



PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

NOTICE OF POSSIBLE QUORUM OF THE CITY OF BUCKEYE PLANNING AND ZONING COMMISSION OR OTHER COUNCIL APPOINTED BOARD: PLEASE NOTE THAT THERE MAY BE A QUORUM PRESENT BUT THERE WILL BE NO VOTING TAKING PLACE BY THE CITY PLANNING AND ZONING COMMISSION OR OTHER COUNCIL APPOINTED BOARD AT THIS MEETING.

**CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
JULY 13, 2021
AGENDA**

**City Council Chambers
530 E. Monroe Ave.
Buckeye, AZ 85326
Live streaming of this meeting will be available via YouTube
6:00 PM**

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

IMPORTANT NOTICE REGARDING PUBLIC PARTICIPATION

This meeting will be open to the public; masks will be required when social distancing is not possible unless you have received the COVID-19 vaccine. If you would like to make a public comment, either in person or remotely, please review the information on the City's website, complete and submit the comment form found here: <https://www.buckeyeaz.gov/government/city-clerk/meeting-agendas-minutes/meetings-agendas-minutes>

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

2. MINUTES

2.A [Approval of minutes from the June 22, 2021 Planning and Zoning Commission regular meeting.](#)

3. REGULAR AGENDA

3.A [Verrado Way and Roosevelt Street Rezone \(PLZZ-21-00016\)](#)

[Planning and Zoning Commission to hold a Public Hearing, Discussion, and Motion to recommend approval to the City Council to rezone from Single-Family Residential 43 \(SF-43\) to Business Park District \(BP\), one \(1\) parcel, approximately 20 acres.](#)

Staff Liaison: Randy Proch, AICP, Senior Planner, rproch@buckeyeaz.gov, (623) 986-0701

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. DEPUTY DIRECTOR OF PLANNING 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

Action Required: Motion to adjourn

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 07/13/21	AGENDA ITEM: 2.A. Minutes
DATE PREPARED: 07/08/21	DISTRICT NO.:
STAFF LIAISON:	
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 June 22, 2021 Planning and Zoning Commission regular meeting.

SUMMARY

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

ATTACHMENTS:

[06.22.2021.PZC.MinutesDRAFT.pdf](#)



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
JUNE 22, 2021

City of Buckeye
530 East Monroe Avenue
Buckeye, AZ 85326

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

Vice Chairperson Kupcik called the meeting to order at 6:00 p.m.

Members present: Commissioner Thomas Marcinko, Commissioner Alan Ladd, Vice Chairperson Deanna Kupcik, Commissioner Anthony DiMascio, Commissioner Ed Sumner, Alternate Ted Burton, Alternate Rebecca Puppe, Alternate Jennie Ragsdale seated for District 2, Alternate Douglas McDonald, Alternate Larry Draves, Alternate Nick Hudec seated for District 6

Members absent: Commissioner Preston Hundley, Chairperson Charles Trullinger, Alternate Christopher Thurlby, Council Liaison Craig Heustis

Staff present: Senior Planner Randy Proch, Principal Planner Hobart Wingard, Management Assistant Keri Hernandez, Deputy Director of Planning Terri Hogan, City Attorney Shiela Schmidt

2. APPROVAL OF MINUTES FROM THE JUNE 8, 2021 PLANNING AND ZONING COMMISSION REGULAR MEETING.

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

3. CONTINUANCE AGENDA

None

4. REGULAR AGENDA

4A. VERRADO WAY AND ROOSEVELT STREET REZONE (PLZZ-21-00016)

Senior Planner Randy Proch informed the Commission that staff is requesting a date specific continuation due to notification regulations not being met.

A motion was made by Commissioner Marcinko and seconded by Commissioner Sumner to continue to the July 13, 2021 Planning and Zoning Commission regular meeting. Continuation approval 7-0. Motion carried.

5. COMMENTS FROM THE PUBLIC

None

6. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

Vice Chairperson Kupcik thanked Deputy Director Terri Hogan for her public service, dedication to the Planning and Zoning Commission board and wished her well on her retirement.

7. DEPUTY DIRECTOR OF PLANNING REPORT AND SUMMARY OF CURRENT EVENTS

Deputy Director of Planning Terri Hogan expressed her gratitude to the Commission over her 7 years of service with the City of Buckeye.

8. ADJOURNMENT

A motion was made by Commissioner Ladd and seconded by Commissioner Marcinko to adjourn at 6:09 p.m. Motion carried.

Deanna Kupcik, Vice 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 22nd day of June, 2021. I further certify that a quorum was present.

Keri Hernandez, Management Assistant

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 07/13/21	AGENDA ITEM: 3.A. PLZZ-21-00016 Verrado Way and Roosevelt Street Rezone
DATE PREPARED: 07/08/21	DISTRICT NO.: 6
STAFF LIAISON: Randy Proch, AICP, Senior Planner, rproch@buckeyeaz.gov, (623) 986-0701	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Public Hearing / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members)
Verrado Way and Roosevelt Street Rezone (PLZZ-21-00016)

Planning and Zoning Commission to hold a Public Hearing, Discussion, and Motion to recommend approval to the City Council to rezone from Single-Family Residential 43 (SF-43) to Business Park District (BP), one (1) parcel, approximately 20 acres.

SUMMARY

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

ATTACHMENTS:

[PLZZ-21-00016_Verrado_and_Roosevelt_Rezone_Staff_Report.pdf](#)

1. [_Vicinity_Map.pdf](#)
2. [_General_Plan_Map.pdf](#)
3. [_Exisiting_Zoning_Map.pdf](#)
4. [_Proposed_Zoning_Map.pdf](#)
5. [_Citizen_Participation_Report.pdf](#)
6. [_Rezone_Narrative.pdf](#)
7. [_Legal_Description.pdf](#)
8. [_Public_Comment.pdf](#)



REZONE

Report to the Planning and Zoning Commission

CASE NUMBER: PLZZ-21-00016
TITLE: Verrado Way & Roosevelt Street Rezone
MEETING DATE: July 13, 2021

Applicant/Owner: Nicholas Maxwell, Coe & Van Loo Consultants, Inc.

Request: A rezone from Single-Family 43 (SF-43) to Business Park District (BP) to facilitate the construction of a commercial business park

District District 6

Location: The southeast corner of 215th Avenue and Roosevelt Street

Site size: 20 acres

Density: N/A

Public input: One email received

Recommendation: **Approve** with conditions

PROJECT DESCRIPTION

1. The applicant is requesting to rezone a parcel of land from Single-Family 43 (SF-43) to Business Park District (BP) to facilitate the construction of a commercial business park. The site will include tilt-up industrial flex buildings with screened recessed and above-grade docks. The proposed development will meet or exceed all minimum standards of the Buckeye Development Code and will construct required off-site improvements.

AREA CONTEXT

2. The subject property is located at the southeast corner of 215th Avenue and Roosevelt Street, Maricopa County APN 504-20-002C, as shown in Attachment 1. The property is rectangular in shape and located south of Interstate 10, and west of Verrado Way. The surrounding parcels are mostly vacant, with some educational uses to the south, as notated in Table 1 below.

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant	Activity Center	Single-Family 43 (SF-43)
North	Vacant	Activity Center	Regional Commercial (C-3)
South	Buckeye Union High School District Learning Center	Activity Center	Planned Residential (PR)
East	Vacant	Activity Center	Single-Family 43 (SF-43), Planned Residential (PR)
West	Vacant	Master Planned Community	Planned Community (PC)

PUBLIC PARTICIPATION

3. The applicant has advertised in accordance with Section 8 of the Development Code via mailed notice to those property owners within 300 feet of the subject site. The required notifications are further notated in Table 2 below.
4. In addition, due to the COVID-19 pandemic the neighborhood meeting was not required in accordance with Section 8.2.2. of the Buckeye Development Code and therefore not conducted in accordance with the City's emergency guidelines and policies.
5. The developer has provided the Citizen Participation Report, and is included as Attachment 5.

Table 2: Public Notice

Notification Element	Date
Notice of Application Mailing to Property Owners within 300 feet	12/28/2020
Virtual Neighborhood Meeting/Notice	Not required
Notice of Hearing Mailing to Property Owners within 300 feet	6/23/2021
Legal Notice – Newspaper	6/25/2021
Sign Posting	6/21/2021

BACKGROUND

6. 2016: Annexed and zoned Single-Family 43 (SF-43) District: Ord. 01-16; Approved 2/16/2016

ANALYSIS

General Plan

7. The subject property is located within an Activity Center, as shown in Attachment 2. Specifically, this site is located within the Buckeye Gateway Activity Center. This center is strategically located to capitalize on existing assets such as the West-MEC education center and a number of master planned communities.

Development Code

8. The subject property is proposing to rezone from Single-Family 43 (SF-43), as shown in Attachment 3, to Business Park District (BP), as shown in Attachment 4. The BP district is intended to allow for a mixture of light industrial, office, manufacturing, and limited retail uses in a business park, industrial park, or campus setting with high-quality site and building design.
9. The proposed Business Park District is in compliance with the General Plan designation and further refined as part of the Buckeye Gateway Activity Center. The proposed flex industrial contributes to the surrounding mix of uses and is ideally situated right off of Interstate 10 and Verrado Way.

Public Comments

10. One email of general traffic concern was received during the review of the Rezone request. This proposal was reviewed by our City Traffic Engineer and through the corresponding Site Plan review, conditions will be included to ensure the appropriate infrastructure improvements are included with the development of this site.

RECOMMENDATION

11. Staff recommends the Planning and Zoning Commission motion for **approval** with conditions a - b of **PLZZ-21-00016** for the following reasons:
 - Conformance with General Plan
 - Conformance with Development Code
 - No outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services).
 - a. Development of the property shall be in general conformance to the Project Narrative Report referenced as "Buckeye Industrial" consisting of two (2) pages, received June 11, 2021, as shown in Attachment 6, except as modified by the following condition(s).
 - b. 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.

ATTACHMENTS

1. Vicinity Map
2. General Plan Map
3. Existing Zoning Map
4. Proposed Zoning Map
5. Citizen Participation Report
6. Rezone Narrative
7. Legal Description
8. Public Comment

Prepared by:

Randy Proch, AICP, Senior Planner

Reviewed by:

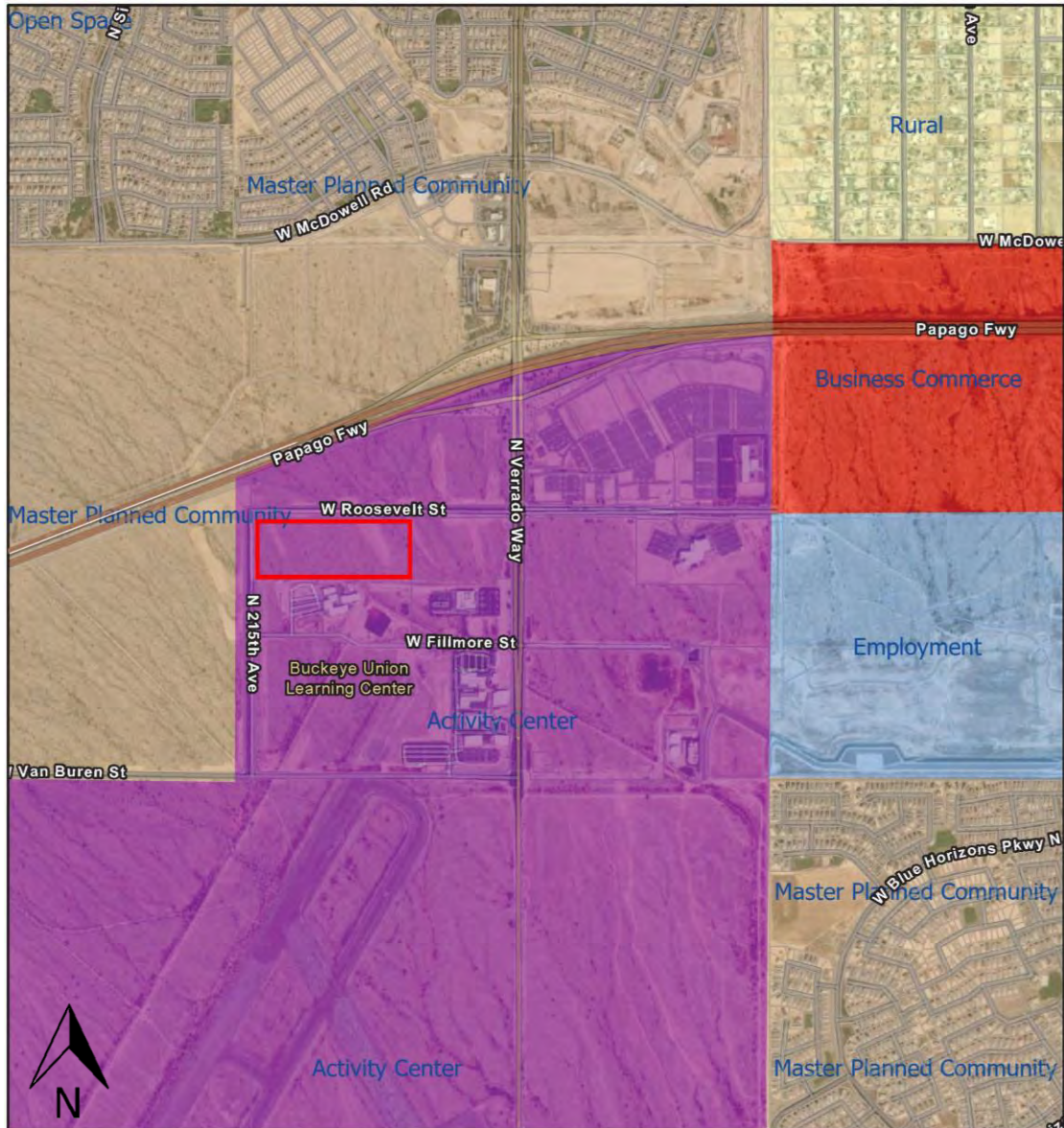
Terri Hogan, AICP, Deputy Director of Planning

Attachment 1: Vicinity Map



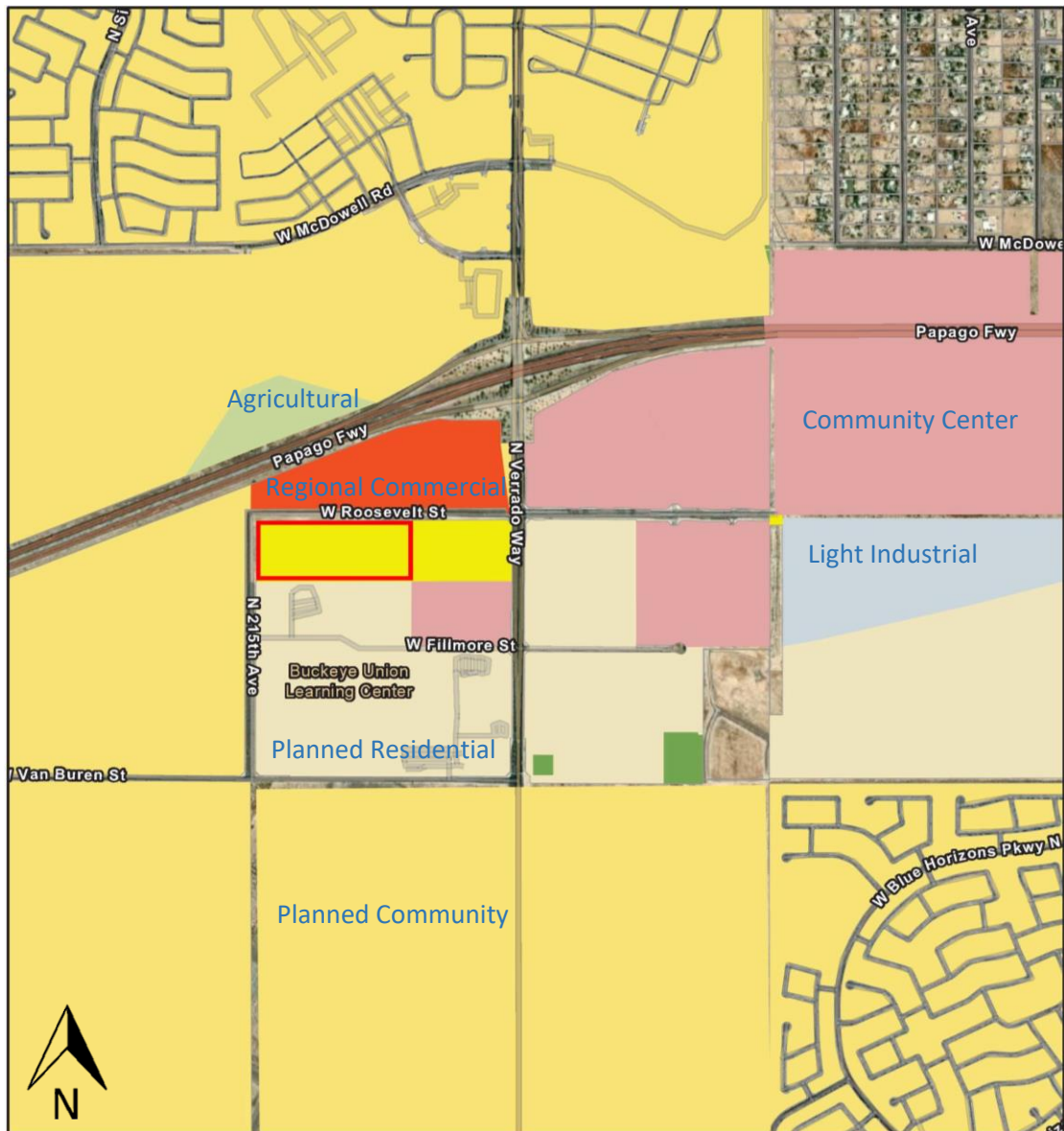
 Subject Property

Attachment 2: General Plan Map



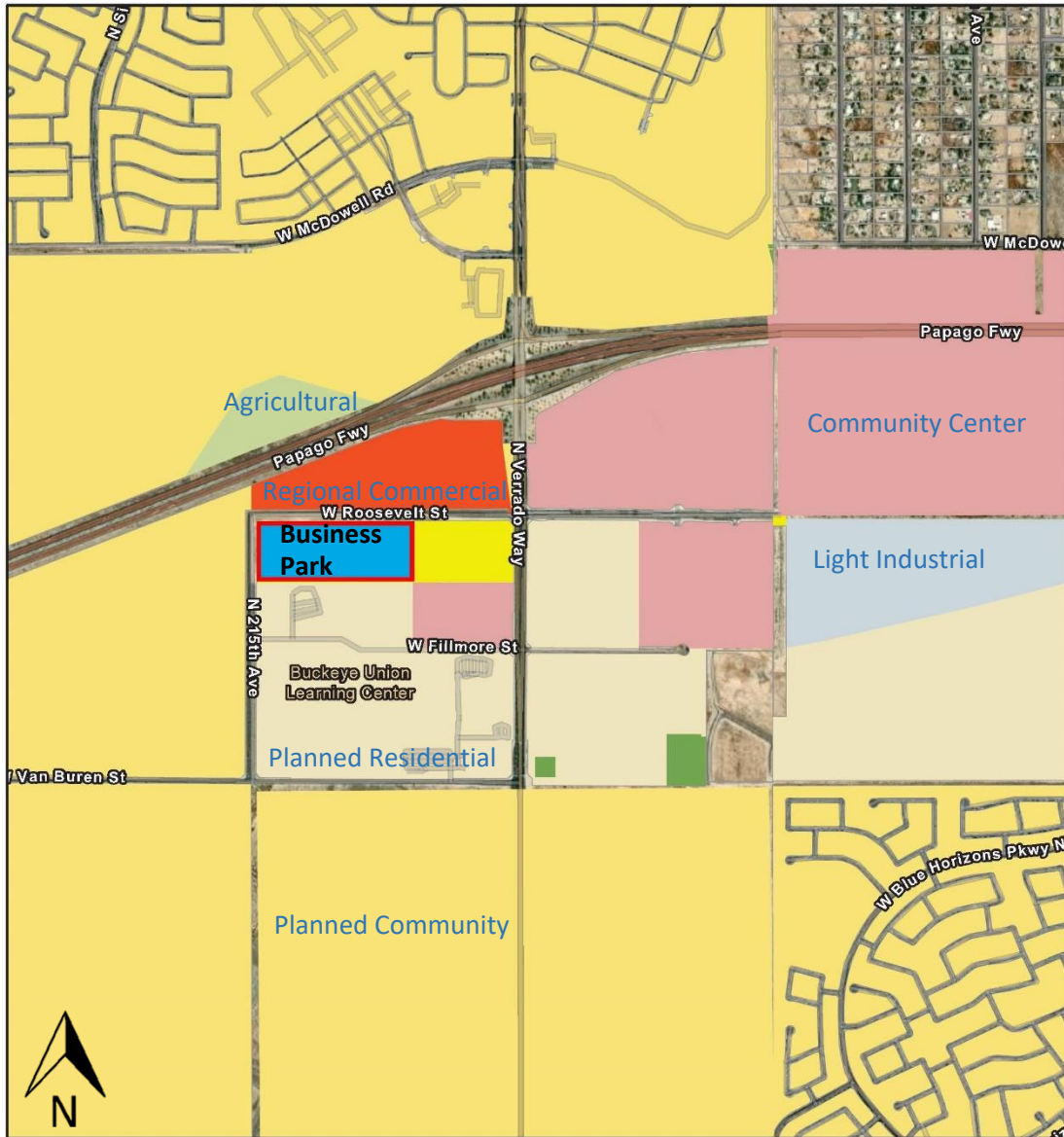
 Subject Property

Attachment 3: Existing Zoning Map



 Subject Property

Attachment 4: Proposed Zoning Map



 Subject Property

June 24, 2021

215th Avenue & Roosevelt Industrial

City of Buckeye, Arizona

Citizen Participation Report

Case #: PLZZ-21-00016



4550 N 12th Street
Phoenix, AZ 85014
CVL Job No: 1-01-19415

Citizen Participation Report
for
215th Avenue & Roosevelt Industrial
City of Buckeye, AZ

Case #: PLZZ-21-00016

June 24, 2021

Owner

Geddes Capital Resources, LLC
3020 East Camelback Road STE 350
Phoenix, Arizona 85016
602-285-4937
mgeddes.com

**Planning/Civil Engineering
Consultant**

Coe & Van Loo Consultants, Inc.
4550 North 12th Street
Phoenix, Arizona 85014-4291
Attn: Nick Maxwell
602-285-4937
nmaxwell@cvlci.com

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9. Status Procedure.....	3
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Exhibits

Regional Vicinity Map.....	Exhibit A
Preliminary Site Plan	Exhibit B
Notification Letter.....	Exhibit C
Public Notice.....	Exhibit D
Sign Posting	Exhibit E

1. Introduction

This Citizen Participation Report outlines the details of the process implemented by the applicant to involve the public in pursuit of a Rezoning application for the 215th Avenue & Roosevelt Industrial project filed under case PLZZ-21-00016, pursuant to of the City of Buckeye (“City”) Development Code Section 8.2, “Common Development Review Procedures.”

2. Project Summary

The 215th Avenue & Roosevelt Industrial project is undergoing a request for a zone change from SF-43 to BP on one land parcel totaling approximately 18.887 acres. The overall goal of this project is to develop a business park consisting of two (2) flex buildings with guest, employee, and visitor parking. The project is generally located at the southeast corner of 215th Avenue and Roosevelt Street in Buckeye, Arizona. (Exhibit A - Regional Vicinity Map). A copy of the preliminary site plan is provided for reference. (Exhibit B – Preliminary Site Plan).

3. Schedule of Citizen Participation

Notification	Date
Citizen Participation Plan Submitted	January 22, 2021
Notification Letter Mailed	June 18, 2021
Public Notice Published	June 25, 2021
Sign Posted	June 21, 2021
Neighborhood Meeting	Not Required*
Citizen Participation Report Submitted	June 23, 2021
Planning and Zoning Commission Hearing	July 13, 2021
City Council Hearing	August 17, 2021

*Due to the City’s current COVID-19 protocol.

4. Public Notification Techniques

Public notification techniques have been determined by the “Common Development Review Procedures”, outlined in Section 8.2 of the City’s Development Code, which states that a written notice shall be mailed to all landowners within the target area and that a notice shall be published once in a newspaper of general circulation with the date, time, location and nature of the meeting. The City’s Development Code also states that the applicant shall post the proposed site with a sign containing similar notification information.

The notification letter was mailed to all landowners within a 300’ radius of the site (Exhibit C, Notification Letter) on June 18, 2021. Notice of the meeting was published in the Buckeye Star on June 25, 2021 (Exhibit D, Public Notice). A sign was posted on the site on June 21, 2021. Photos of the posted sign are provided as Exhibit E, Sign Posting.

5. Notification Map, Mailing List & Labels

As directed by City staff, the notification letter was mailed to all landowners within a 300’ radius of the site. A map of the notification area, list of property owners that have been notified and the associated mailing labels are provided for reference. All property owners within the area of notification were sent a notification letter with the public hearing information a minimum of 15 days in advance of the scheduled dates. The notification area map and the property owner list meet all City ordinance requirements. Exhibits of the letter along with related material and all applicable affidavits certifying notification are provided.

6. Sign Posting

Notice of the meeting was published in the Buckeye Star on June 25, 2021. A sign was posted on the site on June 21, 2021. Photos of the posted sign are provided for reference. The notification sign and the newspaper notice publication were completed in compliance with City ordinances. Specific language for the sign and publication were determined with the cooperation of City staff prior to time of posting and publication. The sign and the newspaper notice were published a minimum of 15 days prior to the scheduled dates. Exhibits of the sign and the notice along with all applicable affidavits certifying notification are provided.

7. Neighborhood Meeting – Not Required

A neighborhood meeting was not held for this application per the City’s current COVID-19 protocol.

8. Response Procedure

As stated in the initial Citizen Participation Plan document, should comments be received on this application, the applicant will meet with and work with any groups, interested parties, and/or individuals to discuss the proposed development and to work to mitigate any concerns. From these meetings and discussions, as well as any other comments provided by other interested parties and/or City of Buckeye, the related zoning request will be amended to the extent possible to address any comments/concerns that are made. No comments have been received to-date.

9. Status Procedure

The applicant recognizes that it is to our benefit to keep City staff apprised of the notification efforts that occur and any responses received by any interested party. The applicant has periodically updated City staff throughout the Citizen Participation process and will continue these coordination efforts through to ordinance adoption by the City Council. Updates will continue to be handled by e-mail, telephone, and in-person communications as needed.

10. Conclusion

The 215th Avenue & Roosevelt Industrial project as proposed is very well suited for the project site and the surrounding area. The proposed zoning is consistent with the City's General Plan, bringing the site into conformance with the City's Specific Plan for the area. The project as proposed is not anticipated to meet with significant resistance by area residents, businesses, or land owners. Conversely, this project will add to the synergy of development already at work in the area, and will serve as a catalyst for the further development of surrounding parcels and within this part of the City of Buckeye.

This Citizen Participation Report has identified that all public notification procedures set forth by Section 8.2 of the City's Development Code, "Common Development Review Procedures," have been implemented for the 215th Avenue & Roosevelt Industrial project filed under case PLZZ-21-00016.

Exhibit A

Regional Vicinity Map

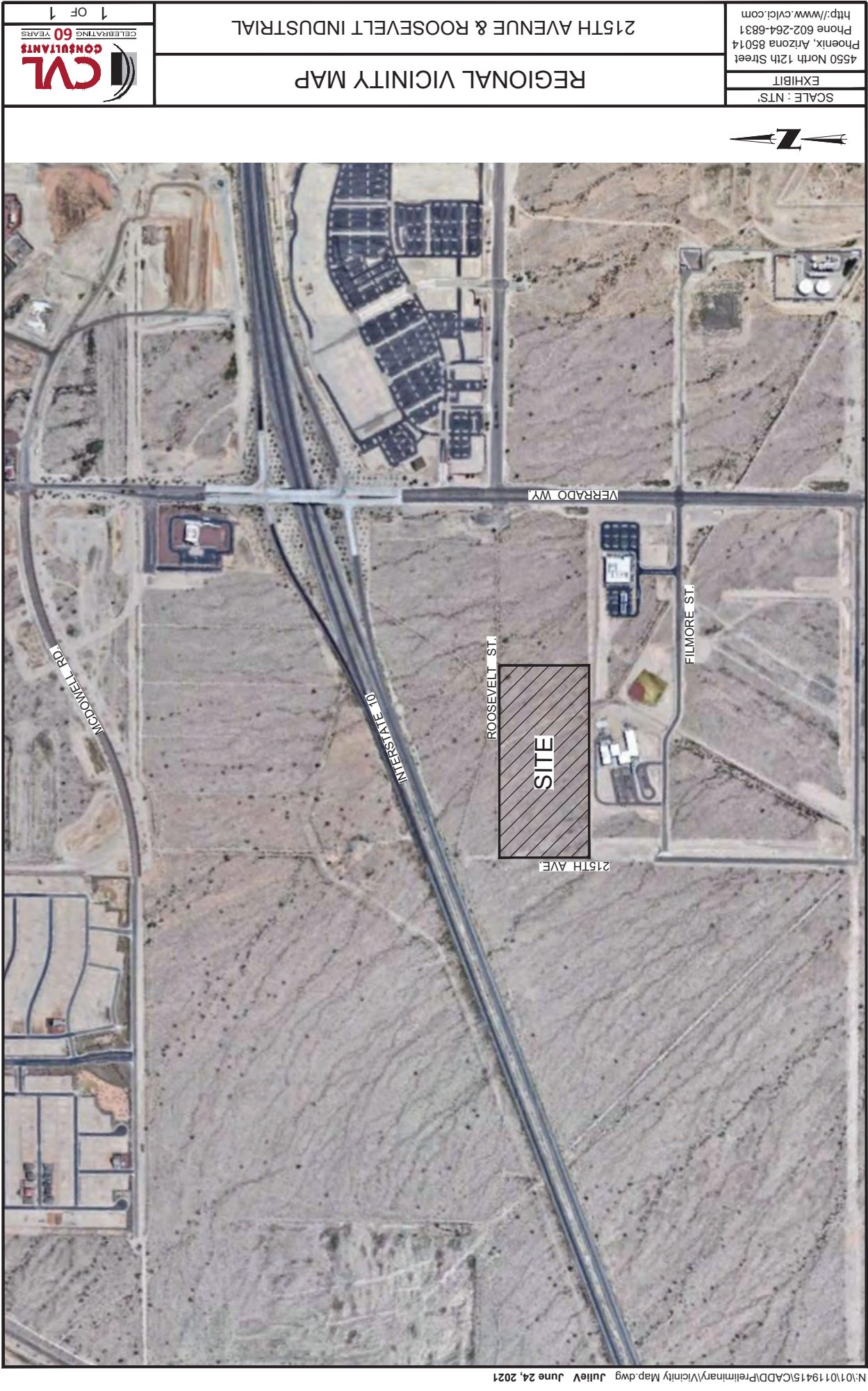
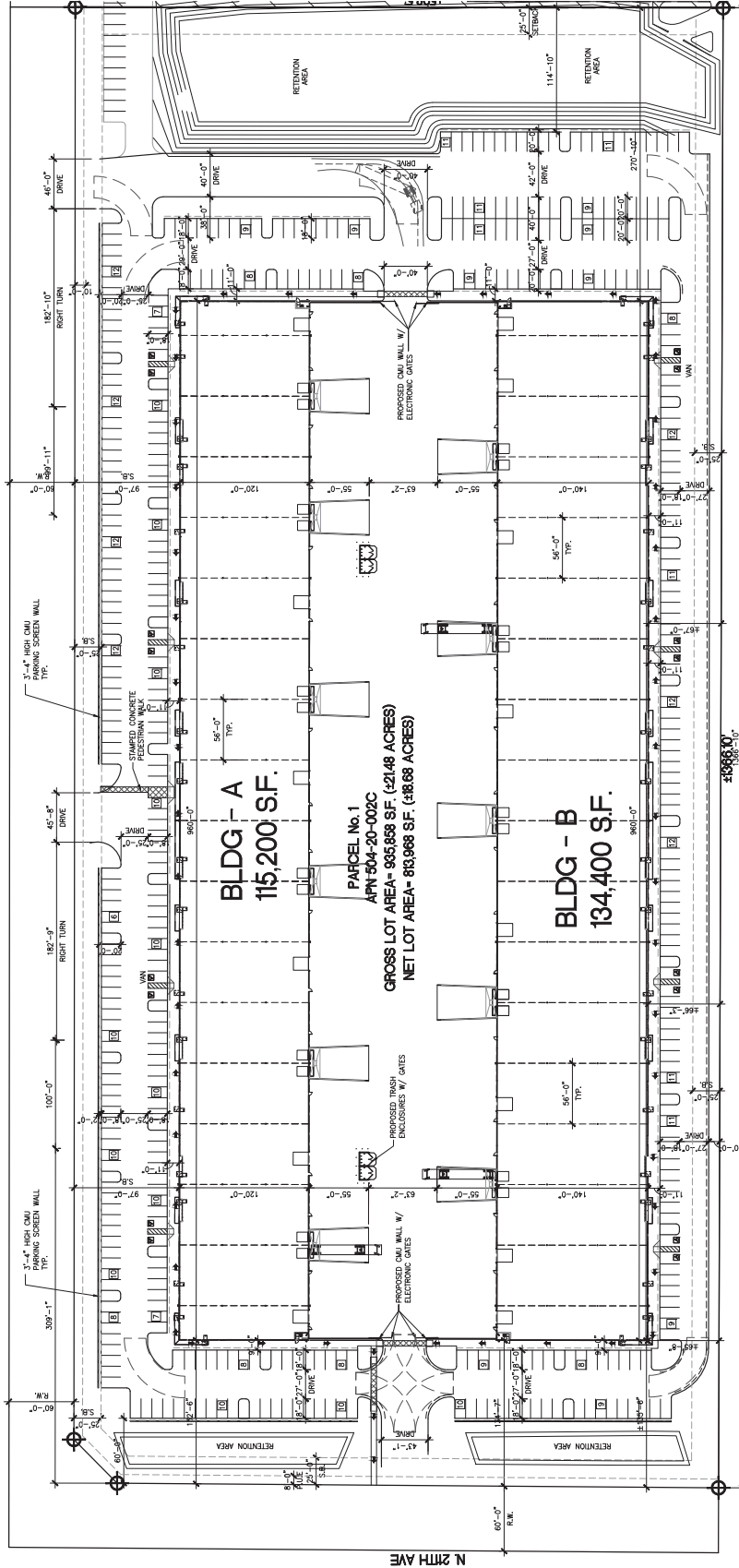


Exhibit B

Preliminary Site Plan

PROJECT DATA:	
PROJECT LOCATION:	323 21 ST AVE AND ROOSEVELT ST
OWNER:	GENESIS CAPITAL RESOURCES, LLC
PARCEL:	APN 504-20-002C
PROPOSED NET LOT AREA:	521,488 S.F. (11.88 ACRES)
ZONING:	SP-43
BUILDING AREA:	
BUILDING-A:	115,200 S.F.
BUILDING-B:	134,400 S.F.
TOTAL BUILDING AREA:	249,600 S.F.
PARKING CALCULATIONS:	
249,600 S.F. (1/1,200 S.F.) = 213 P.S.	
WAREHOUSE:	249,600 / 1,200 = 200 P.S.
PARKING REQUIRED:	200 P.S.
PARKING PROVIDED:	200 P.S.
	(INCLUDING 16 ACCESSIBLE SPACES)
	(INCLUDING 2 VAN SPACES)

W. ROOSEVELT ST.



N. 25TH AVE



PRELIMINARY SITE PLAN
SCALE: 1" = 50'-0"

ADG A7320

Andrews Design Group, Inc.

BUSINESS PARK
21ST AVE AND ROOSEVELT ST.
BUCKETE, ARIZONA

SP2

No.	DATE	REVISIONS
1		
2		
3		

PROJECT MANAGEMENT

INTERIORS

PLANNING

ARCHITECTURE

1005 W. RIO SALADO PKWY SUITE-203 TEMPE, ARIZONA 85281 (480) 884-0078 FAX: (480) 884-0015

DATE: 01/15/2021

Exhibit C

Notification Letter

Affidavit of Mailing Notice

Case Number: PLZZ-21-00016
Project Name: 215th Ave & Roosevelt Industrial
Applicant Name: Nick Maxwell (CVL Consultants)
Location: Southeast Corner 215th Ave & Roosevelt St

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: Nick Maxwell

SUBSCRIBED AND SWORN before me this 23 day of June, 2021, by:

Christine Nicodemus
Notary Public

My Commission Expires:

10/15/23



June 18, 2021

Subject: Notification for 215th Avenue & Roosevelt Industrial - Rezoning Case # PLZZ-21-00016
(±18.887 acres at the southeast corner of 215th Avenue & Roosevelt Street in Buckeye, AZ)

Dear Neighbor:

The purpose of this letter is to inform you that a Rezoning application has been filed with the City of Buckeye by CVL Consultants on behalf of Geddes Capital Resources, LLC. The application requests rezoning from Single-Family Rural Residential (SF-43) to Business Park (BP) for the ±18.887 acre site known as 215th Avenue & Roosevelt Industrial, generally located at the southeast corner of 215th Avenue and Roosevelt Street. The overall goal of this project is to develop a business park consisting of two (2) flex buildings with guest, employee, and visitor parking. Please refer to the attached vicinity map and preliminary site plan for an illustration of the proposed request.

According to the Maricopa County Assessors records, you are a property owner within 300 feet of the property under consideration. In order to inform you of the public hearings scheduled for this matter, this notice is being sent to you via first class mail. The hearing dates scheduled for this request are as follows:

- | | |
|--|--|
| <ul style="list-style-type: none">• Planning & Zoning Commission
July 13, 2021 at 6:00 pm
530 East Monroe Avenue
Buckeye, Arizona 85326 | <ul style="list-style-type: none">• City Council
August 17, 2021 at 6:00 pm
530 East Monroe Avenue
Buckeye, Arizona 85326 |
|--|--|

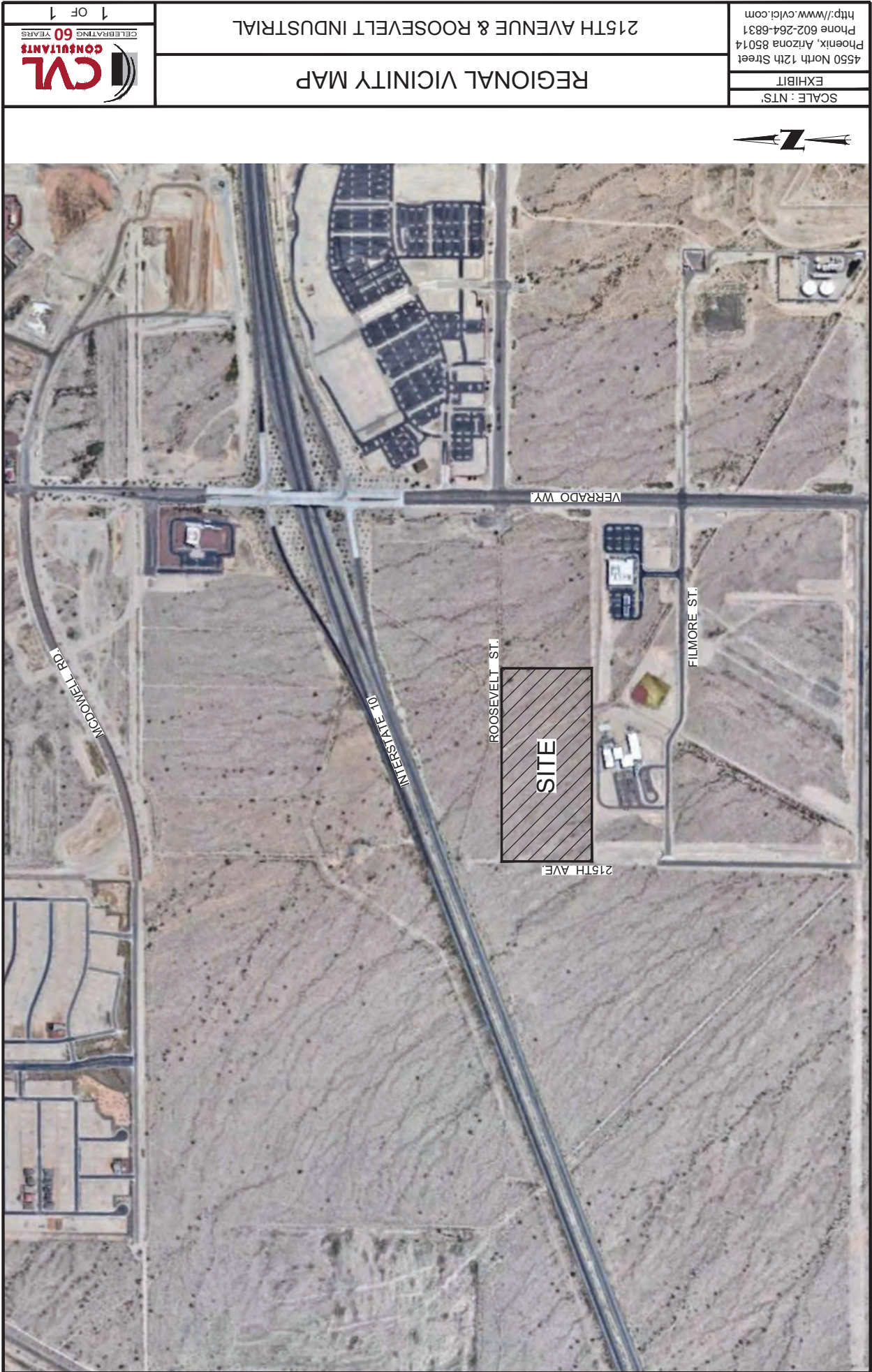
If you wish to provide input on this matter, you may attend each hearing and/or submit a written comment. If you have any questions concerning this matter, please write, email, or call me at the contact information below. You may also contact Randy Proch with the City of Buckeye Planning & Zoning Division at (623) 986-0701 or rproch@buckeyeaz.gov.

Sincerely,

COE & VAN LOO
Consultants, Inc.



Nicholas Maxwell, P.E.
Project Manager
CVL Consultants, Inc.
4550 North 12th Street, Phoenix, Arizona 85014
(602) 285-4937 | nmaxwell@cvlci.com



SCALE : NTS'
EXHIBIT
4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.civil.com>

REGIONAL VICINITY MAP

215TH AVENUE & ROOSEVELT INDUSTRIAL

[illegible]

PRELIMINARY SITE PLAN
SCALE: 1" = 50'-0"



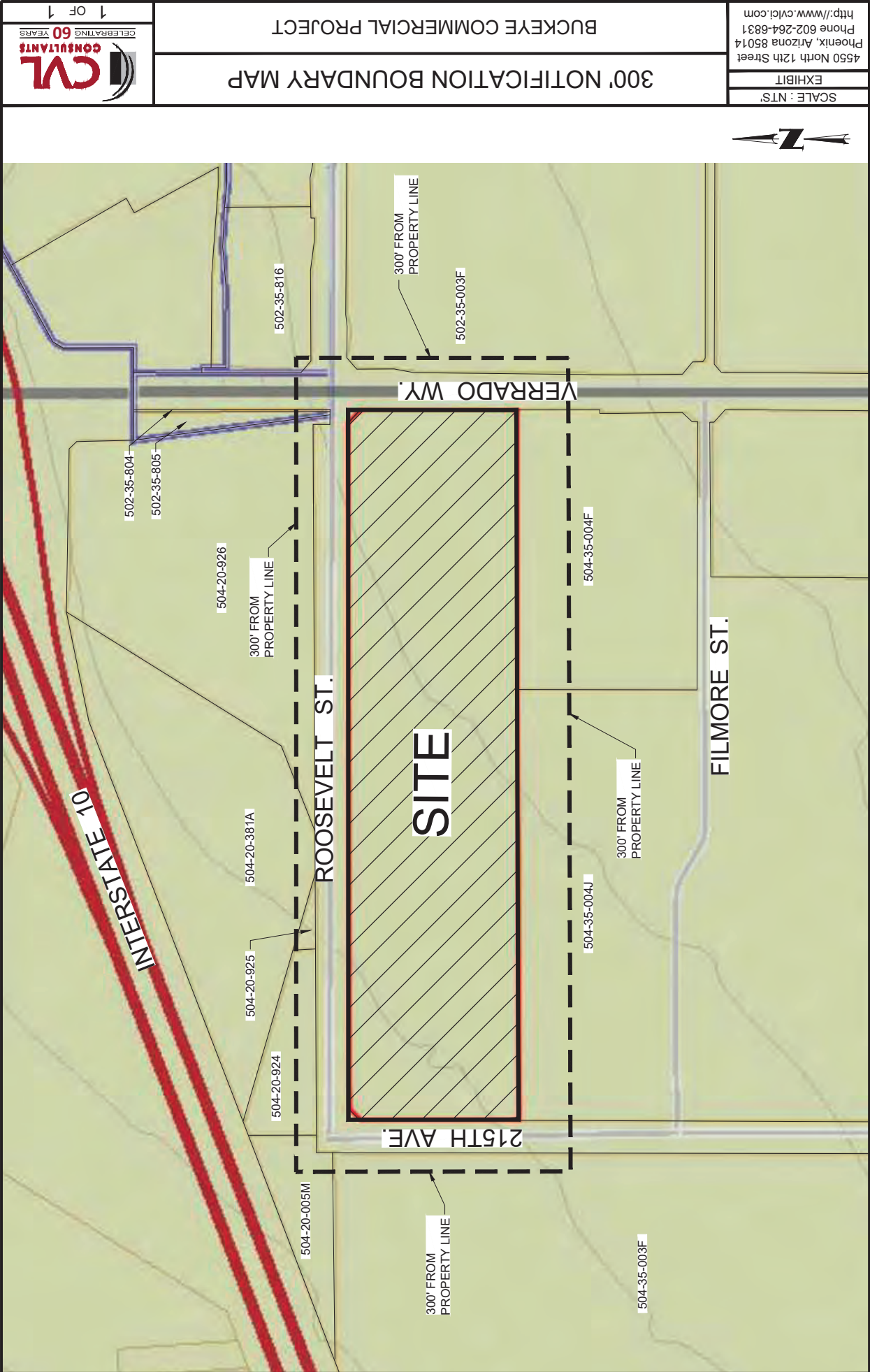
ADQ AT720

No:		DATE:	REVISIONS:
1			
2			
3			

**BUSINESS PARK
211 TH AVE AND ROOSEVELT ST.
BUCKEYE, ARIZONA**

1095 W. RIO SALADO PKWY SUITE-203 TEMPE, ARIZONA 85281 (480) 894-3478 FAX: (480) 894-4013

DATE: 01/05/2021



300' Buffer Notification Mailing List

Owner	Address	City	State	ZIP
BANNER HEALTH FOUNDATION	2901 N CENTRAL AVE STE 160	PHOENIX	AZ	85012
SUNBELT LAND HOLDINGS LP	8095 OTHELLO AVE	SAN DIEGO	CA	92111
BRIDGEWATER PROPERTIES CO LP	8095 OTHELLO AVE	SAN DIEGO	CA	92121
NEVADA HOLDING CO LP	8095 OTHELLO AVE	SAN DIEGO	CA	92111
GEDDES CAPITAL RESOURCES LLC	3020 E CAMELBACK RD - SUITE 350	PHOENIX	AZ	85016
BT AIRPORT ROAD LLC	200 DRYDEN RD STE 2000	DRESHER	PA	19025
ARIZONA PUBLIC SERVICE COMPANY	P O BOX 53999 MS 9565	PHOENIX	AZ	85072
HIGH SCHOOL BUCKEYE UNION DIST 201	902 EASON AVE	BUCKEYE	AZ	85326
BT AIRPORT ROAD LLC	200 DRYDEN RD STE 2000	DRESHER	PA	19025

BANNER HEALTH FOUNDATION
2901 N CENTRAL AVE STE 160
PHOENIX, AZ 85012

SUNBELT LAND HOLDINGS LP
8095 OTHELLO AVE
SAN DIEGO, CA 92111

BRIDGEWATER PROPERTIES CO
LP
8095 OTHELLO AVE
SAN DIEGO, CA 92121

NEVADA HOLDING CO LP
8095 OTHELLO AVE
SAN DIEGO, CA 92111

GEDDES CAPITAL RESOURCES
LLC
3020 E CAMELBACK RD - SUITE 350
PHOENIX, AZ 85016

BT AIRPORT ROAD LLC
200 DRYDEN RD STE 2000
DRESHER, PA 19025

ARIZONA PUBLIC SERVICE
COMPANY
P O BOX 53999 MS 9565
PHOENIX, AZ 85072

HIGH SCHOOL BUCKEYE UNION
DIST 201
902 EASON AVE
BUCKEYE, AZ 85326

BT AIRPORT ROAD LLC
200 DRYDEN RD STE 2000
DRESHER, PA 19025

Exhibit D

Published Notice

AFFIDAVIT OF PUBLICATION

for City of Buckeye Arizona

The Buckeye Star Newspaper Inc.

108 N. 4th St., Buckeye, Arizona 85326

P: 623.374.4303 F: 623.322.9686

STATE OF ARIZONA

COUNTY OF MARICOPA

I Corey Clark

(NAME OF PERSON AUTHORIZED TO SIGN ON BEHALF OF THE NEWSPAPER), am authorized by the publisher as agent to make this affidavit of publication. Under oath, I state that the following is true and correct.

The Buckeye Star Newspaper Inc (NAME OF THE NEWSPAPER), is a newspaper which is published [check one of the following] daily___, weekly X, bi-weekly___ is of general circulation and is in compliance with Arizona Revised Statutes " 10-140.34 & 39-201.A & B.

The notice will be/has been published 1 consecutive times in the newspaper listed above.

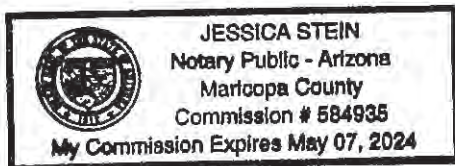
DATES OF PUBLICATION:

- 1) June 25, 2021
- 2)
- 3)

DESCRIPTION OF PUBLIC NOTICE: PLZZ-21-00016

AUTHORIZED SIGNATURE:

[Signature]
Title Office manager



SUBSCRIBED AND SWORN TO BEFORE ME ON THE

23 Day of June 2021

NOTARY SIGNATURE: [Signature]

www.thebuckeyestar.com

Public Notice

SUMMONS
IN THE SECOND DISTRICT
JUVENILE COURT IN AND FOR
WEBER COUNTY
STATE OF UTAH
Case No. 1182742
State of Utah in the interest: J.M. DOB:
8-10-12
THE STATE OF UTAH TO: FREDDIE
MARTINEZ

YOU ARE SUMMONED TO APPEAR
before this court for a pretrial/trial/
adjudication hearing on AUGUST
5, 2021 AT 4:00 P.M. on the Verified
Petition to Terminate Parental Rights
as to the abuse, neglect or dependency
on the above-named child. You have a
right to be represented by an attorney at
these proceedings. If you do not appear
at the time and place set forth herein, a
judgement may be entered against you,
which may include the Court entering
your default as to the Verified Petition to
Terminate Parental Rights.

PUBLISHED IN THE BUCKEYE STAR
NEWSPAPER JUNE 25, JULY 2, 9, &
16, 2021

Public Notice

City of Buckeye

NOTICE IS HEREBY GIVEN that the
City of Buckeye Planning and Zoning
Commission will hold a public hearing
on July 13th, 2021 and CITY COUNCIL
WILL HOLD A PUBLIC HEARING
ON AUGUST 17TH, 2021 in the City
Council Chambers, 530 E Monroe
Avenue, Buckeye Arizona at 6:00PM for
the purpose of hearing all persons for or
against the following request:

Case No. PLZZ-21-00016: Request
by Nick Maxwell for the approval of
Rezoning of approximately 20 acres from
SF-43 to BP located at the Southeast
Corner of Roosevelt Street and 215th
Avenue.

For additional information, please contact
the Department Services Department at
(623) 349-6211.

PUBLISHED IN THE BUCKEYE STAR
NEWSPAPER JUNE 25, 2021

Public Notice

ARTICLES OF ORGANIZATION
HAVE BEEN FILED IN THE OFFICE
OF THE ARIZONA CORPORATION
COMMISSION FOR
ENTITY NAME: THE MOTO BUCKET
LLC
ENTITY ID: 23207985
EFFECTIVE DATE: 4/09/2021
CHARACTER OF BUSINESS: ANY
LEGAL PURPOSE
MANAGEMENT STRUCTURE:
MEMBER MANAGED
PERIOD OF DURATION: PERPETUAL
STATUTORY AGENT: UNITED
STATES CORPORATION AGENTS
INC 17470 N PACESETTER WAY,
SCOTTSDALE AZ 85255
PRINCIPAL ADDRESS: 24253 W
TONTON ST BUCKEYE AZ 85326
PRINCIPALS: ROBERT DALE WITZIG
24253 W TONTON ST BUCKEYE AZ
85326
ORGANIZERS: LEGALZOOM.COM
101 N BRAND BLVD 11TH FLOOR
GLENDALE CA 91203
PUBLISHED IN THE BUCKEYE STAR
NEWSPAPER JUNE 11, 1, 8 & 25 2021

JOBS**NOW HIRING**

HIRING BARBERS/STYLIST.
BUCKEYE AZ.

Exhibit E

Sign Posting

Affidavit of Sign Posting

Case Number: PLZZ-21-00016
Project Name: 215th Ave & Roosevelt Industrial
Applicant Name: Nick Maxwell (CVL Consultants)
Location: Southeast Corner 215th Ave & Roosevelt St

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: Nicholas Maxwell

SUBSCRIBED AND SWORN before me this 23 day of June, 2021,
by:

Christine Nicodemus
Notary Public

My Commission Expires:

10/15/23





City of Buckeye
PUBLIC HEARING
Planning and Zoning Commission - July 19th, 2021 at 8:30pm
City Council August 17th, 2021 at 6:00pm
LOCATION OF HEARING: 310 E. Monroe, Buckeye, AZ
REQUEST: Rezoning application for future industrial use building #1
PROPOSAL: Single family 43 (SF-43) to Business Park (BP)
GENERAL LOCATION: Southeast Corner 211st Ave & Roosevelt Dr.
SIZE: 20 Acres
CASE#: PLZZ-21-0016
APPLICANT CONTACT: NICK MAXWELL
PHONE #: 602-251-4557
Development Services Department: 621.244.6411
Posting Date: June 25, 2021





Attachment 6.



ANDREWS **DESIGN GROUP**inc

June 11, 2021

LETTER OF INTENT / PROJECT NARRATIVE
BUCKEYE INDUSTRIAL
SEC 211th AVE. AND ROOSEVELT ST.

Site Location: SEC N. 211th Ave. and W. Roosevelt St.
Project Name: Buckeye Industrial
Parcel: APN 504-20-002C
Proposed Net Lot Area: +/- 18.00 Acres
Zoning: current SF-43, proposed to re-zone to BP for flex industrial use

As the architect for this project, I will be representing the owner for this Pre-Application submittal.

Owner:
Kentwood Ventures
4622 East Rancho Caliente
Cave Creek, AZ 85331
Phone: 602-361-8716
Email: jim@bouldersrealtyadvisors.com

Architect:
Don Andrews, President
Andrews Design Group, Inc.
1095 W. Rio Salado Pkwy., Suite 203
Tempe, Arizona 85281
Office: 480-894-3478
Email: don@adgarch.net

This site is located at the southeast corner of N. 211th Ave. and W. Roosevelt St.
APN 504-20-002C, Lot 2, approximate net area +/- 18.00 Acres.
Related zoning case number PLZM-20-00115.

Proposed electrical easement along north side of property at Roosevelt St.

Two driveway access points proposed at Roosevelt St. and one driveway access point at 211th Ave.

Retention areas proposed at frontage of 211th Ave. and another between Lot 1 & adjacent Lot 2 of the same parcel.

Setbacks:
Building setbacks frontage - 100'-6" / street side average - 135 feet
Landscape setback average 25 feet

Building height: 42 feet proposed height.

Proposed for new warehouse business park with approximate building area of 249,600 s.f including approximate 10% of office area, which will be a future T.I. buildout under separate permit.

Building-A 115,200 s.f.

Building-B 134,400 s.f.

This project is an Industrial Flex Building(s) for multi-use tenants. The buildings are tilt-up construction with hybrid steel joist/wood panel roof framing. The buildings have recessed and above grade docks located in combined dock area, that is screened by both buildings and site walls. The project includes a private access road for this site and the future site directly east of this site fronting W. Roosevelt St., which will eventually become a separate parcel from our project site. This project is to build adjacent half-street improvements. W. Roosevelt will be extended full width from N. Verrado Way to N. 215th Ave., and N. 211th Ave. will extend south to the end of the site frontage.

Proposed loading between buildings to provide screen from street view.

Parking calculations:

Flex Industrial 224,600 / 1,500 = 150 p.s.

Potential Office 25,000 / 300 = 71 p.s.

Total Parking Required: 221 P.S., including minimum 7 accessible spaces and minimum 2 van spaces.

Total Parking Provided per owner's program: 535 p.s., including 16 accessible spaces and 2 van spaces.

NOTE: Project shall comply with City of Buckeye Engineering Design Standards and requirements.

NOTE: Project will be required to implement any roadway recommendations per the traffic impact analysis.

Feel free to contact me directly with any questions.

Sincerely,



Don Andrews

President

Andrews Design Group, Inc.

Office: 480-894-3478

Email: don@adgarch.net

Attachment 7.

November 19, 2020

LEGAL DESCRIPTION FOR ROOSEVELT AND VERRADO LOT 2 (WEST) PARCEL

That part of the North Half of the North Half of the Southeast Quarter of Section 1, Township 1 North, Range 3 West of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Brass Cap in hand hole stamped Town of Buckeye marking the East Quarter Corner of said Section 1, from which the Brass Cap in hand hole stamped Town of Buckeye marking the Southeast Corner of said Section 1 bears South 00°26'05" West, a distance of 2,644.87 feet;

Thence North 89°56'33" West, along the North line of the Southeast Quarter of said Section 1, a distance of 1,208.09 feet;

Thence South 00°03'27" West, a distance of 60.00 feet to the True Point of Beginning;

Thence continuing South 00°03'27" West, a distance of 598.44 feet to a point on the South line of the North Half of the North Half of the Southeast Quarter of said Section 1;

Thence North 89°49'23" West, along said South line, a distance of 1,381.46 feet to a point on the Easterly right of way line of 215th Avenue, as dedicated in Book 1300 of Maps, Page 29, Records of Maricopa County, Arizona, said point being on a line which is parallel with and 60.00 feet Easterly, as measured at right angles, from the West line of the Southeast Quarter of said Section 1;

Thence North 00°26'31" East, along said Easterly right-of-way line and said parallel line, a distance of 555.57 feet;

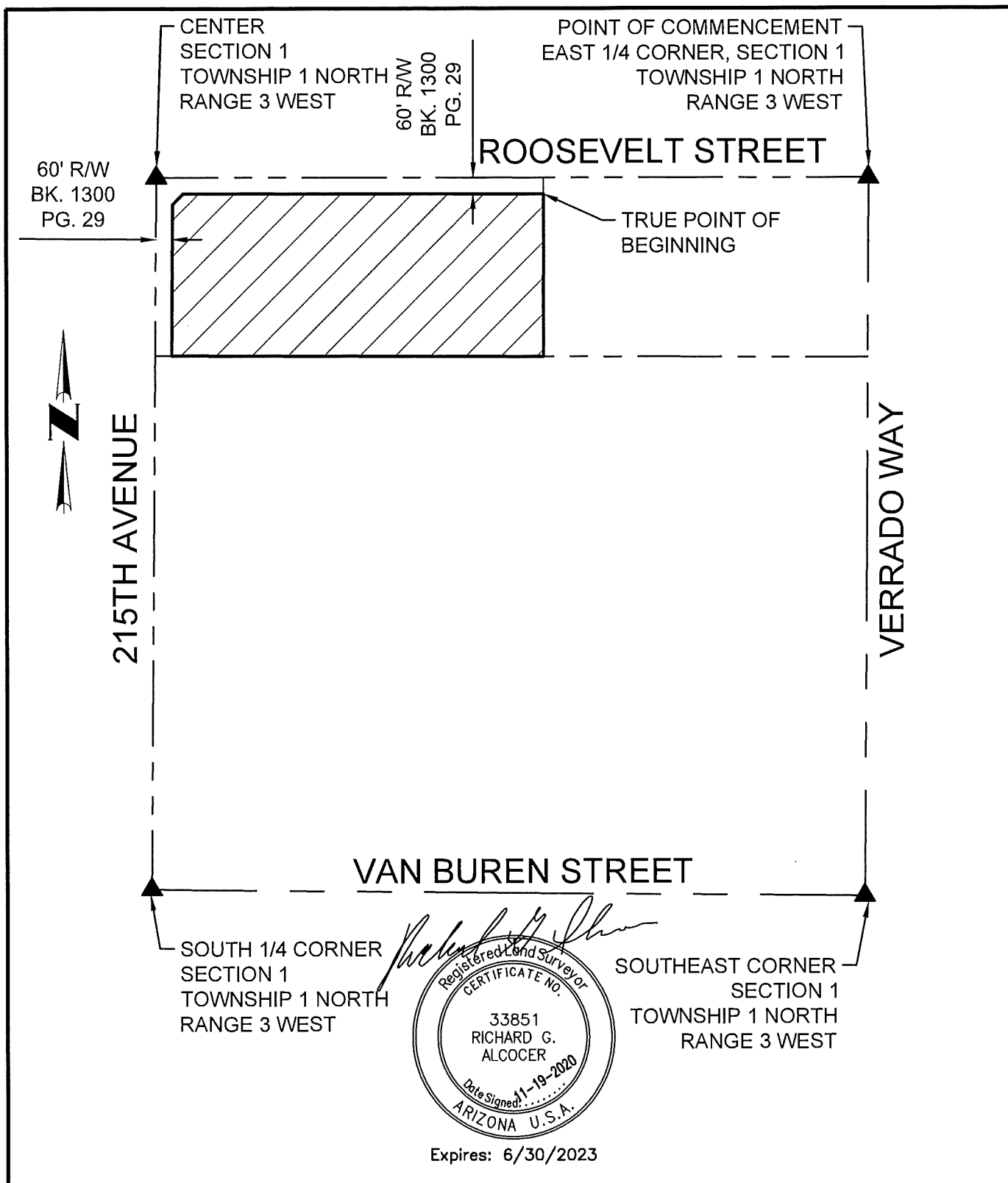
Thence North 45°14'59" East, departing said parallel line along said Easterly right-of-way line, a distance of 56.76 feet to a point on the Southerly right-of-way line of Roosevelt Street as dedicated in said Book 1300 of Maps, Page 29, said point also being on a line which is parallel with and 60.00 feet Southerly, as measured at right angles, from the North line of the Southeast Quarter of said Section 1;

Legal Description for
Roosevelt and Verrado
Lot 2 (West) Parcel
November 19, 2020

Thence South 89°56'33" East, along said Southerly right-of-way line and said parallel line, a distance of 1,337.46 feet to the True Point of Beginning.

Containing 822,737 Square Feet or 18.887 Acres, more or less.





SCALE 1" = 500'	ROOSEVELT & VERRADO	 CELEBRATING 60 YEARS
EXHIBIT		
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com	LOT 2 (WEST) PARCEL	

Attachment 8: Public Comment

From: [Sebastian Trupiano](#)
To: [Randy Proch](#)
Cc: [Keri Hernandez](#)
Subject: PLZZ-21-00016 - Verrado Way & Roosevelt Street Rezone
Date: Monday, June 21, 2021 10:43:12

[**NOTICE:** This message originated outside of the City of Buckeye -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Randy,

As a concerned Buckeye resident, I've let Keri and others know of my concerns with adding stuff to the Verrado Way and I-10 area without addressing the road infrastructure issues in the area. With MAG basically not caring about the area and delaying the Dean Road interchange, the roads just can't handle the proposed growth. I'm not against growth eventually, just against it now. Especially with the schools in the area. From my perspective adding a cross-dock facility will just compound a problem that already exists.

Thanks for your time.

Sebastian Trupiano