BUCKEYE, AZ

PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

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

CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
FEBRUARY 25, 2025
AGENDA

City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326
6:00 p.m.
****Live streaming will be available via YouTube****
The doors will be open to the public at least 15 minutes prior to the start time of the meeting.

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

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

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

2. MINUTES

2.A Approval of minutes from the February 11, 2025 Planning and Zoning Commission regular meeting.
Staff Liaison: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623) 349-6211

3. REGULAR AGENDA

3.A Greenlight Verrado - Rezoning to Planned Area Development (PLZZ-24-0011): Conduct a public hearing and recommend approval to City Council of the rezoning of 46.06 acres located at the northeast corner of Verrado Way and the Van Buren Street alignment from Planned Residential (PR) to Planned Area Development (PAD), establishing permitted land uses and development standards to facilitate development of the site with three distinct multi-family residential communities on 36.9 acres, a 5.7-acre parcel for supporting commercial development, and a 6.7 acre parcel that will be dedicated to the City of Buckeye to expand the adjacent, existing water campus facility.

Staff Liaison: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 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. PLANNING MANAGER REPORT AND SUMMARY OF CURRENT EVENTS

6. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

Any regular or alternate Commissioner or Council Liaison may present a brief summary on current events
Action Required: *None; there will be no discussion, deliberation, proposals, or legal action.*

7. ADJOURNMENT

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 02/25/25	**AGENDA ITEM:** 2.A. MINUTES
DATE PREPARED: 02/21/25	**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 February 11, 2025 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:
2.11.2025.PZC.MinutesDRAFT.pdf

City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326
****Recording of this meeting is available via YouTube****

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL
Chairperson Ted Burton called the meeting to order at 6:00 p.m.

Members present: Chair Ted Burton, Commissioner Gina Ragsdale, Commissioner Deanna Kupcik, Vice Chair Anthony DiMascio, Commissioner Donald Bassler, Commissioner Sebastian Trupiano, Alternate Charles Hester, Alternate Les Manuel was seated for District 1

Members absent: Commissioner Rebecca Puppe, Alternate Ryan Belshee, Alternate Douglas McDonald

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

2. ELECTION OF OFFICERS
A motion was made by Commissioner Bassler and seconded by Commissioner Kupcik to nominate Ted Burton as Chairperson. Unanimous decision.
A motion was made by Commissioner Kupcik and seconded by Commissioner Bassler to nominate Anthony DiMascio as Vice Chairperson. Unanimous decision.

3. MINUTES
3A. APPROVAL OF MINUTES FROM THE JANUARY 28, 2025 PLANNING AND ZONING COMMISSSION REGULAR MEETING.
A motion was made by Commissioner Trupiano and seconded by Commissioner Ragsdale to approve minutes as presented. Approval 7-0. Motion carried.

4. REGULAR AGENDA
4A. MILLER AND HAZEN MULTI-FAMILY – SITE PLAN (PLZSP-23-00013)
Senior Planner Mandy Woods presented and was available to answer questions from the Commission.
Commissioner Trupiano asked if the half street improvements would be in two phases and the specific area improved. Ms. Woods indicated that Phase 1 half street improvements from Hazen Road to the end of Phase I are approved at this time, with a second phase is anticipated for this same project type.
Mr. Trupiano spoke of his concern with the single lane at the north side, and asked about the emergency access on the west. Ms. Woods indicated that the western access point will connect with the future project and the presented meets code or access points.
Commissioner Bassler asked if the city has a regulation on how many multi-family units are built within the Buckeye Downtown area and spoke of his concern of being overburdened with too many multi-

family projects throughout the city. Planning Manager Ken Galica informed the Commission that there is no number cap on any type of single or multi-family housing, and the development of housing is driven by the appropriateness of the use at a particular location and by utility availability.
Vice Chair DiMascio asked if the city will be moving forward with placing utilities underground rather than to relocate. Ms. Woods confirmed and indicated that it is a standard condition. Mr. Galica informed the Commission that underground low voltage lines are a code requirement.
Mr. Galica stated that staff reviews every multi-family project that is submitted, t ensure that the project would be beneficial in the area proposed, and staff works with developers to find appropriate locations.
Commissioner Ragsdale asked if this project is affordable or low income housing, with Ms. Woods indicating that it is not.
Commissioner Kupcik asked if the architectural details be featured on all sides of the buildings, and Ms. Woods confirmed.
Chair Burton asked if the large open drainage area would be addressed during development. Matthew Nahlik, Civil Engineer for the project, indicated that he is working with the Buckeye Water Conservation and Drainage District to underground that irrigation ditch and pipe to ensure that it continues to serve all neighboring communities.
A motion was made by Commissioner Kupcik and seconded by Vice Chair DiMascio approve subject to conditions ‘a – v’ as presented. Approval 7-0. Motion carried.

4B. FLOREO AT TERAVALIS VILLAGE 2 – PRELIMINARY PLAT (PLZS-23-00028)
Planner II Jennifer Roseman presented and was available to answer questions from the Commission.
Commissioner Ragsdale asked if there will be areas for shopping. Ms. Roseman informed the Commission that there is approved mixed use/commercial use land just to the south of Village 2. Mr. Galica stated that the increase of demographic numbers will provide the need for developers to bring more commercial.
Commissioner Trupiano asked if the southern exit points would end in a cul-de-sac situation. Ms. Roseman informed the Commission that the roads will provide a loop for traffic to exit onto Sun Valley Parkway.
A motion was made by Alternate Manuel and seconded by Commissioner Ragsdale approve subject to conditions ‘a – u’ as presented. Approval 7-0. Motion carried.

4C. SUNDANCE APARTMENTS – SITE PLAN (PLZSP-23-00024)
Planner II Jennifer Roseman presented and was available to answer questions from the Commission.
Commissioner Bassler spoke of his concerns of multi-family housing adding more traffic to Yuma/Watson Roads and asked what provisions are being made to handle traffic and the intersection. City Traffic Engineer, John Willett indicated that intersection improvements and solutions are actively under review and funding is being researched. Mr. Bassler indicated his disappointment that a neighborhood meeting was not required. Mr. Galica informed the Commission that this is standard city requirement and cities typically don’t require neighborhood meetings for entitled properties, in this case that are already zoned for a particular use; staff is working to design the site in a way that minimizes impact and mandatory meetings are held for public hearing processes such as rezonings, general plan amendments when the uses themselves are established on a property.
Alternate Manuel inquired there is an option to engineer Yuma Road to allow a left coming out of the development. Mr. Willett informed the Commission that staff worked with the developer on the location of the access points in order to avoid traffic signals every eighth mile. Mr. Willett informed the Commission that after a study, the multi-family will generate fewer trips in and out of the property than a commercial center would.
Chair Burton asked if the trash agreement system would be for life of the building. Ms. Roseman indicated that the trash would indeed be for the life of the apartment complex.
A motion was made by Commissioner Kupcik and seconded by Commissioner Trupiano to approve subject to conditions ‘a – ll’ as presented. Approval 6-1. With Commissioner Bassler voting nay, motion carried.

4D. THE MIX ON ROOSEVELT COMMERCIAL CENTER – SITE PLAN (PLZSP-24-0022)
Planning Manager Ken Galica presented and was available to answer questions from the Commission.
Alternate Manuel asked if the traffic backup to the on-ramp to I-10 would be looked at. Mr. Willett indicated that staff is actively working with ADOT to add a fourth lane to allow more traffic to merge onto the freeway.
Commissioner Ragsdale requested to have developer signs indicating businesses that are coming to the property.
Commissioner Kupcik asked what the distance will be from the proposed signal to the one at Roosevelt Street, with Mr. Willett stating approximately 800 feet and that the signals will work in conjunction with one another. Ms. Kupcik asked if the fourth lane will be from Verrado Way to Citrus Road. Mr. Willett informed the Commission that adding the fourth lane is a quick push on I-10 that will mostly involve adding striping; MAG provides the funding for the additional lane through to SR85 and has been pushed possibly to 2028.
Commissioner Trupiano inquired about eastbound Roosevelt Street being completed through Jackrabbit Trail. Mr. Willet stated that the goal is to have the traffic signal installed at Jackrabbit Trail and Roosevelt, connecting the two, which could relieve some of the congestion getting onto the freeway at Verrado northbound.
A motion was made by Vice Chair DiMascio and seconded by Commissioner Bassler to approve subject to conditions 'a – ff' as presented. Approval 7-0. Motion carried.

5. COMMENTS FROM THE PUBLIC
None.

6. PLANNING MANAGER REPORT AND SUMMARY OF CURRENT EVENTS
Mr. Galica stated that there will be a presentation and discussion on the Planning and Zoning Commission Bylaws in an upcoming meeting.

7. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS
Commissioners reminded the public of the upcoming Air Fair.

8. ADJOURNMENT
With there being no further business, Chair Burton adjourned the meeting at 7:25 p.m.

_____
Ted Burton, Chairperson

ATTEST:

_____
Keri Hernandez, Management Assistant

I hereby certify that the foregoing is a true and correct copy of the Planning and Zoning Commission Regular Meeting held on the 11th day of February 2025. I further certify that a quorum was present.

_____
Keri Hernandez, Management Assistant

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 02/25/25	**AGENDA ITEM:** 3.A. Greenlight Verrado - Rezoning to Planned Area Development (PLZZ-24-0011)
DATE PREPARED: 02/21/25	**DISTRICT NO.:** No. 5
STAFF LIAISON: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Public Hearing and Non Consent - New Business Items

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Greenlight Verrado - Rezoning to Planned Area Development (PLZZ-24-0011): Conduct a public hearing and recommend approval to City Council of the rezoning of 46.06 acres located at the northeast corner of Verrado Way and the Van Buren Street alignment from Planned Residential (PR) to Planned Area Development (PAD), establishing permitted land uses and development standards to facilitate development of the site with three distinct multi-family residential communities on 36.9 acres, a 5.7-acre parcel for supporting commercial development, and a 6.7 acre parcel that will be dedicated to the City of Buckeye to expand the adjacent, existing water campus facility.

RELEVANT GOALS:
GOAL 3: A Well-Planned Urban Community

ADDITIONAL RELEVANT GOALS:
GOAL 2: Enhanced Economic Well-Being and Vitality

SUMMARY

PROJECT DESCRIPTION:
Jeff Blilie, Gilbert Blilie PLLC, on behalf of property owner Buckeye Union High School District 201 and multi-family residential developer Greenlight Communities, is requesting approval of a rezone of 46.06 acres located at the northeast corner of Verrado Way and the Van Buren Street alignment. The applicant is requesting (Exhibit D) to rezone the property from Planned Residential (PR) to Planned Area Development (PAD) to facilitate development of the site with three distinct multi-family residential communities on 36.9 acres, a 5.7-acre parcel reserved for supporting commercial development, and a 6.7 acre parcel that will be dedicated to the City of Buckeye to expand the adjacent, existing water campus facility.

The proposed PAD envisions dividing the property into five parcels, each intended to develop with specific uses, as follows:

- Parcel A: Located directly at the southeast corner of Verrado Way and Fillmore Street, 5.7-acre (3.6 net) Parcel A is intended to develop with a tailored list of commercial uses. Auto-intensive uses and low intensity commercial uses that residents would be less likely to walk to such as car sales, car washes, catering kitchens, data centers, mini-storage, and vehicle repair have been prohibited, as have less desirable uses such as tobacco shops, thrift stores, and shelter facilities. Uses featuring drive-throughs, if provided, will be limited to a maximum of one, with design requirements intended to minimize visibility of the drive-through from adjacent streets. Parcel A's vehicular access will be provided via a new private street that loops between Verrado Way and Fillmore Street that will be shared with Parcels B and C. A pedestrian bridge will provide pedestrian access to the site from the Verrado Way sidewalk, spanning a drainage channel and

creating a unique feature which will activate a frontage otherwise difficult to activate due to a significant grade change between the street and property.

- Parcel B: Approximately 14.9 acres (12.1 net) located at the northeast corner of Verrado Way and the Van Buren Street alignment, Parcel B is intended to develop with a market rate multi-family community with a maximum 291 units (24 units per net acre). Parcel B wraps an existing City well site at its southwest corner and will feature one vehicular access from the shared Verrado/Fillmore loop road and one access directly to Van Buren Street.

- Parcel C: Approximately 15.5 acres (13.9 net) located adjacent to Fillmore Street directly east of the PAD's commercial parcel, Parcel C is intended to develop with a market rate multi-family community with a maximum of 335 units (24 units per net acre). Parcel C will feature three points of access including two directly from Fillmore Street and one from the shared loop road connecting Verrado Way to Fillmore Street.

- Parcel D: Approximately 6.5 acres (5.7 net) located adjacent to the Van Buren Street alignment, Parcel D is intended to develop with an "attainable" multi-family community with a maximum of 308 units (53.8 dwelling units per net acre). The term attainable is used to describe a community that is not subsidized or income restricted but intended to be an affordable housing option that offers high quality design, amenities, and finishes at rental rates targeted to essential workers such as teachers, firefighters, police officers, and the like. Parcel D will feature one resident access directly from Van Buren Street; a second, emergency-only access through either Parcel B or Parcel C will be required at the site planning stage.

- Parcel E: Located at the northeast corner of the property, 6.7-acre (6.5 net) Parcel E is intended to be conveyed to the City of Buckeye for use by the City in expanding the existing water campus facility located directly to the south. Expansion of the water campus will play a critical role in supporting the growth envisioned within The Landing area.

Please see attached staff report and exhibits for additional information and analysis.

BENEFITS:

- The PAD aligns with the Buckeye General Plan's goals for a vibrant Buckeye Gateway Activity Center (aka The Landing), providing the residential density and multiple dwelling types at varying price points that will be needed to support ambitious future commercial growth in the area.
- The rezoning conforms to the Buckeye Development Code; proposed modifications to permitted uses and development/design standards will facilitate development of a high quality, walkable, mixed-use development consistent with the City's high expectations for The Landing.
- The PAD includes well-planned pedestrian and vehicular connectivity.
- Architectural requirements and building design standards will help foster an attractive, active, urban aesthetic along Verrado Way, Fillmore Street, and Van Buren Street.

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

ATTACHMENTS:

PLZZ-24-0011 Greenlight Verrado PAD Rezone PZ Staff Report 2-25-25.pdf
Exhibit A - Aerial Vicinity Map.pdf
Exhibit B - Zoning Map.pdf
Exhibit C - General Plan Land Use Map.pdf
Exhibit D - Greenlight Verrado PAD Narrative.pdf
Exhibit E - Citizen Participation Report.pdf
Exhibit F - Certificates of Adequate School Facilities.pdf
Greenlight Verrado PAD Legal Description.pdf

REZONE

Report to the Planning and Zoning Commission

CASE NUMBER:	**PLZZ-24-0011**
TITLE:	**Greenlight Verrado – Rezoning to Planned Area Development**
MEETING DATE:	**February 25, 2025**

Applicant:	Jeff Blilie, Gilbert Blilie PLLC
Owner(s):	Buckeye Union High School District 201
Request:	Rezone from Planned Residential (PR) to Planned Area Development (PAD)
District:	No. 5
Location:	Northeast Corner of Verrado Way and Van Buren Street Alignment (Exhibits A, B, and C)
Site size:	Approximately 46.06 acres
Density:	Maximum of 22.3 dwelling units per net acre (934 units)
Public input:	An advertised neighborhood meeting was held on December 19, 2024; excluding City staff and the project applicant, there were no attendees. All required notices of this public hearing have been completed. Staff has received no comments from the public on this request.
Recommendation:	**Recommend approval of Case PLZZ-24-0011 to the Mayor and City Council, subject to conditions (a) through (gg)**

PROJECT DESCRIPTION:

1. Jeff Blilie, Gilbert Blilie PLLC, on behalf of property owner Buckeye Union High School District 201 and multi-family residential developer Greenlight Communities, is requesting approval of a rezone of 46.06 acres located at the northeast corner of Verrado Way and the Van Buren Street alignment. The applicant is requesting (Exhibit D) to rezone the property from Planned Residential (PR) to Planned Area Development (PAD) to facilitate development of the site with three distinct multi-family residential communities on 36.9 acres, a 5.7-acre parcel reserved for supporting commercial development, and a 6.7 acre parcel that will be dedicated to the City of Buckeye to expand the adjacent, existing water campus facility. The property is approximately 6 feet lower than the grade of Verrado Way adjacent to the site.
2. The proposed PAD envisions dividing the property into five parcels, each intended to develop with specific uses, as follows:
    a. **Parcel A:** Located directly at the southeast corner of Verrado Way and Fillmore Street, 5.7-acre (3.6 net) Parcel A is intended to develop with a tailored list of commercial uses. Auto-intensive uses and low intensity commercial uses that residents would be less likely to walk to such as car sales, car washes, catering kitchens, data centers, mini-storage, and vehicle repair have been prohibited, as have less desirable uses such as tobacco shops, thrift stores, and shelter facilities. Uses featuring drive-throughs, if provided, will be limited to a maximum of one, with design requirements intended to minimize visibility of the drive-through from adjacent streets. Parcel A's vehicular access will be provided via a new private street that loops between Verrado Way and Fillmore Street that will be shared with Parcels B and C. A pedestrian bridge will provide pedestrian access to the site from the Verrado Way sidewalk, spanning a drainage channel and creating a unique feature which will activate a frontage otherwise difficult to activate due to a significant grade change between the street and property.

    b. **Parcel B:** Approximately 14.9 acres (12.1 net) located at the northeast corner of Verrado Way and the Van Buren Street alignment, Parcel B is intended to develop with a market rate multi-family community with a maximum 291 units (24 units per net acre). Parcel B wraps an existing City well site at its southwest corner and will feature one vehicular access from the shared Verrado/Fillmore loop road and one access directly to Van Buren Street.

c. **Parcel C:** Approximately 15.5 acres (13.9 net) located adjacent to Fillmore Street directly east of the PAD's commercial parcel, Parcel C is intended to develop with a market rate multi-family community with a maximum of 335 units (24 units per net acre). Parcel C will feature three points of access including two directly from Fillmore Street and one from the shared loop road connecting Verrado Way to Fillmore Street.

d. **Parcel D:** Approximately 6.5 acres (5.7 net) located adjacent to the Van Buren Street alignment, Parcel D is intended to develop with an "attainable" multi-family community with a maximum of 308 units (53.8 dwelling units per net acre). The term attainable is used to describe a community that is not subsidized or income restricted but intended to be an affordable housing option that offers high quality design, amenities, and finishes at rental rates targeted to essential workers such as teachers, firefighters, police officers, and the like. Parcel D will feature one resident access directly from Van Buren Street; a second, emergency-only access through either Parcel B or Parcel C will be required at the site planning stage.

e. **Parcel E:** Located at the northeast corner of the property, 6.7-acre (6.5 net) Parcel E is intended to be conveyed to the City of Buckeye for use by the City in expanding the existing water campus facility located directly to the south. Expansion of the water campus will play a critical role in supporting the growth envisioned within The Landing area.

3. Development and design standards for the Commercial parcel (Parcel A) are based on the Development Code standards for the Community Commercial (C-2) district, with the following modifications:

   a. Whereas the C-2 district does not establish a maximum building setback, in order to create the desired urban aesthetic where buildings approach sidewalks with parking behind, the proposed PAD would require commercial buildings in Parcel A to be setback no more than 20 feet from Verrado Way and Fillmore Street, except where drainage or similar easements require larger setbacks.

   b. For similar reasons related to establishing an urban character, the proposed PAD will establish a minimum commercial building height of 15 feet whereas the C-2 district establishes no minimum height.

   c. The C-2 district requires a 50-foot setback for commercial buildings from any adjacent residential property lines. Because the PAD intends to create a mixed-use environment where residents have convenient access to whatever retail or

service uses may develop, a reduced setback of 20 feet is proposed between commercial Parcel A and residential Parcels B and C.

d. Parking will be prohibited between a public street and the nearest street-facing building, ensuring that views of parking lots will be screened from all streets. This standard is stricter than code, which would allow for parking adjacent to streets so long as it was screened by low walls and landscaping.

e. All other standards are per Development Code.

4. Development and design standards for the Residential parcels (Parcels B, C, and D) are based on the Development Code standards for the Multi-Family Residential 2 (MF-2) district, with the following modifications:

   a. Whereas the MF-2 district does not establish a maximum building setback, in order to create the desired urban aesthetic where buildings approach sidewalks with parking behind, the proposed PAD would require multi-family residential buildings on the perimeter of the site to be setback no more than 20 feet from Verrado Way, Van Buren Street, and Fillmore Street, except where drainage or similar easements require larger setbacks.

   b. For similar reasons related to establishing an urban character, as well as to achieve the densities needed to support future commercial growth in the area, the proposed PAD establishes a minimum multi-family residential building height of 30 feet (typically 3 stories), with a maximum of 65 feet (typically 6 stories). The MF-2 district establishes neither a minimum of maximum building height.

   c. The PAD proposes increasing the landscape percentage of the residential parcels from 10 percent required by code to 15 percent to provide enhanced aesthetics and higher quality open spaces for residents.

   d. Landscape islands within parking lots are typically required at the ratio of one island per every 10 parking spaces. The PAD proposes reducing this standard to one island per every 16 spaces, reducing the size of parking fields and instead allowing the majority of landscape area to be provided outside of parking areas in locations where it is more likely to be appreciated by residents.

   e. The PAD proposes a reduction in required guest parking from the code standard of 1 space for every 5 units to 1 space for every 10 units when projects include a greater percentage of small (studio or one bedroom) units.

   f. Parking will be prohibited between a public street and the nearest street-facing building, ensuring that views of parking lots will be screened from all streets. This standard is stricter than code, which would allow for parking adjacent to streets so long as it was screened by low walls and landscaping.

g. To maintain the desired urban aesthetic, no perimeter fencing will be permitted between a building and adjacent street. The building facades themselves will serve as the primary fencing mechanism, with fencing only provided between buildings to form a continuous wall.

h. All other standards are per Development Code.

5. The PAD establishes a requirement for contemporary architecture consistent with the vision identified within The Landing. Furthermore, the PAD establishes a requirement for development on each of the separate parcels to share a percentage of common elements, colors and materials to achieve a measure of continuity across the full site while still allowing for each parcel to develop with its own unique character. The representative images included on Pages 17 through 19 of the PAD document, showcasing projects in other locations developed by the anticipated builders within Greenlight Verrado, demonstrate the scale, movement, and general level of architectural quality expected on this site. These images do not necessarily reflect the elevations that will be provided on this site, as the style, colors, roof type, and/or materials may need to be redesigned to achieve the contemporary style that will be required on this site.

6. A significant focus of the PAD is to ensure the site develops in a manner that prioritizes walkability. As such, the PAD outlines the requirements for a comprehensive pedestrian circulation system that will allow residents in Parcels B, C, and D to access the commercial site without encountering vehicular conflicts via a centralized trail that will run adjacent to a planned drainage channel. The trail will feature pedestrian scale lighting, landscaping, and seating to enhance year-round usability by residents of all ages. The aforementioned pedestrian bridge between the Verrado Way sidewalk and Parcel A will not only enhance access to the commercial area for those residents living outside of Greenlight Verrado but also allow the residents within this project to easily walk to other nearby commercial developments.

7. The project will be served by City of Buckeye water and sewer. The developer will be responsible for any system improvements needed to serve the proposed development.

8. The developer will be responsible for constructing half-street improvements to Verrado Way, Van Buren Street, and Fillmore Street adjacent to the property in accordance with City requirements.

AREA CONTEXT:

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	**Unimproved Desert**	**Buckeye Gateway Activity Center (e.g. The Landing)**	**Planned Residential (PR)**
North	Unimproved Desert; Planned Multi-Family (Highstreet and Prose)	Buckeye Gateway Activity Center	The Mix on Roosevelt Planned Area Development (PAD) and Multi-Family 2 (MF-2)
East	Regional Drainage Structure (FCDMC)	Buckeye Gateway Activity Center	Maricopa County Rural-43 (RU-43)
South	Unimproved Desert (Arizona State Land Department)	Buckeye Gateway Activity Center	Planned Community (PC)
West	Educational/West-MEC	Buckeye Gateway Activity Center	Planned Residential (PR)

PUBLIC PARTICIPATION SUMMARY:

6. A neighborhood meeting, providing an opportunity for interested parties to learn more about the request, was held on December 19, 2024, at 6:00 P.M. at the Buckeye Public Library, Coyote Branch. As required by Buckeye Development Code, written notices to property owners within 500 feet of the subject site were mailed on November 17, 2024, over fifteen (15) days prior to the date of the meeting. A Citizen Participation Report detailing the full outreach completed for this project is attached as Exhibit E.
7. Excluding the applicant and City staff, there were no attendees to the neighborhood meeting.
8. Staff has not received any written support or opposition pertaining to this project.
9. All required notifications of this public hearing were completed at least fifteen (15) days in advance of the meeting date, as follows:

Notification Element	Date
Published in the Arizona Republic	February 5, 2025
Site Posted	February 5, 2025
Mailing Notice to Property Owners Within 500 Feet of Site	January 31, 2025

BACKGROUND:

10. *March 1985:* The subject property was annexed as part of a larger annexation covering a total of 593 acres by City Council's adoption of Ordinance 2-85.

11. City zoning maps show the property as zoned Planned Residential (PR). The record of when the property may have been rezoned to PR has been lost, indicating the rezoning likely occurred prior to 2000 where City records are less complete.

ANALYSIS:

Conformance with the General Plan:

12. The site features a General Plan land use designation of Activity Center. The proposed development site is located in the Buckeye Gateway Activity Center, now more commonly known as The Landing. Located south of I-10 near the City's eastern boundary, development within this activity center is expected to capitalize on existing area assets such as the West-MEC education center and a number of master planned communities, including Verrado to the north. Development in this activity center is held to higher regard to architecture and site design, with importance placed on creating a walkable environment that is more urban than the development occurring elsewhere within the City.

13. The proposed PAD will result in development that achieves the objectives for The Landing area. With The Landing poised to become an employment, educational, and entertainment center, a mixed-use development of this type will start to lay the groundwork, introducing residents vital to supporting the non-residential uses anticipated in the area. The three distinct multi-family residential parcels will also increase housing options for employees and students, reducing commute times and traffic congestion for residents who may have the ability to walk to nearby shopping, employment, and educational institutions.

14. Allowed land uses and design have been carefully considered to reflect the higher standard for development within The Landing, with an emphasis on walkability.

15. This rezoning furthers the following General Plan goals and policies:

    a. **Policy G-4.1** The City of Buckeye will encourage a diverse mix of uses appropriate to support an area, such as in Activity Centers and Neighborhood areas to encourage residents to lead an active lifestyle.

b. **Goal G-8** Buckeye Activity Centers are regional destinations that are developed with a concentrated mix of uses promoting a vibrant, dynamic, synergistic energy, and appropriate transitions.
c. **Policy G-8.2** Residential uses within Activity Centers should only be permitted at densities of six dwelling units per acre (6 du/ac) or greater.
d. **Policy G-8.10** Activity Centers should be located adjacent to major transportation corridors and should consist of urban mixed-use developments.
e. **Policy G-17.1** The City of Buckeye should encourage a variety of housing types that meet the demands and needs of existing and future residents.

Zoning:

16. Using City zoning districts Community Commercial (C-2) and Multi-Family 2 (MF-2) as a starting point, the proposed uses have been narrowed to those that are most consistent with a walkable mixed-use development. Examples of where the PAD has limited uses beyond the C-2 baseline include:

    a. Auto-oriented uses that do not lend themselves to pedestrian-friendly development such as car washes, auto repair, and vehicle sales are not permitted.

    b. Less desirable retail uses that may make a shopping center feel of lesser quality, such as thrift stores and tobacco shops are not permitted.

    c. Low-intensity commercial uses such as cemeteries and mini-storage facilities, which tend to occupy significant land area while not contributing to the vibrancy of a corridor, are not permitted.

17. All proposed standard modifications outlined in the Project Description section of this report, such as incorporation of maximum building setbacks, minimum building heights, and internalized parking requirements, are intended to facilitate development of the project in accordance with the urban aesthetic desired within The Landing.

18. The proposed PAD complies with all other City development and design standards, including standards pertaining to landscaping, lighting, and signage.

Site Design and Architecture:

19. Similar to the recently approved “The Mix on Roosevelt PAD”, the proposed Greenlight Verrado PAD is designed to create an urban feel and aesthetic along Verrado Way, Fillmore Street, and Van Buren Street, differentiating it from more typical suburban development. This is achieved through the placement of buildings along the street frontages, creating a consistent and active street edge. The integration of pedestrian-friendly elements such as connected sidewalks, internalized, landscaped, and illuminated

pedestrian trails providing access from all residential parcels to the commercial area, and a pedestrian bridge providing a connection to the Verrado Way public sidewalk are all intended to encourage foot traffic and interaction. Building heights also contribute to a more urban form by providing a sense of enclosure along Verrado Way.

20. While specific building elevations have not yet been identified, the proposed PAD establishes architectural design criteria that will result in attractive development in this important location. All buildings will be required to be constructed of a variety of high-quality materials, incorporate varied rooflines, and feature facade articulation to further enhance the urban aesthetic. Architectural continuity requirements within the proposed PAD will ensure that all four parcels develop in a complementary fashion while not being so prescriptive to create a monotonous appearance across the full site.

21. Landscaping will also play a key role in visually linking the various parcels with one another, with a consistent plant palette to be utilized throughout the development. This approach will ensure that both the residential and commercial areas feel like part of a cohesive community, rather than distinct and separate entities.

22. Vehicular access (see Project Description) and circulation has been reviewed and conceptually approved by the City's Traffic Engineering Department. Designated access points along Verrado Way, Fillmore Street, and Van Buren Street and an internal private loop road will manage traffic efficiently and provide safe entry and exit points for both residential and commercial users.

23. Approval by Planning and Zoning Commission of a Site Plan application consistent with this PAD will be required prior to development occurring on any of the parcels.

Infrastructure, Improvements, City Services, and Schools:

24. Per standard City policy, the developer will complete all half-street improvements to Verrado Way, Fillmore Street, and Van Buren Street adjacent to the site. To reduce the frequency of road construction, the full length of improvements along each street adjacent to the full PAD will be completed with the first parcel that develops adjacent to that street. For example, if Parcel B were to develop first, improvements to Verrado Way in front of both Parcel A and Parcel B and improvements to Van Buren Street adjacent to both Parcel B and Parcel D would be completed in that initial phase.

25. The site is located will be within the City of Buckeye sewer and water service areas. The developer will be responsible for completing all water and sewer infrastructure improvements needed to serve the proposed development, the extent of which will be determined when a Site Plan(s) is submitted for the project.

26. The property will be served by City of Buckeye Police and Fire Departments. The nearest fire station is Fire Station #703 located in Verrado, approximately 1.5 miles from the subject property. The nearest police station is located in the City complex at Yuma Road and Dean Road, approximately 1.5 miles from the site.

27. The property is located within the Buckeye Union High School (BUHSD) and Liberty Elementary School (LESD) Districts. Certificates of Adequate School Facilities have been returned by each district (Exhibit F). BUHSD has indicated they have adequate capacity for the additional enrollment estimated to come from this project. LESD indicated that Blue Horizons Elementary School is currently as capacity while a new school at 183rd Avenue and Lower Buckeye was under construction, noting that a rooftop donation by the developer would assist with the districts ability to adequately serve the students from this project. The developer and district remain in communication on this topic.

RECOMMENDATION:

28. Staff recommends the Planning and Zoning Commission recommend approval of a Rezone from Planned Residential (PR) to Planned Area Development (PAD) for Greenlight Verrado (PLZZ-24-0011), subject to conditions (a) through (gg), for the following reasons:
    - The PAD aligns with the Buckeye General Plan's goals for a vibrant Buckeye Gateway Activity Center (aka The Landing), providing the residential density and multiple dwelling types at varying price points that will be needed to support ambitious future commercial growth in the area.
    - The rezoning conforms to the Buckeye Development Code; proposed modifications to permitted uses and development/design standards will facilitate development of a high quality, walkable, mixed-use development consistent with the City's high expectations for The Landing.
    - The PAD includes well-planned pedestrian and vehicular connectivity.
    - Architectural requirements and building design standards will help foster an attractive, active, urban aesthetic along Verrado Way, Fillmore Street, and Van Buren Street.
    - There are no outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services).

Planning Division Conditions – Standard/General

a) Development of the property shall be in general conformance with the "Greenlight Verrado PAD" narrative document consisting of 30 pages date stamped December 26, 2025, except as modified by the following conditions.

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

Civil Engineering Conditions – Project Specific

c) The City has reviewed the plan and rezone for concept only. The site is subject to modifications once City comments are provided at site plan submittal. Project shall comply with City of Buckeye Engineering Standards and requirements.

d) The first property to develop along the Fillmore Street frontage will be required to design and construct the Verrado Way/Fillmore Street intersection improvements and traffic signal prior to Certificate of Occupancy. The City is working in good faith with another developer to create a reimbursement agreement to construct the ultimate Fillmore street improvements within the existing right-of-way from the terminus of Fillmore Street to the Verrado Way intersection and the non-regional traffic signal at Fillmore Street and Verrado Way. The reimbursement agreement will require adjacent property owners fronting Fillmore Street to contribute a proportionate share to the completed improvements once they improve their properties. All improvements shall comply with City of Buckeye Engineering Design Standards and requirements.

Civil Engineering Conditions – Standard/General

e) This project is subject to Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. This shall be established prior to the recordation of the first Final Plat, Minor Subdivision, or any other related land division. This will include a gross boundary legal and exhibit of the entire current ownership parcels.

f) All existing overhead power lines less than 69 kV capacity, or any other overhead utilities within the project area or along its boundaries, shall be installed underground.

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

h) All trash shall be collected through a City of Buckeye licensed trash hauler, including construction debris. Trash enclosures shall be in accordance with City of Buckeye Standards.

Civil Engineering Conditions – Drainage

i) The existing wash through the site from Verrado Way to the SE corner of the site may be re-routed in a channel to convey the 100-year design flow with a maximum water depth of three feet, 4:1 side slopes and a minimum of two access points.

j) The parcels are adjacent to a wash and thus retention requirements shall be Pre vs Post runoff plus 25% in lieu of 100-year 2-hour retention volume.

k) Retention for parcels shall be provided onsite and outside the limits of the channel.

Civil Engineering Conditions – Streets – Standard

l) The Property Owner/Developer shall be responsible for the dedication and construction of all half-street right-of-way and improvements, at no cost to the City, for Fillmore Street and Van Buren Street based on City of Buckeye standards.

m) The Property Owner/Developer shall submit a Subdivision Plat or other appropriate subdivision type to the City of Buckeye dedicating right-of-way for functionally classified roadways when requested to do so by the City. Such right-of-way may be requested by the City to be dedicated in advance of development to permit the construction of needed City infrastructure to adjacent sites.

n) It has been determined that a portion of the required improvements may not be constructed as part of this Development. The Developer shall be responsible to design all of the required improvements, including landscaped medians and/or gateway signage in accordance with the Buckeye Arterial Gateway Guide, if applicable, and then coordinate with the City to define the portion of improvements that will not be constructed as part of the development. A fee-in-lieu agreement will need to be completed to cover the omitted improvements, and the Property Owner/Developer will be required to provide payment to the City to cover the costs prior to Certificate of Occupancy being issued by the City.

Civil Engineering Conditions – Water/Wastewater – Standard

o) The Property Owner/Developer shall allocate any surface water rights to the City prior to the issuance of any building permits.

p) Property Owner/Developer shall verify and complete due diligence if any proposed subdivision of the existing property requires a Certificate of Assured Water Supply based upon Arizona State Law Subdivision requirement. Prior to Final Plat approval, the Property Owner/Developer shall produce a Certificate of Assured Water Supply issued by the Arizona Department of Water Resources (ADWR), covering all lots and parcels created, defined, or depicted on said Plat, if the Certificate is required as determined by Property Owner/Developer due diligence. The certificate must be consistent with all Arizona Department of Water Resources ADWR rules and regulations. In the event the City has been designated an assured water provider prior to Final Plat approval, and the ADWR has not yet issued a Certificate or Certificates of Assured Water Supply for the subdivision, a Certificate or Certificates of Assured Water Supply will not be required by the City. The City may instead require as a condition to Final Plat approval that the Property Owner/Developer provide the City with other evidence demonstrating that there is sufficient volume and quality of water necessary to serve the demands at the subdivision such as a physical availability determination issued by the ADWR along with supporting documentation or that the Property Owner/Developer provide the City with a copy of an analysis of assured water supply, with supporting documentation, issued by the ADWR for the subdivision.

Transportation/Traffic – Standard and Site Specific Conditions

q) Prior to approval of any site plan or pre-plat in any development unit/parcel, a Traffic Impact Analysis (TIA) update to the Master TIA is required to be submitted and approved. All requirements of the approved Traffic Impact Analysis shall be reflected on the approved construction drawings.

r) Any and all accesses on Verrado Way, Fillmore Street and Van Buren Street will be reviewed with site plan, pre-plat and TIA updates to determine type of access, whether that be a full access, a ¾ access (no left out) or a right-in/right out only access. The access on Verrado Way will not be a full access and will be determined by the TIA update if a ¾ access will be allowed, otherwise it will be right-in/right-out.

s) The first property to develop along the Fillmore Street frontage will be required to design and construct the Verrado Way/Fillmore Street intersection improvements and traffic signal prior to C of O.

t) Fee in lieu will be necessary for EB Van Buren LT lanes and medians.

u) Prior to the issuance of the first permit for the property, the Property Owner/Developer shall pay a pro rata share cost of up to nine (9) regional future traffic signals to be installed within this section of land. The pro rata share is based on a ratio of the project acreage to the developable acreage within the section. The sectional contribution is to be based on the following allocation of costs: (i) 25 percent share of four (4) possible signals at arterial street intersections; (ii) 50 percent share of four (4) possible signals at half-mile collector street intersections or project entries; and (iii) 100 percent share of one (1) possible signal internal to this project. The cost shall be based on an anticipated signal cost as determined by the City.

v) All non-regional traffic signals that are required by this project shall be funded and constructed by this project prior to C of O.

w) All medians required for controlling restricted site access shall be constructed with this development.

x) In the event that access to and within the project is deemed a threat to public safety and security by the City, the City has broad authority to take such action as it deems necessary to address such a threat until such time as the Property Owner/Developer eliminates the safety concerns to the City's satisfaction. The City must show the actions taken and/or required are reasonably limited to those necessary to address the threat to public safety. The Property Owner/Developer is responsible for revising the roadway and access layout to alleviate the City's concerns with respect to public safety and security. Any such changes will be considered a minor change to existing site plan approvals and shall be approved by the City.

Fire Department Conditions – Standard/General

y) The Buckeye Fire Chief and City Engineer shall determine the number, location, and types of all fire hydrants.

z) Prior to delivery of any combustible materials to the site, a fire protection system approved by the Buckeye Fire Marshal shall be completely operational.

aa) All buildings shall be equipped with a fire protection system as required by City of Buckeye Ordinance 03-22.

bb) Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

Public Works Conditions – Standard/General

cc) All landscaped areas within the public rights of way shall be designed and sealed by a landscape architect licensed by the Arizona Board of Technical Registration. The City Public Works Department shall review all irrigation plans for material selection only; therefore, the landscape architect shall coordinate with the Public Works Department early in the design to ensure the most efficient means of landscape irrigation that will reduce both long term maintenance costs and keep watering to the absolute minimum required for healthy growth of landscaping along the roadways of the City of Buckeye.

dd) No new natural turf shall be installed in a public right-of-way or median. Areas with up to 10,000 square feet of turf within a public right-of-way at gateways, entrances to major communities, or special landscaping designs approved by the city's development services department are exempt from the restrictions of this stipulation.

ee) Plant material within the right-of-way shall not obstruct any regulatory signage or sight distance triangle as defined in the Engineering Development Standards.

ff) The following trees are prohibited from any landscaping plans in accordance with Chapter 9 of City Code (Section 9-10): Male Mulberry Tree (Morus Alba), Olive Tree (Olea Europea). Additionally, North Indian Rosewood Trees (Dalbergia Sissoo) shall not be planted within the rights of way (and are suggested not being planted within the property) due to their destructive and invasive root structure

gg) Storm Drainage: The City of Buckeye is permitted as a Phase 2 MS4 and is now subject to more stringent standards for stormwater discharge. All stormwater plans must now meet the requirements of the City of Buckeye's MS4 permit as issued by ADEQ (Permit Number AZG2016-002).

ATTACHMENTS:

Exhibit A – Aerial Vicinity Map
Exhibit B – Zoning Map
Exhibit C –General Plan Land Use Map
Exhibit D – PAD Rezoning Narrative
Exhibit E – Citizen Participation Report
Exhibit F – Certificates of Adequate School Facilities

Prepared By:
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Reviewed By:
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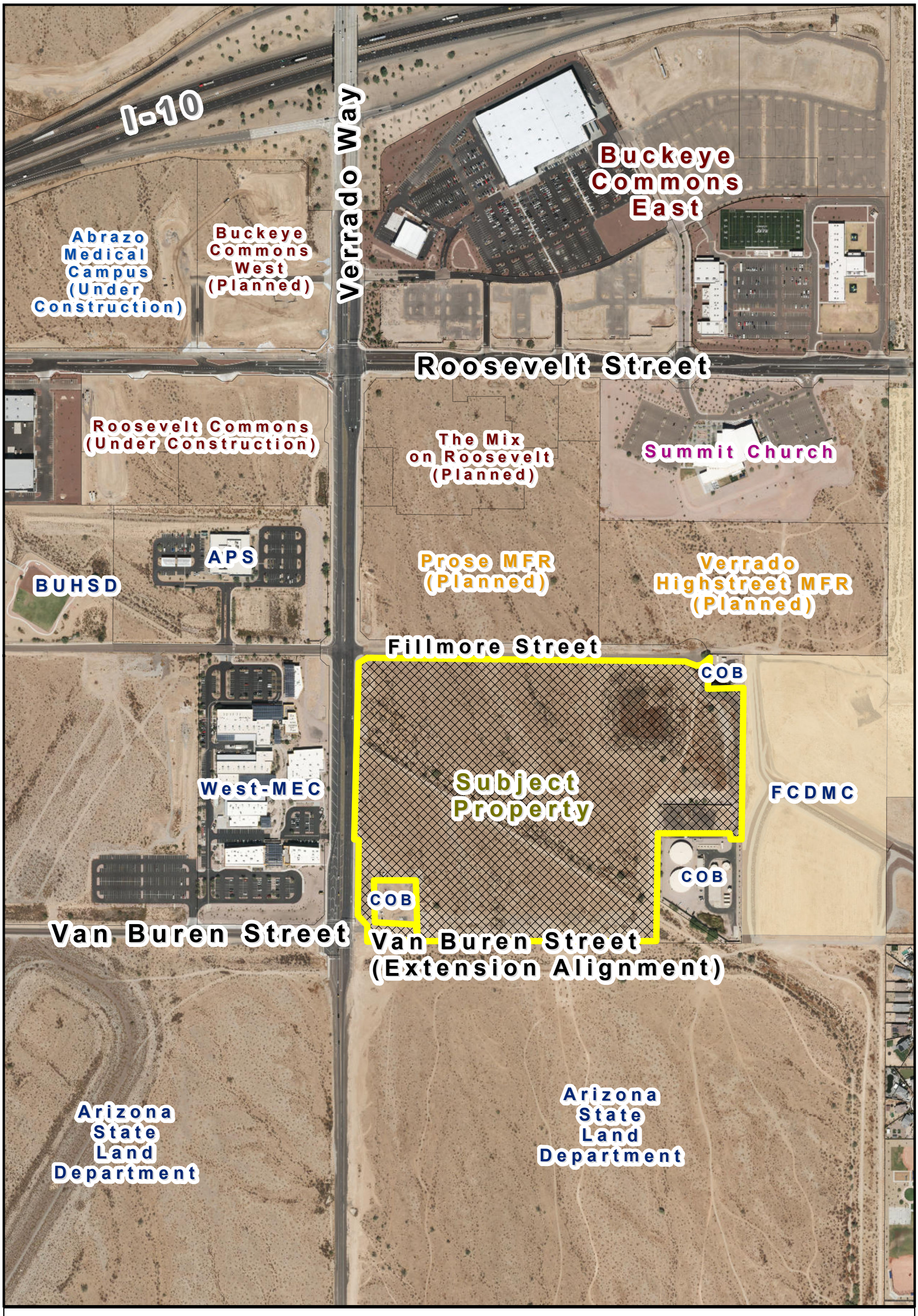

VICINITY MAP

PLZZ-24-0011

Greenlight Verrado - Rezone

Council District #5

BUCKEYE, AZ

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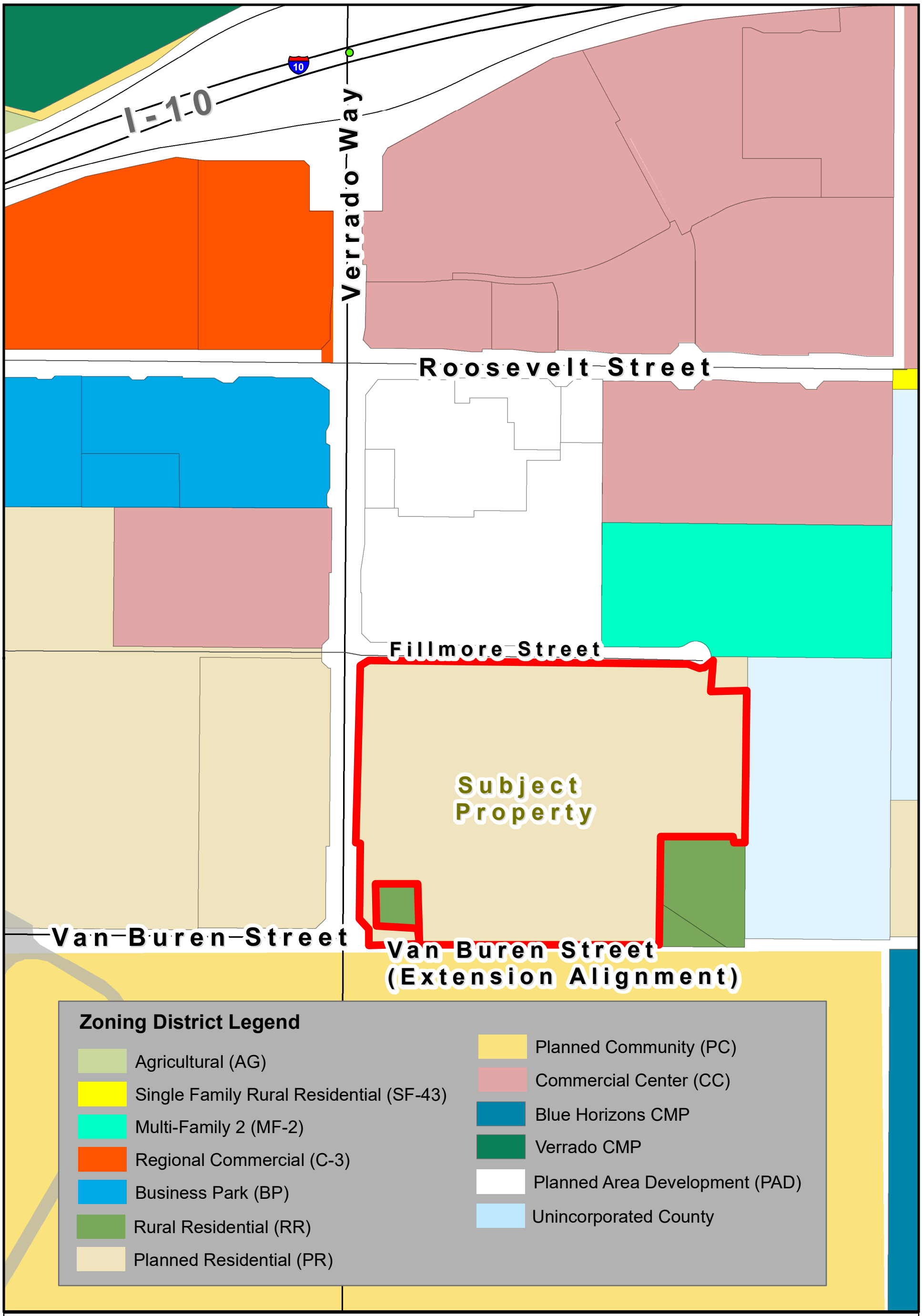

ZONING MAP

BUCKEYE, AZ

PLZZ-24-0011

Greenlight Verrado - Rezone

Council District #5

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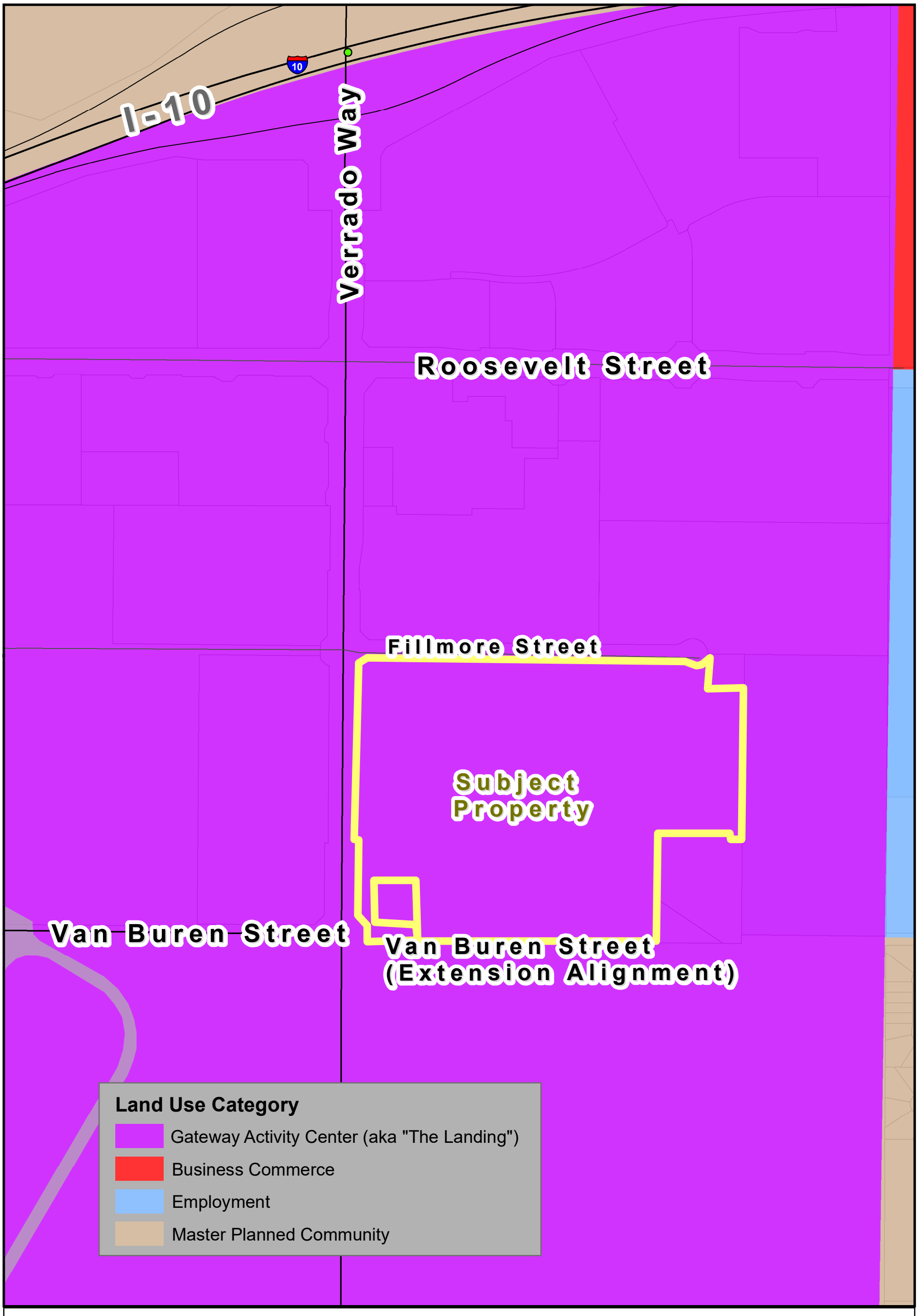

GENERAL PLAN LAND USE

BUCKEYE, AZ

PLZZ-24-0011

Greenlight Verrado - Rezone

Council District #5

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E
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Exhibit D

3R PLZZ-24-0011 RECEIVED DEC 26 2024 WD

Greenlight Verrado PAD

Northeast Corner of Verrado Way and Van Buren St
PLZZ-24-0011

First Submittal:	August 27, 2024
Second Submittal:	November 15, 2024
Third Submittal:	December 26, 2024

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Exhibit A. Legal Description

Exhibit B. Land Use Plan

A. Purpose of Request

Gilbert Blilie PLLC, on behalf of Greenlight Communities ("Greenlight"), is pleased to submit this Rezone Application for a mixed-use development across a 49.2 acre (gross) site at the northeast corner of Verrado Way and Van Buren St (the "Site"). The legal description for the Site is provided in **Exhibit A**. The Site is further identified as Assessor Parcel Number 502-35-002K. The purpose of this request is to rezone the Site from Planned Residential (PR) to a Planned Area Development for a mix of commercial and multifamily uses. Greenlight is a reputable, local development group and design team that delivers high-quality residential and commercial projects with innovative design features and exceptional lifestyle amenities that will enhance the Verrado Way corridor.

B. Site Context

The Site is located at the northeast corner of Verrado Way and Van Buren St, and bordered by Fillmore Street to the north and adjacent to an existing 3.8-acre City of Buckeye water campus to the southeast (see **Figure 1**). The Site is currently undeveloped vacant land. Most of the surrounding area is also undeveloped vacant land to the north and south of the Site. The West-MEC Southwest Campus is located immediately west, opposite Verrado Way. The White Tanks Dam is located immediately east of the Site, which is owned and operated by the Maricopa County Flood Control District. The Site also surrounds a City-owned well site near the southwest corner. Also of note, this Site has quick and easy access to Interstate 10 just one-half mile north.

Figure 1. Site Context

Relationship to Surrounding Properties

	GP Land Use	Zoning	Existing Conditions
Site:	Activity Center (Buckeye Gateway)	PR	The Site is vacant and undeveloped.
North:	Activity Center (Buckeye Gateway)	PR, CC	The two lots directly north of Fillmore St also consist of vacant undeveloped land, although both of which are currently processing rezoning applications with the City of Buckeye. Banner Health owns a 32-acre lot at the southeast corner of Verrado Way and Roosevelt St, which is seeking PAD zoning for a horizontal mixed-use development called The Mix. The Summit Community Church owns an 18-acre lot along the north side of Fillmore St and adjacent to their existing church facility along Roosevelt St, which is seeking MF-2 zoning for a multi-family project called Fillmore High Street. Beyond these two sites is the Buckeye Parkway Center located north of Roosevelt St, between Roosevelt St and I-10, and which contains a Costco among several other commercial pad sites, as well as the Sequoia Pathfinder Academy.
South:	Activity Center (Buckeye Gateway)	PC, RR	There is an existing 4-acre City of Buckeye water campus at the southeast corner of the Site. South of the Van Buren St alignment largely consists of vacant, undeveloped State Trust land.
East:	Employment / Master Planned Community	PR, PC, I-1, RU-43 (Maricopa County)	The land Immediately east of the Site is owned and maintained by the Maricopa County Flood Control District (FCDMC), which encompasses the White Tanks Dam. Immediately south of this dam and southeast of the Site is the Blue Horizons residential community.
West:	Activity Center (Buckeye Gateway)	PR	West of Verrado Way includes a variety of educational campuses, including the West-MEC Southwest Campus, as well as the Palo Verde Energy Education Center and the Buckeye Union High School District Learning Center.

C. Proposed Development

The proposed Greenlight Verrado (the "Project") is a high-quality mixed-use development consisting of 5 Development Units, A through E as shown in the Land Use Plan (**Exhibit B**). Development Unit A is an approximately 5.7-acre (gross) commercial corner at the southeast corner of Verrado Way and Fillmore St. Development units B, C, and D include various multifamily residential uses across 36.9 acres (gross) and consisting of a mix of attainable/workforce units and market-rate "Class-A" luxury units. There is a planned total of 934 residential units for an average density of 25.3 dwelling units per acre. The attainable/workforce residential units will offer quality design, amenities, and finishes at market rate to essential workers, including teachers, firefighters, police officers, and municipal employees. The luxury units will offer residents with higher-end finishes and amenities. The remaining 6.7 gross acres designated in Development Unit E will be dedicated to the City of Buckeye to expand the adjacent water campus.

The commercial development in Development Unit A is envisioned to provide for a diverse range of retail, medical, employment, and/or educational uses. Greenlight Communities believes that providing a diverse array of high-quality residential and commercial uses can meet the needs of the surrounding community and foster a live-work-play environment.

This Project also channelizes the wash corridor that cuts diagonally through the Site into a combination of earthen drainage channel and box culverts that jog through the Site straddling each Development Unit. This channel will provide multiple benefits to the Project beyond just a functional solution for re-routing and managing stormwater making the Site more developable. The earthen drainage channel will also provide a centralized open space feature in the PAD and an opportunity to attach a trail corridor adjacent to the drainage channel that establishes an aesthetic pedestrian path connecting each multifamily development to the commercial opportunities along Verrado Way.

D. Development Standards

The Project is divided into two primary land uses as indicated on the Land Use Plan (**Exhibit B**), Commercial and Multifamily. Development Unit A consists of the Commercial land use district and Development Units B, C, and D consist of the Multifamily land use district. The specific development standards for both the Commercial and Multifamily land use districts included in this PAD are provided in this section. In the event of a conflict between this PAD and the Buckeye Development Code, the PAD shall govern.

1. Commercial

The development standards within the Commercial land use district in the PAD are provided herein. The Commercial land use district is only applicable to Development Unit A in the Land Use Plan. When standards are not provided in this section, the provisions applicable to the C-2 zoning district in the City of Buckeye Development Code, as amended, shall apply.

a. Use Regulations

Permitted uses shall be those pursuant to the provisions of the City of Buckeye Development Code Section 3.1.5 Table 3.1-1 for Community Commercial (C-2) zoning district, with the exception of those expressly prohibited below:

- Boat, RV sales and rental
- Building materials sales (retail)
- Car wash (except as accessory to a gas station)
- Catering service
- Cemetery
- Crematorium or funeral parlor
- Data center
- Food sales (wholesale)
- Group recovery home
- Mini-storage
- Outdoor recreation and entertainment
- Shelter care facility
- Shelter care facility, homeless
- Social service facility
- Tobacco oriented retailer
- Thrift stores
- Vehicle sales and rental
- Vehicle service and repair, major
- Vehicle service and repair, minor

Justification: The commercial uses restricted in this PAD are intended to prohibit uses that are less compatible within a mixed-use development as intended by this Project.

b. Dimensional Standards

The dimensional standards for all primary and accessory structures within the Commercial land use district in this PAD are provided in this section and outlined in **Table 1**.

Table 1. PAD Dimensional Standards, Commercial

Development Standards	C-2	PAD
Minimum Building Setback (feet)		
Front (Adjacent to Verrado Rd and Fillmore St)	20 (adjacent to residential) 0 (adjacent to nonresidential)	**0 Min, 20 Max** **Applicable except where drainage or other easement conflicts exist. In such instances, minimum and maximum setbacks shall be provided from the back of easement line.**
Side and Rear (Property lines internal to PAD)	50 (adjacent to residential) 0 (adjacent to nonresidential)	**20** (adjacent to residential) 0 (adjacent to nonresidential)
Lot Coverage, Maximum (percent)	60	60
Building Height (feet)		
Minimum	-	**15**
Maximum	50	50
Minimum Percentage of Parcel to be Landscaped (percent)	20	20

Justification: The intent of this Project is to foster a more pedestrian-friendly environment with a distinct urban appearance. To accomplish this vision, the setbacks were reduced to bring the buildings closer to the sidewalk and minimum building heights are established to create a more urban aesthetic. However, due to the major drainage infrastructure along Verrado Way, maximum setbacks are exempt where such drainage easements exist. The reduced setbacks from residential uses will only impact future residential development within this PAD, since the commercial area does not abut any other residential uses.

c. Landscaping

Landscaping requirements shall be in accordance with Section 5.4.3. of the City of Buckeye Development Code except as modified in this PAD.

i. The landscape design features and elements shall be consistent or complementary across each Development Unit in the PAD.

ii. Parking lots containing more than 125 parking spaces across 3 consecutive parallel drive aisles or more shall include an additional landscaped area no less than 15 feet wide to promote shaded pedestrian connectivity to the building entrance and additional site enhancement planting opportunities per the requirements of the City of Buckeye Development Code.

iii. Development Unit A shall devote a minimum of two percent (2%) of the net site area to outdoor gathering spaces or pedestrian amenities, which may include, but not be limited to, a combination of patios, plazas, arcades, and/or other unique pedestrian attractions (i.e., pedestrian bridges). Such features shall have a minimum depth and width of ten feet and a minimum total area of 300 square feet. The area shall include pedestrian amenities to support these places as gathering areas.

Justification: The mixed-use nature of this PAD supports cohesive internal connectivity and common open space between the multifamily residential uses and commercial uses. For this reason, maintaining consistent and complementary landscaping across the PAD and providing for a common outdoor gathering space on Development Unit A is prioritized over providing a landscaped pedestrian path in the parking lot. Similarly, because this Project prioritizes pedestrian connectivity from Verrado Way and internal to the PAD, a 15-foot-wide landscape area leading to a building entrance is only required if a large surface parking lot is created with more than 3 consecutive parallel rows of parking.

d. Parking

Parking shall be in accordance with Section 5.6 of the City of Buckeye Development Code except as modified by this PAD.

i. Commercial development within this mixed-use PAD shall be eligible for a 15 percent parking reduction to reflect the reduced automobile use associated with mixed-use developments.

ii. The minimum parking requirement may be reduced 20% if the use incorporates a transit stop that meets minimum design standards established by the city and that supports an active transit service utilizing the transit stop.

iii. Off-street parking is prohibited between a public street and the corresponding street-facing façade line.

iv. A minimum of 5% of the required parking spaces shall be EV compatible, meaning conduit is in place for the future installation of an EV charging station as needed. No reservation of parking spaces for EVs is required until the EV charging stations are installed.

v. All surface parking lots adjacent to a public street shall be screened using one of the following methods below:

- A perennial hedge at least three feet in height at maturity consisting of a double row of evergreen shrubs planted three feet on-center in a triangular pattern;
- Berming of the grade to at least two and one-half feet in height above the finish grade of the parking lot, and with slopes no greater than 2:1. Slopes shall be covered with shrubs spaced a maximum of three feet on center;
- A masonry wall no less than or more than three and one-half feet in height; or
- Any combination of methods above.

vi. All parking areas shall be separated at least eight feet from buildings, in order to allow room for sidewalks, landscaping, and other plantings between the building and the parking area.

Justification: This PAD prioritizes pedestrian connectivity, which supports reduced parking requirements for commercial uses. The mixed-use nature of this PAD, as well as the other multifamily communities proposed along Fillmore St and along with the interconnected trail system provided in this PAD, supports a reduced parking demand for the commercial destinations when patrons can comfortably and safely walk or bike to Development Unit A.

2. Multifamily

The development standards within the Multifamily land use district in the PAD are provided herein. The Multifamily land use district is only applicable to Development Units B, C, and D in the Land Use Plan. When standards are not provided in this section, the provisions applicable to the MF-2 zoning district in the City of Buckeye Development Code, as amended, shall apply.

a. Permitted Uses

Permitted uses shall be those pursuant to the provisions of the City of Buckeye Development Code Section 3.1.5 Table 3.1-1 for Multi-Family 2 (MF-2) zoning district, with the exception of those expressly prohibited below:

- Cemetery
- Outdoor recreation and entertainment
- Group recovery home
- Shelter care facility
- Shelter care facility, homeless
- Social service facility

Justification: Development Units B, C, and D are intended for mid- to high-density multifamily developments that support the commercial uses in this PAD and along Verrado Way. Other types of residential uses are not supported by this PAD.

b. Dimensional Standards

The dimensional standards for all primary and accessory structures within the Multifamily land use district in this PAD are provided in this section and outlined in **Table 2**.

Table 2. PAD Dimensional Standards, Multifamily

Development Standards	MF-2	PAD
Residential Density, Maximum (DU/gross acre)	No max; > 15.0 minimum	No max; > 15.0 minimum
Minimum Building Setback (feet)		
Front (Adjacent to Verrado Rd, Van Buren St, and Fillmore St)	15	**0 Min, 20 Max** **Applicable except where drainage or other easement conflicts exist. In such instances, minimum and maximum setbacks shall be provided from the back of easement line.** **Where multiple buildings exist on a single property, front setbacks are only applicable to the building(s) in closest relation to the public street.**
Side and Rear (Non-street-fronting)	5	5
Lot Coverage, Maximum (percent)	95	95
Building Height (feet)		
Minimum	-	**30**
Maximum	-	**65**
Minimum Percentage of Parcel to be Landscaped (percent)	10	**15**

Justification: The intent of this Project is to foster a more pedestrian-friendly environment with a distinct urban appearance. To accomplish this vision, the setbacks were reduced to bring the buildings closer to the sidewalk and minimum building heights are established. However, due to the major drainage infrastructure along Verrado Way, maximum setbacks are exempt where such drainage easements exist. A maximum height was also established for this PAD to ease potential concerns from the public. The minimum percentage of the parcel that is required to be landscaped is also increased to support enhanced landscaping aesthetics and additional open space amenities.

c. Landscaping

Landscaping requirements shall be in accordance with Section 5.4.3. of the City of Buckeye Development Code except as modified in this PAD.

i. Landscape islands shall be a minimum of eight feet wide by the length of the parking stall at a ratio of one island per 16 parking spaces and shall include planting requirements as required in the City of Buckeye Development Code.

ii. Parking lots containing more than 125 parking spaces across 3 consecutive parallel drive aisles or more shall include an additional landscaped area no less than 15 feet wide to promote shaded pedestrian connectivity to the building entrance and additional site enhancement planting opportunities per the requirements of the City of Buckeye Development Code.

iii. The landscape design features and elements shall be consistent or complementary across each Development Unit in the PAD.

Justification: This Project is intended to foster a more pedestrian-friendly environment with a distinct urban appearance, which is also consistent with the City's vision for the Verrado Corridor. For this reason, a more compact parking lot design is required, including less landscape islands to reduce the overall footprint of the parking area. Similarly, a 15-foot-wide landscape area leading to a building entrance is only required if a large surface parking lot is created with more than 3 consecutive parallel rows of parking.

d. Parking

Parking shall be in accordance with Section 5.6 of the City of Buckeye Development Code except as modified by this PAD.

i. The minimum parking requirements for a multifamily development shall be as follows:

- 1/studio or one-bedroom unit
- 1.5/two-bedroom unit
- 2 for each unit in excess of two bedrooms

ii. Guest parking shall be provided as follows:

- For multifamily developments consisting of more than 65% studio and/or one-bedroom units (combined total), a minimum of 1 guest space for every 10 units shall be required.
- All other multifamily developments shall provide a minimum of 1 guest space for every 5 units.

iii. A 15% parking reduction for multifamily residential dwellings may be allowed if the property is located within 300 feet of a transit stop of an active transit service.

iv. The total number of parking spaces required in a development within this mixed-use PAD may be further reduced by the Director if the applicant prepares a parking evaluation that demonstrates a reduction is appropriate based on the expected parking needs of the development, availability of mass transit, and similar factors. The parking evaluation shall be prepared in a form and manner prescribed by the Director and should include a comparison of similar projects, preferably in the West Valley region, that can demonstrate that that parking reduction functions adequately.

v. Off-street parking is prohibited between a public street and the nearest corresponding street-facing façade line.

vi. A minimum of 5% of the required parking spaces shall be EV compatible, meaning conduit is in place for the future installation of an EV charging station as needed. No reservation of parking spaces for EVs is required until the EV charging stations are installed.

vii. All surface parking lots adjacent to a public street shall be screened using one of the following methods below:

- An perennial hedge at least three feet in height at maturity consisting of a double row of evergreen shrubs planted three feet on-center in a triangular pattern;
- Berming of the grade to at least two and one-half feet in height above the finish grade of the parking lot, and with slopes no greater than 2:1. Slopes shall be covered with shrubs spaced a maximum of three feet on center;
- A masonry wall no less than or more than three and one-half feet in height; or
- Any combination of methods above.

viii. Stall lengths from the edge of the stall to the curb may be reduced for 90-degree parking stalls to a minimum of 18 feet. When parking stalls are located adjacent to the Site perimeter, stall lengths may be reduced for 90-degree parking stalls to a minimum of 18 feet only when a minimum two-foot overhang exists over a landscaped area or a minimum five-foot-wide private sidewalk.

ix. All parking areas shall be separated at least eight feet from buildings, in order to allow room for sidewalks, landscaping, and other plantings between the building and the parking area.

x. Garages shall be limited to eight spaces per structure to avoid a continuous row of garages. Detached garages shall be integrated in design with the principal building architecture, and shall incorporate similar and compatible forms, scale, materials, color, and details.

xi. Carports and similar shade structures providing shade for parking spaces shall be limited to 16 contiguous spaces per structure.

Justification: This mixed-use PAD prioritizes pedestrian connectivity, which supports reduced parking requirements for multifamily uses and contributes to the efforts to minimize the footprint of the parking lot in support of walkability. The proximity of the multifamily uses along Verrado Way and the employment, education, and commercial destinations along it, combined with the interconnected trail system provided in this PAD, further justify a reduced parking demand. This PAD also allows for reduced guest parking for multifamily developments that contains a majority of studio and 1-bedroom units. Studio and 1-bedroom units do not often attract as many guests and visitors as compared to larger 2- and 3-bedroom units. These reductions are further justified when analyzing similar projects completed by Greenlight in Arizona that average peak parking ratios of 1.28 spaces per unit for fully stabilized communities.

E. Design Guidelines

1. Overall Guidelines

The design guidelines for the Commercial land use district and Multifamily land use district are provided herein. Unless otherwise noted elsewhere in this PAD, development in this PAD is exempt from the provisions in Section 5.12.2 of the Buckeye Development Code. The following design guidelines are applicable to all future development in the PAD.

a. Street Design and Character.

i. **Street Tree/Furniture Area.** The street tree/furniture area shall have a minimum width of six feet and shall be continuous and generally located adjacent to the back-of-curb, or the back of the sidewalk where an attached sidewalk is provided. The area shall be planted with street trees with a spacing based on the mature canopy width of the tree species selected. The area also is intended for the placement of street furniture including seating, streetlights, waste receptacles, fire hydrants, traffic signs, bicycle racks, public utility equipment such as electric transformers and water meters, and similar elements in a manner that does not obstruct pedestrian access or motorist visibility, and subject to applicable requirements of this Code.

ii. **Clear Area.** The clear area shall be a minimum width of six feet, shall be hardscaped, and shall be located adjacent to the street tree/furniture area. The clear area shall be unobstructed by any permanent or nonpermanent element for a minimum width of six feet and a minimum height of eight feet. Additional sidewalk width located between the clear area and the building may be used for outdoor dining or seating areas.

iii. **Supplemental Zone.** A supplemental zone may be provided at the option of the applicant between the street-facing façade and the required Clear Area, to provide additional areas for outdoor dining, porches, terraces, landscaping, water features, and plazas. A supplemental zone, if provided, may be a maximum of 20 feet deep. The supplemental zone shall not provide any parking or vehicle circulation areas.

iv. **Building Placement.** At least 75 percent of the building façade facing a public street shall be brought up to the clear area, or supplemental zone if provided, except where drainage and other easement conflicts exist.

v. **Utilities.** Transformers, switchgear, and related utility service equipment shall not be located above-ground in pedestrian access easements.

vi. **Paving.** Paving is intended to highlight or accentuate special areas along the ground plane while at the same time complementing the design of adjacent building and streetscape elements. Sidewalk paving along primary streets shall include accents areas of pavers or stamped concrete comprising a minimum of 10 percent of the paved walkway surface. All sidewalk paving shall be installed over a subgrade approved by the Public Works Department.

b. Pedestrian Circulation

A pedestrian circulation system (i.e., sidewalks, crosswalks, trails, etc.) is provided that reduces conflict between pedestrian and vehicular movements and increases pedestrian activity between residential and nonresidential uses. In addition to the sidewalks along Verrado Way, Van Buren St, and Fillmore St, an internal pedestrian circulation system is provided in this Project to supplement connectivity and enhance pedestrian connectivity by a 14-foot-wide trail easement that runs parallel and adjacent to the 42-foot-wide drainage channel easement. This trail easement connects each Development Unit in the PAD to the future commercial destinations in Development Unit A, as well as the public sidewalks along the perimeter roadways.

This PAD has potential to connect to the Maricopa Trail located on the adjacent Flood Control District of Maricopa County (FCDMC) land in the future if the FCDMC decides to install an extension of the Maricopa Trial to the sidewalk on Fillmore St.

The design standards for this pedestrian trail easement are provided below, as well as a conceptual rendering illustrating the combination of the drainage channel and trail easement.

i. Minimum 14-foot-wide trail easement shall be provided on at least one side of the drainage channel.

ii. Minimum 5-foot-wide compacted DG trail shall be provided within the trail easement.

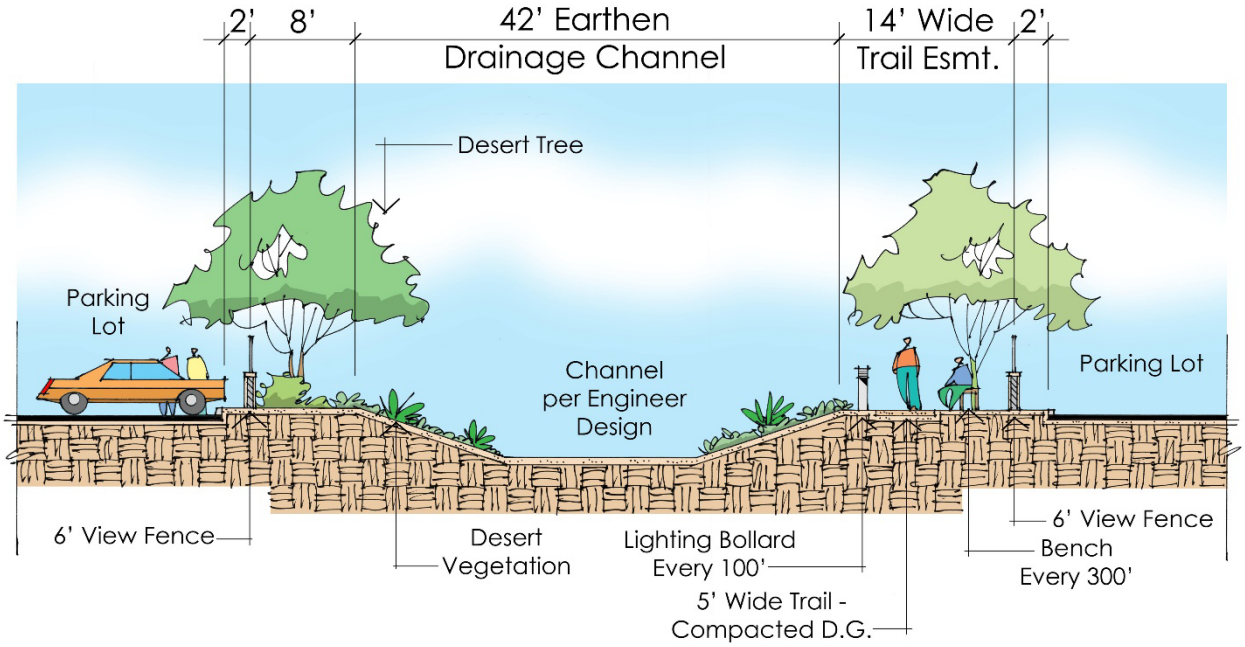
iii. Pedestrian-scaled light bollards shall be provided every 100 feet along the trail easement.

iv. Benches shall be provided every 300 feet along the trail easement.

v. A 6-foot partial view fence shall be provided along the trail easement consisting of a maximum of 3' CMU wall at the base.

vi. Minimum 8-foot-wide landscape buffer shall be provided on both sides of the drainage channel, which can be maintained within the fence line of the drainage channel and incorporated within the 14-foot-wide trail easement.

Figure 2. Conceptual Drainage Channel and Pedestrian Trail Easement Section



c. Driveways

Like parking garages, driveways are not intended to dominate the streetscape of a development. These requirements are intended to promote pedestrian-oriented design that minimizes conflict with vehicular uses. Curb cuts shall be limited as per the Engineering Design Standards (EDS). Requests for additional curb cuts beyond this amount will be reviewed and determined based on demonstrated need and safety considerations.

d. Material and Delivery Loading Areas

Material and delivery service areas, while necessary, are to be screened as completely as possible from the adjacent streets.

e. Architectural Theme

The architectural features throughout the PAD shall vary. However, a consistent architectural theme and character shall be maintained across the PAD to establish an appropriate level of cohesion and consistency between developments.

i. Development shall feature a contemporary architectural style.

ii. i2 common materials and 2 specified paint colors shall be utilized for over 35% of each building façade, which shall be established by the first site plan approval in the PAD.

iii. Neutral earth tones shall be utilized for the majority of building facades with a maximum of two differentiating accent color and two differentiating accent material that may be utilized for each Development Unit.

iv. Common perimeter walls and fencing materials shall be utilized for each Development Unit.

v. Common canopy or similar features should be utilized across each Development Unit in the PAD for both functional and architectural shade.

2. Development Unit A (Commercial)

Design guidelines for commercial development shall be in accordance with Section 5.8 of the City of Buckeye Development Code except as modified by this PAD.

a. Convenient Pedestrian Access

Commercial buildings should be orientated on the site and designed to be conveniently accessible for pedestrians from the public sidewalk.

b. Drive-throughs

Drive-through facilities shall be limited to a maximum of one (1) within the PAD, and are not permitted within 200 feet of Fillmore St. Permitted drive-through facilities shall be designed to minimize the visual impact of the queuing lanes and maintain safe pedestrian access from Verrado Way.

i. Drive-through lanes shall not be located at the corner of any intersection of two public streets.

ii. All drive-through menu boards, speaker boxes, or other features inherent to drive-through uses must be fully screened from adjacent streets.

iii. Safe pedestrian access shall be provided from the public sidewalk along Verrado Way.

iv. Landscaping shall be designed to screen the view of the queuing lanes from Verrado Way.

v. Drive-through windows shall be covered by a canopy that extends the full width of the pickup lane and architecturally integrated with the design of the building.

c. Convenience Store with Gas Sales

A convenience store with gas sales shall be limited to a maximum of one (1) within the PAD. The following design criteria shall apply for the development of a gas station:

i. A canopy over the fueling stations shall be provided.

ii. The convenience store and fueling station canopy shall be designed consistent with the Design Guidelines outlined in this PAD.

iii. A convenience store with gas sales shall be limited to a site no more than 2 acres in size.

iv. Fueling station canopy heights shall be below the building height of the associated convenience store.

v. A minimum 16-foot landscape buffer shall be provided along any street-facing frontage, and shall include increase landscape requirements with at least 20% additional plantings than otherwise required as prescribed in this PAD and the City of Buckeye Development Code to effectively screen the fueling station canopy from the public sidewalk.

d. Glazing

A minimum of 50% of any street-facing ground floor frontage shall be glazed. Such glazing should generally include some shading mechanism, such as recessed windows, awnings, shade fins, and/or other methods that increase the cooling efficiency of the building.

3. Multifamily (General)

Design guidelines for multifamily development shall be in accordance with Section 5.7.6 of the City of Buckeye Development Code except as modified by this PAD.

a. Building Articulation

The street-facing building facades located within the maximum 20-foot setback shall incorporate architectural articulations and embellishments to avoid long continuously flat facades. These articulations can be accomplished through a combination of the following:

i. Wall plane offsets of at minimum 12 inches
ii. Color shifts or accents
iii. Variations in materials
iv. Façade projections inclusive of shade elements
v. Variation in roof forms/parapets of at least 2 feet over 50 feet
vi. Balconies inclusive of Juliet balconies
vii. Bay or box windows
viii. Porches or covered entries
ix. Dormers
x. Variation of window sizes and shapes
xi. Vertical elements that demarcate building modules

b. Stepbacks/Stepdowns

The height of each multi-family building taller than 40 feet shall be stepped down from its highest roofline at least one full story on any end of the building located within 50 feet of an area zoned or used for single-family residential.

c. Glazing

Street-facing building facades located within the maximum 20-foot setback shall average a minimum of 15% glazing. Such glazing should generally include some shading mechanism, such as recessed windows, awnings, shade fins, and/or other methods that increase the cooling efficiency of the building.

d. Roof Form

Multi-family residential buildings shall be designed to avoid any continuous roofline longer than 50 feet. Rooflines longer than 50 feet shall include at least one vertical change of at least two feet. Height at corners and at primary entrances of buildings shall be accentuated.

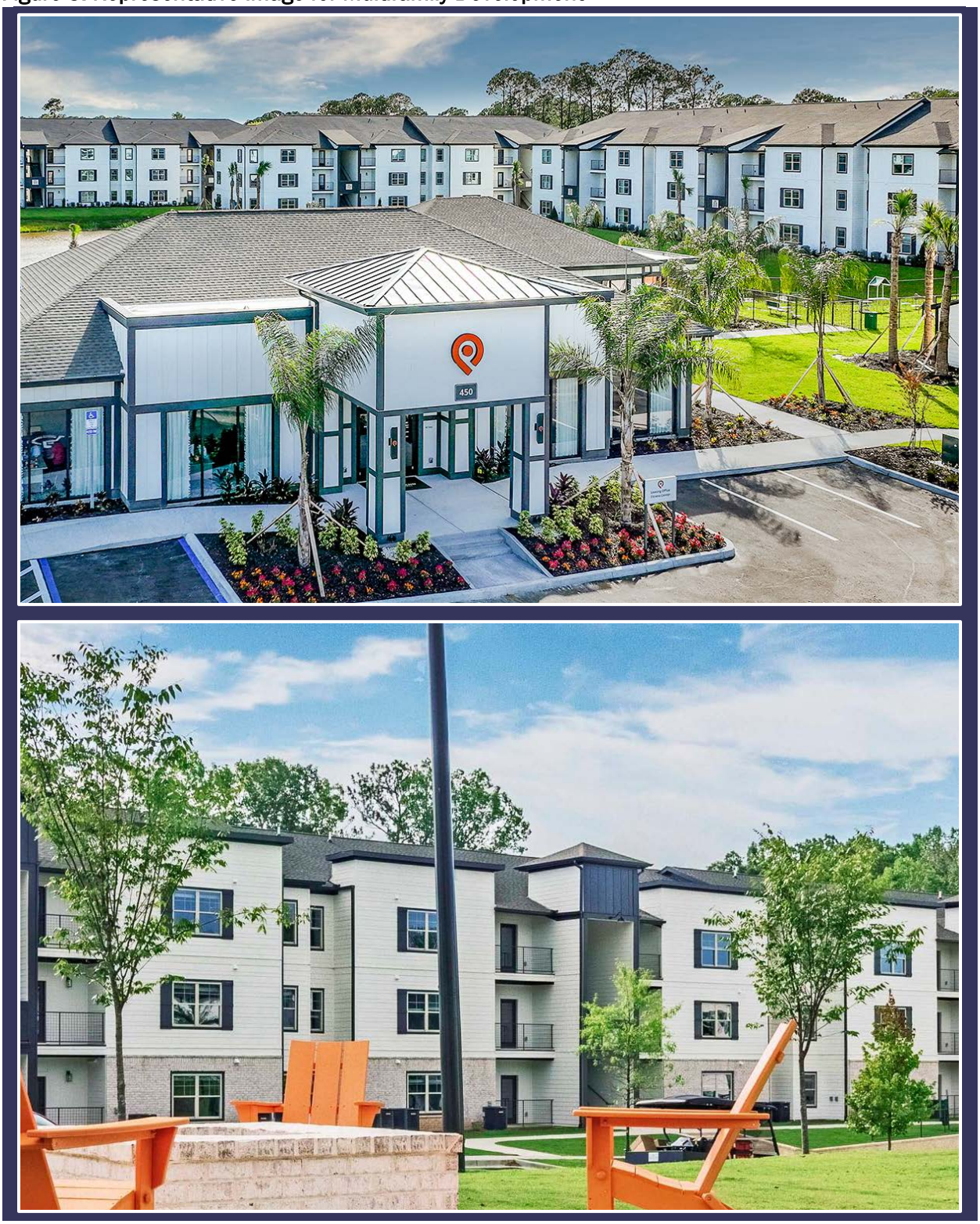
e. Facades and Detail Elements

Buildings and building elements within a single development/parcel shall maintain a consistent and cohesive look and feel, including consistent color palettes and other architectural details.

f. Representative Images

The following figure provides representative images of multifamily development planned for this PAD. It should be noted that these images do not necessarily indicate the precise color, finishes, and materials that will be incorporated with the multifamily buildings, but rather these images represent the general scale, size, and massing that is expected for each multifamily development unit in this PAD. All buildings within this PAD will feature flat roofs and contemporary materials and finishes consistent with the general aesthetic anticipated for The Landing Specific Area Plan.

Figure 3. Representative Image for Multifamily Development



Representative image of a 5-story building concept

F. Fences, Walls, and Screening

Fences, walls, and screening shall be in compliance with Section 5.4.5 of the City of Buckeye Development Code except as modified by this PAD.

1. The perimeter of each multifamily development/parcel may be secured by a combination of building facades, block wall, and/or view fencing.
2. Adjacent to streets, building facades shall serve as the primary fencing mechanism. Any perimeter fence line along public streets shall be setback from the street-facing façade a minimum of 5 feet.

G. Signage

Signage shall be in compliance with Section 5.11 of the City of Buckeye Development Code except as modified by this PAD.

1. Freestanding sign dimensions shall not exceed the dimensions established in **Table 3** below.

Table 3. Maximum Size Allowed for Freestanding Signs

Uses	Maximum Sign Height (Feet)	Maximum Sign Area (Square Feet)
Residential Neighborhood Identification	6	48
Multi-Family Single-Tenant Standalone Office	8	48
Multi-Tenant Office	10	40
Single-Tenant Commercial Mixed Use	15	32
Multi-Tenant Commercial	20	72

H. Infrastructure

Water

This project will utilize water demands of 1,500 gpd/acre for the commercial lot and 240 gpd/unit for the multifamily lots. These values were provided by the City of Buckeye as the current standard over the publish values.

An 8-inch private onsite water main will be installed in the private access drive. The main will connect to the 16-inch main in Verrado Way and the 20-inch main in Fillmore Street. This main will provide fire sprinklers, domestic water and landscape water services along with fire hydrants.

Along Fillmore Street and Van Buren Street, the domestic water, landscape water and fire sprinkler services will be provided via Commercial T-Main connections per City of Buckeye standard detail 31370. The T-Mains will connect to the existing 20-inch public water main in Fillmore Street and the existing 20-inch public water main in Van Buren Street. There will be no requirement to add a parallel distribution main in any of the adjacent perimeter streets.

Wastewater

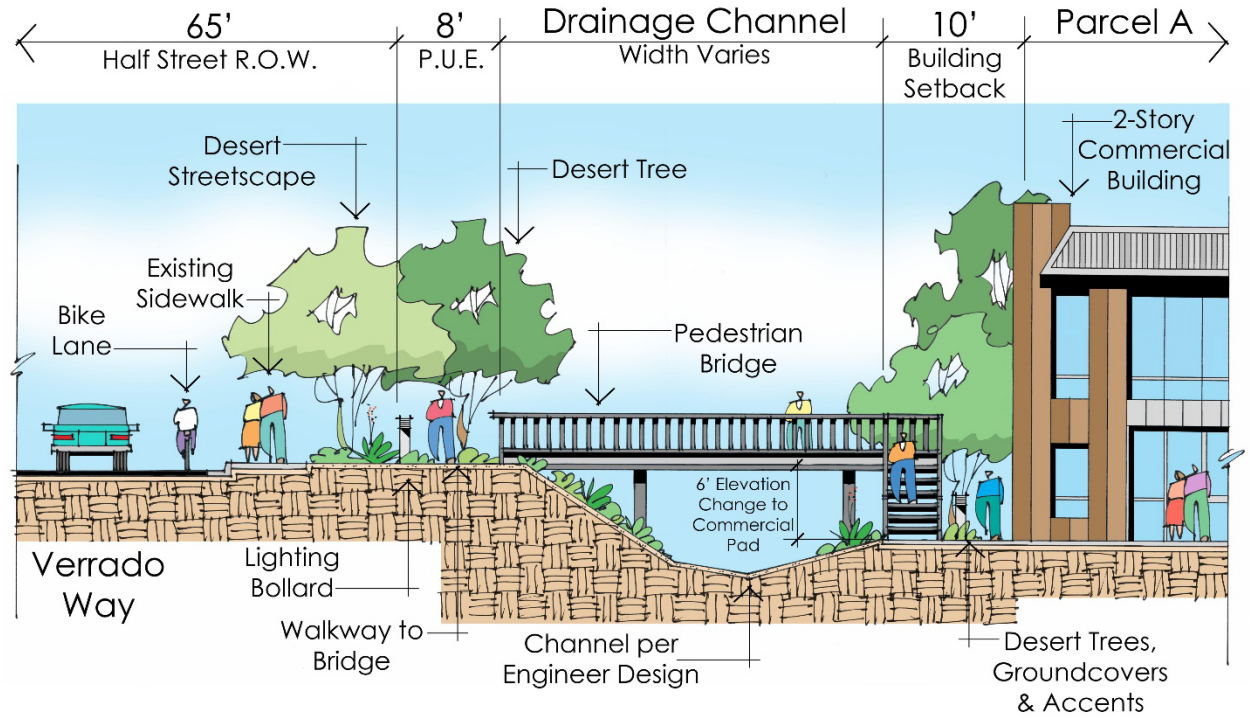
A new 8-inch private sewer main will be installed in the private access drive. The new 8-inch sewer main will connect to the existing 15-inch sewer main in Verrado Way. This sewer main will provide services for the commercial lot and the two western multifamily lots.

The multifamily lots along Van Buren will be provided sewer service connections to the existing 8-inch public sewer main in Van Buren Street.

This development currently does not plan to utilize the existing 8-inch public sewer main in Fillmore Street. Discharging to the 8-inch public sewer main in Fillmore Street may be reevaluated with the onsite development.

Drainage

This project is impacted by existing offsite stormwater flows within a wash that diagonally bisects the Site. The area along Verrado Way also currently contains a wide Slope & Drainage Easement that captures and retains stormwater from Verrado Way and from that flowing across the street. There is a major box culvert under Verrado Way and approximately 300 feet south of Fillmore St that sends stormwater from the West-MEC Southwest Campus to our Site, making water retention and drainage a challenge. Another drainage challenge this Site faces is that the Site sits lower than the elevation of Verrado Way. For this reason, the existing Slope & Drainage Easement along Verrado Way must be maintained. The graphic below provides a conceptual rendering illustrating how the existing Slope & Drainage Easement may be aesthetically integrated with commercial development on Development Unit A, and suggests how pedestrian connectivity can be maintained between Verrado Way and the PAD.



To make this Site more developable, the flows across the Site will be rerouted within a combination of earthen drainage channel and box culverts from Verrado Way to the ultimate outfall point at the southeast corner of the Site. Due to the channelization of the flows the new channels will be below the ultimate outfall elevation. The volume of trapped water will be dissipated via drywells and allocated as part of the retention volume requirements for the streets. The retention volume within the channel will not be used to offset the onsite retention volume requirement for the lots.

The retention volume requirement for the lots has been allowed to be reduced to "Pre. Vs Post Plus 25%" instead of the 100-year, 2-hour retention volume. This is because the outfall from the lots are to the drainage channel and not to a public roadway. The proposed retention volume would be a decrease from the historic discharge from the Site. The retention would also provide for cleaning of the stormwater runoff generated by small storm events.

Circulation

This Project will be served primarily by the perimeter roads – Verrado Way, Fillmore St, and Van Buren St. Verrado Way is classified as a Major Arterial. This project will dedicate an additional five feet of ROW along the east side of Verrado Way for a total half-street right-of-way of 70 feet (plus an additional 5 feet where right-turn lanes exist and an 8-foot PUE) and designed per City of Buckeye standards for a Major Arterial.

The City of Buckeye is also performing median enhancements in Verrado Way as part of a Capital Improvement Plan project between July 2024 and June 2025 to further enhance the aesthetics of Verrado Way. This project is proposing only one median break along Verrado Way near the center of the Site, roughly equidistant between Van Buren St and Fillmore St, for ¾ turning movements.

Fillmore St is not provided a street classification on the City's Transportation Master Plan. This project will dedicate an additional five feet of ROW for a total of 40 feet of right-of-way on the south side of the Fillmore St alignment as needed, plus an additional 5 feet where right turn lanes are required and an 8-foot PUE. This project will maintain at least four access driveways connecting to Fillmore St, which would provide access to Development Units A, C, and E. These driveways should align with any development that occurs north of Fillmore St where appropriate. Fillmore St comes to a dead end at the east side since it does not cross the White Tanks Flood Retarding Structure (FRS) No. 4.

Van Buren St is not provided a classification in the City's Transportation Master Plan. However, this project will dedicate a total of 75 feet of right-of-way on the north side of the Van Buren St alignment. This dedication will encompass the existing public water and sewer easements. This Project will maintain at least two access driveways connecting to Van Buren St at the opening of interim conditions, providing access to Development Units B and D. Van Buren St comes to a dead end at the east side since it does not cross the White Tanks Flood Retarding Structure (FRS) No. 4. However, it is anticipated that Van Buren St will ultimately curve to the south in the future and connect to Yuma Rd.

Pedestrian connectivity is provided throughout the Site both along the public sidewalks, as well as through the trail adjacent to the new earthen channel internal to the Site and connects each Development Unit to the commercial opportunities along Verrado Way. This trail is indicated on the Land Use Plan in Exhibit B. This trail will be contained within a 14-foot-wide trail easement, which will be maintained by a Property Owners' Association.

I. Public Services

This Site is serviced by the City of Buckeye Fire Department and Police Department. There is a City of Buckeye Police Department located just two miles southwest and a Fire Station (703) located just one mile north on Verrado Way.

The Site is within the Liberty Elementary School District and Buckeye Union High School District. Both school districts were notified of the proposed PAD per the City of Buckeye Development Code. Both school districts confirmed that they have adequate school facilities existing, or planned to be constructed in time, to accommodate the projected number of students from the proposed development. The Liberty Elementary School District is currently constructing a new facility at 183rd Avenue and Lower Buckeye Rd that will be completed in 2025 and will support the future school-aged population residing within PAD.

J. Phasing

The phasing of this development will be determined based on market conditions, with the internal road bordering the commercial use in Development Unit A being developed in the first phase. The off-site improvements will be constructed in accordance with the adjacent Development Units. The full length of the half-street improvements along Van Buren St will be constructed in accordance with Development Units B or D, whichever comes first, and the full length of the half-street improvements along Fillmore will be constructed in accordance with Development Units A, C, D, or E, whichever comes first.

K. Justification

The following describes how this PAD addresses the criteria for approval pursuant to the City of Buckeye Development Code section 8.6.5.D.

1. *The CMP or PAD addresses a unique situation, confers a substantial benefit to the city, or incorporates creative site design such that it achieves the purposes of this Development Code and represents an improvement in quality over what could have been accomplished through strict application of the otherwise applicable district or Development Standards. Such improvements in quality may include, but are not limited to: improvements in open space provision and access; environmental protection; tree/vegetation preservation; efficient provision of streets, roads, and other utilities and services; or increased choice of living and housing environments.*

   This PAD implements a higher standard of urban living within a key focal point in the City of Buckeye. The City is pursuing a Specific Area Plan for The Landing, which is envisioned to be the West Valley's premier destination for all things recreation, entertainment, working, shopping, and living. This PAD blends the market driven conditions on the property with the elevated urban vision and form envisioned for the area through the use of urban design guidelines and standards as compared to a traditional suburban development. This PAD exceeds and improves upon the baseline standards in the Development Code, including, but not limited, to following:

   - Reduces and restricts wide building setbacks uncharacteristic of urban areas by establishing maximum building setbacks and building placement along street frontages and pedestrian paths.
   - Restricts parking between the building frontage and public streets.
   - Requires cohesive and compatible designs across separate developments.
   - Creates an internal pedestrian trail system that connects multifamily residents to commercial destinations.
   - Increases open space requirements.
   - Minimizes that area that will be consumed by parking.
   - Restricts and sets parameters around auto-oriented uses, such as drive-throughs and gas stations.
   - Enhanced design criteria for multifamily development, including increased articulation and other design requirements.
   - Fosters a mix of attainable workforce housing with luxury housing supporting a broad range of income levels.

2. *The CMP or PAD is consistent with and conforms to goals, policies, and applicable elements of the General Plan and the purposes of this Development Code;*

   This PAD is consistent with the Gateway Activity Center land use designation in which the property is located. This PAD is also consistent with the following goals and policies within the General Plan:

   Policy G-4.1: *The City of Buckeye will encourage a diverse mix of uses appropriate to support an area, such as in Activity Centers and Neighborhood areas to encourage residents to lead an active lifestyle.*

   This PAD incorporates the majority of the Residential Mixed-Use zoning district standards, allowing for a wide array of uses, including both commercial and residential development. Additionally, it is the intent of this project to provide housing for a range of income levels, encouraging residents of all backgrounds to live, work, and play within the immediate area.

   Goal G-8*: Buckeye Activity Centers are regional destinations that are developed with a concentrated mix of uses promoting a vibrant, dynamic, synergistic energy, and appropriate transitions.*

   The proposed mixed-use community supported in this PAD is centered within the Gateway Activity Center and adjacent to other major commercial and employment destinations along Verrado Way, including the Buckeye Parkway Center and West-MEC Southwest Campus, together establishing what will become a vibrant, dynamic, synergistic energy for the future Landing Buckeye SPA.

   Policy G-8.2: *Residential uses within Activity Centers should only be permitted at densities of six dwelling units per acre (6 du/ac) or greater.*

   The residential densities within this PAD are in excess of 15 dwelling units per acre.

   Goal G-17: *Buckeye has a diverse stock of housing types, styles, and options for all incomes.*

   The Greenlight Verrado PAD calls for a mix of attainable/workforce residential units and "Class-A" luxury residential units, providing housing opportunities and options for a wide range of income levels.

3. *Facilities and services (including roads and transportation, water, gas, electricity, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;*

   The water, sewer, and drainage memos, as well as the Traffic Impact Analysis submitted with this PAD application confirm that the City has capacity to service this project without adversely affecting existing development in the City.

4. *The CMP or PAD is not likely to result in significant adverse impacts upon the natural environment, or such impacts will be substantially mitigated;*

   This PAD will not have adverse impacts on the natural environment. The existing wash that bisects the Site will be appropriately channelized and discharged.

5. *The CMP or PAD is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract; and*

   This PAD will not have significant adverse impacts upon the other properties in the vicinity as proven in the water, sewer, drainage memos and the Traffic Impact Analysis submitted with this application.

6. *Future uses on the subject tract(s) will be compatible with uses on other properties in the vicinity of the subject tract.*

   The future uses will be highly compatible with the other properties in the vicinity of the PAD. In fact, this project is likely to greatly support those existing developments by providing teachers and administrators at the adjacent educational facilities affordable and walkable places to live, while generating a greater population density and customer base for the commercial plaza to the north generating greater economic opportunities for Buckeye businesses.

EXHIBIT A
Legal Description

LOT FIVE (5) AND THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4), EXCEPT THE EAST 660 FEET THEREOF, OF SECTION SIX (6), TOWNSHIP ONE NORTH (T1N), RANGE TWO WEST (R2W), GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT FIVE, MARKED BY A BRASS CAP IN HANDHOLE STAMPED 'TOWN OF BUCKEYE' FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 6, MARKED BY A BRASS CAP IN HANDHOLE STAMPED 'TOWN OF BUCKEYE' BEARS NORTH 00°26'05" EAST, A DISTANCE OF 2645.02 FEET;

THENCE SOUTH 89°26'25" EAST, ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 125.00 FEET TO THE **POINT OF BEGINNING;**

THENCE NORTH 00°26'05" EAST, A DISTANCE OF 65.00 FEET;

THENCE NORTH 44°30'04" WEST, A DISTANCE OF 63.71 FEET;

THENCE NORTH 00°26'05" EAST, A DISTANCE OF 330.80 FEET;

THENCE NORTH 89°33'55" WEST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 00°26'05" EAST, A DISTANCE OF 816.58 FEET;

THENCE NORTH 45°30'18" EAST, A DISTANCE OF 42.37 FEET;

THENCE SOUTH 89°25'30" EAST, A DISTANCE OF 1,451.53 FEET TO A CURVE CONCAVE SOUTH, HAVING A RADIUS OF 55.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°05'48", A DISTANCE OF 33.69 FEET TO A REVERSE CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 125°13'34";

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 120.21 FEET;

THENCE ALONG A NON-TANGENT LINE, SOUTH 89°25'30" EAST, A DISTANCE OF 7.97 FEET;

THENCE SOUTH 00°20'05" WEST, A DISTANCE OF 154.00 FEET;

THENCE SOUTH 89°25'30" EAST, A DISTANCE OF 155.08 FEET;

THENCE SOUTH 00°17'55" WEST, A DISTANCE OF 688.04 FEET;

THENCE NORTH 89°28'02" WEST, A DISTANCE OF 47.27 FEET;

THENCE NORTH 00°00'07" EAST, A DISTANCE OF 24.34 FEET;

THENCE NORTH 89°28'21" WEST, A DISTANCE OF 340.20 FEET;

THENCE SOUTH 00°19'48" WEST, A DISTANCE OF 504.09 FEET;

THENCE NORTH 89°26'25" WEST, A DISTANCE OF 1,318.07 FEET TO THE **POINT OF BEGINNING**.

EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND AS CONVEYED BY THAT CERTAIN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2010-0225166 OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT FIVE, MARKED BY A BRASS CAP IN HANDHOLE STAMPED 'TOWN OF BUCKEYE' FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 6, MARKED BY A BRASS CAP IN HANDHOLE STAMPED 'TOWN OF BUCKEYE' BEARS NORTH 00°26'05" EAST, A DISTANCE OF 2645.02 FEET;

THENCE NORTH 00°26'05" EAST, ALONG THE WEST LINE OF SAID LOT 5 AND THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 276.00 FEET;

THENCE SOUTH 89°26'25" EAST, A DISTANCE OF 150.00 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 89°26'25" EAST, A DISTANCE OF 200.00 FEET;

THENCE SOUTH 00°26'05" WEST, A DISTANCE OF 200.00 FEET;

THENCE NORTH 89°26'25" WEST, A DISTANCE OF 200.00 FEET;

THENCE NORTH 00°26'05" EAST, A DISTANCE OF 200.00 FEET TO THE POINT OF **BEGINNING**.

SAID NET PARCEL CONTAINS 2,006,423 SQUARE FEET OR 46.061 ACRES, MORE OR LESS.

EXHIBIT B
Land Use Plan

Land Use Plan Data:

Project Area: 49.34 Gross Acres/41.87 Net Acres
Jurisdiction: City of Buckeye
Existing Zoning:Planned Residential (PR)
Proposed Zoning: Planned Area Development (PAD)

Proposed Land Uses:

Parcel:	Use:	Gross Ac:	Net Ac:	Units:	Gr. Density:	Net Density:
A.	Commercial	5.65	3.59	N/A	N/A	N/A
B.	Traditional MF	14.95	12.12	291	19.5	24.0
C.	Traditional MF	15.48	13.97	335	21.6	24.0
D.	Attainable MF	6.53	5.72	308	47.2	53.8
E.	Water Campus	6.73	6.47	N/A	N/A	N/A
Totals:		49.34	41.87	934		

Notes:
1. Density Calculations are rounded to nearest tenth.
3. Unit Count rounded to the neaest whole number.
4. All calculations and dimensions are approximate.
5. Project shall comply with City of Buckeye engineering design standards and requirements unless modified by PAD.

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RVi
4900 N. Scottsdale Rd. Suite 1200
Scottsdale, Arizona 85251
Tel: 480.994.0994
www.rviplanning.com

GREENLIGHT VERRADO • **LAND USE PLAN**

BUCKEYE
12/18/2024
23006859

0 50' 100' 200'
SCALE: 1" = 100'-0"

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

Exhibit E

Citizen Participation Report

for

Greenlight Verrado PAD

Northeast Corner of Verrado Way and Van Buren St

PLZZ-24-0011

Submitted: February 6, 2025

Prepared by:
Gilbert Blilie PLLC
701 N 44th St
Phoenix, AZ 85008
480.429.3000
Contact: Jeff Blilie / Kurt Waldier

Prepared for:
Greenlight Communities
8135 E. Indian Bend Road, Suite 101
Scottsdale, AZ 85250
480.609.6779

A. Project Overview

Gilbert Blilie PLLC, on behalf of Greenlight Communities ("Greenlight"), has submitted a Rezone Application for a mixed-use development across a 49.2 acre site at the northeast corner of Verrado Way and Van Buren St (the "Site"). The Site is further identified as Assessor Parcel Number 502-35-002K. The purpose of this request is to rezone the Site from Planned Residential (PR) to a Planned Area Development for a mix of commercial and multifamily uses. Greenlight is a reputable, local development group and design team that delivers high-quality residential and commercial projects with innovative design features and exceptional lifestyle amenities that will enhance the Verrado Way corridor. The proposed Greenlight Verrado (the "Project") is a high-quality mixed-use development consisting of 5.7 acres of commercial along Verrado Way and 934 multifamily residential units across 36.9 acres (25.4 du/ac). The remaining 6.7 acres will be dedicated to the City of Buckeye to expand the adjacent water campus.

B. Purpose

The purpose of this Citizen Participation Report is to provide a summary of the public notification and outreach efforts completed during the process of this Rezoning application in compliance with the City of Buckeye Development Code.

C. Notification

An initial notification letter was mailed via first class mail to all adjacent property owners within 500 feet of the subject site, as well as the nearby Blue Horizon HOA located approximately 1,000 feet to the southeast of the site. This initial contact letter provided a brief description of the proposed Greenlight Verrado PAD project, an invitation to a scheduled neighborhood meeting, and project contact information for recipients to direct any questions, comments, and concerns about the application. The list of contacts which were mailed this initial notification letter is provided in **Appendix A**. A copy of the initial notification letter is provided in **Appendix B**.

Upon scheduling the public hearings, the applicant completed the following notification efforts to notify neighbors and other interested parties of the upcoming public hearings related to the project:

- Delivered via first class mail a second notice to all property owners and the Blue Horizon HOA
- Posted a legal ad in the Arizona Republic
- Posted two signs on the property adjacent to the public rights-of-way

A copy of the public hearing notification letter, sign posting, and legal ad are provided in **Appendix C**.

D. Neighborhood Meeting

The applicant scheduled and attended a neighborhood meeting to discuss the project and address any questions, comments, and concerns from interested parties on Thursday, December 19th, 2024 at 5:30 PM at the Buckeye Public Library, Coyote Branch. However, no neighbors or other interested parties attended the meeting nor submitted any inquiries regarding the application.

E. Summary of Public Participation

No public comments or other inquiries were submitted to the applicant nor City of Buckeye in relation to this application.

F. Schedule

PAC	5/2/2024
First PAD Application Submittal	8/27/2024
Notice of Neighborhood Meeting (via mailing)	11/27/2024
Neighborhood Meeting	12/19/2024
Notice of Public Hearings (Mailing)	1/31/2025
Notice of Public Hearings (Legal Ad)	2/5/2025
Notice of Public Hearings (Sign Posting)	2/5/2025
Final Citizen Participation Report	2/6/2025
Planning Commission Hearing	2/25/2025
City Council Hearing	3/18/2025

Appendix A

CITY OF BUCKEYE
530 E MONROE AVE
BUCKEYE, AZ 85326

BUCKEYE UNION HIGH SCHOOL DIST 201
1000 E NARRAMORE AVE
BUCKEYE, AZ 85326

BANNER HEALTH
2901 N CENTRAL AVE 160
PHOENIX, AZ 85012

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
2801 W DURANGO ST
PHOENIX, AZ 85009

SUMMIT COMMUNITY LUTHERAN CHURCH
14545 W INDIAN SCHOOL RD STE 900
GOODYEAR, AZ 85395

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

LIBERTY ELEMENTARY SCHOOL DISTRICT
19871 W FREMONT RD
BUCKEYE, AZ 85326

WESTERN MARICOPA EDUCATION CENTER DIST NO 402
4949 W INDIAN SCHOOL RD
PHOENIX, AZ 85301

BLUE HORIZONS COMMUNITY ASSOCIATION
7740 N 16TH STR STE 300
PHOENIX, AZ 85020

HIGHSTREET WEST FILLMORE (2024) APARTMENTS LTD
14545 W INDIAN SCHOOL RD STE 900
GOODYEAR, AZ 85395

GILBERT BLILIE
PLLC
ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
FAX (480) 429-3100

Kurt Waldier
DIRECT (480) 429-3061
E-Mail Address: kwaldier@gilbertblilie.com

FILE NUMBER
100883-000001

January 31, 2025

NOTICE OF PUBLIC HEARINGS

Re: Greenlight Verrado PAD, Case Number PLZZ-24-0011
NEC Verrado Way and Van Buren St

Dear Neighbor:

This letter is being sent to you to inform you that Gilbert Blilie, on behalf of Greenlight Communities, has filed a Rezone application with the City of Buckeye Development Services Department, for a property located at the northeast corner of Verrado Way and Van Buren Street (as identified in the illustration below). Please be advised that public hearings for this request have been scheduled at the date and time provided herein.

This application is requesting to rezone the subject site from Planned Residential to a Planned Area Development (PAD) for a mix of commercial and multifamily uses. The proposed Greenlight Verrado PAD is planned for a high-quality mixed-use development across a 49.2-acre site. This PAD will provide for a mix of multifamily unit types and an approximately 5.7-acre commercial pad at the southeast corner of Verrado Way and Fillmore Street. Greenlight Communities believes that providing a diverse array of high-quality residential and commercial uses can meet the needs of the surrounding community and foster a live-work-play environment. In addition, this PAD will dedicate 6.7 acres to the City of Buckeye to expand the adjacent water campus. The land use plan submitted as part of this PAD request is enclosed for your reference.

The date and time for the public hearings are as follows:

Hearing:	**Planning Commission**
Location:	Buckeye City Council Chamber 530 E Monroe Ave Buckeye, AZ 85326
Date:	February 25, 2025
Time:	6:00 PM

Hearing:	**City Council**
Location:	Buckeye City Council Chamber 530 E Monroe Ave Buckeye, AZ 85326
Date:	March 18, 2025
Time:	6:00 PM

You are welcome to attend either or both of the public hearings to provide comments on the record or submit written feedback via email to kgalica@buckeyeaz.gov to be shared with the Planning Commission and City Council for their consideration.

For more information, you can contact me by email at kwaldier@gilbertblilie.com or call me at 480-429-3061. I would be happy to address any questions you may have about the project. You may also contact Ken Galica, Planning Manager with the City of Buckeye Development Services Department, at kgalica@buckeyeaz.gov or 623-349-6214 if you have any questions regarding the hearing process.

Sincerely,
GILBERT BLILIE PLLC

Kurt Waldier, AICP

Enclosed: Greenlight Verrado Land Use Plan

Land Use Plan Data:

Project Area: 49.34 Gross Acres/41.87 Net Acres
Jurisdiction: City of Buckeye
Existing Zoning:Planned Residential (PR)
Proposed Zoning: Planned Area Development (PAD)

Proposed Land Uses:

Parcel:	Use:	Gross Ac:	Net Ac:	Units:	Gr. Density:	Net Density:
A.	Commercial	5.65	3.59	N/A	N/A	N/A
B.	Traditional MF	14.95	12.12	291	19.5	24.0
C.	Traditional MF	15.48	13.97	335	21.6	24.0
D.	Attainable MF	6.53	5.72	308	47.2	53.8
E.	Water Campus	6.73	6.47	N/A	N/A	N/A
Totals:		49.34	41.87	934		

Notes:
1. Density Calculations are rounded to nearest tenth.
3. Unit Count rounded to the neaest whole number.
4. All calculations and dimensions are approximate.
5. Project shall comply with City of Buckeye engineering design standards and requirements unless modified by PAD.

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Tel: 480.994.0994
www.rviplanning.com

GREENLIGHT VERRADO • **LAND USE PLAN**

BUCKEYE
12/18/2024
23006859

0 50' 100' 200'
SCALE: 1" = 100'-0"

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

azcentral.

Public Notices

Originally published at azcentral.com on 02/05/2025

City of Buckeye
City of Buckeye
NOTICE IS HEREBY GIVEN that the City of Buckeye Planning and Zoning Commission will hold a public hearing on Tuesday, February 25th, 2025, and the Buckeye City Council will hold a public hearing on Tuesday, March 18, 2025,for the purpose of hearing all persons for or against the request described below. Both hearings will be held in the City Council Chambers, located at 530 E. Monroe Avenue, Buckeye, Arizona 85326 starting at 6:00 p.m., on their respective dates.

Case No. PLZZ-24-0011: Request by Jeff Blilie, Gilbert Blilie PLLC, on behalf of Greenlight Communities for the approval of a rezone to amend the City of Buckeye Zoning Map from Planned Residential to a Planned Area Development (PAD) for approximately 49.2 acres located at the northeast corner of Verrado Way and Van Buren Street. The proposed Greenlight Verrado PAD will provide for a mix of multifamily unit types and an approximately 5.7-acre commercial pad at the southeast corner of Verrado Way and Fillmore Street. In addition, this PAD will dedicate 6.7 acres to the City of Buckeye to expand the adjacent municipal water campus.

For additional information, please contact Ken Galica, Planning Manager, City of Buckeye Development Services Department at (623) 349-6214.

February 5 2025
LAZS0232670

City of Buckeye
PUBLIC HEARING
PLANNING & ZONING COMMISSION: February 25, 2025 at 6:00 PM
CITY COUNCIL: March 18, 2025 at 6:00 PM
LOCATION OF HEARINGS:
530 E. Monroe Avenue, Buckeye, AZ 85326
REQUEST: Rezone from Planned Residential to a Planned Area Development (PAD) for a mix of commercial and multifamily uses
GENERAL LOCATION: Northeast corner of Verrado Way and Van Buren Street
SIZE: 49.2 acres
CASE #: PLZZ-24-0011
APPLICANT/CONTACT: Kurt Waldier, Gilbert Blilie PLLC
PHONE: 480-429-3061
Development Services Department: 623-349-6211
Posting Date: 2/5/25
February 5, 2025 at 7:31 AM
+33.453600,-112.504135
N Verrado Way
Buckeye AZ 85326
United States
Maps

Appendix C

City of Buckeye
PUBLIC HEARING
PLANNING & ZONING COMMISSION: February 25, 2025 at 6:00 PM
CITY COUNCIL: March 18, 2025 at 6:00 PM
LOCATION OF HEARINGS:
530 E. Monroe Avenue, Buckeye, AZ 85326
REQUEST: Rezone from Planned Residential to a Planned Area Development (PAD) for a mix of commercial and multifamily uses
GENERAL LOCATION: Northeast corner of Verrado Way and Van Buren Street
SIZE: 49.2 acres
CASE #: PLZZ-24-0011
APPLICANT/CONTACT: Kurt Waldier, Gilbert Blilie PLLC
PHONE: 480-429-3061
Development Services Department: 623-349-6211
Posting Date: 2/5/25
February 5, 2025 at 7:19 AM
+33.450575,-112.504015
323 N Verrado Way
Buckeye AZ 85326
United States
Maps

BUCKEYE, AZ

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for PAD rezoning for the development of a mixed-use development has been submitted to the City of Buckeye Planning and Zoning Division, for review. This application will increase the projected number of students for the school district/s within the boundaries of the development. The school district/s applicable to this development are: Liberty Elementary School District, Buckeye Union High School District

Case No: PLZZ-24-0011 Planner: Ken Galica
Request: PAD Rezoning Acreage/Parcel Size: 49.2
Current Density Allowed: 0.1 du/ac Density Proposed: 25.4 du/ac
Total number of residential units proposed: 934

As an authorized representative of the District, please complete the questionnaire below.

Does the District have adequate school facilities existing, or planned to be constructed in time, to accommodate the projected number of students from the proposed development?

Yes ☑ No ☐

If answered no to the previous question, please summarize the needs of the district as they relate to serving the students generated by the proposed development.

_____

_____

_____

Is a school site within the proposed development needed? Yes ☐ No ☑
If answered yes, how many acres is needed for the school site? _____

Is the district currently working with the developer to provide or help meet the needs identified above through an agreement? Yes ☐ No ☑

If answered yes, please explain below:

_____

_____

_____

If additional writing space is needed, please attach pages to this form

Date Reviewed: 11/5/24
School District: Buckeye Union High School District
District Superintendent: Dr. Steve Bebee
Phone #: (623) 269-1010
E-mail: jeff.simmons@buhsd.org
Signature: Jeffrey M. Simmons, Assoc Supt of Operations

Per Section 8.15 of the City of Buckeye Development Code, prior to or within 15 days of application, the applicant must provide a request letter to the superintendents of all applicable school districts to discuss the school district's required certification. This form can be utilized to assist with this requirement.

2R PLZZ-24-0011 RECEIVED NOV 15 2024 AL

BUCKEYE, AZ

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for PAD rezoning for the development of a mixed-use development has been submitted to the City of Buckeye Planning and Zoning Division, for review. This application will increase the projected number of students for the school district/s within the boundaries of the development. The school district/s applicable to this development are: Liberty Elementary School District, Buckeye Union High School District

Case No: PLZZ-24-0011 Planner: Ken Galica
Request: PAD Rezoning Acreage/Parcel Size: 49.2
Current Density Allowed: 0.1 du/ac Density Proposed: 25.4 du/ac
Total number of residential units proposed: 934

As an authorized representative of the District, please complete the questionnaire below.

Does the District have adequate school facilities existing, or planned to be constructed in time, to accommodate the projected number of students from the proposed development?

Yes ☐ No ☒

If answered no to the previous question, please summarize the needs of the district as they relate to serving the students generated by the proposed development.
Blue Horizon is currently at full capacity. District is constructing another school at 183rd Ave & Lower Buckeye. Rooftop donations would help with the District funding.

Is a school site within the proposed development needed? Yes ☐ No ☒
If answered yes, how many acres is needed for the school site? _____

Is the district currently working with the developer to provide or help meet the needs identified above through an agreement? Yes ☐ No ☒

If answered yes, please explain below:

If additional writing space is needed, please attach pages to this form

Date Reviewed: 11/7/24
School District: Liberty ESD
District Superintendent: Dr Conr Monroe
Phone #: 623-474-6652
E-mail: ryoung@libertyaz.org
Signature: Bob Young for Conr Monroe

Per Section 8.15 of the City of Buckeye Development Code, prior to or within 15 days of application, the applicant must provide a request letter to the superintendents of all applicable school districts to discuss the school district's required certification. This form can be utilized to assist with this requirement.

From: Robert Young
To: Kurt Waldier
Subject: Re: Greenlight Verrado Certificate of Adequate School Facilities
Date: Friday, November 8, 2024 8:44:37 AM
Attachments: image001.png

Then I would say yes. Thanks Kurt!
Thank you,

On Thu, Nov 7, 2024 at 3:31 PM Kurt Waldier <kwaldier@gilbertblilie.com> wrote:

> Great. Thank you, Bob.
>
> Does that change your answer to the first question on the form you completed then?
>
> "Does the District have adequate school facilities existing, **or planned to be constructed in time**, to accommodate the projected number of students from the proposed development?"
>
> The first unit at our proposed multifamily community likely won't be rented until at least sometime in 2026, so well after the new school is constructed.
>
> Kurt Waldier, AICP
> Planning Consultant
> **GILBERT BLILIE PLLC**
> 701 N. 44th Street | Phoenix, AZ 85008
> Direct: 480.429.3061 | Main: 480.429.3000
> **Email: kwaldier@gilbertblilie.com**
> **Assistant: Elizabeth Finefrock** 480.429.3077 **| efinefrock@gilbertblilie.com**
>
> ---
>
> **From:** Robert Young <ryoung@liberty25.org>
> **Sent:** Thursday, November 7, 2024 2:54 PM
> **To:** Kurt Waldier <kwaldier@gilbertblilie.com>
> **Subject:** Re: Greenlight Verrado Certificate of Adequate School Facilities

There should be seats available there, to the best of our knowledge!

Bob Young

Sent from my iPhone

> On Nov 7, 2024, at 2:50 PM, Robert Young <ryoung@liberty25.org> wrote:
>
> Thank you for your email. I will return on November 12th
>
> --
>
> Thank you,

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From: Kurt Waldier
To: Robert Young
Bcc: GREENLIGHT COMMUNITIES_ LLC_Van Buren and Verrado _100883_000001_ Email
Subject: RE: Greenlight Verrado Certificate of Adequate School Facilities
Date: Thursday, November 7, 2024 2:50:03 PM
Attachments: image001.png

Thanks Bob.

Is the new school at 183rd and Lower Buckeye expected to be at capacity upon opening?

We of course don't know how many school-age students will be residing at the future multifamily residential community. But, will there be enough capacity/seats at the new school for any potential future students who reside at our community?

Kurt Waldier, AICP
Planning Consultant
GILBERT BLILIE PLLC
701 N. 44th Street | Phoenix, AZ 85008
Direct: 480.429.3061 | Main: 480.429.3000
Email: kwaldier@gilbertblilie.com
Assistant: Elizabeth Finefrock 480.429.3077 | efinefrock@gilbertblilie.com

From: Robert Young <ryoung@liberty25.org>
Sent: Thursday, November 7, 2024 11:22 AM
To: Kurt Waldier <kwaldier@gilbertblilie.com>
Subject: Re: Greenlight Verrado Certificate of Adequate School Facilities

Hi Kurt,
We plan to open the new school August of 2025. We will bus some students from Blue Horizon to the new school to help with the capacity.
Hopefully we can get everyone to have a seat!

Thank you,

On Thu, Nov 7, 2024 at 10:17 AM Kurt Waldier <kwaldier@gilbertblilie.com> wrote:

> Bob,
>
> Thank you for your quick response on completing the Certificate of Adequate School Facilities I sent you yesterday.
>
> I do have some questions for you based on the form you filled out.
>
> You noted that the Liberty Elementary School District does not have adequate school facilities existing, or planned to be constructed in time to accommodate the project number of students from the proposed development. I presume this is due to your comment that Blue Horizon is currently at full capacity.
>
> However, you also note that the District is constructing another school at 183rd and Lower Buckeye. When is the construction on this school planned to be completed and operational? Will the District have adequate school facilities upon the opening of this new school at 183rd and Lower Buckeye?
>
> Thank you for your time. Feel free to give me a call at your earliest convenience if you would like to discuss further.
>
> Best Regards,
>
> Kurt Waldier, AICP
> Planning Consultant
> **GILBERT BLILIE PLLC**
> 701 N. 44th Street | Phoenix, AZ 85008
> Direct: 480.429.3061 | Main: 480.429.3000
> **Email: kwaldier@gilbertblilie.com**
> **Assistant: Elizabeth Finefrock** 480.429.3077 **| efinefrock@gilbertblilie.com**

From: Robert Young <ryoung@liberty25.org>
Sent: Thursday, November 7, 2024 6:20 AM
To: Kurt Waldier <kwaldier@gilbertblilie.com>
Subject: Fwd:

Good morning Kurt,
Here is the requested form. Let me know if you need any other information.
Thank you,

---------- Forwarded message ---------
From: **Copier Email** <techsupport@liberty25.org>
Date: Thu, Nov 7, 2024 at 6:12 AM
Subject:
To: ryoung@liberty25.org <ryoung@liberty25.org>

--
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LEGAL DESCRIPTION
REZONING-APPLICATION
PLZZ-24-0011
CABANA BUCKEYE
BUCKEYE, ARIZONA

November 7, 2024
Job No. P7003

LOT FIVE (5) AND THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4), EXCEPT THE EAST 660 FEET THEREOF, OF SECTION SIX (6), TOWNSHIP ONE NORTH (T1N), RANGE TWO WEST (R2W), GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT FIVE, MARKED BY A BRASS CAP IN HANDHOLE STAMPED 'TOWN OF BUCKEYE' FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 6, MARKED BY A BRASS CAP IN HANDHOLE STAMPED 'TOWN OF BUCKEYE' BEARS NORTH 00°26'05" EAST, A DISTANCE OF 2645.02 FEET;

THENCE SOUTH 89°26'25" EAST, ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 125.00 FEET TO THE **POINT OF BEGINNING;**

THENCE NORTH 00°26'05" EAST, A DISTANCE OF 65.00 FEET;

THENCE NORTH 44°30'04" WEST, A DISTANCE OF 63.71 FEET;

THENCE NORTH 00°26'05" EAST, A DISTANCE OF 330.80 FEET;

THENCE NORTH 89°33'55" WEST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 00°26'05" EAST, A DISTANCE OF 816.58 FEET;

THENCE NORTH 45°30'18" EAST, A DISTANCE OF 42.37 FEET;

THENCE SOUTH 89°25'30" EAST, A DISTANCE OF 1,451.53 FEET TO A CURVE CONCAVE SOUTH, HAVING A RADIUS OF 55.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°05'48", A DISTANCE OF 33.69 FEET TO A REVERSE CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 125°13'34";

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 120.21 FEET;

THENCE ALONG A NON-TANGENT LINE, SOUTH 89°25'30" EAST, A DISTANCE OF 7.97 FEET;

THENCE SOUTH 00°20'05" WEST, A DISTANCE OF 154.00 FEET;

THENCE SOUTH 89°25'30" EAST, A DISTANCE OF 155.08 FEET;

THENCE SOUTH 00°17'55" WEST, A DISTANCE OF 688.04 FEET;

THENCE NORTH 89°28'02" WEST, A DISTANCE OF 47.27 FEET;

THENCE NORTH 00°00'07" EAST, A DISTANCE OF 24.34 FEET;

THENCE NORTH 89°28'21" WEST, A DISTANCE OF 340.20 FEET;

THENCE SOUTH 00°19'48" WEST, A DISTANCE OF 504.09 FEET;

THENCE NORTH 89°26'25" WEST, A DISTANCE OF 1,318.07 FEET TO THE **POINT OF BEGINNING**.

EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND AS CONVEYED BY THAT CERTAIN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2010-0225166 OF OFFICIAL RECORDS, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT FIVE, MARKED BY A BRASS CAP IN HANDHOLE STAMPED 'TOWN OF BUCKEYE' FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 6, MARKED BY A BRASS CAP IN HANDHOLE STAMPED 'TOWN OF BUCKEYE' BEARS NORTH 00°26'05" EAST, A DISTANCE OF 2645.02 FEET;

THENCE NORTH 00°26'05" EAST, ALONG THE WEST LINE OF SAID LOT 5 AND THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 276.00 FEET;

THENCE SOUTH 89°26'25" EAST, A DISTANCE OF 150.00 FEET TO THE **POINT OF BEGINNING**;

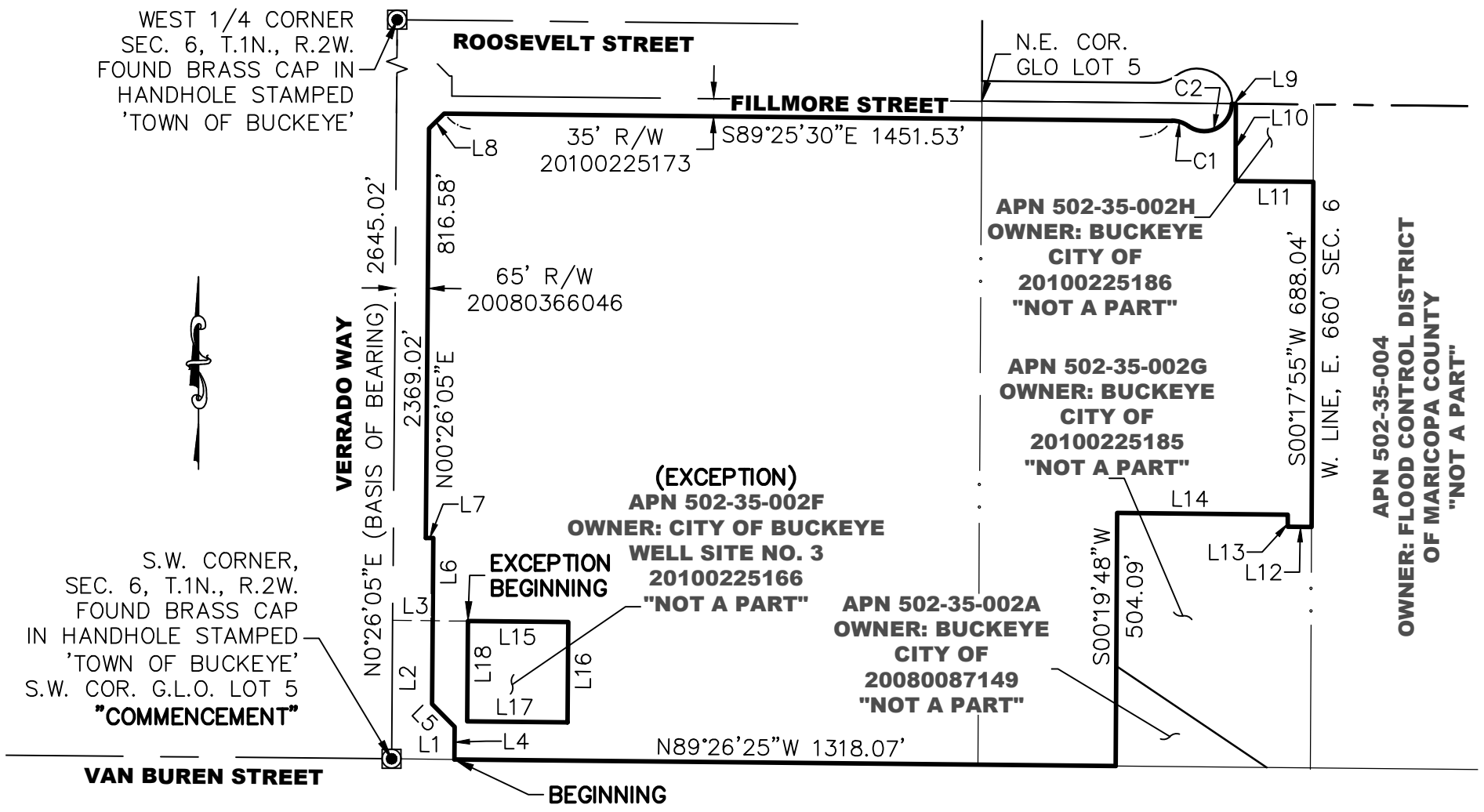
THENCE CONTINUING SOUTH 89°26'25" EAST, A DISTANCE OF 200.00 FEET;

THENCE SOUTH 00°26'05" WEST, A DISTANCE OF 200.00 FEET;

THENCE NORTH 89°26'25" WEST, A DISTANCE OF 200.00 FEET;

THENCE NORTH 00°26'05" EAST, A DISTANCE OF 200.00 FEET TO THE POINT OF **BEGINNING**.

SAID NET PARCEL CONTAINS 2,006,423 SQUARE FEET OR 46.061 ACRES, MORE OR LESS.



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
41894
ERIC L.
SOSTROM
11/07/24
Date Signed
ARIZONA U.S.A.

RICK
2401 W PEORIA AVE, SUITE 130
PHOENIX, AZ 85029
602-957-3350
rickengineering.com

LEGAL DESCRIPTION

CABANA BUCKEYE

BUCKEYE, ARIZONA

DRAWING:	BNDY–NET–EXHIBIT.DWG				
JOB#	P7003	SCALE:	NTS	SHT:	1 OF 2
DRAFTER:	PJE	CHK:	ELS	DATE:	11/07/24

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S89°26'25"E	125.00'
L2	N00°26'05"E	276.00'
L3	S89°26'25"E	150.00'
L4	N00°26'05"E	65.00'
L5	N44°30'04"W	63.71'
L6	N00°26'05"E	330.80'
L7	N89°33'55"W	15.00'
L8	N45°30'18"E	42.37'
L9	S89°25'30"E	7.97'

LINE TABLE		
LINE	DIRECTION	LENGTH
L10	S00°20'05"W	154.00'
L11	S89°25'30"E	155.08'
L12	N89°28'02"W	47.27'
L13	N00°00'07"E	24.34'
L14	N89°28'21"W	340.20'
L15	S89°26'25"E	200.00'
L16	S00°26'05"W	200.00'
L17	N89°26'25"W	200.00'
L18	N00°26'05"E	200.00'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	35°05'48"	55.00'	33.69'	S71°52'36"E 33.17'
C2	125°13'34"	55.00'	120.21'	N63°03'31"E 97.67'

RICK

2401 W PEORIA AVE, SUITE 130
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LEGAL DESCRIPTION

CABANA BUCKEYE

BUCKEYE, ARIZONA

DRAWING:	BNDY-NET-EXHIBIT.DWG				
JOB#	P7003	SCALE:	NTS	SHT:	2 OF 2
DRAFTER:	PJE	CHK:	ELS	DATE:	11/07/24