



PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

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

**CITY OF BUCKEYE
COUNCIL WORKSHOP
DECEMBER 17, 2024
AGENDA**

**City Hall - 1st Floor / Executive Conference Room
530 East Monroe Avenue
Buckeye, AZ 85326**

Immediately following the Council Executive Session/Special Meeting

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

Revised Agenda: Item 2.A Legislative Priorities was removed from the agenda. 12/13/24

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

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

1. Call to Order/Roll Call

2. Workshop Items

2.A [Presentation and discussion regarding The Landing Specific Area Plan. \(approximately 60 minutes\)](#)

Summary: City staff and its consultant, Matrix Design Studio, will provide the Council with an overview of the project's progress and provide an opportunity for Council to provide feedback on the land use scenarios developed by the Technical Committee thus far.

Staff Liaison: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov, (623) 349-6215

3. Adjournment.

CITY OF BUCKEYE
Council Workshop Agenda
COUNCIL ACTION REPORT

MEETING DATE: 12/17/24	AGENDA ITEM: 2.A. DS - The Landing Specific Area Plan - Collaborative Update
DATE PREPARED: 12/13/24	DISTRICT NO.: 5
STAFF LIAISON: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov, (623) 349-6215	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Workshop Item

TIME NEEDED: 60 minutes

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Presentation and discussion regarding The Landing Specific Area Plan. (approximately 60 minutes)

SUMMARY

PROJECT DESCRIPTION:

The City and its consultant, Matrix Design Studio, have continued working on The Landing Specific Area Plan. The intent of this workshop is to provide the Council with an overview of the project, complete with an update as to the progress and milestones, as well as solicit feedback from Council on the land use scenarios developed by the Technical Committee.

FUTURE ACTION:

The Landing Specific Area Plan will return to Council for consideration of approval by Resolution at a future meeting, likely to occur in late spring or early summer 2025.

FINANCIAL IMPACT STATEMENT:

When completed, the Specific Area Plan is likely to include implementation items, such as recommended street and utility improvements, that may result in future costs to the City. It is not possible to estimate future costs at this time.

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

ATTACHMENTS:

[BLAP_CC Workshop 2 Pres 2024 11 27 LCC.pdf](#)



City Council Workshop

December 17, 2024

Agenda

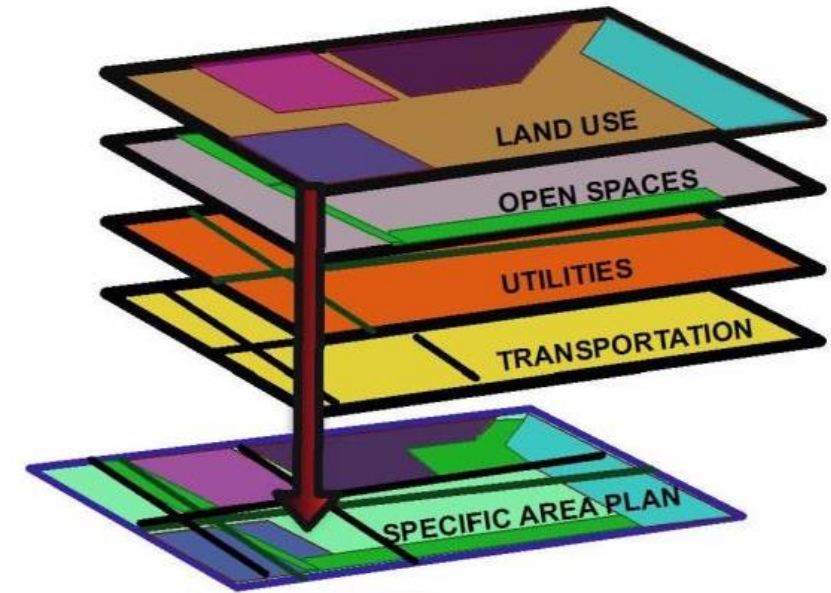
- 1. Project Overview**
- 2. Progress Update & Milestones**
- 3. Draft Land Use Scenarios**

Project Overview

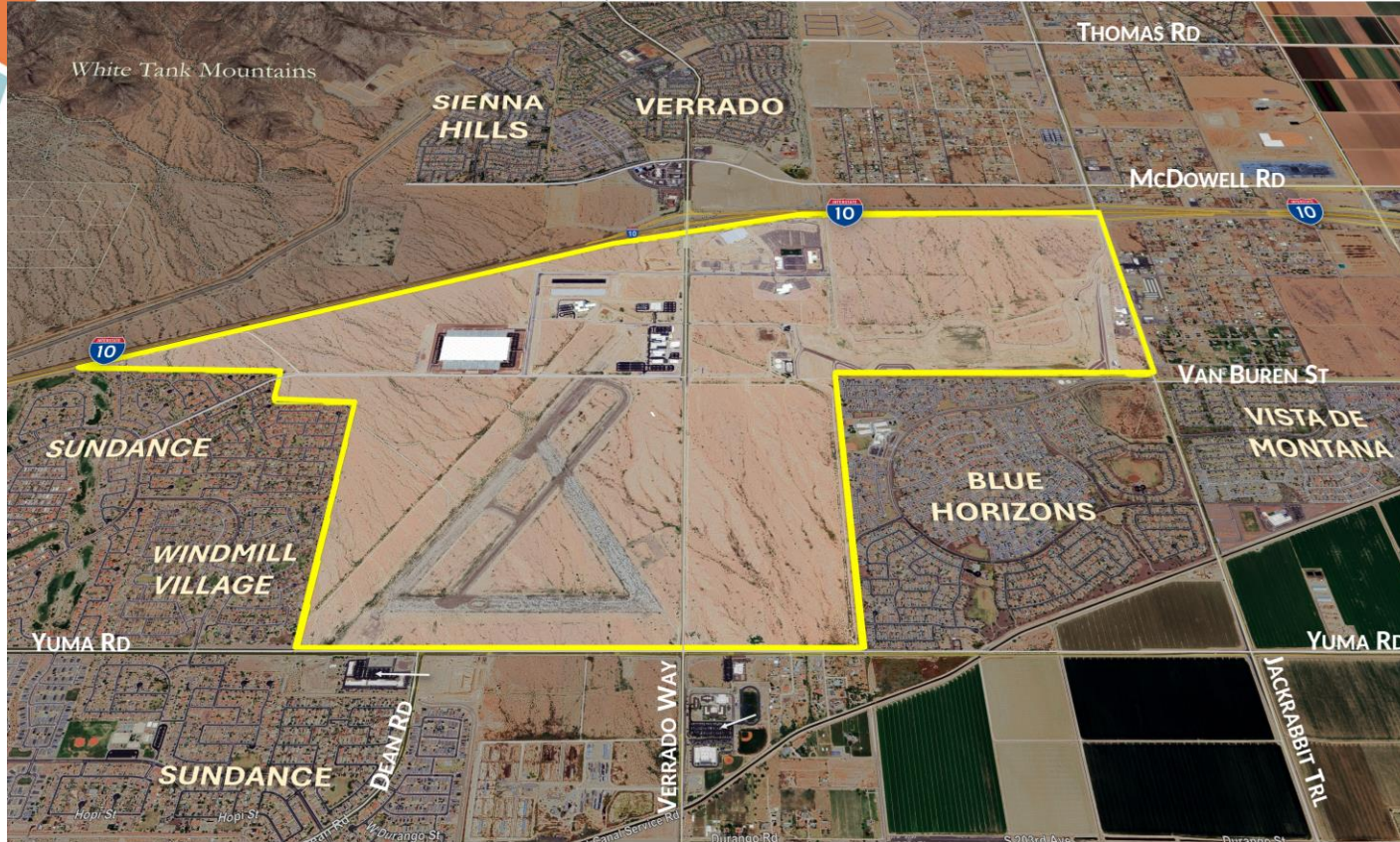


What is a Specific Area Plan?

- **Implementation Tool**
 - Connects the policies in the General Plan and active development proposals.
- **Character and Visioning**
 - Establishes design guidelines specific to the subject area.
- **Expands the General Plan Elements**
 - Land Use, Circulation, Economic Development
- **Regulatory Tool**
 - Land use, Design, Streetscapes, Typical Sections, Sidewalks



Project Boundaries



~2,000 Acres

The Landing is a dynamic and pedestrian-friendly center, that enriches the local economy, provides diverse and superior housing choices, and offers entertainment and recreational activities, making it the top choice for living, working and enjoyment in Arizona and across the country.

Progress Update & Milestones



Community Meetings

April 11, 2024

- **47+** attendees
- **18** maps, boards & activities available for engagement
- **180** comments received

November 6, 2024

- **60+** attendees
- **3** Future Land Use Scenarios for public review + presentation
- **81** comment received



Technical Committee Meeting

September 4, 2024

- Reviewed and assessed three draft land use scenarios
- Committee members reviewed and marked up revisions for each scenario.



Planning Commission Workshop

October 22, 2024

- Reviewed the three Technical Committee meeting draft land use scenarios
- Discussion on potential Plan goals and policies.



Market Study – Early Findings

- **Strong household formation – approximately 2% annually**
- **Region is dominated by younger families – driving SF detached units**
- **Demand exists to support density in the Landing**
 - Conservatively, between **3,600-5,100 units** through 2034
- **Opportunities exist to introduce higher density MF product**
 - Must develop **unique, destination-based development** between **younger professionals and larger families** that dominate the market
- **Develop industries that support younger workers to accelerate development**
 - Financial Services
 - Professional and Technical Services
 - Education and Health Services
 - Trades – Opportunity to collaborate with WESMEC

Draft Land Use Scenarios

Committee Feedback

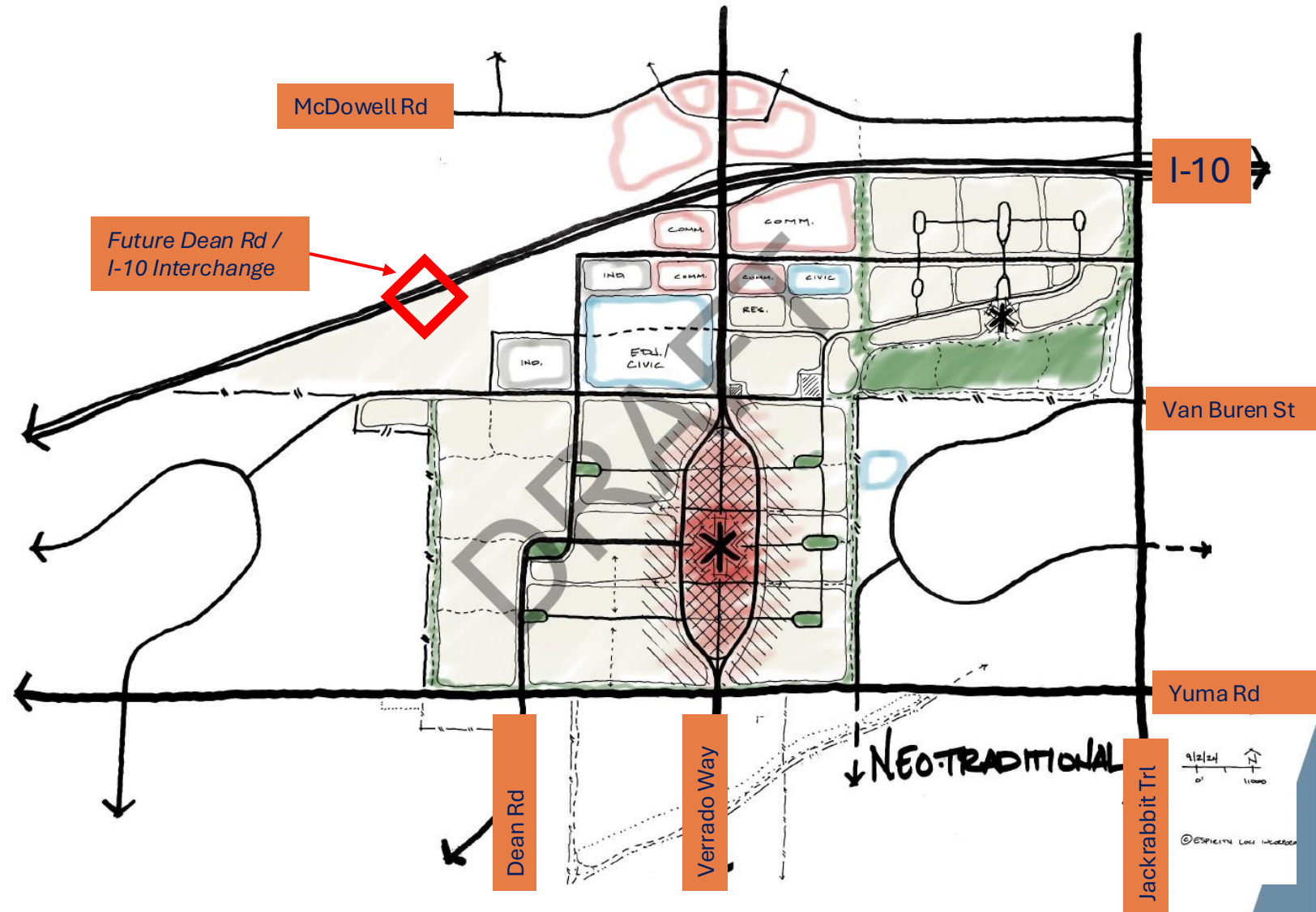


General Considerations

- **Campus development** opportunities north of Van Buren St
- **Recreation/Tourism** Co-Use Opportunity with MCFCD
- **Design and character** **theming of the streets, pedestrian amenities, trails, and signs** are important in all scenarios
- **Economic Development Strategy, City Partnership Important**
- **Arterial travel** performance is maintained
- **Luke Airforce Base** support and consideration
- **Future Dean Road** and interchange are not illustrated on these maps, however, will be added in the revised Future Land Use Map

Neo-Traditional

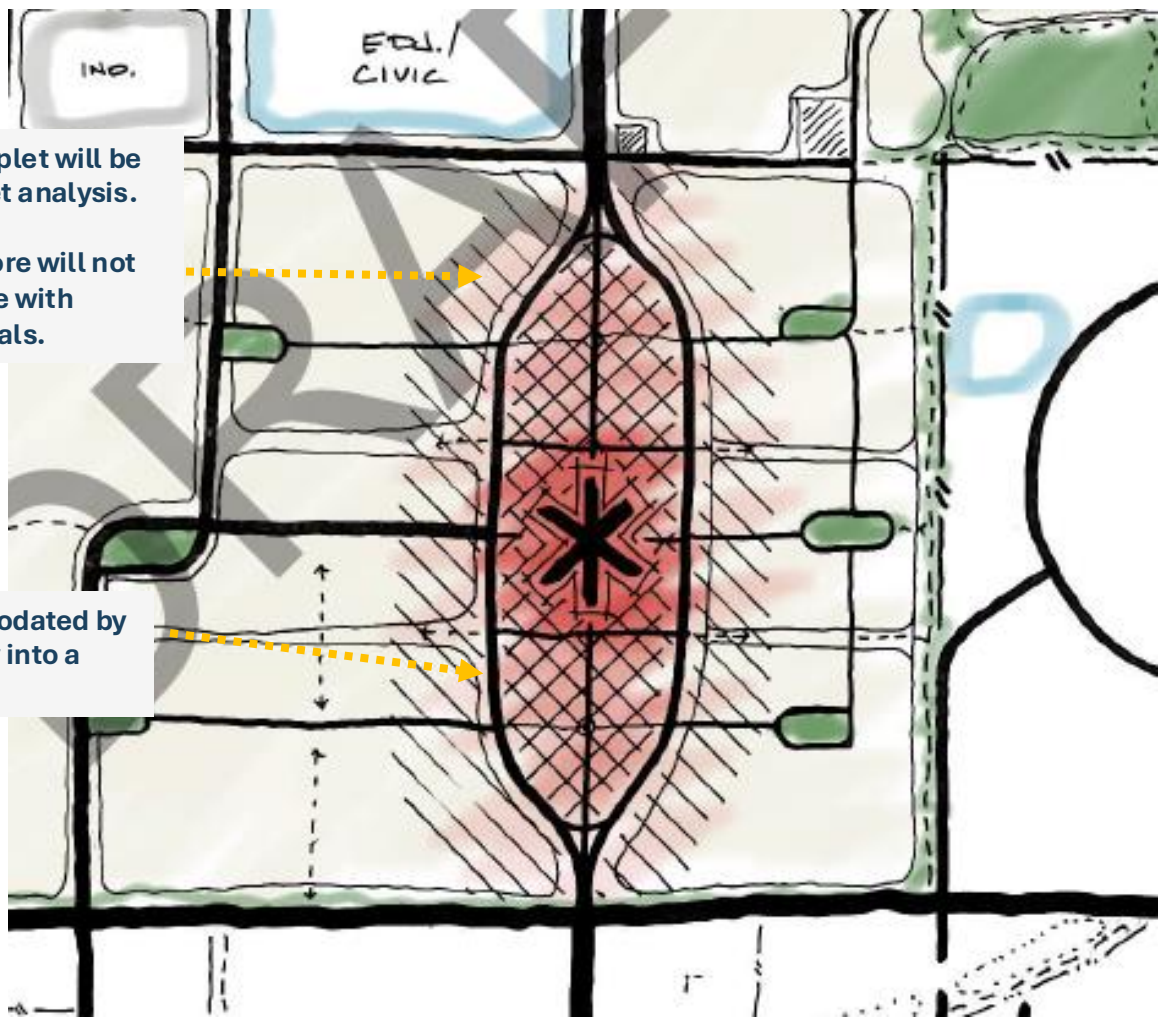
- Highest density at the core, tapering outward
- Notable, Iconic Center for Civic, Recreation, Commercial, “City Living”
- Layered, Transitional Zoning to Allow Market-Driven Growth
- Design/Character Applied Throughout
- Maintain traffic throughput on Verrado through couplet loop

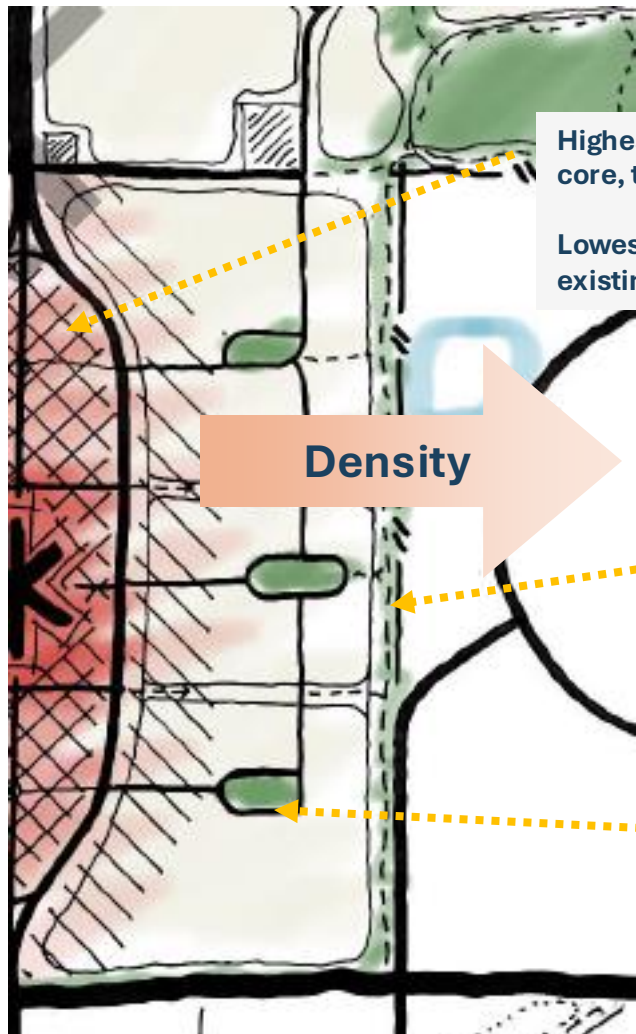


The size of the couplet will be informed by market analysis.

The commercial core will not dominate/compete with existing commercials.

Traffic can be accommodated by modifying Verrado Way into a couplet.





Highest density at the core, tapering outward.

Lowest density adjacent to existing single family.

Density

Green space and trail to provide additional buffer for existing single family.

Pocket parks are integrated throughout to provide recreation to the denser areas.

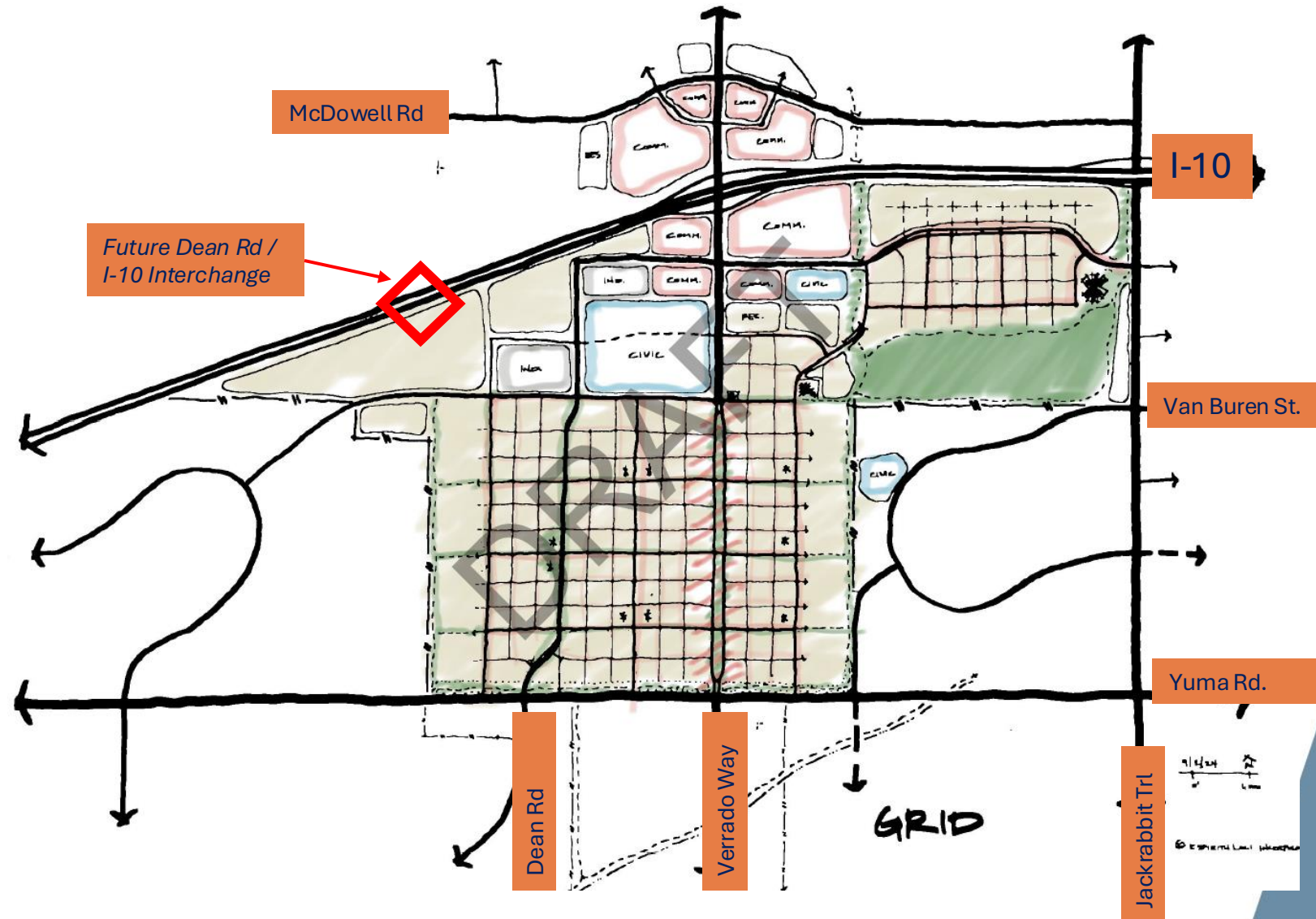


Most Dense

Least Dense

Grid

- Focus on traffic dispersal and enhancing the pedestrian experience
- Distribute missing middle housing throughout the area (moderate densities)
- Narrow Activity/Commercial Focus along Verrado Way
- Verrado Way Median Urban Linear Park
- Integrated Evolving Design/Character





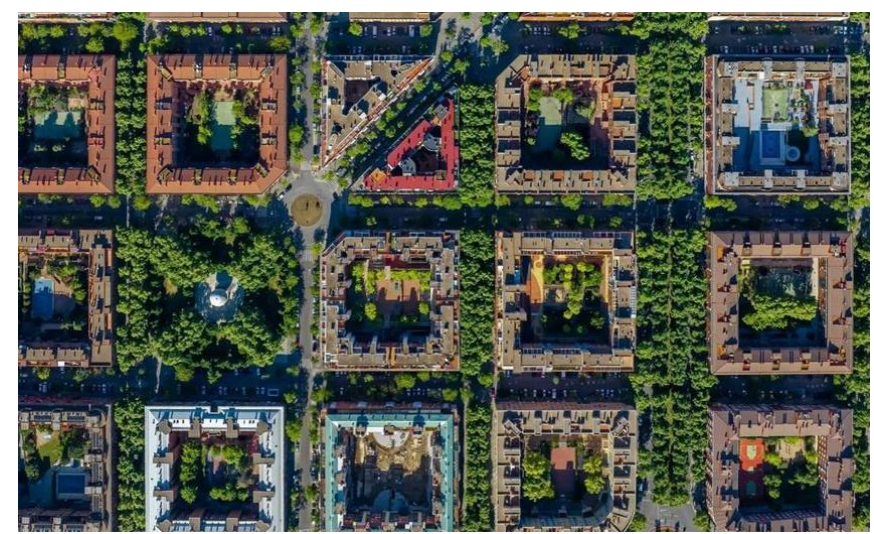
Grid-style layout to
prioritize pedestrian
experience

Possibly combine some of
these grids for a “gradient
approach” – smaller towards
the core and larger as you move
away to work with the
development community.
Sizing based on market analysis

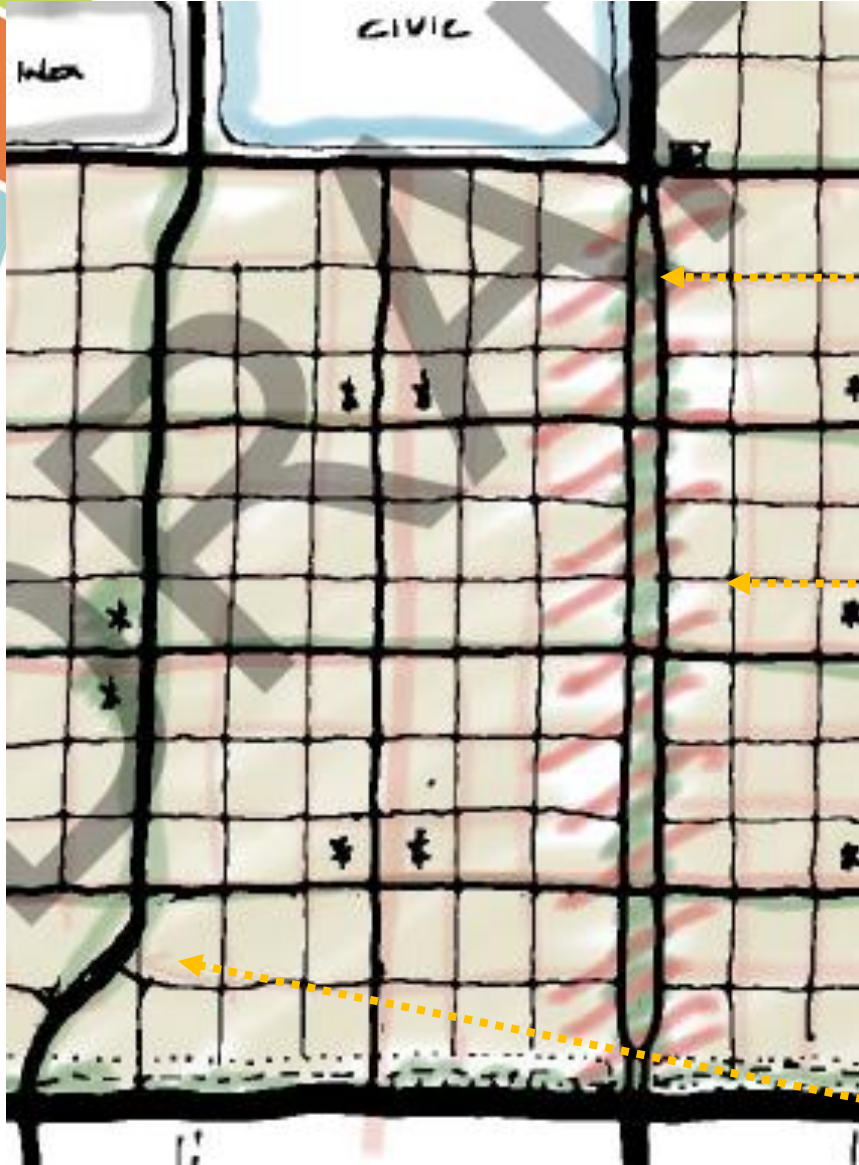
Reduced vehicle speeds



Incremental Land Sale/Development



Activity, Recreational, Gathering Boulevard



Linear park space along Verrado Road.

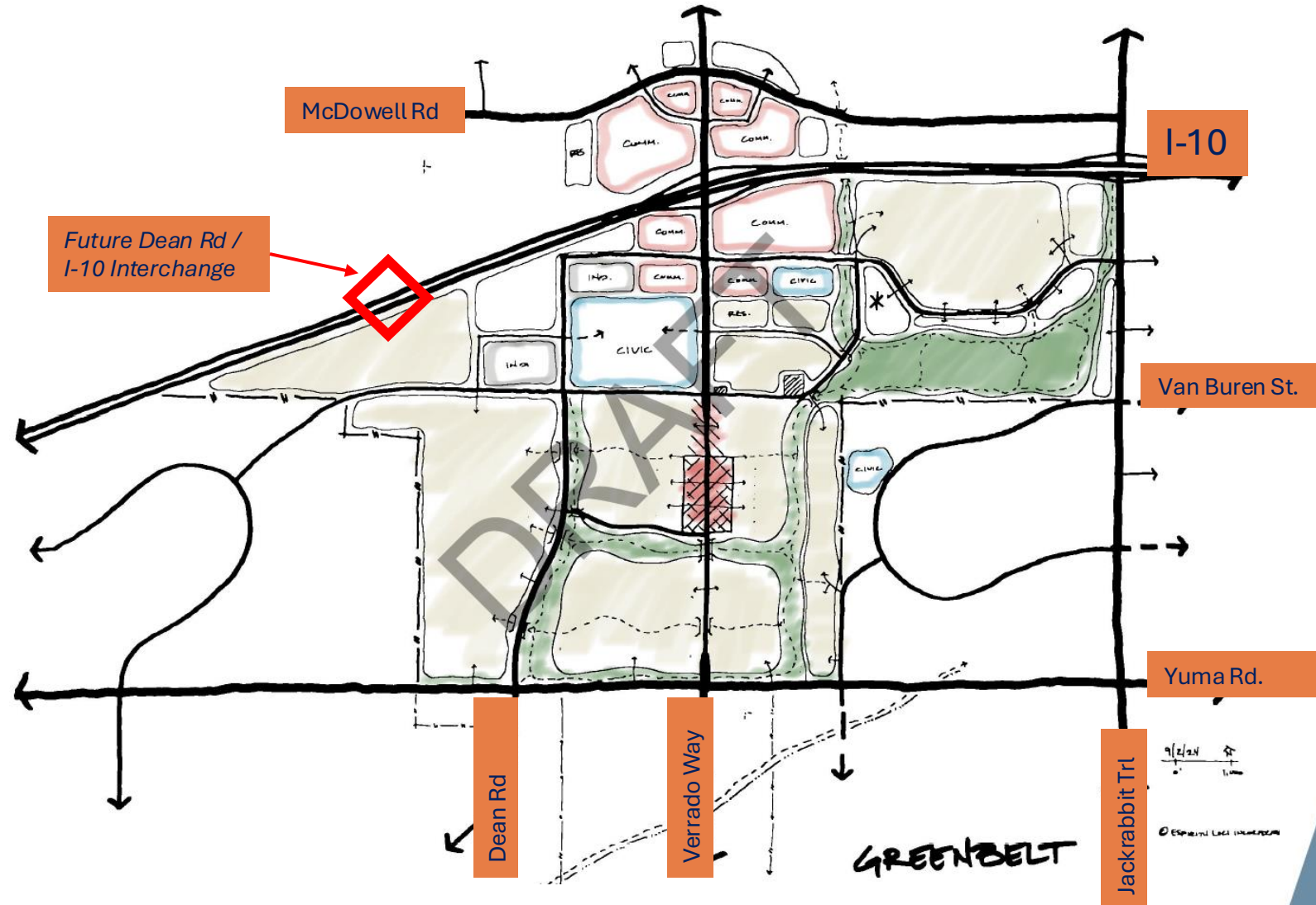
It creates a sense of place and is available for public use & recreation.

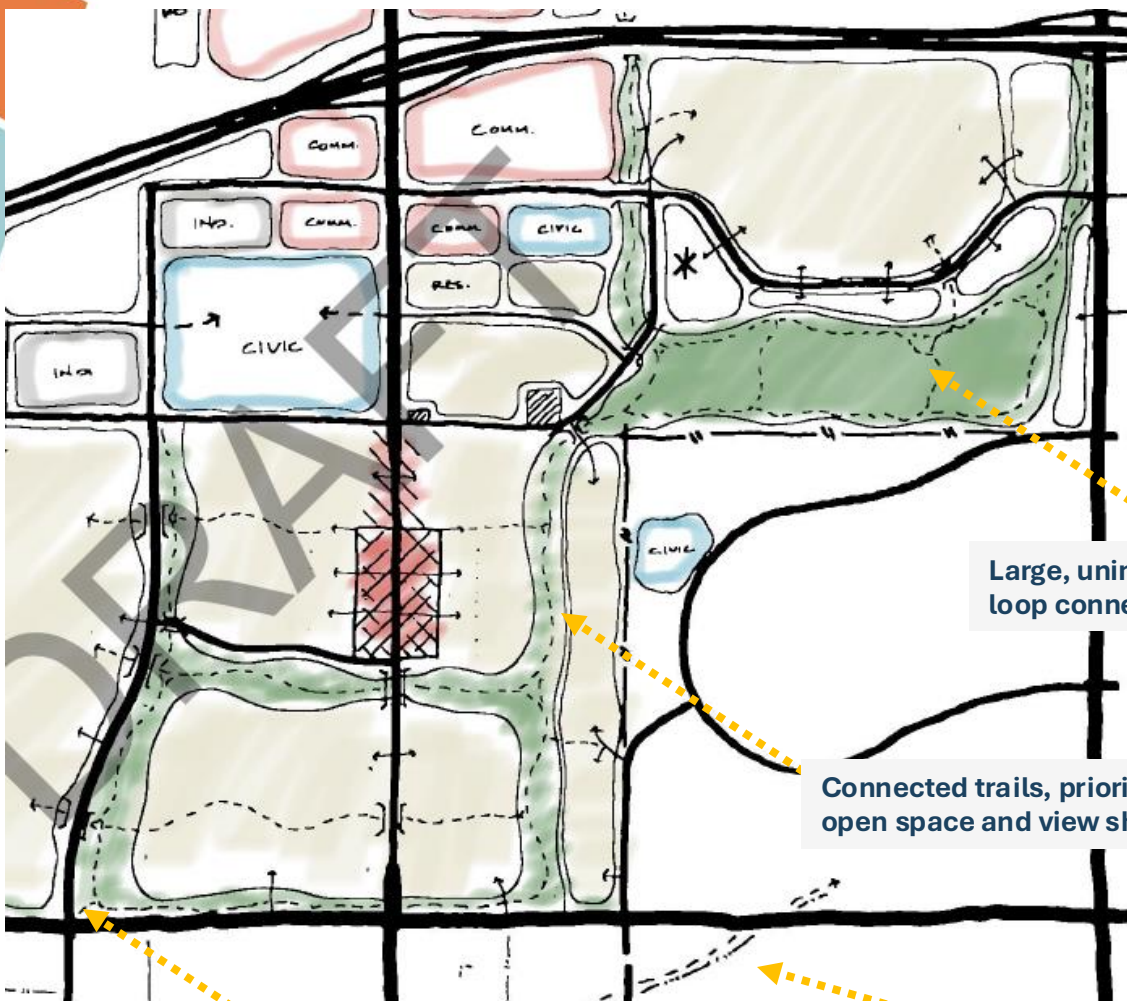
Main connection point for the Landing's park spaces and greenbelts.



Greenbelt

- Lowest density option
- Organic design emphasizing open space and connectivity.
- Integrated trail/stormwater management system
- Small “Boutique” Commercial Core
- Design/Character Applied Throughout





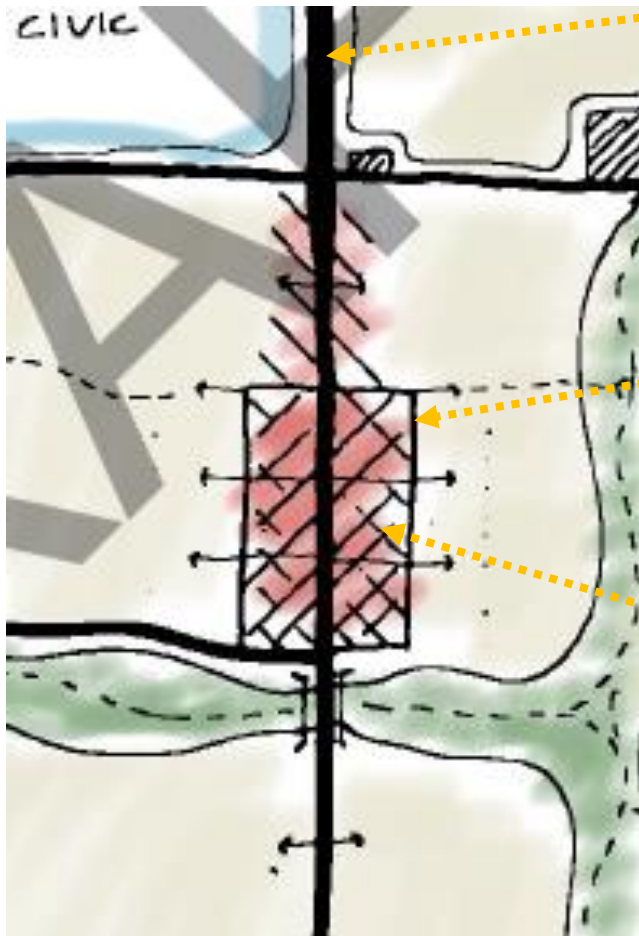
Large, uninterrupted greenbelt loop connecting back to MCFCF

Connected trails, prioritizing open space and view sheds

Possible canal connection

Effective stormwater management solution





Core is adjacent to civic/education campus, which will be a benefit.

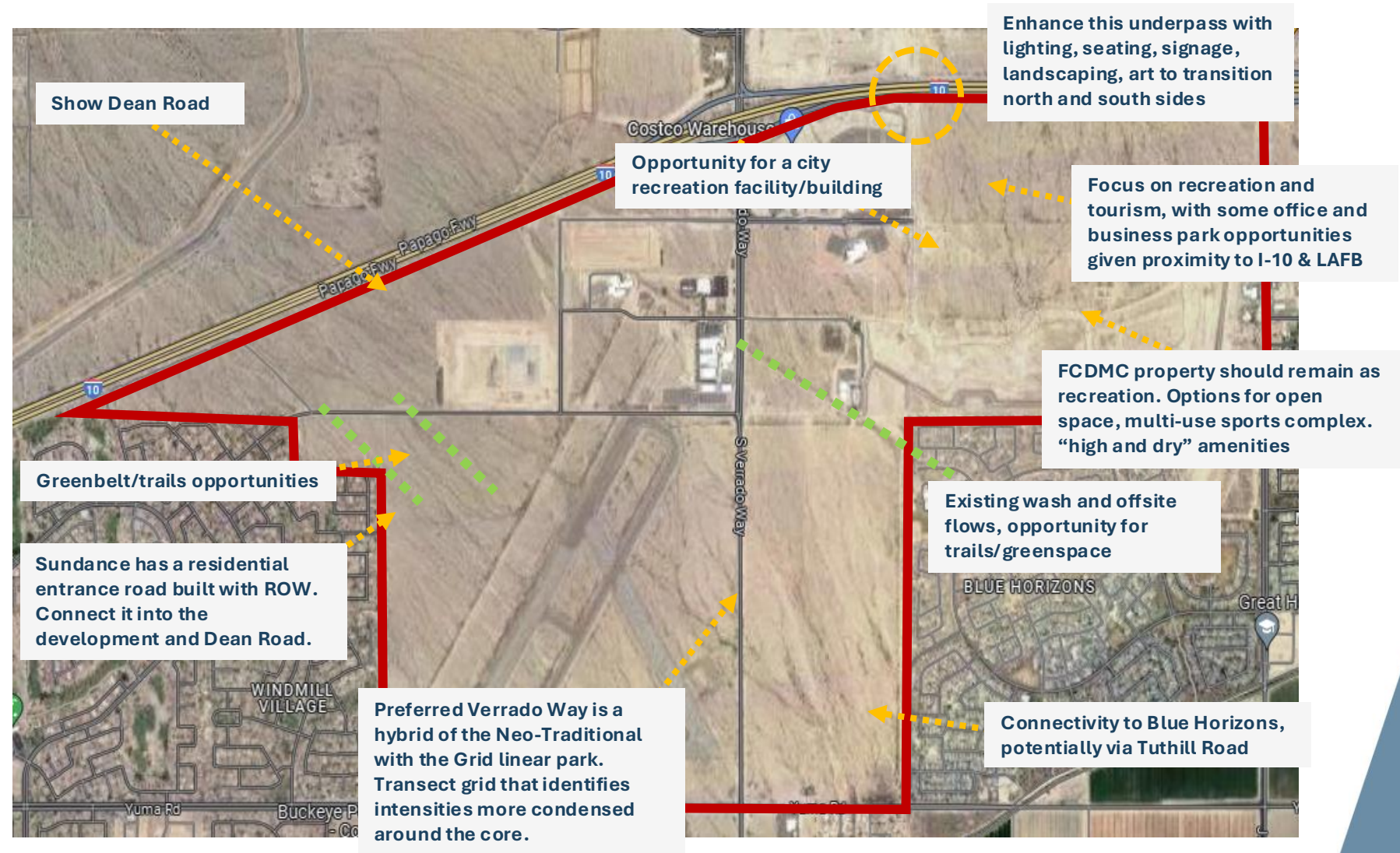
Core is similar scale to downtown Gilbert, but ultimately will be determined by market demand.

Lowest density and intensity.



Incorporating Feedback

- Committee members weighed the pros and cons of all three models, favoring the *Neo-traditional*.
- Traffic along Verrado Way can be accommodated with all three models.
- Higher density requires upsizing water and sewer infrastructure.
- Activating Verrado Way is a long-term goal, but I-10's freeway visibility remains a key asset for attracting development.
- Market study will determine commercial and residential intensity.
- A hybrid model consisting of feedback from all three models will be developed.



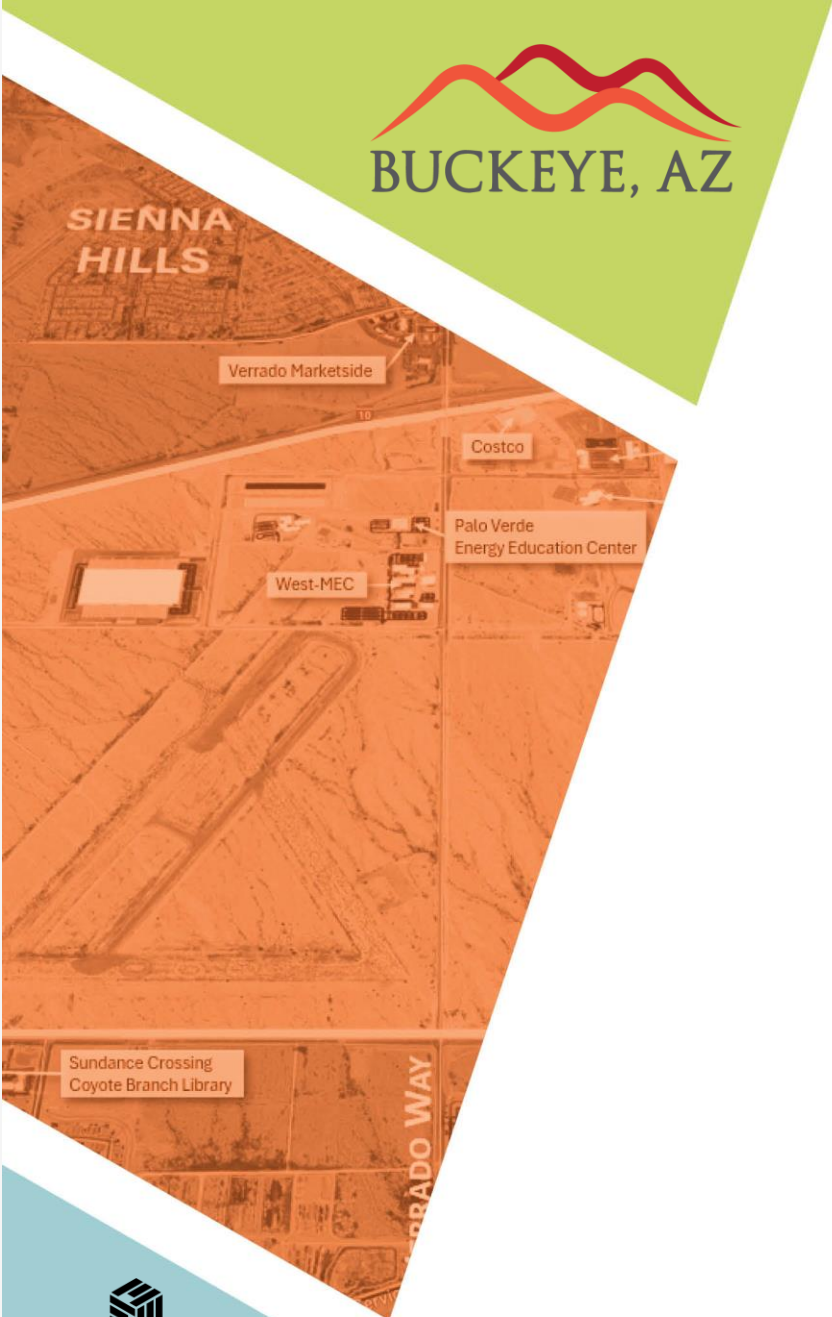
Upcoming Milestones

Late 2024

- **Adjust the Land Use Map according to the feedback provided**

Early 2025

- **Public Draft & Review Period**
- **3rd Public Meeting**



Questions

Thank you!