be designed and sealed by a landscape architect licensed by the Arizona Board of Technical Registration. The City

Public Works Department shall review all irrigation plans for material selection only; therefore, the landscape architect shall coordinate with the Public Works Department early in the design to ensure the most efficient means of landscape irrigation that will reduce both long term maintenance costs and keep watering to the absolute minimum required for healthy growth of landscaping along the roadways of the City of Buckeye.

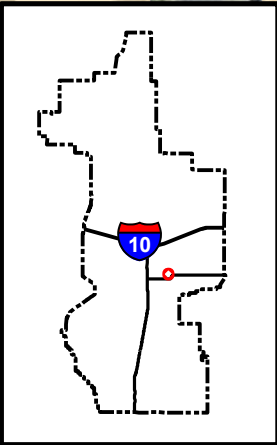
- f) No new natural turf shall be installed in a public right-of-way or median. Areas with up to 10,000 square feet of turf within a public right-of-way at gateways, entrances to major communities, or special landscaping designs approved by the city's development services department are exempt from the restrictions of this subchapter.
- g) Plant material within the right-of-way shall not obstruct any regulatory signage or sight distance triangle as defined in the Engineering Development Standards.
- h) The following trees are prohibited from any landscaping plans in accordance with Chapter 9 of City Code (Section 9-10): Male Mulberry Tree (*Morus Alba*), Olive Tree (*Olea Europea*). Additionally, North Indian Rosewood Trees (*Dalbergia Sissoo*) shall not be planted within the rights of way (and are suggested not being planted within the property) due to their destructive and invasive root structure.
- i) Storm Drainage: The City of Buckeye is permitted as a Phase 2 MS4 and is now subject to more stringent standards for stormwater discharge. All stormwater plans must now meet the requirements of the City of Buckeye's MS4 permit as issued by ADEQ (Permit Number AZG2016-002).

ATTACHMENTS:

Exhibit A – Aerial Vicinity Map
Exhibit B – Existing Zoning Map
Exhibit C – Proposed Zoning Map
Exhibit D – General Plan Map
Exhibit E – Narrative
Exhibit F – Citizen Participation Report

Prepared By:
Jarek Dunn, Planner I

Reviewed By:
Ken Galica, Planning Manager

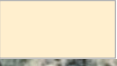


Legend

 Subject Site

Parcels

 BUCKEYE

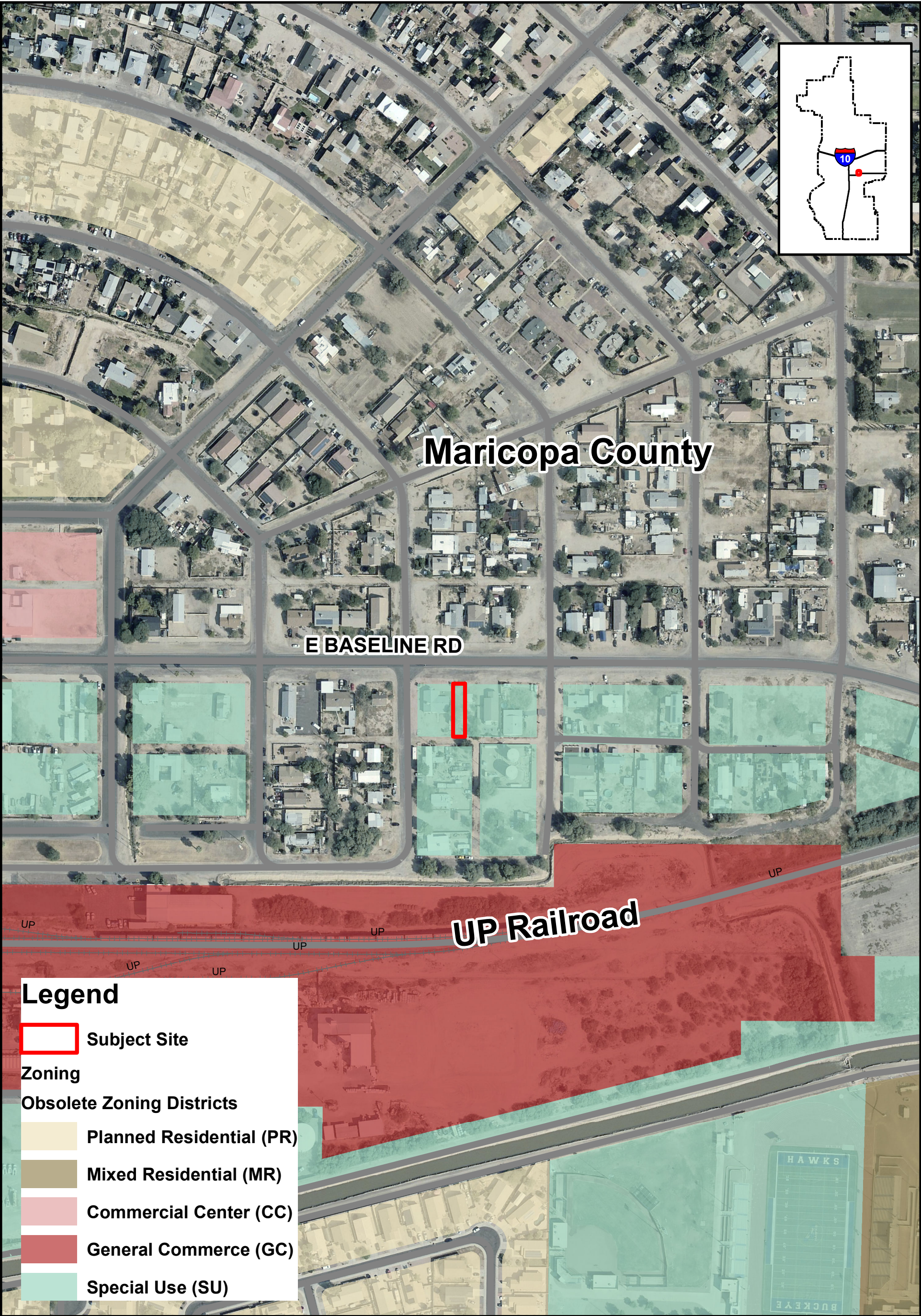
 NO CITY/TOWN

VICINITY MAP



PLZZ-24-0007
305 E Baseline Road Rezone
City Council District #1

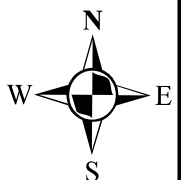


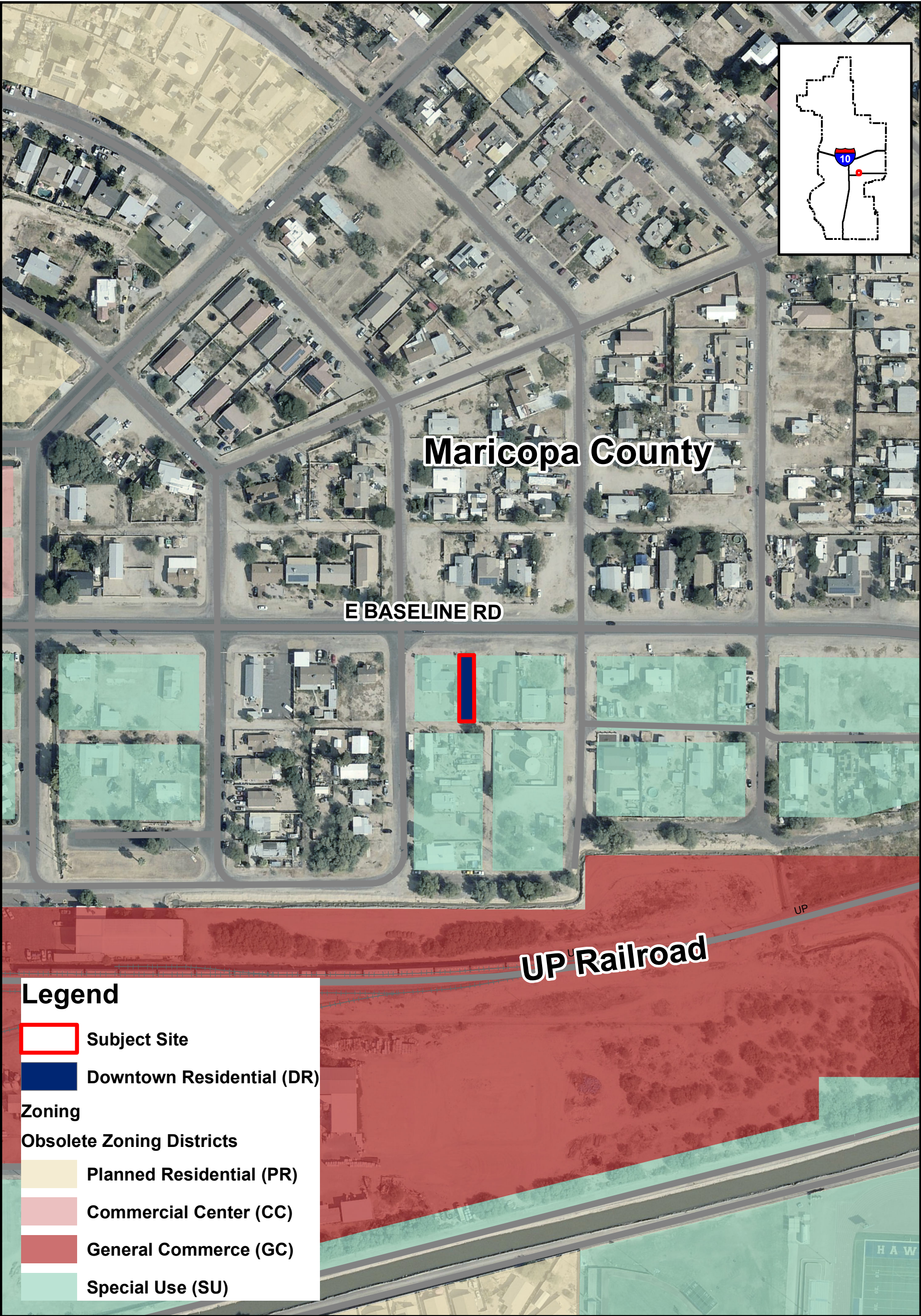


Existing Zoning Map



PLZZ-24-0007
305 E Baseline Road Rezone
City Council District #1

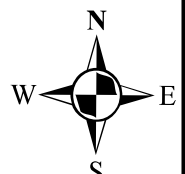


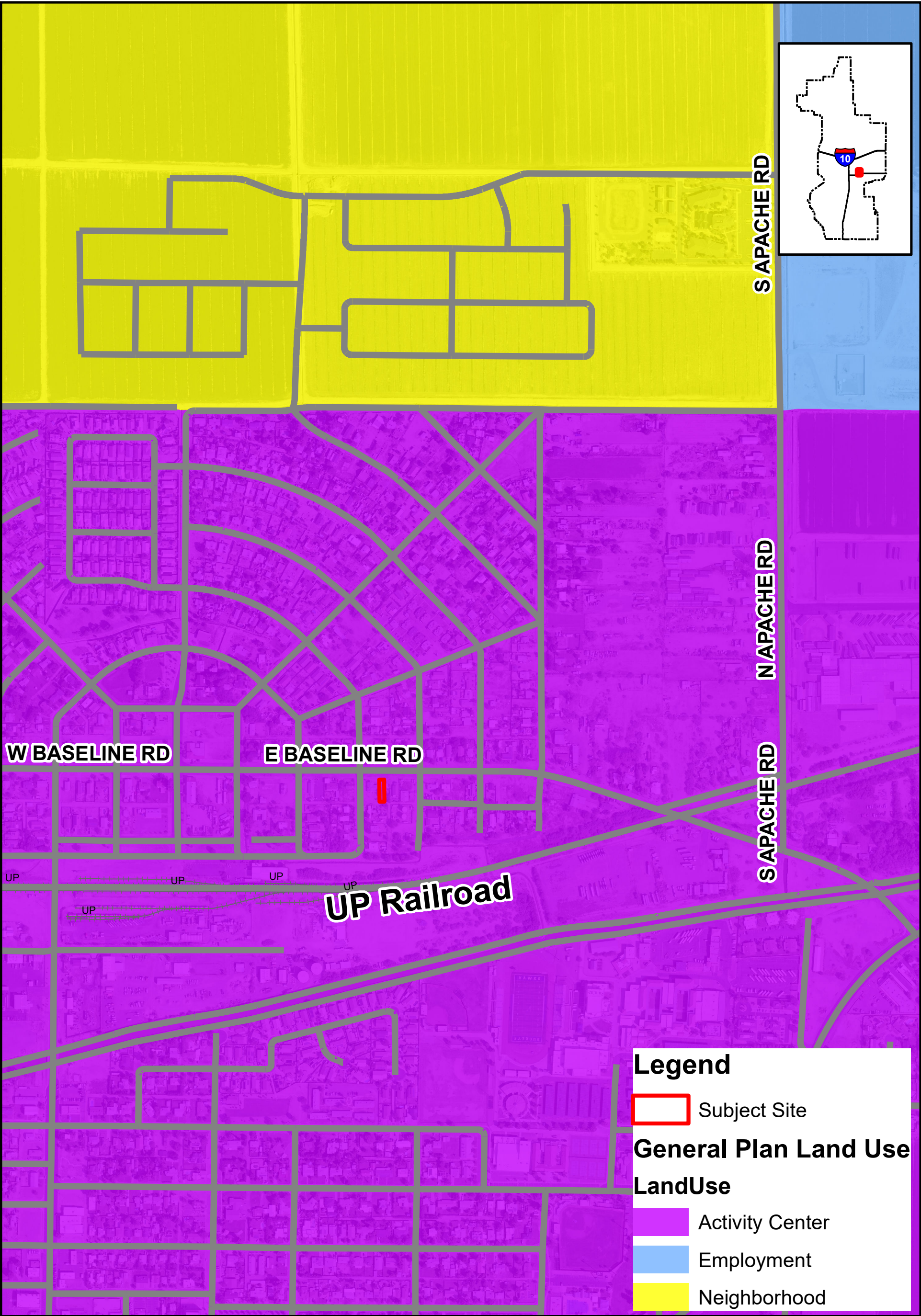


Proposed Zoning Map



PLZZ-24-0007
305 E Baseline Road Rezone
City Council District #1

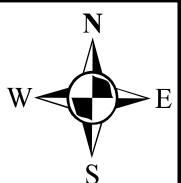




General Plan Land Use Map



PLZZ-24-0007
305 E Baseline Road Rezone
City Council District #1



305 E BASELINE REZONE NARRATIVE

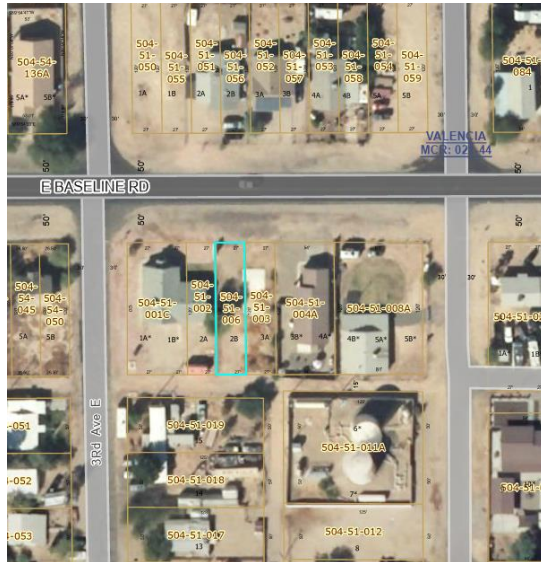
Address: 305 E Baseline Rd #2B Buckeye AZ 85326

Parcel: 504-51-006

Current Zoning Designation: SU (Special Use)

Requested Zoning Designation: DR (Downtown Residential)

Net Acreage: 0.075 acres



The goal of this project is to rezone the APN 504-51-006 to a residential zoning district for the purpose of constructing a residential duplex at 305 E BASELINE RD- described as Lot 2B, Block 10, of Valencia, recorded in Book 21 of maps, Page 44 - Parcel# 504-51-006.

The APN 504-51-006 is currently vacant and is under the general plan designation of Activity Center with a current zoning designation of Special Use (SU). With its proximity to Downtown Buckeye, we are requesting a rezone to zoning designation Downtown Residential (DR). 2/3 of the lot is currently designated lies within FEMA Flood Zone AH – therefore soil and drainage studies will be conducted and a Flood Zone construction use permit will be acquired prior to construction permit submittal.

The property currently can be connected to Buckeye City Water – for use as a water source.

APS electric utility is able to supply this property with services.

The property lies within the East Valencia Buckeye neighborhood and therefore has no access to Buckeye City Wastewater Management. A septic system will need to be installed on the property to handle wastewater management for the structure. A septic permit will be acquired through Maricopa County as it currently administers all septic related requests within the vicinity of 504-51-006.

There is no planned major impact to roadway circulation – parking will be accessible in the rear of the property via the E Coranado St Alley. The Alley will have dust control measurements put in place per Buckeye Public Works commentary, required Tamped Decomposed Granite up to the far edge of usage.

Fire sprinklers will be installed in the building per City of Buckeye Building Code. All portions of the structure will be accessible within 150' from E Baseline Rd and therefore will not require a separate fire access lane pursuant to There is no planned impact to local schools. Land uses within three hundred (300) feet are also zoned as Special Use (SU) although there are many existing residential and commercial business within the vicinity of 504-51-006.

Lot Coverage for this project provides a 84.1% lot coverage and 15.9% building coverage. There is 2000sf of common open space per unit. The total open space for the project is 2500sf.

PLZZ-24-0007 305 E Baseline Rezone
Citizen Participation Plan
Date: 9/12/2024

305 E Baseline Rezone.
Citizen Participation Plan

Rezoning

APPROXIMATELY 0.075 ACRES

Located at 305 East Baseline Rd of West of 3rd Avenue E, East of 4th Avenue E and South of E
Baseline Rd

Case Number: PLZZ-24-0007

Purpose:

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, and businesses in the vicinity of the site of an application for the 305 E Baseline Rezone.

The site is located at 305 East Baseline Rd of West of 3rd Avenue E, East of 4th Avenue E and South of E Baseline Rd. The site is composed of one parcel with a total area of 0.075 acres which is zoned SU (Special Use an obsolete zoning) and will require an amendment to the zoning map for this parcel. We are requesting DR (downtown residential) to allow for the proposed and future residential development on the property. The City of Buckeye General plan land use currently designates this parcel as AC (Activity Center) and allows for the use of DR zoning within the 1 mile downtown area for small residential and mixed-use projects that will help to enhance the downtown district.

This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Owner:

Brian Gersten

718-570-5398

buckeyeRezone@gmail.com

135 N Center ST

PO BOX 4346

Mesa, AZ 85211

Pre-submittal:

A pre-submittal was made on January 11 2024. Staff reviewed the application and recommended that the project be submitted to Planning and Zoning for a Site Plan Review.

Action Plan:

The following actions will be taken for effective citizen participation and to provide opportunities for input from the community.

1. 2 large signs will be posted on the site with information regarding the scheduled Planning and Zoning.
2. A contact list has been developed for citizens and agencies in this area including:
 - a. Property owners within 300 feet from site. A notification map has been included with this report to show graphically where the 300' buffer occurs, and the properties associated with that notification boundary.
3. All persons on the contact list will be mailed letters describing the project along with an invitation to a neighborhood meeting and the required City meetings. Comments can be made through the neighborhood meeting and the email contact and phone number provided in the letter. These comments will be documented and provided to the City of Buckeye. A copy of the preliminary notification letter has been attached to the end of this report.

The notification letter, mentioned above, includes the date and time of the neighborhood meeting. During the meeting individuals will have the opportunity to comment/voice their concerns. Instructions for attending the meeting have been included in the attached sample notification letter.

Once the applicant has been notified of the hearing date(s) for the project, before Planning and Zoning Commission and City council Hearings are conducted, the following will occur at least 15 days prior to the first public hearing:

- A Citizen Participation Report detailing all outreach efforts will be submitted to the City of Buckeye,
- The Site will be posted with two physical postings in accordance with City of Buckeye requirements,

Physical Postings:

Physical posting of the property will occur on (month, Date, year) a minimum of 15 days before the scheduled hearing date for the planning commission on (month, Date, Year) and the City Council Meeting date on (month, Date, Year).

Affidavits of posting along with photos will be provided as evidence of compliance with City requirements. All signs will be removed on (month, Date Year) 10 days after the City Council Public hearing and vote.

Note: there have been no comments, questions or concerns received as of the date of this initial participation plan, any comments will be copied to the project planner with the City of Buckeye and be included in the final citizen participation report.

- Mailed notices will be sent to all property owners and any interested parties / neighborhood groups as identified by City of Buckeye Staff.

Mailed Notice:

The notification process has been defined by guidelines provided by the City of Buckeye and includes all landowners within a 300' buffer of the project property line. A notification map has been included with this report to show graphically where the 300' buffer occurs, and the properties associated with that notification boundary. An affidavit of mailing shall be obtained by the applicant and given to the Development Services Department for their records.

- Published notification on an area newspaper or other approved printed media will be completed in accordance with the City of Buckeye Requirements.

Published Notice:

The applicant shall publish notice in a newspaper of general circulation in the area. The notice shall be published at least 15, but no more than 45, days before the scheduled hearing date. An affidavit of publication provided by the newspaper shall be obtained by the applicant and given to the Development Services Department for their records.

Changes and Amendments to the Proposed Development:

If a change or amendment occurs to the proposed development after the initial mailing, another notification letter will be mailed, as soon as possible, before the hearing date. There have been no changes to the proposed development as of the date of this CPP.

Status Updates to City Planning Staff:

City of Buckeye planning staff has been involved in developing the notification list and has approved the notification letter. This CPP will be submitted to the planning staff before the public hearings. Planning staff will be invited to the public meeting and will receive any communications with citizens or other interested parties. A final Citizens Participation Report will be created summarizing the results of the efforts outlined within the Citizen Participation Plan.

Schedule:

Pre-submittal: January 11 2024

In-Person Neighborhood Meeting Letter sent to Planner – May 17 2024

In-Person Neighborhood Meeting Mailing – May 17 2024

In-Person neighborhood Meeting – June 21 2024

Virtual Neighborhood Meeting Letter sent to Planner –September 12 2024

Virtual Neighborhood Meeting Mailing – September 13 2024

Virtual neighborhood Meeting – October 1 2024

Topic: Neighborhood Meeting Buckeye 305 E Baseline

Time: Oct 1, 2024 06:00 PM Arizona

Join Zoom Meeting

<https://us05web.zoom.us/j/83920295120?pwd=I82ayQJWH0ZyiTlakTrNbjS8V7hsaV.1>

Meeting ID: 839 2029 5120

Passcode: 7xbDxu

Duplex 305 E Baseline Rd
Citizen Participation Plan
Date:

Dear Neighbor,

We are contacting you to inform you of a new duplex development in your neighborhood at 305 E Baseline Rd - 305 East Baseline Rd of West of 3rd Avenue E, East of 4th Avenue E and South of E Baseline Rd. The assessor's parcel number for the property is 504-51-006. The site is composed of one parcel with a total area of 0.075 acres which is currently zoned SU. Each unit is planned to be 256 square feet in single story with an additional ground-floor patio. The total area of the 2-unit building is 512 square feet.

We are requesting an amendment to the zoning map to the SU zoning currently designated by the City of Buckeye to a residential zoning of DR. An in-person neighborhood meeting will be held on Friday, June 21, 2024, from 12:00 to 1:00 PM to present the project and allow for community input.

You are invited to attend and provide any input you may have regarding this proposal. Our request is subject to hearing review by the Buckeye Planning and Zoning Commission. This meeting is being held to take comments and provide answers in advance of those hearings. You will be notified of the hearings once they are scheduled with a follow-up mailing. Please see the meeting information below.

Please contact Brian at buckeyeduplex@gmail.com or 718-570 5398 with any comments or questions you have regarding this project.

Thank you,

Brian Gersten

Meeting Information:

Topic: Duplex 305 E Baseline Rd Neighborhood Meeting

Time: Friday, June 21, 2024, from 12:00 to 1:00 PM Arizona Time

Meeting Location Information:

Buckeye Public Library - Coyote Branch

21699 W Yuma Rd #116, Buckeye, AZ 85326

Affidavit of Mailing Notice

Case Number: PLZZ-24-0007

Project Name: 305 E BASELINE DUPLEX

Applicant Name: Brian Gersten

Location: Lot 2B, Block 10, of Valencia, recorded in Book 21 of maps, Page 44 - Parcel# 504-51-006

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See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: Brian Gersten

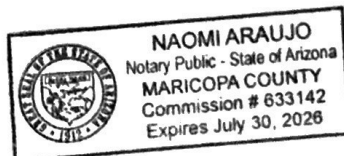
SUBSCRIBED AND SWORN before me this 3 day of August, 2024, by:

Brian Gersten

Notary Public Naomi Chayz

My Commission Expires:

July 30, 2026



[Home](#) > [My account](#) > [Order Success](#)

Order Confirmed

Thank you buckeyeduplex@gmail.com, for your purchase!

Your order for \$53.22 has been received.

Your Order # is

14025150114

You will receive an order confirmation email with details of your order and a link to track its progress.

[PRINT ORDER CONFIRMATION COPY](#)

[GO TO MY ACCOUNT](#)

[SIGN OUT](#)




Order No.14025149797
Order Total: \$53.22

Order Date
May 17, 2024, 10:55:49 PM (EDT)

Account
buckeyeduplex@gmail.com

Payment Method
Paypal

Number of Jobs
1

Credit Card Number
xxxx-9662

Payer Email
[REDACTED]@gmail.com

Billing Address
NA

Job and Product Information	Requested Fulfillment Date	Actual Fulfillment Date	Quantity	Sub total
Job ID: 25564860 Letter - Separate Address Page in a #10 Envelope - 5 sheet max. Product SKU: LT41-P Job Source: PMUI Product Type: Letter 8.5 X 11, Paper Type: White 24#, Print Color: Black And White, Print Options: Printing One Side, Mail Class: First Class, Production Time: Next Day, Com: NO, Base Document Name: Neighborhood_Meeting_Mailer Job Address List Name: 300 Ft Neighborhood Parcels_1 Production Cost for 52 Pieces: \$21.42 First Class Automation Letter Postage for 49 Pieces: \$27.98 First Class Unsorted Letter Postage for 3 Pieces: \$2.04	5/18/2024		52	\$51.44

Invoice Subtotal: **\$51.44**

Tax: **\$1.78**

Total Invoice: \$53.22



Brian Gersten
135 N Center St
PO Box 4346
Mesa, AZ 85211-4346

PENTECOSTAL CHURCH OF GOD
PO Box 48498
Phoenix, AZ 85075

PROOF

Duplex 305 E Baseline Rd
Citizen Participation Plan
Date: 5/17/24

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Thank you,

Brian Gersten

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Time: Friday, June 21, 2024, from 12:00 to 1:00 PM Arizona Time

Meeting Location Information:

Buckeye Public Library - Coyote Branch

21699 W Yuma Rd #116, Buckeye, AZ 85326

Brian Gersten
135 N Center St
PO Box 4346
Mesa, AZ 85211-4346

DOMINGUEZ BLANCA G
18931 W Jefferson St
Buckeye, AZ 85326-5756

PROOF

Duplex 305 E Baseline Rd
Citizen Participation Plan
Date: 5/17/24

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Buckeye Public Library - Coyote Branch

21699 W Yuma Rd #116, Buckeye, AZ 85326

Brian Gersten
135 N Center St
PO Box 4346
Mesa, AZ 85211-4346

MARTINEZ ELIAS
307 3rd Ave E
Buckeye, AZ 85326-1305

PROOF

Duplex 305 E Baseline Rd
Citizen Participation Plan
Date: 5/17/24

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Brian Gersten

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Meeting Location Information:

Buckeye Public Library - Coyote Branch

21699 W Yuma Rd #116, Buckeye, AZ 85326

N A M E

6/21/24

David C. Harris

~~John W. Harris~~

CRAIG GRUND

Neighborhood Meeting Summary

A neighborhood meeting was held on Friday, June 21, 2024, from 12:00 PM to 1:00 PM Arizona Time at the Buckeye Public Library - Coyote Branch, located at 21699 W Yuma Rd #116, Buckeye, AZ 85326. A sign-in sheet detailing the three attendees is attached.

Mr. Craig Grund, a property owner, expressed concern regarding the feasibility of a septic system on the lot. This concern was addressed by explaining the septic system permitting process and our collaboration with a septic engineer to address any potential sizing issues in the future. No additional comments were made by Mr. Grund regarding the rezone proposal.

The remaining two attendees, Mr. and Mrs. Harris, initially expressed a misunderstanding about the specific parcel undergoing rezoning. Upon clarification that the project boundaries were limited to parcel 504-51-006 and did not include parcel 504-51-**003** (the parcel neighboring their property), no further comments or concerns were raised.

The meeting concluded at 1:00 PM with no additional comments or questions raised regarding the rezone of parcel 504-51-006 from SU to DR.

PLZZ-24-0007 305 E Baseline Rezone
Citizen Participation Plan
Date: 9/12/2024

Dear Neighbor,

We are requesting an amendment to the zoning map to the Special Use (SU) zoning currently designated by the City of Buckeye to a residential zoning of Downtown Residential (DR) – Planning Case # PLZZ-24-0007.

We are contacting you to inform you of a Rezone in your neighborhood at 305 E Baseline Rd - 305 East Baseline Rd of West of 3rd Avenue E, East of 4th Avenue E and South of E Baseline Rd. The assessor's parcel number for the property is 504-51-006. The site is composed of one parcel with a total area of 0.075 acres which is currently zoned SU.

A virtual neighborhood meeting will be held on Tuesday, October 1, 2024, at 6:00 PM to present the project and allow for community input.

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Please see the meeting information below.

Please contact Brian at buckeyeduplex@gmail.com or (623) 396 5009 with any comments or questions you have regarding this project.

Thank you,
Brian Gersten

Meeting Information:

Topic: Rezone 305 E Baseline Rd Neighborhood Meeting

Time: Tuesday, October 1, 2024, at 6:00 PM Arizona Time

Zoom Meeting Information:

Topic: Neighborhood Meeting Buckeye 305 E Baseline

Time: Oct 1, 2024 06:00 PM Arizona

Join Zoom Meeting

<https://us05web.zoom.us/j/83920295120?pwd=I82ayQJWH0ZyiTlakTrNbJS8V7hsaV.1>

Meeting ID: 839 2029 5120

Passcode: 7xbDxu

Contact:

Brian Gersten
buckeyeduplex@gmail.com
(623) 396 5009

Buckeye Planner Information:

Jarek Dunn
Planner I
Development Services Department
jdunn@buckeyeaz.gov
623.204.3002

Affidavit of Mailing Notice

Case Number: PLZZ-24-0007

Project Name: 305 E BASELINE Rezone

Applicant Name: Brian Gersten

Location: Lot 2B, Block 10, of Valencia, recorded in Book 21 of maps, Page 44 - Parcel# 504-51-006

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See attached copies of all sent letters and address lists.

Applicant's / Representative's signature:

Brian Gersten

SUBSCRIBED AND SWORN before me this 13th day of September, 2024, by:

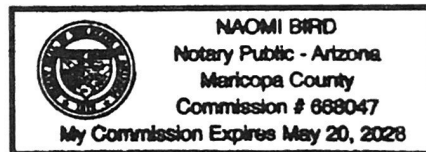
Brian Gersten

Notary Public

Naomi Bird

My Commission Expires:

05/20/2028



Order Confirmed

Thank you buckeyeduplex@gmail.com, for your purchase!

Your order for \$47.21 has been received.

Your Order # is
14026798769

You will receive an order confirmation email with details of your order and a link to track its progress.

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[GO TO MY ACCOUNT](#)

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Order No.14026798769

Order Total: \$47.21

Order Date	Account	Payment Method	Number of Jobs
Sep 12, 2024, 4:34:29 PM (EDT)	buckeyeduplex@gmail.com	Paypal	1
		Credit Card Number	xxxx-8520
		Payer Email	

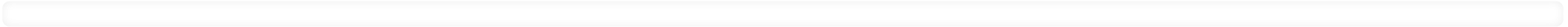
Billing Address
NA

Job and Product Information	Requested Fulfillment Date	Actual Fulfillment Date	Quantity	Sub total
Job ID: 27241904 Letter - Separate Address Page in a #10 Envelope - 5 sheet max. Product SKU: LT41-P Job Source: PMUI Product Type: Letter 8.5 X 11, Paper Type: White 24#, Print Color: Black And White, Print Options: Printing One Side, Mail Class: First Class, Production Time: Next Day, Com: NO, Base Document Name: Mailing_letter_neighborhood_meeting_fina Job Address List Name: 300 Ft Neighborhood Parcels FOR CLICK2MA Production Cost for 44 Pieces: \$18.13 First Class Automation Letter Postage for 42 Pieces: \$26.12 First Class Unsorted Letter Postage for 2 Pieces: \$1.46	9/13/2024		44	\$45.71

Invoice Subtotal: \$45.71

Tax: \$1.50

Total Invoice: \$47.21



Brian Gersten
PO BOX 4346
Mesa, AZ 85211

PENTECOSTAL CHURCH OF GOD
PO Box 48498
Phoenix, AZ 85075

PROOF

PLZZ-24-0007 305 E Baseline Rezone
Citizen Participation Plan
Date: 9/12/2024

Dear Neighbor,

We are requesting an amendment to the zoning map to the Special Use (SU) zoning currently designated by the City of Buckeye to a residential zoning of Downtown Residential (DR) – Planning Case # PLZZ-24-0007.

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Meeting Information:

Topic: Rezone 305 E Baseline Rd Neighborhood Meeting
Time: Tuesday, October 1, 2024, at 6:00 PM Arizona Time

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Topic: Neighborhood Meeting Buckeye 305 E Baseline

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Passcode: 7xbDxu

Contact:

Brian Gersten
buckeyeduplex@gmail.com
(623) 396 5009

Buckeye Planner Information:

Jarek Dunn
Planner I
Development Services Department
jdunn@buckeyeaz.gov
623.204.3002

Brian Gersten
PO BOX 4346
Mesa, AZ 85211

DOMINGUEZ BLANCA G
18931 W Jefferson St
Buckeye, AZ 85326-5756

PROOF

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Citizen Participation Plan
Date: 9/12/2024

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Brian Gersten
buckeyeduplex@gmail.com
(623) 396 5009

Buckeye Planner Information:

Jarek Dunn
Planner I
Development Services Department
jdunn@buckeyeaz.gov
623.204.3002

Brian Gersten
PO BOX 4346
Mesa, AZ 85211

MARTINEZ ELIAS
307 3rd Ave E
Buckeye, AZ 85326-1305

PROOF

PLZZ-24-0007 305 E Baseline Rezone
Citizen Participation Plan
Date: 9/12/2024

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Contact:

Brian Gersten
buckeyeduplex@gmail.com
(623) 396 5009

Buckeye Planner Information:

Jarek Dunn
Planner I
Development Services Department
jdunn@buckeyeaz.gov
623.204.3002

October 1 – Sign-In

No Attendees Were Present Aside from the Buckeye Planner Jarrek Dunne

October 1 – Virtual Neighborhood Meeting Summary

No Attendees Were Present Aside from the Buckeye Planner Jarrek Dunne

Parcel Number	Owner	Property Address
504-51-001C	PENTECOSTAL CHURCH OF GOD	301 E BASELINE RD BUCKEYE 85326
504-51-002	PENTECOSTAL CHURCH OF GOD	301 E BASELINE RD BUCKEYE 85326
504-51-003	DOMINGUEZ BLANCA	305 E BASELINE RD BUCKEYE 85326
504-51-004A	WERMAGER SUSAN	307 E BASELINE RD BUCKEYE 85326
504-51-006	GERSTEN BRIAN	305 E BROADWAY RD BUCKEYE 85326
504-51-008A	GRUND CRAIG/LYNN	401 E 4TH AVE BUCKEYE 85326
504-51-011A	BUCKEYE CITY OF	
504-51-012	HABITAT FOR HUMANITY CENTRAL ARIZONA	411 E 4TH AVE BUCKEYE 85326
504-51-013	CORONA RUBEN BENJAMIN/CERVANTES OLIVIA YULIANA BARRAGAN	413 4TH AVE E BUCKEYE 85326
504-51-014	CORONA RUBEN BENJAMIN/OLIVIA BARRAGAN	413 4TH AVE E BUCKEYE 85326
504-51-015	PINA GERARDO PINA/GARCIA MA R CAMPOS	416 3RD AVE E BUCKEYE 85326
504-51-016	DIORIO LESA	414 3RD AVE E BUCKEYE 85326
504-51-017	RAMIREZ DARLA L	412 3RD AVE E BUCKEYE 85326
504-51-018	HOUSE CHARLIE FLOYD SR TR	410 3RD AVE E BUCKEYE 85326
504-51-019	HOUSE CHARLIE FLOYD & PATRICIA A	408 3RD AVE E BUCKEYE 85326
504-51-020A	MCVEY GEORGE J/CATHERINE	401 E BASELINE RD BUCKEYE 85326
504-51-026A	MURRIETA ANTONIO RIVERA	409 E BASELINE RD BUCKEYE 85326
504-51-033A	HERNANDEZ LUIS/TANORI MARIA DEL CARMEN	406 4TH AVE E BUCKEYE 85326
504-51-050	FRANCO SYLVESTRE V	
504-51-051	DEL ROSARIO AGUILAR ELISA/REYNAGA LOPEZ JUAN MANUEL	406 E BASELINE RD BUCKEYE 85326
504-51-052	PEREZ DOMINGO/MARILYN L	410 E BASELINE RD BUCKEYE 85326
504-51-053	GRIJALVA HECTOR/GLORIA Y	414 E BASELINE RD BUCKEYE 85326
504-51-054	CY DESERT LAND LLC	
504-51-055	LOPEZ JUAN MANUEL REYNAGA/AGUILAR ELISA DEL ROSARIO	
504-51-056	DEL ROSARIO AGUILAR ELISA/REYNAGA LOPEZ JUAN MANUEL	408 E BASELINE RD BUCKEYE 85326
504-51-057	PEREZ DOMINGO/MARILYN L	410 E BASELINE RD BUCKEYE 85326
504-51-058	GRIJALVA HECTOR/GLORIA Y	414 E BASELINE RD BUCKEYE 85326
504-51-059	DOMINGUEZ BLANCA G	406 E BASELINE RD BUCKEYE 85326
504-51-060	CARRILLO CIPRIANO/MARIA GUADALUPE	7232 E 4TH AVE BUCKEYE 85326
504-51-061	MONTES ALEJANDRO	305 4TH AVE E BUCKEYE 85326
504-51-067	PEREZ HECTOR ASTORGA/ROSALINA	306 3RD AVE E BUCKEYE 85326
504-51-068	GONZALEZ DAIAN/MEZA GUADALUPE	308 3RD AVE E BUCKEYE 85326
504-51-084	ARELLANO SALVADOR MARQUEZ JR	514 E BASELINE RD BUCKEYE 85326
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504-54-058	MESQUIAS VICTOR J	410 2ND AVE E BUCKEYE 85326
504-54-059	G DOMINNGO PEREZ	408 2ND AVE E BUCKEYE 85326
504-54-060	RUIZ MARIO SAMUEL IMPERIAL	408 2ND AVE E BUCKEYE 85326
504-54-134A	DICKERSON BILLY JOE/BILLY J JR/JUDY KAY/WENDELL RAY/CRAFT MARGIE SUE/NARRAMORE SHELLY MARIE	308 E BASELINE RD BUCKEYE 85326
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504-54-142A	MARTINEZ ELIAS	307 3RD AVE E BUCKEYE 85326

Map navigation and search tools

Address or Intersection

Search By

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What I Know

Buffer

Results

504-51-006

Owner Information

Owner Name: GERSTEN BRIAN

In Care Of:

Property Address: 305 E BROADWAY RD BUCKEYE 85326

Mailing Address: 131 S TEMPLE ST MESA AZ USA 85204

Deed Number: 20230617400

Sale Date: 12/01/2023

Sale Price: \$35000

Property Information

Lat/Long: 33.379097, -112.580599

S/T/R: 32 1N 3W

Jurisdiction: BUCKEYE

PUC: 0012

Lot Size (sq ft): 3,240

MCR #: 21-44

Subdivision: VALENCIA

Lot #: 28

Tract/Block: /10

Floor: 1

Construction Year:

Living Space (sq ft):

Valuation Information

Tax Year: 2025

2024

FCV: \$25,600

\$28,000

LPV: \$6,029

\$5,742

Legal Class: 2 R

2 R

504-51-002

Owner Information

Owner: PENTECOSTAL CHURCH OF GOD

Property Address: 301 E BASELINE RD BUCKEYE 85326

Mailing Address: PO BOX 48498 PHOENIX AZ USA 85075

Latitude: 33.379096321591

Longitude: -112.580821369963

Property Information

Lat/Long: 33.379096321591, -112.580821369963

504-51-001C

Owner Information

Owner: PENTECOSTAL CHURCH OF GOD

Property Address: 301 E BASELINE RD BUCKEYE 85326

Mailing Address: PO BOX 48498 PHOENIX AZ USA 85075

Latitude: 33.379096321591

Longitude: -112.580821369963

Property Information

Lat/Long: 33.379096321591, -112.580821369963

Map of property parcels with various lot numbers and street names (E Baseline Rd, E Coronado St, etc.)

228 ARIZONA BARTER MCR

Ord # INCORPORATION 5/8/1929

400 18 9708

200ft

-112.589974 33.380848 Degrees



Arizona

PO Box 632099, Cincinnati, OH 45263-2099

GANNETT

AFFIDAVIT OF PUBLICATION

Brian Gersten
Brian Gersten
131 S Temple ST
Mesa AZ 85204-1124

STATE OF WISCONSIN, COUNTY OF BROWN

The West Valley Republic, a publication of the Arizona Republic, a newspaper published in the city of Phoenix and general circulation in the counties of Maricopa, Coconino, Pima and Pinal, State of Arizona, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

11/06/2024

and that the fees charged are legal.
Sworn to and subscribed before on 11/06/2024



Legal Clerk

Notary, State of WI, County of Brown

10-25-26

My commission expires

Publication Cost: \$122.29

Tax Amount: \$0.00

Payment Cost: \$122.29

Order No: 10709237

Customer No: 1493607

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

RYAN SPELLER
Notary Public
State of Wisconsin

NOTICE IS HEREBY GIVEN that the City of Buckeye Planning and Zoning Commission will hold a public hearing on Tuesday, November 26, 2024 to be held at the City Council Chambers, located at 530 E Monroe, Avenue Buckeye, Arizona 85326 at 6:00 p.m., for the purpose of hearing all persons for or against the following request: (Case No. PLZZ-24-0007)

NOTICE IS HEREBY GIVEN that the City of Buckeye City Council will hold a public hearing on Tuesday, December 17th, 2024, to be held in the City Council Chambers, located at 530 E. Monroe Avenue, Buckeye, Arizona 85326 at 6:00 p.m., for the purpose of hearing all persons for or against the following request: (Case No. PLZZ-24-0007)

Case No. PLZZ-24-0007: Request by Brian Gersten for the approval of a Rezone located at 305 E Baseline Rd Buckeye, Arizona 85326 also known as Maricopa County Assessor's Parcel Number 504-51-006. This request will change the zoning from SU (Special Use) to DR (Downtown Residential) to allow for a residential duplex development.

For additional information, please see below contact information for the City of Buckeye and the Applicant:

Jarek Dunn: Planner I, City of Buckeye: (623) 204-3002

Brian Gersten: Applicant: (623) 396-5009

Pub: Nov 6, 2024

Affidavit of Sign Posting

Case Number: PLZZ-24-0007

Project Name: 305 E BASELINE REZONE

Applicant
Name: BRIAN GERSTEN

Location: 305 East Baseline Rd of West of 3rd Avenue E, East of 4th Avenue E and South of E Baseline Rd 504-51-006

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the **applicant** for public hearings in the City of Buckeye shall post signs as prescribed by the "City of Buckeye Site Posting Requirements." **It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property and to update the hearing information on the sign until the final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within ten (10) days after the final disposition of the case.**

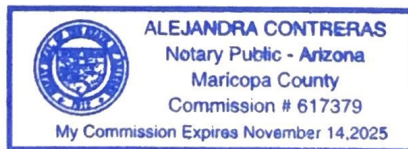
I confirm that the site has been posted as detailed by the City of Buckeye Site Posting Requirements for the case above and the site was posted at least fifteen (15) days prior to the public hearing.

See attached date stamped photo exhibit of posted signs.

Applicant's / Representative's signature: *Brian Gersten*

SUBSCRIBED AND SWORN before me this 7th day of November, 2024,
by:

Alejandra Contreras
Notary Public



My Commission Expires:

11/14/2025

CITY OF BUCKEYE

PUBLIC HEARING

PLANNING AND ZONING COMMISSION:
November 26 2024 at 6:00 PM

CITY COUNCIL:
December 17 2024 at 6:00 PM

LOCATION OF HEARINGS

530 EAST MONROE AVENUE BUCKEYE AZ 85326

REQUEST : REZONING APPLICATION FOR A
PROPOSAL : RESIDENTIAL DUPLEX
A REZONE FROM SPECIAL USE SU
TO DOWNTOWN RESIDENTIAL DR
TO ALLOW FOR RESIDENTIAL DUPLEX
DEVELOPMENT

SIZE : 0.07 ACRES

CASE : PLZZ-24-0007

APPLICANT : Brian Gersten

PHONE : 623 396 5009

DEVELOPMENT :

DEPT : JAREK DUNN

POSTING DATE : November 6 2024

SERVICES

PHONE : 623 204 3002

November 6 2024

11/06/2024



11/06/2024



11/06/2024

Affidavit of Mailing Notice

Case Number: PLZZ-24-0007

Project Name: 305 E BASELINE REZONE

Applicant

Name: BRIAN GERSTEN

Location:

305 East Baseline Rd of West of 3rd Avenue E, East of 4th Avenue E and South of E Baseline Rd 504-51-006

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the applicant for public hearings in the City of Buckeye shall secure the names and addresses of all property owners within 300 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and shall send the public hearing notice to each said owner no less than fifteen (15) days prior to the public hearing date.

I confirm that I secured the names and addresses of all property owners within 300 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and did send the public hearing notice to each said owner no less than fifteen (15) days prior to the public hearing

See attached copies of all sent letters and address lists.

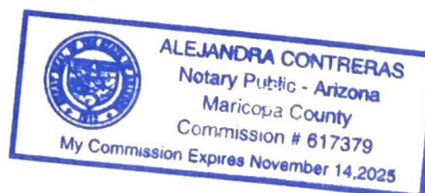
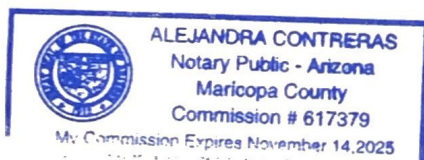
Applicant's / Representative's signature: Brian Gersten

SUBSCRIBED AND SWORN before me this 7th day of November, 2024, by:

Alejandra Contreras
Notary Public

My Commission Expires:

11/14/2025



Dear Neighbor,

We are contacting you to inform you of the proposed rezoning of 305 East Baseline Road, Maricopa County Assessor parcel 504-51-006. The site is composed of one parcel with a total area of 0.075 acres which is currently zoned SU. You are receiving this notice because the property being rezoned is located within 300 feet of your property.

We are requesting an amendment to the zoning map from the Special Use (SU) zoning currently designated by the City of Buckeye to a residential zoning of Downtown Residential (DR) – Planning Case # PLZZ-24-0007. The rezoning would allow for development of the property with a residential duplex.

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Please contact Brian at buckeyeduplex@gmail.com or (623) 396 5009 with any comments or questions you have regarding this project. You may also contact the City Planner assigned to the project, Jarek Dunn, at jdunn@buckeyeaz.gov or (623) 204-3002.

Thank you,
Brian Gersten

Order Confirmed

Thank you buckeyeduplex@gmail.com, for your purchase!
Your order for \$47.21 has been received.

Your Order # is
14027575859

You will receive an order confirmation email with details of your order and a link to track its progress.

[PRINT ORDER CONFIRMATION COPY](#)

[GO TO MY ACCOUNT](#)

[SIGN OUT](#)





Order No.14027575859

Order Total: \$47.21

Order Date	Account	Payment Method	Number of Jobs
Nov 4, 2024, 9:19:33 PM (EST)	buckeyeduplex@gmail.com	Paypal	1
		Payee Email	
		[Redacted]@gmail.com	

Billing Address
NA

Job and Product Information	Requested Fulfillment Date	Actual Fulfillment Date	Quantity	Sub total
Job ID: 28044298 Letter - Separate Address Page in a #10 Envelope - 5 sheet max. Product SKU: LT41-P Job Source: PMUI Product Type: Letter 8.5 X 11, Paper Type: White 24#, Print Color: Black And White, Print Options: Printing One Side, Mail Class: First Class, Production Time: Next Day, Com: NO, Base Document Name: MAILED_NOTICE Job Address List Name: 300 Ft Neighborhood Parcels FOR CLICK2MA Production Cost for 44 Pieces: \$18.13 First Class Automation Letter Postage for 42 Pieces: \$26.12 First Class Unsorted Letter Postage for 2 Pieces: \$1.46	11/6/2024		44	\$45.71

Invoice Subtotal: \$45.71

Tax: \$1.50

Total Invoice: \$47.21



Brian Gersten
PO BOX 4346
Mesa, AZ 85211

PENTECOSTAL CHURCH OF GOD
PO Box 48498
Phoenix, AZ 85075

PROOF

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Thank you,
Brian Gersten

Brian Gersten
PO BOX 4346
Mesa, AZ 85211

DOMINGUEZ BLANCA G
18931 W Jefferson St
Buckeye, AZ 85326-5756

PROOF

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Thank you,
Brian Gersten

Brian Gersten
PO BOX 4346
Mesa, AZ 85211

MARTINEZ ELIAS
307 3rd Ave E
Buckeye, AZ 85326-1305

PROOF

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Thank you,
Brian Gersten

Parcel Number	Owner	Property Address
504-51-001C	PENTECOSTAL CHURCH OF GOD	301 E BASELINE RD BUCKEYE 85326
504-51-002	PENTECOSTAL CHURCH OF GOD	301 E BASELINE RD BUCKEYE 85326
504-51-003	DOMINGUEZ BLANCA	305 E BASELINE RD BUCKEYE 85326
504-51-004A	WERMAGER SUSAN	307 E BASELINE RD BUCKEYE 85326
504-51-006	GERSTEN BRIAN	305 E BROADWAY RD BUCKEYE 85326
504-51-008A	GRUND CRAIG/LYNN	401 E 4TH AVE BUCKEYE 85326
504-51-011A	BUCKEYE CITY OF	
504-51-012	HABITAT FOR HUMANITY CENTRAL ARIZONA	411 E 4TH AVE BUCKEYE 85326
504-51-013	CORONA RUBEN BENJAMIN/CERVANTES OLIVIA YULIANA BARRAGAN	413 4TH AVE E BUCKEYE 85326
504-51-014	CORONA RUBEN BENJAMIN/OLIVIA BARRAGAN	413 4TH AVE E BUCKEYE 85326
504-51-015	PINA GERARDO PINA/GARCIA MA R CAMPOS	416 3RD AVE E BUCKEYE 85326
504-51-016	DIORIO LESA	414 3RD AVE E BUCKEYE 85326
504-51-017	RAMIREZ DARLA L	412 3RD AVE E BUCKEYE 85326
504-51-018	HOUSE CHARLIE FLOYD SR TR	410 3RD AVE E BUCKEYE 85326
504-51-019	HOUSE CHARLIE FLOYD & PATRICIA A	408 3RD AVE E BUCKEYE 85326
504-51-020A	MCVEY GEORGE J/CATHERINE	401 E BASELINE RD BUCKEYE 85326
504-51-026A	MURRIETA ANTONIO RIVERA	409 E BASELINE RD BUCKEYE 85326
504-51-033A	HERNANDEZ LUIS/TANORI MARIA DEL CARMEN	406 4TH AVE E BUCKEYE 85326
504-51-050	FRANCO SYLVESTRE V	
504-51-051	DEL ROSARIO AGUILAR ELISA/REYNAGA LOPEZ JUAN MANUEL	406 E BASELINE RD BUCKEYE 85326
504-51-052	PEREZ DOMINGO/MARILYN L	410 E BASELINE RD BUCKEYE 85326
504-51-053	GRIJALVA HECTOR/GLORIA Y	414 E BASELINE RD BUCKEYE 85326
504-51-054	CY DESERT LAND LLC	
504-51-055	LOPEZ JUAN MANUEL REYNAGA/AGUILAR ELISA DEL ROSARIO	
504-51-056	DEL ROSARIO AGUILAR ELISA/REYNAGA LOPEZ JUAN MANUEL	408 E BASELINE RD BUCKEYE 85326
504-51-057	PEREZ DOMINGO/MARILYN L	410 E BASELINE RD BUCKEYE 85326
504-51-058	GRIJALVA HECTOR/GLORIA Y	414 E BASELINE RD BUCKEYE 85326
504-51-059	DOMINGUEZ BLANCA G	406 E BASELINE RD BUCKEYE 85326
504-51-060	CARRILLO CIPRIANO/MARIA GUADALUPE	7232 E 4TH AVE BUCKEYE 85326
504-51-061	MONTES ALEJANDRO	305 4TH AVE E BUCKEYE 85326
504-51-067	PEREZ HECTOR ASTORGA/ROSALINA	306 3RD AVE E BUCKEYE 85326
504-51-068	GONZALEZ DAIAN/MEZA GUADALUPE	308 3RD AVE E BUCKEYE 85326
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Map navigation and search tools

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Version 3.5

504-51-006

Owner Information

Owner Name: GERSTEN BRIAN

In Care Of:

Property Address: 303 E BROADWAY RD BUCKEYE 85326

Mailing Address: 131 S TEMPLE ST MESA AZ USA 85204

Deed Number: 20230617400

Sale Date: 12/01/2023

Sale Price: \$35000

Property Information

Lat/Long: 33.379097, -112.580599

S/T/R: 32 1N 3W

Jurisdiction: BUCKEYE

PUC: 0012

Lot Size (sq ft): 3,240

MCR #: 21-44

Subdivision: VALENCIA

Lot #: 2B

Tract/Block: /10

Floor: 1

Construction Year:

Living Space (sq ft):

Valuation Information

Tax Year: 2025

FCV: \$25,600

LPV: \$6,029

Legal Class: 2 R

2024

\$28,000

\$5,742

2.R

504-51-002

Owner Information

Owner: PENTECOSTAL CHURCH OF GOD

Property Address: 301 E BASELINE RD BUCKEYE 85326

Mailing Address: PO BOX 48498 PHOENIX AZ USA 85075

Latitude: 33.379096321591

Longitude: -112.580821369963

Property Information

Lat/Long: 33.379096321591, -112.580821369963

Map of property parcels with various lot numbers and street names (E Baseline Rd, E Coronado St, etc.)

228 ARIZONA BARTER MCR

Ord # INCORPORATION 5/8/1929

400 18 9708

200ft

-112.589974 33.380848 Degrees

66

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 11/26/24	AGENDA ITEM: 3.B. Development Code Amendment - Determination of Administrative Completeness of Rezoning - PLZM-24-0107
DATE PREPARED: 11/22/24	DISTRICT NO.:
STAFF LIAISON: Mandy Woods, Senior Planner, swoods@buckeyeaz.gov, (623) 640-6093	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Public Hearing and Non Consent - New Business Items

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Development Code Amendment - Determination of Administrative Completeness of Rezoning (PLZM-24-0107) - Conduct a public hearing and recommend approval to the Mayor and City Council of amendments to Development Code Article 8, specifically Sections 8.2 and 8.5, adding language regarding administrative completeness for rezoning applications. This language is required in accordance with Senate Bill 1162, which amends the Arizona Revised Statutes to add Section 9-462.10, approved by the Governor on April 23, 2024.

RELEVANT GOALS:

GOAL 3: A Well-Planned Urban Community

SUMMARY

PROJECT DESCRIPTION:

On April 23, 2024, the Governor of Arizona signed Senate Bill 1162, which amends the Arizona Revised Statutes to add Section 9-462.10, requiring municipalities to adopt an amendment to their zoning ordinances adding language addressing administrative completeness of residential rezoning applications on or before January 1, 2025. To summarize the key points of the statute change:

- Within 30 days of receiving a rezoning application, the municipality must determine if the application is administratively complete.
- For resubmittals, the municipality must determine administrative completeness within 15 days.
- The rezoning application must be approved or denied within 180 days of the initial determination of administrative completeness. The municipality may extend this timeframe once (not more than 30 days), and the applicant may also request extensions of 30 days per extension.

Currently, Planning Division staff (primarily Project Coordinators) follow a very similar procedure for application completeness on all entitlement applications; therefore, staff does not anticipate much procedural change resulting from this required code amendment. Nonetheless, to comply with this change in state statute, staff recommends the attached modifications to Sections 8.2 and 8.5. For the sake of simplicity, the proposed language will apply to both nonresidential and residential rezonings (with exceptions as noted in the attachment and allowed per statute). This amendment is being considered ahead of the ongoing Phase 2 of the Development Code Update due to the time constraint required by state statute. Please review the attached summary of changes to Sections 8.2 and 8.5 for additional information regarding the proposed development code amendment.

BENEFITS:

The proposed amendments are intended to ensure compliance of the City's Development Code with ARS Section 9-462.10.

FUTURE ACTION:

Approval of the proposed amendments are expected to be considered by the City Council on December 17, 2024. Additional development code amendments (those included within the ongoing Phase 2 of the Development Code Update) are likely to occur in the first quarter of 2025.

Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:

[PLZM-24-0107 - Administrative Completeness Text Amendment.docx](#)

[PLZM-24-0107 - Admin Completeness Text Amendment.pdf](#)

8.2. COMMON DEVELOPMENT REVIEW PROCEDURES

The common development review procedures in Section 8.2 shall apply to development applications under Article 8, unless an exception to the common procedures is expressly identified.

8.2.1. Step 1: Pre-Application Conference.

- A. Purpose. The purpose of a pre-application conference is to provide an opportunity for an informal evaluation of the applicant's proposal and to familiarize the applicant with the applicable provisions of this Development Code, the City's General Plan, infrastructure requirements, and any other issues that may affect the applicant's proposal.
- B. Applicability.
 - 1. Required for Certain Applications. A pre-application conference is required prior to the following types of applications, unless otherwise waived by the Director or their designee:
 - a. Amendment to the General Plan;
 - b. Amendment to the Zoning Map (rezonings);
 - c. Community Master or Planned Area Development plan;
 - d. Single-Family Flex;
 - e. Conditional Use Permit; and
 - f. Subdivision: preliminary plat.

The pre-application conference must take place prior to any substantial investment, such as detailed site and engineering design.
 - 2. Optional for All Other Applications. A pre-application conference is optional prior to submission of any other application under this Development Code not listed above.
- C. Initiation of Pre-Application Conference. The potential applicant shall request in writing a pre-application conference with the Director or their designee and pay the required fees. With the request for a pre-application conference, the applicant shall provide to the Director or their designee a description of the character, location, and magnitude of the proposed development and any other available supporting materials, such as maps, drawings, or models. It is the applicant's responsibility to provide sufficiently detailed plans and descriptions of the proposal for staff to make the informal recommendations discussed below. The materials should be submitted at least ten business days before the conference.
- D. Pre-Application Conference Content. The Director or their designee shall schedule a pre-application conference after staff verify a complete application submittal. At the conference, the applicant, city staff, and any other persons the Director or their designee deems appropriate to attend, shall discuss the proposed development. Based upon the information provided by the applicant the parties will discuss in general the proposed development, the applicable requirements and standards of adopted codes and ordinances, and conditions that may need to be addressed.
- E. Comments From Pre-Application Conference. Development services department staff shall forward all comments received to the applicant within ten business days of the conference.
- F. Informal Evaluation Not Binding. The pre-application review and feedback notes serve only as a guide to the applicant in making the application and to advise the applicant in advance of the formal application of issues that may be present and need to be addressed.

- G. Waiver. The Director or their designee may waive the pre-application conference requirement for applications if he or she finds that the projected size, complexity, anticipated impacts, or other factors associated with the proposed development clearly, in his or her opinion, support such waiver.
- H. Application Required Within One Year. After a pre-application conference has been completed, the associated application must be completed within one year, or sooner if required by the Director or their designee due to changing conditions. If an application is not filed within such time frame, a new pre-application conference may be required prior to filing an application.

8.2.2. Step 2: Neighborhood Meeting.

- A. Purpose. The purpose of a neighborhood meeting is to provide an opportunity to inform the residents and landowners of the surrounding neighborhood(s) of the details of a proposed development and application, how the applicant intends to meet the standards contained in this Development Code, and to receive public comment and encourage dialogue at an early time in the review process. No decision regarding the application will be made at the neighborhood meeting.
- B. Applicability. A neighborhood meeting is recommended for any development proposal that will be subject to Planning and Zoning Commission review. The neighborhood meeting is optional unless expressly stated otherwise in this Article 8 or required by the Director or their designee.
- C. Notice of Neighborhood Meeting. The applicant shall notify the Development Services Department in writing of the meeting date, time, and location no less than 14 days prior to the scheduled date of the meeting, if the meeting was required to be held by the Director or their designee or this Development Code. An affidavit certifying that the applicant completed the notice procedures under step 6 shall be included with the development application submittal.
- D. Attendance at Neighborhood Meeting. The applicant shall be responsible for scheduling the meeting, coordinating the meeting, and for retaining an independent facilitator if needed.
- E. Summary of Neighborhood Meeting. The applicant shall prepare and deliver a written summary of the neighborhood meeting to the Development Services Department within 30 days of the date of the meeting.

8.2.3. Step 3: Development Application Submittal.

- A. Form of Application. Applications required under this article shall be submitted in a form and in such number as required by the Director or their designee.
- B. Consolidated Development Applications and Review. Multiple development applications for the same development proposal may be consolidated for submittal and review, if authorized by the Director or their designee.
- C. Authority to File Applications.
 - 1. Unless otherwise specified in this Development Code, applications for review and approval may be initiated by:
 - a. The owner of the property that is the subject of the application;
 - b. The owner's authorized agent; or
 - c. Any review or decision-making body.
 - 2. When an authorized agent files an application under this Development Code on behalf of a property owner, the agent shall provide the Development Services Department with written documentation that the owner of the property has authorized the filing of the application.
- D. Development Review Fees.

1. Recovery of Costs. The applicable development review fees shall be paid at the time of submittal of any development application.
 2. Development Review Fee Schedule. The amount of the city's development review fees shall be established by the City Council and shall be based on the actual expenses incurred by or on behalf of the city.
- E. Waivers. The Director or their designee may waive submittal requirements where he or she finds that the projected size, complexity, anticipated impacts, or other factors associated with the proposed development clearly, in his or her opinion, support such waiver.
- F. Additional Information. Additional application-specific information, beyond that specified in the application packet, may be required as necessary and appropriate to evaluate fully whether an application complies with the requirements of adopted codes and ordinances.
- G. Citizen Participation Plan.
1. Every application that requires a neighborhood meeting shall include a Citizen Participation Plan that must be implemented prior to the first public hearing. Refer to the Citizen Participation Plan for an explanation of the purpose and more detailed information.
 2. The Citizen Participation Plan is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors and to allow for informed decision making.
 3. The Citizen Participation Plan shall be submitted with the project application.
These requirements apply in addition to any notice provision required elsewhere in this Development Code.
 3. Failure of any person or entity to receive notice shall not constitute grounds for any court to invalidate the actions of the municipality for which the notice was given.
 4. Submittal of a Citizen Participation Plan shall not occur until after the required pre-application meeting and consultation with the Planning Department staff. Applicants are encouraged to engage in early communication with the public.
- H. Citizen Participation Report. This section applies only when a Citizen Participation Plan is required by this Development Code.
- The applicant shall provide a written report on the result of their citizen participation effort prior to the notice of public hearing. This report will be attached to the Planning Department's Staff Report.

8.2.4. Step 4: Determination of Application Administrative Completeness.

- A. After receipt of the required development application materials, the Director shall determine whether the application is administratively complete and ready for review. For rezoning applications (Section 8.5. *Amendments to the Zoning Map (Rezoning)*), the Director shall determine whether a zoning application is administratively complete within 30 days after receiving the application.
- B. If the application is determined to be administratively complete, the application shall then be processed according to the procedures set forth in this Development Code.
- C. If an application is determined to be administratively incomplete, the Director shall provide notice to the applicant with a comprehensive list of the specific deficiencies in writing or electronically. No further processing of an incomplete application shall occur until the deficiencies are corrected in a resubmittal.
- D. The Director shall determine if a re-submitted application is administratively complete within 15 days of resubmittal. The Director shall follow the procedures prescribed in A.R.S. § 9-853.E. until the incomplete application is deemed to be administratively completed.

- E. If any false or misleading information is submitted or supplied by an applicant on an application, that application will be deemed void and a new application must be submitted.

8.2.5. Step 5: Application Review. After determining that a development application is administratively complete, the Director shall refer the development application to the appropriate review agencies and planning staff, substantively review the development application, and shall act upon the application to approve, approve with conditions, or deny the development application. Conditions for approval may be recommended to eliminate any areas of noncompliance or mitigate any adverse effects of the development proposal.

8.2.6. Step 6: Notice.

- A. Content of Notices. Notice of all public hearings required under this article shall, unless otherwise specified in this Development Code: (1) identify the date, time, and place of the public hearing; (2) if applicable, describe the property involved in the application by street address, or legal description, or a general description and nearest cross streets; (3) describe the nature, scope, and purpose of the proposed action; (4) indicate that interested parties may appear at the hearing and speak on the matter; and (5) indicate where additional information on the matter may be obtained. If the matter to be considered applies to territory in a high noise or accident potential zone as defined under state law, the notice shall include a general statement that the matter applies to property located in such an area.
- B. Summary of Notice Requirements. The following Table 8.2-1 summarizes the notice requirements of the procedures in this article.

TABLE 8.2-1: NOTICE REQUIREMENTS					
✓ = Notice Required					
Type of Application or Procedure	Section	Mailed	Published	Posted	Neighborhood Meeting
Amendment to General Plan/Specific Area Plan	8.3.	✓	✓	✓	✓
Amendment to Text of Development Code	8.4.	Mailed notice only required if covered by 8.2.6 D.2	✓		
Amendment to Zoning Map (Rezoning)	8.5.	✓	✓	✓	✓
Community Master Plan (CMP) and Planned Area Development (PAD)	8.6.	✓	✓	✓	✓
Conditional Use Permit	8.7.	✓	✓	✓	✓
Minor Subdivision	8.8.6.				
Subdivision: Preliminary Plat	8.8.7.	✓			
Subdivision: Final Plat	8.8.8.				
Final Plat Re-Plat	8.8.9				
Map of Dedication	8.8.10				
Site Plan: Administrative Review	8.9.3.				

Site Plan: Planning Commission Review	8.9.4.				
Temporary Use Permit	8.10.				
Variance	8.11.	√ ¹	✓	✓	
Appeal of Administrative Decisions	8.13.		✓	✓	
Annexation	8.16		✓	✓	
NOTE: 1 Variances require a mailed notice to surrounding property owners within 150 feet of the subject property.					

- C. Mailed Notice. When Table 8.2-1 requires that mailed notice be provided, the applicant shall provide the Director or their designee with a current list of applicable property owners and organizations as listed below. The applicant shall deposit notices into first-class mail at least 15 days prior to the scheduled date of the hearing. Written notice shall be provided by the applicant to all persons listed on the records of the county assessor as owners of land subject to the application or as owners of the parcels within 300 feet of the outer boundary of the land subject to the application. For any rezoning of an area greater than 20 acres, General Plan Amendments, and CMPs or PADs, the 300-foot requirement shall be 500 feet. The applicant shall provide a written "Affidavit of Mailing" to the Development Services Department certifying that all required notices were timely mailed.
- D. Published Notice.
1. If published notice is required by Table 8.2-1, the applicant shall publish notice in a newspaper of general circulation in the area. The notice shall be published at least 15, but no more than 45, days before the scheduled hearing date. An affidavit of publication provided by the newspaper shall be obtained by the applicant and given to the Development Services Department for their records.
 2. If any application, proposed amendment, or proposed Minor Modification involves one or more of the following proposed changes or related series of changes:
 - a. A ten percent or more increase or decrease in the number of square feet or units that may be developed;
 - b. A ten percent or more increase or reduction in the allowable height of buildings;
 - c. An increase or reduction in the allowable number of stories of buildings;
 - d. A ten percent or more increase or decrease in setback or open space requirements; and/or
 - e. An increase or reduction in permitted uses.
 3. The city shall provide notice in accordance with A.R.S. § 9-462.04 via one of the following methods, as per the Director's or their designee's discretion:
 - a. Notice shall be sent by first class mail to each real property, as shown on the last assessment, whose real property is directly governed by the changes, or;
 - b. Notices shall be included as inserts within utility bills or other mass mailings that periodically include notices or other informational or advertising materials, or;
 - c. The city shall publish such changes prior to the first hearing on such changes in a newspaper of general circulation in the city. The changes shall be published in a "display ad" covering not less than one-eighth of a full page.

- E. Posted Notice. Posted notice, if required by Table 8.2-1, shall be provided in the following manner: there shall be posting of at least two signs on the lot, parcel, or tract of land that is the subject of the application or proposed action by the city, and such signs shall remain on the property for a period of at least 15 days prior to the public hearing. All signs shall be removed no later than ten days after the expiration of the above period. The applicant shall maintain the sign in good condition throughout the required posting period. The sign shall be posted in a prominent place, clearly visible from a major arterial street if the property abuts such an arterial street, or clearly visible from a collector street if the property abuts a collector street, or clearly visible to the most heavily traveled street or public way if the property does not abut an arterial or collector street.
- F. Constructive Notice. Minor defects in any notice shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements. Minor defects in notice shall be limited to errors in a legal description or typographical or grammatical errors that do not impede communication of the notice to affected parties.

8.2.7. Step 7: Decision and Findings.

- A. Decision. After consideration of the application, the staff report, comments received from other reviewers (if applicable), and the evidence from the public hearing (if applicable), the decision-maker shall approve, approve with conditions, or deny the application based on its compliance with the applicable approval criteria. Written notification of the decision shall be provided by the Director or their designee to the applicant.

8.2.8. Step 8: Conditions of Approval. The decision-maker may impose such conditions on the approval of the application as may be necessary to reduce or minimize any potential adverse impact upon other property in the area, or to carry out the purpose and intent of the General Plan and this Development Code. No conditions of approval, except for those attached to Variances or Minor Modification approvals, shall be less restrictive than the requirements of this Development Code.

8.2.9. Step 9: Lapse. If applicable, the lapse of approval time frames established by the procedures of this Development Code may be extended only when all of the following conditions exist:

- A. The provisions of this Development Code must expressly allow the extension;
- B. An extension request must be filed prior to the applicable lapse-of-approval deadline;
- C. The extension request must be in writing and include justification; and
- D. Unless otherwise noted, authority to grant extensions of time shall rest with the decision-making body that granted the original approval (the one being extended).

(Ord. No. 37-09, § 1, 12-16-2009; Ord. No. 14-14, § 1, 12-2-2014; Ord. No. 03-15, § 2(Att.), 3-17-2015; Ord. No. 19-15, § 2(Att.), 12-1-2015; Ord. No. 07-22, § 3 (PLZM-21-0060), 4-19-2022; Ord. No. 01-24, § 3(Exh. A, B), 2-20-2024)

8.5. AMENDMENTS TO THE ZONING MAP (REZONINGS)

8.5.1. Purpose. The boundaries of any zoning district may be changed or the zoning classification of any parcel of land may be changed pursuant to this section. The purpose is not to relieve particular hardships, nor to confer special privileges or rights on any person, but only to make adjustments to the Official Zoning Map that are necessary in light of changed conditions or changes in public policy, or that are necessary to advance the general welfare of the city. Rezoning should not be used when a Conditional Use Permit, Variance, or Minor Modification could be used to achieve the same result.

8.5.2. Procedure. The common development review procedures of Section 8.2 shall apply, with modifications as noted below.

- A. Public Hearings. A public hearing shall be held by the Planning and Zoning Commission and City Council unless the Director or their designee determines otherwise.
- B. Decision and Findings. The following additional procedures shall apply:
 - 1. Review and Recommendation by Planning and Zoning Commission.
 - a. The Planning and Zoning Commission shall hold a public hearing on the proposed rezoning and vote to recommend that the City Council approve, approve with modifications, or deny the rezoning.
 - b. The Director or their designee shall forward the Planning and Zoning Commission's recommendation to the City Council with an ordinance to amend the Official Zoning Map in accordance with the recommendation.
 - 2. Action by City Council.
 - a. The City Council shall approve or deny the application for a rezoning within 180 days of the determination that the application is administratively complete.
 - b. For extenuating circumstances, the Director may grant a onetime extension of not more than 30 days. If an applicant requests an extension, the Director may grant extensions of 30 days for each extension granted.
 - c. The City Council shall hold a hearing on the proposed rezoning and, within 90 days of the public hearing, approve with modifications, or deny the ordinance to amend the Zoning Map, or refer the application back to the Planning and Zoning Commission or to a committee of the City Council for further consideration.
 - d. The requirements of subsection 2.a and b. do not apply to land that is designated as a district of historical significance pursuant to A.R.S. § 9-462.01.A or an area that is designated as historic on the National Register of Historic Places or Planned Area Developments as described in Section 8.6.
 - 3. Protests. If the owners of 20 percent of the property by area and number of lots, tracts and condominium units within the Zoning Area of the affected property file a protest in writing against a proposed rezoning, it shall not become effective except by the favorable vote of three-fourths of all members of the City Council. If any members of the City Council are unable to vote on such a question because of a conflict of interest, then the required number of votes for passage of the question shall be three-fourths of the remaining membership of the City Council, provided that such required number of votes shall in no event be less than a majority of the full membership of the City Council. For the purposes of this section, "Zoning Area" means both of the following: the area within 150 feet, including all rights-of-way, of the affected property subject to the proposed amendment or change, and; the area of the proposed amendment or change.
 - 4. Form of Amending Ordinance. An ordinance amending the Zoning Map shall contain the following:
 - a. The name of each use district that the ordinance applies; and
 - b. The legal description of the land within each zoning district applied by the ordinance.
 - 5. Successive Applications. Following denial of a Zoning Map amendment proposal, no new application for the same or substantially the same action shall be accepted within one year of the date of denial, unless denial is made without prejudice.
- C. Lapse. The City Council may approve a rezoning conditioned upon a schedule for development of the specific use or uses for which rezoning is requested. If at the expiration of this period the property has not been improved for the use for which it was conditionally approved, the City Council, after

notification by certified mail to the owner and applicant who requested the rezoning, shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

(Ord. No. 37-09, § 1, 12-16-2009; Ord. No. 11-18, § 1, 8-7-2018; Ord. No. 01-24, § 3(Exh. A, B), 2-20-2024)

8.2. COMMON DEVELOPMENT REVIEW PROCEDURES

The common development review procedures in Section 8.2 shall apply to development applications under Article 8, unless an exception to the common procedures is expressly identified.

8.2.1. Step 1: Pre-Application Conference.

- A. **Purpose.** The purpose of a pre-application conference is to provide an opportunity for an informal evaluation of the applicant's proposal and to familiarize the applicant with the applicable provisions of this Development Code, the City's General Plan, infrastructure requirements, and any other issues that may affect the applicant's proposal.
- B. **Applicability.**
 - 1. **Required for Certain Applications.** A pre-application conference is required prior to the following types of applications, unless otherwise waived by the Director or their designee:
 - a. Amendment to the General Plan;
 - b. Amendment to the Zoning Map (rezonings);
 - c. Community Master or Planned Area Development plan;
 - d. Single-Family Flex;
 - e. Conditional Use Permit; and
 - f. Subdivision: preliminary plat.

The pre-application conference must take place prior to any substantial investment, such as detailed site and engineering design.
 - 2. **Optional for All Other Applications.** A pre-application conference is optional prior to submission of any other application under this Development Code not listed above.
- C. **Initiation of Pre-Application Conference.** The potential applicant shall request in writing a pre-application conference with the Director or their designee and pay the required fees. With the request for a pre-application conference, the applicant shall provide to the Director or their designee a description of the character, location, and magnitude of the proposed development and any other available supporting materials, such as maps, drawings, or models. It is the applicant's responsibility to provide sufficiently detailed plans and descriptions of the proposal for staff to make the informal recommendations discussed below. The materials should be submitted at least ten business days before the conference.
- D. **Pre-Application Conference Content.** The Director or their designee shall schedule a pre-application conference after staff verify a complete application submittal. At the conference, the applicant, city staff, and any other persons the Director or their designee deems appropriate to attend, shall discuss the proposed development. Based upon the information provided by the applicant the parties will discuss in general the proposed development, the applicable requirements and standards of adopted codes and ordinances, and conditions that may need to be addressed.
- E. **Comments From Pre-Application Conference.** Development services department staff shall forward all comments received to the applicant within ten business days of the conference.
- F. **Informal Evaluation Not Binding.** The pre-application review and feedback notes serve only as a guide to the applicant in making the application and to advise the applicant in advance of the formal application of issues that may be present and need to be addressed.

- G. **Waiver.** The Director or their designee may waive the pre-application conference requirement for applications if he or she finds that the projected size, complexity, anticipated impacts, or other factors associated with the proposed development clearly, in his or her opinion, support such waiver.
- H. **Application Required Within One Year.** After a pre-application conference has been completed, the associated application must be completed within one year, or sooner if required by the Director or their designee due to changing conditions. If an application is not filed within such time frame, a new pre-application conference may be required prior to filing an application.

8.2.2. Step 2: Neighborhood Meeting.

- A. **Purpose.** The purpose of a neighborhood meeting is to provide an opportunity to inform the residents and landowners of the surrounding neighborhood(s) of the details of a proposed development and application, how the applicant intends to meet the standards contained in this Development Code, and to receive public comment and encourage dialogue at an early time in the review process. No decision regarding the application will be made at the neighborhood meeting.
- B. **Applicability.** A neighborhood meeting is recommended for any development proposal that will be subject to Planning and Zoning Commission review. The neighborhood meeting is optional unless expressly stated otherwise in this Article 8 or required by the Director or their designee.
- C. **Notice of Neighborhood Meeting.** The applicant shall notify the Development Services Department in writing of the meeting date, time, and location no less than 14 days prior to the scheduled date of the meeting, if the meeting was required to be held by the Director or their designee or this Development Code. An affidavit certifying that the applicant completed the notice procedures under step 6 shall be included with the development application submittal.
- D. **Attendance at Neighborhood Meeting.** The applicant shall be responsible for scheduling the meeting, coordinating the meeting, and for retaining an independent facilitator if needed.
- E. **Summary of Neighborhood Meeting.** The applicant shall prepare and deliver a written summary of the neighborhood meeting to the Development Services Department within 30 days of the date of the meeting.

8.2.3. Step 3: Development Application Submittal.

- A. **Form of Application.** Applications required under this article shall be submitted in a form and in such number as required by the Director or their designee.
- B. **Consolidated Development Applications and Review.** Multiple development applications for the same development proposal may be consolidated for submittal and review, if authorized by the Director or their designee.
- C. **Authority to File Applications.**
 - 1. Unless otherwise specified in this Development Code, applications for review and approval may be initiated by:
 - a. The owner of the property that is the subject of the application;
 - b. The owner's authorized agent; or
 - c. Any review or decision-making body.
 - 2. When an authorized agent files an application under this Development Code on behalf of a property owner, the agent shall provide the Development Services Department with written documentation that the owner of the property has authorized the filing of the application.
- D. **Development Review Fees.**

1. **Recovery of Costs.** The applicable development review fees shall be paid at the time of submittal of any development application.
 2. **Development Review Fee Schedule.** The amount of the city's development review fees shall be established by the City Council and shall be based on the actual expenses incurred by or on behalf of the city.
- E. **Waivers.** The Director or their designee may waive submittal requirements where he or she finds that the projected size, complexity, anticipated impacts, or other factors associated with the proposed development clearly, in his or her opinion, support such waiver.
- F. **Additional Information.** Additional application-specific information, beyond that specified in the application packet, may be required as necessary and appropriate to evaluate fully whether an application complies with the requirements of adopted codes and ordinances.
- G. **Citizen Participation Plan.**
1. Every application that requires a neighborhood meeting shall include a Citizen Participation Plan that must be implemented prior to the first public hearing. Refer to the Citizen Participation Plan for an explanation of the purpose and more detailed information.
 2. The Citizen Participation Plan is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors and to allow for informed decision making.
 3. The Citizen Participation Plan shall be submitted with the project application.

These requirements apply in addition to any notice provision required elsewhere in this Development Code.
 3. Failure of any person or entity to receive notice shall not constitute grounds for any court to invalidate the actions of the municipality for which the notice was given.
 4. Submittal of a Citizen Participation Plan shall not occur until after the required pre-application meeting and consultation with the Planning Department staff. Applicants are encouraged to engage in early communication with the public.
- H. **Citizen Participation Report.** This section applies only when a Citizen Participation Plan is required by this Development Code.
- The applicant shall provide a written report on the result of their citizen participation effort prior to the notice of public hearing. This report will be attached to the Planning Department's Staff Report.

8.2.4. Step 4: Determination of Application Administrative Completeness.

- A. After receipt of the required development application materials, the Director ~~or their designee~~ shall determine whether the application is administratively complete and ready for review. For rezoning applications (Section 8.5. Amendments to the Zoning Map (Rezoning)), the Director shall determine whether a zoning application is administratively complete within 30 days after receiving the application.
- B. If the application is determined to be administratively complete, the application shall then be processed according to the procedures set forth in this Development Code.
- C. If an application is determined to be administratively incomplete, the Director ~~or their designee~~ shall provide notice to the applicant with a comprehensive list of the specific deficiencies in writing or electronically along with an explanation of the application's deficiencies. No further processing of an incomplete application shall occur until the deficiencies are corrected in a resubmittal.
- D. The Director shall determine if a re-submitted application is administratively complete within 15 days of resubmittal. The Director shall follow the procedures prescribed in A.R.S. § 9-853.E. until the incomplete application is deemed to be administratively completed.

- ~~D.E.~~ If any false or misleading information is submitted or supplied by an applicant on an application, that application will be deemed void and a new application must be submitted.

8.2.5. **Step 5: Application Review ~~and Report~~.** After determining that a development application is administratively complete, the Director ~~or their designee~~ shall refer the development application to the appropriate review agencies and planning staff, substantively review the development application, and shall act upon the application to approve, approve with conditions, or deny the development application. ~~and prepare a staff report.~~ Conditions for approval may be recommended to eliminate any areas of noncompliance or mitigate any adverse effects of the development proposal.

8.2.6. **Step 6: Notice.**

- A. **Content of Notices.** Notice of all public hearings required under this article shall, unless otherwise specified in this Development Code: (1) identify the date, time, and place of the public hearing; (2) if applicable, describe the property involved in the application by street address, or legal description, or a general description and nearest cross streets; (3) describe the nature, scope, and purpose of the proposed action; (4) indicate that interested parties may appear at the hearing and speak on the matter; and (5) indicate where additional information on the matter may be obtained. If the matter to be considered applies to territory in a high noise or accident potential zone as defined under state law, the notice shall include a general statement that the matter applies to property located in such an area.
- B. **Summary of Notice Requirements.** The following Table 8.2-1 summarizes the notice requirements of the procedures in this article.

TABLE 8.2-1: NOTICE REQUIREMENTS					
✓ = Notice Required					
Type of Application or Procedure	Section	Mailed	Published	Posted	Neighborhood Meeting
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Amendment to Text of Development Code	8.4.	Mailed notice only required if covered by 8.2.6 D.2	✓		
Amendment to Zoning Map (Rezoning)	8.5.	✓	✓	✓	✓
Community Master Plan (CMP) and Planned Area Development (PAD)	8.6.	✓	✓	✓	✓
Conditional Use Permit	8.7.	✓	✓	✓	✓
Minor Subdivision	8.8.6.				
Subdivision: Preliminary Plat	8.8.7.	✓			
Subdivision: Final Plat	8.8.8.				
Final Plat Re-Plat	8.8.9				
Map of Dedication	8.8.10				
Site Plan: Administrative Review	8.9.3.				

Site Plan: Planning Commission Review	8.9.4.				
Temporary Use Permit	8.10.				
Variance	8.11.	✓ ¹	✓	✓	
Appeal of Administrative Decisions	8.13.		✓	✓	
Annexation	8.16		✓	✓	
NOTE: 1 Variances require a mailed notice to surrounding property owners within 150 feet of the subject property.					

C. **Mailed Notice.** When Table 8.2-1 requires that mailed notice be provided, the applicant shall provide the Director or their designee with a current list of applicable property owners and organizations as listed below. The applicant shall deposit notices into first-class mail at least 15 days prior to the scheduled date of the hearing. Written notice shall be provided by the applicant to all persons listed on the records of the county assessor as owners of land subject to the application or as owners of the parcels within 300 feet of the outer boundary of the land subject to the application. For any rezoning of an area greater than 20 acres, General Plan Amendments, and CMPs or PADs, the 300-foot requirement shall be 500 feet. The applicant shall provide a written "Affidavit of Mailing" to the Development Services Department certifying that all required notices were timely mailed.

D. **Published Notice.**

1. If published notice is required by Table 8.2-1, the applicant shall publish notice in a newspaper of general circulation in the area. The notice shall be published at least 15, but no more than 45, days before the scheduled hearing date. An affidavit of publication provided by the newspaper shall be obtained by the applicant and given to the Development Services Department for their records.
2. If any application, proposed amendment, or proposed Minor Modification involves one or more of the following proposed changes or related series of changes:
 - a. A ten percent or more increase or decrease in the number of square feet or units that may be developed;
 - b. A ten percent or more increase or reduction in the allowable height of buildings;
 - c. An increase or reduction in the allowable number of stories of buildings;
 - d. A ten percent or more increase or decrease in setback or open space requirements; and/or
 - e. An increase or reduction in permitted uses.
3. The city shall provide notice in accordance with A.R.S. § 9-462.04 via one of the following methods, as per the Director's or their designee's discretion:
 - a. Notice shall be sent by first class mail to each real property, as shown on the last assessment, whose real property is directly governed by the changes, or;
 - b. Notices shall be included as inserts within utility bills or other mass mailings that periodically include notices or other informational or advertising materials, or;
 - c. The city shall publish such changes prior to the first hearing on such changes in a newspaper of general circulation in the city. The changes shall be published in a "display ad" covering not less than one-eighth of a full page.

- E. **Posted Notice.** Posted notice, if required by Table 8.2-1, shall be provided in the following manner: there shall be posting of at least two signs on the lot, parcel, or tract of land that is the subject of the application or proposed action by the city, and such signs shall remain on the property for a period of at least 15 days prior to the public hearing. All signs shall be removed no later than ten days after the expiration of the above period. The applicant shall maintain the sign in good condition throughout the required posting period. The sign shall be posted in a prominent place, clearly visible from a major arterial street if the property abuts such an arterial street, or clearly visible from a collector street if the property abuts a collector street, or clearly visible to the most heavily traveled street or public way if the property does not abut an arterial or collector street.
- F. **Constructive Notice.** Minor defects in any notice shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements. Minor defects in notice shall be limited to errors in a legal description or typographical or grammatical errors that do not impede communication of the notice to affected parties.

8.2.7. **Step 7: Decision and Findings.**

- A. **Decision.** After consideration of the application, the staff report, comments received from other reviewers (if applicable), and the evidence from the public hearing (if applicable), the decision-maker shall approve, approve with conditions, or deny the application based on its compliance with the applicable approval criteria. Written notification of the decision shall be provided by the Director or their designee to the applicant.

8.2.8. **Step 8: Conditions of Approval.** The decision-maker may impose such conditions on the approval of the application as may be necessary to reduce or minimize any potential adverse impact upon other property in the area, or to carry out the purpose and intent of the General Plan and this Development Code. No conditions of approval, except for those attached to Variances or Minor Modification approvals, shall be less restrictive than the requirements of this Development Code.

8.2.9. **Step 9: Lapse.** If applicable, the lapse of approval time frames established by the procedures of this Development Code may be extended only when all of the following conditions exist:

- A. The provisions of this Development Code must expressly allow the extension;
- B. An extension request must be filed prior to the applicable lapse-of-approval deadline;
- C. The extension request must be in writing and include justification; and
- D. Unless otherwise noted, authority to grant extensions of time shall rest with the decision-making body that granted the original approval (the one being extended).

(Ord. No. 37-09, § 1, 12-16-2009; Ord. No. 14-14, § 1, 12-2-2014; Ord. No. 03-15, § 2(Att.), 3-17-2015; Ord. No. 19-15, § 2(Att.), 12-1-2015; Ord. No. 07-22, § 3 (PLZM-21-0060), 4-19-2022; Ord. No. 01-24, § 3(Exh. A, B), 2-20-2024)

8.5. AMENDMENTS TO THE ZONING MAP (REZONINGS)

8.5.1. **Purpose.** The boundaries of any zoning district may be changed or the zoning classification of any parcel of land may be changed pursuant to this section. The purpose is not to relieve particular hardships, nor to confer special privileges or rights on any person, but only to make adjustments to the Official Zoning Map that are necessary in light of changed conditions or changes in public policy, or that are necessary to advance the general welfare of the city. Rezoning should not be used when a Conditional Use Permit, Variance, or Minor Modification could be used to achieve the same result.

8.5.2. **Procedure.** The common development review procedures of Section 8.2 shall apply, with modifications as noted below.

- A. **Public Hearings.** A public hearing shall be held by the Planning and Zoning Commission and City Council unless the Director or their designee determines otherwise.
- B. **Decision and Findings.** The following additional procedures shall apply:
1. **Review and Recommendation by Planning and Zoning Commission.**
 - a. The Planning and Zoning Commission shall hold a public hearing on the proposed rezoning and vote to recommend that the City Council approve, approve with modifications, or deny the rezoning.
 - b. The Director or their designee shall forward the Planning and Zoning Commission's recommendation to the City Council with an ordinance to amend the Official Zoning Map in accordance with the recommendation.
 2. **Action by City Council.**
 - a. The City Council shall approve or deny the application for a rezoning within 180 days of the determination that the application is administratively complete.
 - b. For extenuating circumstances, the Director may grant a onetime extension of not more than 30 days. If an applicant requests an extension, the Director may grant extensions of 30 days for each extension granted.
 - c. The City Council shall hold a hearing on the proposed rezoning and, within 90 days of the public hearing, approve with modifications, or deny the ordinance to amend the Zoning Map, or refer the application back to the Planning and Zoning Commission or to a committee of the City Council for further consideration.
 - d. The requirements of subsection 2.a and b. do not apply to land that is designated as a district of historical significance pursuant to A.R.S. § 9-462.01.A or an area that is designated as historic on the National Register of Historic Places or Planned Area Developments as described in Section 8.6.
 3. **Protests.** If the owners of 20 percent of the property by area and number of lots, tracts and condominium units within the Zoning Area of the affected property file a protest in writing against a proposed rezoning, it shall not become effective except by the favorable vote of three-fourths of all members of the City Council. If any members of the City Council are unable to vote on such a question because of a conflict of interest, then the required number of votes for passage of the question shall be three-fourths of the remaining membership of the City Council, provided that such required number of votes shall in no event be less than a majority of the full membership of the City Council. For the purposes of this section, "Zoning Area" means both of the following: the area within 150 feet, including all rights-of-way, of the affected property subject to the proposed amendment or change, and; the area of the proposed amendment or change.
 4. **Form of Amending Ordinance.** An ordinance amending the Zoning Map shall contain the following:
 - a. The name of each use district that the ordinance applies; and
 - b. The legal description of the land within each zoning district applied by the ordinance.
 5. **Successive Applications.** Following denial of a Zoning Map amendment proposal, no new application for the same or substantially the same action shall be accepted within one year of the date of denial, unless denial is made without prejudice.
- C. **Lapse.** The City Council may approve a rezoning conditioned upon a schedule for development of the specific use or uses for which rezoning is requested. If at the expiration of this period the property has not been improved for the use for which it was conditionally approved, the City Council, after

notification by certified mail to the owner and applicant who requested the rezoning, shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

(Ord. No. 37-09, § 1, 12-16-2009; Ord. No. 11-18, § 1, 8-7-2018; Ord. No. 01-24, § 3(Exh. A, B), 2-20-2024)

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 11/26/24	AGENDA ITEM: 3.C. Festival Ranch Planning Area 1 PUP E Parcel W1 - Preliminary Plat - PLZS-24-0014
DATE PREPARED: 11/21/24	DISTRICT NO.: 4
STAFF LIAISON: Jennifer Roseman, Planner II, jroseman@buckeyeaz.gov, (623) 349-6295	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Public Hearing and Non Consent - New Business Items

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Festival Ranch Planning Area 1 PUP E Parcel W1 - Preliminary Plat (PLZS-24-0014) - Conduct a public meeting and approve a Preliminary Plat for Festival Ranch Planning Area 1 PUP E Parcel W1 to allow 73 residential lots and four (4) tracts on a 13.07 site located approximately 0.37 miles south of the intersection at Beardsley Parkway and Desert Vista Boulevard.

RELEVANT GOALS:

GOAL 3: A Well-Planned Urban Community

ADDITIONAL RELEVANT GOALS:

GOAL 2: Enhanced Economic Well-Being and Vitality

SUMMARY

PROJECT DESCRIPTION:

Request approval of a Preliminary Plat for Festival Ranch Planning Area 1 PUP E Parcel W1 to allow 73 residential lots and four (4) tracts on a 13.07 site located approximately 0.37 miles south of the intersection at Beardsley Parkway and Desert Vista Boulevard. Please see attached staff report and exhibits for additional information.

BENEFITS:

The approval of the Preliminary Plat for this infill development will maximize the use of an underutilized parcel by introducing much-needed single-family housing, benefiting the applicant through efficient use of existing infrastructure while supporting the continued growth of a cohesive community.

FINANCIAL IMPACT STATEMENT:

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city such as permit fees, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:

[PLZS-24-0014 Festival Ranch Parcel W1 Pre-Plat - Staff Report.docx](#)

[EXHIBIT A - PLZS-24-0014 Festival Ranch Parcel W1 Vicinity Map.pdf](#)

EXHIBIT B - PLZSP-24-0014 Festival Ranch Parcel W1 Zoning Map.pdf
EXHIBIT C - PLZS-24-0014 Festival Ranch Parcel W1 Project Narrative.pdf
EXHIBIT D - PLZS-24-0014 Festival Ranch Parcel W1 Preliminary Plat.pdf
EXHIBIT E - Festival Ranch Parcel W1 - Conceptual Landscape Plans.pdf



PRELIMINARY PLAT

Report to the Planning and Zoning Commission

CASE NUMBER: PLZS-24-0014
TITLE: Festival Ranch Planning Area 1 PUP E Parcel W1
MEETING DATE: November 26, 2024

Applicant: Frank Koo of Wood, Patel, and Associates, Inc
Owner: Pulte Homes Corporation
Request: A Preliminary Plat for 73 residential parcels and four (4) tracts
District: Council District 4
Location: Approximately 0.37 miles south of the intersection at Beardsley Parkway and Desert Vista Boulevard
Site size: Approximately 13.07 gross acres
Gross Density: 5.6 dwelling units per acre (du/ac)
Public input: Public notification not required
Recommendation: Approve, subject to Conditions a) through n)

PROJECT DESCRIPTION

1. The applicant, Frank Koo of Wood, Patel, and Associates, Inc, is requesting Preliminary Plat approval for the project known as “Festival Ranch Planning Area 1 PUP E Parcel W1,” located approximately 0.37 miles south of the intersection at Beardsley Parkway and Desert Vista Boulevard. The project consists of 73 single-family home lots and four (4) tracts, with a gross density of 5.6 du/ac.
2. The development is age restricted and will consist of detached active adult homes that will be privately owned. Yards will not be fenced in and all exterior areas will be maintained by the Home Owners Association creating a “lock-and-leave” development, which is a community that is designed to be low maintenance and secure allowing homeowners to lock up and leave without worrying about their property.

AREA CONTEXT

3. *Table 1: Existing Land Use, General Plan Designation, and Zoning District*

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant	Master Planned Community	Planned Community (PC) with Festival Ranch Community Master Plan (CMP) Overlay
North	Sun City Festival Single Family Lots	Master Planned Community	PC with Festival Ranch CMP Overlay
South	Sun City Festival Golf Course	Master Planned Community	PC with Festival Ranch CMP Overlay
East	Sun City Festival Club House	Master Planned Community	PC with Festival Ranch CMP Overlay
West	Sun City Festival Single Family Lots	Master Planned Community	PC with Festival Ranch CMP Overlay

BACKGROUND

4. *June 20, 1991:* The Mayor and City Council approved an annexation of the subject property via Ordinance 7-91
5. *October 4, 2000:* The Mayor and City Council approved a Rezone for the subject property to Planned Community (PC) via Ordinance 84-00
6. *October 4, 2000:* The Mayor and City Council approved the Festival Ranch CMP for the subject property via Ordinance 84-00

ANALYSIS

CMP

7. The Festival Ranch Community Master Plan (CMP) is comprised of approximately 10,357 acres. The property is located towards the northern portion of the City. Festival Ranch is bounded on the west by the Hassayampa River, State Lands to the north and east. The south edge of the property is partially bisected by the Sun Valley Parkway and is bounded by a small portion of the White Tank Mountains, State Lands, and private landowners.
8. Parcel W1 is located within the Festival Ranch Planning Area 1, Planning Unit E. The Festival Ranch CMP designates the subject property as Flex residential, which allows for high-density residential use due to the close proximity of the golf course and club house. The proposed use is permitted within the Flex land use designation.

Residential Parcels

9. This Preliminary Plat will be developed in one (1) phase. This parcel contains a total of 73 lots with a typical residential lot width of 47-ft and depth of 80-ft.
10. *Table 3: Festival Ranch R2-1 Development Standards*

Lot Size	Setbacks		
	Front	Side	Rear
47 feet by 80 feet	Garage – 18 feet	5 feet	3 feet

**Front setback shall be 18-ft or greater from face of garage to property line.*

**A 3-ft front yard setback stagger shall be incorporated with no more than two homes in a row with the same front yard setback. Max lot coverage shall be 80%.*

**Maximum building height shall be 40-ft.*

Site Layout and Design

11. The Preliminary Plat, as shown in Exhibit D, is laid out in a traditional manner with several roadway improvements and connections to adjacent development to help overall circulation.

Landscaping and Open Space

12. 2.61 acres (20%) of the 13.07-acre site is designated as open space. Parcel W1 is planned with various walking trails and open spaces spread throughout the development. A

pedestrian connection along the east perimeter wall is provided to allow residents direct access to the club house to the east, which provides amenities such as outdoor pools, fitness areas, pet park, pickleball, arts and craft studio, etc.

RECOMMENDATION

13. Staff recommends the Planning and Zoning Commission move to approve Case PLZS-24-0014, Festival Ranch Planning Area 1 PUP E Parcel W1 Preliminary Plat, subject to Conditions a) through n) for the following reasons:

- Conformance with General Plan
 - Conformance with Development Code
 - Conformance with the Festival Ranch CMP
 - No outstanding issues for reviewing departments including Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services.
- a) Development of the property shall be in general conformance with the Preliminary Plat titled “Preliminary Plat for Festival Ranch Planning Area 1 PUP E – Parcel W1”, consisting of seven (7) pages stamp received September 23, 2024, except as modified by the following conditions/stipulations.
- b) Preliminary Plat approval is valid for a period of three (3) years. The Development Services Director or Designee may grant an extension of 12 months, if in the opinion of the Director, satisfactory progress has been made towards completion of the Final Plat or for the next phase of subdivision development. Additional extensions may be approved through the discretion of the Planning and Zoning Commission.
- c) The property owner(s) and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as a result of this approval.
- d) This project is subject to a Parkway Maintenance Improvement District (MID) formed pursuant to Arizona Revised Statute § 48-574 and in accordance with City of Buckeye Ordinance 42-06. This will include a legal and exhibit of the ownership parcel. The MID boundary legal and exhibit will represent net ownership.
- e) This project is subject to Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. This shall be established prior to the recordation of the first Final Plat, Minor Subdivision, MOD, or any other related land division. This will include a gross boundary legal and exhibit of the ownership parcels for the following APN’s 503-84-019B, 503-84-020A, 503-84-024N & 503-84-025Q.

- f) All existing overhead power lines less than 69 kV capacity, or any other overhead utilities within the project area or along its boundaries, shall be installed underground.
- g) All trash shall be collected through a City of Buckeye licensed trash hauler, including construction debris. Trash enclosures shall be in accordance with City of Buckeye Standards.
- h) The Property Owner/Developer shall be responsible for the dedication and construction of all half-street right-of-way and improvements, at no cost to the City, for Desert Vista Boulevard (left turn pocket in median) based on City of Buckeye standards.
- i) 266th Avenue between Desert Vista Boulevard & Pontiac Drive shall be a Residential Entrance section with 60' right-of-way.
- j) The Property Owner / Developer shall allocate any surface water rights Appurtenant to the Property, if any, prior to the issuance of any building permits.
- k) Prior to Final Plat approval, the Property Owner/Developer shall produce a Certificate of Assured Water Supply issued by the Arizona Department of Water Resources (ADWR), covering all lots and parcels created, defined, or depicted on said plat. The certificate must be consistent with all Arizona Department of Water Resources ADWR rules and regulations. In the event that the City has been designated as having an assured water supply for the City's service area that serves the Festival subdivisions prior to final plat approval, and the ADWR has not yet issued a Certificate or Certificates of Assured Water Supply for the subdivision, a Certificate or Certificates of Assured Water Supply will not be required by the City. The City may instead require as a condition to Final Plat approval that the Property Owner/Developer provide the City with other evidence demonstrating that there is sufficient volume and quality of water necessary to serve the demands at the subdivision such as a physical availability determination issued by the ADWR along with supporting documentation or that the Property Owner/Developer provide the City with a copy of an analysis of assured water supply, with supporting documentation, issued by the ADWR for the subdivision.
- l) Prior to submittal of Final Civil Plans and Construction Documents and/or any permitting, a Traffic Impact Analysis is required to be submitted and approved. All requirements of the Traffic Impact Analysis shall be reflected on the approved construction drawings.
- m) All medians required for controlling site access shall be constructed with this development. The median cut for the required left turn lane into the development must be shown on construction documents and consistent City of Buckeye engineering design standards or the TIA whichever is greater in length.
- n) WB 50 continuous in both directions using Autoturn or similar program to show a Fire truck can use the emergency access as shown.

EXHIBITS

Exhibit A - Vicinity Map

Exhibit B – Zoning Map

Exhibit C – Project Narrative

Exhibit D – Preliminary Plat

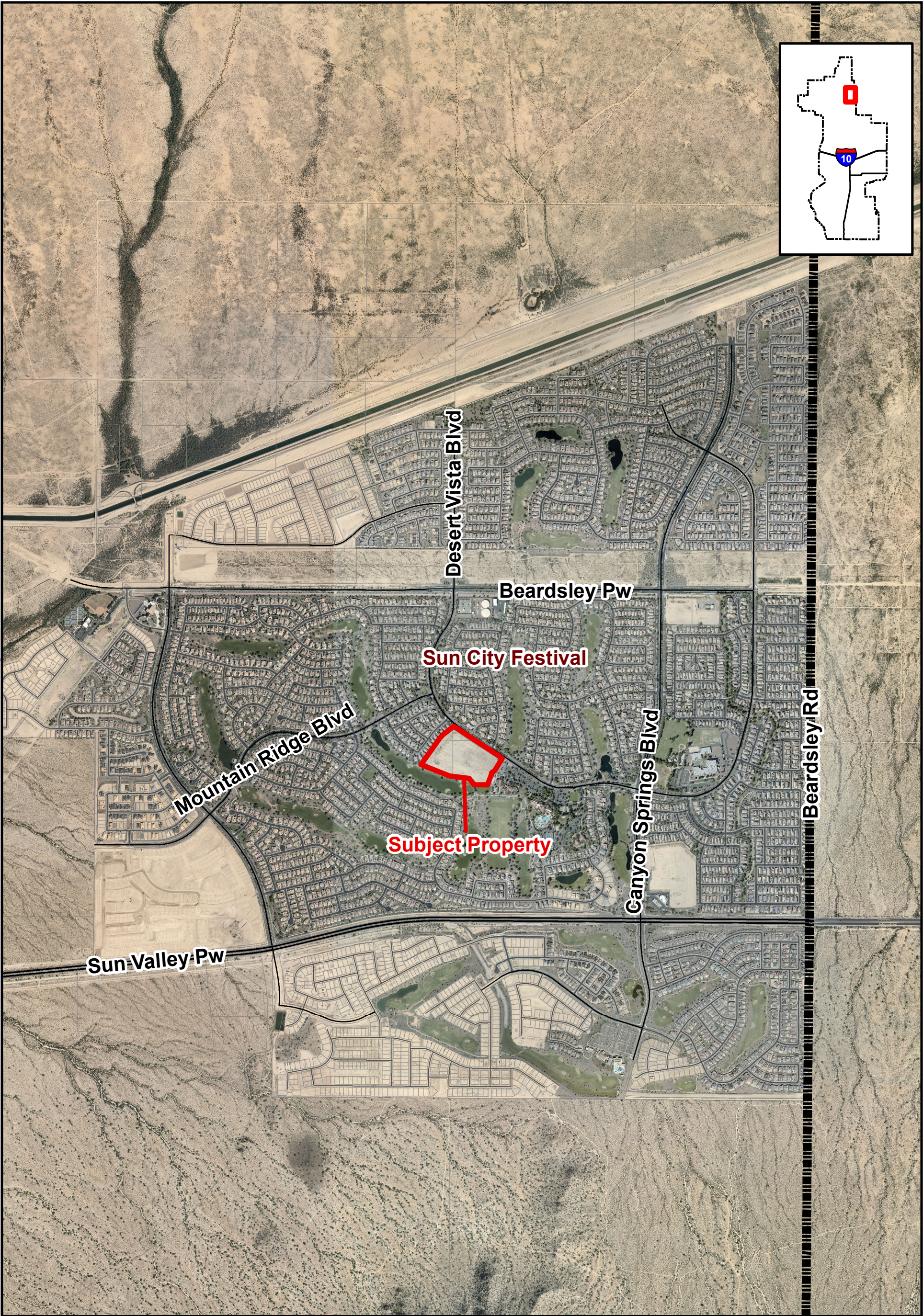
Exhibit E – Conceptual Landscape

Prepared by:

Jennifer Roseman, Planner II

Reviewed by:

Adam Copeland, Deputy Director of Planning

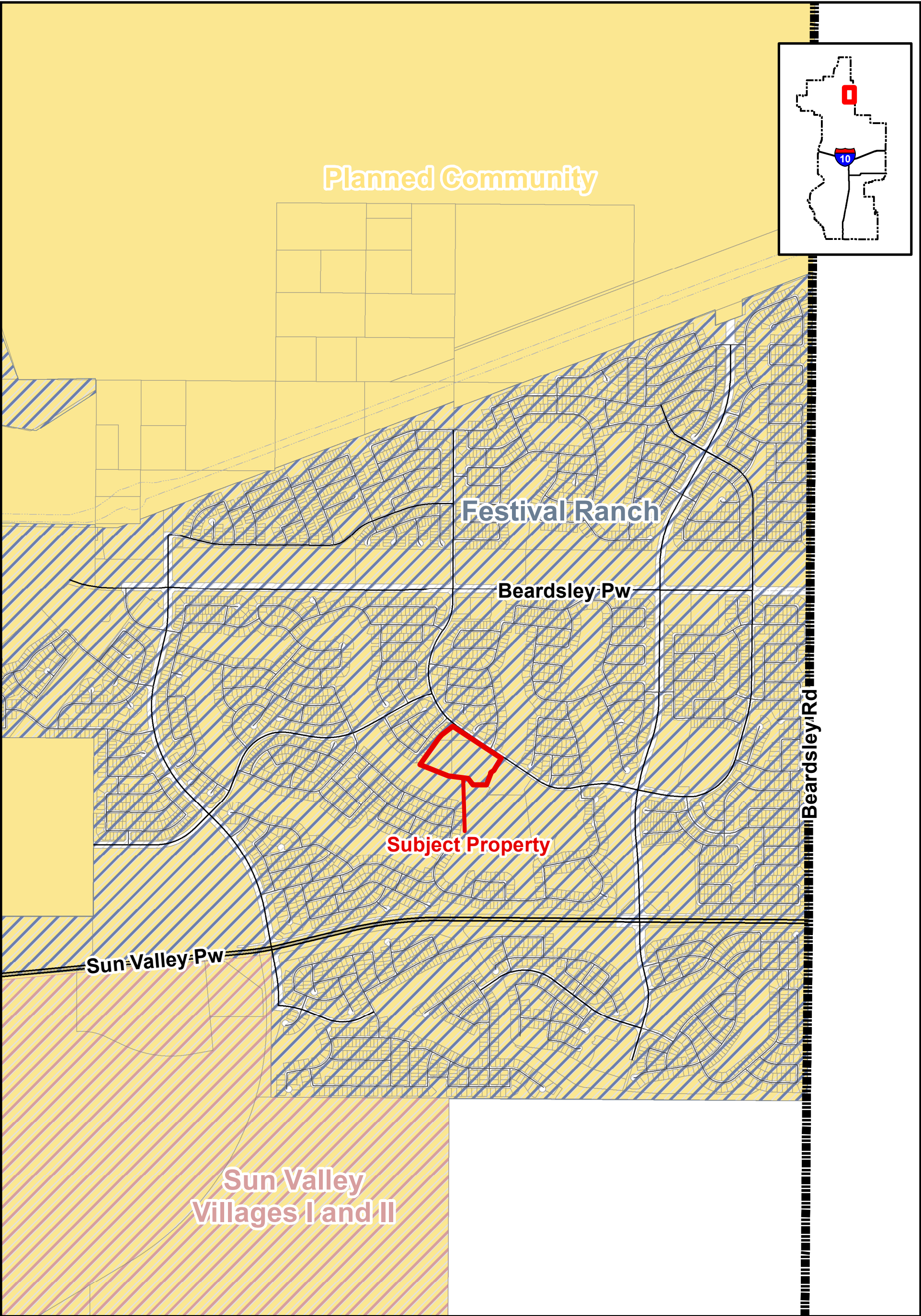


VICINITY MAP



PLZS-24-0014
Festival Ranch Planning Area 1 PUP E Parcel W1
City Council District #4





ZONING MAP



PLZS-24-0014
Festival Ranch Planning Area 1 PUP E Parcel W1
City Council District #4

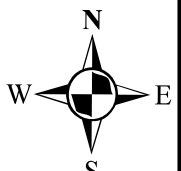


EXHIBIT C**PROJECT NARRATIVE
FESTIVAL RANCH PLANNING AREA 3
PUP E – PLANNING AREA 1 - PARCEL W1
PRELIMINARY PLAT**

WP# 215235.08

Application Request

This application requests the approval of a preliminary plat for Sun City Festival Parcel W1, a portion of the Festival Ranch Community Master Plan. The preliminary plat for Sun City Festival Parcel W1 contains 13.07 acres (gross) and 73 lots.

Introduction

The Festival Ranch Community Master Plan (CMP) is comprised of approximately 10,357 acres. The property is located in the northern portion of the City of Buckeye. The CMP is bounded on the west by the Hassayampa River and by State Lands on the north and east. The south edge of the property is partially bisected by the Sun Valley Parkway and is bounded by a small portion of the White Tank Mountains, State Lands, and private landowners.

The original Festival Ranch CMP consisted of six Planning Units, identified as Planning Units A through F. Portions of the original Planning Units E and F are presently identified as Planning Area One, Planning Area Two and Planning Area Three of the Festival Ranch Development. This Preliminary Plat is a portion of Festival Ranch Planning Unit E and Planning Area One. Parcel W1 is within the Sun City Festival portion of Planning Area One which is an active adult community.

Within Planning Area One there are numerous parcels identified with residential, recreation, commercial, worship and school designations. Please see the attached map at the end of this document, 'Preliminary Plat of Sun City Festival, Phase 1 Subdivision', for this area. This preliminary plat submittal includes Parcel W1 that will be developed as detached, single -family residential parcels with a parcel density of 5.6 du/ac and an overall Planning Area Unit E density of 2.7 du/ac which is consistent with the updated Appendix A Festival Ranch- Planning Unit E Development Table and updated Exhibit I Festival Ranch Community Master Plan Land Use Budget.

Parcel W1 is included in the Sun City Festival, Phase 1 CAWS. The Certificate Number 27-401140.0000.

Location

Parcel W1 is in the heart of Planning Area 1, bounded by the Copper Canyon Golf Club and Golf Course to the east and south, Desert Vista Boulevard to the north and existing single family residential to the west.

Zoning

The property has is zoned Planned Community per the Festival Ranch Community Master Plan as approved in September 2000 and is identified as Flex Residential in the approved Festival Ranch Planning Unit E Amendment Planning Unit Plan dated October 2020. The Flex Residential designation allows for high-density residential use due to the proximity to the Copper Canyon Golf Club and Sage Recreation Center to maximize residents' access to community amenities. The high-density residential allows for the use of Development Option 3 R2-1 with a density range of 4-20 du/ac.

Proposed Development

The property covered in this preliminary plat will be developed in a single phase, with a typical residential lot width of 47' and depth of 80'. Sun City Festival Parcel W1 is age-restricted and will comprise of 73 detached active adult homes. These lots will have small yards that will be open to adjacent lots and common area tracts. This will provide for a "lock and leave" home series option where the homeowners will not have to worry about landscape maintenance. A special assessment area was created for this property to allow landscape care and maintenance to be completed by the Community Association. All lots will be individually owned, but the Community Association will be taking care of all external portions of the parcel.

Land Use Budget

The following table is Exhibit I of the Festival Ranch Community Master Plan (CMP). A total of 7,454 lots is currently planned for PUE E which includes the proposed 73 lots in Parcel W1. The proposed Parcel Development Table A1- Proposed Parcel development was provided to show the number of units.

Land Use Budget							
Planning Unit	Total Project Acres	Commercial/Mixed Use Square Feet		Residential (1,2) Proposed Units		Resort (3) Rooms	Golf Courses Permitted
A	1,522	50,000	20%	1,500	20%		2
B	1,908	350,000	20%	3,000	20%		3
C	2,928	200,000	40%	6,000	20%		4
D (5)	Not Included in the Festival Ranch CMP						
E	2,639	3,697,680	50%	6,419	50%		2
F	1,360	2,889,730	50%	6,772	50%		3*
Total	10,357	7,187,410		24,726		1,000	14

Source: EDAW (7.17.00; 9.28.00)

Notes:

1. Residential land uses may include such uses as parks, libraries, and schools. Fire stations, police stations, and religious facilities will be considered conditional uses.
2. Overall maximum residential density calculated at 2.4 du/gross ac. With a range of densities of 0 du/ac to 50 du/ac.
3. The resort overlay allows for up to 1000 rooms to be located in any of the planning areas. Additional resort rooms are possible at a reduction of overall residential units of .5 residential units for each additional resort unit. Resort uses may be allowed within residential zones.
4. Maximum allowable transfer of SF or units from within designated planning unit. Allowable units within planning units may not increase or decrease more than the indicated rate.
5. Planning Unit 'D' (Approx. 2,842 ac, 1,611,720 SF & 7,329 units) is excluded from this CMP submittal. However, parts or all of Planning Unit 'D' may be incorporated into the Festival Ranch Plan in the future.

Street Improvements

Parcel W1 is bordered by a minor collector street, Desert Vista Boulevard, to the north. All residential streets have a 44-foot right of way with the local streets 32-foot wide from back of curb to back of curb. Access will be provided by a local street connection to Desert Vista Boulevard at 266th Avenue and a secondary fire access connection to Desert Vista Boulevard at the western boundary of the site through Tract A.

Communications

Cox Communications and Wyer provide cable, high-speed data and telephone services to Sun City Festival and have infrastructure installed within the PUE along Desert Vista Boulevard.

Natural Gas

Southwest Gas provides natural gas service to Sun City Festival and has infrastructure installed within the PUE along Desert Vista Boulevard.

Electricity

Arizona Public Service (APS) provides electrical service to Sun City Festival and has infrastructure installed within the PUE along Desert Vista Boulevard.

Open Space and Recreation

In addition to the 3.61 acres of open space within the parcel, residents will have access to amenities throughout the Sun City Festival Community. These amenities include recreation centers, outdoor pools, fitness areas, pet park, pickleball, softball, basketball, tennis, woodshop, arts and craft studio and a 27-hole golf course.

The parcel open space will include a connection to the adjacent Copper Canyon Golf Club and Sage Recreation Center to provide pedestrian access to these amenities.

Water Supply and Distribution

The Festival Ranch potable water infrastructure consists of a system of water distribution mains, booster pump stations, wells and storage tanks.

The property will connect to the existing water main located within Desert Vista Boulevard.

Wastewater Collection and Treatment

The Festival Ranch wastewater infrastructure consists of a system of sewer mains and the Festival Ranch WRF.

There is an existing 8-inch sewer stub, located at the northwest corner of the property, that connects to the existing sewer line within Desert Vista Boulevard that flows into the Festival Ranch WRF.

Site Boundary

The proposed boundary of Parcel W1 requires area swaps with the Sun City Festival Clubhouse Parcel as identified as Lot 1 of the Minor Land Division of "Sun City Festival – Clubhouse Expansion), Book 1364, Page 24, recorded January 18, 2018. The proposed Parcel W1 boundary will encroach into Lot 1 in two locations with a total area of 5,516.4 ft². In return, Lot 1 will gain approximately 2,900.8 ft² from Parcel W1. Land Assemblage Map will be prepared in the final plat stage to create the proposed boundary for Parcel W1. Final area for Parcel W1 will be determined with the final design and will be generally conform to the Preliminary Plat.

APPENDIX A: DEVELOPMENT TABLES

TABLE A1 - PROPOSED PARCEL DEVELOPMENT

PARCEL	NET AREA	LAND USE	UNITS
PLANNING AREA 1 TOTAL	1969.81 AC		5,328
A1	27.32 AC	ACTIVE ADULT	83
B1	109.99 AC	ACTIVE ADULT	408
C1	36.87 AC	ACTIVE ADULT	143
D1	37.28 AC	ACTIVE ADULT	149
E1 & F1	66.72 AC	ACTIVE ADULT	247
G1 & H1	58.69 AC	ACTIVE ADULT	232
I1	45.95 AC	ACTIVE ADULT	345
J1	35.81 AC	ACTIVE ADULT	163
K1	28.31 AC	ACTIVE ADULT	126
L1-1	33.98 AC	ACTIVE ADULT	126
L1-2	28.23 AC	ACTIVE ADULT	33
M1	39.70 AC	ACTIVE ADULT	145
N1	26.33 AC	ACTIVE ADULT	109
O1-1	20.72 AC	ACTIVE ADULT	89
O1-2	19.65 AC	ACTIVE ADULT	92
P1	34.39 AC	ACTIVE ADULT	146
Q1-1	30.34 AC	ACTIVE ADULT	104
Q1-2	11.97 AC	ACTIVE ADULT	52
R1	36.07 AC	ACTIVE ADULT	144
S1	45.59 AC	ACTIVE ADULT	127
T1	33.53 AC	ACTIVE ADULT	107
U1	12.04 AC	ACTIVE ADULT	51
V1	13.88 AC	ACTIVE ADULT	57
W1	13.04 AC	FLEX	73
X1	NOT USED	N/A	N/A
Y1	13.61 AC	AMENITY SPACE	N/A
Z1	87.91 AC	AMENITY SPACE	N/A
AA1	87.93 AC	ACTIVE ADULT	247
BB1	NOT USED	N/A	N/A
CC1	NOT USED	N/A	N/A
DD1	4.08 AC	POLICE/ FIRE	N/A
EE1 TOTAL	48.79 AC	CONVENTIONAL	226
EE1-1	10.36 AC	CONVENTIONAL	36
EE1-2	14.50 AC	CONVENTIONAL	86
EE1-3	23.93 AC	CONVENTIONAL	104
FF1 TOTAL	149.55 AC	CONVENTIONAL	582
FF1-1	22.18 AC	CONVENTIONAL	85
FF1-2	10.85 AC	CONVENTIONAL	49
FF1-3	9.76 AC	CONVENTIONAL	22
FF1-4	18.32 AC	CONVENTIONAL	73
FF1-5	12.36 AC	CONVENTIONAL	61
FF1-6	31.94 AC	CONVENTIONAL	118
FF1-7	14.70 AC	CONVENTIONAL	71
FF1-8	29.44 AC	CONVENTIONAL	103
GG1-1	96.98 AC	CONVENTIONAL	361
GG1-2	30.14 AC	CONVENTIONAL	105
SOFTBALL/ ARTS & CRAFTS PARK	13.61 AC	AMENITY SPACE	
WATER PLANT	11.95 AC	AMENITY SPACE	
APS SUB-STATION	2.19 AC	PUBLIC FACILITIES	
APS SUB-STATION	1.61 AC	PUBLIC FACILITIES	
II1	13.96 AC	PUBLIC FACILITIES	
JJ1	4.13 AC	WORSHIP	
KK1	4.19 AC	WORSHIP	
LL1	17.66 AC	COMMERCIAL	
HH1 TOTAL	131.89 AC	ACTIVE ADULT	456
HH1-1	39.90 AC	ACTIVE ADULT	132
HH1-2	17.44 AC	ACTIVE ADULT	68
HH1-3	25.70 AC	ACTIVE ADULT	66
HH1-4	25.96 AC	ACTIVE ADULT	114
HH1-5	22.89 AC	ACTIVE ADULT	76
HH1-6	N/A	AMENITY SPACE	N/A
R/W / TRANSMISSION / GOLF	403.25 AC		N/A
PLANNING AREA 2 TOTAL	459.63 AC		1,091
PLANNING AREA 2 AA TOTAL	317.71 AC	ACTIVE ADULT	1,091
A2	27.50 AC	ACTIVE ADULT	109
B2	17.96 AC	ACTIVE ADULT	66
C2	35.20 AC	ACTIVE ADULT	119
D2	36.45 AC	ACTIVE ADULT	143
E2	18.82 AC	ACTIVE ADULT	30
F2	54.95 AC	ACTIVE ADULT	171

G2	2.86 AC	ACTIVE ADULT	8
H2	42.41 AC	ACTIVE ADULT	148
I2	33.99 AC	ACTIVE ADULT	124
J2	12.60 AC	ACTIVE ADULT	49
K2 & N2	18.52 AC	ACTIVE ADULT	58
L2	10.41 AC	ACTIVE ADULT	39
M2	6.04 AC	ACTIVE ADULT	27
REC CENTER	12.56 AC	AMENITY SPACE	-
FLEX B	0.00 AC	FLEX	-
R/W / GOLF	129.36 AC		N/A
PU E SUBTOTAL	2429.44 AC		6,419
AMENDMENT AREA (PLANNING UNIT F) TOTAL	196.80 AC		558
PUBLIC	10.08 AC	PUBLIC FACILITIES	-
FLEX C	84.78 AC	FLEX	332
ACTIVE ADULT	90.18 AC	ACTIVE ADULT	226
PU F AVAILABLE UNITS			7,771
TRANSFER UNITS TO PUP E			1,072
REMAINING UNITS PUP F			6,699
TOTAL UNITS PU E			6,419
R/W & MISC	11.76 AC		
PU E & AMENDMENT AREA TOTAL	2626.24 AC		6,977
PROPOSED IN CMP			5,905
MIN (- 50%)			2,953
MAX (+ 50%)			8,858
* NUMBERS IN RED: THESE UNIT COUNTS ARE SUBJECT TO CHANGE.			
TABLE A2 - PLANNING UNIT E LAND USE BUDGET			
	CMP	PROPOSED PLAN	EXISTING PLAN
TOTAL PROJECT ACRES	2147.00 AC *	2626.24 AC	1979.00 AC
COMMERCIAL/ MIXED USE (50% TRANSFERRABLE)	3,697,680 SF	1,998,085 SF	1,998,085 SF
RESIDENTIAL (50% TRANSFERRABLE)	5,905 UNITS	6,977 UNITS	5,938 UNITS
	2,953 UNITS		
	8,858 UNITS		
GOLF COURSES	2	1.5	1.5

*VALUES TAKEN FROM APRROVED CMP. DISCREPANCIES IN ACREAGE EXIST DUE TO MORE DETAILS AND CURRENT ENGINEERING DATA.

**STATE OF ARIZONA
DEPARTMENT OF WATER RESOURCES
CERTIFICATE OF ASSURED WATER SUPPLY**

This is to certify that

Pulte Home Corporation, a Michigan Corporation

has met the requirements of A.R.S. §§ 45-576, 45-579, and the applicable regulations, and

By powers vested in the Director of the Arizona Department of Water Resources by the State of Arizona, and subject to the conditions contained in the applicable regulations,

Is issued this Certificate of Assured Water Supply for

**Sun City Festival, Phase 1
Section 13 & 22-26 Township 04 North, Range 04 West GSRB&M
Maricopa County, Phoenix Active Management Area**

Sufficient water of adequate quality will be continuously available to satisfy the water demand of the referenced subdivision for at least one hundred years. The referenced subdivision consists of 3473 lots as described in the preliminary plat on file with the Department, and has an estimated water demand of 2130.14 acre-feet per year. The subdivision will be served groundwater by Town of Buckeye.

This Certificate is invalid as to any entity not named above. A subsequent owner of the referenced property may apply for a new certificate pursuant to A.A.C. R12-15-708, within 90 days of the change of ownership. This Certificate may be assigned pursuant to A.R.S. § 45-579.

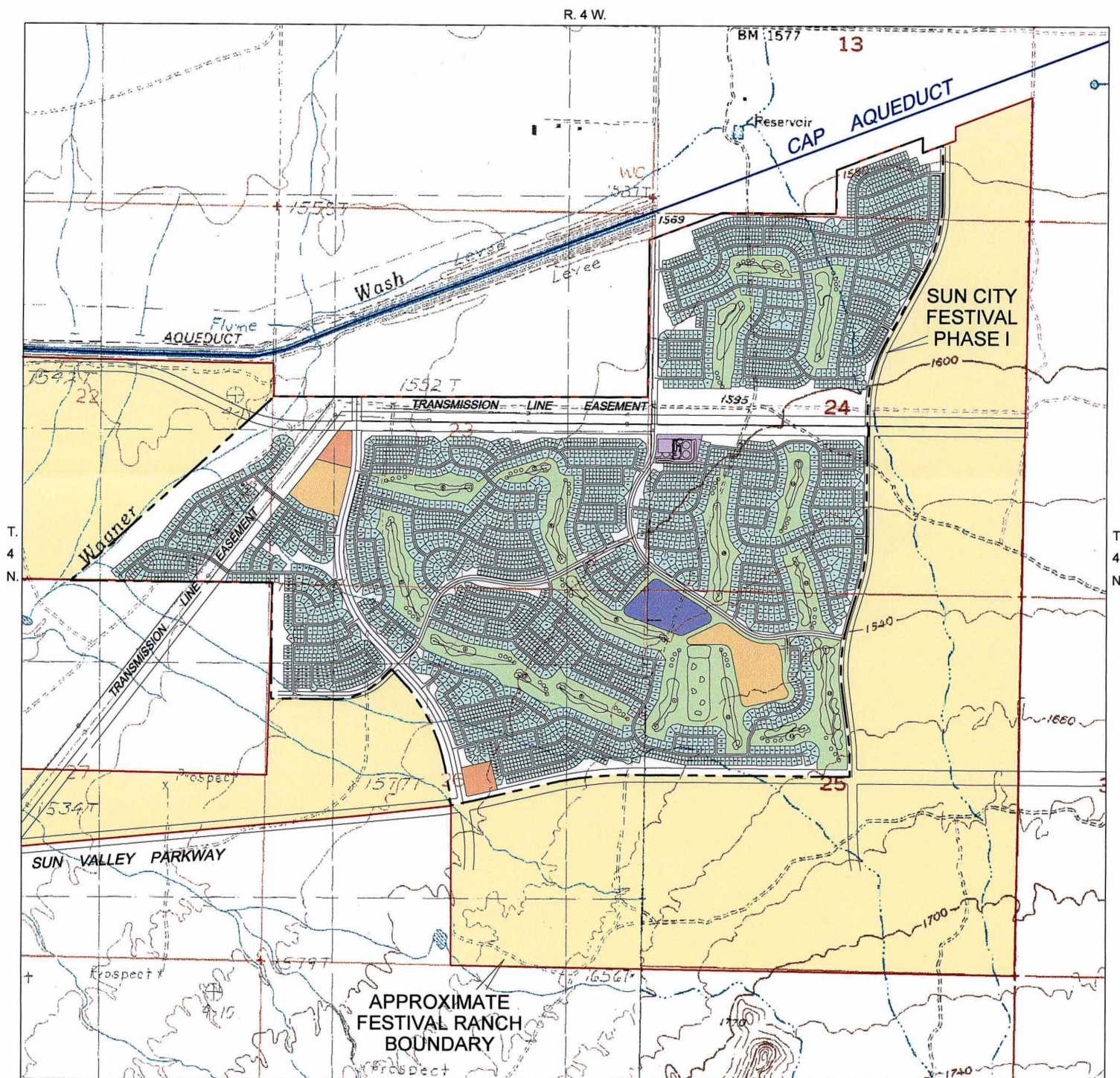
Certificate Number: 27-401140.0000



ARIZONA DEPARTMENT OF WATER RESOURCES

Jim Holway
Assistant Director

11/23/04
Date



EXPLANATION

Gross Area	1,285.30 Ac
R/W Arterial	83.85 Ac
R/W Collector	21.00 Ac
R/W Residential	146.52 Ac
Open Space / Common Area	102.27 Ac
Golf Course and Lake Area	199.18 Ac
Transmission Line Easement	89.67 Ac
Recreation Center / Clubhouse	31.78 Ac
2 Wellsites and 1 Waterplant Site	6.19 Ac
Commercial Area	8.00 Ac
Active-Adult Residential Area	581.84 Ac
Multi-Family (Townhouse) Area	15.00 Ac
Number of Lots Proposed:	
3,353 Active-Adult	
120 Multi-Family (Townhouses)	

- Active-Adult Residential
- Commercial
- Clubhouse/Community Center
- Multi-Family (Townhouses)
- APS Substation/Water Booster Pump Site
- Golf Course and Lakes
- Festival Ranch Undeveloped Property

A subdivision being part of the southeast quarter of Section 13, the southeast quarter of Section 22, the south half of Section 23, the west half of Section 24, the northwest quarter of Section 25, and the north half of Section 26, T4N, R4W of the Gila and Salt River Baseline and Meridian



Modified from original plat prepared by
Coe & Van Loo Consultants, Inc., Phoenix, Arizona



0 4,000
FEET

PULTE HOME CORPORATION
MARICOPA COUNTY, ARIZONA

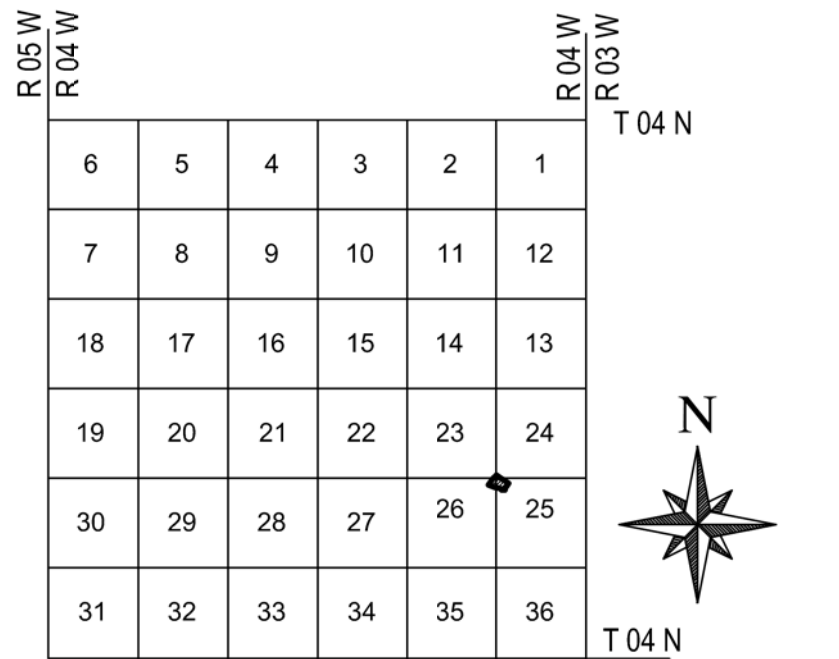
PRELIMINARY PLAT OF SUN CITY FESTIVAL, PHASE I SUBDIVISION

ERROL L. MONTGOMERY & ASSOCIATES, INC. 2003
CONSULTANTS IN HYDROGEOLOGY
TUCSON, ARIZONA

ATTACHMENT 1

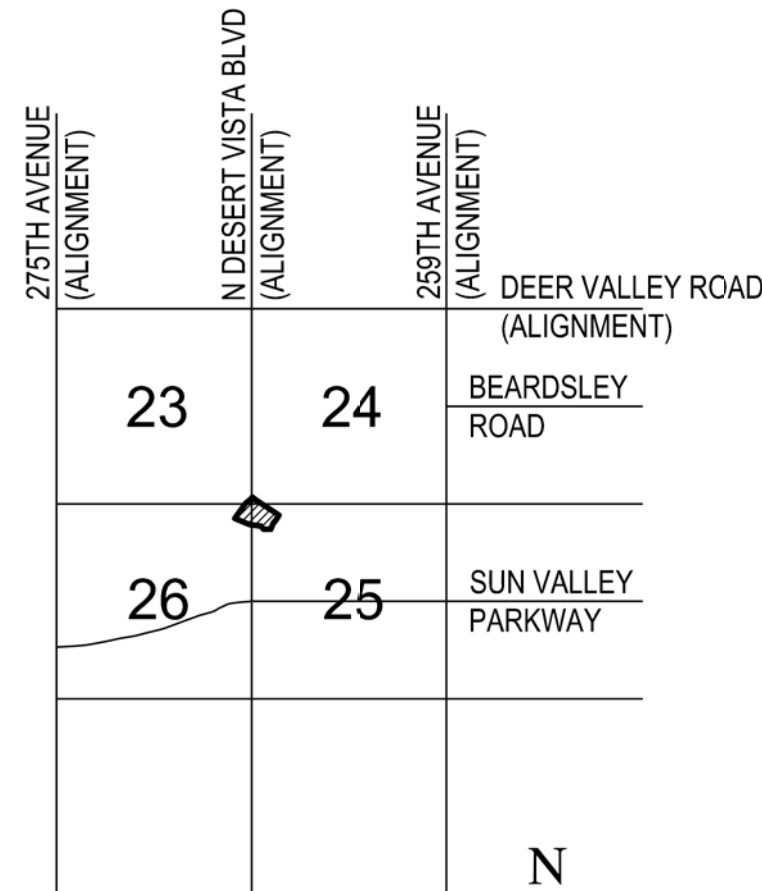
27-401140
SUN CITY FESTIVAL, PHASE I

EXHIBIT D



SECTION MAP

NOT TO SCALE



LOCATION MAP

NOT TO SCALE

FEMA FLOOD ZONE INFORMATION

COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEV. (IN AO ZONE, USE DEPTH)
040037	1170/1190	L	02/8/2024	X	-
040039	10/16/2013				

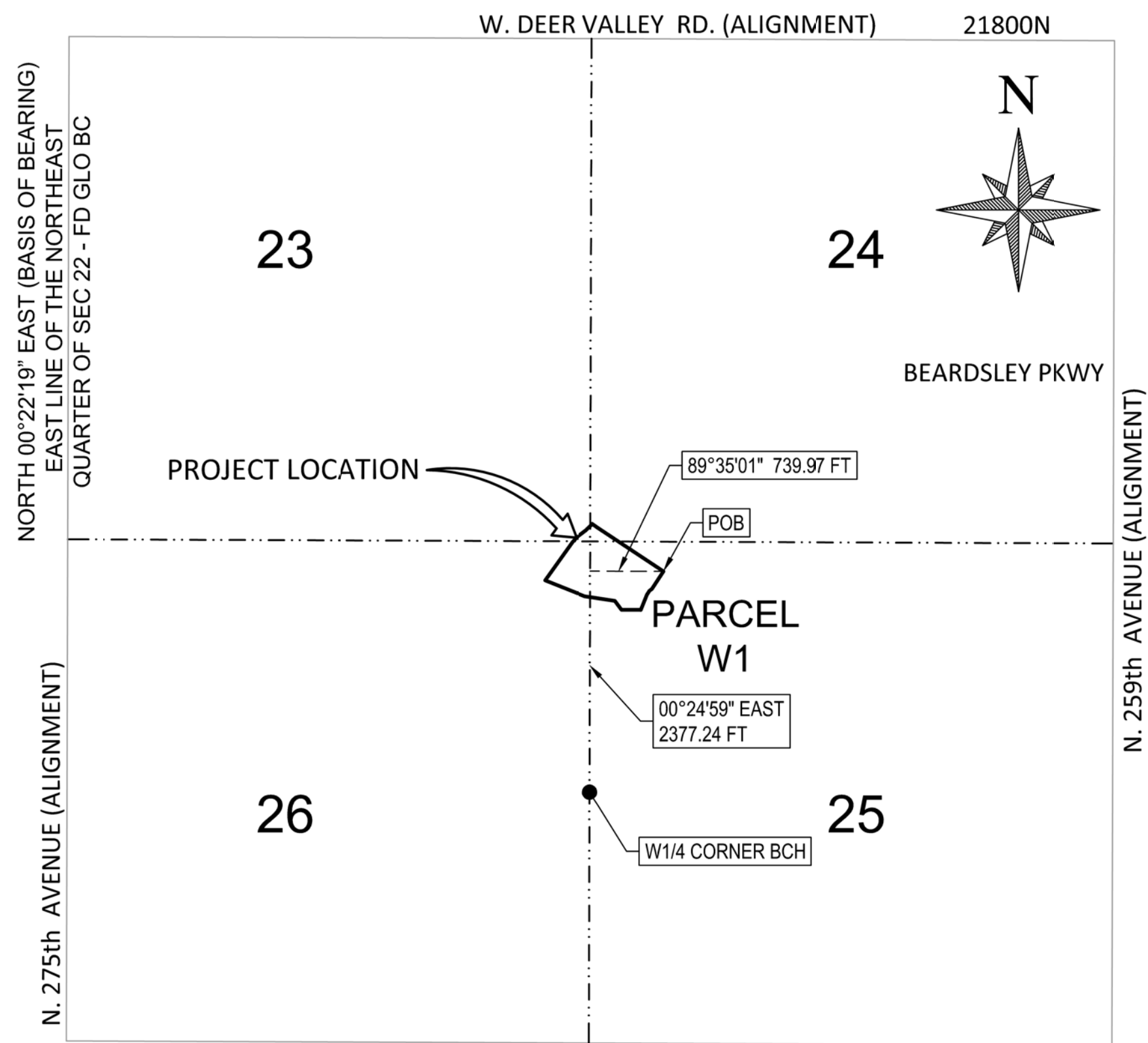
ALL FLOOD ZONES ARE SHOWN IN THIS PLAN SET.

GENERAL NOTES

- THE INTENT OF THIS PRELIMINARY PLAT IS TO MEET THE REQUIREMENTS OF THE FESTIVAL RANCH COMMUNITY MASTER PLAN (CMP) APPROVED BY THE CITY OF BUCKEYE SEPTEMBER 2000 AND ALL AMENDMENTS THERETO AND BUCKEYE DEVELOPMENT CODE AND ALL OTHER APPLICABLE CITY REQUIREMENTS IF NOT ADDRESSED IN CMP.
- THIS PRELIMINARY PLAT IS INTENDED TO COVER THE FOLLOWING PARCEL: W1. ALL OTHER PARCELS WILL HAVE TO BE SUBMITTED UNDER SEPARATE PRELIMINARY PLAT OR SITE PLAN SUBMITTALS AS REQUIRED BY THE CITY OF BUCKEYE.
- STREET NAMES WILL BE PROVIDED BY THE DEVELOPER IN CONJUNCTION WITH FINAL PLAN AND APPROVED BY THE FIRE CHIEF.
- NO STRUCTURE CAN BE CONSTRUCTED WITHIN THE DRAINAGE EASEMENT WITH THE EXCEPTION OF SIGNAGE AND LIGHTING OR AS APPROVED BY THE CITY OF BUCKEYE, CITY ENGINEER.
- ALL SETBACKS SHALL CONFORM WITH THE FESTIVAL RANCH COMMUNITY MASTER PLAN (CMP) APPROVED BY THE CITY OF BUCKEYE SEPTEMBER 2000 AND ALL AMENDMENTS THERETO OR AS APPLICABLE TO THE CITY OF BUCKEYE, DEVELOPMENT CODE.
- THIS PRELIMINARY PLAT IS INTENDED TO BE CONSTRUCTED IN ONE PHASE.
- THE PROPERTY HAS UNDERLYING ZONING OF PLANNED COMMUNITY (PC) WITH THE FESTIVAL RANCH CMP OVERLAY.
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SUN CITY FESTIVAL, DOCUMENT #20051720347 WAS RECORDED 11/14/05.
- ALL RESIDENTIAL LOTS SHALL CONFORM TO THE THE FESTIVAL RANCH COMMUNITY MASTER PLAN (CMP) DEVELOPMENT OPTION 2, R1-3.5 ZONING CATEGORY.
- THIS PLAT IS WITHIN PLANNING UNIT E PER PUP E AMENDMENT APPROVED 12/2020.
- THIS PLAT LIES WITHIN FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 1170, DATED OCTOBER 16, 2013. ALL PORTIONS OF THIS PROJECT FALL UNDER ZONE "X", DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.
- THIS PLAT IS WITHIN THE WICKENBURG UNIFIED SCHOOL DISTRICT.

PRELIMINARY PLAT
FOR
FESTIVAL RANCH
PLANNING AREA 1
PUP E - PARCEL W1
BUCKEYE, ARIZONA

A PARCEL OF LAND SITUATED IN SECTIONS AND 23, 24, 25, & 26 TOWNSHIP 4 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



OVERALL DEVELOPMENT

NOT TO SCALE

OWNER / DEVELOPER

PULTE HOMES CORPORATION
16767 NORTH PERIMETER DRIVE, SUITE 100
SCOTTSDALE, AZ 85260
PHONE: (480) 391-6000
CONTACT: LAURA MEYERS
EMAIL: Laura.Meyers@PulteGroup.com

BENCHMARK

ALUMINUM CAP IN A 5 INCH PVC PIPE WITH A COUNTY LOGO
ACCESS COVER STAMPED 4HH2, 1999, SURROUNDED WITH A
CONCRETE COLLAR FLUSH WITH THE GROUND, WITNESSED BY
A WHITE CARSONITE MARKER, ELEVATION=1566.565' (NAVD 88)
LOCATED WITHIN SECTION 15, TOWNSHIP 4 NORTH, RANGE 4
WEST.

BASIS OF BEARING

THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST
QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 4 WEST,
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA,
HAVING A BEARING OF NORTH 00°22'19" EAST.

ENGINEER & SURVEYOR

WOOD, PATEL & ASSOCIATES, INC.
2051 W. NORTHERN AVE. SUITE 100
PHOENIX, ARIZONA 85021
PHONE: (602)335-8500
FAX: (602)335-8580
CONTACT: FRANK KOO, P.E.
EMAIL: Fkoo@woodpatel.com

COMMUNITY INFORMATION

HIGH SCHOOL DISTRICT: WICKENBURG UNIFIED SCHOOL DISTRICT
NUMBER OF FAMILIES: 73 FAMILIES
TOTAL OPEN SPACE: 3.61 ACRES
PROJECTED POPULATION: 146

CIVIL SHEET INDEX

- COVER
- INDEX MAP
- DETAILS
- PRELIMINARY PLAT
- PRELIMINARY UTILITY PLAN

TOTAL SHEETS - 7

LEGAL DESCRIPTION

SUN CITY FESTIVAL
PARCEL W1

A PORTION LOT 1, SUN CITY FESTIVAL - CLUBHOUSE EXPANSION, RECORDED IN BOOK 1364, PAGE 24, MARICOPA COUNTY RECORDS (MCR) AND A PORTION OF SECTIONS 23, 24, 25 AND 26, TOWNSHIP 4 NORTH, RANGE 4 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 25, A 3-INCH MARICOPA COUNTY HIGHWAY DEPARTMENT (MCHD) BRASS CAP IN HANDHOLE, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 25, A 1 1/2-INCH IRON PIPE WITH NO IDENTIFICATION, BEARS NORTH 00°24'59" EAST (BASIS OF BEARING), A DISTANCE OF 2640.73 FEET;
THENCE ALONG THE WEST LINE OF SAID SECTION 25, NORTH 00°24'59" EAST, A DISTANCE OF 2377.27 FEET;
THENCE LEAVING SAID WEST LINE, SOUTH 89°35'01" EAST, A DISTANCE OF 739.97 FEET, TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF DESERT VISTA BOULEVARD, RECORDED IN BOOK 722, PAGE 1, MCR AND THE NORTHEASTERLY LINE OF SAID LOT 1, AND THE POINT OF BEGINNING;
THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND SAID NORTHEASTERLY LINE, SOUTH 33°31'41" WEST, A DISTANCE OF 212.03 FEET;
THENCE SOUTH 50°55'10" WEST, A DISTANCE OF 30.84 FEET;
THENCE NORTH 81°29'47" WEST, A DISTANCE OF 308.93 FEET;
THENCE NORTH 68°06'49" WEST, A DISTANCE OF 432.83 FEET;
THENCE NORTH 35°31'05" EAST, A DISTANCE OF 41.04 FEET, TO THE SOUTHEASTERLY LINE OF SUN CITY FESTIVAL PARCEL V1, RECORDED IN BOOK 814, PAGE 17, MCR;
THENCE LEAVING SAID NORTHERLY LINE, ALONG SAID SOUTHEASTERLY LINE, CONTINUING NORTH 35°31'05" EAST, A DISTANCE OF 435.14 FEET;
THENCE NORTH 43°29'38" EAST, A DISTANCE OF 59.97 FEET;
THENCE NORTH 52°39'53" EAST, A DISTANCE OF 120.89 FEET;
THENCE NORTH 45°42'20" EAST, A DISTANCE OF 92.03 FEET, TO SAID SOUTH-WESTERLY RIGHT-OF-WAY LINE OF DESERT VISTA BOULEVARD AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;
THENCE LEAVING SAID SOUTHEASTERLY LINE, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1000.00 FEET, CONCAVE NORTHEASTERLY, WHOSE RADIUS BEARS NORTH 37°11'40" EAST, THROUGH A CENTRAL ANGLE OF 03°39'59", A DISTANCE OF 63.99 FEET, TO THE CURVES END;
THENCE SOUTH 56°28'19" EAST, A DISTANCE OF 789.50 FEET, TO THE POINT OF BEGINNING.

CONTAINING 569,213 SQUARE FEET OR 13.0673 ACRES, MORE OR LESS.

SUBJECT TO EXISTING RIGHT-OF-WAYS AND EASEMENTS.

THIS PARCEL DESCRIPTION IS BASED ON CLIENT PROVIDED INFORMATION AND IS LOCATED WITHIN AN AREA SURVEYED BY WOOD, PATEL & ASSOCIATES, INC. DURING THE MONTH OF MARCH, 2021. ANY MONUMENTATION NOTED IN THIS PARCEL DESCRIPTION IS WITHIN ACCEPTABLE TOLERANCE (AS DEFINED IN ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS DATED 02/14/2002) OF SAID POSITIONS BASED ON SAID SURVEY.

UTILITY COMPANIES

UTILITY COMPANIES	DATE SUBMITTED
SEWER	CITY OF BUCKEYE
WATER	CITY OF BUCKEYE
ELECTRIC	APS
TELEPHONE	COX
CATV	COX
INTERNET	ZONA COMMUNICATIONS
GAS	SOUTHWEST GAS

PRELIMINARY PLAT
COVER SHEET

FESTIVAL RANCH
PLANNING AREA 1-PUP E
PARCEL W1

PROJECT:

REVISIONS:

1

2

3

COB PERMITTING
APPROVED SEAL

COB ENGINEERING
APPROVED SEAL

AS-BUILT SEAL

DESIGN SEAL

ORIGINAL PLAN DATE
9/23/2024

LATEST REVISION DATE

PROJECT NUMBER
215235.08

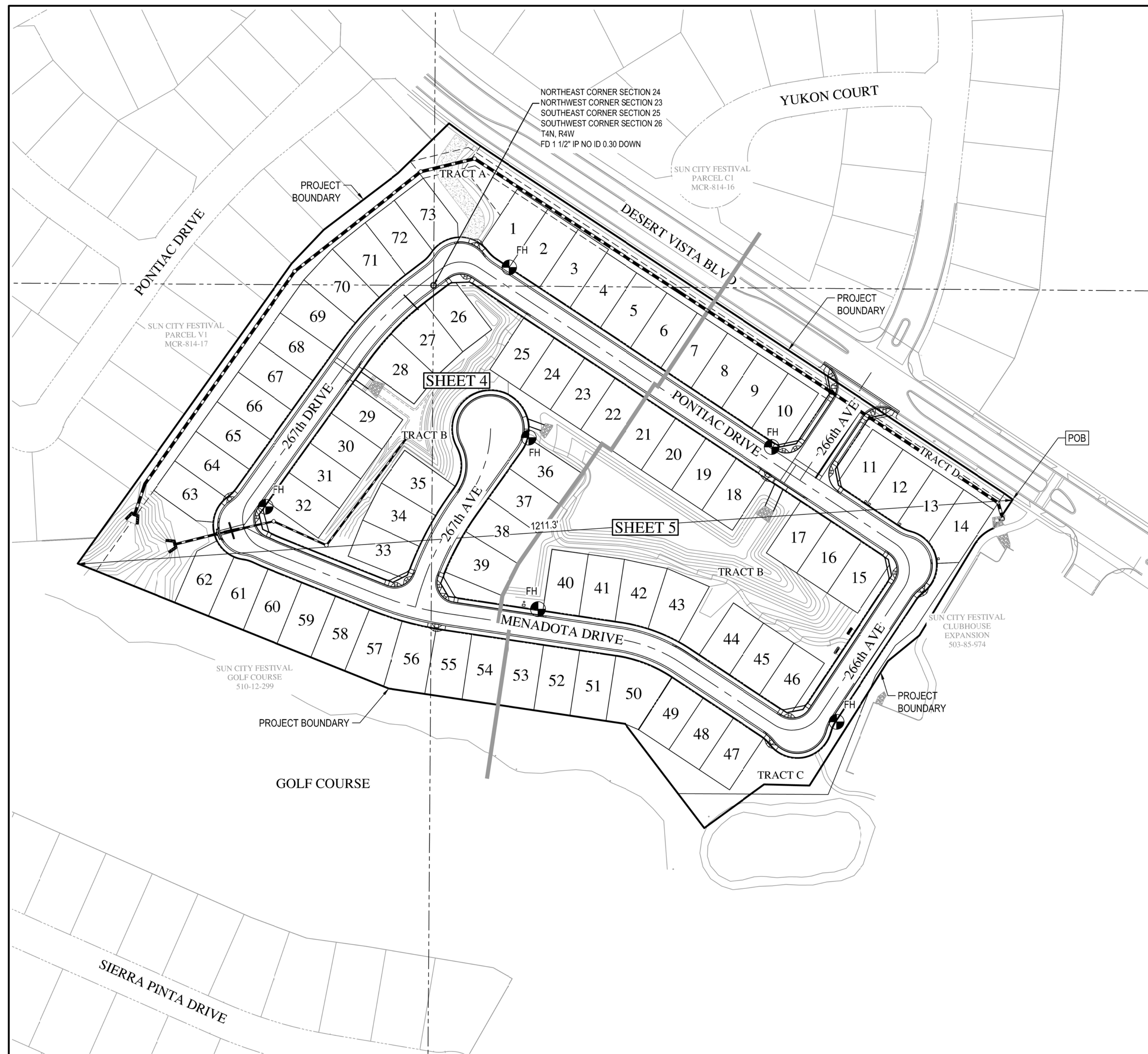
SHEET NUMBER
1 of 7

COB PLAN TRACKING #
PLZS-24-0014
COB PERMIT #

2nd AGENCY
SUBMITTAL

Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
Land Survey
Construction Management
602.335.8500
www.woodpatel.com





LEGEND & ABBREVIATIONS

	PROJECT BOUNDARY		B/C	BACK OF CURB
	LIMITS OF DISTURBANCE		BOT	BOTTOM OF BASIN
	PROPOSED MAJOR CONTOUR ELEVATION		B.S.L.	BUILDING SETBACK LINE
	PROPOSED MINOR CONTOUR ELEVATION		DE	DRAINAGE EASEMENT
	EXISTING MAJOR CONTOUR ELEVATION		DIP	DUCTILE IRON PIPE
	EXISTING MINOR CONTOUR ELEVATION		EG	EXISTING GROUND
	POTABLE WATER PIPE & VALVE		E/P	EDGE OF PAVEMENT
	SANITARY SEWER PIPE, MANHOLE		F/C	FACE OF CURVE
	STORM DRAIN PIPE & MANHOLE		GB	GRADE BREAK
	SINGLE CURB		FG	FINISHED GRADE
	ROLL/RIBBON CURB		FL	FLOWLINE
	VERTICAL CURB & GUTTER		HDPE	HIGH DENSITY
	FLOWLINE		HWE	HIGH WATER ELEVATION
	100 YR. WATER ELEVATION		LF	LOWEST FLOOR ELEVATION
	CENTERLINE,		INV	INVERT
	RIGHT-OF-WAY, R/W			PROPERTY LINE
	MONUMENT LINE,			RUBBER GASKET -
	EASEMENT LINE		RGRCP	REINFORCED CONCRETE PIPE
	DRAINAGE EASEMENT		SD	STORM DRAIN
	PUBLIC UTILITY EASEMENT		SDMH	STORM DRAIN MANHOLE
	SEWER EASEMENT		MH	SANITARY SEWER MANHOLE
	SIGHT VISIBILITY TRIANGLE		S	SANITARY SEWER
	VEHICULAR NON ACCESS EASEMENT		SWE	SIDEWALK EASEMENT
	WATER EASEMENT		VNAE	VEHICULAR NON ACCESS EASEMENT
	WATER AND SEWER EASEMENT		W	WATER
	EXISTING WATER VALVE			
	FIRE HYDRANT			
	EXISTING SEWER MANHOLE			

SHEET 5

SHEET NUMBER

SHEET MATCHLINE



INDEX MAP

PLAN NAME

**FESTIVAL RANCH
PARCEL W1**

PRELIMINARY PLAT

ENGINEER INFORMATION



Wood, Patel & Associates,
Civil Engineering
Water Resources
Land Survey
Construction Management
602.335.8500
www.woodpatel.com

COB PERMITTING APPROVED SEA

COB ENGINEERING APPROVED SEA

523 (POSSIBLE AS-BUILT SEAL)

	DESIGN SEAL
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212	ORIGINAL PLAN DATE
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9/23/2024

PROJECT NUMBER	0, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99

PROJECT NUMBER
215235.08

	LATEST REVISION DATE
--	----------------------

	SHEET NUMBER
--	--------------

2 of 7

LIMITATION :

2nd AGENCY
SUBMITTAL

	JOB #	AN TRACKING #
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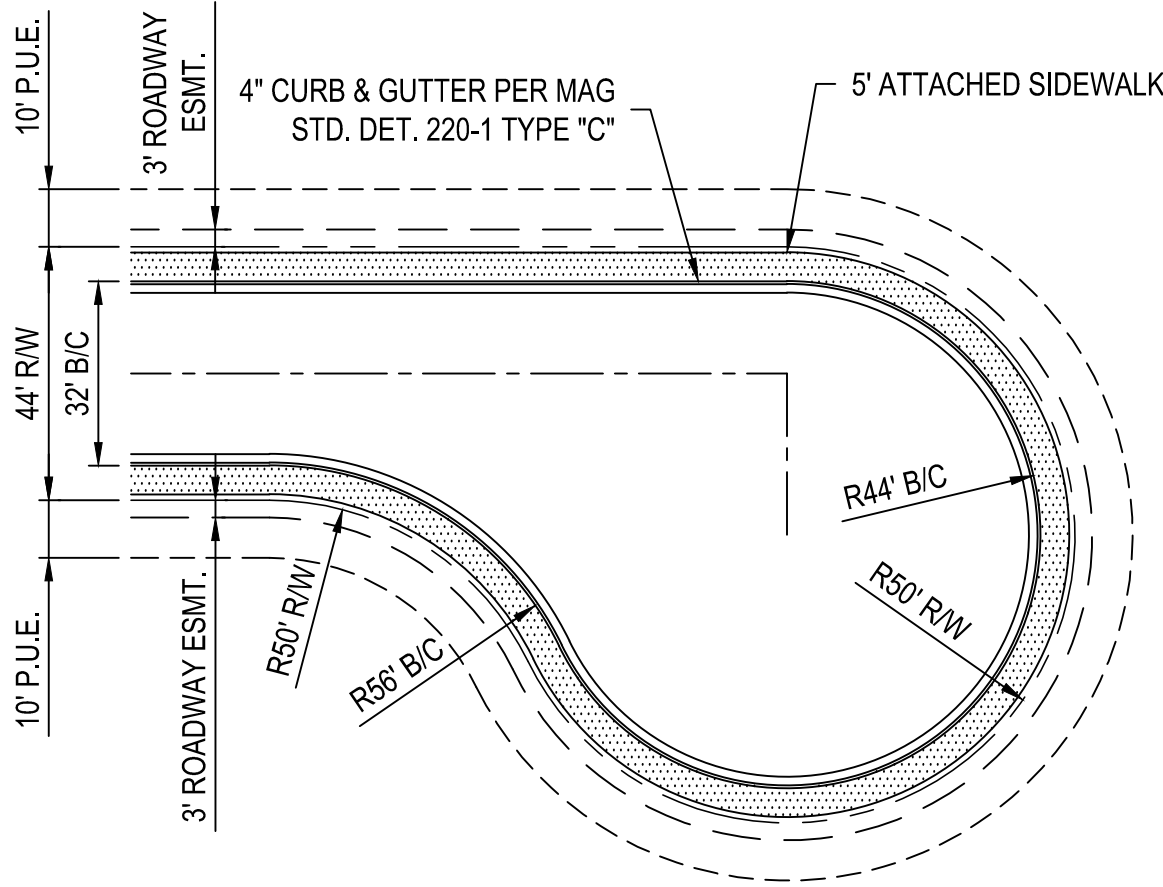
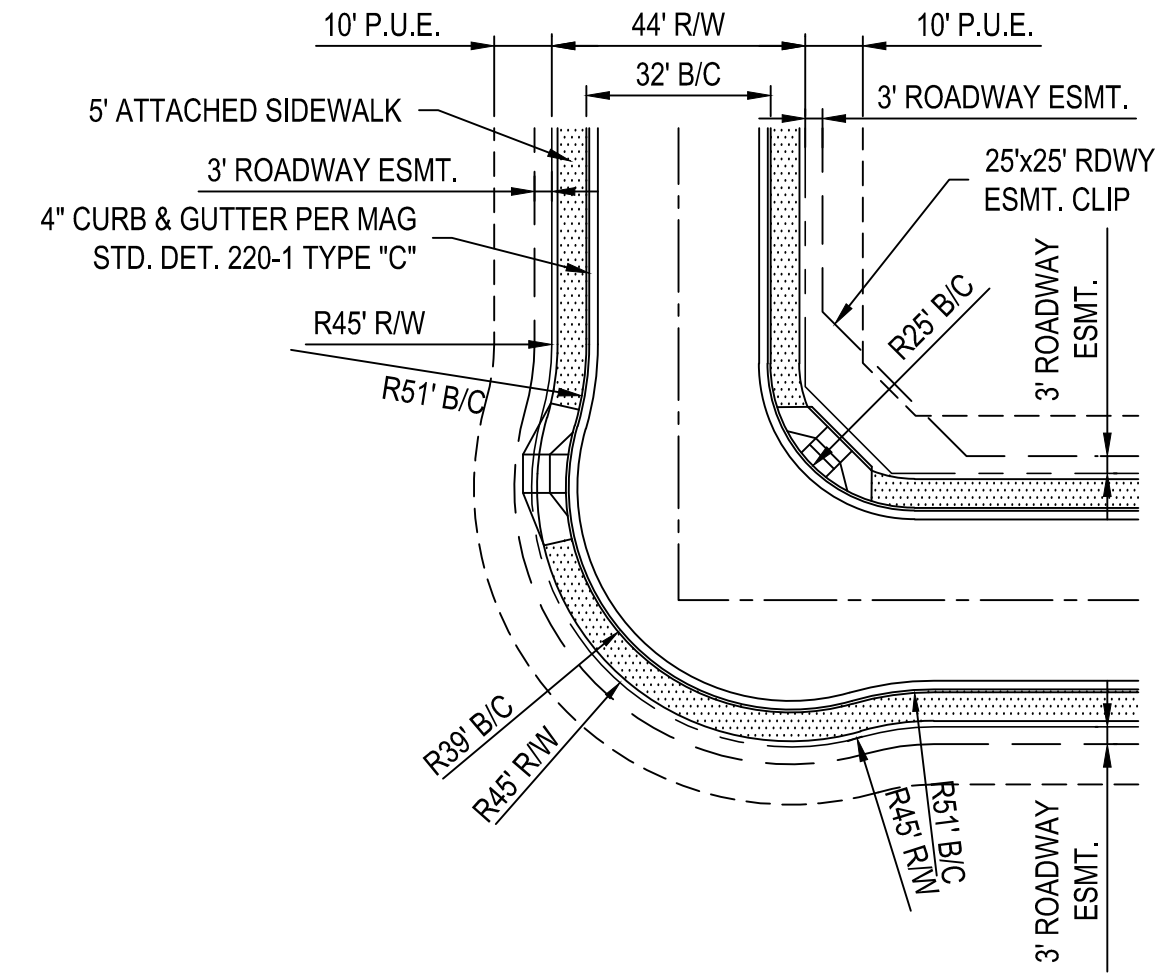
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COR PERMIT #

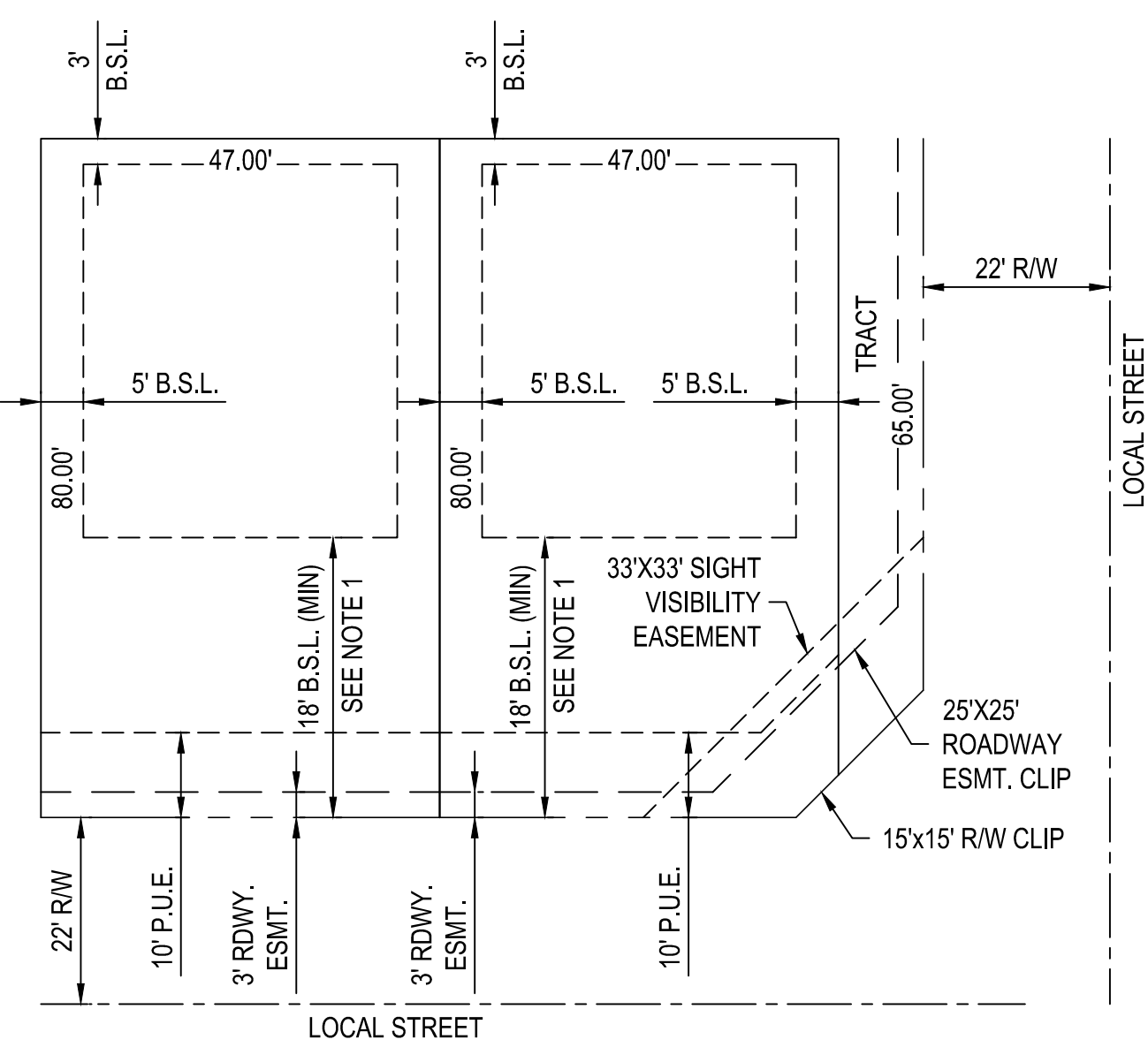
LOT AREA TABLE			
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES	LOT SIZE
LOT 1	4,170	0.0957	47'X90'
LOT 2	4,230	0.0971	47'X90'
LOT 3	4,230	0.0971	47'X90'
LOT 4	3,995	0.0917	47'X85'
LOT 5	3,995	0.0917	47'X85'
LOT 6	3,995	0.0917	47'X85'
LOT 7	3,995	0.0917	47'X85'
LOT 8	3,995	0.0917	47'X85'
LOT 9	3,995	0.0917	47'X85'
LOT 10	3,990	0.0916	47'X85'
LOT 11	3,990	0.0916	47'X85'
LOT 12	3,995	0.0917	47'X85'
LOT 13	3,867	0.0888	47'X82'
LOT 14	4,185	0.0961	47'X110'
LOT 15	3,747	0.0860	47'X80'
LOT 16	3,760	0.0863	47'X80'
LOT 17	3,760	0.0863	47'X80'
LOT 18	3,760	0.0863	47'X80'
LOT 19	3,760	0.0863	47'X80'
LOT 20	3,760	0.0863	47'X80'
LOT 21	3,760	0.0863	47'X80'
LOT 22	3,760	0.0863	47'X80'
LOT 23	3,760	0.0863	47'X80'
LOT 24	3,760	0.0863	47'X80'
LOT 25	3,760	0.0863	47'X80'

LOT AREA TABLE			
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES	LOT SIZE
LOT 26	3,794	0.0871	49'X80'
LOT 27	4,224	0.0970	59'X80'
LOT 28	4,149	0.0952	56'X80'
LOT 29	3,760	0.0863	47'X80'
LOT 30	3,760	0.0863	47'X80'
LOT 31	3,760	0.0863	47'X80'
LOT 32	3,760	0.0863	47'X80'
LOT 33	3,849	0.0884	50'X81'
LOT 34	3,980	0.0914	54'X82'
LOT 35	3,914	0.0899	52'X82'
LOT 36	3,843	0.0882	49'X84'
LOT 37	3,760	0.0863	47'X80'
LOT 38	3,978	0.0913	53'X80'
LOT 39	4,224	0.0970	59'X80'
LOT 40	3,773	0.0866	47'X81'
LOT 41	3,800	0.0872	47'X81'
LOT 42	4,059	0.0932	57'X81'
LOT 43	4,120	0.0946	59'X81'
LOT 44	3,760	0.0863	47'X80'
LOT 45	3,760	0.0863	47'X80'
LOT 46	3,747	0.0860	47'X80'
LOT 47	3,760	0.0863	47'X80'
LOT 48	3,760	0.0863	47'X80'
LOT 49	3,808	0.0874	48'X80'
LOT 50	5,067	0.1163	79'X85'

LOT AREA TABLE			
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES	LOT SIZE
LOT 51	3,995	0.0917	47'X85'
LOT 52	3,995	0.0917	47'X85'
LOT 53	3,995	0.0917	47'X85'
LOT 54	3,995	0.0917	47'X85'
LOT 55	4,045	0.0929	49'X85'
LOT 56	4,303	0.0988	54'X88'
LOT 57	4,253	0.0976	54'X88'
LOT 58	3,995	0.0917	47'X85'
LOT 59	3,995	0.0917	47'X85'
LOT 60	4,006	0.0920	47'X85'
LOT 61	4,025	0.0924	48'X85'
LOT 62	4,012	0.0921	47'X83'
LOT 63	3,779	0.0868	47'X82'
LOT 64	3,977	0.0913	47'X85'
LOT 65	3,995	0.0917	47'X85'
LOT 66	3,995	0.0917	47'X85'
LOT 67	3,995	0.0917	47'X85'
LOT 68	3,995	0.0917	47'X85'
LOT 69	4,176	0.0959	52'X87'
LOT 70	4,284	0.0984	54'X87'
LOT 71	4,242	0.0974	54'X87'
LOT 72	3,989	0.0916	48'X85'
LOT 73	3,833	0.0880	47'X82'



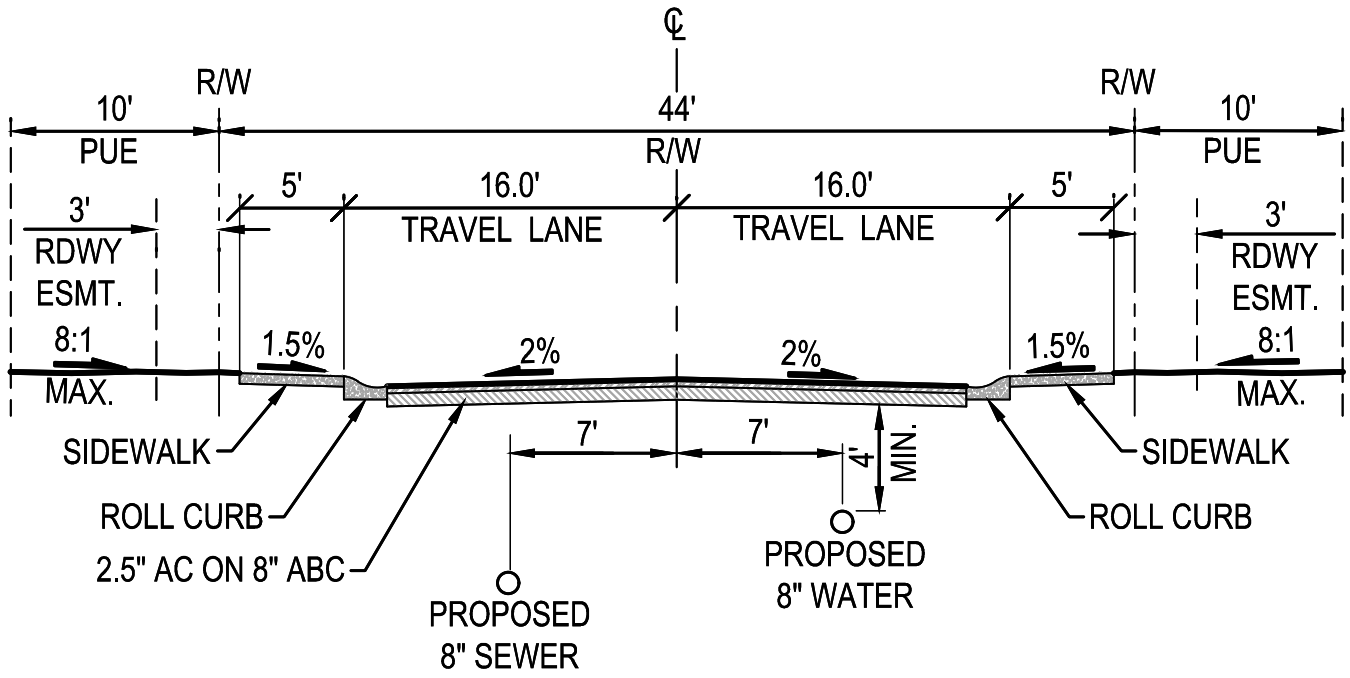
TYPICAL OFFSET CUL-DE-SAC
N.T.S.



R2-1
47' X 80'
LOT TYPICAL SETBACK DETAILS
N.T.S.

NOTES:

- FRONT SETBACK SHALL BE 18 FEET OR GREATER FROM FACE OF GARAGE TO PROPERTY LINE.
- A 3-FOOT FRONT YARD SETBACK STAGGER SHALL BE INCORPORATED WITH NO MORE THEN TWO HOMES IN A ROW WITH THE SAME FRONT YARD SETBACK. MAX LOT COVERAGE SHALL BE 80%.
- NO OBJECT WALL, STRUCTURE, MOUND, OR MATURE LANDSCAPING OVER 24" IN HEIGHT SHALL BE ALLOWED WITHIN THE SIGHT VISIBILITY EASEMENT. TREE CANOPIES THAT OVERHANG THE EASEMENT SHALL BE KEPT TRIMMED NO LOWER THEN SEVEN (7) FEET ABOVE THE BACK OF CURB.
- MAX BUILDING HEIGHT SHALL BE 40 FEET.



TYPICAL LOCAL STREET
ALL LOCAL STREETS
N.T.S.

NOTES:

- PUE/LANDSCAPE 8:1 MAX SLOPE.
- CURB AND GUTTER PER MAG STANDARDS. DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS.
- SANITARY SEWER MAINS SHALL BE PLACED SOUTH OR WEST OF CENTER LINE UNLESS EXISTING SEWER LINES REQUIRE ALTERNATE LOCATION.
- WATER MAINS SHALL BE PLACED NORTH OR EAST OF CENTERLINE UNLESS EXISTING SEWER LINES REQUIRE ALTERNATE LOCATION.
- PAVEMENT AND BASE REQUIREMENTS: TO BE PER C.O.B. REQUIREMENTS AND GEOTECHNICAL REPORT RECOMMENDATIONS - WHICHEVER IS GREATER.
- ALL ROADWAY SECTIONS, CUL-DE-SAC, KNUCKLE AND TYPICAL LOTTING DETAILS PER APPROVED FESTIVAL RANCH CMP DATED SEPTEMBER 2000.
- ALL FINISH FLOOR ELEVATIONS ARE A MINIMUM OF ONE (1) FOOT ABOVE THE 100-YEAR STORM WATER SURFACE ELEVATION.

TRACT AREA TABLE			
TRACT NO.	TRACT AREA SQUARE FEET	TRACT AREA ACRES	USE
TRACT A	52,385	1.2026	OPEN SPACE/LANDSCAPE/DRAINAGE
TRACT B	82,162	1.8862	OPEN SPACE/LANDSCAPE/DRAINAGE
TRACT C	15,343	0.3522	OPEN SPACE/LANDSCAPE/DRAINAGE
TRACT D	5,800	0.1331	OPEN SPACE/LANDSCAPE/DRAINAGE

TOTAL	155,690	3.5741	(27.352% GROSS AREA)
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CENTERLINE

LINE TABLE		
LINE	BEARING	DISTANCE
L14	S33°31'41"W	167.00'
L15	S33°31'41"W	198.50'
L16	N56°28'19"W	143.98'
L17	N81°29'47"W	225.35'
L18	N68°06'46"W	140.40'
L19	N35°31'05"E	233.63'
L20	N52°39'53"E	38.88'
L21	S56°28'19"E	646.31'
L22	S35°31'05"W	9.72'

CENTERLINE

CENTERLINE CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	
C2	90°00'00"	41.00'	64.40'	41.00'	57.98'	
C3	90°00'00"	42.00'	65.97'	42.00'	59.40'	
C4	25°01'28"	200.00'	87.35'	44.38'	86.66'	
C5	13°23'01"	400.00'	93.43'	46.93'	93.22'	
C6	3°02'14"	400.00'	21.20'	10.60'	21.20'	
C7	100°35'37"	41.00'	71.98'	49.38'	63.09'	
C8	17°08'48"	400.00'	119.71'	60.30'	119.26'	
C9	70°51'48"	41.00'	50.71'	29.17'	47.54'	
C10	21°11'36"	400.00'	147.96'	74.83'	147.12'	
C11	34°38'08"	158.00'	95.51'	49.27'	94.06'	

BOUNDARY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S56°28'19"E	811.79'
L2	S33°34'16"W	45.00'
L3	S50°49'28"W	52.50'
L4	N88°31'08"W	58.52'
L5	S53°53'07"W	95.85'
L6	N37°15'04"W	169.22'
L7	N81°29'47"W	308.93'
L8	N68°06'46"W	432.93'
L9	N35°31'05"E	476.18'
L10	N43°29'38"E	59.97'
L11	N52°39'53"E	120.89'
L12	N45°42'20"E	92.03'
L13	S32°14'57"W	190.20'
L23	N31°12'40"E	136.05'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C1	3°39'59"	1000.00'	63.99'	32.01'	63.98'
C12	35°51'05"	55.00'	34.41'	17.79'	33.86'

SITE DATA		
AREA		
PARCEL	GROSS AREA	
W1	569,213 SF	13.07 AC

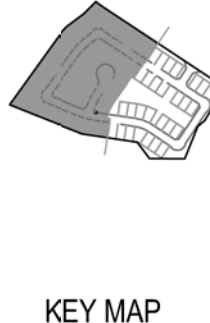
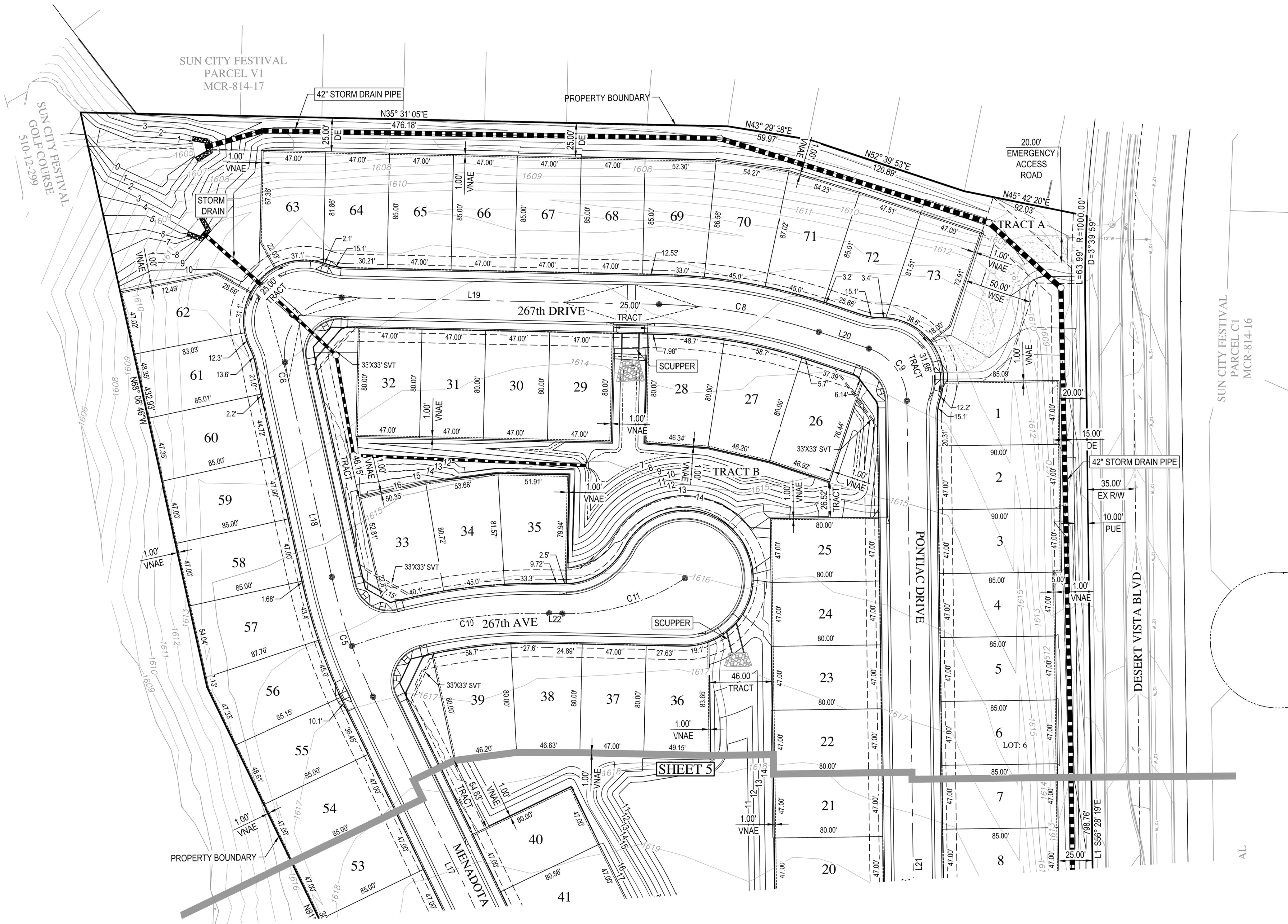
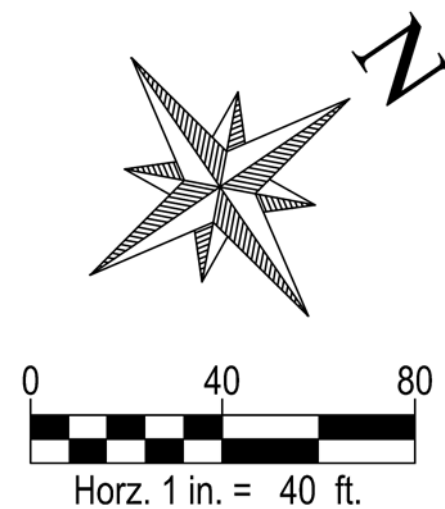
LOT SIZE	
	47' X 80'
PARCEL W1	73

SITE DATA AND STREET SECTIONS

PLAN NAME	
FESTIVAL RANCH PARCEL W1	
PRELIMINARY PLAT	
ENGINEER INFORMATION	2nd AGENCY SUBMITTAL
WOOD PATEL & Associates, Inc. Civil Engineering Water Resources Land Survey Construction Management 802.335.8500 www.woodpatel.com	
COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
(POSSIBLE AS-BUILT SEAL)	DESIGN SEAL
ORIGINAL PLAN DATE 9/23/2024	LATEST REVISION DATE
PROJECT NUMBER 215235.08	SHEET NUMBER 3 of 7
COB PLAN TRACKING # PLZS-24-0014	
COB PERMIT #	

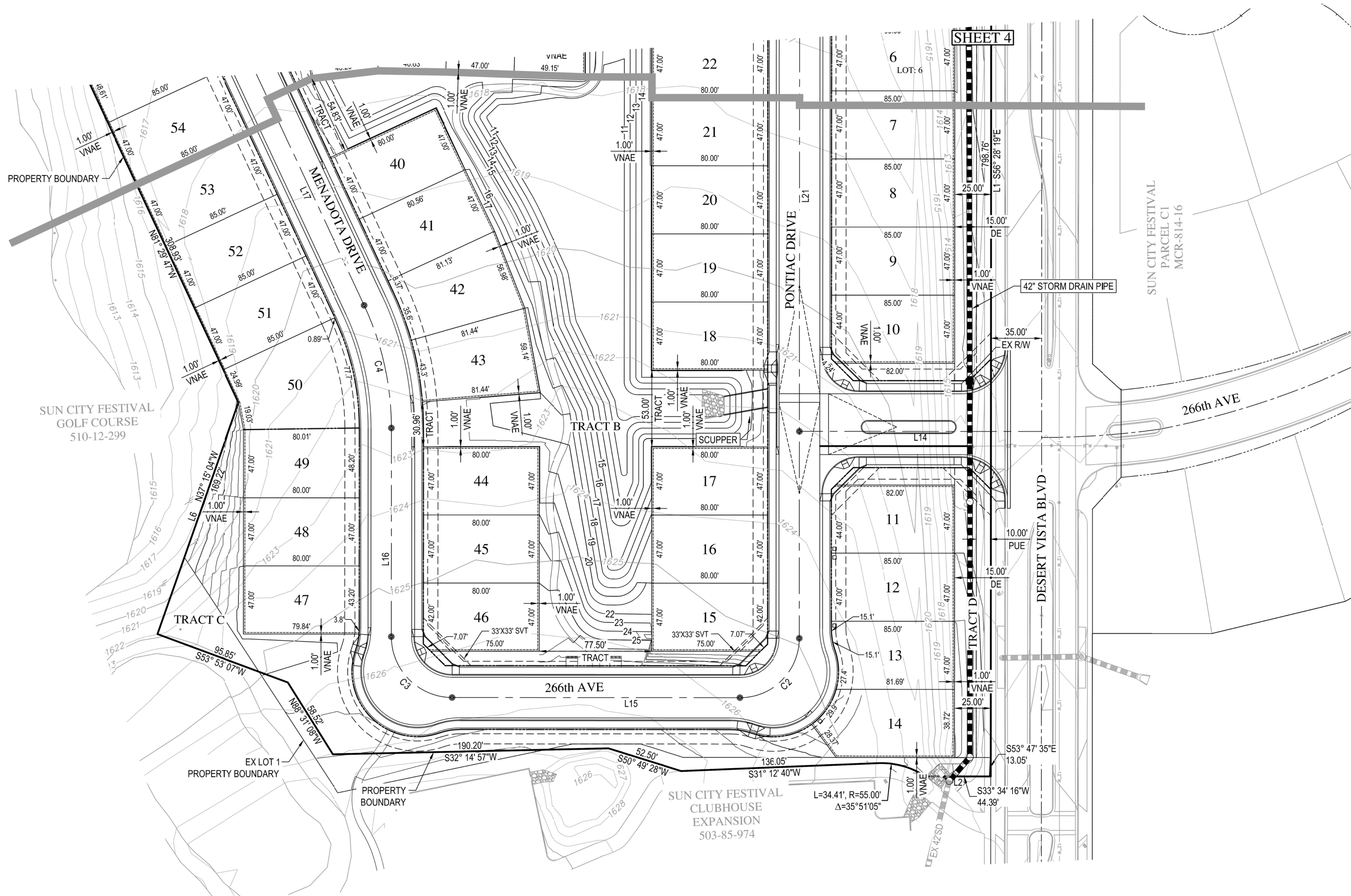
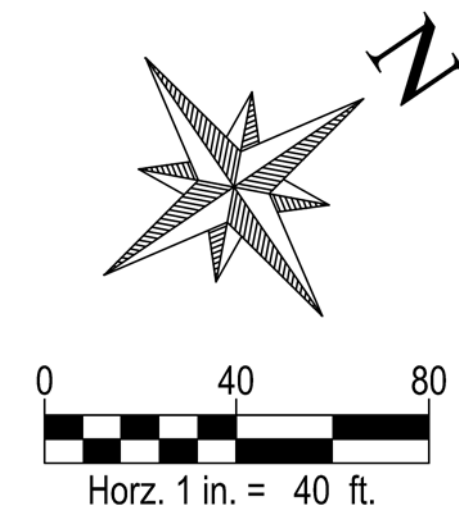
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PRELIMINARY PLAT	
PLAN NAME	
FESTIVAL RANCH PARCEL W1	
PRELIMINARY PLAT	
ENGINEER INFORMATION	
 Wood, Patel & Associates, Inc. Civil Engineering Surveying Land Survey Construction Management 802.333.8800 www.woodpatel.com	
COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
(POSSIBLE AS-BUILT SEAL)	DESIGN SEAL
ORIGINAL PLAN DATE 9/23/2024	LATEST REVISION DATE
PROJECT NUMBER 215235.08	SHEET NUMBER 4 of 7
SUBMITTAL: 2nd AGENCY SUBMITTAL	
COB PLAN TRACKING # PLZS-24-0014	
COB PERMIT #	

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PRELIMINARY PLAT

PLAN NAME
**FESTIVAL RANCH
PARCEL W1**

PRELIMINARY PLAT

ENGINEER INFORMATION
WOOD PATEL
Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
Land Survey
Construction Management
602.333.8500
www.woodpatel.com

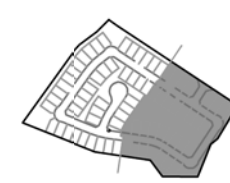
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(POSSIBLE AS-BUILT SEAL)
DESIGN SEAL

ORIGINAL PLAN DATE
9/23/2024
PROJECT NUMBER
215235.08
LATEST REVISION DATE
SHEET NUMBER
5 of 7

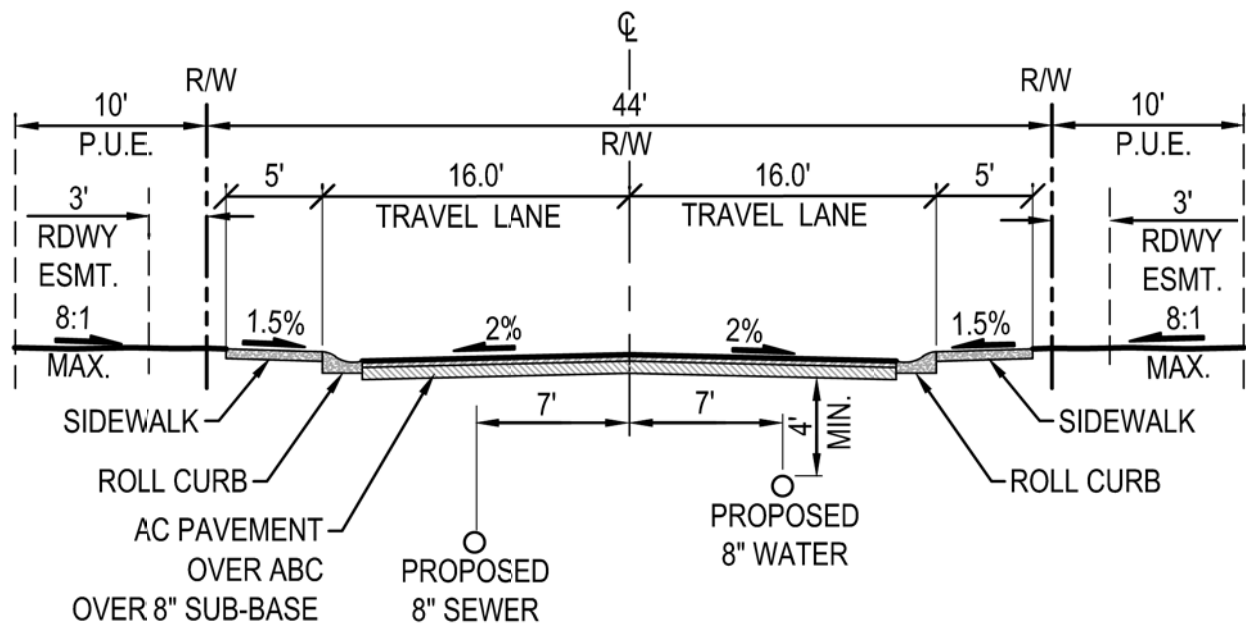
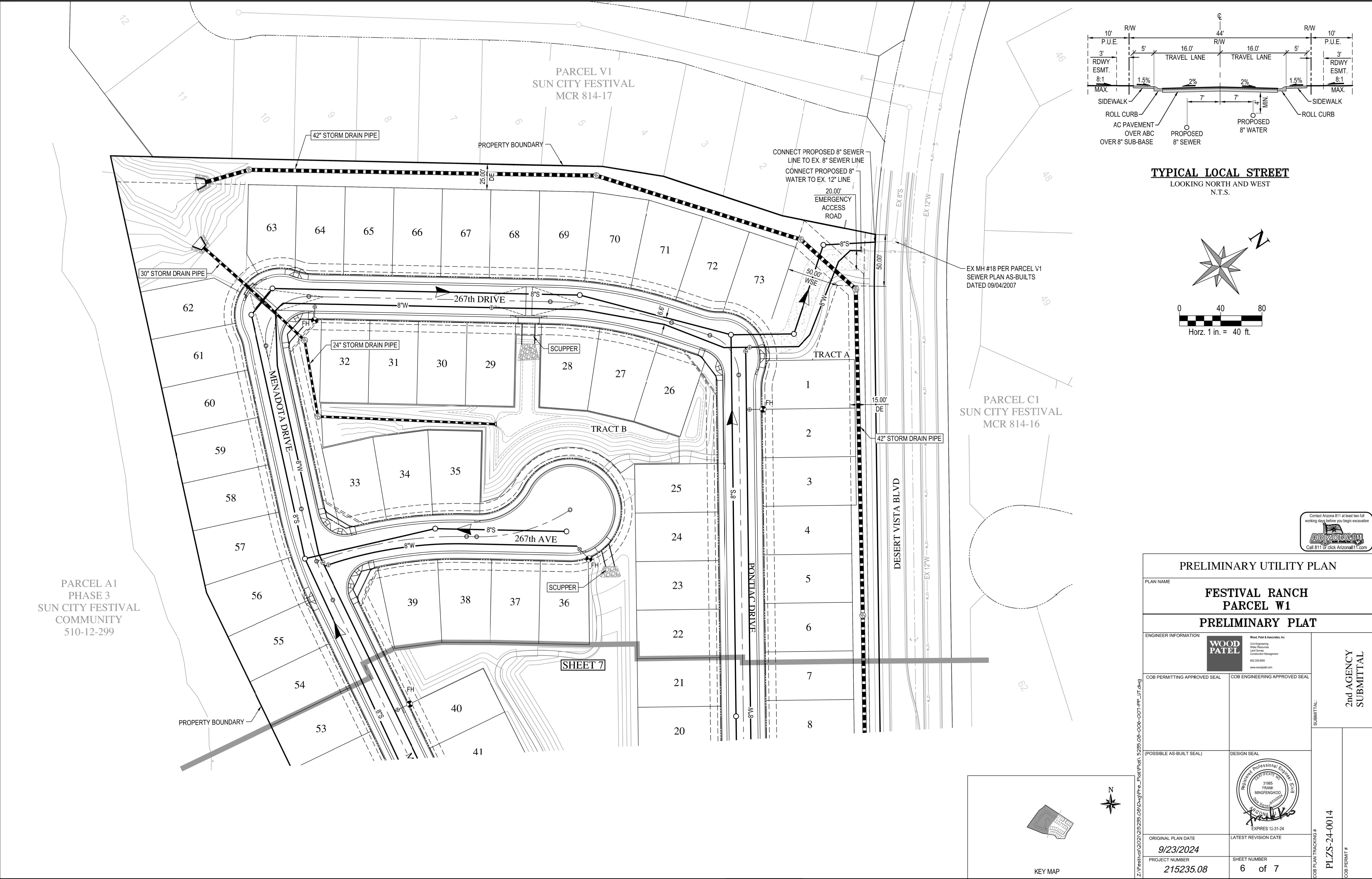
2nd AGENCY
SUBMITTAL

PLZS-24-0014
COB PERMIT #

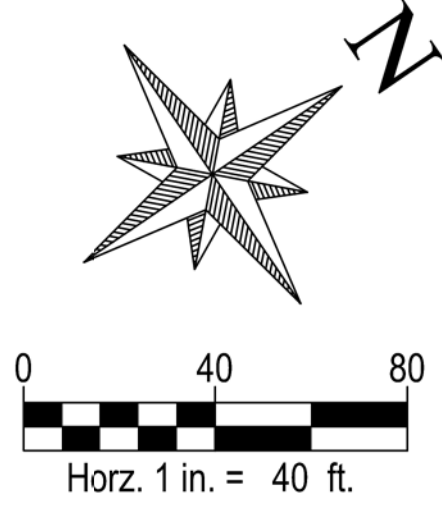


KEY MAP

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TYPICAL LOCAL STREET
LOOKING NORTH AND WEST
N.T.S.



PARCEL C1
SUN CITY FESTIVAL
MCR 814-16

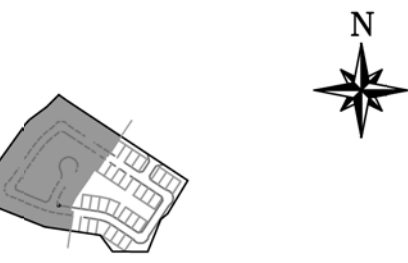
EX MH #18 PER PARCEL V1
SEWER PLAN AS-BUILTS
DATED 09/04/2007

PARCEL A1
PHASE 3
SUN CITY FESTIVAL
COMMUNITY
510-12-299

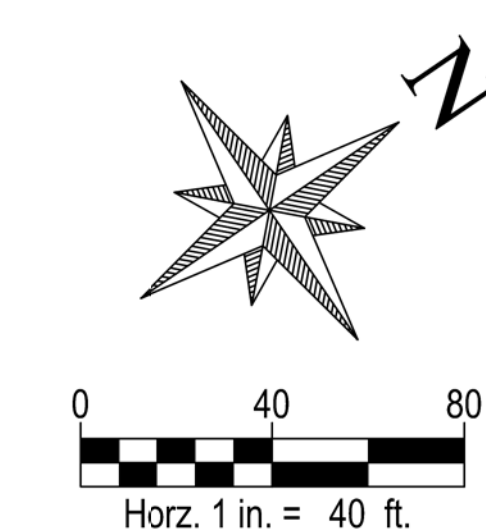
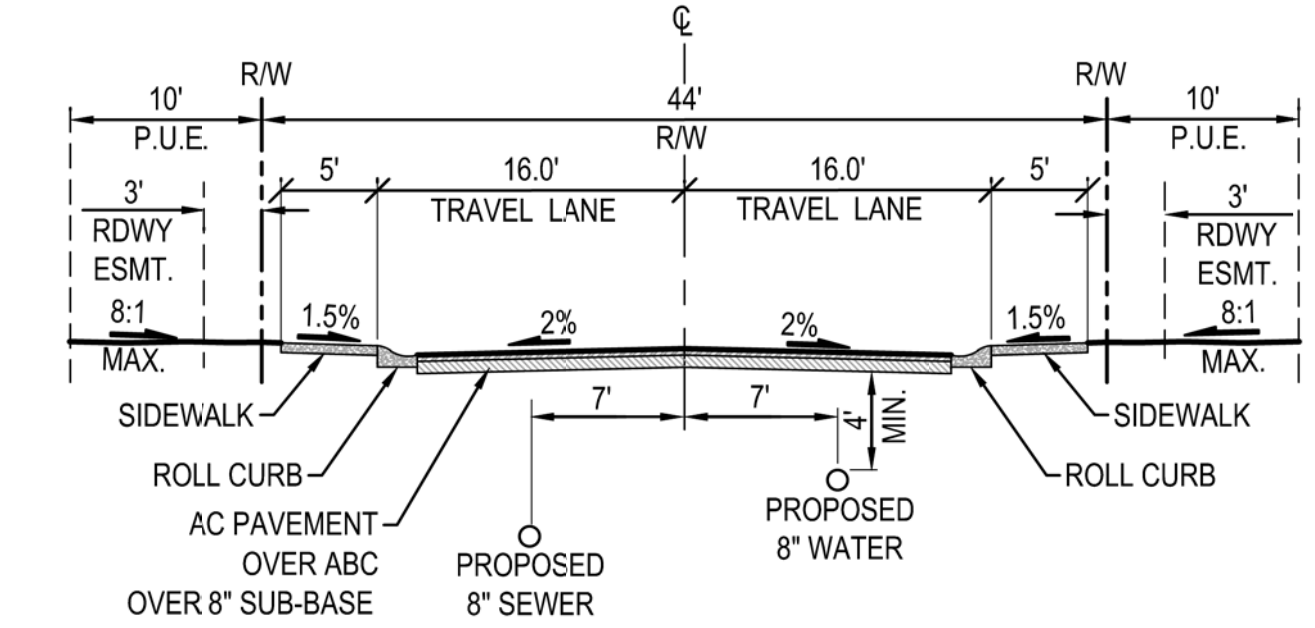
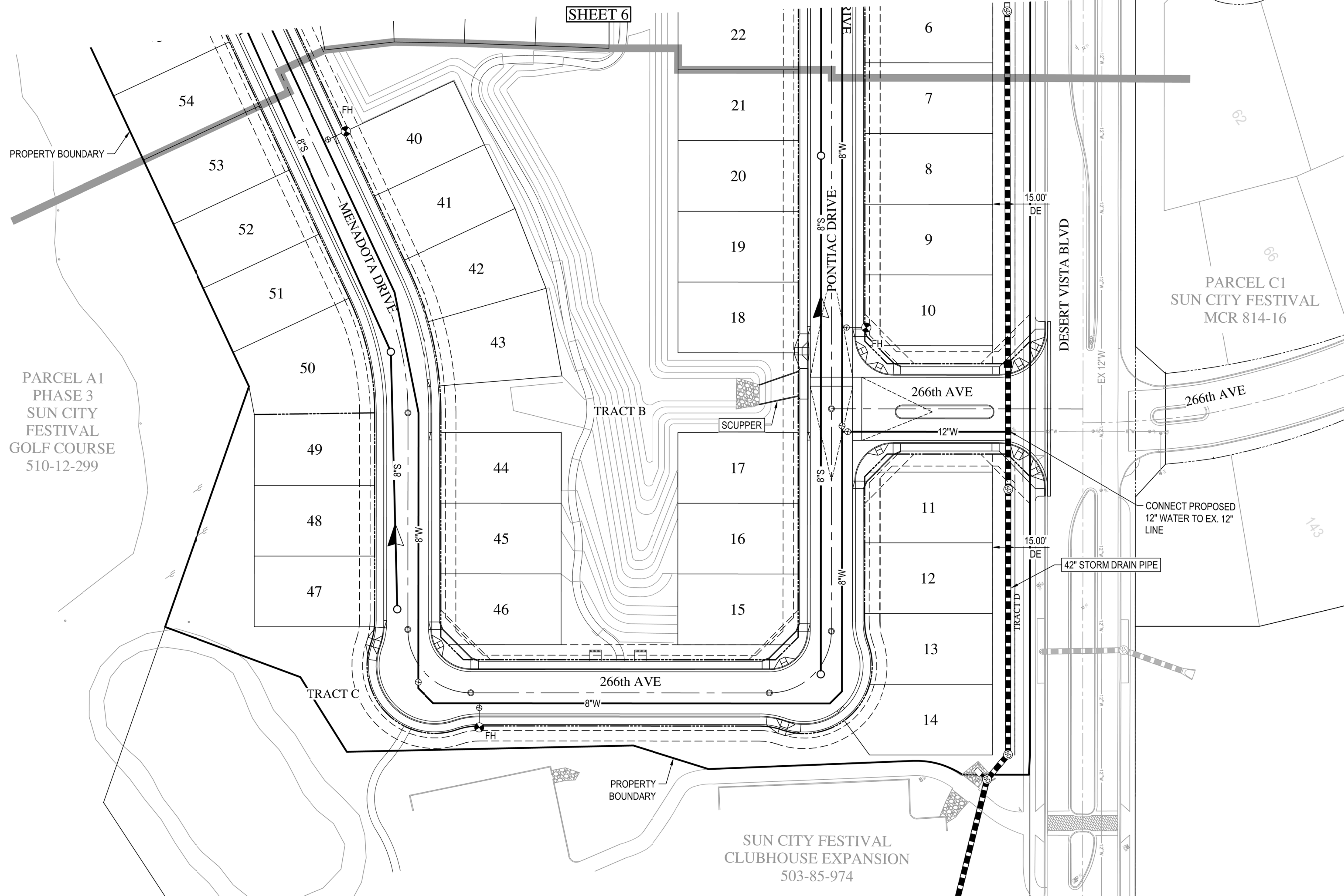
SHEET 7



PRELIMINARY UTILITY PLAN	
PLAN NAME FESTIVAL RANCH PARCEL W1	
PRELIMINARY PLAT	
ENGINEER INFORMATION WOOD PATEL Wood, Patel & Associates, Inc. Civil Engineering Water Resources Land Survey Construction Management 602.333.8500 www.woodpatel.com	2nd AGENCY SUBMITTAL
COB PERMITTING APPROVED SEAL	
(POSSIBLE AS-BUILT SEAL)	DESIGN SEAL
ORIGINAL PLAN DATE 9/23/2024	LATEST REVISION DATE
PROJECT NUMBER 215235.08	SHEET NUMBER 6 of 7
COB PLAN TRACKING # PLZS-24-0014	
COB PERMIT #	



KEY MAP



Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA 811
Call 811 or click Arizona811.com

PRELIMINARY UTILITY PLAN	
PLAN NAME FESTIVAL RANCH PARCEL W1	
PRELIMINARY PLAT	
ENGINEER INFORMATION WOOD PATEL Wood, Patel & Associates, Inc. Civil Engineering Water Resources Land Survey Construction Management 602.333.8000 www.woodpatel.com	2nd AGENCY SUBMITTAL
COB PERMITTING APPROVED SEAL	
COB ENGINEERING APPROVED SEAL	SUBMITTAL: PLZS-24-0014 COB PERMIT #
(POSSIBLE AS-BUILT SEAL)	
DESIGN SEAL 	
ORIGINAL PLAN DATE 9/23/2024	LATEST REVISION DATE
PROJECT NUMBER 215235.08	SHEET NUMBER 7 of 7

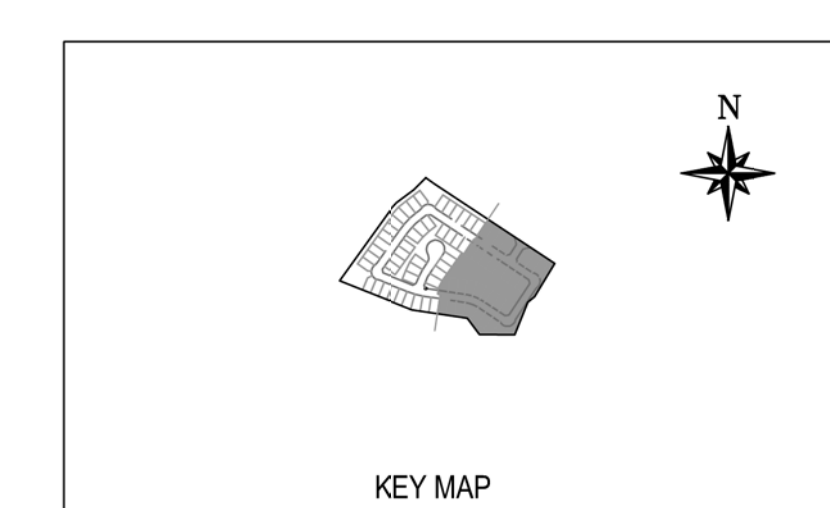


EXHIBIT E

PLANT MATERIALS LEGEND

Tree		Box (in.)	Qty
Acacia Salicina		48"	12
Willow Acacia (Existing)		48"	8
Acacia smallii Sweet Acacia		24"	2
Parkinsonia hybrid Hybrid Palo Verde		36"	26
Prosopis hybrid Hybrid Mesquite		24"	28
		36"	25
Quercus virginiana 'Cathedral' Cathedral Oak		36"	11

Extra Large Shrubs

Size

Qty

Bougainvillea 'Rosenka' 5 gal.

Rosenka Bougainvillea 5 gal.

Caesalpinia pulcherrima 5 gal.

Red Bird of Paradise 15 gal.

Dodonaea viscosa 15 gal.

Hopbush 15 gal.

Vauquelinia californica 15 gal.

Arizona Rosewood 15 gal.

Large Shrubs

Size

Qty

Calliandra californica 5 gal.

Baja Fairy Duster 5 gal.

Larrea tridentata 5 gal.

Creosote 5 gal.

Cassia nemophila 5 gal.

Desert Cassia 5 gal.

Leucophyllum langmaniae 'Lynn's Legacy' 5 gal.

Lynn's Legacy Sage 5 gal.

Simmondsia Chinensis 15 gal.

Jojoba 5 gal.

Viguiera deltoidea 5 gal.

Goldeneye 5 gal.

Medium Shrubs

Size

Qty

Eremophila x Summertime Blue 5 gal.

Summertime Blue 5 gal.

Eremophila glabra spp. carnosa 5 gal.

Winter Blaze 5 gal.

Leucophyllum frutescens 'Compacta' 5 gal.

Compact Texas Sage 5 gal.

Perovskia atriplicifolia 5 gal.

Russian Sage 5 gal.

Ruellia peninsularis 5 gal.

Desert Ruellia 5 gal.

Small Shrubs

Size

Qty

Callistemon viminalis 'Little John' 5 gal.

Little John Bottle Brush 5 gal.

Russelia equisetiformis 5 gal.

Coral Fountain 5 gal.

Groundcovers

Size

Qty

Acacia redolens 1 gal.

Prostrate Acacia 1 gal.

Eremophila glabra 'Mingenew Gold' 1 gal.

Hymenoxys acaulis 1 gal.

Angelita Daisy 1 gal.

Cacti/ Accents

Size

Qty

Asclepias subulata 5 gal.

Desert Milkweed 5 gal.

Bouteloua gracilis 3 gal.

Blonde Ambition 3 gal.

Euphorbia antispyllitica 1 gal.

Candelilla 1 gal.

Dasyliiron acrotrichum 5 gal.

Green Desert Spoon 5 gal.

Hesperaloe funifera 5 gal.

Giant Hesperaloe 5 gal.

Hesperaloe parviflora 'Brakelights' 3 gal.

Brakelights Red Yucca 3 gal.

Muhlenbergia lindheimeri 5 gal.

'Autumn Glow' 5 gal.

Opuntia santa rita 2 Pad Min.

Purple Prickly Pear 2 Pad Min.

Yucca pallida 5 gal.

Pale Leaf Yucca 5 gal.

Yucca rupicola 15 gal.

Twisted Leaf Yucca 15 gal.

Inerts

Size

Qty

Decomposed Granite 3" Minus (2" Deep) - S.F.

Mountain Vista Brown - S.F.

ADDITIONAL PLANT MATERIAL SELECTIONS MAY BE ADDED TO FUTURE CONSTRUCTION PLANS AS SELECTED FROM THE ADWR LOW WATER PLANT LIST.

NOTES:

1. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1903(6)(A), ZONING CODE.

2. ALL IRRIGATION TO BE AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.

3. TREE ROOT BARRIERS SHALL BE INCORPORATED FOR ALL TREES WITHIN THE PUBLIC RIGHT OF WAY.

4. LINEAR ROOT BARRIERS TO BE INSTALLED FOR ALL TREES WHERE PUBLIC IMPROVEMENTS ARE ON ONE SIDE OF TREE. SURROUNDING ROOT BARRIERS TO BE INSTALLED ON TREES, IN MEDIANS, OR BETWEEN BACK OF CURB AND SIDEWALK.

5. SHRUB QUANTITIES TO MEET OR EXCEED TOTAL REQUIRED SHRUBS SHOWN IN LANDSCAPE CALCULATIONS.

EXCLUDED AREAS ENCUMBERED BY DRAINAGE PIPES, SVTS, SDL'S, AND EASEMENTS = 91,509 SF.



Key Map Not To Scale 1R PLZS-24-0014



Festival Ranch Parcel W1 Landscape Calculations														
Roadway	Gross (Sq. Ft.)	Gross (Acres)	Open Space (Sq. Ft.)	Open Space (Acres)	Open Space (Lf.)	Trees Required (1/30 Lf)	Required 48" Box (5%)	Required 36" Box (35%)	Required 24" Box (60%)	Required Shrubs	Provided 48" Box	Provided 36" Box	Provided 24" Box	Total Provided Trees
Desert Vista	4,522	0.10	4,522	0.10	844	28	1	10	17	141	20	0	0	20
Phase	Gross (Sq. Ft.)	Gross (Acres)	Open Space (Sq. Ft.)	Open Space (Acres)	Provided Open Space (%)	Trees Required (1/600 sq.ft.) of 30% of gross acreage	Required 48" Box (5%)	Required 36" Box (35%)	Required 24" Box (60%)	Required Shrubs	Provided 48" Box	Provided 36" Box	Provided 24" Box	Total Provided Shrubs
Parcel W1	569,213	13.07	113,843	2.61	20%	190	9	66	114	949	11	65	17	93
Grand Total	573,735	13.17	118,365	2.72	21%	218	11	76	131	1,089	31	65	17	2,070

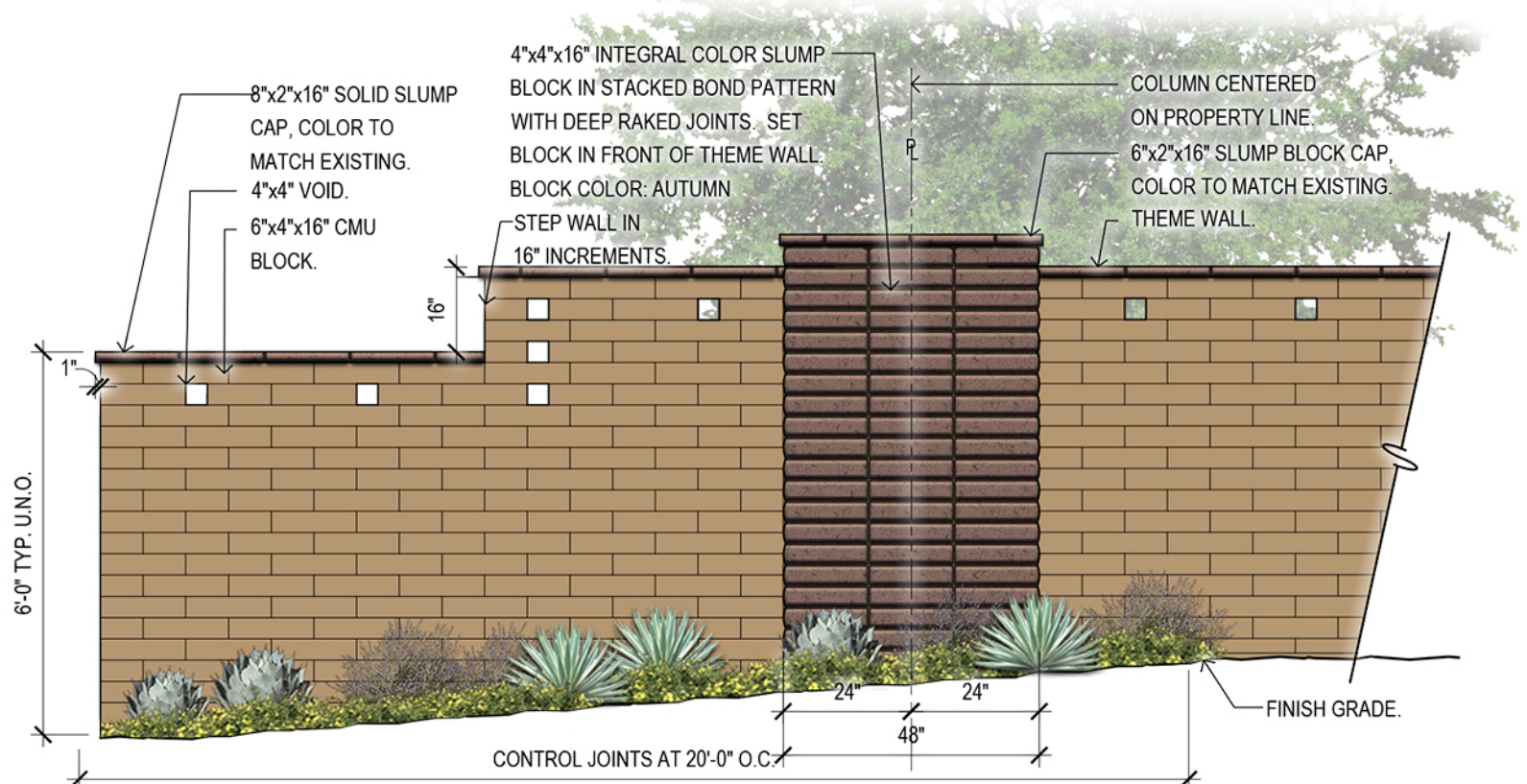
NOTES: Trees cannot be planted within 5' of a sidewalk, linear feet of open space is based on open space that is more than 5' from a sidewalk, outside of sight visibility triangles, and sight distance lines. Tree quantity in phases is calculated based on 20% of required open space. Due to the encumbrance of factors such as sight visibility triangles, sight distance lines, public utility easements, trails, sidewalks, turf, concrete PADS, and drainage structures have left a total of 91,509 sq. ft. of open space incompatible with viable tree planting, resulting in 149 trees unable to be responsibly planted.

(*) 8 EXISTING TREES TO REMAIN ALONG DESERT VISTA BOULEVARD, SUPPLEMENTAL TREES ADDED TO PROVIDE 1 TREE PER 30'-0" LINEAR FEET ALONG THE FRONTAGE.

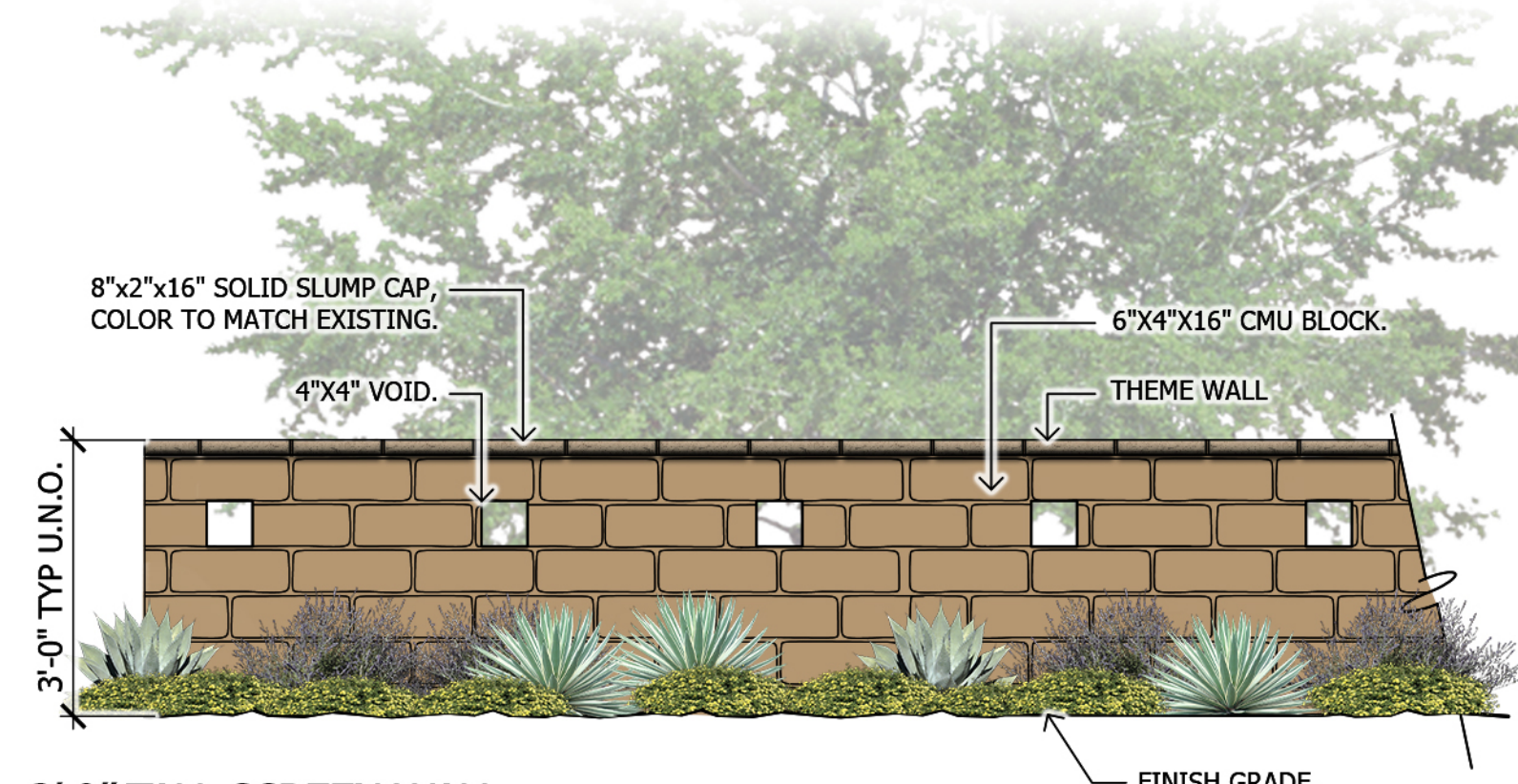


WALL LEGEND	
SYMBOL	DESCRIPTION
	6'-0" TALL PRIMARY THEME WALL
	3'-0" TALL SCREEN WALL
	ACCENT COLUMN
	MAILBOX KIOSK
	PARCEL ENTRY MONUMENT

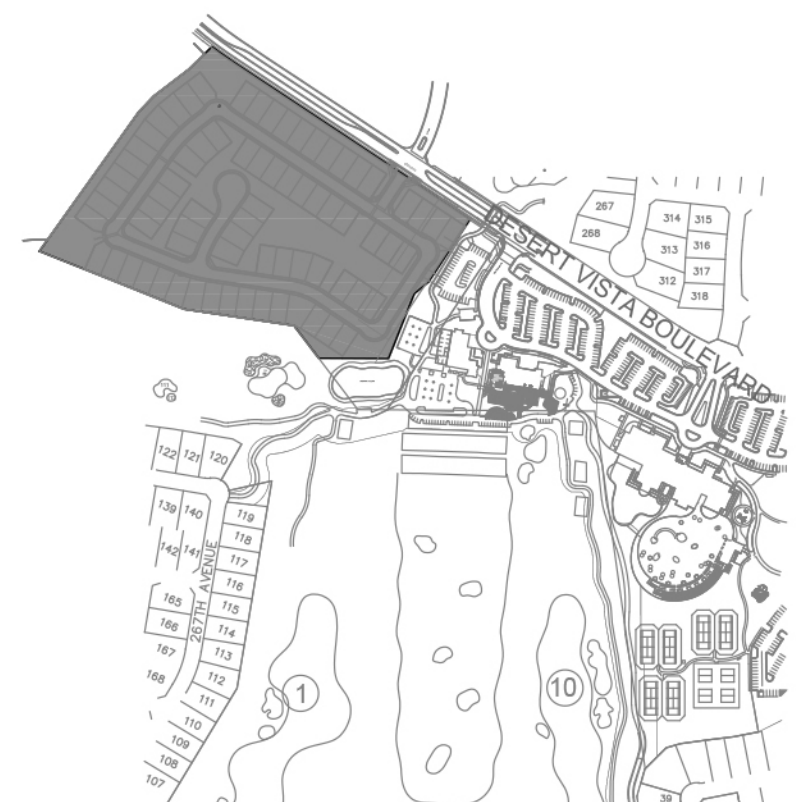
- GENERAL WALL NOTES**
1. QUANTITIES SHOWN ARE FOR BIDDING AND PERMITTING PURPOSES ONLY, CONTRACTOR TO VERIFY.
 2. CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEBUILDER PRIOR TO CONSTRUCTION. (SIDEYARD RETURNS BUILT BY HOMEBUILDER)



6'-0" TALL PRIMARY THEME WALL



3'-0" TALL SCREEN WALL



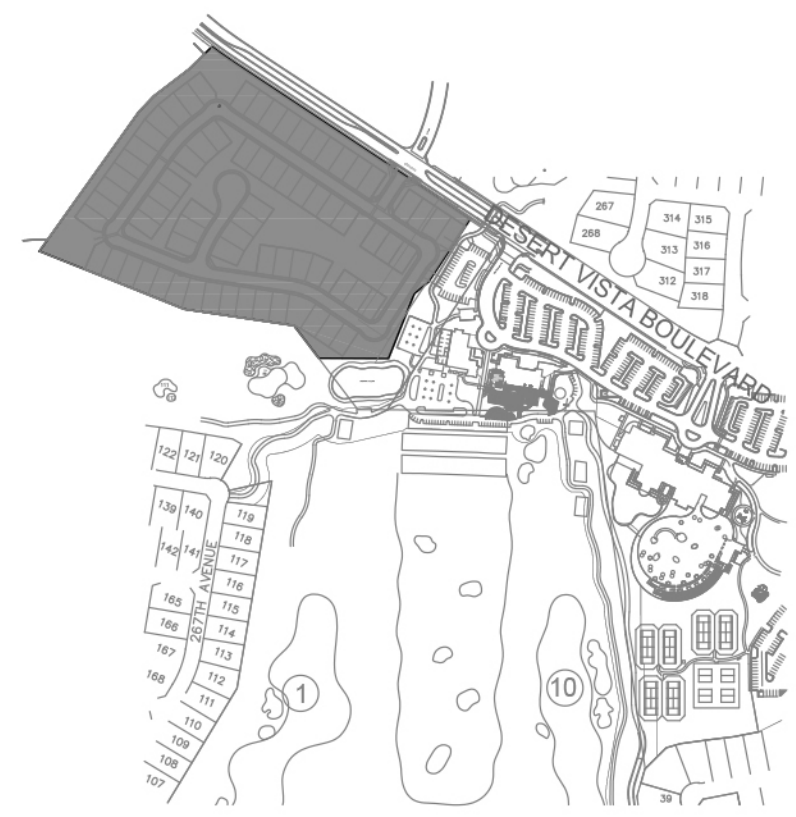
Key Map
Not To Scale
1R PLZS-24-0014



CIRCULATION LEGEND	
SYMBOL	DESCRIPTION

- ATTACHED SIDEWALK ALONG STREET
- 5' WIDE CONCRETE TRAIL

- TYPICAL NOTES:
- ALL INTERSECTIONS HAVE SIGHT VISIBILITY TRIANGLES PER CITY OF BUCKEYE EDS 6-3.307, ALL TREES SHALL BE 20' FROM STREET LIGHTS AND ALL VEGETATION SHALL BE 6' CLEAR FROM FIRE HYDRANTS
 - LOW WATER USE AND LOW MAINTENANCE LANDSCAPE IN OPEN SPACE TRACTS
 - ALL LANDSCAPE FEATURES TO BE MAINTAINED BY A PRIVATE HOME OWNERS ASSOCIATION (ESTABLISHED BY THE DEVELOPER)
 - 2" DEEP GRANITE TO BE APPLIED TO ALL LANDSCAPE AREAS
 - ALL LANDSCAPE TO BE WATERED BY BELOW-GRADE AUTOMATED IRRIGATION SYSTEM



Key Map
Not To Scale
1R PLZS-24-0014



LANDSCAPE CHARACTER



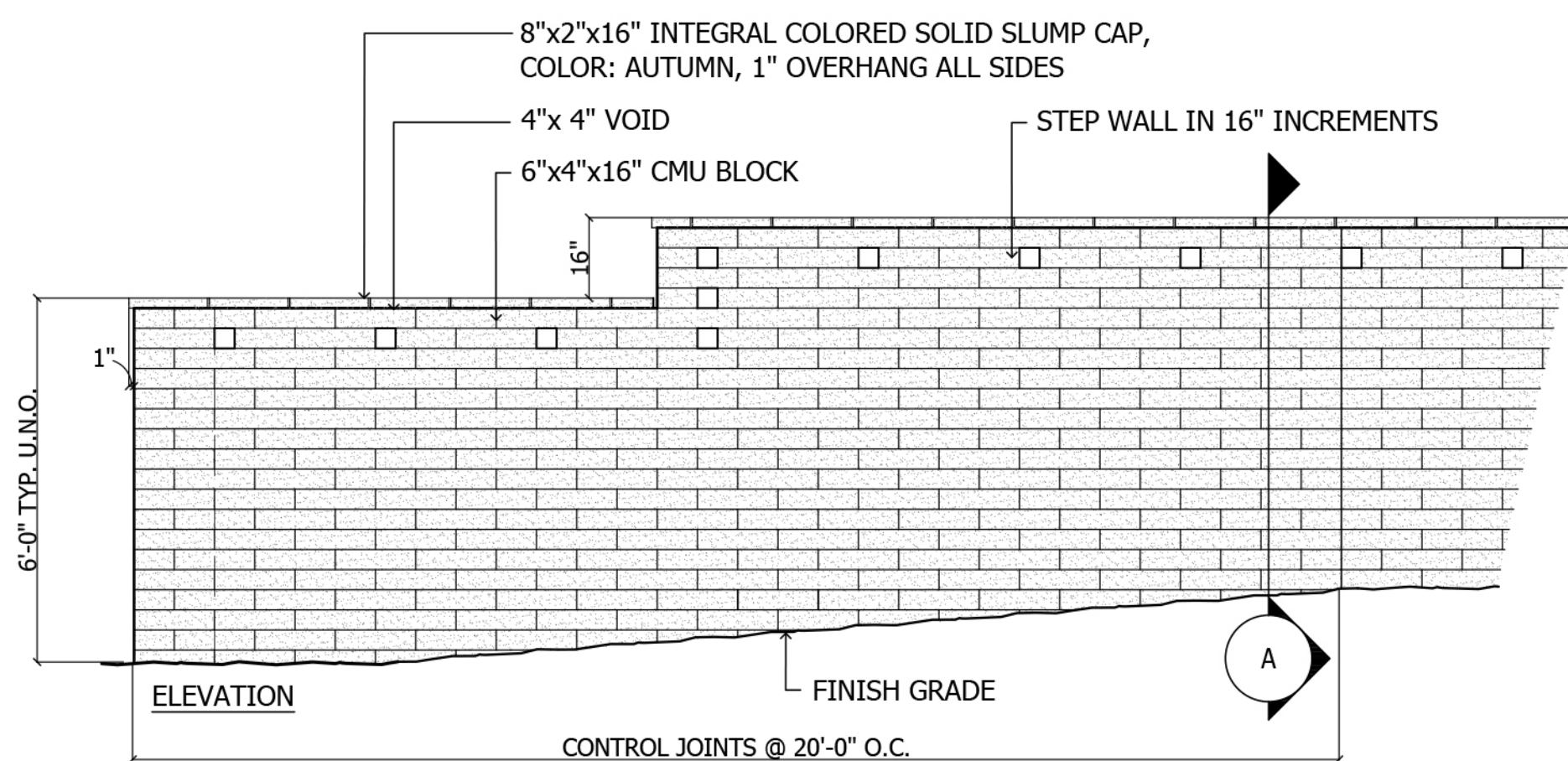
PARCEL ENTRY MONUMENT



MAILBOX KIOSK

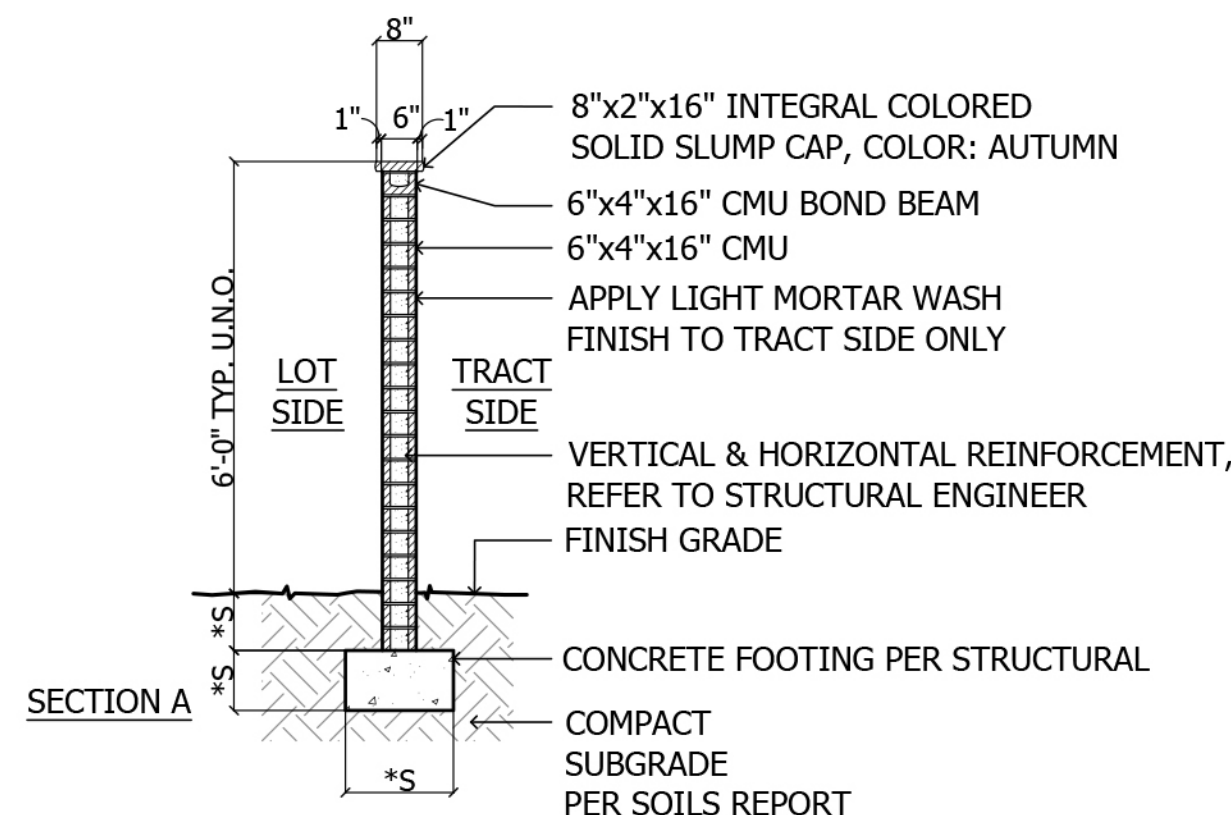


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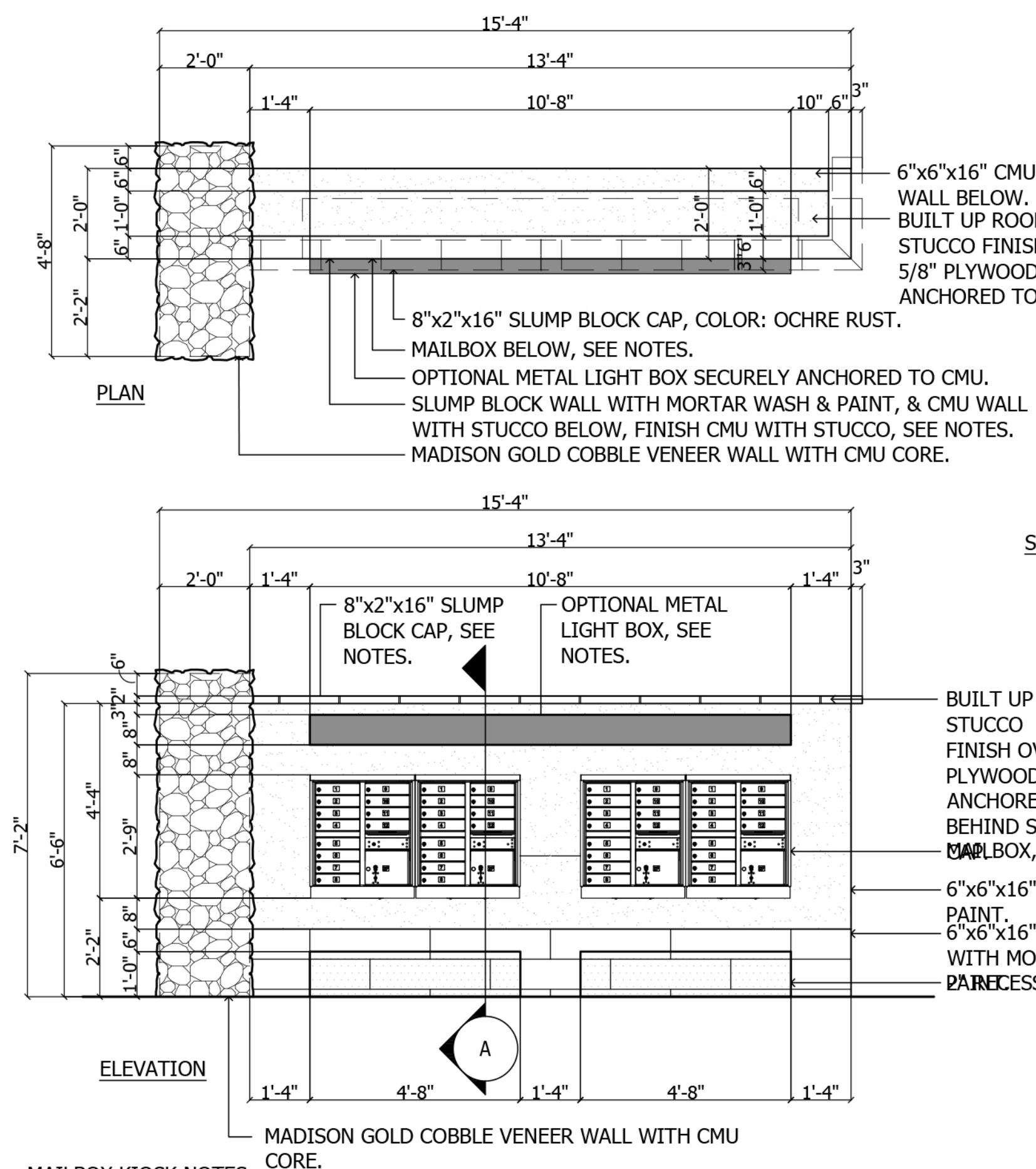
THEME WALL NOTES:

- REFER TO ENGINEERING PLANS FOR RETAINING WALL DETAILS AND FOR WALL DETAILS ABOVE STANDARD WALL HEIGHTS.
- *S: DIMENSIONS & NOTATION TO BE SPECIFIED BY STRUCTURAL ENGINEER.
- CONTRACTOR TO BUILD SAMPLE WALLS USING ALL WALL MATERIALS FOR REVIEW & APPROVAL BY LANDSCAPE ARCHITECT.
- WATER PROOFING PER PLAN WHENEVER GRADE RISES ON COLUMN AND/OR WALL.
- WATER PROOFING: APPLY FIRST COAT OF BITUMINOUS COATING, COVER WITH FIBERGLASS ROLLED MESH, APPLY SECOND COAT OF BITUMINOUS COAT ON TOP, INSTALL 1" THICK RIGID INSULATION PROTECTION BOARD FROM FOOTING ALONG WALL SURFACE WITH WATERPROOFING.



PAINT SPECIFICATIONS:

- MANUFACTURER: FRAZEE
- COLOR: OCHRE RUST
- FINISH: FLAT
- PAINT EXTERIOR FACE WITH (1) COAT PRIMER AND (2) COATS PAINT



MAILBOX KIOSK NOTES:

- REFER TO ENGINEERING PLANS FOR RETAINING WALL DETAILS AND FOR WALL DETAILS ABOVE STANDARD WALL HEIGHTS.
- *S: DIMENSIONS & NOTATION TO BE SPECIFIED BY STRUCTURAL ENGINEER.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS WITH USPS APPROVED BOXES PRIOR TO CONSTRUCTION.
- CONTRACTOR TO BUILD SAMPLE WALLS USING ALL WALL MATERIALS FOR REVIEW & APPROVAL BY LANDSCAPE ARCHITECT.
- WATER PROOFING PER PLAN WHENEVER GRADE RISES ON COLUMN AND/OR WALL.
- WATER PROOFING: APPLY FIRST COAT OF BITUMINOUS COATING, COVER WITH FIBERGLASS ROLLED MESH, APPLY SECOND COAT OF BITUMINOUS COAT ON TOP, INSTALL 1" THICK RIGID INSULATION PROTECTION BOARD FROM FOOTING ALONG WALL SURFACE WITH WATERPROOFING.

PAINT & STUCCO SPECIFICATIONS:

- MANUFACTURER: FRAZEE
- COLOR: OCHRE RUST
- FINISH: FLAT
- PAINT EXTERIOR FACE WITH (1) COAT PRIMER AND (2) COATS PAINT
- STUCCO: SMOOTH FINISH

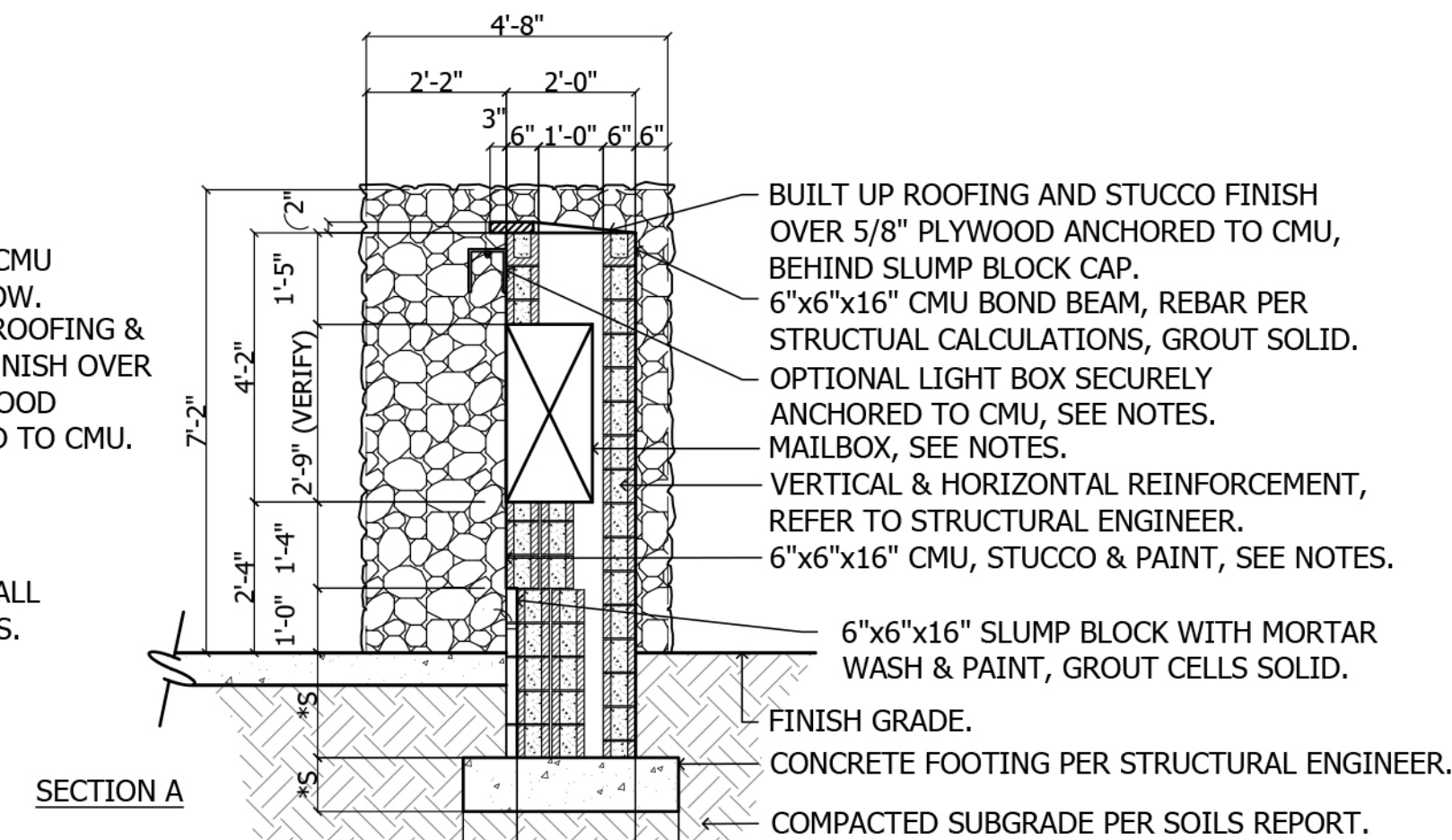
LIGHT SPECIFICATIONS:

- MANUFACTURER: ROBERTS
- TYPE: STRIP, 10'-8"
- SIZE: 8"x7"
- OR APPROVED EQUAL

MAILBOX SPECIFICATIONS:

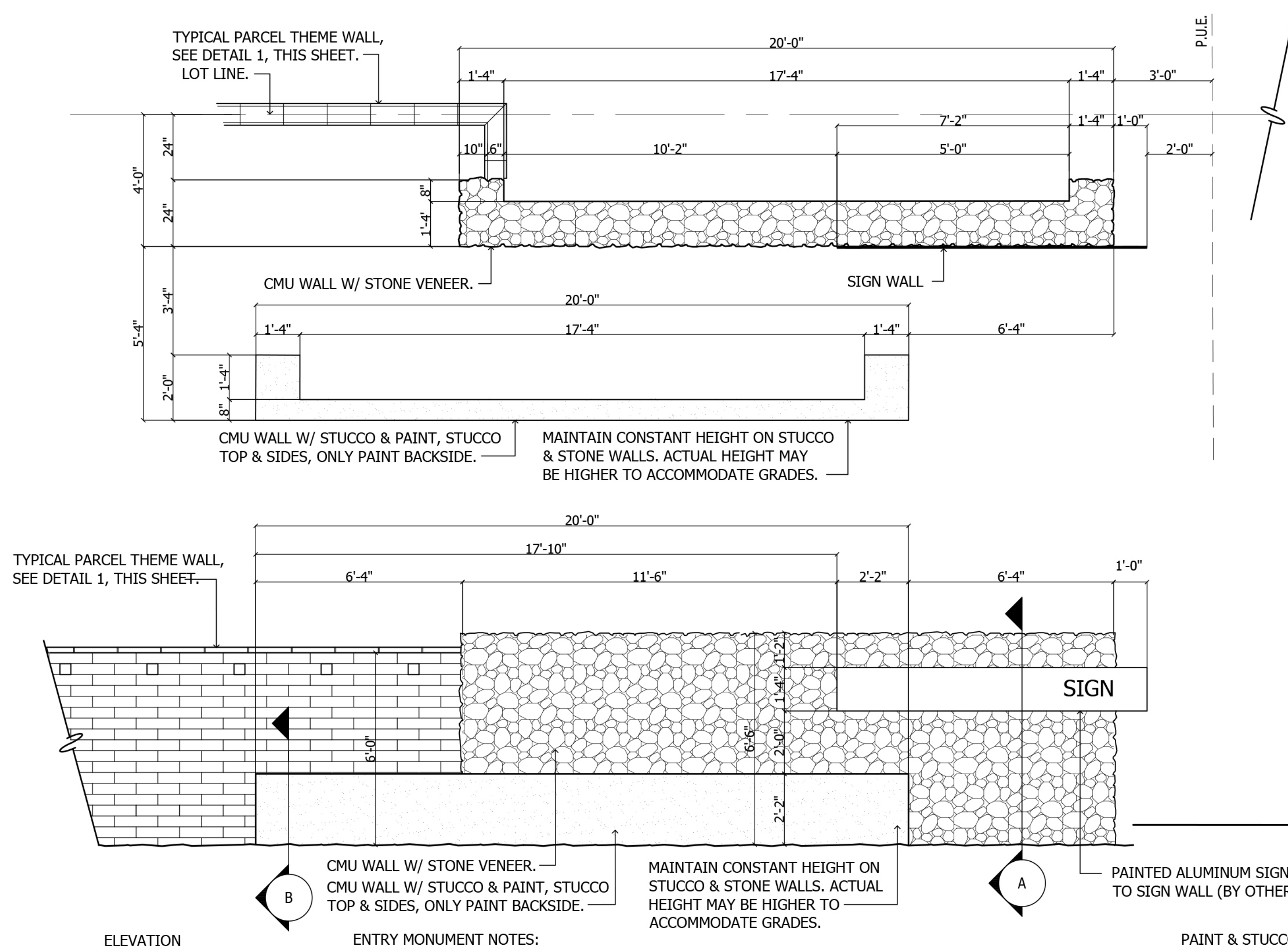
- SUPPLIER: POSTAL SOLUTIONS
- P: 480.220.8220
- MODEL: 800 SERIES CBU TYPE III FRONT
- COLOR: STANDARD
- USPS APPROVED
- OR APPROVED EQUAL

VERIFY ACTUAL NUMBER OF MAILBOX UNITS TO EACH LOCATION SHOWN WITH DEVELOPER PRIOR TO FABRICATION OR ORDERING. LAYOUT SHOWN IS SCHEMATIC. MAILBOX CONSTRUCTION TO INCLUDE 2 YEAR UNCONDITIONAL GUARANTEE AGAINST DEFECT, LEAKAGE OR STRUCTURAL FAILURE. PROVIDE 3/4" ALLOWANCE ON ALL SIDES BEYOND MAILBOX DIMENSION FOR SHIM AND ANCHORING TO STRUCTURE.



1 6'-0" Tall Primary Theme Wall

SCALE: 3/8"=1'-0"



ENTRY MONUMENT NOTES:

- REFER TO ENGINEERING PLANS FOR RETAINING WALL DETAILS AND FOR WALL DETAILS ABOVE STANDARD WALL HEIGHTS.
- *S: DIMENSIONS & NOTATION TO BE SPECIFIED BY STRUCTURAL ENGINEER.
- CONTRACTOR TO BUILD SAMPLE WALLS USING ALL WALL MATERIALS FOR REVIEW & APPROVAL BY LANDSCAPE ARCHITECT.
- WATER PROOFING PER PLAN WHENEVER GRADE RISES ON COLUMN AND/OR WALL.
- WATER PROOFING: APPLY FIRST COAT OF BITUMINOUS COATING, COVER WITH FIBERGLASS ROLLED MESH, APPLY SECOND COAT OF BITUMINOUS COAT ON TOP, INSTALL 1" THICK RIGID INSULATION PROTECTION BOARD FROM FOOTING ALONG WALL SURFACE WITH WATERPROOFING.
- SHOT ROCK VENEER: COLOR TO BE SILVER MIST. PROVIDE A GENERALLY FLAT FACE. INSET SMALL STONES TO FILL IN AS REQUIRED. APPLY SINGLE COAT PERMEON.

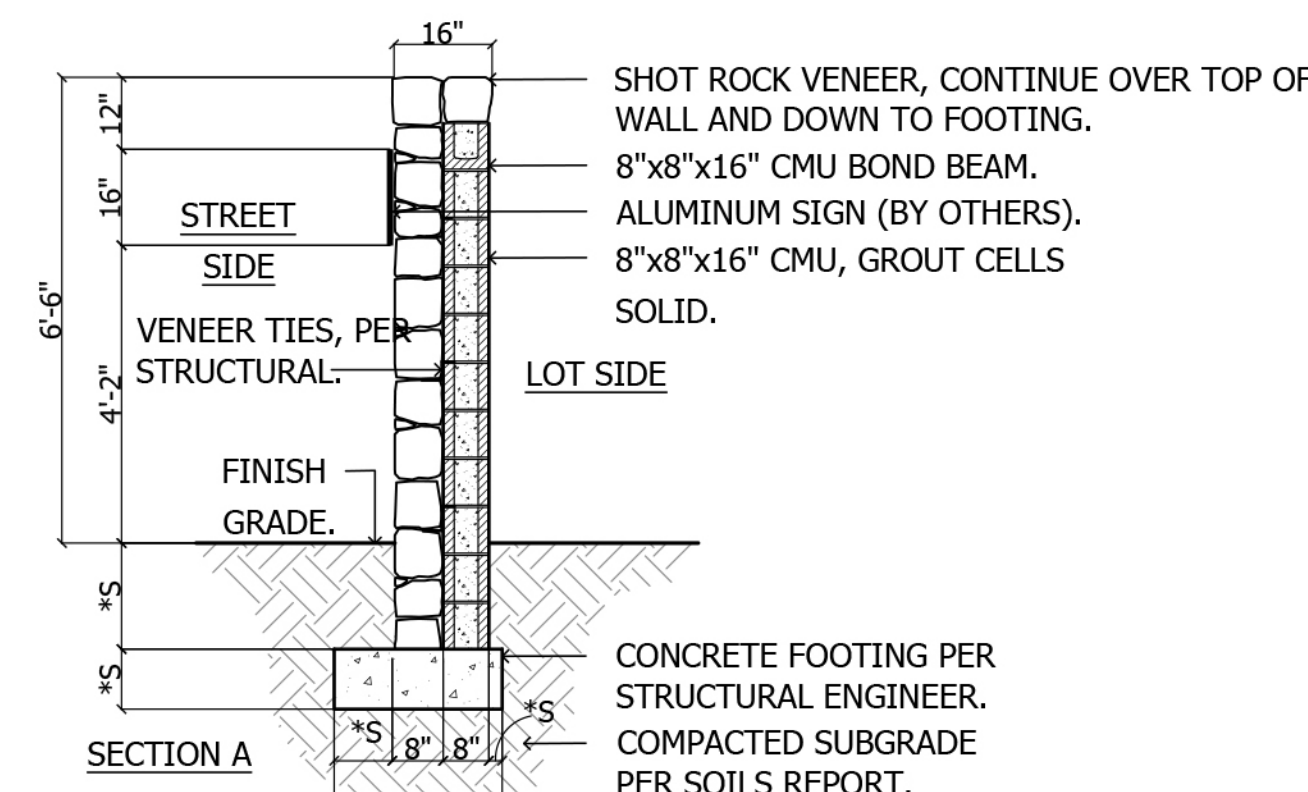
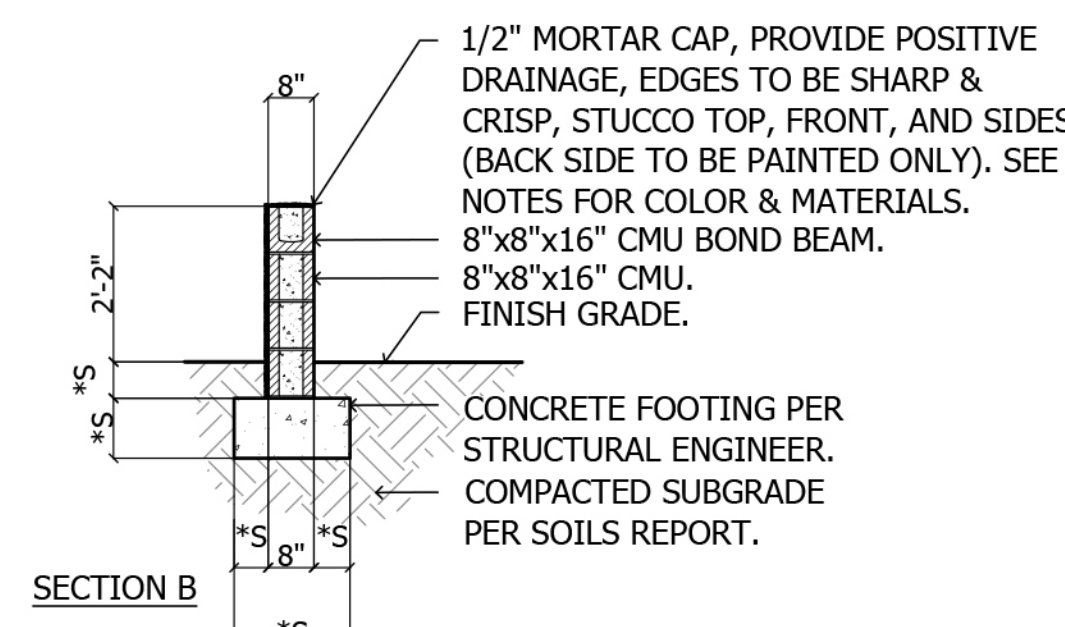
PAINT & STUCCO SPECIFICATIONS:

- MANUFACTURER: FRAZEE
- COLOR: OCHRE RUST
- FINISH: FLAT
- PAINT EXTERIOR FACE WITH (1) COAT PRIMER AND (2) COATS PAINT
- STUCCO: SMOOTH FINISH

2 Mailbox Kiosk

SCALE: 3/8"=1'-0"

CURB AND GUTTER, SEE CIVIL PLANS.
SIDEWALK, SEE CIVIL PLANS.
FINISHED GRADE.



3 Entry Monument

SCALE: 3/8"=1'-0"