



**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  
COUNCIL WORKSHOP  
JANUARY 21, 2025  
AGENDA**

**City Hall - 1st Floor / Executive Conference Room**

**530 East Monroe Avenue**

**Buckeye, AZ 85326**

**4:30 p.m.**

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

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

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

**1. Call to Order/Roll Call**

**2. Workshop Items**

**2.A Presentation and discussion regarding Phase 2 of the Development Code Update.**

Summary: City staff will provide an overview of the second phase of the Development Code Update and provide an opportunity for the Mayor and City Council to provide feedback on this phase's areas of focus.

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

**3. Adjournment.**

**CITY OF BUCKEYE**  
**Council Workshop Agenda**  
**COUNCIL ACTION REPORT**

<b>MEETING DATE:</b> 01/21/25	<b>AGENDA ITEM:</b> 2.A. DS - Development Code Update Phase 2 - Work Session
<b>DATE PREPARED:</b> 01/16/25	<b>DISTRICT NO.:</b>
<b>STAFF LIAISON:</b> Mandy Woods, Senior Planner, <a href="mailto:swoods@buckeyeaz.gov">swoods@buckeyeaz.gov</a> , (623) 640-6093	
<b>DEPARTMENT:</b> Development Services	<b>AGENDA ITEM TYPE:</b> Workshop Item

**TIME NEEDED:** 60 minutes

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**ACTION/MOTION:** (This language identifies the formal motion to be made by the Council)  
Presentation and discussion regarding Phase 2 of the Development Code Update.

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**SUMMARY**

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**PROJECT DESCRIPTION:**

This is the second of three major phased updates of the Development Code. The intent of this workshop is to provide an overview of the second phase of the Development Code Update and solicit feedback from the Mayor and City Council on this phase's areas of focus.

**BENEFITS:**

The proposed Development Code Amendment will result in clearer development and design standards for future projects and streamline entitlement processes for the benefit of both customers and staff.

**FUTURE ACTION:**

It is anticipated that this proposed Development Code Amendment will be presented for public hearing at Planning and Zoning Commission and City Council adoption in the first quarter of 2025.

**FINANCIAL IMPACT STATEMENT:**

See Planning Items Financial Impact Statement

**FINANCIAL IMPACT STATEMENT:**

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

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

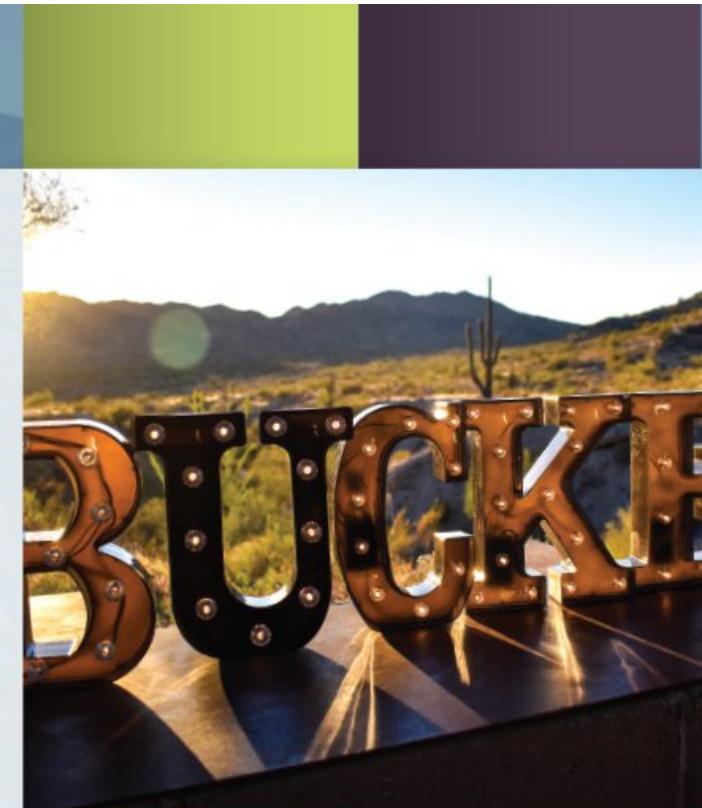
**ATTACHMENTS:**

[Dev Code Phase 2 Workshop - Presentation - CC20250121.pptx](#)

# City Council Workshop

Development Code Update – Phase 2

January 21, 2025



LOGAN SIMPSON

# Presentation Overview



- Phase 2 Focus Areas
- Next Steps
- Discussion and questions





# Purpose and Goals

- Phase 2 of modernizing the Development Code
- Updates to address recent challenges
- Ensure consistency with federal and state law
- Streamline development process





# Focus Areas

- Uses
- Signage
- Development and design standards
- Land subdivision
- Streamlining



Review and Analysis of Use Regulations of the Buckeye Development Code  
Article 3: Use Regulations

May 31, 2024  
Rev: June 7, 2024

## Introduction:

This review and analysis of Article 3 (Use Regulations) of the Buckeye Development Code is intended to accomplish the following objectives:

1. Summarize the needed revisions and updates to the use regulations in the Buckeye Development Code by consolidating the recommendations provided in the January 26, 2024, Final Assessment Report – Phase 2 and the City of Buckeye: TIER 2 SCOPE OF WORK (225587) Excel file; and
2. Describe any needed edits not described in the two documents referred to above.

## ARTICLE 3: Use Regulations

### 3.1 Table of Allowed Uses

Recommended text revisions and updates to this Section include:

- The current table of allowed uses (Table 3.1-1 in Section 3.1.5) needs to be expanded and updated. Some of the uses where updates are recommended include the following:
  - Adding Accessory Dwelling Units (ADUs) into the Residential Uses category and update the Specific Use Standards for ADUs consistent with recent changes in state law (HB 2720). As all uses are listed in Table 3.1-1, we recommend that Section 3.3.4.A.1 should be amended to remove the list of zones in which ADUs are allowed and to insert a cross-reference to Table 3.3-1. This ensures consistency in the organization of the updated Development Code.
  - Creating a new land use category – Recreation, Education, and Assembly – into which all uses that would better fit here can be moved, including recreational, educational, and assembly uses. This will enable, for example, moving Religious Assembly from the Public/Institutional Uses category to this new category and Parks and Open Space to this category as well. Examples of uses that would fit in this new category include (if applicable

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## Focus Area: Uses

- Update and reorganize Table 3.1-1 (Uses)
  - New categories and industry-standard terms
  - Reduce Conditional Use Permits
- Update and reorganize Use Specific Standards
  - New separation requirements for mini-storage and carwashes
  - New standards for Battery Energy Storage Systems (BESS)
- Accessory Dwelling Units (HB2720)



Detached ADU example



Example of a typical BESS



## Article 3: Use Regulations



## Focus Area: Signage

- Reed v. Gilbert (content neutrality) compliance
- New table clarifying signage by Zoning District
- Clarified/expanded Comprehensive Sign Plan (CSP) process
- Digital billboards on SR-30



New measurement guidance



Internal illumination



Blade sign example



Yard Sign Type III example



## Article 5: Development & Design Standards



## Focus Area: Development & Design Standards

- Modified garage dominance language
- Updated build-to-rent/bungalow standards
- Modified multi-family design standards
- New standards for large format retail ("big box" stores)
- Revised standards for industrial development
- Updated landscaping and lighting standards
- DSAP language recommendations



BTR community example



"Big box" example

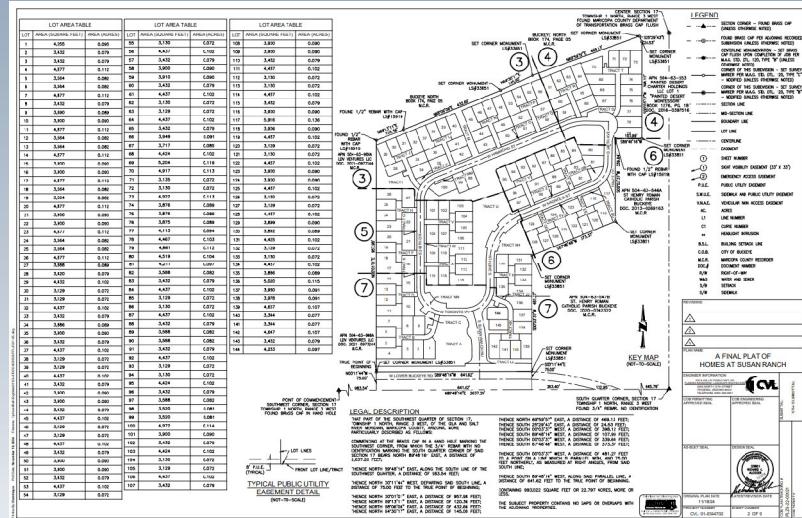


## Article 5: Development & Design Standards

## Focus Area: Land Subdivision



- Update subdivision terms to be consistent with state statute (e.g. subdivision, preliminary or final plat, land split, etc.)
- Review and update Guarantee and Warranty of Public Improvements with Civil Engineering – more flexibility when final plat is recorded
- Consistency with Streamlining focus area changes



## Article 6: Land Subdivision



## Focus Area: Streamlining – Current Processes

- Preliminary Plats: Planning & Zoning Commission
  - First step in two-step subdivision process
  - Staff ensures compliance with Development Code (landscaping, lot layout, setbacks, open space, trails, etc.)
  - Preliminary engineering (roads, water, sewer, utilities, and drainage), public safety, trash, etc.
- Final Plats: City Council
  - Staff verifies consistency with Preliminary Plat
  - Technical review – minimal subjectivity and no design review
  - Often the last step before closing on property (time sensitive)





## Focus Area: Streamlining – Current Processes

- Site Plans: Administrative or P&Z Commission
  - Required prior to building plans submittal
  - Staff ensures compliance with Development Code (architecture, landscaping, access, etc.) and Council-approved Zoning District
  - Preliminary engineering (water, sewer, utilities, drainage, etc.), public safety, trash, etc.
  - Administrative approval: up to 75,000 SF in building area (or up to 150,000 SF of outdoor use)
  - All others require P&Z Commission approval





# Focus Area: Streamlining – Process Research

	<b>City</b>	<b>Site Plan</b>	<b>Preliminary Plat</b>	<b>Final Plat</b>
<b>West Valley</b>	<b>Avondale</b>	A	A	CC
	<b>Buckeye</b>	A / P&Z	P&Z	CC
	<b>Glendale</b>	A	P&Z	CC
	<b>Goodyear</b>	A	A	A
	<b>Litchfield Park</b>	A	P&Z/CC	CC
	<b>Peoria</b>	A	A	CC
	<b>Surprise</b>	A	A	A
<b>East Valley</b>	<b>Chandler</b>	P&Z/CC	P&Z/CC	A
	<b>Fountain Hills</b>	A	P&Z/CC	CC
	<b>Gilbert</b>	DRB	P&Z	A
	<b>Mesa</b>	A / P&Z/CC	P&Z	CC
	<b>Queen Creek</b>	A	A	A
	<b>Scottsdale</b>	DRB	DRB	CC
	<b>Tempe</b>	A / P&Z	A	CC
<b>Central</b>	<b>Phoenix</b>	A	A	A





## Focus Area: Streamlining – Proposed Processes

### Option 1: All Administrative

- Administrative approvals on all Site Plans, Preliminary Plats, and Final Plats

### Option 2: Modified Administrative Thresholds

- Site Plans:
  1. All indoor uses except industrial: >150,000 SF requires P&Z Commission approval
  2. Industrial uses: >500,000 SF requires P&Z Commission approval
- Preliminary Plats: >500 lots require P&Z Commission approval
- Final Plats: >300 lots require City Council approval





## Focus Area: Streamlining

- Clean-up and clarify dimensional standards tables
- Removal of lot coverage requirements where appropriate
- Relocate measurement and exception terms to Definitions
- Style guide application and QA/QC of full Development Code

CITY OF BUCKEYE, AZ  
COMPREHENSIVE DEVELOPMENT  
CODE UPDATE  
STYLE GUIDE

Logan Simpson  
July 29, 2024  
Revised: September 10, 2024



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## Article 4: Dimensional Standards



## Next Steps: Estimated Timeline

- Drafts for CAC review – December/January (ongoing)
- Planning and Zoning Commission – February/March 2025
- City Council adoption – March 2025



## Discussion and Questions



BUCKEYE, AZ

