



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
MAY 10, 2022
AGENDA**

City Council Chambers

530 E. Monroe Ave.

Buckeye, AZ 85326

****Live audio streaming 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 INFORMATION REGARDING PUBLIC PARTICIPATION:

This meeting will be open to the public. Adherence to COVID-19 safety measures are recommended. If you would like to make a public comment, either in person or remotely, please review the information on the City's website and complete and submit the comment form found here: <https://www.buckeyeaz.gov/government/city-clerk/meeting-agendas-minutes/meetings-agendas-minutes>

At Large	District 1	District 2	District 3	District 4	District 5	District 6
Ted Burton <i>Vice Chair</i>	Alan Ladd	Gina Ragsdale	Deanna Kupcik <i>Chair</i>	Anthony DiMascio	Ed Sumner	Nick Hudec
Charles Hester <i>(Alternate)</i>	Rebecca Puppe <i>(Alternate)</i>	Preston Hundley <i>(Alternate)</i>	Darwin Meighen <i>(Alternate)</i>	Douglas McDonald <i>(Alternate)</i>	Larry Draves <i>(Alternate)</i>	Sebastian Trupiano <i>(Alternate)</i>
<i>Council Liaison:</i> Craig Heustis						

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

2. MINUTES

- 2.A** [Approval of minutes from the April 26, 2022 Planning and Zoning Commission regular meeting.](#)
Staff Liaison: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov, (623) 349.6211

3. REGULAR AGENDA

3.A State Route 85 (SR85) Corridor Major General Plan Amendment - PLZU-22-00001

Conduct a public hearing and issue a recommendation to the City Council on the proposed City-initiated Major General Plan Amendment

Staff Liaison: Ken Galica, Principal Planner, kgalica@buckeyeaz.gov, (623) 349-6214

3.B TGV Rexcon Nexgen Major General Plan Amendment - PLZU-22-00003

Conduct a public hearing and issue a recommendation to the City Council on the proposed City-initiated Major General Plan Amendment.

Staff Liaison: Bart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623) 349-6207

3.C Thompson Thrift Rezone - PLZZ-22-00001

Public Hearing and Motion to recommend approval as conditioned to the City Council, a rezone from Commercial Center (CC) to Residential Multi-Family 2 (MF-2), containing approximately 10.6 acres generally located 900 feet west of the Watson and Yuma roads.

Staff Liaison: Andrea Marquez, Senior Planner Special Projects, amarquez@buckeyeaz.gov, (623) 349-6220

3.D Homes at Susan's Ranch Preliminary Plat - PLZS-20-00082

Recommendation to approve with conditions a Preliminary Plat for a 144 single-family residential subdivision with 26% of the property planned for open space with included amenities per the approved Susan's Ranch Planned Area Development (PAD).

Staff Liaison: Andrea Marquez, Planner II, amarquez@buckeyeaz.gov (623) 349-6220

3.E Arroyo Verde Preliminary Plat - PLZS-21-00141

Staff recommends that the Planning and Zoning Commission move to approve, with conditions, a 400 single-family residential subdivision.

Staff Liaison: Bart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623) 349-6207

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

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 05/10/22	AGENDA ITEM: 2.A. Minutes
DATE PREPARED: 05/04/22	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 April 26, 2022 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:

[4.26.2022.PZC.MINUTES.DRAFT.pdf](#)



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
APRIL 26, 2022

COYOTE BRANCH LIBRARY

21699 West Yuma Road, Suite 116

Buckeye, AZ 85326

****Audio recording of this meeting is available on YouTube**

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

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

Members present: Commissioner Gina Ragsdale, Chairperson Deanna Kupcik, Commissioner Anthony DiMascio, Commissioner Ed Sumner, Commissioner Nick Hudec, Alternate Charles Hester was seated for At Large District, Alternate Rebecca Puppe seated for District 1, Alternate Darwin Meighen, Alternate Douglas McDonald, Alternate Larry Draves, Alternate Sebastian Trupiano.

Members absent: Vice Chairperson Ted Burton Commissioner Alan Ladd, Alternate Preston Hundley,

Staff present: Deputy Director of Planning Adam Copeland, Principal Planner Hobart Wingard, Principal Planner Ken Galica, Management Assistant Keri Hernandez, Development Services Director Brian Craig, Council Liaison Craig Heustis

2. MINUTES

2A. APPROVAL OF MINUTES FROM THE APRIL 12, 2022 PLANNING AND ZONING COMMISSION WORKSHOP.

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

3. REGULAR AGENDA

3A. TGV REXCON NEXGEN MAJOR GENERAL PLAN AMENDMENT (PLZU-22-00003)

Principal Planner Hobart Wingard presented and was available to answer questions from the Commission.

Council Liaison Heustis agreed that industrial would be a good choice and feels that homes would most likely not want to build next to the railway, and asked if there will be any problems with water supply. Mr. Wingard indicated that a water study would be conducted in the future prior to development. Mr. Heustis asked what school district this is located in. Mr. Wingard informed the Commission that this amendment is located in the Liberty school district.

Alternate Hester confirmed that there is an additional public hearing on May 10, 2022.

Alternate Puppe asked if the adjacent school will be affected by this amendment. Mr. Wingard indicated that there would be more than just a wall, and may include additional buffers distance to the school.

Commissioner DiMascio inquired if this land will be open to all types of business or specifically industrial. Mr. Wingard indicated that this land use will be available to all business, but gives the city an opportunity to bring in larger employment options

Commissioner Hudec asked if there has been any interest from specific business due to the proximity of the railroad.

Mr. Copeland informed the Commission that anything proposed to develop at this location will be required to go through additional public hearings and review, and that this process presented, is to present a broad scale opportunity for staff. Mr. Copeland explained that when an annexation and rezone occurs, staff will have the authority to ask for higher standards of buffers and performance measures and may be written into that ordinance.

Landowner representative Alan Beaudoin presented and was available to answer questions from the Commission.

A public hearing opened at 6:15 p.m.

Resident Marianne Ramirez spoke of her concerns with possible industrial, the desire for additional buffers, concerns of the water supply, and her official comment is on file with the Planning and Zoning Commission Clerk.

Resident Gina Sanchez spoke of her concerns of incoming industrial with the amendment proposed and her official comment is on file with the Planning and Zoning Commission Clerk.

Resident Loren Ratlief spoke of his concerns potential water issues with the amendment proposed.

Resident David Johnson spoke of his concerns of railroad access with the amendment presented.

With there being no further comments from the public, the public hearing closed at 6:34 p.m.

3B. STATE ROUTE 85 (SR85) CORRIDOR MAJOR GENERAL PLAN AMENDMENT (PLZU-22-00001)

Principal Planner Ken Galica presented and was available to answer questions from the Commission.

Commissioner Hudec asked if the industrial planned a quarter mile buffer from residential and asked if a half mile would be better. Mr. Galica stated that a quarter mile is a standard distance between residential and industrial and that it would have a minimal impact.

Commissioner Ragsdale asked for clarification on the borders this presented area. Mr. Galica referred to the exhibit and clarified that the northern amended area is bound by Buckeye Irrigation Canal on the north, 263rd Ave on the east, Baseline Road on the south, and Turner Road on the west; the southern amended area is bound by MC85 on the north, Rooks Road on the east, Hazen Road on the south and SR85 on the west.

Alternate Puppe commented that she would like to see a half-mile buffer between residential and industrial structures. Ms. Puppe asked for an example of heavy manufacturing. Mr. Galica stated that heavy manufacturing involves taking raw and natural elements to create a product.

Alternate Hester asked to have the definitions of light industrial and heavy industrial presented at the next meeting.

A public hearing opened at 6:52 p.m.

Developer representative Kurt Jones spoke of his support for this proposed amendment.

With there being no further comments from the public, the public hearing closed at 6:54 p.m.

4. COMMENTS FROM THE PUBLIC

None.

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

None.

6. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

Council Liaison Heustis stated that he would like to see better communication of road improvements and construction notifications throughout the city.

Commissioner Hudec shared his concerns of traffic and communication throughout the city.

Chairperson Kupcik announced that the Chamber of Commerce will be holding their quarterly breakfast on May 25, 2022 with main speaker being KORE Power.

7. ADJOURNMENT

A motion was made by Commissioner Sumner and seconded by Commissioner Hudec to adjourn at 7:02 p.m. Motion carried.

Deanna Kupcik, 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 26TH day of April 2022. I further certify that a quorum was present.

Keri Hernandez, Management Assistant

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 05/10/22	AGENDA ITEM: 3.A. State Route 85 (SR85) Corridor Major General Plan Amendment - PLZU-22-00001
DATE PREPARED: 05/10/22	DISTRICT NO.: 1 and 2
STAFF LIAISON: Ken Galica, Principal Planner, kgalica@buckeyeaz.gov, (623) 349-6214	
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) State Route 85 (SR85) Corridor Major General Plan Amendment - PLZU-22-00001
 Conduct a public hearing and issue a recommendation to the City Council on the proposed City-initiated Major General Plan Amendment

RELEVANT GOALS:

GOAL 3: A Well-Planned Urban Community

ADDITIONAL RELEVANT GOALS:

GOAL 2: Enhanced Economic Well-Being and Vitality

SUMMARY

PROJECT DESCRIPTION:

Proposed Major General Plan Amendment with two (2) components: 1) Amendment to the Land Use Map, changing the designation of approximately 2,648.9 acres from a combination of Neighborhood and Business Commerce to Employment, and 2) Amendment to the plan text (Page 2-14), revising the definition of the Employment land use category to emphasize and strengthen expectations for industrial development in proximity to existing or planned residential uses.

FUTURE ACTION:

City Council will consider adoption of the Resolution approving the proposed Major General Plan Amendment on May 17, 2022.

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

ATTACHMENTS:

01 - PLZU-22-00001 - SR85 Corridor - Major GPA - PZ Staff Report - PZ 051022.docx

Exhibit A - Aerial Vicinity Map.pdf

Exhibit B - Zoning Vicinity Map.pdf

Exhibit C - Existing & Proposed General Plan Land Use Map Exhibits.pdf

Exhibit D - Existing & Proposed Employment Land Use Definition.pdf

Exhibit E - Neighborhood Meeting Synopsis.pdf

Exhibit F - Compilation of Public Comment via Website and Social Media.pdf

Exhibit G - Written Support from Property Owners.pdf

Exhibit H - BDC Article 11 - Definitions of Heavy & Light Mfg.pdf



MAJOR GENERAL PLAN AMENDMENT

Report to the Planning and Zoning Commission

CASE NUMBER: PLZU-22-00001
TITLE: State Route 85 Corridor Major General Plan Amendment
MEETING DATE: May 10, 2022

Applicant: City of Buckeye Development Services Department
Owner(s): Multiple owners (34 different entities)
Request: Major General Plan Amendment with two (2) components: 1) Amendment to the Land Use Map, changing the designation of approximately 2,648.9 acres from a combination of Neighborhood and Business Commerce to Employment, and 2) Amendment to the plan text (Page 2-14), revising the definition of the Employment land use category to emphasize and strengthen expectations for industrial development in proximity to existing or planned residential uses.
District(s): 1 and 2
Location: Two (2) non-contiguous areas are subject to the proposed application. The northern area is bounded by Broadway Road/RID Canal on the north, the 263rd Avenue alignment on the east, Baseline Road on the south, and Turner Road on the west; the southern area is bounded by MC85 on the north, Rooks Road on the east, Hazen Road on the south, and State Route 85 (SR85) on the west.
Site size: Approximately 2,648.9 acres
Public input: Public input was encouraged through mailings, published advertisements, sign postings, a page on the City's website, and postings on various City social media accounts. Additionally, a neighborhood meeting was held virtually on March 23, 2022.
Recommendation: Conduct a public hearing and recommend that City Council approve the proposed Major General Plan Amendment

PROJECT DESCRIPTION

1. The Imagine Buckeye 2040 General Plan document (also referred to as “Imagine Buckeye 2040” or simply the “General Plan”) is used by the City to guide Buckeye’s future relative to land use, public services, infrastructure, and resource management. The General Plan is designed to guide Buckeye’s future while retaining the community’s distinctive character and culture.
2. The City of Buckeye Development Services Department has initiated Application PLZU-22-00001, a proposed Major General Plan Amendment that will change the land use designation of approximately 2,648.9 acres from a combination of Neighborhood (2,118.8 acres) and Business Commerce (530.1 acres) to Employment (see attached Exhibits A, B, and C). The purpose of each of these land use categories is as follows:
 - The Neighborhood designation is applied to areas that are expected to develop with a broad range of residential types and densities, including single-family attached, single-family detached, and multi-family homes. Other land uses that support and contribute to the livability of neighborhoods, such as neighborhood scaled shops, parks, recreational facilities, religious institutions, offices, and educational uses are also permitted in the Neighborhood designation.
 - The Business Commerce designation is applied to areas with access to major streets and transit opportunities that are reserved for development of community and regional commercial, professional office, and business park uses.
 - The Employment designation is applied to areas that are intended to develop with light industrial and business park uses that contribute to the local and regional economies. Within the Employment designation, industrial uses are to be buffered when located adjacent to existing or planned residential uses.
3. In accordance with ARS §9-461.06, a change to the General Plan is to be considered a Major Amendment if the resulting change is a “substantial alteration of the municipality’s land use mixture or balance” as established in the Plan. For all areas, any change in the Future Land Use Map of more than 160 acres or any change within the Luke Compatible Area (LCA) designation currently require a Major General Plan Amendment (GPA). Comprised of 2,648.9 acres, the city-initiated proposal constitutes a Major GPA.
4. A text amendment is also proposed to revise the definition of the Employment designation contained on Page 2-14 of the General Plan. The proposed text amendment, attached as Exhibit D to this report, strengthens design expectations for industrial development occurring within one-quarter (1/4) mile of existing or planned residential

uses to limit visual and traffic impacts on neighborhoods, and restricts heavier industrial uses from occurring within the one-quarter (1/4) mile of existing or planned residential uses unless adequate performance standards can be incorporated into a zoning overlay such as a Planned Area Development (PAD) or Community Master Plan (CMP). The proposed text amendment will apply citywide and is not limited to the properties in the State Route 85 (SR85) corridor subject to the proposed map amendment.

PUBLIC PARTICIPATION SUMMARY:

5. Arizona statute governing Major General Plan Amendments mandates cities provide a 60-day period during which the Planning & Zoning Commission, City Council, abutting jurisdictions, and relevant state and county agencies, can review the request and provide feedback for incorporation into the proposal. Notice of the 60-day review period was completed on February 28, 2022, with the review period set to end on April 29, 2022. As of the writing of this report, none of the notified agencies or jurisdictions have indicated any concern with the City's proposal.
6. City staff hosted a virtual Neighborhood Meeting on Wednesday, March 23, 2022 at 6:00 P.M. All property owners within the amendment areas as well as all owners of property located within 500 feet of the boundary of the amendment areas were notified of the meeting in a mailing completed on March 7, 2022. In addition to City staff, 64 people, a combination of property owners within the amendment area, neighboring residents, and light industrial developers with interest in developing in the area, attended the virtual meeting. Topics of discussion included:
 - Future Interstate 11;
 - Anticipated arterial street improvements including future roadway widening and traffic signals in the area, specifically the impacts of those projects on existing residences in the area;
 - Development projects planned in the area including KORE Power and the APS Hub facility;
 - Impacts of planned development on the water table;
 - Buffering of residential uses and minimizing truck traffic impacts on residential uses;
 - Preservation of the rural/agricultural lifestyle and the old US 80 highway;
 - Rationale for stopping the proposed amendment at Broadway rather than extending north to I-10; and
 - Anticipated economic development-related impacts of the proposal.

A more detailed summary of the neighborhood meeting is attached to this report as Exhibit E.

7. A page on the City's website containing information about the proposed Major General Plan Amendment along with a form allowing members of the public to provide electronic comment was created on March 3, 2022. Links to the webpage were included on all mailed notices of the neighborhood meeting, mailed notices of the P&Z and Council hearings, through a City press release, and by the City through social media posts on Facebook, Instagram, and Nextdoor. As of April 12th, eighteen (18) electronic responses have been provided through the website form (see Exhibit F); upon receipt, staff provided an individualized response to each citizen addressing the concerns or questions raised. In addition, multiple comments in the form of replies to the City's social media posts were provided and are included as a separate attachment to this report. Some of the more frequently raised questions/comments received via the website and social media pertain to annexation status of residential properties in existing county islands, concerns with buffering between light industrial and residential uses, and the desire for development of retail, restaurant, and entertainment uses that will enhance the quality of life for those living near the SR85 corridor.
8. The City has received no objection from any of the 34 owners of property within the proposed amendment areas. Two letters of support from owners have been provided (see Exhibit G), with verbal support expressed by 5 to 6 additional owners.
9. Public notice of the scheduled Planning & Zoning Commission and City Council public hearings has been conducted in accordance with the Development Code and State Statute. At least 15 days of advance notice was provided for the open house and public hearings.
10. As required for Major General Plan Amendments, the Planning & Zoning Commission held an off-site public hearing for the proposal on April 26, 2022 at the Coyote Branch of the Buckeye Public Library. One speaker addressed the Commission in support of the item on behalf of two large property owners within the amendment area.
11. *Table 1: Notice of Planning Commission and City Council Public Hearings*

Notification Element	Date
Published in Arizona Republic	April 10, 2022
Site posted (Six signs located at strategic locations throughout the amendment areas)	March 31, 2022
Mailing to property owners within the amendment areas and owners within	April 11, 2022

500 feet of amendment area perimeters	
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BACKGROUND:

12. *August 2018:* The Imagine Buckeye 2040 General Plan was ratified by the City of Buckeye voters. The approved General Plan land use map identified the future character of the State Route 85 corridor as primarily residential (Neighborhood) with pockets of supporting commercial (Business Commerce).
13. *November 2021:* The U.S. Department of Transportation filed findings for the Interstate 11 study corridor including a recommended alignment for the proposed 2,000-foot-wide, 280-mile interstate that will stretch from Nogales to Wickenburg. Within Buckeye, the recommended alignment coincides with the existing State Route 85 corridor, providing for the possible future replacement of the state highway with a much larger, higher capacity interstate highway in the future and opening the door to re-envision the type of development that will be most appropriate in this area.
14. *January 3, 2022:* The Development Services Department initiated this Major General Plan Amendment application to support development of the corridor with employment generating light industrial uses.
15. *February 22, 2022:* Staff presented an overview of the proposed Major General Plan Amendment to the Planning & Zoning Commission at a workshop. Feedback received from the Commission has been incorporated into the proposal.
16. *April 5, 2022:* Staff presented an overview of the proposed Major General Plan Amendment to the City Council at a workshop. The proposal reflects feedback received from the Council.
17. *April 26, 2022:* The Planning & Zoning Commission conducted the required off-site public hearing at the Coyote Branch of the Buckeye Public Library. One speaker in favor of the request addressed the Commission on behalf of two large property owners within the proposed amendment area. Feedback provided by the Commission included a request to consider increasing the minimum distance between heavy industrial I-2 uses and existing or planned residential to a half mile (from a quarter mile). The Commission also requested clarification on what constitutes heavy manufacturing as opposed to light manufacturing; the definitions of each is included as Exhibit H to this staff report.

ANALYSIS:

Land Use Map Amendment

18. The proposed General Plan map amendment will change approximately 2,648.9 acres from a combination of Neighborhood and Business Commerce to Employment. The map amendment is supported, as it will:
- Provide a contiguous area for development of employment generating uses in furtherance of General Plan (“GP”) Policy G-7.1: “The City of Buckeye should identify and protect areas suitable for large scale office park and industrial activities, such as distribution, logistics, manufacturing, and other employment type uses within the City’s MPA”;
 - Allow for development of the highest and best use along the major State Route 85 (and future Interstate 11) transportation corridor, providing sites for employment generating, tax revenue producing regional serving commercial and industrial uses with excellent access to I-10, in conformance with GP Policy G-9.3: “The City of Buckeye should protect its primary industrial and commercial corridors (areas with access to highways and railroads) from conversion to non-employment uses or encroachment by uses that would limit future uses on these sites”;
 - Further the City’s Economic Development related goals of attracting businesses in the logistics and advanced manufacturing sectors and meeting desired jobs to population ratios outlined in GP Policy G-1.8: “The City of Buckeye will encourage commerce and business employment centers that respond to the City’s economic needs and that correspond with Buckeye’s targeted economic sectors.” and GP Policy G-7.3 “The City of Buckeye will have an average of one to one jobs per household”.
 - With the enhanced design expectations and use limitations for Employment development as provided for in the proposed text amendment, result in compatible land use relationships when adjacent to residential uses, as prioritized by GP Policy G-3.6: “Business Commerce and Employment designated lands should provide appropriate buffers and or setbacks when adjacent to existing or future residential land uses.”
 - Reduce instances of residential uses occurring directly adjacent to a future interstate highway, a land use pattern not typically viewed as ideal due to the noise and light impacts associated with major freeways.
 - Provide for public streets in all locations between light industrial uses and established or planned residential uses, providing even greater separation

between uses (in addition to landscape buffers being provided on the light industrial sites).

- Maintain a significant amount of land for future development of retail, restaurant, service, and entertainment uses north of the amendment areas near the intersection of SR85 and I-10 to support the needs of current and future residents as well as future employees working within the area.
19. Approval of the proposed General Plan land use map amendment will not change the jurisdiction or zoning of a property within the amendment areas. Individual properties will retain their existing jurisdiction and zoning until such time that individual owners request annexation and/or rezoning by filing the appropriate applications with the City.
 20. All map exhibits in the General Plan will be updated to reflect changes in the land use.

Text Amendment

21. The proposed text amendment component of the request, establishing design and use expectations for development in “Employment Transition Areas”, will ensure that light industrial uses within the corridor will be developed in a way that is compatible with adjacent existing residential uses. Per the amendment, development of light industrial uses within one-quarter mile of established or planned residential uses will be required to present an upscale, business park-like appearance from the perspective of adjacent roadways, inwardly orient outdoor storage and/or service areas or, if not feasible, fully screen and buffer those areas from the perspective of adjacent streets, and minimize heavy truck traffic impacts on neighborhoods by designing collector street and/or on-site circulation systems and strategically locating access points to reduce conflicts with routine neighborhood traffic.
22. Heavier industrial uses, such as those permitted within the I-2 (Heavy Industrial) zoning district, will not be permitted within one-quarter mile of established or planned residential uses except as part of a Planned Area Development or Community Master Plan overlay that establishes performance standards for those uses to ensure they will not negatively impact residences in the area.
23. The text on Page 2-14 of the General Plan will be updated to reflect the text amendment. The text amendment will apply citywide to ensure that, irrespective of location, industrial uses will be developed in a manner compatible with established or planned residential uses.

RECOMMENDATION:

24. Staff recommends the Planning and Zoning Commission hold a public hearing and take no action. A second Planning and Zoning Commission public hearing is required for this item

which will be held on May 10, 2022; the Commission will be asked to make a recommendation to the City Council on the item at the May 10th meeting.

ATTACHMENTS:

- Exhibit A – Aerial Vicinity Map
- Exhibit B – Zoning Vicinity Map
- Exhibit C – Existing and Proposed General Plan Land Use Map
- Exhibit D – Existing and Proposed Employment Land Use Definition
- Exhibit E – Summary of March 23, 2022 Virtual Neighborhood Meeting
- Exhibit F - Compilation of Public Comment via Website and Social Media
- Exhibit G - Letters of Support from Property Owners within the Amendment Area
- Exhibit H – Excerpt of Buckeye Development Code – Definitions of Heavy Manufacturing and Light Manufacturing

Prepared By:

Ken Galica, Principal Planner

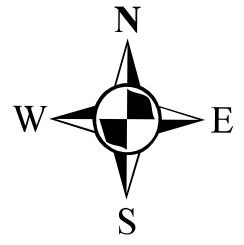
Reviewed By:

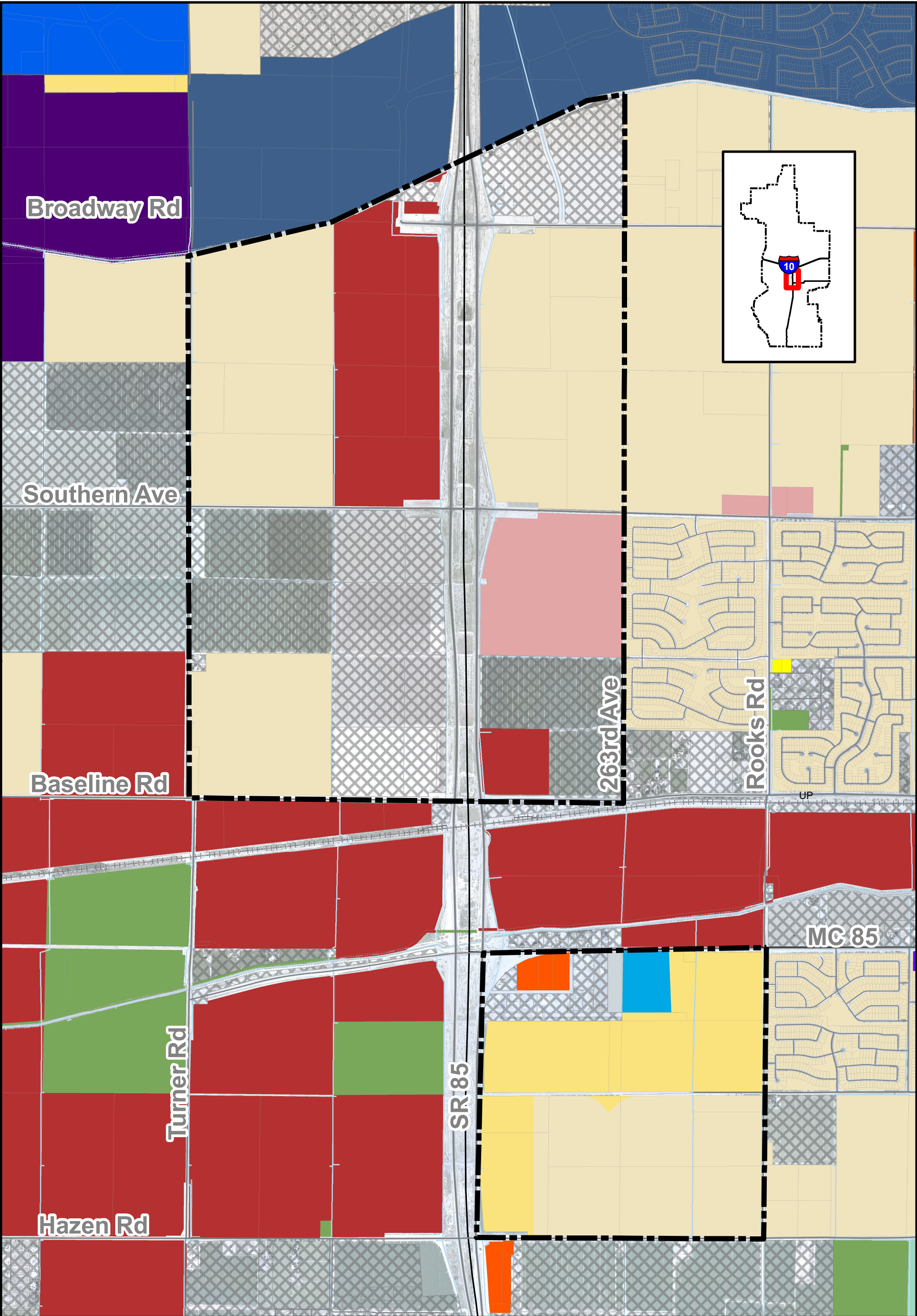
Adam Copeland, Deputy Planning Director



AERIAL MAP

- Amendment Area
- Unincorporated



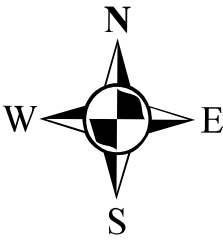




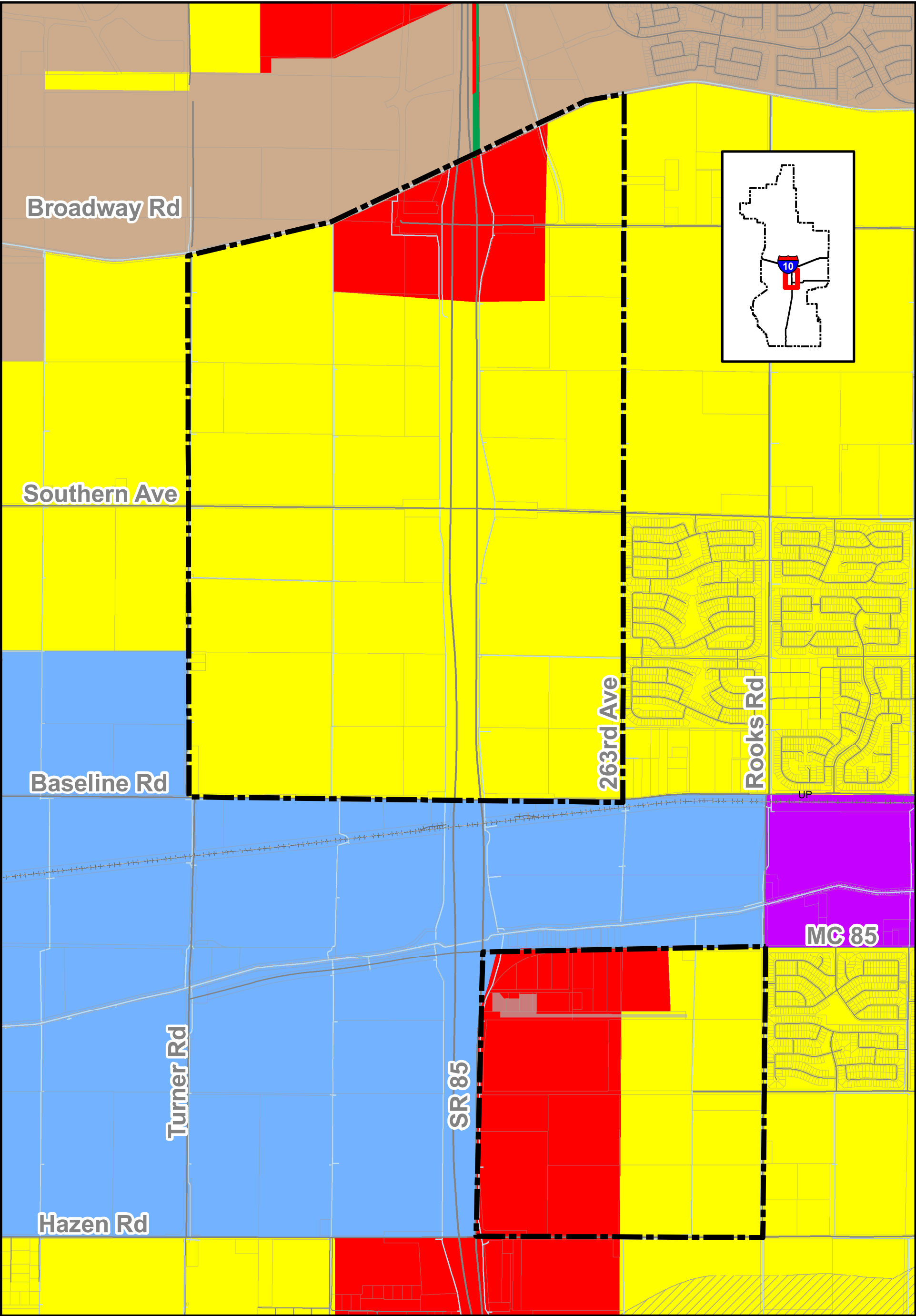
BUCKEYE, AZ

ZONING MAP

 Amendment Area	 Single-Family Rural Residential (SF-43)	 Commercial Center (CC)
 Unincorporated	 Silver Rock / PC	 Regional Commercial (C-3)
 Rural Residential (RR)	 Westwind / PC	 Business Park (BP)
 Planned Residential (PR)	 Westpark / PC	 General Commerce (GC)
 Planned Community (PC)	 Downtown Commercial (DC)	 Special Use (SU)



N
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**General Plan
Existing Land Use**



Amendment Area



Activity Center



Business Commerce



Employment



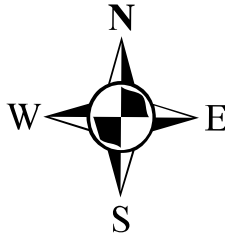
Neighborhood

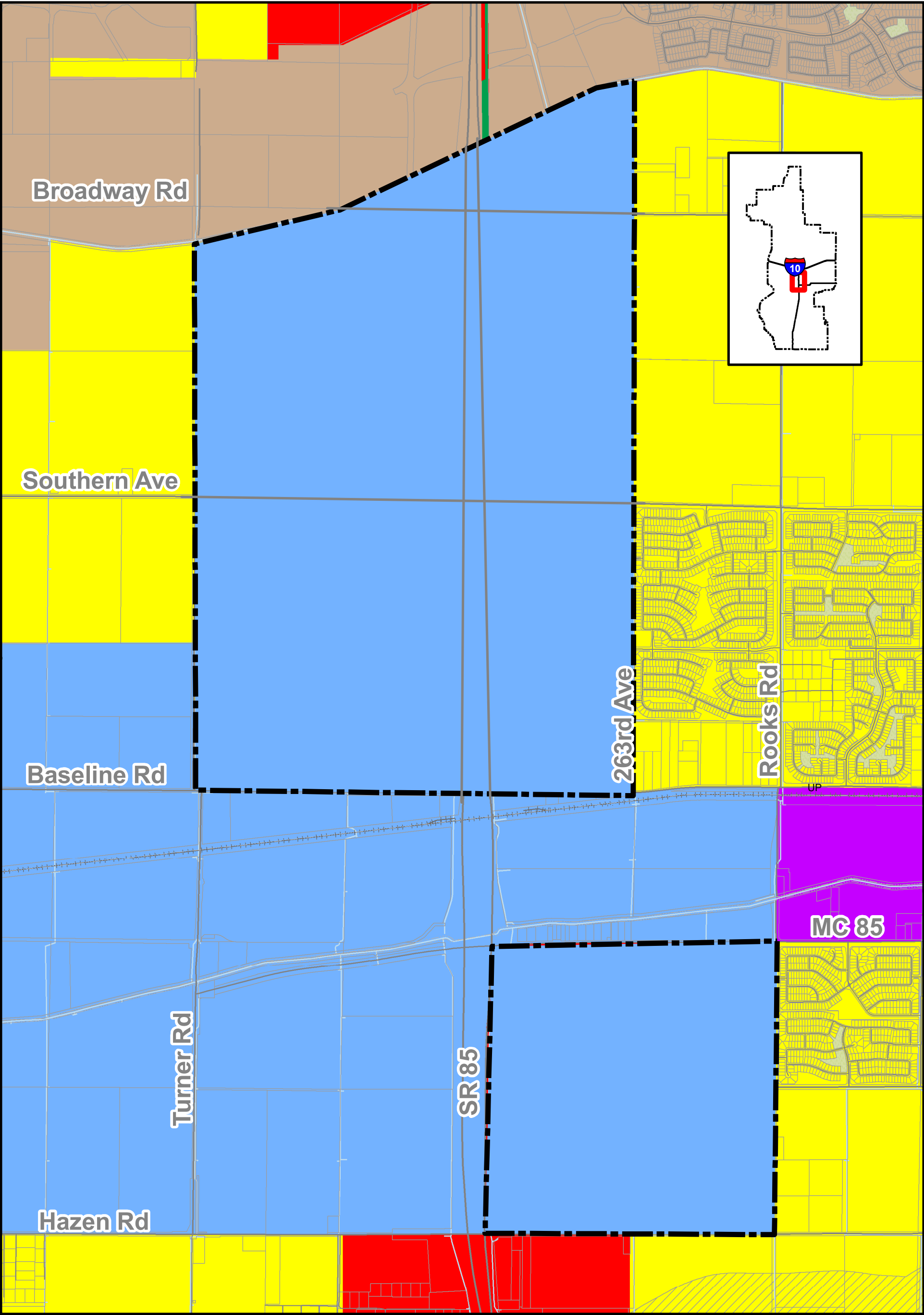


Open Space



Master Planned
Community



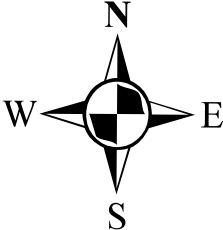




BUCKEYE, AZ

General Plan Proposed Land Use

 Amendment Area	 Neighborhood
 Activity Center	 Open Space
 Business Commerce	 Master Planned Community
 Employment	



EXISTING EMPLOYMENT LAND USE DEFINITION

Employment	E	Employment denotes areas of development that have a focus on employment opportunities that contribute to the overall local and regional economy. This may include industrial uses, such as warehouses and manufacturing facilities, as well as business parks. Industrial uses should be buffered and / or separated from existing or planned residential uses. Planned Area Developments (PAD) within a larger center to accommodate ancillary business services and eating and retail establishments may also be appropriate in this land use designation. Uses within the Employment designation should have vehicular access to major arterials. Zoning districts consistent with this land use designation are: I-1, I-2, BP. *Employment designations closer than 1/2 mile to the Neighborhood designation will be limited to I-1, BP, and PO.
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PROPOSED EMPLOYMENT LAND USE DEFINITION

Employment	E	Employment denotes areas of development that have a focus on employment opportunities that contribute to the overall local and regional economy. This may include industrial uses, such as warehouses and manufacturing facilities, as well as business parks. Industrial uses should be buffered and/or separated from existing or planned residential uses. Planned Area Developments (PAD) within a larger center to accommodate ancillary business services and eating and retail establishments may also be appropriate in this land use designation. Uses within the Employment designation should have vehicular access to major arterials. Underlying zoning districts consistent with this land use designation are: 1-1, I-2, BP, and PO. Employment Transition Area Property featuring an Employment land use within a quarter mile of a Neighborhood land use is considered the Employment Transition Area (ETA). Development within the ETA is intended to develop in accordance with the Employment designation, but with added emphasis on minimizing impacts to nearby existing and/or future residential uses by presenting an upscale, business park-like appearance from the perspective of adjacent arterial streets, parkways, and freeways. Development within this designation is expected to inwardly orient outdoor storage and/or service areas or, if not feasible, fully screen and buffer those areas from the perspective of adjacent streets. Every effort should be made to minimize impacts from heavy truck traffic on adjoining neighborhoods (existing or planned) by designing collector street or on-site circulation systems to limit usage of adjacent arterial streets, parkways, or freeways and strategically locating access points to reduce conflicts with routine neighborhood traffic. Application of a Planned Area Development (PAD) or Community Master Plan (CMP) overlay may be required for properties with this designation to establish development standards, performance standards, and/or design criteria to ensure the goals within the ETA are met. Underlying zoning districts consistent with this land use designation are: 1-1, BP, and PO, though certain primarily indoor I-2 uses such as heavy manufacturing may be considered as part of the required Planned Area Development (PAD) or Community Master Plan (CMP) if appropriate design measures and performance criteria are incorporated.
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Neighborhood Meeting Summary

City-Initiated State Route 85 Corridor Major Plan Amendment

PLZU-22-00001

Wednesday, March 23, 2022

Virtual Teams Meeting 6:00pm to 7:30pm

Proposal:

A Major General Plan Amendment with two (2) components: 1) Amendment to the Land Use Map, changing the land use designation of approximately 2,648.9 acres from a combination of Neighborhood and Business Commerce to Employment, and 2) Amendment to the definition of the Employment land use category to emphasize and strengthen expectations for industrial development in close proximity to existing or planned residential uses.

Project Locations:

Two (2) non-contiguous areas are subject to the proposed application. The northern area is bounded by Broadway Road/Roosevelt Irrigation District (RID) Canal on the north, the 263rd Avenue alignment on the east, Baseline Road on the south, and Turner Road on the west; and, the southern area is bounded by Maricopa County 85 (MC85) on the north, Rooks Road on the east, Hazen Road on the south, and State Route 85 (SR85) on the west.

Meeting Synopsis:

Mr. Ken Galica, Principal Planner, presented meeting attendees with a comprehensive report of the City of Buckeye's initiated request to amend the General Plan Land Use Map and text to facilitate a future industrial corridor along SR-85 with a new Transitional Industrial land use requiring additional design adjacent to residentially-zoned property and/or Rights-Of-Way (ROW). The General Land Use Plan Amendment process timeline was shared including the submittal process and important hearing dates. The meeting was also intended to provide full transparency of the amendment process and bring attention to upcoming meetings and opportunities for concerned Buckeye citizens, nearby Maricopa County neighbors, and interested Development Partners to take part in future discussions. The virtual presentation was followed by an open forum discussion to engage neighbors to solicit their input on how the project will interact with the surrounding area and respond to participant questions.

Summary of Questions & Concerns:

1. How will the city mitigate the traffic impacts due to increased development?
2. Widening of roadways and reduction of personal property
3. Cost of infrastructure improvements
4. Losing the "small town" feeling
5. How will this investment benefit the residents of Buckeye?
6. Will the Kore Power Battery Plant contaminate wells on private properties located nearby?
7. How will this change affect my property?

Suggestions:

1. Do not change the area, leave as-is. Apply the Industrial use designation in another location.
2. Add additional green space, such as parks, to create buffer between residential and industrial uses.

Question & Answer Summary:***Paraphrased questions received prior to this meeting and their responses, shared with participants:***

- Question: Will this amendment impact my current zoning or annexation status?
- *Your zoning & annexation status will not change. This General Plan Amendment will provide guidance in the event you want to annex or rezone in the future and will allow you to do so and request Light Industrial (I-1) zoning and develop the site(s) with the types of buildings allowable under this use. This amendment will not bring (annex) parcels into the city of Buckeye. Annexation will not occur without a formal request/application from the property owner to the City of Buckeye.*
- Question: My parcel is zoned for Commercial use, is this going to change my zoning?
- *This project will not change a parcel's zoning, only will change the zoning districts an owner can rezone to in the future in the event they may wish to rezone or annex in the future.*
- Question: How will buffering be handled to reduce negative impacts to neighbors?
- *Streets will be provided between light industrial and residential uses, landscape buffers and screening will be provided, and truck traffic impacts on neighborhoods will be mitigated through design to the extent possible.*
 - *Additionally, the City does not anticipate that all of the amendment area will develop as industrial. As our population increases, it is creating a demand for additional uses in the area that will offer a mix of commercial support services, such as restaurants and retail opportunities, along with entertainment and recreational uses (movies, etc.) which will allow residents to meet more of their needs within the City, instead of traveling to Goodyear, Avondale, or Phoenix.*
- Question: What is the status of water and sewer infrastructure improvement? How soon will my property be able to develop?
- *Status of water and sewer improvements within the area varies by location and is parcel specific. Any owner with questions in regard to utilities can contact the City and arrange a meeting where those issues can be discussed.*

Paraphrased questions and concerns shared during this meeting and their responses:

Sebastian Trupiano: What are the dates for the widening of SR 85?

- *Ken: SR 85 does have plans to widen and expand and will likely be combined with the plans for the future Interstate 11 that will provide connection between Tucson and Las Vegas, likely within the next 15 or so years.*

Jack Gilmore: 100% in support of the GPA. Wonders why the City didn't consider extending the Employment all the way north to the interchange with I-10?

- *Ken: The City felt 2,700 acres was a significant size for now. Additionally, residents would like to see retail and commercial opportunities, movie theaters, and other entertainment options so they don't have to keep traveling outside of Buckeye. We wanted to reserve that land to the north, which is probably most visible up at the intersection of the two freeways, for future retail, restaurant, office, and similar development.*

Karen Schmul: Will a recording of this meeting be available and can it be posted to social media?

- *Ken: I would be happy to share the recording over email.*

Tommy Dee: What is being constructed at 85 & Hazen? Concerned the City is now asking for permission to zone for something currently in construction.

- *Adam Copeland, Deputy Director of Planning: The APS Hub Facility is under construction at that location.*
- *Ken: Shared the current Land Use Map with meeting participants to show APS Hub Facility is within the Employment land use designation that is already in place. This amendment will expand that designation over a wider area, tying into the existing area and building upon anticipated projects such as Kore Power.*

Tommy Dee: What is being done to preserve the historical Old US 80 that is going to fall into this corridor section?

- *Ken: Good question, unrelated to this plan, we will be working on a downtown Buckeye Specific Area Plan. As part of that plan, we will be looking at how to best preserve our historical resources. Though this amendment area is a little outside the boundaries of our downtown, it should still include some recommendations that will be applicable.*

Brandon: With 3,000 new jobs coming to Buckeye. How is the City of Buckeye going to address the additional traffic on Southern Ave and Baseline Rd and other streets around the area?

- *Ken: The capacity of these streets will be enhanced as development progresses. Ultimately will be widened to 2 or 3 lanes in each direction depending upon the street. Typically, each development would construct improvements along their frontage, if any gaps remain, those could be completed by future City projects.*

Wayne P: Lives in Encantada, off Rooks Rd is concerned about the increased traffic around home. Would like to be more green space built to enhance the buffer? Likes rural life and the lifestyle it affords; would prefer less development.

- *Ken: Green space associated with developments will be private landscaped areas, but they will be significant for the light industrial projects. Circulation and traffic may be aided by projects improving adjacent streets as well as building new collector roadways internal to the developments.*

Carren S: Who pays for the widening of the roads?

- *Developers typically pays for the road improvements adjacent to the property being developed. Where there are gaps or if the City wants to improve a street before development occurs, the City can program a street improvement project as well, such as the Miller Road project currently underway.*

Carren S: Real Estate agent excited about the GPA. How can I share this information as a positive with clients; with the increase in traffic and expenditures, how does this benefit the City?

- *Suzie Boyle, Economic Development Manager: Specifics of tangible revenue are unavailable at this time, however anytime employment comes in capital dollars are invested into the community. The capital investment provides benefits back to the city from a revenue prospective whether that be for property taxes and indirect revenue that comes in peripherally.*

Marvin John: Concerned with future widening of Baseline Road and suggested Kore Power use alternate routes of ingress/egress and not use Baseline Road. What are the plans to widen Baseline Rd.? If widened, where will the extra acreage come from? Could the right-of-way be taken from the railroad frontage? Why didn't Kore Power pick a location west of SR85 and leave Baseline Rd alone? Why didn't they do their due diligence and see the impact they'll have on our property values; we are basically catering to large manufacturers. We have lived in Buckeye for 40+ years and don't want to lose our front yard. How do we get compensated or reimbursed for the loss of our property value?

- *Ken: The Kore Power property already has General Commerce (GC) zoning which allows for industrial use, which it has had for quite some time, and the General Plan designation of that property is already Employment. One of the reasons Kore Power picked the site is because it was already zoned to accommodate what they are looking to do.*
- *Ken: Initial plans for Kore Power do provide access to the site directly from SR85 as well as from Rooks Road along with Baseline Road. Fire code requires the site to have multiple points of ingress/egress; there has to be multiple points of access to the property in the event one way may be blocked, fire responders can still get to the facility. The site plan exhibit for Kore Power is conceptual at this point, as there has not been a formal submittal for the site.*
- *John Willett, City Traffic Engineer: The anticipated buildout for Baseline Road is (2) lanes in each direction, with a raised median or middle turn lane. Before the road is widened from its current configuration, the city will hire a consultant to study and determine what the ultimate alignment and finalize what the configuration will be. The study will determine the ultimate footprint required and how that will affect everyone along the corridor and then the consultant will adjust things. Typically the railroad will*

not permit colocation of City infrastructure on property owned by the railroad, but we will coordinate with them (UPRR) to determine if that is an option in this case. Possible reasons for choosing their location (Kore) was the direct access to the railroad. The availability of water and sewer today versus 5 years down the road may have been an additional consideration.

- *Brian Craig, Director of Development Services: The topic begs a larger and more focused discussion, suggested a separate meeting of concerned citizens to dig a little deeper into these specific issues with all affected parties. (Note: A follow-up meeting with Mr. John and a larger group of residents within the county island along Baseline Road between SR85 and Miller Road was held on April 4, 2022)*

KathyYokum: Has similar concerns similar to Mr. Marvin John as a resident along Baseline Rd. and would like to be on record as such. Please include in future meetings to discuss concerns. Will Kore Power contaminate the groundwater?

- *Ken: Staff will keep Ms. Yokum apprised with regard to Baseline Road (Note: Ms. Yokum was in attendance at the follow-up meeting on April 4, 2022).*

Wayne P: When would shovels be going in the ground (for Kore Power) and other developments along the SR85 corridor?

- *Ken: The timeline for development is very property specific and water specific. Kore Power has an identified water solution and may be under construction within the next year. Other properties on the east side of SR85 could be under development within the next (1) to (2) years. With a couple exceptions, properties west of SR85 likely will take longer as a water solution for those properties is a little further out unless property owners combined their efforts to expedite some water system improvements in the area. James Humble Sr. Civil Engineer, invited to weigh-in.*
- *James Humble, Senior Water Resources Civil Engineer: Regarding the SR85 corridor, the City can serve Kore Power. The historic downtown area will be providing their own fire protections on their site. West of SR85 will be either in the future water campus #5 or to the north closer to I-10, water campus #6. The City has plans to purchase land for future water campus number 5 somewhere in the area of Baseline Road and Wilson. It is in our current CIP, however our central focus for the CIP budget is the timing of the new Faralon Water Campus over on Rooks & Roeser. Regarding the earlier question of groundwater contamination by Kore Power, current state and federal environmental requirements are very strict and modern industrial uses typically minimize any pollution including to groundwater. Groundwater contamination due to chemical spills and things like that are rare nowadays.*

Ken reminded the group of the next steps, upcoming meeting dates and times, thanked all participants for attending and participating in the discussion, and closed the meeting.

Next Steps:

Important Upcoming Dates:

First Planning & Zoning Commission Meeting: April 26th 2022 (Coyote Library)

Second Planning & Zoning Commission Meeting: May 10th 2022 (Council Chambers)

City Council Meeting: May 17, 2022 (Council Chambers)

Attendees:***City of Buckeye Staff (11):***

Ken Galica, Principal Planner, Presenter
Brian Craig, Director of Development Services
Adam Copeland, Deputy Director of Planning
Hobart Wingard, Principal Planner
Wendy Downing, Project Coordinator
Suzanne Boyles, Economic Development Manager
Ashley Mazariegos, Economic Development Analyst
John Willett, Traffic Engineer, Engineering
James Humble, Sr. Civil Engineer, Water Resources

Residents/Interested Community Partners (63):

Clay Goodman, Councilman District 6	Mark Sims
Tedy Burton, Planning & Zoning Commission Vice Chair	Max Xander (Guest)
Adam (Guest)	Mel Bodily
Anita Lallian	Todd Narramore
Barbara Kostick (Guest)	Tommy Dee
Bob west (Guest)	TTJR (Guest)
Brad Kuiper	Ty Wiest
Brandon	Ty Wiest
Candi Youngker (Guest)	Wayne P (Guest)
Carl Cabaniss II	Stephen Huey
Carren Schmoll	Terry (Guest)
Diane Spooner (Guest)	Terry Klinger
DJ Beech	Tia
Dominic Alba	Rico West
Grant Kingdon	Rick West (Guest)
Gutzman, Janine	Sebastian Trupiano
Jack Gilmore	16233361749
Jay (Guest)	14804429346
JD	16028854858
Jose	16024183380
Kathy Beamis (Guest)	18062363114
Kathy Yocham	14802329041
Kenneth Judd	17757473444
Kurt A. Jones	16022280217
Laura E	17122394353
Les Heiden (Guest)	16025094864
Linda (Guest)	17022861605
Lisa Bohannan	14803320706
Lydon, Tony	16026229099
Marcia John	16022927998
Maria	16023703041
Osbaldo Arambula	14802903048
Reese Anderson	

PLZU-22-00001 SR85 Corridor Major GPA

Compilation of Public Comment via Website and Social Media

Website Comment #1 – March 9, 2022 – Melissa Hamilton

I really hope that if the city is going to put more businesses in that area that they will add more stop lights to help with traffic Crossing the 85. And my only other worry is how much more traffic is this going to cause downtown buckeye.

Website Comment #2 – March 14, 2022 – Rebekah Lopez

I live here. I do not want this to be changed to "employment" zone. This is right by my house. Put this stuff somewhere else, farther away from housing areas.

Website Comment #3 – March 15, 2022 – Marvin John

We live close to these areas so we need to know what is going on.

Website Comment #4 – March 16, 2022 – Kelly Criner

I am very interested because I intend to buy a home near there.

Website Comment #5 – March 18, 2022 – Ishah Whipple

I would love to see a mall in that area. A mall or some sort of center like Westgate where there is a movie theater and some sit down restaurants, a Trader Joe's, maybe even a Sam's Club. While I love that more families are moving into the area, it would be nice for us to be able to spend our money within our community instead of having to drive to Surprise or Goodyear. I would even love a larger community center like the one they completed in Goodyear. Somewhere families can go for activities.

Website Comment #6 – March 18, 2022 – Hailey Delacy

Looking for information

Website Comment #7 – March 18, 2022 – Mona Uballe

I'm currently not within the city limits. Does this mean my property will be incorporated? I do not want my property incorporated. It will change my property tax status

Website Comment #8 – March 18, 2022 – Cheryl Pierce

My neighborhood sits on a Maricopa County island. We, DO NOT want to be annexed into the so called city of buckeye. I'm a 3rd generation native and lived at my residence for 60 years. I don't think Buckeye gives a rats ass about the people that have had longtime businesses here, it's all about the "newbies" and the almighty dollar. Yes, this neighborhood will come here what's going to happen to us.

Website Comment #9 – March 19, 2022 – Erica Partida

I think the plans should remain a combination of Neighborhood and Business Commerce.

Website Comment #10 – March 19, 2022 – Brandon Ryan

I don't think it's a good idea we need more residential area, too many commercial items on miler already it's going to be another tollenson all ware house and not restaurants or stores

Website Comment #11 – March 20, 2022 – Nathen Madden

I suggest amending this to include a commercial buffer so as not to disrupt residencies as shown in the attachment

Website Comment #12 – March 20, 2022 – Nathen Madden

I suggest amending this to include a commercial buffer so as not to disrupt residencies as shown in the attachment

Website (Reply to Response) Comment #13 – March 21, 2022 – Ishah Whipple

Thanks so much! I'm big on using my money in the town I live in. While I don't mind the warehouses, I like the thought of having things like restaurants, movies, and community centers to go to in town so I don't go and spend my money elsewhere. I appreciate you hearing my thoughts.

Website (Reply to Response) Comment #14 – March 21, 2022 – Nathen Madden

I'd reccomend at minimum a 1/2 mile distance from residential for heavy industrial use, and a 1/4 mile for light industrial unless located along the rail line. Continuing employment zoning along the SR 85 as described in my previous email would supplement the reductions. Dedicated commercial zones are better served along the Avenues rather than a collector road such as this.

Website Comment #15 – March 21, 2022 – Wayne Pierce

I would certainly like to see a reasonable buffer between uses along SR85 and neighborhoods adjacent such as ours. Working our way thru warehouse and industrial areas across the street from our neighborhood is not why we chose to move to Buckeye in the first place. The headlong rush for development with little regard for existing neighborhoods and the complete lack of open space hardly fits the rural to semi-rural lifestyle many, if not most, of Buckeye's residents came here for.

Website Comment #16 – March 22, 2022 – Christopher Lauridsen

Do not bring this to our city. The farm land needs to stay in buckeye. Pushing the farm land farther out is stupid. Why not build on sun valley parkway and the I-10? Tons of land that needs to be used.

Website Comment #17 – March 23, 2022 – Christopher Flowers

How will this effect home values in the area? Can we get information independent from the city from realtors, that have shown home values along the 303? I know “the boom” values went up regardless, I would like some independent information. Also we don’t need MORE semi’s coming across Southern through our neighborhoods.

Website Comment #18 – March 23, 2022 – Lewis Williams

I hope that you keep the land around SR85/I-10 for a development like 99th ave. That seems like the same intersection please push for commercial business like that in that area. SR85/MC85 could be another focus for retail but I believe there is already some large wear houses planned for that area. The rest of the SR 85 could be big distribution. We need both. Please widen Miller and Watson and put the water lines out to sr 85 for theses future developments

Instagram Comments

- 

devious_mama You will need to update SR85 if that happens. There are too many accidents on that stretch between MC85 and the I10. People don't know how to use stop signs or just blatantly run them and are oblivious to the 55 posted speed limit.

3d Reply
- 

nessavdv Please no more warehouses! Or new neighborhoods Traffic is horrible and crime going up

3d 3 likes Reply
- 

joyce.myers.773 Open the Verrado exit!! Please!!

4d 2 likes Reply
- 

alexmedic77 More industrial garbage buildings. Good job buckeye city council

4d Reply
- 

dthomas909 Fix the damn verrado exit

4d 2 likes Reply
- 

healingcavelady fix the verrado exit please

4d 1 like Reply
- 

mm_phx That's room for a lot of stop signs
- 

mm_phx Jackrabbit trail!!! Stop signs are garbage. add some lanes and the ghetto mall needs to go, Buckeye is the fastest growing city, I'm sure you all have plenty of tax revenue to fix that and Yuma and Verrado, Buckeye should be embarrassed when compared to Goodyear and their infrastructure development

16h Reply
- 

dthomas909 Fix the damn verrado exit

21h Reply
- 

shell.owen please clean up jackrabbit, it's embarrassing

1d 6 likes Reply

— Hide replies
- 

fammlw @shell.owen yes!!!

1d 1 like Reply
- 

duncanfamily_4 @shell.owen I was thinking the same damn thing! It's horrible 🤔

1d 1 like Reply
- 

swinedezine @shell.owen 🤔!! Jackrabbit is an eyesore for sure!

17h Reply

Nextdoor Comments

- 

Susan M. • Sunset Vista

Glad to see Buckeye trying to build up additional employment opportunities but you guys are missing two huge issues. There is no such thing as entertainment in Buckeye and the water sucks especially when you tried to manage Water Resources away from Global Water.

The biggest beef is the lack of vision in Old Town Buckeye. You will never become a Scottsdale unless you Revitalize. Look at Fullerton California and how they went from a cesspool of crime and empty buildings into a wonderful tourist area.

16 Mar Like Reply Share 2

Facebook Comments



Buckeye, AZ City Government

March 19 at 9:30 AM · 🌐

🗣️ We want to hear from you!
The city is proposing a Major General Plan Amendment for 2,700 acres along SR-85. You can attend a virtual meeting on Wednesday, March 23 at 6:00 p.m. to learn more.
For details on the amendment 👉
https://loom.ly/va_JBu4

👍👎 54

29 Comments 15 Shares



Like



Comment



Share



Yvonne Varela

Can we get some restaurants around to dine in maybe even a mall we don't need anymore houses around 😊

👍👎 15

5d



Wade Scianimanico

Yvonne Varela if you put in restaurants and malls you're not only inviting more houses but apartments and condos as well... more businesses means more people 🧑

👍👎 4

5d



Chuggapyro Chuggapyro Chuggapyro

Yvonne Varela you need people for business to exist

4d



Lucinda Pierce

Chuggapyro Chuggapyro Chuggapyro we have more than enough out here.

4d



Kim Pirtle

The infrastructure needs to be fixed before anymore growth. The freeway should be widened even more. I have lived here for 22 years and it's annoying how long I have to sit in traffic everyday, because we didn't think enough ahead to fix the freeways before growth.

👍👎 4

2d



Deanna Moore Moreno

I hope the city of Buckeye moves quickly to install a traffic light at Frys. It's almost impossible to get out of there!

👍👎 9

5d



Deanna Moore Moreno

Which is unfair because Walmart has a light!

5d



John Koutras

Deanna Moore Moreno just don't try to cross over 6 lanes and you will be fine.

2d



Alex Gonzalez

This is just for industrial buildings. Will not bring in business. Just make traffic Worse in that area. City council loves them, they bring some money to their budget. But overall all they are an eye sore and not worth it. Goodyear messed up the 303 and gave away land that could have been built to better the city to just industrial park garbage 🗑️

👍👎 15

5d



Chuggapyro Chuggapyro Chuggapyro

Alex Gonzalez industry has to exist somewhere. There is no better place than along the collector roads. Have business along the Avenues and residential behind the businesses on low density roads

4d



Lucinda Pierce

Chuggapyro Chuggapyro Chuggapyro you must not live in the areas that will be affected. It will bring more congestion & crime to these areas.

4d



Melissa Whitehead



👍👎 2

4d



Mark Mark

This is great news!! Bring in the high paying jobs people in this city need.

4d

↳ 1 Reply



Jace Backus

Reading this article makes me OUTRAGED! Buckeye has sold out! It's no better than cesspool of Phoenix. Stop trying to grow, and focus on fixing the mess you've already created! Our governing body is full of mostly idiots. No residents want anything close to your plans for this town. WE DON'T WANT INDUSTRIAL GROWTH! No matter how much tax revenue or shady money deals it brings into Buckeye. If a loaded vote is all it takes to amend zoning rules, maybe you should have done the same thing to reject the atrocity you created with the warehouses in the Westpark neighborhood! I don't care if it "paid for Miller road improvements or not! I was totally fine with the way it was if that is the trade off. Five Below and the other warehouse should have been approved for THIS location NOT in the middle of town! ENOUGH IS ENOUGH!!! If you want to LEAD this community, then open your ears and close your freaking wallets!!

👍👎 28

5d Edited



Chuggapyro Chuggapyro Chuggapyro

Jace Backus I agree with the west park industry being bad planning, but that was prezoned 20 or so years ago. What they are trying for now is more sensible. Industry should exist along the collector roads. That is what this expansion is. SR85 & MC85 have alot of good land that runs along the rail line which is perfect for industrial planning. If they play it smart and design around it with strategic commercial zoning you can have very peaceful residential areas

👍👎 4

4d



Lucinda Pierce

Chuggapyro Chuggapyro Chuggapyro are you kidding? Right because they've done such a great job so far. And now putting industrial next door to where we live. Absolutely not.

👍👎 2

4d



Jorge Alvarado

Jace Backus amen

3d



Allison Benninghoff

Chuggapyro Absolutely agree. I think people fail to realize that the council that approved that land for commercial zoning was 20+ years ago, not a single one of them are currently on council. Additionally, it's all private property, not city owned therefore land owners will sell/build whatever is most lucrative. While it's absolutely sad that the small town of Buckeye is nothing more than a memory, it was always the plan. Buckeye is the largest city in all of Arizona. The capacity for growth is pretty remarkable. The only way to get all of the amenities that people desperately want (and blame the city for not having) is to bring more home and more jobs. That's how it works. You can't have your small town and expect big business to want to come.

15h Edited



Jace Backus

Allison Benninghoff while I do understand the unfortunate zoning loop hole that allowed for warehousing, I am still, as a resident of Buckeye, and one who lives close enough to throw a rock at the warehouses, am allowed to express my distaste for the development.

Additionally, Buckeye was large to start yes but, they have been annexing public land from BLM for several decades which I don't agree with. Even Tonopah is selling out as they too are trying to dissolve the town into Buckeye. You say all the city officials are new, and this I know. You do know that the current mayor was voted in during the COVID lockdowns with a mere 12,000 supporting votes from Buckeye residents 😊. In a city of almost 100k that's all it took for a residential and commercial concrete supplier and developer to get elected! Shortly after, the city held "public" meetings where the approved the Five Below and neighboring warehouse. While I don't like either, public input might have required changes, like the color of Five Below and their ghetto fencing. At least the Funko building is done in better taste. They don't care about this part of Buckeye anymore. Look at where both the previous and current mayors live, Verrado. All the buildings and architecture is spot on. Nothing out of place. Verrado is just a flipping neighborhood, and even their community bylaws are able to keep distasteful looking buildings out. Miller Rd is 3 truck stops and 3 warehouses. How would you feel if that was now your "community"?

I was on many of the Zoom calls that were attended by city zoning members and the property developers. Hopefully a few of my suggestions and complaints will be address during the widening of Lower Buckeye. I guess only time will tell....

Now, I'm not a Buckeye native, but I did grow up riding and shooting out here. My wife is, and we've been here for almost 20yrs. Some of us still think arrowhead is plenty close for growth and development. The only thing I need or require from Buckeye is a peaceful town to raise my

kids, not employment, not restaurants, nor entertainment.... I drive 40 miles each way to work for a reason, cause I don't want to live in a filthy city.....I guess it's to late for that....

I'll quit rambling but, it just irks me too see what this town has turned in to..... 😞

4h



Allison Benninghoff

Jace, we must be neighbors. I could also throw a rock. I live on Ripple. I'm sad about it too, it's a bummer and for sure was disappointing. It's definitely not what we ever planned on living by.

In full transparency, I work for a city council member (their actual job outside of the city) so I feel like I have a pretty decent grasp on the all the happenings with the council as well as the land and who it belongs to- that's directly related to my job, again I do not work for the city. And no, my viewpoints and opinions/perspectives do not necessarily match theirs. Verrado is beautiful, and the esthetic was extremely intentional, and also comes at a price.

We live in Buckeye for many of the same reasons it sounds like. A semi rural community that was safe and quiet. That's not where we live now. And like I mentioned, development was always the plan of the city. Development shouldn't be a surprise. The dollar always has a heavy hand. And it's not just the city. Many land owners (farmers) have made or stand to make hand over fist. Much of what we see as green space is already sold to developers. The growth will continue to happen at a rapid speed. It's caused my husband and I to consider moving to a place much like what Buckeye used to be.

I apologize if my initial response carried a tone. It sounds like you've done your homework and your civic duty to understand the over all process. Most Buckeye residents haven't and are very misguided about how it works. They're the ones begging for entertainment, shopping and restaurants and blame city officials for that not happening without having even a clue to how it works. It

is beneficial to the city to have those places come in, they are not the barrier to making that happen. The size of Buckeye compared to population and median home income is directly related to business wanting to come in. Basically, it would appear that our population is too small for how "big" Buckeye is (inhabited land or not) and that we don't have enough homes that could create profitability for those businesses based on income data. But I digress.

No need to apologize about rambling, I do the same, especially when it's a topic of importance to me.

2h Edited

GAMMAGE & BURNHAM

A PROFESSIONAL LIMITED LIABILITY COMPANY

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

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PHOENIX, ARIZONA 85004

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December 21, 2021

WRITER'S DIRECT LINE
(602) 256-4461
mvaz@gblaw.com*Via Email: (bcraig@buckeyeaz.gov)*

Mr. Brian Craig

City of Buckeye

Community Development Director

530 E. Monroe Ave.

Buckeye, AZ 85326

Re: Buckeye General Plan Update

Dear Brian:

This firm represents TGV Investments, LLC, ("TGV") the owner of approximately 307 acres on the east side of South Turner Road between West Baseline Road and West Southern Avenue. Specifically, the Assessor Parcel Numbers are 504-39-016, 504-39-017A, 504-39-018A, 504-39-018B. TGV supports the City of Buckeye's proposed 2022 Major General Plan Update application to change the general plan designation from residential land uses to employment land uses on the TGV parcels listed above. Given the proximity of State Route 85 and the location of the railroad, we think that these parcels are well suited for future industrial and employment uses.

However, we are concerned about the proposed hashed/transition areas on the general plan designations. We would prefer not to have any hashed areas superimposed on the general plan designations. The current Buckeye General Plan Map does not have hashed/transition areas. We do not think the 2022 General Plan update needs hashed/transition areas. We believe the hashed areas will cause confusion for the City and/or the community when they try to interpret the intent of the transition area.

While we understand the City is sensitive to high intensity land uses adjacent to the residential areas, we think restrictions such as not locating heavy truck use near residential, landscaping, limited exterior lighting, and similar controls for the portions closest to the residential neighborhoods should be discussed during a zoning process when the City is reviewing a site plan. Therefore, we ask that the City remove the hashed transitions areas on the general plan designations.

Otherwise, TGV is happy to support the City's Major General Plan Update Application and we look forward to working with you during the process.

Mr. Brian Craig
December 21, 2021
Page 2

Sincerely yours,

GAMMAGE & BURNHAM, P.L.C.

A handwritten signature in black ink, appearing to read 'Manjula M. Vaz', with a stylized, flowing script.

By

Manjula M. Vaz

MMV/bbb

From: [Jason Eisenberg](#)
To: [Brian Craig](#)
Subject: Letter of Support
Date: Monday, January 3, 2022 4:05:08 PM

[**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.]

Brian,

My name is Jason Eisenberg and our development company, Eisenberg Company, is under contract to purchase the 220 acres at the NWC of Baseline and Hwy 85. I am writing you to both introduce myself as well as offer our support for the upcoming General Plan Amendment for the parcel. If you need anything from us my contact information is below. I am sure our paths will cross in the very near future.

Jason R. Eisenberg, CCIM

Eisenberg Company

Tel: 602-468-6133 | Cell: 602-708-3137

2710 E. Camelback Road, Suite 210 | Phoenix, AZ 85016

Jason@Eisenbergcompany.com | www.eisenbergcompany.com

Excerpt of Buckeye Development Code, Article 10: Definitions**Manufacturing, Heavy**

An establishment engaged in the manufacture or compounding process of raw materials. Such activities may include the storage of large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process. Examples include, but are not limited to: refining or initial processing of raw materials; rolling, drawing, or extruding of metals; asphalt batching plants; sawmills; meat slaughtering or packing house; and manufacture or packaging of cement products, feed, fertilizer, flour, glue, paint, petroleum products, soap, turpentine, varnish, charcoal, or distilled products.

Manufacturing, Light

An establishment engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding basic industrial processing. Examples include, but are not limited to: airplane, automobile, or truck assembly, remodeling, or repair; bottling works; boat building, machine or blacksmith shops; metalworking or welding shops; paint shops; and printing and publishing shops.

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 05/10/22	AGENDA ITEM: 3.B. TGV Rexcon Nexgen Major General Plan Amendment - PLZU-22-00003
DATE PREPARED: 05/04/22	DISTRICT NO.: Primarily unincorporated Maricopa County, but annexed portion is District 3
STAFF LIAISON: Bart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623) 349-6207	
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)
TGV Rexcon Nexgen Major General Plan Amendment - PLZU-22-00003
Conduct a public hearing and issue a recommendation to the City Council on the proposed City-initiated
Major General Plan Amendment.

RELEVANT GOALS:

GOAL 2: Enhanced Economic Well-Being and Vitality

ADDITIONAL RELEVANT GOALS:

GOAL 3: A Well-Planned Urban Community

SUMMARY

PROJECT DESCRIPTION:

Major General Plan Amendment with two (2) components: 1) Amendment to the General Plan Land Use Map, changing the designation of approximately 1,336 acres from Neighborhood to Employment, and 2) Amendment to the General Plan text (Page 1-10, Section 1.8), revising the requirements for a major/minor amendment to allow Employment land use to change to a Neighborhood land use with a minor amendment regardless of the size of the site.

BENEFITS:

In conformance with the Buckeye General Plan, the subject site, if approved for Employment land use, will allow for development of office, warehousing, industrial, and ancillary facilities within the project area with corresponding increase to the City's tax base and job creation.

FUTURE ACTION:

Council will consider adoption of the Resolution approving the proposed Major General Plan Amendment on May 17, 2022.

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

ATTACHMENTS:

[SR - PLZU-22-00003 - TGV Rexco Nexgen - Major GPA - Staff Report - PZ 051022.pdf](#)
[Exhibit A - PLZU-22-00003 - TGV Rexco Nexgen - Major GPA - Vicinity Map - PZ 051022.pdf](#)
[Exhibit B - PLZU-22-00003 - TGV Rexco Nexgen - Major GPA - Applicant Narrative - PZ 051022.pdf](#)

Exhibit C - PLZU-22-00003 - TGV Rexco Nexgen - Major GPA - Map Exhibits - PZ 051022.pdf

Exhibit D - PLZU-22-00003 - TGV Rexco Nexgen - Major GPA - Participation Report - PZ
051022.pdf

Exhibit E - PLZU-22-00003 - TGV Rexco Nexgen - Major GPA - Citizen Letters - PZ 051022.pdf



MAJOR GENERAL PLAN AMENDMENT

Report to the Planning and Zoning Commission

CASE NUMBER: PLZU-22-00003

TITLE: TGV Rexco Nexgen Major General Plan Amendment

MEETING DATE: May 10, 2022 (Second Public Hearing)

Applicant: Norris Design

Owner: TGV Investments LLC, Rexco Nexgen LLC, and Rexco Trust

Request: Major General Plan Amendment with two (2) components:

- 1) Amendment to the General Plan Land Use Map, changing the designation of approximately 1,336 acres from Neighborhood to Employment; and
- 2) Amendment to the General Plan text (Page 1-10, Section 1.8), revising the requirements for a major/minor amendment to allow Employment land use to change to a Neighborhood land use with a minor amendment regardless of the size of the site.

District: City Council District 3 – Councilwoman Michelle Hess

Location: Generally, on the northeast corner of Dean Road and Maricopa County Route 85 (MC85)

Site size: Approximately 1,336 acres

Public input: Public input is required by the Buckeye Municipal Code and the proposal was mailed, published in the newspaper, and signs posted. Additionally, a neighborhood meeting was held virtually on March 30, 2022.

Recommendation: **Recommend the Planning and Zoning Commission recommend approval of Case PLZU-22-00003 to the Mayor and City Council**

PROJECT DESCRIPTION

1. The Imagine Buckeye 2040 General Plan document (also referred to as “Imagine Buckeye 2040” or simply the “General Plan”) is used by the City to guide Buckeye’s future relative to land use, public services, infrastructure, and resource management. The General Plan is designed to guide Buckeye’s future while retaining the community’s distinctive character and culture.
2. Alan Beaudoin of Norris Design on behalf of TGV Investments LLC / Rexco Nexgen LLC / Rexco Trust, is proposing a Major General Plan Amendment (“GPA”) that will change the land-use category of 1,336 acres from Neighborhood to Employment land use.
3. Employment Land Use denotes areas of development that have a focus on employment opportunities that contribute to the overall local and regional economies including industrial, business parks, and ancillary supporting commercial uses.
4. Neighborhood Land Use designates areas that have a broad range of residential development including low to high density. This land use designation may also include other integrated land uses that support neighborhood functions such as parks, assembly, neighborhood scaled shops, small offices, and educational facilities.
5. In accordance with ARS §9-461.06, a change to the General Plan is to be considered a major amendment if the resulting change is a “substantial alteration of the municipality’s land use mixture or balance” as established in the Plan. For all areas, any change in the Future Land Use Map of more than 160 acres or any change within the Luke Compatible Area (“LCA”) designation currently require a Major GPA Amendment.
6. The request also includes a text amendment to the General Plan which modifies what constitutes a major versus minor amendment, applicable only if the land use designation is changing from the more intensive Employment designation to the less intensive Neighborhood designation. The proposed change will allow requests to modify the land use designation of properties from Employment to Neighborhood, irrespective of project acreage, as a minor amendment; currently, any request to modify the land use designation of over 160 net acres requires processing as a major amendment.

PUBLIC PARTICIPATION SUMMARY:

7. Arizona statute governing Major General Plan Amendments mandates cities provide a 60-day period during which the Planning & Zoning Commission, City Council, abutting jurisdictions, and relevant state and county agencies, can review the request and provide feedback for incorporation into the proposal. Notice of the 60-day review period was completed on March 3, 2022, with the review period set to end on May 2, 2022. As of the

writing of this report, only the Liberty Elementary School District #25 provided concern regarding the proposal:

Thank you for the opportunity to respond. My only concern with the proposed use plan is the reduction or elimination of residential housing north of the Liberty Elementary School. The school was rebuilt based on information about planned use. This would adversely impact the enrollment at the school. Additionally, there could be concerns about what is built on the north side of Fremont with traffic and visibility. I am not as concerned about the property west of the district land that is currently in the final stage of purchase from the Vanderwey family. Is it possible to maintain a portion of the property for residential purposes?

8. As of the writing of this report, no other notified agencies or jurisdictions have indicated any concern with the applicant's proposal.
9. The applicant hosted a virtual Neighborhood Meeting March 30, 2022. In addition to City staff, property owners, and the applicant's team, two (2) individuals attended the open house. The comments were generally inquisitive and supportive of the proposed changes as long as buffers were incorporated against the existing homes. Questions included transportation and streets, timing, and proposed uses. Please refer to the attached Citizen Participation Report.
10. Public notice has been conducted in accordance with the Development Code and State Statute. At least 15 days of advance notice was provided for the open house and public hearings.
11. **Table 1: Notice of Planning Commission and City Council Public Hearings**

Notification Element	Date
Published	April 9, 2022
Site Posted	April 11, 2022
Mailing to Property Owners within 500 feet	April 11, 2022

BACKGROUND:

12. *August 2018:* Imagine Buckeye 2040 General Plan was ratified by the City of Buckeye voters. The approved General Plan land use map identified the future character of the subject project area as Neighborhood.
13. *January 6, 2022:* The applicant submitted an application for a Major GPA.
14. *March 30, 2022:* The applicant held a Neighborhood Meeting virtually. Refer to the attached Citizen Participation Report; Exhibit D.

15. *April 26, 2022:* A Planning and Zoning Commission public hearing was held at the City of Buckeye Public Library, Coyote Branch.
16. *May 10, 2022:* A second Planning and Zoning Commission public hearing was held at the City of Buckeye Council Chambers.

ANALYSIS:

Map Changes

17. The proposed General Plan map amendment will change approximately 1,336 acres from Neighborhood to Employment land use. The map amendment is supported, as staff believes it will:
 - Provide a very large site that could accommodate a major manufacturing entity without negotiating with multiple land owners in furtherance of General Plan (“GP”) Policy G-7.1: *“The City of Buckeye should identify and protect areas suitable for large scale office park and industrial activities, such as distribution, logistics, manufacturing, and other employment type uses within the City’s MPA”;*
 - The site has frontage along the Union Pacific rail line in furtherance of GP Policy G-7.2: *“The City of Buckeye will encourage the use of the land adjacent to existing rail corridors for light and general industrial employment uses”;*
 - The proposal will further the City’s Economic Development related goals of attracting businesses in the logistics and advanced manufacturing sectors and meeting desired jobs to population ratios outlined in GP Policy G-1.8: *“The City of Buckeye will encourage commerce and business employment centers that respond to the City’s economic needs and that correspond with Buckeye’s targeted economic sectors.”* and GP Policy G-7.3 *“The City of Buckeye will have an average of one to one jobs per household”;*
 - The site has access to I-10 via full diamond interchanges at Verrado Way and Jackrabbit Trail in conformance with GP Policy G-9.3: *“The City of Buckeye should protect its primary industrial and commercial corridors (areas with access to highways and railroads) from conversion to non-employment uses or encroachment by uses that would limit future uses on these sites”;*
 - The site has direct access to MC85, a future “Principal Arterial,” according to the City of Buckeye Transportation Master Plan in conformance with GP Policy G-9.3 described above; and
 - The property is adjacent to the planned State Route 30 corridor in conformance with GP Policy G-9.3 described above.

18. Industrial or light manufacturing uses will be developed in a way that is compatible with adjacent existing residential uses. The City has initiated an amendment to the General Plan with a revised Employment land use description which introduces the concept of an Employment Transition Area (“ETA”). Per the amendment, development within the one-quarter (1/4) mile of any Neighborhood use will take steps to minimize impacts on adjoining neighborhoods in accordance with the ETA standards. A future area plan or overlay may define specific transitions for the subject property.
19. Approval of the proposed General Plan land use map amendment will not change the jurisdiction or zoning of a property within the amendment areas. Properties will retain their existing jurisdiction and zoning until such time that the owners request annexation or rezoning by filing the appropriate applications with the City.
20. All map exhibits in the General Plan will be updated to reflect changes in the land use.

Text Changes

21. A text amendment to the General Plan which modifies what constitutes a major versus minor amendment if the land use designation is changing from Employment to Neighborhood is proposed. The text amendment, will be located under Section 1.8, subsection “Major Amendments.” The request would modify the section to allow a land use change from Employment to Neighborhood regardless of size; such requests shall be processed as a minor amendment. The Buckeye Municipal Code mandates that minor amendments to the General Plan are required to be heard by the Planning and Zoning Commission and approved by the Mayor and City Council, but are not limited to once a year as is the case for major amendments.
22. As the proposed text amendment would only serve to decrease intensity of use, staff is supportive of the modification.
23. The text within Section 1.8 of the General Plan will be updated to reflect the text amendment.

PUBLIC HEARINGS:

24. *April 26, 2022:* The Planning and Zoning Commission held a public hearing for the subject request at the City of Buckeye Public Library Coyote Branch. Residents/speakers provided concern regarding the proposal including:
 - *Loss of rural setting:* The proposed site abuts existing Employment land uses to the north and east.
 - *Buffers:* A concurrent Employment Transition Area is proposed for Employment land uses that would provide buffers and transitions to residentially zoned properties.

- Water: It was suggested at the meeting that water from the Buckeye Canal would be used for the project area. This is not the case unless the use is strictly agricultural. Any development in the project area will have to provide their own water solution that would not negatively impact existing development in the area.
 - Rail: A speaker claimed that the property has no rail access. As the only portion of this particular GPA boundary is only a quarter (1/4) mile long with an existing vehicle access easement. The subject property owner group also owns the properties, already within an Employment land use, to the west providing one (1) mile of rail access.
 - Uses: In addition to the allowable Industrial zoning districts (I-1 and I-2), Business Park (BP) and Professional Office (PO) are other districts allowed within the Employment land use.
25. *May 10, 2022:* The Planning and Zoning Commission is holding a public hearing for the subject request at Buckeye City Hall Council Chambers.
26. *May 17, 2022:* The Mayor and City Council will hold a public hearing to approve a Resolution to adopt the GPA.

RECOMMENDATION:

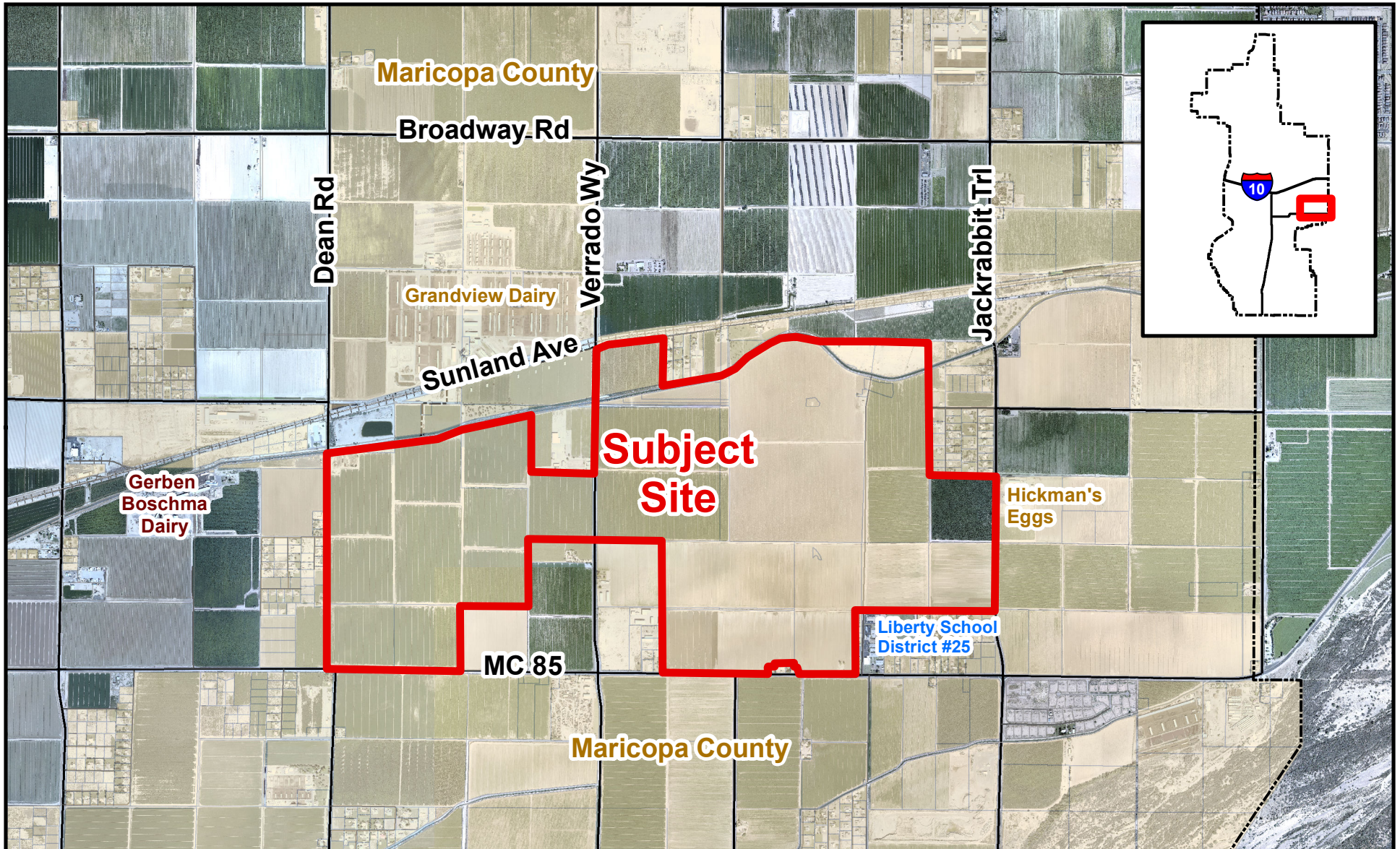
27. Staff recommends the Planning and Zoning Commission recommend approval of a Major General Plan Amendment for TGV Rexco Nexgen, Case PLZU-22-00003, to the Mayor and City Council.

ATTACHMENTS:

- Exhibit A - Vicinity Map
- Exhibit B - Applicant Project Narrative
- Exhibit C - Existing and Proposed General Plan Amendments Maps
- Exhibit D - Citizen Participation Report
- Exhibit E - Letters from Residents

Prepared By:
Hobart Wingard, Principal Planner

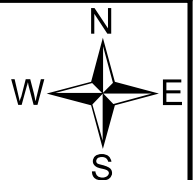
Reviewed By:
Adam Copeland, Deputy Planning Director



VICINITY MAP



PLZU-22-00003
TGV / REXCO Nexgen Buckeye Employment GPA
City Council District #3



TGV/REXCO NEXGEN BUCKEYE

MAJOR GENERAL PLAN AMENDMENT NARRATIVE

**Case #: PLZU-22-00003
Revised Submittal**

City of Buckeye, Arizona

Submittal Date

Submittal 1: January 6, 2022
Submittal 2: February 24, 2022
Submittal 3: March 2, 2022

***TGV INVESTMENTS, LLC
REXCO NEXGEN, LLC
REXCO TRUST***



OWNER

TGV INVESTMENTS, LLC
REXCO NEXGEN, LLC
REXCO TRUST
Terry Klinger
Nick Vanderwey
2241 East Colter Street
Phoenix, AZ 85016
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Terry@rexcollc.com
Nickvdwey@aol.com

PLANNING AND ENTITLEMENTS

Norris Design
Alan Beaudoin
901 E. Madison St.
Phoenix, AZ 85034
602.254.9600
abeaudoin@norris-design.com

INTRODUCTION

On behalf of *TGV INVESTMENTS, LLC, REXCO NEXGEN, LLC and REXCO TRUST*, Norris Design is pleased to present this application for a Major General Plan Amendment for approximately 1,336 gross acres located within the Buckeye Municipal Planning Area (unincorporated Maricopa County). The request is to change the property's land use category on the Future Land Use Map from Neighborhood to Employment (please see Exhibits A and B).

According to the City of Buckeye's General Plan (Imagine Buckeye | General Plan 2040), amendments to the plan are considered major if they involve a "change in the Future Land Use Map of more than 160 acres." This request meets this threshold. This application also includes a General Plan text amendment which would allow land use changes of Employment to Neighborhood, regardless of acreage, to be processed as a minor amendment.

It is anticipated that this change in land use will allow for the attraction and development of employment uses on the property and will enhance the City's economy and livability.

CURRENT SITE CONDITIONS

The property subject to this application is approximately 1,336 gross acres and is generally located between Dean Road on the west, the Buckeye Canal and the Union Pacific Railroad on the North, Jackrabbit Trail on the east, and MC 85 on the south. Maricopa County Assessor Parcels include:

TGV INVESTMENTS, LLC:

502-52-009D, 502-52-009E, 502-52-009G, 502-53-002A, 502-53-002B, 502-53-002C, 502-53-004C, 502-53-005, 502-53-006, 502-53-009A, 502-53-013, 502-55-002, 502-55-005, 502-55-006D, 502-55-006J, 502-55-006K, 502-55-006L, 502-55-006N, 502-55-006P, 502-55-006Q, 502-55-006S, 502-55-015, 502-55-029H, 502-55-029J, 504-44-028A, 504-44-041A, 504-44-033A, 504-44-033B

REXCO NEXGEN, LLC:

502-53-008H, 502-55-016A

REXCO TRUST:

504-44-025E

Zoning and Land Use

Most of the property is primarily located within unincorporated Maricopa County and has Rural-43 (RU-43) zoning. A 39-acre parcel (502-55-016A) has already annexed into Buckeye and has the City's 'obsolete' zoning category of Rural Residential (RR). All of the properties are relatively flat, vacant and currently used for agricultural purposes.

Access

Approximately 4.5 miles south of I-10, the property is served by the following roadways: Verrado Road (full diamond interchange at I-10), Jackrabbit Trail (full diamond interchange at I-10), Dean Road and MC 85. The property also has potential rail access with approximately one-fourth mile of frontage on the Union Pacific rail line along the property that provides connectivity to Los Angeles and major eastern markets.

Utilities

Electricity - The Liberty Substation is located within less than a mile of the subject property at Broadway Road and Verrado Way. The Freedom Substation, an APS 230kV Distribution Substation, is adjacent to the Liberty

Transmission Substation. In addition, the APS Perryville Distribution Substation is located approximately 2.5 miles north at Jackrabbit Trail and Lower Buckeye Road. The Perryville Distribution Substation has 69kV transmission lines.

Natural Gas - Southwest Gas transmission line is currently located at Broadway Road and Jackrabbit Trail approximately 1 mile northeast of the subject property.

Water - Property is located within City of Buckeye's Central Buckeye Planning Area number 11. Two irrigation wells are located on the subject property.

Surrounding Development

Surrounding development is sparse as most of the land in the area is still used for farming. Notable exceptions include:

Southeast of the Subject Property

- The Liberty School District #25 Offices and Liberty Elementary School, along with the district maintenance yard and bus barn area;
- Unannexed, large-lot parcels east of the school property containing approximately 20 single family residences and a few businesses;

Representative Imagery



East of the Subject Property

- Several unannexed, large-lot residential 'lot-split' properties along Jackrabbit Trail, some of which are adjacent to existing and future Employment uses, including Hickman's Eggs;

Representative Imagery



North of the Subject Property

- A few unannexed large-lot properties north of the Buckeye Canal; and

Representative Imagery



Southwest of the Subject Property

- A few unannexed properties at MC 85 and Verrado Way that appear to be used for business and farm support operations.

Representative Imagery



GENERAL OUTLINE OF THE INTENDED PLANS FOR DEVELOPMENT

A change in the property's land-use category from Neighborhood to Employment will support the City's economic development objectives by creating a new opportunity to attract one or more large employers that will provide new jobs, tax revenues and a sense of corporate citizenship within the City. Because large, undeveloped, rail-served properties are increasingly rare in the Phoenix area, the new Employment designation for the property will position Buckeye to compete regionally and nationally for a wider range of industrial and light manufacturing employers to help expand and round out the City's employment base.

Industrial or light manufacturing uses will be developed in a way that is compatible with adjacent existing residential uses. In addition, the City has initiated an amendment to the General Plan with a revised Employment land use description which introduces the concept of an Employment Transition Area (ETA). Per the amendment, development within the ETA (all Employment use within one-quarter mile of Neighborhood use) will take steps to minimize impacts on adjoining neighborhoods in accordance with the ETA standards. A future Area Plan may define specific transitions for the subject property.

GENERAL PLAN TEXT AMENDMENT TO MAJOR AMENDMENT REQUIREMENTS

This request includes a text amendment to the General Plan which modifies what constitutes a major versus minor amendment if the land use designation is changing from Employment to Neighborhood. The text amendment is as follows, to be placed under Section 1.8, subsection "Major Amendments." Existing text in the General Plan is shown in *Italics* below, while proposed text is shown in *Italics and underlined*.

1.8 GENERAL PLAN AMENDMENTS – Major Amendments

In accordance with A.R.S. §9-461.06, a change is to be considered a major amendment if the resulting change is a "substantial alteration of the municipality's land use mixture or balance" as established in this Plan.

Amendments to this Plan will be considered major if they meet one of the following criteria below, the occurrence of which results in a substantial alteration of the municipality's land-use mixture or balance.

1. For all areas, a change in the Future Land Use Map of more than 160 acres or any change within the Luke Compatible Area (LCA) designation. This criterion does not apply to land use changes from Employment to Neighborhood, regardless of size; such requests shall be processed as a minor amendment.
2. General Plan text changes that are in conflict with or alter the goals and policies of the Plan.

JUSTIFICATION FOR LAND USE CHANGE

According to the City of Buckeye's General Plan Amendment Process Guide, an application must include a justification for the proposed amendment addressing the following items (*Applicant responses follow each criterion in indented italics*):

1. The recommended land use pattern identified in the Land Use Plan inadequately provides appropriate optional sites for use or change proposed in the amendment.

The TGV/REXCO NEXGEN BUCKEYE parcel is unique and fills a need that is not adequately addressed by other sites in the Buckeye planning area. Key characteristics include:

- *It is one of the largest properties available under a single ownership, which makes it especially attractive to large-scale employers who do not have the luxury of negotiating with dozens of property owners to assemble enough property for their operations,*
- *The quarter mile of frontage on the Union Pacific rail line allows for future rail access,*
- *The parcel has excellent access to I-10 via full diamond interchanges at Verrado Way and Jackrabbit Trail,*
- *It has direct access to MC 85, a future "Principal Arterial," according to the City's recent Transportation Master Plan,*
- *The property is adjacent to the planned SR30 corridor,*
- *The adjacent Buckeye Canal could offer a potential water source for interested businesses,*
- *The Phoenix Goodyear Airport is six miles away and the Buckeye Airport is 10 miles away. Both airports offer a convenient transportation option for corporate executives, customers, and goods, and*
- *Adequate electric utilities are available and/or planned for the area.*

2. The amendment must constitute an overall improvement to the General Plan and will not solely benefit a particular landowner or owners at a particular point in time; and

This general plan amendment will potentially be of great value to the City of Buckeye, as a whole, by providing an excellent new option for one or more large-scale employers who wish to locate in the area and utilize the supportive infrastructure that is in place and available. Specifically, the land use change and subsequent development, should the property develop with employment uses, will help accomplish several of the goals and policies in the 2040 General Plan, including:

GOAL G-7: Buckeye has a strong employment base providing a range of job opportunities with competitive salaries.

POLICY G-7.1: The City of Buckeye should identify and protect areas suitable for large scale office park and industrial activities, such as distribution, logistics, manufacturing, and other employment type uses within the City's MPA.

POLICY G-7.2: The City of Buckeye will encourage the use of the land adjacent to existing rail corridors for light and general industrial employment uses.

POLICY G-7.3: The City of Buckeye will have an average of one-to-one jobs per household.

GOAL G-9: Buckeye has an expansive and diverse economy.

POLICY G-9.1: The City of Buckeye's economic development effort should focus on three overarching areas: business attraction, business retention/expansion, and entrepreneurial development.

POLICY G-9.2: The City of Buckeye should continue business attraction efforts that focus on the City's Targeted Economic Sectors.

POLICY G-9.3: The City of Buckeye should protect its primary industrial and commercial corridors (areas with access to highways and railroads) from conversion to non-employment uses or encroachment by uses that would limit future uses on these sites.

GOAL G-11: Buckeye is an economic leader in Maricopa County

POLICY G-11.3: The City of Buckeye should actively pursue mid and large-sized local, regional, and national companies that enhance the employment base and offer salaries above the regional average.

GOAL G-14: Buckeye has low unemployment, is economically stable, and has a high standard of living.

POLICY G-14.1 The City of Buckeye's economic development strategic plan should focus on the attraction of 'Base' industries, or industries that export goods and services to out-of-state customers, thereby bringing new money into Buckeye.

3. The amendment will not adversely impact a portion of, or the entire community by:

- a. Significantly altering acceptable existing land use patterns, especially in established neighborhoods;

As described above, the TGV/REXCO NEXGEN BUCKEYE parcels consist of farmland surrounded by other farmland and a small number of county large-lot residential lot splits, businesses with outdoor storage of equipment, Hickman's Eggs, an elementary school, school district offices, and school district storage and maintenance facilities. There are many properties in the area that are already adjacent to existing or planned employment uses.

New development of any kind – be it under the existing Neighborhood designation or under the proposed Employment designation – will affect the area. That said, employment uses will not adversely impact existing uses because it will be designed in a way to be sensitive to existing neighbors. Appropriate controls that respond to public input are available during the future Area Plan, annexation, zoning and site planning stages.

Once a user is known and a development proposal is ready to come forward, the developer will work with the City and community members to arrange a mutually beneficial plan that is sensitive to existing uses and that promotes and furthers the City's economic development goals.

- b. Significantly reducing the housing to jobs balance in the Planning Area;

A healthy housing to jobs balance leads to a highly livable community that is able to attract and retain residents, employers and developers. The more balanced a community is, the more economically viable it is in the long run. Residents want to live near their jobs to avoid long commutes and time away from their families. Employers want to be close to their employees so that they can promote a healthy work-life balance that leads to worker satisfaction and retention. This balance is one of the main reasons that Valley cities seek to develop their own employment centers within the greater metropolitan area. For example, the City of Phoenix has its Village Core areas, and traditionally suburb 'bedroom' communities such as Gilbert or Peoria have worked hard in recent years to attract jobs to their own employment districts in order to reduce commutes and the wear and tear on transportation facilities.

This proposal will provide a new option for potential employers seeking to develop a large-scale project with excellent road and rail access in the southeast area of Buckeye while also tapping the excellent current and future labor pool within the City. Residents who work for these future employers will be able to work close to home and avoid the lengthy commute that so many people in the West Valley experience today.

For more discussion on jobs, housing and population, please see the section below entitled: "Jobs-to-Population Balance."

- c. Replacing employment with residential uses;

This application proposes to do just the opposite by replacing less-viable residential uses with high-value employment uses. It is a well-established land planning principle to buffer residential uses from noisy, potentially dangerous, active railways and to locate more compatible land uses nearby like Employment because they not only buffer the negative impacts but can also actually take advantage of the rail system. As such, this request proposes replacing residential property that may struggle from impacts adjacent to the railroad with employment property that would be able to leverage it.

- d. Requiring additional and more expensive improvements to infrastructure systems and / or replacing proximity to municipal facilities and / or services than are needed to support the prevailing land uses and which, therefore, may impact the level of service for existing and proposed developments in other areas;

It is not expected that this land use change will result in infrastructure needs that are materially different than what will likely occur in this area over time. The need for some costly public services may actually be decreased by changing from Neighborhood to Employment since there may be a reduced need for parks, public safety, and water/sewer should the property develop with employment users (depending on the employment user's industry).

- e. Increasing traffic (without mitigation measures) on existing roadways that negatively impact existing and planned land uses;

As described above, the TGV/REXCO NEXGEN BUCKEYE property is well situated with direct access to MC 85 and additional access to two full diamond interchanges on I-10 about 4.5 miles to the north (Verrado Way and Jackrabbit Trail). In addition, the property is only about one mile away from the planned SR30 corridor.

The City of Buckeye's Transportation Master Plan recommends that MC 85 be a "Principal Arterial" (and a potential expressway) while Verrado Way and Jackrabbit Trail be developed as "Minor Arterials." MC 85 is currently the only truck route serving the site, but a future Area Plan may study land use and transportation compatibility and recommend the consideration of additional supporting routes for the movement of manufactured goods and industrial products. The development that can be expected to occur on the subject property should be compatible with these City plans and will not negatively impact the roadway system or existing or planned land uses along it.

- f. Affecting the existing character (i.e., visual, physical and functional) of the immediate area;

The surrounding area is generally characterized by large agricultural uses split by the Union Pacific Railroad. While industrial developments are quite compatible with rural uses due to their generous setbacks and quiet operations, this area is especially suited for employment uses due to the rail.

- g. Increasing the exposure of residents to aviation generated noise, safety and / or flight operations;

This is not applicable as the change in land use will not increase the exposure of residents to aviation generated noise, safety and / or flight operations.

- h. Diminishing the environmental quality or the air, water, land, or cultural resources; and

Employment development can be expected to meet all local, county, state and federal requirements with respect to environmental quality. No adverse impacts are expected.

- 4. Significantly altering recreational amenities such as open space, parks, and trails.

Planned path and trail corridors identified in the City's Parks and Recreation Master Plan, including the path along the Buckeye Water Conservation & Drainage District, may be constructed in the development to provide connectivity from residential uses to employees working on site generated by the development. In addition, park-like amenities, such as outdoor plazas, forecourts, and green space, may be provided for employees and customers, as determined through a future Area Plan or Zone Change for the subject property. Due to the potential industrial nature of this project and resulting campus security concerns, this policy will be further addressed in a future Area Plan.

Development of the parcel will generate new City fiscal and economic impacts that will boost the City's ability to preserve, and/or develop, such recreational amenities for residents and visitors to enjoy for many years.

In addition to the requirements listed in the General Plan Amendment Process Guide that have been addressed above, the City of Buckeye Development Code (8.3.2.1) lists four potential evaluation criteria for proposed General Plan amendments. If any of them are met, the proposed amendment may be deemed to have met the code requirement. To be specific, the code states that “proposals for amendments to the General Plan shall be evaluated based upon whether the amendment is necessary, in order to, address the following (Applicant response in indented italics):

1. A change in projections or assumptions from those on which the General Plan is based; or
It is a well-established land planning principle to buffer residential uses from noisy, potentially dangerous, active railways and to locate more compatible land uses nearby like Employment. Employment uses not only buffer the negative impacts but can also actually take advantage of the rail system. Policy G-9.3 supports this principle by stating, “The City of Buckeye should protect its primary industrial and commercial corridors (areas with access to highways and railroads) from conversion to non-employment uses or encroachment by uses that would limit future uses on these sites.”

In addition, the General Plan's emphasis on residential versus employment uses, in this area, may ultimately decrease the City's attractiveness to both residents and future employers. With fewer jobs nearby, residents will be forced to drive longer distances to their workplace or move closer to where they work. Both outcomes will reduce the perceived livability of the area and may impact the growth rate of property values.

2. Identification of new issues, needs, or opportunities that are not adequately addressed in the General Plan; or

The market has evolved since the adoption of the current General Plan. There are few very large properties under a single ownership adjacent to rail in the entire metro area. This results in a special opportunity for potential employers who wish to develop a large-scale campus or other facility. Changing the land use in the General Plan recognizes this unique circumstance and will create an attractive economic development asset for the city.

3. A change in the policies, objectives, principles, or standards governing the physical development of the City; or

It appears the City has evolved to better appreciate the positive impacts of employment-generating light industrial uses, which is reflected also in the City-initiated Major General Plan Amendment for the SR85 corridor. This amendment moves in that same direction, but because of single ownership, will present an opportunity unique from the properties along SR85.

4. Identification of errors or omissions in the General Plan.

As stated above, it is a well-established planning principle to locate employment uses along railroad corridors. The City of Buckeye has hundreds of acres set aside for residential uses and it makes sense to update the Future Land Use Map to allow employment uses on the subject property.

JOBS-TO-POPULATION BALANCE

As described above, a healthy jobs-to-population balance leads to a community's long-term livability and economic strength. Enabling residents to work near their homes promotes greater job satisfaction, more time with their families, and a feeling of more contentment with their community. Employers recognize this and look for opportunities to locate near their workers, and in locations that have significant potential for the growth of residential neighborhoods, so that they can compete with other companies on the all-important quality of work-life balance.

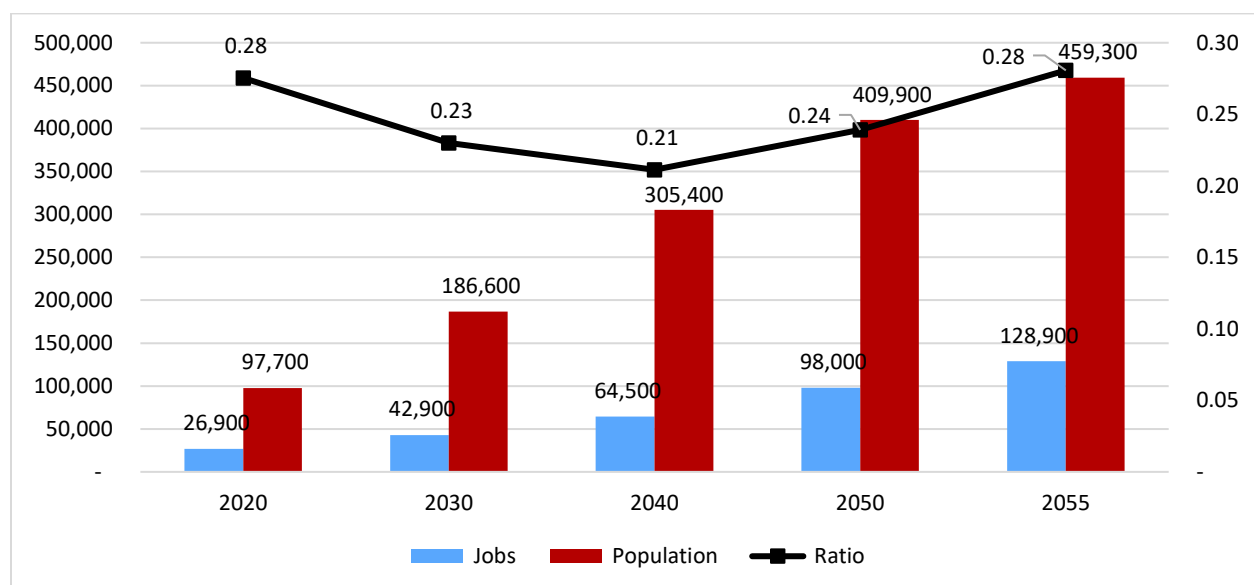
A healthy jobs-to-population balance also supports a healthy transportation system. Long commutes necessitate additional lane miles, road maintenance, and congestion-caused pollution impacts. These type of roadway challenges create financial and environmental burdens on a community and region, not only when roads are first built, but perhaps more importantly as they are maintained and ultimately replaced. Ensuring that jobs are close to the homes of those who hold them helps to avoid and/or reduce many of these burdens.

Jobs to Population – City of Buckeye

The Maricopa Association of Governments (MAG) provides projections for jobs and population to help Valley cities make planning decisions. Chart 1 describes the expected employment and population of the City of Buckeye over time. Job growth is expected to lag population growth for the next two decades before it ultimately accelerates and results in a jobs-to-population ratio that is very similar to what it is now (0.28 jobs per resident). General Plan Goal G-7 suggests that “Buckeye has a strong employment base providing a range of job opportunities with competitive salaries.” That goal is supported by Policy G-7.3 which states that “The City of Buckeye will have an average of one-to-one jobs per household.” This suggests that to move from the current ratio of .28 jobs per capita to a target of over .50 jobs per capita the City of Buckeye will need to be strategic about job growth.

To mitigate the declining jobs-to-population ratio over the next twenty years, it will be helpful to position as many employment properties for development as possible. As mentioned above, this will enhance the quality of life in Buckeye and make it a more attractive place for the prospective residents who will move here over that same time period.

CHART 1: Buckeye Jobs, Population, and Jobs-to-Population Ratio



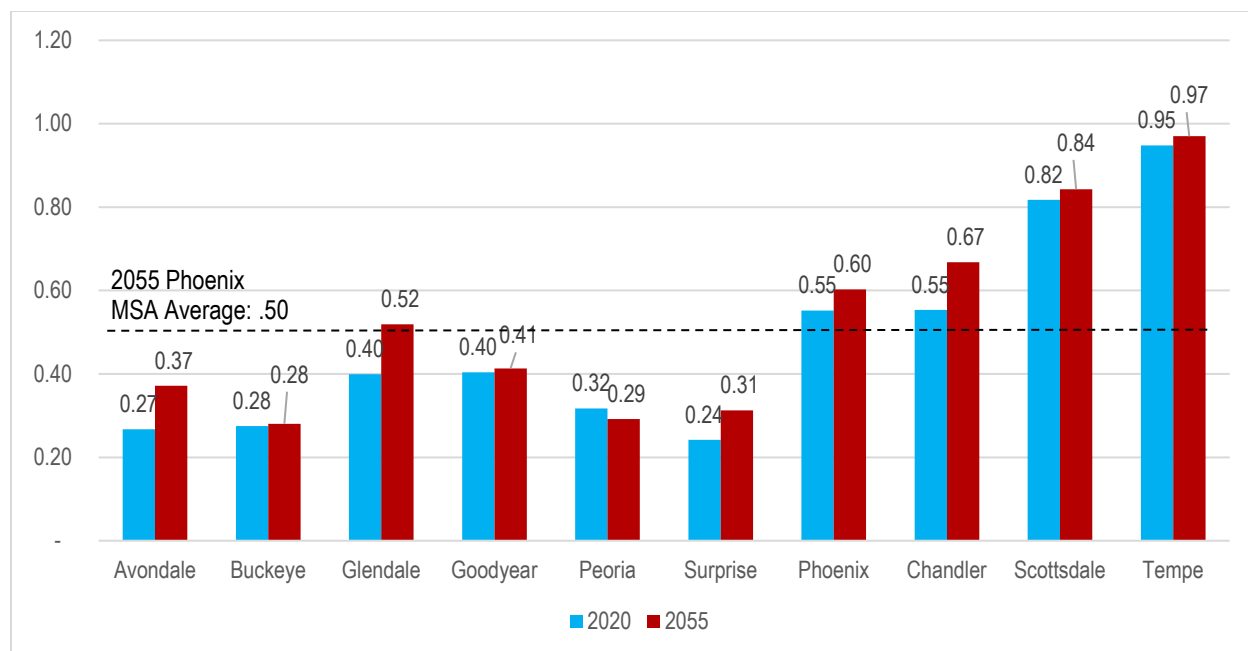
Source: Maricopa Association of Governments 2019, by Municipal Planning Area (MPA)

Jobs to Population – Regional Context

It is no surprise that the Valley's job centers enjoy the highest jobs-to-housing ratios. Geography plays a major role, of course, but so do land planning efforts. The City of Phoenix, for example, enjoys a central location in the metro area, but also has the challenge of being spread over 660 square miles. In essence, it has the characteristics of both a job center and a bedroom community. For that reason, the City has developed regional nodes (Villages) with their own employment hubs (Village Cores). This approach helps to even out its jobs-to-housing balance so that employment opportunities are spread around the City close to where people live. Other suburban cities have set aside employment land to attract jobs, reduce trip lengths, reduce commute times, and enhance the quality of life of their residents.

The City of Buckeye, with over 639 square miles in its planning area, has the opportunity to develop several high-quality job centers throughout the community. And while its geographic location in the metro area may not lead to a jobs-to-population balance like that of Phoenix or Tempe, it certainly can and should attract large employers and become a major West Valley employment hub to serve its residents and those of neighboring communities.

CHART 2: Regional Jobs-to-Population Ratio, Selected Cities

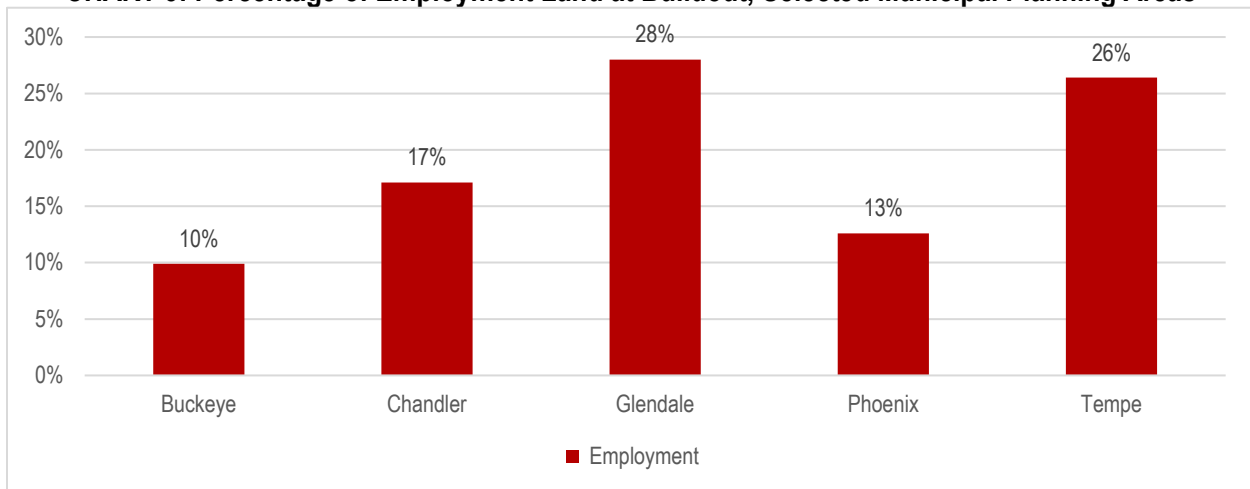


Source: MAG Socioeconomic Forecast, 2019

Land-Use

A city's land use mix will influence the jobs-to-population balance. While many factors come into play, in general, the greater the mix is weighted toward employment and commercial uses, the higher the city's ratio will be. Buckeye will see significant growth in the future, and much of that growth will occur in Master Planned Communities, which have already gained land use approvals from the City. While these communities include a mix of uses, their primary land use plans appear to tend to skew toward residential. The result is that Buckeye's overall percentage of employment land will be lower at buildout than other communities which are known as job centers. Chart 3 shows the expected employment land percentage at buildout, based on MAG projections:

CHART 3: Percentage of Employment Land at Buildout, Selected Municipal Planning Areas



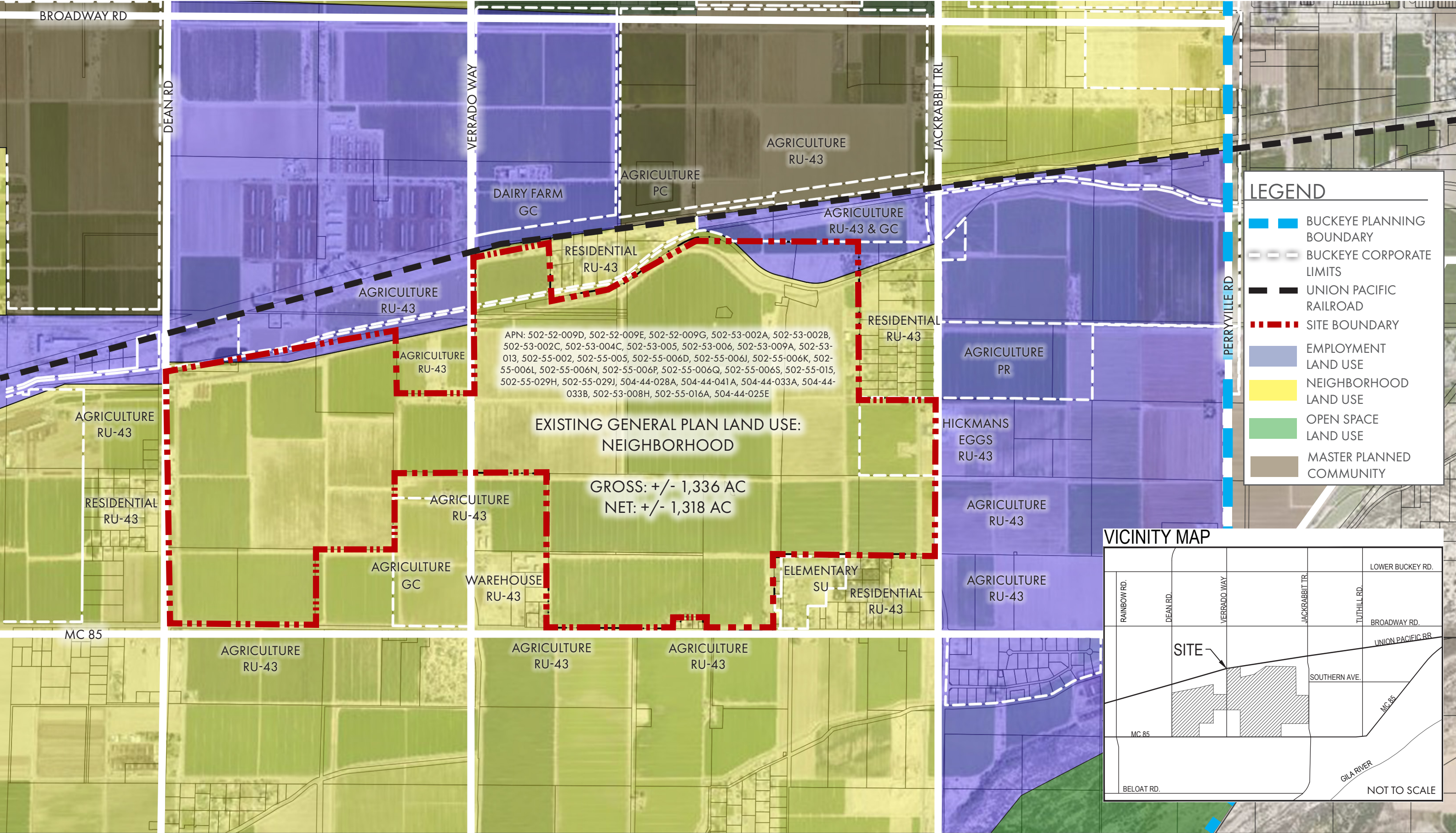
Source: Maricopa Association of Governments 2019, by Municipal Planning Area (MPA) (Includes Industrial, Office, and Other Employment)

Consistent with the theme that it is best for jobs to be near the residents who seek them, it appears that there is significant opportunity for additional employment land in Buckeye. As such, the land use change proposed with this application will help position Buckeye for success in the future.

It is worth noting that approving a change from Neighborhood to Employment on the approximately 1,336 acres will not have a significant impact on the percentage of land currently set aside for residential uses. This means that there will still be significant opportunity for residential development in the City. In fact, if the subject property were to develop with all employment uses, the City's residential land use portfolio at buildout would only be reduced by 0.2% (from 18.0% to 17.8%, based on MAG land use data).

CONCLUSION

The City of Buckeye has an opportunity to make a change to its Future Land Use Map which will support its economic development efforts and increase community livability. As the approximately 1,336 acres included in this application are changed from Neighborhood to Employment, the City will strengthen its ability to attract large-scale employers in a part of the City that is especially well-suited for employment users. Should the property develop with employment uses, the new jobs that would be created will enhance the City's jobs-to-population balance and will shorten commutes, reduce the burden on the transportation networks, and ultimately provide a higher and better use for the property adjacent to the Union Pacific Railroad tracks.



TGV/REXCO NEXGEN BUCKEYE

2022 Major General Plan Amendment Citizen Participation Plan

Case #: PLZU-22-00003

Application Area: 1,336 Acres

Submittal 1: January 6, 2022

Submittal 2: February 24, 2022

Submittal 3: March 2, 2022

Final Report Submittal: April 13, 2022

***TGV INVESTMENTS, LLC
REXCO NEXGEN, LLC
REXCO TRUST***



NORRIS DESIGN
Planning | Landscape Architecture | Branding

OWNER

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PLANNING AND ENTITLEMENTS

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PUBLIC NOTIFICATION REQUIREMENTS

Per Section 8.2.6 of the Development Code, public notification is required for the subject General Plan Amendment. Per the General Plan Amendment Process Guide the public notification area shall be established at a 500-foot offset from the General Plan Amendment area boundary.

TENTATIVE PROCESS SCHEDULE

In accordance with the GPA Process Guide, published by the City of Buckeye, this Major General Plan Amendment will move through a sequence of process milestones. Our team has established some tentative milestone dates to promote compliance with the Major General Plan Amendment Process while properly managing each of the process milestones. The milestones and *tentative* process dates follow:

• PAC Meeting	Jan 4
• Formal Submittal	Jan 6
• City Comments	Feb 10
• Applicant Resubmittal	March 2
• Neighborhood Meeting	March 23 (est.)
• Citizen Participation Plan Submittal	March 25 (est.)
• Public Notification (15 days prior to first public hearing)	TBD
• Development Services Staff Report	TBD
• Special P & Z Commission Public Hearing	TBD
• P & Z Commission Public Hearing	April 26
• City Council Public Hearing	May 3

Actual dates of process milestones shall be as indicated in this report.

PUBLIC INVOLVEMENT OUTREACH METHOD

Per Section 8.2.6 and Table 8.2-1 of the Development Code, three methods shall be utilized for public notification purposes during the General Plan amendment process. The following notification steps are planned,

1. First Notification Mailing noting application filing and invitation to neighborhood meeting to be mailed no less than 15 days before the neighborhood meeting.
2. Second Notification Mailing with public hearing dates, to be completed no less than 15 days before the first public hearing.
3. Published Notice accomplished by way of notice in local newspaper of general circulation in project area. This shall be complete no less than 15 days before the first public hearing date.
4. Site Posting(s) shall be completed as required no less than 15 days before the first public hearing.

NEIGHBORHOOD MEETING SUMMARY

A virtual Zoom neighborhood meeting was held on March 30, 2022 at 6:00 PM. The applicants were represented by Alan Beaudoin and Mandy Woods with Norris Design. Terry Klinger and Nick Vanderwey attended on behalf of the property owners. Manjula Vaz was also present on behalf of the project team. Bart Wingard, case planner, attended on behalf of the City of Buckeye, and Ken Galica joined the meeting later around 6:15 PM.

Jason Moquin with the City of Surprise also attended and had no issues with the request. Only one member of the public attended, Stacey Melton, property owner and resident at 6317 S 19th Drive, immediately adjacent to the subject property.

A slide show summarizing the request was presented by Alan Beaudoin. Following the presentation, the project team fielded questions by Stacey, supplemented by Bart Wingard if the question was more directed for City staff. Following is a list of questions or topics discussed:

- Timeframe of the project
- Council stance on the request
- Annexation status
- Compatibility of potential employment user(s) with existing residential
- Existing roadway network and planned improvements
- Difference between zoning and land use (and how they can be different)
- Ideal users for the site

Other discussions not directly related to the project included the existing adjacent master planned communities in the area and flood zone status for the area. Generally, there was no opposition to the project, and the applicant team reinforced the desire to maintain harmony with their neighbors, regardless of the end user for the site. The meeting concluded around 6:50 PM.

A copy of the neighborhood meeting recording is available from Norris Design upon request.

Neighborhood Meeting Sign-In Sheet

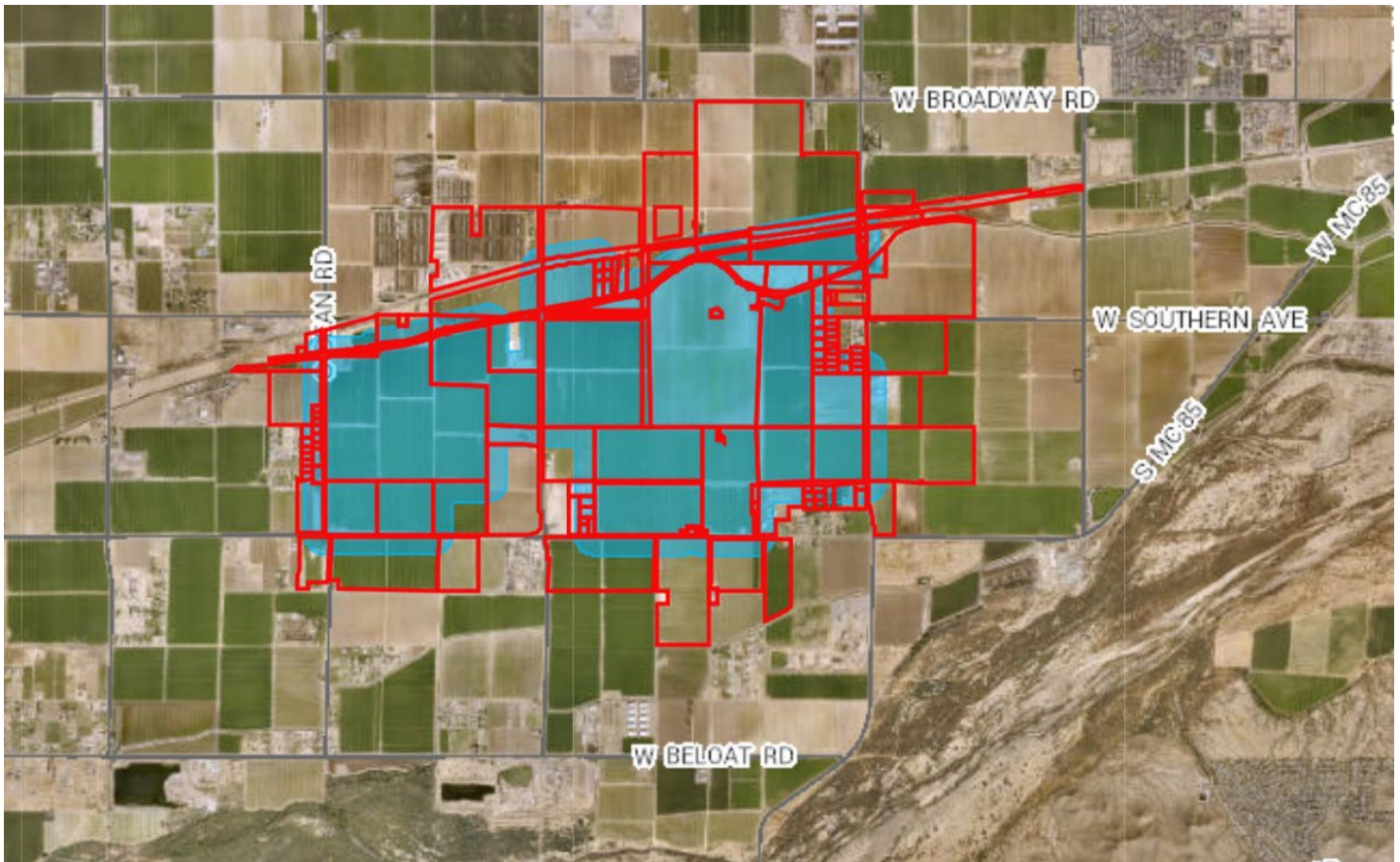
Because the meeting was virtual, a physical sign-in sheet was not compiled. The attendee list is as follows:

Name	Company	Email or Address
Alan Beaudoin	Norris Design	abeaudoin@norris-design.com
Mandy Woods	Norris Design	mwoods@norris-design.com
Terry Klinger	Owner Representative	terry@rexcollc.com
Nick Vanderwey	Owner Representative	nickvdwey@aol.com
Manjula Vaz	Gammage & Burnham	mvaz@qblaw.com
Stacey Melton	Adjacent Property Owner	6317 S 195 th Drive, Buckeye, AZ 85326
Jason Moquin	City of Surprise	jason.moquin@surpriseaz.gov
Bart Wingard	City of Buckeye Development Services	hwingard@buckeyeaz.gov
Ken Galica	City of Buckeye Development Services	kgalica@buckeyeaz.gov

Neighborhood Meeting Comment Cards

Because the meeting was virtual, physical comment cards were not distributed or collected. No additional comments were received following the meeting discussion.

NOTIFICATION MAP & MAILING LIST



Property depicted with 500 foot buffer per the Maricopa County Assessor's Parcel Viewer Map.

The parcels highlighted in red, above, are all required to be on the notification lists for project updates related to this General Plan Amendment request. The mailing list for these property owners is included with each notification letter and affidavit of mailing, on the following pages.

NOTIFICATION LETTERS

Copies of the neighborhood meeting notification letter, hearing notification letter, and both affidavits of mailing notice are included on the following pages, along with the address list (mailing labels) for each mailing.

Affidavit of Mailing Notice

Case Number: PLZU-22-00003

Project Name: TGV / REXCO NEXGEN BUCKEYE

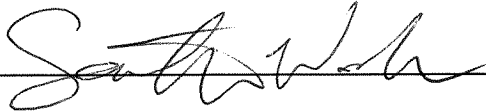
Applicant Name: Norris Design

Location: Southeast corner of Verrado Way & Union Pacific Railroad
(+/- 1,336 acres)

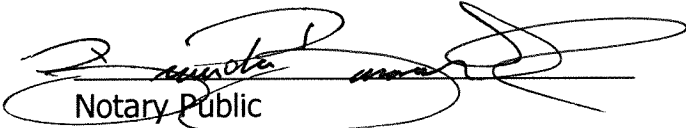
In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the applicant for neighborhood meetings in the City of Buckeye shall secure the names and addresses of all property owners within 500 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and shall send the neighborhood meeting notice to each said owner no less than fifteen (15) but no more than thirty (30) days prior to the neighborhood meeting date.

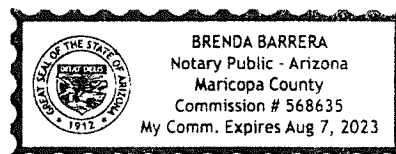
I confirm that I secured the names and addresses of all property owners within 500 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and did send the neighborhood meeting notice to each said owner no less than fifteen (15) but no more than thirty (30) days prior to the neighborhood meeting.

See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: 

SUBSCRIBED AND SWORN before me this 22 day of March, 2022, by:


Notary Public



My Commission Expires:

8-7-2023

REVISED NEIGHBORHOOD MEETING DATE

CASE NUMBER: PLZU-22-00003
PROJECT NAME: TGV/REXCO NEXGEN BUCKEYE
REQUEST: Major General Plan Amendment
PROPOSAL: Employment Land Use and Text Amendment
LOCATION: Southeast corner of Verrado Way & the Union Pacific Railroad
SIZE: +/- 1,336 Acres
APPLICANT: Norris Design
CONTACT PERSON: Alan Beaudoin
Phone: 602-254-9600
Email: abeaudoin@norris-design.com

Date: March 15, 2022

Dear Property Owner,

An application has recently been filed with the City of Buckeye Development Services Department regarding the request above. As required by the City of Buckeye Development Code, this Notice of Application is being sent to you because property ownership listed in your name is within the notice area required for the subject General Plan Amendment area. Our request is intended to modify the existing land use designation on the Buckeye General Plan of Neighborhood to Employment for the development of the subject property.

The request also includes a text amendment to the General Plan, to be placed under Section 1.8, subsection "Major Amendments." Existing text in the General Plan is shown in *Italics* below, while proposed text is shown in *Italics and underlined*.

1.8 GENERAL PLAN AMENDMENTS – Major Amendments

In accordance with A.R.S. §9-461.06, a change is to be considered a major amendment if the resulting change is a "substantial alteration of the municipality's land use mixture or balance" as established in this Plan.

Amendments to this Plan will be considered major if they meet one of the following criteria below, the occurrence of which results in a substantial alteration of the municipality's land-use mixture or balance.

- 1. For all areas, a change in the Future Land Use Map of more than 160 acres or any change within the Luke Compatible Area (LCA) designation. This criterion does not apply to land use changes from Employment to Neighborhood, regardless of size; such requests shall be processed as a minor amendment.*
- 2. General Plan text changes that are in conflict with or alter the goals and policies of the Plan.*

This notice is being sent to you to inform you of this application and provide you with an opportunity to relay any questions or comments you may have regarding this application. Should you have questions or concerns, you are invited to contact the person listed above.

We would like to invite you to a neighborhood meeting to discuss this application. The neighborhood meeting shall be held virtually on **Wednesday, March 30, 2022 at 6:00 PM** via the following link:

Join Zoom from a PC, Mac, iPad, iPhone or Android device:

Please enter this URL into your browser to join: <https://norris-design.zoom.us/j/99432525219>

Webinar ID: 994 3252 5219

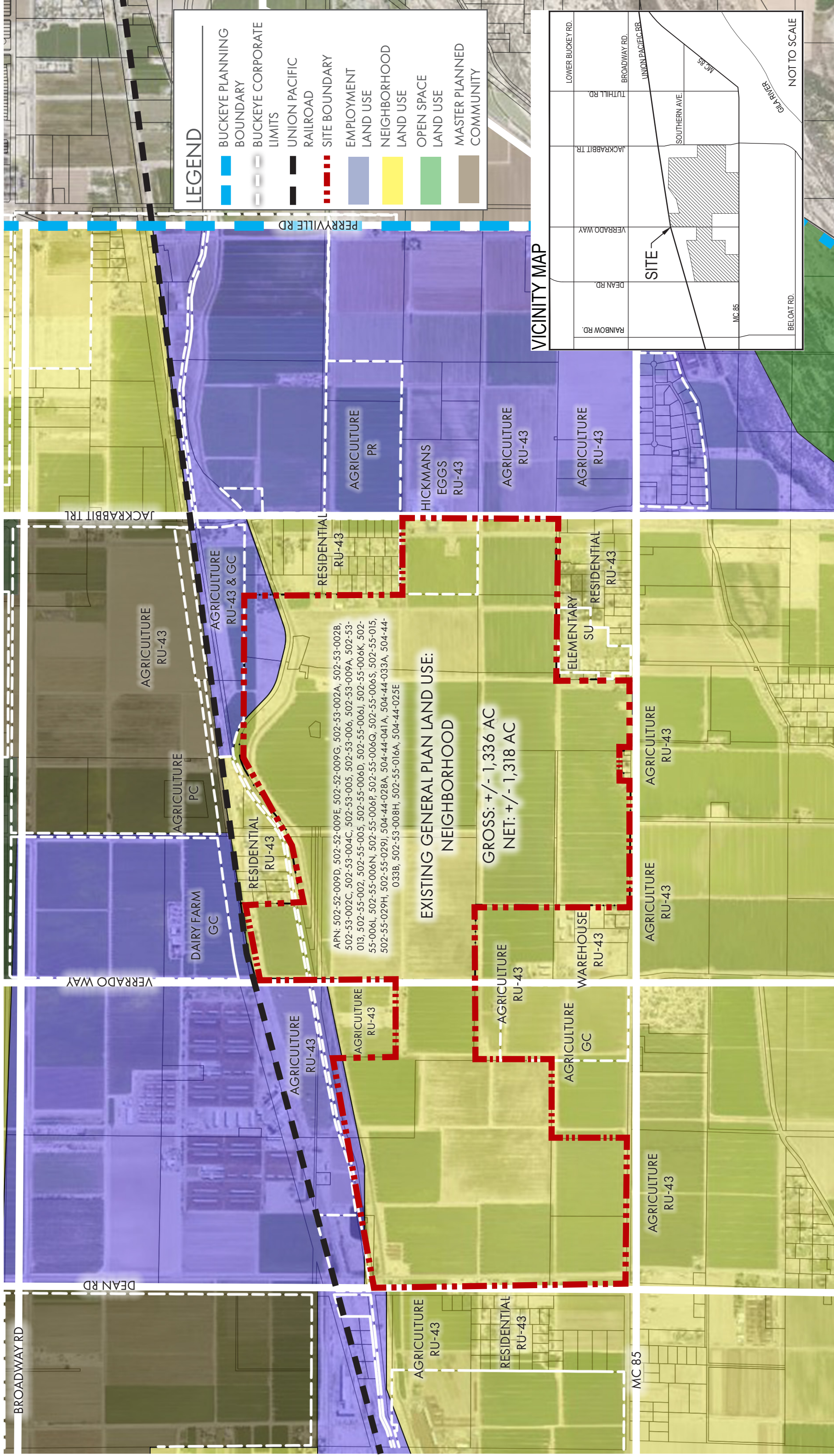
Or join by phone: +1-312-626-6799

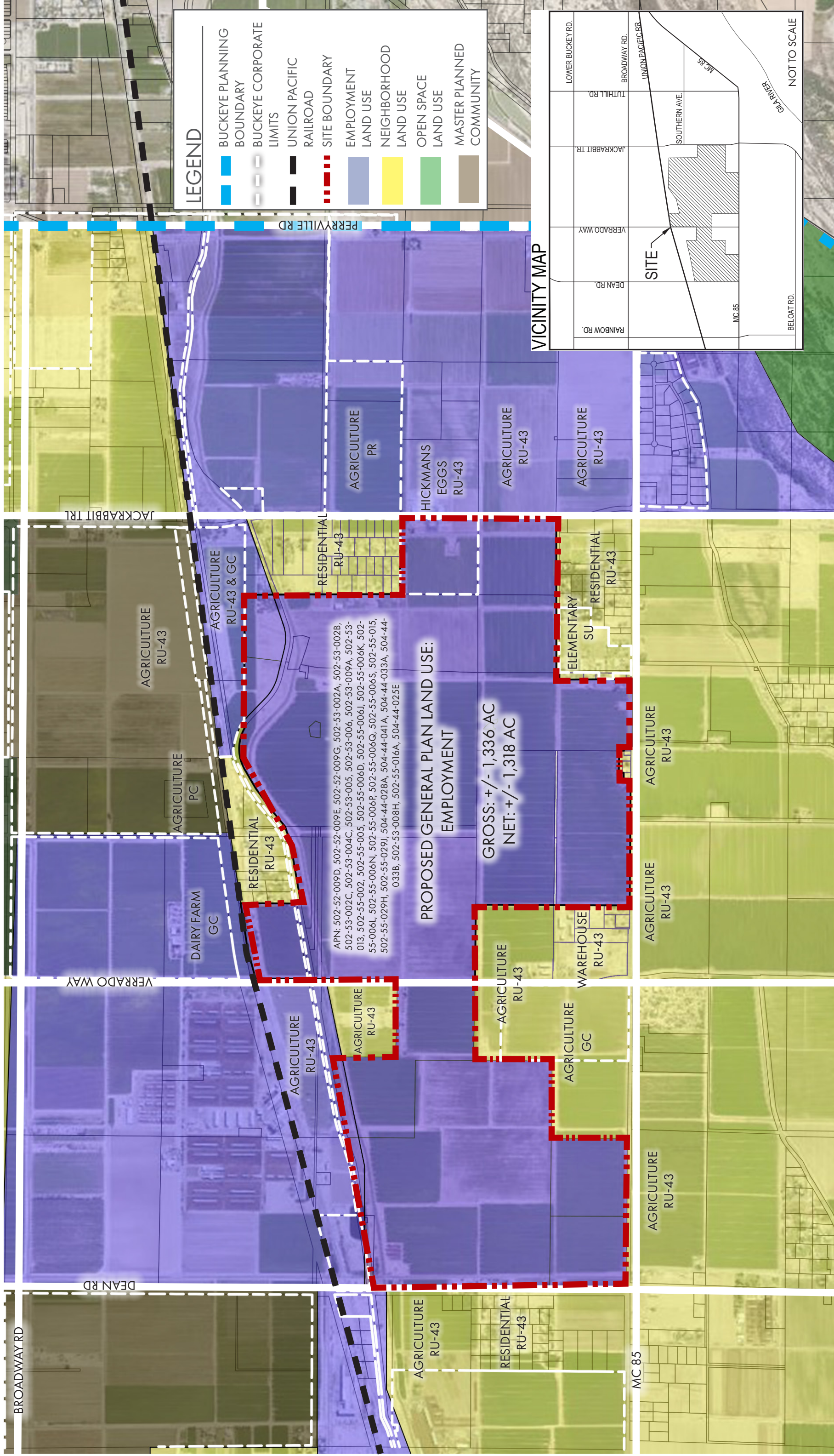
I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at 602-254-9600, or at abeaudoin@norris-design.com, or you may reach the City of Buckeye Planning and Zoning Division at planningandzoning@buckeyeaz.gov or 623-349-6211.

Sincerely,



Alan Beaudoin
Principal





42 ACRE LLC
13008 W SAM MIGUEL
LITCHFIELD PARK, AZ 85340

6215 S 195TH DRIVE LLC
3107 N MANSFIELD DR
LITCHFIELD PARK, AZ 85340

A TUMBLING T RANCHES
14929 W BROADWAY RD
GOODYEAR, AZ 85338

ABRAMS DONALD/PAVESE-ABRAMS MARIE
9630 S SAN MARCOS DR E
GOODYEAR, AZ 85338

ALL OTHER PROPERTY LIMITED LIABILITY
PARTNERSHIP
3719 E BASELINE RD
PHOENIX, AZ 85042

ALT 43 LLC
22301 W MAGNOLIA ST
BUCKEYE, AZ 85326

ARIZONA STATE OF
301 W JEFFERSON ST 10TH FL
PHOENIX, AZ 85003

BALES ENTERPRISES LLLP
20600 W BELOAT RD
BUCKEYE, AZ 85326

BAXTER CARL F TR
6706 S DEAN RD
BUCKEYE, AZ 85326

BELP-08 PROPERTIES LLC
20600 W BELOAT RD
BUCKEYE, AZ 85326

BNB DEVELOPMENT BUCKEYE LLC
14415 W MCDOWELL RD SUITE D106
GOODYEAR, AZ 85395

BORGES FRANCISCO
26001 LA QUESTA AVE
LAGUNA HILLS, CA 92653

BOYSE FAMILY REVOCABLE TRUST
6917 S 219TH DR
BUCKEYE, AZ 85236

BUCKEYE WATER CONS & DRAINAGE DIST
BOX 1726
BUCKEYE, AZ 85326

BUCKEYE WATER CONSERVATION &
DRAINAGE DIST
205 W ROOSEVELT
BUCKEYE, AZ 85326

BUCKEYE WATER CONSERVATION &
DRAINAGE DISTRICT
205 E ROOSEVELT AVE
BUCKEYE, AZ 85326

BUTLER KELLY J/BRYANT WILLIAM BRUCE
5519 S AIRPORT RD
BUCKEYE, AZ 85326

CAD BUCKEYE LLC
2353 W UNIVERSITY DR
TEMPE, AZ 85281

CARMICHAEL FARMS
PO BOX 76
PALO VERDE, AZ 85343

CHAVEZ CARLOS VILLEGAS/VILLEGAS ANA
L
18412 W NAMBE ST
GOODYEAR, AZ 85338

CHEATHAM ROGER/SUSAN
6321 S 196TH DR
BUCKEYE, AZ 85326

CHERRY PROPERTIES LLC
7501 E MCCORMICK PKWY
SCOTTSDALE, AZ 85258

CLAPP DANIEL S/LINDSEY J
6312 S 196TH DR
BUCKEYE, AZ 85326

COPELAND STACEY
16511 S 202ND DR
BUCKEYE, AZ 85326

DAVIS CHARLES W JR/GAYLE L
5810 S 206TH DR
BUCKEYE, AZ 85326

DEAN FAMILY TRUST / DEAN ROY F & JUNE
V
21151 W US HWY 85
BUCKEYE, AZ 85326

DUARTE MANUEL R/DIANA N
6203 S 196TH AVE
BUCKEYE, AZ 85305

EL COLIBRI FAMILY TRUST
7315 S 197TH DR
BUCKEYE, AZ 85326

EZELL JOHN V/CONNIE L TR
6115 S 196TH DR
BUCKEYE, AZ 85326

GF INVESTMENT GROUP II LLC
1725 W WILLIAMS DR SUITE 4
PHOENIX, AZ 85027

GILLILAND SAMUEL E/SALINA
5606 S JACKRABBIT TRL
BUCKEYE, AZ 85326

GONZALEZ FRANCISCO/DEGONZALEZ
MARTHA AGUIRRE
5610 S 206TH DR
BUCKEYE, AZ 85326

GONZALEZ MARTHA LORENA
HERNANDEZ/BOJORQUEZ LORENZO
20500 W HWY 85
BUCKEYE, AZ 85326

GOSNELL KASANDRA/BRANDON
5709 S 206TH DR
BUCKEYE, AZ 85326

GUNNING JOSEPH RICHARD/JOANNE MARIE
20409 W SUNLAND AVE
BUCKEYE, AZ 85326

GUTIERREZ OMAR LEON/AVALOS JOSEFINA
OCEGUEDA
19802 W US HWY 85
BUCKEYE, AZ 85326

GUYMUP JOHN/MARY
PO BOX 273
LANGLOIS, OR 97450

GUYNUP JOHN/MARY
6824 S 219TH DR
BUCKEYE, AZ 85326

H S LOPEZ FAMILY TRUST
3901 E BROADWAY
TUSCON, AZ 85711

HALE FAMILY TRUST
6320 S 195TH DR
BUCKEYE, AZ 85326

HAMILTON DUANE T
5624 S JACKRABBIT TRL
BUCKEYE, AZ 85326

HEADSTREAM VANESSA S
6015 S 196TH AVE
BUCKEYE, AZ 85326

HENRY A HALL REVOCABLE LIV TR/HALL
BARBARA E
33307 W LOWER BUCKEYE
TONOPAH, AZ 85354

HERNANDEZ ERIK/MARY
6313 S 195TH DR
BUCKEYE, AZ 85326

HERNANDEZ LUIS A SANDOVAL
6123 S 195TH DR
BUCKEYE, AZ 85326

HERNANDEZ UBALDO/ARCELIA
20132 W HWY 85
BUCKEYE, AZ 85326

HICKMAN LAND COMPANY LLC
12921 W MISSOURI
LITCHFIELD PARK, AZ 85340

HOLLY FAMILY TRUST
20051 W HWY 85
BUCKEYE, AZ 85326

HYLER RICHARD BRUCE
5712 S 206TH DR
BUCKEYE, AZ 85326

IMMING JOHN/GINA
6006 S 195TH DR
BUCKEYE, AZ 85326

JACKRABBIT RANCH LLC
PO BOX 356
BUCKEYE, AZ 85326

JERDIY FAMILY TRUST
9337 W SAN MIGUEL AVE
GLENDALE, AZ 85305

JOHNSON DAVID R/KAREN
20215 W SUNLAND AVE
BUCKEYE, AZ 85326

KAHLSTORF CHRISTOPHER DAVID/HOPE
LYNN
5959 S 249TH LN
BUCKEYE, AZ 85326

KELLER DONALD/PAMELA M
5807 S 206TH DR
BUCKEYE, AZ 85326

KING DONNY/KARRI
18107 W DUNLAP RD
GOODYEAR, AZ 85338

KUIPER FAMILY TRUST/HK LEGACY LLC
4277 N SENTINEL DR
BUCKEYE, AZ 85396

LAZY TX FAMILY LLLP
7120 S DEAN RD
BUCKEYE, AZ 0

LIBERTY METHODIST CHURCH
19900 W HWY 85
BUCKEYE, AZ 85326

LIBERTY SCHOOL DIST #25
19871 W FREMONT RD
BUCKEYE, AZ 85326

MANSANARES PAUL
20610 W ARLINGTON RD
BUCKEYE, AZ 85326

MANSANARES PAUL
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MCCABE PEGGY L
19643 W FREMONT
BUCKEYE, AZ 85326

MCDANIEL BARBARA J
19609 W FREMONT
BUCKEYE, AZ 85326

MELTON STEVE/STACEY L
6317 S 195TH DR
BUCKEYE, AZ 85326

MUSICK LARRY/TAMARA A
6208 S 196TH DR
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MUSSATTO FAMILY REVOCABLE TRUST
48836 N 35TH AVE
NEW RIVER, AZ 85087

NIEDERMEYER LORAYNE TR
6702 S DEAN RD
BUCKEYE, AZ 0

NOLTE ZACHERY B
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LLC
PO BOX 430
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P&B ROSS REVOCABLE TRUST
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BUCKEYE, AZ 85326

PARRA-ORTIZ MARIO C
2165 S 160TH DR
GOODYEAR, AZ 85338

PEARSON ANDREA H
5613 S 206TH DR
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PEREZ LUIS
4675 W 27TH PL
YUMA, AZ 85364

PHEIL ROBERT B III/JENKINS TARA M
6025 S 196TH DR
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3024 E PIESTEWA PEAK DR
PHOENIX, AZ 85016

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PRIETO NAOMI/LOPEZ LUIS ANGEL
6217 S 196TH DR
BUCKEYE, AZ 85326

QUINTANA VERONICA M/NIGUEL ANGEUEL
M
20142 W US HWY 85
BUCKEYE, AZ 85326

RABAGO RAMON ARNOLDO
2909 N KATIE LN
LITCHFIELD PARK, AZ 85340

RADOS PROPERTIES ARIZONA LAND LLC
2002 E MCFADDEN AVE STE 200
SANTA ANA, CA 92705

RAFTER T LLC
5560 E ATKINSON RD
FLAGSTAFF, AZ 86004

RATLIEF MARION DEWEY/MARGIE LOU TR
7120 S DEAN RD
BUCKEYE, AZ 85326

REXCO LLC
2241 E COLTER ST
PHOENIX, AZ 85016

REXCO NEXGEN LLC
2241 E COLTER ST
PHOENIX, AZ 85016

REXCO TRUST
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SCHLABACH TERRY L
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SCHOOL DIST 25
19871 W FREMONT RD
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SCHOOL DISTRICT 25
17871 W FREMONT RD
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6205 S 195TH ST
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STRAND ROBERT D/DEBORAH A
6204 S 195TH DR
BUCKEYE, AZ 85326

SURVIVORS TRUST
7120 S DEAN RD
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SWIFT GERALD W & LILA D
20736 W HWY 85
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TARR TRAVIS
6219 S 195TH DR
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2241 E COLTER ST
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PHOENIX, AZ 85012

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PEREZ
5304 N 106TH AVE
GLENDALE, AZ 85307

TREJO ESTEBAN VALDEZ/MARTINEZ
TERESA PEREZ
19531 W FREMONT RD
BUCKEYE, AZ 85326

U S LIFE TITLE OF AZ TR 530
3030 N CENTRAL AVE
PHOENIX, AZ 85012

UNION PACIFIC RAILROAD COMPANY
1400 DOUGLAS STREET STOP 1640
OMAHA, NE 0

UNION PACIFIC RAILROAD COMPANY
1400 DOUGLAS STOP 1580
OMAHA, NE 68179

UNITED TITLE AGENCY OF AZ INC TRUST
NO 5
3030 N CENTRAL AVE
PHOENIX, AZ 85012

USLIFE TITLE CO OF AZ TR 530
3030 N CENTRAL AVE
PHOENIX, AZ 85012

USLIFE TITLE CO OF AZ TR 530
2721 N CENTRAL AVE
PHOENIX, AZ 85004

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6905 S 219TH DR
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7644 S DEAN RD
BUCKEYE, AZ 85326

WRUBLIK RODGER/TANA
PO BOX 282
LITCHFIELD PARK, AZ 85340

ZOOK GARY/NANCY
20720 W US HWY 85
BUCKEYE, AZ 85326

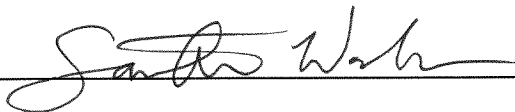
Affidavit of Mailing Notice

Case Number: PLZU-22-00003
Project Name: TGV / REXCO NEXGEN BUCKEYE
Applicant Name: Norris Design
Location: Northeast corner of Dean Road & MC 85

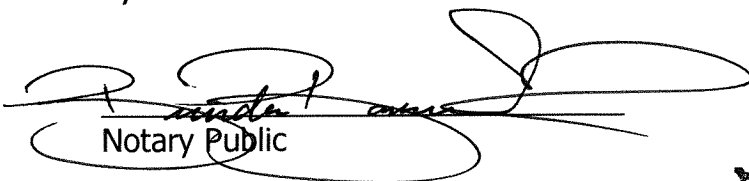
In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the applicant for public hearings in the City of Buckeye shall secure the names and addresses of all property owners within 500 feet of all property lines of the subject application property either 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) but no more than thirty (30) days prior to the public hearing date.

I confirm that I secured the names and addresses of all property owners within 500 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) but no more than thirty (30) days prior to the public hearing.

See attached copies of all sent letters and address lists.

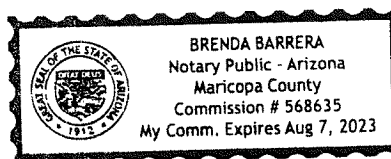
Applicant's / Representative's signature: 

SUBSCRIBED AND SWORN before me this 13th day of April, 2022,
by:


Notary Public

My Commission Expires:

8-7-2023



CASE NUMBER: PLZU-22-00003
 PROJECT NAME: TGV/REXCO NEXGEN BUCKEYE
 REQUEST: Major General Plan Amendment
 PROPOSAL: Employment Land Use and Text Amendment
 LOCATION: Northeast corner of Dean Road & MC 85
 SIZE: +/- 1,336 Acres
 APPLICANT: Norris Design
 CONTACT PERSON: Alan Beaudoin
 Phone: 602-254-9600
 Email: abeaudoin@norris-design.com

Date: April 11, 2022

Dear Property Owner,

An application has recently been filed with the City of Buckeye Development Services Department regarding the request above. As required by the City of Buckeye Development Code, this Notice of Application is being sent to you because property ownership listed in your name is within the notice area required for the subject General Plan Amendment area. Our request is intended to modify the existing land use designation on the Buckeye General Plan of Neighborhood to Employment for the development of the subject property.

The request also includes a text amendment to the General Plan, to be placed under Section 1.8, subsection "Major Amendments." Existing text in the General Plan is shown in *Italics* below, while proposed text is shown in *Italics and underlined*.

1.8 GENERAL PLAN AMENDMENTS – Major Amendments

In accordance with A.R.S. §9-461.06, a change is to be considered a major amendment if the resulting change is a "substantial alteration of the municipality's land use mixture or balance" as established in this Plan.

Amendments to this Plan will be considered major if they meet one of the following criteria below, the occurrence of which results in a substantial alteration of the municipality's land-use mixture or balance.

1. *For all areas, a change in the Future Land Use Map of more than 160 acres or any change within the Luke Compatible Area (LCA) designation. This criterion does not apply to land use changes from Employment to Neighborhood, regardless of size; such requests shall be processed as a minor amendment.*
2. *General Plan text changes that are in conflict with or alter the goals and policies of the Plan.*

This notice is being sent to you to inform you of this application and provide you with an opportunity to relay any questions or comments you may have regarding this application. Should you have questions or concerns, you are invited to contact the person listed above.

The upcoming hearing dates in regard to this request are as follows:

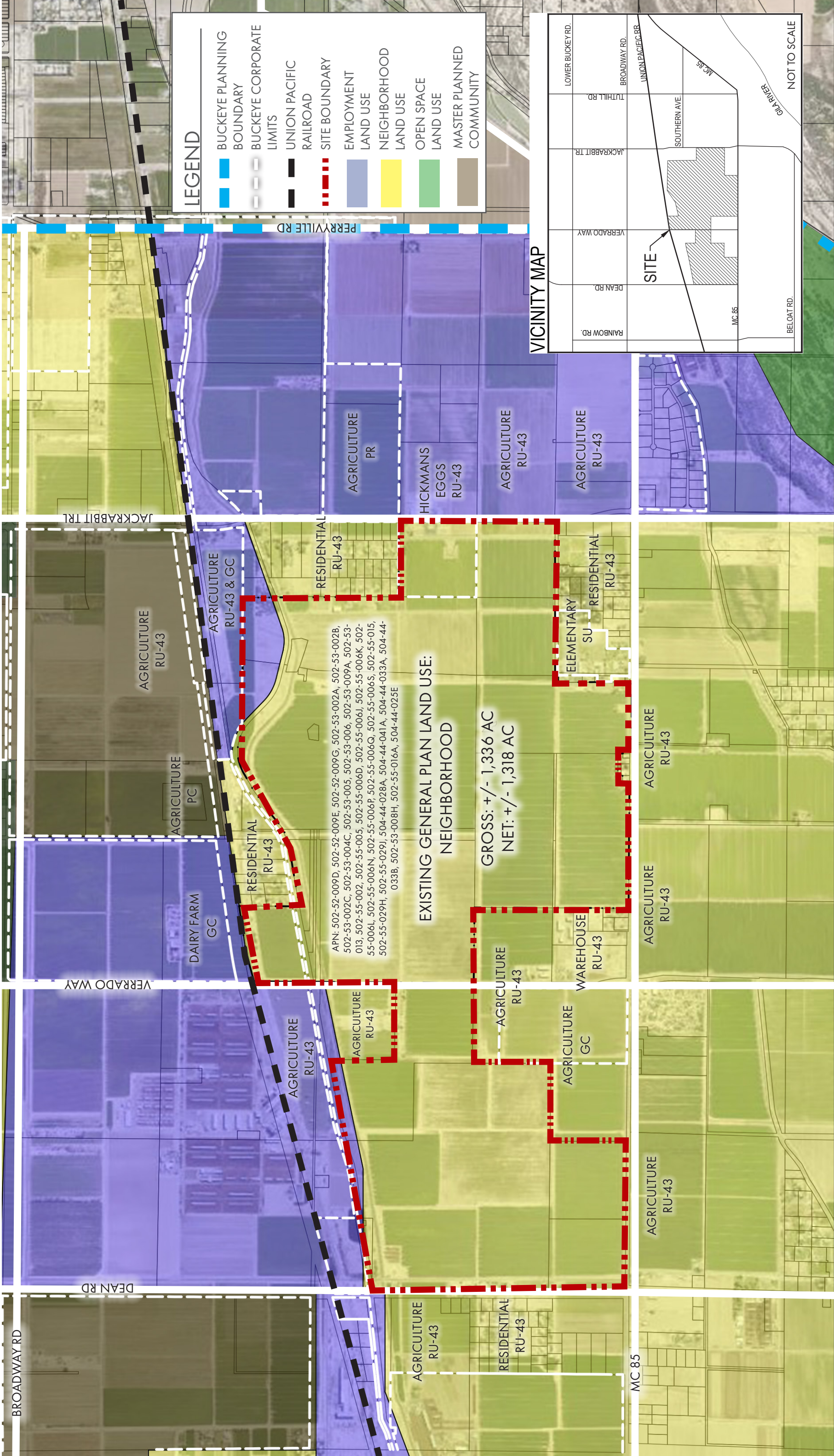
<u>Planning & Zoning Commission #1:</u>	<u>Planning & Zoning Commission #2:</u>	<u>City Council:</u>
Date: April 26, 2022 Time: 6:00 p.m. Coyote Branch Library 21699 W Yuma Road Buckeye, AZ 85326	Date: May 10, 2022 Time: 6:00 p.m. City Council Chambers 530 E Monroe Avenue Buckeye, AZ 85326	Date: May 17, 2022 Time: 6:00 p.m. City Council Chambers 530 E Monroe Avenue Buckeye, AZ 85326

I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at 602-254-9600, or at abeaudoin@norris-design.com, or you may reach the City of Buckeye Planning and Zoning Division at planningandzoning@buckeyeaz.gov or 623-349-6207.

Sincerely,



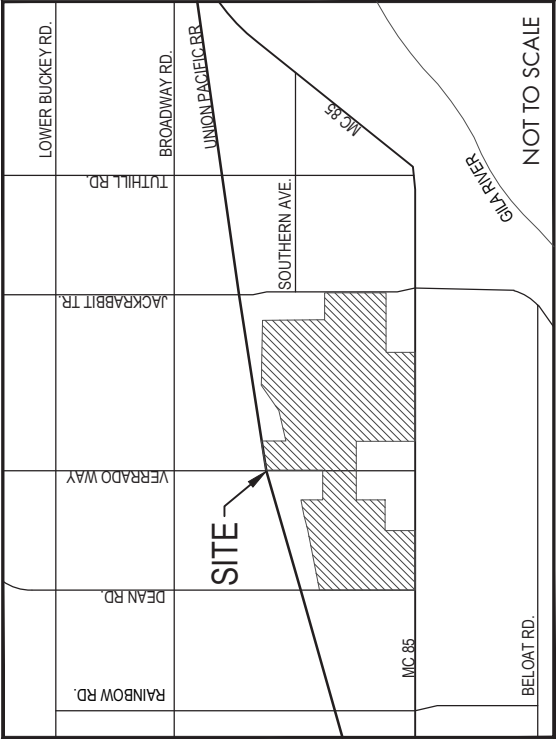
Alan Beaudoin
Principal

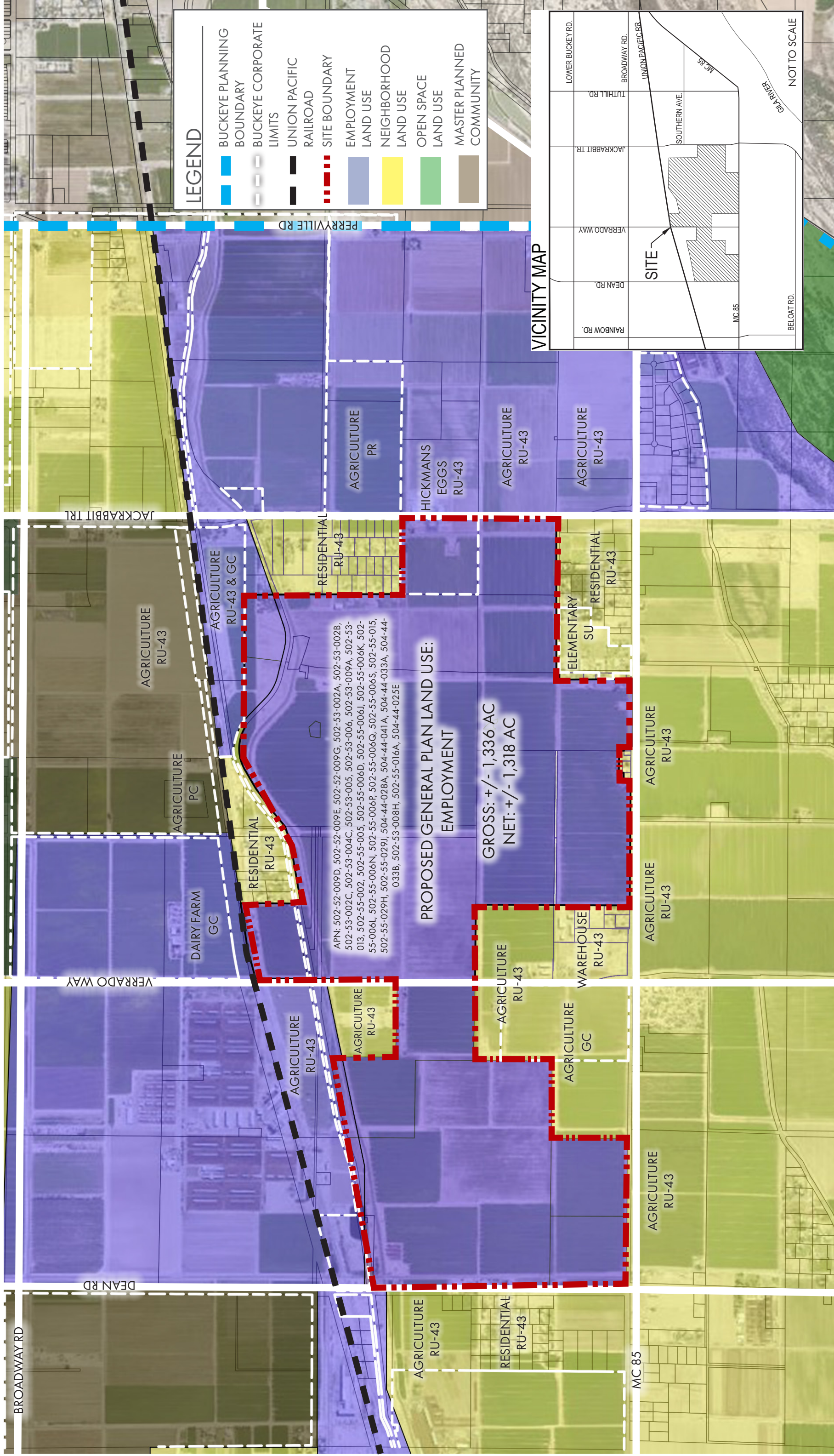


LEGEND

- BUCKEYE PLANNING BOUNDARY
- BUCKEYE CORPORATE LIMITS
- UNION PACIFIC RAILROAD
- SITE BOUNDARY
- EMPLOYMENT LAND USE
- NEIGHBORHOOD LAND USE
- OPEN SPACE LAND USE
- MASTER PLANNED COMMUNITY

VICINITY MAP





42 ACRE LLC
13008 W SAM MIGUEL
LITCHFIELD PARK, AZ 85340

6215 S 195TH DRIVE LLC
3107 N MANSFIELD DR
LITCHFIELD PARK, AZ 85340

A TUMBLING T RANCHES
14929 W BROADWAY RD
GOODYEAR, AZ 85338

ABRAMS DONALD/PAVESE-ABRAMS MARIE
9630 S SAN MARCOS DR E
GOODYEAR, AZ 85338

ALL OTHER PROPERTY LIMITED LIABILITY
PARTNERSHIP
3719 E BASELINE RD
PHOENIX, AZ 85042

ALT 43 LLC
22301 W MAGNOLIA ST
BUCKEYE, AZ 85326

BALES ENTERPRISES LLLP
20600 W BELOAT RD
BUCKEYE, AZ 85326

BAXTER CARL F TR
6706 S DEAN RD
BUCKEYE, AZ 85326

BELP-08 PROPERTIES LLC
20600 W BELOAT RD
BUCKEYE, AZ 85326

BNB DEVELOPMENT BUCKEYE LLC
14415 W MCDOWELL RD SUITE D106
GOODYEAR, AZ 85395

BORGES FRANCISCO
26001 LA QUESTA AVE
LAGUNA HILLS, CA 92653

BOYSE FAMILY REVOCABLE TRUST
6917 S 219TH DR
BUCKEYE, AZ 85236

BUCKEYE WATER CONS & DRAINAGE DIST
BOX 1726
BUCKEYE, AZ 85326

BUCKEYE WATER CONSERVATION &
DRAINAGE DIST
205 W ROOSEVELT
BUCKEYE, AZ 85326

BUCKEYE WATER CONSERVATION &
DRAINAGE DISTRICT
205 E ROOSEVELT AVE
BUCKEYE, AZ 85326

BUTLER KELLY J/BRYANT WILLIAM BRUCE
5519 S AIRPORT RD
BUCKEYE, AZ 85326

CAD BUCKEYE LLC
2353 W UNIVERSITY DR
TEMPE, AZ 85281

CARREON VANESSA DANIELLE/VILLANUEVA
DOLORES M
6219 S 195TH DR
BUCKEYE, AZ 85326

CARMICHAEL FARMS
PO BOX 76
PALO VERDE, AZ 85343

CHAVEZ CARLOS VILLEGAS/VILLEGAS ANA
L
18412 W NAMBE ST
GOODYEAR, AZ 85338

CHEATHAM ROGER/SUSAN
6321 S 196TH DR
BUCKEYE, AZ 85326

CHERRY PROPERTIES LLC
7501 E MCCORMICK PKWY
SCOTTSDALE, AZ 85258

CLAPP DANIEL S/LINDSEY J
6312 S 196TH DR
BUCKEYE, AZ 85326

COPELAND STACEY
16511 S 202ND DR
BUCKEYE, AZ 85326

COPPERSTATE WEST HOLDING INC
6308 W VERRADO WAY
BUCKEYE, AZ 85326

DAVIS CHARLES W JR/GAYLE L
5810 S 206TH DR
BUCKEYE, AZ 85326

DEAN FAMILY TRUST / DEAN ROY F & JUNE
V
21151 W US HWY 85
BUCKEYE, AZ 85326

DUARTE MANUEL R/DIANA N
6203 S 196TH AVE
BUCKEYE, AZ 85305

EL COLIBRI FAMILY TRUST
7315 S 197TH DR
BUCKEYE, AZ 85326

EZELL JOHN V/CONNIE L TR
6115 S 196TH DR
BUCKEYE, AZ 85326

GILLILAND SAMUEL E/SALINA
5606 S JACKRABBIT TRL
BUCKEYE, AZ 85326

GONZALEZ FRANCISCO/DEGONZALEZ
MARTHA AGUIRRE
5610 S 206TH DR
BUCKEYE, AZ 85326

GONZALEZ MARTHA LORENA
HERNANDEZ/BOJORQUEZ LORENZO
20500 W HWY 85
BUCKEYE, AZ 85326

GOSNELL KASANDRA/BRANDON
5709 S 206TH DR
BUCKEYE, AZ 85326

GUNNING JOSEPH RICHARD/JOANNE MARIE
20409 W SUNLAND AVE
BUCKEYE, AZ 85326

GUTIERREZ OMAR LEON/AVALOS JOSEFINA
OCEGUEDA
19802 W US HWY 85
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WRUBLIK RODGER/TANA
PO BOX 282
LITCHFIELD PARK, AZ 85340

ZOOK GARY/NANCY
20720 W US HWY 85
BUCKEYE, AZ 85326

PUBLISHED NOTIFICATION TEXT

The following legal notification was published in Community Zone 5 of the Arizona Republic on April 9, 2022:

City of Buckeye

NOTICE IS HEREBY GIVEN that the City of Buckeye Planning and Zoning Commission will hold a public hearing on Tuesday, April 26, 2022 to be held at the Coyote Branch Library, located at 21699 W Yuma Road at 6:00 p.m., for the purpose of hearing all persons for or against the following request:

NOTICE IS HEREBY GIVEN that the City of Buckeye Planning and Zoning Commission will hold a public hearing on Tuesday, May 10, 2022 to be held at the City Council Chambers, located at 530 E Monroe Avenue at 6:00 p.m., for the purpose of hearing all persons for or against the following request:

NOTICE IS HEREBY GIVEN that the City of Buckeye City Council will hold a public hearing on Tuesday, May 17, 2022 to be held at the City Council Chambers, located at 530 E Monroe Avenue at 6:00 p.m., for the purpose of hearing all persons for or against the following request:

Case No. PLZU-22-00003: Request by Alan Beaudoin, Norris Design, on behalf of owners TGV Investments LLC, Rexco Nexgen LLC, and Rexco Trust, for the approval of a Major General Plan Amendment including a land use designation modification from Neighborhood to Employment and text amendment, located at the northeast corner of Dean Road and MC 85.

For additional information, please contact the Development Services Department at (623) 349-6207.

SITE POSTING

Proof of site posting, including photos and site posting affidavit, are included on the following pages. One sign was posted on the subject property along MC 85, and another sign was posted on the subject property along Verrado Way.

AFFIDAVIT OF SIGN POSTING
City of Buckeye

Case No: PLZU-22-00003
Project Name: _____
Applicant Name: Norris Design
Location: NEC of MC85 & Verrado Way

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the **applicant** for public hearing 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 10 days after 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) prior to the public hearing.

Applicant's/Representative's signature: _____

Neghan Huggitt

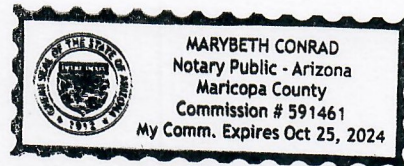
SUBSCRIBED AND SWORN before me on 04/11/22

Notary Public:

Marybeth Conrad

My Commission Expires:

10-25-24



City of Buckeye
PUBLIC HEARING

Planning and Zoning Commission #1: April 26, 2022 @ 6 PM
LOCATION OF HEARING: 21699 W Yuma Rd, Buckeye, AZ 85326

Planning and Zoning Commission #2: May 10, 2022 @ 6 PM
City Council Chambers, 530 E. Monroe Avenue Buckeye, AZ 85326

City Council Hearing: May 17, 2022 @ 6 PM
City Council Chambers, 530 E. Monroe Avenue, Buckeye, AZ 85326

REQUEST: Major General Plan Amendment

PROPOSAL: Modify Land Use Designation from
Neighborhood to Employment; Text Amendment

GENERAL LOCATION: Northeast corner of Dean Road & MC 85

SIZE: +/- 1,336 Acres

CASE #'s: PLZU-22-00003

APPLICANT/CONTACT: Alan Beaudoin, Norris Design

PHONE #: 602-254-9600

DEVELOPMENT SERVICES DEPARTMENT

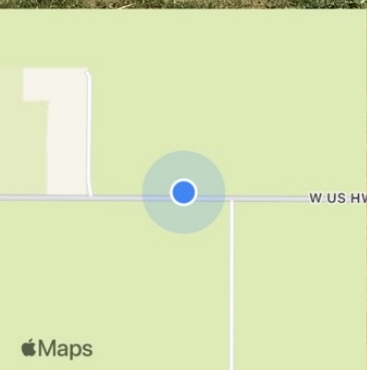
623-349-6207

Posting Date: 4/11/2022

20704-20706 W US Hwy 85
Buckeye AZ 85326

+33.377731,-112.496633

Monday, April 11, 2022 at 8:39:07 AM



City of Buckeye
PUBLIC HEARING

Planning and Zoning Commission #1: April 26, 2022 @ 6 PM
LOCATION OF HEARING: 21699 W Yuma Rd, Buckeye, AZ 85326

Planning and Zoning Commission #2: May 10, 2022 @ 6 PM
City Council Chambers, 530 E. Monroe Avenue Buckeye, AZ 85326

City Council Hearing: May 17, 2022 @ 6 PM
City Council Chambers, 530 E. Monroe Avenue, Buckeye, AZ 85326

REQUEST: Major General Plan Amendment

PROPOSAL: Modify Land Use Designation from
Neighborhood to Employment; Text Amendment

GENERAL LOCATION: Northeast corner of Dean Road & MC 85

SIZE: +/- 1,336 Acres

CASE #'s: PLZU-22-00003

APPLICANT/CONTACT: Alan Beaudoin, Norris Design

PHONE #: 602-254-9600

DEVELOPMENT SERVICES DEPARTMENT

623-349-6207

Posting Date: 4/11/2022



6404-6866 S Verrado Way
Buckeye AZ 85326
+33.387452,-112.504247
Monday, April 11, 2022 at 8:24:22 AM

SUMMARY OF CONCERNS, ISSUES OR CHALLENGES

Prior to the neighborhood meeting, two phone calls were received regarding the application. The Norris Design team spoke with Dave Johnson (20215 W Sunland Avenue) and Alex Popa (6600 S Dean Road) about the application on March 11 and March 16, respectively. Both citizens had general questions about the planned use for the subject property and expressed no concerns.

Stacey Melton asked many questions about the request at the neighborhood meeting, but no major concerns remained at the end of the discussion.

RESOLUTIONS TO CONCERNS, ISSUES OR CHALLENGES

After discussion at the neighborhood meeting, no specific issues or challenges regarding the Major General Plan Amendment remained. The project team is committed to bringing forth a plan for the property that is compatible with adjacent land uses, particularly the existing residential. Specific measures to increase adjacent land use compatibility will be determined throughout the remainder of this case and during future entitlements for the property.

AGENDA ITEM: 3A - PLZU-22-00003

DATE: 04/24/2022

NAME: Gina Sanchez

ADDRESS: 7223 S 221st Ave, Buckeye, AZ 85326

PHONE: (623) 202-1863

COMMENT PROVIDED FOR PUBLIC RECORD

COMMENT:

I speak for myself, my husband, and my fellow neighbors when I say that we are extremely disappointed, disheartened, and disgusted at the possibility of turning 1,300 acres of beautiful, valuable, and somewhat rare, Buckeye farmland into an ugly, unsightly industrial complex. We all moved out here for a reason - to get away from the growth, crime, pollution, and traffic that is plaguing other cities in the valley. Buckeye is a very special place due to its agriculture. We are a slice of green and serene heaven amongst a brown, barren desert, and amongst the industrialization and the urbanization in other parts of the valley. Why would anyone want to build an industrial complex over the top of lush, fertile farmland? What do you think is going to happen years down the road when we have no farmland left and only concrete jungles? Where will we get our food - from a factory? Where will the farmers get their hay? Where will the cows and horses graze? Buckeye is known around the state for its amazing, high quality hay production. Arizona is known for cotton - one of its 5 Cs. Are we going to have to change that C from Cotton to Concrete? Also, it has been proposed that a possible water source for this new industrial complex would be the Buckeye canal. Excuse me, but that water belongs to me, my neighbors, and the farmers and ranchers in the area who depend on it to irrigate our acreages and crops. How dare you even consider taking our water to use for an industrial complex that we do not want! An industrial complex will bring jobs to Buckeye, you say. Good luck finding workers to fill those jobs. There are "Help Wanted" signs literally everywhere you go. What makes you think those jobs will even be filled? What happens when the economy takes a turn for the worst and this ugly, concrete behemoth sits empty for all of us to stare at in disgust on a daily basis? We are opposed to this industrial complex. Please respect our way of life.

AGENDA ITEM: 3A - PLZU-22-00003

DATE: 04/26/2022

NAME: Marianne Ramirez

ADDRESS: 7247 South 221st Avenue, Buckeye, Arizona 85326

PHONE: 4807346866

CITY CLERK STATE COMMENT FOR THE RECORD AT TIME OF MEETING

COMMENT:

I speak for myself, my fiancé, and my fellow neighbors when I say that we are extremely disappointed, disheartened, and discussed with the possibility of the re-zoning of 1,300 acres. This is beautiful, valuable, and rare, farmland not just for us but the animals that live on it. We have a family of bald eagles, white bird, African grays, red robins, rabbits and I can go on. Building an eyesore of an industrial complex. This will be the worst planning Buckeye has done for the citizens who live in these areas. This is poor planning and sneaky. Move these factories and warehouse to Verrado! I know you won't because they will become upset as well. We all moved out here for a reason - to get away from the growth, crime, pollution, and traffic that is plaguing other cities in the valley. Buckeye is a very special place due to its agriculture. This is my forever home, this is where my grassroots are. We go out on our patios and see the beautiful green hay, animals, and corn fields. My family has been in this town when it was called Sidney. Why would anyone want to build an industrial complex over the top of lush, fertile farmland? Now I will have to drive outside of Buckeye to ride my horses. Buckeye is known around the state for its amazing, high quality hay production. The hometown parades, good downhome family. Also, it has been proposed that a possible water source for this new industrial complex would be the Buckeye canal. We pay for the water as well as my neighbors, and the farmers and ranchers in the area. Please respect our way of life. Don't build a manufacturing plant, or anything that will be an eyesore. As we all know you may have already made up your mind. Then meet us half way and place the buildings far away from Dean Road. Who know the people they will employ. We could start having issues with the employees wondering off at night into our properties to commit crime. Please rethink this rezoning. Respectfully Marianne

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 05/10/22	AGENDA ITEM: 3.C. Thompson Thrift Rezone - PLZZ-22-00001
DATE PREPARED: 05/04/22	DISTRICT NO.: 4
STAFF LIAISON: Andrea Marquez, Senior Planner Special Projects, amarquez@buckeyeaz.gov, (623) 349-6220	
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)
 Thompson Thrift Rezone - PLZZ-22-00001
 Public Hearing and Motion to recommend approval as conditioned to the City Council, a rezone from Commercial Center (CC) to Residential Multi-Family 2 (MF-2), containing approximately 10.6 acres generally located 900 feet west of the Watson and Yuma roads.

RELEVANT GOALS:

GOAL 3: A Well-Planned Urban Community

SUMMARY

FUTURE ACTION:

City Council approval of Ordinance 12-22 scheduled for June 7, 2022.

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

ATTACHMENTS:

[PLZZ-22-00001 Thompson Thift Residential Apartments Rezone PZC Staff Report.pdf](#)

[Vicinity and Zoning District Map.pdf](#)

[General Plan Land Use Map.pdf](#)

[2R PLZZ-22-00001 THOMSON THRIFT RESIDENTIAL REZONE - Citizen Participation Report.pdf](#)

[2R PLZZ-22-00001 THOMSON THRIFT RESIDENTIAL REZONE - Narrative.pdf](#)

[Zoning Legal Description](#)



REZONE

Report to the Planning and Zoning Commission

CASE NUMBER: PLZZ-22-00001
TITLE: Thompson Thrift Residential Rezone
MEETING DATE: May 10, 2022

Applicant/Owner: Pew & Lake, PLC., on behalf of Thompson Thrift Residential

Request: Rezone from Commercial Center (CC) to Residential Multi-family 2 (MF-2).

District District 4

Location: Generally located 900 feet west from the southwest corner of Watson Road and Yuma Road

Site size: Approximately 10.6 acres

Density: Approximately 23.8 du/ac)

Public input: A Neighborhood meeting was held November 8, 2021 and staff has received written comment from one interested party

Recommendation: **Approve** with conditions

PROJECT DESCRIPTION

1. Pew & Lake, PLC., on behalf of Thompson Thrift Residential, is requesting to rezone approximately 10.6 acres, from Commercial Center (CC) to Residential Multi-Family 2 (MF-2).
2. The review of this rezone request is running concurrently with a site plan request for a 3-story, 252-unit Class-A apartment complex.

AREA CONTEXT

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant desert	Neighborhood	Commercial Center (CC)
North	Walmart-anchored commercial center	Master Planned Community	Planned Community (PC) with Sundance Community Master Plan (CMP) overlay
South	Self-Storage	Neighborhood	Commercial Center (CC)
East	Fry's Shopping Center	Neighborhood	Commercial Center (CC)
West	Community Open Space to Watson Estates	Neighborhood	Planned Residential (PR)

PUBLIC PARTICIPATION

4. Due to the COVID-19 pandemic concerns, the neighborhood meeting requirements are allowed to follow the Interim Citizen Review Process. The applicant chose to conduct a virtual meeting. A mailed notice in accordance with the City's emergency guidelines and policies, was provided. The applicant has provided a summarized Citizen Participation Report attached to this staff report.
5. There were five (5) residents in attendance at the 11/08/2021 virtual neighborhood meeting. The applicant noted traffic concerns and general questions received by the attendees regarding the proposed development all which are summarized in the attached Citizen Participation Plan.
6. Staff received, written correspondence, from one concerned citizen, regarding general concerns over I-10 congestion, and traffic congestion generally, due to growth.

8. **Table 2: Public Notice**

Notification Element	Date
Mailing to Property Owners w/in 300'	October 22, 2022
Neighborhood Meeting/Notice	November 8, 2021; Link was provided in mailing.
Legal Notice – Newspaper	April 23, 2022
Sign Posting	April 22, 2022
Mailed Legal Notice w/in 300'	April 21, 2022

BACKGROUND

9. October 1, 2002 annexation and rezone Ordinances 41-02 and 42-02.

ANALYSIS

10. Conformance with the General Plan. The General Plan Land Use Map specifies the subject area as Neighborhood. The proposed rezoning request to Residential Multi-family 2 (MF-2) is consistent with this land use.
11. The proposed rezone, if approved, will also implement policies of the General Plan, including:
- Goals 1.0 Aspire for Quality Neighborhoods, and more specifically refer to Policy 1.8 which promotes, "...infill development and targeted redevelopment in Downtown Buckeye and surrounding neighborhoods to improve existing physical conditions, enhance sustainability by making efficient use of existing community amenities and infrastructure, provide choice of housing types and densities, and maintain compatibility with adjacent land uses".
12. The property is currently zoned Commercial Center (CC) district. The obsolete CC district allows for multi-family development, however, density is limited to 15 dwelling units per acre or less. The proposed development is a three-story, 252 multi-family Class A property with a proposed density of 23.8 dwelling units per acre. Class A is a luxury apartment, typically located in prime and convenient areas which offer resort-style amenities and finishings.

13. The MF-2 district is intended for multi-family dwellings units at a higher density. The district require a minimum density of 15.1 du/ac with no established maximum. The district is designed to be flexible, as it does not have minimum lot configurations nor building heights. The development standards are as depicted in the 4.1.1: Dimensional Standards-Residential Districts table (see below).

4.1.1. Residential Districts

TABLE 4.1-1: DIMENSIONAL STANDARDS – RESIDENTIAL DISTRICTS										
[Bracketed numbers refer to notes at the bottom of the table.]										
District		SF-43	SF-18	SF-10	SF-6	SF-3	SF-1	MF-1	MF-2	MH
Density, maximum (du/gross acre)		-	-	-	-	-	-	15.0	no max; 15.1 min	8.0
Lot Dimensions, minimum	Lot Size (sq. ft.)	43,000	18,000	10,000	6,000	3,000	1,000	-	-	4,500 MH 1,500 RV
	Lot Width (ft) [1]	140	100	80	55	30	20	-	-	35
Setbacks, minimum	Front (ft)	40	25	21	Front-loaded garage – 18 Side-loaded garage – 15 Living – 10	8	0	15	0	10
	Side (ft) [2]	20	15	10	5 w/ 15 aggregate	5	0 w/ 5 aggregate	5	0	5
	Rear(ft) [3]	30	30	25	20	10	8	15	10	10
Lot Coverage, maximum(%) [4]		30	45	45	50	65	65	70	95	40
Building Height, maximum (feet)		35	35	35	35	45	50	50	-	30

NOTES:
[1] Lot width is measured at front building line.
[2] An additional 5 feet of setback shall be required for all corner lots adjacent to public right-of-way.
[3] For accessory buildings, a 5-foot minimum setback.
[4] Lots that have an RV Garage within an SF-18 and SF-10 Districts shall be allowed up to 55% lot coverage.¹⁷

RECOMMENDATION

14. Staff recommends the Planning and Zoning Commission motion for **approval** with conditions a-c of **PLZZ-22-00001** 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. 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.
 - b. The existing Streetlight Improvement District (SLID) that has been established for Watson Estates shall be expanded to cover this development. The northern boundary shall include the centerline of Yuma Road.
 - c. Landscaping in the Rights of Way along Yuma Road shall be forever maintained by this development in accordance with City Code, Chapter 20, Section 27.

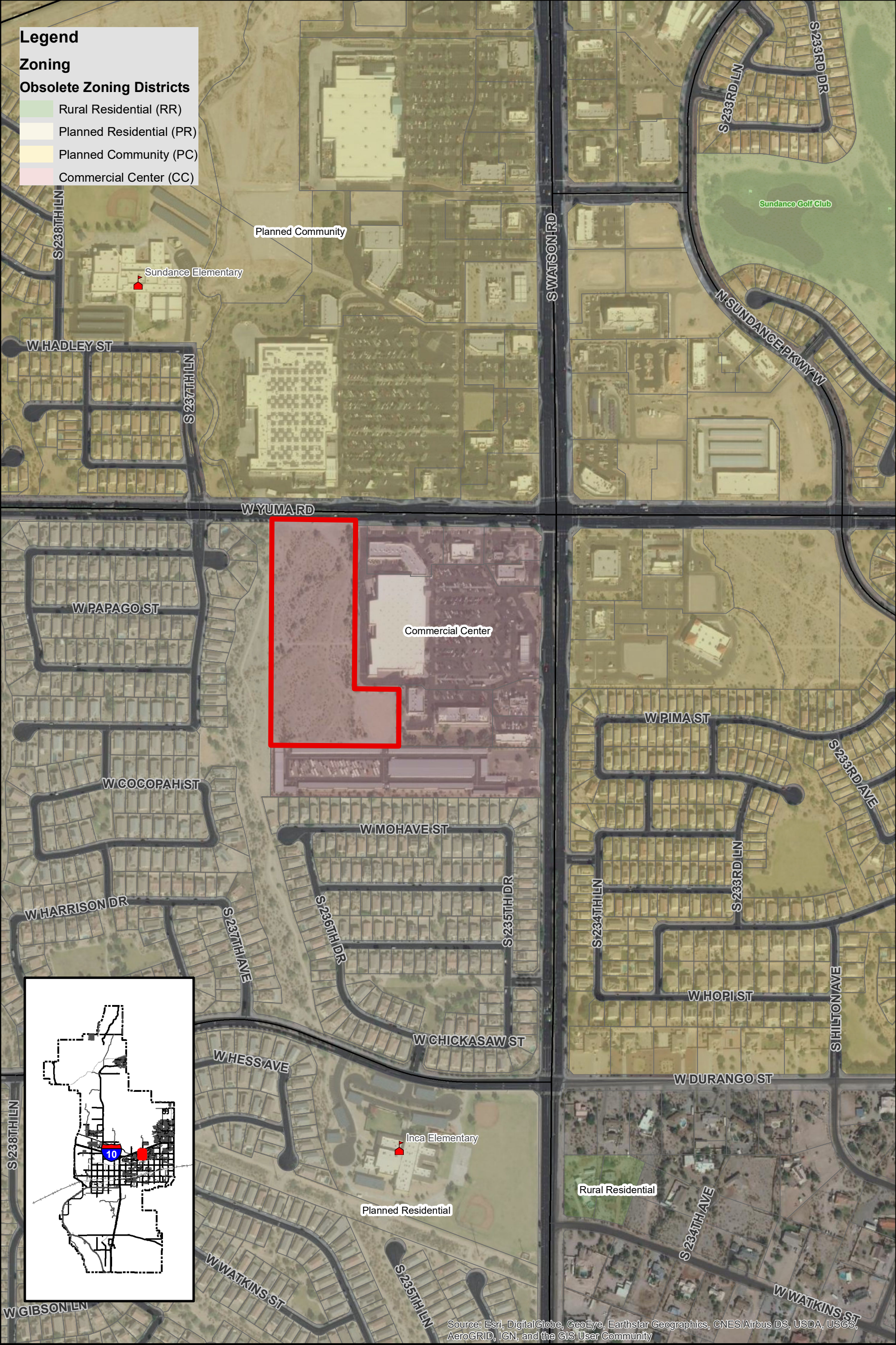
ATTACHMENTS

- Vicinity Map & Zoning District Map
- General Plan Map
- Citizen Participation Report
- Narrative & exhibits (legal)

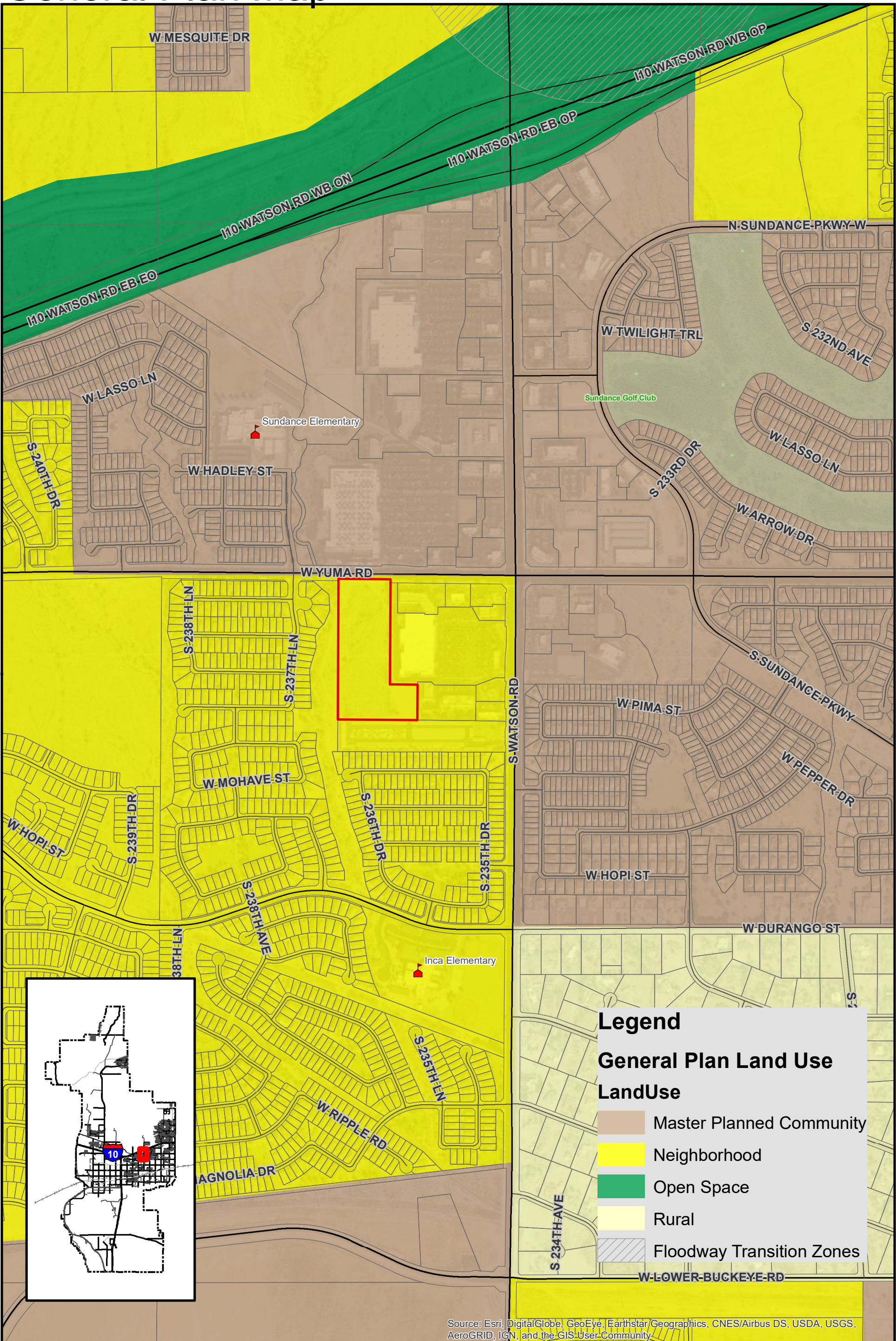
Prepared by:
Andrea Marquez, Senior Planner Special Projects

Reviewed By:
Adam Copeland, Deputy Director of Planning

Vicinity & Zoning District Map

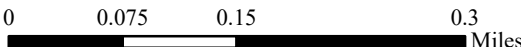


General Plan Map



While every effort has been made to ensure the accuracy of this information, the City of Buckeye makes no warranty, expressed or implied, as to its absolute accuracy and expressly disclaims liability for the accuracy thereof.

Buckeye



Legend



Zoning Request Boundary



**Thompson Thrift Residential
Yuma Road, West of Watson
PLZZ-22-00001
Citizen Participation Plan
March 29, 2022**

Purpose:

The purpose of the Citizen Participation Plan is to provide the City of Buckeye staff with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Buckeye for the following:

1. Rezoning of 10.6 acres of property from Commercial Center (CC) to Residential Multi-family-2 (MF-2) to allow for the development of a 252-unit, garden-style, multi-family development.

By providing opportunities for citizen participation, the applicant will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposed plan.

Contact Information:

Those coordinating the Citizen Participation activities are as follows:

W. Ralph Pew
Pew & Lake, PLC.
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
(480)461-4670 (office)
(480)461-4676 (fax)
Ralph.pew@pewandlake.com

Sarah Fitzgerald
Pew & Lake, PLC.
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
(480)461-4670 (office)
(480)461-4676 (fax)
sarah.fitzgerald@pewandlake.com

Actions:

In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities for feedback from surrounding property owners:

1. A preliminary neighborhood meeting was held on November 8, 2021.
2. The notification list for the neighborhood meeting included 1) all property owners within 300' of the subject property west. There were 47 individuals and or entities on the notification list, and two neighbors participated in the meeting.
3. An e-mail distribution list was collected at the neighborhood meeting in an effort to have continued dialogue with those in attendance at the meeting concerning changes, if any, to the proposed development plans.

4. A 2nd Neighborhood meeting will be held, if needed, after the formal Rezoning and Site Plan applications are made to the City of Buckeye.
5. The applicant will meet all public notification requirements throughout the Rezoning and Site Plan application process. Upon the scheduling of any public hearing and no later than fifteen (15) days prior to its occurrence, the applicant will notify all property owners within three hundred (300) feet of the subject property.
 - a. All notifications should contain, at minimum, the following information:
 - i. Description of the Site Plan request, owner/applicant contact information, and public hearing time/date/location;
 - ii. Notification shall be in the form of a letter delivered via First Class U.S. Mail;
 - iii. Sign(s) posted adjacent to all public rights-of-way;
 - iv. and publication within a widely circulated newspaper throughout the City (i.e. The Arizona Republic).
 - b. Upon completion of the above-mentioned notification requirements, an Affidavit of Mailing, an Affidavit of Posting, and Proof of Publication shall be submitted to the assigned Planner not less than ten (10) days prior to the public hearing.

Schedule:

Pre-Application meeting- September 16, 2021

Preliminary Neighborhood Meeting- November 8, 2021

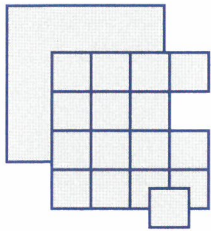
Formal Rezoning and Site Plan Application- January 4, 2022

2nd Neighborhood Meeting- TBD

Follow-Up Submittals- TBD

Planning and Zoning Commission Hearing- TBD

City Council- TBD



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

October 22, 2021

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

Pew & Lake is please to invite you, on behalf of our client, Watermark Residential, to a neighborhood meeting regarding the development of property in your neighborhood. You are receiving this letter because you live in the immediate vicinity of the subject property located west of the Yuma and Watson Road intersection, in the City of Buckeye. The approximately 10.6-acre parcel is also known as Maricopa County Assessor parcel number 504-22-006G and is shown below, outlined in red.



Watermark is proposing an apartment community at this location that will feature 216 apartment homes. The homes will be arrayed in 6 buildings arranged mostly within the center of the property, closest to the existing commercial properties to the east and south. The site has been planned with adequate parking and resort-style amenities in the northernmost portion of the community. There will be two access points along Yuma Road.

To create this new community, our client is proposing to rezone the property from Commercial Center (CC) to Residential Multi-Family2 (MF-2). If necessary, the rezone may also include requests for Minor Modifications from some of the City of Buckeye development standards.

We look forward to sharing details regarding this proposed development with you at the neighborhood meeting. We will show the site plan and representative imagery, and answer any questions you may have about this project. We value and look forward to your input and comments and it is important to note that we are very early in this process and no formal application has been filed with the City of Buckeye. The meeting will be held virtually via GotoMeeting, in order to provide access to all in this COVID-19 environment. It will be held at the date and time below.

Date: November 8, 2021

Time: 6:00 p.m.

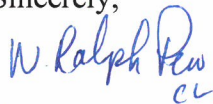
<https://www.gotomeet.me/vanessamacdonald/yuma-and-watson-neighborhood-meeting>

Above is a link to the neighborhood meeting. If you wish to receive a live link to the meeting, or submit any questions in advance, please send an email to Vanessa MacDonald at Vanessa.macdonald@pewandlake.com no later than 5:00 p.m. on the day of the meeting.

At this time, no public hearings before the Buckeye Planning Commission or City Council have been scheduled. When any public hearing dates are known, the site will be posted with a Public Hearing sign, and notification letters will be sent to all property owners within a minimum of 300-feet of the property and to those who attend the neighborhood meeting and provide their contact information on the sign-in sheet.

If you have any questions regarding this matter prior to this Neighborhood Meeting, please contact me or Vanessa MacDonald at our office at (480) 461-4670.

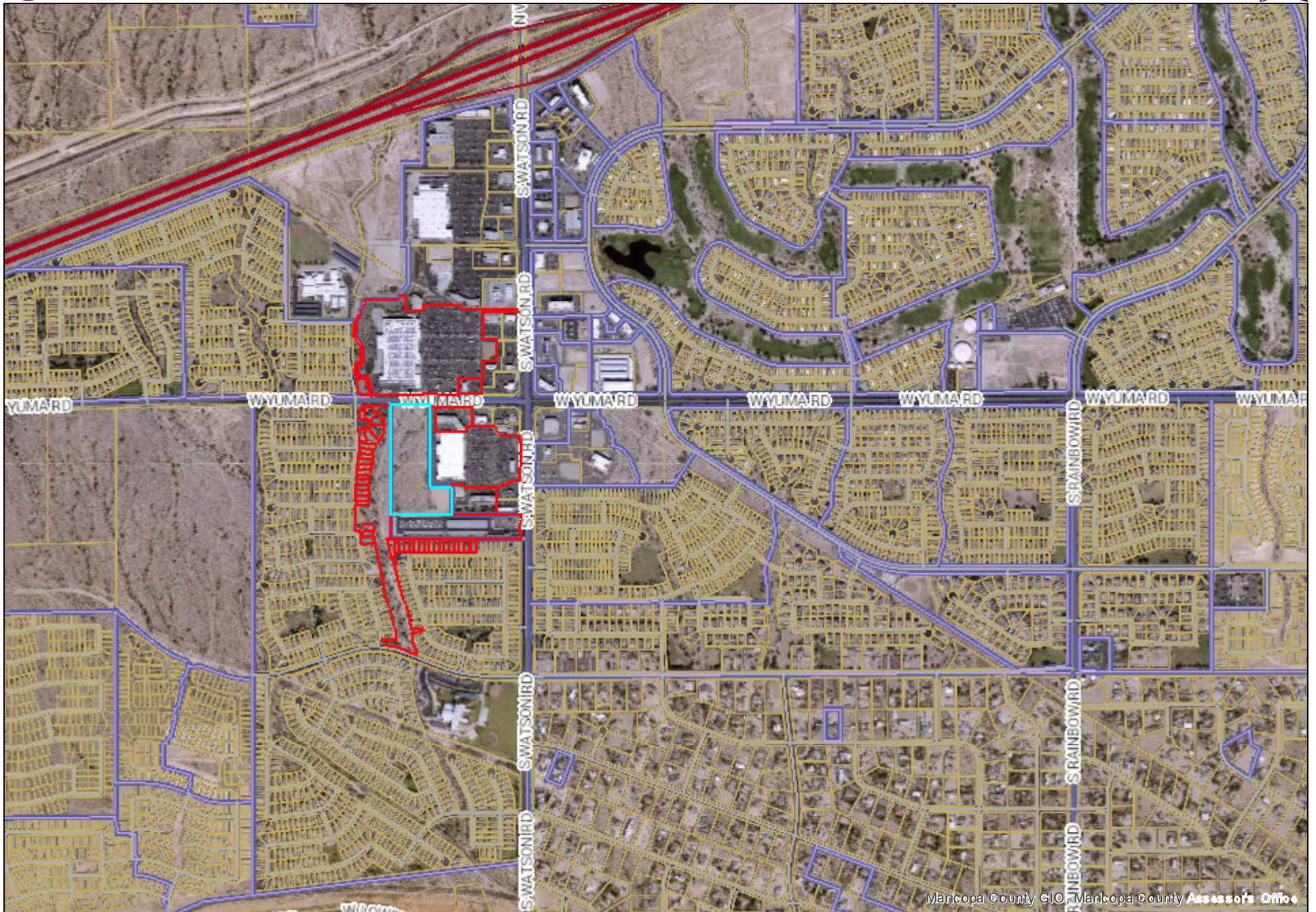
Sincerely,



W. Ralph Pew
PEW & LAKE, PLC



300' Property Owner Map



Owner	MAIL_ADDR1	MAIL_CITY	MAIL_	MAIL_ZIP
AARTS KIMBERLEY J/JOHN C	397 QUEENS ST	STRATHROY	ON	N7G2J3
ADV BUCKEYE PROPERTY OWNER LLC	2600 ELDORADO PKWY STE 110	MCKINNEY	TX	75070
ALEJANDRO VICTOR J/VANESSA GARCIA	23618 W MOHAVE ST	BUCKEYE	AZ	85326
ALLENBACK GLADYS	PO BOX 372	CATHLAMET	WA	98612
AREVALOS SALLY	23650 W MOHAVE ST	BUCKEYE	AZ	85326
CARROLL RYAN F	23626 W MOHAVE ST	BUCKEYE	AZ	85326
DARLING JASON G/SANDERS-DARLING YOLANDA YVETTE	1589 S 237TH AVE	BUCKEYE	AZ	85326
DAVIS NOVELLA V	1493 S 237TH LANE	BUCKEYE	AZ	85326
DEXTER JONATHON	1365 S 237TH LN	BUCKEYE	AZ	85326
ELLIS CHRISTOPHER C/MELISSA	1445 S 237TH LN	BUCKEYE	AZ	85326
FELIX-ESTRADA LIDIA/NAVA FELIPE DE JESUS	1397S 237TH LN	BUCKEYE	AZ	85326
FREEMAN KATHRYN D	1413 S 237TH LN	BUCKEYE	AZ	85326
GTT THE SHOPPES AT BUCKEYE MARKETPLACE LLC	3573 E SUNRISE DR	TUCSON	AZ	85718
JACKMAN MARGARITA RUIZ	1477 S 237TH LN	BUCKEYE	AZ	85326
LEIGH DIANA M	1301 S 237TH LN	BUCKEYE	AZ	85326
LOPEZ HECTOR P/ROCIO	22619 W HOPI ST	BUCKEYE	AZ	85326
MARTINEZ ERIKA K	1168 N 163RD DR	GOODYEAR	AZ	85326
MAYNARD JONATHAN/GREER NICOLE	23698 W MOHAVE ST	BUCKEYE	AZ	85326
MCADORY MARYANNE/JODY	1269 S 237TH LN	BUCKEYE	AZ	85326
MEDINA JAIME AGUIRRE/AGUIRRE JOSEFINA NEVAREZ DE	1237 S 237TH LN	BUCKEYE	AZ	85326
MORGAN RAYMOND LADELL	23610 W MOHAVE ST	BUCKEYE	AZ	85326
MUNOZ MARIA	23690 W MOHAVE ST	BUCKEYE	AZ	85326
OSORNIO SANDRA	23706 W MOHAVE ST	BUCKEYE	AZ	85326
PADILLA ROBERT J JR	23674 W MOHAVE ST	BUCKEYE	AZ	85326
PIERRE AND DONNA DEMERS FAMILY TRUST	PO BOX 457	VERNON	AZ	85940
PORTER RACHEL	1605 S 237TH AVE	BUCKEYE	AZ	85326
QUINN ROBERT J	1381 S 237TH LN	BUCKEYE	AZ	85326
QUIRK DEANNA	23578 W MOHAVE ST	BUCKEYE	AZ	85326
REXI LLC	PO BOX 25344	TEMPE	AZ	85285
REYES BRITTANY R/ZACHARIAH V	23594 W MOHAVE ST	BUCKEYE	AZ	85326
RICHARD D ZARZAR AND JENNY V ZARZAR TRUST	1253 S 237TH LN	BUCKEYE	AZ	85326
RIDLEY RODNEY W/COLEEN M	208-85 SWINDON WAY	WINNIPEG	MB	R3P0W3
SALDANA NICOLAS LOPEZ/RENTERIA AUREA	1573 S 237TH AVE	BUCKEYE	AZ	85326

SANDERS TIMOTHY C/JENNIFER A	23634 W MOHAVE ST	BUCKEYE	AZ	85326
SCHERRER RACHELE	23682 W MOHAVE ST	BUCKEYE	AZ	85326
SHARP JACOB/HAYLEY	1461 S 237TH LN	BUCKEYE	AZ	85326
SMITHS FOOD & DRUG CENTERS INC	500 S 99TH AVE	TOLLESON	AZ	85353
SUNDANCE RESIDENTIAL HOMEOWNERS ASSOCIATION	1600 W BROADWAY RD STE 200	TEMPE	AZ	85282
TILLET RYAN G/KACIE J	23602 W MOHAVE ST	BUCKEYE	AZ	85326
TRUSSO JUSTIN	23586 W MOHAVE ST	BUCKEYE	AZ	85326
VESTAR SUNDANCE TOWNE CNTR LLC/WAL-MART INC	P OBX 8050	BENTONVILLE	AR	72712
WALTON MORRIS L	1333 S 237TH LN	BUCKEYE	AZ	85326
WATSON ESTATES HOMEOWNERS ASSOCIATION	1600 W BROADWAY RD STE 200	TEMPE	AZ	85282
WATSON PROPERTY LLC	3808 GRAND AVE SUITE B	CHINO	CA	91710
WITHEE BRANDON/PAIGE	23642 W MOHAVE ST	BUCKEYE	AZ	85326
YUMA WATSON CROSSING	10816 E BAHIA DR	SCOTTSDALE	AZ	85255

Yuma and Watson Neighborhood Meeting Attendees

Summary

Meeting Date	Meeting Duration	Number of Attendees
November 8, 2021 5:46 PM MST	45 minutes	5

Details

Name	Email Address	Join Time
Chris Soukup	c.soukup@1st-comm.com	5:54 PM
Diana Leigh	dianale498@gmail.com	5:57 PM
Donald Dungu		5:48 PM
Jessica Tuttle		5:57 PM
Vanessa MacDonald	vanessa.macdonald@pewandlake.com	5:46 PM

Neighborhood Meeting Summary for Watermark by Thompson Thrift Residential

Date: November 8, 2021

Time: 6:00-6:38 p.m.

Case: PLZZ-22-00001

Hosted by Ralph Pew, Vanessa MacDonald, from Pew & Lake PLC.

Questions and Answers:

Q: What is the timing of the development?

A: The building process will take approximately 24 months.

Q: Why is there so many buildings?

A: The seven buildings will be developed across ten acres.

Q: How much is the rent?

A: The rent ranges from \$1520 and \$2200, which is top of market. There are optional garages for rent for an additional \$250 per month.

Q: What is the unit mix?

A: 1 bedroom, 39%. 2 bedroom, 50%. 3 bedroom, 11%.

Q: What is the average age of tenants?

A: 35 years old

Comments:

This development will increase traffic.

A: Traffic analysis will be conducted by a licensed traffic engineer to ensure traffic flow is accommodated.



Thompson Thrift Residential

**Yuma Road, West of Watson
Rezoning Request
Project Narrative
Case: PLZZ-22-00001**

Submitted by:

Pew & Lake, PLC
W. Ralph Pew
1744 South Val Vista Drive, Suite 217
Mesa, AZ 85204
480-461-4670

On behalf of:



April 19th, 2022

Pew & Lake, PLC, on behalf of Thompson Thrift Residential, is proposing a rezone request for a 10.6-acre property currently zoned as a Commercial Center (CC) to be rezoned to Residential Multi-family-2 (MF-2). When approved, this rezoning request will allow for the development of a garden-style, multifamily residential community. The parcel is shown below, outlined in red, and is further known as Maricopa County parcel number: 504-22-006G.

Thompson Thrift is an integrated, full-service real estate company with a culture focused on excellence, service, and leadership. It is a national leader in the development, construction, and management of upscale apartment communities across the U.S. Thompson Thrift develops Class A apartment communities all across the country and has developed over 14,000 units in 15 states. Here in Arizona, Thompson Thrift has developed the Grandstone at Sunrise in Peoria, and The Wyatt in Gilbert.

Currently, the property is zoned as Commercial Center (CC) and the applicant is requesting the property to be rezoned to Residential Multi-Family 2 (MF-2). As stated in the Buckeye General Plan, the growth trend is expected to continue to increase 326% by 2040. There is a significant need for infill developments resulting in multi-family residential use.

- The initial growth is expected to occur in the form of infill development south of I-10 and North of Broadway Road and between Perryville Road and SR 85 (pg 2-5).
 - **The proposed development is located at Yuma Road and west of Watson Road which is directly within the desired infill growth area.**
- The property is currently zoned as a Commercial Center, with a General Plan Land Use designation of Neighborhood. Neighborhood designation denotes areas that have a broader range of residential development than Rural, including low to high density. Neighborhood development may include multi-family units, such as apartments with an excess of 1 du/ac. Zoning districts consistent with this land use designation include the requested zoning of MF-2.
 - **The proposed development is ideal for Multi-family residential use as it is within the Neighborhood Land Use boundaries set by the General Plan. The surrounding area consists of single-family homes with very few multi-family housing options nearby. This development will bring housing diversity to the area which is essential for the expected growth in the near future.**
- Outlined in section 2.4, Housing, of the General Plan, quality, diversity, and affordability of housing are some of the primary factors that support growth and make a community desirable. Infill subdivisions create an opportunity for entry level housing (pg 2-21).
 - **The proposed site is surrounded by single family residential and Master Planned Communities. The need for multi-family housing is clear. Providing a diversity of housing options within this area will allow for transitional and entry level housing.**
- According to Policy G-1.4 "Residential densities greater than 8 dwelling units per acre in the Neighborhood land use designation may be sited as transitional uses adjacent to major collector streets" (pg 2-25).
 - **The site is positioned adjacent to "back of house" for self-storage, a commercial shopping center, desert open space for a single-family residential community and across Yuma Road from the Walmart supercenter. The site offers limited visibility from Yuma or Watson Road, making it undesirable for commercial development and a perfect option for multi-family housing.**

2. Relationship to Surrounding Properties

This infill parcel is surrounded by developed properties, with residential to the west, and commercial properties on the remaining three sides. This existing condition presents a perfect opportunity for a multifamily development to provide a transitional buffer to the residential properties to the west, from the more intense commercial uses to the east. See Figure 2 & Table 1 below.

Figure 2- Existing Zoning and General Plan Designation



Table 1- Existing Zoning and General Plan

Direction	General Plan Designation	Existing Zoning	Existing Use
North	Master Planned Community	Planned Community (PC)	Walmart-anchored commercial center
South	Neighborhood	Commercial Center	Self-Storage
East	Neighborhood	Commercial Center	Fry's Shopping Center
West	Neighborhood	Planned Residential (PR)	Community Open Space
Project Site	Neighborhood	Commercial Center	Vacant

3. Ownership & Control

The Property is currently owned by Yuma Watson Crossing, LLC. Upon approval of the required entitlements, Thompson Thrift Residential will close escrow of the purchase of the Property. Upon the development of the property, the entire project will be owned and operated as a for-lease community by Thompson Thrift. The Property will be maintained by Thompson Thrift and each tenant in the community will have a set of rules by which they must adhere. Thompson Thrift will employ full-time maintenance individuals at this location to ensure that the property is continually maintained to the highest of standards.

4. Timing of Development/Phasing

Thompson Thrift intends to break ground on this residential community immediately upon the approval of all necessary entitlements and permits.

5. Conclusion

The proposed rezone request from CC to MF-2 will allow the proposed 252 apartment density of 24 du/ac. MF-2 allows for Urban Density with no maximum and a minimum of 15.1. This request will best prepare Buckeye for the growth and higher density that is quickly coming to the area. Arizona's housing market is consistently expanding, and Buckeye is in need of additional housing opportunities. This community will provide 252 apartment homes accommodating the needed, for-lease product in the City of Buckeye. It is important for the City of Buckeye to provide additional residential opportunities that can support existing neighborhoods, while preparing for the diverse needs of future residents. This new community can help satisfy the needs of current and future residents of Buckeye. The applicant and Thompson Thrift Residential look forward to working with City of Buckeye Staff to make their vision for this parcel become a reality.

EXHIBIT A

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASELINE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16 FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 16 BEARS NORTH 89°17'10" WEST, A DISTANCE OF 2641.73 FEET;

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 16, NORTH 89°17'10" WEST, A DISTANCE OF 932.53 FEET;

THENCE LEAVING SAID NORTH LINE, SOUTH 00°42'50" WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°20'24" WEST, A DISTANCE OF 764.07 FEET;

THENCE SOUTH 89°17'55" EAST, A DISTANCE OF 206.29 FEET;

THENCE SOUTH 00°19'59" WEST, A DISTANCE OF 263.95 FEET;

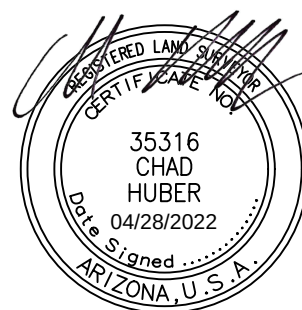
THENCE NORTH 89°18'21" WEST, A DISTANCE OF 594.30 FEET;

THENCE NORTH 00°20'40" EAST, A DISTANCE OF 1028.18 FEET;

THENCE SOUTH 89°17'10" EAST, A DISTANCE OF 387.89 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 453,286 SQUARE FEET OR 10.406 ACRES, MORE OR LESS.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.



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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CWH	CWH	04/28/2022	291159002	1 OF 2

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 05/10/22	AGENDA ITEM: 3.D. Homes at Susan's Ranch Preliminary Plat - PLZS-20-00082
DATE PREPARED: 05/10/22	DISTRICT NO.: 3
STAFF LIAISON: Andrea Marquez, Planner II, amarquez@buckeyeaz.gov (623) 349-6220	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Public Meeting / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members)
Homes at Susan's Ranch Preliminary Plat - PLZS-20-00082

Recommendation to approve with conditions a Preliminary Plat for a 144 single-family residential subdivision with 26% of the property planned for open space with included amenities per the approved Susan's Ranch Planned Area Development (PAD).

RELEVANT GOALS:

GOAL 3: A Well-Planned Urban Community

ADDITIONAL RELEVANT GOALS:

GOAL 4: Adequate, Well-Maintained and Well-Planned Public Infrastructure

SUMMARY

BUDGETED:

No

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

ATTACHMENTS:

[PLZS-20-00082 Susan's Ranch Preliminary Plat PZ Staff Report 5.10.2022.pdf](#)

[Vicinity Map.pdf](#)

[3R-PLZS-20-00082 Susan's Ranch Pre-Plat - Narrative and Exhibits.pdf](#)

[3R-PLZS-20-00082 Susan's Ranch Pre-Plat - Preliminary Plat.pdf](#)

[3R-PLZS-20-00082 Susan's Ranch Pre-Plat - Preliminary Landscape Plan.pdf](#)



Preliminary Plat

Report to the Planning and Zoning Commission

CASE NUMBER: PLZS-20-00082
TITLE: Susan's Ranch Preliminary Plat
MEETING DATE: May 10, 2022

Applicant/Owner: Curt Johnson, CVL Consultants on behalf of Tanner Luster, Delos Communities

Request: A preliminary plat to facilitate the construction of a single-family residential cluster subdivision consisting of 144 lots and 26% of open space with included amenities per the Planned Area Development (PAD).

District District 3

Location: Generally east of the northeast corner of Miller Road and Lower Buckeye Road

Site size: 22.8 acres

Density: 6.32 dwelling units per acre

Public input: None received

Recommendation: **Approve** with conditions

PROJECT DESCRIPTION

1. CVL Consultants is requesting preliminary plat approval of 22.8 acres located just east of the northeast corner of Miller Road and Lower Buckeye Road. The preliminary plat will facilitate the construction of a cluster subdivision consisting of 144 single-family detached homes, landscaped, including active open spaces, and amenities.
2. The property is located approximately 920 feet east of the northeast corner of Miller Road and Lower Buckeye Road. Developed one-acre single-family homes are located to the north known as Buckeye North, a subdivision platted in 1973. Saint Henry Roman Catholic Church abuts the east edge of the project site. To the northeast is a charter school. West of the project is vacant land, zoned commercial center (CC). Monte Verde Community Master Plan (CMP) is located directly to the south of the site, which is currently undeveloped agricultural cropland.
3. The property is zoned Single Family 3 (SF-3) with Planned Area Development (PAD) overlay. The PAD overlay standards allow uniform sized lots and prescribe landscaping and architectural enhancement for the proposed subdivision.
4. The proposed development is approximately 6.32 dwelling units per acre. The SF-3 district allows for small-lot single-family dwellings at a higher density. In addition to single-family homes, two-family homes (duplexes), and townhomes. The proposed Homes at Susan's Ranch subdivision is designed with six to nine lots per cluster served by interior private drives. Product type will be single-family detached residential with each home to include an attached garage.

AREA CONTEXT

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant	Neighborhood	SF-3 with Homes at Susan's Ranch PAD Overlay (SF-3- PAD)
North	Single-Family Residential; Buckeye North Subdivision	Neighborhood	RU-43 (Maricopa County)
South	Vacant/ Agriculture/Monte Verde Community Master Plan (CMP)	Master Planned Community	Planned Community (PC)
East	Charter School, Saint Henry's Roman Catholic Church, and vacant lands	Neighborhood	Mixed Residential (MR); Neighborhood mixed Use(NMU); Mixed Residential (MR)
West	Vacant	Neighborhood	Commercial Center (CC)

PUBLIC PARTICIPATION

5. **Table 2: Public Notice**

Notification Element	Date
Notice of Application Mailing to Property Owners w/in 300'	4/29/2022

6. To date, no public feedback has been received by staff.

BACKGROUND

7. 1979: Annexed and Zoned Rural Residential (RR) District: Ord. 13-79; Approved 9/18/1979
8. At some point between 1979 and 1996, the site was rezoned from RR to Urban Residential (UR). The City has no record of this rezoning beyond a zoning map showing the site's zoning as UR in the Development Code 1994.
9. 1996: Rezoned from UR to Mixed Residential District (MR): Ord. 16-96; again referencing the zoning map per the Development Code 1996.

10. June 15, 2021: Public Hearing and approval of rezone from MR to SF-3 with PAD overlay, Ordinance 13-21.

ANALYSIS

Land Use Allocations

11. The preliminary plat contains 144 detached single family lots in a cluster subdivision. The project densities of 6.32 is in concert with the approved PAD. Lot widths are 44-feet and 50-feet wide lots. The PAD setbacks are listed below.

12. Lot Setbacks

DEVELOPMENT STANDARDS	SF3 PAD
MINIMUM LOT SIZE	3,125 sf
MINIMUM LOT WIDTH	44'
FRONT SETBACK (LIVABLE)	5'
FRONT SETBACK (GARAGE)	20'
MINIMUM SIDE SETBACK	3'***
MINIMUM SIDE SETBACK (CORNER SITE)	3'
MINIMUM COMBINED SIDE SETBACK	8'
MINIMUM REAR SETBACK (LIVABLE)	8'
MINIMUM REAR SETBACK (PATIO)	5'
MAXIMUM LOT COVERAGE	65%***
MAXIMUM BUILDING HEIGHT	45'
*UP TO 10% OF THE LOTS ARE PERMITTED UP TO 30% INCREASE OR DECREASE IN ANY TWO (2) OF THE STANDARDS NOTED ABOVE, TO ALLOW FLEXIBILITY IN SITE PLANNING AND TO ADDRESS FIELD CONDITIONS **FOR USE ON THE LOOP ROADSIDE OF LOT TYPE "A" (CORNER LOTS), AND THE INSIDE CORNER OF GARAGES FOR LOT TYPE "C" ***LOT COVERAGE AREA TO EXCLUDE UNENCLOSED ROOFED AREAS, SUCH AS FRONT PORCHES AND REAR PATIOS	

13. The PAD Overlay allows for up to 10% of the lots to be permitted up to a 30% increase or decrease in any two (2) of the standards noted in the Development Standards, allowing for flexibility in site planning and field conditions.

Open Space / Trails

14. High quality HOA-maintained landscaped tracts are proposed throughout the development, which provide open space and trails. The preliminary plat provides open space with active and passive recreational and amenities including parcourse exercise

stations, benches, and a pool area. Trails wind through open spaces and connect to interior looped roads with detached 5' wide sidewalks to provide tree-lined streets to create an intimate feel and pedestrian scale for the neighborhood.

15. Buffering between 18-feet and 26-feet is provided to the properties to the north.
16. A landscaped trail with dedicated easements located off-site exiting the eastern side of the property directly south of lot 79, will be fully improved at the time of Homes at Susan's Ranch development to connect to 247th Avenue, accounting for the remaining 26% required landscape requirement.

Site Design Details, Theming

17. In a typical single-family curvilinear subdivision, varieties of lot sizes are provided. As noted in a previous section, this site is proposing cluster lots. The cluster lots allows for "buy-up" opportunities and ensures that a variety of homes and price points are offered in the city.
18. The approved PAD contains numerous enhanced architecture standards to promote high-quality architecture, diversity, and sensitive corner lot façade treatments in addition to products where the rear and side elevations of a home are adjacent to the interior looped streets. Additionally, these standards are intended to reduce the visual prominence, garage dominance, of garages through enhanced garage "pushed" back placement standards, driveway surfacing such as pavers and or color options and the introduction of higher quality architectural details.
19. Site perimeter walls will be architecturally treated and have a consistent design and color theme between solid walls, view fences, and partial view walls.

Emergency Access

20. The development is to utilize existing and planned local streets to provide adequate emergency access, in addition to providing access to adjacent undeveloped parcels. The Fire Department will continue to work with the applicant to ensure that emergency access requirements are provided through the phase(s) of design and construction. Conditions of approval have been provided by the Fire Department.
21. Primary access is off of Lower Buckeye Road and internal streets are private as this community is gated. Additional right-of-way dedication will be required on the final plat

for Lower Buckeye Road and the private streets will be identified as tracts and maintained by the H.O.A.

22. The following City of Buckeye departments have reviewed and have found no outstanding issues with the application:
 - a. Community Services
 - b. Police
23. The following City of Buckeye departments have reviewed and stipulated conditions of approval for the rezone request:
 - a. Engineering
 - b. Public Works
 - c. Water Resources
 - d. Development Services

RECOMMENDATION

24. Staff recommends the Planning and Zoning Commission motion for **approval** with conditions a - uu of **PLZS-20-00082** 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 with the preliminary plat entitled "Preliminary Plat for Homes at Susan's Ranch" consisting of 7 pages, dated March 15, 2022 and stamped received March 17, 2022, except as modified by the following conditions.
 - b. Development of the site shall be in general conformance with the Landscape Plan entitled "Homes @ Susan's Ranch", consisting of 6 pages, dated March 14, 2022, and stamped received March 17, 2022, except as modified by the following conditions.
 - c. Prior to Final Plat approval, the Property Owner/Developer shall provide a letter from the appropriate school district(s) that certifies the Developer and the school district(s) have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner.
 - d. Owner hereby grants to the City of Buckeye, a non-exclusive water easement over, upon and across the areas designated as water easement as shown on the exhibit for the purpose of installing, constructing, maintaining, repairing, replacing and utilizing water utilities.
 - e. Owner hereby grants to the Public, a non-exclusive drainage easement over, upon and across the areas designated as drainage easement as shown on the exhibit for the purpose of

maintaining, repairing and utilizing the drainage channel. No uses shall be permitted within the drainage easement that would prohibit or interfere with drainage uses.

- f. Owner hereby grants to the Susan's Ranch Home Owners Association a non-exclusive ingress/egress access and landscape easement over, upon and across the areas designated as access and landscape easements as shown on the exhibit for the purpose of pedestrian access and for installing, constructing, maintaining, repairing and replacing landscaping, including planting and irrigation, within the easement area. The maintenance of landscaping and pedestrian paths within the easement shall be the responsibility of the Susan's Ranch Homeowners Association.
- g. Owner hereby grants to the builder, a temporary construction easement over, upon and across the areas designated as temporary construction easement as shown on the exhibit for the purpose of constructing the drainage channel and grading areas adjacent to the channel to fill in the existing wash. Easement shall extinguish upon completion of the grading.
- h. The preliminary plat does not depict any phasing. Phasing of final construction plans and plats will be allowed without the need to amend and reapprove the preliminary plat as long as the following criteria are met:
 - 1. A minimum of 2 points of access are provided to any phase. The points of access shall meet the requirements of the fire department.
 - 2. Waterlines are looped with a minimum of 2 connections to any phase.
 - 3. Temporary upstream and downstream drainage provisions are provided for any phase to the satisfaction of the City Engineer.
 - 4. Each phase includes a reasonable amount of open space and amenities, as determined and approved by the Planning Division.
- i. Preliminary plat approval is valid for a period of two (2) years. For a preliminary plat that identifies phases, the preliminary plat shall remain valid for a period not to exceed two (2) years from the date of recording of any final plat that conforms to the approved preliminary plat. The Development Services Director or Designee may grant a one-time 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.
- j. 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.
- k. A Streetlight Improvement District (SLID) shall be formed for this community. The borders shall be to the centerline of Lower Buckeye Road on the southern border of this property, to continue along the centerline to the intersection of Lower Buckeye and 247th Avenue, then north along the centerline of 247th Avenue, past St Henry Catholic Church property, then north to the northeast corner of the Montersorri School property, then west to the Susans Ranch property. The church and school, as well as City of Buckeye parcels south of the church shall all be part of the SLID, but shall be listed as exempt parcels.
- l. All landscaped areas within the public rights of way, whether to be maintained by the City of Buckeye or if delegated to the adjacent property owner, homeowners' association or

other property maintenance association, shall be designed and sealed by a landscape architect licensed by the Arizona Board of Technical Registration. (The above described MID requirement ensures protection of the city in case maintenance of the ROW landscaping is not kept up or is abandoned by the responsible owner.) 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.

- m. Artificial or synthetic turf shall be allowed on all surfaces where turf can be used. No individual or association may impose private covenants, conditions, restrictions, deed clauses or other agreements between parties which prevent individuals from utilizing artificial or synthetic turf as an alternative to any landscaping where turf can be used. The quality of the artificial or synthetic turf may be subject to the requirements of individuals or associations.
- n. 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 stipulation.
- o. Shrubbery in the right of way shall not obstruct any regulatory signage or sight distance triangle as defined in the Engineering Development Standards; therefore, shall be trimmed to less than 2'-0".
- p. Landscaping within the public-right-of-way will require:
 - 1. All landscaped areas, except those intentionally maintained with native plants, shall include an automatic irrigation system.
 - 2. All native plant landscaping plans shall include an establishment maintenance plan that ensures long term growth of all plantings.
 - 3. Establishment maintenance plan shall be sealed by a registered Landscape Architect.
 - 4. Water-efficient systems (e.g., drip, mini-spray, bubbler-type, or similar drip systems) shall be used whenever feasible. Low-flow sprinkler heads with matched precipitation rates shall be used when spray or rotor-type heads are specified for watering shrubs and ground cover areas.
 - 5. Multi-program weather sensing controllers with separated valves and circuits shall be used when the project contains more than one type of landscape treatment (e.g., lawn, ground cover, shrub, tree areas), or a variety of solar aspects.
 - 6. Soil moisture-sensing devices and rain sensors shall be used on all projects within public rights of way and in landscape tracts. The use of satellite based controllers is encouraged.
 - 7. Root barriers shall be designed and incorporated for all trees that are in the public right of way to ensure vertical root growth and avoid adjacent curb, sidewalk or pavement upheaval due to tree roots.

8. Linear Root barriers shall be used along public improvements that are only on one side of a tree.
 9. Surround Root barriers shall be used when a tree is within the sidewalk or within a median.
 10. Tree canopies extending into the right of way shall be trimmed to the following minimum standards: 18'-0" over any public roadway, 7'-0" over any public sidewalk.
- q. 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.
 - r. Prohibited Trees: 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 be planted within the property) due to their destructive and invasive root structure
 - s. 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).
 - t. The following Water Resources conditions were generated in reference to the following documents Preliminary plat and Water Report 3rd review:
 1. We currently show this property to still owned by the Wrubliks. Please determine if the final plat is going to include this future parcel to be owned by the church;
 2. Label all tracts with associated letters
 3. Include "BASE AND MERIDIAN"
 4. Update the easements/access into one as such "New 65' Drainage, pedestrian access, waterline, and maintenance easement."
 5. CAWS Cert shall be included for review with your Final Plat submittal and record the CAWS number on the Final Plat;
 6. Define which lot is the last one by circling it; and
 7. Address all Water Resources redlines on the Preliminary Water 3R at the time of final plat.
 - u. The Buckeye Fire Chief and City Engineer shall determine the number, location, and types of all fire hydrants.
 - v. Prior to delivery of any combustible materials to the site, the fire protection system shall be completely operational, with proper fire flow, and in accordance with the plans approved by the Buckeye Fire Chief and City Engineer.
 - w. All buildings shall be equipped with a fire protection system as required by City of Buckeye Ordinance 20-13.

- x. 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.
- y. All streets must conform to the Maricopa County/Phoenix street name and hundred block grid system.
- z. Residential developments where the number of dwelling units exceeds 10 shall be provided with two separate and approved fire apparatus access roads.
- aa. Engineering stipulations are based upon review of the documents in third preliminary plat submittal, stamped "3rd Review RECEIVED Mar 17 2022".
- bb. The Property Owner/Developer shall provide for channelization of off-site storm water that will be intercepted by this project in accordance with a Final Drainage Report as approved by the City Engineer, which shall be submitted along with the first submittal of the improvements plans. The drainage report shall address all on-site and off-site drainage requirements and issues. In the case where work related to interception of off-site storm water is required on adjacent parcels of land not controlled by the Property Owner/Developer, the Property Owner/Developer shall first obtain a drainage easement from the adjacent parcel owners. When required, said easement shall include an acknowledgment by the adjacent parcel owner(s) that historic drainage discharge points may be altered. Said drainage easements shall be executed and submitted to the City prior to approval of the Grading Plans and shall be recorded prior to approval of the Final Plat for this project.
- cc. Any routed offsite flow that is not being passed under Lower Buckeye Road via the culverts should be conveyed to the west side of the development and historic low flow crossing area.
- dd. Catch basins shall be utilized on Lower Buckeye Road to capture any street flow. Scuppers are not permitted.
- ee. Retaining walls will be provided wherever the elevation difference between lots or tracts exceeds one (1) foot.
- ff. All streets (local, collector, and arterial), sidewalks, parks, and other common areas, as determined by the City Engineer, shall be sufficiently illuminated to ensure the safety and security of persons and property. All streetlights internal to the development shall be privately owned, maintained, and operated.
- gg. Prior to the issuance of a Building Permit, the Property Owner/Developer shall pay a pro rata share, based on acreage, of the cost of up to nine (9) future traffic signals to be installed within this section of land. The sectional contribution is to be based on the following allocation of costs: (i) 25 percent share of four (4) possible signals at arterial street intersections; and (ii) 50 percent share of four (4) possible signals at half-mile collector street intersections or project entries. The cost shall be based on an anticipated signal cost as determined by the City Engineer.
- hh. Any traffic signals that are required due to traffic generated by this project shall be installed by the Property Owner/Developer when warranted.
- ii. Prior to Final Plat approval, the Property Owner/Developer shall obtain approval from the applicable utility interests for easement location and width as required for utility purposes.

- jj. The Property Owner/Developer is responsible for providing, at their sole cost and expense, all public infrastructure necessary to serve the project.
- kk. The Property Owner/Developer shall submit to the City, with the first submittal of the improvements plans, Water and Wastewater Reports and plans for review and approval.
- ll. The Buckeye Fire Chief and City Engineer shall determine the number, location, and types of all fire hydrants.
- mm. The Property Owner/Developer is responsible for providing water at the project for construction purposes including obtaining the necessary water rights for the water supply to be used for construction purposes.
- nn. If the Development is within the City of Buckeye's Water Service Area, the Property Owner/Developer shall notify the City's Water Resources Department of the location of any registered and unregistered wells on the property and the Property Owner/Developer and the City's Water Resources Department shall meet and confer to determine if the wells are beneficial or whether they shall be abandoned. Wells shall be abandoned by the Property Owner/Developer if the City's Water Resources Department determines that they present a health and safety hazard or are contributing to groundwater contamination and are not able to be rehabilitated, modified, or re-drilled to prevent the health and safety hazard or groundwater contamination. Abandonment of wells shall be performed pursuant to and in compliance with State law and shall be completed prior to the issuance of any building permits.
- oo. The Property Owner/Developer shall be responsible for the dedication of half-street right-of-way, at no cost to the City, for Lower Buckeye Road based on City of Buckeye standards. In addition, the Property Owner/Developer is responsible for the construction of all half-street improvements, unless otherwise approved by the Development Services Director and the City Engineer.
- pp. 65' of R/W from construction centerline shall be dedicated along Lower Buckeye Road in the area of the right turn lane serving this development.
- qq. Pavement sections for all streets shall be determined in accordance with a City Engineer-approved geotechnical analysis, but shall not be less than the City's minimum requirements.
- rr. Street signs shall be placed at all street intersections, with stop signs where applicable, by the Property Owner/Developer and shall be in place when street paving is completed. Specification for design, construction, location, and installation shall be in accordance with City roadway standards and shall be approved by the City Engineer.
- ss. All street names shall be subject to final approval by the City of Buckeye and shall conform to the City of Phoenix grid alignment except as allowed by the City Engineer. Construction documents and final plat shall be updated accordingly once street names are established.
- tt. In the event that access to and within the site is proven to be of a threat to public safety and security, the Property Owner/Developer shall be responsible for revising the site layout to the extent necessary to alleviate said concerns.
- uu. The Applicant will submit an electronic CAD and GIS file with full construction documents of the development to the City Engineer, Public Works Department, and GIS Administrator upon Final Plat approval in order to maintain current street records and assist in emergency dispatch and response.

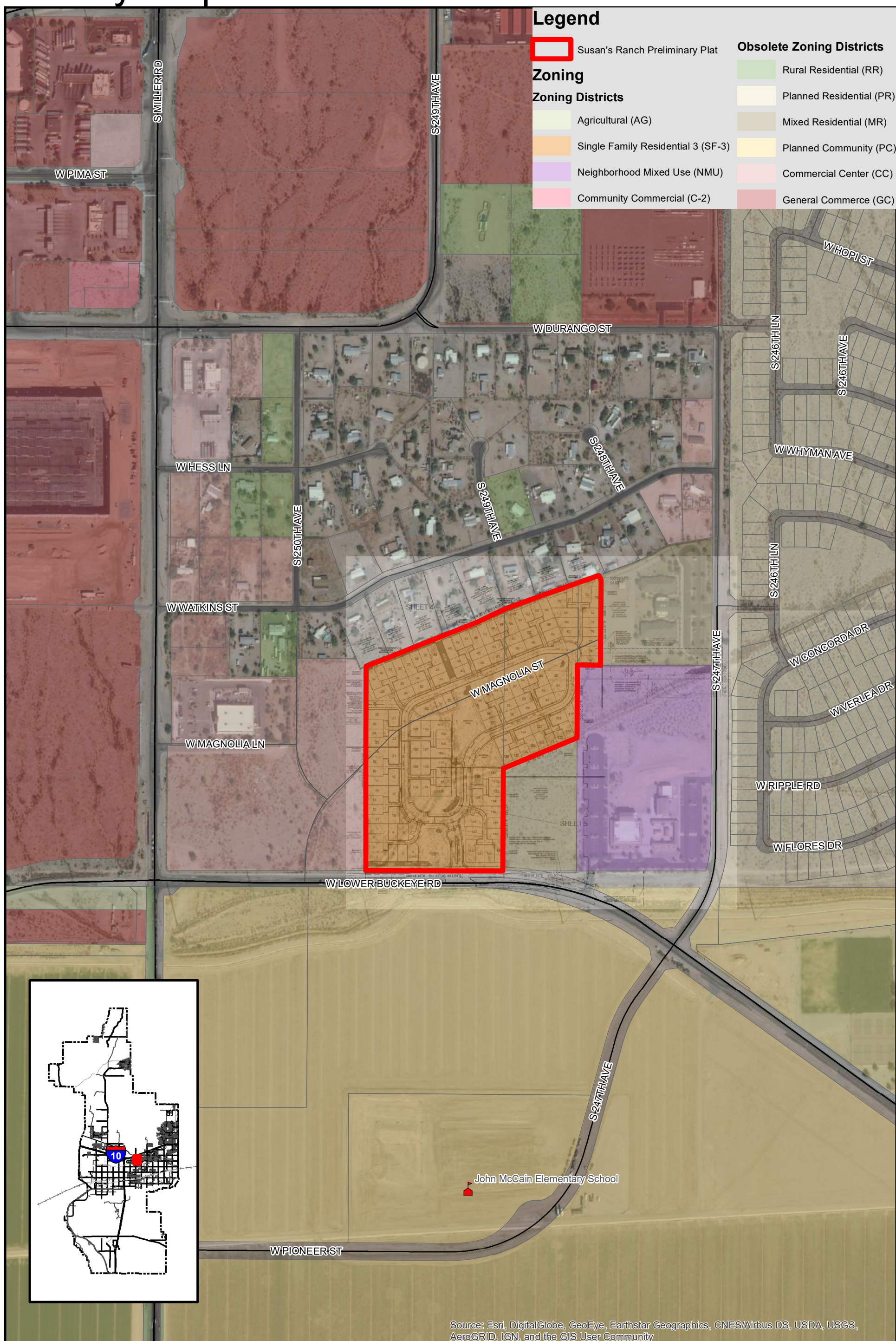
ATTACHMENTS

- Vicinity Map with aerial
- Narrative
- Preliminary Plat
- Conceptual Landscape Plan

Prepared by:
Andrea Marquez, Senior Planner Special Projects

Reviewed By:
Adam Copeland, Deputy Director of Planning

Vicinity Map



3rd REVIEW
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MAR 17 2022
CITY OF BUCKEYE
PLANNING & ZONING
WD

March 14, 2022

Homes at Susan's Ranch

City of Buckeye, Arizona

Preliminary Plat Narrative

PZLS-20-00082

Developer / Owner:

Delos Communities

7014 E. Camelback Rd., Suite B100A

Scottsdale, AZ 85251

Attn: Mr. Tanner Luster

602-363-9170

tanner@deloscommunities.com

Planning/Civil Engineering Consultant:

Coe & Van Loo Consultants, Inc.

4550 North 12th Street

Phoenix, Arizona 85014

Attn: Chris Lindahl

602-285-4710

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Preliminary Plat Narrative

for

Homes at Susan's Ranch

PZLS-20-00082

City of Buckeye, AZ

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Developer / Owner

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**Planning / Civil Engineering /
& Landscape Architectural
Consultant**

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Exhibits

Vicinity Map	Exhibit A
Adjacent Property Ownership Map	Exhibit B
Area Context Plan	Exhibit C
General Plan Land Use	Exhibit D
Existing Zoning Map	Exhibit E
Overall Site Plan	Exhibit F
Streetscape Details	Exhibit G
Cluster “Pod” Details	Exhibit H
Street Cross Sections	Exhibit I
Entry Monument and Wall Elevations	Exhibit J
Wash Detail and Section	Exhibit K
Park Amenity Enlargement	Exhibit L
Access Gates	Exhibit M

1. Description of Request

The purpose of this submittal is to obtain approval by the City of Buckeye of the proposed Preliminary Plat for the Home's at Susan's Ranch project which is a gated residential housing development project totaling 144 single family lots primarily arranged in clusters, or "pods" of 6 and 8 lots per pod. The lots within these pods vary in size between 44' x 71', 44' x 78', 44' x 97', and 50' x 78'. These Pods are arranged around the outside and along the inside of a central private looped roadway. The project site encompasses approximately 22.80 gross acres located approximately 900' east of the northeast corner of Miller Rd. and Lower Buckeye Rd. See Vicinity Map - Exhibit A.

The proposed land use is consistent with the City's vision for the property, and the proposed amendment to the zoning is consistent with the existing land use designation for the property per the City of Buckeye's General Plan Land Use Map. See General Plan Land Use - Exhibit D.

This submittal has been prepared based on approved standards included within the Rezoning submittal for the same property which was submitted to the City in late August of 2020, contemplating the lot sizes, setbacks, and other pertinent requirements which were approved with the projects zoning case in PLZS-20-00011. This request and submittal to the City of Buckeye (City) is initiated by Coe and Van Loo Consultants, Inc. (CVL) on behalf of and in conjunction with Delos Communities, the property's owner.

2. Design and Landscaping

The size and irregular shape of the site, combined with off-site drainage encumbrances create a unique design challenge in designing the Homes at Susan's Ranch project site. With these variables in mind, the design team has implemented a unique design solution which provides for a creative solution to these engineering challenges through the inclusion of a combined-use drainage corridor / open space amenity and trail corridor through the site. This approach distributes needed usable open space throughout the site in efficiently spaced nodes, by converting a functional on site and off site drainage solution into an amenity which adds to the project's overall aesthetic rather than detracting from it. This drainage swale will both convey off site and on site storm water during storm events, enable ultimate conveyance of on-site storm water retention during extreme storm events, while also and provide pedestrian and bicycle access throughout the project via an improved trail system which continues off site to the northeast and southwest.

This passive open space trail and drainage corridor will be realigned to meander through the site, connecting directly to other, more active internal open spaces. These spaces will be further improved through the introduction of a variety of passive and active amenities, ranging from shaded seating areas, trail exercise stations, open turf play areas, tot lots, and also a multi-generational play experience located in the primary active open space. See overall Site Plan - Exhibit F, Wash Detail and Section - Exhibit K, and Park Amenity Enlargement - Exhibit L.

Landscaping throughout the site will utilize low water using plant materials, with landscaping along the naturalized drainage course being developed in a lush desert wash context, with higher activity nodes incorporating some carefully sized turf areas for open play, with shade trees and a more dense colorful shrub and ground cover plantings. Landscaping along the internal loop street within the project will be developed to reinforce a neo-traditional roadway design approach for this community. This will include narrow, tree lined streets, detached sidewalks, colorful shrubs and ground cover plantings within and behind the detached sidewalk area. To further this approach, homes located on corner lots will be elevated, including placement of front doors and access walkways, to face the loop road. See Streetscape Detail - Exhibit G, and Cluster “Pod” Detail - Exhibit H.

3. Site Conditions, General Plan Land Use, and Zoning

The General Plan land use designation for the Homes at Susan’s Ranch project site is “Neighborhood”, as defined by the approved April 3, 2018 and amended December 3, 2019 version of the City of Buckeye General Plan 2040. The Preliminary Plat as proposed is consistent with and conforms to this “Neighborhood” land use. See General Plan Land Use - Exhibit D.

Per Policy G-1.3 of the approved General Plan, Residential densities greater than 4, but no more than 8 dwelling units per acre may be permitted in the Neighborhood Land Use Designation but should only be designated to take primary access from a major collector or higher street classification.

The existing zoning for the property is SF-3 (Single Family Residential - 3,000 s.f. lot size) with a PAD overlay, having been recently rezoned from is MR (Mixed Residential). While not a significant departure from the previous zoning category, SF-3 PAD allows for the proposed lotting design and streetscape configuration of the internal loop drive.

The current condition of the Site is vacant and undeveloped desert land. The Site generally falls from northeast to southwest, with an approximate grade change of 12’, with a slope of approximately 1.25%. See Existing Zoning Map - Exhibit E.

4. Relationship to Surrounding Properties

The Homes at Susan's Ranch site is bounded on the north by an existing development of 1 acre residential properties primarily containing manufactured homes. These properties are zoned Rural-43, are within the jurisdiction of Maricopa County, and are not part of the City of Buckeye. The southern-most row of lots within this existing "County" development back to the Susan's Ranch project northern boundary. Saint Henry's Catholic Church (zoned Neighborhood Mixed Use in the City of Buckeye), and a vacant undeveloped parcel owned by the Church (zoned Mixed Residential), and the Painted Desert Montessori School (which is also zoned Mixed Residential) are located adjacent to the Susan's Ranch eastern boundary. South of the Homes at Susan's Ranch property along the south side of Lower Buckeye Road are two large properties currently under agricultural production. These parcels are zoned Planned Community through the City of buckeye. Lastly, approximately 12 ac. of the adjacent Community Commercial (CC) property located to the west of the subject site is potentially being planned and entitled with zoning similar to that of the Homes at Susan's Ranch project site. See Area Context Plan - Exhibit C.

An Adjacent Properties Ownership Map, which illustrates properties within 300' of the Susan's Ranch project boundary, is also included in this narrative report. See Adjacent Property Ownership Map - Exhibit B.

5. Location, Accessibility, and Circulation

The project site is located adjacent to the north side of Lower Buckeye Road, approximately 900' east of Miller Road, and is directly adjacent to the west boundary of St. Henry's Catholic Church. Primary access to the site is via a gated roadway connection from Lower Buckeye Road. Lower Buckeye Road will be widened and improved, with access from the east via the inclusion of a site specific deceleration lane, and from the west via a median break and dedicated turn lane. Internal circulation is provided via a private looped roadway system providing access to pods of lots arrayed around the perimeter of the site as well as within the looped roadway system. Open spaces are strategically inserted internally between pods of homes and adjacent to the sites exterior provide a high level of pedestrian circulation and exterior connectivity via an integral trail system. The internal and external drainage system previously mentioned creates an open space network through the site, establishing pedestrian internal circulation system. This system, combined with the dual detached sidewalks paralleling the internal loop roadway encourages low speed vehicular access throughout the site balanced with pedestrian internal and external access. See Streetscape Detail - Exhibit G, Street Cross Sections - Exhibit I, and Access Gate - Exhibit M.

6. Development Schedule and Phasing

The project will be developed within one phase. The Site's overall design will be based around the conveyance of off-site drainage flows through the site combined with the retention of on-site storm water within internal retention basins, which is the case with most development projects. Once the project's Rezoning and Preliminary Plat has been approved, the Client intends to proceed with Final Civil Engineering and Landscape Architectural improvement plans, and Final Plat. During this process, a home builder will become involved to develop and obtain approval from the City, housing product architectural design associated with this development, and in conformance with the development standards approved concurrent with the Rezoning and Preliminary Plat for this project. Site improvements will likely commence with approval of Final Plat and Civil Engineering improvement plans, in conformance with City Site Development requirements

7. Water, Sewer, and Refuse Collection

Below is a listing of each utility provider for this project:

Utility	Provider
Water	City of Buckeye
Wastewater	City of Buckeye
Cable TV \ Telephone	Cox, Century Link, & Other Providers
Electric	Arizona Public Service
Gas	Southwest Gas

8. Fire and Police Protection

Below is a listing of each public service provider for this project:

Service	Provider
Fire Protection	City of Buckeye
Police Protection	City of Buckeye

Refuse Collection	City of Buckeye
Schools	Buckeye Elementary School District Buckeye Union High School District

9. Impact on Local Schools

The Developer of this project has filed with the City concurrent with the Rezoning Application with the subject property. This is required by the City of Buckeye as noted within City’s Preliminary Plat Process Guide and Application. This Certificate of Adequate School Facilities initiates the participation process with both the Buckeye Elementary School District and the Buckeye Unified High School District, to ensure adequate school facilities are provided for in the area potential influence of this project. Final resolution of this agreement between the Developer and the City will be finalized prior to recordation of the Final Plat for this development.

In addition, the Developer of this project intends to participate with the City of Buckeye regarding payment of mandatory impact fees related to water services, sewer services, fire and police protection, City Park facilities, and all other City required impact fees. These fees will be paid to the City at time of Building Permit issuance for each individual home in accordance with the City of Buckeye 2021 building impact fee schedule.

10. Parks, Trails, and Amenities

In The Homes at Susan’s Ranch Project has modified off site drainage encumbrances which traverse the site, and turned them into a positive amenity, creating both an internal trail system “backbone” as well as providing direct access to off-site trails to the east and west.

In partnership with the St. Henry’s Catholic Church, a drainage way which diagonally traverses both properties is being realigned along the north side of the Church property, and then through the center of the Susan’s Ranch property to establish a joint drainage and trail corridor. This alignment runs adjacent to primary interior open spaces and amenity areas, adding volume, usability, and aesthetic enhancement to these spaces while providing an inter connectivity among these spaces for residential users and pedestrian trail users alike. See Wash Detail and Section – Exhibit K. A public access trail easement will be granted at recordation of the project’s final plat, for segments of onsite pedestrian trail which connect to adjacent parcels. This easement will also address other requirements such as construction of

proposed improvements, landscape irrigation needs, maintenance requirements, and other related variables as required. This part of the St. Henry Church property will be identified as landscape tract. This portion trail and drainage corridor will be designed and submitted for review concurrent with the civil improvement plans for the subject property.

Connectivity to the central trail corridor will be provided by trail extensions into and through adjacent open spaces, as well as connectivity to the detached sidewalk street scape system along both sides of the interior loop roadway in most locations.

The looped roadway system will be developed to maximize a neo-traditional landscape aesthetic through inclusion of a narrow roadway banded on both sides with street trees placed in a detached sidewalks planting strips, parallel pedestrian scaled sidewalks and homes located on adjacent lots which have been elevated to “front” the loop roadway.

The Park Amenity area shall be designed to promote a healthy active lifestyle with focus on youthful active play and outdoor exploration. Combinations of private seating nodes located under a canopy of shade trees, and walking paths providing connectivity throughout the site work together to provide a sense of place and connection to the communities open space system. An appropriately sized community swimming pool is included within the design of the project’s primary active recreation area which shall not only provide diverse recreational opportunities for the residents and guest users, but also be sited so as to embrace the landscape and terrain of the open space. The connectivity of active and passive open space is intended to provide a seamless transition between the built amenity area and the natural trail corridors.

A Streetlight Improvement District (SLID) shall be formed for this community. The boundary of this SLID will be developed in conformance with direction provided by the City of Buckeye, and will include the adjacent Montessori School and adjacent Catholic Church, as well as the City of Buckeye Parcels located south of the Church site. These parcels will be included within the SLID, but each shall be listed as exempt parcels as directed by the City of Buckeye.

11. Open Space

Usable open space within the project site, includes the primary and secondary trail corridors, park spaces amenity areas, and the community swimming pool recreation area. Additional open space in the form of “Street scape” landscaping which includes the tree lined street area outside the roadway, sidewalks, and adjacent landscaping area on both sides of the loop roadway is also included as improved open space. Passive landscape tracts will also be

landscaped and otherwise improved, and will be included as part of the onsite open space. The total amount of on- site open space totals 5.07 ac., or 22% of the project site.

In addition, the realigned drainage way along the north side of the St. Henry Church property will be improved as a part of this project, will include a multi-use trail, drainage way, and waterline easement required by the City, and will extend east to 247th Avenue. This off-site easement area will be designed concurrently with the civil engineering and landscape architectural improvement plans for the Susan’s Ranch project site, and will be recorded with Maricopa County Recorder’s Office concurrent with the recordation of the Susan’s Ranch final plat. This area totals approximately 0.94 ac., and will be maintained by the Susan’s Ranch HOA. The inclusion of this off site area as part of the project’s overall open space areas, which will be developed to include a trail connected to the onsite trail system to the west and include a point of connection the offsite trails to the east, and landscaped as part of the Susan’s Ranch project, has been accepted by City Staff.

Also, a drainage tract will be developed along the northern boundary of the project site to intercept and reroute drainage flows coming from the north, through the project site. This drainage tract area varies in width between 17’ and 26’ in width, will be armored in some locations to prevent erosion were needed, and landscaped where additional erosion protection is not required. Areas of this tract which are armored will not be included within the project’s open space area calculations. This area will be maintained by the HOA.

The combination of the onsite and offsite landscaped open space area totals 6.00 ac, which is equal to 26.32% open space.

12. Proposed Development Standards

The rezoning case for the Homes at Susan’s Ranch Project was approved in December 2020, preceding the initial submittal of this preliminary plat. The proposed development standards for this project were included with the rezoning of the property to SF-3 district, with a PAD overlay to allow for needed flexibility of design standards.

Below is a listing of the development standards and setbacks required under the PAD.

Development Standard	* Homes at Susan’s Ranch PAD Standards
Lot Size	3,125 s.f. (min.)

Lot Width	44' (min.)
Front Setback (Livable)	5' (min.)
Front Setback (Garage Door)	20' (min.)
Side Setback	** 3' (min.), 8' (min. - aggregate)
Side Setback (Corner Site)	** 3' (min.)
Rear Setback (Livable)	8' (min.)
Rear Setback (Patio)	5' (min.)
Building Separation	8' (min.)
Lot Coverage	*** 65%
Building Height	45' (max.)

* Up to 10% of the lots are permitted up to a 30% increase or decrease in any two (2) of the standards noted above, to allow flexibility in site planning and to address field conditions.

** For use on the loop road side of lot type “A” (corner lots), and the inside corner of garages for lot type “C”.

*** Lot coverage area to exclude unenclosed roofed areas, such as front porches and rear patios.

13. Conclusion

The development team believes that this request represents an appropriate land use for the subject property, which is carefully and thoughtfully designed to both address area engineering concerns and provide enhancements and amenities for the residents to enjoy. The community will add to the positive aesthetic of the area and provide for the needs of the residents and neighbors of the site alike. Further, the approval of the associated Preliminary Plat and associated Rezoning Case will further the goals of the City of Buckeye for this area.

HOMES @ SUSAN'S RANCH

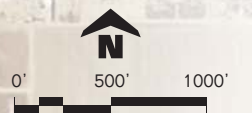
P R E L I M I N A R Y P L A T

Vicinity Map

Exhibit A

SITE

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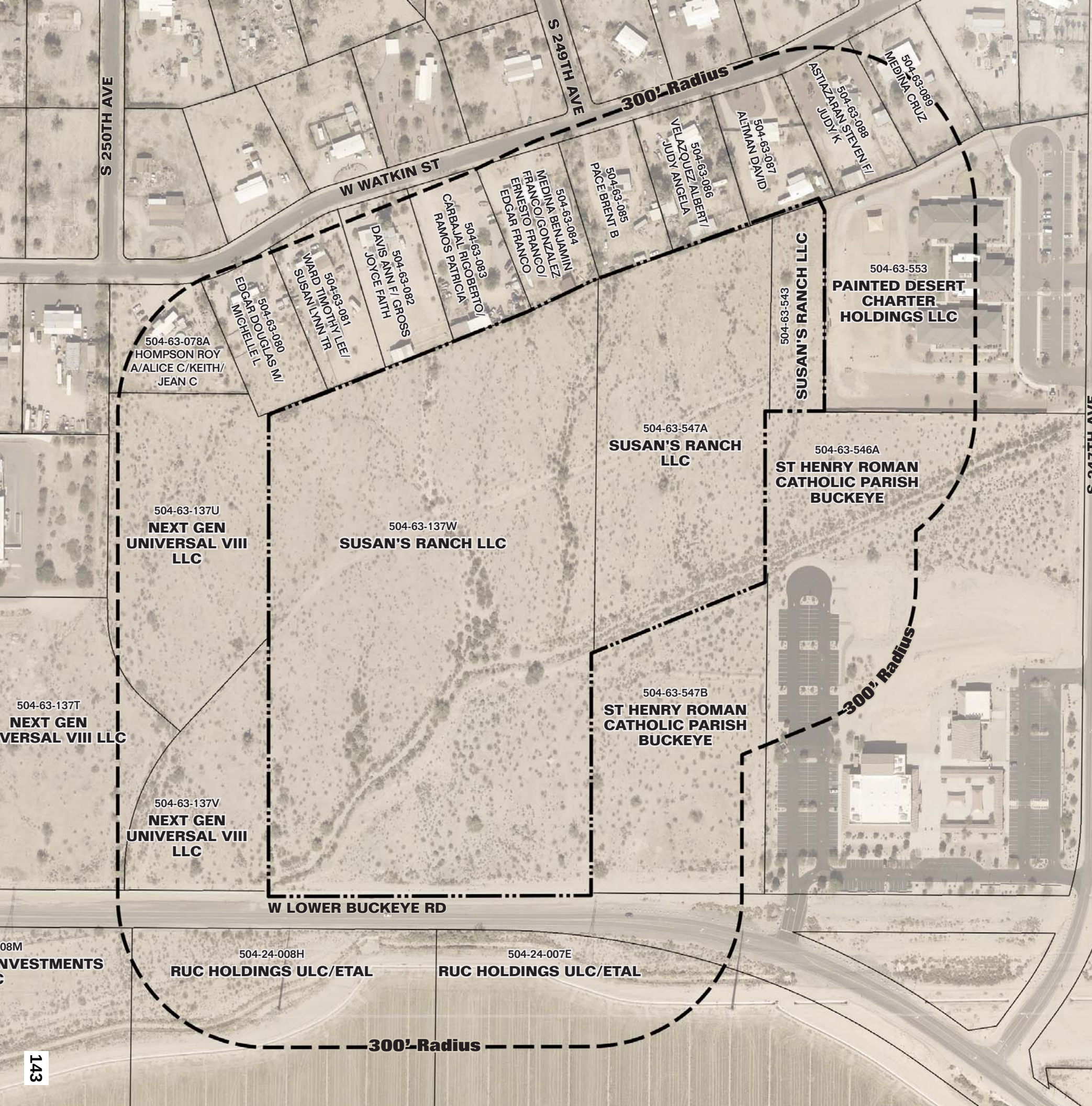
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HOMES @ SUSAN'S RANCH

P R E L I M I N A R Y P L A T

Adjacent Property Ownership Map

Exhibit B

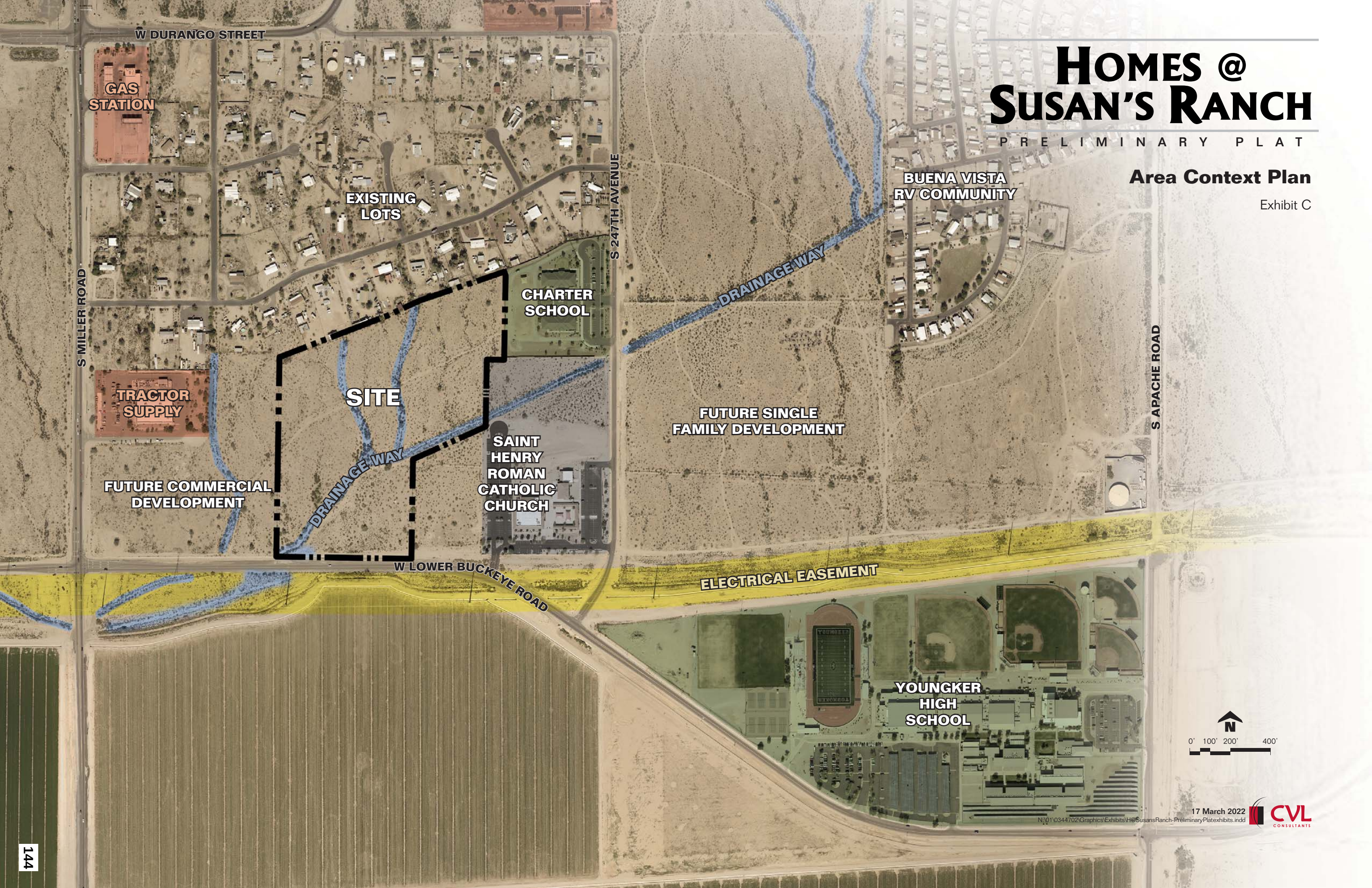


HOMES @ SUSAN'S RANCH

PRELIMINARY PLAT

Area Context Plan

Exhibit C



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HOMES @ SUSAN'S RANCH

P R E L I M I N A R Y P L A T

General Plan Land Use

Exhibit D

LEGEND

	Business Commerce Park
	Master Planned Community
	Neighborhood
	Site Boundary

SITE
Neighborhood

W LOWER BUCKEYE RD

**Master Planned
Community**



HOMES @ SUSAN'S RANCH

P R E L I M I N A R Y P L A T

Existing Zoning Map

Exhibit E

LEGEND

	Mixed Residential (MR)
	Neighborhood Mixed Use (NMU)
	Rural Residential (RR)
	Commercial Center (CC)
	Planned Residential (PR)
	Planned Community (PC)
	Light Industrial (I-1)
	Homes @ Susan's Ranch PAD
	Site Boundary



HOMES @ SUSAN'S RANCH

PRELIMINARY PLAT

Overall Site Plan

Exhibit F

PRELIMINARY PLAT SITE DATA TABLE			
		Current Zoning	Proposed Zoning
Assessors Parcel Number	504-63-137W	Single Family PAD (SF-3)	R1-3 PAD
	504-63-547A	Single Family PAD (SF-3)	R1-3 PAD
	504-63-543	Single Family PAD (SF-3)	R1-3 PAD

	SQ FT	ACRES	LANDUSE %
Gross Area	993,023	22.80 AC	100.00%
Net Area	976,898	22.43 AC	98.38%
Product	YIELD		MIX
Single Family Detached Cluster Homes	144 units		100%
Gross Density	6.32 DU/AC		
Open Space (On Site)	5.07 AC	22% ***	
Open Space (Off Site)	0.94 AC	100% ****	
Combined Open Space (On And Off Site)	6.00 AC	26.32% *****	

*PROPOSED SINGLE FAMILY DRIVEWAY TO SERVE AS 1 ADDITIONAL GUEST PARKING SPACES PER UNIT.

**2 COVERED SPACES PROVIDED PER UNIT WITHIN EACH HOMES GARAGE.

***ON SITE OPEN SPACE EXCLUDES ANY AREAS LINED WITH CONCRETE FOR EROSION PROTECTION.

****ON SITE DRAINAGE TRACTS AND OFF SITE DRAINAGE EASEMENTS WILL BE FULLY LANDSCAPED AS PART OF THE PROJECT, AND WILL BE MAINTAINED BY THIS PROJECTS HOA

*****TOTAL COMBINED OPEN SPACE PERCENTAGE INCLUDES ON SITE DRAINAGE TRACTS (LESS ARMORING), OFFSITE DRAINAGE EASEMENTS, AND OFFSITE WATERLINE EASEMENTS.

Development Standards	SF3 PAD
MINIMUM LOT SIZE	3,125 sf
MINIMUM LOT WIDTH	44'
FRONT SETBACK (LIVABLE)	5'
FRONT SETBACK (GARAGE)	20'
MINIMUM SIDE SETBACK	3'***
MINIMUM SIDE SETBACK (CORNER SITE)	3'
MINIMUM COMBINED SIDE SETBACK	8'
MINIMUM REAR SETBACK (LIVABLE)	8'
MINIMUM REAR SETBACK (PATIO)	5'
MAXIMUM LOT COVERAGE	65%***
MAXIMUM BUILDING HEIGHT	45'

*UP TO 10% OF THE LOTS ARE PERMITTED UP TO 30% INCREASE OR DECREASE IN ANY TWO (2) OF THE STANDARDS NOTED ABOVE, TO ALLOW FLEXIBILITY IN SITE PLANNING AND TO ADDRESS FIELD CONDITIONS

**FOR USE ON THE LOOP ROADSIDE OF LOT TYPE "A" (CORNER LOTS), AND THE INSIDE CORNER OF GARAGES FOR LOT TYPE "C"

***LOT COVERAGE AREA TO EXCLUDE UNENCLOSED ROOFED AREAS, SUCH AS FRONT PORCHES AND REAR PATIOS

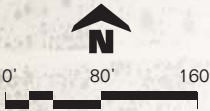
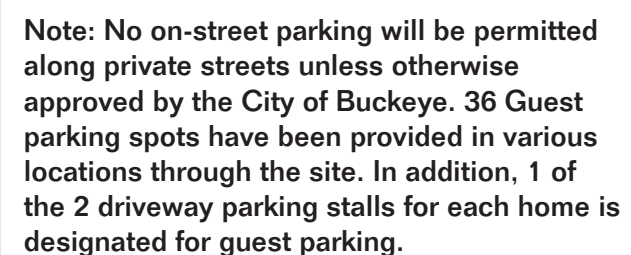


Exhibit G



P R E L I M I N A R Y P L A T

Exhibit H



TYPICAL CLUSTER "POD"
LOT TYPE AND LOT DIMENSION DETAIL

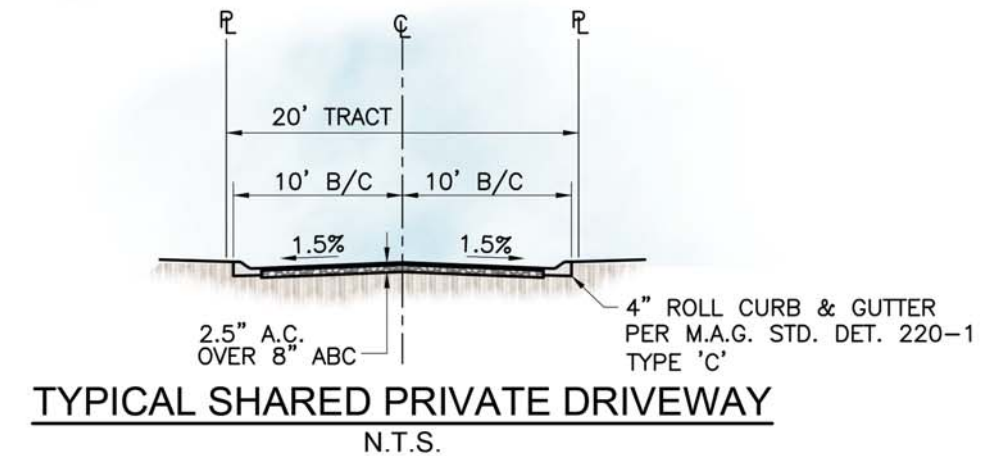
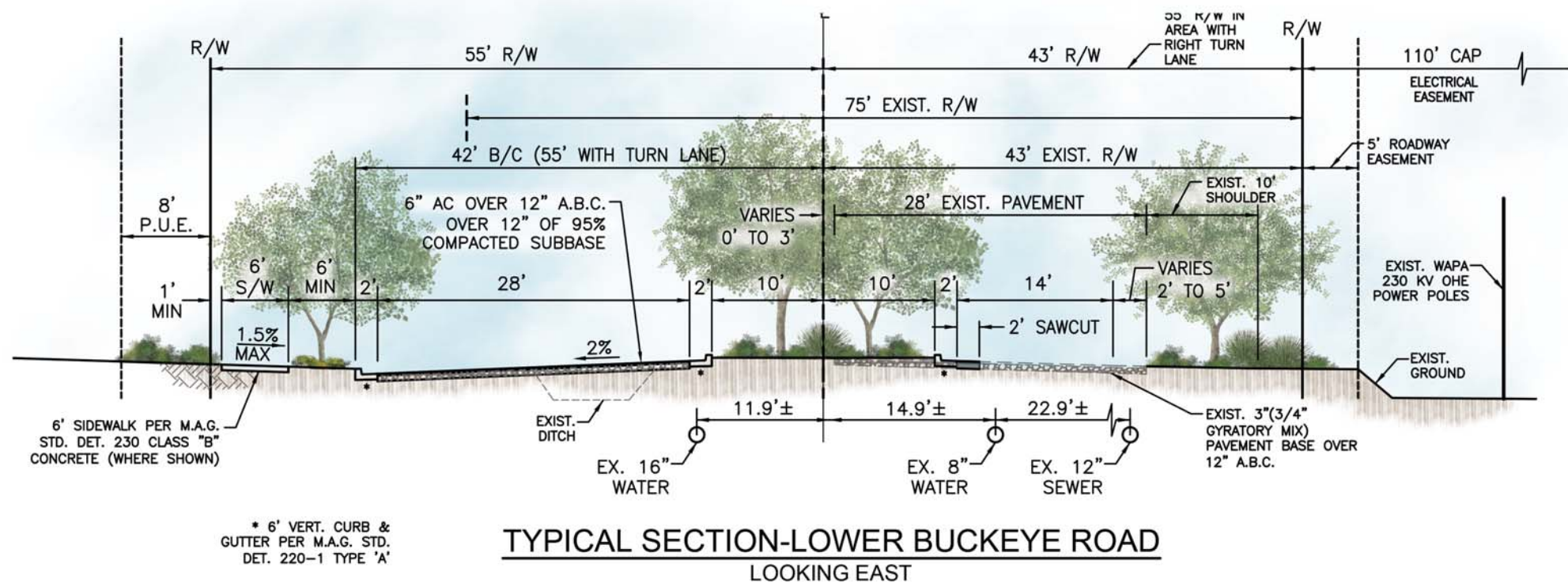
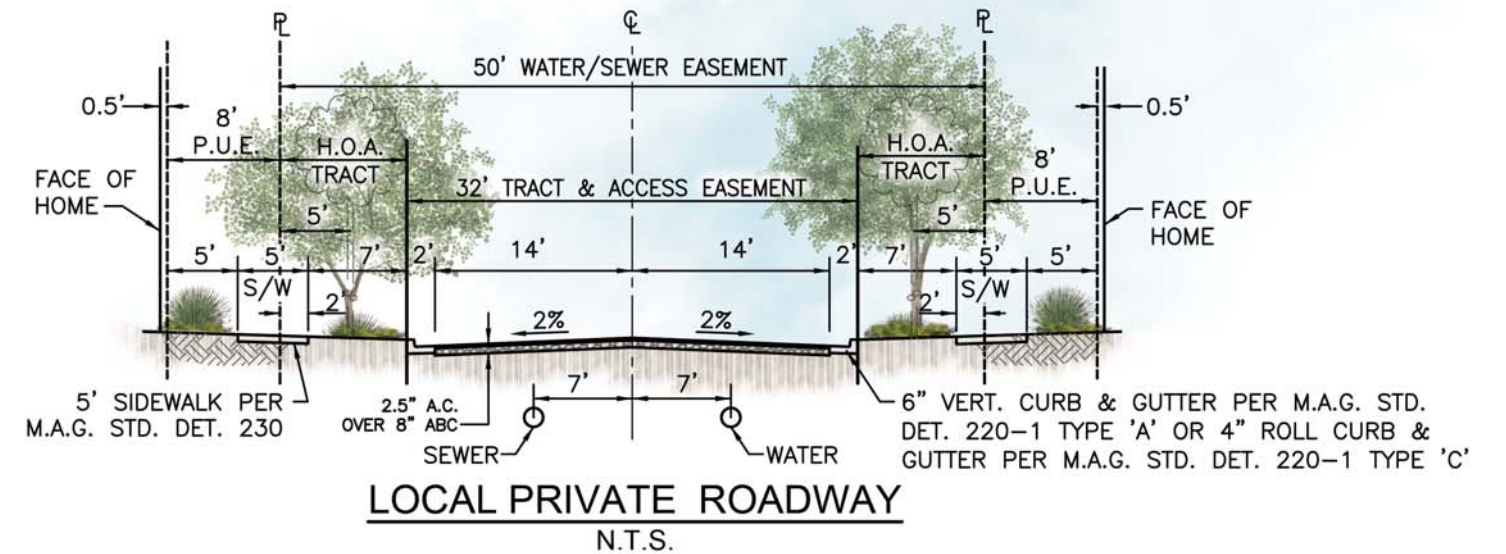
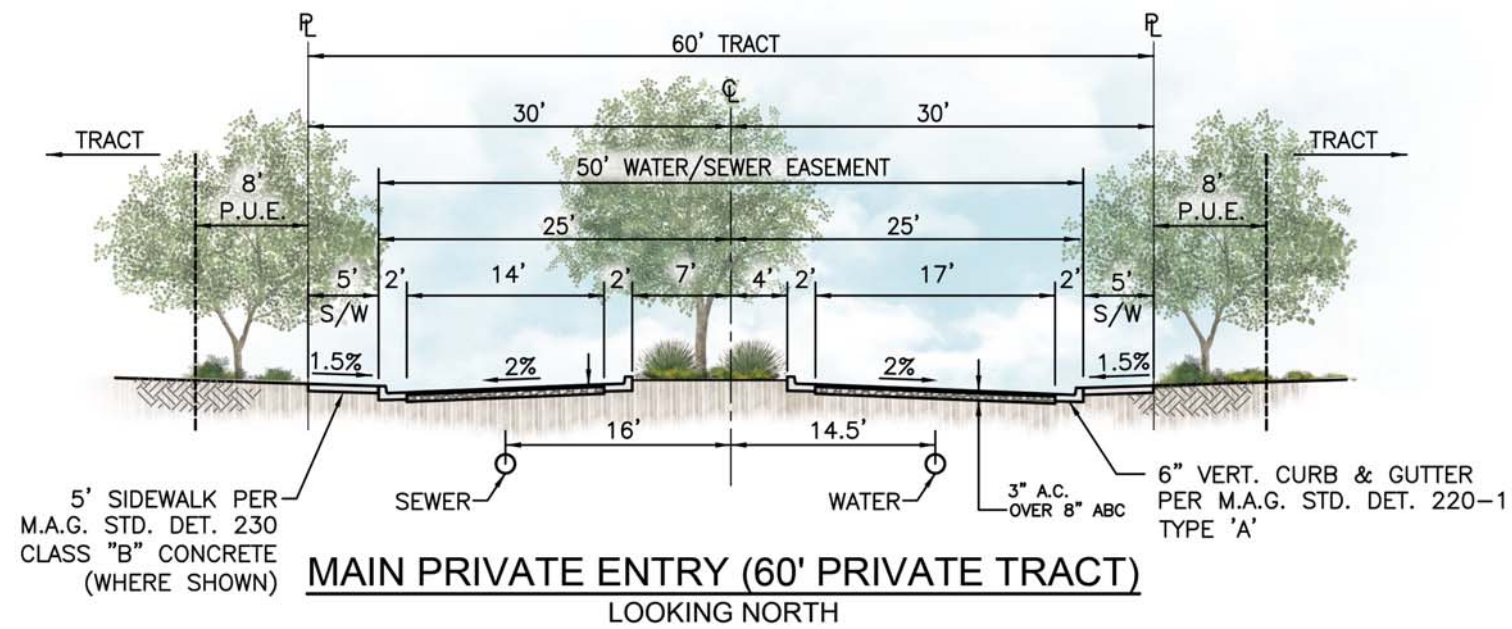
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HOMES @ SUSAN'S RANCH

PRELIMINARY PLAT

Street Cross Sections

Exhibit I

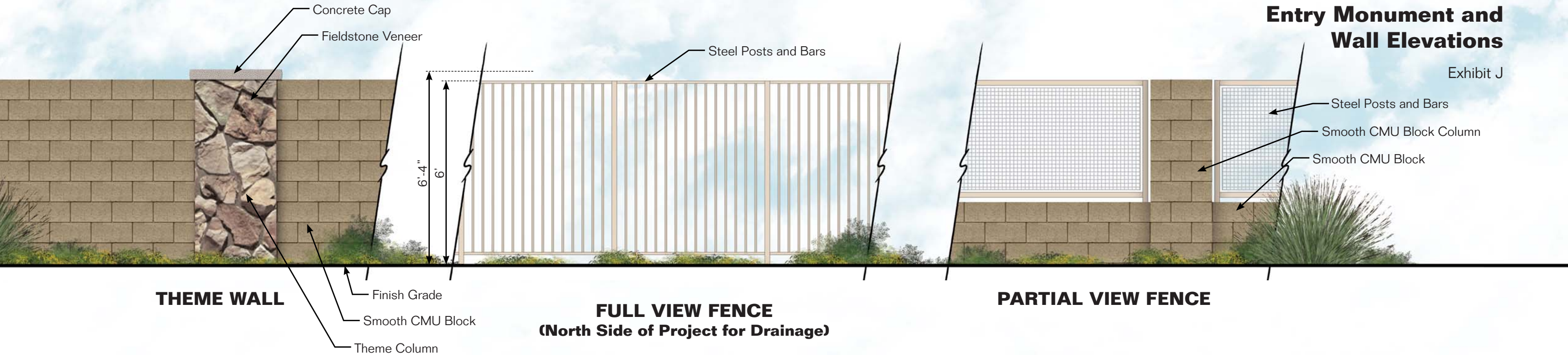


HOMES @ SUSAN'S RANCH

PRELIMINARY PLAT

Entry Monument and Wall Elevations

Exhibit J

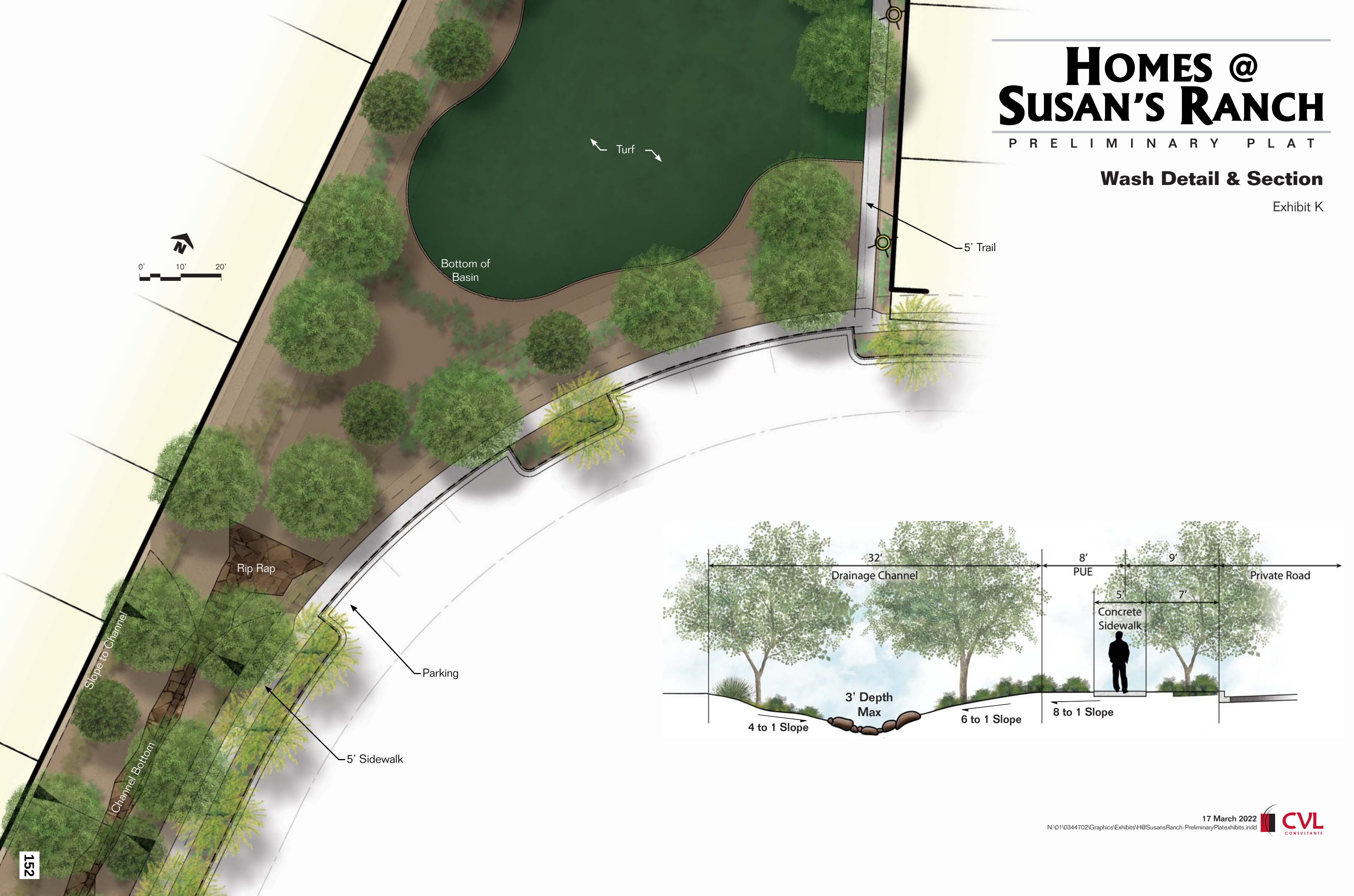


HOMES @ SUSAN'S RANCH

P R E L I M I N A R Y P L A T

Wash Detail & Section

Exhibit K

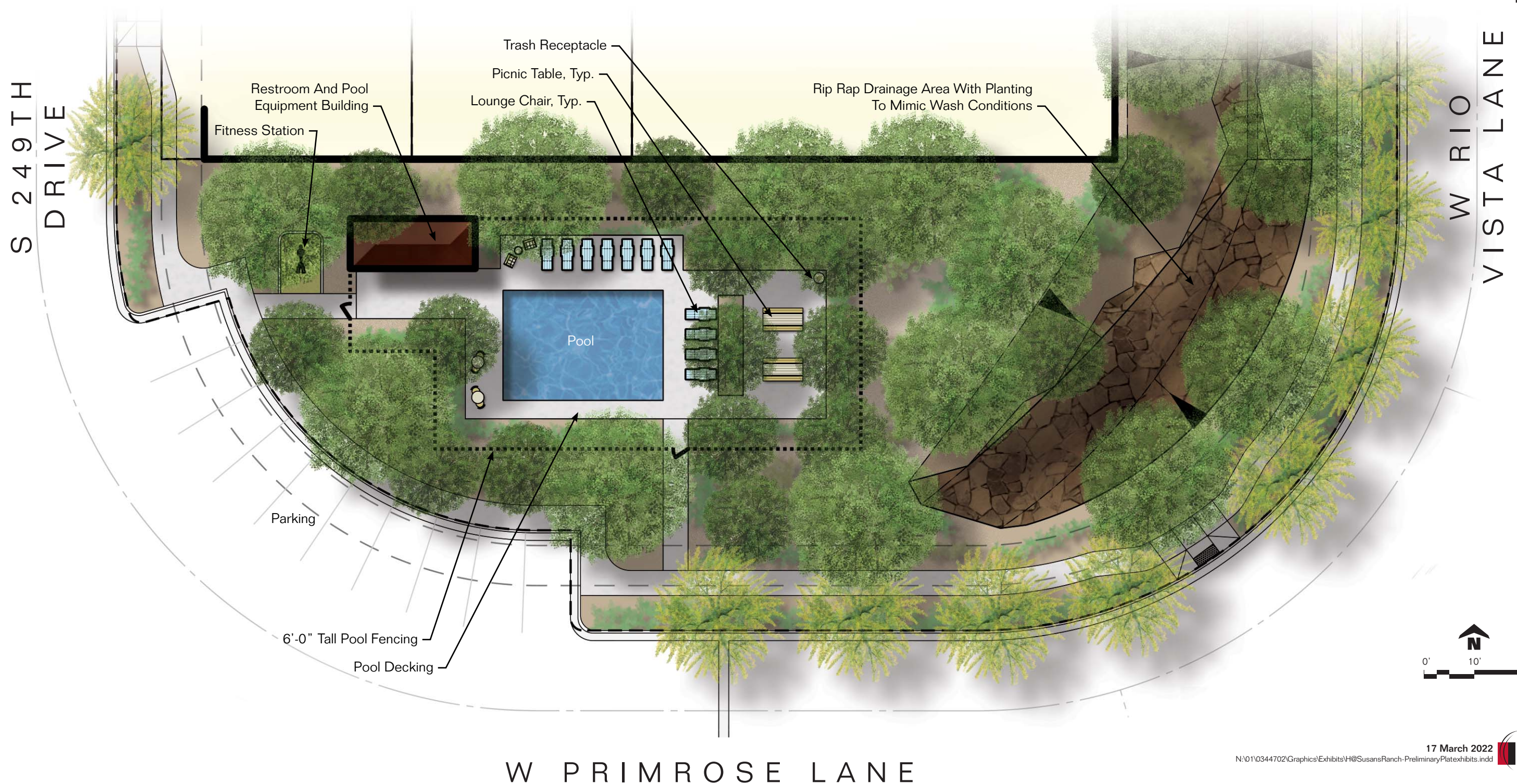


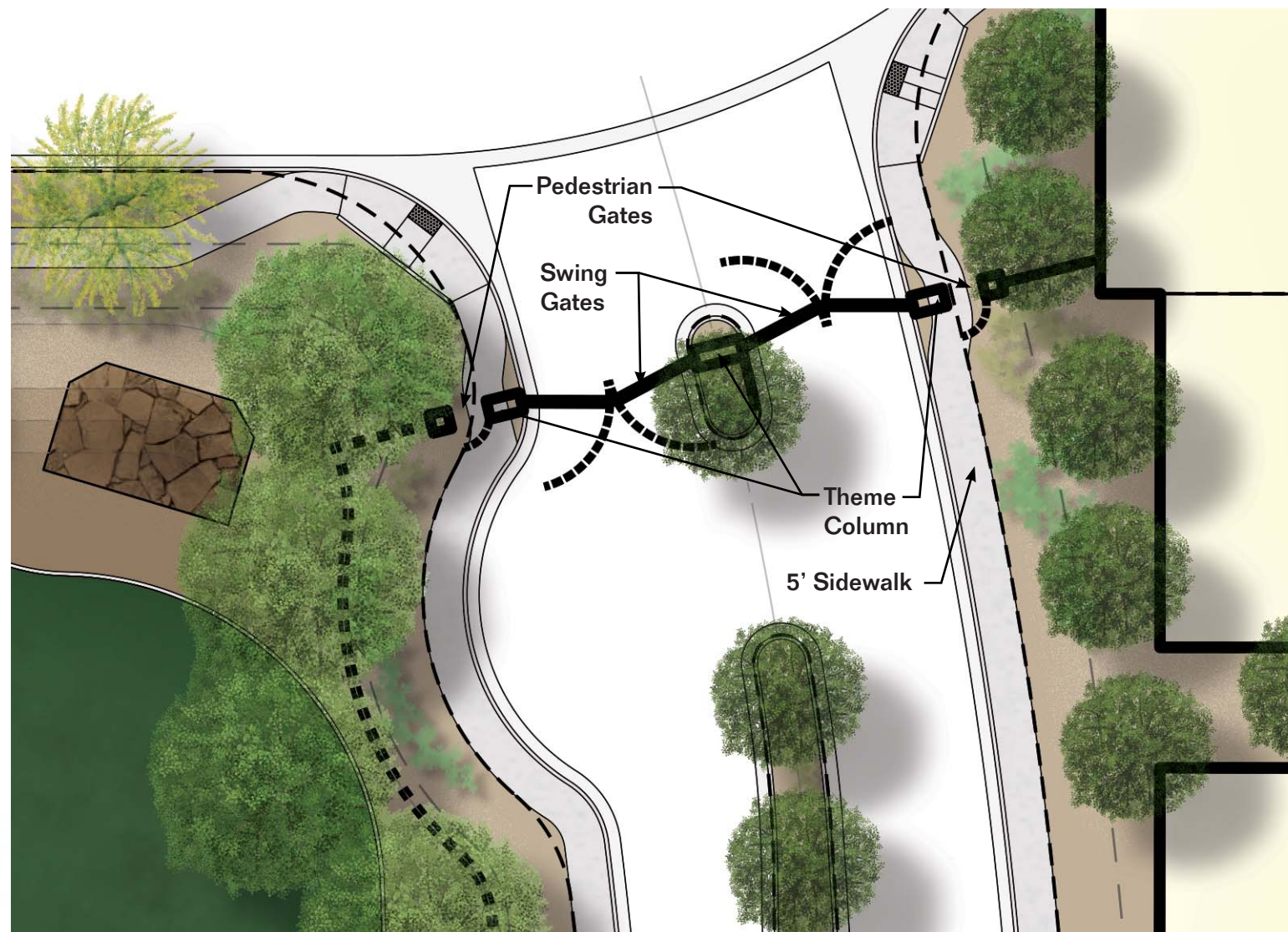
HOMES @ SUSAN'S RANCH

P R E L I M I N A R Y P L A T

Park Amenity Enlargement

Exhibit L





Note: Gated Entry per
 Buckeye Fire-Medical-Rescue
 Department Emergency
 Automatic Gate Access Manual,
 Detail pg. 12, 16, Additional,
 Separate permits required.

HOMES @ SUSAN'S RANCH

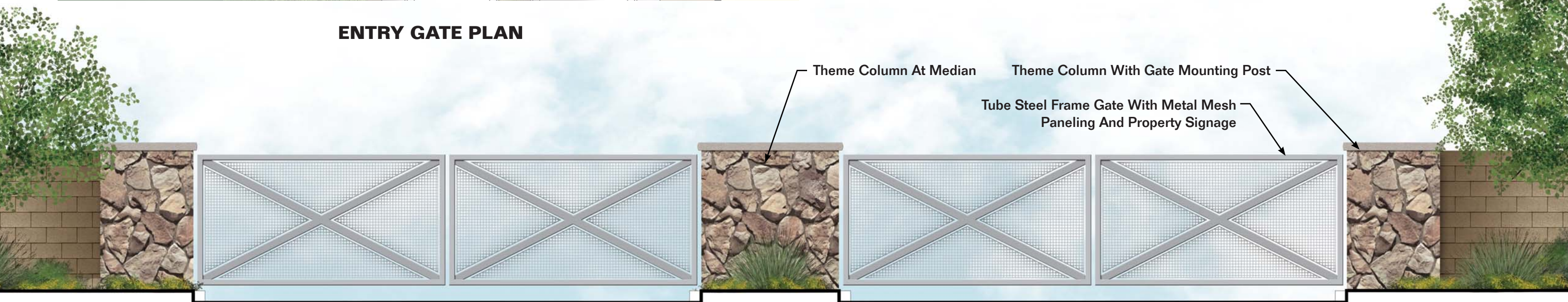
P R E L I M I N A R Y P L A T

Access Gates

Exhibit M



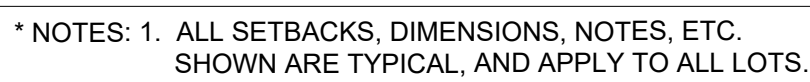
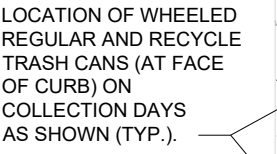
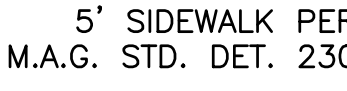
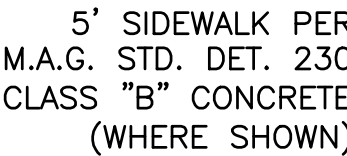
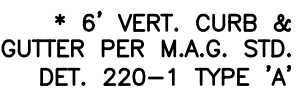
ENTRY GATE PLAN



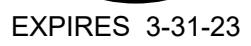
ENTRY GATE ELEVATION

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 17, TOWNSHIP 1 NORTH, RANGE 3 WEST, OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

**PLANNER / SURVEYOR /
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NOT FOR CONSTRUCTION



C.O.B. CASE NO. PLZS-20-00082

DATE: 03/15/22

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	4,055
2	3,432
3	3,432
4	4,877
5	3,564
6	3,564
7	4,877
8	3,432
9	3,887
10	3,900
11	4,877
12	3,564
13	3,564
14	4,877
15	3,900
16	3,900
17	4,877
18	3,564
19	3,564
20	4,877

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
81	4,211
82	3,588
83	3,432
84	4,437
85	3,124
86	3,124
87	4,437
88	3,432
89	3,588
90	3,588
91	3,432
92	4,437
93	3,124
94	3,124
95	4,424
96	3,432
97	3,588
98	3,520
99	3,520
100	4,972

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
21	3,900
22	3,900
23	4,877
24	3,564
25	3,564
26	4,877
27	3,888
28	3,420
29	4,432
30	3,124
31	3,124
32	4,437
33	3,432
34	3,886
35	3,900
36	3,432
37	4,437
38	3,124
39	3,124
40	4,437

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
101	3,900
102	3,432
103	4,424
104	3,124
105	3,124
106	4,437
107	3,432
108	3,900
109	3,900
110	3,432
111	4,437
112	3,124
113	3,124
114	4,437
115	3,432
116	3,900
117	5,916
118	3,912
119	4,437
120	3,124

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
41	3,432
42	3,900
43	3,900
44	3,432
45	4,437
46	3,124
47	3,124
48	4,437
49	3,432
50	3,900
51	3,900
52	3,432
53	4,437
54	3,124
55	3,124
56	4,437
57	3,432
58	3,900
59	3,900
60	3,432

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
121	3,124
122	4,437
123	3,900
124	3,900
125	4,437
126	3,124
127	3,124
128	4,437
129	3,899
130	3,889
131	4,425
132	3,124
133	3,124
134	4,437
135	3,886
136	5,020
137	3,980
138	3,978
139	4,877
140	3,564

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
61	4,437
62	3,124
63	3,124
64	4,437
65	3,432
66	3,978
67	3,717
68	4,424
69	5,204
70	4,917
71	3,112
72	3,125
73	4,922
74	3,876
75	3,876
76	3,875
77	4,113
78	4,467
79	4,861
80	4,519

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
141	3,564
142	4,873
143	3,432
144	4,233

TRACT AREA TABLE		
TRACT	AREA (ACRES)	DESCRIPTION
TRACT A	0.842	LANDSCAPE/ OPEN SPACE/ RETENTION/ PEDESTRIAN ACCESS
TRACT B	0.148	PRIVATE ACCESSWAY/ PEDESTRIAN ACCESS
TRACT C	0.110	LANDSCAPE/ PEDESTRIAN ACCESS
TRACT D	0.073	PRIVATE ACCESSWAY/ PEDESTRIAN ACCESS
TRACT E	0.032	LANDSCAPE/ PEDESTRIAN ACCESS
TRACT F	0.072	PRIVATE ACCESSWAY/ PEDESTRIAN ACCESS
TRACT G	0.032	LANDSCAPE/ PEDESTRIAN ACCESS
TRACT H	0.072	PRIVATE ACCESSWAY/ PEDESTRIAN ACCESS
TRACT I	0.277	LANDSCAPE/ EMERGENCY ACCESS/ OPEN SPACE/ PEDESTRIAN ACCESS
TRACT J	0.114	PRIVATE ACCESSWAY/ PEDESTRIAN ACCESS
TRACT K	0.046	LANDSCAPE/ PEDESTRIAN ACCESS
TRACT L	0.092	PRIVATE ACCESSWAY/ PEDESTRIAN ACCESS
TRACT M	0.756	LANDSCAPE/ PEDESTRIAN ACCESS/ OPEN SPACE/RETENTION/ DRAINAGE EASEMENT
TRACT N	0.092	PRIVATE ACCESSWAY/ PEDESTRIAN ACCESS
TRACT O	0.032	LANDSCAPE/ PEDESTRIAN ACCESS
TRACT P	0.092	PRIVATE ACCESSWAY/ PEDESTRIAN ACCESS
TRACT Q	0.034	LANDSCAPE/ PEDESTRIAN ACCESS
TRACT R	0.095	PRIVATE ACCESSWAY/ PEDESTRIAN ACCESS
TRACT S	0.065	LANDSCAPE/ PEDESTRIAN ACCESS
TRACT T	0.148	PRIVATE ACCESSWAY/ PEDESTRIAN ACCESS
TRACT U	2.313	LANDSCAPE/ OPEN SPACE/ RETENTION/ PEDESTRIAN ACCESS
TRACT V	0.092	PRIVATE ACCESSWAY/ PEDESTRIAN ACCESS
TRACT W	0.032	LANDSCAPE/ PEDESTRIAN ACCESS
TRACT X	0.092	PRIVATE ACCESSWAY/ PEDESTRIAN ACCESS
TRACT Y	0.090	PRIVATE ACCESSWAY/ PEDESTRIAN ACCESS
TRACT Z	0.032	LANDSCAPE/ PEDESTRIAN ACCESS
TRACT AA	0.090	PRIVATE ACCESSWAY/ PEDESTRIAN ACCESS
TRACT BB	0.069	LANDSCAPE/ PEDESTRIAN ACCESS
TRACT CC	0.106	LANDSCAPE/ PEDESTRIAN ACCESS
TRACT DD	0.072	PRIVATE ACCESSWAY/ PEDESTRIAN ACCESS
TRACT EE	0.032	LANDSCAPE/ PEDESTRIAN ACCESS
TRACT FF	0.072	PRIVATE ACCESSWAY/ PEDESTRIAN ACCESS
TRACT GG	0.340	LANDSCAPE/ OPEN SPACE/ RETENTION/ PEDESTRIAN ACCESS
TRACT HH	0.072	PRIVATE ACCESSWAY/ PEDESTRIAN ACCESS
TRACT II	0.026	LANDSCAPE/ PEDESTRIAN ACCESS
TRACT JJ	0.145	PRIVATE ACCESSWAY/ PEDESTRIAN ACCESS
TRACT KK	0.210	LANDSCAPE/ PEDESTRIAN ACCESS
TRACT LL	2.414	PRIVATE ROADWAY/ UTILITY EASEMENT
TRACT MM	0.016	LANDSCAPE/ PEDESTRIAN ACCESS
TRACT NN	0.016	LANDSCAPE/ PEDESTRIAN ACCESS
TRACT OO	0.002	MEDIAN ISLAND
TRACT PP	0.023	MEDIAN ISLAND

TOTAL	5.066 AC.	USABLE OPEN SPACE
	9.582 AC.	TOTAL TRACT AREA

CENTERLINE LINE TABLE		
NO.	LENGTH	BEARING
L1	121.59'	N00°11'44"W
L2	22.08'	N16°24'43"W
L3	87.87'	N89°58'59"W
L4	363.35'	S00°01'01"W
L5	585.49'	S68°06'06"W
L6	92.50'	N88°58'03"W
L7	172.12'	S01°01'57"W
L8	322.77'	N67°46'48"E
L9	117.04'	N00°03'37"E

CENTERLINE CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	141.52'	500.00'	016°12'59"	71.23'	141.04'	N08°18'14"W
C2	157.08'	100.00'	090°00'00"	100.00'	141.42'	S44°58'59"E
C3	118.83'	100.00'	068°05'05"	67.56'	111.96'	S34°03'33"W
C4	80.04'	200.00'	022°55'51"	40.56'	79.51'	S79°34'01"W
C5	116.50'	100.00'	066°44'51"	65.87'	110.02'	N34°24'22"E
C6	236.98'	200.50'	067°43'11"	134.53'	223.42'	S33°55'12"W
C7	157.00'	100.00'	089°57'24"	99.92'	141.37'	N45°02'19"E

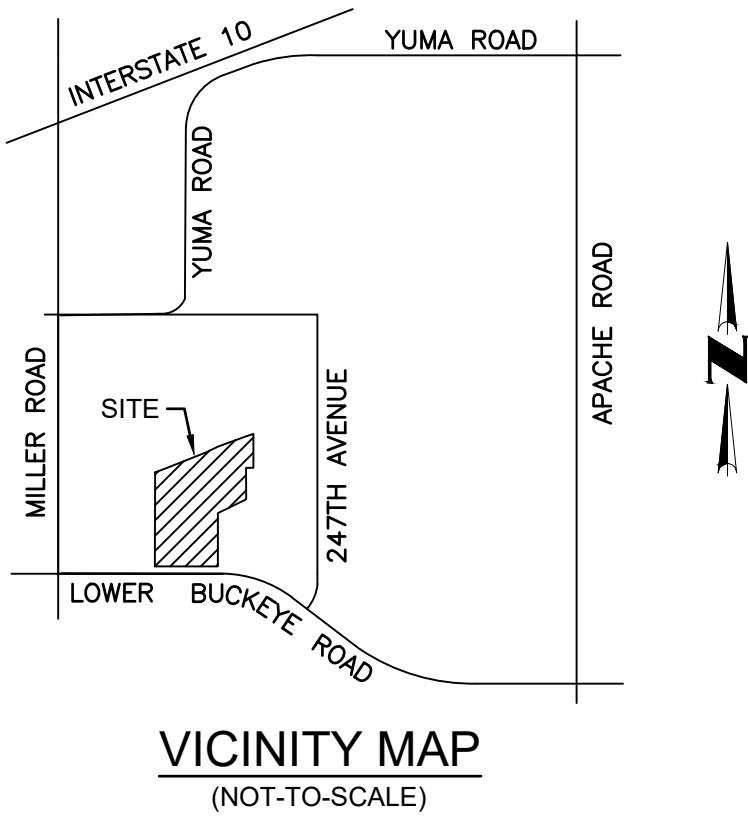
2nd SUBMITTAL
PLZS-20-00082
RECEIVED 03/15/22
CITY OF BUCKEYE BY JB

PRELIMINARY PLAT FOR HOMES AT SUSAN'S RANCH

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 17, TOWNSHIP 1 NORTH, RANGE 3 WEST, OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
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TANNER@DELOSCOMMUNITIES.COM

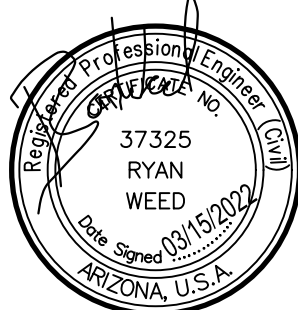
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Civil Engineering · Water Systems · Wastewater Treatment · Land Planning · Energy · Land Survey · Landscape Architecture · Construction Management

NOT FOR CONSTRUCTION



EXPIRES 3-31-23

SHEET
03 OF 07

C.O.B. CASE NO. PLZS-20-00082

CVL PROJECT #: 1-01-0344702

DATE: 03/15/22

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF
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	NEW LOTS
	NEW ROW
	NEW CENTER LINE
	(S.V.T.) SIGHT VISIBILITY TRIANGLE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
	INDICATES PARCEL LINE
	SEWER MANHOLE AND LINE
	FIRE HYDRANT

SHEET 01 - COVER SHEET / NOTES / KEY MAP / LEGAL DESCRIPTION / SITE DATA TABLE / DEVELOPMENT STANDARDS

SHEET 02 - TYPICAL LOT DETAILS / TYPICAL ROADWAY SECTIONS

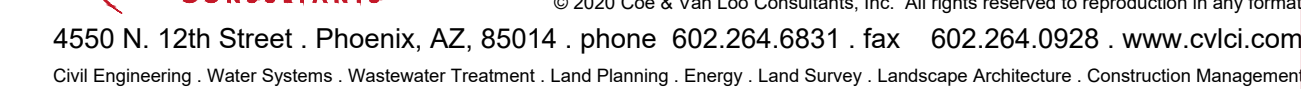
SHEET 03 - LOT AREA TABLE / TRACT AREA DETAIL / CURVE DATA TABLE / LINE DATA TABLE /

SHEET 04 - PRELIMINARY PLAT

SHEET 05 - PRELIMINARY PLAT

SHEET 06 - TURNING MOVEMENT SHEET

SHEET 07 - TYPICAL GATED ENTRY DETAILS



SHEET
04 OF 07

CVL PROJECT #: 1-01-0344702
DATE: 03/15/22

2nd SUBMITTAL
PLZS-20-00082
RECEIVED 03/15/22
CITY OF BUCKEYE BY JE

PRELIMINARY PLAT FOR HOMES AT SUSAN'S RANCH

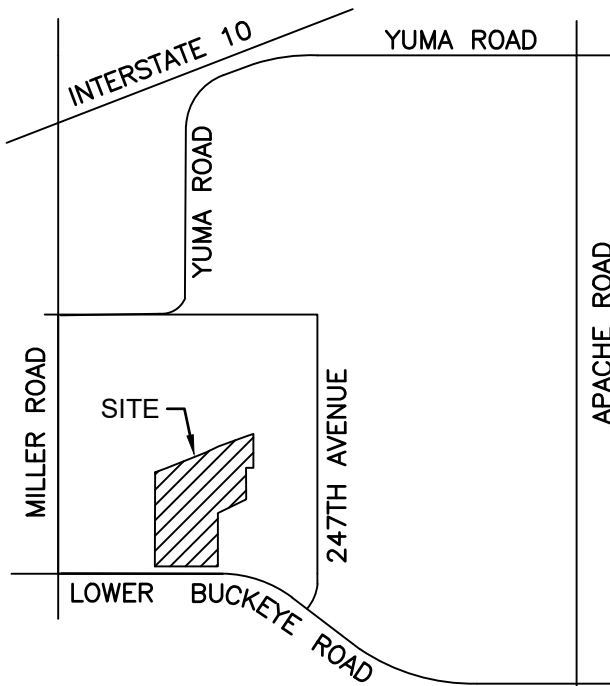
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VICINITY MAP
(NOT-TO-SCALE)

LEGEND

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	NEW ROW
	NEW CENTER LINE
	(S.V.T.) SIGHT VISIBILITY TRIANGLE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
	INDICATES PARCEL LINE
	SEWER MANHOLE AND LINE
	FIRE HYDRANT

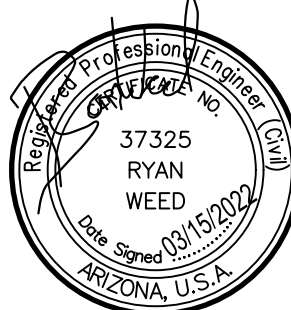
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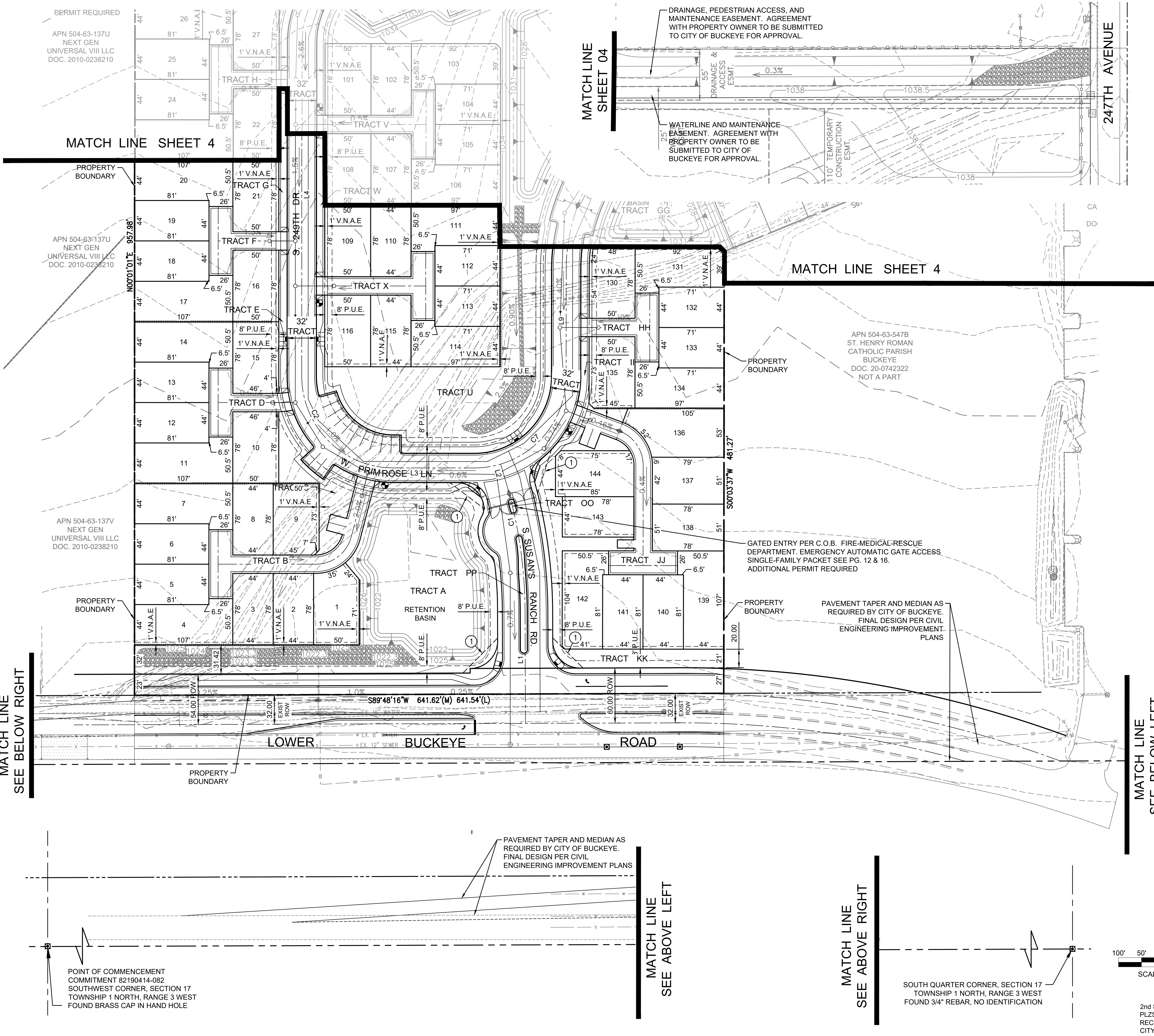


EXPIRES 3-31-23

**SHEET
05 OF 07**

C.O.B. CASE NO. PLZS-20-00082

CVL PROJECT #: 1-01-0344702
DATE: 03/15/22



PRELIMINARY PLAT FOR HOMES AT SUSAN'S RANCH

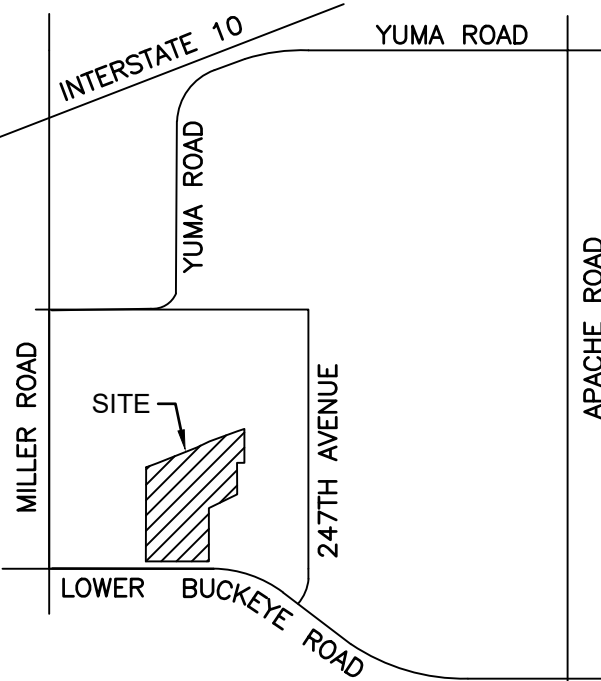
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VICINITY MAP
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LEGEND

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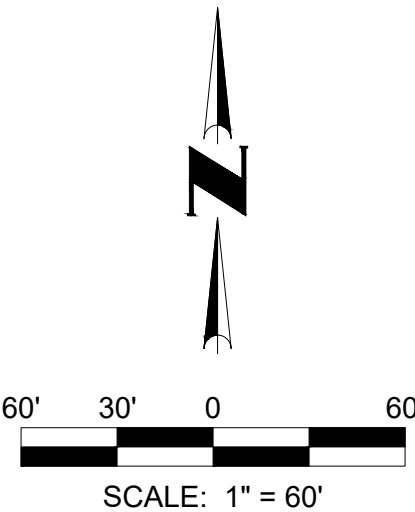


EXPIRES 3-31-23

**SHEET
06 OF 07**

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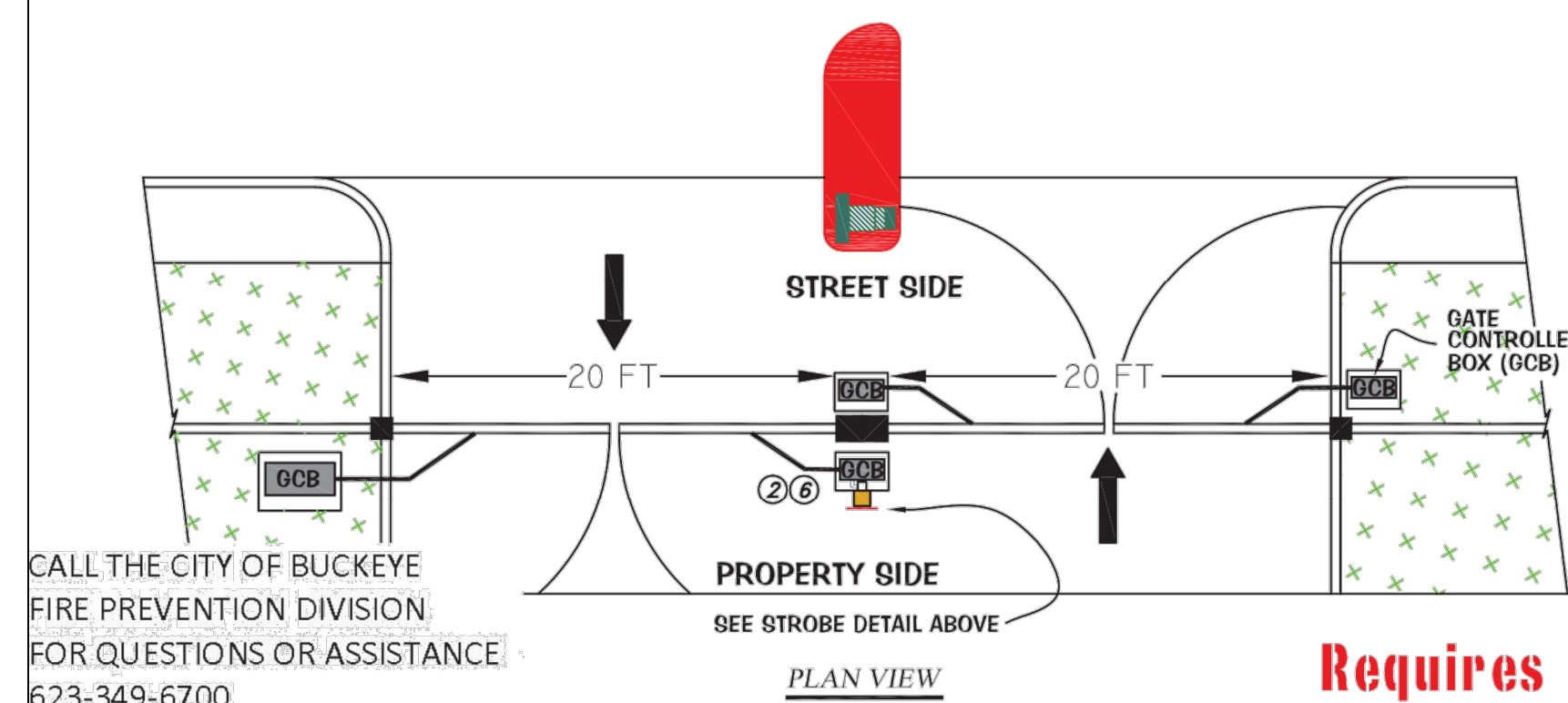
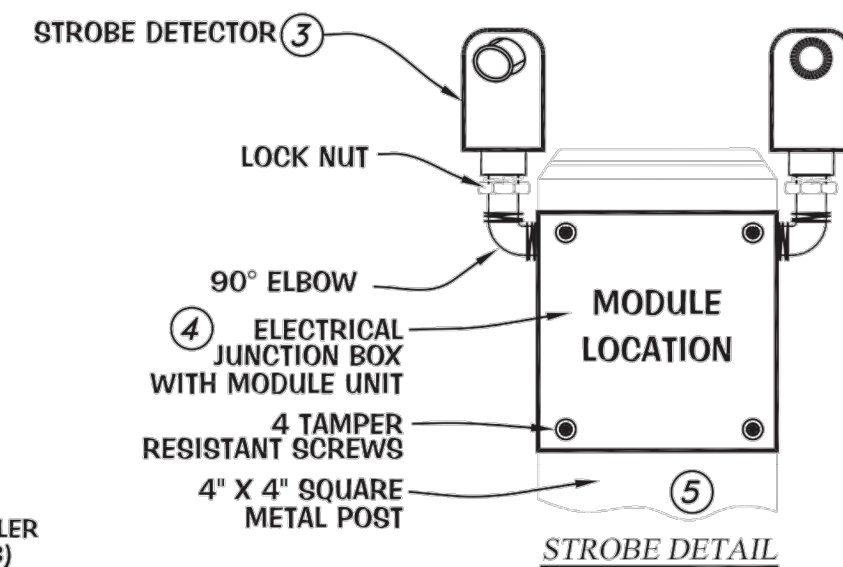
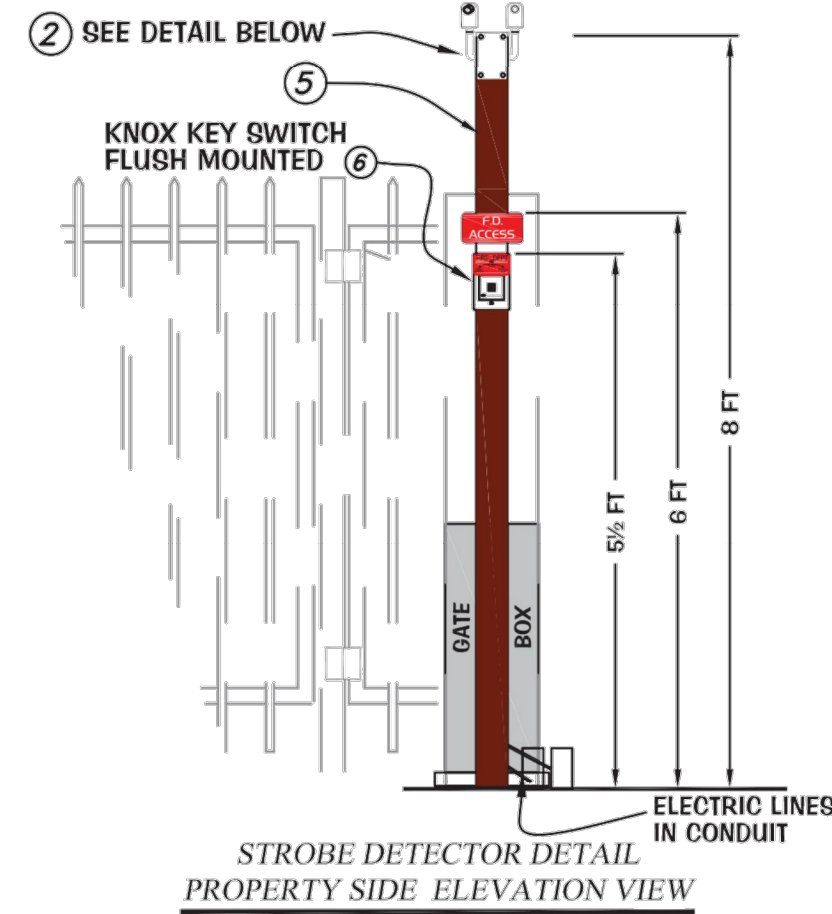
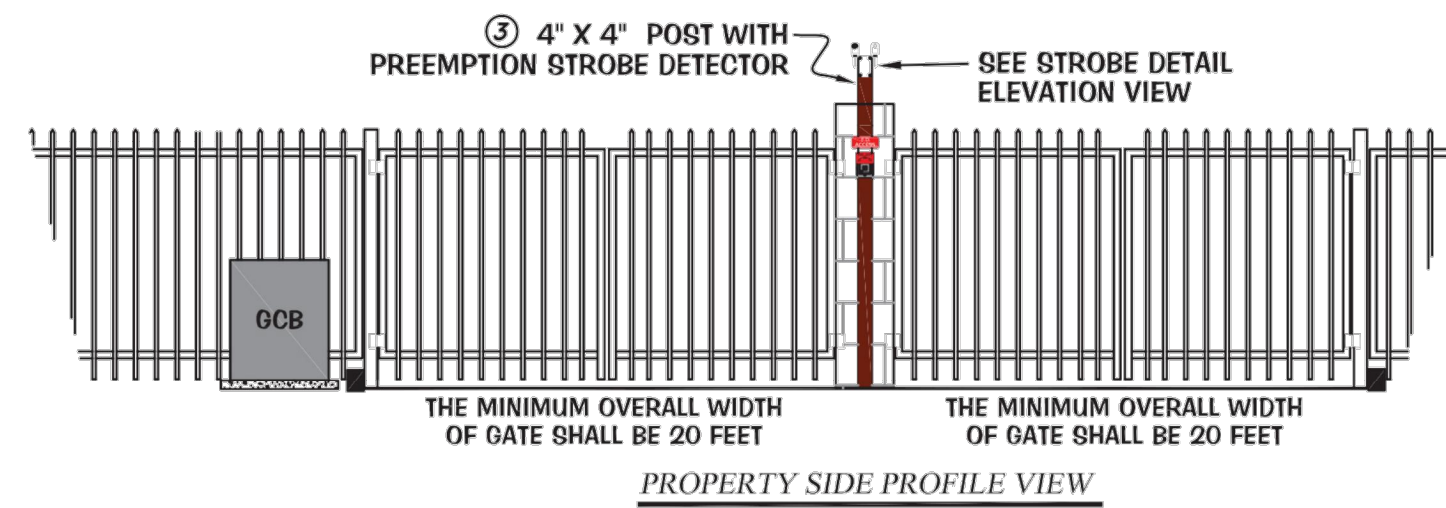


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NOTES:

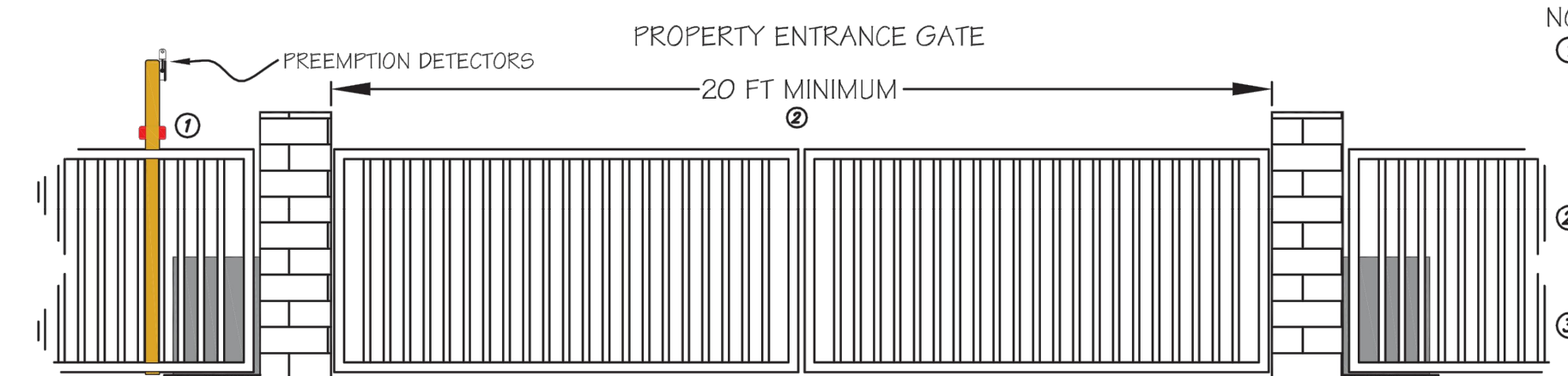
PREEMPTION DETECTORS WITH KNOX KEY SWITCH

- 1 EACH AUTOMATIC GATE SHALL HAVE 2 DETECTORS OR A BI DIRECTIONAL DETECTOR.
- 2 DETECTORS SHALL BE MOUNTED 8 TO 10 FEET FROM GRADE ON A 4" X 4" METAL POST. DETECTORS SHALL BE ON SEPARATE POST, NOT ON GUIDE POST.
- 3 DETECTORS SHALL POINT TOWARD THE APPROACH PATH AND EXIT PATH OF THE EMERGENCY VEHICLES. DETECTORS MUST ACTIVATE WITHIN 150 FEET FROM GATE.
- 4 THE POWER MODULE SHALL BE MOUNTED IN AN ELECTRICAL JUNCTION BOX, UNDER THE DETECTORS ON THE SAME 4" X 4" METAL POST.
- 5 THE 4" X 4" SQUARE POST WITH DETECTOR AND POWER MODULE SHALL BE INSTALLED ON THE PROPERTY SIDE OF THE GATE.
- 6 APPROVED EMERGENCY KEY SWITCH SHALL BE INSTALLED ON THE ENTRANCE AND EXIT SIDE OF EACH ACCESS GATE. ENTRANCE SWITCH SHALL BE LOCATED ABOVE THE RESIDENCE KEY PAD 5½ FT FROM GRADE. EXIT SWITCH SHALL BE RECESSED INTO THE 4" X 4" POST WITH THE DUAL DETECTORS AND POWER MODULE UNIT.



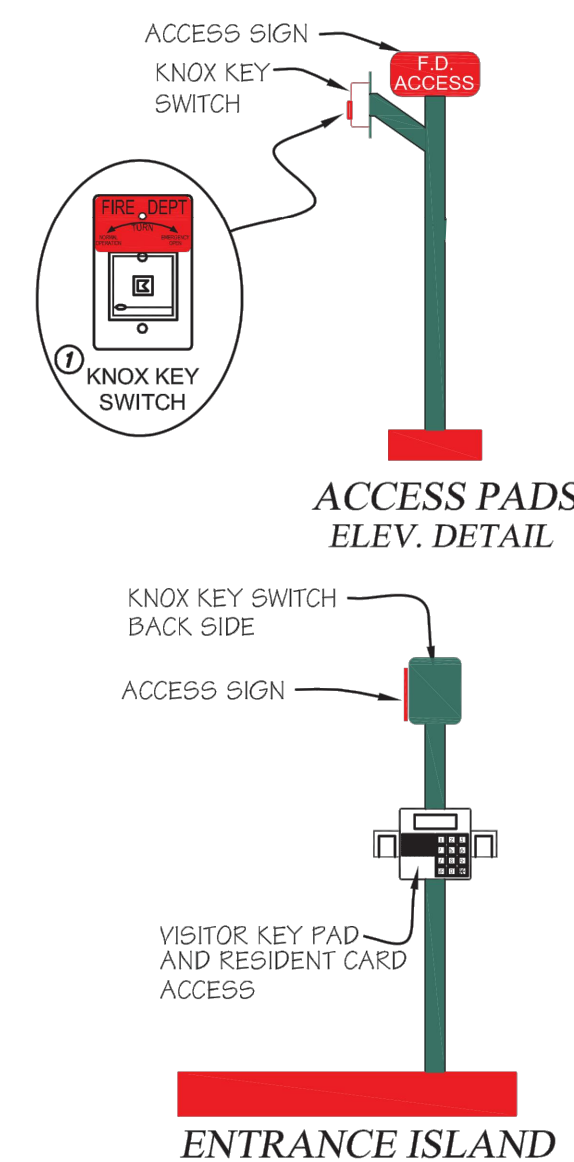
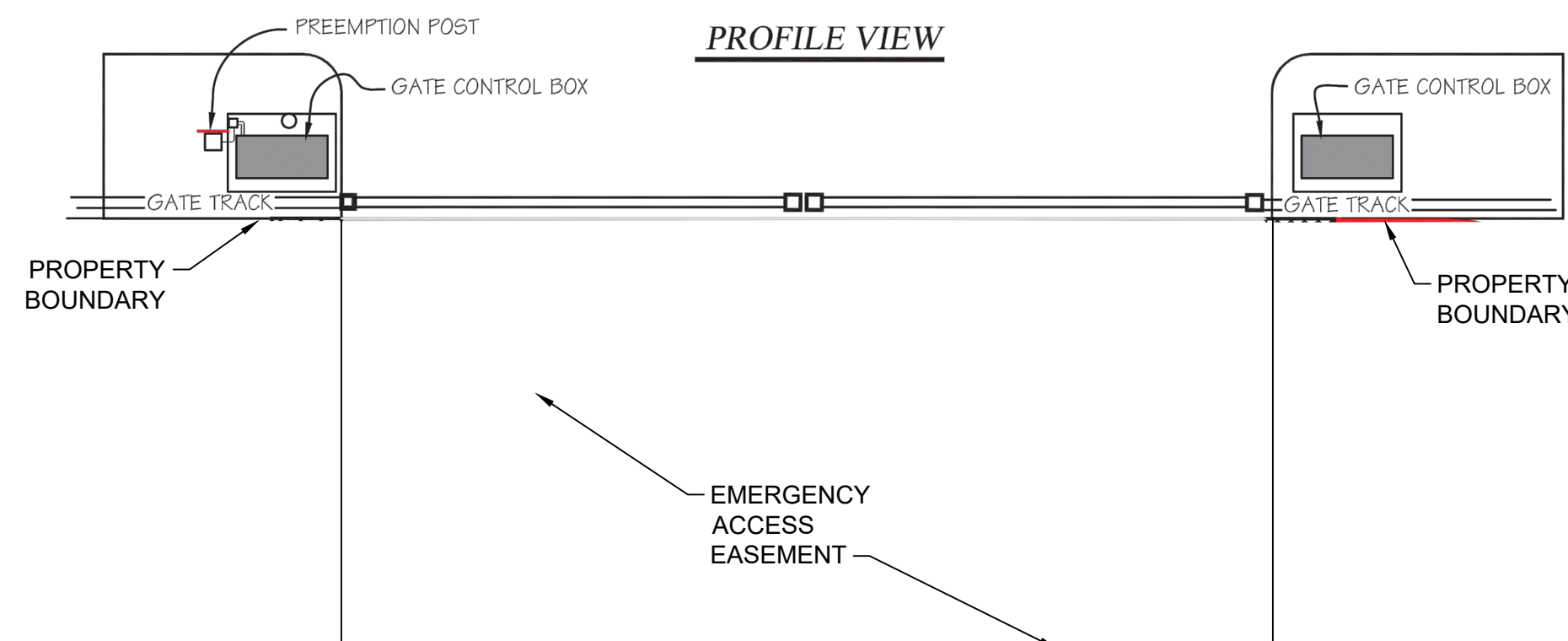
Requires Permit:

TYPICAL CITY OF BUCKEYE GATED ENTRY DETAIL - MAIN ENTRY



NOTES

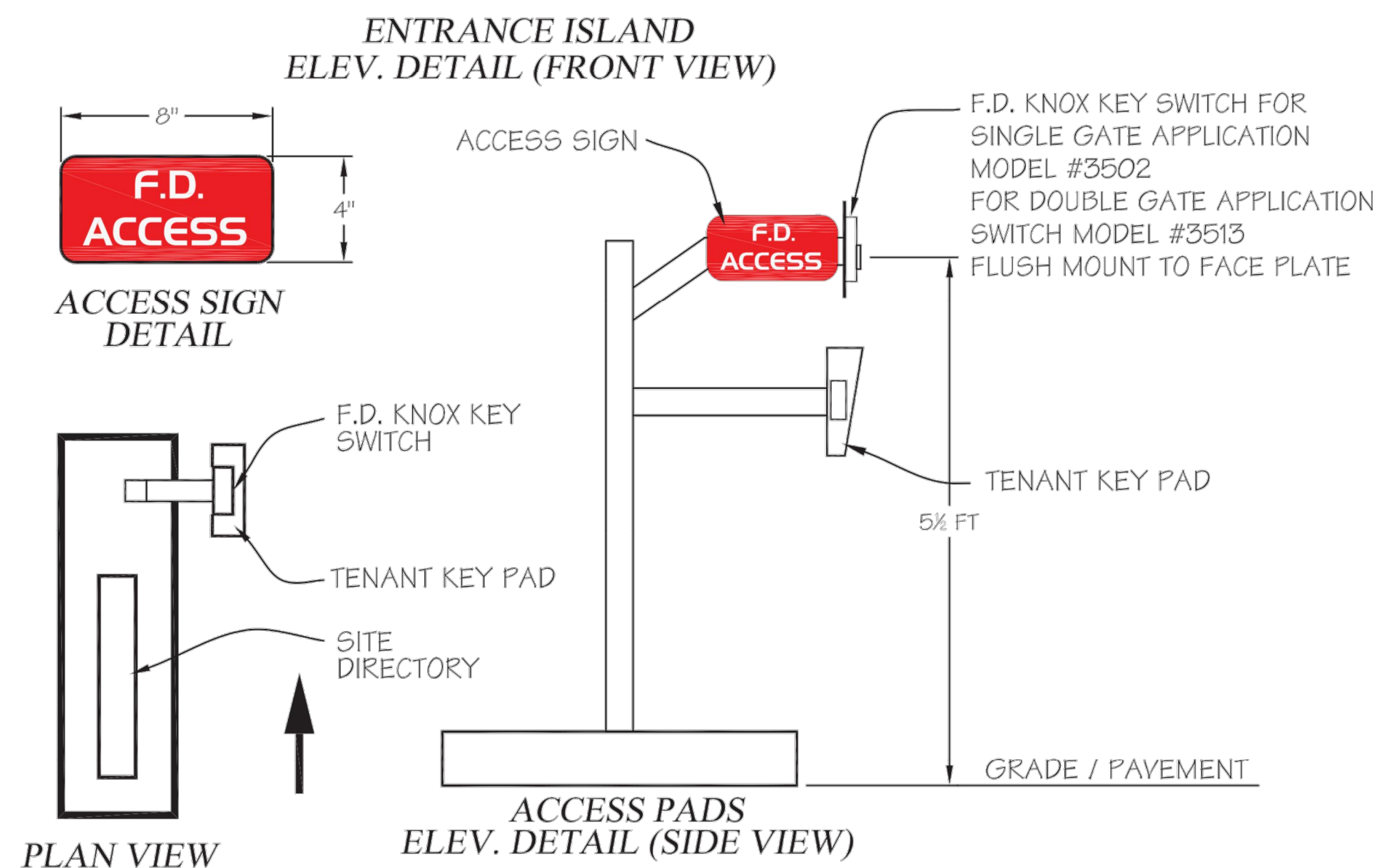
- 1 PROVIDE AN APPROVED KNOX KEY SWITCH MODEL #3502 ON GUEST KEY PAD PEDESTAL AT THE ENTRANCE AND KNOX KEY SWITCH ON PREEMPTION POST ON PROPERTY SIDE BOTH INSTALLED 5½ FT ABOVE GRADE.
- 2 THE MINIMUM OVERALL WIDTH OF THE GATE OPENING SHALL BE 20 FT. NOTICE LARGER OPENINGS IS PREFERRED, IF POSSIBLE.
- 3 ORDER FORMS FOR KNOX KEY SWITCH ARE AVAILABLE AT WWW.KNOXBOX.COM



TYPICAL CITY OF BUCKEYE GATED ENTRY DETAIL - EMERGENCY ENTRY

Diagram illustrating the components and requirements for a fire alarm pull station:

- SITE DIRECTORY (REQUIRES PRE-APPROVAL)**: Points to the directory panel on the pull station.
- ACCESS SIGN REQUIRES PERMIT**: Points to the red "FIRE" sign on the pull station.
- F.D. KNOX KEY SWITCH (PERMIT REQUIRED)**: Points to the key switch on the pull station.
- TENANT KEY PAD**: Points to the keypad on the pull station.
- TENANT CARD ACCESS**: Points to the card reader on the pull station.
- 24" MINIMUM**: Indicates the minimum height from the ground to the base of the pull station.
- GRADE / PAVEMENT**: Indicates the ground level.



NOTES:

1. MUST HAVE AN ORIGINAL ORDER FORM AND FIRE DEPT. GATE PERMIT TO PURCHASE KEY SWITCH.
2. ORDER FORMS FOR KNOX KEY SWITCHES ARE AVAILABLE AT WWW.KNOXBOX.COM

CALL THE CITY OF BUCKEYE
FIRE PREVENTION DIVISION
FOR QUESTIONS OR ASSISTANCE
623-349-6700

Permit Required

At www.knoxbox.com the
Fire Department Agency Name is:
Buckeye Fire Dept – BUCKEYE, AZ

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TYPICAL CITY OF BUCKEYE GATED ENTRY DETAILS - MAIN ENTRY

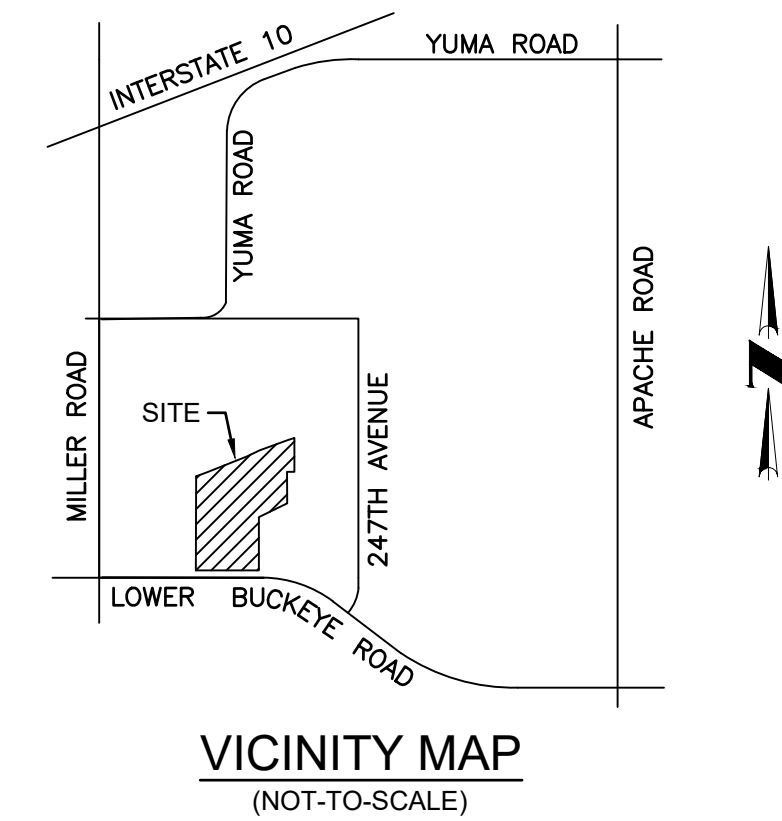
A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 17, TOWNSHIP 1 NORTH, RANGE 3 WEST, OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

DELOS COMMUNITIES
7014 E. CAMELBACK RD., STE. B100A
SCOTTSDALE, ARIZONA 85251
CONTACT: MR. TANNER LUSTER
PHONE: 602-363-9170
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TANNER@DELOSCOMMUNITIES.COM

PLANNER / SURVEYOR /
ENGINEER

CVL CONSULTANTS, INC.
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PHOENIX, AZ 85014
CONTACT: CURT JOHNSON
PHONE: (602) 285-4708
EMAIL: CJOHNSON@CVLCI.COM



SHEET INDEX

SHEET 01 - COVER SHEET / NOTES / KEY MAP / LEGAL DESCRIPTION / SITE
DATA TABLE / DEVELOPMENT STANDARDS

SHEET 02 - TYPICAL LOT DETAILS / TYPICAL ROADWAY SECTIONS

SHEET 03 - LOT AREA TABLE / TRACT AREA DETAIL / CURVE DATA TABLE /
LINE DATA TABLE /

SHEET 04 - PRELIMINARY PLAT

SHEET 05 - PRELIMINARY PLAT

SHEET 06 - TURNING MOVEMENT SHEET

SHEET 07 - TYPICAL GATED ENTRY DETAILS



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Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

NOT FOR CONSTRUCTION



EXPIRES 3-31-23

SHEET
07 OF 07

C.O.B. CASE NO. PLZS-20-00082

CVL PROJECT #: 1-01-0344702
DATE: 03/15/22

GENERAL LANDSCAPE AND IRRIGATION NOTES

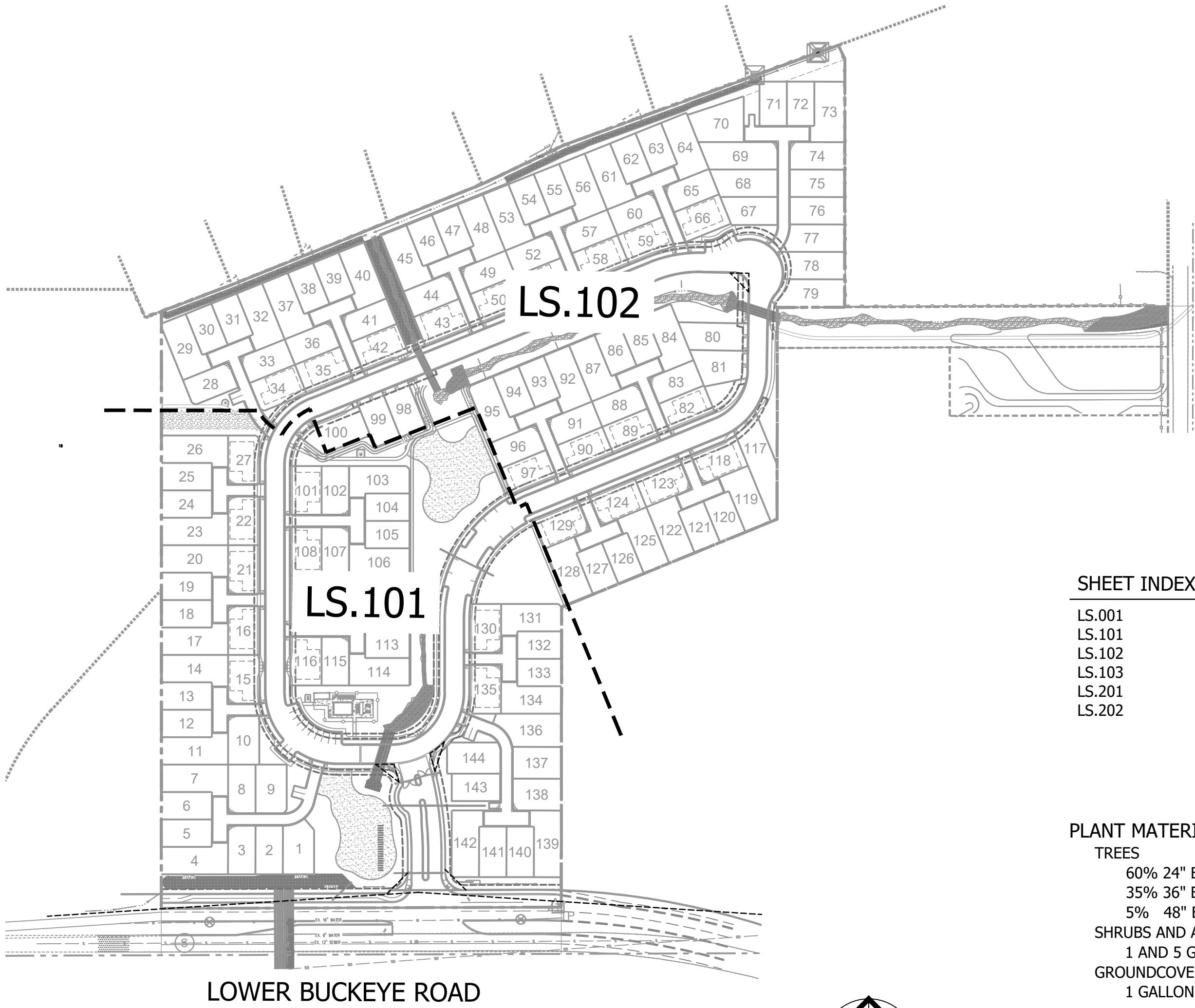
1. MATCH THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDA, AND CHANGE ORDERS ASSOCIATED WITH THESE LANDSCAPE IMPROVEMENT DOCUMENTS.
2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. PRIOR TO THE START OF WORK, ALL UNDERGROUND UTILITIES ARE TO BE LOCATED AND PROTECTED. CONTRACTOR IS RESPONSIBLE FOR THE INITIAL CALL AND FUTURE UPDATES TO BLUE STAKES AT 602-263-1100.
3. BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE OWNER AND/OR OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING CONSTRUCTION. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT SHOULD CONFLICTS ARISE, OR IF PLANS DIFFER FROM FIELD CONDITIONS. THE OWNER AND/OR OWNER'S REPRESENTATIVE IS TO APPROVE ANY CHANGES OR SUBSTITUTIONS PRIOR TO THE START OF ANY WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT TO REPAIR AND/OR REPLACE, AT THEIR OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, PLANT MATERIAL, OR OTHER ITEMS DESTROYED DURING CONSTRUCTION. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY AND ALL DAMAGES TO ADJACENT PROPERTIES OR ANY OTHER AREAS OUTSIDE THE CONTRACT LIMITS. THE DAMAGED ITEMS/AREAS WILL BE RESTORED TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER AND/OR OWNER'S REPRESENTATIVE.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL PLANT MATERIAL LOCATIONS WITH OTHER TRADES PRIOR TO INSTALLATION.
6. UNLESS OTHERWISE NOTED ON PLANS, DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS AND BE RAKED UNIFORMLY ALONG WALKS, SIDEWALKS, AND CURBS.
7. CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS IF REQUIRED DURING CONSTRUCTION.
8. GRADING ON THE PROJECT IS PER THE GRADING PLANS. HOWEVER, ADDITIONAL FINE GRADING WILL BE NECESSARY BY THE LANDSCAPE CONTRACTOR.
9. CONCRETE OR OTHER PAVED SURFACES PRIOR TO INSTALLATION OF THE DECOMPOSED GRANITE. FINAL GRADE DIFFERENCE BETWEEN THESE PAVED SURFACES AND THE FINISHED GRADE OF ADJACENT AREAS SHALL NOT EXCEED 1/2".
10. REFER TO ENGINEERING PLANS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
11. VERIFY PLANT QUANTITIES PRIOR TO BIDDING AND INSTALLATION. QUANTITIES ARE LISTED FOR CONVENIENCE ONLY, THE ACTUAL NUMBER OF SYMBOLS INDICATED ON THE PLANTING PLANS SHALL HAVE PRIORITY OVER QUANTITIES LISTED WITHIN THE PLANT SCHEDULES. THE CONTRACTOR SHALL FURNISH ALL PLANT MATERIAL NECESSARY TO COMPLETE THE PLANTINGS AS SHOWN ON THE PLANS.
12. ALL PLANT MATERIAL MUST BE MAINTAINED IN HEALTH AND VIGOR, AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH ARIZONA NURSERY ASSOCIATION SPECIFICATIONS.
13. UPON DELIVERY, ALL PLANT MATERIAL MUST MEET ARIZONA NURSERY ASSOCIATION SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE INSPECTED PRIOR TO ACCEPTANCE. THE OWNER AND/OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE, EVEN AFTER DELIVERY TO SITE. ALL PLANT MATERIAL SHALL BE INSPECTED PRIOR TO ACCEPTANCE.
14. PLANT TREES AND SHRUBS PLUMB AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS, STRUCTURES, AND VIEWS.
15. TREES MUST BE PLACED A MINIMUM OF 7' FROM ANY FIRE HYDRANTS. SHRUBS AND GROUNDCOVERS MUST BE PLACED A MINIMUM OF 3' FROM ANY FIRE HYDRANT.
16. PLANT MATERIAL SHALL BE LOCATED AWAY FROM OBSTACLES SUCH AS TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY. NO IMPROVEMENTS SHALL BE DONE IN ANY AREA WHICH WILL CAUSE HARM TO ADJACENT IMPROVEMENTS.
17. LANDSCAPE CONTRACTOR TO PERFORM SOILS TEST PRIOR TO LANDSCAPE CONSTRUCTION TO DETERMINE ANY NUTRIENT DEFICIENCIES. IF ANY DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND THE SOIL.
18. PLANTING METHODS, SOIL AMENDMENT QUANTITIES (IF ANY), AND PREPARATION METHODS SHALL BE INSTALLED ACCORDING TO THE PLANTING SPECIFICATIONS AND DETAILS.
19. ALL PLANTING AREAS SHALL RECEIVE WEED CONTROL/PRE-EMERGENT PER THE GUIDELINES SET FORTH WITHIN THE SPECIFICATIONS.
20. VINES LOCATED AT WALLS SHALL REMAIN STAKED. OTHER VINES LOCATED ON SLOPES SHOULD HAVE STAKES REMOVED.
21. THE IRRIGATION SYSTEM DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM OF 60 PSI, AT A MAXIMUM DISCHARGE OF 10 GPM AT EACH .75-INCH POINT-OF-CONNECTION, A MAXIMUM FLOW OF 30 GPM AT EACH 1 INCH (P.O.C.), VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
22. THE IRRIGATION DRAWINGS ARE DIAGRAMMATIC. THEREFORE, THE FOLLOWING SHOULD BE NOTED: ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY, INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHENEVER POSSIBLE. TREE AND SHRUB LOCATIONS AS SHOWN ON LANDSCAPE PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF CROSS TYPE FITTINGS IS NOT ALLOWED.
23. PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:
 - A. TWO (2) OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVES.
 - B. TWO (2) OF EACH SERVICING WRENCH OR TOOL NEEDED FOR COMPLETE ACCESS, ADJUSTMENT, AND OF ALL ROTARY SPRINKLERS. REPAIR
24. SELECT NOZZLES FOR SPRAY AND ROTARY SPRINKLERS WITH ARCS WHICH PROVIDE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVERSPRAY FOR THE SITE CONDITIONS. CAREFULLY ADJUST THE RADIUS OF THROW AND ARC OF COVERAGE OF EACH ROTARY SPRINKLER TO PROVIDE THE BEST PERFORMANCE.
25. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.
26. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.

PUBLIC RIGHT OF WAY IRRIGATION SYSTEM REQUIREMENTS:

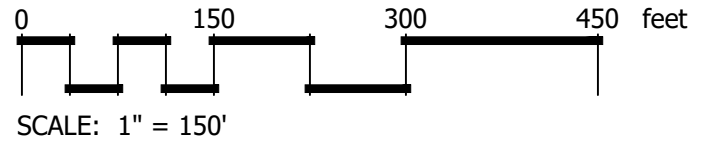
GENERAL REQUIREMENTS: ALL LANDSCAPED AREAS WITHIN THE PUBLIC RIGHTS OF WAY, WHETHER TO BE MAINTAINED BY THE CITY OF BUCKEYE OR IF DELEGATED TO THE ADJACENT PROPERTY OWNER, HOMEOWNERS' ASSOCIATION OR OTHER PROPERTY MAINTENANCE ASSOCIATION, SHALL BE DESIGNED AND SEALED BY A LANDSCAPE ARCHITECT LICENSED 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.

1. ALL LANDSCAPED AREAS, EXCEPT THOSE INTENTIONALLY MAINTAINED WITH NATIVE PLANTS, SHALL INCLUDE AN AUTOMATIC IRRIGATION SYSTEM.
 - A. ALL NATIVE PLANT LANDSCAPING PLANS SHALL INCLUDE AN ESTABLISHMENT MAINTENANCE PLAN THAT ENSURES LONG TERM GROWTH OF ALL PLANTINGS.
 - B. ESTABLISHMENT MAINTENANCE PLAN SHALL BE SEALED BY A REGISTERED LANDSCAPE ARCHITECT.
2. WATER-EFFICIENT SYSTEMS (E.G., DRIP, MINI-SPRAY, BUBBLER-TYPE, OR SIMILAR DRIP SYSTEMS) SHALL BE USED WHENEVER FEASIBLE. LOW-FLOW SPRINKLER HEADS WITH MATCHED PRECIPITATION RATES SHALL BE USED WHEN SPRAY OR ROTOR-TYPE HEADS ARE SPECIFIED FOR WATERING SHRUBS AND GROUND COVER AREAS.
3. MULTI-PROGRAM WEATHER SENSING CONTROLLERS WITH SEPARATED VALVES AND CIRCUITS SHALL BE USED WHEN THE PROJECT CONTAINS MORE THAN ONE TYPE OF LANDSCAPE TREATMENT (E.G., LAWN, GROUND COVER, SHRUB, TREE AREAS), OR A VARIETY OF SOLAR ASPECTS.
4. SOIL MOISTURE-SENSING DEVICES AND RAIN SENSORS SHALL BE USED ON ALL PROJECTS WITHIN PUBLIC RIGHTS OF WAY AND IN LANDSCAPE TRACTS. THE USE OF SATELLITE BASE CONTROLLERS IS ENCOURAGED.
5. ROOT BARRIERS SHALL BE DESIGNED AND INCORPORATED FOR ALL TREES THAT ARE IN THE PUBLIC RIGHT OF WAY TO ENSURE VERTICAL ROOT GROWTH AND AVOID ADJACENT CURB, SIDEWALK OR PAVEMENT UPHEAVAL DUE TO TREE ROOTS.
 - A. LINEAR ROOT BARRIERS SHALL BE USED ALONG PUBLIC IMPROVEMENTS THAT ARE ONLY ON ONE SIDE OF A TREE.
 - B. SURROUND ROOT BARRIERS SHALL BE USED WHEN A TREE IS WITHIN THE SIDEWALK OR WITHIN A MEDIAN.

CONCEPTUAL LANDSCAPE PLANS
FOR
HOMES AT SUSAN'S RANCH



OVERALL PLAN



LANDSCAPING ALONG PUBLIC RIGHT OF WAY:

IN ACCORDANCE WITH CITY CODE, CHAPTER 20, SECTION 20-27-1, ALL LANDSCAPING IN THE PUBLIC RIGHT OF WAY SHALL FOREVER BE THE RESPONSIBILITY OF THE OWNER OF THE PARCEL. ADDITIONALLY, IN ACCORDANCE WITH CITY CODE, CHAPTER 17, SECTION 17-5-6, NO TURF MAY BE USED IN THE PUBLIC RIGHT OF WAY UNLESS IT IS IRRIGATED WITH RECLAIMED WATER.

PROHIBITED TREES:

THE FOLLOWING TREES ARE PROHIBITED FROM ANY LANDSCAPING PLANS IN ACCORDANCE WITH CHAPTER 9 OF CITY CODE (SECTION 9-10):

- A. MALE MULBERRY TREE (MORUS ALBA).
- B. OLIVE TREE (OLEA EUROPEA).

ALL TREES PLANTED WHOSE CANOPIES OVERHANG THE PUBLIC RIGHT OF WAY SHALL BE FOREVER TRIMMED SUCH THAT CANOPIES OVER PUBLIC SIDEWALKS WILL BE NO LESS THAN 7'-0" CLEAR. ALL CANOPIES THAT OVERHANG PUBLIC ROADWAYS SHALL BE NO LESS THAN 18'-0" CLEAR. ADDITIONALLY, NO SISSOO TREES (DALBERGIA SISSOO, ALSO KNOWN COMMONLY AS NORTH INDIAN ROSEWOOD) SHALL NOT BE PLANTED IN OR WITHIN A MATURE CANOPY DISTANCE FROM THE PUBLIC RIGHT OF WAY.

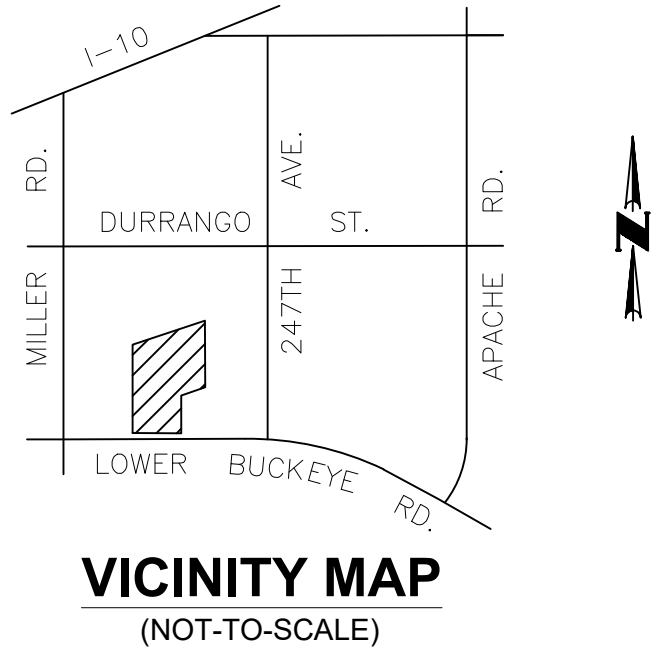
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CITY OF BUCKEYE
PLANNING & ZONING
WD

HOMES @
SUSAN'S RANCH

LOWER BUCKEYE ROAD & MILLER ROAD
BUCKEYE, ARIZONA

OWNER / DEVELOPER
DELOS COMMUNITIES
7014 EAST CAMELBACK RD
SUITE B100A
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LS.001	COVER SHEET
LS.101	CONCEPTUAL PLANTING PLAN
LS.102	CONCEPTUAL PLANTING PLAN
LS.103	CONCEPTUAL WALL PLAN
LS.201	CONCEPTUAL DETAILS
LS.202	CONCEPTUAL DETAILS

PLANT MATERIAL SIZES:

- TREES
- 60% 24" BOX
 - 35% 36" BOX
 - 5% 48" BOX
- SHRUBS AND ACCENTS
- 1 AND 5 GALLON
- GROUNDCOVER
- 1 GALLON

INERT GROUNDCOVER:

- DECOMPOSED GRANITE
- 1/2" SCREENED MOUNTAIN VISTA
- BROWN OR EQUAL, SHALL BE USED IN ALL NON-TURFED PLANTING AREAS

- BOULDERS AND RIP RAP:
- MOUNTAIN VISTA BROWN, SIZE TO BE DETERMINED BY CIVIL PLANS

LANDSCAPE QUANTITIES:

OPEN SPACE %	REQ.	PROV.
	30%	26%*

* PER THE APPROVED PAD, THE PROVIDED OPEN SPACE AREA MAY BE BELOW THE REQUIRED 30% SO LONG AS A POOL AMENITY IS PROVIDED IN THE DEVELOPMENT. REFER TO THE PRELIMINARY DRAWINGS FOR CONFIRMATION OF INCLUSION OF POOL AMENITY.

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CONCEPTUAL
LANDSCAPE PLAN



EXPIRATION DATE: 06-31-22

LS.001
1 of 6

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EXHIBIT

HOMES @ SUSAN'S RANCH

LOWER BUCKEYE ROAD & MILLER ROAD
BUCKEYE, ARIZONA

OWNER / DEVELOPER
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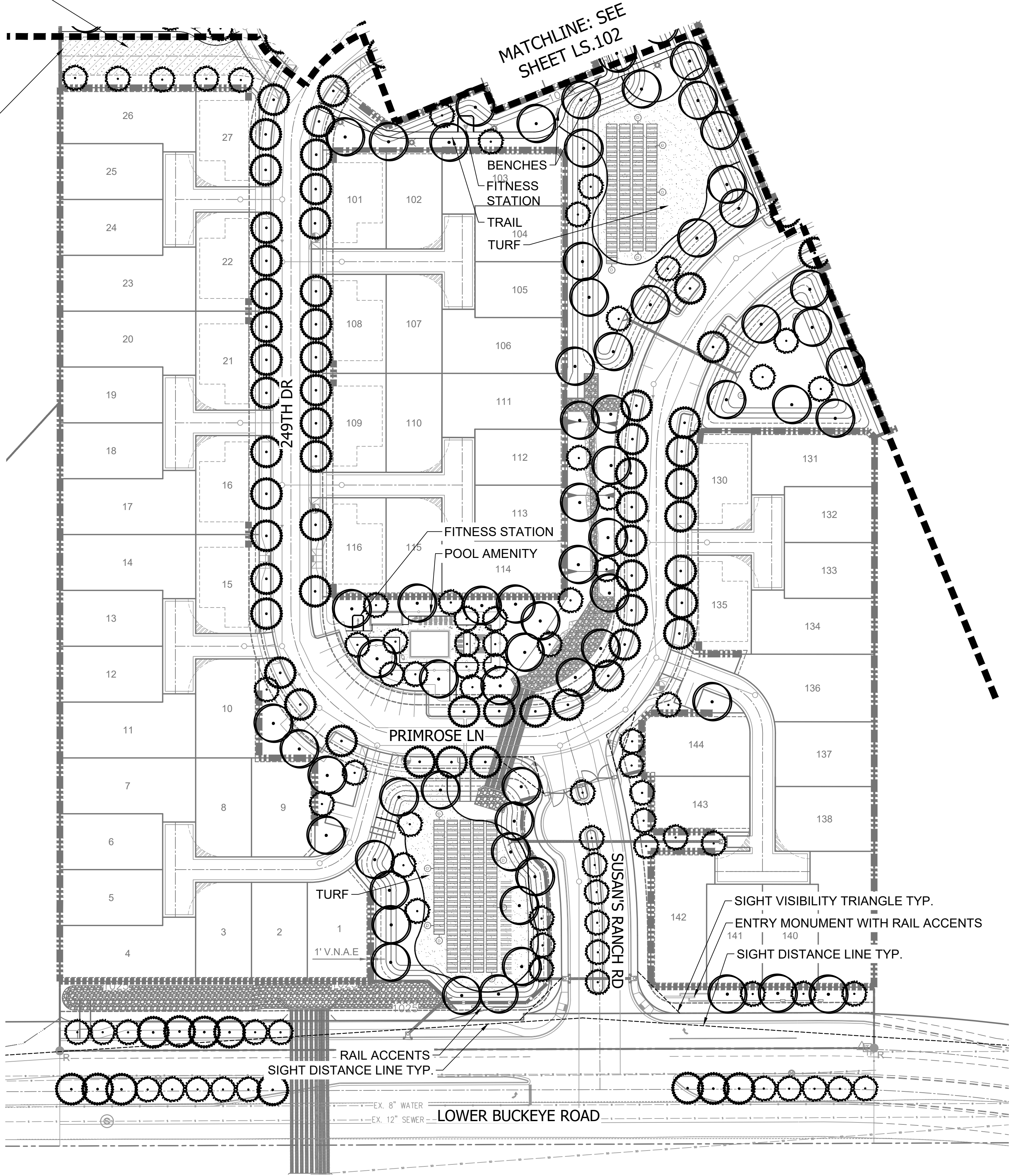
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CONCEPT PLANT SCHEDULE

- OPEN SPACE TREES**
DESIRED QUALITIES: SHADE CANOPY, FOLIAGE COLOR, LOW MAINTENANCE, DROUGHT AND COLD HARDY.
ACACIA FARNESIANA / SWEET ACACIA
ACACIA SALICINA / WILLOW ACACIA
CHILOPSIS LINEARIS 'BUBBA' / BUBBA DESERT WILLOW
PARKINSONIA FLORIDA / BLUE PALO VERDE
PROSOPIS GLANDULOSA 'MAVERICK' TM / HONEY MESQUITE
QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
- ACCENT TREES**
DESIRED QUALITIES: FOCAL FEATURE, CLEAN, AND CLEAR FORM.
CAESALPINIA CACALACO 'SMOOTHIE' TM / SMOOTHIE THORNLESS CASCALOTE
CHILOPSIS LINEARIS 'BUBBA' / BUBBA DESERT WILLOW
VITEX AGNUS-CASTUS / CHASTE TREE
- STREET TREES**
ACACIA ANEURA / MULGA
PISTACIA CHINENSIS / CHINESE PISTACHE
QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
ULMUS PARVIFOLIA / LACEBARK ELM
- ACCENT**
AGAVE AMERICANA / CENTURY PLANT
DASYLIRION WHEELERI / GREY DESERT SPOON
HESPERALOE PARVIFLORA / RED YUCCA
OPUNTIA SANTA-RITA / SANTA RITA PRICKLYPEAR
- GROUND COVER**
ACACIA REDOLENS 'DESERT CARPET' TM / DESERT CARPET BANK CATCLAW
LANTANA X 'NEW GOLD' / NEW GOLD LANTANA
VERBENA RIGIDA / SANDPAPER VERBENA
- LARGE**
ASCLEPIAS SUBULATA / RUSH MILKWEED
CAESALPINIA PULCHERRIMA / RED BIRD OF PARADISE
DODONAEA VISCOSA 'PURPUREA' / PURPLE LEAFED HOPSEED BUSH
ENCELIA FARINOSA / BRITTLE BUSH
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM / GREEN CLOUD TEXAS RANGER
LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM / RIO BRAVO LANGMAN'S SAGE
NERIUM OLEANDER 'PETITE PINK' / PETITE PINK OLEANDER
SENNA PHYLLODINEA / SENNA
- SMALL SHRUB**
CALLIANDRA X 'SIERRA STARR' TM / SIERRA STARR FAIRY DUSTER
EREMOPHILA MACULATA 'VALENTINE' / VALENTINE SPOTTED EMU BUSH
MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM / REGAL MIST DEER GRASS
ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY
SPHAERALCEA AMBIGUA / DESERT GLOBEMALLOW

OWNER HEREBY GRANTS TO THE CITY OF BUCKEYE, AN ARIZONA MUNICIPAL CORPORATION, AND ITS SUCCESSORS AND ASSIGNS, A PUBLIC RECREATION PATH AND/OR TRAIL EASEMENT FOR PEDESTRIAN, BICYCLING AND OTHER NON-MOTORIZED FORMS OF ACCESS OVER AND ACROSS OWNER'S PROPERTY, INCLUDING THE RIGHT OF INGRESS AND EGRESS ALONG AND ACROSS THE EASEMENT PREMISES, AS SHOWN ON THIS PLAT. MAINTENANCE AND PUBLIC SAFETY VEHICLES BY EITHER THE PROPERTY OWNER, HOA, OR CITY MAY USE THE PATH TO PERFORM ROUTINE MAINTENANCE OR FOR PUBLIC SAFETY. MAINTENANCE OF THE PATH AND/OR TRAIL AND ASSOCIATED AMENITIES SUCH AS LIGHTING, LANDSCAPING, AND SITE FURNITURE WITHIN THE EASEMENT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, A NON-PROFIT ASSOCIATION OF HOMEOWNERS WITHIN SUSAN'S RANCH UPON FORMATION OF SUCH ASSOCIATION OR PROPERTY OWNER.

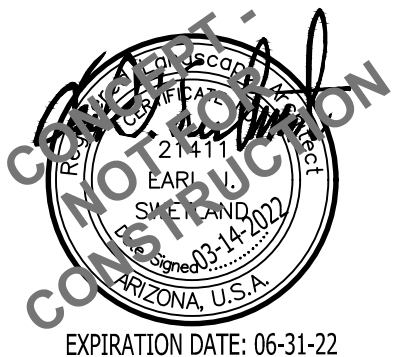
EMERGENCY ACCESS ROAD WITH FIRE CRASH GATE. ACCESS ROAD TO BE COMPACTED STABILIZED DECOMPOSED GRANITE



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CONCEPTUAL PLANTING PLAN



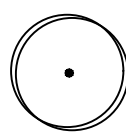
EXPIRATION DATE: 06-31-22

LS.101
2 of 6

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EXHIBIT

CONCEPT PLANT SCHEDULE



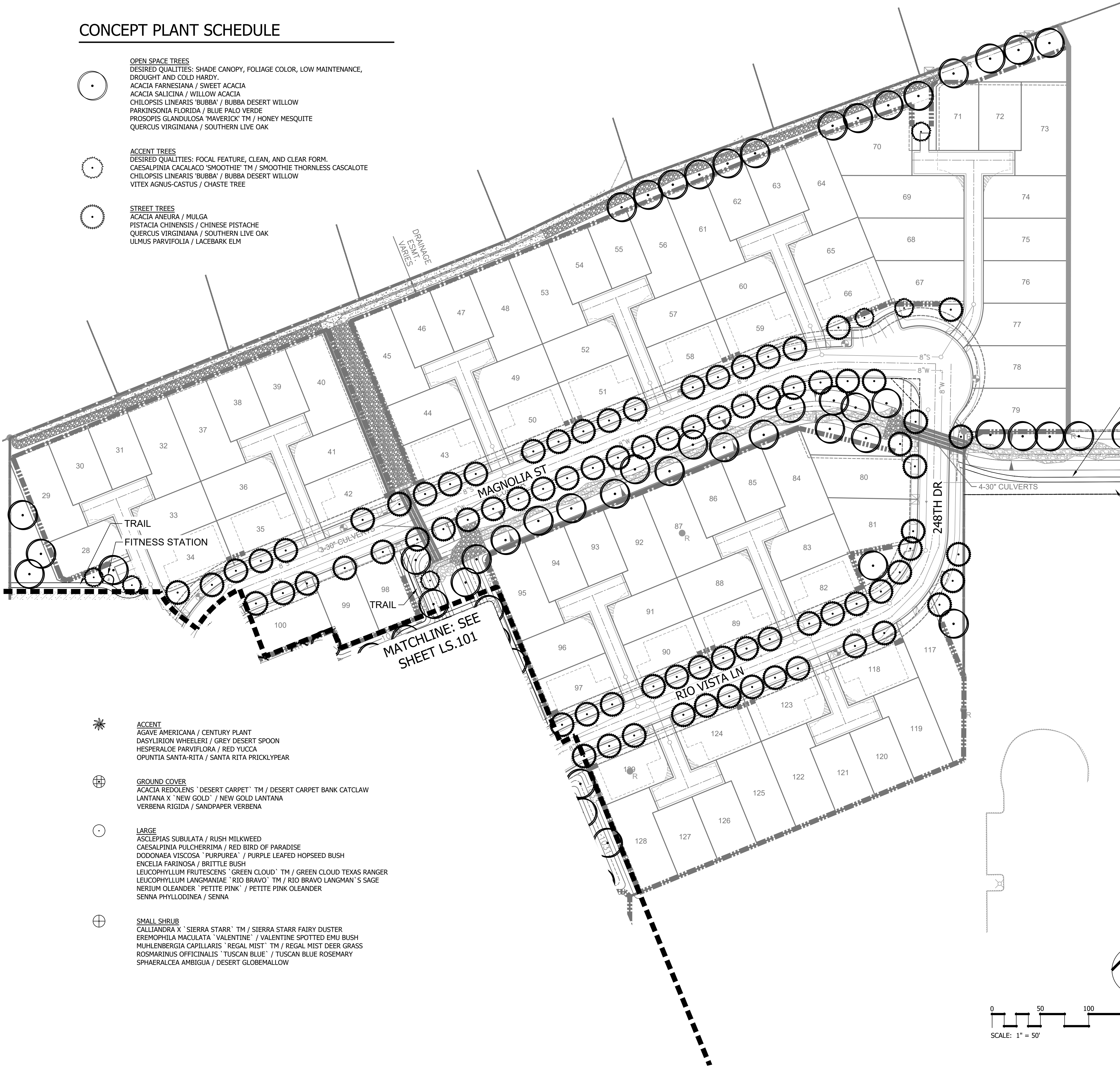
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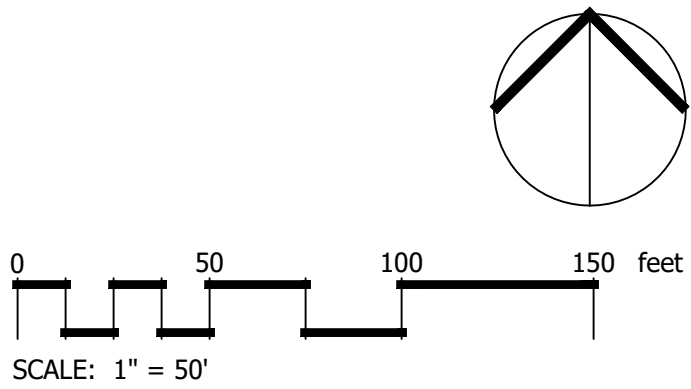
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SUITE B100A
SCOTTSDALE, AZ 85251
CONTACT: TANNER LUSTER
PHONE: 602-363-9170
EMAIL:
TANNER@DELOSCOMMUNITIES.COM

CVL DESIGN TEAM
4550 N 12TH STREET
PHOENIX, AZ 85014
PHONE: 602.285.4786
CONTACT: EARL SWETLAND
EMAIL: ESWETLAND@CVLCI.COM

IMPROVEMENTS WITHIN EASEMENT SHALL INCLUDE SHRUB,
ACCENT, AND GROUND COVER PLANTING WITH DECORATIVE
LANDSCAPE ROCK TOP DRESSING. DUE TO UTILITY EASEMENT
CONFLICTS, TREES WILL BE EXCLUDED FROM WATER AREA.
IMPROVEMENTS ALONG ACCESS EASEMENT TO BE PREPARED AS A
SEPARATE SET OF CONSTRUCTION DOCUMENTS AT SUBMITTAL OF
IMPROVEMENT PLANS

OWNER HEREBY GRANTS TO THE CITY OF BUCKEYE, AN
ARIZONA MUNICIPAL CORPORATION, AND ITS SUCCESSORS
AND ASSIGNS, A PUBLIC RECREATION PATH AND/OR TRAIL
EASEMENT FOR PEDESTRIAN, BICYCLING AND OTHER
NON-MOTORIZED FORMS OF ACCESS OVER AND ACROSS
OWNER'S PROPERTY, INCLUDING THE RIGHT OF INGRESS
AND EGRESS ALONG AND ACROSS THE EASEMENT
PREMISES, AS SHOWN ON THIS PLAT. MAINTENANCE AND
PUBLIC SAFETY VEHICLES BY EITHER THE PROPERTY
OWNER, HOA, OR CITY MAY USE THE PATH TO PERFORM
ROUTINE MAINTENANCE OR FOR PUBLIC SAFETY.
MAINTENANCE OF THE PATH AND/OR TRAIL AND ASSOCIATED
AMENITIES SUCH AS LIGHTING, LANDSCAPING, AND SITE
FURNITURE WITHIN THE EASEMENT SHALL BE THE
RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, A
NON-PROFIT ASSOCIATION OF HOMEOWNERS WITHIN
SUSAN'S RANCH UPON FORMATION OF SUCH ASSOCIATION
OR PROPERTY OWNER.



4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928 . www.cvcli.com
Civil Engineering . Water Systems . Wastewater Treatment . Land Planning . Energy . Land Survey . Landscape Architecture . Construction Management

CONCEPTUAL
PLANTING PLAN



EXPIRATION DATE: 06-31-22

LS.102
3 of 6

N:\01\0344702\CADD\Preliminary\LS.PRE.LSCAPE.dwg

EXHIBIT

HOMES @ SUSAN'S RANCH

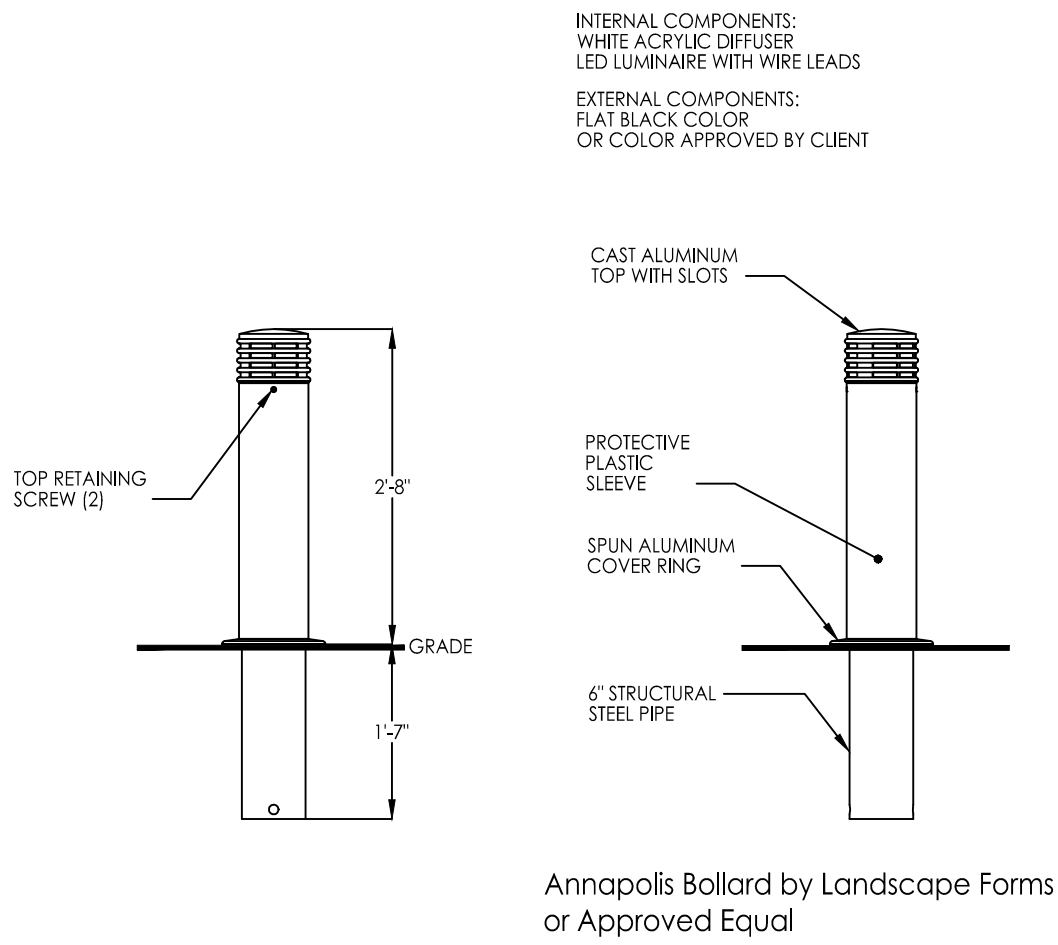
LOWER BUCKEYE ROAD & MILLER ROAD
BUCKEYE, ARIZONA

OWNER / DEVELOPER
DELOS COMMUNITIES
7014 EAST CAMELBACK RD
SUITE B100A
SCOTTSDALE, AZ 85251
CONTACT: TANNER LUSTER
PHONE: 602-363-9170
EMAIL:
TANNER@DELOSCOMMUNITIES.COM

CVL DESIGN TEAM
4550 N 12TH STREET
PHOENIX, AZ 85014
PHONE: 602.285.4786
CONTACT: EARL SWETLAND
EMAIL: ESWETLAND@CVLCI.COM

WALL SCHEDULE

- EXISTING WALL
- PARTIAL VIEW FENCE (4' VIEW ON 2' SOLID)
- THEME WALL - PRIMARY
- THEME WALL - SECONDARY
- FULL VIEW FENCE
- RAIL FENCE
- POOL FENCE
- BOLLARD



1 TYPICAL BOLLARD DETAIL

1" = 20'

P-RE-HOM-02



CELEBRATING 60 YEARS

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CONCEPTUAL WALL AND LIGHTING PLAN



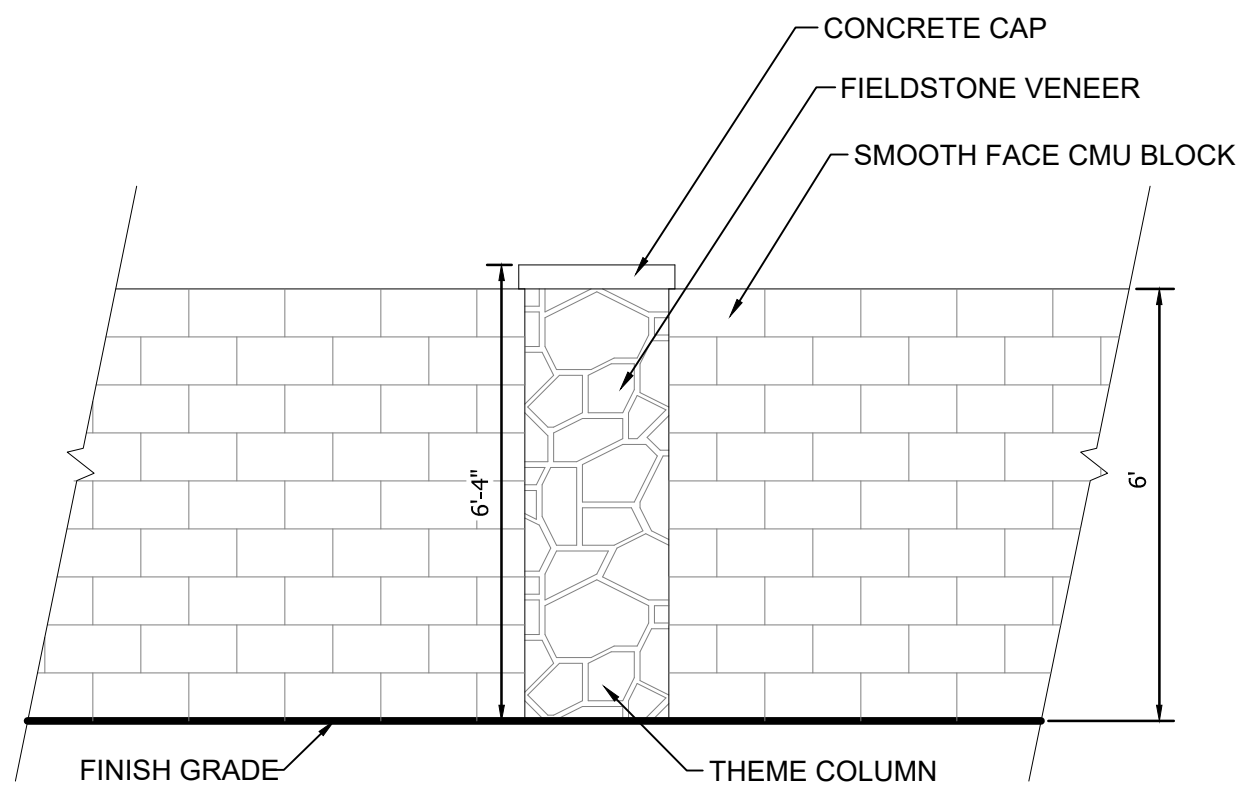
EXPIRATION DATE: 06-31-22

LS.103
4 of 6

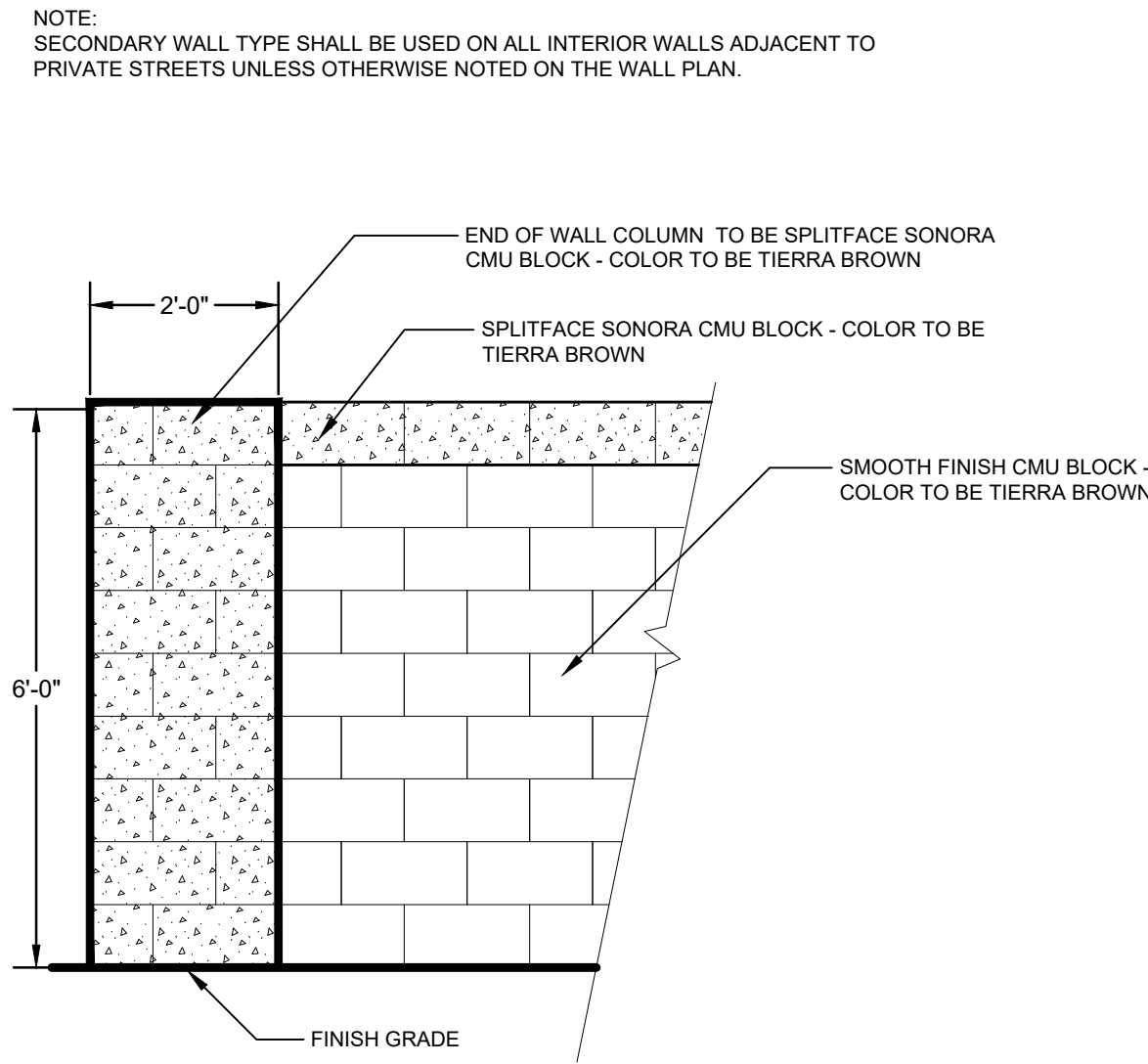
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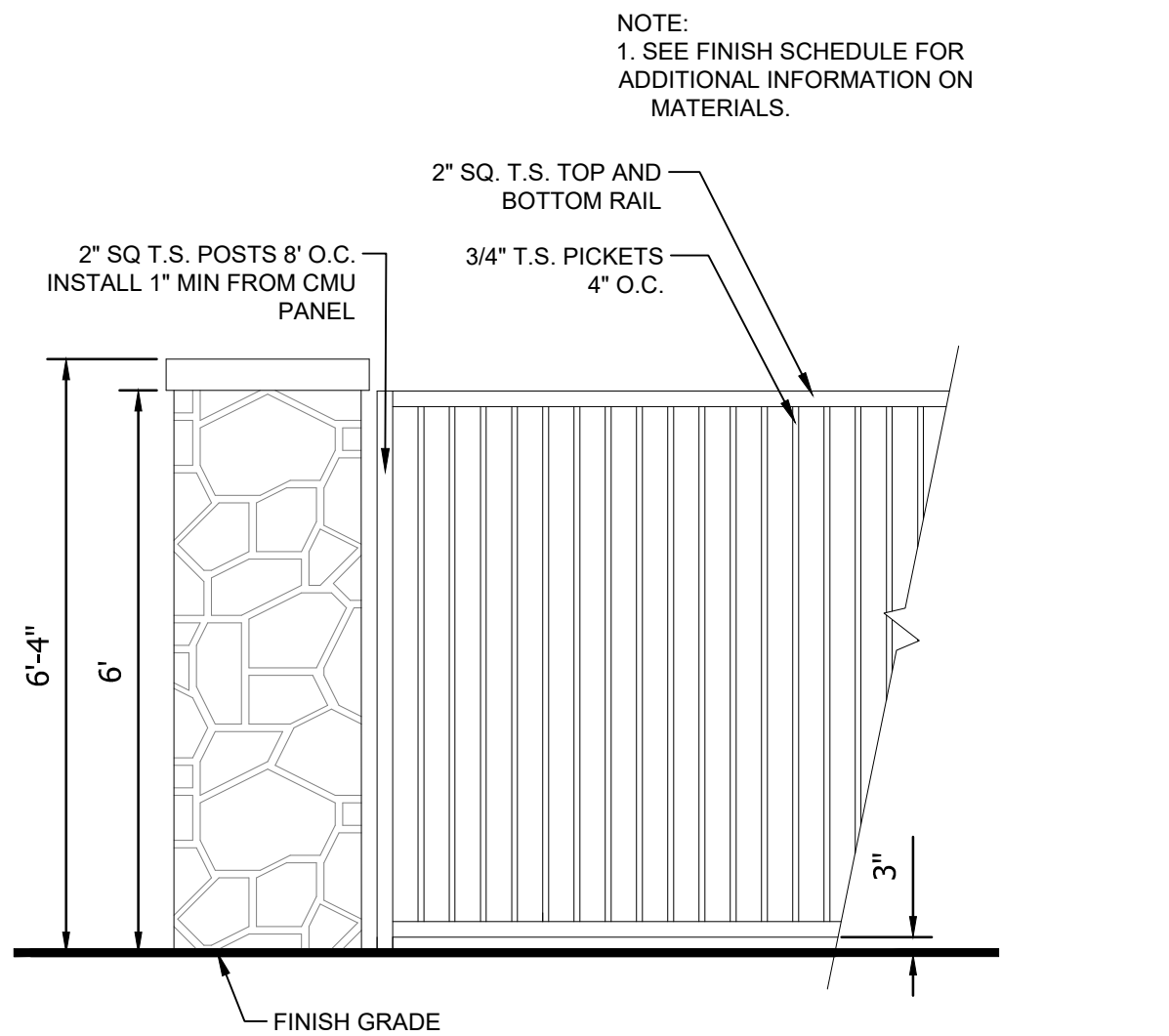
0 80 160 240 feet
SCALE: 1" = 80'



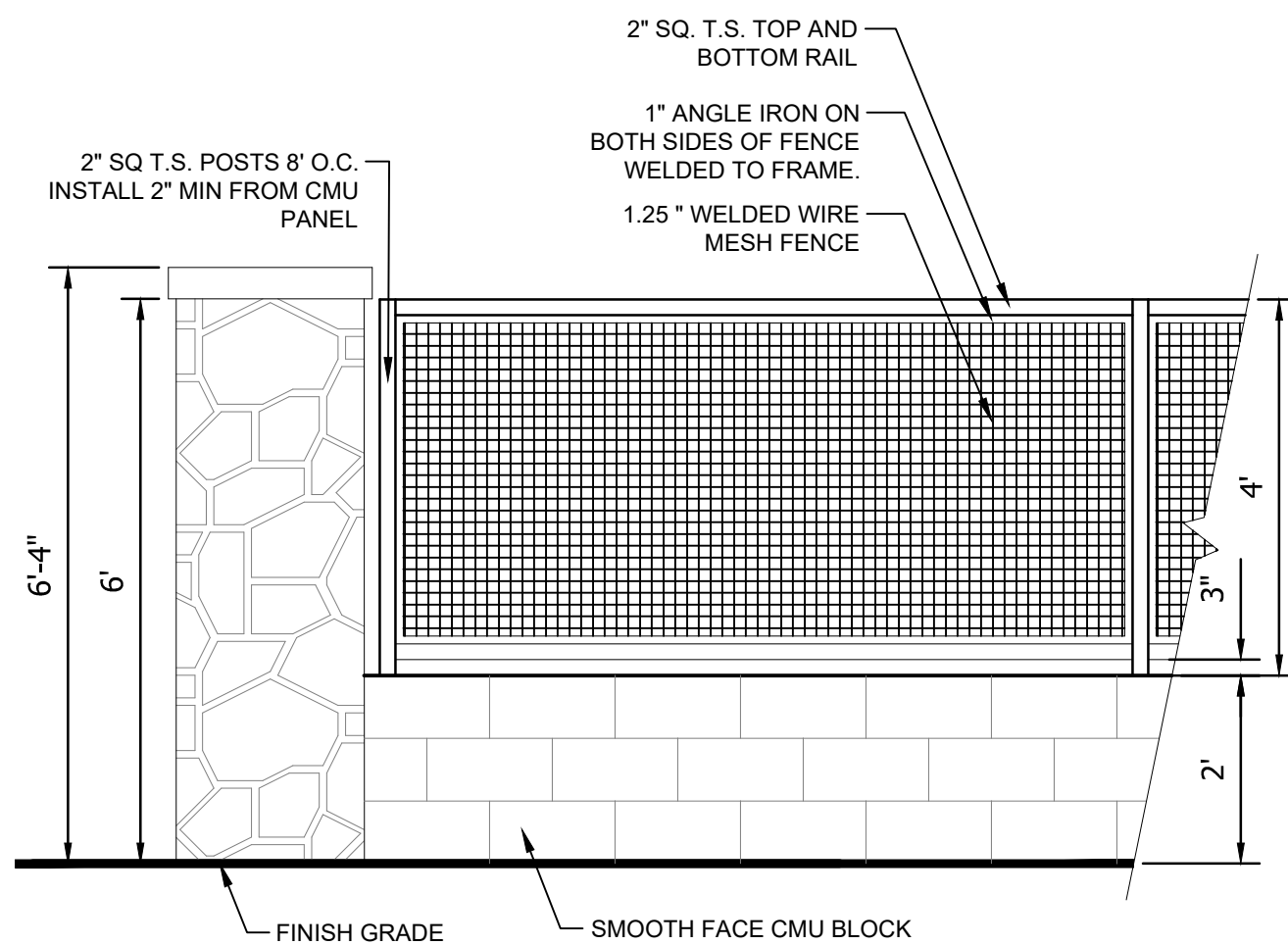
1 THEME WALL TYPE 1
3/8" = 1'-0" P-RE-HOM-71



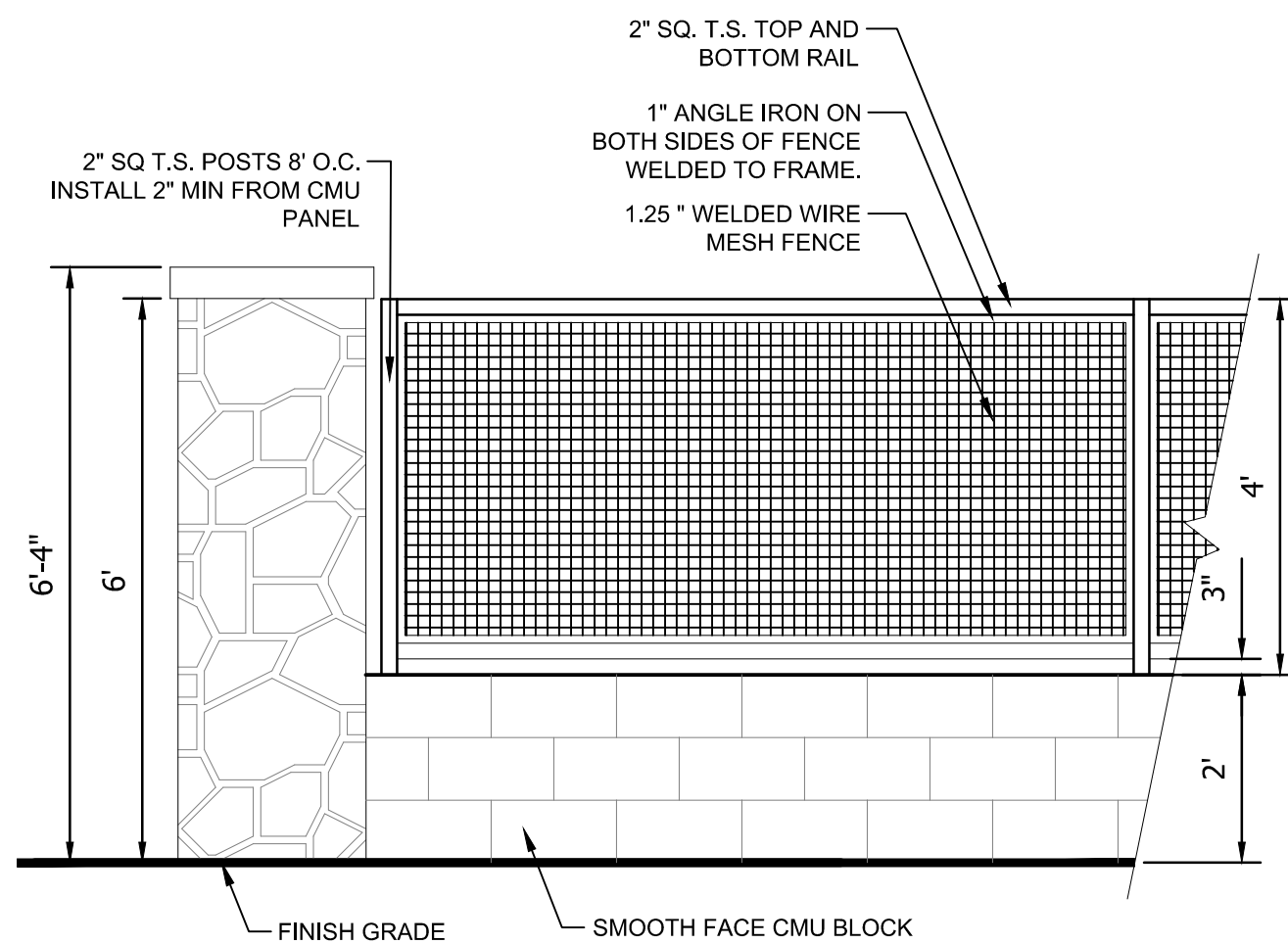
2 6' SECONDARY WALL
1/2" = 1'-0" P-RE-HOM-01



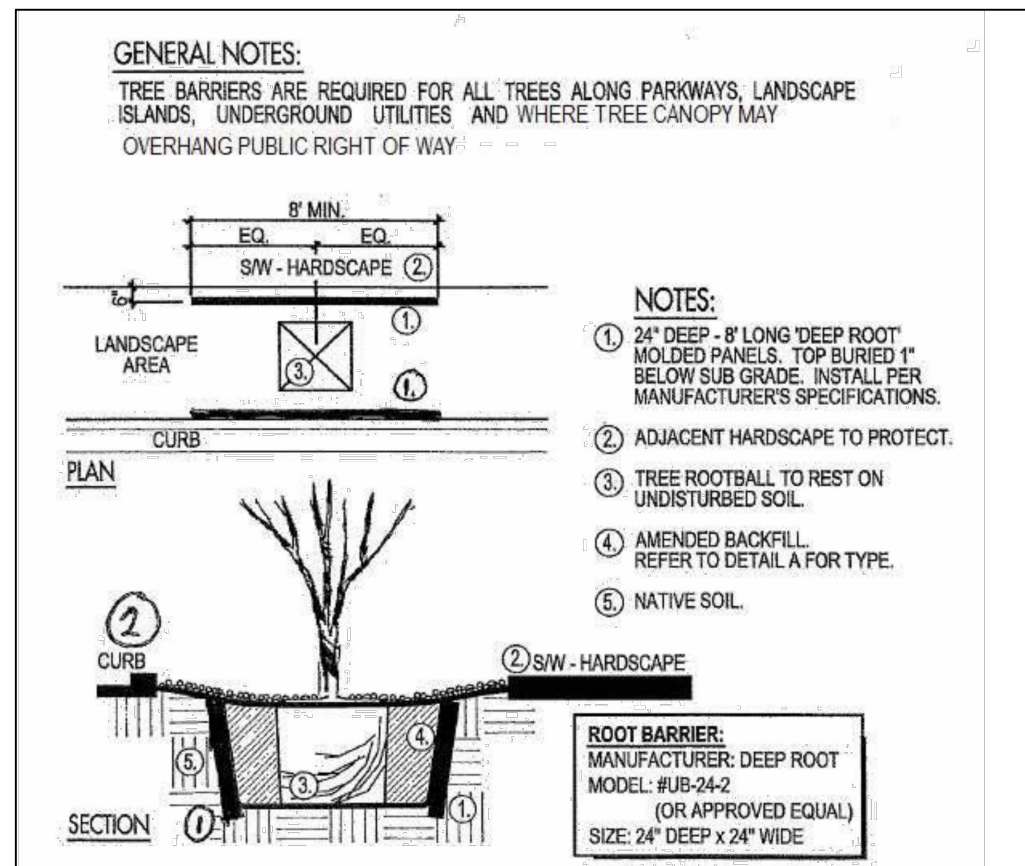
3 6'-0" VIEW FENCE
1/2" = 1'-0" P-RE-HOM-70



4 4' VIEW/ 2' BLOCK VIEW FENCE
1/2" = 1'-0" P-RE-HOM-74



5 4' VIEW/ 2' BLOCK VIEW FENCE
1/2" = 1'-0" P-RE-HOM-74



6 ROOT BARRIER
1" = 1'-0"

HOMES @ SUSAN'S RANCH

LOWER BUCKEYE ROAD & MILLER ROAD
BUCKEYE, ARIZONA

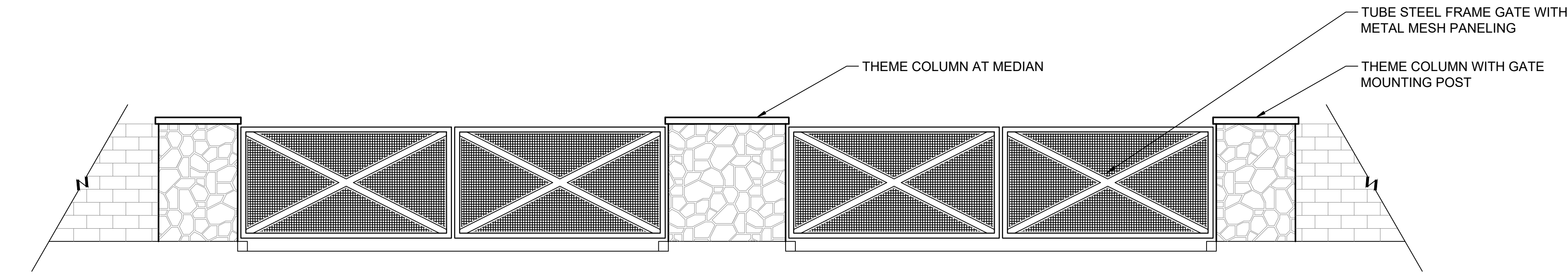
OWNER / DEVELOPER
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1 VEHICULAR ENTRY GATES

1/4" = 1'-0"

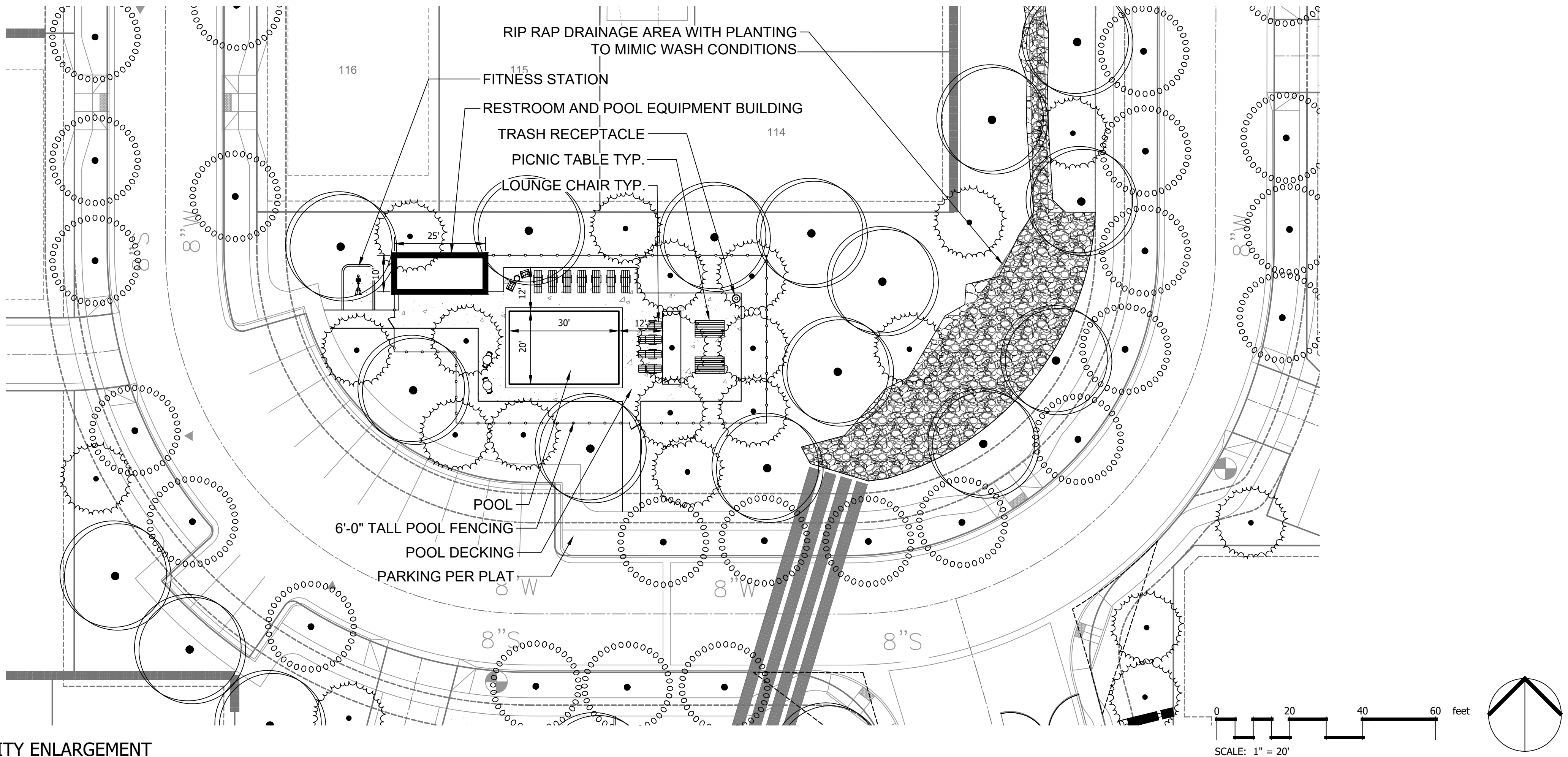
P-RE-HOM-06



2 AMENITY ENLARGEMENT

1" = 20'-0"

SCALE: 1" = 20'



3 FITNESS STATION - HAND CYCLER

1/2" = 1'-0"

P-RE-HOM-75



FITNESS STATION - HealthBeat® Hand Cycler
• MANUFACTURER: LANDSCAPE
STRUCTURES/EXERPLAY
• DESIGN: 4242
• COLORS: PALETTE CF
• CONTACT: JUSTIN GALLION - EXERPLAY
JUSTIN@EXERPLAY.COM

4 FITNESS STATION - PULL UP / DIP

1/2" = 1'-0"

P-RE-HOM-76



FITNESS STATION - HealthBeat® Pull-Up/Dip
• MANUFACTURER: LANDSCAPE
STRUCTURES/EXERPLAY
• DESIGN: 4243
• COLORS: PALETTE CF
• CONTACT: JUSTIN GALLION - EXERPLAY
JUSTIN@EXERPLAY.COM

5 FITNESS STATION - SQUAT PRESS

1/2" = 1'-0"

P-RE-HOM-77



FITNESS STATION - HealthBeat® Squat Press
• MANUFACTURER: LANDSCAPE
STRUCTURES/EXERPLAY
• DESIGN: 2273
• COLORS: PALETTE CF
• CONTACT: JUSTIN GALLION - EXERPLAY
JUSTIN@EXERPLAY.COM



CELEBRATING 60 YEARS
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CONCEPTUAL DETAILS



EXPIRATION DATE: 06-31-22

LS.202
6 of 6

N:\01\0344702\CADD\Preliminary\LS.PRE.LSCAPE.dwg

EXHIBIT

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 05/10/22	AGENDA ITEM: 3.E. Arroyo Verde Preliminary Plat - PLZS-21-00141
DATE PREPARED: 05/04/22	DISTRICT NO.: District 6, Clay Goodman, PhD
STAFF LIAISON: Bart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623) 349-6207	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Public Meeting / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members)
 Arroyo Verde Preliminary Plat - PLZS-21-00141
 Staff recommends that the Planning and Zoning Commission move to approve, with conditions, a 400 single-family residential subdivision.

RELEVANT GOALS:

GOAL 3: A Well-Planned Urban Community

ADDITIONAL RELEVANT GOALS:

GOAL 4: Adequate, Well-Maintained and Well-Planned Public Infrastructure

SUMMARY

PROJECT DESCRIPTION:

The subject request is for Preliminary Plat approval for the project known as Arroyo Verde, located on the southeast corner of Thomas and Tuthill Roads, one half (1/2) mile west of Jackrabbit Trail and Thomas Road. The project consists of 400 single-family homes, with a centralized amenity space and 31.53 percent (31.68 acres) open space. The project is proposed to be constructed in a single phase.

BENEFITS:

The proposed Preliminary Plat will provide additional housing stock for the City of Buckeye.

FUTURE ACTION:

The applicant will have to apply for Final Plats within two (2) years of approval unless seeking a one-time 12 month extension 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.

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

ATTACHMENTS:

[SR - PLZS-21-00141 - Arroyo Verde PP - Staff Report - PZ 051022.pdf](#)

[Exhibit A - PLZS-21-00141 - Arroyo Verde PP - Vicinity - PZ 051022.pdf](#)

[Exhibit B - PLZS-21-00141 - Arroyo Verde PP - Preliminary Plat - PZ 051022.pdf](#)

[Exhibit C - PLZS-21-00141 - Arroyo Verde PP - Landscape - PZ 051022.pdf](#)



PRELIMINARY PLAT

Report to the Planning and Zoning Commission

CASE NUMBER: PLZS-21-00141
TITLE: Arroyo Verde Preliminary Plat
MEETING DATE: May 10, 2022

Applicant: Jeff Giles of Clouse Engineering, Inc.
Owner: AMH Arroyo Verde Development TRS LLC
Request: A Preliminary Plat for 400 lots within the Planned Residential (PR) zoning district.
District: District 6, Clay Goodman, PhD
Location: Generally on the southeast corner of Thomas and Tuthill Roads
Site size: 100.46 acres
Density: 3.98 dwelling units per gross acre
Public input: None received
Recommendation: **Approve** with conditions

PROJECT DESCRIPTION

1. The applicant, Jeff Giles of Clouse Engineering, Inc., is requesting Preliminary Plat approval for the project known as Arroyo Verde, located on the southeast corner of Thomas and Tuthill Roads, one half (1/2) mile west of Jackrabbit Trail and Thomas Road. The project consists of 400 single-family homes, with a centralized amenity space and 31.53 percent (31.68 acres) open space. The project is proposed to be constructed in a single phase.

AREA CONTEXT

2. The subject property is located at the southeast corner of Thomas and Tuthill Roads, as shown in Exhibit A. The property is generally rectangular in shape and almost entirely surrounded by residential uses. Unincorporated Maricopa County borders the southern and eastern edges of the project area, as noted in Table 1 below.

Table 1: Surrounding Conditions

	Land Use	General Plan	Zoning
Subject Property	Vacant	Neighborhood	Planned Residential (PR)
North	Residential Homes	Neighborhood	Planned Residential (PR)
South	Residential Homes	Rural	Unincorporated Maricopa County
East	Residential Homes	Rural	Unincorporated Maricopa County
West	Residential Homes	Master Planned Community	Planned Community (PC)

PUBLIC PARTICIPATION

4. 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, as noted in Table 2 below. To date, no public comments have been received.

Table 2: Public Notice

Notification Element	Date
Notice of Application Mailing to Property Owners within 300 feet	May 2, 2022

BACKGROUND

5. *January 4, 2007:* The subject properties were annexed into the City of Buckeye.
6. *May 6, 2008:* The subject properties were rezoned from Rural Residential (RR) to Planned Residential (PR).
7. *February 11, 2021:* The applicant attended a Discovery Meeting with City staff to discuss the subject Preliminary Plat project.
8. *May 27, 2021:* The applicant attended a Preapplication (PAC) meeting with City staff to discuss the subject Preliminary Plat project.
9. *August 23, 2021:* The applicant submitted a Preliminary Plat for Arroyo Verde to City staff for review.

ANALYSIS

Development Code

10. The site is zoned Planned Residential (PR), as shown in Exhibit B. PR is an obsolete zoning district, which creates the development standards as part of the platting process. The proposed standards are shown in Table 3 below.

Table 3: Development Standards

Lot Type	Front*	Side	Rear
40' to 56' wide by 100' to 110' long	18' (front loaded garage) 15' (side loaded garage) 10' (indoor living area)	5' (each side)	15'

**Setback to the front face of a garage to the nearest sidewalk edge is 20-feet.*

Circulation

11. The proposed subdivision contains two (2) access points; one (1) along Thomas Road along the northern edge of the project, the second is along Encanto Blvd., as shown in Exhibit C. Both locations were carefully sited in order to not conflict with any existing or planned driveways. Roadways adjacent to the development will be improved per Engineering Development Standards to the roadway centerline.

Landscaping and Open Space

12. A centralized HOA maintained landscaped tract is proposed along the central 202nd Avenue alignment as shown in Exhibit D. Several active and passive open space areas are provided throughout contributing to the 31.68 acres (31.53 percent) open space element. Lot placement has been considered to ensure sufficient space is provided for tree planting along the block ends and along the major roadways.

Site Details

13. The central amenity area will include a clubhouse, pool, play structure with shade canopy, ramada large turf area, seating area, and a full basketball court. Other areas of useable open space will include tree shade, turf areas, seating, and trash receptacles. All amenities and trails will be lit.

Infrastructure

14. Water and sewer will be provided by the City of Buckeye and constructed by the Developer to City standards:
- Arroyo Verde will be provided water service via existing water main in Encanto Boulevard and a new water main in Thomas Road to be constructed as a part of the

Arroyo Seco West subdivision. The subdivision will provide a looped 8-inch water main.

- Internal to the site, 8-inch sewer mains will be provided to single-family homes. The onsite sewer mains will discharge to a proposed offsite 10-inch sewer main in Encanto Boulevard to be constructed with this development. The 10-inch sewer main will discharge to an existing sewer manhole located just west of the intersection of Encanto Boulevard and 195th Avenue.

Schools

15. The project is within the Litchfield Elementary School District and the Agua Fria Union High School District. The applicant will work with the school districts to create an adequate school facilities agreement prior to Final Plat.

RECOMMENDATION

16. Staff recommends the Planning and Zoning Commission motion for approval with conditions 'a.' through 'pp.' of PLZS-21-00141 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 with the Preliminary Plat entitled "Preliminary Plat for Arroyo Verde" consisting of four (4) pages, dated April 15, 2022, and stamped received April 19, 2022, except as modified by the following conditions.
 - b. Development of the site shall be in general conformance with the Conceptual Landscape Plan entitled "Arroyo Verde Preliminary Planting Plan" consisting of four (4) pages, dated April 15, 2022, and stamped received April 19, 2022, except as modified by the following conditions.
 - c. Sheet L1 of the Conceptual Landscape Plan will be revised to modify the total open space to 31.68 acres.
 - d. Sheet L1 of the Conceptual Landscape Plan will be revised to include a note that "All landscaping will adhere to Section 5.4 of the Buckeye Development Code.
 - e. Sheet L3 of the Conceptual Landscape Plan will be revised to include all sidewalks as "Street Frontage Circulation Route."

- f. Prior to Final Plat approval, the Property Owner/Developer shall provide a letter from the appropriate school district(s) that certifies the Developer and the school district(s) have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner.
- g. If the property is within the vicinity (one (1) mile) of an existing equestrian facility, agricultural land or farm as established on or prior to the date of this Preliminary Plat approval, notice of the proximity to such uses shall be disclosed on all Final Plats for the development. The language for this notice is available from the Planning Division.
- h. The Preliminary Plat does not depict any phasing. Phasing of final construction plans and plats will be allowed without the need to amend and reapprove the Preliminary Plat as long as the following criteria are met:
 - 1. A minimum of two (2) points of access are provided to any phase. The points of access shall meet the requirements of the fire department.
 - 2. Waterlines are looped with a minimum of two (2) connections to any phase.
 - 3. Temporary upstream and downstream drainage provisions are provided for any phase to the satisfaction of the City Engineer.
 - 4. Each phase includes a reasonable amount of open space and amenities, as determined and approved by the Planning Division.
- i. Preliminary Plat approval is valid for a period of two (2) years. For a Preliminary Plat that identifies phases, the Preliminary Plat shall remain valid for a period not to exceed two (2) years from the date of recording of any Final Plat that conforms to the approved Preliminary Plat. The Development Services Director or Designee may grant a one-time 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.
- j. This subdivision is subject to a Maintenance Improvement District (MID) and in accordance with City of Buckeye Ordinance 42-06. The MID shall be established prior to the recordation of the first Final Plat as determined in the MID guidelines and submitted with the first Final Plat or before. (Only applies to Residential Subdivisions with an HOA)
- k. This subdivision is subject to a Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. The SLID shall be established prior to the recordation of the first Final Plat as determined in the SLID guidelines and submitted with the first Final Plat or before.

- l. The Buckeye Fire Chief and City Engineer shall determine the number, location, and types of all fire hydrants.
- m. Prior to delivery of any combustible materials to the site, the fire protection system shall be completely operational, with proper fire flow, and in accordance with the plans approved by the Buckeye Fire Chief and City Engineer.
- n. All buildings shall be equipped with a fire protection system as required by City of Buckeye Ordinance 20-13.
- o. Where two (2) fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half (1/2) the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.
- p. Residential developments where the number of dwelling units exceeds 10 (ten) shall be provided with two (2) separate and approved fire apparatus access roads.
- q. Engineering stipulations are based upon review of the documents in third Preliminary Plat submittal, stamped "3R RECEIVED April 19 2022."
- r. Phasing of public infrastructure shall be subject to a phasing plan as approved by the Development Services Director and City Engineer.
- s. Prior to Final Plat recordation, final landscaping and irrigation plans, including all lighting improvements, shall be reviewed and approved by the City of Buckeye.
- t. The Property Owner/Developer shall provide for channelization of off-site storm water that will be intercepted by this project in accordance with a Final Drainage Report as approved by the City Engineer, which shall be submitted along with the first submittal of the improvements plans. The drainage report shall address all on-site and off-site drainage requirements and issues. In the case where work related to interception of off-site storm water is required on adjacent parcels of land not controlled by the Property Owner/Developer, the Property Owner/Developer shall first obtain a drainage easement from the adjacent parcel Owners. When required, said easement shall include an acknowledgment by the adjacent parcel Owner(s) that historic drainage discharge points may be altered. Said drainage easements shall be executed and submitted to the City prior to approval of the Grading Plans and shall be recorded prior to approval of the Final Plat for this project.
- u. Finish floors shall be located a minimum of a foot above the emergency outfall elevations of adjacent retention basins.
- v. At the time of improvement plan submittal, the Property Owner/Developer shall provide a comprehensive Final Drainage Report and plan, which addresses all on-site and off-site drainage requirements and issues.

- w. Final grading sections shall account for the LPPUEs. No walls are to be installed in a LPPUE.
- x. All irrigation ditches to remain on-site shall be installed underground. Irrigation pipe crossings of the streets shall be constructed to the City's standards.
- y. All streets (local, collector, and arterial), sidewalks, parks, and other common areas, as determined by the City Engineer, shall be sufficiently illuminated to ensure the safety and security of persons and property.
- z. Prior to the issuance of a Building Permit, the Property Owner/Developer shall pay a pro rata share, based on acreage, of the cost of up to nine (9) future traffic signals to be installed within this section of land. The sectional contribution is to be based on the following allocation of costs: (i) 25 percent share of four (4) possible signals at arterial street intersections; (ii) 50 percent share of four (4) possible signals at half-mile collector street intersections or project entries; and (iii) 100 percent share of one (1) possible signal internal to this project. The cost shall be based on an anticipated signal cost as determined by the City Engineer.
- aa. Any traffic signals that are required due to traffic generated by this project shall be installed by the Property Owner/Developer when warranted.
- bb. Prior to Final Plat approval, the Development Services Director shall require the Property Owner/Developer to 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.
- cc. Prior to Final Plat approval, the Property Owner/Developer shall obtain approval from the applicable utility interests for easement location and width as required for utility purposes.
- dd. The Property Owner/Developer is responsible for providing, at their sole cost and expense, all public infrastructure necessary to serve the project.
- ee. The Property Owner/Developer shall submit to the City, with the first submittal of the improvements plans, Water and Wastewater Reports and plans for review and approval.
- ff. The applicant shall coordinate with Arizona Water Company regarding applicable Arizona Water criteria for the Final Water Report. City of Buckeye Fire criteria shall govern though if more restrictive.
- gg. The final utility plans shall accurately reflect the existing offsite utility infrastructure.
- hh. The Buckeye Fire Chief and City Engineer shall determine the number, location, and types of all fire hydrants.

- ii. The Property Owner/Developer is responsible for providing water at the project for construction purposes including obtaining the necessary water rights for the water supply to be used for construction purposes.
- jj. The Property Owner/Developer shall be responsible for the dedication of half-street right-of-way, at no cost to the City, for Thomas Road and Encanto Blvd based on City of Buckeye standards. In addition, the Property Owner/Developer is responsible for the construction of all half-street improvements, unless otherwise approved by the Development Services Director and the City Engineer.
- kk. Pavement sections for all streets shall be determined in accordance with a City Engineer-approved geotechnical analysis, but shall not be less than the City's minimum requirements.
- ll. Due to PM-10 attainment status paved access will be required along Encanto Blvd from this development down to Jackrabbit Trail/195th Ave.
- mm. Street signs shall be placed at all street intersections, with stop signs where applicable, by the Property Owner/Developer and shall be in place when street paving is completed. Specification for design, construction, location, and installation shall be in accordance with City roadway standards and shall be approved by the City Engineer.
- nn. All street names shall be subject to final approval by the City of Buckeye and shall conform to the City of Phoenix grid alignment.
- oo. Final street names for the final improvement plans, final address map, and Final Plat shall incorporate comments as redlined upon the Street Name Exhibit.
- pp. The Applicant will submit an electronic CAD and GIS file with full construction documents of the development to the City Engineer, Public Works Department, and GIS Administrator upon Final Plat approval in order to maintain current street records and assist in emergency dispatch and response.

EXHIBITS

Exhibit A - Vicinity Map

Exhibit B - Preliminary Plat

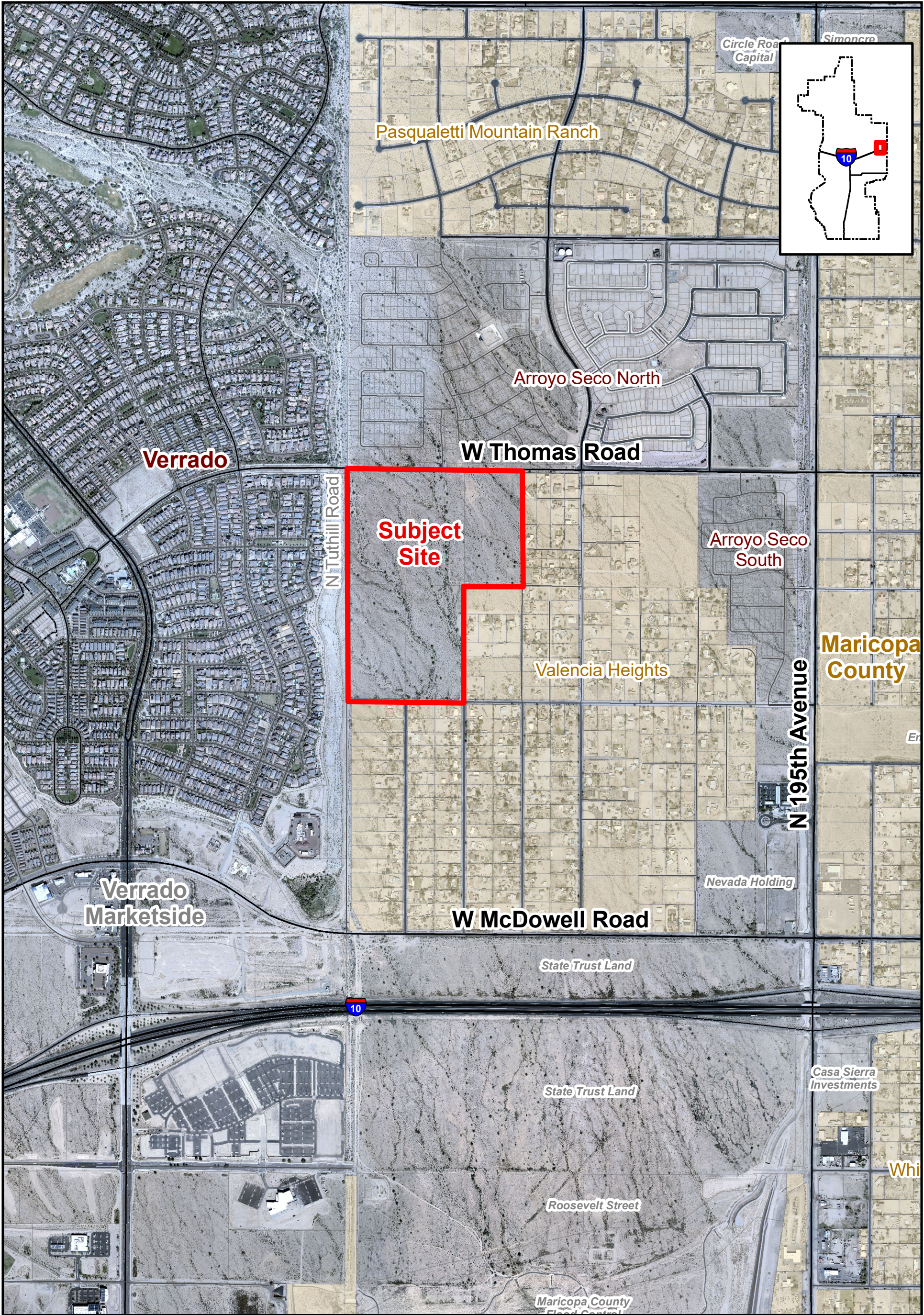
Exhibit C - Conceptual Landscape Plan

Prepared by:

Bart Wingard, Principal Planner

Reviewed by:

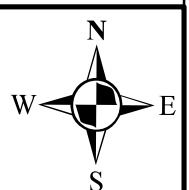
Adam Copeland, Deputy Director, Development Services, Planning



VICINITY MAP



PLZS-21-00141
Arroyo Verde
City Council District #6

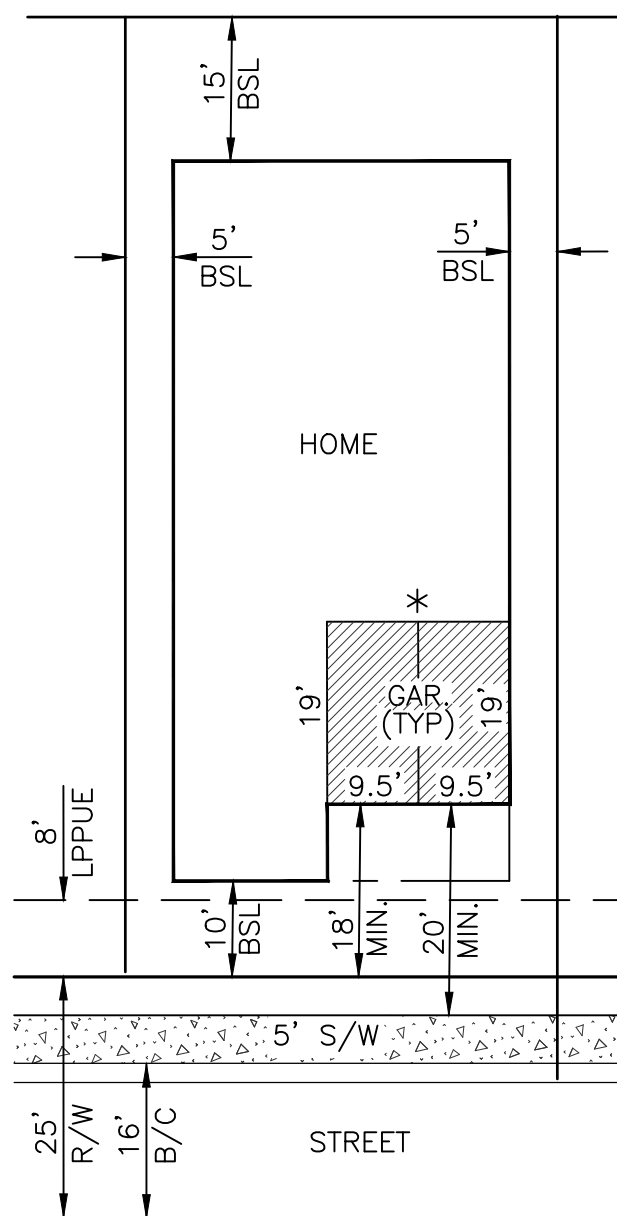


SETBACKS

FRONT: 18' FRONT LOADED GARAGE
15' SIDE LOADED GARAGE
10' LIVING AREA
20' FROM FRONT LOADED GARAGE
TO BACK OF SIDEWALK

SIDES: 5'
REAR: 15'
HEIGHT: 30'
LOT COVERAGE: 65%

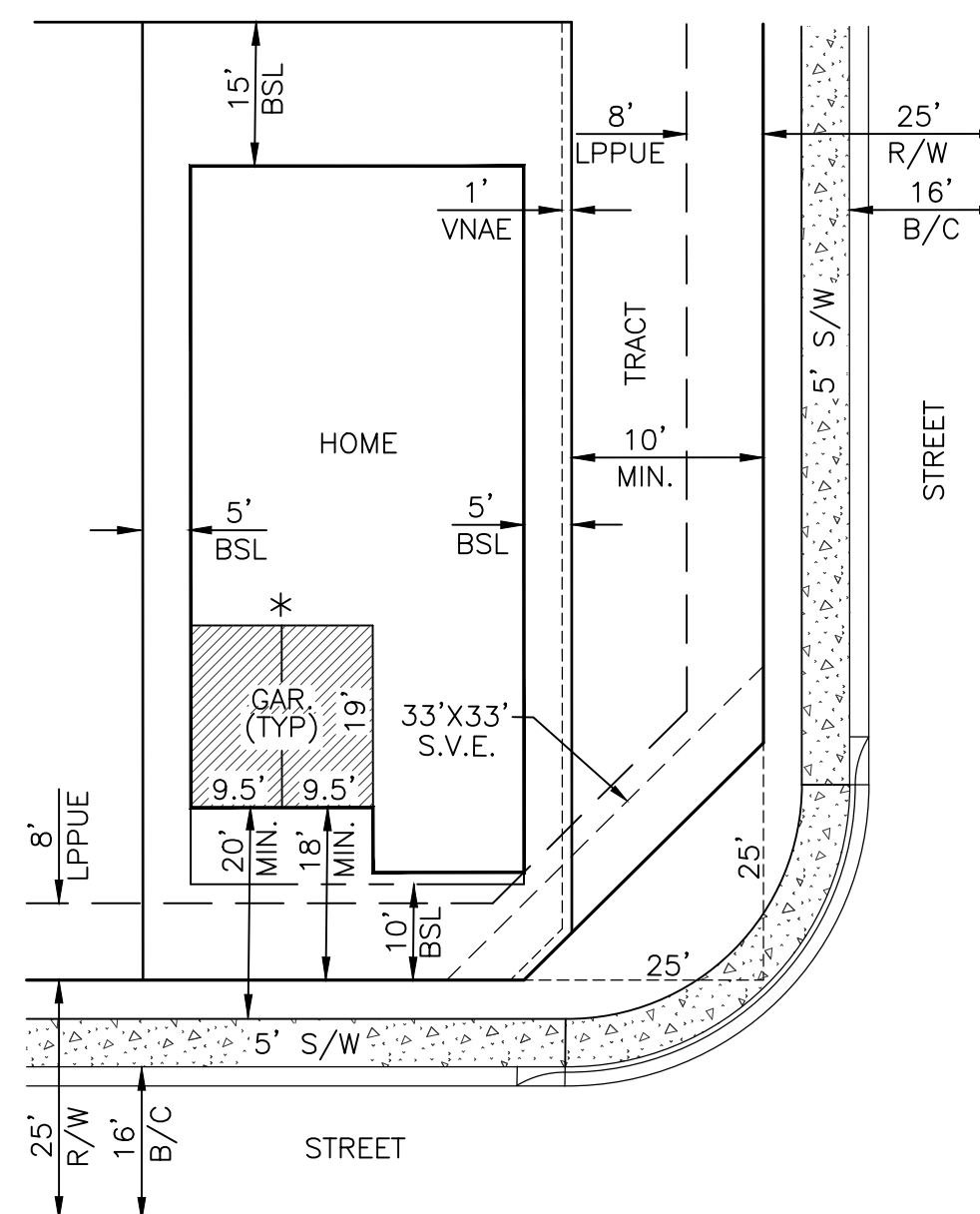
NOTES:
1. LOT WIDTH MEASURED AT FRONT BUILDING LINE
2. ACCESSORY STRUCTURES WILL HAVE A 5' SETBACK



TYPICAL INTERIOR LOT

LOCAL STREET

* MINIMUM 2 SPACES AT 9.5'x20' OUTSIDE



TYPICAL STREET-SIDE LOT

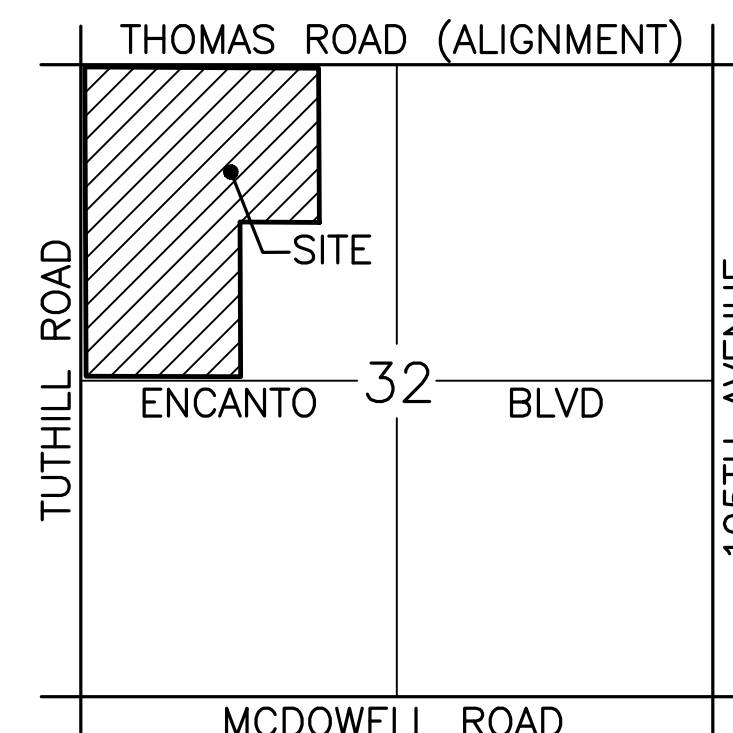
LOCAL STREET

* MINIMUM 2 SPACES AT 9.5'x20' OUTSIDE

PRELIMINARY PLAT FOR ARROYO VERDE

SOUTHEAST CORNER OF TUTHILL ROAD & THOMAS ROAD

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH,
RANGE 2 WEST, OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

NW 1/4 SECTION 32, T2N., R.2W.

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	LOT & TRACT TABLES
SHEET 3-4	PRELIMINARY PLAT

SITE DATA

GROSS ACRES: 100.4627 ACRES OR 4,376,153 S.F.
NET ACRES: 96.6313 ACRES OR 4,209,258 S.F.
TOTAL NUMBER OF UNITS: 400
TOTAL NUMBER OF TRACTS: 36
PROPOSED DENSITY: 3.98 D.U. PER ACRE
EXISTING ZONING: PR
APN: 502-34-006, 502-34-007, 502-34-008,
502-34-009, 502-34-010

PROJECTED POPULATION: 1,106
NUMBER OF FAMILIES: 400
OPEN SPACE: 31.68 ACRES OR 1,380,047 S.F. (31.53%)

LEGAL DESCRIPTION

LOTS 6, 7, 8, 9 AND 10 OF VALENCIA HEIGHTS, ACCORDING
TO THE PLAT RECORDED IN BOOK 21 OF MAPS, PAGE 31,
RECORDS OF MARICOPA COUNTY, ARIZONA

PROJECT DESCRIPTION

A NEW 400 UNIT SUBDIVISION

SCHOOL DISTRICT

LITCHFIELD ELEMENTARY SCHOOL DISTRICT
AGUA FRIA UNION HIGH SCHOOL DISTRICT

UTILITIES

WATER SERVICE BY ARIZONA WATER COMPANY
SEWER AND SANITATION SERVICES BY CITY OF BUCKEYE
ELECTRIC SERVICE BY ARIZONA PUBLIC SERVICE
TELEPHONE SERVICE BY CENTURYLINK

STREETLIGHT IMPROVEMENT DISTRICT AND MAINTENANCE IMPROVEMENT DISTRICT

THIS SUBDIVISION SHALL EXPAND THE STREETLIGHT IMPROVEMENT
FORMED BY THE ARROYO SECO SUBDIVISION ON THE NORTH SIDE
OF THOMAS ROAD. ADDITIONALLY, ARROYO VERDE WILL FORM A
MAINTENANCE IMPROVEMENT DISTRICT TO COVER ITS SUBDIVISION

ENGINEER

CLOUSE ENGINEERING INC.
5010 E. SHEA BLVD SUITE 110
SCOTTSDALE, ARIZONA 85254
PHONE: (602) 395-9300
CONTACT: JEFF GILES
E-MAIL: jgiles@clouseaz.com

DEVELOPER

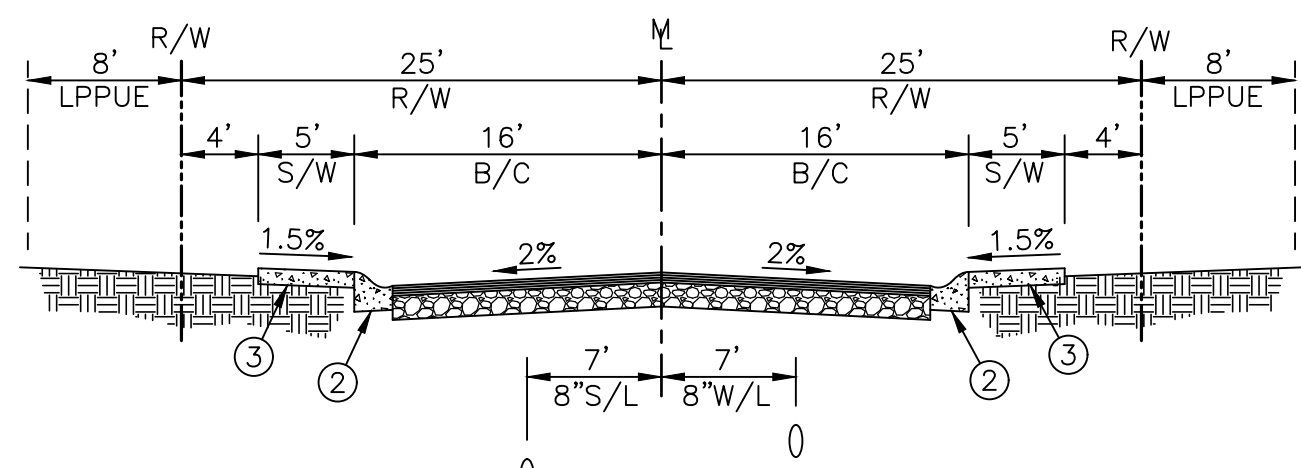
AMH ARROYO VERDE DEVELOPMENT
TRS LLC
5555 E. VAN BUREN AVENUE SUITE 240
PHOENIX, AZ. 85008
PHONE: (702) 544-2560
CONTACT: ROBERT FLAXA
E-MAIL: rflaxa@ah4r.com

LEGEND

INDICATES SUBDIVISION CORNER
INDICATES FIRE HYDRANT
V.N.A.E. INDICATES VEHICULAR NON-ACCESS EASEMENT
B.S.L. INDICATES BUILDING SETBACK LINES
INDICATES PUBLIC UTILITY EASEMENT AT ALL LOT FRONTAGE UNLESS NOTED OTHERWISE.
8' P.U.E.
10' P.U.E./P.A.E.
INDICATES PUBLIC UTILITY EASEMENT AND PEDESTRIAN ACCESS EASEMENT AT ALL LOT FRONTAGE UNLESS NOTED OTHERWISE.

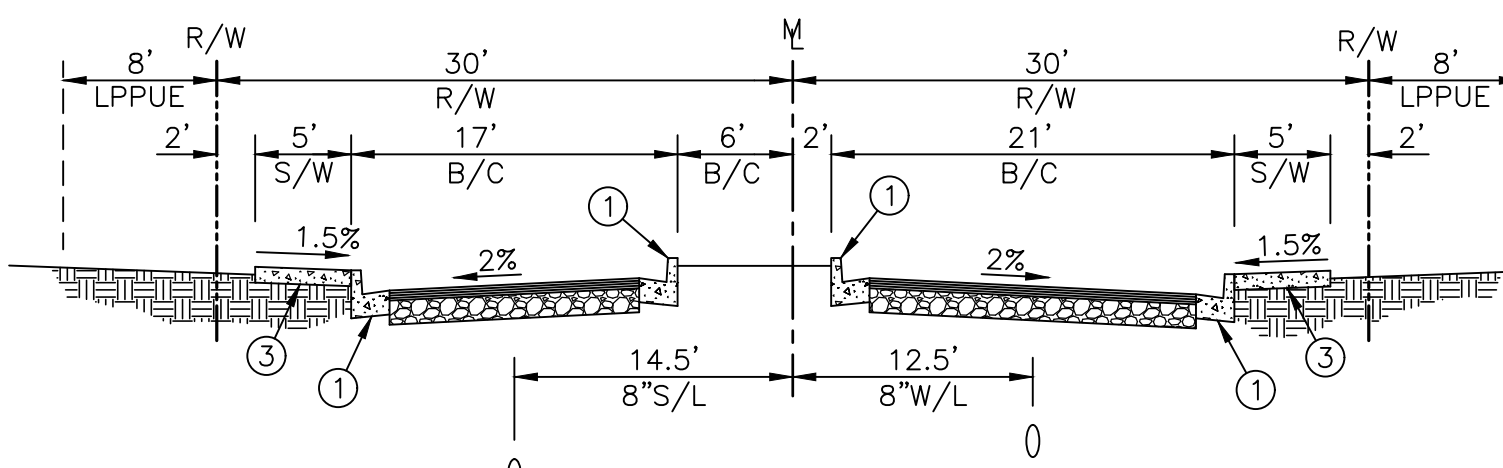
LAND USE ALLOCATION

LOTS: 42.53 ACRES OR 1,852,818 S.F.
OPEN SPACE: 31.68 ACRES OR 1,380,047 S.F.
ROW: 22.41 ACRES OR 976,393 S.F.
TOTAL: 96.63 ACRES OR 4,209,258 S.F.



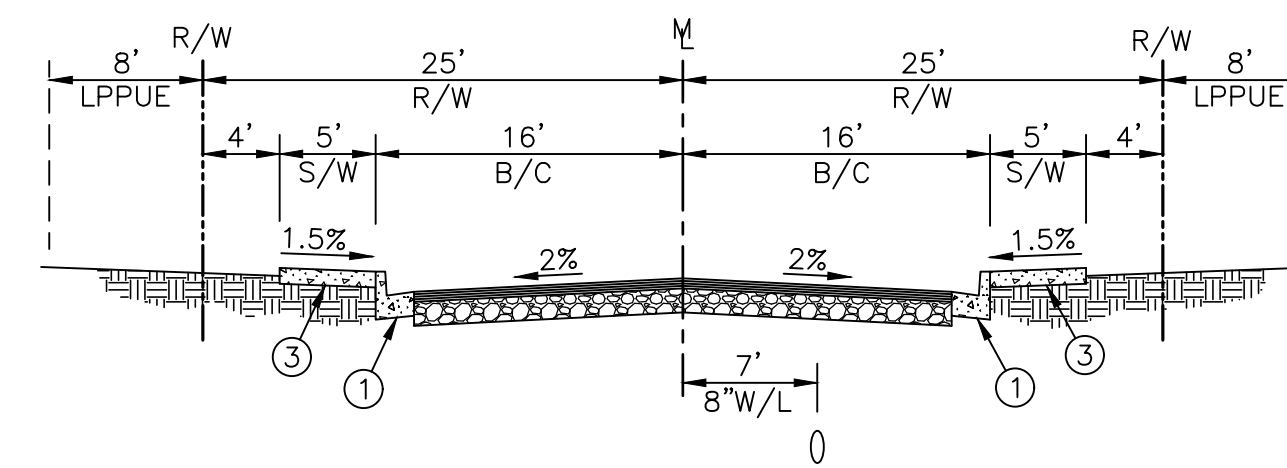
TYPICAL LOCAL STREET

LOOKING NORTH & WEST
C.O.B. DET. 63170



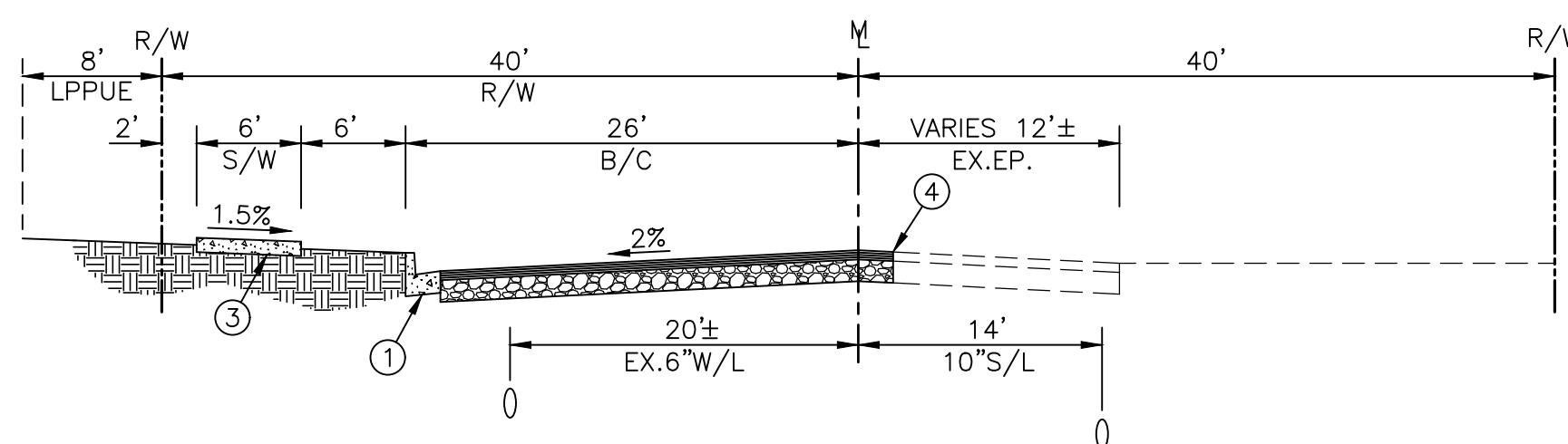
RESIDENTIAL ENTRANCE STREET

LOOKING NORTH, SOUTH
C.O.B. DET. 63190



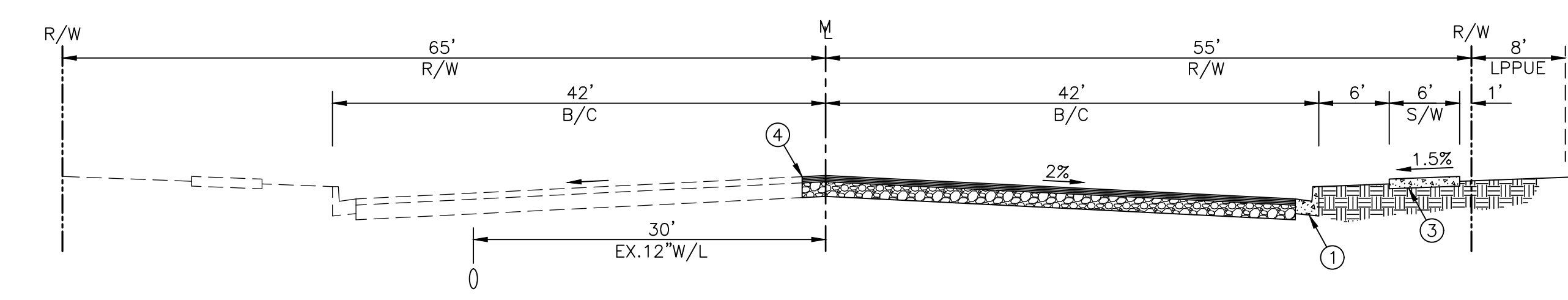
MAJOR LOCAL 202nd AVENUE

LOOKING NORTH
C.O.B. DET. 63160



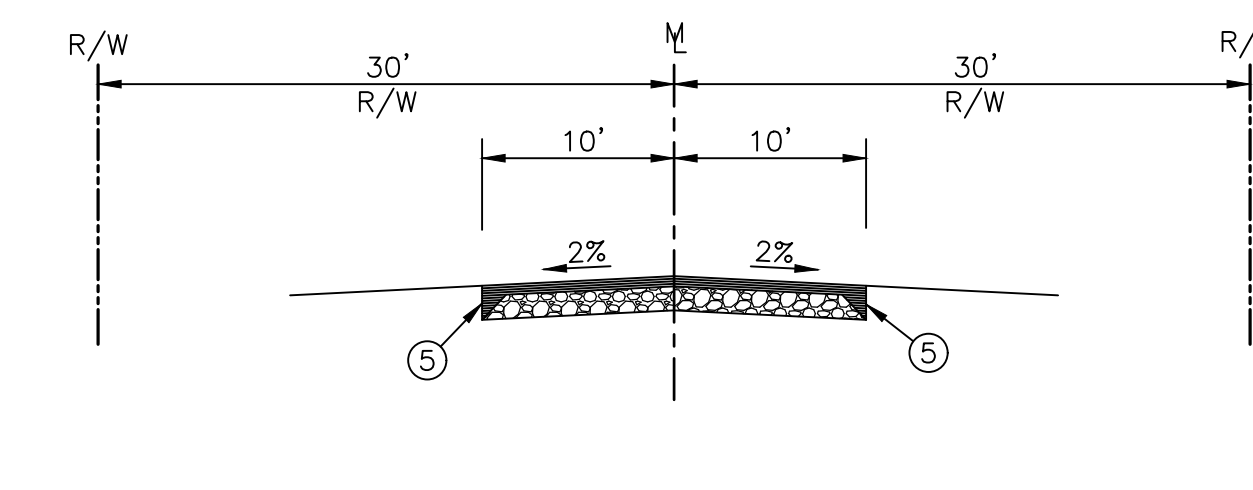
ENCANTO BLVD

LOOKING EAST
C.O.B. DET. 63150
NOTE: ROAD TO BE RATED TO EMERGENCY
VEHICLE ACCESS AXLE WEIGHT LOAD OF
75,000LB



THOMAS ROAD

LOOKING EAST
C.O.B. DET. 63140



ENCANTO BLVD

LOOKING EAST
FROM 195th AVE. TO 199th AVE.
NOTE: ROAD TO BE RATED TO EMERGENCY
VEHICLE ACCESS AXLE WEIGHT LOAD OF
75,000LB

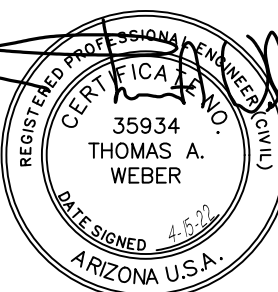
NOTE:
PAVEMENT STANDARDS WILL BE PER CITY OF BUCKEYE
ENGINEERING STANDARDS OR AS REQUIRED BY
GEOTECH REPORT WHICHEVER IS GREATER.

- VERTICAL CURB & GUTTER M.A.G. DET. 220-"A"
- ROLL CURB & GUTTER M.A.G. DET. 220-"C"
- CONCRETE SIDEWALK M.A.G. DET. 230
- REMOVE AND REPLACE 2' BEYOND CENTERLINE
- THICKENED EDGE OF P.V.M.T M.A.G. DET. 201-"B"

LEGEND

CL	CENTER LINE
PL	PROPERTY LINE
R/W	RIGHT OF WAY
B/C	BACK OF CURB
S/W	SIDEWALK
LPPUE	LIMITED PURPOSE PUBLIC UTILITY EASEMENT
VNAE	VEHICULAR NON ACCESS EASEMENT
SVE	SITE VISIBILITY EASEMENT
BSL	BASIC SETBACK LINE
○	PROPOSED FIRE HYDRANT
○	PROPOSED MANHOLE
○	PROPOSED WATER VALVE

PRELIMINARY PLAT
ARROYO VERDE
PLZS-21-00141



Expires 3-31-2025

Revised
02-10-22
04-15-22

Date
07-26-21

As-Built

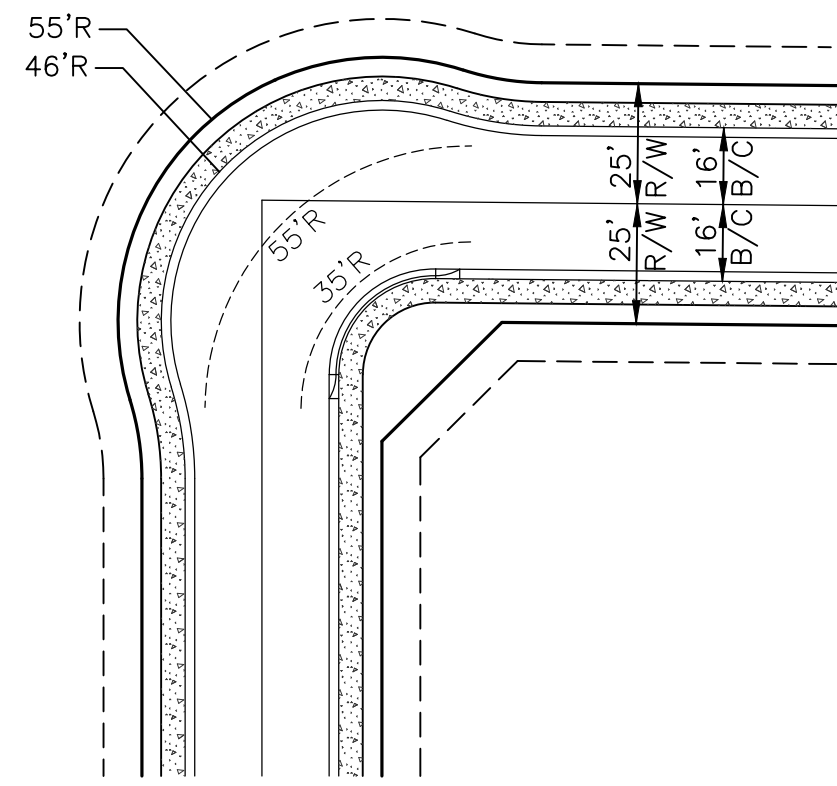
Job No.
210101

1 OF 4

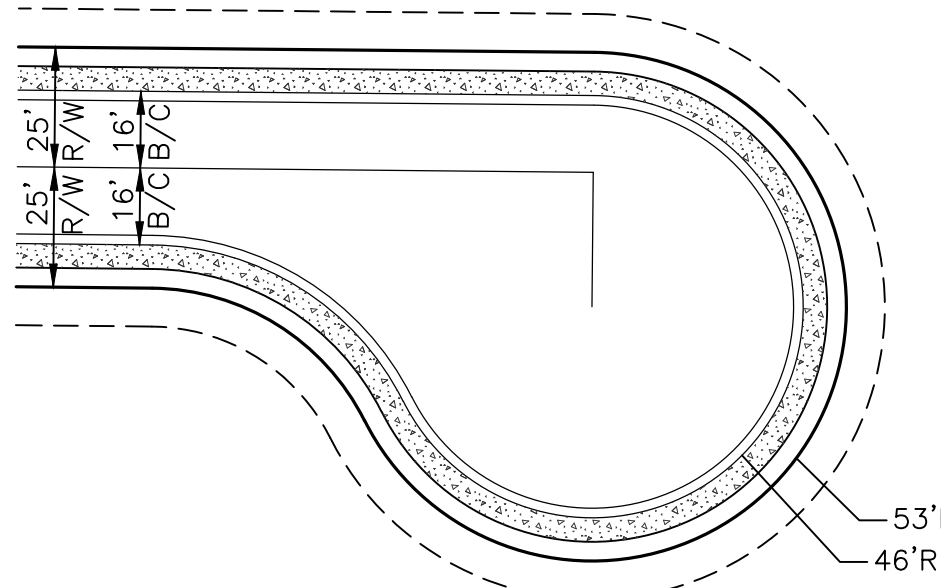
LOT TABLE

LOT #	WIDTH	AREA	LOT #	WIDTH	AREA	LOT #	WIDTH	AREA	LOT #	WIDTH	AREA	LOT #	WIDTH	AREA	LOT #	WIDTH	AREA	LOT #	WIDTH	AREA	LOT #	WIDTH	AREA
1	40'	4,299 S.F.	51	42'	4,200 S.F.	101	48'	4,788 S.F.	151	50'	5,002 S.F.	201	51'	5,100 S.F.	251	50'	5,000 S.F.	301	45'	4,500 S.F.	351	45'	4,500 S.F.
2	40'	4,400 S.F.	52	42'	4,188 S.F.	102	48'	4,800 S.F.	152	49'	4,939 S.F.	202	51'	5,100 S.F.	252	50'	5,000 S.F.	302	45'	4,500 S.F.	352	45'	4,500 S.F.
3	40'	4,400 S.F.	53	40'	3,954 S.F.	103	48'	4,766 S.F.	153	52'	5,180 S.F.	203	51'	5,100 S.F.	253	50'	4,988 S.F.	303	45'	4,500 S.F.	353	45'	4,500 S.F.
4	40'	4,400 S.F.	54	40'	4,000 S.F.	104	49'	4,862 S.F.	154	50'	5,000 S.F.	204	51'	5,100 S.F.	254	50'	4,989 S.F.	304	45'	4,500 S.F.	354	45'	4,500 S.F.
5	40'	4,400 S.F.	55	40'	4,000 S.F.	105	48'	4,796 S.F.	155	50'	5,000 S.F.	205	51'	5,094 S.F.	255	50'	5,001 S.F.	305	45'	4,466 S.F.	355	45'	4,500 S.F.
6	40'	4,400 S.F.	56	40'	3,988 S.F.	106	45'	4,359 S.F.	156	50'	5,000 S.F.	206	50'	4,860 S.F.	256	50'	5,004 S.F.	306	45'	4,525 S.F.	356	45'	4,500 S.F.
7	40'	4,400 S.F.	57	40'	3,988 S.F.	107	45'	4,500 S.F.	157	50'	5,000 S.F.	207	51'	5,055 S.F.	257	51'	5,094 S.F.	307	45'	4,500 S.F.	357	45'	4,488 S.F.
8	40'	4,400 S.F.	58	40'	4,000 S.F.	108	45'	4,500 S.F.	158	50'	5,000 S.F.	208	50'	5,000 S.F.	258	51'	4,943 S.F.	308	45'	4,500 S.F.	358	45'	4,488 S.F.
9	40'	4,400 S.F.	59	40'	4,000 S.F.	109	45'	4,500 S.F.	159	50'	5,000 S.F.	209	50'	5,000 S.F.	259	45'	4,601 S.F.	309	45'	4,500 S.F.	359	45'	4,500 S.F.
10	40'	4,400 S.F.	60	40'	4,000 S.F.	110	45'	4,361 S.F.	160	59'	5,897 S.F.	210	50'	4,842 S.F.	260	45'	4,405 S.F.	310	45'	4,500 S.F.	360	45'	4,500 S.F.
11	40'	4,400 S.F.	61	40'	4,000 S.F.	111	48'	4,789 S.F.	161	55'	5,500 S.F.	211	50'	4,992 S.F.	261	45'	4,501 S.F.	311	45'	4,500 S.F.	361	45'	4,500 S.F.
12	40'	4,400 S.F.	62	40'	4,000 S.F.	112	49'	4,862 S.F.	162	55'	5,500 S.F.	212	50'	5,000 S.F.	262	45'	4,501 S.F.	312	45'	4,500 S.F.	362	45'	4,500 S.F.
13	40'	4,200 S.F.	63	40'	4,000 S.F.	113	48'	4,766 S.F.	163	55'	5,488 S.F.	213	50'	5,000 S.F.	263	45'	4,501 S.F.	313	45'	4,500 S.F.	363	45'	4,500 S.F.
14	40'	4,200 S.F.	64	40'	4,000 S.F.	114	48'	4,800 S.F.	164	50'	4,843 S.F.	214	50'	4,991 S.F.	264	45'	4,489 S.F.	314	45'	4,488 S.F.	364	45'	4,500 S.F.
15	40'	4,200 S.F.	65	40'	4,000 S.F.	115	48'	4,788 S.F.	165	50'	5,000 S.F.	215	50'	4,988 S.F.	265	45'	4,500 S.F.	315	45'	4,357 S.F.	365	45'	4,500 S.F.
16	40'	4,200 S.F.	66	40'	4,000 S.F.	116	45'	4,403 S.F.	166	50'	5,000 S.F.	216	50'	5,000 S.F.	266	45'	4,500 S.F.	316	45'	4,489 S.F.	366	45'	4,500 S.F.
17	42'	4,188 S.F.	67	40'	3,963 S.F.	117	45'	4,500 S.F.	167	50'	4,988 S.F.	217	50'	5,000 S.F.	267	45'	4,500 S.F.	317	45'	4,500 S.F.	367	46'	4,638 S.F.
18	42'	4,200 S.F.	68	40'	4,001 S.F.	118	45'	4,500 S.F.	168	55'	5,488 S.F.	218	50'	4,988 S.F.	268	50'	5,000 S.F.	318	45'	4,500 S.F.	368	46'	4,538 S.F.
19	42'	4,200 S.F.	69	40'	4,000 S.F.	119	45'	4,500 S.F.	169	55'	5,500 S.F.	219	50'	4,990 S.F.	269	50'	5,000 S.F.	319	45'	4,500 S.F.	369	45'	4,500 S.F.
20	42'	4,200 S.F.	70	40'	4,000 S.F.	120	45'	4,500 S.F.	170	55'	5,500 S.F.	220	50'	5,002 S.F.	270	50'	5,000 S.F.	320	45'	4,500 S.F.	370	45'	4,500 S.F.
21	42'	4,200 S.F.	71	40'	4,000 S.F.	121	45'	4,500 S.F.	171	59'	5,800 S.F.	221	50'	5,002 S.F.	271	50'	4,996 S.F.	321	45'	4,488 S.F.	371	45'	4,500 S.F.
22	42'	4,200 S.F.	72	40'	4,000 S.F.	122	45'	4,500 S.F.	172	50'	5,000 S.F.	222	50'	4,996 S.F.	272	45'	4,415 S.F.	322	45'	4,488 S.F.	372	45'	4,500 S.F.
23	42'	4,200 S.F.	73	40'	4,000 S.F.	123	45'	4,500 S.F.	173	50'	5,000 S.F.	223	50'	4,860 S.F.	273	45'	4,500 S.F.	323	45'	4,500 S.F.	373	45'	4,500 S.F.
24	40'	4,000 S.F.	74	40'	4,000 S.F.	124	45'	4,500 S.F.	174	50'	5,000 S.F.	224	50'	4,850 S.F.	274	45'	4,500 S.F.	324	45'	4,500 S.F.	374	45'	4,500 S.F.
25	42'	4,200 S.F.	75	40'	4,000 S.F.	125	45'	4,488 S.F.	175	50'	5,000 S.F.	225	50'	4,996 S.F.	275	45'	4,488 S.F.	325	45'	4,500 S.F.	375	45'	4,500 S.F.
26	42'	4,200 S.F.	76	40'	4,000 S.F.	126	48'	4,788 S.F.	176	50'	5,000 S.F.	226	50'	5,000 S.F.	276	50'	4,987 S.F.	326	45'	4,500 S.F.	376	45'	4,500 S.F.
27	42'	4,200 S.F.	77	40'	4,000 S.F.	127	48'	4,800 S.F.	177	50'	5,000 S.F.	227	50'	5,000 S.F.	277	50'	4,998 S.F.	327	45'	4,511 S.F.	377	45'	4,488 S.F.
28	42'	4,200 S.F.	78	40'	4,000 S.F.	128	48'	4,766 S.F.	178	50'	5,000 S.F.	228	50'	4,988 S.F.	278	50'	4,998 S.F.	328	45'	4,494 S.F.	378	45'	4,807 S.F.
29	42'	4,200 S.F.	79	40'	4,000 S.F.	129	49'	4,862 S.F.	179	50'	5,000 S.F.	229	51'	5,092 S.F.	279	50'	4,963 S.F.	329	45'	4,500 S.F.	379	45'	4,950 S.F.
30	42'	4,200 S.F.	80	40'	4,000 S.F.	130	48'	4,797 S.F.	180	50'	4,999 S.F.	230	51'	5,100 S.F.	280	45'	4,500 S.F.	330	45'	4,500 S.F.	380	45'	4,957 S.F.
31	43'	4,360 S.F.	81	40'	3,988 S.F.	131	45'	4,394 S.F.	181	50'	4,843 S.F.	231	51'	5,100 S.F.	281	45'	4,500 S.F.	331	45'	4,500 S.F.	381	45'	4,957 S.F.
32	40'	3,854 S.F.	82	45'	4,500 S.F.	132	45'	4,831 S.F.	182	56'	5,656 S.F.	232	51'	5,100 S.F.	282	45'	4,500 S.F.	332	45'	4,500 S.F.	382	45'	4,957 S.F.
33	40'	3,998 S.F.	83	40'	3,983 S.F.	133	45'	4,500 S.F.	183	55'	5,500 S.F.	233	51'	5,100 S.F.	283	45'	4,500 S.F.	333	45'	4,500 S.F.	383	45'	4,957 S.F.
34	40'	4,000 S.F.	84	40'	3,859 S.F.	134	45'	4,415 S.F.	184	55'	5,500 S.F.	234	51'	5,100 S.F.	284	45'	4,500 S.F.	334	45'	4,500 S.F.	384	45'	4,957 S.F.
35	40'	4,000 S.F.	85	40'	3,897 S.F.	135	48'	4,800 S.F.	185	55'	5,488 S.F.	235	51'	5,100 S.F.	285	45'	4,500 S.F.	335	45'	4,500 S.F.	385	45'	4,957 S.F.
36	40'	3,989 S.F.	86	40'	3,991 S.F.	136	49'	4,862 S.F.	186	55'	5,488 S.F.	236	53'	5,300 S.F.	286	45'	4,500 S.F.	336	45'	4,498 S.F.	386	45'	4,957 S.F.
37	40'	3,852 S.F.	87	40'	3,991 S.F.	137	48'	4,766 S.F.	187	55'	5,500 S.F.	237	50'	5,000 S.F.	287	45'	4,500 S.F.	337	45'	4,344 S.F.	387	45'	4,957 S.F.
38	43'	4,255 S.F.	88	40'	3,991 S.F.	138	48'	4,800 S.F.	188	55'	5,500 S.F.	238	50'	5,000 S.F.	288	45'	4,500 S.F.	338	45'	4,488 S.F.	388	45'	4,952 S.F.
39	42'	4,200 S.F.	89	40'	3,991 S.F.	139	48'	4,788 S.F.	189	56'	5,560 S.F.	239	50'	5,000 S.F.	289	45'	4,500 S.F.	339	45'	4,417 S.F.	389	45'	4,805 S.F.
40	42'	4,200 S.F.	90	40'	3,991 S.F.	140	50'	5,035 S.F.	190	53'	5,291 S.F.	240	50'	5,000 S.F.	290	45'	4,488 S.F.	340	45'	4,500 S.F.	390	44'	4,294 S.F.
41	42'	4,200 S.F.	91	40'	3,980 S.F.	141	50'	5,002 S.F.	191	55'	5,500 S.F.	241	50'	4,992 S.F.	291	45'	4,500 S.F.	341	45'	4,500 S.F.	391	45'	4,497 S.F.
42	42'	4,200 S.F.	92	40'	3,980 S.F.	142	50'	5,002 S.F.	192	55'	5,500 S.F.	242	50'	4,988 S.F.	292	45'	4,500 S.F.	342	45'	4,500 S.F.	392	45'	4,500 S.F.
43	42'	4,200 S.F.	93	40'	3,991 S.F.	143	50'	5,002 S.F.	193	56'	5,612 S.F.	243	50'	5,000 S.F.	293	45'	4,500 S.F.	343	45'	4,500 S.F.	393	45'	4,500 S.F.
44	42'	4,200 S.F.	94	40'	3,991 S.F.	144	50'	5,002 S.F.	194	52'	5,195 S.F.	244	50'	5,000 S.F.	294	50'	5,000 S.F.	344	45'	4,500 S.F.	394	45'	4,500 S.F.
45	40'	4,000 S.F.	95	45'	4,413 S.F.	145	50'	5,002 S.F.	195	55'	5,500 S.F.	245	51'	5,160 S.F.	295	50'	5,000 S.F.	345	45'	4,500 S.F.	395	45'	4,500 S.F.
46	42'	4,200 S.F.	96	45'	4,480 S.F.	146	50'	5,002 S.F.	196	55'	5,500 S.F.	246	50'	4,933 S.F.	296	45'	4,489 S.F.	346	45'	4,500 S.F.	396	45'	4,500 S.F.
47	42'	4,200 S.F.	97	45'	4,493 S.F.	147	50'	5,125 S.F.	197	56'	5,612 S.F.	247	50'	5,000 S.F.	297	45'	4,443 S.F.	347	49'	4,888 S.F.	397	45'	4,500 S.F.
48	42'	4,200 S.F.	98	45'	4,497 S.F.	148	50'	4,901 S.F.	198	53'	5,288 S.F.	248	50'	5,000 S.F.	298	50'	5,000 S.F.	348	48'	4,788 S.F.	398	45'	4,500 S.F.
49	42'	4,200 S.F.	99	45'	4,427 S.F.	149	50'	5,002 S.F.	199	51'	5,100 S.F.	249	50'	4,903 S.F.	299	45'	4,488 S.F.	349	45'	4,500 S.F.	399	45'	4,496 S.F.
50	42'	4,200 S.F.	100	45'	4,531 S.F.	150	50'	5,002 S.F.	200	51'	5,100 S.F.	250	51'	5,062 S.F.	300	45'	4,500 S.F.	350	45'	4,500 S.F.	400	45'	4,345 S.F.
TOTAL																				1,852,818 S.F.	42.5348 AC.		

LOT WIDTH DATA	
WIDTH	# OF LOTS
40'	65
42'	26
43'	2
44'	1
45'	152
46'	2
48'	17
49'	6
50'	83
51'	19
52'	2
53'	3
55'	16
56'	4
59'	2
TOTAL	400



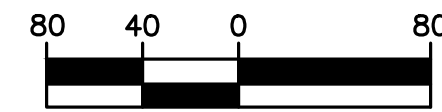
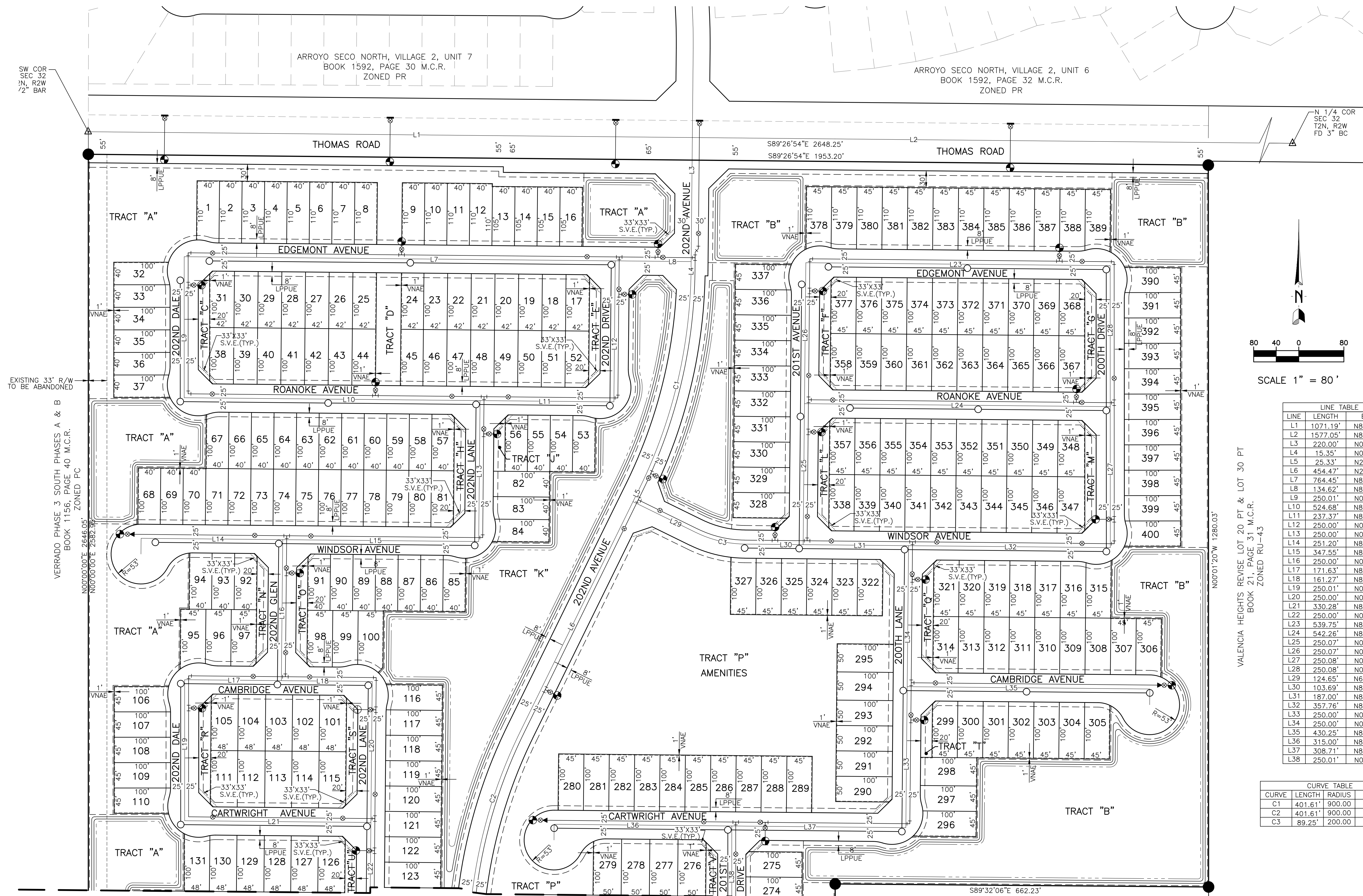
KNUCKLE LAYOUT
COB EDS 6-3 FIGURE 13



CUL-DE-SAC LAYOUT
COB EDS 6-3 FIGURE 12

TRACT TABLE

TRACT	AREA	USE
"A"	354,643 SF. 8.1415 AC.	LANDSCAPING, PASSIVE OPEN SPACE, TRAIL, RETENTION, DRAINAGE EASEMENT & SEWER EASEMENT
"B"	545,760 SF. 12.5289 AC.	LANDSCAPING, PASSIVE OPEN SPACE, TRAIL, RETENTION, DRAINAGE EASEMENT & SEWER EASEMENT
"C"	3,400 SF. 0.0781 AC.	LANDSCAPING
"D"	8,800 SF. 0.2020 AC.	LANDSCAPING & PASSIVE OPEN SPACE
"E"	3,400 SF. 0.0781 AC.	LANDSCAPING
"F"	3,400 SF. 0.0781 AC.	LANDSCAPING
"G"	3,400 SF. 0.0781 AC.	LANDSCAPING
"H"	3,400 SF. 0.0781 AC.	LANDSCAPING
"J"	1,700 SF. 0.0390 AC.	LANDSCAPING
"K"	134,265 SF. 3.0823 AC.	LANDSCAPING, PASSIVE OPEN SPACE, RETENTION, TRAIL & DRAINAGE EASEMENT
"L"	3,400 SF. 0.0781 AC.	LANDSCAPING
"M"	3,400 SF. 0.0781 AC.	LANDSCAPING
"N"	3,404 SF. 0.0781 AC.	LANDSCAPING
"O"	3,404 SF. 0.0781 AC.	LANDSCAPING
"P"	191,776 SF. 4.4026 AC.	LANDSCAPING, ACTIVE AMENITY, RETENTION, TRAIL & DRAINAGE EASEMENT
"Q"	3,400 SF. 0.0781 AC.	LANDSCAPING
"R"	3,631 SF. 0.0834 AC.	LANDSCAPING
"S"	3,400 SF. 0.0781 AC.	LANDSCAPING
"T"	1,700 SF. 0.0390 AC.	LANDSCAPING
"U"	3,400 SF. 0.0781 AC.	LANDSCAPING
"V"	3,636 SF. 0.0835 AC.	LANDSCAPING
"W"	3,402 SF. 0.0781 AC.	LANDSCAPING
"X"	29,639 SF. 0.6804 AC.	LANDSCAPING, PASSIVE OPEN SPACE, RETENTION & DRAINAGE EASEMENT
"Y"	3,401 SF. 0.0781 AC.	LANDSCAPING
"Z"	3,400 SF. 0.0781 AC.	LANDSCAPING
"AA"	3,400 SF. 0.0781 AC.	LANDSCAPING
"BB"	20,276 SF. 0.4655 AC.	LANDSCAPING & PASSIVE OPEN SPACE
"CC"	3,400 SF. 0.0781 AC.	LANDSCAPING
"DD"	3,400 SF. 0.0781 AC.	LANDSCAPING
"EE"	3,400 SF. 0.0781 AC.	LANDSCAPING
"FF"	3,400 SF. 0.0781 AC.	LANDSCAPING
"GG"	3,400 SF. 0.0781 AC.	LANDSCAPING
"HH"	3,400 SF. 0.0781 AC.	LANDSCAPING
"JJ"	3,400 SF. 0.0781 AC.	LANDSCAPING
"KK"	3,401 SF. 0.0781 AC.	LANDSCAPING
"LL"	3,402 SF. 0.0781 AC.	LANDSCAPING
TOTAL	1,380,047 SF. 31.6815 AC.	



SCALE 1" = 80'

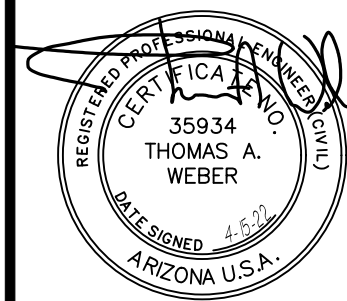
LINE TABLE		
LINE	LENGTH	BEARING
L1	1071.19'	N89°26'54"W
L2	1577.05'	N89°26'54"W
L3	220.00'	N00°33'06"E
L4	15.35'	N00°33'06"E
L5	25.33'	N26°07'09"E
L6	454.47'	N26°07'09"E
L7	764.45'	N89°26'54"W
L8	134.62'	N89°26'54"W
L9	250.01'	N00°00'00"E
L10	524.68'	N89°26'54"W
L11	237.37'	N89°26'54"W
L12	250.00'	N00°33'06"E
L13	250.00'	N00°33'06"E
L14	251.20'	N89°26'54"W
L15	347.55'	N89°26'54"W
L16	250.00'	N00°33'06"E
L17	171.63'	N89°26'54"W
L18	161.27'	N89°26'54"W
L19	250.01'	N00°00'00"E
L20	250.00'	N00°33'06"E
L21	330.28'	N89°26'54"W
L22	250.00'	N00°33'06"E
L23	539.75'	N89°26'54"W
L24	542.26'	N89°26'54"W
L25	250.07'	N00°33'06"E
L26	250.07'	N00°33'06"E
L27	250.08'	N00°01'20"E
L28	250.08'	N00°01'20"E
L29	124.65'	N63°52'52"W
L30	103.69'	N89°26'54"W
L31	187.00'	N89°26'54"W
L32	357.76'	N89°26'54"W
L33	250.00'	N00°33'06"E
L34	250.00'	N00°33'06"E
L35	430.25'	N89°26'54"W
L36	315.00'	N89°26'54"W
L37	308.71'	N89°26'54"W
L38	250.01'	N00°00'54"E

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	401.61'	900.00
C2	401.61'	900.00
C3	89.25'	200.00

VALENCIA HEIGHTS REVISE LOT 20 PT & LOT 30 PT
BOOK 21, PAGE 31 M.C.R.
ZONED RU-43

VALENCIA HEIGHTS REVISE LOT 20 PT & LOT 30 PT
BOOK 21, PAGE 31 M.C.R.
ZONED RU-43

PRELIMINARY PLAT
ARROYO VERDE
PLZS-21-00141



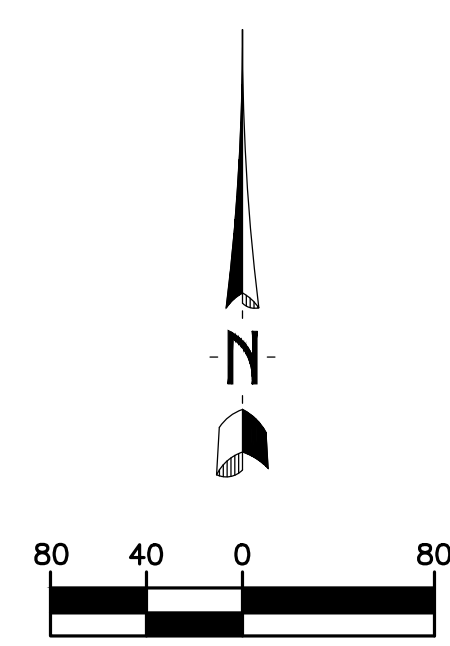
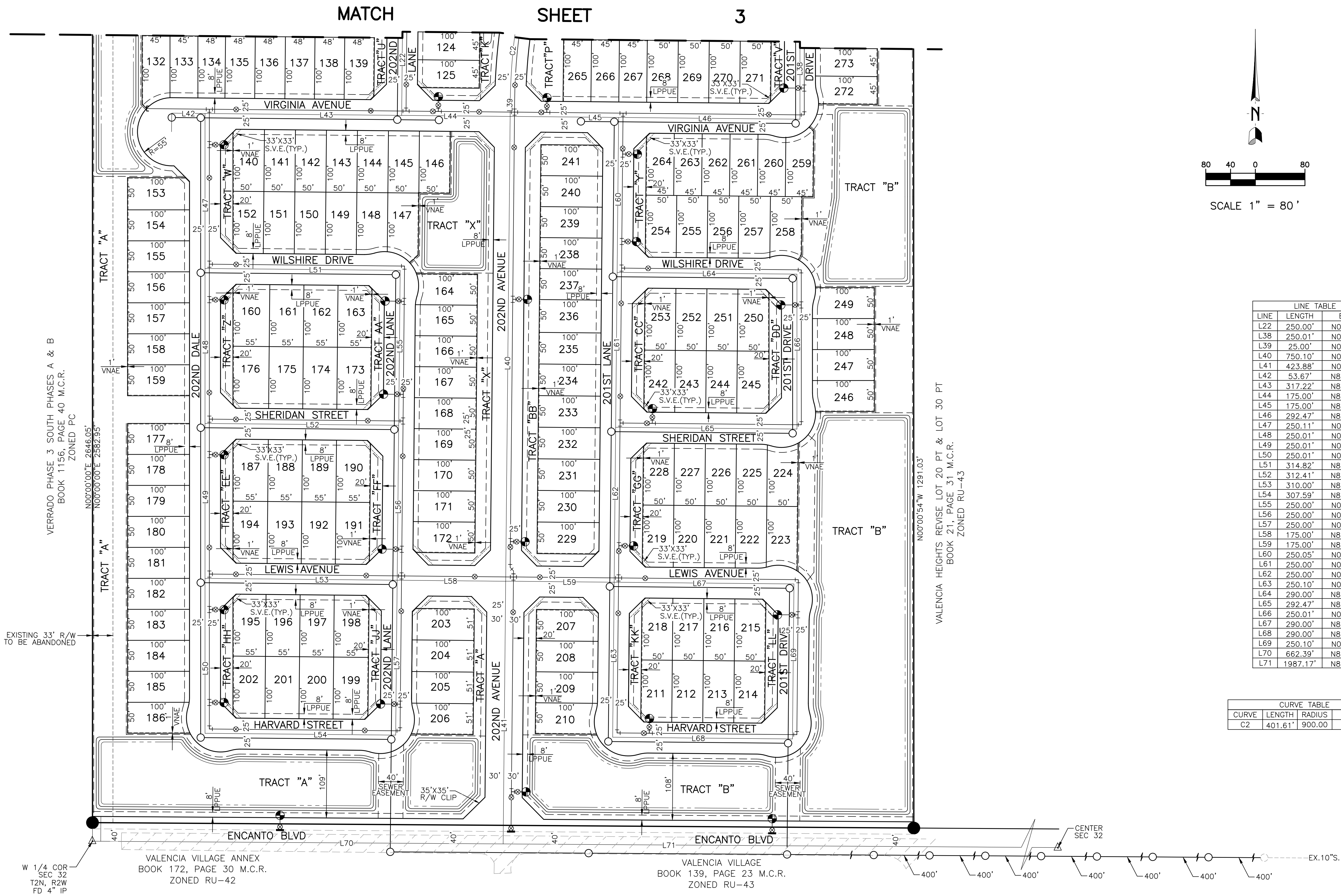
Expires 3-31-2025

Revised
02-10-22
04-15-22

Date
07-26-21

As-Built

Job No.
210101



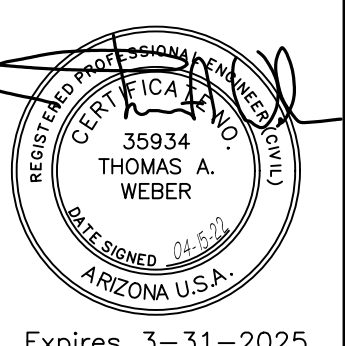
SCALE 1" = 80'

LINE TABLE		
LINE	LENGTH	BEARING
L22	250.00'	N00°33'06"E
L38	250.01'	N00°00'54"E
L39	25.00'	N00°33'06"E
L40	750.10'	N00°33'06"E
L41	423.88'	N00°33'06"E
L42	53.67'	N89°26'54"W
L43	317.22'	N89°26'54"W
L44	175.00'	N89°26'54"W
L45	175.00'	N89°26'54"W
L46	292.47'	N89°26'54"W
L47	250.11'	N00°00'00"E
L48	250.01'	N00°00'00"E
L49	250.01'	N00°00'00"E
L50	250.01'	N00°00'00"E
L51	314.82'	N89°26'54"W
L52	312.41'	N89°26'54"W
L53	310.00'	N89°26'54"W
L54	307.59'	N89°26'54"W
L55	250.00'	N00°33'06"E
L56	250.00'	N00°33'06"E
L57	250.00'	N00°33'06"E
L58	175.00'	N89°26'54"W
L59	175.00'	N89°26'54"W
L60	250.05'	N00°33'06"E
L61	250.00'	N00°33'06"E
L62	250.00'	N00°33'06"E
L63	250.10'	N00°33'06"E
L64	290.00'	N89°26'54"W
L65	292.47'	N89°26'54"W
L66	250.01'	N00°00'54"E
L67	290.00'	N89°26'54"W
L68	290.00'	N89°26'54"W
L69	250.10'	N00°33'06"E
L70	662.39'	N89°37'17"W
L71	1987.17'	N89°37'17"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C2	401.61'	900.00	25°34'03"

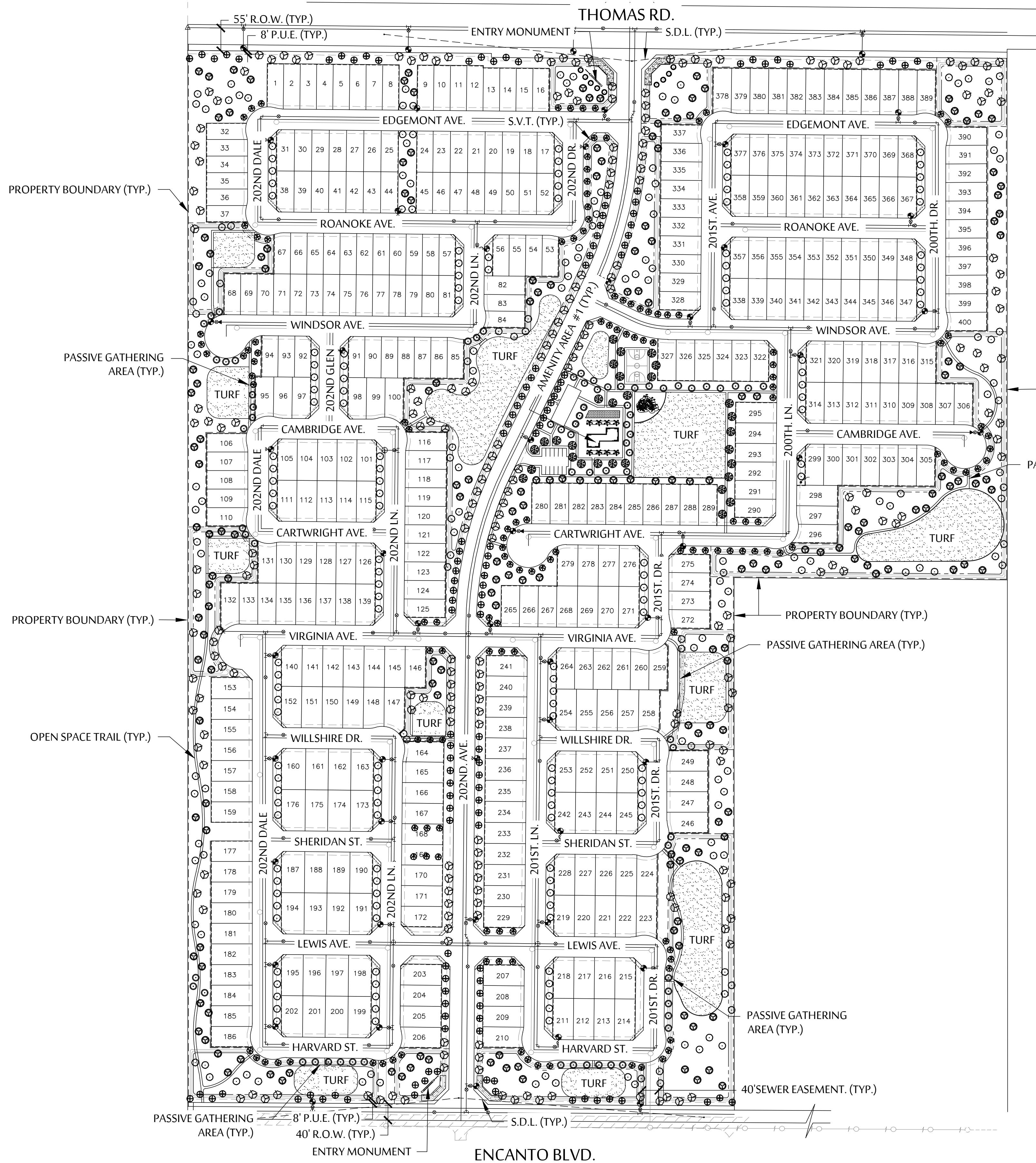
Clouse Engineering, Inc.
ENGINEERS ■ SURVEYORS
5010 E. Shea Blvd Suite 110 Scottsdale, AZ 85254
Tel 602-395-9300 Fax 602-395-9310

PRELIMINARY PLAT
ARROYO VERDE
PLZS-21-00141



Expires 3-31-2025
Revised
02-10-22
04-15-22

Date
07-26-21
As-Built
Job No.
210101



CONCEPTUAL PLANT PALETTE

TREES (60% - 24" BOX, 35% - 36" BOX, 5% - 48" BOX)	ACCENTS (5 GAL. MIN)
MULGA (ACACIA ANUERA)	AGAVE (AGAVE SPECIES)
FOOTHILLS PALO VERDE (PARKINSONIA MICROPHYLLUM)	CARNEGIEA GIGANTEA (SAGURAO CACTUS)
BLUE PALO VERDE (PARKINSONIA FLORIDA)	DESERT SPOON (DASYLIRION WHEELERI)
DESERT MUSEUM PALO VERDE (PARKINSONIA HYBRID)	BARREL CACTUS (FEROCACTUS WIZLIZENII)
MASTIC TREE (PISTACIA LENTISCUS)	GIANT HESPERALOE (HESPERALOE FUNIFERA)
HERITAGE LIVE OAK (QUERCUS VIRGINIANA 'HERITAGE')	RED YUCCA (HESPERALOE PARVIFLORA)
RIO SALADO MESQUITE (PROSOPIS SP. 'RIO SALADO')	PRICKLEY PEAR (OPUNTIA SPECIES)
YUCCA (YUCCA SPECIES)	
SHRUBS (5 GAL. MIN)	GROUND COVER (5 GAL. MIN)
BOUGAINVILLEA (BOUGAINVILLEA SPECIES)	DESERT CARPET ACACIA (ACACIA REDOLENS 'DESERT CARPET')
DESERT BIRD OF PARADISE (CAESALPINIA SPECIES)	LANTANA (LANTANA SPECIES)
FAIRY DUSTER (CALLIANDRA SPECIES)	TRIANGLE LEAF BURSAGE (AMBROSIA DELTOIDEA)
BRITTLEBUSH (ENCCELIA FARINOSA)	DESERT MARIGOLD (BAILEYA MULTIRADIATA)
EMU BUSH (EREMOPHILA SPECIES)	DECOMPOSED GRANITE
TEXAS SAGE (LEUCOPHYLLUM SPECIES)	5/8" SCREENED - 2" DEPTH MIN.
DEERGRASS (MUHLENBERGIA SPECIES)	'APACHE BROWN' COLOR BY KALAMAZOO MATERIALS
JOJOBA (SIMMONDSIA CHINENSIS)	TURF
BAJA RUELLIA (RUELLIA PENINSULARIS)	'MIDIRON' HYBRID BERMUDA SOD (OR HYDROSEED VAR. BLACKJACK)
YELLOW BELLS (TECOMA SPECIES)	

NOTE: CONCEPTUAL PLANT PALETTE ABOVE MAY BE MODIFIED BASED ON UTILITY COMPANY RESTRICTIONS, HOA RESTRICTIONS AND ON THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF CONSTRUCTION. ALL PLANT MATERIAL SUBSTITUTIONS MUST BE ON THE ADWR - AMA LOW WATER USE PLANT LIST. HYBRIDS & SUB-SPECIES OF THE PLANT MATERIAL LISTED ABOVE MAY BE SUBSTITUTED WITH LANDSCAPE ARCHITECT APPROVAL.

AMENITY AREA #1 (3.94 AC)
- CLUB HOUSE
- POOL
- PLAY STRUCTURE (AGES 5-12)
- RAMADA
- LARGE TURF AREA
- GATHERING/SEATING AREA
- FULL BASKETBALL COURT

PASSIVE GATHERING AREAS
- NATURAL TREE SHADE
- LARGE TURF AREA
- SEATING ELEMENT
- TRASH RECEPTACLE

NOTE: ALL AMENITIES AREAS AND TRAILS ARE TO BE LIT.

NOTE: ALL PLAY STRUCTURES AND TOT LOTS WILL BE COVERED WITH SHADE CANOPIES

TOTAL OPEN SPACE AREA: (31.74 AC)

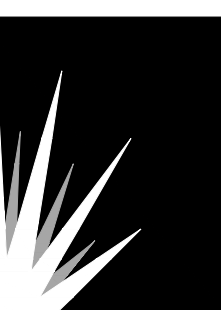
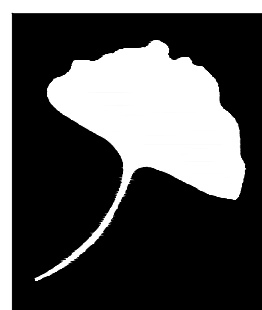
NOTE: FINAL LANDSCAPE PLANS WILL HAVE SIGHT VISIBILITY TRIANGLES AND SITE DISTANCE LINES AT EVERY INTERSECTION PER CITY OF BUCKEYE ENGINEERING DESIGN STANDARDS SECTION 6-3.306 & 6-3.307 STREET PLANNING AND DESIGN CRITERIA

NOTE: MUST MAINTAIN (6) FEET CLEARANCE FROM ALL FIRE HYDRANTS IN ALL DIRECTIONS TO ANY LANDSCAPING. NO PLANT MATERIAL SHALL BE LOCATED BETWEEN THE HYDRANT AND CURB.

NOTE: HOA (OR RESPONSIBLE PARTY) SHALL TRIM TREES ON PROPERTY AND OVER THE ADJACENT ROADWAY TO ALLOW FOR AN (18) FOOT HEIGHT CLEARANCE ABOVE THE PAVEMENT.

NOTE: OPEN SPACE TRAILS TO RECEIVE ADEQUATE BOLLARD LIGHTING.

MCGOUGH
ADAMSON

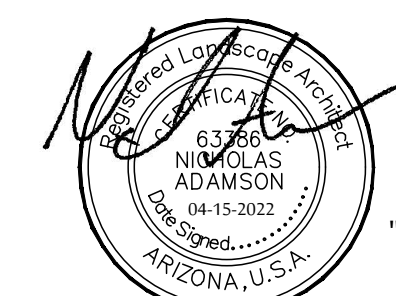


Landscape
Architects

Land
Planning
Irrigation

ARROYO VERDE PRELIMINARY PLANTING PLAN

BUCKEYE, ARIZONA
APRIL 15TH, 2022

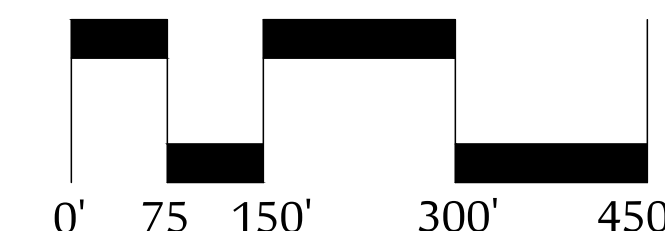


Expires: 03-31-2023

NOT FOR
"CONSTRUCTION"

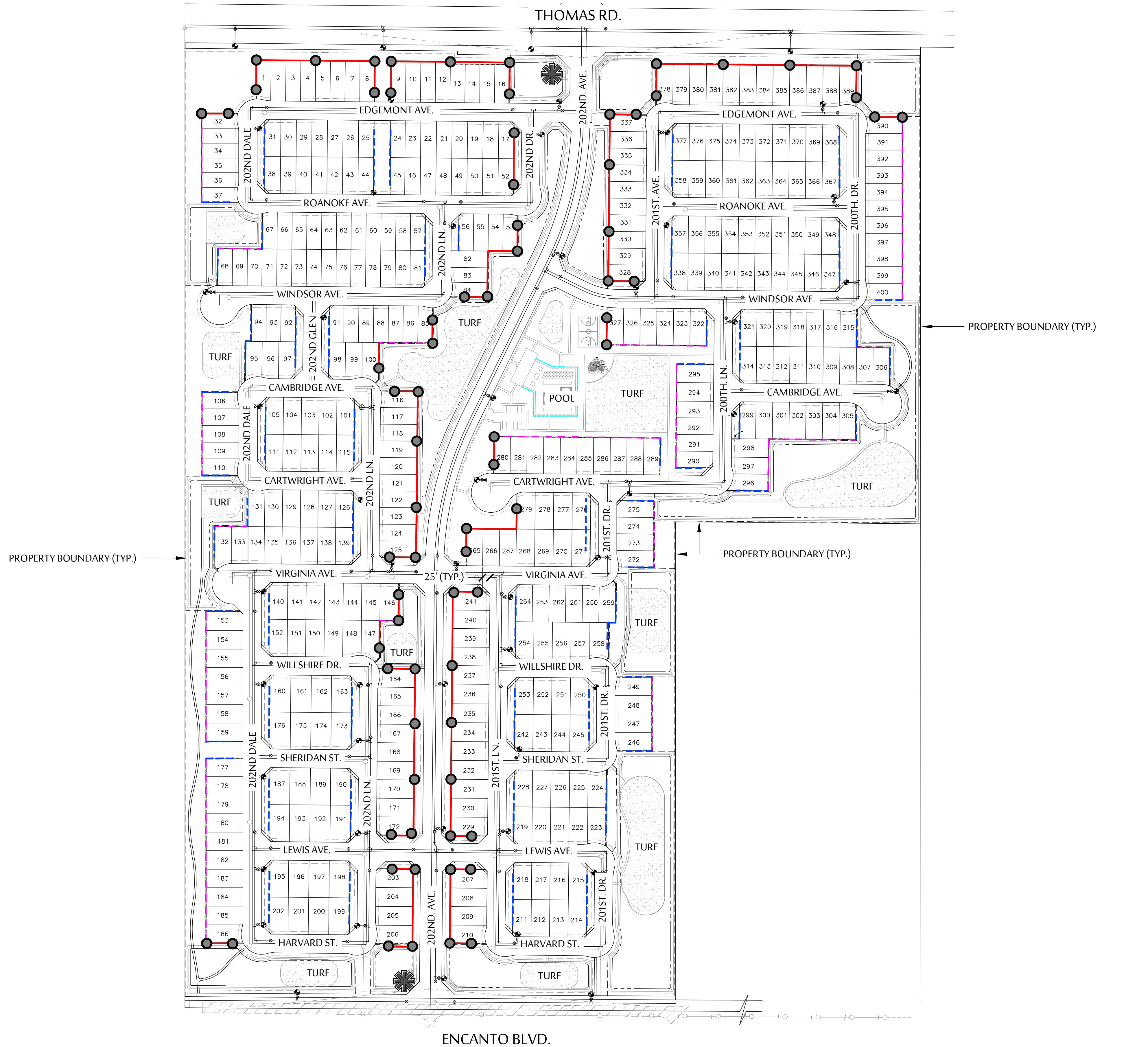
SHEET L1

SCALE: 1"=150'-0"



NORTH





WALL PLAN LEGEND

	PROJECT THEME WALL - SEE DETAIL 'B' ON SHEET L4
	SECONDARY THEME WALL - SEE DETAIL 'C' ON SHEET L4
	PARTIAL VIEW FENCE - SEE DETAIL 'D' ON SHEET L4
	FULL VIEW FENCE - FINAL DESIGN IN FINAL PLAT
	PROJECT THEME COLUMNS - SEE DETAIL 'B' ON SHEET L4
	PROJECT ENTRANCE/SIGN MONUMENT - SEE DETAILS 'A' ON SHEET L4.

NOTE: CONTRACTOR TO USE THE FINAL PLAT (SITE PLAN) TO DETERMINE THE QUANTITY OF MATERIALS NECESSARY TO COMPLETE THE WORK.

NOTE: FINAL LANDSCAPE PLANS WILL HAVE SIGHT VISIBILITY TRIANGLES AND SITE DISTANCE LINES AT EVERY INTERSECTION PER CITY OF BUCKEYE ENGINEERING DESIGN STANDARDS SECTION 6-3.306 & 6-3.307 STREET PLANNING AND DESIGN CRITERIA

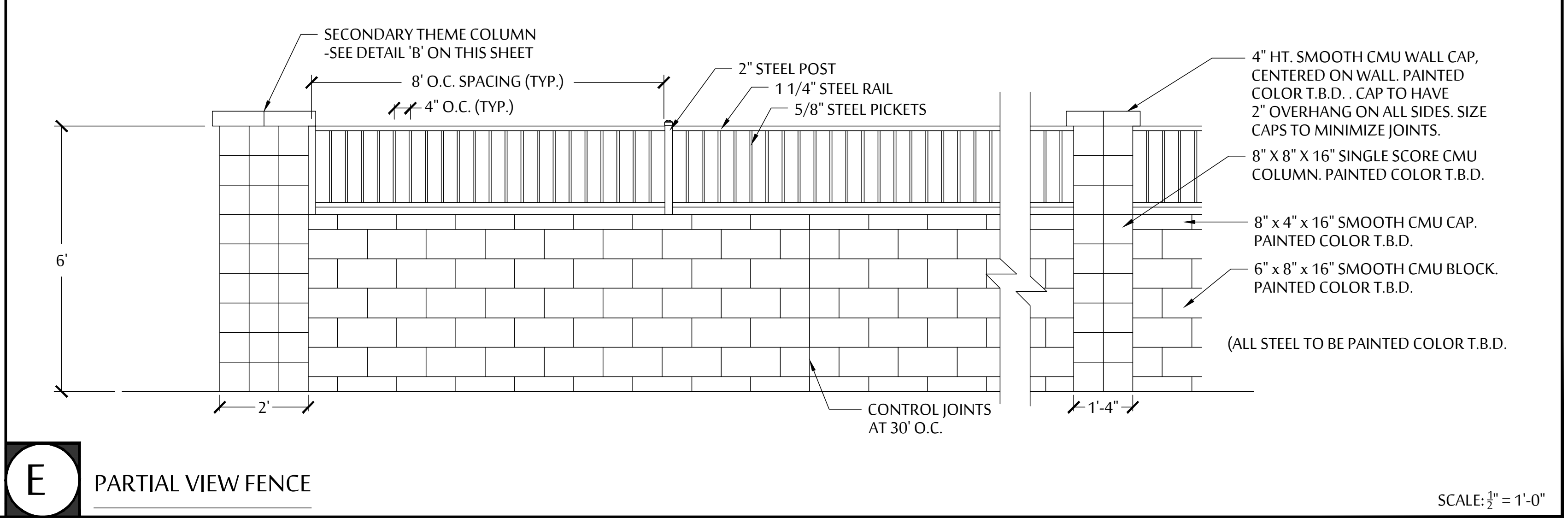
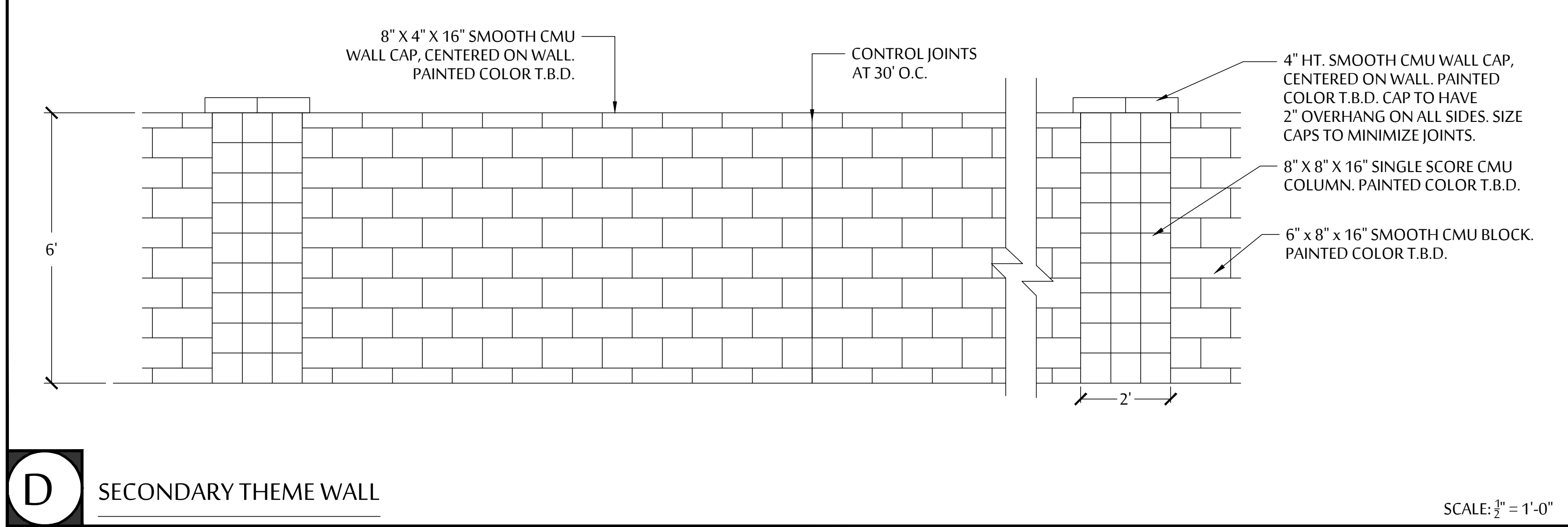
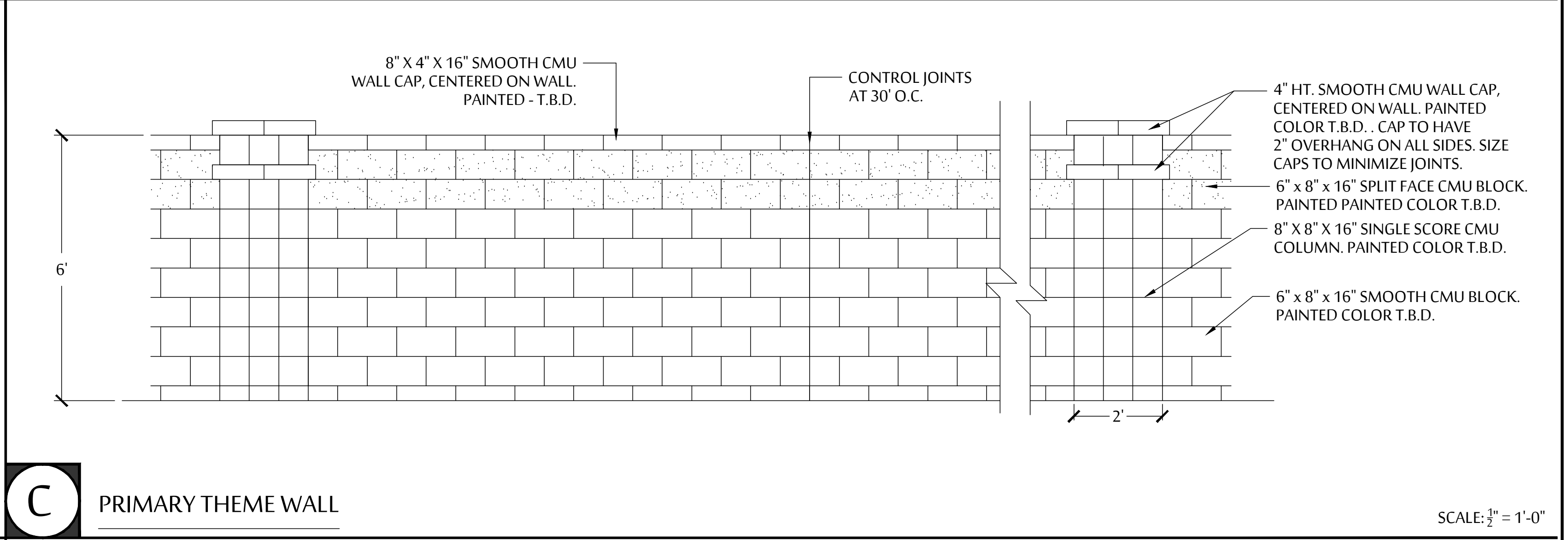
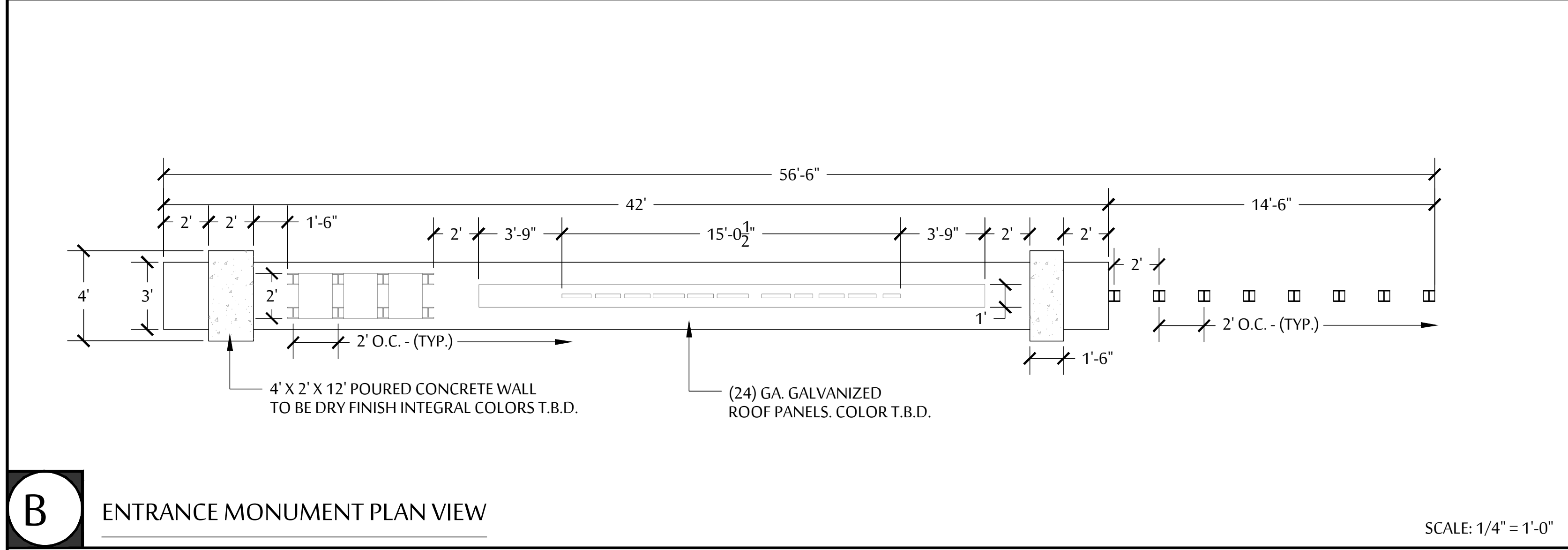
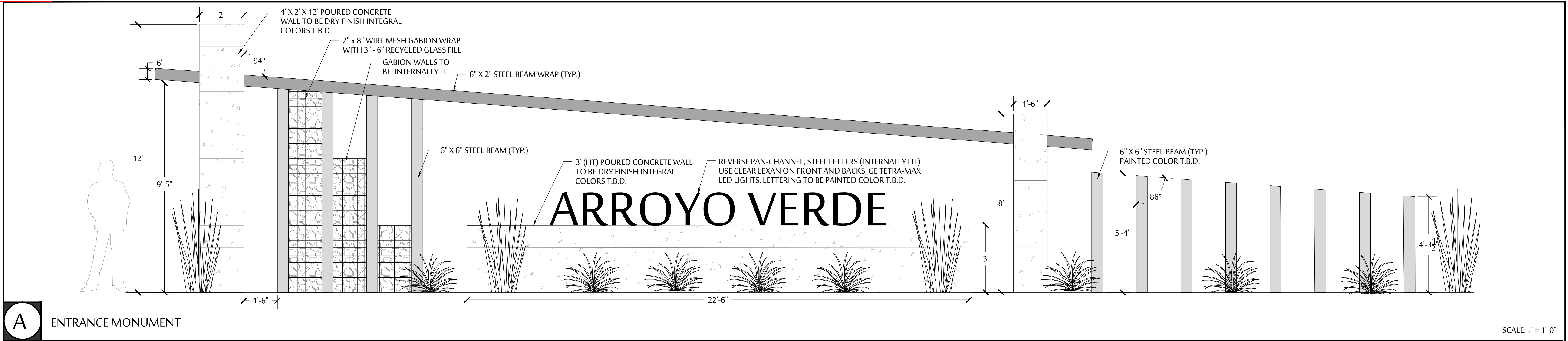
NOTE: FULL VIEW FENCE FINAL DESIGN WILL BE PROVIDED AT FINAL PLAT.



PEDESTRIAN CONNECTIONS LEGEND

	OPEN SPACE CIRCULATION ROUTE - 5' WIDE (TYP.)
	STREET FRONTAGE CIRCULATION ROUTE - SEE CIVIL PLANS FOR WIDTH
	OPEN SPACE DG TRAIL - 5' WIDE (TYP.)
	ACTIVE OPEN SPACE AMENITIES
	PASSIVE GATHERING AREA

NOTE: ALL AMENITIES AREAS AND TRAILS ARE TO BE LIT.



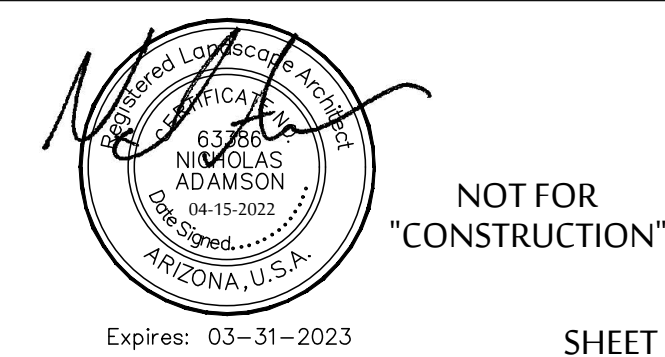
* NOTE: FULL VIEW FENCE DETAIL DESIGN WILL BE SHOWN AT FINAL PLAT.



ARROYO VERDE

PRELIMINARY HARDSCAPE DETAILS

BUCKEYE, ARIZONA
APRIL 15TH, 2022



SHEET L4