



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
APRIL 26, 2022
AGENDA**

**COYOTE BRANCH LIBRARY
21699 West Yuma Road, Suite 116
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 12, 2022 Planning and Zoning Commission regular meeting.](#)
Staff Liaison: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623) 349-6211

3. REGULAR AGENDA

- 3.A** [TGV Rexcon Nexgen Major General Plan Amendment - PLZU-22-00003](#)
[Conduct a public hearing; no action required.](#)

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

- 3.B** [State Route 85 \(SR85\) Corridor Major General Plan Amendment - PLZU-22-00001](#)
[Conduct a public hearing; no action required.](#)

Staff Liaison: Ken Galica, Principal Planner, kgalica@buckeyeaz.gov, (623) 333-349-6214

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: 04/26/22	AGENDA ITEM: 2.A. Minutes
DATE PREPARED: 04/21/22	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 12, 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:

[4.12.2022.PZC.Minutes.DRAFT.pdf](#)



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
APRIL 12, 2022

City of Buckeye

530 East Monroe Avenue

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: Vice Chairperson Ted Burton, Commissioner Jennie Ragsdale, Chairperson Deanna Kupcik, Commissioner Anthony DiMascio, Commissioner Ed Sumner, Commissioner Nick Hudec, Alternate Charles Hester was seated for District 1, Alternate Darwin Meighen, Alternate Douglas McDonald, Alternate Larry Draves, Alternate Sebastian Trupiano.

Members absent: Commissioner Alan Ladd, Alternate Rebecca Puppe, Alternate Preston Hundley,

Staff present: Deputy Director of Planning Adam Copeland, Principal Planner Hobart Wingard, Senior Planner Randy Proch, Management Assistant Keri Hernandez, City Attorney Shiela Schmidt, City Traffic Engineer John Willett, Development Services Director Brian Craig.

2. MINUTES

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

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

2B. APPROVAL OF MINUTES FROM THE MARCH 12, 2022 PLANNING AND ZONING COMMISSION REGULAR MEETING.

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

3. REGULAR AGENDA

3A. BUCKEYE DEVELOPMENT CODE AMENDMENT – HOUSEKEEPING AMENDMENT (PLZM-21-00260)

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

Vice Chair Burton asked if existing facilities will be granted a certain timeframe in order to comply with the new standards or if they will be grandfathered in. Mr. Wingard indicated the existing facilities would indeed be grandfathered in, and upon any future changes, will be required to comply.

Commissioner DiMascio asked if the city is required to follow the trend of allowing a ten-foot distance between multi-family structures. Mr. Wingard informed the Commission that the city is not required to follow the ten-foot distance between multi-family structures. Deputy Director of Planning Adam Copeland clarified to the Commission that this would simply allow multi-family units the option to be with

ten feet of another unit. Mr. Wingard added that standards and regulations would be further analyzed all multi-family products in the coming year.

Commissioner Sumner asked if competing with other cities was the driving force for allowing so little distance between multi-family units. Mr. Wingard confirmed that competing with other communities is indeed the driving force to make these changes.

Commissioner Hudec asked for clarification on open house for Home Occupation. Mr. Wingard indicated that this was for home-based businesses and not real estate open house events.

Council Liaison Heustis asked what the current required spacing between residential homes. Mr. Wingard indicated that dependent on the zoning district, typically five feet to the property line, which would be ten feet total between residential.

Chairperson Kupcik asked for clarification of a queue study. Mr. Wingard informed the Commission that the study would research potential needs of future business and help to alleviate traffic issues.

Alternate Charles Hester asked if the drive-through queue on businesses have to take into consideration what exists and what might come to the same area in the future, and plan accordingly. Mr. Wingard confirmed.

Mr. Burton asked for clarification on the reasoning behind the updates in this amendment. Mr. Wingard indicated that these code updates are based on many concerns and buffering standards with all entities in the community.

A public hearing opened at 6:29 p.m.

With there being no comments from the public, the public hearing closed at 6:29 p.m.

A motion was made by Commissioner Hudec and seconded by Vice Chairperson Burton to recommend approval to City Council. Approval 7-0. Motion carried.

3B. MONROE RANCH PRELIMINARY PLAT (PLZS-21-00174)

Senior Planner Randy Proch presented and was available to answer questions from the Commission.

City Traffic Engineer John Willett presented and was available to answer questions from the Commission.

Chair Kempkiak asked for clarification on the entrance relocation and the future placement of a traffic signal. Mr. Willett clarified what the contribution ratio of surrounding property would be for signals.

Mr. Heustis asked if the developer would be responsible for the widening of Watson Road. Mr. Willett informed the Commission that the developer would indeed be responsible for the half-street improvements of Watson Road and Elwood Street.

Representative Taylor Earl spoke briefly of the project and was available to answer questions from the Commission.

Mr. Hudec commented that the eighteen-foot setbacks for the driveways should be extended slightly.

Mr. Sumner agreed that the driveway length should be

Mr. Earl clarified that it would be twenty feet to back of sidewalk for driveways in the Monroe Ranch development, and indicated that all conditions have been agreed upon.

A motion was made by Commissioner Sumner and seconded by Commissioner Hudec to approve as presented. Motion carried 7-1.

3C. CITY TRAFFIC UPDATE PRESENTATION

City Traffic Engineer John Willett presented and was available to answer questions from the Commission.

Chair Kempkiak commented on the traffic signal at Miller and Lower Buckeye still being activated red for north/south when the east and west bound is closed. Mr. Willett informed the Commission that the issue is currently being rectified.

Mr. Hudec asked for an update on the Roosevelt Street extension onto Jackrabbit Trail, and the issues affecting the Verrado Victory neighborhood. Mr. Willett updated the Commission that the Roosevelt extension will begin review soon, and presented additional details for the Verrado community.

Mr. DiMascio asked if it is possible to additional interchange to reduce the amount of backup. Mr. Willett informed the Commission that right turn lanes are now being required in Buckeye and median breaks are being reviewed and regulated for future development to reduce traffic backup and slowdown for cross-traffic.

Vice Chair Burton requested that Miller and Beloit be reviewed. Mr. Willett indicated that the mentioned intersection has been brought to the city's attention and is currently being studied for potential solutions.

Mr. Trupiano asked if Watson and MC85 would be signaled, and the status of McDowell between Verrado Way and Jackrabbit Trail. Mr. Willett indicated that ultimately, Watson and MC85 would be will be signaled, and McDowell will connect through Verrado Way and Jackrabbit Trail eventually. Mr. Trupiano asked if an intersection at Dean Road and I-10 is planned, and requested that school zone signs be moved further out for additional warning distance. Mr. Willett stated that a study was previously completed and approved by ADOT for that location.

4. COMMENTS FROM THE PUBLIC

None.

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

Mr. Copeland announced that the April 26, 2022 Planning and Zoning Commission regular meeting is planned be held at the Coyote Branch Library.

6. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

Vice Chair Burton stated April 30, 2022 Compassion Connect will take place at the First Southern Baptist Church located at 3rd and Narramore.

7. ADJOURNMENT

A motion was made by Commissioner Sumner and seconded by Commissioner Hudec to adjourn at 7:33 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 12th 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: 04/26/22	AGENDA ITEM: 3.A. TGV Rexcon Nexgen Major General Plan Amendment - PLZU-22-00003
DATE PREPARED: 04/21/22	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; no action required.

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:

A second Planning and Zoning Commission public hearing is required for this item, scheduled for May 10, 2022. The Commission will be asked to make a recommendation to the City Council on the item at the May 10th meeting. 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:

[SR - PLZU-22-00003 - TGV Rexco Nexgen - Major GPA - PZ Staff Report - PZ 042622.pdf](#)
[02 - PLZU-22-00003 - TGV Rexco Nexgen - Major GPA - Applicant Narrative - PZ 042622.pdf](#)

03 - PLZU-22-00003 - TGV Rexco Nexgen - Major GPA - Map Exhibits - PZ 042622.pdf
04 - PLZU-22-00003 - TGV Rexco Nexgen - Major GPA - Participation Report - PZ 042622.pdf
01 - PLZU-22-00003 - TGV Rexco Nexgen - Major GPA - Vicinity Map- PZ 042622.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: April 26, 2022

Applicant: Norris Design
Owner: TGV Investments LLC / Rexco Nexgen LLC / 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: 3
Location: Generally, on the northeast corner of Dean Road and MC85
Site size: Approximately 1,336 acres
Public input: Public input is encouraged through 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: **Conduct a Public Hearing; no action required**

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.

ANALYSIS:

Map Changes

14. 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.
15. 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 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.
16. 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.
17. All map exhibits in the General Plan will be updated to reflect changes in the land use.

Text Changes

18. 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.
19. As the proposed text amendment would only serve to decrease intensity of use, staff is supportive of the modification.
20. The text within Section 1.8 of the General Plan will be updated to reflect the text amendment.

RECOMMENDATION:

21. Staff recommends the Planning and Zoning Commission open the 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:

- Vicinity Map
- Applicant Project Narrative
- Existing and Proposed General Plan Amendments Maps
- Citizen Participation Report

Prepared By:
Hobart Wingard, Principal Planner

Reviewed By:
Adam Copeland, Deputy Planning Director

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
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PLANNING AND ENTITLEMENTS

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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.I) 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.

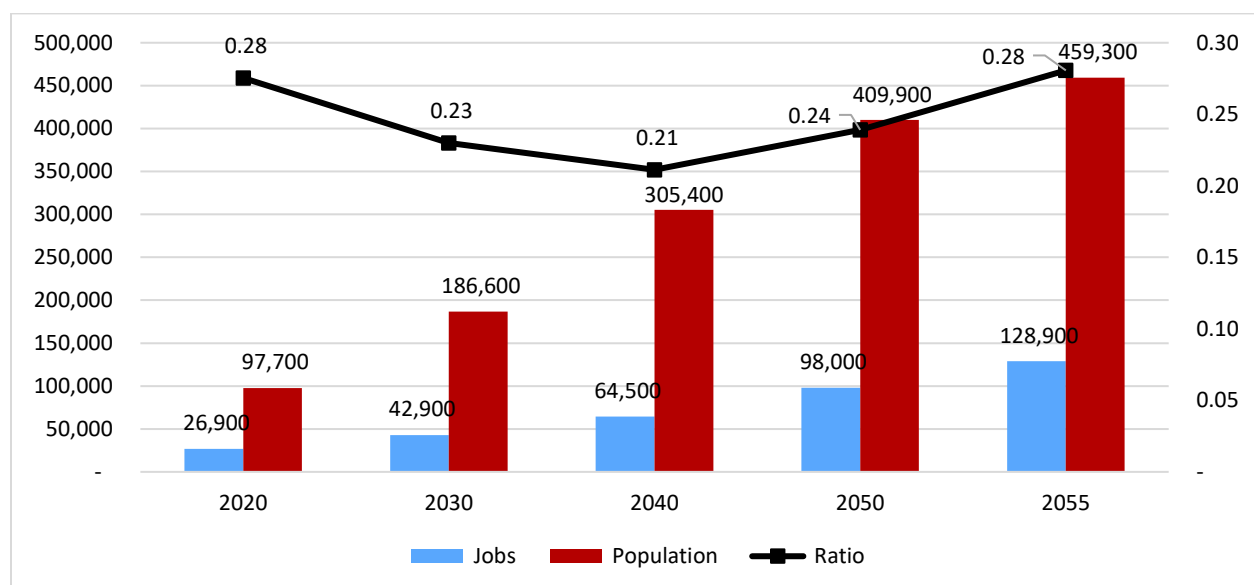
A healthy jobs-to-population balance also supports a healthy transportation system. Long commutes necessitate additional lane miles, road maintenance, and congestion-caused pollution impacts. These type of roadway challenges create financial and environmental burdens on a community and region, not only 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



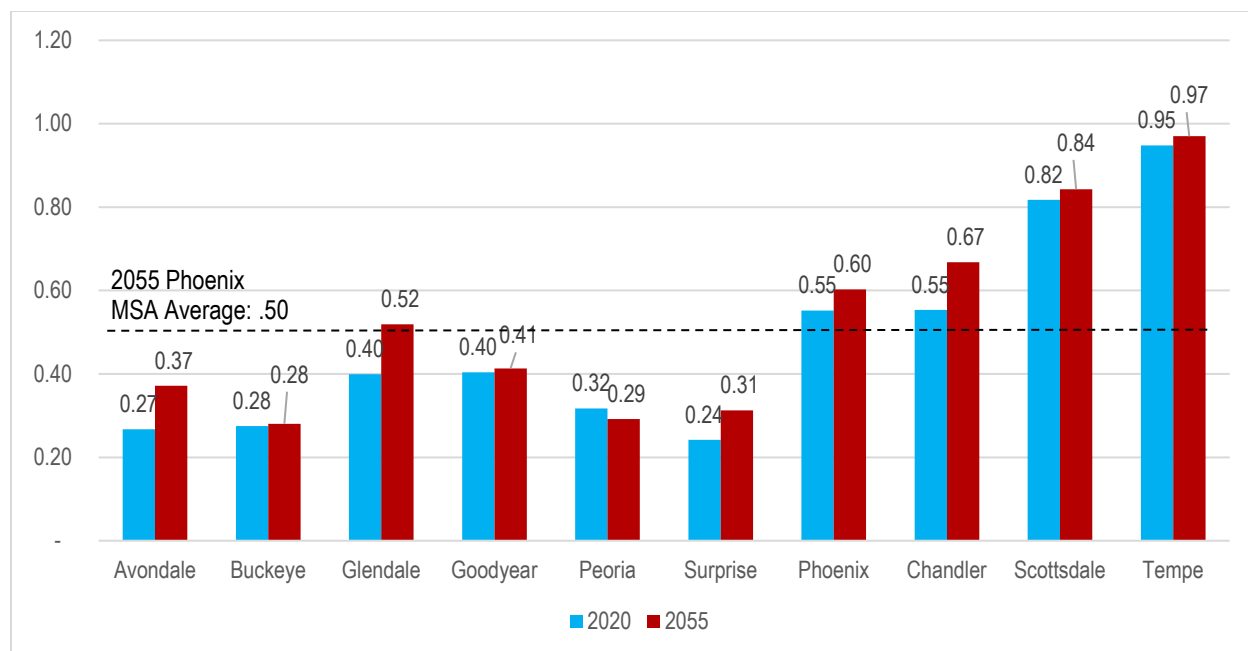
Source: Maricopa Association of Governments 2019, by Municipal Planning Area (MPA)

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

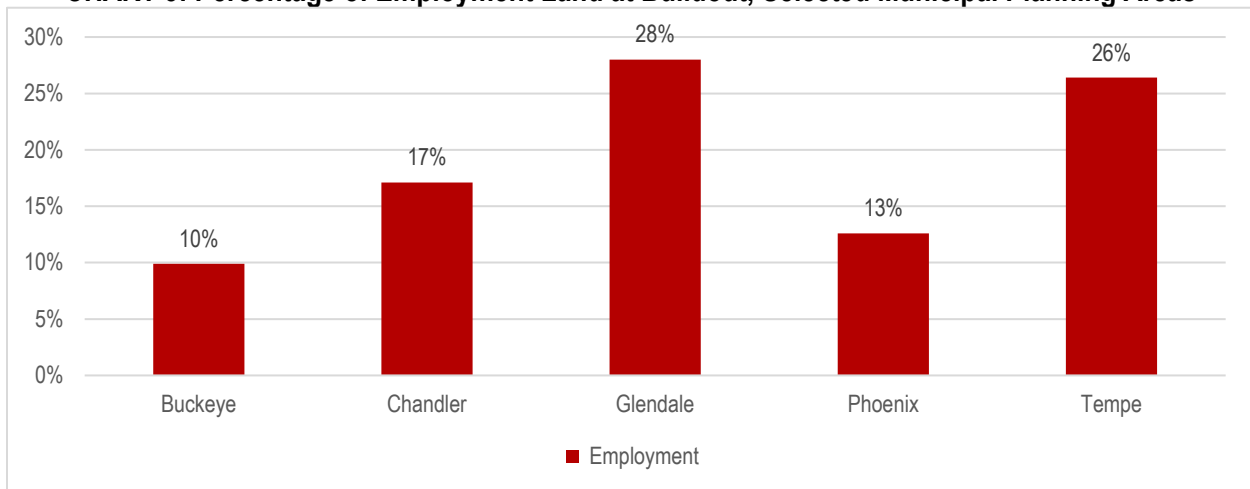


Source: MAG Socioeconomic Forecast, 2019

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



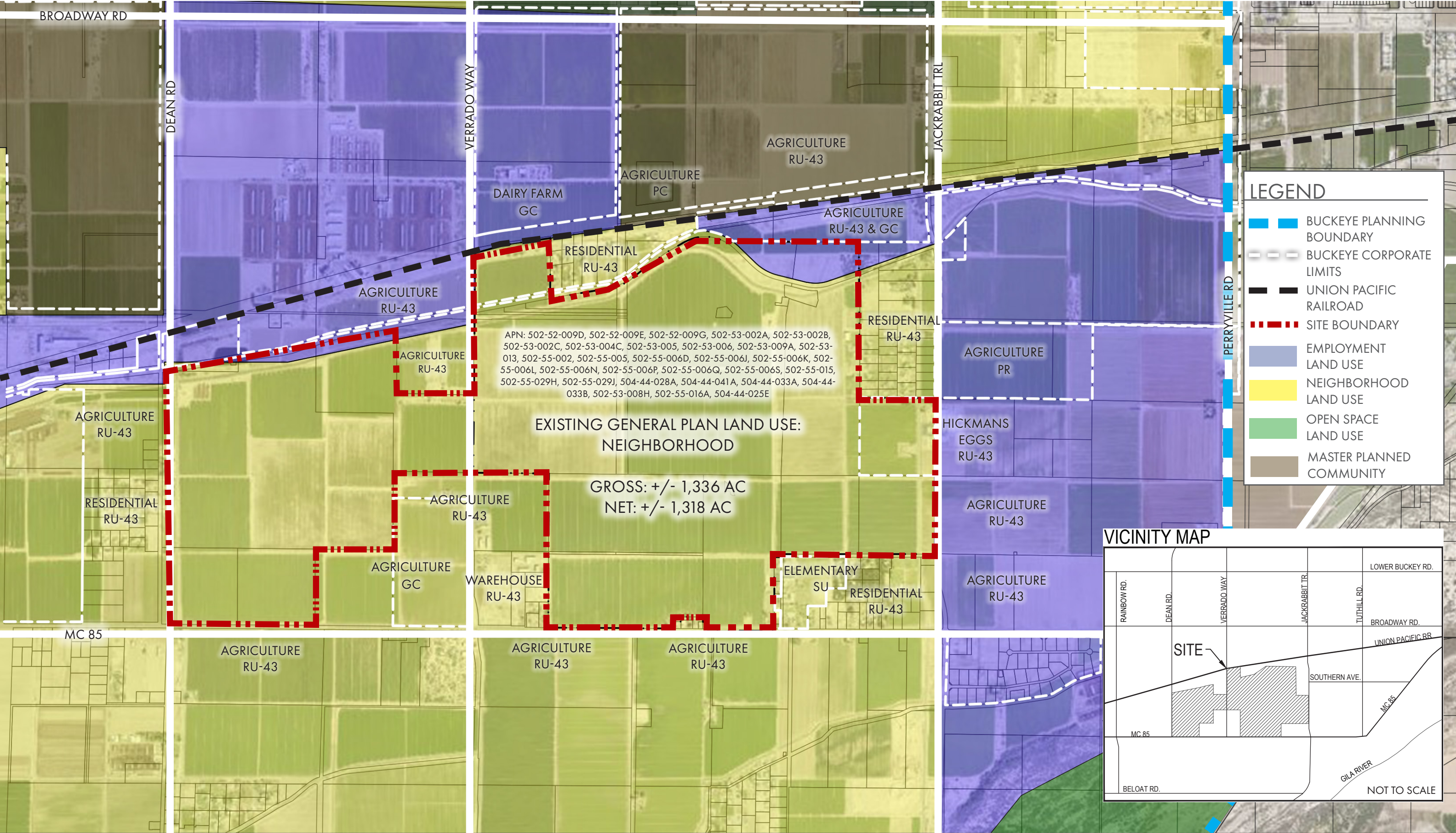
Source: Maricopa Association of Governments 2019, by Municipal Planning Area (MPA) (Includes Industrial, Office, and Other Employment)

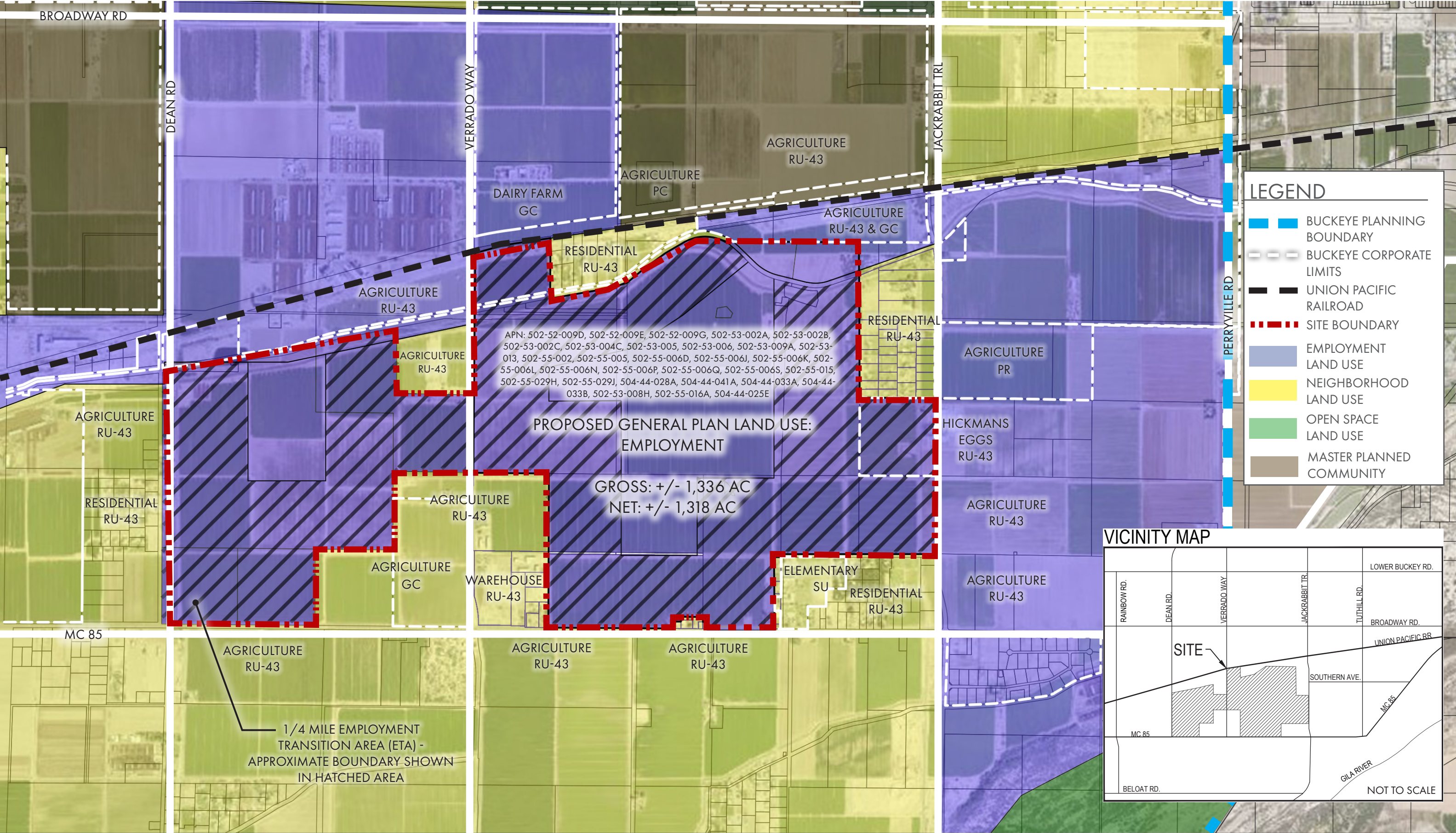
Consistent with the theme that it is best for jobs to be near the residents who seek them, it appears that there is significant opportunity for additional employment land in Buckeye. As such, the land use change proposed with this application will help position Buckeye for success in the future.

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

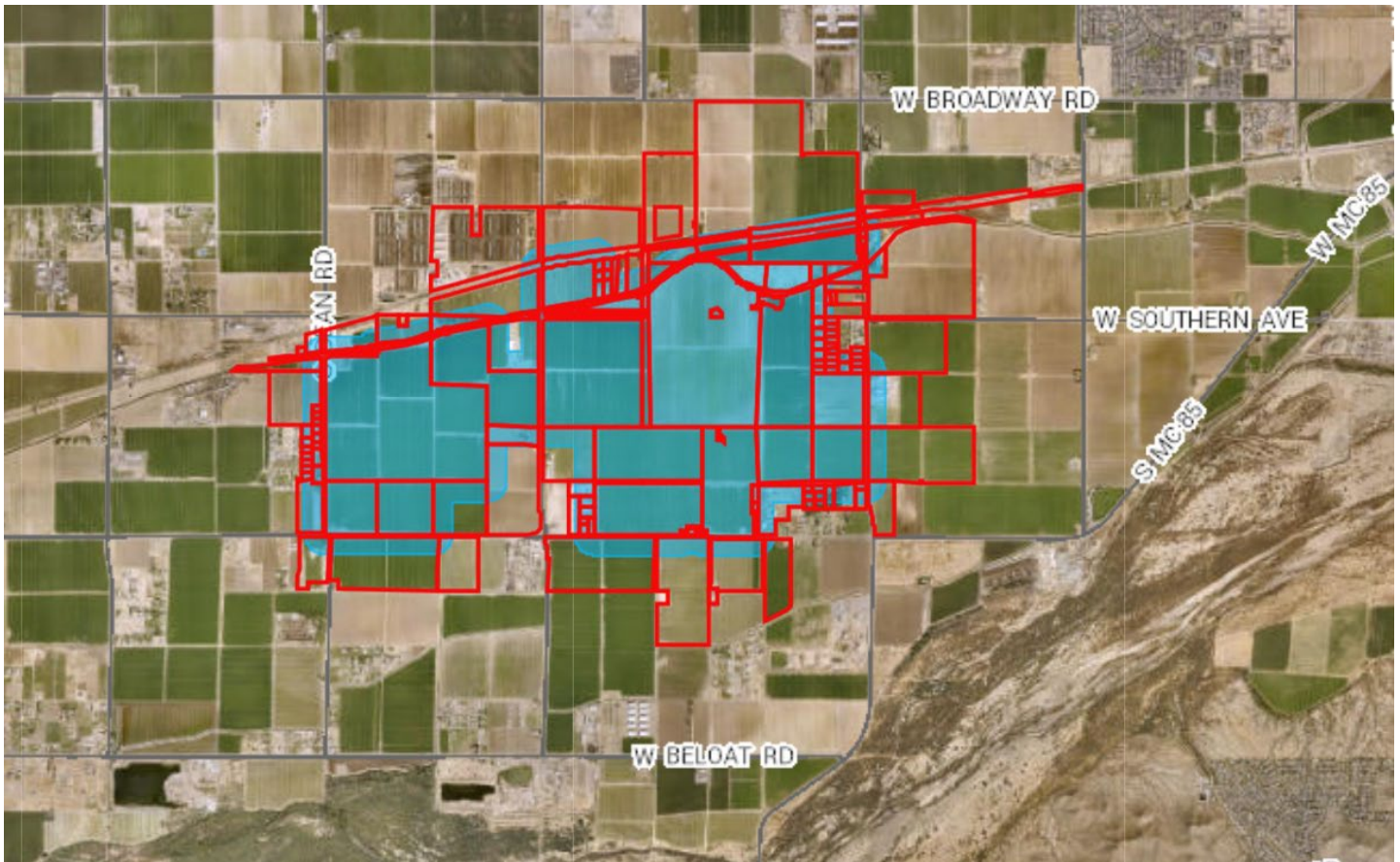
Because the meeting was virtual, a physical sign-in sheet was not compiled. The attendee list is as follows:

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@rexcolle.com
Nick Vanderwey	Owner Representative	nickvdwey@aol.com
Manjula Vaz	Gammage & Burnham	mvaz@qblaw.com
Stacey Melton	Adjacent Property Owner	6317 S 19 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)

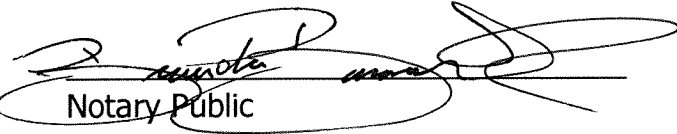
In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the applicant for neighborhood meetings in the City of Buckeye shall secure the names and addresses of all property owners within 500 feet of all property lines of the subject application property 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.

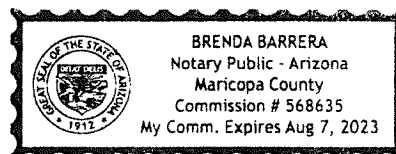
I confirm that I secured the names and addresses of all property owners within 500 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and did send the neighborhood meeting notice to each said owner no less than fifteen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

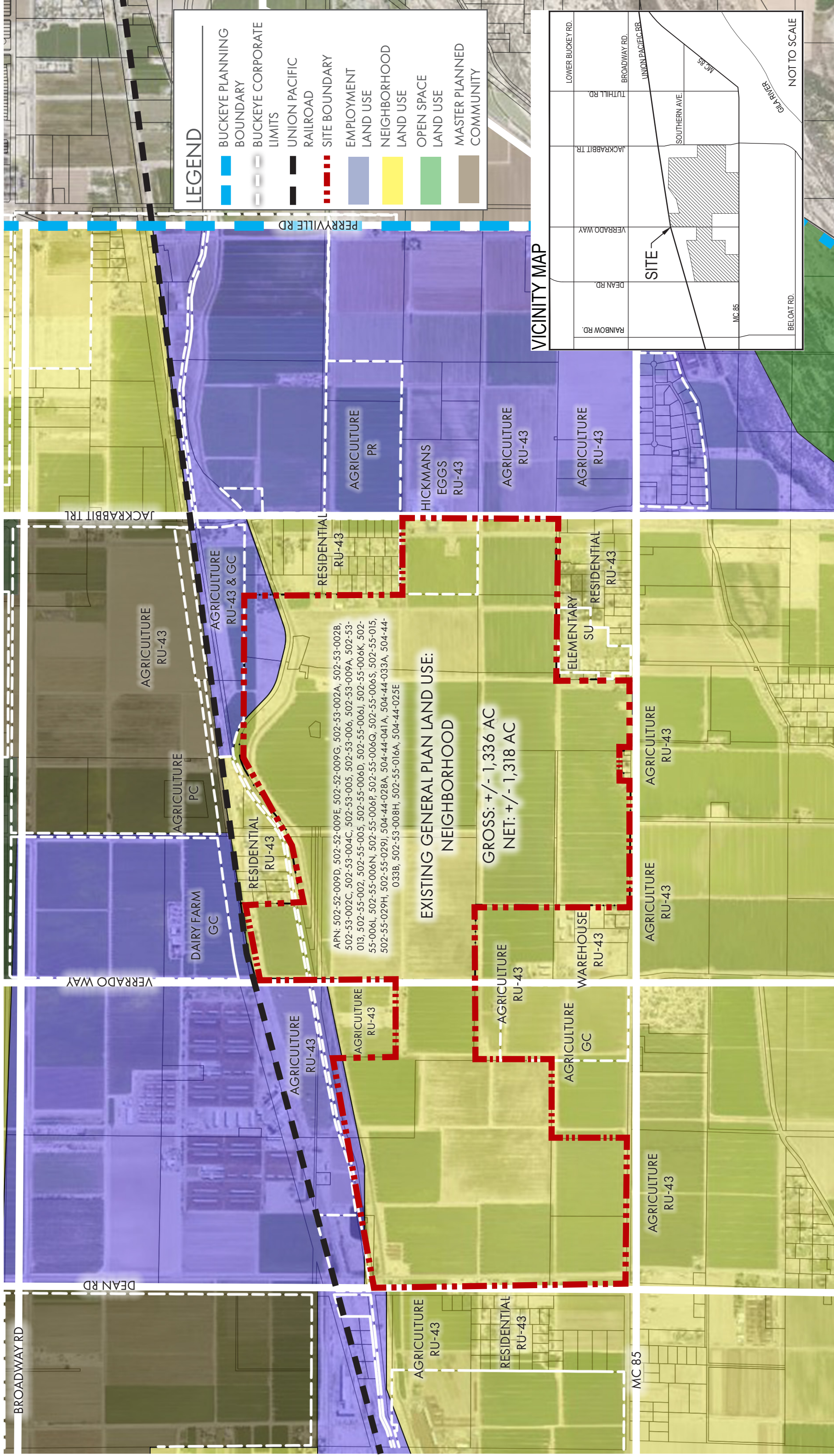
Or join by phone: +1-312-626-6799

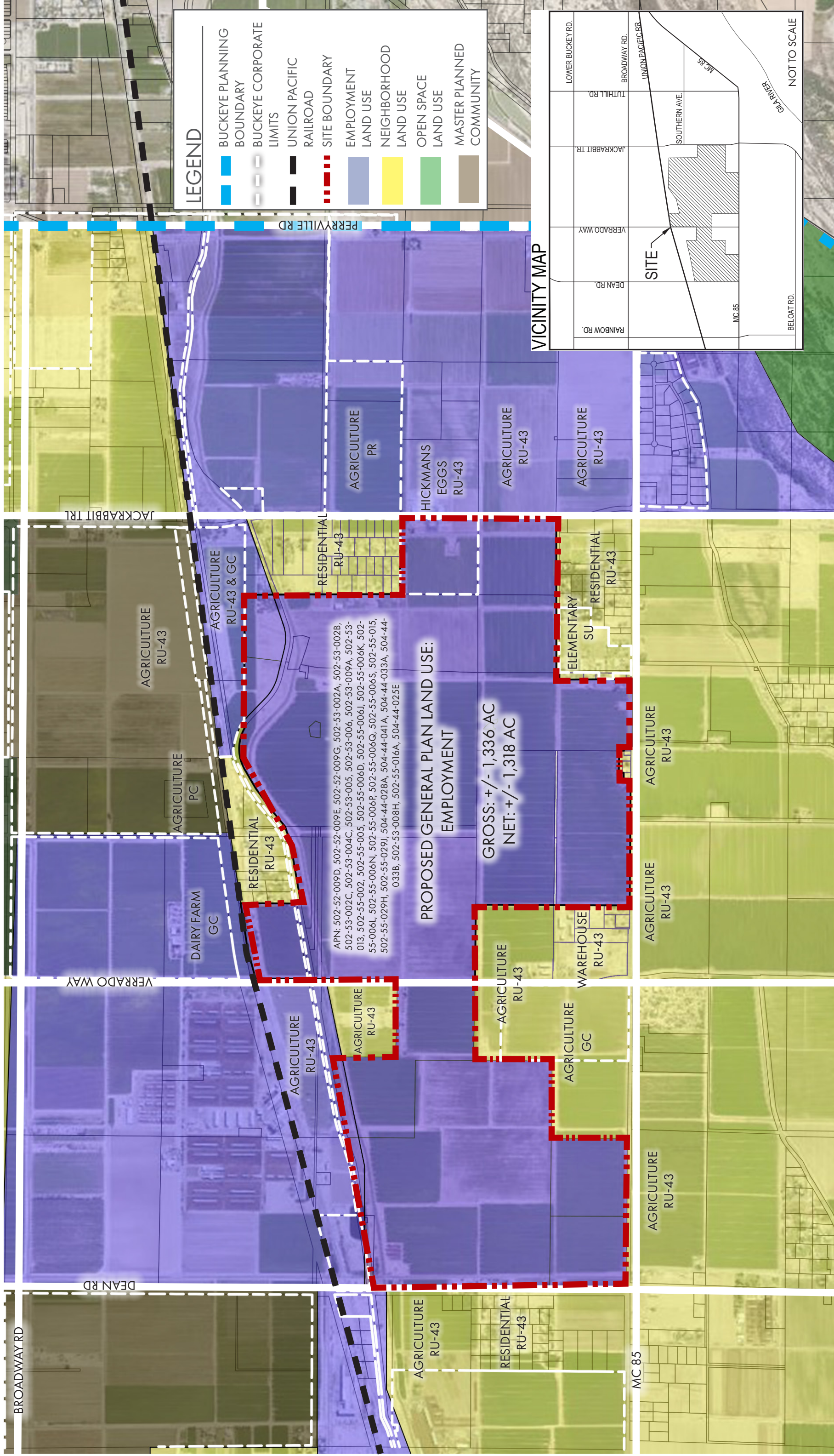
I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at 602-254-9600, or at abeaudoin@norris-design.com, or you may reach the City of Buckeye Planning and Zoning Division at planningandzoning@buckeyeaz.gov or 623-349-6211.

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 &
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205 E ROOSEVELT AVE
BUCKEYE, AZ 85326

BUTLER KELLY J/BRYANT WILLIAM BRUCE
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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
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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
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GUNNING JOSEPH RICHARD/JOANNE MARIE
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GUTIERREZ OMAR LEON/AVALOS JOSEFINA
OCEGUEDA
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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
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BARBARA E
33307 W LOWER BUCKEYE
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JACKRABBIT RANCH LLC
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9337 W SAN MIGUEL AVE
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5807 S 206TH DR
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18107 W DUNLAP RD
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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
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6702 S DEAN RD
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LLC
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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
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PHOENIX, AZ 85016

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STRAND ROBERT D/DEBORAH A
6204 S 195TH DR
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TARR TRAVIS
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PHOENIX, AZ 85012

TREJO ESTEBAN V/MARTINEZ TERESA
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

VILLANUEVA DANIEL H
6306 S 195TH DR
BUCKEYE, AZ 85326

WEBB PRESTON/FAY
6905 S 219TH DR
BUCKEYE, AZ 85326

WOOD JUSTIN J/SHAWN T
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

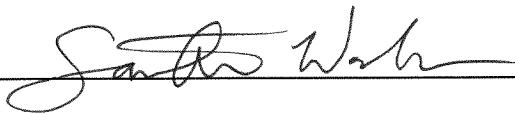
Affidavit of Mailing Notice

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

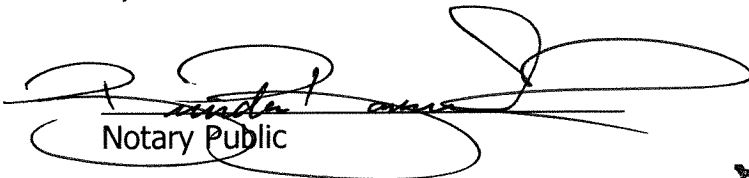
In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the applicant for public hearings in the City of Buckeye shall secure the names and addresses of all property owners within 500 feet of all property lines of the subject application property either 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.

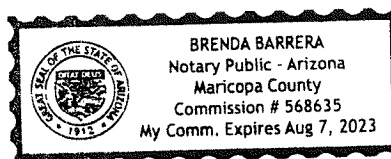
Applicant's / Representative's signature: 

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:

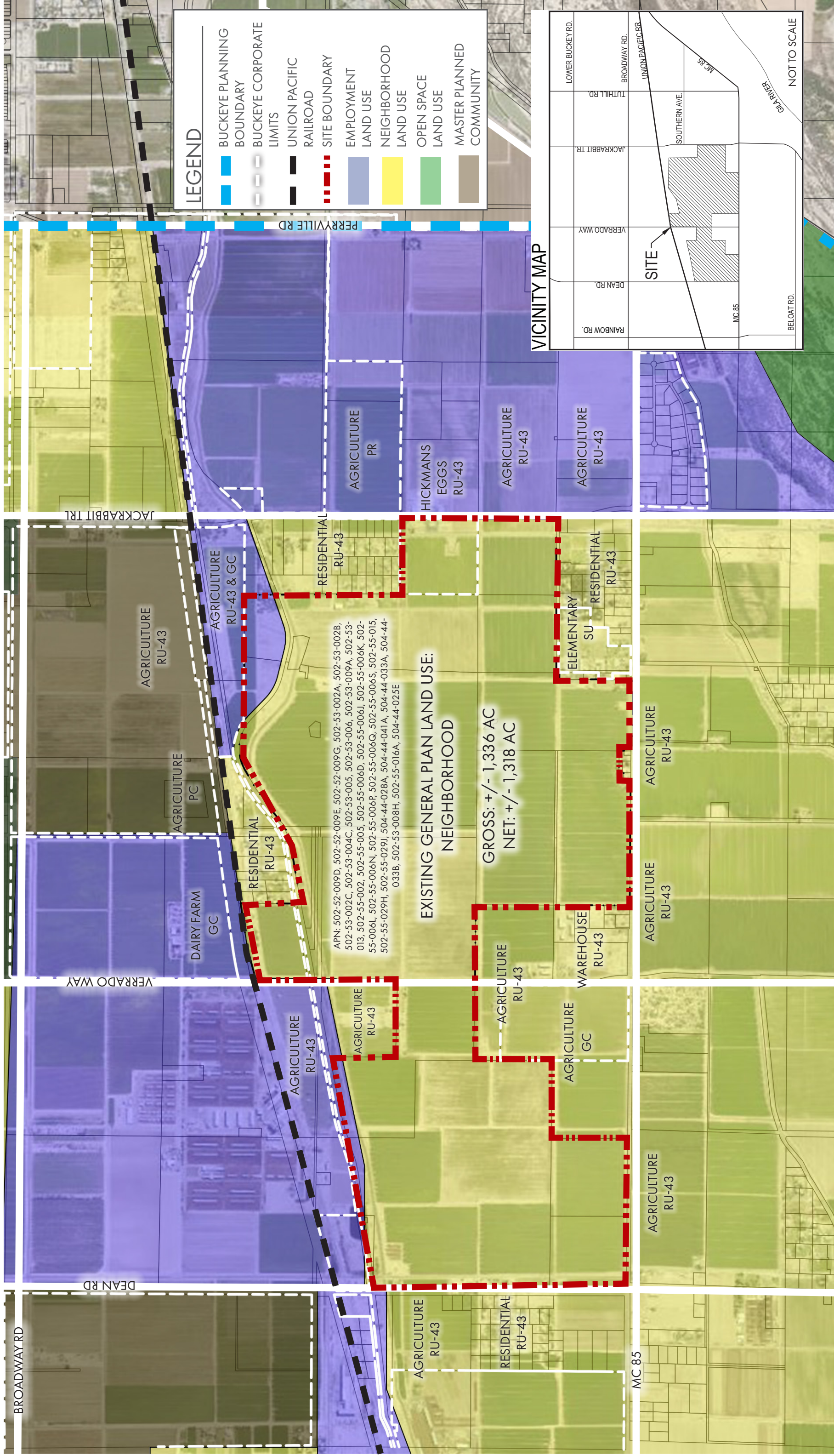
<u>Planning & Zoning Commission #1:</u>	<u>Planning & Zoning Commission #2:</u>	<u>City Council:</u>
Date: April 26, 2022 Time: 6:00 p.m. Coyote Branch Library 21699 W Yuma Road Buckeye, AZ 85326	Date: May 10, 2022 Time: 6:00 p.m. City Council Chambers 530 E Monroe Avenue Buckeye, AZ 85326	Date: May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

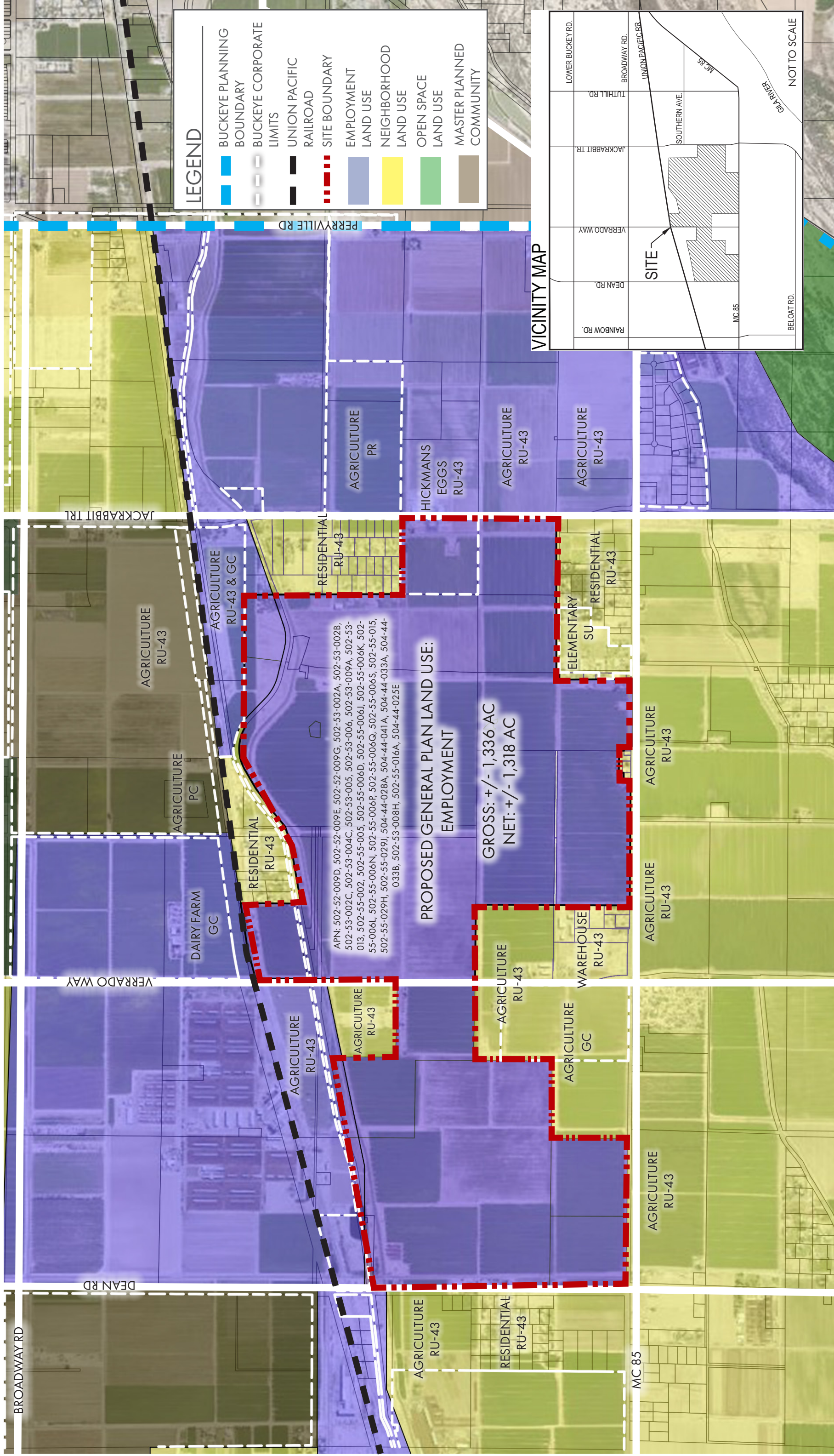
I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at 602-254-9600, or at abeaudoin@norris-design.com, or you may reach the City of Buckeye Planning and Zoning Division at planningandzoning@buckeyeaz.gov or 623-349-6207.

Sincerely,



Alan Beaudoin
Principal





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

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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

VILLANUEVA DANIEL H
6306 S 195TH DR
BUCKEYE, AZ 85326

WEBB PRESTON/FAY
6905 S 219TH DR
BUCKEYE, AZ 85326

WOOD JUSTIN J/SHAWN T
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

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

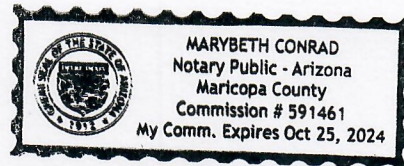
SUBSCRIBED AND SWORN before me on 04/11/22

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

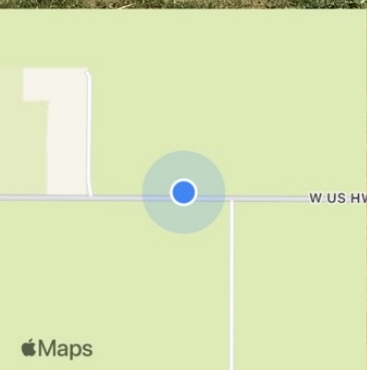
623-349-6207

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

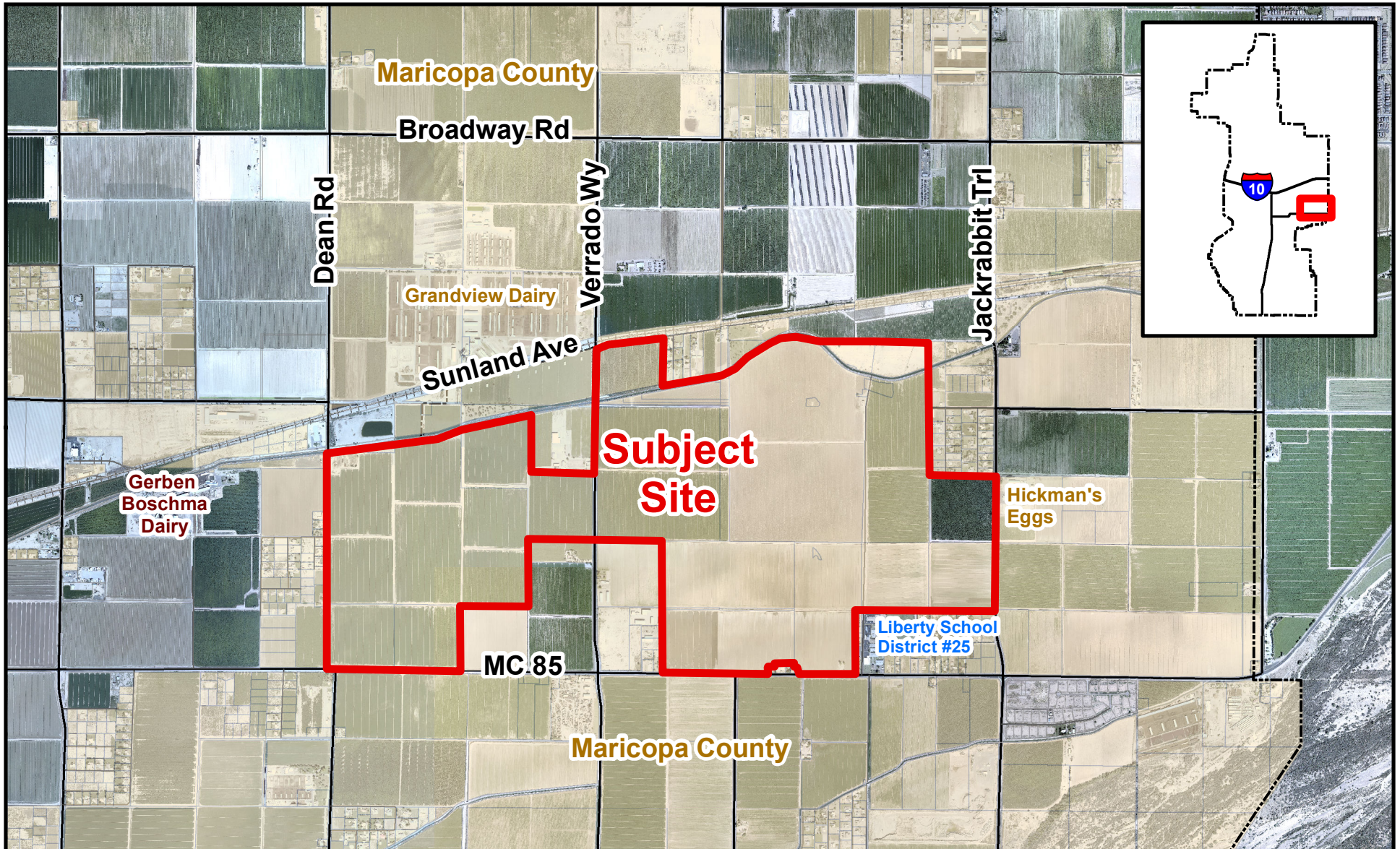
SUMMARY OF CONCERNS, ISSUES OR CHALLENGES

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

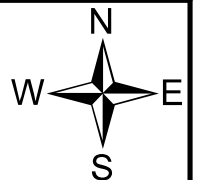
After discussion at the neighborhood meeting, no specific issues or challenges regarding the Major General Plan Amendment remained. The project team is committed to bringing forth a plan for the property that is compatible with adjacent land uses, particularly the existing residential. Specific measures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



VICINITY MAP



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



CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 04/26/22	AGENDA ITEM: 3.B. State Route 85 (SR85) Corridor Major General Plan Amendment - PLZU-22-00001
DATE PREPARED: 04/21/22	DISTRICT NO.: 1 and 2
STAFF LIAISON: Ken Galica, Principal Planner, kgalica@buckeyeaz.gov, (623) 333-349-6214	
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; no action required.

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:

A second Planning and Zoning Commission public hearing is required for this item, scheduled for May 10, 2022. The Commission will be asked to make a recommendation to the City Council on the item at the May 10th meeting.

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 042622.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



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: April 26, 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; no action required.

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. *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 500 feet of amendment area perimeters	April 11, 2022

BACKGROUND:

11. *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).

12. *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.
13. *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.
14. *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.
15. *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.

ANALYSIS:

Land Use Map Amendment

16. 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.
17. 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.
18. All map exhibits in the General Plan will be updated to reflect changes in the land use.

Text Amendment

19. 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.

20. 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.
21. 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:

22. 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

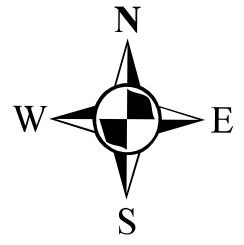
Prepared By:
Ken Galica, Principal Planner

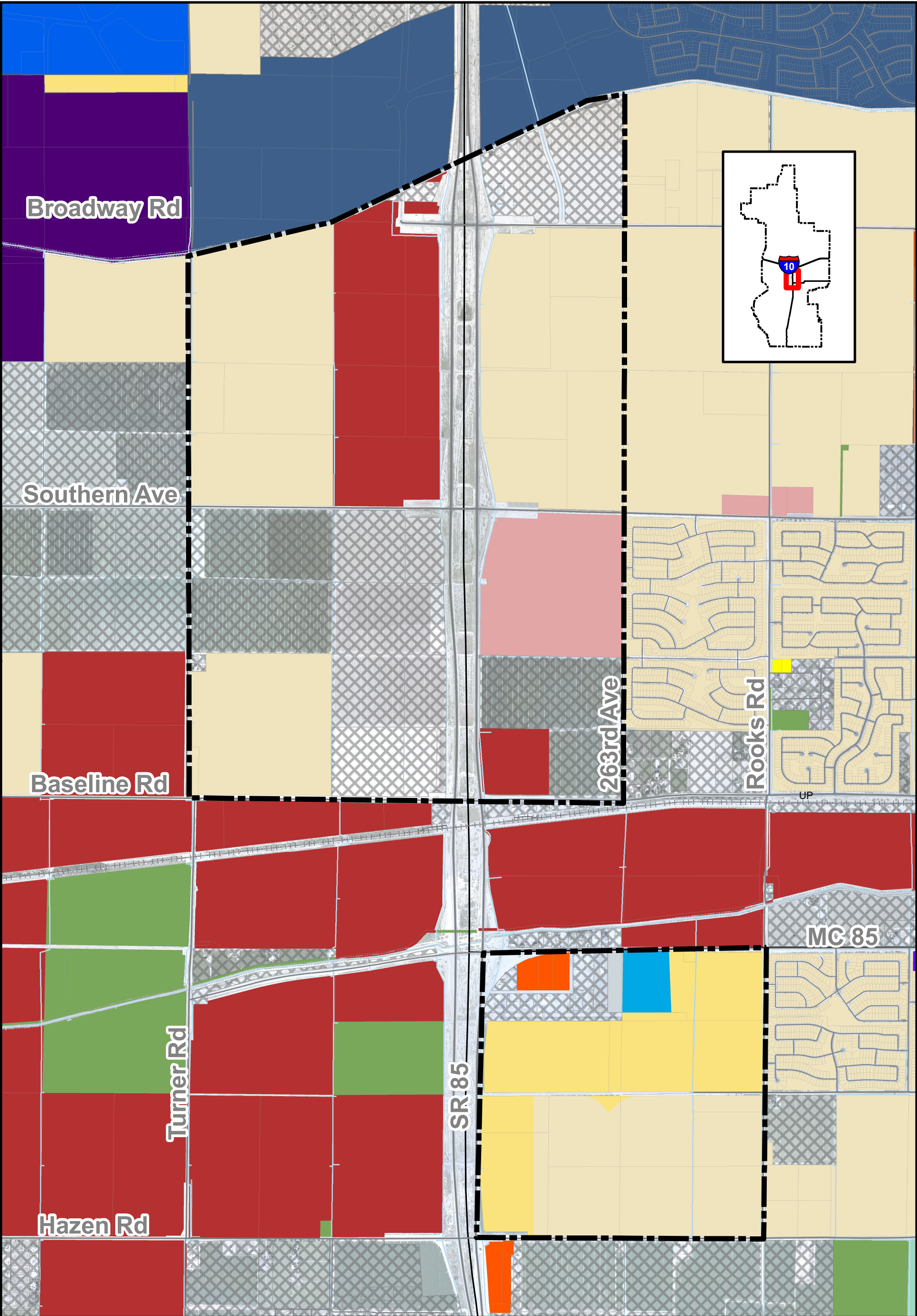
Reviewed By:
Adam Copeland, Deputy Planning Director



AERIAL MAP

- Amendment Area
- Unincorporated



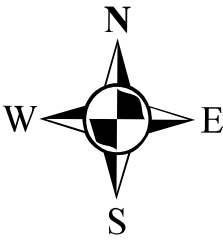




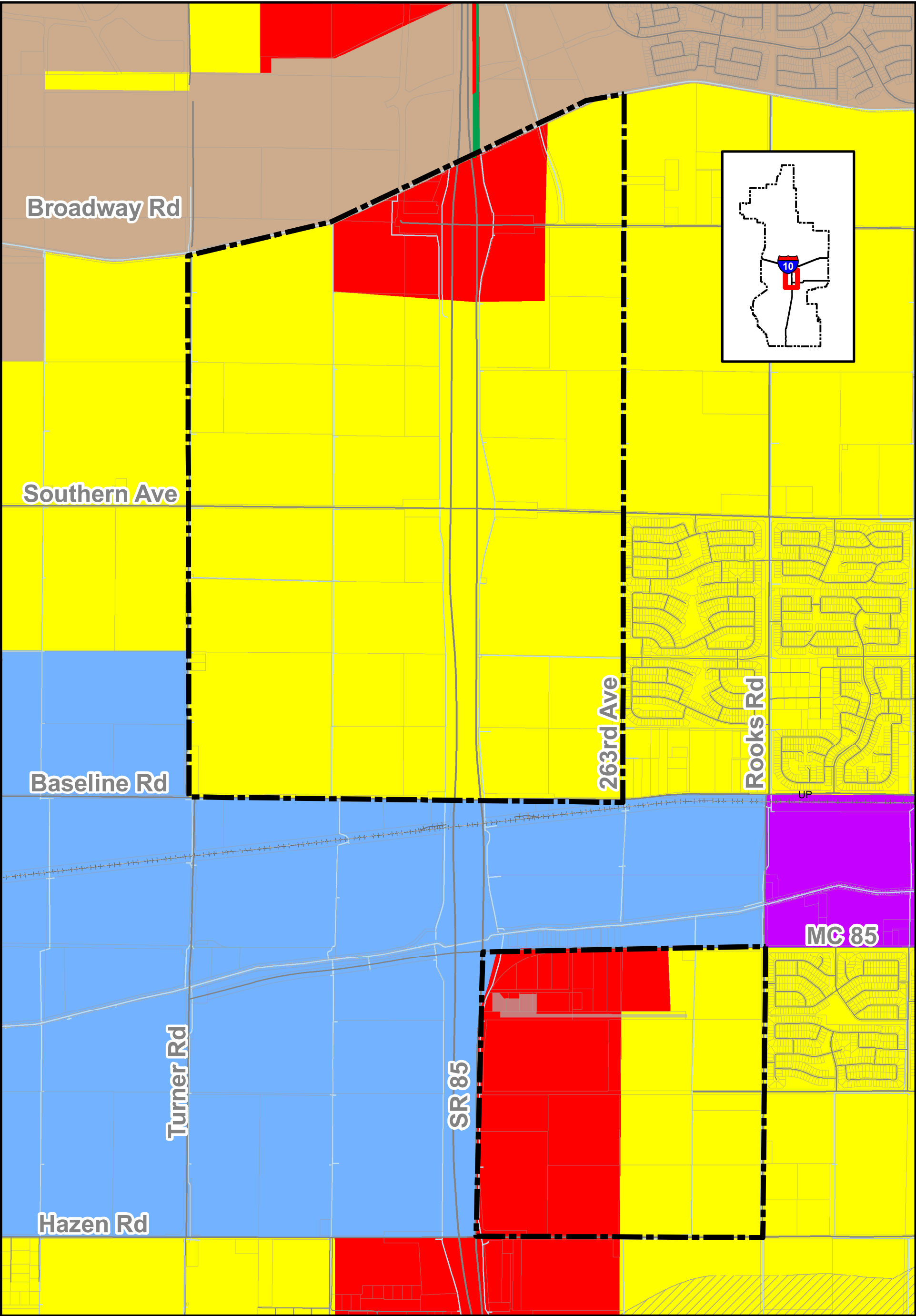
BUCKEYE, AZ

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
W E
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**General Plan
Existing Land Use**



Amendment Area



Activity Center



Business Commerce



Employment



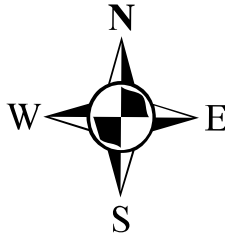
Neighborhood

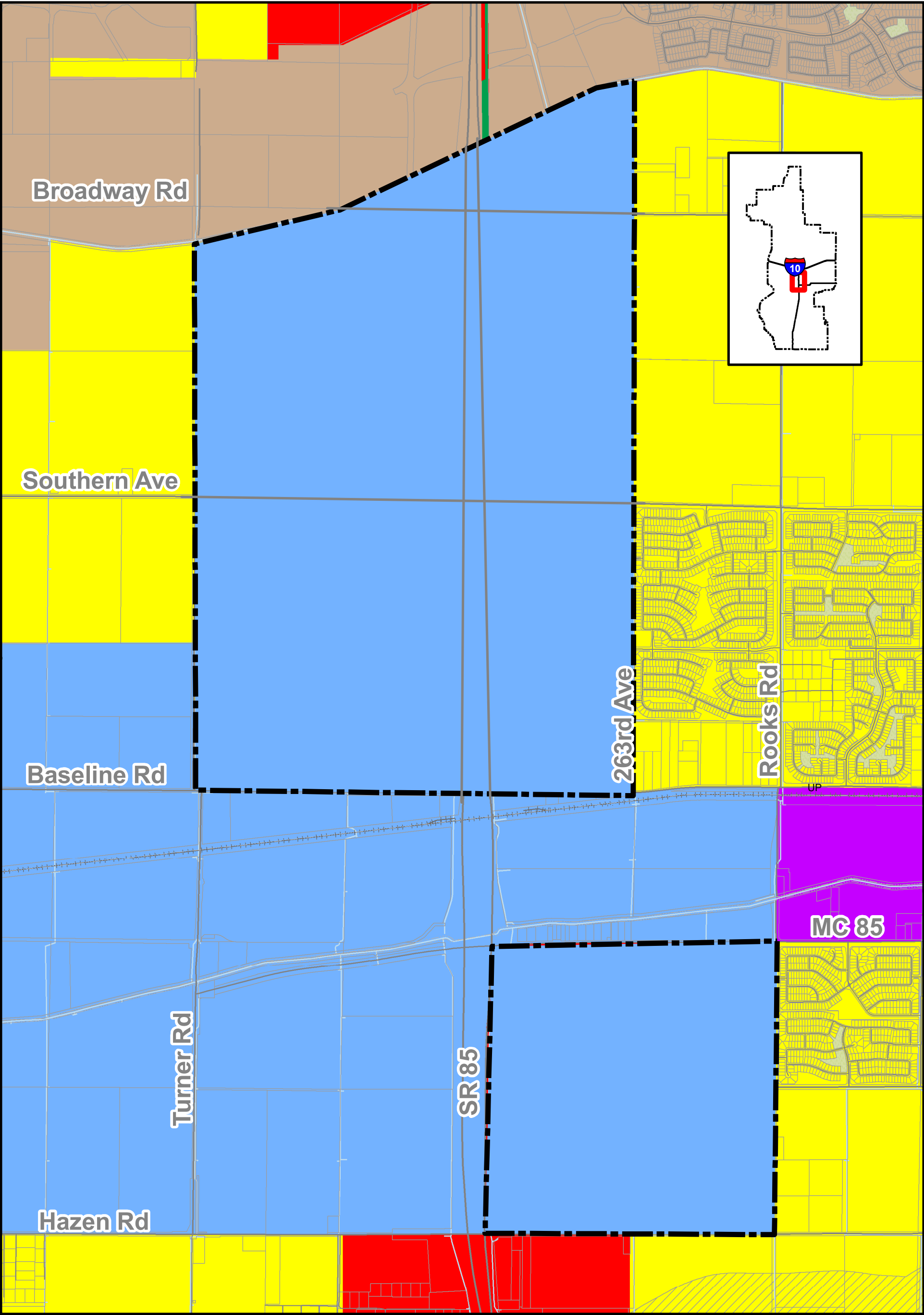


Open Space



Master Planned
Community



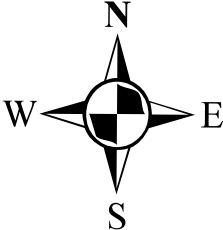




BUCKEYE, AZ

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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**CITY OF BUCKEYE
DEVELOPMENT SERVICES**

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

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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

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