



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. THE COUNCIL LIAISON MAY PARTICIPATE IN THE
DISCUSSION OF ANY ITEM ON THE AGENDA BUT DOES NOT VOTE.**

**CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
FEBRUARY 13, 2024
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.

At Large	District 1	District 2	District 3	District 4	District 5	District 6
Ted Burton Vice Chair	Rebecca Puppe	Gina Ragsdale	Deanna Kupcik Chair	Anthony DiMascio	Ed Sumner	Nick Hudec
Charles Hester (Alternate)	Les Manuel (Alternate)	Ryan Belshee (Alternate)	Darwin Meighen (Alternate)	Douglas McDonald (Alternate)	Donald Bassler (Alternate)	Sebastian Trupiano (Alternate)

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

2. ELECTION OF OFFICERS

Planning and Zoning Commission nomination and appointment of Chairperson.

Planning and Zoning Commission nomination and appointment of Vice Chairperson.

3. MINUTES

3.A [Approval of the minutes from the December 12, 2023 Planning and Zoning Commission regular meeting.](#)

Staff Liaison: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623) 349-

4. REGULAR AGENDA

- 4.A** DS - Old Dominion Freight Lines (ODFL) - Minor General Plan Amendment (PLZU-23-00009) Staff recommends the Planning and Zoning Commission hold a public hearing and recommend approval to the Mayor and City Council of a Minor General Plan Amendment changing the land use designation of approximately 158.28 acres, located at the southwest corner of Yuma and Johnson Roads, from Neighborhood and Business Commerce to Employment.
Staff Liaison: Bart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623) 208-8830
- 4.B** DS - Old Dominion Freight Lines (ODFL) - Rezone (PLZZ-23-00012) Staff recommends the Planning and Zoning Commission hold a public hearing and recommend approval to the Mayor and City Council of a Rezone changing the zoning designation of approximately 158.28 acres, located at the southwest corner of Yuma and Johnson Roads, from Single-Family Rural Residential (SF-43) and Rural Residential (RR) to Light Industrial (I-1).
Staff Liaison: Bart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623) 208-8830
- 4.C** NWC Rainbow Rd & Broadway Rd - Rezone (PLZZ-23-00012) Staff recommends the Planning and Zoning Commission hold a public hearing and recommend approval to the Mayor and City Council of a Rezone changing the zoning designation of approximately 57.5 acres, located at the northwest corner of Rainbow and Broadway Roads, from Rural Residential (RR) to Community Mixed Use (CMU).
Staff Liaison: Jennifer Fostino, Planner II, jfostino@buckeyeaz.gov, (623) 349-6295
- 4.D** Buckeye Tech Corridor (formerly Cipriani) - Major Community Master Plan Amendment (CMPA) - PLZZ-23-00005 Conduct a public hearing and recommend approval of a Major Amendment to the Buckeye Tech Corridor (fka Cipriani) Community Master Plan (CMP), revising permitted land uses, development standards, and design requirements applicable to the subject property to facilitate development of the entirety of the site with commercial and light industrial uses, subject to conditions (a) through (ee).
Staff Liaison: Ken Galica, Principal Planner, kgalica@buckeyeaz.gov, (623) 349-6214

5. 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

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

7. 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.

8. ADJOURNMENT

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 02/13/24	AGENDA ITEM: 3.A. MINUTES
DATE PREPARED: 02/09/24	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 the minutes from the December 12, 2023 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:

[12.12.2023.PZC.MINUTES.DRAFT.pdf](#)



**CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 12, 2023**

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

Members present: Vice Chairperson Ted Burton, Commissioner Rebecca Puppe, Commissioner Gina Ragsdale, Chairperson Deanna Kupcik, Commissioner Ed Sumner, Commissioner Nick Hudec, Alternate Charles Hester, Alternate Les Manuel participated virtually, Alternate Ryan Belshee, Alternate Douglas McDonald seated for District 4, Alternate Donald Bassler, Alternate Sebastian Trupiano

Members absent: Commissioner Anthony DiMascio, Alternate Darwin Meighen

Staff present: Deputy Director of Planning Adam Copeland, Principal Planner Ken Galica, Assistant City Attorney Tosca Henry, Management Assistant Keri Hernandez attended virtually, Council Liaison Craig Heustis (excusing himself at 7:30 p.m.)

Chairperson Kupcik acknowledged and thanked Liaison Craig Heustis for his service and work with the Planning and Zoning Commission, as this would be his last Commission meeting as Liaison. Chairperson Kupcik requested to have agenda items 4A and 4B switched in presentation order.

2. MINUTES

2A. APPROVAL OF MINUTES FROM THE NOVEMBER 14, 2023 PLANNING AND ZONING COMMISSION REGULAR MEETING.

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

3. CONTINUANCE AGENDA

3C. COPPER FALLS III – MAJOR COMMUNITY MASTER PLAN (CMP) AMENDMENT (PLZZ-22-00025)

Principal Planner Ken Galica presented and was available to answer questions from the Commission. Applicant Kurt Jones of Tiffany & Bosco presented and was available to answer questions from the Commission.

Commission Puppe asked the reasoning behind the placement of two and three story products. Mr. Jones informed the Commission that various height buildings would provide additional options and the placement of questioned buildings would be a good transition to the commercial area. Ms. Puppe asked if the school district would be able to accommodate with the increase of school age children. Mr. Jones informed the Commission that the applicant has worked with the school district and the next elementary school to be built would in fact be within Copper Falls.

Commissioner Hudec asked if there would be additional access points on the west side of the property for future development. Mr. Galica indicated that access points will be reviewed at the site plan stage. A public hearing opened at 6:40 p.m.

Resident Ron Spencer spoke of his concerns with low income rentals being built.

Resident Donald Nathaniel spoke of his concerns with water supply and property values decreasing with the products being presented.

Resident Karen Durso spoke of her concerns with the increase of homes comes the increase of traffic.

Resident Derek Newman spoke of his concerns with how the existing properties will be negatively affected.

Resident TerryAnn Chavez spoke of her concerns regarding multi-family housing, light-noise-environmental pollution, traffic and crime increase.

Resident Susan Smith spoke of her concerns with rental properties, light pollution and decrease in property value.

Resident Mike Dursch spoke of his concerns with traffic increase, community safety and would like more time to have further discussions on the proposed changes.

Resident Ed Francis spoke of his concerns with the increase in density, location of the wall along horse properties, increase in traffic, lack of pride in community with renters versus homeowners.

Resident John Youngker spoke of his concerns that the adjoining land owners should be able to sign an agreement on the changes presented.

Resident Susie Newman spoke of her concerns with increased traffic and accidents, water supply, increase in crime, lack of pride in the community from renters versus home owners, density increase.

Resident Richard Walt spoke of his concerns with the density increase and would like to see the original land use remain.

With there being no further comments from the public, the public hearing closed at 7:13 p.m.

Vice Chair Burton asked additional detail on the wall that mentioned in the presented. Mr. Galica indicated that the developer has offered to build a solid wall on the north side of the property. Mr. Burton asked if there is an agreement that the adjacent landowners are able to sign for the proposed changes. Mr. Galica informed the Commission that a rezone/CMP Amendment does not require consent of adjacent property owners, just a notification. Deputy City Attorney Tosca Henry informed the Commission that there is no agreement required by the City Code for a developer to change the density of the project. Mr. Burton asked for an update on the traffic situation in the area. City Traffic Engineer John Willett indicated that the city has identified the corridor needs for improvements, the city is currently working on a project to be able to provide additional access and will be responsible for those improvements, however, there is not a definitive timeline for when the improvements will be completed.

Commissioner Sumner asked about the water concerns. Mr. Galica informed the Commission that once developed, the current agricultural property water usage will significantly decrease, regardless of what is developed.

Commissioner Hudec asked if there would be additional opportunity for discussion with the property owners. Mr. Jones informed the Commission that the applicant did meet previously with the neighborhood HOA, and would continue conversations prior to the Council meeting date, which has not yet been scheduled.

A motion was made by Vice Chair Burton and seconded by Commissioner Sumner to recommend approval to City Council subject to the conditions updated in the memorandum dated December 12, 2023.

Approval 7-0. Motion carried.

4. REGULAR AGENDA

4B. JACKRABBIT-VAN BUREN COMMERCE CENTER – SITE PLAN (PLZSP-23-00020)

Principal Planner Ken Galica presented and was available to answer questions from the Commission. Commissioner Hudec questioned the location at the entrance of Blue Horizons and the industrial look of the product.

Commissioner Puppe indicated that she would like to see this in a different location.

A motion was made by Commissioner Sumner and seconded by Alternate McDonald to approve as presented. Approval 6-1 with Commissioner voting Nay. Motion carried.

4A. BUCKEYE DEVELOPMENT CODE – DEVELOPMENT CODE AMENDMENT (PLZM-23-00109)

Deputy Director of Planning Adam Copeland, Principal Planner Hobart Wingard and consultant Logan Simpson representative Terri Hogan presented and was available to answer questions from the Commission.

Chairperson Kupcik asked for clarification on work-force housing definition. Mr. Wingard indicated that there are multiple definitions for the work-force housing.

A public hearing opened at 8:02 p.m.

Resident Steve Roux questioned if there is a process for future changes that may have been missed when making so many changes at one time.

Chairperson Kupcik asked if there is currently anything in place for future amendments. Mr. Wingard indicated that there is a limit of two amendments permitted per year to the Development Code.

With there being no further comments from the public, the public hearing closed at 8:03 p.m.

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

5. COMMENTS FROM THE PUBLIC

None

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

Mr. Copeland introduced new Senior Planner Samantha (Mandy) Woods.

7. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

All Commissioners thanked Council Liaison Craig Heustis for his many years of service to the Planning and Zoning Commission Board and extended wishes of Happy Holidays and Merry Christmas.

8. ADJOURNMENT

With there being no further business, Chairperson Kupcik adjourned the meeting at 8:07 p.m.

Deanna Kupcik, Chairperson

ATTEST:

Keri Hernandez, Management Assistant

I hereby certify that the foregoing is a true a correct copy of the Planning and Zoning Commission Regular Meeting held on the 12th day of December 2023. I further certify that a quorum was present.

Keri Hernandez, Management Assistant

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 02/13/24	AGENDA ITEM: 4.A. DS - Old Dominion Freight Lines (ODFL) - Minor General Plan Amendment - PLZU-23-00009
DATE PREPARED: 02/09/24	DISTRICT NO.: Council District 1
STAFF LIAISON: Bart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623) 208-8830	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Public Hearing / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) DS - Old Dominion Freight Lines (ODFL) - Minor General Plan Amendment (PLZU-23-00009) Staff recommends the Planning and Zoning Commission hold a public hearing and recommend approval to the Mayor and City Council of a Minor General Plan Amendment changing the land use designation of approximately 158.28 acres, located at the southwest corner of Yuma and Johnson Roads, from Neighborhood and Business Commerce to Employment.

RELEVANT GOALS:

GOAL 2: Enhanced Economic Well-Being and Vitality

ADDITIONAL RELEVANT GOALS:

GOAL 3: A Well-Planned Urban Community

SUMMARY

PROJECT DESCRIPTION:

Kyle Hoyt, of Hoyt + Berenyi, on behalf of property owner Wrublik Childrens Holdings, LLC, is requesting approval of a Minor General Plan Amendment changing the land use designation of approximately 158.28 acres located at the southwest corner of Yuma and Johnson Roads from Neighborhood and Business Commerce to Employment.

BENEFITS:

The General Plan Amendment and companion rezoning are supported, as, in concert, they will: Expand the contiguous area for development of employment generating uses in furtherance of General Plan ("GP") Policy G-7.1: "The City of Buckeye should identify and protect areas suitable for large scale office park and industrial activities, such as distribution, logistics, manufacturing, and other employment type uses within the City's MPA" and Goal G-11, "Buckeye is an economic leader in Maricopa County."

FUTURE ACTION:

The Mayor and City Council is expected to hold a public hearing on the subject GPA and the accompanying rezone on March 5, 2024.

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

ATTACHMENTS:

[PLZU-23-00009 - ODFL - Minor GPA - PZ Staff Report - 021324.docx](#)

[Exhibit A - PLZU-23-00009 - ODFL - Minor GPA - Vicinity Map.pdf](#)

[Exhibit B - PLZU-23-00009 - ODFL - Minor GPA - GP Map.pdf](#)

[Exhibit C - PLZU-23-00009 - ODFL - Minor GPA - Zoning Map.pdf](#)

[Exhibit D - PLZU-23-00009 - ODFL - Minor GPA - GPA Narrative.pdf](#)

Exhibit E - PLZU-23-00009 - ODFL - Minor GPA - Citizen Participation Plan Summary.pdf
Exhibit F - PLZU-23-00009 - ODFL - Minor GPA - Public Comments.pdf



MINOR GENERAL PLAN AMENDMENT

Report to the Planning and Zoning Commission

CASE NUMBER: PLZU-23-00009
TITLE: Old Dominion Freight Lines Minor General Plan Amendment
MEETING DATE: February 13, 2024

Applicant: Kyle Hoyt, PE

Owner(s): Wrublik Childrens Holdings, LLC

Request: Minor General Plan Amendment (GPA) changing the land use designation of approximately 158.28 acres located at the southwest corner of Yuma and Johnson Roads from Neighborhood and Business Commerce to Employment.

District: Council District 1

Location: Located at the southwest corner of Yuma and Johnson Roads. Refer to Exhibit A.

Site size: Approximately 158.28 acres

Public input: An advertised neighborhood meeting was held on Wednesday November 15, 2023. The applicant, City staff, and two (2) residents from the area. All required notices of this public hearing have been completed. No additional comments or concerns have been received. Refer to Exhibit E, the Citizen Participation Plan Report.

Recommendation: Conduct a public hearing and recommend that City Council approve the subject Minor General Plan Amendment

PROJECT DESCRIPTION

1. The Imagine Buckeye 2040 General Plan document (also referred to as “Imagine Buckeye 2040” or simply the “General Plan”) is used by the City to guide Buckeye’s future relative to land use, public services, infrastructure, and resource management. The General Plan is designed to guide Buckeye’s future while retaining the community’s distinctive character and culture.
2. Kyle Hoyt, of Hoyt + Berenyi, on behalf of property owner Wrublik Childrens Holdings, LLC, is requesting approval of a Minor General Plan Amendment changing the land use designation of approximately 158.28 acres located at the southwest corner of Yuma and Johnson Roads from Neighborhood and Business Commerce to Employment. The purpose of the existing and proposed land use categories is as follows:
 - Existing: The Neighborhood designation is applied to areas that are expected to develop with a broad range of residential types and densities, including single-family attached, single-family detached, and multi-family homes. Other land uses that support and contribute to the livability of neighborhoods, such as neighborhood scaled shops, parks, recreational facilities, religious institutions, offices, and educational uses are also permitted in the Neighborhood designation.
 - Existing: The Business Commerce denotes areas that comprise both community and regional commercial development. This designation may also support professional offices and business parks. Development in Business Commerce may vary in intensity. Uses should have access to major roads and transit and should provide connections to Neighborhood areas, while also creating opportunities for walkability.
 - Proposed: The Employment designation is applied to areas that will develop with a focus on creating employment opportunities that contribute to the overall local and regional economy. Appropriate uses may include industrial uses, such as warehouses and manufacturing facilities, as well as business parks. Properties located in proximity to planned Neighborhood uses are considered part of an Employment Transition Area (ETA); properties within an ETA are restricted from developing with heavy industrial (I-2) uses and are expected to be designed to present as an upscale business park from the perspective of adjacent streets. To this end, properties within an ETA are expected to orient buildings to minimize visual impacts into service/loading areas, provide buffering and screening as needed to further limit views into

service areas, and to design circulation and access to limit conflicts with routine neighborhood traffic. With planned Neighborhood uses to the north and west, the entirety of the property is within an ETA and will be subject to the enhanced design requirements noted above.

3. A concurrent request to rezone the subject property from Single-Family Rural Residential (SF-43) and Rural Residential (RR) to Light Industrial (I-1), to accommodate the development of an interstate motor freight terminal, is scheduled for review at this same meeting. Approval of this General Plan Amendment is required in order for the proposed rezoning to conform to the City's General Plan.
4. For all areas, any change to the General Plan's Future Land Use Map involving more than 160 acres, or any change within the Luke Compatible Area (LCA) designation, currently require a Major General Plan Amendment (GPA). Any requests that do not meet the above criteria are considered Minor General Plan Amendments. Comprised of 158.28 acres and not located within the LCA, this proposal constitutes a Minor GPA.

AREA CONTEXT:

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant	Neighborhood and Business Commerce	Single-Family Rural Residential (SF-43) and Rural Residential (RR)
North	Vacant/Residential	Business Commerce	Maricopa County RU-43
South	Vacant	Master Planned Community	Planned Community (PC)
East	Vacant/Residential	Business Commerce	Maricopa County RU-43
+West	Vacant	Master Planned Community	Planned Community (PC)

PUBLIC PARTICIPATION SUMMARY:

6. A neighborhood meeting, providing an opportunity for interested parties to learn more about the request, was held on November 15, 2023, at 6:00 P.M. at the Coyote Branch of the Buckeye Public Library. As required by Buckeye Development Code, written notices to property owners within 500 feet of the subject site were mailed on October 30, 2023, over fifteen (15) days prior to the date of the meeting.

7. Except for the applicant and City staff, two (2) nearby residents attended the neighborhood meeting. The residents spoke with concern of the development of this site and the traffic it will bring. Outside of the speakers during the November 15th outreach meeting, staff has not received any written or verbal feedback from the public pertaining to this request.
8. 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	January 29, 2024
Site Posted	January 29, 2024
Mailing Notice to Property Owners Within 500 Feet of Site	January 29, 2024

BACKGROUND:

9. July 18, 2000: The Mayor and City Council approved an annexation of the northern half of the site under Ordinance 23-00.
10. 2006: The Mayor and City Council approved a rezone to Rural Residential of the northern half of the site under Ordinance 93-06.
11. January 19, 2023: The applicant held a Preapplication (PAC) meeting with staff under Case PLZM-23-00001.
12. November 15, 2023: A neighborhood meeting was held at the Coyote Branch Library.
13. December 5, 2023: The Mayor and City Council approved an Annexation of the southern half of the property under Ordinance 49-23.

ANALYSIS:

14. The Employment land use category will support rezoning and development of the site with light industrial uses, such as the interstate motor freight terminal proposed for the site. Heavy industrial uses, such as those permitted in the Heavy Industrial (I-2) district are not supported by the General Plan on the site due to the proximity of planned residential uses.
15. Neighborhood land use designations on properties to the northwest of this property, the site is located within an Employment Transition Area (ETA) and will be subject to the

enhanced design and performance standards outlined within the General Plan. These additional expectations are intended to minimize any incompatibilities between characteristics of light industrial uses and any future residences built in the vicinity of the property.

16. The property is separated from any anticipated residential use by existing or planned public streets. Beyond the enhanced requirements for properties within an ETA, the streets themselves will supplement on-site screening and buffering to physical separate this development from any future residences and help to ensure development on the property portrays an upscale business park like appearance as required for development within an ETA.
17. To ensure conformance with these requirements, approval of a Site Plan application will be required prior to development occurring on the property. It is likely that any proposed project on the site will meet development code triggers requiring Planning and Zoning Commission approval of the Site Plan.
18. The General Plan Amendment and companion rezoning are supported, as, in concert, they will meet the following General Plan goals:
 - G-1.8 “The City of Buckeye will encourage commerce and business employment centers that respond to the City’s economic needs and that correspond with the Buckeye’s targeted economic sectors”. This proposal directly correlates with the Condition Use and Site Plan applications for Old Dominion Freight Line (ODFL) which will directly contribute to the Manufacturing, Logistics, and Distribution Targeted Economic Sectors designed for a diverse economy and strong workforce.
 - G-7.1 “The City of Buckeye should identify and protect areas suitable for large scale office park and industrial activities, such as distribution, logistics, manufacturing, and other employment type uses within the City’s MPA.” The proposal is located in an area south of I-10 away from the focused residential development to the north. The expansive site is adjacent to the SR 85 transportation corridor, within close proximity to the Buckeye Airport, and is an area suitable for distribution, logistics, and manufacturing.
 - G-7.3 “The City of Buckeye will have an average of one to one jobs per household”. The proposal is being presented in parallel with the site plan application for ODFL. ODFL, as a specific user, will add jobs necessary to support the population growth of the City of Buckeye.

- G-9.2 “The City of Buckeye should continue business attraction efforts that focus on the City’s Targeted Economic Sectors”. ODFL is within the Logistics and Distribution Targeted Economic Sector.
- G-9.3 “The City of Buckeye should protect its primary industrial and commercial corridors from conversion to non-employment uses or encroachment by uses that would limit future uses on the site”. The geographical location is adjacent to the SR 85 transportation corridor at a major intersection of Johnson and Yuma Road providing easy access to I-10.
- G-11.3 “The City of Buckeye should actively pursue mid- and large-sized local, regional, and national companies that enhance the employment base and offer salaries above the regional average”. ODFL is a national less-than-truckload freight company. The development will bring well-paying jobs and help strengthen the employment base.

RECOMMENDATION:

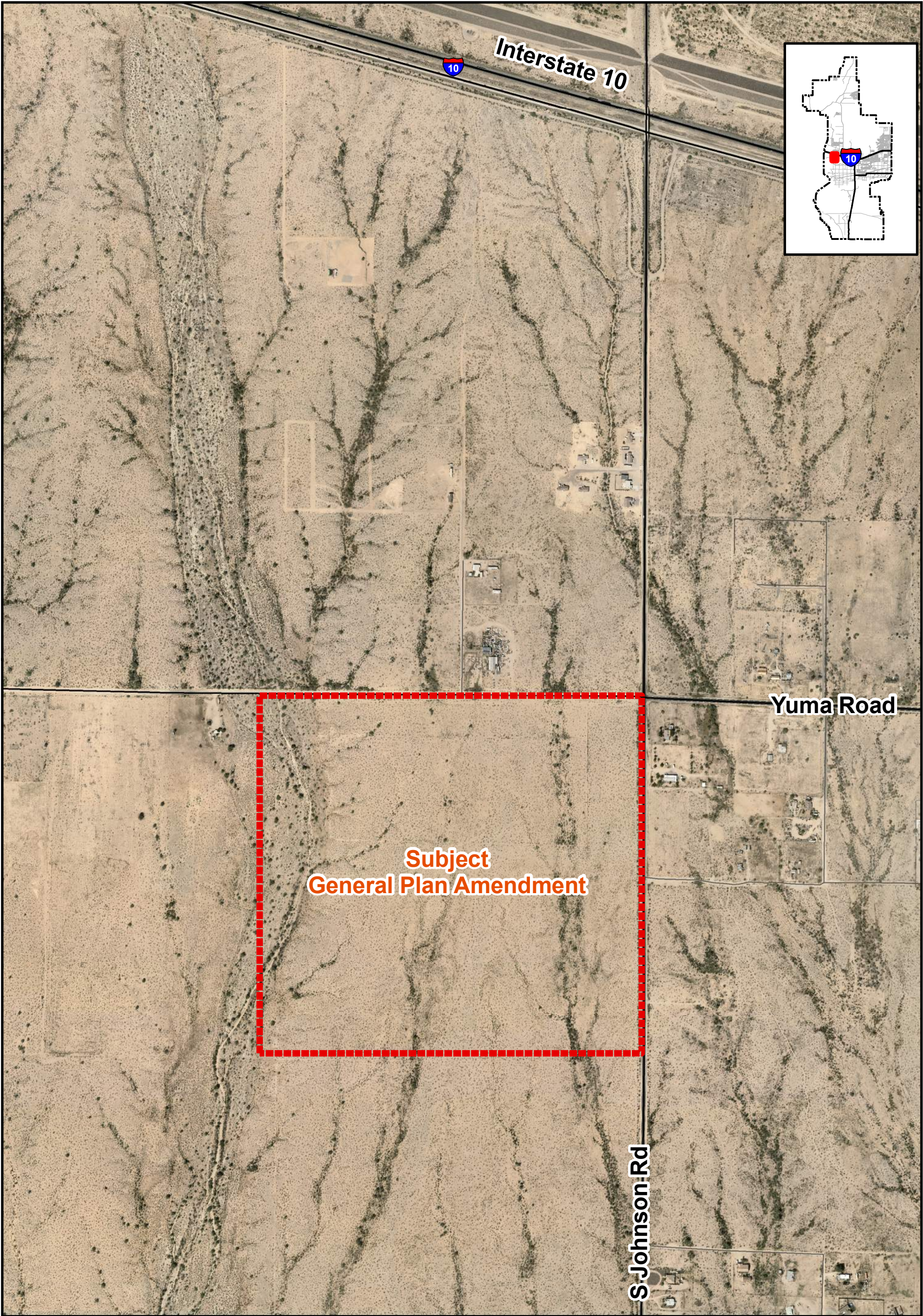
19. Staff recommends the Planning and Zoning Commission conduct a public hearing and recommend approval of a Minor General Plan Amendment for the ODFL Property, Case PLZU-23-00009, to the Mayor and City Council.

ATTACHMENTS:

- Exhibit A – Vicinity Map
- Exhibit B – Existing General Plan Map
- Exhibit C – Existing Zoning Map
- Exhibit D – General Plan Amendment Narrative
- Exhibit E – Citizen Participation Plan Report
- Exhibit F – Public Comments

Prepared By:
Bart Wingard, Principal Planner

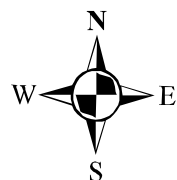
Reviewed By:
Adam Copeland, Deputy Planning Director

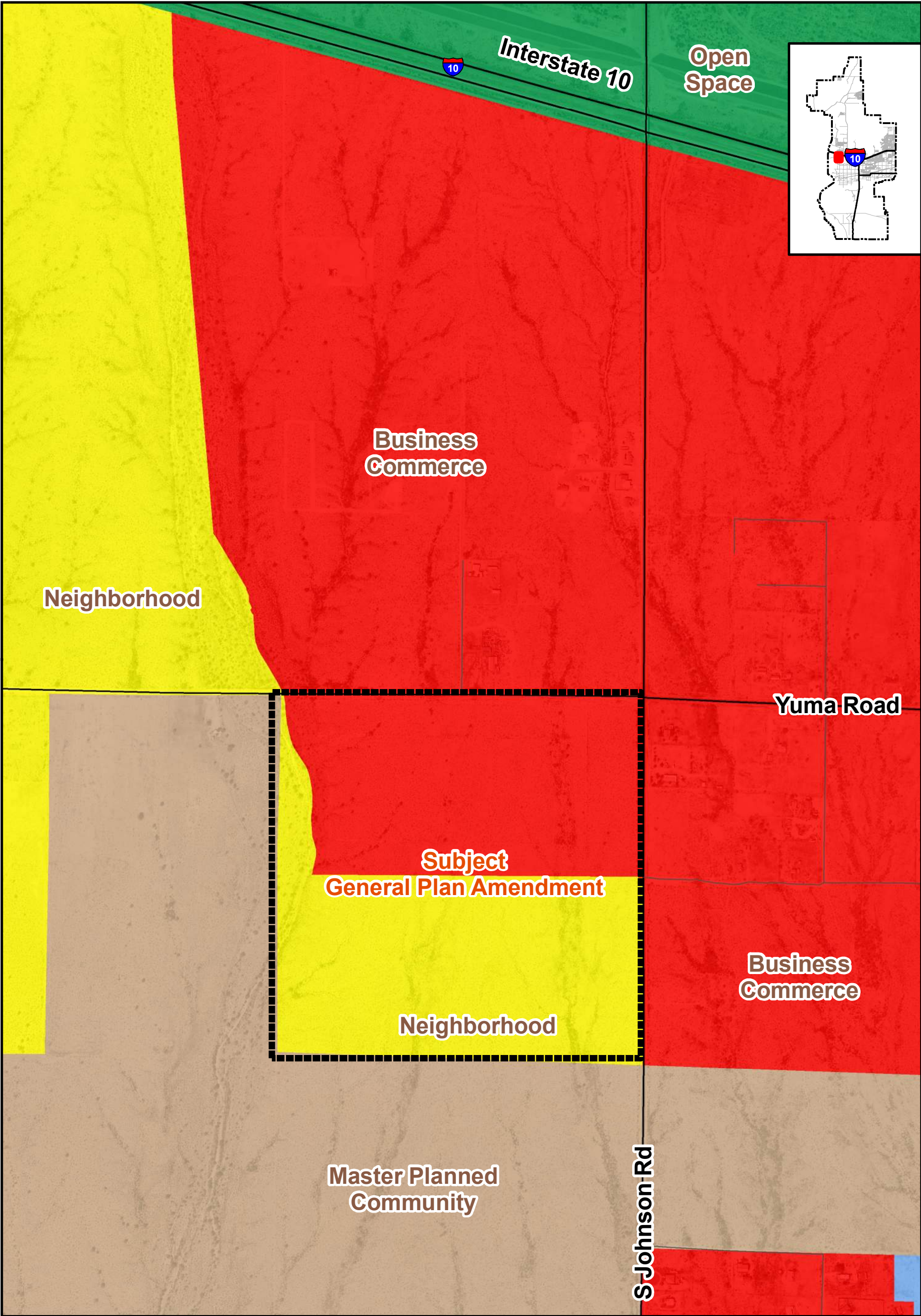


VICINITY MAP

PLZU-23-00009

ODFL General Plan Amendment
City Council District 1

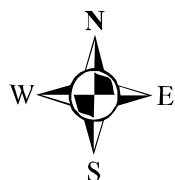


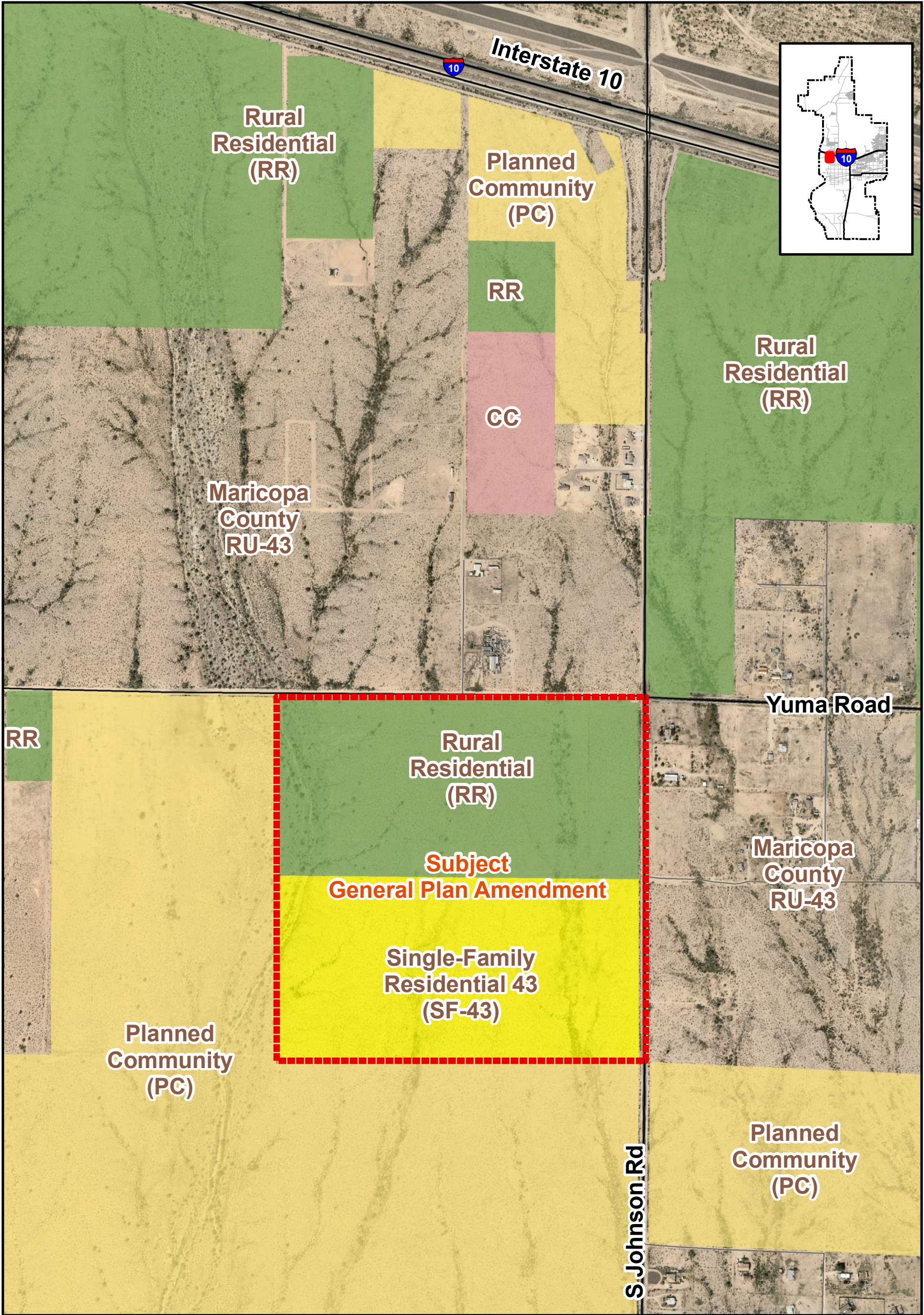


GENERAL PLAN MAP



PLZU-23-00009
ODFL General Plan Amendment
City Council District 1

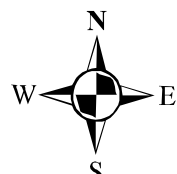




ZONING MAP



PLZU-23-00009
ODFL General Plan Amendment
City Council District 1



January 10, 2024

RE: General Plan Amendment (GPA) Narrative – ODFL Buckeye

This document is intended to address those items outlined in #3 of the GPA submittal content requirements.

In general, the ODFL Buckeye project proposes to amend the general plan from neighborhood and business, to employment. Those areas proposed for the general plan amendment are illustrated in an exhibit attached to the GPA application. The change in use is consistent with the goals and objectives for the area and will be more complimentary to the nearby Airport Activity Center; particularly given the use's ability to support the businesses within the Airport Activity Center as well as the GPA providing for more compatible uses in close proximity to air traffic. Areas surrounding the airport are currently designated as employment and this is a logical transition eliminating an isolated residential designation from close proximity to the airport, while allowing for a mixture of businesses to better serve the planned area.

Specifically, regarding the items outlined in #3 of the GPA Submittal Content:

1. Currently the general plan shows a portion of the parcels as an isolated area for neighborhood designation in close proximity to the airport; which, is not considered a compatible use. Furthermore neighborhood is defined in the GPA as a localized geographic area that has common character such as natural or historic character, or is tied to a common landmark, such as a church, school, or other asset. The geographical location and surrounding area does not possess any such assets or meet the definition of neighborhood. The areas surrounding the Airport Activity Center currently designated for employment are limited and extension of the employment designations to the proposed parcels provides additional area for those compatible uses needed to compliment future uses in the area. It is also a logical transition given the neighboring SR 85 transportation corridor.
2. The amendment is an overall improvement removing an isolated area of neighborhood which is not compatible to the nearby airport and provides the opportunity to locate a business which will support the long term needs of future uses to be located in the area.
3. The amendment:
 - a. Will not change existing land use patterns. In general the area is undeveloped. There are isolated areas of existing single family homes but no established neighborhood. The proposed amendment is in line with future land development and proposed uses identified in the GPA as well as the SR 85 transportation corridor.
 - b. The proposed use does not add any residential uses and will provide jobs, the majority of which are sourced locally, to help with the balance of residential and needed employment.
 - c. The proposed change will only add to employment; no existing employment would be displaced.
 - d. The proposed amendment, and specific project proposed at the location, is extremely low impact to infrastructure in regards to utilities, traffic, and public service needs; and sufficient infrastructure is either already available or will be provided as part of the development.
 - e. Any increases to traffic will be mitigated in accordance with an approved traffic impact analysis and coordination with the City of Buckeye and Maricopa County.
 - f. The majority of land in the area is undeveloped. Improvements associated with the ODFL project also include utilizing berms, walls, and landscaping for the proper screening from public roadways; and, should be an improvement to the existing character of the surrounding area.
 - g. This transition will eliminate the isolated area designated as neighborhood within close proximity to flight operations. The improvements proposed for the property are also set back sufficiently from the roadways and have sufficient buffering to protect any nearby residents.

- h. Environmental studies have been performed and no significant environmental or cultural resources have been identified. The project will fully comply with all local, state, and federal regulations for air and water quality.
4. Currently there are no designated open space, parks, or trails on site that will be displaced. However, any future development will adhere to the requirements of providing a new easement for a public path and a new outdoor gathering area.

In addition to the specific submittal criteria the proposal will advance the Goals and Policies of the General Plan specifically as follows:

G-1.8 *"The City of Buckeye will encourage commerce and business employment centers that respond to the City's economic needs and that correspond with the Buckeye's targeted economic sectors".* This proposal directly correlates with the Condition Use and Site Plan applications for Old Dominion Freight Line (ODFL) which will directly contribute to the Manufacturing, Logistics, and Distribution Targeted Economic Sectors designed for a diverse economy and strong workforce.

G-7.1 *"The City of Buckeye should identify and protect areas suitable for large scale office park and industrial activities, such as distribution, logistics, manufacturing, and other employment type uses within the City's MPA."* The proposal is located in an area south of I-10 away from the focused residential development to the north. The expansive site is adjacent to the SR 85 transportation corridor, within close proximity to the Buckeye Airport, and is an area suitable for distribution, logistics, and manufacturing.

G-7.3 *"The City of Buckeye will have an average of one to one jobs per household".* The proposal is being presented in parallel with the site plan application for ODFL. ODFL, as a specific user, will add jobs necessary to support the population growth of the City of Buckeye.

G-9.2 *"The City of Buckeye should continue business attraction efforts that focus on the City's Targeted Economic Sectors".* ODFL is within the Logistics and Distribution Targeted Economic Sector.

G-9.3 *"The City of Buckeye should protect its primary industrial and commercial corridors from conversion to non-employment uses or encroachment by uses that would limit future uses on the site".* The geographical location is adjacent to the SR 85 transportation corridor at a major intersection of Johnson and Yuma Road providing easy access to I-10.

G-11.3 *"The City of Buckeye should actively pursue mid- and large-sized local, regional, and national companies that enhance the employment base and offer salaries above the regional average".* ODFL is a national less-than-truckload freight company. The development will bring well paying jobs and help strengthen the employment base.

If there are any questions regarding the GPA Amendment Justification, please do not hesitate to contact Kyle M. Hoyt, P.E. at 843-408-3546, or via email at khoyt@hoytberenyi.com.



EXHIBIT "A"

LEGAL DESCRIPTION

That portion of the Northeast Quarter of Section 13, Township 1 North, Range 5 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

COMMENCING at the brass cap flush found at the Northeast Corner of said Section 13 from which the Maricopa County aluminum cap in hand hole stamped RLS 36563 found at the East Quarter Corner of said Section 13 bears South 00 degrees 00 minutes 18 seconds West a distance of 2,641.58 feet, said line being the East line of said Northeast Quarter, and said line being the basis of bearing of this description;

Thence along the North line of said Northeast Quarter, North 89 degrees 21 minutes 19 seconds West a distance of 110.01 feet to a point on a line parallel with and 110.00 feet distant from said East line, said point being the POINT OF BEGINNING;

Thence along said parallel line, South 00 degrees 00 minutes 18 seconds West a distance 40.00 feet to a point on a line parallel with and 40.00 feet distant from said North line;

Thence along last-mentioned parallel line, South 89 degrees 21 minutes 19 seconds East a distance of 70.00 feet to a point on a line parallel with and 40.00 feet distant from said East line;

Thence along last-mentioned parallel line, South 00 degrees 00 minutes 18 seconds East a distance of 2,601.55 feet to a point on the South line of said Northeast Quarter;

Thence along said South line, North 89 degrees 19 minutes 33 seconds West a distance of 2,618.35 feet to a 5/8-inch rebar found at the Center of said Section 13;

Thence along the West line of said Northeast Quarter, North 00 degrees 16 minutes 57 seconds East a distance of 2,640.09 feet to a brass cap flush stamped RLS 11893 found at the North Quarter Corner of said Section 13;

Thence along said North line of the Northeast Quarter, South 89 degrees 21 minutes 19 seconds East a distance of 2,535.54 feet to the POINT OF BEGINNING.

Containing an area of 6,894,593 square feet or 158.278 acres, more or less.

See attached Exhibit "B"

EXHIBIT "B"

PORTION OF THE NE 1/4,
SECTION 13, T1N, R5W
GILA AND SALT RIVER
BASE AND MERIDIAN
MARICOPA COUNTY, ARIZONA

FND BCFL/RLS 11893
N 1/4 CORNER
SEC. 13, T1N, R5W

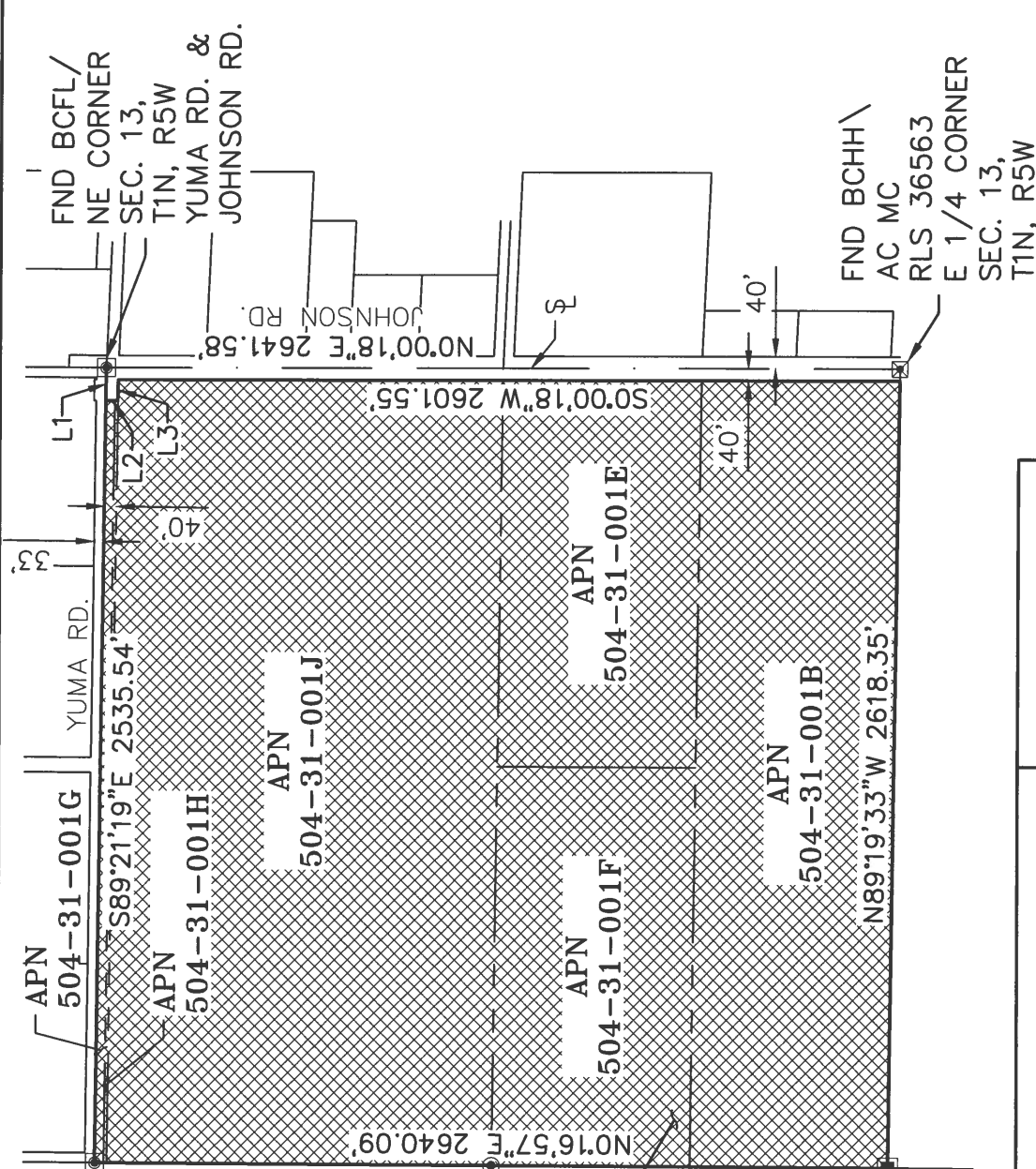
FND 1/2" REBAR
W/ CAP RLS 11893
C-N 1/16 COR.
SEC. 13, T1N, R5W

6,894,593 S.F.
158.278 AC

FND BCFL/
GLO W 1/4 COR.
SEC. 13,
T1N R5W

FND 5/8" REBAR
CENTER SEC. 13,
T1N, R5W

SCALE: N.T.S.



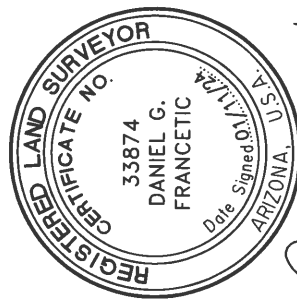
LEGEND



PURCHASE PARCEL

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST
QUARTER OF SECTION 13
BEARING S 00°00'18" W



Daniel G. Francetic

CITY OF BUCKEYE

ODFL PROPERTY

SECTION 13, T1N, R5W

EXHIBIT 'B'

DATE: 09/12/23 REV'D:

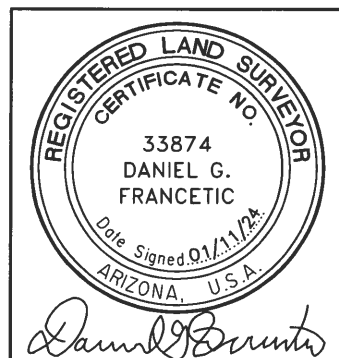
DRAWN BY: JME[CHK'D: DGF] PG:2 OF 3

FILE: 100216_PURCHASE PARCEL.DWG



3033 N. 44th Street, Suite 250
Phoenix, AZ 85018
Tel 602.244.2566
Fax 602.244.8947
Website: www.Entellus.com

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89° 21' 19"W	110.01'
L2	S0° 00' 18"W	40.00'
L3	S89° 21' 19"E	70.00'



CITY OF BUCKEYE

ODFL PROPERTY

SECTION 13 T.1N, R5W

LINE AND CURVE TABLE

DATE: 09/12/23 REV'D:

DRAWN BY: JME CHK'D: DGF PG: 3 OF 3

FILE: 100216_PURCHASE PARCEL.DWG

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST
QUARTER OF SECTION 13
BEARING S 00°00'18" W

**Entellus™**

3033 N. 44th Street, Suite 250

Phoenix, AZ 85018

Tel 602.244.2566

Fax 602.244.8947

Website: www.Entellus.com

100216 - Closure Report

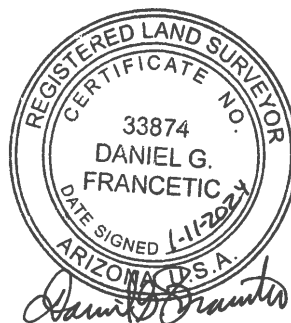
Tue Aug 29 08:03:17 2023

Northing	Easting	Bearing	Distance
86947.889	57233.606	S 00°00'18" W 40.002	
86907.886	57233.603	S 89°21'19" E 70.004	
86907.099	57303.603	S 00°00'18" W 2601.552	
84305.547	57303.378	N 89°19'33" W 2618.348	
84336.355	54685.211	N 00°16'57" E 2640.091	
86976.414	54698.222	S 89°21'19" E 2535.545	
86947.889	57233.606		

Closure Error Distance> 0.00000

Total Distance> 10505.543

Polyline Area: 6894593 sq ft, 158.2781 acres



100216 - Tie Line

Tue Aug 29 08:01:55 2023

Northing	Easting	Bearing	Distance
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86946.651	57343.606		
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		N 89°21'19" W	110.007
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86947.889	57233.606		
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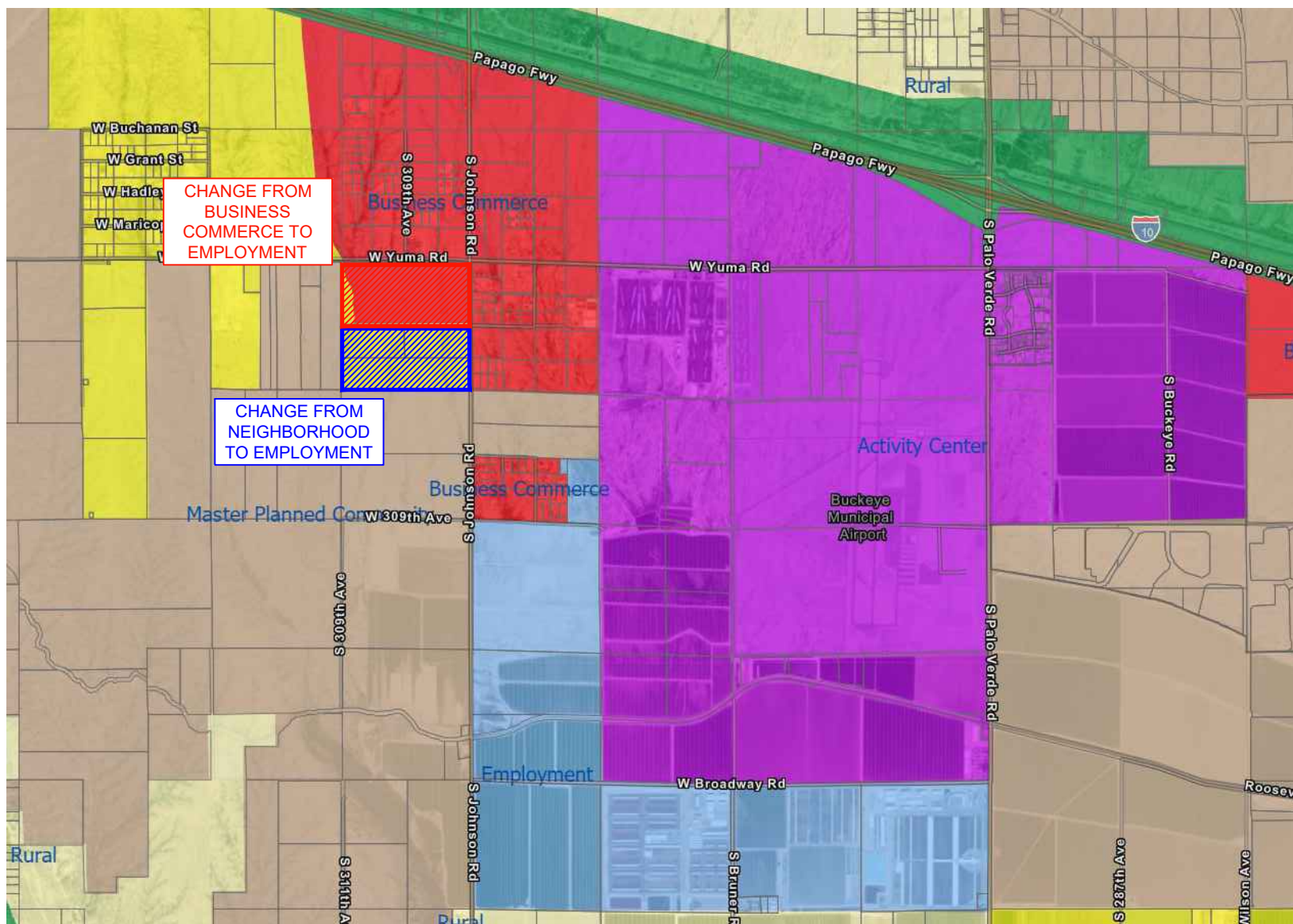
Closure Error Distance> 110.0068 Error Bearing> S 89°21'19" E

Closure Precision> 1 in 1.0 Total Distance> 110.007



General Plan Land Use

- Activity Center
- Agriculture
- Business Commerce
- Employment
- Luke Compatibility Area
- Master Planned Community
- Military
- Neighborhood
- Open Space
- Rural



JOB NUMBER:

22-072

JOB NAME:

ODFL Buckeye

TITLE:

General Plan Amendment Areas

Sheet:

1 of 1

DATE:

1/10/2024

SCALE:

1"=3000'

DRAWN BY:

KMH

CHECKED BY:

KMH

January 29, 2024

**RE: Citizen Participation Plan Summary – ODFL Buckeye – Rezone and Minor General Plan Amendment
City Project #'s PLZZ-23-00013 and PLZU-23-00009
City Parcel #'s 504-31-001B, 504-31-001E, 504-31-001F, 504-31-001G, 504-31-001H, and 504-31-001J**

This document is being provided to summarize the public participation required under the ODFL Buckeye Project; which, proposes to rezone (6) six parcels to I-1 along with a minor general plan amendment from neighborhood and business to employment. A summary of the primary public participation components is as follows:

NEIGHBORHOOD MEETING – A neighborhood meeting was held on November 15th, 2023 at 6:30 PM at the Buckeye Public Library, Coyote Branch. Written notification was sent via first class mail (15) fifteen days prior to the property owners within 500'. Kyle M. Hoyt, P.E. and Matt Nowell, Director of Real Estate for ODFL, presented the proposed project and all major review components including site plan, conditional use, rezoning, and general plan amendment. (2) Two neighbors attended the neighborhood meeting along with (2) two Wrublik Children (property owners) and Bart Wingard with the City of Buckeye. The (2) two neighbors present were understandably not excited to see the proposed change to the property currently being used for agricultural purposes; but were accepting of the reasons behind the location of the proposed ODFL facility and logical components supporting the request. Kyle M. Hoyt, P.E. provided direct contact information to the neighbors for any continued questions or information needed throughout the process. Email notification, in addition to mail notification, regarding the February 13th Planning and Zoning Commission has also been provided to the neighbors present at the neighborhood meeting.

PLANNING AND ZONING COMMISSION MAILING NOTIFICATION - Mailing notification was made, via first class mail, (15) fifteen days prior to the February 13th Planning and Zoning Commission Meeting. Notice was sent to neighboring property owners within 500'.

PLANNING AND ZONING COMMISSION PUBLISHED NOTICE – Published notice was provided in the Arizona Republic on January 29th, 2024 (15) fifteen days prior to the February 13th Planning and Zoning Commission Meeting.

PLANNING AND ZONING COMMISSION POSTED NOTICE – (3) Three signs were installed along the property boundaries on January 29th, 2024 (15) fifteen days prior to the February 13th Planning and Zoning Commission Meeting.

The following exhibits are also being provided to document the public participation plan:

1. Exhibit A – Neighborhood Meeting
 - a. Affidavit of Mailing
 - b. Property Owner Map and List
 - c. Notification Letter
 - d. Landscape Graphic
 - e. Rezoning Exhibit

2. Exhibit B – Mailing Notification
 - a. Affidavit of Mailing
 - b. Property Owner Map and List
 - c. Notification letter
 - d. Rezoning Exhibit
 - e. GPA Exhibit
3. Exhibit C – Published Notice
 - a. Affidavit of Publication
4. Exhibit D – Posted Notice
 - a. Affidavit of Sign Posting
 - b. Sign Pictures

If there are any questions regarding the Citizen Participation Plan, please do not hesitate to contact Kyle M. Hoyt, P.E. at 843-408-3546, or via email at khoyt@hoytberenyi.com.



Affidavit of Mailing Notice

Case Number: PLZZ-23-00013 and PLZU-23-00009
Project Name: ODFL Buckeye
Applicant Name: Kyle M. Hoyt
Location: Western side of Johnson Road, extending south of the Intersection Yuma Road approximately 2,600'.

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

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

See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: _____

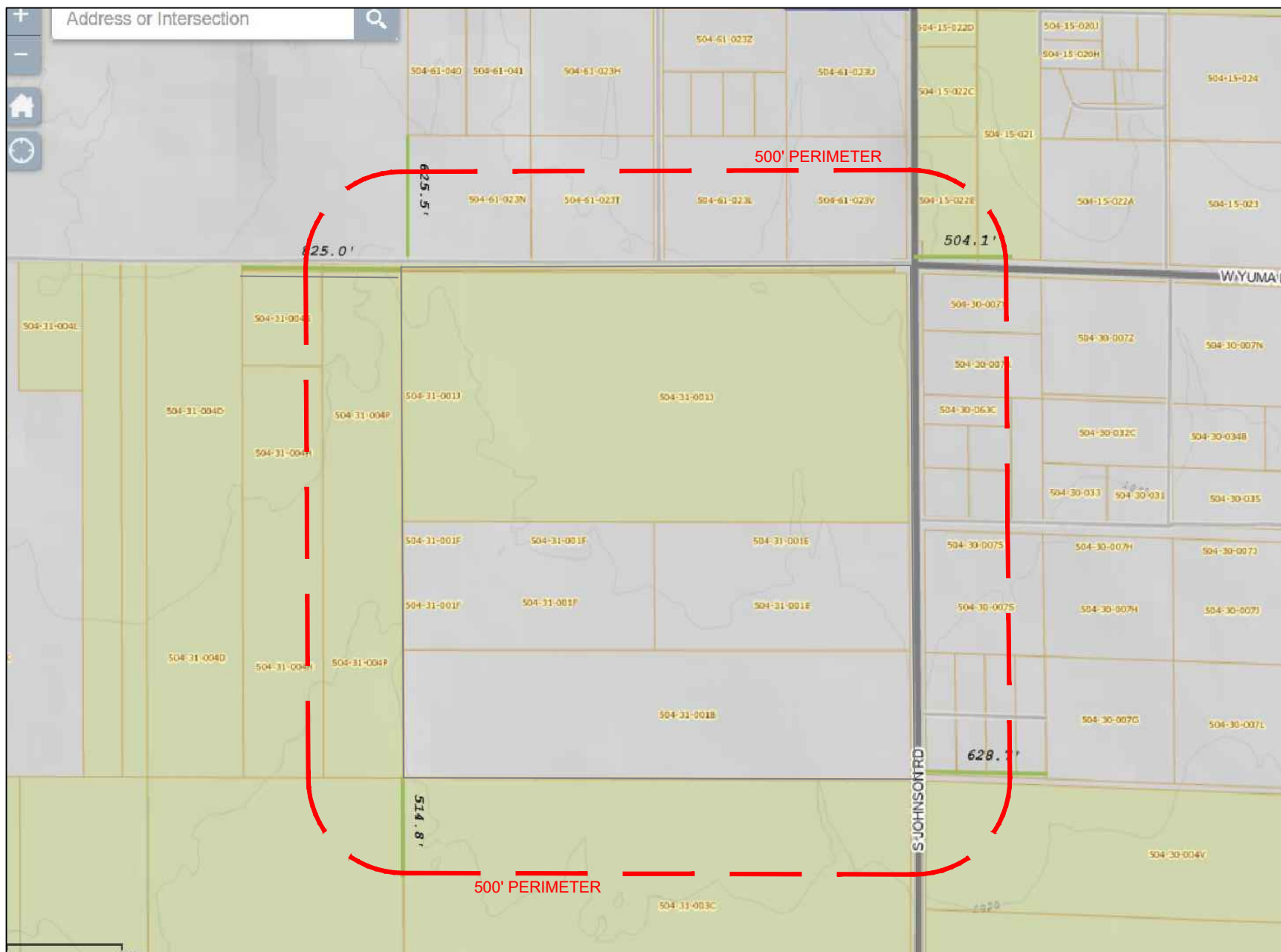
SUBSCRIBED AND SWORN before me this 30th day of October, 2023, by:

Natalie Green
 Notary Public

My Commission Expires:

07-11-2033





	Parcel Number	Owner	Mailing Address	Secondary Address
1	S04-15-022E	BUCKEYE COMMERCE PARK LLC	PO BOX 531210 HENDERSON NV USA 89052	
2	S04-15-021	BUCKEYE COMMERCE PARK LLC	PO BOX 531210 HENDERSON NV USA 89052	
3	S04-30-007Y	TRUSCHEL ANN LOUISE	1213 S JOHNSON BUCKEYE AZ USA 85326	
4	S04-30-007X	LUNA ARISTEO P/MARIA L	1221 S JOHNSON RD BUCKEYE AZ USA 85326	
5	S04-30-063C	MARQUEZ SAMUEL	19939 W WILSON ST BUCKEYE AZ USA 85326	
6	S04-30-062	ZAVALA NASHIELI	4812 W. CHRISTY DR GLENDALE AZ USA 85304	
7	S04-30-063G	ZAKHIA JOSEPH/DIAMYNDE	1448 S 306TH LN BUCKEYE AZ USA 85326	
8	S04-30-063F	BURTCHETT TRAVIS/REGINA	1439 S 306TH LN BUCKEYE AZ USA 85326	
9	S04-30-063D	MARTINEZ JOEL	1506 S 306TH LN BUCKEYE AZ USA 85326	
10	S04-30-063E	GUERRERO JULIO ALBERTO/LEYVA ALEJANDRA FL	1503 S 306TH LN BUCKEYE AZ USA 85326	
11	S04-30-007S	LANDINGER B G/VINGER CHRISTOPHER ETAL	4529 E CLEARWATER PKWY PARADISE VALLEY AZ USA 85253	
12	S04-30-064A	ES INVESTMENTS LLC	1417S W INDIAN SCHOOL RD STE B4-S42 GOODYEAR AZ USA 8539S	9102 W MISSOURI AVE GLENDALE AZ 85305
13	S04-30-064B	ES INVESTMENTS LLC	1417S W INDIAN SCHOOL RD STE B4-S42 GOODYEAR AZ USA 8539S	9102 W MISSOURI AVE GLENDALE AZ 85305
14	S04-30-064C	OSBORN LOGAN T/STACY E	30624 W HOPI ST BUCKEYE AZ USA 85326	
15	S04-30-064D	ES INVESTMENTS LLC	1417S W INDIAN SCHOOL RD STE B4-S42 GOODYEAR AZ USA 8539S	9102 W MISSOURI AVE GLENDALE AZ 85305
16	S04-30-06SA	ES INVESTMENTS LLC	1417S W INDIAN SCHOOL RD STE B4-S42 GOODYEAR AZ USA 8539S	9102 W MISSOURI AVE GLENDALE AZ 85305
17	S04-30-06SB	ES INVESTMENTS LLC	1417S W INDIAN SCHOOL RD STE B4-S42 GOODYEAR AZ USA 8539S	9102 W MISSOURI AVE GLENDALE AZ 85305
18	S04-30-06SC	YEA CLAUDIA G/LOPEZ AUDON	30627 W HOPI ST BUCKEYE AZ USA 85326	
19	S04-30-065D	ES INVESTMENTS LLC	1417S W INDIAN SCHOOL RD STE B4-S42 GOODYEAR AZ USA 8539S	9102 W MISSOURI AVE GLENDALE AZ 85305
20	S04-30-004V	CIRPRIANI HOLDINGS LLC	7181 E CAMELBACK RD UNIT 401 SCOTTSDALE AZ USA 85251	
21	S04-31-003C	CIRPRIANI HOLDINGS LLC	7181 E CAMELBACK RD UNIT 401 SCOTTSDALE AZ USA 85251	
22	S04-31-002B	CIRPRIANI HOLDINGS LLC	7181 E CAMELBACK RD UNIT 401 SCOTTSDALE AZ USA 85251	
23	S04-31-004H	CIRPRIANI HOLDINGS LLC	7181 E CAMELBACK RD UNIT 401 SCOTTSDALE AZ USA 85251	
24	S04-31-004P	CIRPRIANI HOLDINGS LLC	7181 E CAMELBACK RD UNIT 401 SCOTTSDALE AZ USA 85251	
25	S04-31-004S	CIRPRIANI HOLDINGS LLC	7181 E CAMELBACK RD UNIT 401 SCOTTSDALE AZ USA 85251	
26	S04-61-023N	LARA NORLEEN F	725S E BROADWAY RD APT 238 MESA AZ USA 85208	
27	S04-61-023T	SINGH JATINDER	309 YUMA BUCKEYE AZ USA 85326	
28	S04-61-023L	GARY W LINDE LIVING TRUST	30832 W YUMA RD BUCKEYE AZ USA 85326	
29	S04-61-023V	STEWART/SHERPICK FAMILY MINORITY TRUSTS	88 KESINGTON RD PORTSMOUTH NH USA 03801	

October 30, 2023

**RE: Neighborhood Meeting - ODFL Buckeye – Conditional Use and Rezoning
City Project #PLZU-23-00008 and PLZZ-23-00013
Parcel #'s 504-31-001B, 504-31-001E, 504-31-001F, 504-31-001G, 504-31-001H,
and 504-31-001J**

To Our Neighbors:

We invite you to attend a neighborhood meeting to discuss the proposed conditional use and rezoning requests for the Old Dominion Freight Line (ODFL) Buckeye project. The details of the meeting are as follows:

NEIGHBORHOOD MEETING

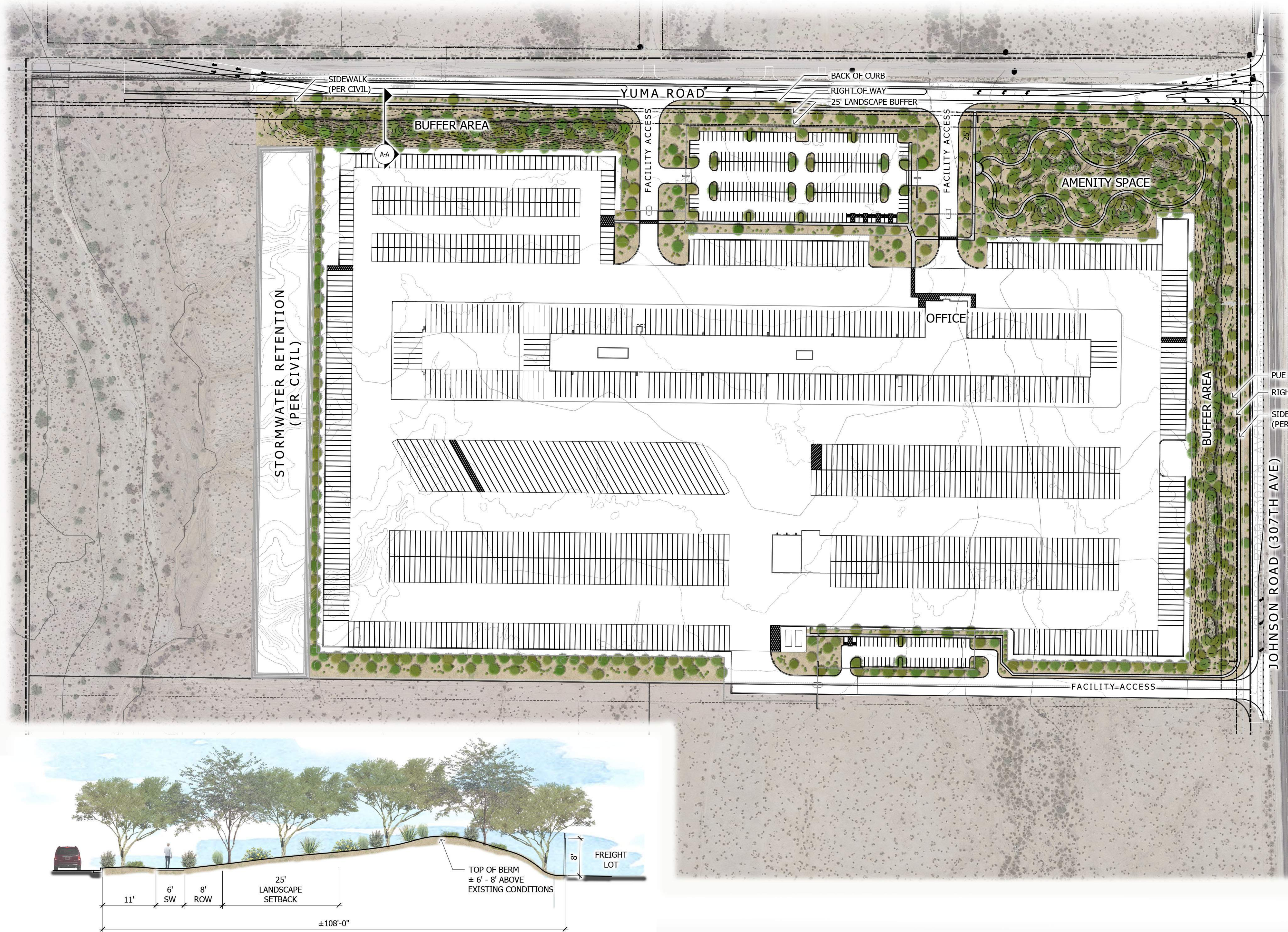
DATE:	Wednesday, November 15 th , 2023
TIME:	6:30 PM
LOCATION:	Buckeye Public Library – Coyote Branch 21699 W. Yuma Road, Suite 116 Buckeye, AZ 85326
APPLICANT/CONTACT PERSON:	Attn: Kyle M. Hoyt, P.E. Hoyt + Berenyi, LLC. 346 Seacoast Parkway, Suite 200 Mount Pleasant, SC 29464 (843) 408-3546 khoyt@hoytberenyi.com

In order to help illustrate the proposed requests we have included a rezoning exhibit, site plan, and landscape plan graphic.

Portions of the overall acreage are currently zoned Rural Residential in the City of Buckeye. The remaining acreage is zoned RU-43 in Maricopa County. The County parcels will be annexed into the City, and all parcels are proposed to be rezoned to Light Industrial, I-1. Motor Freight Terminal is identified as a conditional use within the I-1 district.

We look forward to discussing the project in further detail including the employment opportunities that will help strengthen the economic base.

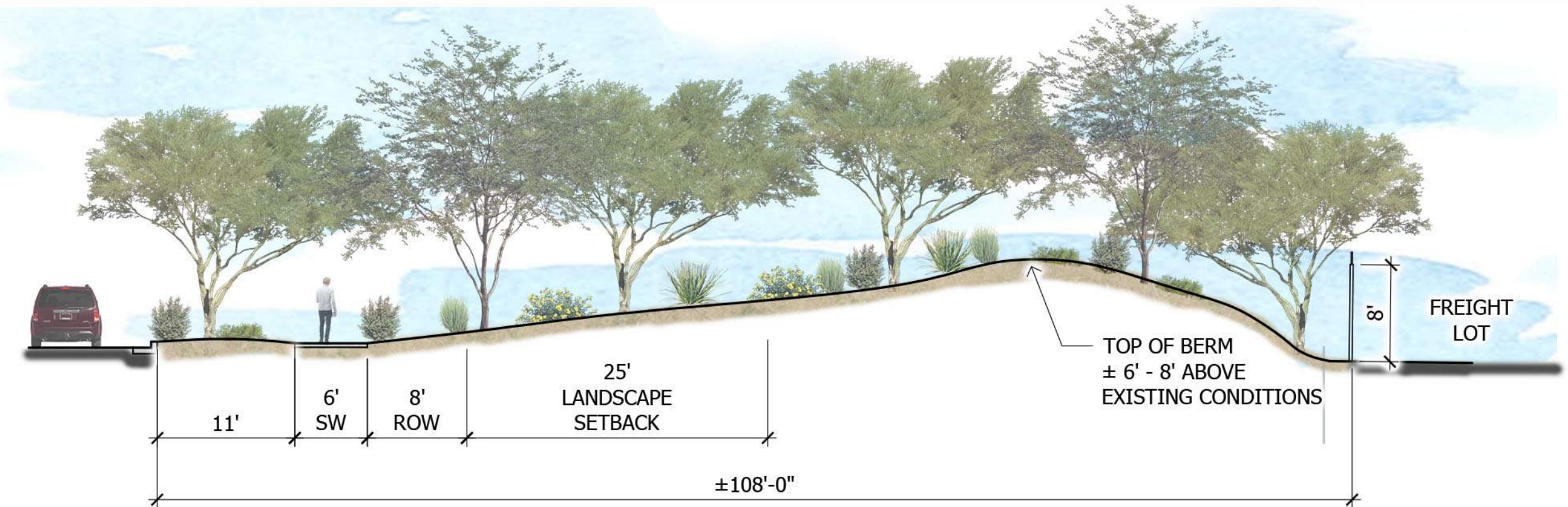
If you have any questions, please do not hesitate to reach out to Kyle M. Hoyt at the information listed above. If you are unable to attend or require additional information, you may also contact the City of Buckeye Planning & Zoning Division at planningandzoning@buckeyeaz.gov, or by phone at 623-349-6211.



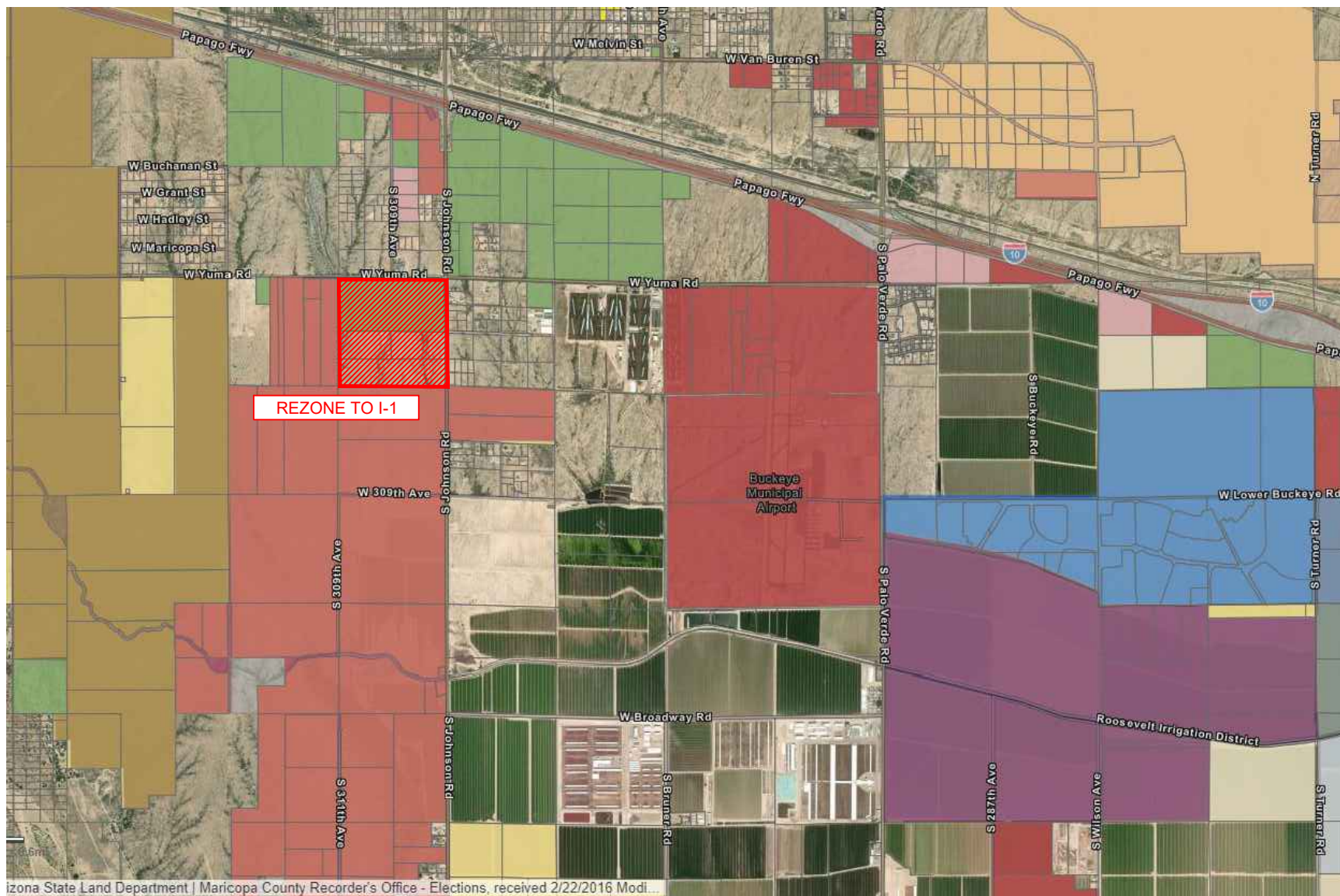
LANDSCAPE SITE DATA		
Site Area	3,513,337 sf	80.65 acres
10% Open Space Required	351,334 sf	
Landscape Areas		Required
Perimeter Landscape: (3,237 Linear Feet @ Required 25' Setback)		80,925 sf
Site Amenity Area Requirement (2% of Site Area)		70,267 sf
Open Space Area		200,142 sf
Total Landscape Open Space		351,334 sf
Landscape Planting Requirements		Required
Tree Requirement (1 Tree per 600 sq. ft.)		451
Plant Requirement (5 plants per 600 sq. ft.)		2,253
Perimeter Landscape Planting Requirements		Required
Tree Requirement (1 Tree per 30 in. ft.)		108
Plant Requirement (5 plants per 30 in. ft.)		540
Parking Island Landscape Requirements		Required
Tree Requirement (1 Tree per Island)		8
Plant Requirement (3 Plants per Island)		24
Total Trees		567
Total Plants		2,817
Tree Box Size Requirements		Required
60% - 24" Box or Larger		340
35% - 36" Box or Larger		198
5% - 48" Box or Larger		28

Plant Materials Legend

Tree	Box	Qty
Caesalpinia cactalaco	24"	29
Cascalote		
Chilopsis linearis	24"	101
Desert Willow		
Ebenopsis ebano	36"	144
Texas Ebony		
Olneya tesota	24"	47
Desert Ironwood		
Parkinsonia floridum	48"	28
Blue Palo Verde		
Parkinsonia floridum	24"	34
Blue Palo Verde		
Parkinsonia microphylla	24"	38
Foothills Palo Verde		
Prosopis hybrid	24"	78
Thornless Mesquite		
Prosopis velutina	36"	56
Velvet Mesquite		
Quercus virginiana	24"	12
Southern Live Oak		
Extra Large Shrubs		Size Qty
ecoma Stans	5 gal.	186
Yellow Bells		
Vauquelinia californica	5 gal.	88
Arizona Rosewood		
Large Shrubs		Size Qty
Calliandra californica	5 gal.	318
Red Fairy Duster		
Larrea tridentata	5 gal.	274
Creosote		
Leucophyllum langmaniae 'Lynn's Legacy'	5 gal.	328
Lynn's Legacy Sage		
Viguiera deltoidea	5 gal.	272
Goldeneye		
Medium Shrubs		Size Qty
Encelia farinosa	5 gal.	196
Brittlebush		
Eremophila hygrophana Blue Bells	5 gal.	278
Blue Bells		
Groundcovers		Size Qty
Verbena gooddingii	1 gal.	758
Gooding Verbena		
Cacti/ Accents		Size Qty
Asclepias subulata	5 gal.	39
Desert Milkweed		
Dasyliion wheeleri	5 gal.	31
Desert Spoon		
Yucca pallida	5 gal.	49
Pale Leaf Yucca		
No Symbol	Decomposed Granite	
Symbol	Stabilized Decomposed Granite	



A-A YUMA ROAD LANDSCAPE SECTION
SCALE: 1:10



Arizona State Land Department | Maricopa County Recorder's Office - Elections, received 2/22/2016 Mod...



P.O. Box 1470 Ladson, SC 29551-1470-0035-00 | www.HoytBerenyi.com

JOB NUMBER:
22-072

DATE:
09/19/2023

JOB NAME:
ODFL Buckeye

SCALE:
As Shown

TITLE:
Rezoning Exhibit

DRAWN BY:
KMH

CHECKED BY:
KMH

Sheet:

1 of 1

Affidavit of Mailing Notice

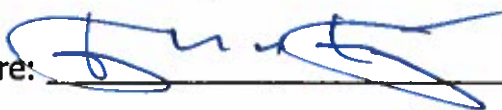
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Applicant Name: Kyle M. Hoyt
Location: Western side of Johnson Road, extending south of the Intersection Yuma Road approximately 2,600'.

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

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See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: _____



SUBSCRIBED AND SWORN before me this 24th day of January, 2024, by:

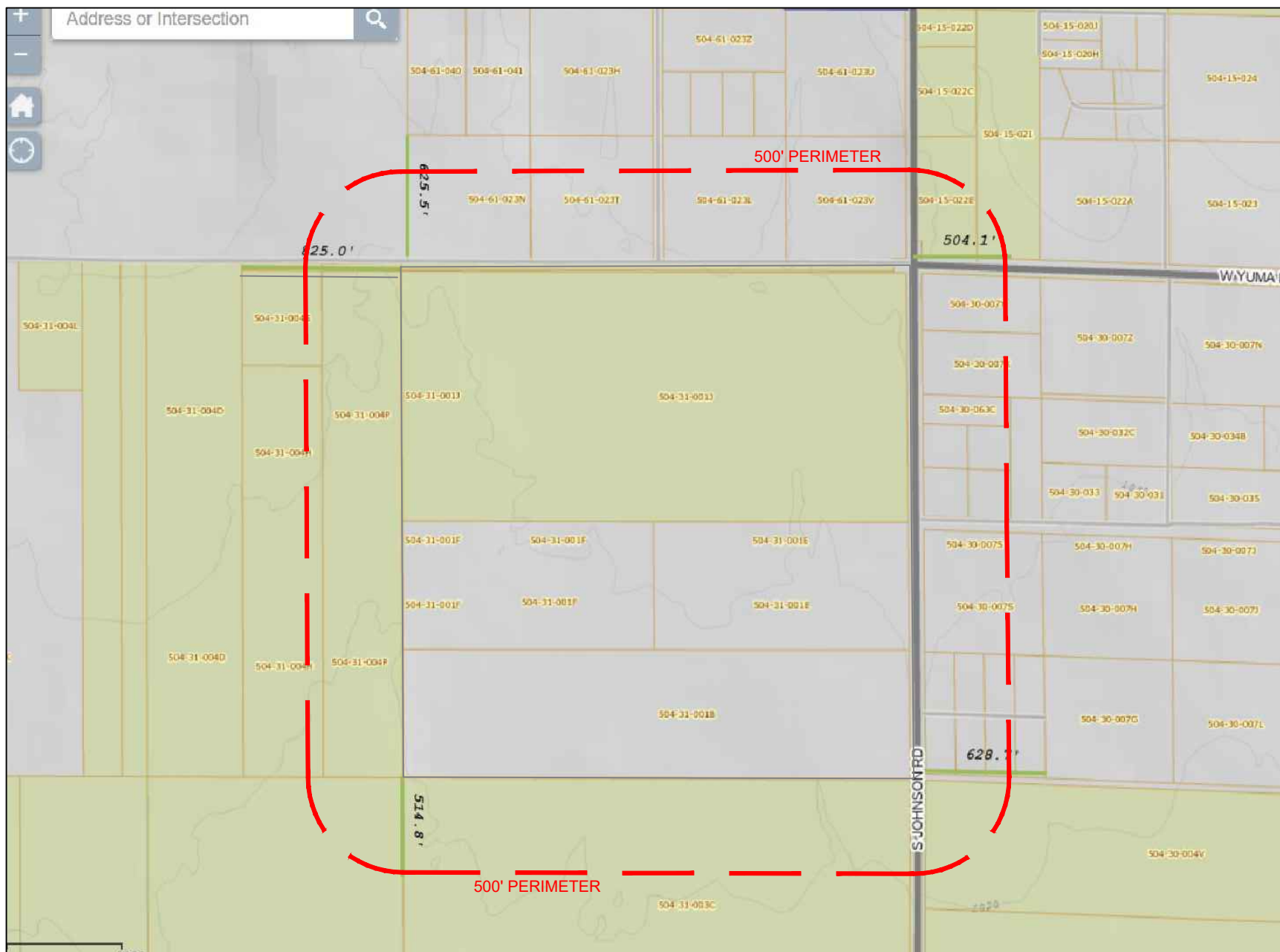
Jakob G. Bereny Jakob G. Bereny

Notary Public

My Commission Expires:

05/04/2028





	Parcel Number	Owner	Mailing Address	Secondary Address
1	S04-15-022E	BUCKEYE COMMERCE PARK LLC	PO BOX 531210 HENDERSON NV USA 89052	
2	S04-15-021	BUCKEYE COMMERCE PARK LLC	PO BOX 531210 HENDERSON NV USA 89052	
3	S04-30-007Y	TRUSCHEL ANN LOUISE	1213 S JOHNSON BUCKEYE AZ USA 85326	
4	S04-30-007X	LUNA ARISTEO P/MARIA L	1221 S JOHNSON RD BUCKEYE AZ USA 85326	
5	S04-30-063C	MARQUEZ SAMUEL	19939 W WILSON ST BUCKEYE AZ USA 85326	
6	S04-30-062	ZAVALA NASHIELI	4812 W. CHRISTY DR GLENDALE AZ USA 85304	
7	S04-30-063G	ZAKHIA JOSEPH/DIAMYNDE	1448 S 306TH LN BUCKEYE AZ USA 85326	
8	S04-30-063F	BURTCHETT TRAVIS/REGINA	1439 S 306TH LN BUCKEYE AZ USA 85326	
9	S04-30-063D	MARTINEZ JOEL	1506 S 306TH LN BUCKEYE AZ USA 85326	
10	S04-30-063E	GUERRERO JULIO ALBERTO/LEYVA ALEJANDRA FL	1503 S 306TH LN BUCKEYE AZ USA 85326	
11	S04-30-007S	LANDINGER B G/VINGER CHRISTOPHER ETAL	4529 E CLEARWATER PKWY PARADISE VALLEY AZ USA 85253	
12	S04-30-064A	ES INVESTMENTS LLC	1417S W INDIAN SCHOOL RD STE B4-S42 GOODYEAR AZ USA 8539S	9102 W MISSOURI AVE GLENDALE AZ 85305
13	S04-30-064B	ES INVESTMENTS LLC	1417S W INDIAN SCHOOL RD STE B4-S42 GOODYEAR AZ USA 8539S	9102 W MISSOURI AVE GLENDALE AZ 85305
14	S04-30-064C	OSBORN LOGAN T/STACY E	30624 W HOPI ST BUCKEYE AZ USA 85326	
15	S04-30-064D	ES INVESTMENTS LLC	1417S W INDIAN SCHOOL RD STE B4-S42 GOODYEAR AZ USA 8539S	9102 W MISSOURI AVE GLENDALE AZ 85305
16	S04-30-06SA	ES INVESTMENTS LLC	1417S W INDIAN SCHOOL RD STE B4-S42 GOODYEAR AZ USA 8539S	9102 W MISSOURI AVE GLENDALE AZ 85305
17	S04-30-06SB	ES INVESTMENTS LLC	1417S W INDIAN SCHOOL RD STE B4-S42 GOODYEAR AZ USA 8539S	9102 W MISSOURI AVE GLENDALE AZ 85305
18	S04-30-06SC	YEA CLAUDIA G/LOPEZ AUDON	30627 W HOPI ST BUCKEYE AZ USA 85326	
19	S04-30-065D	ES INVESTMENTS LLC	1417S W INDIAN SCHOOL RD STE B4-S42 GOODYEAR AZ USA 8539S	9102 W MISSOURI AVE GLENDALE AZ 85305
20	S04-30-004V	CIRPRIANI HOLDINGS LLC	7181 E CAMELBACK RD UNIT 401 SCOTTSDALE AZ USA 85251	
21	S04-31-003C	CIRPRIANI HOLDINGS LLC	7181 E CAMELBACK RD UNIT 401 SCOTTSDALE AZ USA 85251	
22	S04-31-002B	CIRPRIANI HOLDINGS LLC	7181 E CAMELBACK RD UNIT 401 SCOTTSDALE AZ USA 85251	
23	S04-31-004H	CIRPRIANI HOLDINGS LLC	7181 E CAMELBACK RD UNIT 401 SCOTTSDALE AZ USA 85251	
24	S04-31-004P	CIRPRIANI HOLDINGS LLC	7181 E CAMELBACK RD UNIT 401 SCOTTSDALE AZ USA 85251	
25	S04-31-004S	CIRPRIANI HOLDINGS LLC	7181 E CAMELBACK RD UNIT 401 SCOTTSDALE AZ USA 85251	
26	S04-61-023N	LARA NORLEEN F	725S E BROADWAY RD APT 238 MESA AZ USA 85208	
27	S04-61-023T	SINGH JATINDER	309 YUMA BUCKEYE AZ USA 85326	
28	S04-61-023L	GARY W LINDE LIVING TRUST	30832 W YUMA RD BUCKEYE AZ USA 85326	
29	S04-61-023V	STEWART/SHERPICK FAMILY MINORITY TRUSTS	88 KESINGTON RD PORTSMOUTH NH USA 03801	



PO Box 1470 Ladson, SC 29551-1470 | 803-488-3546 | www.HoytBereny.com

JOB NUMBER:

22-072

JOB NAME:

ODFL Buckeye

TITLE:

Adjacent Parcels - 500 FT

Sheet:

2 of 2

DATE:

10/06/23

SCALE:

As Shown

DRAWN BY:

KMH

CHECKED BY:

KMH

January 26, 2024

RE: ODFL Buckeye – Rezoning and General Plan Amendment Request
City Project #PLZU-23-00009 and #PLZZ-23-00013
Parcel #'s 504-31-001B, 504-31-001E, 504-31-001F, 504-31-001G, 504-31-001H, AND 504-31-001J

To Our Neighbors:

We would like to inform you that Hoyt + Berenyi, LLC. has applied to rezone (6) six parcels from RR-1 to I-1, and amend the general plan from neighborhood and business to employment; Parcel Numbers 504-31-001B, 504-31-001E, 504-31-001F, 504-31-001G, 504-31-001H, and 504-31-001J. These parcels are located on the western side of Johnson Road extending approximately 2,600 ft south of the intersection of Yuma Road. An exhibit for both the rezoning and general plan amendment are attached to better illustrate the subject parcels and associated requests. The City of Buckeye Planning and Zoning Commission will be holding a public hearing to consider this request at the February 13th meeting. Details of this meeting are as follows:

City of Buckeye Planning and Zoning Commission

Date: February 13th, 2024

Time: 6:00 PM

Where: City Council Chambers
530 E Monroe Avenue
Buckeye, AZ

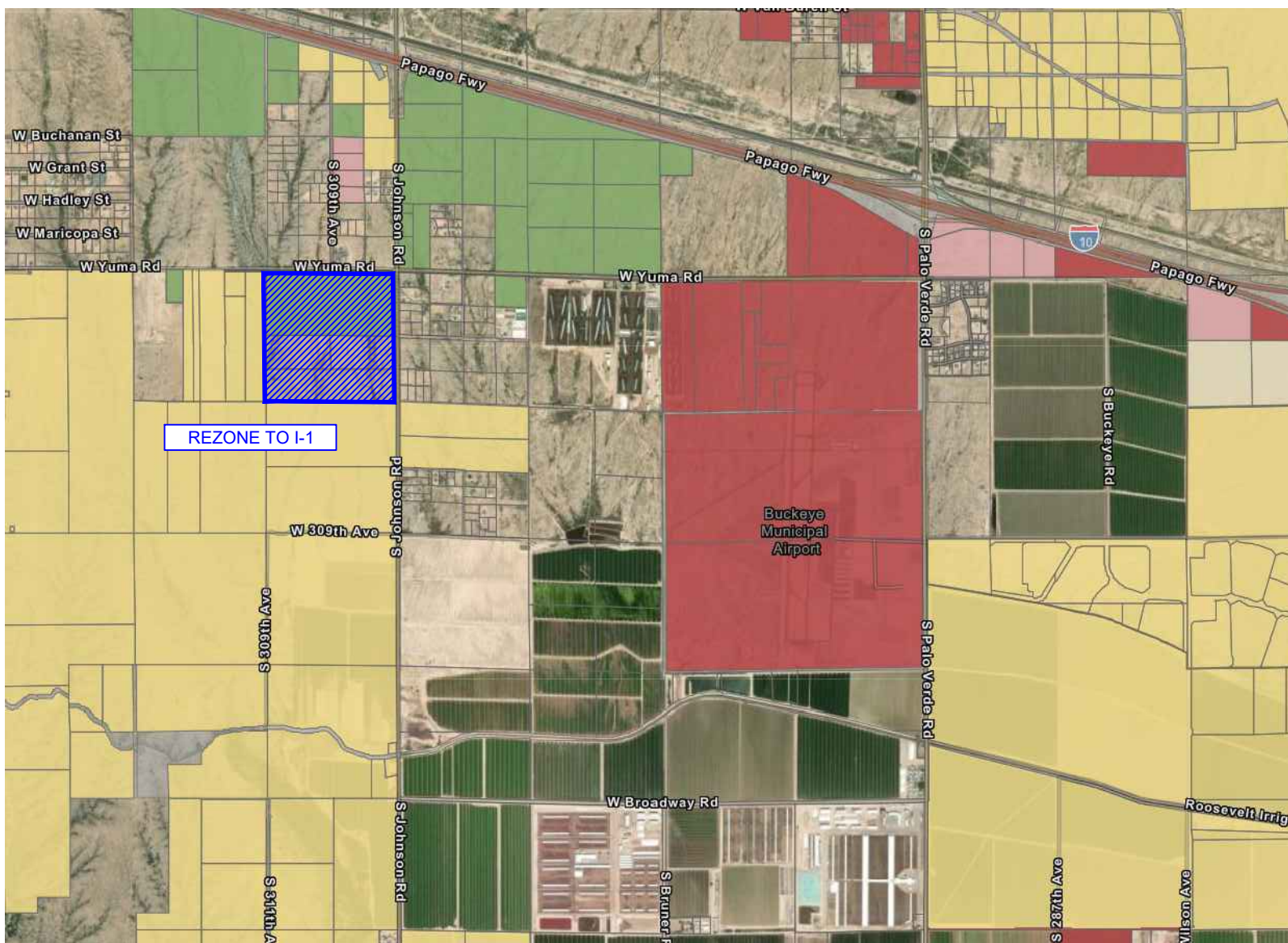
Case #: PLZU-23-00009 and PLZZ-23-00013

Applicant/Contact Person: Attn: Kyle M. Hoyt, P.E.
Hoyt + Berenyi, LLC.
346 Seacoast Parkway, Suite 200
Mount Pleasant, SC 29464
(843) 408-3546
khoyt@hoytberenyi.com

If you have any questions, please do not hesitate to reach out to Kyle M. Hoyt at the information listed above. You may also contact the City of Buckeye Planning & Zoning Division at planningandzoning@buckeyeaz.gov, or by phone at 623-349-6211.

Zoning

- Agricultural (AG)
- Single Family Rural Residential (SF-43)
- Single Family Residential 6 (SF-6)
- Single Family Residential 3 (SF-3)
- Neighborhood Mixed Use (NMU)
- Downtown Commercial, DC
- Community Commercial (C-2)
- Regional Commercial (C-3)
- Business Park (BP)
- Light Industrial (I-1)
- Heavy Industrial (I-2)
- Rural Residential (RR)
- Planned Residential (PR)
- Mixed Residential (MR)
- Planned Community (PC)
- Commercial Center (CC)
- General Commerce (GC)
- Special Use (SU)



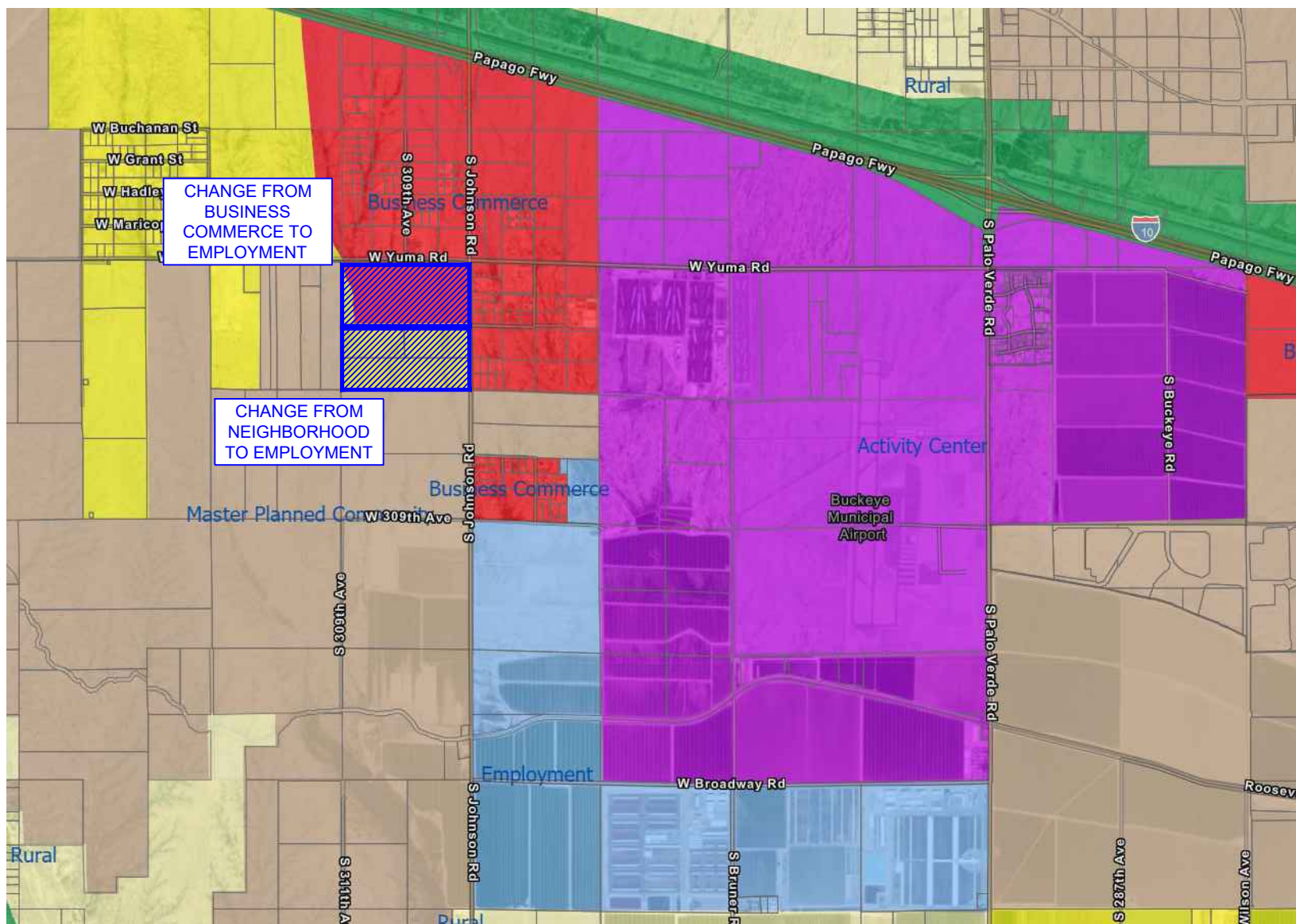
P.O. Box 1470 Ladson, SC 29516-1470 (803) 288-3546 | www.HoytBerenyi.com

EXHIBIT B

JOB NUMBER: 22-072	JOB NAME: ODFL Buckeye	TITLE: Rezoning Exhibit		Sheet: 1 of 1
DATE: 11/15/2023	SCALE: As Shown	DRAWN BY: KMH	CHECKED BY: KMH	

General Plan Land Use

- Activity Center
- Agriculture
- Business Commerce
- Employment
- Luke Compatibility Area
- Master Planned Community
- Military
- Neighborhood
- Open Space
- Rural



THE ARIZONA REPUBLIC

PO Box 194, Phoenix, Arizona 85001-0194

Phone 1-602-444-7315

Fax 1-877-943-0443

This is not an invoice

PNI-Arizona Republic

AFFIDAVIT OF PUBLICATION

HOYT & BERENYI
346 SEACOAST PKWY # 200
MOUNT PLEASANT, SC 29464-8383

This is not an invoice

Order # 0005876573 # of Affidavits 1

P.O # ODFL Buckeye

Issues Dated:

01/29/24

STATE OF WISCONSIN } **SS.**
COUNTY OF BROWN

I, being first duly sworn, upon oath deposes and says: That I am the legal clerk of the Arizona Republic, a newspaper of general circulation in the counties of Maricopa, Coconino, Pima and Pinal, in the State of Arizona, published weekly at Phoenix, Arizona, and that the copy hereto attached is a true copy of the advertisement published in the said paper in the issue(s) dated indicated.



Sworn to before me this

29 TH day of
JANUARY 2024



Notary Public

My Commission expires:

9/19/25

City of Buckeye
NOTICE IS HEREBY GIVEN that the City of Buckeye Planning and Zoning Commission will hold a public hearing on Tuesday, February 13, 2024 to be held at the City Council Chambers, located at 530 E Monroe Avenue at 6:00 p.m., for the purpose of hearing all persons for or against the following request:
Case No. PLZA-23-00013 and PLZU-23-00009: Request by Hoyt + Berenyi, LLC. for the approval of a rezoning from RR-1 to I-1, and minor general plan amendment from neighborhood and business to employment, for (6) six parcels, Parcel Numbers 504-31-001B, 504-31-001E, 504-31-001F, 504-31-001G, 504-31-001H, and 504-31-001J located at the western side of Johnson Road, extending south of the Intersection Yuma Road approximately 2,600', being in the NE 1/4 of Section 13 T1N R5W.
For additional information, please contact the Development Services Department at (623) 349-6211
Pub: Jan. 29, 2024

VICKY FELTY
Notary Public
State of Wisconsin

Affidavit of Sign Posting

Case Number: PLZZ-23-00013 and PLZU-23-00009

Project Name: ODFL Buckeye

Applicant Name: Kyle M. Hoyt

Location: Western side of Johnson Road, extending south of the Intersection Yuma Road approximately 2,600'.

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statue, the **applicant** for public hearings in the City of Buckeye shall post signs as prescribed by the "City of Buckeye Site Posting Requirements." **It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property and to update the hearing information on the sign until the final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within ten (10) days after the final disposition of the case.**

I confirm that the site has been posted as detailed by the City of Buckeye Site Posting Requirements for the case above and the site was posted at least fifteen (15) days prior to the public hearing.

See attached date stamped photo exhibit of posted signs.

Applicant's / Representative's signature: _____

SUBSCRIBED AND SWORN before me this 29 day of January, 2024,
by:

Notary Public

My Commission Expires:

05/04/2028





MONDAY, JANUARY 29, 2024

City of Buckeye
PUBLIC HEARING
 Planning and Zoning Commission: February 13, 2024 at 6:00 PM
LOCATION OF HEARINGS:
 City Council Chambers
 530 E Monroe Ave at 6:00 PM
REQUEST: REZONING AND MINOR GENERAL PLAN AMENDMENT
PROPOSAL: PROPOSED REZONING FROM RR-1 TO I-1, AND GENERAL PLAN
AMENDMENT FROM NEIGHBORHOOD AND BUSINESS TO EMPLOYMENT, OF
(6) SIX PARCELS; 504-31-001B, 504-31-001E, 504-31-001F, 504-31-001G,
504-31-001H, AND 504-31-001J
GENERAL LOCATION: WESTERN SIDE OF JOHNSON RD, EXTENDING
APPROXIMATELY 2,600' SOUTH OF THE INTERSECTION WITH YUMA RD.
SIZE: 158.28 ACRES
CASE #: PLZM-23-00009 AND PLZZ-23-00013
APPLICANT/CONTACT: KYLE M. HOYT, P.E.
PHONE #: 843-408-3546
 Development Services Department: 623-349-6211
 Posting Date: JANUARY 29, 2024

MONDAY, JANUARY 29, 2024

City of Buckeye
PUBLIC HEARING
 Planning and Zoning Commission: February 13, 2024 at 6:00 PM
LOCATION OF HEARINGS:
 City Council Chambers
 530 E Monroe Ave at 6:00 PM
REQUEST: REZONING AND MINOR GENERAL PLAN AMENDMENT
PROPOSAL: PROPOSED REZONING FROM RR-1 TO I-1, AND GENERAL PLAN AMENDMENT FROM NEIGHBORHOOD AND BUSINESS TO EMPLOYMENT, OF (6) SIX PARCELS; 504-31-0010, 504-31-0011, 504-31-0012, 504-31-0013, 504-31-0014, AND 504-31-0015
GENERAL LOCATION: WESTERN SIDE OF JOHNSON RD. EXTENDING APPROXIMATELY 2,600' SOUTH OF THE INTERSECTION WITH YUMA RD.
SIZE: 158.28 ACRES
CASE #: PLZM-23-00009 AND PLZZ-23-00013
APPLICANT/CONTACT: KYLE M. HOYT, P.E.
PHONE #: 843-408-3546
 Development Services Department: 623-349-6211
 Posting Date: JANUARY 29, 2024

FOR SALE
623-977-4900
 WESTERNLAND.NET
 2024 FEB 8

MONDAY, JANUARY 29, 2024

Exhibit F

Public Comments

Old Dominion Freight Lines

General Plan Amendment

PLZU-23-00009

STEWART/SHERPICK FAMILY MINORITY TRUST

88 Kesington Road
Portsmouth, NH 030801

January 31, 2024

Attn: Hobart Wingard, Principal Planner
City of Buckeye
530 E. Monroe Avenue
Buckeye, AZ 85326

**RE: Letter of Support – Old Dominion Freight Line (ODFL)
City of Buckeye Project #'s PLZU-23-00008, PLZU-23-00009, PLZZ-23-00013
Parcel #'s 504-31-001B, 504-31-001E, 504-31-001F, 504-31-001G, 504-31-001H, and 504-31-001J
Southwest Corner of Johnson Road and Yuma Road**

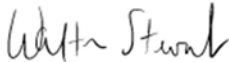
Mr. Wingard:

As a vested property owner in the vicinity of the Old Dominion Freight Line (ODFL) project, please accept this letter as a formal letter of support for the referenced site plan, conditional use, rezoning, and minor general plan amendment applications.

Sincerely,

STEWART/SHERPICK FAMILY MINORITY TRUST

Owner: 504-61-023V



Signature

Walter Stewart, Trustee

Printed Name and Title

EMILY ANN/JULIA CARSON/SARAH LOUISE STEWART

88 Kensington Road
Portsmouth, NH 03801

January 31, 2024

Attn: Hobart Wingard, Principal Planner

City of Buckeye

530 E. Monroe Avenue

Buckeye, AZ 85326

RE: Letter of Support – Old Dominion Freight Line (ODFL)

City of Buckeye Project #'s PLZU-23-00008, PLZU-23-00009, PLZU-23-00013

Parcel #'s 504-31-001B, 504-31-001E, 504-31-001F, 504-31-001G,
504-31-001H, 504-31-001J

Southwestern Corner of Johnson Road and Yuma Road

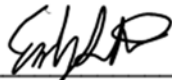
Mr. Wingard:

As vested property owners in the vicinity of Old Dominion Freight Line (ODFL) project,
please accept this letter as a formal letter of support for the referenced site plan,
conditional use, rezoning, and minor general plan amendment applications.

Sincerely,

Emily Ann/Julia Carson/Sarah Louise Stewart

Owner: 504-61-023U



Emily Ann Stewart, Property Owner



Julia Carson Stewart, Property Owner



Sarah Louise Stewart, Property Owner

BUCKEYE COMMERCE PARK LLC

P.O. Box 531210
Henderson, NV 89069

January 31, 2024

Attn: Hobart Wingard, Principal Planner
City of Buckeye
530 E. Monroe Avenue
Buckeye, AZ 85326

**RE: Letter of Support – Old Dominion Freight Line (ODFL)
City of Buckeye Project #'s PLZU-23-00008, PLZU-23-00009, PLZZ-23-00013
Parcel #'s 504-31-001B, 504-31-001E, 504-31-001F, 504-31-001G, 504-31-001H, and 504-31-001J
Southwest Corner of Johnson Road and Yuma Road**

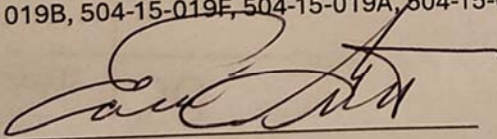
Mr. Wingard:

As a vested property owner in the vicinity of the Old Dominion Freight Line (ODFL) project, please accept this letter as a formal letter of support for the referenced site plan, conditional use, rezoning, and minor general plan amendment applications.

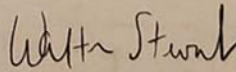
Sincerely,

BUCKEYE COMMERCE PARK LLC

Owner: 504-15-022E, 504-15-021, 504-15-022C, 504-15-022D, 504-15-017C, 504-15-017B, 504-15-015E, 504-15-015G, 504-15-015F, 504-15-016, 504-15-019D, 504-15-019C, 504-15-019E, 504-15-019B, 504-15-019F, 504-15-019A, 504-15-018C, 504-15-030C



Signature, Eddie Gutzman



Signature, Walter Stewart

Its: Managers

GEM IRREVOCABLE TRUST

7849 Rancho Mirage Drive
Las Vegas, NV 89113

January 31, 2024

Attn: Hobart Wingard, Principal Planner
City of Buckeye
530 E. Monroe Avenue
Buckeye, AZ 85326

**RE: Letter of Support – Old Dominion Freight Line (ODFL)
City of Buckeye Project #'s PLZU-23-00008, PLZU-23-00009, PLZZ-23-00013
Parcel #'s 504-31-001B, 504-31-001E, 504-31-001F, 504-31-001G, 504-31-001H, and 504-31-001J
Southwest Corner of Johnson Road and Yuma Road**

Mr. Wingard:

As a vested property owner in the vicinity of the Old Dominion Freight Line (ODFL) project, please accept this letter as a formal letter of support for the referenced site plan, conditional use, rezoning, and minor general plan amendment applications.

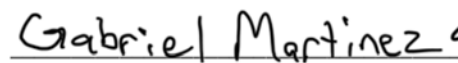
Sincerely,

GEM IRREVOCABLE TRUST

Owner: 504-61-023X, 504-61-023W, 504-61-038, 504-61-039

A handwritten signature in black ink that reads "Gabriel Martinez". The signature is fluid and cursive, with a large loop at the end of the last name.

Signature

The name "Gabriel Martinez" printed in a simple, black, sans-serif font. The text is underlined.

Printed Name and Title

JOHN E/MARIE D FOLTZ

9830 N 79th Place
Scottsdale, AZ 85258

January 31, 2024

Attn: Hobart Wingard, Principal Planner
City of Buckeye
530 E. Monroe Avenue
Buckeye, AZ 85326

**RE: Letter of Support – Old Dominion Freight Line (ODFL)
City of Buckeye Project #'s PLZU-23-00008, PLZU-23-00009, PLZZ-23-00013
Parcel #'s 504-31-001B, 504-31-001E, 504-31-001F, 504-31-001G, 504-31-001H, and 504-31-001J
Southwest Corner of Johnson Road and Yuma Road**

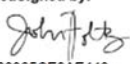
Mr. Wingard:

As a vested property owner in the vicinity of the Old Dominion Freight Line (ODFL) project, please accept this letter as a formal letter of support for the referenced site plan, conditional use, rezoning, and minor general plan amendment applications.

Sincerely,

JOHN E/MARIE D FOLTZ

Owner: 504-30-007G, 504-30-007K, 504-30-007L, 504-30-007M

DocuSigned by:

7166365CE9AE443

Signature

John Foltz

Printed Name and Title

2/1/2024 | 05:01:38 PST

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 02/13/24	AGENDA ITEM: 4.B. DS - Old Dominion Freight Lines (ODLF) - Rezone - PLZZ-23-00013
DATE PREPARED: 02/09/24	DISTRICT NO.: Council District 1
STAFF LIAISON: Bart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623) 208-8830	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Public Hearing / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members)
DS - Old Dominion Freight Lines (ODFL) - Rezone (PLZZ-23-00012) Staff recommends the Planning and Zoning Commission hold a public hearing and recommend approval to the Mayor and City Council of a Rezone changing the zoning designation of approximately 158.28 acres, located at the southwest corner of Yuma and Johnson Roads, from Single-Family Rural Residential (SF-43) and Rural Residential (RR) to Light Industrial (I-1).

RELEVANT GOALS:

GOAL 2: Enhanced Economic Well-Being and Vitality

ADDITIONAL RELEVANT GOALS:

GOAL 3: A Well-Planned Urban Community

SUMMARY

PROJECT DESCRIPTION:

Kyle Hoyt, of Hoyt + Berenyi, on behalf of property owner Wrublik Childrens Holdings, LLC, is requesting approval of a Rezone changing the land use designation of approximately 158.28 acres located at the southwest corner of Yuma and Johnson Roads from Single-Family Rural Residential (SF-43) and Rural Residential (RR) to Light Industrial (I-1).

BENEFITS:

The Rezone and companion GPA are supported, as, in concert, they will: Expand the development of employment generating uses in furtherance of General Plan ("GP") Policy G-7.1: "The City of Buckeye should identify and protect areas suitable for large scale office park and industrial activities, such as distribution, logistics, manufacturing, and other employment type uses within the City's MPA" and Goal G-11, "Buckeye is an economic leader in Maricopa County."

FUTURE ACTION:

The Mayor and City Council is expected to hold a public hearing on the subject Rezone and the accompanying GPA on March 5, 2024.

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

ATTACHMENTS:

[PLZZ-23-00013 - ODFL - Rezone - PZ Staff Report - 021324.docx](#)

[Exhibit A - PLZZ-23-00013 - ODFL Rezone - Vicinity Map.pdf](#)

[Exhibit B - PLZZ-23-00013 - ODFL Rezone - GP Map.pdf](#)

[Exhibit C - PLZZ-23-00013 - ODFL Rezone - Zoning Map.pdf](#)

[Exhibit D - PLZZ-23-00013 - ODFL Rezone - Zoning Narrative.pdf](#)

Exhibit E - PLZZ-23-00013 - ODFL Rezone - Citizen Participation Plan Summary.pdf
Exhibit F - PLZZ-23-00013 - ODFL Rezone - Public Comments.pdf



REZONE

Report to the Planning and Zoning Commission

CASE NUMBER: PLZZ-23-00013
TITLE: Old Dominion Freight Lines (ODFL) Property Rezone
MEETING DATE: February 13, 2024

Applicant: Kyle Hoyt, PE
Owner(s): Wrublik Childrens Holdings, LLC
Request: Rezone from Single-Family Rural Residential (SF-43) and Rural Residential (RR) to Light Industrial (I-1)
District: Council District 1
Location: Located at the southwest corner of Yuma and Johnson Roads. Refer to Exhibit A.
Site size: Approximately 158.28 acres
Density: Not applicable
Public input: An advertised neighborhood meeting was held on Wednesday November 15, 2023. The applicant, City staff, and two (2) residents from the area. All required notices of this public hearing have been completed. No additional comments or concerns have been received. Refer to Exhibit E, the Citizen Participation Plan Report.
Recommendation: Conduct a public hearing and recommend that the Planning and Zoning Commission recommend approval to the Mayor and City Council for the subject Rezone.

PROJECT DESCRIPTION:

1. Kyle Hoyt, of Hoyt + Berenyi, on behalf of property owner Wrublik Childrens Holdings, LLC, is requesting approval of a rezone of approximately 158.28 acres located at the southwest corner of Yuma and Johnson Roads. The applicant is requesting to rezone the property from Single-Family Rural Residential (SF-43) and Rural Residential (RR) to Light Industrial (I-1) to accommodate the development of an interstate motor freight terminal.
2. A concurrent request for a Minor General Plan Amendment to change the land use designation of the subject property from Neighborhood and Business Commerce to Employment is scheduled for review at this same meeting. The City Council may only consider approval of this rezoning application if the General Plan Amendment request is first approved.

AREA CONTEXT:

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant	Neighborhood and Business Commerce	Single-Family Rural Residential (SF-43) and Rural Residential (RR)
North	Vacant/Residential	Business Commerce	Maricopa County RU-43
South	Vacant	Master Planned Community	Planned Community (PC)
East	Vacant/Residential	Business Commerce	Maricopa County RU-43
West	Vacant	Master Planned Community	Planned Community (PC)

PUBLIC PARTICIPATION SUMMARY:

4. A neighborhood meeting, providing an opportunity for interested parties to learn more about the request, was held on November 15, 2023, at 6:00 P.M. at the Coyote Branch of the Buckeye Public Library. As required by Buckeye Development Code, written notices to property owners within 500 feet of the subject site were mailed on October 30, 2023, over fifteen (15) days prior to the date of the meeting.
5. Except for the applicant and City staff, two (2) nearby residents attended the neighborhood meeting. The residents spoke with concern of the development of this site and the traffic it will bring. Outside of the speakers during the November 15th outreach

meeting, staff has not received any written or verbal feedback from the public pertaining to this request.

6. 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	January 29, 2024
Site Posted	January 29, 2024
Mailing Notice to Property Owners Within 500 Feet of Site	January 29, 2024

BACKGROUND:

7. July 18, 2000: The Mayor and City Council approved an annexation of the northern half of the site under Ordinance 23-00.
8. 2006: The Mayor and City Council approved a rezone to Rural Residential of the northern half of the site under Ordinance 93-06.
9. January 19, 2023: The applicant held a Preapplication (PAC) meeting with staff under Case PLZM-23-00001.
10. November 15, 2023: A neighborhood meeting was held at the Coyote Branch Library.
11. December 5, 2023: The Mayor and City Council approved an Annexation of the southern half of the property under Ordinance 49-23.

ANALYSIS:

Conformance with the General Plan:

12. As noted, a concurrent request for a Minor General Plan Amendment, changing the land use designation of the property from Neighborhood and Business Commerce to Employment, is scheduled for consideration immediately prior to this item. The proposed Employment land use designation is applied to land that is intended to develop with uses that contribute to the local and regional economy. Uses within the Employment designation may include industrial, such as warehouses, manufacturing facilities, and business parks, with access provided to arterial roadways. When located in proximity to planned residential uses, the zoning districts consistent with the Employment designation are Light Industrial (I-1), and Business Park (BP).

13. With the Neighborhood land use designation occurring nearby, the property is located within an Employment Transition Area (ETA) and will be subject to the enhanced design and performance standards outlined within the General Plan. These additional expectations are intended to ensure development presents an upscale business park image and minimizes any incompatibilities between characteristics of enclosed light industrial uses and any existing or planned residences nearby. The proposed I-1 zoning is consistent with the property's location within an ETA, with conformance to the additional design and performance standards required within the ETA description to be evaluated when a Site Plan is submitted for the property.

Zoning:

14. Existing Zoning:

- a. The existing Single-Family Rural Residential (SF-43) district is established to provide for low-density residential uses with ranch animal privileges, and establish a transition area between agricultural uses and more intense development. The district has a minimum lot size of 43,000 square feet.
 - b. The existing Rural Residential (RR) Zoning District is an obsolete zoning district designed to accommodate low-density residential development in outlying areas where all public services may not be available.
15. The proposed I-1 district permits a range of indoor light industrial uses such as light manufacturing, warehousing, and distribution. Heavy industrial uses, such as manufacturing uses with outdoor components (beyond screened outdoor storage areas) or compounding of raw materials, are not permitted in the I-1 district. Development within the district is required to adhere to the dimensional standards outlined in Table 4.1-3 of the Buckeye Development Code.

Future Development:

16. The intent of this rezone application is to entitle the property to accommodate future site planning and development of an interstate motor freight terminal that creates employment and economic vitality opportunities while respecting any planned residential uses near this site.
17. Approval of a Site Plan application by the Planning and Zoning Commission will be required prior to development occurring on the property.
18. The property is located within the Buckeye Union High School and Palo Verde Elementary School Districts, though industrial development of the site, as proposed, will not result in any direct impacts on either district.

RECOMMENDATION:

19. Staff recommends the Planning and Zoning Commission recommend approval of a Rezone for the ODFL Property (Case PLZZ-23-00013) to the Mayor and City Council, for the following reasons:

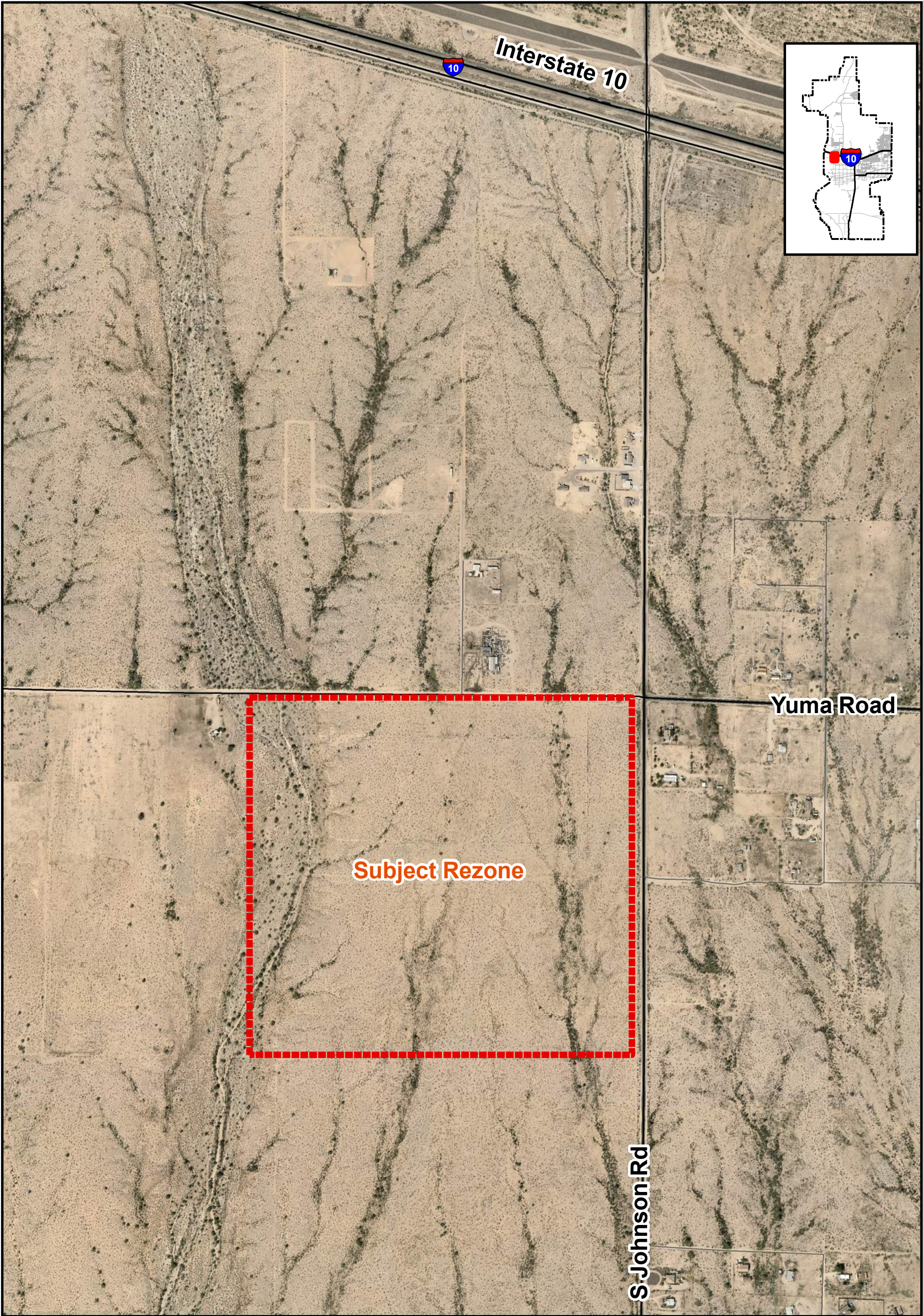
- The rezoning conforms to the property's proposed General Plan designation of Employment and the subject property's location within an Employment Transition Area. *Note:* If the companion Minor General Plan Amendment is not approved, the rezoning should not be approved.
- The rezoning conforms to all requirements of the Buckeye Development Code.
- There are no outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services).

ATTACHMENTS:

Exhibit A – Vicinity Map
Exhibit B – Existing General Plan Land Use Map
Exhibit C – Existing Zoning Map
Exhibit D – Rezoning Narrative
Exhibit E – Citizen Participation Summary
Exhibit F – Public Comments

Prepared By:
Bart Wingard, Principal Planner

Reviewed By:
Adam Copeland, Deputy Director of Planning

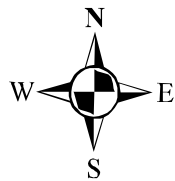


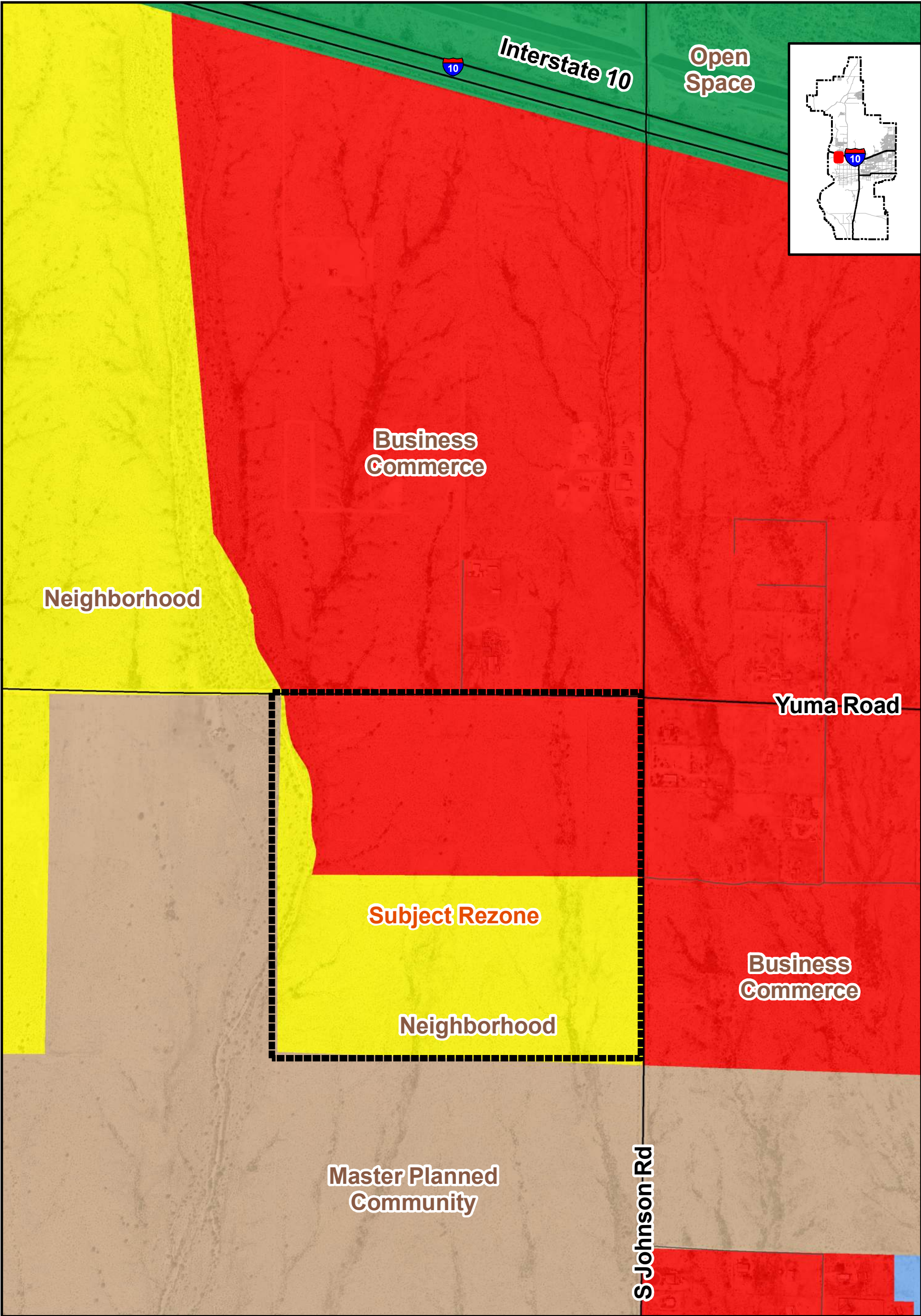
VICINITY MAP

PLZZ-23-00013

ODFL Rezone

City Council District 1



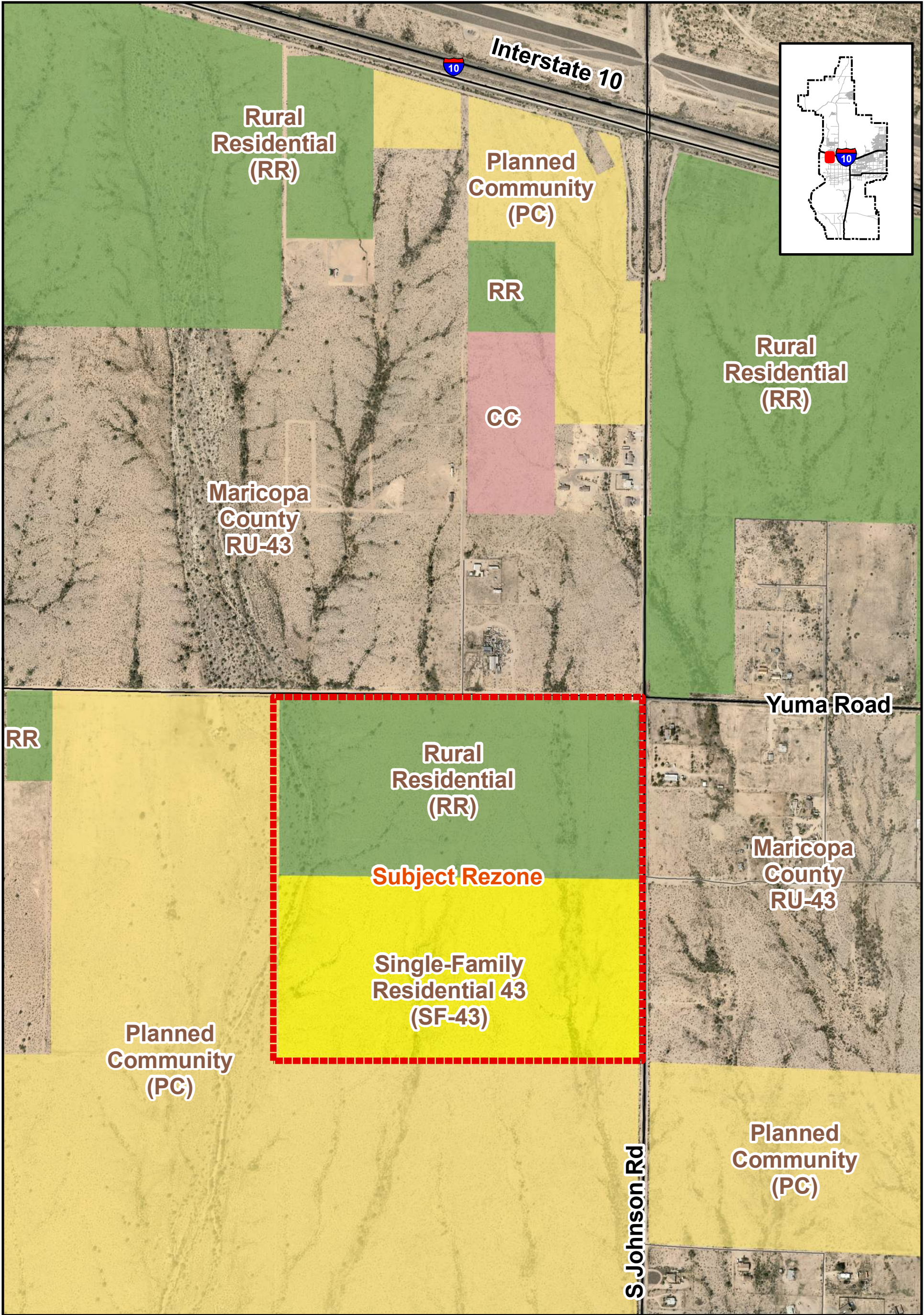


GENERAL PLAN MAP



PLZZ-23-00013
ODFL Rezone
City Council District 1

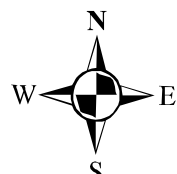




ZONING MAP



PLZZ-23-00013
ODFL Rezone
City Council District 1



PROJECT NARRATIVE

ODFL Buckeye (Project #22-072)
City of Buckeye Case PLZZ-23-00013

January 10, 2024

**RE: Project Narrative – ODFL Buckeye
Rezoning
Associated Case PLZM-23-00001 (PAC)
Associated Case PLZM-23-00078 (Annexation)**

In accordance with the Rezoning checklist, the Project Narrative is broken into the following categories:

- 1.0 Project Information and Description of Request
- 2.0 Land Information
- 3.0 Impact to City Services
- 4.0 Water and Sewer Summary
- 5.0 Legal Description
- 6.0 Rezone Exhibit
- 7.0 300' Radius Owners Information

1.0 Project Information

Project Name: ODFL Buckeye

General Location: Southwest Corner of W Yuma Road and Johnson Road

Parcel APN #'s: 504-31-001J
504-31-001F
504-31-001E
504-31-001B
504-31-001G
504-31-001H

Tracking #: HB Project #22-072
City of Buckeye Case PLZZ-23-00013

Current Site Conditions:

The existing site consists of (4) four parcels totaling approximately 156 acres; and, is currently undeveloped. Approximately 15 acres on the western side of the property appears to be a washout area and is currently planned to be undisturbed.

Current General Plan Designation:

Neighborhood and Business

and Single-Family Residential 43 (SF-43)

Current Zoning:

Some of the parcels are currently zoned RR, Rural Residential in the City of Buckeye. Several parcels are currently located in the City of Buckeye. The remaining parcels have been approved by Council for annexation under PLZM-23-00078.

Vicinity Map:

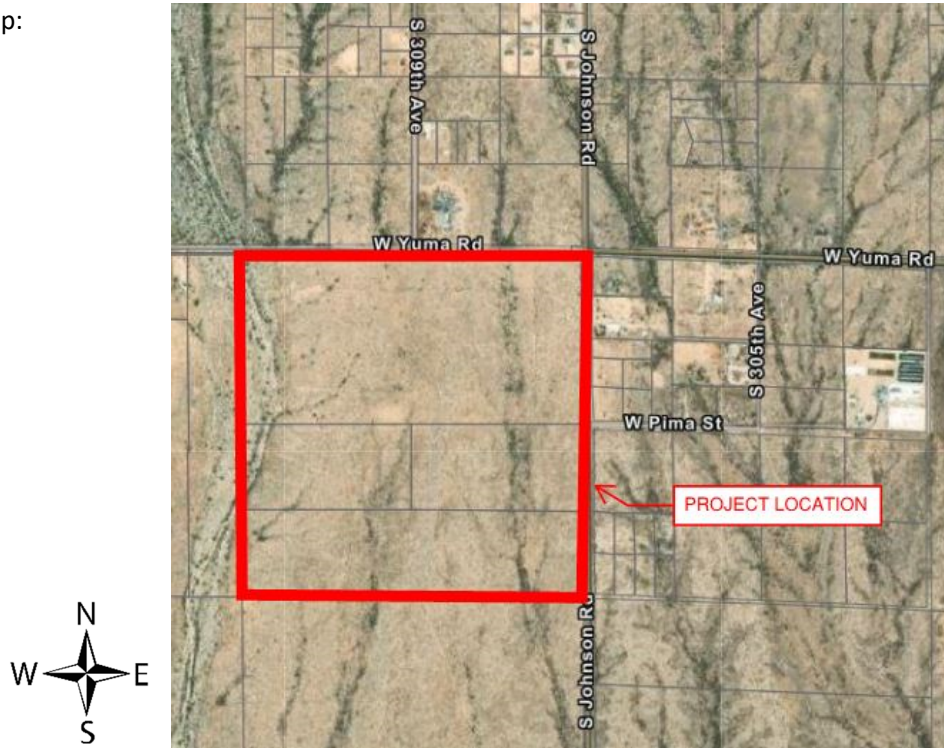


Image 1.0 – Vicinity Map (not to scale)

Description of Request:

The Old Dominion Freight Line (ODFL) Buckeye project includes the construction of a new Interstate Motor Freight Terminal. ODFL is a Less Than Truckload (LTL) freight carrier specializing in (1) one & (2) two-day delivery markets. The operation can generally be described as picking up and delivering general commodities between the local community and all over the country.

The proposed ODFL Buckeye facility will include approximately 200 dock doors with trailer, tractor, and employee parking required to support the facility; and is to be constructed on an approximately 72 acre portion of the combined parcel acreages totaling approximately 158 acres. The residual land is not proposed for development at this time, but the intent will be to readjust the property boundaries and have the residual property available for future development to be determined at a later date.

This request includes the following:

Rezoning – Some of the parcels are currently zoned RR, Rural Residential in the City of Buckeye. The rezoning request is to rezone all parcels from RR to I-1, Light Industrial, where Motor Freight Terminal is a conditional use. and Single-Family Residential 43 (SF-43) and SF-43

As noted in the rezoning several parcels are currently located in the City of Buckeye. The remaining parcels have been approved by Council for annexation under PLZM-23-00078.

Proposed Development Standards:

The proposed development will adhere to all City of Buckeye Development standards, including but not limited to Planning/zoning, architectural, and landscaping.

Phasing:

The ODFL project will include provisions to expand the dock by 50 dock doors and add an onsite maintenance shop at a later date. However, the timeline for that expansion is unknown at this time and the initial project will be done and completed under a single phase. It is also important to note, that there is no initial plan for the residual acreage outside of the ODFL development, but the initial phase will include platting, rezoning, and utility considerations to ensure the residual property is better suited for development.

2.0 Land Information

Design and Landscaping:

The design and landscaping will be in accordance with the City of Buckeye Development requirements. Detailed landscape plans and renderings are included with the overall requests. All comments received during the PAC, PLZM-23-00001, have been addressed through coordination with the City. A formal comment response letter is also available with the full request packages.

Current and Proposed Site Conditions:

The existing site consists of (6) six parcels totaling approximately 158 acres; and, is currently undeveloped. Approximately 15 acres on the western side of the property is a washout area and is currently planned to be undisturbed. The ODFL project will include the development of approximately 72.2 acres on the northern portion of the properties. The residual property, approximately 78.4 acres, will be replated for future, unknown, development.

The properties front on Johnson and Yuma Road. Under the proposed ODFL development all right of way dedication to accommodate the required half street improvements will be made. Following right of way dedication, the overall parcel acreage will be reduced to approximately 150.6 acres; 72.2 for the ODFL development and 78.4 acres for residual development. Half street improvements are also proposed for the frontage of the ODFL project.

Relationship to Surrounding Properties:

The majority of properties surrounding the project are undeveloped. The project is bordered on the north by W Yuma Road, on the east by Johnson Road, and to the south and west by lands within the Cipriani development. The properties also lie in close proximity to the Buckeye airport.

Proposed Percentage and Acreage of Parks and Open Space:

Approximately 15 acres on the western edge of the development, within and surrounding the washout area, will be left as undisturbed open space; which, is approximately 10% of the total site acreage. In addition, the site will be designed to provide all interior landscaping and perimeter buffering required by the City. Detailed planting plans and renderings are available with the requests.

Proposed Trails:

There are currently no dedicated trails within the property but a new 25' wide public path easement is proposed to be granted from the north to the south end of the property along the western side.

3.0 Impact to City Services

Accessibility and Circulation:

The property is bordered on two sides by Yuma Road and Johnson Road; which the City is identifying for Parkway and Major arterial respectively. Right of way dedication for the required street sections is proposed under the ODFL project. Half street improvements are also proposed in accordance with the traffic study.

Refuse Providers:

ODFL produces very little solid waste. The freight that is moved through the facility is generally already packaged; so, there is little to no byproduct (waste) produced as part of the freight operation. The facility will include an office and will have dock workers which will generate waste consistent with a small commercial development.

Fire and Police Protection:

Fire Protection – A private onsite tank and pump system will be provided for onsite fire protection needs. The tanks can be filled and makeup water will be available through the City agreement to provide water for the development. The buildings onsite will be equipped with automatic sprinkler systems. Hydrants will be placed throughout the site as needed for adequate coverage. The internal site circulation will also easily accommodate emergency vehicle movements. Site and building entry points can be equipped Knox Box or other measures required for sufficient fire protection.

Police Protection - The site will be completely secured with a combination of screen walls, chain link fence and barbed wire, including the employee parking area. The freight yard will also include an interior electrical fence. The site will have security monitoring and will be well lit. All these provisions limit the amount of criminal activity.

Local Schools and Parks:

Depending on the City's structure for tax revenue and funding of local schools, and Parks, the ODFL development should positively impact the resources available to support the City's needs. No adverse impacts to local schools or parks will occur as a result of this development.

4.0 Water and Sewer Summary

The ODFL facility will require a domestic, fire, and irrigation water. An existing agreement with the City of Buckeye will provide potable water to the site. Private onsite tank and pump systems will be provided to have readily available delivery capacities. Based on historical information from the existing ODFL Phoenix facility we are anticipating the private domestic system to be designed for approximately 10,609



GPD. Fire water will be provided in accordance with the City of Buckeye Fire Code. Irrigation water will be determined based on final landscaping drawings and associated water needs.

Sewer will be via a combination of septic and petrochemical drywell system. All domestic sewer will be sent to a septic system. Any floor drains within the (3) three bay fuel area will be sent to a petrochemical/dry well system. The sewer system is setup to make a future connection to public sewer if made available in Johnson Road.

If there any questions regarding the details of the project, please do not hesitate to contact Kyle M. Hoyt, P.E. at 843-408-3546, or via email at khoyt@hoytberenyi.com.





EXHIBIT "A"

LEGAL DESCRIPTION

That portion of the Northeast Quarter of Section 13, Township 1 North, Range 5 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:

COMMENCING at the brass cap flush found at the Northeast Corner of said Section 13 from which the Maricopa County aluminum cap in hand hole stamped RLS 36563 found at the East Quarter Corner of said Section 13 bears South 00 degrees 00 minutes 18 seconds West a distance of 2,641.58 feet, said line being the East line of said Northeast Quarter, and said line being the basis of bearing of this description;

Thence along the North line of said Northeast Quarter, North 89 degrees 21 minutes 19 seconds West a distance of 110.01 feet to a point on a line parallel with and 110.00 feet distant from said East line, said point being the POINT OF BEGINNING;

Thence along said parallel line, South 00 degrees 00 minutes 18 seconds West a distance 40.00 feet to a point on a line parallel with and 40.00 feet distant from said North line;

Thence along last-mentioned parallel line, South 89 degrees 21 minutes 19 seconds East a distance of 70.00 feet to a point on a line parallel with and 40.00 feet distant from said East line;

Thence along last-mentioned parallel line, South 00 degrees 00 minutes 18 seconds East a distance of 2,601.55 feet to a point on the South line of said Northeast Quarter;

Thence along said South line, North 89 degrees 19 minutes 33 seconds West a distance of 2,618.35 feet to a 5/8-inch rebar found at the Center of said Section 13;

Thence along the West line of said Northeast Quarter, North 00 degrees 16 minutes 57 seconds East a distance of 2,640.09 feet to a brass cap flush stamped RLS 11893 found at the North Quarter Corner of said Section 13;

Thence along said North line of the Northeast Quarter, South 89 degrees 21 minutes 19 seconds East a distance of 2,535.54 feet to the POINT OF BEGINNING.

Containing an area of 6,894,593 square feet or 158.278 acres, more or less.

See attached Exhibit "B"

EXHIBIT "B"

PORTION OF THE NE 1/4,
SECTION 13, T1N, R5W
GILA AND SALT RIVER
BASE AND MERIDIAN
MARICOPA COUNTY, ARIZONA

FND BCFL/RLS 11893
N 1/4 CORNER
SEC. 13, T1N, R5W

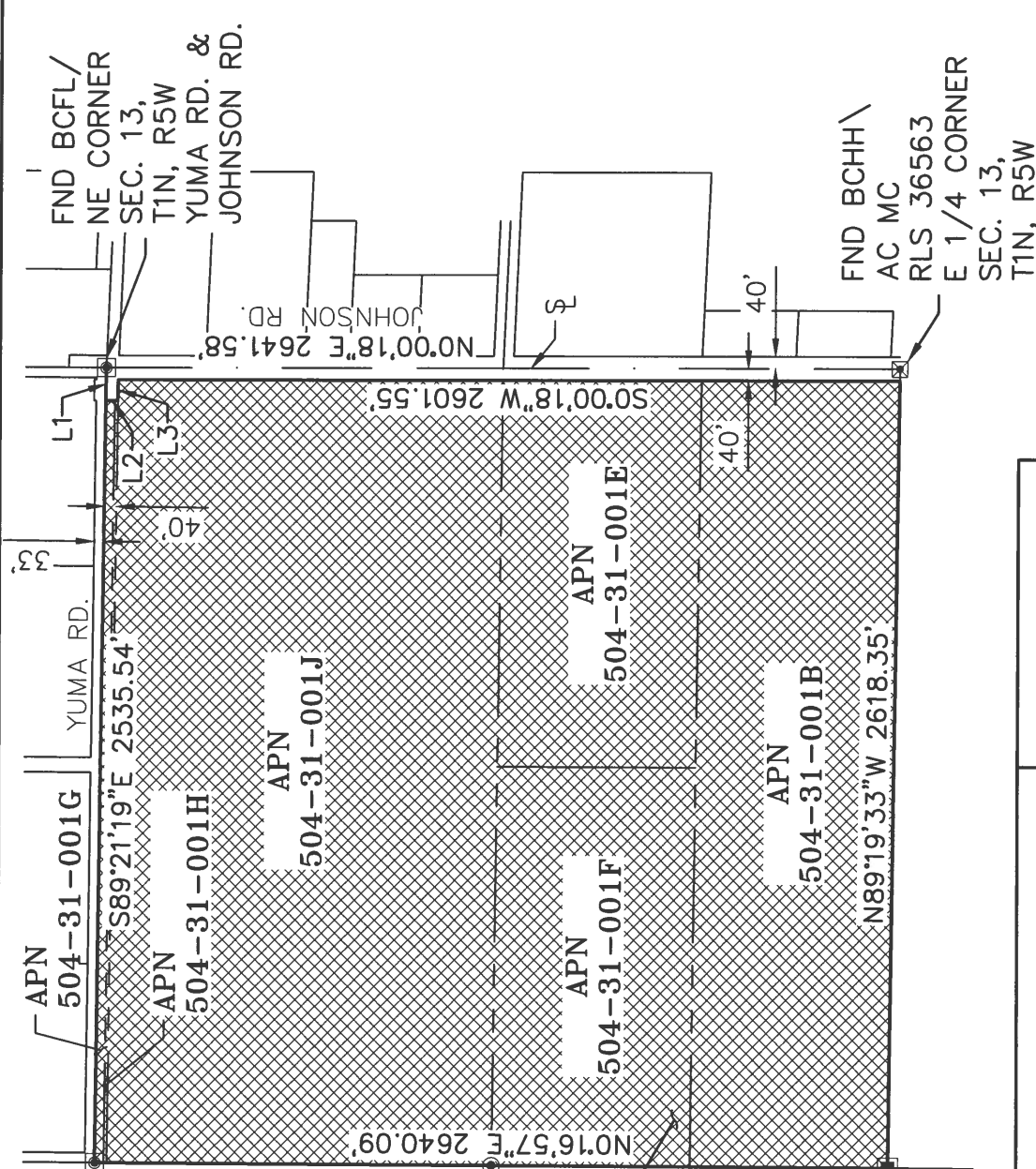
FND 1/2" REBAR
W/ CAP RLS 11893
C-N 1/16 COR.
SEC. 13, T1N, R5W

6,894,593 S.F.
158.278 AC

FND BCFL/
GLO W 1/4 COR.
SEC. 13,
T1N R5W

FND 5/8" REBAR
CENTER SEC. 13,
T1N, R5W

SCALE: N.T.S.



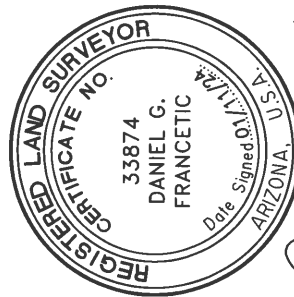
LEGEND



PURCHASE PARCEL

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST
QUARTER OF SECTION 13
BEARING S 00°00'18" W



Daniel G. Francetic

CITY OF BUCKEYE

ODFL PROPERTY

SECTION 13, T1N, R5W

EXHIBIT 'B'



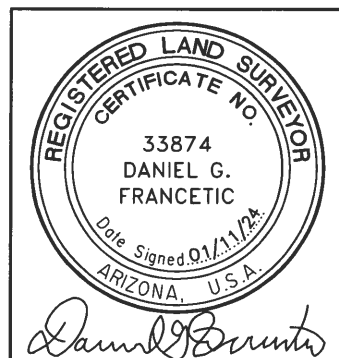
3033 N. 44th Street, Suite 250
Phoenix, AZ 85018
Tel 602.244.2566
Fax 602.244.8947
Website: www.Entellus.com

DATE: 09/12/23 REV'D:

DRAWN BY: JMECHK'D: DGF PG:2 OF 3

FILE: 100216_PURCHASE PARCEL.DWG

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89° 21' 19"W	110.01'
L2	S0° 00' 18"W	40.00'
L3	S89° 21' 19"E	70.00'



CITY OF BUCKEYE

ODFL PROPERTY

SECTION 13 T.1N, R5W

LINE AND CURVE TABLE

DATE: 09/12/23 | REV'D:

DRAWN BY: JME | CHK'D: DGF | PG: 3 OF 3

FILE: 100216_PURCHASE PARCEL.DWG

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST
QUARTER OF SECTION 13
BEARING S 00°00'18" W

**Entellus™**

3033 N. 44th Street, Suite 250

Phoenix, AZ 85018

Tel 602.244.2566

Fax 602.244.8947

Website: www.Entellus.com

100216 - Closure Report

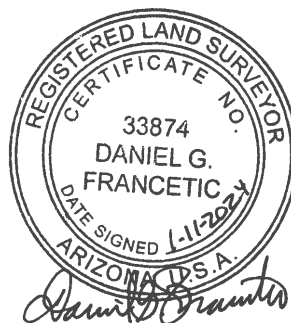
Tue Aug 29 08:03:17 2023

Northing	Easting	Bearing	Distance
86947.889	57233.606	S 00°00'18" W 40.002	
86907.886	57233.603	S 89°21'19" E 70.004	
86907.099	57303.603	S 00°00'18" W 2601.552	
84305.547	57303.378	N 89°19'33" W 2618.348	
84336.355	54685.211	N 00°16'57" E 2640.091	
86976.414	54698.222	S 89°21'19" E 2535.545	
86947.889	57233.606		

Closure Error Distance> 0.00000

Total Distance> 10505.543

Polyline Area: 6894593 sq ft, 158.2781 acres



100216 - Tie Line

Tue Aug 29 08:01:55 2023

Northing	Easting	Bearing	Distance
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86946.651	57343.606		
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		N 89°21'19" W	110.007
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86947.889	57233.606		
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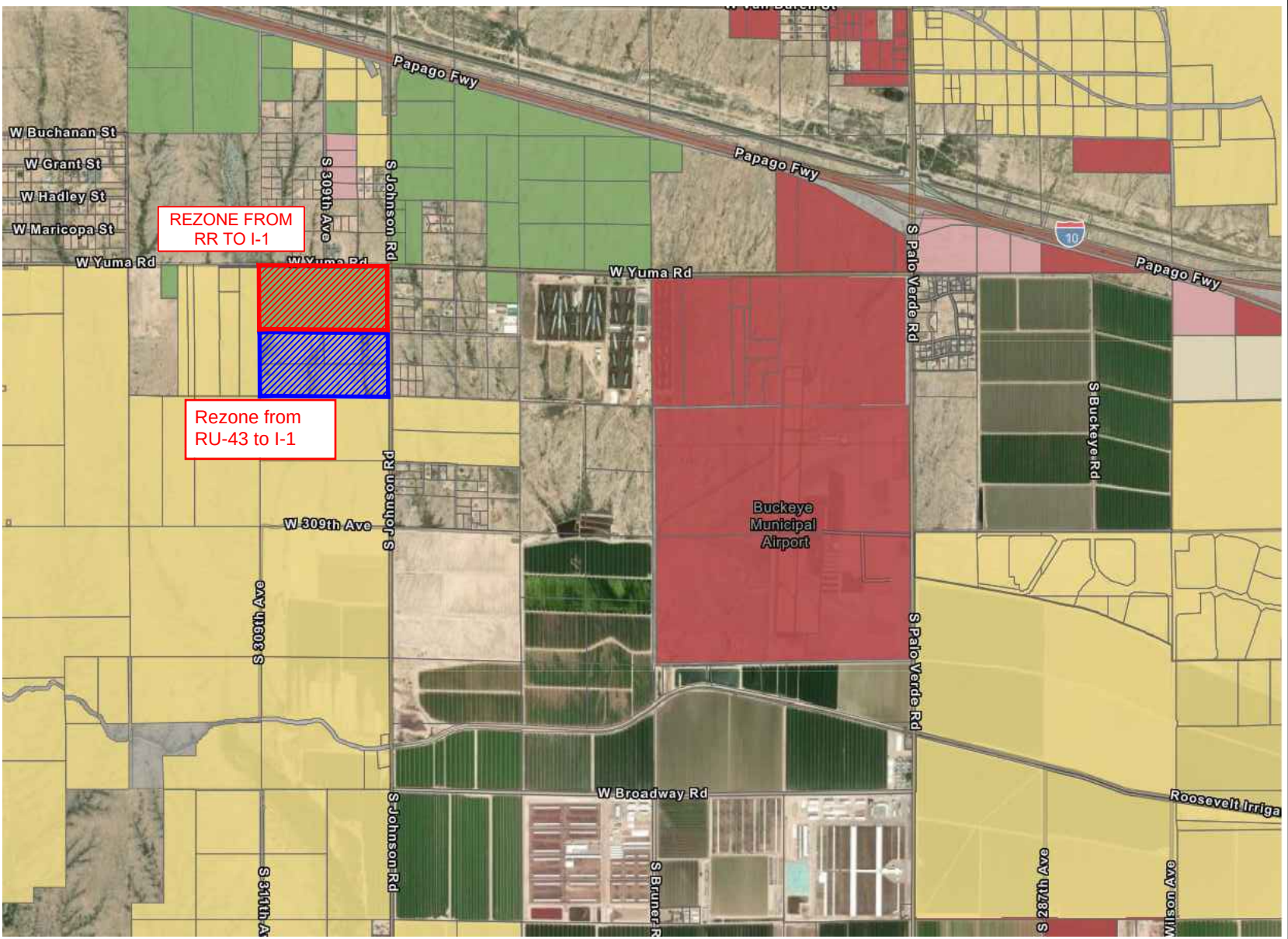
Closure Error Distance> 110.0068 Error Bearing> S 89°21'19" E

Closure Precision> 1 in 1.0 Total Distance> 110.007



Zoning

- Agricultural (AG)
- Single Family Rural Residential (SF-43)
- Single Family Residential 6 (SF-6)
- Single Family Residential 3 (SF-3)
- Neighborhood Mixed Use (NMU)
- Downtown Commercial, DC
- Community Commercial (C-2)
- Regional Commercial (C-3)
- Business Park (BP)
- Light Industrial (I-1)
- Heavy Industrial (I-2)
- Rural Residential (RR)
- Planned Residential (PR)
- Mixed Residential (MR)
- Planned Community (PC)
- Commercial Center (CC)
- General Commerce (GC)
- Special Use (SU)



JOB NUMBER: 22-072	JOB NAME: ODFL Buckeye	TITLE: Rezoning Exhibit		Sheet: 1 of 1
DATE: 1/10/2024	SCALE: 1"=3000'	DRAWN BY: KMH	CHECKED BY: KMH	

	Parcel Number	Owner	Mailing Address	Secondary Address
1	504-15-022E	BUCKEYE COMMERCE PARK LLC	PO BOX 531210 HENDERSON NV USA 89052	
2	504-30-007Y	TRUSCHEL ANN LOUISE	1213 S JOHNSON BUCKEYE AZ USA 85326	
3	504-30-007X	LUNA ARISTEO P/MARIA L	1221 S JOHNSON RD BUCKEYE AZ USA 85326	
4	504-30-063C	MARQUEZ SAMUEL	19939 W WILSON ST BUCKEYE AZ USA 85326	
5	504-30-062	ZAVALA NASHIELI	4812 W. CHRISTY DR GLENDALE AZ USA 85304	
6	504-30-063G	ZAKHIA JOSEPH/DIAMYNDE	1448 S 306TH LN BUCKEYE AZ USA 85326	
7	504-30-063F	BURTCHETT TRAVIS/REGINA	1439 S 306TH LN BUCKEYE AZ USA 85326	
8	504-30-063D	MARTINEZ JOEL	1506 S 306TH LN BUCKEYE AZ USA 85326	
9	504-30-063E	GUERRERO JULIO ALBERTO/LEYVA ALEJANDRA FL	1503 S 306TH LN BUCKEYE AZ USA 85326	
10	504-30-007S	LANDINGER B G/VINGER CHRISTOPHER ETAL	4529 E CLEARWATER PKWY PARADISE VALLEY AZ USA 85253	
11	504-30-064A	ES INVESTMENTS LLC	14175 W INDIAN SCHOOL RD STE B4-542 GOODYEAR AZ USA 85395	9102 W MISSOURI AVE GLENDALE AZ 85305
12	504-30-064B	ES INVESTMENTS LLC	14175 W INDIAN SCHOOL RD STE B4-542 GOODYEAR AZ USA 85395	9102 W MISSOURI AVE GLENDALE AZ 85305
13	504-30-064D	ES INVESTMENTS LLC	14175 W INDIAN SCHOOL RD STE B4-542 GOODYEAR AZ USA 85395	9102 W MISSOURI AVE GLENDALE AZ 85305
14	504-30-065A	ES INVESTMENTS LLC	14175 W INDIAN SCHOOL RD STE B4-542 GOODYEAR AZ USA 85395	9102 W MISSOURI AVE GLENDALE AZ 85305
15	504-30-065B	ES INVESTMENTS LLC	14175 W INDIAN SCHOOL RD STE B4-542 GOODYEAR AZ USA 85395	9102 W MISSOURI AVE GLENDALE AZ 85305
16	504-30-065D	ES INVESTMENTS LLC	14175 W INDIAN SCHOOL RD STE B4-542 GOODYEAR AZ USA 85395	9102 W MISSOURI AVE GLENDALE AZ 85305
17	504-30-004V	CIRPRIANI HOLDINGS LLC	7181 E CAMELBACK RD UNIT 401 SCOTTSDALE AZ USA 85251	
18	504-31-003C	CIRPRIANI HOLDINGS LLC	7181 E CAMELBACK RD UNIT 401 SCOTTSDALE AZ USA 85251	
19	504-31-002B	CIRPRIANI HOLDINGS LLC	7181 E CAMELBACK RD UNIT 401 SCOTTSDALE AZ USA 85251	
20	504-31-004P	CIRPRIANI HOLDINGS LLC	7181 E CAMELBACK RD UNIT 401 SCOTTSDALE AZ USA 85251	
21	504-61-023N	LARA NORLEEN F	7255 E BROADWAY RD APT 238 MESA AZ USA 85208	
22	504-61-023T	SINGH JATINDER	309 YUMA BUCKEYE AZ USA 85326	
23	504-61-023L	GARY W LINDE LIVING TRUST	30832 W YUMA RD BUCKEYE AZ USA 85326	
24	504-61-023V	STEWART/SHERPICK FAMILY MINORITY TRUSTS	88 KESINGTON RD PORTSMOUTH NH USA 03801	

January 29, 2024

**RE: Citizen Participation Plan Summary – ODFL Buckeye – Rezone and Minor General Plan Amendment
City Project #'s PLZZ-23-00013 and PLZU-23-00009
City Parcel #'s 504-31-001B, 504-31-001E, 504-31-001F, 504-31-001G, 504-31-001H, and 504-31-001J**

This document is being provided to summarize the public participation required under the ODFL Buckeye Project; which, proposes to rezone (6) six parcels to I-1 along with a minor general plan amendment from neighborhood and business to employment. A summary of the primary public participation components is as follows:

NEIGHBORHOOD MEETING – A neighborhood meeting was held on November 15th, 2023 at 6:30 PM at the Buckeye Public Library, Coyote Branch. Written notification was sent via first class mail (15) fifteen days prior to the property owners within 500'. Kyle M. Hoyt, P.E. and Matt Nowell, Director of Real Estate for ODFL, presented the proposed project and all major review components including site plan, conditional use, rezoning, and general plan amendment. (2) Two neighbors attended the neighborhood meeting along with (2) two Wrublik Children (property owners) and Bart Wingard with the City of Buckeye. The (2) two neighbors present were understandably not excited to see the proposed change to the property currently being used for agricultural purposes; but were accepting of the reasons behind the location of the proposed ODFL facility and logical components supporting the request. Kyle M. Hoyt, P.E. provided direct contact information to the neighbors for any continued questions or information needed throughout the process. Email notification, in addition to mail notification, regarding the February 13th Planning and Zoning Commission has also been provided to the neighbors present at the neighborhood meeting.

PLANNING AND ZONING COMMISSION MAILING NOTIFICATION - Mailing notification was made, via first class mail, (15) fifteen days prior to the February 13th Planning and Zoning Commission Meeting. Notice was sent to neighboring property owners within 500'.

PLANNING AND ZONING COMMISSION PUBLISHED NOTICE – Published notice was provided in the Arizona Republic on January 29th, 2024 (15) fifteen days prior to the February 13th Planning and Zoning Commission Meeting.

PLANNING AND ZONING COMMISSION POSTED NOTICE – (3) Three signs were installed along the property boundaries on January 29th, 2024 (15) fifteen days prior to the February 13th Planning and Zoning Commission Meeting.

The following exhibits are also being provided to document the public participation plan:

1. Exhibit A – Neighborhood Meeting
 - a. Affidavit of Mailing
 - b. Property Owner Map and List
 - c. Notification Letter
 - d. Landscape Graphic
 - e. Rezoning Exhibit

2. Exhibit B – Mailing Notification
 - a. Affidavit of Mailing
 - b. Property Owner Map and List
 - c. Notification letter
 - d. Rezoning Exhibit
 - e. GPA Exhibit
3. Exhibit C – Published Notice
 - a. Affidavit of Publication
4. Exhibit D – Posted Notice
 - a. Affidavit of Sign Posting
 - b. Sign Pictures

If there are any questions regarding the Citizen Participation Plan, please do not hesitate to contact Kyle M. Hoyt, P.E. at 843-408-3546, or via email at khoyt@hoytberenyi.com.



Affidavit of Mailing Notice

Case Number: PLZZ-23-00013 and PLZU-23-00009

Project Name: ODFL Buckeye

Applicant Name: Kyle M. Hoyt

Location: Western side of Johnson Road, extending south of the Intersection Yuma Road approximately 2,600'.

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

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

See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: _____

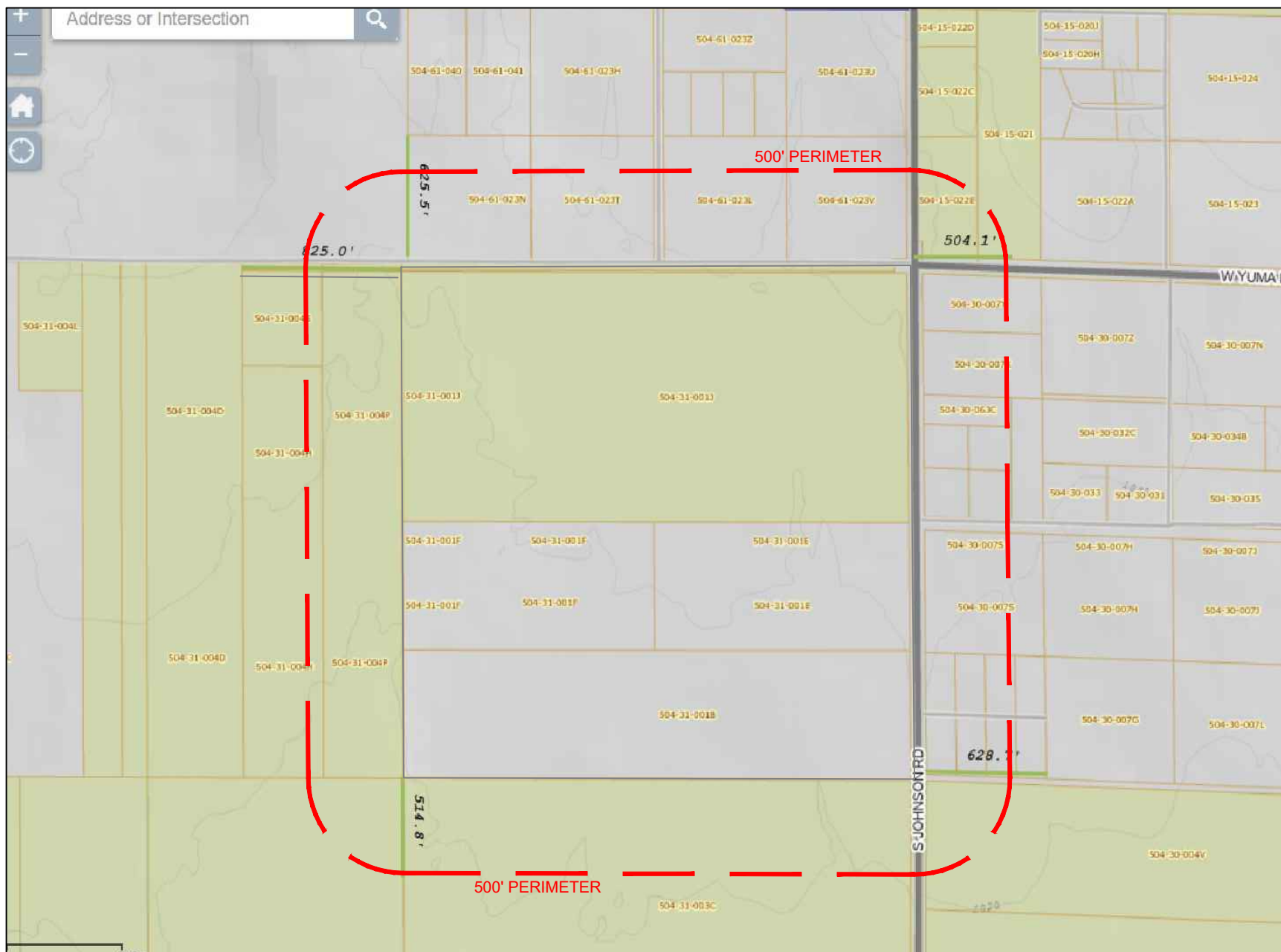
SUBSCRIBED AND SWORN before me this 30th day of October, 2023, by:

Natalie Green
Notary Public

My Commission Expires:

07-11-2033





	Parcel Number	Owner	Mailing Address	Secondary Address
1	504-15-022E	BUCKEYE COMMERCE PARK LLC	PO BOX 531210 HENDERSON NV USA 89052	
2	504-15-021	BUCKEYE COMMERCE PARK LLC	PO BOX 531210 HENDERSON NV USA 89052	
3	504-30-007Y	TRUSCHEL ANN LOUISE	1213 S JOHNSON BUCKEYE AZ USA 85326	
4	504-30-007X	LUNA ARISTEO P/MARIA L	1221 S JOHNSON RD BUCKEYE AZ USA 85326	
5	504-30-063C	MARQUEZ SAMUEL	19939 W WILSON ST BUCKEYE AZ USA 85326	
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8	504-30-063F	BURTCHETT TRAVIS/REGINA	1439 S 306TH LN BUCKEYE AZ USA 85326	
9	504-30-063D	MARTINEZ JOEL	1506 S 306TH LN BUCKEYE AZ USA 85326	
10	504-30-063E	GUERRERO JULIO ALBERTO/LEYVA ALEJANDRA FL	1503 S 306TH LN BUCKEYE AZ USA 85326	
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13	504-30-064B	ES INVESTMENTS LLC	14175 W INDIAN SCHOOL RD STE B4-542 GOODYEAR AZ USA 85395	9102 W MISSOURI AVE GLENDALE AZ 85305
14	504-30-064C	OSBORN LOGAN T/STACY E	30624 W HOPI ST BUCKEYE AZ USA 85326	
15	504-30-064D	ES INVESTMENTS LLC	14175 W INDIAN SCHOOL RD STE B4-542 GOODYEAR AZ USA 85395	9102 W MISSOURI AVE GLENDALE AZ 85305
16	504-30-065A	ES INVESTMENTS LLC	14175 W INDIAN SCHOOL RD STE B4-542 GOODYEAR AZ USA 85395	9102 W MISSOURI AVE GLENDALE AZ 85305
17	504-30-065B	ES INVESTMENTS LLC	14175 W INDIAN SCHOOL RD STE B4-542 GOODYEAR AZ USA 85395	9102 W MISSOURI AVE GLENDALE AZ 85305
18	504-30-065C	YEA CLAUDIA G/LOPEZ AUDON	30627 W HOPI ST BUCKEYE AZ USA 85326	
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20	504-30-004V	CIRPRIANI HOLDINGS LLC	7181 E CAMELBACK RD UNIT 401 SCOTTSDALE AZ USA 85251	
21	504-31-003C	CIRPRIANI HOLDINGS LLC	7181 E CAMELBACK RD UNIT 401 SCOTTSDALE AZ USA 85251	
22	504-31-002B	CIRPRIANI HOLDINGS LLC	7181 E CAMELBACK RD UNIT 401 SCOTTSDALE AZ USA 85251	
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26	504-61-023N	LARA NORLEEN F	7255 E BROADWAY RD APT 238 MESA AZ USA 85208	
27	504-61-023T	SINGH JATINDER	309 YUMA BUCKEYE AZ USA 85326	
28	504-61-023L	GARY W LINDE LIVING TRUST	30832 W YUMA RD BUCKEYE AZ USA 85326	
29	504-61-023V	STEWART/SHERPICK FAMILY MINORITY TRUSTS	88 KESINGTON RD PORTSMOUTH NH USA 03801	

October 30, 2023

**RE: Neighborhood Meeting - ODFL Buckeye – Conditional Use and Rezoning
City Project #PLZU-23-00008 and PLZZ-23-00013
Parcel #'s 504-31-001B, 504-31-001E, 504-31-001F, 504-31-001G, 504-31-001H,
and 504-31-001J**

To Our Neighbors:

We invite you to attend a neighborhood meeting to discuss the proposed conditional use and rezoning requests for the Old Dominion Freight Line (ODFL) Buckeye project. The details of the meeting are as follows:

NEIGHBORHOOD MEETING

DATE:	Wednesday, November 15 th , 2023
TIME:	6:30 PM
LOCATION:	Buckeye Public Library – Coyote Branch 21699 W. Yuma Road, Suite 116 Buckeye, AZ 85326
APPLICANT/CONTACT PERSON:	Attn: Kyle M. Hoyt, P.E. Hoyt + Berenyi, LLC. 346 Seacoast Parkway, Suite 200 Mount Pleasant, SC 29464 (843) 408-3546 khoyt@hoytberenyi.com

In order to help illustrate the proposed requests we have included a rezoning exhibit, site plan, and landscape plan graphic.

Portions of the overall acreage are currently zoned Rural Residential in the City of Buckeye. The remaining acreage is zoned RU-43 in Maricopa County. The County parcels will be annexed into the City, and all parcels are proposed to be rezoned to Light Industrial, I-1. Motor Freight Terminal is identified as a conditional use within the I-1 district.

We look forward to discussing the project in further detail including the employment opportunities that will help strengthen the economic base.

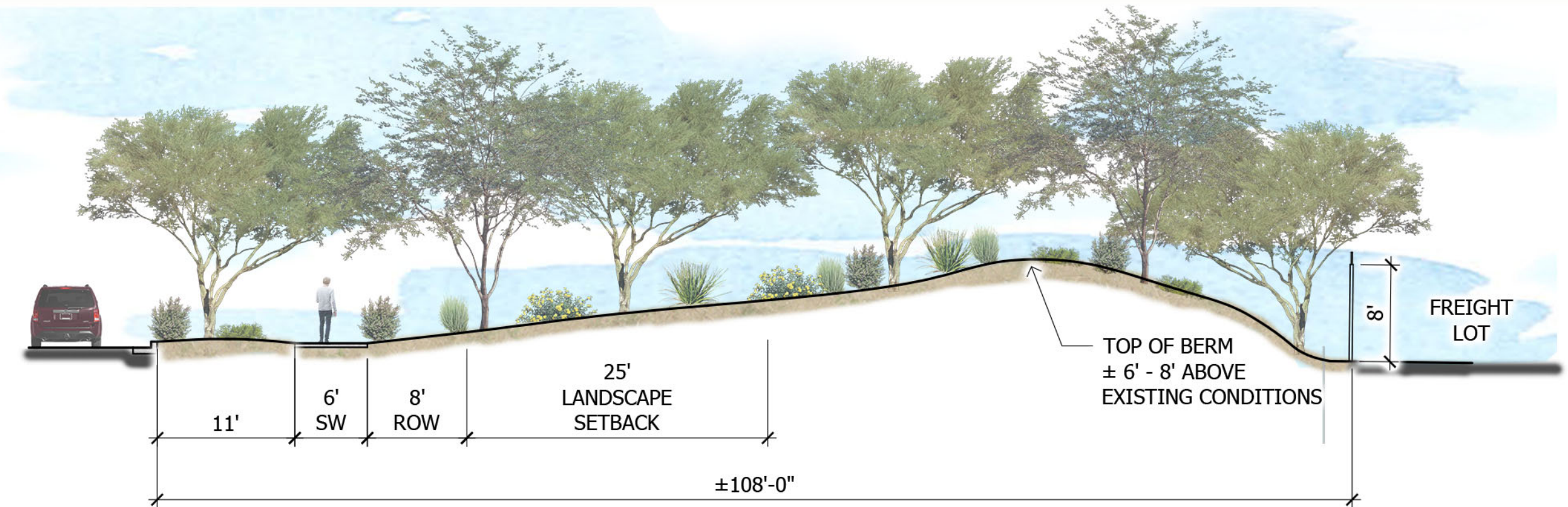
If you have any questions, please do not hesitate to reach out to Kyle M. Hoyt at the information listed above. If you are unable to attend or require additional information, you may also contact the City of Buckeye Planning & Zoning Division at planningandzoning@buckeyeaz.gov, or by phone at 623-349-6211.



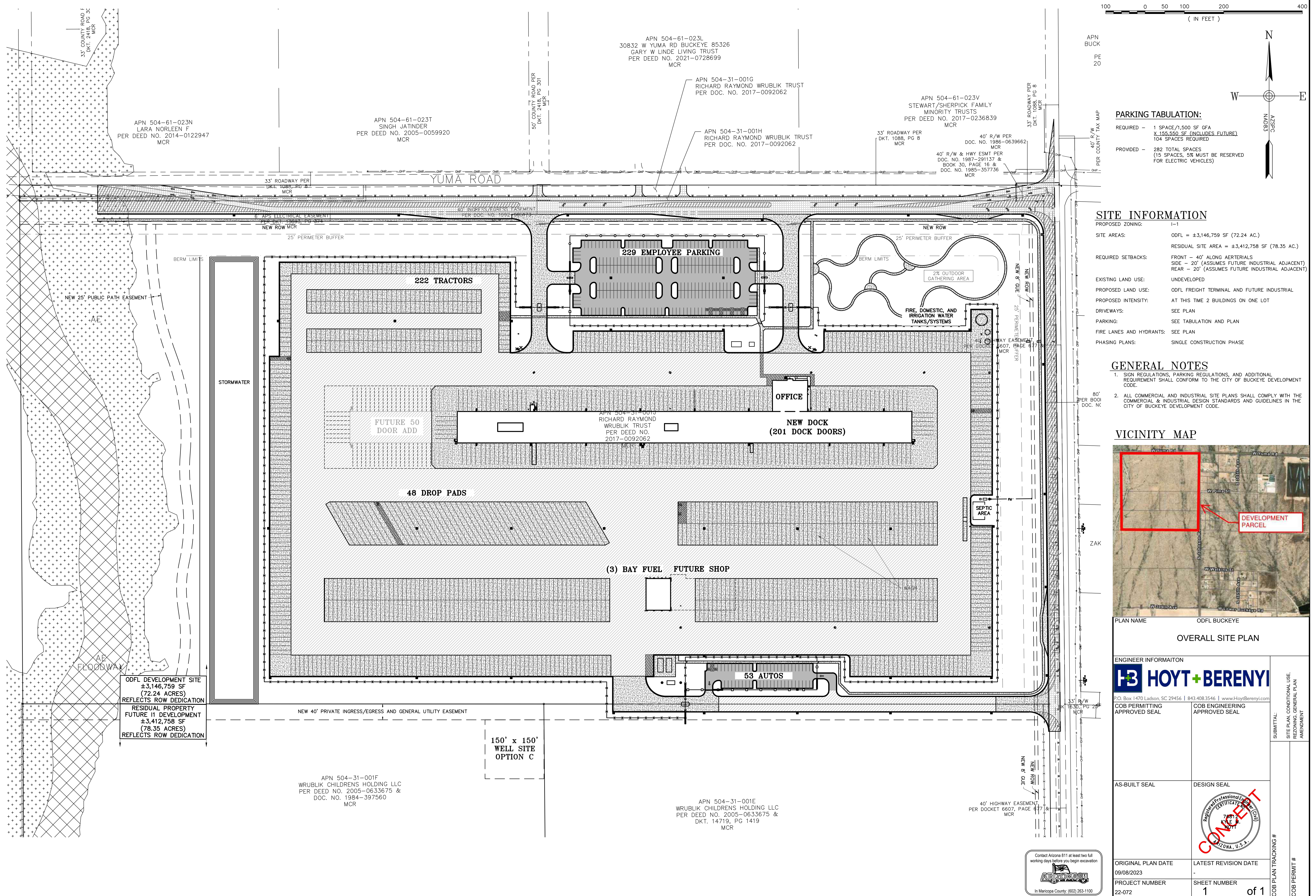
LANDSCAPE SITE DATA		
Site Area	3,513,337 sf	80.65 acres
10% Open Space Required	351,334 sf	
Landscape Areas	Required	Provided
Perimeter Landscape: (3,237 Linear Feet @ Required 25' Setback)	80,925 sf	80,925 sf
Site Amenity Area Requirement (2% of Site Area)	70,267 sf	109,787 sf
Open Space Area	200,142 sf	360,816 sf
Total Landscape Open Space	351,334 sf	551,528 sf
Landscape Planting Requirements	Required	Provided
Tree Requirement (1 Tree per 600 sq. ft.)	451	438
Plant Requirement (5 plants per 600 sq. ft.)	2,253	2,189
Perimeter Landscape Planting Requirements		
Tree Requirement (1 Tree per 30 in. ft.)	108	121
Plant Requirement (5 plants per 30 in. ft.)	540	596
Parking Island Landscape Requirements		
Tree Requirement (1 Tree per Island)	8	8
Plant Requirement (3 Plants per Island)	24	32
Total Trees	567	567
Total Plants	2,817	2,817
Tree Box Size Requirements	Required	Provided
60% - 24" Box or Larger	340	340
35% - 36" Box or Larger	198	198
5% - 48" Box or Larger	28	28

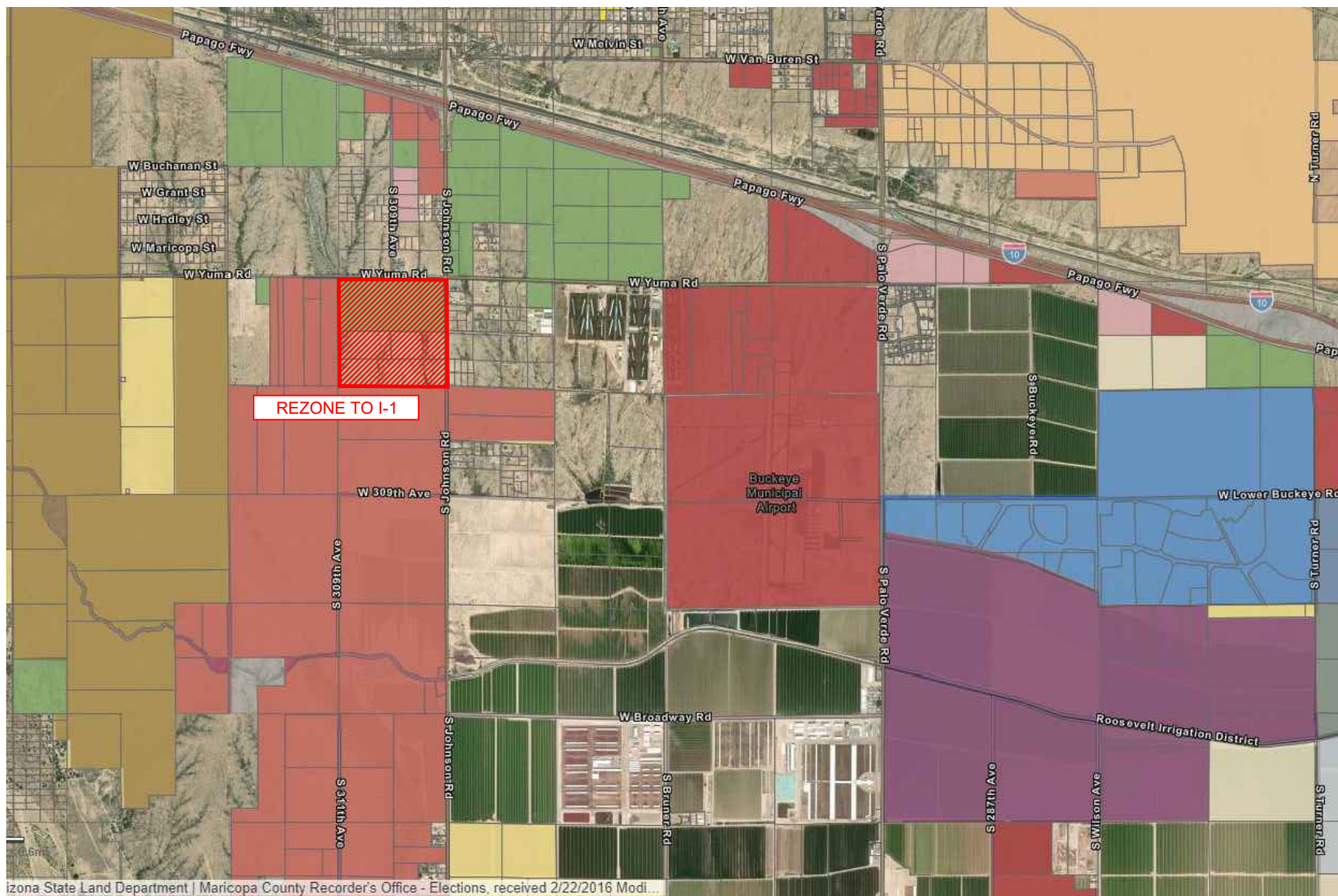
Plant Materials Legend

Tree	Box	Qty
Caesalpinia cactalaco	24"	29
Cascalote		
Chilopsis linearis	24"	101
Desert Willow		
Ebenopsis ebano	36"	144
Texas Ebony		
Olneya tesota	24"	47
Desert Ironwood		
Parkinsonia floridum	48"	28
Blue Palo Verde		
Parkinsonia floridum	24"	34
Blue Palo Verde		
Parkinsonia microphylla	24"	38
Foothills Palo Verde		
Prosopis hybrid	24"	78
Thornless Mesquite		
Prosopis velutina	36"	56
Velvet Mesquite		
Quercus virginiana	24"	12
Southern Live Oak		
Extra Large Shrubs	Size	Qty
Eucoma Stans		
Yellow Bells	5 gal.	186
Vauquelinia californica		
Arizona Rosewood	5 gal.	88
Large Shrubs	Size	Qty
Calliandra californica		
Red Fairy Duster	5 gal.	318
Larrea tridentata		
Creosote	5 gal.	274
Leucophyllum langmaniae 'Lynn's Legacy'		
Lynn's Legacy Sage	5 gal.	328
Viguiera deltoidea		
Goldeneye	5 gal.	272
Medium Shrubs	Size	Qty
Encelia farinosa		
Brittlebush	5 gal.	196
Eremophila hygrophana Blue Bells		
Blue Bells	5 gal.	278
Groundcovers	Size	Qty
Verbena gooddingii		
Gooding Verbena	1 gal.	758
Cacti/ Accents	Size	Qty
Asclepias subulata		
Desert Milkweed	5 gal.	39
Dasyliion wheeleri		
Desert Spoon	5 gal.	31
Yucca pallida		
Pale Leaf Yucca	5 gal.	49
No Symbol	Decomposed Granite	
Symbol	Stabilized Decomposed Granite	



A-A YUMA ROAD LANDSCAPE SECTION
SCALE: 1:10





P.O. Box 1470 Ladson, SC 29016 | 803-480-3546 | www.HoytBerenyi.com

EXHIBIT A

JOB NUMBER: 22-072	JOB NAME: ODFL Buckeye		TITLE: Rezoning Exhibit		Sheet: 1 of 1
	DATE: 09/19/2023	SCALE: As Shown	DRAWN BY: KMH	CHECKED BY: KMH	

Page 7 of 7

Affidavit of Mailing Notice

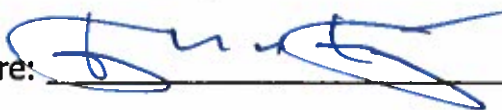
Case Number: PLZZ-23-00013 and PLZU-23-00009
Project Name: ODFL Buckeye
Applicant Name: Kyle M. Hoyt
Location: Western side of Johnson Road, extending south of the Intersection Yuma Road approximately 2,600'.

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

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

See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: _____



SUBSCRIBED AND SWORN before me this 24th day of January, 2024, by:

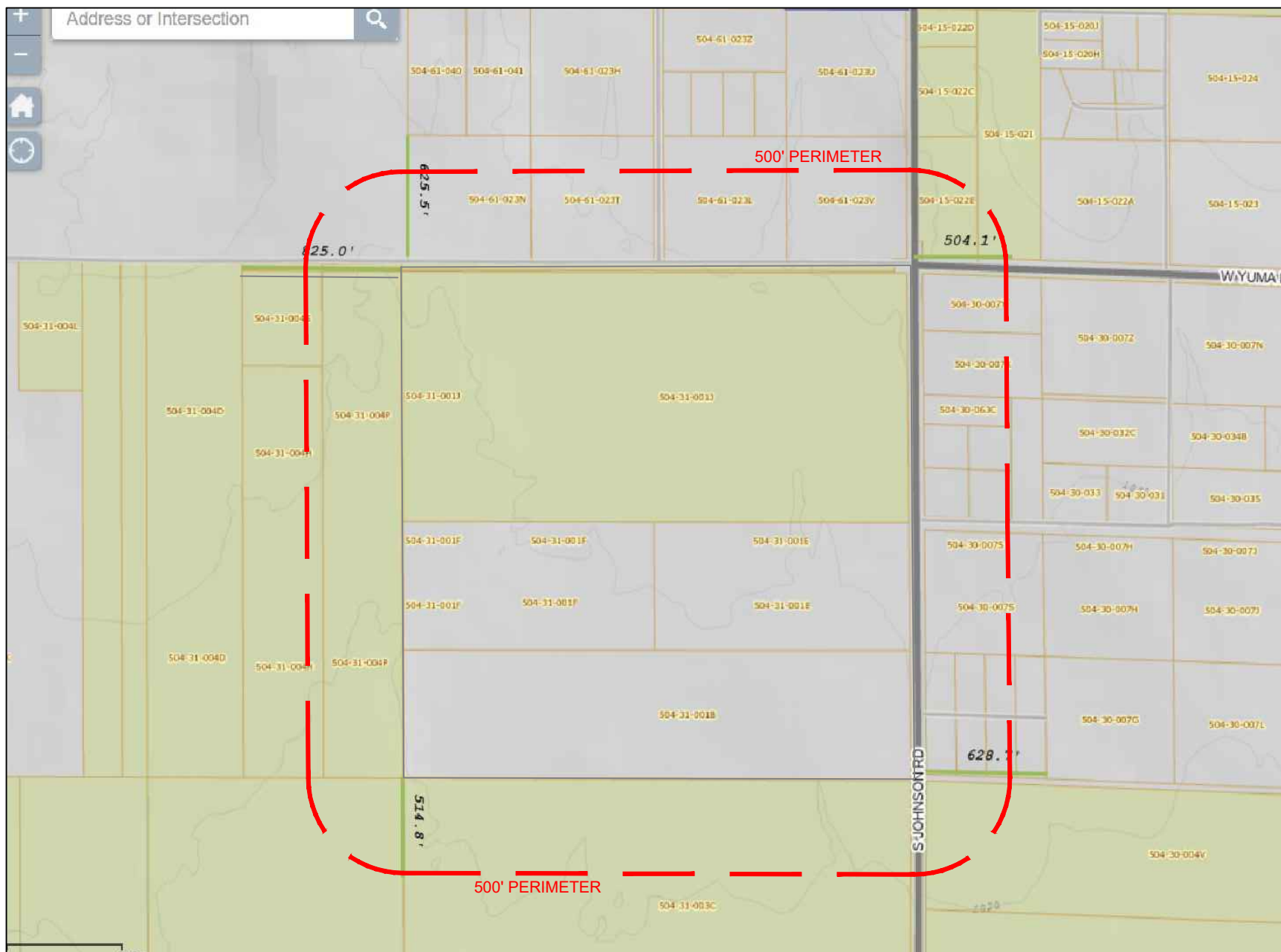
Jakob G. Bereny Jakob G. Bereny

Notary Public

My Commission Expires:

05/04/2028





	Parcel Number	Owner	Mailing Address	Secondary Address
1	504-15-022E	BUCKEYE COMMERCE PARK LLC	PO BOX 531210 HENDERSON NV USA 89052	
2	504-15-021	BUCKEYE COMMERCE PARK LLC	PO BOX 531210 HENDERSON NV USA 89052	
3	504-30-007Y	TRUSCHEL ANN LOUISE	1213 S JOHNSON BUCKEYE AZ USA 85326	
4	504-30-007X	LUNA ARISTEO P/MARIA L	1221 S JOHNSON RD BUCKEYE AZ USA 85326	
5	504-30-063C	MARQUEZ SAMUEL	19939 W WILSON ST BUCKEYE AZ USA 85326	
6	504-30-062	ZAVALA NASHIELI	4812 W. CHRISTY DR GLENDALE AZ USA 85304	
7	504-30-063G	ZAKHIA JOSEPH/DIAMYNDE	1448 S 306TH LN BUCKEYE AZ USA 85326	
8	504-30-063F	BURTCHETT TRAVIS/REGINA	1439 S 306TH LN BUCKEYE AZ USA 85326	
9	504-30-063D	MARTINEZ JOEL	1506 S 306TH LN BUCKEYE AZ USA 85326	
10	504-30-063E	GUERRERO JULIO ALBERTO/LEYVA ALEJANDRA FL	1503 S 306TH LN BUCKEYE AZ USA 85326	
11	504-30-007S	LANDINGER B G/VINGER CHRISTOPHER ETAL	4529 E CLEARWATER PKWY PARADISE VALLEY AZ USA 85253	9102 W MISSOURI AVE GLENDALE AZ 85305
12	504-30-064A	ES INVESTMENTS LLC	14175 W INDIAN SCHOOL RD STE B4-542 GOODYEAR AZ USA 85395	
13	504-30-064B	ES INVESTMENTS LLC	14175 W INDIAN SCHOOL RD STE B4-542 GOODYEAR AZ USA 85395	
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28	504-61-023L	GARY W LINDE LIVING TRUST	30832 W YUMA RD BUCKEYE AZ USA 85326	
29	504-61-023V	STEWART/SHERPICK FAMILY MINORITY TRUSTS	88 KESINGTON RD PORTSMOUTH NH USA 03801	

January 26, 2024

RE: ODFL Buckeye – Rezoning and General Plan Amendment Request
City Project #PLZU-23-00009 and #PLZZ-23-00013
Parcel #'s 504-31-001B, 504-31-001E, 504-31-001F, 504-31-001G, 504-31-001H, AND 504-31-001J

To Our Neighbors:

We would like to inform you that Hoyt + Berenyi, LLC. has applied to rezone (6) six parcels from RR-1 to I-1, and amend the general plan from neighborhood and business to employment; Parcel Numbers 504-31-001B, 504-31-001E, 504-31-001F, 504-31-001G, 504-31-001H, and 504-31-001J. These parcels are located on the western side of Johnson Road extending approximately 2,600 ft south of the intersection of Yuma Road. An exhibit for both the rezoning and general plan amendment are attached to better illustrate the subject parcels and associated requests. The City of Buckeye Planning and Zoning Commission will be holding a public hearing to consider this request at the February 13th meeting. Details of this meeting are as follows:

City of Buckeye Planning and Zoning Commission

Date: February 13th, 2024

Time: 6:00 PM

Where: City Council Chambers
530 E Monroe Avenue
Buckeye, AZ

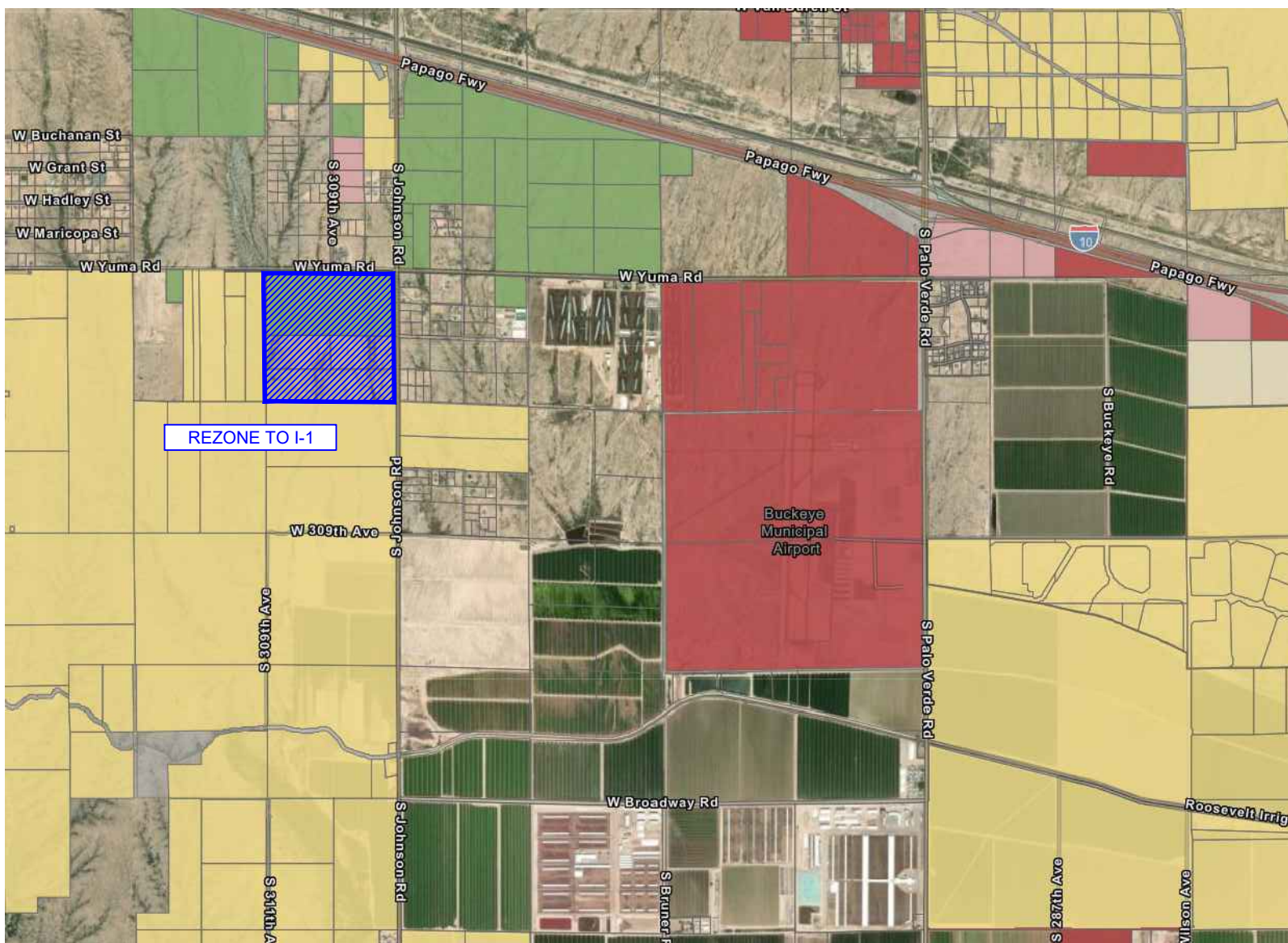
Case #: PLZU-23-00009 and PLZZ-23-00013

Applicant/Contact Person: Attn: Kyle M. Hoyt, P.E.
Hoyt + Berenyi, LLC.
346 Seacoast Parkway, Suite 200
Mount Pleasant, SC 29464
(843) 408-3546
khoyt@hoytberenyi.com

If you have any questions, please do not hesitate to reach out to Kyle M. Hoyt at the information listed above. You may also contact the City of Buckeye Planning & Zoning Division at planningandzoning@buckeyeaz.gov, or by phone at 623-349-6211.

Zoning

- Agricultural (AG)
- Single Family Rural Residential (SF-43)
- Single Family Residential 6 (SF-6)
- Single Family Residential 3 (SF-3)
- Neighborhood Mixed Use (NMU)
- Downtown Commercial, DC
- Community Commercial (C-2)
- Regional Commercial (C-3)
- Business Park (BP)
- Light Industrial (I-1)
- Heavy Industrial (I-2)
- Rural Residential (RR)
- Planned Residential (PR)
- Mixed Residential (MR)
- Planned Community (PC)
- Commercial Center (CC)
- General Commerce (GC)
- Special Use (SU)



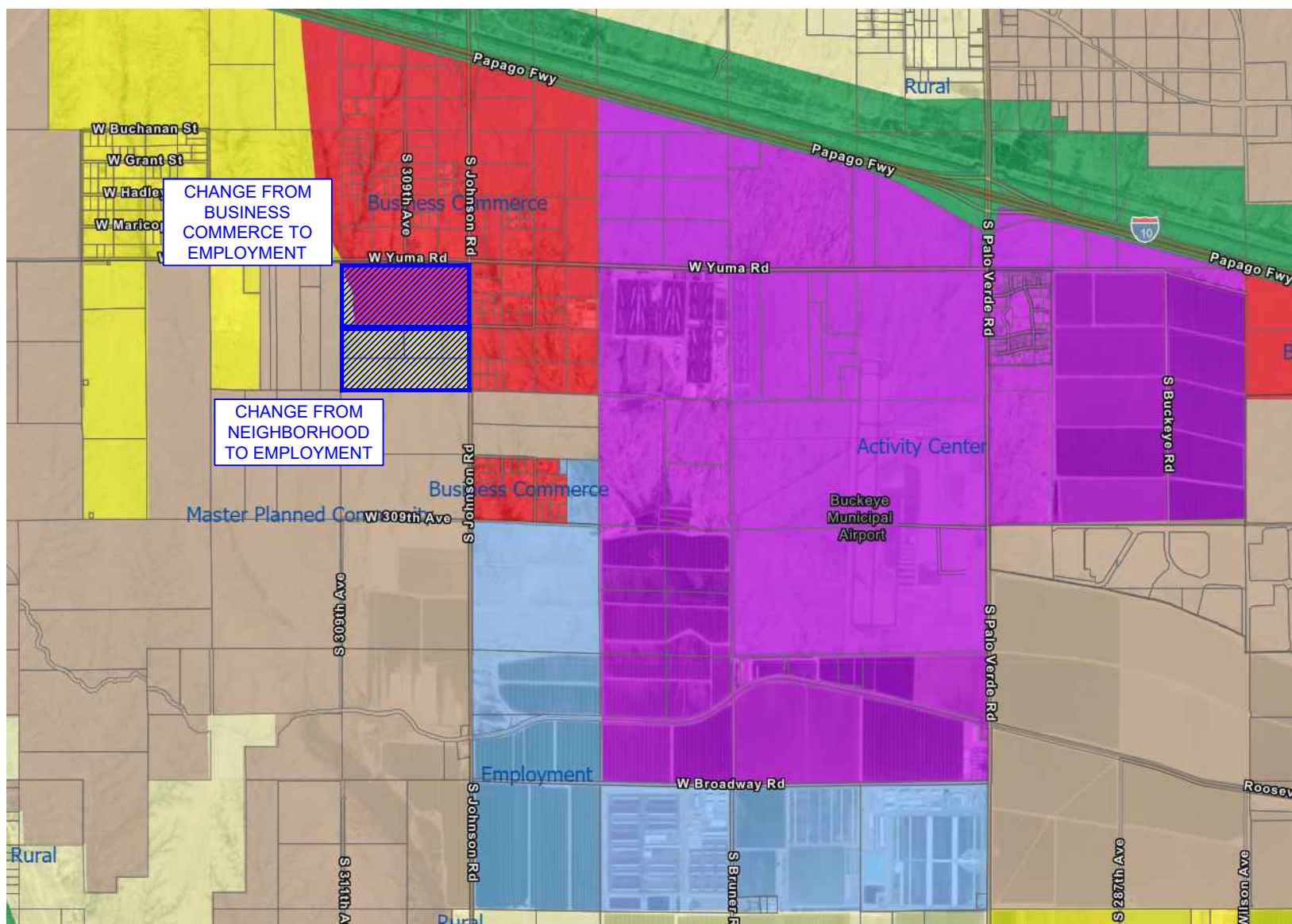
P.O. Box 1470 Ladson, SC 29151-1470 | 803-480-3545 | www.HoytBerenyi.com

EXHIBIT B

JOB NUMBER: 22-072	JOB NAME: ODFL Buckeye	TITLE: Rezoning Exhibit		Sheet: 1 of 1
DATE: 11/15/2023	SCALE: As Shown	DRAWN BY: KMH	CHECKED BY: KMH	

General Plan Land Use

- Activity Center
- Agriculture
- Business Commerce
- Employment
- Luke Compatibility Area
- Master Planned Community
- Military
- Neighborhood
- Open Space
- Rural



THE ARIZONA REPUBLIC

PO Box 194, Phoenix, Arizona 85001-0194

Phone 1-602-444-7315

Fax 1-877-943-0443

This is not an invoice

PNI-Arizona Republic

AFFIDAVIT OF PUBLICATION

HOYT & BERENYI
346 SEACOAST PKWY # 200
MOUNT PLEASANT, SC 29464-8383

This is not an invoice

Order # 0005876573 # of Affidavits 1

P.O # ODFL Buckeye

Issues Dated:

01/29/24

STATE OF WISCONSIN } **SS.**
COUNTY OF BROWN

I, being first duly sworn, upon oath deposes and says: That I am the legal clerk of the Arizona Republic, a newspaper of general circulation in the counties of Maricopa, Coconino, Pima and Pinal, in the State of Arizona, published weekly at Phoenix, Arizona, and that the copy hereto attached is a true copy of the advertisement published in the said paper in the issue(s) dated indicated.



Sworn to before me this

29 TH day of
JANUARY 2024



Notary Public

My Commission expires: 9/19/25

City of Buckeye
NOTICE IS HEREBY GIVEN that the City of Buckeye Planning and Zoning Commission will hold a public hearing on Tuesday, February 13, 2024 to be held at the City Council Chambers, located at 530 E Monroe Avenue at 6:00 p.m., for the purpose of hearing all persons for or against the following request:
Case No. PLZA-23-00013 and PLZU-23-00009: Request by Hoyt + Berenyi, LLC, for the approval of a rezoning from RR-1 to I-1, and minor general plan amendment from neighborhood and business to employment, for (6) six parcels, Parcel Numbers 504-31-001B, 504-31-001E, 504-31-001F, 504-31-001G, 504-31-001H, and 504-31-001J located at the western side of Johnson Road, extending south of the Intersection Yuma Road approximately 2,600', being in the NE 1/4 of Section 13 T1N R5W.
For additional information, please contact the Development Services Department at (623) 349-6211
Pub: Jan. 29, 2024

VICKY FELTY
Notary Public
State of Wisconsin

Affidavit of Sign Posting

Case Number: PLZZ-23-00013 and PLZU-23-00009

Project Name: ODFL Buckeye

Applicant Name: Kyle M. Hoyt

Location: Western side of Johnson Road, extending south of the Intersection Yuma Road approximately 2,600'.

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statue, the **applicant** for public hearings in the City of Buckeye shall post signs as prescribed by the "City of Buckeye Site Posting Requirements." **It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property and to update the hearing information on the sign until the final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within ten (10) days after the final disposition of the case.**

I confirm that the site has been posted as detailed by the City of Buckeye Site Posting Requirements for the case above and the site was posted at least fifteen (15) days prior to the public hearing.

See attached date stamped photo exhibit of posted signs.

Applicant's / Representative's signature: _____



SUBSCRIBED AND SWORN before me this 29 day of January, 2024,
by:

 Jakob G. Berenyi
Notary Public

My Commission Expires:

05/04/2028



City of Buckeye
PUBLIC HEARING
 Planning and Zoning Commission: February 13, 2024 at 6:00 PM
LOCATION OF HEARINGS:
 City Council Chambers
 530 E Monroe Ave at 6:00 PM
REQUEST: REZONING AND MINOR GENERAL PLAN AMENDMENT
PROPOSAL: PROPOSED REZONING FROM RR-1 TO I-1, AND GENERAL PLAN
AMENDMENT FROM NEIGHBORHOOD AND BUSINESS TO EMPLOYMENT, OF
(6) SIX PARCELS; 504-31-001B, 504-31-001E, 504-31-001F, 504-31-001G,
504-31-001H, AND 504-31-001J
GENERAL LOCATION: WESTERN SIDE OF JOHNSON RD, EXTENDING
APPROXIMATELY 2,600' SOUTH OF THE INTERSECTION WITH YUMA RD.
SIZE: 158.28 ACRES
CASE #: PLZM-23-00009 AND PLZZ-23-00013
APPLICANT/CONTACT: KYLE M. HOYT, P.E.
PHONE #: 843-408-3546
Development Services Department: 623-349-6211
Posting Date: JANUARY 29, 2024

MONDAY, JANUARY 29, 2024

City of Buckeye
PUBLIC HEARING
 Planning and Zoning Commission: February 13, 2024 at 6:00 PM
LOCATION OF HEARINGS:
 City Council Chambers
 530 E Monroe Ave at 6:00 PM
REQUEST: REZONING AND MINOR GENERAL PLAN AMENDMENT
PROPOSAL: PROPOSED REZONING FROM RR-1 TO I-1, AND GENERAL PLAN
AMENDMENT FROM NEIGHBORHOOD AND BUSINESS TO EMPLOYMENT, OF
(6) SIX PARCELS; 504-31-001B, 504-31-001E, 504-31-001F, 504-31-001G,
504-31-001H, AND 504-31-001J
GENERAL LOCATION: WESTERN SIDE OF JOHNSON RD, EXTENDING
APPROXIMATELY 2,600' SOUTH OF THE INTERSECTION WITH YUMA RD.
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CASE #: PLZM-23-00009 AND PLZZ-23-00013
APPLICANT/CONTACT: KYLE M. HOYT, P.E.
PHONE #: 843-408-3546
 Development Services Department: 623-349-6211
 Posting Date: JANUARY 29, 2024

MONDAY, JANUARY 29, 2024

City of Buckeye
PUBLIC HEARING
 Planning and Zoning Commission: February 13, 2024 at 6:00 PM
LOCATION OF HEARINGS:
 City Council Chambers
 530 E Monroe Ave at 6:00 PM
REQUEST: REZONING AND MINOR GENERAL PLAN AMENDMENT
PROPOSAL: PROPOSED REZONING FROM RR-1 TO I-1, AND GENERAL PLAN AMENDMENT FROM NEIGHBORHOOD AND BUSINESS TO EMPLOYMENT, OF (6) SIX PARCELS; 504-31-0010, 504-31-0011, 504-31-0012, 504-31-0013, 504-31-0014, AND 504-31-0015
GENERAL LOCATION: WESTERN SIDE OF JOHNSON RD. EXTENDING APPROXIMATELY 2,600' SOUTH OF THE INTERSECTION WITH YUMA RD.
SIZE: 158.28 ACRES
CASE #: PLZM-23-00009 AND PLZZ-23-00013
APPLICANT/CONTACT: KYLE M. HOYT, P.E.
PHONE #: 843-408-3546
 Development Services Department: 623-349-6211
 Posting Date: JANUARY 29, 2024

FOR SALE
623-977-4900
 WESTERNLAND.NET
 2024 FEB 8

MONDAY, JANUARY 29, 2024

Exhibit F

Public Comments

Old Dominion Freight Lines

Rezone

PLZZ-23-00013

STEWART/SHERPICK FAMILY MINORITY TRUST

88 Kesington Road
Portsmouth, NH 030801

January 31, 2024

Attn: Hobart Wingard, Principal Planner
City of Buckeye
530 E. Monroe Avenue
Buckeye, AZ 85326

**RE: Letter of Support – Old Dominion Freight Line (ODFL)
City of Buckeye Project #'s PLZU-23-00008, PLZU-23-00009, PLZZ-23-00013
Parcel #'s 504-31-001B, 504-31-001E, 504-31-001F, 504-31-001G, 504-31-001H, and 504-31-001J
Southwest Corner of Johnson Road and Yuma Road**

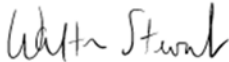
Mr. Wingard:

As a vested property owner in the vicinity of the Old Dominion Freight Line (ODFL) project, please accept this letter as a formal letter of support for the referenced site plan, conditional use, rezoning, and minor general plan amendment applications.

Sincerely,

STEWART/SHERPICK FAMILY MINORITY TRUST

Owner: 504-61-023V



Signature

Walter Stewart, Trustee

Printed Name and Title

EMILY ANN/JULIA CARSON/SARAH LOUISE STEWART

88 Kensington Road
Portsmouth, NH 03801

January 31, 2024

Attn: Hobart Wingard, Principal Planner

City of Buckeye

530 E. Monroe Avenue

Buckeye, AZ 85326

RE: Letter of Support – Old Dominion Freight Line (ODFL)

City of Buckeye Project #'s PLZU-23-00008, PLZU-23-00009, PLZU-23-00013

Parcel #'s 504-31-001B, 504-31-001E, 504-31-001F, 504-31-001G,
504-31-001H, 504-31-001J

Southwestern Corner of Johnson Road and Yuma Road

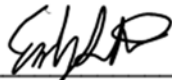
Mr. Wingard:

As vested property owners in the vicinity of Old Dominion Freight Line (ODFL) project,
please accept this letter as a formal letter of support for the referenced site plan,
conditional use, rezoning, and minor general plan amendment applications.

Sincerely,

Emily Ann/Julia Carson/Sarah Louise Stewart

Owner: 504-61-023U



Emily Ann Stewart, Property Owner



Julia Carson Stewart, Property Owner



Sarah Louise Stewart, Property Owner

BUCKEYE COMMERCE PARK LLC

P.O. Box 531210
Henderson, NV 89069

January 31, 2024

Attn: Hobart Wingard, Principal Planner
City of Buckeye
530 E. Monroe Avenue
Buckeye, AZ 85326

**RE: Letter of Support – Old Dominion Freight Line (ODFL)
City of Buckeye Project #'s PLZU-23-00008, PLZU-23-00009, PLZZ-23-00013
Parcel #'s 504-31-001B, 504-31-001E, 504-31-001F, 504-31-001G, 504-31-001H, and 504-31-001J
Southwest Corner of Johnson Road and Yuma Road**

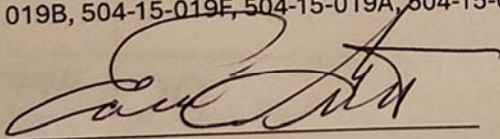
Mr. Wingard:

As a vested property owner in the vicinity of the Old Dominion Freight Line (ODFL) project, please accept this letter as a formal letter of support for the referenced site plan, conditional use, rezoning, and minor general plan amendment applications.

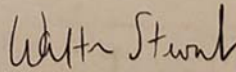
Sincerely,

BUCKEYE COMMERCE PARK LLC

Owner: 504-15-022E, 504-15-021, 504-15-022C, 504-15-022D, 504-15-017C, 504-15-017B, 504-15-015E, 504-15-015G, 504-15-015F, 504-15-016, 504-15-019D, 504-15-019C, 504-15-019E, 504-15-019B, 504-15-019F, 504-15-019A, 504-15-018C, 504-15-030C



Signature, Eddie Gutzman



Signature, Walter Stewart

Its: Managers

GEM IRREVOCABLE TRUST

7849 Rancho Mirage Drive
Las Vegas, NV 89113

January 31, 2024

Attn: Hobart Wingard, Principal Planner
City of Buckeye
530 E. Monroe Avenue
Buckeye, AZ 85326

**RE: Letter of Support – Old Dominion Freight Line (ODFL)
City of Buckeye Project #'s PLZU-23-00008, PLZU-23-00009, PLZZ-23-00013
Parcel #'s 504-31-001B, 504-31-001E, 504-31-001F, 504-31-001G, 504-31-001H, and 504-31-001J
Southwest Corner of Johnson Road and Yuma Road**

Mr. Wingard:

As a vested property owner in the vicinity of the Old Dominion Freight Line (ODFL) project, please accept this letter as a formal letter of support for the referenced site plan, conditional use, rezoning, and minor general plan amendment applications.

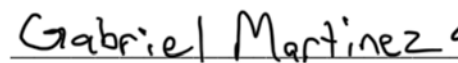
Sincerely,

GEM IRREVOCABLE TRUST

Owner: 504-61-023X, 504-61-023W, 504-61-038, 504-61-039

A handwritten signature in black ink that reads "Gabriel Martinez". The signature is fluid and cursive, with a large loop at the end of the last name.

Signature

The printed name "Gabriel Martinez" in a simple, black, sans-serif font. The name is underlined.

Printed Name and Title

JOHN E/MARIE D FOLTZ

9830 N 79th Place
Scottsdale, AZ 85258

January 31, 2024

Attn: Hobart Wingard, Principal Planner
City of Buckeye
530 E. Monroe Avenue
Buckeye, AZ 85326

**RE: Letter of Support – Old Dominion Freight Line (ODFL)
City of Buckeye Project #'s PLZU-23-00008, PLZU-23-00009, PLZZ-23-00013
Parcel #'s 504-31-001B, 504-31-001E, 504-31-001F, 504-31-001G, 504-31-001H, and 504-31-001J
Southwest Corner of Johnson Road and Yuma Road**

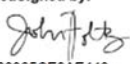
Mr. Wingard:

As a vested property owner in the vicinity of the Old Dominion Freight Line (ODFL) project, please accept this letter as a formal letter of support for the referenced site plan, conditional use, rezoning, and minor general plan amendment applications.

Sincerely,

JOHN E/MARIE D FOLTZ

Owner: 504-30-007G, 504-30-007K, 504-30-007L, 504-30-007M

DocuSigned by:

7166365CE9AE443

Signature

John Foltz

Printed Name and Title

2/1/2024 | 05:01:38 PST

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 02/13/24	AGENDA ITEM: 4.C. NWC Rainbow Rd & Broadway Rd - Rezone - PLZZ-23-00012
DATE PREPARED: 02/09/24	DISTRICT NO.: 2
STAFF LIAISON: Jennifer Fostino, Planner II, jfostino@buckeyeaz.gov, (623) 349-6295	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Public Hearing / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) NWC Rainbow Rd & Broadway Rd - Rezone (PLZZ-23-00012) Staff recommends the Planning and Zoning Commission hold a public hearing and recommend approval to the Mayor and City Council of a Rezone changing the zoning designation of approximately 57.5 acres, located at the northwest corner of Rainbow and Broadway Roads, from Rural Residential (RR) to Community Mixed Use (CMU).

RELEVANT GOALS:

GOAL 3: A Well-Planned Urban Community

ADDITIONAL RELEVANT GOALS:

GOAL 2: Enhanced Economic Well-Being and Vitality

SUMMARY

PROJECT DESCRIPTION:

Holly Reading, of Tiffany & Bosco PA, on behalf of the property owner Broadway 220 LLC, is requesting approval of a Rezone changing the zoning designation of approximately 57.5 acres located at the northwest corner of Rainbow and Broadway Roads from Rural Residential (RR) to Community Mixed Use (CMU).

BENEFITS:

The subject Rezone will provide a necessary new, private cemetery along with a funeral home and maintenance facility, which will abut the City owned cemetery Louis B. Hazelton Memorial Cemetery to better serve the community, along with providing much needed neighborhood scale commercial for the surrounding area.

FUTURE ACTION:

The Mayor and City Council is expected to hold a public hearing on the subject Rezone on March 5, 2024.

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

ATTACHMENTS:

[PLZZ-23-00012 NWC Rainbow Rd & Broadway Rd Rezone PZ Staff Report.docx](#)

[EXHIBIT A - PLZZ-23-00012 Vicinity Map.pdf](#)

[EXHIBIT B - PLZZ-23-00012 Existing Zoning Map.pdf](#)

[EXHIBIT C - PLZZ-23-00012 Proposed Zoning Map.pdf](#)

[EXHIBIT D - PLZZ-23-00012 Project Narrative.pdf](#)

[EXHIBIT E - PLZZ-23-00012 Project Narrative Exhibits.pdf](#)

[EXHIBIT F - PLZZ-23-00012 Legal Description and Map of Rezoning Boundary.pdf](#)



REZONE

Report to the Planning and Zoning Commission

CASE NUMBER: PLZZ-23-00012
TITLE: NWC Rainbow Rd & Broadway Rd
MEETING DATE: February 13, 2024

Applicant: Holly Reading, Tiffany & Bosco, P.A.
Owner(s): Broadway 220 LLC
Request: Rezone from Rural Residential (RR) to Community Mixed Use (CMU)
District: 2
Location: Northwest Corner of Rainbow Road and Broadway Road
Site size: Approximately 57.5 acres
Density: Not applicable
Public input: No input received
Recommendation: Recommend approval of Case PLZZ-23-00012 to the Mayor and City Council, subject to conditions (a) through (c)

PROJECT DESCRIPTION:

1. Holly Reading, Tiffany & Bosco, PA, on behalf of property owner Broadway 220 LLC, is requesting approval of a rezone of approximately 57.5 acres located at the northwest corner of Rainbow Road and Broadway Road. The applicant is requesting to rezone the property from Rural Residential (RR) to Community Mixed Use (CMU) to facilitate future commercial development and an extension of the existing cemetery with a funeral home and maintenance yard. The existing cemetery is reaching capacity, which is the purpose for the rezone.

AREA CONTEXT:

2. The subject property is approximately 57.5 acres of farm land located at the northwest corner of Rainbow Road and Broadway Road. The properties to the north and south also consists of agricultural farm land. The property to the east consists of farm land with a single family residence. To the west is the existing Hazelton Memorial Cemetery owned by the City of Buckeye.

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Agricultural/Farming	Neighborhood	Rural Residential (RR)
North	Agricultural/Farming	Neighborhood	Rural Residential (RR)
South	Agricultural/Farming	Neighborhood	Planned Residential (PR) Commercial Center (CC)
East	Agricultural/Farming	Neighborhood	Planned Residential (PR) Maricopa County RU-43
West	Louis B. Hazelton Memorial Cemetery	Neighborhood	Rural Residential (RR)

PUBLIC PARTICIPATION SUMMARY:

3. A neighborhood meeting, providing an opportunity for interested parties to learn more about the request, was held on November 2, 2023, at 6:00 P.M. at the Coyote Branch of the Buckeye Public Library. As required by the Buckeye Development Code, written notices to property owners within 500 feet of the subject site were mailed on October 9, 2023, over fifteen (15) days prior to the date of the meeting.
4. Except for the applicant and City staff, no persons attended the neighborhood meeting.

5. To date, staff has not been contacted by any persons with concerns regarding this request.
6. 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	January 27, 2024
Site Posted	January 26, 2024
Mailing Notice to Property Owners Within 500 Feet of Site	January 26, 2024

BACKGROUND:

7. 1938: The Louis B. Hazelton Memorial Cemetery, which abuts the subject property to the west, was established by the American Legion Hazelton-Butler Post 53.
8. 1947: The Legion transferred the 18-acre cemetery to the Town of Buckeye.
9. 2007: The subject property was annexed into the City of Buckeye and rezoned to Rural Residential (RR) by Ordinance 07-07.
10. 2023: SCI Arizona Funeral Services LLC submitted a proposal to a City initiated Request for Qualifications (RFI) for the management and operations of the cemetery. The City has been diligently coordinating with SCI to establish an agreement that will be brought forward to City Council for consideration and possible approval in the next few months.

ANALYSIS:

General Plan:

11. The subject property is located within the Neighborhood land use designation, which denotes areas that have a broader range of residential development than Rural, including low to high density. This land use designation may also include other integrated land uses that support neighborhood functions and contribute to the health and livability of neighborhoods, such as neighborhood scaled shops, parks and recreational facilities, religious institutions, small offices and educational institutions.

12. The proposed cemetery extension and development of a new neighborhood-scale commercial area align seamlessly with the General Plan Neighborhood Land Use designation. The inclusion of the cemetery extension reflects a thoughtful approach to land use, acknowledging the need for respectful and accessible spaces for remembrance within the neighborhood context. Additionally, the incorporation of neighborhood-scaled commercial spaces complements the vision of a self-sufficient community, fostering a sense of place and convenience for residents.

Zoning:

13. The applicant is proposing to rezone the subject property from Rural Residential (RR) to Community Mixed Use (CMU). The current RR zoning district is obsolete and was designed to accommodate low-density residential development in outlying areas where all public services may not be available. The CMU zoning district is intended to provide for community-serving commercial/residential development greater than five acres in size providing commercial, institutional, recreational, and service facilities needed to support surrounding neighborhoods and the community at-large.
14. The Community Mixed Use (CMU) zoning district is in line with the General Plan's Neighborhood land use designation. Specifically designed for developments over five acres, CMU caters to community needs by offering a mix of commercial, residential, institutional, and recreational facilities. This aligns with the Neighborhood land use designation's goal of accommodating a range of residential densities and integrating various land uses to support neighborhood functions and enhance overall livability. CMU's emphasis on community-serving amenities, such as shops, parks, religious institutions, small offices, and educational facilities, makes it a practical and complementary element to the broader vision of the Neighborhood land use as outlined in the General Plan.
15. The proposed extension of the cemetery and the addition of a new neighborhood-scale commercial development meets the intent of the proposed Community Mixed Use (CMU) zoning district. CMU is designed for community-serving commercial and residential projects larger than five acres, which aligns well with the scale of the proposed use. The zoning district allows for a mix of commercial, institutional, recreational, and service facilities, fitting the nature of the cemetery extension and neighborhood-scale commercial development. The focus on supporting local neighborhoods and the wider community, as specified in the CMU zoning, underscores the alignment between the proposed use and the zoning district's objectives. This ensures a straightforward and coordinated approach to land development, incorporating community-serving elements in the designated area.

Future Development:

16. The intent of this Rezone application is to entitle the property to accommodate future commercial development and an extension of the existing cemetery with a funeral home and maintenance yard.
17. Approval of a Site Plan application by the Planning and Zoning Commission will be required prior to development occurring on the property.
18. This property is within the City of Buckeye's water service area pertaining to the Jackie A. Meck Water Campus. The developer is aware that a water model report based upon the current/proposed infrastructure is required to be submitted demonstrating fire flow requirements and capabilities during the Site Plan process. The report will contain a conceptual report based on allowed versus proposed land uses. There is an existing 16-inch waterline along Rainbow Road.
19. This property is outside of the City of Buckeye's sewer service area. Wastewater services will be determined at the time of Site Plan submittal.
20. Fire and police services will be provided by the City of Buckeye. The nearest fire station is located at 1911 S Rainbow Rd and police station at 21699 W Yuma Rd.
21. The following City of Buckeye divisions/departments have reviewed and found no outstanding issues with the application:
 - a. Planning
 - b. Fire
 - c. Environmental Services
 - d. Land Entitlement
 - e. Code Enforcement

RECOMMENDATION:

22. Staff recommends the Planning and Zoning Commission recommend approval for the Rezoning Case PLZZ-23-00012 NWC Rainbow Rd & Broadway Rd to the Mayor and City Council, subject to Conditions (a) through (c), for the following reasons:
 - The rezoning conforms to the property's General Plan Neighborhood land use designation;
 - The rezoning conforms to all requirements of the Buckeye Development Code; and
 - There are no outstanding issues for reviewing divisions/departments.
- a. Development of the property shall be in general conformance with the following documents, except as modified by the following conditions.

- Project Narrative entitled “NWC Rainbow Rd. & Broadway Rd.” consisting of nine pages and stamped received on October 24, 2023.
 - Project Narrative Exhibits consisting of six pages stamped received on November 20, 2023.
 - Legal description with exhibit consisting of three pages stamped received on December 13, 2023.
- 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.
- c. The site plan provided within the narrative exhibits is strictly conceptual and may require modification to achieve conformance with City requirements and policies in response to comments provided with review of a Site Plan application for the project. Additional stipulations pertaining to development of the site will also be provided as part of the project’s Site Plan review.

ATTACHMENTS:

Exhibit A – Vicinity Map
 Exhibit B – Existing Zoning Map
 Exhibit C – Proposed Zoning Map
 Exhibit D – Project Narrative
 Exhibit E – Project Narrative Exhibits
 Exhibit F – Legal Description and Map of Rezoning Boundary
 Exhibit G – Citizen Participation Report

Prepared By:
 Jennifer Fostino, Planner II

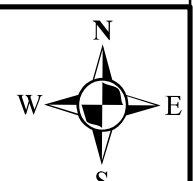
Reviewed By:
 Hobart Wingard, Principal Planner

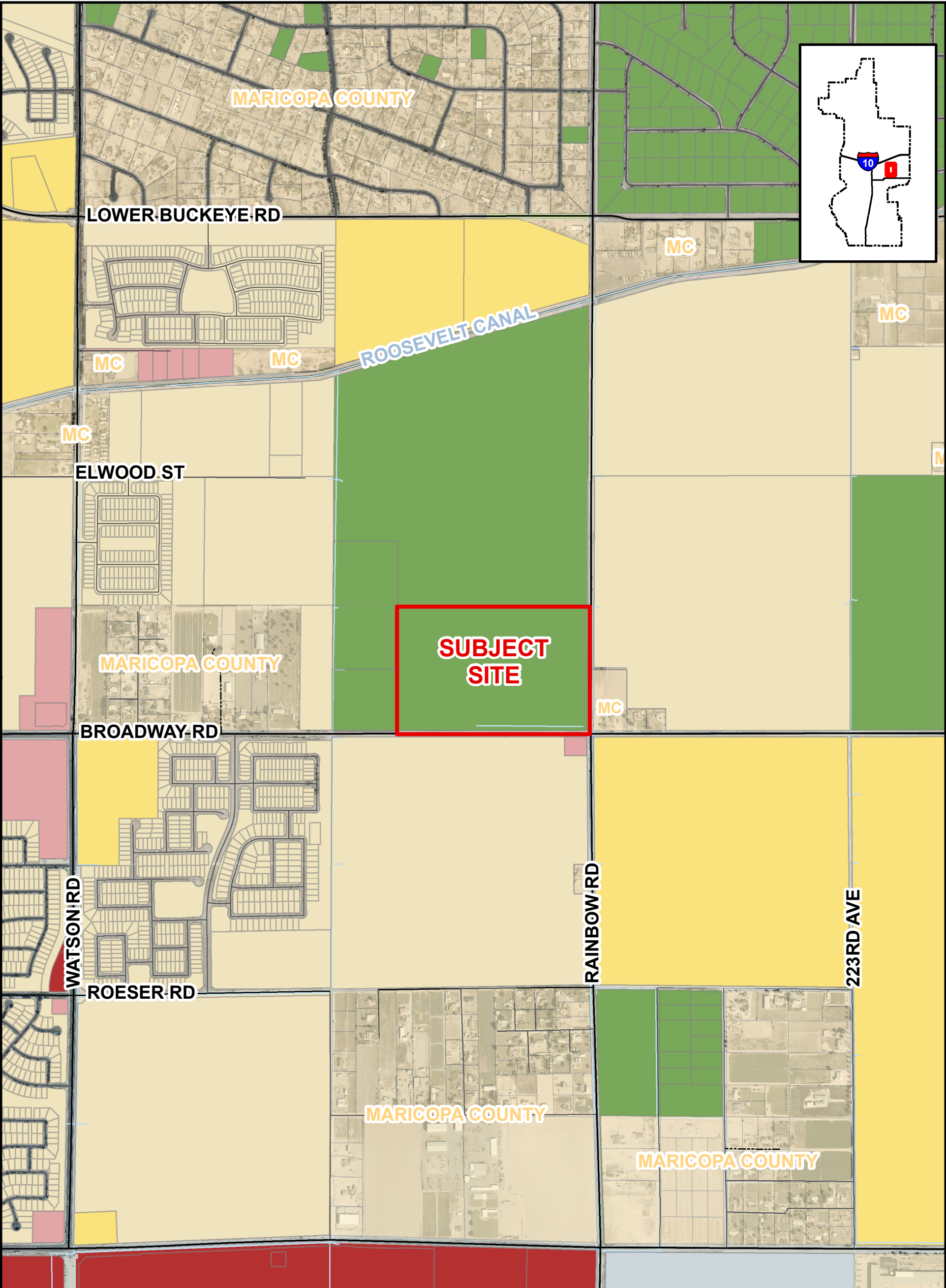


VICINITY MAP



PLZZ-23-00012
NWC Rainbow RD & Broadway Rd Rezoning
City Council District #2





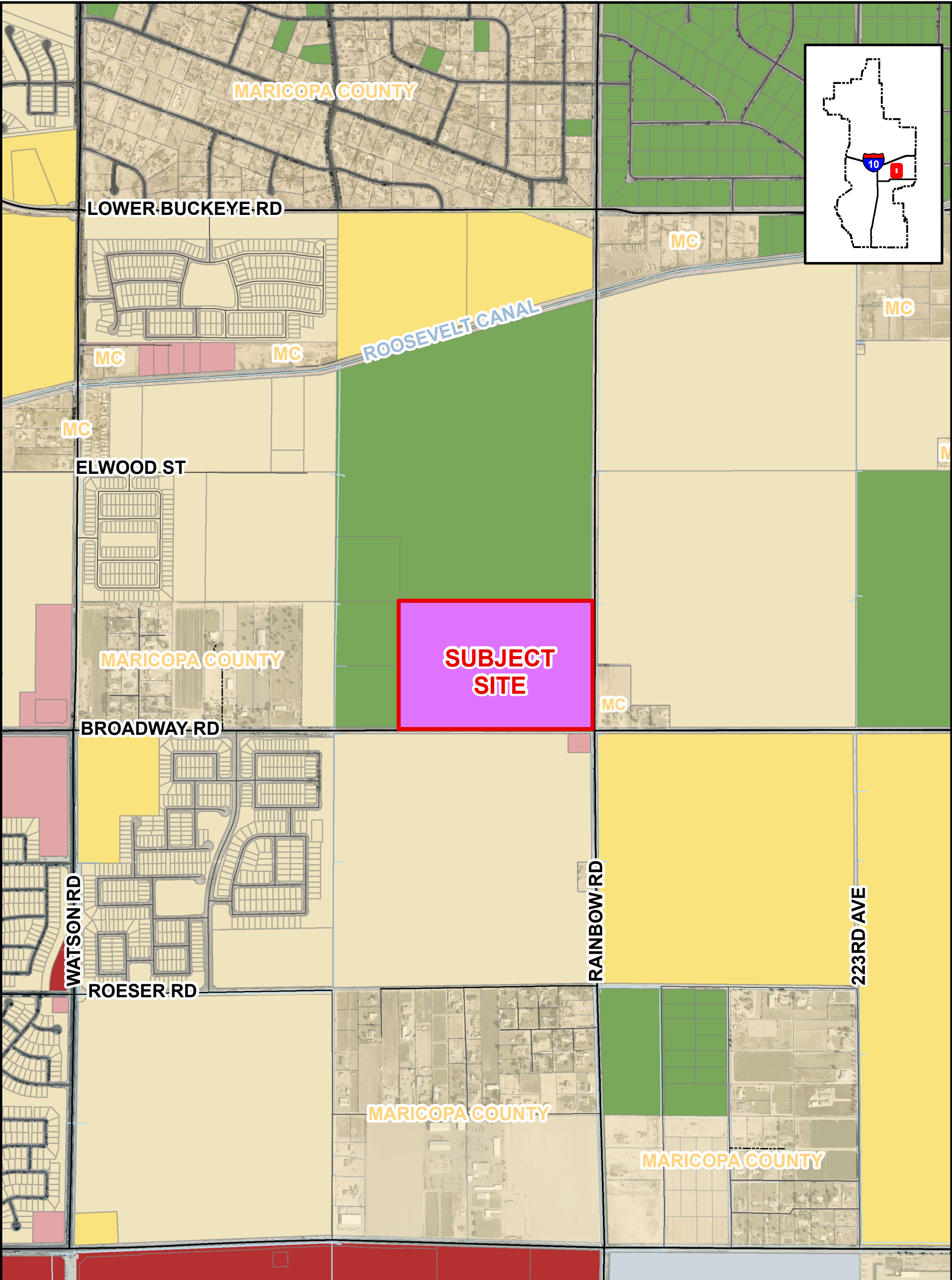
EXISTING ZONING MAP

PLZZ-23-00012
NWC Rainbow RD & Broadway Rd Rezoning
City Council District #2



- | | | |
|--------------------------|------------------------|------------------------|
| RURAL RESIDENTIAL (RR) | PLANNED COMMUNITY (PC) | GENERAL COMMERCE (GC) |
| PLANNED RESIDENTIAL (PR) | COMMERCIAL CENTER (CC) | LIGHT INDUSTRIAL (I-1) |





PROPOSED ZONING MAP

PLZZ-23-00012
NWC Rainbow Rd & Broadway Rd Rezoning
City Council District #2



- | | | |
|--|--|--|
|  RURAL RESIDENTIAL (RR) |  PLANNED COMMUNITY (PC) |  GENERAL COMMERCE (GC) |
|  PLANNED RESIDENTIAL (PR) |  COMMERCIAL CENTER (CC) |  LIGHT INDUSTRIAL (I-1) |



NWC Rainbow Rd. & Broadway Rd.

Rezoning Project Narrative

City of Buckeye

Pre-Application Case #: PLZM-23-00074

Application Case #: PLZZ-23-00012

1st Submittal Date: September 1, 2023

2st Submittal Date: October 24, 2023

Applicant/Representative:



**TIFFANY
& BOSCO**
P.A.

William Lally
2525 E. Camelback Road

Phoenix, AZ 85016

Table of Contents

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Table of Exhibits

Exhibit A – Regional Context Aerial Map
Exhibit B – Context Aerial Map
Exhibit C – General Plan Land Use Map
Exhibit D – Maricopa County Assessor Parcel Map
Exhibit E – Rezoning Exhibit
Exhibit F – Conceptual Site Plan

Exhibit G – Legal Description

I. PROJECT PROFILE

Project Name	NWC Rainbow Rd. & Broadway Rd.
Property Owner	SCI Arizona Funeral Services, LLC, c/o SCI Shared Resources, LLC
Assessor Parcel Number	504-22-023F
Project Location	North side Broadway Road and the West side of Rainbow Road
Project Area	57.5± acres (net)
Current Zoning	Rural Residential - RR
General Plan	Neighborhood
Development Team	<u>Owner</u> Services Corporation International Dann Narveson SCI Arizona Funeral Services, LLC, c/o SCI Shared Resources, LLC 1929 Allen Parkway, 7th Floor Houston, Texas 77019 <u>Legal Counsel</u> Tiffany & Bosco, P.A. William Lally Seventh Floor, Camelback Esplanade II 2525 East Camelback Road Phoenix, Arizona 85016

II. INTRODUCTION

This proposed application request is to rezone 57.5± acres (net), generally located north of W Broadway Road and west of Rainbow Road on the northwest corner of this same intersection and currently located within the City of Buckeye ("City"). The property is identified by Maricopa County Assessor parcel numbers 504-22-023F (the "Property").

The Property is currently undeveloped and utilized for agriculture uses. The City's 2040 General Plan currently designates the entire Property for Neighborhood uses. This related Rezone application is being submitted to request to change the zoning district to Community Mixed Use (CMU). Neighborhood land use designation supports this rezone to Community Mixed Use (CMU) zoning district. Neighborhood land use designation integrates functions that contribute to the health and livability of neighborhoods, including scaled shops, religious institution and small offices.

The approval of this application will change the property zoning designation from Rural Residential (RR) to Community Mixed Use (CMU). This will allow for the development of commercial uses to underserved residence in the area and for the desired extension of the existing cemetery, abutting the western property line.

The Applicant is aware of the City's goals for this area and its desire to promote uses that have a broader range of residential development than Rural, including low to high density. Neighborhood development may include single-family units (attached and detached), and multi-family units, such as apartments and condominiums. The designation of Community Mixed Use (CMU) will also bring the opportunity to support neighborhood functions and contribute to the health and livability of neighborhoods, such as neighborhood scaled shops, small offices, and educational institutions. This development meets the City's General Plan and economic development goals.

III. PROPERTY DESCRIPTION

Current Site Description, General Plan Designation, and Zoning

We represent SCI Arizona Funeral Services, LLC, c/o SCI Shared Resources, LLC and their proposed rezone application request to rezone 57.5± acres (net), generally located north of W Broadway Road and west of Rainbow Road on the northwest corner of this same intersection and currently located within the City of Buckeye. The property is identified by Maricopa County Assessor parcel numbers 504-22-023F (the "Property"). The Property abuts the City owned, Louis B. Hazelton Cemetery directly to the west and is surrounded on the north, south, and east by mostly large vacant properties that are currently utilized for agricultural uses. *(See attached EXHIBIT A – Regional Context Aerial Context Map)*. All adjacent properties have been designated in the 2040 General Plan to have the Future Land Use of Neighborhood.

As illustrated in *EXHIBIT B – Context Aerial Map* attached, the Property is comprised of one (1) vacant parcel. The Property is identified in the City General Plan with a land use designation of Neighborhood. *(See attached EXHIBIT C – General Plan Land Use Map)*.

Vicinity Information

The Property is predominantly surrounded by vacant property and agricultural uses. *(See attached Exhibit D – Maricopa County Assessor Parcel Map)*. The following is the surrounding land use context:

- North:
 - APN 504-22-023D & 504-22-023E
 - Jurisdiction – City of Buckeye
 - Properties are undeveloped agriculture land (same ownership as this application)
 - These properties are zoned RR.
- East:
 - Rainbow Road then APN 504-21-023K, 504-21-023M, & 504-21-023L
 - Jurisdiction – APN 504-21-023K, City of Buckeye. APN 504-21-023M, & 504-21-023L are unincorporated Maricopa County
 - APN 504-21-023K remains undeveloped and zoned Planned Residential. APN 504-21-023M is vacant, & 504-21-023L consists of a single family home.
- South:
 - 504-42-003E and 504-42-003D

- Jurisdiction – City of Buckeye
- APN 504-42-003E remains undeveloped and used for agriculture. APN 504-42-003D is vacant.
- APN 504-42-003E is zoned Planned Residential (PR), and the 2040 City General Plan designates it as Neighborhood. APN 504-42-003D is zoned commercial Center (CC). This commercial zoning aligns with the proposed commercial uses along Rainbow Road.
- West:
 - APN 504-22-023C and 504-22-019
 - Jurisdiction and Owner – City of Buckeye
 - This property to the west is City of Buckeye’s “Louis B. Hazelton Cemetery”
 - This property is zoned RR.

Topography

There are no significant topographical or natural features of the Property. The Property is undeveloped land currently used for agriculture. Grading and drainage analysis and reports will be conducted on the Property for specific development will be submitted to the City for review.

Current Circulation

MC 85 is located approximately 2± miles to the south of the Property and provides ideal access to the Property from Broadway Road. MC 85 provides direct access SR-85 to the west and metro Phoenix to the east. Broadway Road to the south of the Property is currently classified as a Principal Arterial street. Broadway Road provides direct access to Buckeye proper west. The developer will work with the City to ensure that all required right of way dedications are met. Future development will include site plan, infrastructure planning and traffic study submittals for review, access to the site will be addressed during that time.

DESCRIPTION OF THE REQUEST

The proposed zone change to CMU is to provide a compatible zoning district for the proposed cemetery and ancillary neighborhood serving commercial uses. The proposed zoning will provide potential compatible neighborhood functions and contribute to the health and livability of the surrounding neighborhoods. This rezone will provide an opportunity for a new private cemetery, along with a funeral home and maintenance facility, which abuts the City owned cemetery to the west. The Applicant is also proposing to reserve an area, along Rainbow Road for other compatible commercial uses. The Applicant is proposing to do this development in phases. Phase 1 includes the funeral home, three burial ground sections (shown in Exhibit F), maintenance yard/building, and the drive aisles within the cemetery. The proposed commercial area along Rainbow Road provides an appropriate buffer between the cemetery and residential uses. Any impacts to remaining agricultural land and residential zoning to the west and north will require site design and buffering requirements, which will be addressed at the time of site plan submittal.

Conceptual Site Plan

A conceptual site plan is included with this rezoning request, Exhibit F. The Developer acknowledges that any future site plan process will need to address City codes and policies and be submitted under separate application for Planning and Zoning Commission approval.

IV. Utilities and Services

Source of Water/Wastewater Management

This project is within the City of Buckeye's water service area pertaining to the Jackie A. Meck Water Campus. The Developer is aware that a water model report based upon the current/proposed infrastructure is required to be submitted demonstrating fire flow requirements and capabilities during the site plan approval process. The report will contain a conceptual report based on allowed versus proposed land uses. There is an existing 16" waterline along Rainbow Road.

This project is outside of the City of Buckeye's sewer service area at the moment. Wastewater services will be determined at the time of site plan submittal.

Fire and Police Protection

Fire and police will be provided by the City of Buckeye. The nearest fire is located at 1911 S Rainbow Road and police station at 21699 W Yuma Rd.

Streetlight Improvement District (SLID)

A SLID shall be formed that incorporates the entire properties of this development.

V. CONFORMANCE WITH CITY OF BUCKEYE GENERAL PLAN

The proposed rezone and development will further the goals and policies of the City 2040 General Plan.

Goal G-1.1: Development within the Neighborhood land use designation should provide opportunities for integrated community uses that support and complement the area, such as schools, places of worship, preserved open spaces similar to parks, public safety facilities, and supportive neighborhood commercial and high-density residential uses at appropriate intensities and locations.

Rezoning the Property to Community Mixed Use (CMU) will activate this vacant parcel and fits the 2040 General Plan designation of Neighborhood. Expanding the existing cemetery will create open space and the commercial strip along Rainbow Road will support the demand for neighborhood commercial uses to the surrounding residents.

Goal G-3: Non-residential development is considerate of existing and future adjacent residential land uses.

Designating the majority of the property to the use of a Cemetery, is a low intensity which is quiet and generates little traffic to residential areas. Adding the small commercial buffer along Rainbow Road will service the neighborhood and is an appropriate transition from the cemetery use and residential.

Policy G-3.4: Within Neighborhood designated areas, commercial development should only take access from a major collector or higher street class.

The Property's is located on the NWC of Rainbow Road and Broadway Rd. Both roads are classified Principal Arterial roads per the City's circulation plan, which a higher class than major collector.

Policy G-15.1: The City of Buckeye should only prioritize growth in areas with existing infrastructure or areas where infrastructure can be expanded in a fiscally sound manner.

The Property is located on the NWC of two (2) Principal Arterial streets. Broadway Road currently connects to State Route 85 (4.5± miles from The Property) which serves as a connector between I-8 and I-10 and for travelers between Phoenix and Yuma, as well as San Diego. Rainbow Road has a direct connection to the south to MC 85 and currently has a 16" water main running along it, which aids to this expansion being fiscally sound.

VI. CONCLUSION

The proposed CMU rezone application will provide a necessary new, private cemetery, along with a funeral home and maintenance facility, which abuts the City owned cemetery, Louis B. Hazelton Memorial Cemetery to better serve the citizens of Buckeye and surrounding cities. Rezoning to CMU also allows for commercial uses along Rainbow Road. This proposed 12± acre area is an appropriate buffer between the cemetery and residential uses, while also providing commercial services the surrounding residents.

Based on the current Property conditions and location, the proposed zoning is appropriate for the location and proposed character of the general area. The anticipated development will feature quality building design incorporating necessary landscaping and buffering. Future development will result in positive economic impacts for the immediate area and the entire City of Buckeye.



Exhibit A – Regional Context Aerial Map

NWC Rainbow Rd. & Broadway Rd.



TIFFANY
& BOSCO
P.A.



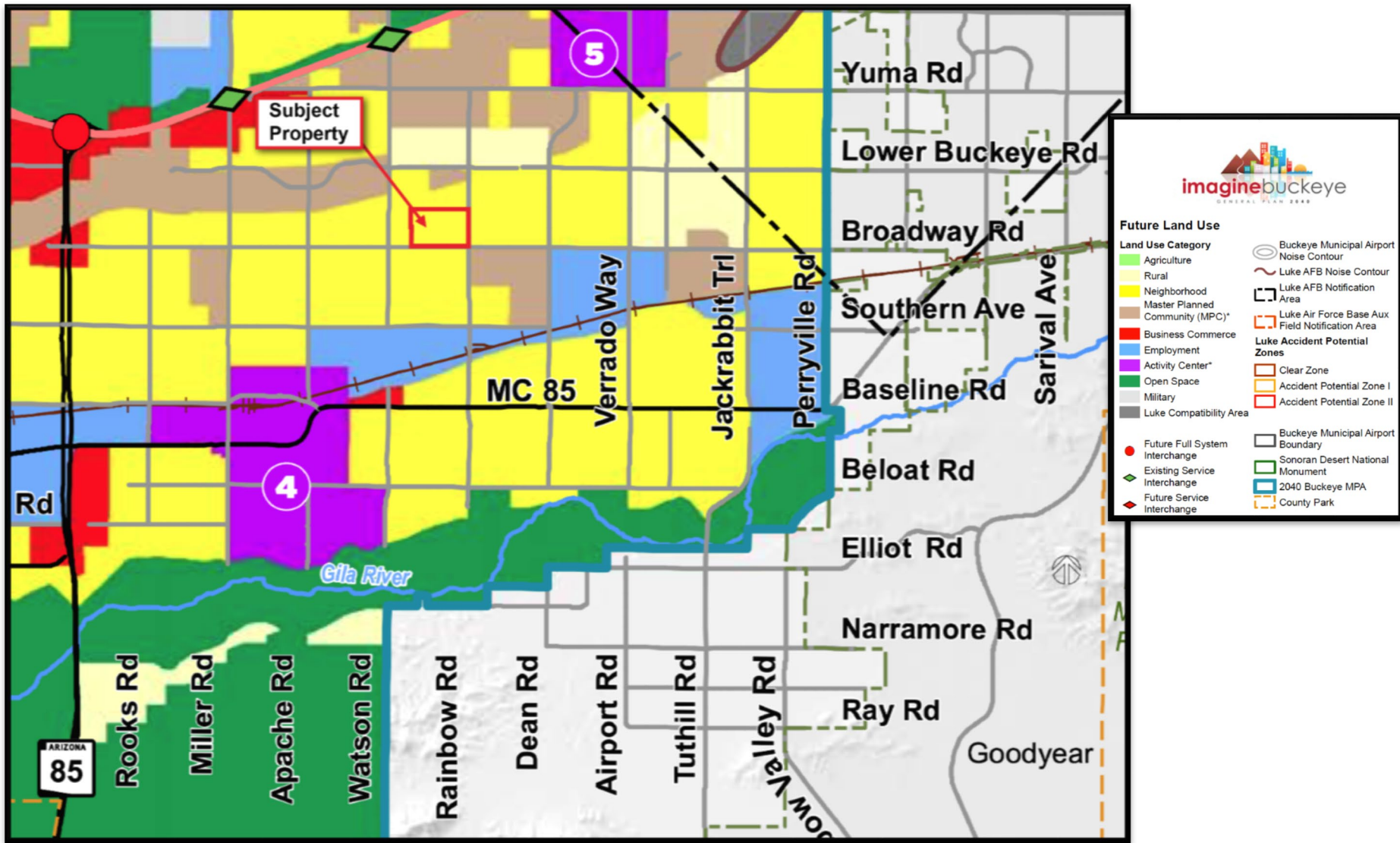


Exhibit C – General Plan Land Use Map

NWC Rainbow Rd. & Broadway Rd.



**TIFFANY
& BOSCO**
P.A.

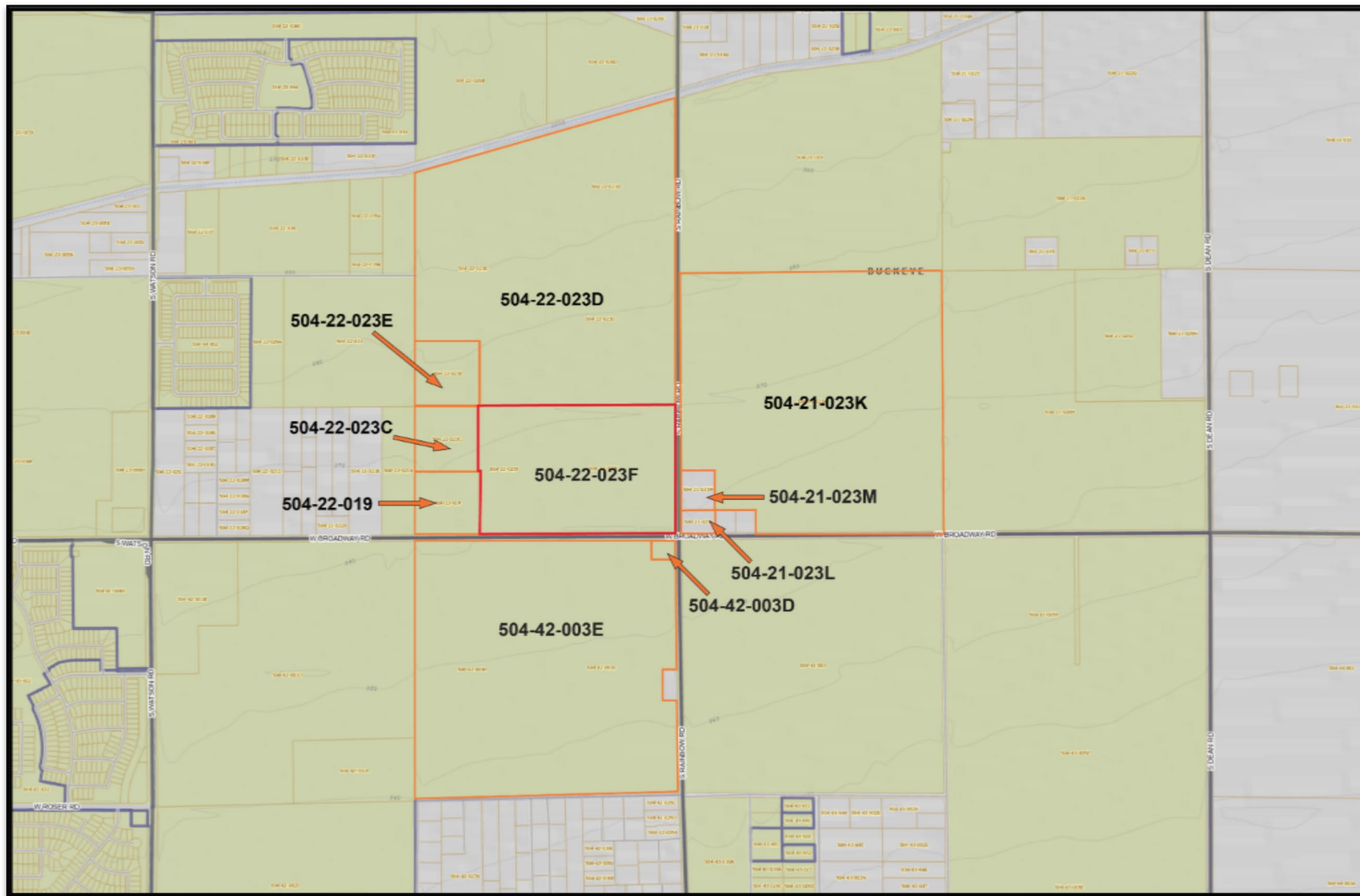


Exhibit D – Maricopa County Accessory Parcel Map
 NWC Rainbow Rd. & Broadway Rd.



Exhibit E – Rezone Exhibit
 NWC Rainbow Rd. & Broadway Rd.



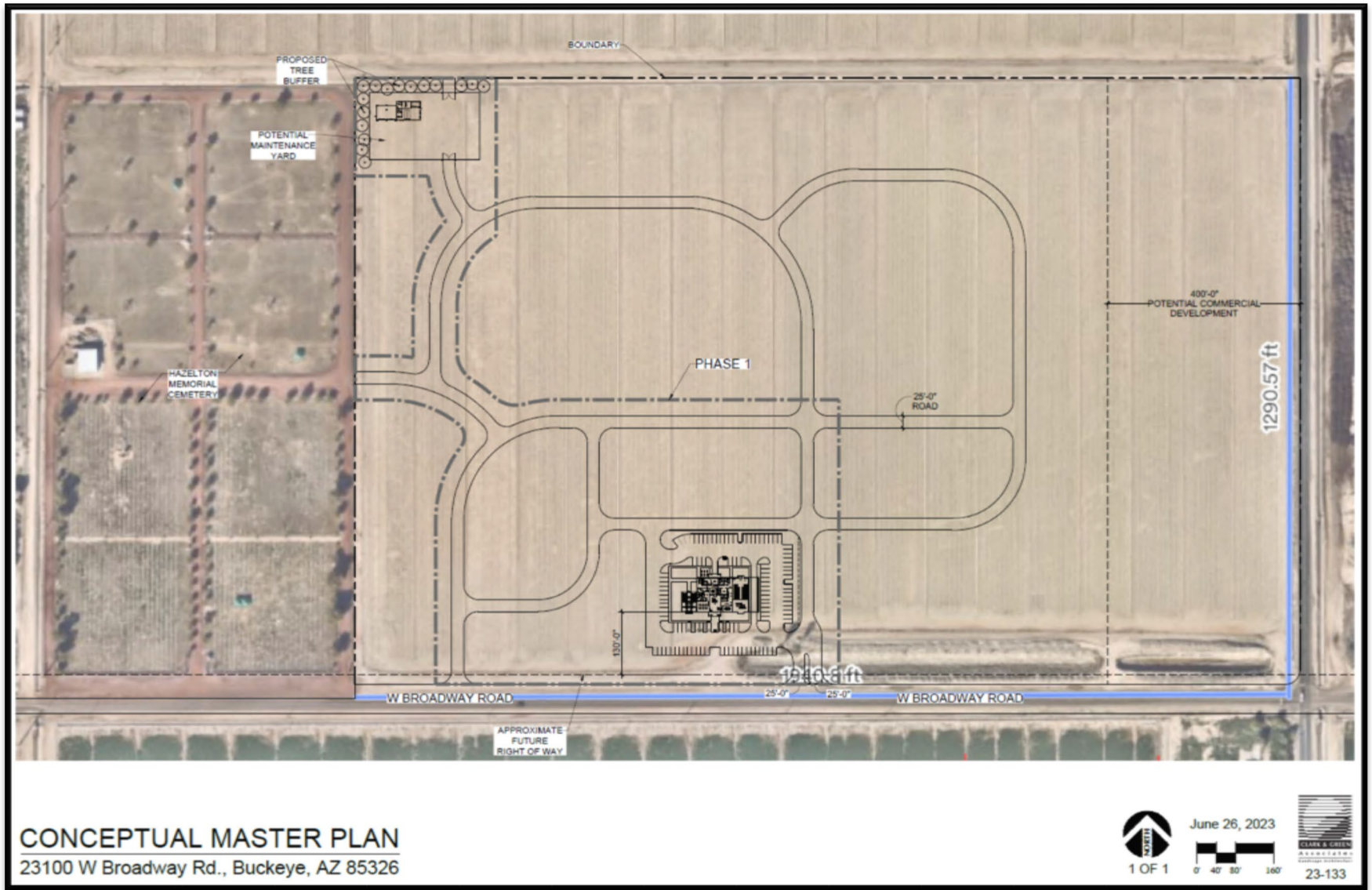


Exhibit F – Conceptual Site Plan
 NWC Rainbow Rd. & Broadway Rd.

December 13, 2023

LEGAL DESCRIPTION FOR
BUCKEYE PARCEL 504-22-023F
REZONING LEGAL

That part of the South Half of the Southeast Quarter of Section 22, Township 1 North, Range 3 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Aluminum Cap in a pothole marking the Southeast Corner of said Section 22 from which the Brass Cap with no identification marking the East Quarter Corner of said Section 22 bears North 00°14'58" East, a distance of 2643.37 feet;

Thence North 89°58'14" West, along the South line of said Southeast Quarter, a distance of 32.87 feet;

Thence North 00°01'46" East, departing said South line, a distance of 33.00 feet to a point on a line which is parallel with and 33.00 feet Northerly from said South line, being the Point of Beginning;

Thence North 89°58'14" West, along said parallel line, a distance of 1953.01 feet;

Thence North 00°24'20" East, departing said parallel line, a distance of 1285.66 feet;

Thence North 89°56'29" East, a distance of 1949.52 feet to a point on a line which is parallel with and 33.00 feet Westerly from the East line of said Southeast Quarter;

Thence South 00°14'58" West, along said parallel line, a distance of 1288.63 feet to the Point of Beginning.

Containing 2,511,512 Square Feet or 57.656 Acres, more or less.



BUCKEYE PARCEL 504-22-023F
REZONING LEGAL

N89°58'14.45" W 32.87

N00°01'45.55" E 33.00

BOUNDARY

N89°58'14.45" W 1953.01

N00°24'20.00" E 1285.66

N89°56'28.97" E 1949.52

S00°14'57.83" W 1288.63
to

Area = 2511512 57.656 AC

Closing course: 174°26'02.19" 0.007974

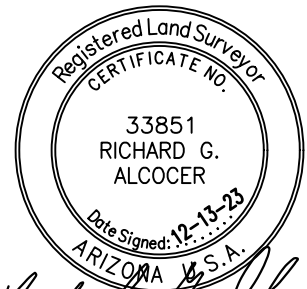
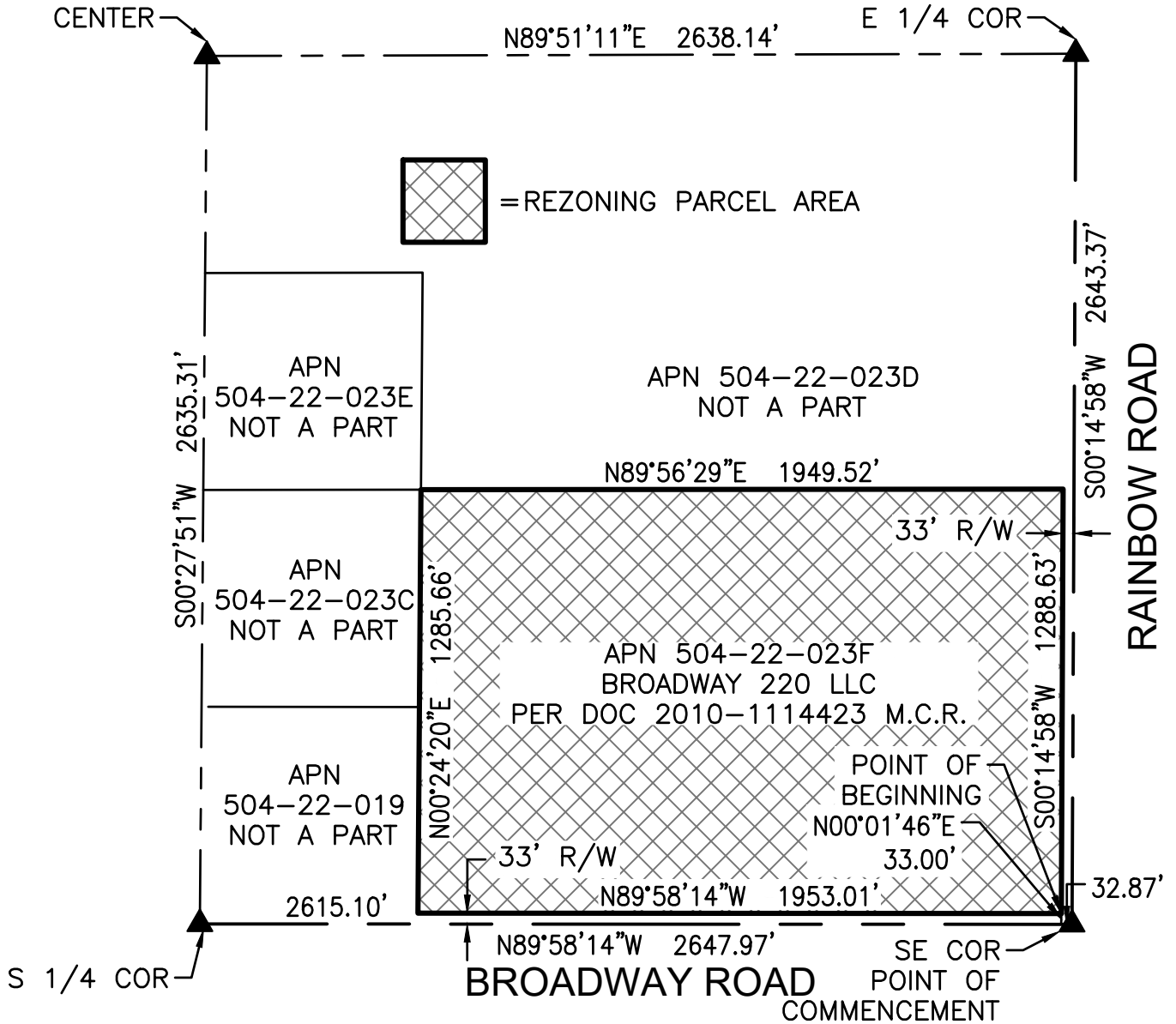
Misclosure: 1/812,221

North Error: 0.007937

East Error: 0.000773



SOUTHEAST QUARTER, SECTION 22
TOWNSHIP 1 NORTH, RANGE 3 WEST



Richard G. Alcocer

SCALE 1" = 500'	BUCKEYE PARCEL 504-22-023F	 1 OF 1
EXHIBIT		
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com	REZONING LEGAL	

NWC Rainbow Rd. & Broadway Rd.

Citizen Participation Plan

Rezoning application to Commercial Mixed Use (CMU) for approximately
57.5 gross acres located at the northwest corner of Rainbow Rd. and
Broadway Rd.

Application Case #: PLZZ-23-00012

1st Submittal Date: September 1, 2023

2nd Submittal Date: October 24, 2023

3rd Submittal Date: January 31, 2024

Applicant/Representative:



**TIFFANY
& BOSCO**
P.A.

Holly Keilman
2525 E. Camelback Road
Phoenix, AZ 85016

Project Description

The Applicant desires to rezone and develop approximately 57.5 acres (gross) generally located at the northwest corner of Rainbow Road and Broadway Road. MC 85 is located approximately 2± miles to the south of the Property and provides ideal access to the Property from Broadway Road. MC 85 provides direct access SR-85 to the west and metro Phoenix to the east. The location provides an ideal opportunity for the cemetery expansion, along with a funeral home and maintenance facility. The Property is currently undeveloped and utilized for agriculture uses. The property is identified by Maricopa County Assessor parcel numbers 504-22-023F (the "Property").

The City's 2040 General Plan currently designates the entire Property for Neighborhood uses. A related Rezone application has been submitted to change the future land use designation to Commercial Mixed Use (CMU). Neighborhood land use designation supports this rezone to Commercial Mixed Use (CMU) zoning district. Neighborhood land use designation integrates functions that contribute to the health and livability of neighborhoods, including scaled shops, religious institution and small offices.

Which residents of the City, adjacent property owners, interested parties who have submitted a request to the City to be notified of any rezoning pursuant to ARS 9-462.02, adjacent political jurisdictions, and public agencies with jurisdiction over the property may be affected by the application.

The subject property is located approximately 2± miles of MC 85, at the immediate northwest corner of Rainbow Avenue and Broadway Road on parcels known as Maricopa County APNs 504-22-023F (the "Property").

For the neighborhood meeting, individual letters were sent to all Property owners and interested parties/stakeholders within 500' of the Property, in the surrounding area to the 57.5 acres (gross), subject to this entitlement request. The letter adhered to all City of Buckeye notification requirements and were sent to the surrounding Property owners and interested parties/stakeholder of the proposal, prior to 15 days of the neighborhood meeting. Once the Planning & Zoning Commission public hearing is scheduled, again at least 15 days prior to the Planning & Zoning Commission public hearing, individual letters will be sent to all Property owners and interested parties/stakeholders within 500' of the Property.

How those interested in and potentially affected by an applicant will be notified that an application has been made.

In accordance with Section 8.2.6 of the 2010 Development Code, we provided notice using the following procedures which specify (1) the date, time, and place of the neighborhood meeting/public hearing, (2) describe the Property with the street address,

legal description, or general description and nearest cross streets, (3) the nature, scope, and purpose of the proposed action, (4) indicate that the interested parties may appear at the hearing and speak on the matter, and (5) indicate where additional information on the matter may be obtained.

Mailed Notice

In accordance with Section 8.2.6 and Table 8.2-1 of the 2010 Development Code, we mailed individual letters via first class mail, to all property owners within 500' of the Property more than 15 days prior to the scheduled date of the neighborhood meeting. Interested parties and stakeholders in the surrounding area of the 57.5 acres (gross) subject to this entitlement request were also notified. The letter adhered to all City of Buckeye notification requirements and adequately notified the surrounding property owners of the proposal. The City will also provide notice in accordance with ARS 9-462.04. We provided the Development Services Department with an Affidavit of Mailing certifying that all required notices were timely mailed. We will again follow the above procedures once the Planning & Zoning Commission public hearing is scheduled.

Neighborhood Meeting

We held a neighborhood meeting and provided mailed notice of the meeting in the same manner as described above. We have notified the Development Services Department in writing of the meeting date, time, and location more than 15 days prior to the scheduled date of the meeting, and Trish Cooley from Development Services was in attendance. A written summary of the neighborhood meeting is below. It includes the date, time, location of the meeting, a copy of the letter sent (EXHIBIT A), a copy of the sign in sheet (EXHIBIT B) and A summary of concerns, issues and problems expressed during the meeting.

Neighborhood Meeting Summary

We held a 6:00 PM neighborhood meeting on November 2, 2023 at Buckeye Public Library – Coyote Branch (21699 W Yuma Road, Buckeye, AZ). There was signage directing residents to meeting room, 24 x 36 aerials, proposed rezone map and other exhibits displayed for the neighbors and interested parties to view along with comment cards and a sign in sheet. The only person in attendance other than staff of Tiffany & Bosco was Trish Cooley, Planner 1 from Development Services. Our assigned Planner Jennifer Fostino (Planner II) had a conflicting meeting. The project was discussed with Trish and we waited until 6:20 PM for neighbors and Property owners and interested parties/stakeholders to attend. Without any interested Property owners and interested parties/stakeholders visible we closed the neighborhood meeting at 6:20 PM. This summary does not contain

a summary of concerns, issues and problems expressed during the meeting, as there were no Property owners and interested parties/stakeholders in attendance.

Published Notice

We will publish notice in the Arizona Republic at least 15, but no more than 45 days before the scheduled Planning & Zoning Commission public hearing date. We will provide the Development Services Department with an Affidavit of Publication.

Posted Notice

We will post at least two signs on the Property in a prominent place, clearly visible from a major arterial street (Rainbow Road and Broadway Road) which will remain on the Property for a period of at least 15 days prior to the hearing/meeting. We will post the signs on the Property once the location of the signs is determined and approved by City Staff. We will maintain the sign in good condition and update them with P&Z and Council hearing information as that becomes available. The signs will be removed within 10 days after the final public hearing.

How those interested and potentially affected parties will be informed of the substance of the change, amendment or development proposed by the application.

We will respond to all input and comments as they are received. Our responses will be provided to City Staff for their records. Our office will follow-up with interested individuals and City Staff as necessary to ensure their concerns are heard and all relevant procedures are followed. Further, we will ensure all necessary information is shared continuously regarding the status of the request. The City will be provided with copies of our correspondence, letters, and information shared with stakeholders. In addition, maps and lists of the notified stakeholders and property owners will be included in our final Citizen Participation Results Report.

The applicant's schedule for the completion of the citizen participation plan.

Mailed notices, published notices, and posted notices will all be completed at least 15 days prior to neighborhood meeting/public hearing and the proper affidavits will be provided to the City. Additionally, the Property will be posted once the posting locations are determined by City Staff.

If requested, we will meet with any interested individual or stakeholder after the notification letters have been sent and the Property has been properly posted. We will provide City Staff with a completed Citizen Participation Results Report which will include the details and techniques used to involve the public and provide a summary of concerns, issues, and resolutions to these issues. Our public outreach will be continuous and will occur throughout the Minor GPA and rezoning process.

How the applicant will keep the Planning Department informed on the status of their citizen participation efforts.

We will provide the Development Services Departments with a written affidavit regarding the procedures and timing for mailing and publishing. We will also provide an affidavit with the contents of the neighborhood meeting.

The final Citizen Participation Results Report will be completed prior to the time the City informs us of the pending Planning Commission hearing date and will include the following:

- (i) Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal;
- (ii) Content, dates mailed, and numbers of mailings including letters, meeting notices, newsletters and other publications;
- (iii) Where residents, property owners, and interested parties receiving notices, newsletters or other written material are located; and
- (iv) The number of people that participated in the process
- (v) A summary of concerns, issues and problems expressed during the process, including:
 - a. The substance of the concerns, issues, and problems
 - b. How we addressed or will address the concerns expressed during the process; and
 - c. Concerns, issues and problems the applicant is unwilling or unable to address and why.

We will update Development Services via email of all important issues that may arise during our public outreach. If additional public outreach occurs after the submittal of the Citizen Participation Results Report, we will provide updates to inform Development Services and City Council.

Attachments:

- Neighborhood Letter sent (EXHIBIT A)
- Copy of the sign in sheet (EXHIBIT B)
- 500' Property Ownership List (Exhibit C)
- 500' Property Map Boundary (Exhibit D)

EXHIBIT A

Letter of Neighborhood Meeting Notification

(on following page)



October 9, 2023

RE: NWC Rainbow Road & Broadway Road – Proposed Rezoning Open House – Case #PLZZ-23-00012

Dear Neighbor/Stakeholder:

We represent SCI Arizona Funeral Services, LLC and their rezone request related to 57.5 acres located at the northwest corner of Rainbow Road and Broadway Road. Please refer to the attached **Vicinity Map**. The property is identified by Maricopa County Parcel Numbers 504-22-023F (the “Property”). We are seeking input for their proposed land use proposal to redevelop the Property located within the City of Buckeye’s city limits. The proposal is to rezone the Property from R-R (Rural Residential) to CMU (Community Mixed Use). The purpose for the rezoning is to develop the vacant land and provide an opportunity for a new private cemetery, along with a funeral home and maintenance facility, which abuts the City owned cemetery to the west. The Applicant is also proposing to reserve an area, along Rainbow Road for other compatible commercial uses.

As part of the required public notice requirements for these land use cases, we invite you to join us for an open house neighborhood meeting to discuss and learn more about the proposed land use cases for the Property.

Neighborhood Meeting:
Date: Thursday November, 2nd, 2023
Time: 6:00 P.M.
Location: Coyote Branch Library, 21699 W. Yuma Rd. #116, Buckeye, AZ 85326

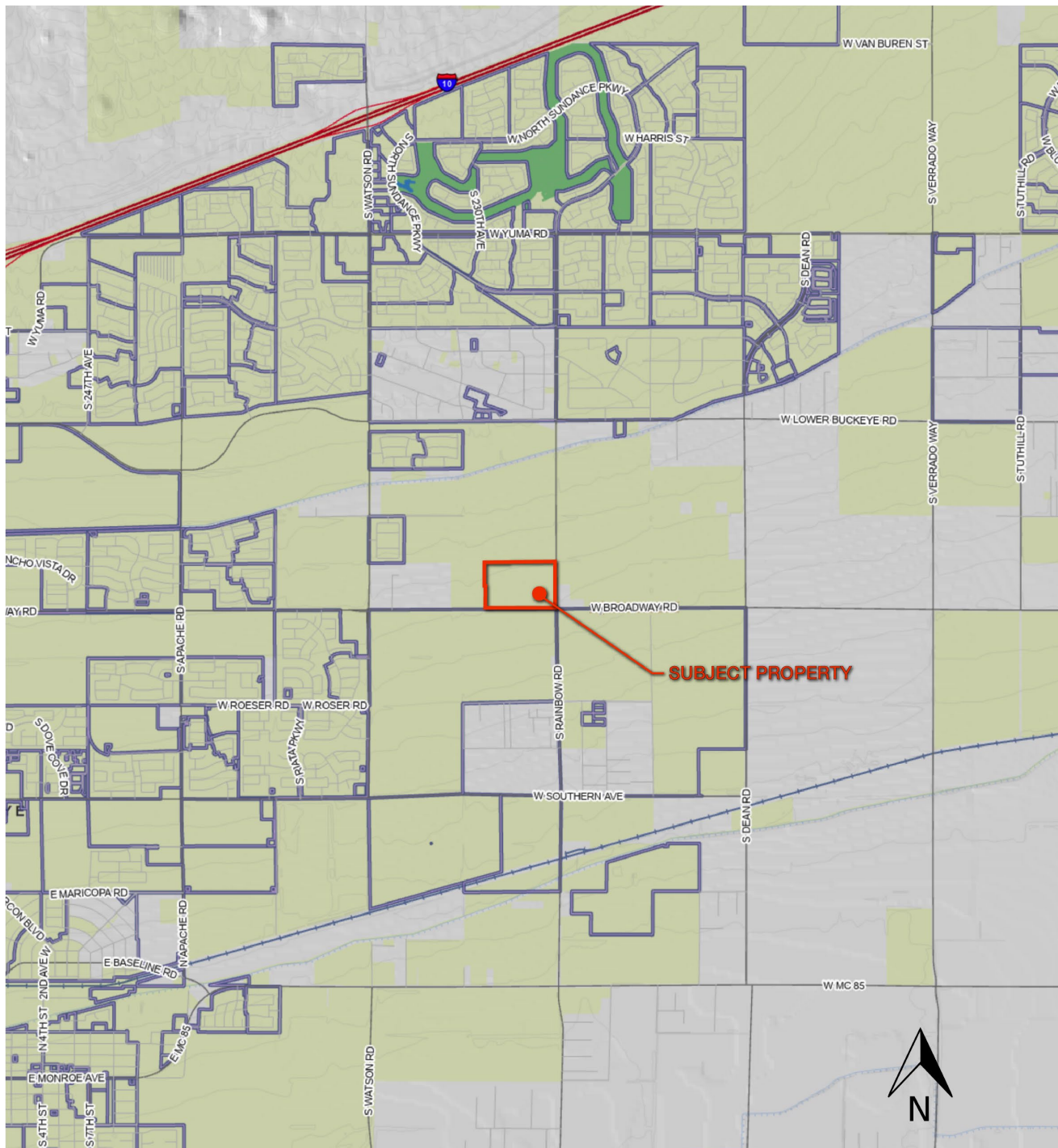
The Planning and Zoning (“P&Z”) Commission and City Council hearings are not set at this time. As this application proceeds, the City’s Planning and Zoning Department will make a determination as to the date and time of the City public hearings. Another notification letter will be mailed to you at least fifteen (15) days prior to the P&Z Hearing date.

If you wish to provide input on this matter, you may attend neighborhood meeting on Thursday, November 2nd or at the Planning and Zoning Commission Hearing or City Council meetings which will be set in the future. Alternatively, you can provide input, comments or questions directly to me, Holly Keilman, Senior Project Manager at Tiffany & Bosco at hkeilman@tblaw.com or 480-240-1818. You may also contact City of Buckeye assigned Planner II, Jennifer Fostino, at 623.349.6295 or by email at jfostino@buckeyeaz.gov subject “PLZZ-23-00012.”

Sincerely,

Holly Keilman
Senior Project Manager

Vicinity Map





**Preliminary Site Plan
(for reference only)**

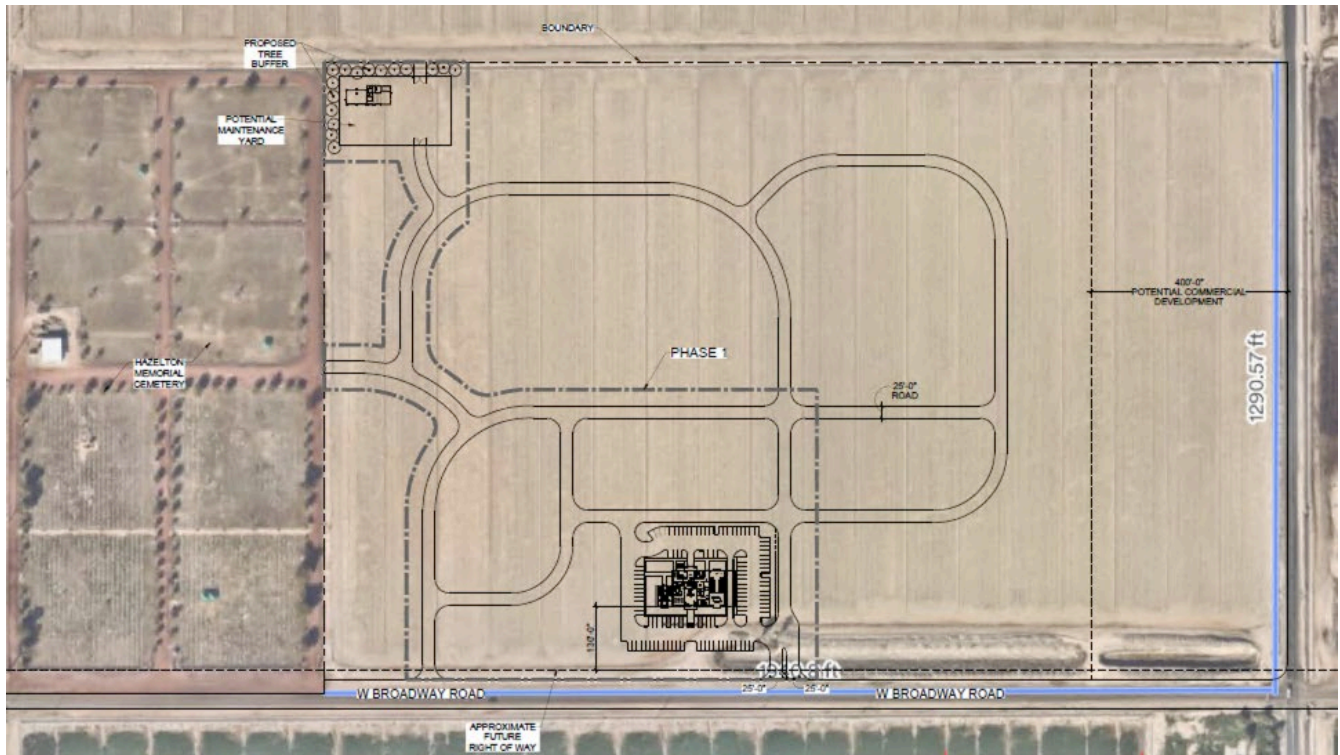


EXHIBIT B
Copy of Sign In Sheet

(on following page)

NEIGHBORHOOD MEETING SIGN-IN SHEET

Date : November 2, 2023 Time: 6:00 PM

NAME	ADDRESS	EMAIL	PHONE #
Patricia Cooley	COB	pcooley@buckeyesga.gov	623 349-6233

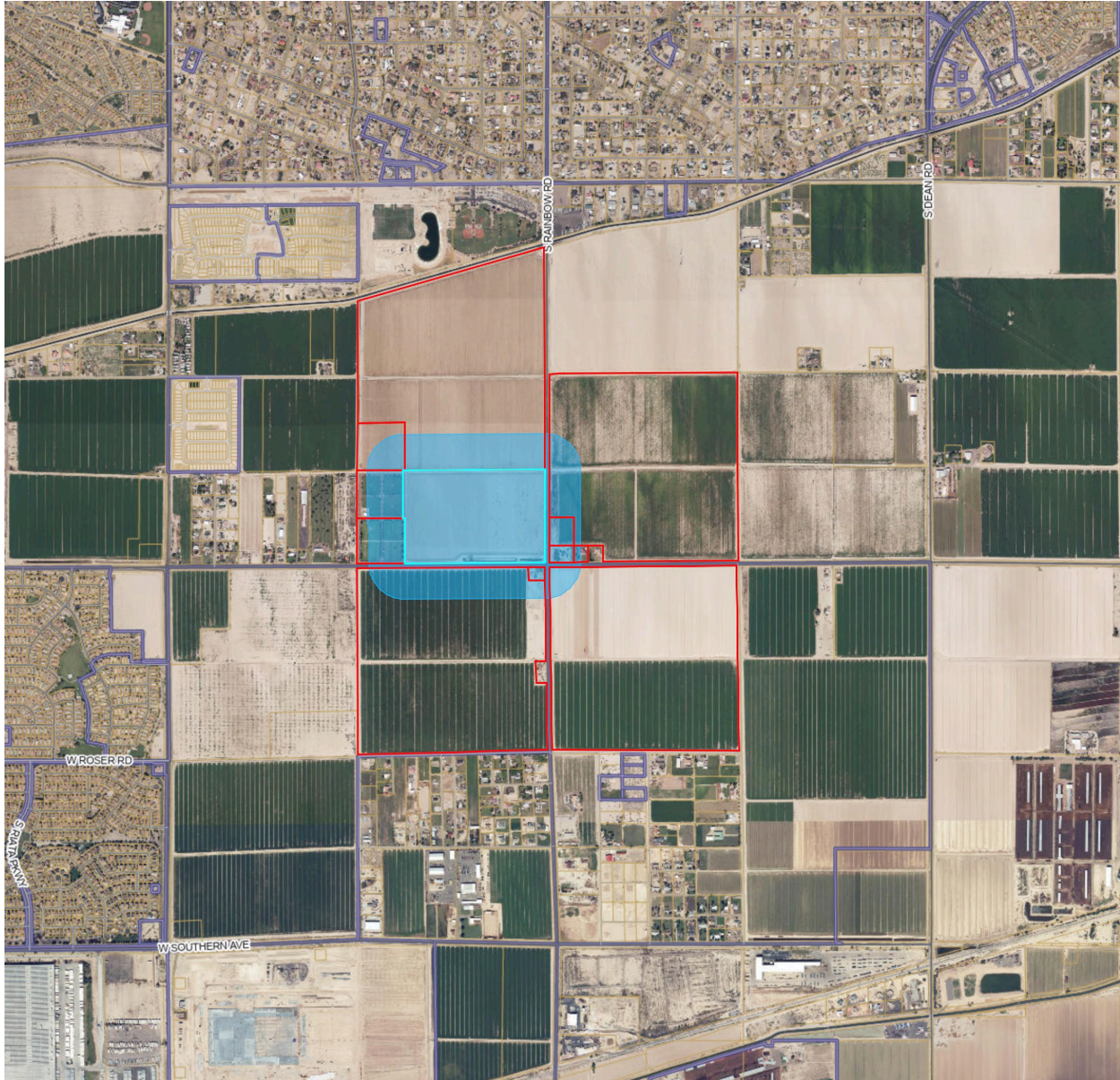
EXHIBIT C

NWC Rainbow & Broadway - 500' Mailing List

Parcel Number	Owner	Mailing Address
504-21-023D	GRAVES RUSTY/RACHELLE	22612 W BROADWAY RD BUCKEYE AZ USA 85326
504-21-023K	RAINBOW RANCH AM LLC	11111 W MCDOWELL RD AVONDALE AZ USA 85323
504-21-023L	CELEYA PAUL J	22608 W BROADWAY RD BUCKEYE AZ USA 85326
504-21-023M	RAINBOW 121 LLLP	1010 ACACIA CIR LITCHFIELD PARK AZ USA 85340
504-22-019	BUCKEYE CITY OF	530 E MONROE AVE BUCKEYE AZ USA 85326
504-22-023C	BUCKEYE CITY OF	530 E MONROE AVE BUCKEYE AZ USA 85326
504-22-023D	BROADWAY 220 LLC	1010 E ACACIA CIR LITCHFIELD PARK AZ USA 85340
504-22-023E	BROADWAY 220 LLC	1010 E ACACIA CIR LITCHFIELD PARK AZ USA 85340
504-22-023F	BROADWAY 220 LLC	1010 E ACACIA CIR LITCHFIELD PARK AZ USA 85340
504-42-003D	GNR LAND HOLDINGS LLC/ETAL	1242 E JACKSON ST PHOENIX AZ USA 85034
504-42-003E	GNR LAND HOLDINGS LLC/ETAL	1242 E JACKSON ST PHOENIX AZ USA 85034
504-43-003	EMRLAND LLLP	1785 W SR 89A STE 3I SEDONA AZ USA 86336

EXHIBIT D

NWC Rainbow & Broadway - 500' Buffer Map



AFFIDAVIT OF SIGN POSTING
City of Buckeye

Case No: PLZZ-23-00012

Project Name: _____

Applicant Name: Tiffany & Bosco P.A.

Location: NWC Rainbow Road & Broadway Road

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the **applicant** for public hearing in the City of Buckeye shall post signs as Prescribed by the "City of Buckeye Site Posting Requirements." **It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property and to update the hearing information on the sign until the final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within 10 days after final disposition of the case.**

I confirm that the site has been posted as detailed by the City of Buckeye Site Posting Requirements for the case above and the site was posted at least fifteen (15) prior to the public hearing.

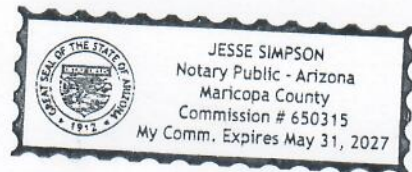
Applicant's/Representative's signature: _____

SUBSCRIBED AND SWORN before me on 01/26/24

Notary Public: _____

My Commission Expires: _____

5/31/27



City of Buckeye
PUBLIC HEARING

Planning and Zoning Commission: FEBRUARY 13, 2024 at 6:00 P.M.

City Council: MARCH 5, 2024 at 6:00 P.M.

LOCATION OF HEARINGS: CITY COUNCIL CHAMBERS,
530 East Monroe Avenue, Buckeye, AZ 85326

REQUEST: Rezone from Rural-43 to C-2 CUPD/ Zone Change

PROPOSAL: SCI Arizona Funeral Services, LLC c/o SCI Shared
Resources, LLC Zone Change to Commercial

GENERAL LOCATION: NWC Rainbow Road & Broadway Road

SIZE: 57.5 Acres

CASE #: PLZZ-23-00012

APPLICANT/ CONTACT: Tiffany & Bosco, Holly Keilman

PHONE: 480-240-1818

DEVELOPMENT SERVICES DEPARTMENT
623-349-6211

Posting Date: 1/26/2024



January 26, 2024 at 10:37 AM
4016-4232 S Rainbow Rd 144
Maricopa County

City of Buckeye
PUBLIC HEARING

Planning and Zoning Commission: FEBRUARY 13, 2024 at 6:00 P.M.

City Council: MARCH 5, 2024 at 6:00 P.M.

LOCATION OF HEARINGS: CITY COUNCIL CHAMBERS,
530 East Monroe Avenue, Buckeye, AZ 85326

REQUEST: Rezone from Rural-43 to C-2 CUPD/ Zone Change

PROPOSAL: SCI Arizona Funeral Services, LLC c/o SCI Shared
Resources, LLC Zone Change to Commercial

GENERAL LOCATION: NWC Rainbow Road & Broadway Road

SIZE: 57.5 Acres

CASE #: PLZZ-23-00012

APPLICANT/ CONTACT: Tiffany & Bosco, Holly Keilman

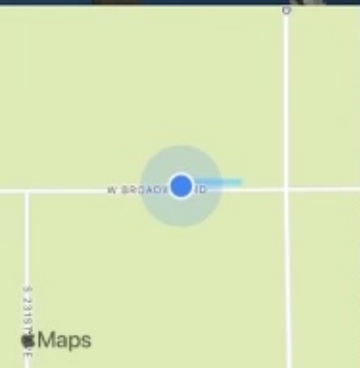
PHONE: 480-240-1818

DEVELOPMENT SERVICES DEPARTMENT
623-349-6211

Posting Date: 1/26/2024

January 26, 2024 at 10:48 AM
22810-23098 W Broadway Rd
Maricopa County

145





PROPOSED SIGN
POSTINGS

THE ARIZONA REPUBLIC

PO Box 194, Phoenix, Arizona 85001-0194

Phone 1-602-444-7315

Fax 1-877-943-0443

This is not an invoice

PNI-Surprise Z1

AFFIDAVIT OF PUBLICATION

TIFFANY & BOSCO
2525 E CAMELBACK RD
PHOENIX, AZ 85016-4219

This is not an invoice

Order # 0005873697 # of Affidavits 1

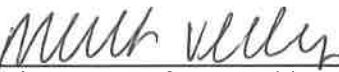
P.O #

Issues Dated:

01/27/24

STATE OF WISCONSIN } **SS.**
COUNTY OF BROWN

I, being first duly sworn, upon oath deposes and says: That I am the legal clerk of the Arizona Republic, a newspaper of general circulation in the counties of Maricopa, Coconino, Pima and Pinal, in the State of Arizona, published weekly at Phoenix, Arizona, and that the copy hereto attached is a true copy of the advertisement published in the said paper in the issue(s) dated indicated.



Sworn to before me this

27 TH day of
JANUARY 2024


Notary Public

My Commission expires: 9/19/25

City of Buckeye
NOTICE IS HEREBY GIVEN that the City of Buckeye City Council will hold the 1st public hearing on Tuesday, February 13th, 2024 to be held in the City Council Chambers, located at 530 E. Monroe Avenue, Buckeye, Arizona 85326 at 6:00 p.m., for the purpose of hearing all persons for or against the following request (Case No. PLZZ-23-00012):
NOTICE IS HEREBY GIVEN that the City of Buckeye City Council will hold the 2nd public hearing on Tuesday, March 5th, 2024 to be held in the City Council Chambers, located at 530 E. Monroe Avenue, Buckeye, Arizona 85326 at 6:00 p.m., for the purpose of hearing all persons for or against the following request:
Case No. PLZZ-23-00012: Request by Holly Keilman, Tiffany & Bosco P.A., for the approval of rezoning of approximately 57.54± acres of real property in the City of Buckeye generally located at the northwest corner of Broadway Road and Rainbow Road (APN 504-22-023F) and being a portion of Township 1 North, Range 3 West of the Gila and Salt River Base Meridian.
For additional information, please contact the Development Services Department at (623) 349-6295
Pub: Jan 27, 2024

VICKY FELTY
Notary Public
State of Wisconsin

Affidavit of Mailing Notice

Case Number: PLZZ-23-00012

Project Name: SCI Shared Resources - NWC Rainbow Rd & Broadway Rezone

**Applicant
Name:** Holly Keilman

Location: NWC of Broadway & Rainbow Rd

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

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

See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: _____

Holly A. Keilman

SUBSCRIBED AND SWORN before me this 26th day of January, 2024, by:

Sienna Myers

Notary Public



My Commission Expires:

April 5th, 2027



January 26th, 2024

RE: PLZZ-23-00012 – NWC Rainbow Rd & Broadway Rezone – Rezone Request

Dear Neighbor:

We represent SCI Arizona Funeral Services, LLC c/o SCI Shared Resources and their proposed rezone request related to 57.54± gross acres located at the northwest corner of Broadway Road and Rainbow Road. Please refer to the attached **Context Aerial**. The property is identified by Maricopa County Parcel Number 504-22-023F (the “Property”). The Property is currently located within City of Buckeye and is zoned RR.

The request is to rezone the Property from Rural Residential (RR) to Community Mixed Use (CMU). A rezone of the Property to CMU allows for neighborhood land use designation integrates functions that contribute to the health and livability of neighborhoods, including scaled shops, religious institution and small offices. The Property is located within an area designated for Neighborhood which includes residential and light commercial uses. Please refer to the **General Plan Maps** attached hereto. A site plan will not be considered for approval at the hearing dates below. A subsequent site plan review case must be submitted after approval of the rezone case.

The calendared hearing dates for the annexation and rezoning are as follows:

PLANNING AND ZONING COMMISSION - Rezone

Date: Tuesday, February 13th, 2024

Time: 6:00 P.M.

Location: City Council Chambers, 530 E. Monroe Avenue, Buckeye, AZ 85326

CITY COUNCIL – Final Annexation and Rezone

Date: Tuesday, March 5th, 2024

Time: 6:00 P.M.

Location: City Council Chambers, 530 E. Monroe Avenue, Buckeye, AZ 85326

If you wish to provide input on this matter, you may attend the Planning and Zoning Commission Hearing or City Council meetings. Alternatively, you can provide input, comments or questions directly to Applicant Holly Keilman, Senior Project Manager at Tiffany & Bosco at hkeilman@tblaw.com or 480-240-1818. You may also contact City of Buckeye assigned Planner II, Jennifer Fostino, at 623.349.6295 or by email at jfostino@buckeyeaz.gov subject “PLZZ-23-00012 – NWC of Broadway & Rainbow Road” for the rezone.

Sincerely,

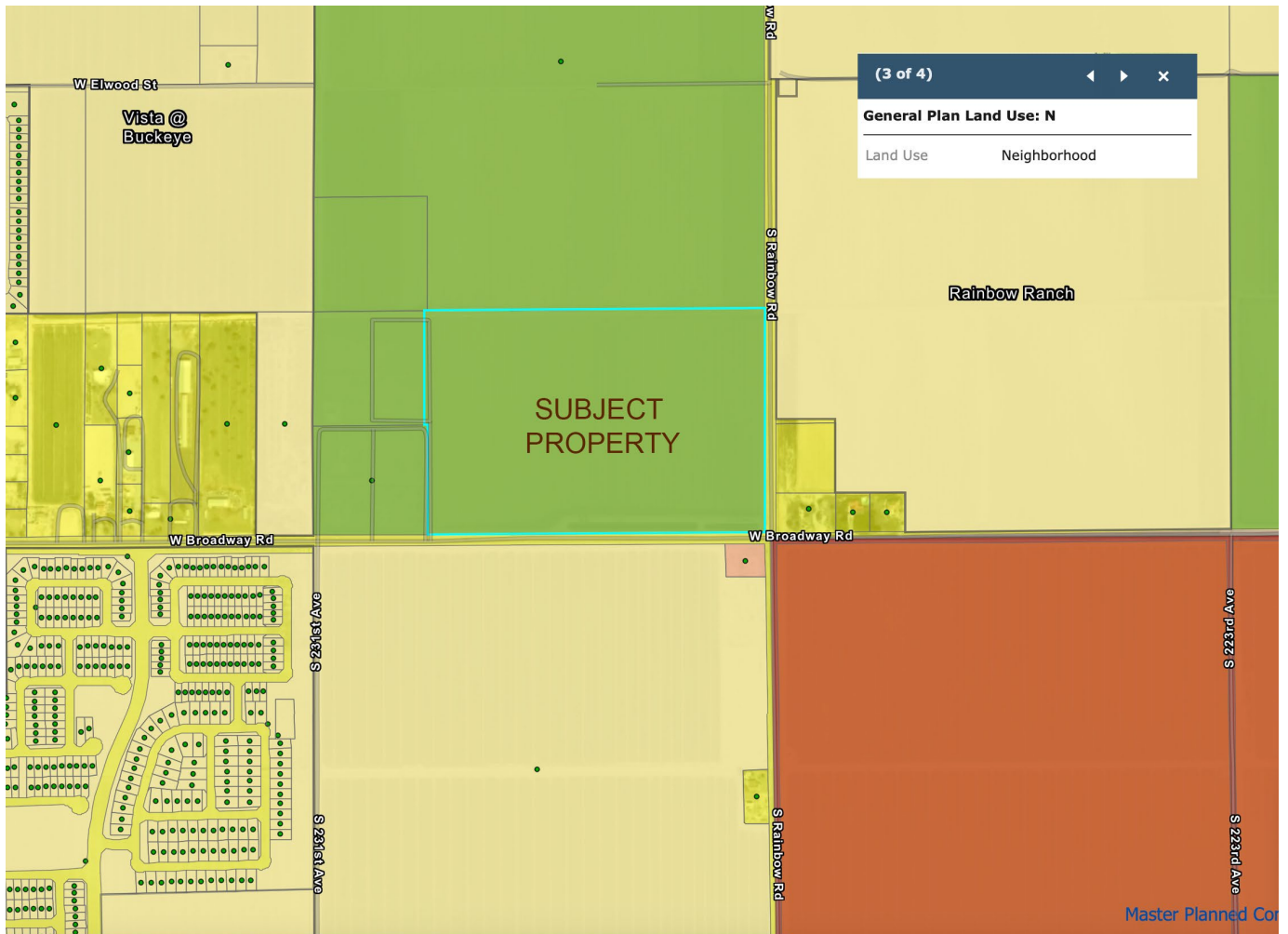
Holly R. Keilman



CONTEXT AERIAL



GENERAL PLAN MAP



CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 02/13/24	AGENDA ITEM: 4.D. Buckeye Tech Corridor (formerly Cipriani) - Major Community Master Plan Amendment (CMPA) - PLZZ-23-00005
DATE PREPARED: 02/09/24	DISTRICT NO.: 1
STAFF LIAISON: Ken Galica, Principal Planner, kgalica@buckeyeaz.gov, (623) 349-6214	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Public Hearing / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Buckeye Tech Corridor (formerly Cipriani) - Major Community Master Plan Amendment (CMPA) - PLZZ-23-00005 Conduct a public hearing and recommend approval of a Major Amendment to the Buckeye Tech Corridor (fka Cipriani) Community Master Plan (CMP), revising permitted land uses, development standards, and design requirements applicable to the subject property to facilitate development of the entirety of the site with commercial and light industrial uses, subject to conditions (a) through (ee).

RELEVANT GOALS:

GOAL 2: Enhanced Economic Well-Being and Vitality

ADDITIONAL RELEVANT GOALS:

GOAL 3: A Well-Planned Urban Community

SUMMARY

PROJECT DESCRIPTION:

Cassandra Ayres, Berry Riddell LLC, on behalf of property owner Cipriani Holdings LLC, is requesting approval of a Major Community Master Plan Amendment (CMPA) for the Buckeye Technology Center, formerly known as Cipriani. The 2,091-acre project is generally bounded by the 315th Avenue alignment to the west, Yuma Road to the north, Johnson Road to the east, and Southern Avenue to the south, though portions of the property extend outside of these general boundaries, including land at the southwest corner of Johnson Road and I-10 and land near the southeast and southwest corners of Johnson Road and Southern Avenue (Exhibits A, B, and C).

The Cipriani CMP currently in effect, approved in 2008, provides for development of the site with a traditional, residential-focused master planned community consisting of up to 9,706 residences (including both single-family residential and multi-family residential), 188.6 acres of supporting commercial, and 276.7 acres of open space. The original Cipriani CMP also reserved up to five school sites, a fire station site, and a police station site. No development activity has occurred on the site since the 2008 CMP approval.

The Buckeye Tech Corridor CMPA, if approved, will replace the existing Cipriani CMP. The proposed CMPA establishes a significantly different vision for the property, shifting the focus from a residentially oriented master plan to that of a technology-centered commercial and light industrial campus. Accordingly, the proposed CMPA eliminates residential uses and tailors development and design standards in support of the entirety of the property developing with non-residential uses. School sites are also eliminated, as the proposed non-residential development will not generate any demand for

elementary or high schools within the project boundaries. Though not identified in the CMPA document, the City and property owner are working on a separate development agreement that will establish requirements for a public safety facility and an auxiliary public works facility within the project boundaries. The proposed CMPA also preserves the wash corridors that traverse the property as naturalized open space areas.

Additional details and analysis can be found in the attached staff report.

BENEFITS:

Approval of the proposed amendment will result in development that is compatible with the nearby Buckeye Municipal Airport, contributes to the City's economic well-being, presents a high quality aesthetic from the perspective of adjacent streets, and does not negatively impact surrounding properties, now or in the future.

FUTURE ACTION:

Approval of this CMPA and related Development Agreement by the City Council will be required. A meeting date has not yet been identified for consideration of these items.

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

ATTACHMENTS:

[PLZZ-23-00005 Buckeye Tech Corridor CMP \(fka Cipriani\) - PZ Staff Report - PZ 021324.docx](#)

[Exhibit A - Aerial Vicinity Map.pdf](#)

[Exhibit B - Zoning Map.pdf](#)

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

[Exhibit D - Proposed Buckeye Tech Corridor CMP.pdf](#)

[Exhibit E - Citizen Participation Report.pdf](#)



MAJOR CMP AMENDMENT

Report to the Planning and Zoning Commission

CASE NUMBER: PLZZ-23-00005
TITLE: Buckeye Tech Corridor Major CMP Amendment (fka Cipriani)
MEETING DATE: February 13, 2023

Applicant: Cassandra Ayres, Berry Riddell LLC
Owner(s): Cipriani Holdings, LLC
Request: Request for approval of a Major Amendment to the Buckeye Tech Corridor Community Master Plan (CMP), formerly known as Cipriani. The proposed CMPA revises the permitted land uses, development standards, and design requirements applicable to the subject property to facilitate development of the entirety of the site with commercial and light industrial uses.
District(s): 1
Location: Area generally bounded by the 315th Avenue alignment to the west, Yuma Road to the north, Johnson Road to the east, and Southern Avenue to the south. Portions of the property extend outside of these general boundaries, including land at the southwest corner of Johnson Road and I-10 and land near the southeast and southwest corners of Johnson Road and Southern Avenue (Exhibits A, B, and C).
Site size: Approximately 2,091 acres
Public input: An advertised neighborhood meeting was held on June 21, 2023; In addition to the applicant and City staff, approximately 10-12 people attended the open house. Though multiple questions about the project were received at the meeting, no significant concerns or objections to the proposal were expressed. All required notices of this public hearing have been completed.
Recommendation: Conduct a public hearing and recommend that City Council approve the proposed Major CMP Amendment subject to conditions (a) through (ee).

PROJECT DESCRIPTION

1. Cassandra Ayres, Berry Riddell LLC, on behalf of property owner Cipriani Holdings LLC, is requesting (Exhibit D) approval of a Major Community Master Plan Amendment (CMPA) for the Buckeye Technology Center, formerly known as Cipriani. The 2,091-acre project is generally bounded by the 315th Avenue alignment to the west, Yuma Road to the north, Johnson Road to the east, and Southern Avenue to the south, though portions of the property extend outside of these general boundaries, including land at the southwest corner of Johnson Road and I-10 and land near the southeast and southwest corners of Johnson Road and Southern Avenue (Exhibits A, B, and C).
2. The Cipriani CMP currently in effect, approved in 2008, calls for development of the site with a traditional, residential-focused master planned community consisting of up to 9,706 residences (including both single-family residential and multi-family residential), 188.6 acres of supporting commercial, and 276.7 acres of open space (15 percent). The original Cipriani CMP also reserved up to five school sites, a fire station site, and a police station site. No development activity has occurred on the site since the 2008 CMP approval.
3. The Buckeye Tech Corridor CMPA, if approved, will replace the existing Cipriani CMP. The proposed CMPA establishes a significantly different vision for the property, shifting the focus from a residentially oriented master plan to that of a technology-centered commercial and light industrial campus. Accordingly, the proposed CMPA eliminates residential uses and tailors development and design standards in support of the entirety of the property developing with non-residential uses. School sites are also eliminated, as the proposed non-residential development will not generate any demand for elementary or high schools within the project boundaries. Though not identified in the CMPA document, the City and property owner are working on a separate development agreement that will establish requirements for a public safety facility and an auxiliary public works facility within the project boundaries. The proposed CMPA also preserves the wash corridors that traverse the property as naturalized open space areas.
4. For the purposes of planning infrastructure, the CMP is divided into four separate planning units, as follows:
 - Planning Unit 1 (PU-1), approximately 39.7 acres in area, is located at the southwest corner of I-10 and Johnson Road. Approximately 10 acres of PU-1

will develop with commercial uses, with the remaining 29.7 acres to develop with commercial and/or light industrial uses.

- Planning Unit 2 (PU-2), approximately 1,727.4 acres, is located west of Johnson Road, south of Yuma Road. At this time, it is anticipated that the entirety of PU-2 will be developed by Tract with a regional data center campus. If the data center campus does not come to fruition, PU-2 may be developed with commercial uses, light industrial uses, or some combination thereof.
- Planning Unit 3 (PU-3), approximately 80.0 acres, is located at the southwest corner of Johnson Road and Southern Avenue. Approximately 10 acres of PU-3 will develop with commercial uses, with the remaining 70 acres to develop with commercial and/or light industrial uses.
- Planning Unit 4 (PU-4), approximately 242.2 acres, is located east of the southeast corner of Johnson Road and Southern Avenue. PU-4 is expected to develop with commercial and/or light industrial uses.

5. This request for CMPA is largely user-driven. Tract, a developer of data center projects, is expected to purchase approximately 1,727 acres of the 2,091-acre property, approximately 82 percent of the overall CMP area, upon which Tract would develop one of the region's largest data center campuses.

AREA CONTEXT:

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Unimproved desert and farmland	Master Planned Community and Business Commerce	Planned Community (PC) with Cipriani CMP overlay
North	Unimproved desert	Business Commerce and Neighborhood	Maricopa County Rural-43 (RU-43), Single-Family 43 (SF-43), and Rural Residential (RR)
East	Active farmland and unimproved desert	Employment, Business Commerce, Airport Activity Center, Rural, and Agriculture	Maricopa County Rural-43 (RU-43), Single-Family 43 (SF-43), Rural Residential (RR), and Planned Community (PC)

South	Unimproved desert and active farmland	Rural and Agriculture	General Commerce (GC), Planned Residential (PR), and Maricopa County Rural-43 (RU-43)
West	Unimproved desert	Master Planned Community (Desert Creek), Rural, Neighborhood, and Business Commerce	Planned Community (PC) with Desert Creek Community Master Plan (CMP) overlay, Maricopa County Rural-43 (RU-43)

PUBLIC PARTICIPATION SUMMARY:

6. A neighborhood meeting, providing an opportunity for interested parties to learn more about the request, was held on June 21, 2023 at 6:00 P.M. at the Buckeye Valley Chamber of Commerce. As required by Buckeye Development Code, written notices to property owners within 500 feet of the subject site were mailed on June 1, 2023, over fifteen (15) days prior to the date of the meeting. Approximately 10-12 people attended the open house, though not all attendees signed-in (Exhibit E). Attendees asked multiple questions about the project and related off-site improvements, though no significant concerns or objections to the proposal were noted.
7. Additionally, two people contacted the project applicant upon receiving the notice of the neighborhood meeting. Per the applicant, both callers sought additional information about the project, but neither expressed any opposition to the proposal.
8. Staff was contacted by Eddie Gutzman, owner of a large assemblage of undeveloped property northeast of this site, who expressed support for this project and additional non-residential development in this area. Except for Mr. Gutzman, staff has not been contacted by other people in regards to this request.
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	January 29, 2024
Site Posted	January 29, 2024

BACKGROUND:

10. *1992-2007:* The area now known as Buckeye Tech Corridor/Cipriani was annexed in a piecemeal fashion via approval of over ten separate annexations between 2000 and 2007.
11. *December 2007:* Through Council approval of Ordinance 93-06, the full extent of the property was rezoned to Planned Community (PC), an underlying zone intended to be guided by separate development approvals. The property was rezoned in anticipation that a separate Community Master Plan overlay would be processed and approved for the property.
12. *September 2009:* Through Council approval of Ordinance 65-08, the Cipriani Community Master Plan (CMP) overlay was approved to guide development of the site. The CMP provides for development of the site with a traditional, residential-focused master planned community consisting of up to 9,706 residences (including both single-family residential and multi-family residential), 188.6 acres of supporting commercial, and 276.7 acres of open space (15 percent). The approved CMP also reserves up to five school sites, a fire station site, and a police station site.

ANALYSIS:

Uses and Development Standards

13. The proposed CMPA establishes three separate land use categories: Commercial, Light Industrial, and Open Space. With three exceptions noted below, all three categories are applied to the entirety of the CMP, allowing the developer to determine if a particular parcel within the master plan will develop with commercial uses, light industrial uses, or open space. Exceptions, where land uses are restricted, include:
 - Stoneman Wash, which winds through the southern half of the CMPA property, is designated exclusively as Open Space. This wash will be preserved as it runs through the property in its natural state.
 - Approximately 10 acres located at the southwest corner of I-10 and Johnson Road is not designated Light Industrial, ensuring retail commercial uses are developed at least in part near this future freeway interchange.
 - Approximately 10 acres located at the southwest corner of Southern Avenue and Johnson Road is also not designated as Light Industrial, preserving land to develop commercially in support of employees working in the Technology Campus and any future residents living on surrounding lands.

14. Each land use category contains its own specific list of permitted uses, development standards, and design requirements, as follows:
- The Commercial category is based upon the City's Community Commercial (C-2) zoning district, with development standards such as setbacks and building height identical to what is allowed in the C-2 zone. The single exception is in regard to lot coverage, where the C-2 zone establishes a 60 percent maximum but the proposed CMP proposed no maximum limitation. Theoretically, this modification could allow for 100 percent of any commercial site to develop with structures; however, because properties will still remain subject to minimum parking requirements, landscape area requirements, and retention requirements, it is likely that any commercial development within the CMP will meet the established C-2 maximum.
 - Uses in the Commercial category are based upon those permitted in the C-2 zone, though several uses out of character for a technology campus (such as nursing homes and cemeteries), have been eliminated, while other uses, such as mini-storage facilities and truck stops, have been conditioned with additional siting criteria beyond what is typically required in order to minimize their visibility and create a high quality aesthetic from the perspective of adjacent streets, including I-10.
 - The CMPA's Light Industrial category is based upon the City's Light Industrial (I-1) zoning district, with required setbacks true to the requirements of the I-1 district. Proposed modifications to I-1 standards include eliminating the maximum lot coverage (maximum 80 percent permitted in I-1), though, for the same reasons as noted in the analysis of the Commercial category, development projects in the Industrial category are almost certain to fall well below this maximum after accounting for required landscaping, retention, and parking. A second modification to the I-1 base standards is to increase maximum building height by 25 feet, from 120 feet to 145 feet, in the Light Industrial land use category. This 8 percent increase from the I-1 standard is supported due to the lack of residential uses, existing or planned, in the vicinity of the property. Without concern for potential conflicts with housing developments, the additional height will optimize operational efficiency of the data center facilities, leading to improved scalability, ultimately benefitting businesses and consumers reliant on digital services.
 - Uses permitted in the CMPA's Light Industrial land use are based upon those permitted in the City's I-1 district. In general, these permitted uses are lower intensity in nature, will occur in fully enclosed buildings, and are not typically

associated with producing noise, light, or odor impacts. Examples of permitted uses include, but are not limited to, data centers, enclosed light manufacturing, and distribution/warehouse facilities. Heavy industrial uses, such as those with significant outdoor components or those associated with generation of noticeable noise, light, or odor impacts, are not permitted in this CMPA. Certain commercial uses that are likely to serve the employees working within this development, such as day care facilities, restaurants, and recreational facilities, are also permitted within the CMPA's Light Industrial category.

- The Buckeye Development Code does not establish a parking standard specific to data center uses. As these facilities are typically large but occupied by very few employees, the CMPA establishes a standard for this use based upon the number of employees anticipated on site during the highest shift, with additional spaces to allow for shift changes to occur efficiently. .
- The City does not have a zoning district with a purpose of maintaining and conserving natural open spaces. This CMPA proposes such a district which will cover those portions of the site, such as Stoneman Wash, that are intended to be preserved in their natural condition. Limited uses, such as government facilities and recreational uses, would be permitted in this designation.

15. The CMP contains requirements for architectural character that will ensure the entirety of the development develops in a high quality, complementary fashion. Facades of buildings visible from streets will feature massing and movement, emphasizing entrances through use of additional height and treatment, and incorporate materials that provide for texture and interest. Each building will be expected to incorporate at least two character elements from a neighboring building to create a sense of cohesion across the entire project. Loading and service areas will be oriented to not face public streets if possible and, if not feasible, full screening of those aspects will be required from adjacent streets.
16. As noted previously, approximately 1,700 acres of the overall site are expected to be purchased and developed with a regional data center campus by Tract. Though data center uses have earned a reputation of using significant amounts of water in their cooling processes, advances in technology such as closed-loop water cooling systems as well as air cooled systems that utilize electricity rather than water, have allowed these facilities to develop in areas where water is more limited. To this end, the proposed CMPA restricts

the maximum water use across this property to ensure that data centers developed on the property feature water sensitive cooling solutions.

17. The project is not expected to negatively impact surrounding properties. Well-crafted design requirements will ensure the site presents well from surrounding streets, with any service areas fully screened and well buffered. If a large portion of the site develops as a data campus, as presently expected, traffic generated by the project is expected to be well below levels that would be anticipated if residential or commercial uses were developed. Though minimal residential uses are currently occurring in the vicinity of the site, planning staff has no concerns that the contiguous uses would be incompatible.
18. The Imagine Buckeye 2040 General Plan, ratified by voters in August 2018, identified the Buckeye Airport as an Activity Center, envisioning the airport site and surrounding properties as a regional employment hub featuring uses that complement and support the business functions of the airport. In the years following the ratification of the General Plan, City staff have undertaken efforts to master plan the airport property itself, as well as create a specific area plan for the surround properties. Though this site does not fall within the boundaries of the activity center area, consideration of alternate runway alignments for the airport may result in greater overflight traffic on the property than were contemplated when the residential vision for the site was initially developed. Non-residential uses, such as those proposed by this CMPA, are more appropriate in impacted areas than the project's original concept.
19. If developed with a 1,700+ acre data center campus and ancillary uses, as expected, the regionally scaled site will function as a premier economic engine for the City. Though data centers do not create significant quantities of employment opportunities like many light industrial uses such as light manufacturing, these uses contribute significantly to the fiscal health of a community by generating construction sales tax revenue, property tax revenue, and utility tax revenue, all of which are made more significant due to the high cost to construct these very modern, state of the art facilities.

Open Space

20. Regional trails traversing the property, in locations identified in the City's Parks and Trails Master Plan, will be provided. Locations of trails may be realigned on the property to reduce interference with the planned commercial or light industrial uses, but will be designed to ensure the functionality of the regional system is not negatively impacted.

21. In addition to preserving natural open spaces such as Stoneman Wash, provision of landscaped open space will be required as the project develops, with standards comparable to those within the City's Development Code. Commercial areas will also be required to provide pedestrian oriented open spaces such as plazas.

Access and Circulation

22. The developer will construct half-street improvements where the project abuts any existing or planned public streets, including portions of Johnson Road, Yuma Road, and Southern Avenue. The developer may also be required to complete the east half of 315th Avenue on the project's western boundary and street improvements beyond project frontages (such as improvements to Yuma Road east of the property boundary) to ensure traffic generated by the project will be able to safely and efficiently access the site, as determined in a Traffic Impact Analysis to be approved by the City's Traffic Engineer.
23. Additional streets, public or private, are likely to be needed internal to the project boundaries. Location and classification of those internal streets will be determined during the Planned Unit Plan phase for each planning unit (or portion of a planning unit). Pedestrian circulation from buildings to adjacent public sidewalks will also be required.
24. A future full freeway interchange is planned for I-10 at Johnson Road; the extent of the developer's participation in the construction and/or funding of this interchange will be identified in the Development Agreement currently being negotiated with the City.

Water and Wastewater

25. The CMPA property falls within the City of Buckeye's Water and Sewer Service Areas. With regard to water, developments in this CMP and on other properties in this portion of the city are ultimately expected to be served by a future new municipal water campus in the vicinity of the Johnson Road and Broadway Road intersection. With regard to sewer, a future new municipal wastewater treatment facility in a location south of this site is expected to be needed to serve this southwest portion of Buckeye. If volumes are sufficiently low, as anticipated, interim water solutions (such as use of private wells) and sewer solutions (such as use of septic) will be considered in order to allow development to occur before the City's water campus and/or wastewater treatment facilities are constructed. If an interim solution for water and/or sewer is pursued, the project would be converted to permanent City services when those facilities are constructed. It should be noted that the development is expected to create significantly less water and sewer demand than if the project were developed with a traditional, residentially-focused master planned community.

Future Planning

26. Development within this CMP is expected to be phased. The CMP will utilize a Planning Unit Plan (PUP) model to avoid piecemeal development. Using this model, each PUP will master plan minimum 160-acre segments of the property, designating a more specific land use plan for that particular portion and designing water, sewer, drainage, and transportation systems, landscape theming, and signage to allow that segment to function as a unified, cohesive development. Each Planning Unit Plan will be subject to Planning & Zoning Commission approval, at which point site plans for individual building sites within that approved PUP could then be submitted for administrative approval by City staff.

RECOMMENDATION:

1. Staff recommends the Planning and Zoning Commission recommend approval of the proposed Major Community Master Plan Amendment for the Buckeye Tech Corridor, formerly Cipriani, Application PLZZ-23-00005, to the Mayor and City Council, subject to Conditions (a) through (ee), for the following reasons:
 - The CMP Amendment conforms to the property's underlying General Plan Land Use designations
 - The CMP Amendment conforms to requirements of the Buckeye Development Code or propose alternative requirements that will not result in development of inferior quality.
 - There are no outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services).

General

- a) Development of the property shall be in general conformance to the project narrative entitled "Buckeye Tech Corridor Community Master Plan – A Major Amendment to the Cipriani Community Master Plan", consisting of 99 pages, dated December 7, 2023, and stamped received on December 11, 2023, except as modified by these conditions of approval.
- 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 the CMPA approval.

- c) This project is subject to a Parkway Maintenance Improvement District (MID) formed pursuant to Arizona Revised Statute § 48-574 and in accordance with City of Buckeye Ordinance 42-06 and a Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. These shall be established prior to the recordation of the first Final Plat, or Minor Subdivision, but not before any Map of Dedication, or approval of the project's first site plan.
- d) Unless otherwise set forth in the Development Agreement or such other agreement between any Property Owner / Developer and the City, all existing overhead power lines less than 69 kV capacity, or any other existing overhead non-power utilities (e.g. telephone, cable) within the project area or along its boundaries, shall be installed underground.
- e) All existing irrigation facilities located on the site shall be abandoned, relocated, or installed underground, excluding any temporary irrigation for portions of the property prior to development as long as such facilities are not located within a developed portion of the property. Any District-owned facilities to be located within the right-of-way shall be located near the rear of the right-of-way and the right-of-way shall be extended at least five (5) feet, unless otherwise determined by the City. Any additional right-of-way for District-owned facilities (not to exceed five feet) shall be placed outside of the right-of-way and the public utilities easement.
- f) The Developer shall be required to complete and sign a Public Infrastructure Assurance Agreement prior to the recordation of the first Final Plat. In addition, the Property Owner/Developers shall be required to build or otherwise provide the required infrastructure necessary to serve this project unless otherwise modified through a separate agreement approved by the City.
- g) Plans submitted for any phase of development shall take into consideration impacts on undeveloped portions of the Property and shall be designed with public utilities sized for future phases, so that parallel or redundant public utilities are not required in the future.
- h) Prior to Final Plat recordation, all final civil construction plans and reports including landscaping, irrigation and all lighting improvement plans, shall be reviewed and approved by the City of Buckeye.
- i) Prior to Final Plat recordation, the City of Buckeye shall approve all engineering and construction plans and reports for the required infrastructure for the project.
- j) The Property Owner/Developer shall obtain approval from the applicable utility interests for easement location and width, as required for utility purposes.
- k) To the extent the Property will be served by the City with such public services and unless otherwise set forth in the Development Agreement or such other agreement between any Property Owner / Developer and the City, the Property Owner/Developer is responsible for providing, at their sole cost and expense, all public infrastructure necessary to serve the project including, without limitation,

water and wastewater service in accordance with Ordinance No. 86-06. This includes water supply, infrastructure, and capacity for the production, treatment and delivery of water to the project and the collection, treatment and disposal, including recharge and/or reuse, of wastewater generated at the project. Nothing in this stipulation is intended to prevent the Property Owner/Developer from providing the water and sewer self service solutions as described in the CMPA, if and as allowed by law and in locations reasonably acceptable to the City.

- l) The Property Owner/Developer is responsible for providing water at the project for construction purposes including obtaining the necessary water rights for the water supply to be used for construction purposes. To the extent reasonably available, Property Owner / Developer will utilize non-potable water for construction before using City potable water.

Drainage

- m) Prior to Final Plat approval, the Property Owner/Developer shall provide a letter from the Flood Control District of Maricopa County approving the conceptual design of the proposed construction on the existing alluvial fans, flood plains, floodways or other flood feature managed by the Flood Control District that is affecting this project.
- n) The Property Owner/Developer shall make provisions in their design to accommodate off-site storm water, manage this flow as part of the project, and redistribute it in a like manner and location to the existing conditions. Historic discharge conditions and locations cannot be altered unless easements or agreements are in place with the affected downstream property owner allowing the alteration of the historical condition.
- o) Provide a Planning Unit-level Drainage Master Plan for City review and approval prior to submittal of the first site plan for development of any phase of the Property.
- p) Prior to Engineering Permit issuance, the Property Owner/Developer shall coordinate with the US Army Corps of Engineers the Jurisdictional Determination of potential 404 washes.
- q) Public hard-surface recreational facilities within storm water retention/detention basins shall be set above the 1-ft ponding level.

Streets

- r) Prior to the issuance of a Building Permit, the Property Owner/Developer shall pay a pro rata share, based on acreage, of the cost of up to nine (9) future traffic signals to be installed within each section of land this project is located within. 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. When calculating the costs, the above number of assumed signals for each section of land

shall be adjusted to only include those signals where it is known or where it can reasonably be assumed a signal will be required. The cost shall be based on an anticipated signal cost as determined by the City Engineer.

- s) Unless otherwise set forth in the Development Agreement or such other agreement between any Property Owner / Developer and the City, the Property Owner/Developer shall be responsible for the dedication and construction of all adjacent half-street right-of-way and improvements, at no cost to the City based on City of Buckeye standards.
- t) Developer shall construct 315th Avenue where the CMP abuts the planned alignment, in accordance with the Buckeye Transportation Master Plan, unless, as part of a separate agreement(s) and based upon a low amount of trips anticipated on 315th Avenue, the City agrees to not require construction of 315th Avenue.
- u) The Property Owner/Developer shall submit a Map of Dedication 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 only be requested by the City to be dedicated to permit the construction of needed City infrastructure. The submittal of a Map of Dedication for the purpose of dedicating rights of way or granting easements will not trigger a requirement to submit construction documents for roadway or other improvements.
- v) All streets (local, collector, and arterial), public sidewalks, public parks, and other public common areas, as determined by the City of Buckeye, shall be sufficiently illuminated to ensure the safety and security of persons and property. The City shall approve all lighting improvements within the right-of-way.
- w) All street names shall be subject to final approval by the City of Buckeye and shall conform to the City of Phoenix grid alignment.
- x) Pavement sections for all streets shall be determined in accordance with a City approved geotechnical analysis but shall not be less than the City's minimum requirements.
- y) Arterial, and parkway streets shall have a raised, landscaped median except at intersections where left-turn lanes are provided.
- z) Street signs and signposts shall be placed at all street intersections, with stop signs where applicable, by the Property Owner/Developer and shall be in place when street paving is completed. Specification for design, construction, location, and installation shall be in accordance with City roadway standards and shall be approved by the City of Buckeye.
- aa) Any traffic signals that are required due to site generated traffic shall be installed by the Property Owner/Developer when warranted. For such traffic signals where the project makes a sectional signal fee contribution as noted above, the applicable developer shall be eligible for a credit of the contributed amount towards that signal

(and any payment by the Property Owner / Developer or others as allowed by the City Code).

Water / Wastewater

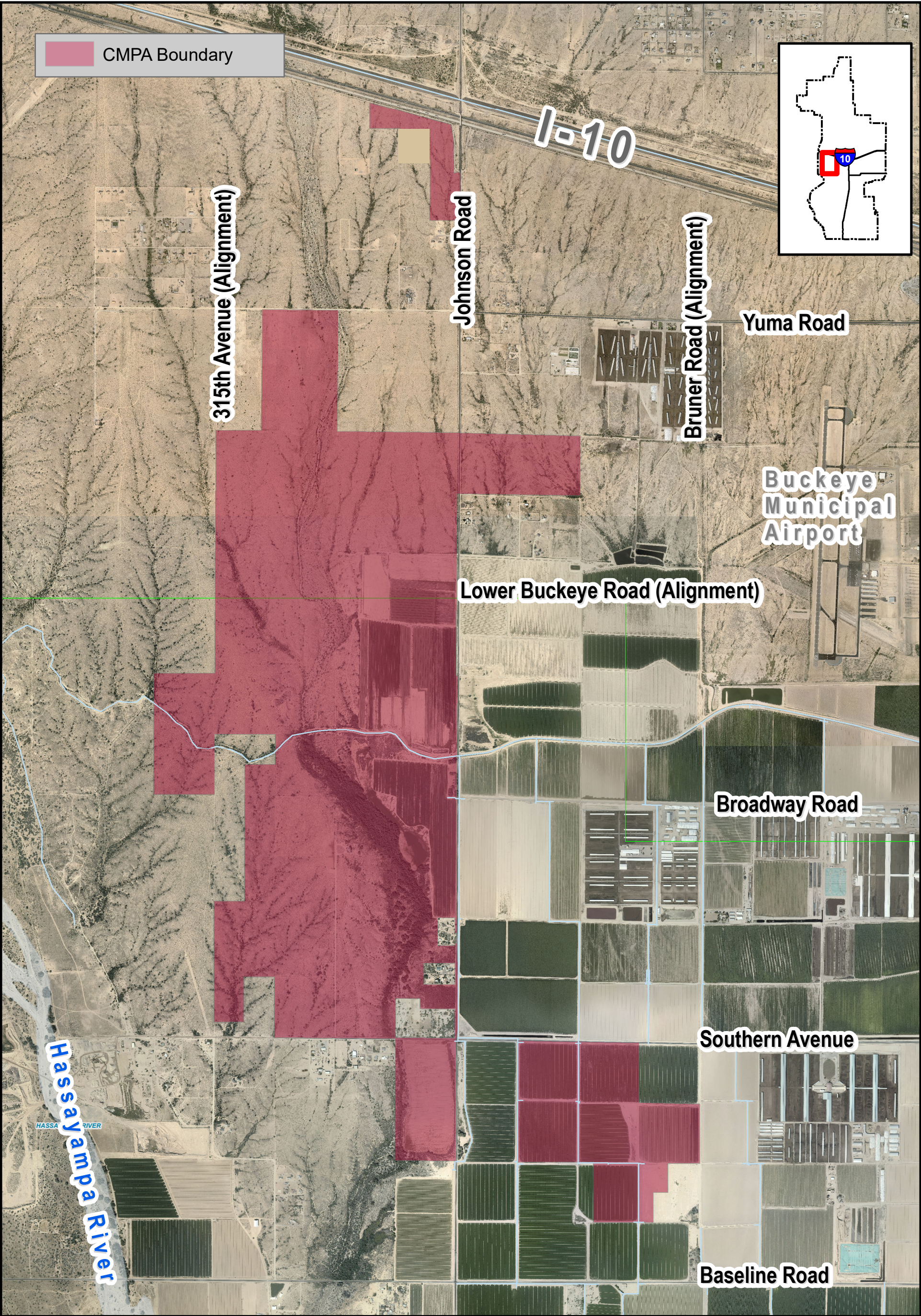
- bb) If the property will be a “subdivision” as defined in A.R.S. § 32-2101 that is subject to the assured water supply requirement, then prior to Final Plat approval, the Property Owner/Developer shall produce a Certificate of Assured Water Supply issued by the Arizona Department of Water Resources (ADWR), covering all lots and parcels created, defined, or depicted on said plat. The certificate must be consistent with all ADWR rules and regulations. If the City has been designated as having an assured water supply (DAWS) prior to Final Plat approval, and if ADWR has not yet issued a Certificate or Certificate of Assured Water Supply for the subdivision, then a Certificate of Assured Water Supply will not be required by the City.
- cc) If the City will provide public water service, then provide a Planning Unit-level Water Master Plan for City review and approval prior to submittal of the first preliminary plat or site plan for development of any phase of the Property.
- dd) If the City will provide public wastewater service, then provide a Planning Unit-level Wastewater Master Plan for City review and approval prior to submittal of the first preliminary plat or site plan for development of any phase of the Property.
- ee) Any City-owned recharge facilities shall be located and constructed in a manner that the potable wells for the project can be permitted as recovery wells.

ATTACHMENTS:

- Exhibit A – Aerial Vicinity Map
- Exhibit B – Zoning Vicinity Map
- Exhibit C – General Plan Land Use Map
- Exhibit D - Proposed Buckeye Tech Corridor CMPA Narrative
- Exhibit E – Citizen Participation Report

Prepared By:
Ken Galica, Principal Planner

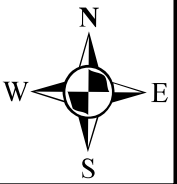
Reviewed By:
Adam Copeland, Deputy Planning Director

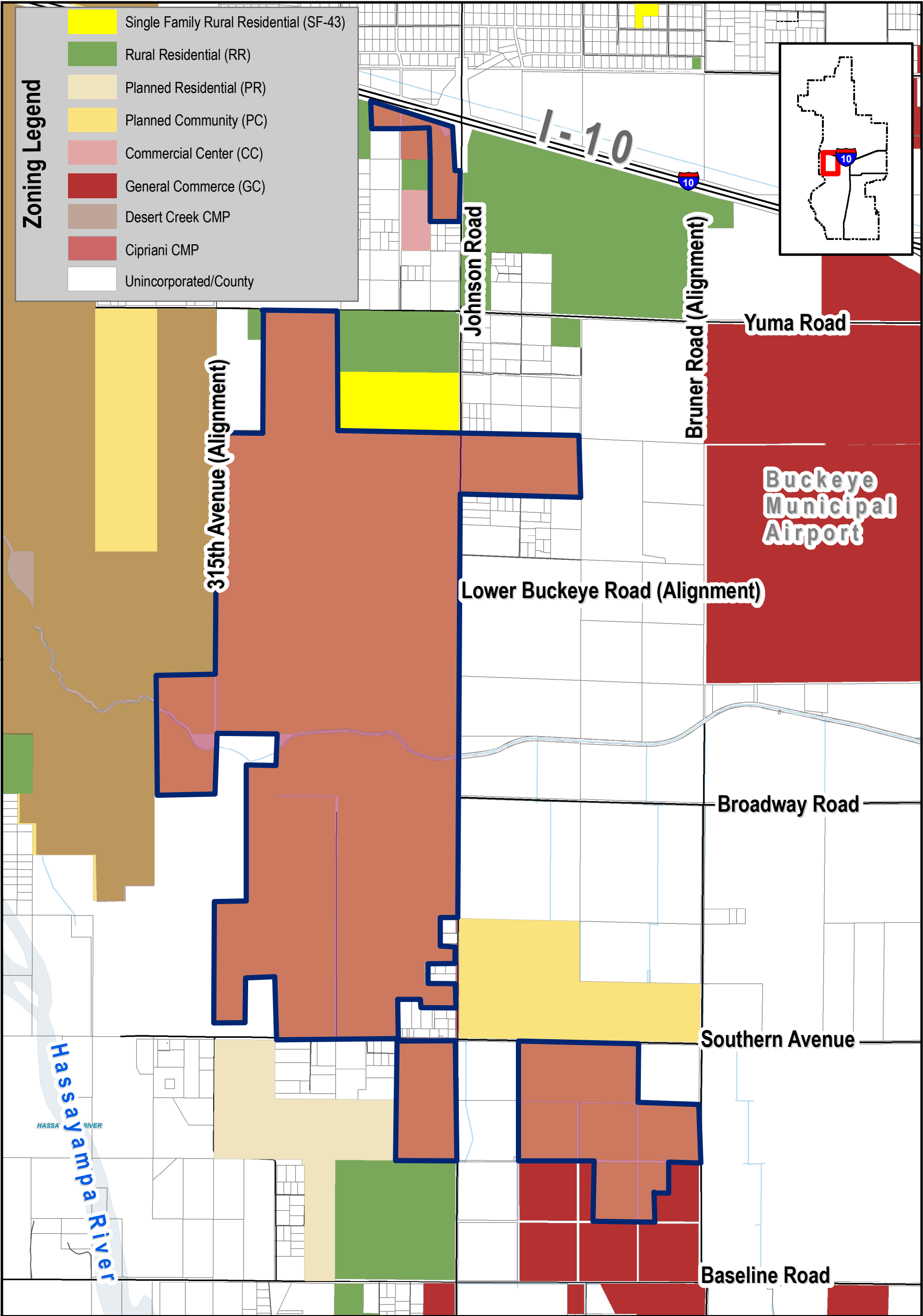


VICINITY MAP

PLZZ-23-00005

Buckeye Tech Corridor Cempa (fka Cipriani)
Council District #1



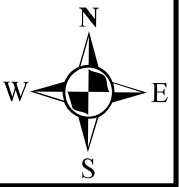


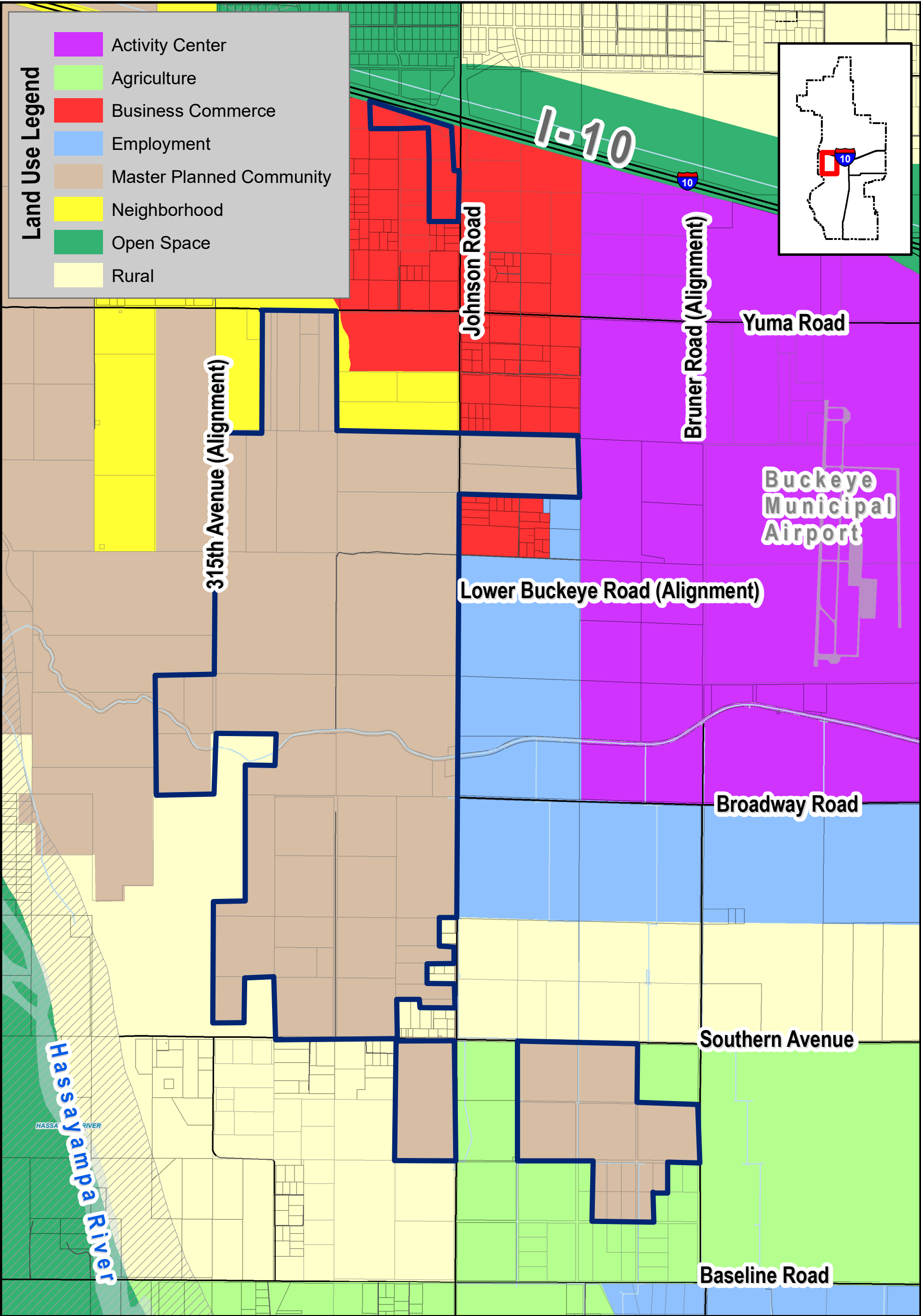
ZONING MAP

Note: CMAPA boundary shown in navy blue outline

PLZZ-23-00005

**Buckeye Tech Corridor CMAPA (fka Cipriani)
Council District #1**





GENERAL PLAN LAND USE MAP

Note: CMPA boundary shown in navy blue outline

PLZZ-23-00005

Buckeye Tech Corridor CMPA (fka Cipriani)
Council District #1



BUCKEYE TECH CORRIDOR

COMMUNITY MASTER PLAN

A MAJOR AMENDMENT TO THE
CIPRIANI COMMUNITY MASTER PLAN

DECEMBER 07, 2023
3RD SUBMITTAL

PLZZ-23-00005

Property Owner: Cipriani Holdings LLC
7181 E. Camelback Road #401
Scottsdale, AZ 85251

Legal: Berry Riddell LLC
6750 E. Camelback Road #100
Scottsdale, AZ 85251
480-385-2727

Planning: Espiritu Loci Incorporated
4645 N. 32nd Street #250
Phoenix, AZ 85018
480-481-9100

Civil: HilgartWilson
2141 Highland Avenue #250
Phoenix, AZ 85016
602-490-0535

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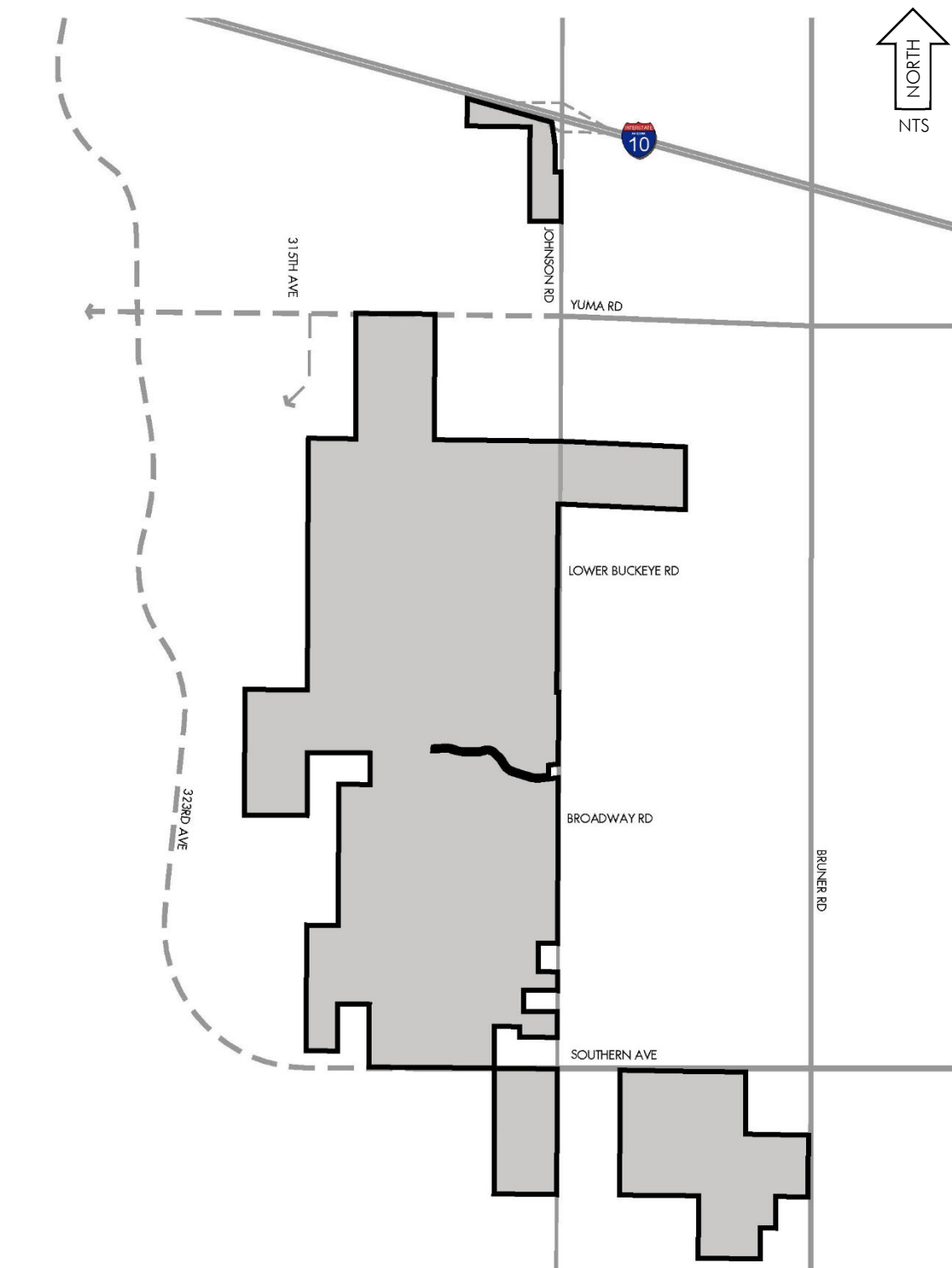
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1. INTRODUCTION

The Planned Community (PC) District is the zoning for approximately 2,091 acres of land in the general vicinity of 323rd Avenue to the west, Johnson Road and Bruner Road to the east, Southern Avenue to the south, and the Interstate-10 freeway to the north (the “Property”). The Property is generally depicted in *Figure 1.1 - Property*, and more accurately described in *Appendix A – Legal Description*.

Cipriani Holdings, LLC, an Arizona limited liability company, owns the Property (the “Owner”). This Community Master Plan for the Property (the “CMP”), a requirement of the PC District, is the principal reference for the implementation of development within the Property. The Owner does not intend to develop the Property itself, but desires with the CMP to set the framework for future development of the Property in a thoughtful and responsible manner.

FIGURE 1.1 - PROPERTY



1.0. VISION

Creating a dynamic economic engine requires a vision of the future where development is planned and implemented differently than is standard practice today. When Daniel Burnham designed the Plan of Chicago nowhere in the plan was there an airport because airports did not yet exist. The framework of the plan, however, guided the location of the future airport in that region. Today we recognize that technology is quickly and constantly changing the way people live, work, and shop.

It is not possible to foresee where these and other technological changes will lead in another 30 to 50 years, but when considering long range plans, it is the framework that will guide development. This framework is intended to encourage a level of flexibility in regard to future development, while concentrating higher intensity development where infrastructure exists and can be provided to support it. Refer to *Figure 1.2 –Technological Innovation*.

FIGURE 1.2 - TECHNOLOGICAL INNOVATION

- 38 years ago, big box retail shopping was not ubiquitous
- 31 years ago, the internet became increasingly more available to the public
- 26 years ago, Amazon was in its infancy stage
- 21 years ago, smart phone technology was replacing the “old” simple flip cellphone
- 11 years ago, drones were not commonly used household gadgets
- 9 years ago, Uber and Lyft began providing “taxi”, cargo and delivery service
- today we are on the brink of a data processing boom



The Cipriani CMP envisioned a “family oriented” community with generous parks to support family activities, youth sports, and other recreational activities. While a great vision for a wonderful community, it is a vision that requires an abundance of water to support it. Water is a valuable resource and how and where it is used is important in the desert. This CMP has a significantly different vision, a vision to create an economic engine for the City, a vision that does not rely on water to support residential uses, and a vision that embraces our desert climate and landscape.

To create a framework with flexibility, the CMP establishes land use designations. Land use designations are described in Section 4 of the CMP. Designations include open space, commercial, and light industrial. The designations specify applicable development standards and permitted uses. More than one land use designation may apply to land within the Property, however, when land is developed a specific land use designation will be selected and applied.

For instance, a nature preserve could be located anywhere within the Property. A nature preserve is permitted in the open space land use designation. This designation therefore includes the entire Property. Similarly, a fire station, a commercial or light industrial land use designation, is also an appropriate designation anywhere within the Property, except within Stone House Wash. These designations are layered in a manner that permits open space everywhere, but not necessarily other designations. Light industrial and commercial uses are not permitted in Stone House Wash where only the open space land use designation is appropriate. Light Industrial is not permitted at the corner of Southern Avenue and Johnson Road, or at the corner of I-10 and Johnson Road where commercial uses are desired by the City. Where land use designations overlap the development options are flexible. In certain areas, undeveloped land could be developed with an open space use, a commercial use, or a light industrial use. Prior to the approval of such development a selected land use designation is applied.

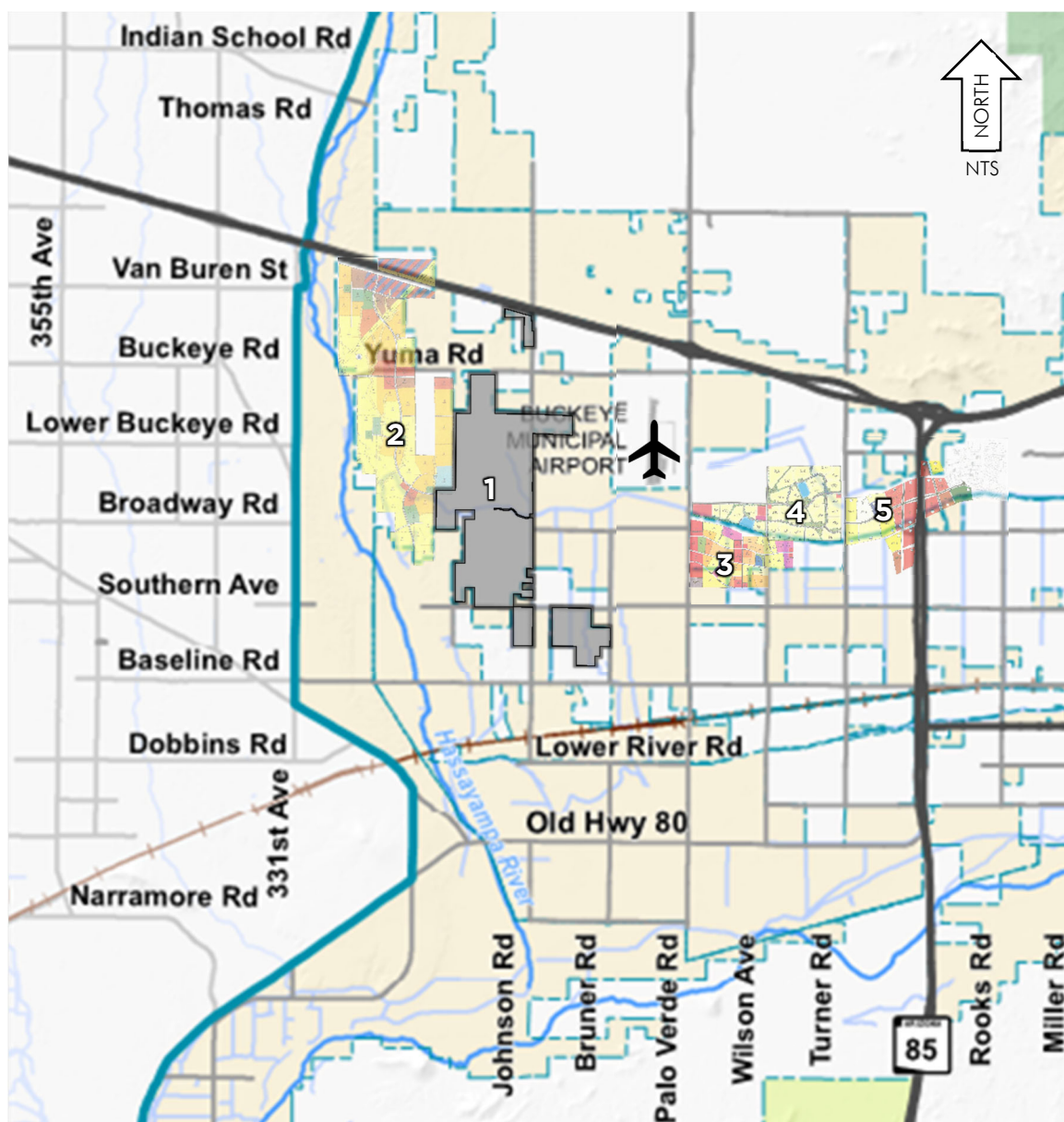
2. EXISTING CONDITIONS

2.0. SITE CONTEXT

The Property is located south of Interstate 10 ("I-10") and approximately 4-miles west of State Route 85 ("SR 85") in the City of Buckeye (the "City"). The largest contiguous area of the Property is approximately 1,700 acres of land located west of Johnson Road between Yuma Road and Southern Avenue. Approximately a half-mile east of the Property is Buckeye Municipal Airport. There are four other community master plans in the region south of I-10 and west of SR 85. Three of these, Westpark, Westwind, and Silver Rock, are east of Palo Verde Road. The other, Desert Creek, is west of the Property. See *Figure 2.1 - Site Context*.

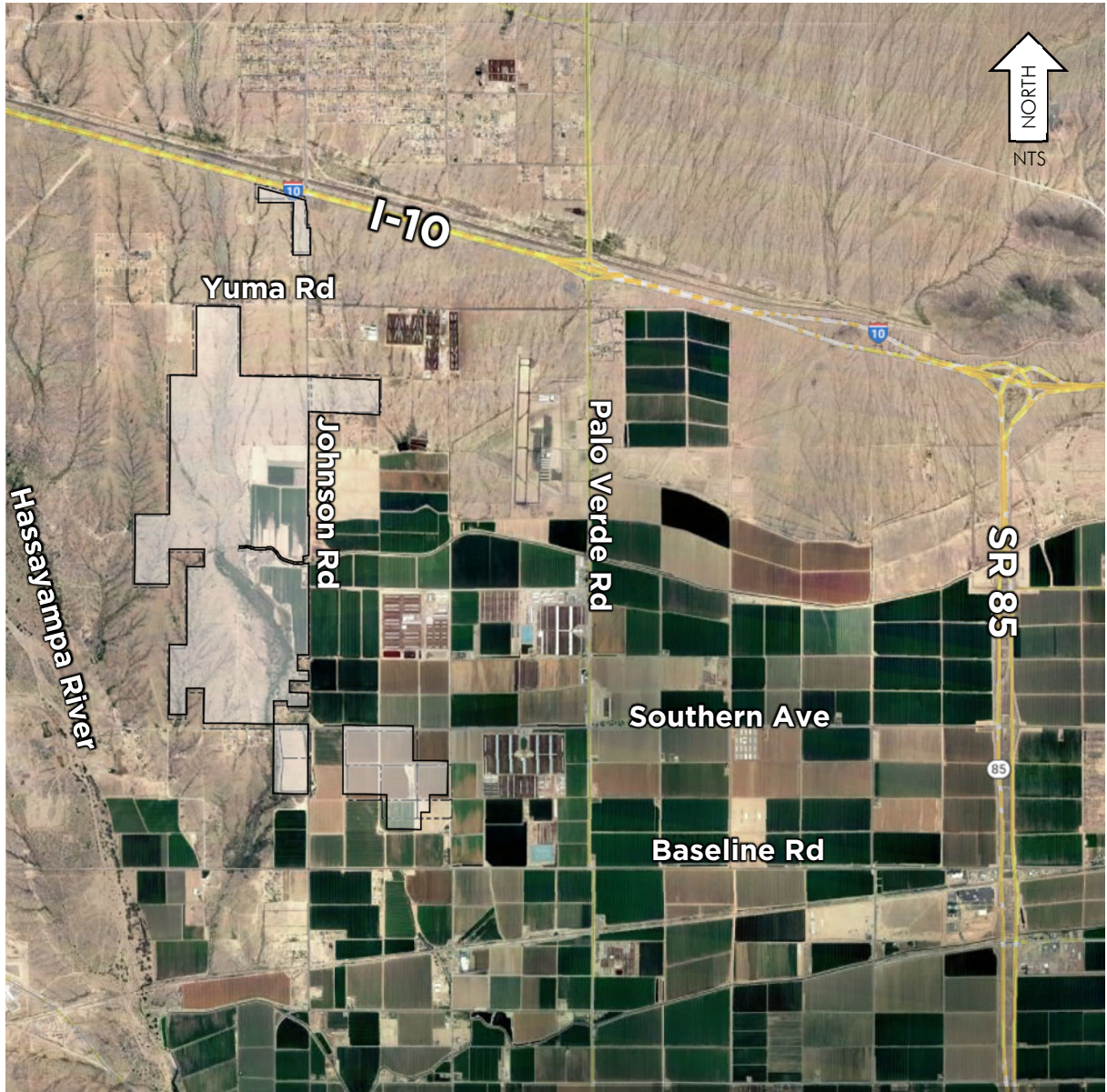
West of Desert Creek is the Hassayampa River. The river joins the Gila River south of Old Highway 80. Approximately 1 mile south of the Property is a branch of the Union Pacific Railroad. Agricultural uses are significant as shown in *Figure 2.2 - Aerial Context*. The Property includes some agricultural uses but is primarily undeveloped land.

FIGURE 2.1 - SITE CONTEXT



1. Buckeye Tech Corridor
2. Desert Creek (CMP-2007)
3. Silver Rock (CMP-2005)
4. Westwind (CMP-2005)
5. Westpark (CMP-2000)

FIGURE 2.2 - AERIAL CONTEXT



2.1. CIRCULATION

Access to the Property is possible via Yuma Road, Johnson Road, and Southern Avenue; all currently two-lane paved roadways. The I-10 interchange nearest the Property is located at Palo Verde Road. I-10 access ramps do not exist at Johnson Road, however an overpass does.

South of I-10 and west of SR 85 vehicular circulation occurs on two-lane roads (one through lane in each direction) along Southern Avenue, Baseline Road, Palo Verde Road, and Johnson Road. *Figure 2.3 - Existing Lane Configuration* depicts the existing lane configurations as described in the 2019 Buckeye in Motion Transportation Master Plan. Yuma Road is also a paved two-lane road between Johnson Road and Palo Verde Road.

FIGURE 2.3 - EXISTING LANE CONFIGURATION

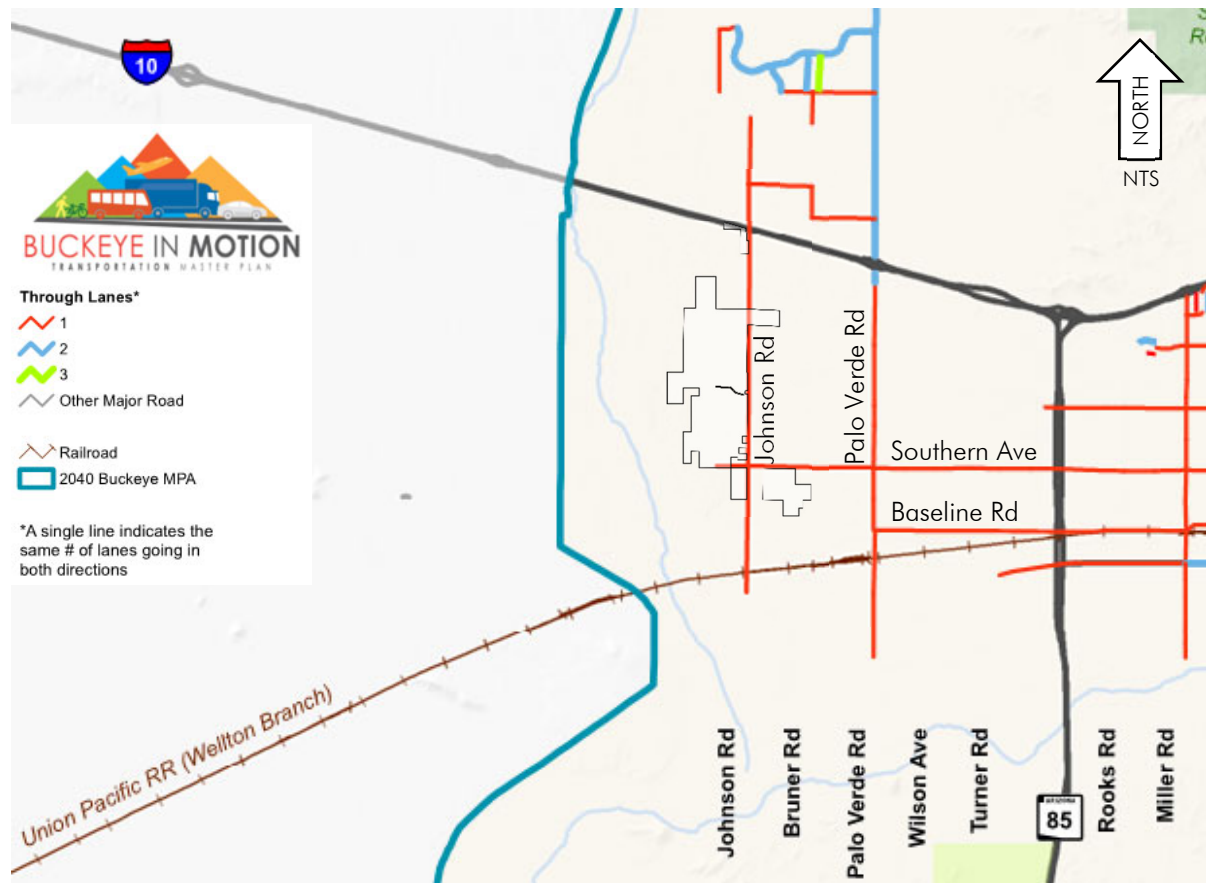


Figure 2.4 - MAG Facility Type depicts the Maricopa Association of Governments ("MAG") roadway classification as described in the 2019 Buckeye in Motion Transportation Master Plan. East/west roads classified as Arterial include 1) Southern Avenue from SR 85 to Bruner Road, 2) Baseline Road from SR 85 to 331st Avenue, and 3) Yuma Road between Johnson Road and Palo Verde Road. North/south roads classified as Arterial include Johnson Road and Palo Verde Road between I-10 and Old Highway 80. Unpaved roads include Johnson Road and Palo Verde Road between Old Highway 80 and the southern boundary of the map. Other roads include Bruner Road, Wilson Avenue, Turner Road, Rooks Road, and Miller Road. The map also shows the Union Pacific RR (Wellton Branch) and the 2040 Buckeye MPA boundary.

FIGURE 2.4 - MAG FACILITY TYPE



Figure 2.5 - Future Street Network depicts the City's future roadway network as described in the 2019 Buckeye in Motion Transportation Master Plan (the "TMP"). The principal routes include the Parkway classification. Yuma Road and Southern Avenue are the principal east/west Parkway routes. Palo Verde Road is the principal north/south Parkway route. Johnson Road is the major arterial serving the Property. From SR 85, the Broadway Road alignment swings south to the half-mile alignment north of Southern Avenue. It then includes a pair of 90-degree jogs before intersecting with Johnson Road. West of Johnson Road the alignment curves north (along the 323rd Avenue alignment) where it eventually intersects with Yuma Road. South of this alignment 323rd Avenue has an Arterial roadway classification. South of this alignment 323rd Avenue has an Arterial roadway classification.

FIGURE 2.5 - FUTURE STREET NETWORK

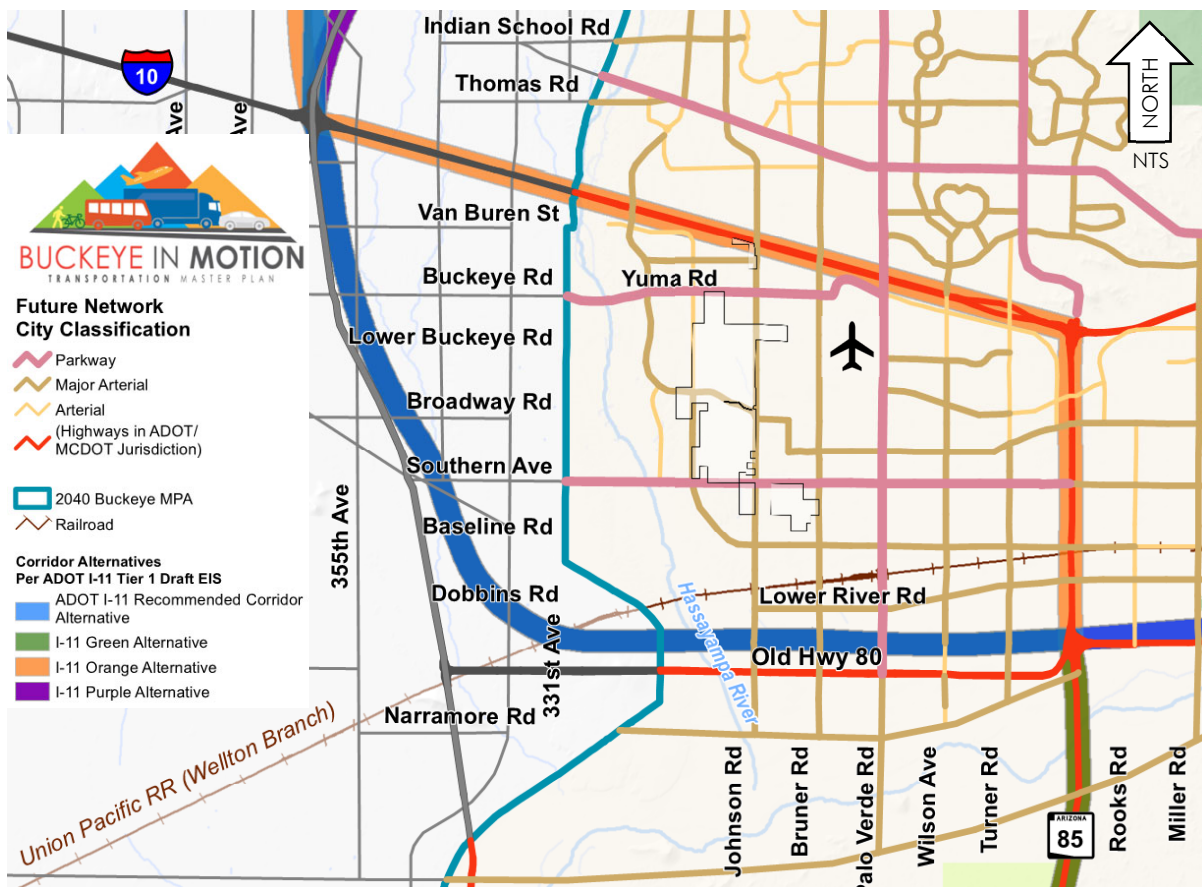
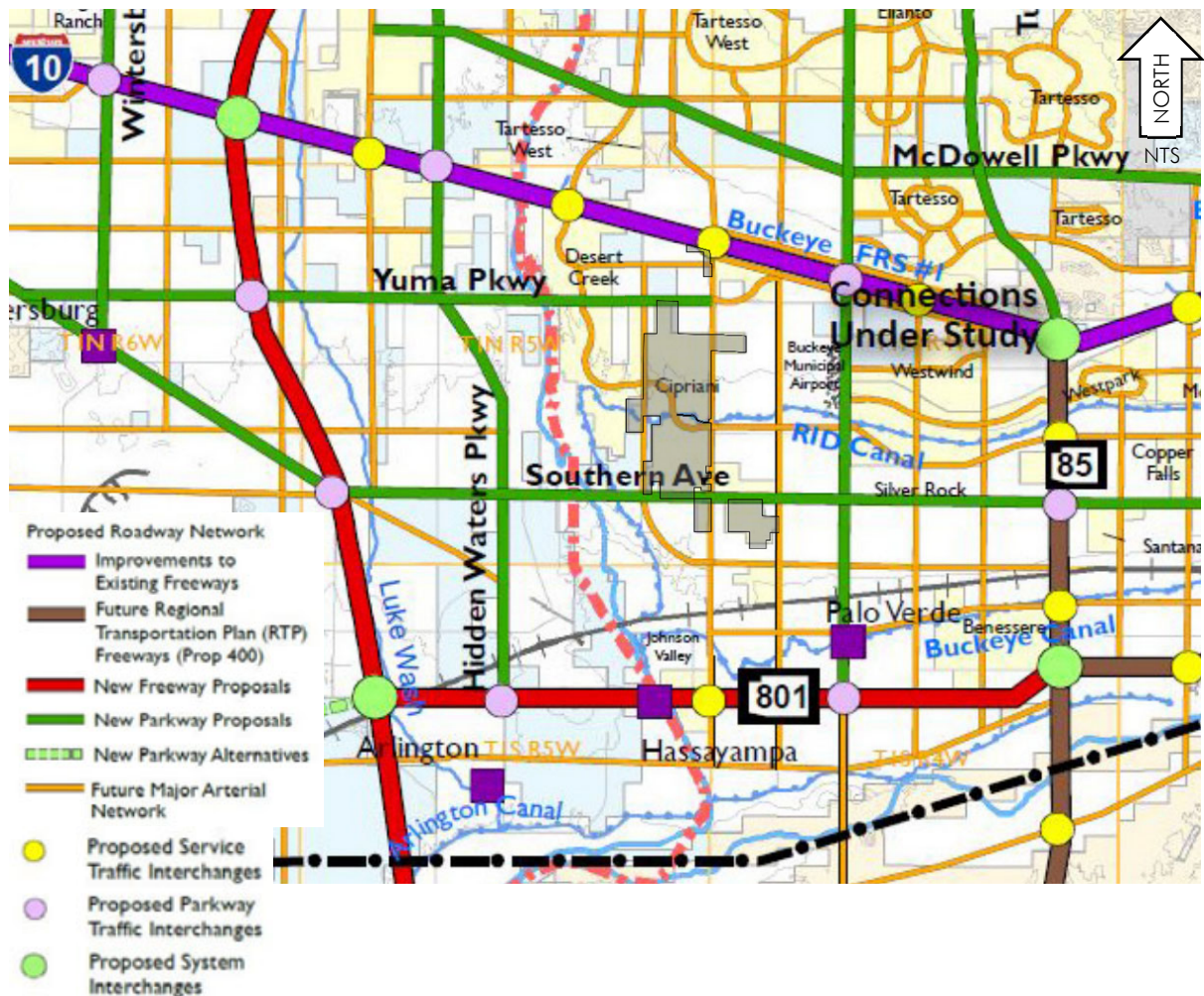


Figure 2.6 - I-10/Hassayampa Valley Transportation Framework Study depicts a portion of the I-10/Hassayampa Valley Roadway Framework Study by MAG. The study recommends interchange access along I-10 almost every other mile. In addition to access from I-10, access to the conceptual alignments of State Route 801 and Interstate 11 are recommended.

According to the Regional Transportation Plan (the "RTP") by the Arizona Department of Transportation ("ADOT"), Federal Highway Administration ("FHWA") and MAG, the State Route 801 (renamed State Route 30) study area extends from State Route 202 to State Route 303 on an alignment between Lower Buckeye Road and Baseline Road.

FIGURE 2.6 - I-10/HASSAYAMPA VALLEY TRANSPORTATION FRAMEWORK STUDY



2.2. AIRPORT

The Buckeye Municipal Airport is located approximately a half-mile east of the Property. The Property is outside of the Airport Overlay District (the “AOD”). **Figure 2.7 - Airport Overlay District**, from the City’s Development Code, depicts the boundary for the AOD. The 65 Ldn contour line is located within the confines of the airport. Additionally, the City’s Buckeye Airport Area Plan, a task of the Imagine Buckeye 2040 General Plan, envisions the Buckeye Airport area as a regional employment and retail hub. The CMP supports this vision by providing a framework that places an emphasis on commercial, employment, and light industrial uses.

2.3. ROOSEVELT IRRIGATION DISTRICT CANAL

The Roosevelt Irrigation District (the “RID”) canal conveys groundwater and treated effluent from the 91st Avenue Water Reclamation Facility (WRF) and delivers water for irrigation of agriculture. The RID canal enters the Property at Johnson Road approximately 900 feet north of the Broadway Road alignment. The canal terminates approximately 2,500 feet west of Johnson Road. A non-operational section of the RID canal extends westerly from Stone House Wash towards the Hassayampa River.

2.4. REGIONAL DRAINAGE PATTERNS

The Property is located within the Phoenix Active Management Area and more specifically within the Hassayampa Groundwater Sub-basin. The site generally slopes from the northeast to the southwest towards the Hassayampa River located approximately one mile west of the Property. The elevation at the intersection of Johnson Road and Yuma Road is approximately 1,040 feet above sea level, while the elevation at 315th Avenue and Southern Avenue is approximately 930 feet above sea level. The slope within the Property is roughly one percent with greater variations near wash corridors.

The Property is impacted by offsite runoff along the northern, eastern, and southern boundaries generated primarily by the undeveloped rangeland between the Buckeye Flood Retarding Structure (FRS) No. 1 just north of I-10 and the Property. The offsite runoff generally enters the Property both as sheet flow and within a number of natural wash corridors. The most significant wash corridor within the Property is referred to

as Hassayampa River Tributary 1E, or “Stone House Wash”. The wash is located west of Johnson Road and enters the Property at Yuma Road and exits the Property at Southern Avenue where it then skirts the western edge of the Property. The wash outfalls to the Hassayampa River approximately 1.8 river miles downstream of the Property. The Roosevelt Irrigation District canal terminates east of the wash just north of the Broadway Road alignment. South of the canal termination vegetation within the wash is a result of flows exiting the canal and draining to the wash.

Runoff generated onsite and offsite enters the Property and flows south as sheet flow and within the Hassayampa River tributaries within the Property. Upon exiting the southern boundary of the Property, the combined onsite and offsite runoff enters the Hassayampa River. Both the Hassayampa River Tributary 1E and an unnamed wash corridor near the southwestern corner of the Property were previously designated as Waters of the United States (WOTUS) per Section 404 of the Clean Water Act. The limits of these designations may be re-evaluated by the US Army Corps of Engineers and it is expected that the 404 status for the Hassayampa River Tributary 1E wash will remain, while those for the unnamed wash will be removed.

2.5. ENVIRONMENTAL EVALUATIONS

To the extent a biological evaluation concludes there are threatened or endangered species within the Property, the Property will be developed in compliance with City, county, state and federal laws. A geotechnical assessment and Phase I Environmental Site Assessment have concluded there are no recognized environmental conditions.

2.6. WATER SERVICE

The Property is within the City of Buckeye’s incorporated limits and water service planning area. Most of the property is in planned Pressure Zone 2, although the small area south of Southern Avenue is in Pressure Zone 1. Existing City-owned water infrastructure within the vicinity of the Property includes two City wells (Wells 12 and 14) approximately one-half mile east of the Property. A third City well (Well 13) is also under construction in the same area. A 12-inch well transmission main runs from the wells east along Yuma Road and then continues south along Johnson Road as a 16-inch main. These wells deliver water to Buckeye’s downtown area

and the transmission main does not have sufficient capacity or pressure for use as a distribution source to the Property.

The City's 2017 Integrated Water Master Plan (IWMP) identified preliminary locations for three water campuses in the vicinity of the Property based on then-assumed water service areas. Per City staff, these locations and associated service areas are flexible and can be refined. As the Property and surrounding areas develop, it is anticipated that only a single water campus may be needed to serve the Property and surrounding areas, which could be located along Johnson Road near Broadway Road. This campus would have two sets of pumps, one for serving property north of Southern Avenue in Pressure Zone 2, with the other set of pumps serving property south of Southern Avenue in Pressure Zone 1.

The Property is divided into planning units, with Planning Unit 2 (PU-2) generally located west of Johnson Road between Yuma Road and Southern Avenue (see also Section 3.2.A. – Planning Units). Depending on anticipated uses as the Property develops, if potable water demands are small (such as data center and warehousing uses) and the total potable and industrial process water demand does not exceed 2,000 acre-feet per year (AFY), the first parcels to develop and all of PU-2 may be served potable water and industrial process water by private onsite wells as long as appropriate groundwater withdrawal rights are in place in accordance with Arizona Department of Water Resources (ADWR) requirements. One or more private fire storage tanks and booster pump stations would be constructed to meet fire flow requirements. In this scenario, the wells, storage, and booster pumps would be privately owned and operated.

An alternative to this scenario for PU-2 is to drill and develop two wells to City standards. These wells, together with waterlines to each parcel (or group of parcels), would be owned and operated by the City and would provide water for industrial cooling and fire protection purposes. Water would be metered at parcel property lines. Parcels would then provide onsite private piping, storage tanks and booster pumps to meet fire protection requirements and for industrial cooling water. In this scenario, exempt (pumping rate less than 35GPM per ARS 45-454) private wells would be drilled by parcels to provide potable water.

If, at the time of development, the landowner decides that one of the above

scenarios are not desired, a minimum of two wells would be drilled and equipped to City standards and the first phase of a City-owned water campus would be constructed. Additional wells, including a redundant well, would be drilled if the water demands exceed the capacity of the first two wells. Supply redundancy may also be provided by connecting to the well transmission main along Johnson Road. This connection would be controlled by valves or other devices that allow the City to have complete control over the water from the City-owned water campus to the City's transmission main and vice versa, to ensure that the connection only flows when there is excess capacity in the system and when doing so does not negatively impact the existing service area. At the discretion of the developer and subject to agreements with Roosevelt Irrigation District (RID), process water may also be provided by RID and conveyed to the Property via the RID Canal, which terminates on the Property. The Developer is also considering the possibility of utilizing treated effluent which, subject to agreements with appropriate parties being in place and the right to do so being issued by the effluent provider, could be conveyed to the Property through underground storage and recovery and/or through a wheeling agreement with RID.

2.7. WASTEWATER SERVICE

The Property is within the City of Buckeye wastewater service planning area. There is no existing wastewater infrastructure within the vicinity of the Property. The City's 2017 IWMP identified preliminary locations for future water reclamation facilities (WRFs) to treat flows from the region, and also identified preliminary sewer shed boundaries for each WRF, one of which generally follows the RID canal and bisects the Property. Per the City, the WRF locations and sewer shed boundaries identified in the 2017 IWMP are preliminary and can be adjusted as the Property and surrounding area develop. Since the City is supportive of larger regional service areas for each WRF and the Property and surrounding area generally slope to the south, it is anticipated that flows from the Property and surrounding area can be served by a single regional WRF near the southern end of the Property at full buildout.

Depending on anticipated uses as the Property develops, wastewater flows from the Property may be insufficient to support the first phase of a regional WRF. Wastewater captured after multiple cycles of a data center cooling process or other industrial

processes may be of inappropriate quantity and/or quality to discharge directly to a WRF and may instead be discharged to evaporation ponds or processes, or to the ground pursuant to an Aquifer Protection Permit for groundwater recharge. The City has indicated that, if the Property's initial wastewater flows to be directed to treatment are small (e.g., typical of flows from light industrial, warehousing, etc.), the development may be served by one or more septic systems. If the buildout wastewater flows from one or more parcels within the Property are anticipated to exceed the flow that the City and ADEQ allow for individual septic systems, those parcels may be dry piped for sewer service at the time of development so they can be easily connected to a regional gravity sewer system as the larger region builds out and a regional WRF is constructed.

As the Property develops, if wastewater flows from one or more parcels are projected to exceed what the City and ADEQ allow for septic systems but are not sufficient enough to support the first phase of a regional WRF, a temporary WRF may be constructed to handle the flows on an interim basis until the first phase of the permanent WRF is brought online.

PU-2 is anticipated, but not required, to be developed in its entirety for Data Center and Data Center related uses as defined in Section 6. Due to the low number of employees associated with this use, septic systems may be used as a permanent wastewater solution as long as ADEQ standards for septic systems are met.

2.8. ENCUMBRANCES

The Property is an assemblage of parcels as described in *Appendix A – Legal Description*. The Property is encumbered by some existing easements and rights-of-way. The abandonment and/or realignment of these easements and rights-of-way is anticipated and required to allow for development appropriate to the vision of the CMP.

3. COMMUNITY MASTER PLAN FRAMEWORK

Pursuant to the City of Buckeye Development Code (the “Development Code”), the purpose of the CMP is to a) permit and encourage innovative land development while maintaining appropriate limitations on the character and intensity of use and assuring compatibility with adjoining and nearby properties; b) to permit greater flexibility within the development to best utilize the physical features of the particular site in exchange for greater public benefits than would otherwise be achieved through development under the Development Code; and c) to encourage integrated and unified design and function of the various uses comprising the CMP.

This CMP, as the implementation tool of the Planned Community zoning district (“PC District”), establishes: 1) an overall vision for the Property, 2) the primary framework for improvements within the Property, 3) sets forth a logical planning process appropriate for phased improvements, and 4) defines the standards and regulations that govern the development. As more detailed planning occurs, additional information will be provided to ensure that the necessary infrastructure is available to serve the future uses within the Property.

The CMP focuses on a range of possible uses and development standards to create appropriate built form without pre-mandating specific solutions. For example, a business park looking for a site near the Airport can use this CMP to identify possibilities. While the CMP does not specify exactly where a business park must be located, it proposes a set of options.

The key to achieving the needed flexibility are the land use and infrastructure development standards that are applied to the development of the Property. Land use designations guide the character and quality of the built environment allowing for a range of acceptable uses to occur and evolve over time. Market forces and conditions may direct the timing for the development of individual components within the Property.

3.0. RELATIONSHIP WITH THE DEVELOPMENT CODE

The uses, development standards, densities and other provisions as provided in this CMP and the Development Agreement, as amended, shall govern the development of the Property to the extent that these conflict with the City of Buckeye Code of Ordinances, rules, regulations and standards of development including, but not limited to, resolutions, design, detail, official policies and procedures (collectively, as amended or adopted from time to time, the “Laws and Regulations”). Otherwise, the Laws and Regulations in effect at the time of development and/or the issuance of a permit to construct or make improvements, which includes construction of any public infrastructure required pursuant to this CMP or the Development Agreement, shall apply to the Property. To the extent changes to the Laws and Regulations not attributed to the future laws and regulations paragraph below cause a significant, negative impact on the cost or constructability of the improvements, the Parties agree to utilize the dispute resolution procedure outlined in the Laws and Regulations section of the Development Agreement, as amended.

Future laws and regulations shall apply to the Property, regardless of the impact on the development of the Property, if such future laws and regulations are required or mandated by federal, state or county law or regulation; required or imposed by judicial or regulatory action; or are necessary to alleviate or otherwise contain threats to public health or safety. The applicability of future changes in the Laws and Regulations will be construed as a condition to development imposed by operation of law.

3.1. COMMUNITY MASTER PLAN HIERARCHY

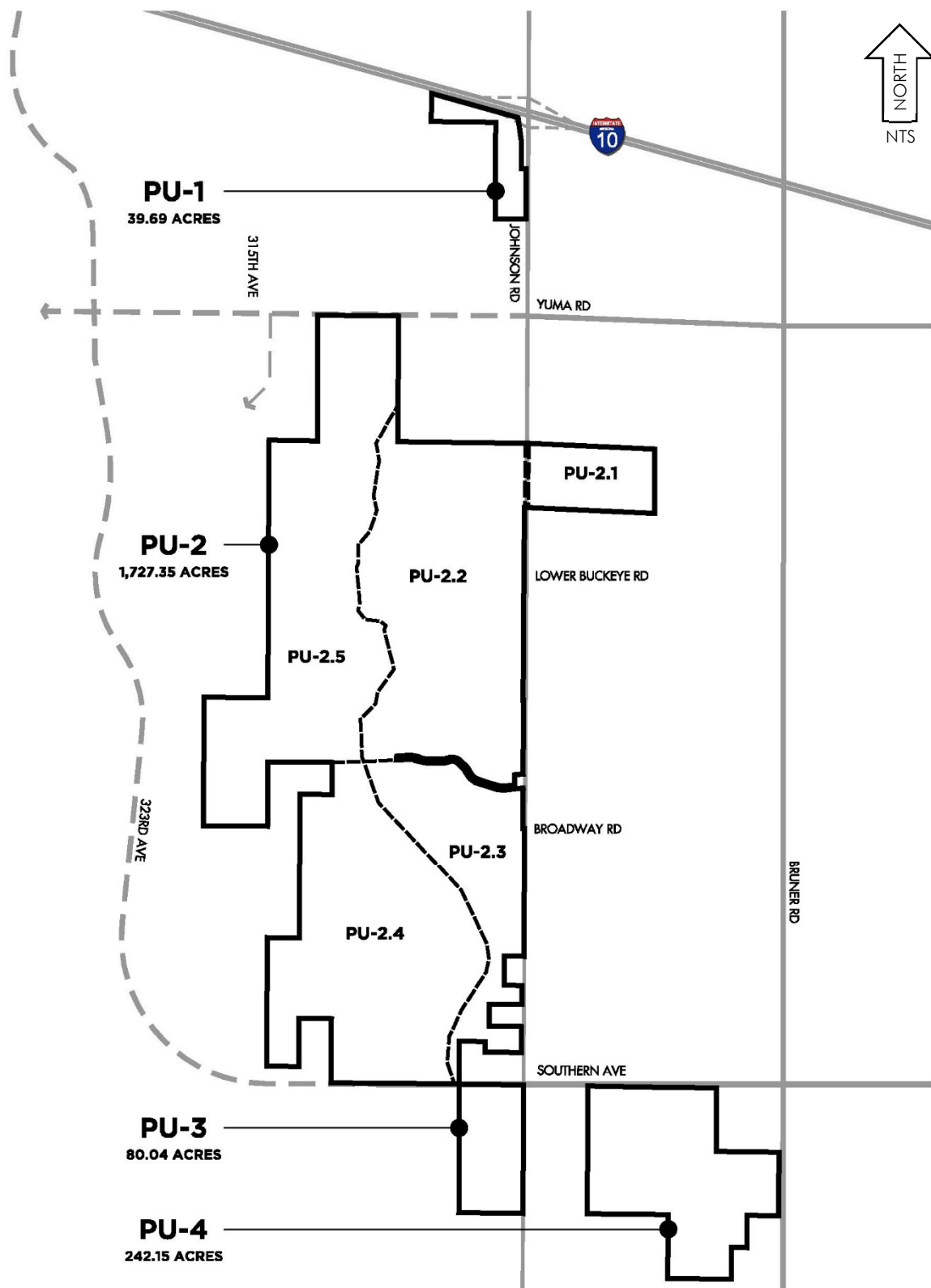
The CMP is the first level of planning and sets forth the regulatory framework for the development of the Property. It establishes planning units, a land use budget, land use designations, permitted uses, and development standards. These framework elements guide development within the Property to occur in a manner that can accommodate the market, surrounding conditions, and redevelopment of the Property over time.

A. PLANNING UNITS

The Property is divided into planning units (together, the “Planning Units”,

individually, a “Planning Unit”). See **Figure 3.1 – Planning Units**. The Planning Units are conceptual in nature and do not necessarily define a development parcel boundary, but rather identify areas of land within the Property to phase the environmental and infrastructure analyses. Planning Units are used to further define the Land Use Budget. A Planning Unit boundary, or portion thereof, may be reasonably adjusted to follow a lot line, tract boundary or roadway as ultimately platted or constructed. It is anticipated that Planning Units will contain multiple parcels.

FIGURE 3.1 - PLANNING UNITS



B. MASTER REPORTS

Infrastructure planning will occur at various times and at increasing levels of detail as the Property develops. The CMP provides an overview concept of the infrastructure planning for the Property. To assure that the development and intensities proposed can be reasonably accommodated in an orderly fashion, master reports for water, wastewater, drainage, and transportation (individually a “Master Report” and collectively the “Master Reports”) will provide an additional level of analysis for infrastructure planning for the Property.

Master Reports will be provided prior to development within a Planning Unit. The Property will be developed in phases; accordingly, a Master Report, or Planning Unit Plan, may be prepared for the specific Planning Unit, or a portion thereof, in which development will occur rather than the entire Property. Updates to a Master Report may be required by the City Engineer if significant changes are made to the assumptions utilized to prepare the Master Report. Master Reports may be amended with the approval of the City Engineer. The scope of an update is limited to the Planning Unit, or portion thereof, necessitating the need for an amendment. Because these reports may be updated throughout the development of the project, they will be administratively reviewed and approved by the City separate from this CMP.

Ultimate improvements will be based on actual site plans and subdivision plats. A site-specific infrastructure report shall be developed, as necessary, and submitted with a subdivision plat or site plan for that specific subdivision plat or site plan. A site-specific infrastructure report is not required when a subdivision or development plan is equally or less intense than that assumed in the Master Report. This does not preclude the need to provide a basis of design report for water, sewer, or drainage with a development plan.

C. ENVIRONMENTAL ANALYSIS

Similar to the Master Reports, required environmental analyses may be prepared for the specific Planning Unit or specific site where development will occur rather than the entire Property.

D. LAND USE BUDGET

Figure 3.2 - Land Use Budget sets forth the minimum and maximum amount of intensities and densities for the Property as a whole. The intensity and density are subject to the Land Use Designation at the time of site plan or subdivision plat approval and are dependent on several conditions including drainage, topography, and infrastructure.

FIGURE 3.2 - LAND USE BUDGET

Land Use Designation	acres	Commercial	Light Industrial	Open Space
		<i>sf</i> <i>max</i>	<i>sf</i> <i>max</i>	<i>acres</i> <i>min</i>
Planning Unit 1	39.7			6.0
Planning Unit 2	1,720.8			172.1
2.1	78.3			7.8
2.2	483.7			48.4
2.3	205.4			20.5
2.4	456.4			45.6
2.5	497.0			49.7
Planning Unit 3	80.0			12.0
Planning Unit 4	242.2			36.3
TOTAL	2,082.6	NOT LIMITED	NOT LIMITED	226.4

Notes:

1. Open space required to meet the minimum requirements shall be designated OS
2. Open Space required for one planning unit may be provided in another planning unit
3. Planning Unit areas are net existing rights-of-way (gross area = 2,091 acres)

E. SITE PLANS AND SUBDIVISIONS PLATS

The most detailed level of planning and development review occurs with the approval of a final site plan and/or a subdivision plat. This level of planning provides site specific details of individual parcels and will identify land use and the location of buildings. When required, detailed site plans and subdivision plats will be prepared, submitted for review, and approved by the City, following City process, before development occurs on a particular portion of the Property. Submissions at the site plan and subdivision plat level will be of sufficient detail to ensure appropriate transitions between different developments, adequate infrastructure is provided, and to facilitate the implementation of the CMP and Master Reports.

F. DEVELOPMENT STANDARDS

The development standards described in the CMP, as may be amended, (the “Development Standards”) are intended to provide for the integration of a variety of public and private uses in relatively close proximity to each other. The Development Standards are an integral part of the Rules and will guide development in a manner that achieves the overall vision for the Property.

3.2. REVIEW AND APPROVAL PROCESS

A Planning Unit Plan (a “PUP”) includes master reports for water, wastewater, drainage, and transportation for a Planning Unit, or a portion of a Planning Unit provided the area is at least 160 acres. The PUP establishes a framework for the infrastructure systems within a Planning Unit. In addition to the Master Reports an environmental analysis may be prepared and submitted for an entire Planning Unit, or a portion of a Planning Unit, instead of being prepared on a site-by-site basis. A PUP shall establish a landscape planting theme to create a sense of cohesion along arterial roads and parkways. A PUP shall establish conceptual locations and character for thematic signage along arterial roads and parkways. A PUP shall be submitted to the City for review and approved by the Planning and Zoning Commission prior to the approval of a site plan or subdivision plat within the applicable Planning Unit. A preliminary concept illustrating the potential designation of land uses may be included with a PUP application, however, the land use designations shall be interpreted as concept only. Conceptual land use designations may change without notice and do not require an amendment to a PUP. Actual land use designations will be determined at time of site plan and subdivision approval.

All site plans, permits, and other approvals (including, without limitation, substation and utility service approval requests) are administrative applications, and the Development Services Director has final approval authority for all such applications. Final plats and/or minor subdivisions that dedicate right-of-way require City Council approval unless the City approves an administrative approval process. Neighbor notifications are not required, except when improvements, other than landscape, walls, fencing, and entry drives, are within fifty (50) feet of the exterior perimeter of the Property or within 300 feet of an adjacent residential use.

Upon receipt of a complete site plan application, the Development Services Director shall review all aspects of the application and provide the applicant with review comments or approval as soon as practicable following receipt of such application, and may approve an application with conditions to be completed during construction or require resubmittal with changes prior to approval.

To assist with the timing of a project, at-risk clearing, grading, and/or utility permits will be issued prior to approval of improvement plans when plans related to the at-risk improvements are submitted to, reviewed, and approved by the City. Reviews and approvals shall occur in a timely manner. All other permit requests (including building permit requests) shall be reviewed and issued in accordance with the City process, unless otherwise set forth in the Development Agreement.

3.3. DEVELOPMENT PHASING

The Property will be developed in multiple phases within each planning unit, in no particular order, both concurrently and in multiple stages, as market conditions warrant. Each phase will be responsible for the construction of half street improvements for those streets that are adjacent to the phase. Each phase may also be responsible for street improvements beyond the adjacent frontage (Offsite Streets), but only to the extent those Offsite Streets would no longer provide an acceptable level of service due to the increased traffic generated by the phase of development, as determined by a traffic impact analysis, which shall be reviewed and approved by the City.

Other infrastructure improvements, such as utilities, can be designed and sized to serve each phase of development, however, where practical, waterlines and sewer lines will be sized for the Property at buildout so that other parallel lines are not required at a later phase of development. The City may request the upsizing of infrastructure to serve lands beyond the Property. In such instances, the City will provide an agreement for reimbursement by the City and/or benefitted landowners, for the infrastructure oversizing.

3.4. AMENDMENTS TO THE COMMUNITY MASTER PLAN

Amendments to the CMP may be necessary from time to time for various reasons. Amendments may be limited to one or more portions of the Property and any proposed change will not extend to or affect the remainder of the Property unless specifically included in the area specified by the proposed amendment. After City approval, an amendment shall be attached to the CMP as an addendum and become a part of the CMP.

Major and Minor Amendments to this CMP shall be submitted and approved in accordance with the process set forth in the Development Code; provided, however, that a request for a minor amendment shall be approved administratively if the amendment does not meet the criteria for a Major Amendment, and (i) will not materially and adversely affect adjacent land uses and the physical character of uses in the immediate area of the Property or the portion of the Property that is subject of the amendment; and (ii) will be generally consistent with the purposes of the CMP. A request to refine a Land Use Designation area along Stone House Wash to more closely align with the wash corridor and adjacent improvements is considered a minor amendment. An appeal of a decision shall be made per the standard City appeal process. A minor amendment does not require public notice or hearing.

3.5. AGRICULTURAL OPERATIONS

Agricultural and ranching operations are permitted to continue. The continued agricultural and ranching operations shall not be a basis for a claim of noncompliance with the zoning. As portions of the Property develop the agricultural and/or ranching operation in the affected portions of the Property shall cease.

4. LAND USE DESIGNATIONS

Land use designations establish the development standards and allowed uses applicable to a specific property. At the time of a preliminary site plan or subdivision plat submittal, the proposed land use designation(s) for the site, or portion of the site, shall be identified. At the time of a final site plan or subdivision plat submittal, the specific land use designation(s) shall be selected and, upon approval, assigned to the land. Improvements must conform to the development standards of the designated land use designation. Uses that are ancillary to the primary use are permitted even when listed as a permitted use. Applicable land use designations for the Property (a “Land Use Designation” or the “Land Use Designations”) are described in this section. More than one (1) Land Use Designation may be assigned to a parcel.

4.1. OPEN SPACE LAND USE DESIGNATIONS

Land use designations for open space uses (Open Space Land Use Designations) includes:

A. OPEN SPACE (OS)

Often development may include a range of uses from active recreational uses to passive native character open space uses. Typical OS designations include conservation areas, parks, trails, washes, detention/retention basins, drainage corridors, landscape areas (including street landscape tracts); among others. OS areas may include improvements such as lighting, paths, trails, and benches;; however landscape areas, including Stonehouse Wash do not require improvements. Improvements that encourage or attract public use are discouraged within PU-2 given the intention to develop a secure Data Center technology park.

Figure 4.1 - Open Space Land Use Designation identifies the locations OS designations are permitted. *Figure 4.6 – Land Use Designation Development Standards* defines property development standards for OS designations. *Figure 4.5 - Allowed Uses* defines uses permitted within an OS designation.

FIGURE 4.1 - OPEN SPACE LAND USE DESIGNATION



4.2. COMMERCIAL LAND USE DESIGNATIONS

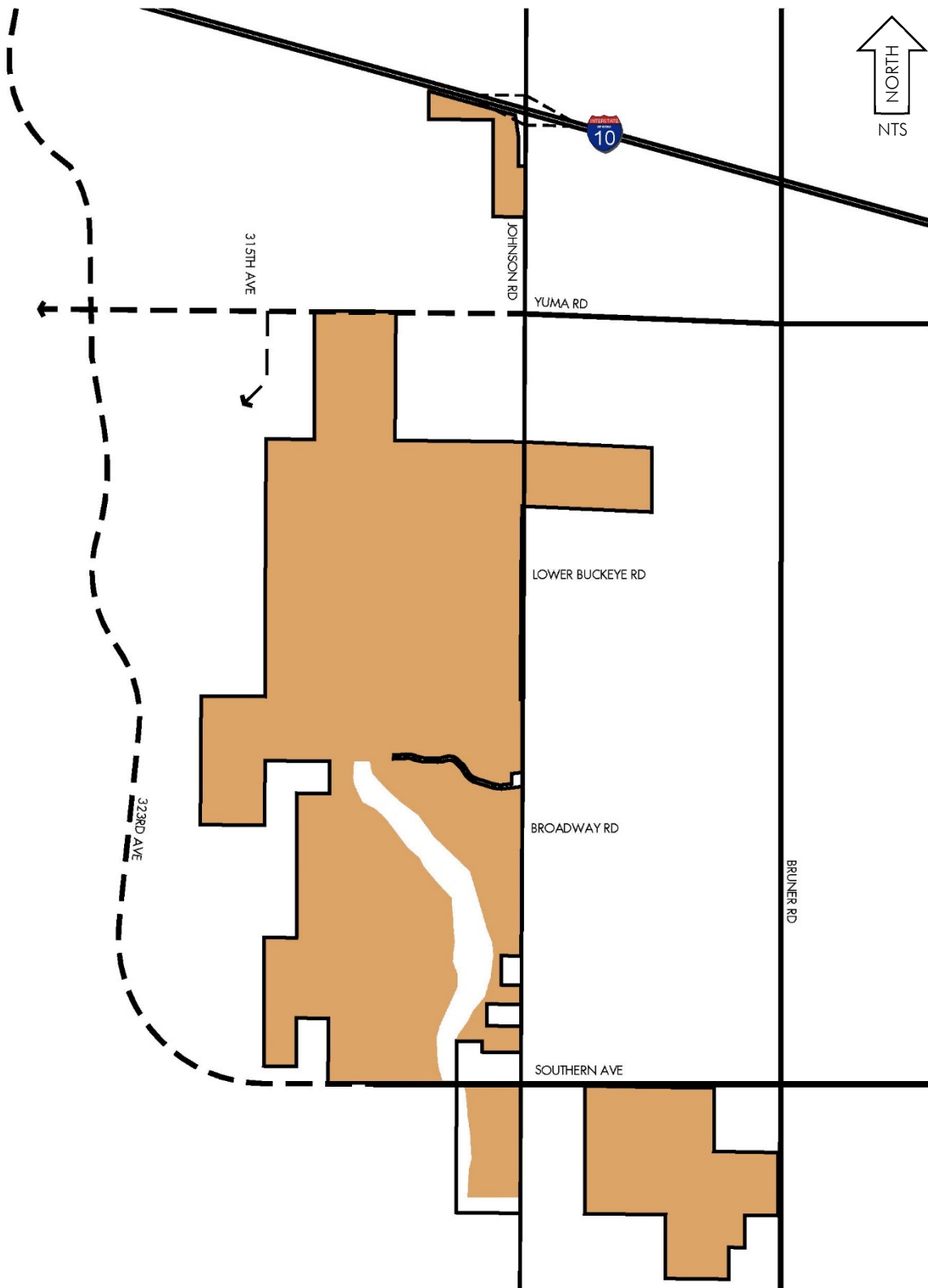
Land use designations for commercial uses (Commercial Land Use Designations) include:

A. COMMERCIAL (C)

Often development that may include community and regionally related commercial uses such as retail, big box development, transportation related facilities, airport related facilities, freeway related facilities, office parks, general business, warehousing, medical facilities, research and development facilities, business parks, and clean manufacturing (such as Honeywell, Intel, or Microsoft). The regional commercial service area may extend beyond the City.

Figure 4.3 - Commercial Land Use Designation identifies the locations C designations are permitted. *Figure 4.6 – Land Use Designation Development Standards* defines the property development standards for C designations. *Figure 4.5 - Allowed Uses* defines uses permitted within C designations. See also Section 4.3.A. Light Industrial.

FIGURE 4.3 - COMMERCIAL LAND USE DESIGNATION



4.3. LIGHT INDUSTRIAL LAND USE DESIGNATIONS

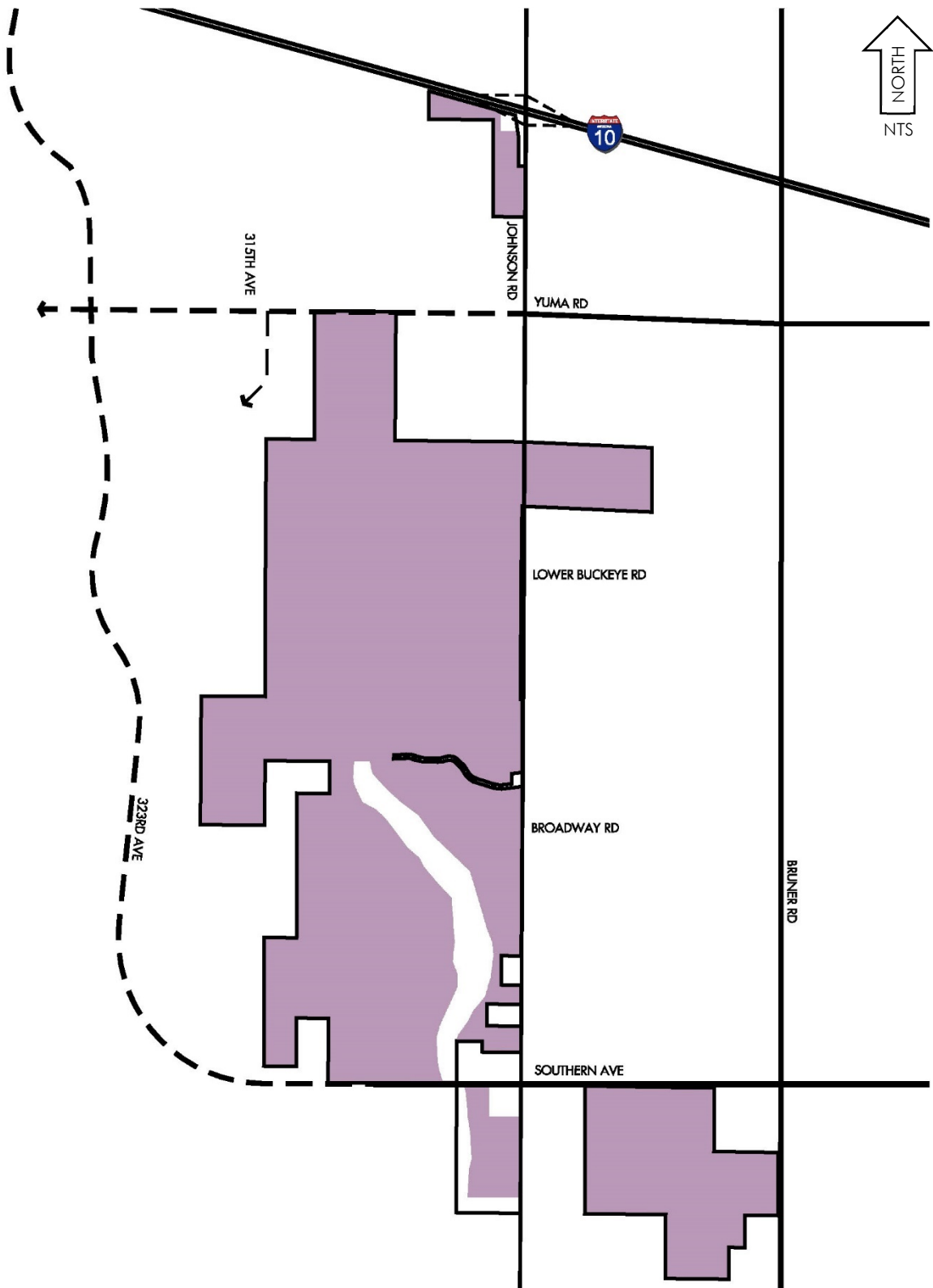
Land use designations for light industrial uses (Light Industrial Land Use Designations) includes:

A. LIGHT INDUSTRIAL (LI)

Often big box development with uses that may include transportation related facilities, airport related facilities, freeway related facilities, warehousing, medical facilities, business parks, research parks, high-tech industry, clean manufacturing (such as Honeywell, Intel, or Microsoft), and Data Centers.

Figure 4.4 – Light Industrial Land Use Designation identifies the locations LI designations are permitted. Approximately ten (10) acres of land in PU-1 are excluded from LI at the intersection of I-10 and Johnson Road and approximately ten (10) acres of land in PU-3 are excluded from LI at the intersection of Southern Avenue and Johnson Road to provide an opportunity for commercial uses to occupy these areas. The length and width of these areas may vary so long as a useable parcel is provided. *Figure 4.6 – Land Use Designation Development Standards* defines the property development standards for LI designations. *Figure 4.5 - Allowed Uses* defines uses permitted within an LI designation.

FIGURE 4.4 - LIGHT INDUSTRIAL LAND USE DESIGNATION



4.4. ALLOWED USES

Figure 4.5 - Allowed Uses lists the principal uses permitted within each Land Use Designation. A cell with a “P” indicates that the use is allowed by right within the designated Land Use Designation and requires either a site plan approval or subdivision plat approval. A cell with a “U” indicates that is allowed by right within the designated Land Use Designation and requires either a site plan approval or subdivision plat approval that is subject to the applicable Use Standards set forth in Section 4.6. - Use Standards. The applicable Use Standards that apply are indicated in the same row of the use in the Use Standard column. A blank cell indicates that the use is prohibited within the designated Land Use Designation. It is anticipated that PU-2 will be developed primarily with Data Center and Data Center related uses as defined in Section 6.

FIGURE 4.5 - ALLOWED USES

LAND USE DESIGNATION		OS	C	LI	USE STANDARD
Community Service	Community Recreation Center	P	P	P	
	Government admin. and civic buildings	P	P	P	
	Public safety facility	P	P	P	
	Religious assembly		P		
	Social service facility		P		
Cultural Facility	Art gallery or museum, public		P		
	Library, public	P	P		
Day Care Facility	Day care, commercial		P	P	
	Day care, residential				
Education	College or university		P		
	Private elementary or middle school		P		
	Private high school		P		
	Technical and trade schools		P	P	
Healthcare Facility	Medical office or clinic, <i>including emergency care</i>		P	P	
	Hospital		P		
Medical Marijuana Dispensary	Medical marijuana dispensary				
	Medical marijuana cultivation				

LAND USE DESIGNATION		OS	C	LI	USE STANDARD
Parks and Open Space	Arboretum, botanical garden	P			
	Community playfields and parks	P			
	Sports facilities	P	P	P	
	Tennis courts, private or common area	P	P	P	
	Retention basins and drainage facilities	P	P	P	
	Trails and paths	P			
	Parks, <i>open space</i> , and nature preserves, not-for-profit	P	P	P	
Communication Facility	Tower (including any facility with a tower)	U	U	U	1, 4
	Tower colocation (no height increase)	P	P	P	
	Broadcasting or recording studio, with tower			P	
	Broadcasting or recording studio, without tower		P	P	
	Satellite earth station			P	
	Transmitting station, without tower		P	P	
Transportation Facility	Airport				
	Bus Terminal		P	P	
	Heliport		P	P	
Utility	Solar generation station			P	
	Utility facility, major			P	
	Utility facility, minor		P	P	
Agriculture and Ranching	Agriculture				
	Commercial ranch				
	Dairy				
	Meat processing				
	Tanneries				
	Residential ranch				
Animal Sales and Services	Animal hospital		P		
	Animal pet shop, retail		P		
	Animal training school		P	P	
	Kennel, indoor		P	P	
	Veterinary clinic		P	P	
Assembly	Assembly hall, private	U	P		5
	Auditorium, private	U	P		5
	Fraternal or social club, nonprofit	U	P		5
	Country club, private membership	P	P		
Financial Service	Banking and financial services		P		
	Financial institution, with drive-through		P		
	Financial institution, w/o drive-through		P		

LAND USE DESIGNATION		OS	C	LI	USE STANDARD
Food and Beverage Service	Food sales, wholesale			P	
	Bar, lounge, or tavern		P		
	Catering service			P	
	Drive-in restaurant		P		
	Farmers market		P		
	Nightclub		P		
	Restaurant, with drive-through		P		
	Restaurant, without drive-through		P		
Office	Office, business or professional		P	P	
	Research laboratory			P	
Recreation and Entertainment, Outdoor	General outdoor recreation, commercial		P	P	
	Golf course, unlighted	P			
	Golf course / driving range, lighted	P	P		
	Major entertainment facility, outdoor		P	P	
	Racetrack (auto, dog, horse)				
	RV campground				9
	RV park				9
	Shooting range, outdoor				
	Zoo				
Recreation and Entertainment, Indoor	Art gallery or museum, private		P		
	Fitness and recreational sports center		P	P	
	General indoor recreation, commercial		P	P	
	Major entertainment facility, indoor		P	P	
	Movie theater		P		
Personal Services	Dry cleaning and laundry service		P	P	
	General personal services		P		
	Instructional services or trade school		P	P	
Retail (Sales)	Alcoholic beverages, retail sale		P		
	Convenience store with gas sales		P	P	
	Feed store			P	
	General retail		P		
	Large retail		P		
	Nursery and plant sales, wholesale			P	
	Plant sales, retail		P		
	Sexually oriented business				
Vehicles and Equipment	Boat, RV sales and rental		P	P	
	Car wash		P	P	
	Gasoline sales		P	P	
	Parking structure		P	P	
	Truck stop		U	U	2, 3, 4, 9
	Truck repair and overhaul			P	9
	Vehicle sales and rental		P	P	

LAND USE DESIGNATION		OS	C	LI	USE STANDARD
	Heavy equipment sales and service			P	
	Vehicle service and repair, major			P	9
	Vehicle service and repair, minor		P	P	9
Visitor Accommodation	Bed and breakfast				
	Hotel or motel		P		
	Resort		P		
Industrial Service	Building material sales, indoor retail		P	P	
	Building material sales, outdoor or wholesale			P	
	Drilling company, with outside storage				9
	Drilling company, without outside storage				
	General industrial service			P	
	Data Center			P	
Manufacturing and Production	Assembly, light			P	
	Mfg., heavy				
	Mfg., light			P	
Warehouse and Freight Movement	Mini-storage, indoor		U	P	6, 8
	Mini-storage, outdoor		U	P	7, 8, 9
	Motor freight terminal			P	9
	Storage yard, as an ancillary use		P	P	9
	Office warehouse			P	
	Warehouse			P	
	Wholesale establishment			P	
Waste and Salvage	Auto wrecking and salvage yard				
	Recycling center, outdoor				
	Recycling center, indoor			U	1
	Landfill				
Temporary Uses	Antennas	U	U	U	1
	Expansion or replacement facilities	U	U	U	1
	Facilities and storage incidental to a construction project	U	U	U	1
	Food trucks; mobile food vendor		U	U	1
	Office space / equipment storage		U	U	1
	Retail sales		U	U	1
	Roadside stand				
	Sales office		U	U	1
	Other	U	U	U	1

Note: Uses to occur within an enclosed structure unless otherwise specified or inherent to the nature of the use.

4.5. USE STANDARDS

1. per Development Code conditions
2. overnight truck parking area(s) must be fully screened from arterial streets, parkways, freeways, and from the perspective of adjacent properties developed with residential and/or commercial uses excluding commercial uses related to the truck parking
3. truck parking areas greater than three (3) acres must install and maintain trees in a manner that breaks up large areas of asphalt and provides shade so that there are no more than fifteen (15) contiguous truck parking stalls in a row
4. a cell tower shall be stealth design when highly visible along an arterial or parkway, however, a cell tower within an industrial area that is screened, or partially screened by a building is not required to be stealth design
5. must be public or semi-public facility
6. storage facilities located along a parkway or arterial road shall include architectural or landscape enhancements along the parkway or arterial road and not simply be a line-up of garage storage units; storage garage units should be located more interior to a site
7. provide screening (i.e., an eight (8) tall wall) to obscure visibility into the site from surrounding streets and adjacent properties
8. Mini-storage uses, both indoor and/or outdoor, may not exceed 150 feet in frontage adjacent to an arterial or parkway street or freeway
9. Uses with dedicated vehicular storage/overnight parking areas (such as those associated with truck stops) may not exceed 150 feet in frontage adjacent to an arterial or parkway street or freeway, unless the vehicular storage/parking area is screened from view of the adjacent streets, as demonstrated by a sight line study provided with a site plan for that development phase

4.6. LAND USE DESIGNATION DEVELOPMENT STANDARDS

Figure 4.6 – Land Use Designation Development Standards defines the property development standards for each Land Use Designation.

FIGURE 4.6 – LAND USE DESIGNATION DEVELOPMENT STANDARDS

Land Use Designation	OS Open Space	C Commerical	LI Light Industrial
District/Parcel Size (min acres) ¹	NA	NA	NA
Parcel/Lot Coverage (max)	NA	NA	NA
Parcel Front Building Setback ¹ (min ft)	20	adjacent to residential - 20	adjacent to arterial - 40
		all others - 0	all others - 20
Parcel Side Building Setback ¹ (min ft)	10	adjacent to residential - 50	adjacent to residential - 75
		all others - 10	all others - 20
		or as required to meet fire code when adjacent to C	or as required to meet fire code when adjacent to LI
Parcel Rear Building Setback ¹ (min ft)	10	adjacent to residential - 50	adjacent to residential - 75
		all others - 0	all others - 20
		or as required to meet fire code when adjacent to C	or as required to meet fire code when adjacent to LI
Building Separation (min ft)	per fire code	per fire code	per fire code
Building Height ² (max ft)	50	50	100 ³
Landscape Setback	see Section 5.17 Setbacks		

¹ when a parcel is part of a larger project the larger project shall be considered the parcel (i.e. a shopping center, business park, industrial park)

² 30 feet (2 stories) within 50 feet of the perimeter of the Property

³ building height may increase 1 foot for every 3 horizontal feet away from a building setback up to a maximum height of 145 feet

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5. GENERAL DEVELOPMENT STANDARDS

The general development standards are intended to encourage quality design that helps to reduce the physical, environment, and visual impacts of large buildings as they relate to public streets and residential properties while promoting economic development, protecting adjacent uses, and fostering a positive image for the community.

5.1. ACCESS

1. Every parcel shall have a means of legal ingress and egress for the intended use as well as for emergency vehicles. Each lot is not required to be adjacent to a right-of-way.
2. Drive openings onto streets shall be constructed so that 1) vehicles can enter and exit a property without posing any substantial danger to themselves, pedestrians, or vehicles traveling on abutting streets, and 2) interference with the free and convenient flow of traffic in abutting or surrounding streets is minimized.
3. Shared drives and cross access/parking agreements are permitted and encouraged.

5.2. ACCESSORY BUILDINGS

Accessory buildings are subject to approval by the City. An accessory building shall not be constructed prior to the construction of the primary building unless otherwise approved by the Development Services Director. Accessory buildings can occupy a total of thirty (30) percent of the setback area of the rear or side setbacks. A single-story accessory building adjacent to a residential use must be a minimum of five (5) feet away from the property line. A two-story accessory building shall adhere to the building setbacks for the assigned land use designation. See *Figure 4.6 – Land Use Designation Development Standards*.

5.3. ARCHITECTURAL CHARACTER GUIDELINES

. FOUR-SIDED DESIGN AND DESIGN CONTINUITY

Notwithstanding anything to the contrary set forth in Section 5.8.3(B)(2) of the Development Code, facades along a public street and visible to public view, including adjacent residential uses should incorporate architectural detailing on all visible sides of the building. Highly visible blank walls void of architectural detail or other variation should be avoided. For community continuity, each development should incorporate two (2) character elements from a neighboring development within the boundaries of such specific Planning Unit of the CMP. This may be in the form of building character (colors, materials, details, or forms) signage character, landscape character, or other character elements of the community.

A. BUILDING MASS

Notwithstanding anything to the contrary set forth in Section 5.8.3(D)(2) of the Development Code, buildings should use broad, large-scale architectural gestures to provide variety and modulation in facade and massing to the extent seen from public rights-of-way. Variation at the ground plane should be provided to create transitions in scale and mass as viewed from a public street. The provisions of Section 5.8.3(D)(2) of the Development Code shall not apply to Data Center development in PU-2, or improvements within OS or LI land use designation.

B. ENTRY WAYS

Each building should provide a well-defined entry sequence for pedestrian and vehicular uses from the street to the building. Secondary entrances should be easily accessible and convenient to building parking and delivery areas, but not be dominant. Building entries should be located so that they are easily identifiable with convenient public access.

C. EXTERIOR COLORS AND MATERIALS

Building exteriors should use materials with texture and character. Accent colors should complement the primary building color, and color changes should occur where changes in the building plane or recesses are provided. Changes in materials should be reflected in massing and/ or offsets. The number of disparate materials should be limited to three primary materials to avoid a busy appearance.

Samples of Data Center exteriors include:



5.4. BUILDING HEIGHT

The maximum building height for each land use designation is defined on *Figure 4.6 – Land Use Designation Development Standards*. Height regulations do not apply to hospitals, signature architecture, water storage tanks, spires, belfries, chimneys, cooling towers, elevator bulk heads, fire towers, monuments, stacks, radio or television aerials, cellular/digital communication facilities, ornamental towers or necessary mechanical structures provided that the above features do not exceed 145 feet in height from finished grade. If such features are attached to a building, they shall not occupy a horizontal area in excess of 500 square feet or twenty-five (25) percent of the entire roof area of the building. Building height is measured from the finished floor elevation of the ground floor. The Development Services Director may approve any greater building height that is reasonable based upon the specific use, the business needs, and potential impacts to neighboring properties (mainly access to sunlight), but not to exceed 10% increase to the allowed height limitations permitted in this CMP.

5.5. BUILDING ORIENTATION

Buildings along a public street should include an entry or entry way that is visible from key locations. When adjacent to a public street, orient buildings so that the primary façade is visible to the principal street. In cases where the principal building entrance does not face the principal street, provide access to the building entrance from the parking area. In addition to the foregoing, building orientation shall take into account the requirements of Section 5.15.B. Loading Docks and Service Entries. Section 5.8.2(B)(3) of the Development Code shall not apply to any portion of PU-2 or improvements within OS or LI land use designations. Buckeye's desert setting requires careful siting of buildings in order to mitigate the summer heat. Buildings should be oriented and grouped to provide shading for outdoor spaces (i.e., by locating outdoor gathering spaces on the north and east sides of buildings or under shade devices such as awnings).

A. LOADING DOCKS AND SERVICE ENTRIES

Loading docks and service entries should not face an arterial street (but excluding, for the avoidance of doubt, any interior, private campus streets) and, where possible, buildings should be oriented such that the loading docks and service entries face

away from public streets (but excluding, for the avoidance of doubt, any interior, private campus streets). Screening should be provided when loading docks and service entries are visible from an arterial street (but excluding, for the avoidance of doubt, any interior, private campus streets). Strategically placed buildings, walls, landscape, or other similarly effective means are acceptable methods of screening. Loading docks and service entries are not considered visible when oriented perpendicular to an arterial street.

5.6. BUILDING SETBACKS

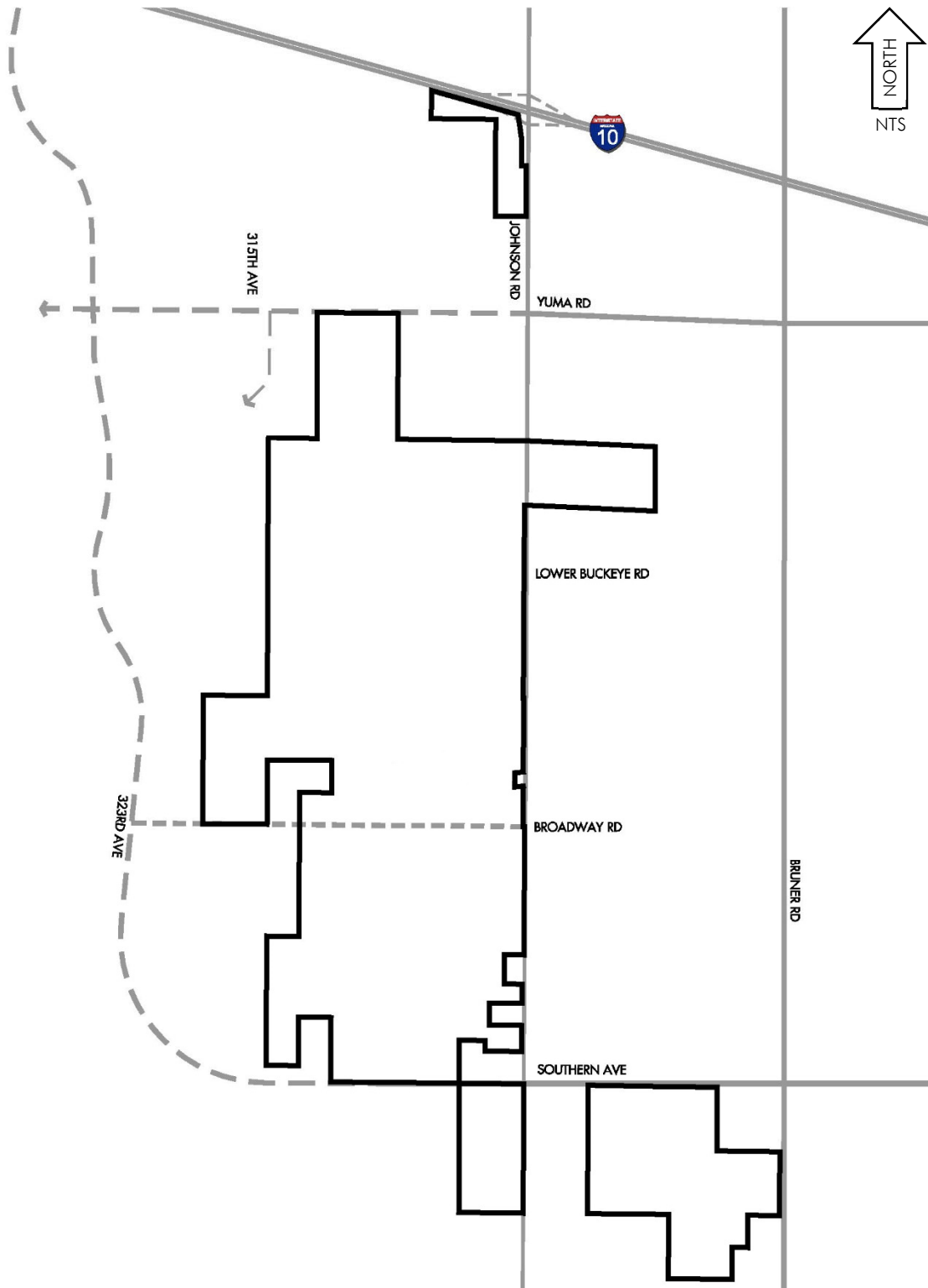
See Section 5.17. Setbacks.

5.7. CIRCULATION

A. VEHICULAR CIRCULATION

The vehicular circulation system within the Property is important to the vision. It is intended to provide access to and around large industrial use areas. *Figure 5.1 - Conceptual Circulation* illustrates the conceptual alignments of major collector and arterial streets around the Property.

FIGURE 5.1 - CONCEPTUAL CIRCULATION



B. VEHICULAR CIRCULATION STANDARDS

Roadway standards for Bruner Road, Johnson Road, Yuma Road and Southern Avenue are based on City standards. The following describes roadway improvements adjacent to the Property. Roadway classifications are based on Figure 2-35 Future Street Network by City Classification in the TMP.

1. Bruner Road

The typical design standards for this roadway classified as a major arterial includes three (3) drive lanes in each direction, a raised median, and right hand decel/turn lanes. Alongside the outside drive lane is a bicycle lane. Alongside the roadway is a six (6) foot wide sidewalk.

2. Johnson Road

The typical design standards for this roadway classified as a major arterial includes three (3) drive lanes in each direction, a raised median, and right hand decel/turn lanes. Alongside the outside drive lane is a bicycle lane. Alongside the roadway is a six (6) foot wide sidewalk.

3. Yuma Road

The typical design standards for this roadway classified as a parkway classification includes three (3) drive lanes in each direction, a raised median, and right hand decel/turn lanes. Alongside the outside drive lane is a bicycle lane. Alongside the roadway is a six (6) foot wide sidewalk.

4. Southern Avenue

The typical design standards for this roadway classified as a parkway classification includes three (3) drive lanes in each direction, a raised median, and right hand decel/turn lanes. Alongside the outside drive lane is a bicycle lane. Alongside the roadway is a six (6) foot wide sidewalk.

5. Broadway Road

Broadway Road will be required to extend across the Property from Johnson Road to the 315th Avenue alignment. The Broadway Road alignment across the Property is not required to match the curvilinear alignment shown in the TMP, and can be extended as a straight east-west street, with the alignment matching the Broadway Road alignment to the east of the Property as shown in the TMP.

Broadway Road is currently designated as a major arterial street in the TMP. Unless the TMP is updated and Broadway Road is reclassified to a lesser street classification, Broadway Road will be constructed to major arterial street standards and cross section, with the exception that the inside two lanes will not be required and a wider landscape median will be provided in lieu of the two inside lanes, and right-of-way for Broadway Road will be dedicated per the City's standards for a major arterial street. If Broadway Road is later reclassified in the TMP to a lesser street classification, construction and right-of-way dedications shall be per the City's requirements for the new street classification in the TMP.

6. On-site Roadways

On-site roadways may be public or private. The design standards may be amended with the approval of the City Engineer.

7. Private Drives

Rather than a public roadway, shared access drives and private drives are permitted to facilitate on-site circulation within a campus, commercial center, or business park setting. When utilized, shared access and private drives shall provide reasonable vehicular circulation and ensure sufficient access for emergency services.

8. Off-site Roadway Improvements

Off-site roadway improvements may be necessary to facilitate vehicular traffic to the Property. Off-site roadway improvements include all improvements for roadways not adjacent to a phase of development. When required, these improvements are limited to travel lane improvements, tapers for transitions, and necessary intersection widening to accommodate turning maneuvers. A center median/left turn lane, water main, sewer main, fire hydrants, street lighting, sidewalks, and landscape are not required as part of an off-site roadway improvement. Thickened asphalt is permitted along the edge of the roadway when curb and gutter are not necessary to control stormwater. Traffic signage and roadway striping are required.

C. PEDESTRIAN CIRCULATION STANDARDS

1. A regional pedestrian circulation system is required along parkway, arterial and collector roads. See **Section 5.7.B. Vehicular Circulation Standards** for sidewalk requirements.
2. A secondary pedestrian circulation system is required along a public through-street, except when an alternate location is provided (i.e., a path or trail in a greenway).
3. A secondary system must connect with the regional system.
4. A secondary system must connect to an adjacent secondary system or provide a reservation of land for a future connection within an adjacent property to accommodate an extension of a secondary system.
5. A secondary network, when provided, is required on one side of a street only.
6. A secondary network is not required along a low speed, low traffic volume road (i.e., cul-de-sac road, service drive, private drive, etc.).
7. A secondary network is not required within an industrial campus (including a Data Center campus).
8. A secondary network may be composed of a path or trail, however the improvements of each continuous leg in a system should utilize the same material.
9. A path is typically a hard surface (i.e., concrete or asphalt) and a trail is typically a soft surface (i.e., compacted decomposed granite, earth).
10. Paths should be installed to accommodate more intense urban pedestrian use areas.
11. Pedestrian circulation routes may meander when along a roadway.
12. Acceptable path and trail materials include concrete, asphalt, pavers, brick or other similar materials.
13. A six (6) foot wide secondary system path may be required when the secondary system is intended to serve several subdivisions.
14. Trails are permitted in native character landscape settings.
15. The width of a trail should be based on the setting. A typical neighborhood trail is four (4) feet wide, a trail in an active area is typically six (6) feet wide.

16. Connection areas between sidewalks and buildings, or parking areas and buildings, shall be shaded and free of identifiable hazards.
17. The development of the Property shall generally conform to the City Parks and Trails Master Plan; provided, however, that for PU-2 and any secure Data Center campus areas, the City agrees that any parks and trails may be realigned to the perimeter of a Planning Unit or any particular parcel as necessary to avoid entering secure or protected areas of the Property or otherwise interfering with the use of such portion of the Property.

5.8. DRAINAGE

A. DRAINAGE DESIGN

1. Portions of the Property reside within FEMA SFHA Zones AE & AH associated with Hassayampa River Tributaries 1E and 1E1 and the ponding along the RID canal. The CLOMR/LOMR process may be completed to revise the FEMA SFHA Zone limits where encroachment and modifications are proposed.
2. Wash corridor and drainage ways, regulated or not regulated by federal, state, or county regulations may be altered, abandoned, dedicated, and/or relocated, subject to any applicable federal, state, or county regulations.
3. Drainage facilities shall be installed to provide for the adequate containment and disposal of surface water. Storm water retention and/or detention facilities shall be provided as necessary to assure the post development peak runoff volume shall not exceed the pre-development peak runoff volume leaving the Property or entering any wash.
4. Detention/retention facilities may include natural depressions or man-made basins. Basins shall have a maximum design depth of water of three (3) feet. Basins greater than three (3) feet in depth are permitted when surrounded by a security barrier. A security barrier is not required around a basin greater than three (3) feet deep with at least one (1) side slope is four (4) horizontal feet or greater to one (1) vertical foot.
5. A security barrier may be located thirty (30) inches below the 100-year water elevation.
6. Stormwater detention/retention basins shall include adequate freeboard above the design stormwater elevation.
7. A bleed-off pipe(s) may be used to dewater a basin. The bleed-off may be directed to a wash corridor.

8. Dry wells are permitted.
9. Storm water storage is permitted within a parking lot provided that no more than fifty (50) percent of the required parking spaces are inundated more than 4-inches in a 100-year design storm event. Overflow parking areas may be inundated more than 4-inches.
10. First flush treatment for stormwater quality compliance may be coordinated for numerous properties or provided elsewhere within the Property as part of a stormwater management system prior to discharge into Waters of the United States or a City system.
11. Common stormwater storage facilities for multiple parcels may be established during the site plan or subdivision plat process.
12. A public utility easement shall not be designated for detention/retention without approval of affected utility companies.
13. Off-site drainage shall be confined to channels, basins, and streets subject to depth, velocity, and flow rate limitations per the City standards.
14. Detention/retention can occur in public and quasi-public areas, including drainage ways and open spaces. Retention basins adjacent to a public street shall meander the top and toe of slope, have a maximum depth of two (2) feet, and not exceed more than fifty (50) percent of the street frontage length.
15. Individual on-lot drainage is not required to drain to the “front” or to the street when an alternate route is provided (i.e., draining to the rear when along a drainage corridor). A drainage easement may be required.
16. Public roadways within and adjacent to the Property must be designed to convey the 10-year peak flows without overtopping the curbs and contain the 100-year peak flows within the right-of-way. Collector and arterial roads will have one (1) dry-lane in each direction during the 10-year storm event. Also, in-street discharge from the 100-year storm will not exceed 100 cubic feet per second (cfs) or 10 fps, and will be contained within the street right-of-way, as well as limited to a maximum depth of 8-inches at the gutter. Where possible, this will be accomplished with the use of 4-inch roll or 6-inch vertical curb.
17. If reasonable alternatives are not available, retention in the City rights-of-way may be allowed upon the approval of the Public Works Director.
18. Discharge volumes from an onsite retention system must ensure post-development discharges and volumes remain equal to or less than pre-

development levels. This is accomplished with 100-year, 2-hour retention where no gravity outfall to a channel or wash corridor is available.

19. Retention requirements for basins adjacent to a drainage corridor may be reduced.
20. Stormwater storage within a right-of-way is permitted when used to supplement irrigation (i.e., a bioswale). Such storage is intended to function as part of the streetscape and not to satisfy retention/detention requirements.
21. Provision of 100-year, 2-hour retention volume for onsite development will ensure post-development discharges and volumes will remain equal to, or less than, pre-development levels.
22. Private recreational facilities, such as volleyball, baseball, etc., as well as specific site and architectural amenities such as ramadas, barbeques and trails may be located at the bottom of a detention/retention basin. Tot-lot facilities within a basin shall be installed in areas above the 2-hour, 10-year storm event.

B. DRAINAGE EASEMENTS

Drainage easements or tracts may be required to preserve washes, streams, and channels (drainageways). The need for a drainage easement or tract and its width and location will be determined on a case-by-case basis.

C. FINISHED FLOOR ELEVATION

Finished floor elevations shall be evaluated relative to the location and context of each building. City standards shall generally apply, however, due to the potential size, shape, and existing conditions of an individual parcel or campus, satisfying all of the City guidelines may not be reasonable, practical, or desirable. In such circumstances the City Engineer may approve finished floor elevations not meeting all of the City guidelines as long as the finish floor elevation is a minimum of 1 foot above adjacent 100-year water surface elevations.

5.9. GRADING

Re-grading or reshaping activities in areas of disturbance, which occurred prior to the adoption of the CMP, shall be exempt from the provisions of this section.

1. Prior to any grubbing, grading, or clearing required as part of a site plan or subdivision, the City Engineer shall approve a grading plan or issue an at-risk grading permit.
2. Cut and fill slopes, except those required for roadway improvements, shall meet the following requirements and shall not exceed 3:1. Steeper slopes may be allowed when justified by adequate engineering analysis and documentation, subject to approval by the City Engineer.
3. The maximum height of a cut and depth of a fill should not exceed fifteen (15) feet, except in the area known as the abandoned RID canal (which can exceed a depth of fifteen (15) and is anticipated to be fill), unless otherwise approved by the City Engineer.
4. Retaining walls may be used to reduce the horizontal distance required to construct cut and fill slopes. Retaining walls may include masonry, rigid concrete structures, earth filled bins, gabions and any other form of structural elements used to retain and support cut or fill slopes. A registered professional engineer who is licensed to practice in the State of Arizona shall design retaining walls.

5.10. HILLSIDE DEVELOPMENT

Slope within the Property is generally one (1) percent, therefore the hillside development standards as described in Section 5.2.3 of the Development Code do not apply to the Property.

5.11. LANDSCAPE

. GENERAL LANDSCAPE STANDARDS

1. Native plant species within pristine or environmentally sensitive areas will be protected. Environmental analyses conducted prior to development will identify environmentally sensitive areas to protect. Within Stonehouse Wash south of the RID canal plant densities are higher than native, however this can be attributed to excess water from the RID canal and is not considered pristine or environmentally sensitive simply because of the plant densities.
2. Landscaped areas shall be supported by an automatic irrigation system that may be a spray, flood, soaker or drip type system. A pressure-type vacuum breaker shall be required with the installation of all sprinkler systems. All irrigation systems and landscaped areas shall be designed, installed or constructed and maintained to promote water conservation and prevent water overflow or seepage into the street, sidewalk or parking areas.

3. Purposefully natural areas are permitted and may include undisturbed areas or disturbed areas revegetated and landscaped to a native character. The quantities of required plant material may be reduced to more closely complement native plant densities within the Property. Temporary irrigation may be used to help establish plant material.
4. Portions of a development site that are graded, but not occupied by buildings, structures, vehicle access and parking areas, loading/unloading areas or approved storage areas shall be landscaped with temporary landscaping or otherwise maintained weed-free and dust-free in such a manner as may be approved by the Development Services Director.
5. Landscape planting within public rights-of-way shall adhere to City standards and serve as a unifying element along arterial roadways and parkways to create a sense of cohesion.

A. COMMERCIAL LANDSCAPE STANDARDS

There are five types of landscaping: (1) site enhancement landscaping, (2) site perimeter landscaping, (3) parking lot landscaping, (4) building foundation landscaping, and (5) entryways. Each type of required landscaping shall meet the minimum standards described herein. Unapproved landscaping, object, structure, or sign shall not be placed within a sight visibility easement.

1. Site Enhancement Landscaping
Disturbed areas of a site, excluding areas covered by structures, access routes, parking, and hardscape, shall include one (1) tree and five (5) other plantings per 500 square feet.
2. Site Perimeter Landscaping
Site perimeter landscaping within a landscape setback along a public street shall include one (1) tree and five (5) other plantings per thirty (30) linear feet.
3. Landscaping Inside Parking Areas
 - a) Landscape islands should be a minimum of eight (8) feet wide by the length of the parking stall at a ratio of one (1) island per ten (10) parking spaces and shall include one (1) tree and three (3) other plantings per landscape island. A landscape island may be four (4) feet wide and four (4) feet in length when installed between parking stalls and shall include one (1) tree. Other plantings are not required.
 - b) Landscape islands should be relatively evenly distributed throughout a

field of surface parking.

- c) Parking lots containing more than 125 parking spaces should include a minimum fifteen (15) foot wide landscape median to promote a shaded pedestrian route to a building entrance.
- d) Landscaping in parking areas is not required in truck loading, truck parking, and service areas.
- e) The landscaped area within a parking lot island may be used to satisfy open space requirements.

4. Building Foundation Planting

One (1) shrub per eight (8) linear feet of building façade shall be planted within a minimum five (5) foot wide landscaped area located within fifteen (15) feet of the building. Raised planters or pots may alternatively be used and located within fifteen (15) feet of the building. Buildings above thirty (30) feet tall shall provide one (1) tree per thirty (30) linear feet of building façade visible along a public right-of-way and adjacent to residential uses. Building foundation planting is not required along façades not visible along a public right-of-way or utilitarian areas (i.e., back of house, loading zones, etc.).

5. Entryways

A project that is fifteen (15) net acres or more in land area shall incorporate a gateway monument, decorative pavement at driveway entry, art, accent landscape, or other similar feature to visually enhance an entry.

B. LIGHT INDUSTRIAL LANDSCAPE STANDARDS

There are five types of landscaping: (1) site enhancement landscaping, (2) site perimeter landscaping, (3) parking lot landscaping, (4) building foundation landscaping, and (5) entryways. Each type of required landscaping shall meet the minimum standards described herein. Unapproved landscaping, object, structure, or sign shall not be placed within a sight visibility easement.

1. Site Enhancement Landscaping

Disturbed areas of a site, excluding areas covered by structures, access routes, parking, and hardscape, shall include one (1) tree and five (5) other plantings per 400 square feet. Site enhancement landscape is not required in areas not

visible from public right-of-way or beyond fifty (50) feet from public right-of-way.

2. Site Perimeter Landscaping

Site perimeter landscaping within a landscape setback along a public street shall include one (1) tree and five (5) other plantings per thirty (30) linear feet.

3. Landscaping Inside Parking Areas

- a) Landscape islands should be a minimum of eight (8) feet wide by the length of the parking stall at a ratio of one (1) island per ten (10) parking spaces and shall include one (1) tree and three (3) other plantings per landscape island. A landscape island may be four (4) feet wide and four (4) feet in length when installed between parking stalls and shall include one (1) tree. Other plantings are not required.
- b) Parking lots containing more than 125 parking spaces should include a minimum fifteen (15) foot wide landscape median to promote a shaded pedestrian route to a building entrance.
- c) Landscaping in parking areas is not required in truck loading, truck parking, and service areas.
- d) The landscaped area within a parking lot island may be used to satisfy open space requirements.

4. Building Foundation Planting

- a) One (1) shrub per eight (8) linear feet of building façade shall be planted within a minimum five (5) foot wide landscaped area located within fifteen (15) feet of the building. Raised planters or pots may alternatively be used and located within fifteen (15) feet of the building. Buildings above thirty (30) feet tall shall provide one (1) tree per thirty (30) linear feet of building façade visible along a public right-of-way and adjacent to residential uses. Building foundation planting is not required along façades not visible along a public right-of-way or utilitarian areas (i.e., back of house, loading zones, etc.).
- b) Building foundation planting is not required when a building is located 100 feet or more from the back of curb of the nearest through lane of a public street.

5. Entryways

A project that is fifteen (15) net acres or more in land area shall incorporate a gateway monument, decorative pavement at driveway entry, art, accent landscape, or other similar feature to visually enhance an entry.

C. OPEN SPACE LANDSCAPE STANDARDS

1. A portion of a site that is part of a larger project that is principally commercial and includes Open Space land use designations shall install landscape as required by Section 5.11.B. Commercial Landscape Standards.
2. A portion of a site that is part of a larger project that is principally industrial and includes Open Space land use designations shall install landscape as required by Section 5.11.C. Industrial Landscape Standards.
3. A parcel that is principally designated as Open Space that is not part of a larger project shall install landscape as required by the Development Code for commercial zoning, as amended by the CMP, except that landscape is not required when a facility is screened from public view (i.e. landscape is not required within a substation site, or around a substation site within an industrial campus).
4. Useable open space in the form of a pedestrian plaza, shaded walk, seating area, or similar (including a combination thereof) are required. The amount of useable open space required shall be commensurate with the number of employees during the peak employment shift. In no case shall the useable open space be required to exceed one (1) percent of the area.

5.12. LIGHTING

The outdoor lighting standards are intended to ensure proper illumination is achieved across the Property. Lighting standards shall comply with the Development Code.

1. Street lighting may be installed in phases with public street improvements. Continuous street lighting is not required along a 2-lane street but may be required at street intersections. Continuous street lighting may be required with ultimate public street improvements.
2. Light trespass standards are based on the boundary of the “site” when a parcel or lot is part of a larger project (i.e., a business park, retail center, industrial campus, etc.).
3. Signage lighting installed to illuminate outdoor signage shall comply with sign standards.
4. A comprehensive lighting plan may be submitted for a district, project, or individual site.

5. The Development Services Director may approve outdoor lighting concepts that support the vision of the CMP.
6. Lighting temperature shall not exceed 3,500k.

• **COMPREHENSIVE LIGHTING PLAN**

The purpose of a comprehensive lighting plan is to provide for the establishment of lighting criteria that are tailored to a specific development or location within the Property (i.e., a commercial center, a community amenity, an industrial campus, or other similar feature for which lighting character is desired) and which may vary from specific provisions of the Development Code. The intent is to provide for flexible lighting criteria that promote superior lighting design in an area where lighting conditions or uses necessitate special circumstances.

1. A comprehensive lighting plan application may include some or all of the following elements, as required by the Development Services Director, depending on site conditions, character of the setting, and location: light type, size, height, location, orientation, color, and material.
2. A comprehensive lighting plan containing elements that exceed the permitted height, illumination level, color, spill, trespass, glare, type, and hours of operation of lights specified in Development Code may be approved by the Development Services Director.

5.13. NOISE ATTENUATION

Noise producing equipment shall be screened to mitigate noise levels at the perimeter of a property, or project when a collection of properties, in compliance with the Development Code.

5.14. PARKING AND LOADING

See also Section 5.5. Building Orientation, Section 5.11. Landscape, and Section 5.15. Screening.

• **REQUIRED PARKING**

The required quantity of off-street parking is based on Development Code Section 5.6 Off-Street Parking. Notwithstanding the foregoing, if a portion of the Property is developed as a Data Center, off-street parking spaces for a Data Center shall be

based on a ratio of one (1) parking stall per person employed at the facility during the highest employee shift, plus additional stalls equal to twenty percent (20%) of the total parking stall count as needed to account for any overlapping shifts. The Development Services Director may waive or reduce parking requirements when an applicant demonstrates adequate parking is provided. With respect to PU-2 and development with a LI land use designation, Section 5.6.5(B) of the Development Code is amended to change the requirement for 5% of parking spaces to be dedicated to hybrid or alternative energy vehicle, compact cars or carpool vehicle parking to a new requirement that two (2) percent of parking spaces be required for such dedication.

Refer to the Development Code Section 5.6.8 Dimensions of Parking Spaces for parking space dimensions.

A. DUST CONTROL

Parking areas shall be paved so as to avoid dust. Stabilized, decomposed granite, and other similar treatments that reduce dust are permitted for temporary use or overflow areas.

5.15. SCREENING

Notwithstanding anything to the contrary set forth in Section 5.4.6(C) of the Development Code, the following shall apply:

A. OUTDOOR STORAGE, MECHANICAL EQUIPMENT, AND UTILITIES

1. For LI land use designations only, outdoor storage areas for materials and vehicles shall be screened from public street ground level view by a method compatible with surrounding improvements.
2. Screening of outdoor storage areas for materials and vehicles shall be screened from public street ground level view by a method compatible with surrounding improvements when visible from an adjacent public street or from an adjacent property with a different land use designation.
3. Mechanical equipment and substations shall be reasonably screened from public street ground level view and residential properties within 150 feet of the equipment. Strategically placed buildings, landscape, visually solid fencing or other similarly effective means are acceptable methods of screening.

4. Mechanical equipment and substations located in a manner found to have no adverse impact on adjacent roads and adjacent properties, as reasonably determined by the Development Services Director, are not required to be screened.

B. SURFACE PARKING

Surface parking areas shall be screened from public street view by landscape, a landscaped berm, or a decorative wall not less than three (3) feet in height. Parking lot screening is not required when the parking area is fifty (50) feet or more from a public right-of-way.

C. ROOF MOUNTED EQUIPMENT

Roof mounted mechanical equipment shall be screened from public street ground level view. Screening is not required when roof mounted equipment is located at least 100 feet away from a public right-of-way and is not visible from public street ground level view. When practical, individual screening of rooftop mechanical equipment should be avoided and should either be grouped together and screened “penthouse style” or screened by a method complementary to the architecture of the building.

D. TRASH ENCLOSURES

Solid waste collection areas shall be screened from public street ground level view by a method compatible with surrounding improvements. Screening is only required when visible from an adjacent public street.

5.16. SIGNS

Signage is a major component of the streetscape. Its presence can be an artful, playful, elegant, vibrant, or iconic addition. Permanent on-site and temporary signs, including, but not limited to wayfinding, placemaking and expressing the character of community is an integral part of how the community expresses its connectivity and place within the larger region. A comprehensive sign plan for a planning unit or a specific site may be submitted separately to the City for review and approval. The following signage is permitted within the Property. Any sign/sign type not addressed herein shall conform to the provisions of the Development Code.

A. ENTRY MONUMENTATION

Entry monument signs will be nestled into the site with complementary landscape and lighting. Entry monument signage to announce the arrival to a campus or district is anticipated along roadways and are permitted within a street landscape setback. Up to 200 square feet of text area is permitted on an entry monument.

Each building within an industrial campus may have an entry monument or monument sign. A building entry monument sign should include characteristics of the district monument, but at a scale proportional with the building or setting.

B. COMMUNITY DIRECTIONAL SIGNS

Community directional signs, both permanent on-site freestanding and temporary, are permitted along roadways to help with wayfinding. Community directional signs should be located for viewing prior to arriving at an intersection and may vary in scale with larger signs typically located along arterial and collector roadways. These signs may not be located within a sight visibility triangle unless specifically approved by the City Engineer. Community directional signs are permitted up to 100 square feet of signage area and may not exceed sixteen (16) feet in height, unless otherwise approved by the Development Services Director. Each element for which direction is being displayed, often referred to as a sign blade, may not be more than twenty-four (24) square feet of signage area.

C. CONSTRUCTION SCREENING

Construction screening may include graphic displays of lifestyle, events and future development that express the character of the community and screen construction activities and storage. The screens can advertise individual tenants, products, contractors, builders, events, and the vision of the development. The use of the community, district, developer name and logo shall be limited to one instance per 120 linear feet of street frontage, unless otherwise approved by the Development Services Director.

D. COMMERCIAL BUILDING SIGNAGE

Refer to the Development Code.

E. INDUSTRIAL BUILDING SIGNAGE

Signage on large industrial buildings should be proportional to the scale of the

building. The primary business signage may not exceed 200 square feet per each façade except when in areas with an LI designation where the signage may not exceed 500 square feet. Address, building identification, loading bay, directional, and other similar signage on a building is not considered primary business signage. Primary business signage may be located on a façade adjacent to a residential use.

F. SIGN ILLUMINATION

Halo illumination is preferred over internal illumination.

G. SIGN PERMIT

The placement of signs, except as listed below, shall require a sign permit issued by the City. The following types of signs are exempt from the planning process and from obtaining a sign permit.

1. All signs exempt per the Development Code, and
2. All signs not visible from a public right-of-way unless the sign requires an electrical connection.

H. PROHIBITED SIGNS

The following types of signs are prohibited:

1. Light cabinet signs are prohibited unless otherwise permitted by the Development Code, the Development Director, or an approved comprehensive sign plan.
2. All signs prohibited per the Development Code, except
 - a) Digital reader panels; refer to the Development Code for design specifications
 - b) A maximum of one (1) billboard, including digital, when located along a freeway; refer to the Development Code for design specifications

5.17. SETBACKS

There are two types of setbacks: building setbacks and landscape setbacks. A landscape setback may be within a building setback. A building may not be within a landscape setback. Additional setbacks apply to specific structures when adjacent to residential uses and substations. Utilities (inclusive of water, power, fiber, sewer, etc.) can be installed within a setback area. Section 5.4.3(B) of the Development Code shall be modified, or replaced, by the provisions of this Section 5.17.

Setbacks.

1. Building Setbacks

Building setbacks for each land use designation are defined on **Figure 4.6 – Land Use Designation Development Standards**. Projections into required setbacks are permitted as described in the Development Code and as otherwise permitted by the CMP. The Development Services Director may waive or reduce a building setback if the reduction does not negatively impact the use, enjoyment and character of the affected properties.

2. Landscape Setbacks

A landscape setback is required adjacent to a roadway right-of-way and is measured from the right-of-way. Landscape setback areas shall be designated with an OS land use designation. Landscape walls, retaining walls, and entry monuments are permitted within a landscape setback. Privacy walls should not be within a street landscape setback but may encroach into the setback when holistically designed to accommodate undulation.

The following landscape setbacks are required:

- a) an eight (8) foot minimum, fifteen (15) foot average landscape setback adjacent to a collector street;
- b) a ten (10) foot minimum, twenty-five (25) foot average landscape setback adjacent to an arterial street;
- c) a fifteen (15) foot minimum landscape setback adjacent to a planned or installed overhead power line located along a collector or arterial street; and
- d) a fifteen (15) foot minimum, twenty (20) foot average landscape setback adjacent to a freeway ramp or freeway frontage road.

3. Setbacks from Residential

Storage, solid waste collection, and loading areas shall be located at least twenty (20) feet from a public street, public sidewalk, or building with a residential use. Loading docks, truck parking, outdoor storage, trash collection, trash compaction, and other service functions should be located in a manner to reduce the acoustic impacts of these functions, to the extent practicable, on adjacent

residential buildings.

4. Substation Setbacks

Building setbacks around a substation are zero (0), except as otherwise required by the utility company.

5.18. UTILITIES AND MECHANICAL EQUIPMENT

Data Center critical infrastructure equipment, including, without limitation, generators, chillers, condensers, automatic transfer switches, power generation and transmission facilities, uninterruptible power supply machines, transformers, battery and other utility storage, electrical switchgear, power distribution units, above and below ground diesel tanks, and expansion tanks, are permitted outside of a building provided it meets site design and development standards. Critical infrastructure equipment is permitted on the roof of a building.

See also Section 5.15. Screening.

5.19. WALLS AND FENCES

Walls and fences, individually and collectively, are referred to as walls. Section 5.4.6(B) of the Development Code shall be modified, or replaced, by the provisions of this Section 5.19. Walls and Fences.

A. WALL PLACEMENT

1. The placement of walls shall not interfere with vehicular visibility or circulation. The City Traffic Engineer shall have the authority to order removal of any wall or landscape material, which in the opinion of the City Traffic Engineer, poses a threat to public safety.
2. A wall along a public street longer than 250 feet must incorporate horizontal offsets of at least 2' together with other elements of articulation (i.e., changes in material, texture, view fence, and/or horizontal offsets).
3. Fencing along the entire perimeter of a property is permitted except that walls and fencing within a required landscape setback may not exceed a height of forty-two (42) inches measured from finished grade.

4. A freeway sound wall is not required and is discouraged. Visibility to the Property from the freeway is encouraged particularly for the success of freeway services and commercial uses.

B. WALL HEIGHT

1. Walls within a required front building setback may not exceed a height of forty-two (42) inches measured from finished grade.
2. Wall heights should not exceed eight (8) feet, unless adjacent to or as part of an industrial or agricultural use, in which case, the wall may extend to a height of fifteen (15) feet.
3. Wall heights as part of a public use (i.e., utility enclosure) shall be in conformance with utility regulations or regulators.
4. A wall may be located on top of a retaining wall. The portion of a wall for retaining is excluded from the wall height calculation.

C. WALL MATERIAL

Walls along a public street must be complimentary in materials and color with the surrounding setting or architecture. Walls and fences along a public right-of-way shall be constructed with any combination of the following materials:

1. Integrally colored, split-face, or ground-face concrete masonry units (CMU);
2. Concrete masonry units that have been painted, stuccoed, or faced with another permitted material;
3. Stone (natural or simulated);
4. Brick;
5. Wrought-iron decorative metal, steel palisade, K-rated, or other high-security type fencing consistently used in the Data Center industry;
6. Plastic or vinyl when not visible from a public right-of-way;
7. Chain-link (with or without slated inserts) when not visible from a public right-of-way;
8. Wood (painted or stained) when not visible from a public right-of-way; or
9. Other materials as approved by the Development Services Director.

Barbed wire, razor wire, or other similarly visible intrusive deterrence is permitted when not visible from a public right-of-way, is located at least six (6) feet, two (2) inches above the ground, and is used to enclose a municipal, institutional, or industrial use, or portion thereof. Barbed wire fencing is not prohibited on premises larger than one (1) acre used for agricultural or livestock purposes. Barbed wire or razor wire shall not extend beyond the premises permitted to be enclosed.

5.20. WATER AND WASTEWATER

A. GENERAL WATER AND WASTEWATER STANDARDS

1. Water and wastewater mains are permitted beneath streets, although not specifically required beneath all streets, and shall accommodate required system redundancy.
2. Water and wastewater lines are permitted through a tract or easement when not within a right-of-way.
3. The horizontal location of water and wastewater mains shall generally be parallel to the centerline of a road and may cross the centerline when approved by the City Engineer.
4. Meters, meter boxes, blow-off, valves, and similar devices may be located within a public tracts or easement and are not required to be located within a right-of-way.

B. WATER SERVICE STANDARDS

1. Public and Private Wells to serve the Property are permitted. The location(s) must be approved by the City and meet the regulations of the Arizona Department of Water Resources ("ADWR") and the Arizona Department of Environmental Quality ("ADEQ").
2. If a public well(s) is utilized, it must be drilled and equipped to City standards.
3. If a City-owned water campus is utilized, it must be sized based on City standards. For supply redundancy, either a connection into the well transmission main or a second well may be drilled and equipped.

4. Areas of the Property within Pressure Zone 1 may be served by a water campus that serves Pressure Zone 2 when served through a water pressure reducing valve station.
5. Private well service is permitted for uses including but not limited to warehousing, data center, and storage facility. A private storage tank(s) and booster pump station(s) may be required to provide required fire flows.
6. Process water for industrial or cooling purposes may be provided by private well(s), public well(s), by the RID, treated effluent, or a combination thereof subject to agreements made with the appropriate parties.
7. Treated effluent may be conveyed to the Property through underground storage and recovery and/or through a wheeling agreement with RID.
8. The RID canal may convey water to the Property when permitted by the RID.
9. Water mains within the Property will be sized, located, and installed when necessary to accommodate development on the Property.
10. Water mains are permitted through a public tract or easement with maintenance access for repair operations. Water mains are not required beneath arterial or collector roadways.

C. WASTEWATER SERVICE STANDARDS

1. Development projects that generate low volumes of wastewater relative to the land area of the project (i.e., typical flows from light industrial, warehousing, data center, etc.), or multiple projects if built in phases, may install one or more septic systems. The location(s) must be approved by the City and meet the regulations of ADWR and ADEQ.
2. If wastewater flows from one or more parcels within the Property are larger than the City and ADEQ allow for septic systems, but are not sufficient enough to support a regional WRF, a temporary WRF may be used to handle flows on an interim basis until the wastewater flows can easily be connected to a regional sewer system as the greater region builds out and a regional WRF is constructed.
3. A dry pipe connection from septic to tie to a future sewer service at the property boundary will be required by the Public Works Director when septic improvements are installed when it is anticipated that wastewater flow will exceed that allowed by the City and the ADEQ for an individual septic system.
4. A WRF in the southern area of the Property may serve the entire Property at full buildout.

5. One or more septic systems may be used as a permanent wastewater solution as long as ADEQ standards for septic systems are met.
6. Wastewater captured after a data center cooling process or other industrial process may be of inappropriate quantity and/or quality to discharge directly to a WRF, and may instead be discharged to evaporation ponds or processes, or to the ground pursuant to an Aquifer Protection Permit for groundwater recharge.
7. Wastewater mains within the Property will be sized, located, and installed when necessary to accommodate development on the Property.
8. Wastewater mains are permitted through a public tract or easement with maintenance access for repair operations. Wastewater mains are not required beneath arterial or collector roadways.

D. GROUNDWATER RECHARGE

A portion of the Property, including within Stone House Wash may include groundwater recharge facilities. The location(s) must be approved by the City and meet the regulations of ADWR and ADEQ.

6. DEFINITIONS

Definitions provided in the Development Code shall be utilized when interpreting the CMP unless an alternative definition is provided in the CMP; in which case, the definitions contained in the CMP shall apply. In the event of a conflict between the definitions provided in the CMP and those provided in the Development Code, the definitions in the CMP shall prevail.

1. **"ADEQ"**
means as defined in Section 5.20.B. Water Service Standards.
2. **"ADOT"**
means as defined in Section 2.2. Circulation.
3. **"ADWR"**
means as defined in Section 5.20.B. Water Service Standards.
4. **"AOD"**
means as defined in Section 2.3. Airport
5. **"C" LAND USE DESIGNATION**
Means as defined in Section 4.2. Commercial Land Use Designations
6. **"CITY"**
means the City of Buckeye.
7. **CITY STAFF**
or references within the CMP to City Staff, including the City Manager, Development Services Director, City Engineer, Fire Marshal, or other such City Staff persons shall include the designee of that person.
8. **"CMP"**
means as defined in Section 1. Introduction.

9. "DATA CENTER"

means a single or multi-tenant colocation and/or interconnection facilities, including facilities and areas housing servers and other computer equipment, systems and associated components, such as telecommunications and data storage systems. Data Centers and Data Center campuses may include computers and other means and systems for remote storage that organizations use to store, distribute, process, organize and disseminate data. Data Centers and Data Center campuses may include offices, training facilities, meeting spaces, conference rooms, team building spaces and amenities, workout facilities, cafeterias, and other supporting uses. A Data Center facility shall include any areas required for the installation of fiber conduit, power utility generation and/or transmission related facilities (including substations and switch yards), critical infrastructure equipment (which may be external to the Data Center facility or located within or on the roof of a Data Center facility) and shall include the construction and maintenance of equipment and battery storage facilities. Data Center facilities and campuses are highly secure and are intended for exclusive use by employees, vendors and invitees of the secure Data Centers and will not be open to the general public.

10. "DEVELOPMENT CODE"

means as defined in Section 3. Community Master Plan Framework.

11. "DEVELOPMENT STANDARDS"

means as defined in Section 3.2.F. Development Standards.

12. "FHWA"

means as defined in Section 2.2. Circulation.

13. "I-10"

means Interstate 10.

14. "IWMP"

means as defined in Section 2.7. Water Service.

15. "LAND USE DESIGNATION"

means as defined in Section 4.4. Land Use Designations.

16. **"LI" LAND USE DESIGNATION**
Means as defined in Section 4.3. Light Industrial Land Use Designations.
17. **"MAG"**
means Maricopa Association of Governments.
18. **"OS" LAND USE DESIGNATION**
means as defined in Section 4.1. Opens Space Land Use Designations.
19. **"PC DISTRICT"**
means as defined in Section 3. Community Master Plan Framework.
20. **"PLANNING UNITS"**
means as defined in Section 3.2.A. Planning Units.
21. **"PROPERTY"**
means as defined in Section 1. Introduction.
22. **"PLANNING UNIT PLAN"**
Means as defined in Section 3.3. Review and Approval Process
23. **"RID"**
means as defined in Section 2.4. Roosevelt Irrigation District Canal.
24. **"RTP"**
means as defined in Section 2.2. Circulation.
25. **"RULES"**
means as defined in Section 3.1. Relationship with the Development Code.
26. **"SR 85"**
means State Route 85.
27. **"STONE HOUSE WASH"**
means as defined in Section 2.5. Regional Drainage Patterns.
28. **"TOWN"**
means the Town of Buckeye prior to incorporation as a city.

29. "TMP"

means as defined in Section 2.2. Circulation.

7. APPENDIX

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APPENDIX A - LEGAL DESCRIPTION

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**CIPRIANI
CMP PROPERTY
LEGAL DESCRIPTION**

Portions of land being situated within Sections 12, 13, 23, 24, 25, and 36, Township 1 North, Range 5 West and portions of Sections 18 and 31, Township 1 North, Range 4 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

PARCEL NO. 1:

BEGINNING at a found Maricopa County aluminum cap flush in concrete, R.L.S. 36563, dated 2003, accepted as the East quarter corner of said Section 12, from which a found 2-3/4 inch brass cap flush accepted as the Southeast corner thereof bears South 00°16'13" West, 2641.18 feet;

THENCE South 00°16'13" West, 660.30 feet along the east line of the Northeast quarter of the Northeast quarter of the Southeast quarter of said Section 12 to the southeast corner thereof;

THENCE North 89°18'43" West, 661.75 feet along the south line of said Northeast quarter of the Northeast quarter of the Southeast quarter to the southwest corner thereof;

THENCE North 00°15'37" East, 660.43 feet along the west line of said Northeast quarter of the Northeast quarter of the Southeast quarter to the northwest corner thereof;

THENCE North 00°12'14" East, 660.52 feet along the west line of the Southeast quarter of the Southeast quarter of the Northeast quarter of said Section 12 to the northwest corner thereof;

THENCE North 00°12'09" East, 660.52 feet along the west line of the Northeast quarter of the Southeast quarter of the Northeast quarter of said Section 12 to the northwest corner thereof;

THENCE North 89°14'50" West, 661.64 feet along the south line of the Southwest quarter of the Northeast quarter of the Northeast quarter of said Section 12 to the southwest corner thereof;

THENCE North 89°14'50" West, 661.66 feet along the south line of the Southeast quarter of the Northwest quarter of the Northeast quarter of said Section 12 to the southwest corner thereof;

THENCE North 00°13'20" East, 570.49 feet along the west line of said Southeast quarter of the Northwest quarter of the Northeast quarter to the southerly Right of Way line of Interstate 10;

THENCE along said southerly Right of Way line the following 4 courses:

THENCE South 74°32'18" East, 1847.85 feet;

THENCE South 07°43'22" East, 449.86 feet;

THENCE South 00°11'41" West, 600.00 feet;

THENCE South 89°48'19" East, 140.00 feet to the east line of the Northeast quarter of said Section 12;

THENCE along said east line, South 00°11'41" West, 378.12 feet to the **POINT OF BEGINNING**.

(The above described Parcel 1 contains a computed area of 1,770,322 sq. ft.).

PARCEL NO. 2:

BEGINNING at a found 2-1/2 inch brass cap, down 0.5 feet, accepted as the North quarter corner of said Section 13, from which a found 2 inch iron pipe without cap, bent, accepted as the Northwest corner thereof bears North 89°16'05" West, 2658.12 feet;

THENCE South 00°16'58" West, 2640.08 feet along the west line of the Northeast quarter of said Section 13 to the Center of said Section 13;

THENCE along the south line of said Northeast quarter, South 89°19'32" East, 2658.47 feet to the East quarter corner of said Section 13;

THENCE South 87°22'40" East, 2627.00 feet along the north line of the Southwest quarter of said Section 18 to the Center of said Section 18;

THENCE South 00°14'00" West, 1315.68 feet along the east line of the Northeast quarter of the Southwest quarter of said Section 18 to the southeast corner thereof;

THENCE North 87°27'22" West, 2633.78 feet along the south line of said Northeast quarter of the Southwest quarter and the south line of G.L.O. Lot 3 to the southwest corner thereof;

THENCE North 89°20'25" West, 40.00 feet along the north line of the South half of the Southeast quarter of said Section 13 to the west line of the east 40.00 feet of said South half of the Southeast quarter;

THENCE leaving said north line and along said west line of the east 40.00 feet, South 00°32'02" West, 1319.02 feet;

THENCE South 00°24'21" West, 2639.42 feet along the west line of the east 40.00 feet of the Northeast quarter of said Section 24 to the south line of said Northeast quarter;

THENCE along said south line, South 89°24'09" East, 40.00 feet to the East quarter corner of said Section 24;

THENCE South 00°10'05" West, 1508.71 feet along the east line of the Southeast quarter of said Section 24 to the northeast corner of the property as described in Book 311 of Deeds, Page 80, Records of Maricopa County, Arizona;

THENCE South 83°32'58" West, 210.00 feet along the north line of said deed to the northwest corner thereof;

THENCE South 00°10'05" West, 210.00 feet along the west line of said deed to a point on the northerly line of the Roosevelt Irrigation District Canal as described in Docket 8955, Page 111, Records of Maricopa County, Arizona;

THENCE along said northerly line the following 15 courses:

THENCE South 83°33'05" West, 196.81 feet to the beginning of a tangent curve, concave northerly, having a radius of 420.00 feet;

THENCE westerly along said curve, through a central angle of 24°31'45", an arc length of 179.81 feet to a tangent line;

THENCE North 71°55'10" West, 406.13 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 236.00 feet;

THENCE northwesterly along said curve, through a central angle of $39^{\circ}24'36''$, an arc length of 162.33 feet to a tangent line;

THENCE North $32^{\circ}30'33''$ West, 137.71 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 324.00 feet;

THENCE northwesterly along said curve, through a central angle of $13^{\circ}53'06''$, an arc length of 78.52 feet to a tangent line;

THENCE North $46^{\circ}23'39''$ West, 147.37 feet to the beginning of a tangent curve, concave southerly, having a radius of 249.00 feet;

THENCE westerly along said curve, through a central angle of $57^{\circ}30'40''$, an arc length of 249.94 feet to a tangent line;

THENCE South $76^{\circ}05'40''$ West, 95.30 feet to the beginning of a tangent curve, concave northerly, having a radius of 306.00 feet;

THENCE westerly along said curve, through a central angle of $13^{\circ}50'14''$, an arc length of 73.90 feet to a tangent line;

THENCE South $89^{\circ}55'55''$ West, 230.48 feet to the beginning of a tangent curve, concave northerly, having a radius of 571.00 feet;

THENCE westerly along said curve, through a central angle of $15^{\circ}45'23''$, an arc length of 157.02 feet to a tangent line;

THENCE North $74^{\circ}18'43''$ West, 112.49 feet to the beginning of a tangent curve, concave southerly, having a radius of 649.00 feet;

THENCE westerly along said curve, through a central angle of $18^{\circ}24'59''$, an arc length of 208.61 feet to a tangent line;

THENCE South $87^{\circ}16'18''$ West, 217.61 feet to the west line of the Southeast quarter of said Section 24;

THENCE leaving said north line, along said west line, South $00^{\circ}14'18''$ West, 80.11 feet to the southerly line of said Roosevelt Irrigation District Canal;

THENCE along said southerly line the following 15 courses:

THENCE North $87^{\circ}16'18''$ East, 221.75 feet to the beginning of a tangent curve, concave southerly, having a radius of 569.00 feet;

THENCE easterly along said curve, through a central angle of $18^{\circ}24'59''$, an arc length of 182.89 feet to a tangent line;

THENCE South $74^{\circ}18'43''$ East, 112.49 feet to the beginning of a tangent curve, concave northerly, having a radius of 651.00 feet;

THENCE easterly along said curve, through a central angle of $15^{\circ}45'23''$, an arc length of 179.02 feet to a tangent line;

THENCE North 89°55'55" East, 230.48 feet to the beginning of a tangent curve, concave northerly, having a radius of 386.00 feet;

THENCE easterly along said curve, through a central angle of 13°50'14", an arc length of 93.22 feet to a tangent line;

THENCE North 76°05'40" East, 95.30 feet to the beginning of a tangent curve concave southerly, having a radius of 169.00 feet;

THENCE easterly along said curve, through a central angle of 57°30'40", an arc length of 169.64 feet to a tangent line;

THENCE South 46°23'39" East, 147.37 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 244.00 feet;

THENCE southeasterly along said curve, through a central angle of 13°53'06", an arc length of 59.13 feet to a tangent line;

THENCE South 32°30'33" East, 137.71 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 316.00 feet;

THENCE southeasterly along said curve, through a central angle of 39°24'36", an arc length of 217.36 feet to a tangent line;

THENCE South 71°55'10" East, 406.13 feet to the beginning of a tangent curve, concave northerly, having a radius of 500.00 feet;

THENCE easterly along said curve, through a central angle of 24°31'45", an arc length of 214.06 feet to a tangent line;

THENCE North 83°33'05" East, 397.53 feet to the east line of the Southeast quarter of said Section 24;

THENCE along said east line, South 00°10'05" West, 838.46 feet to the Southeast corner of said Section 24;

THENCE South 00°16'55" West, 2638.96 feet along the east line of the Northeast quarter of said Section 25 to the East quarter corner thereof;

THENCE North 89°27'14" West, 407.32 feet along the north line of the Southeast quarter of said Section 25;

THENCE leaving said north line, South 00°15'48" West, 600.01 feet to the south line of the north 600.00 feet of said Southeast quarter;

THENCE along said south line, South 89°27'14" East, 407.10 feet to the east line of said Southeast quarter;

THENCE along said east line, South 00°17'02" West, 388.92 feet;

THENCE leaving said east line, North 89°24'28" West, 710.01 feet to the west line of the east 710.00 feet of said Southeast quarter;

THENCE along said west line, South 00°17'02" West, 451.00 feet;

THENCE leaving said west line, South 89°24'28" East, 710.01 feet to the east line of said Southeast quarter;

THENCE along said east line, South 00°17'02" West, 539.00 feet;

THENCE leaving said east line, North 89°24'28" West, 793.07 feet;

THENCE North 00°17'02" East, 220.00 feet;

THENCE North 89°24'28" West, 526.64 feet;

THENCE South 00°15'48" West, 880.00 feet along the east line of the Southwest quarter of the Southeast quarter of said Section 25 to the southeast corner thereof;

THENCE North 89°24'28" West, 1319.39 feet along the south line of said Southwest quarter of the Southeast quarter to the South quarter corner thereof;

THENCE North 89°28'55" West, 1319.26 feet along the south line of the Southwest quarter of said Section 25 to the southeast corner of the Southwest quarter of the Southwest quarter of said Section 25;

THENCE North 00°12'14" East, 1318.74 feet along the east line of said Southwest quarter of the Southwest quarter to the northeast corner thereof;

THENCE North 89°28'05" West, 660.08 feet along the north line of said Southwest quarter of the Southwest quarter to the northeast corner of the Northwest quarter of said Southwest quarter of the Southwest quarter;

THENCE South 00°11'04" West, 989.18 feet along the east line of the West half of the Southwest quarter of the Southwest quarter to the south line of the north half of the Southwest quarter of the Southwest quarter of said Section 25;

THENCE North 89°28'43" West, 659.74 feet along the south line of said north half of the Southwest quarter of the Southwest quarter of the Southwest quarter to the west line of the Southwest quarter of said Section 25;

THENCE along said west line, North 00°09'54" East, 2308.37 feet to the West quarter corner of said Section 25;

THENCE North 00°09'49" East, 329.76 feet along the west line of the Northwest quarter of said Section 25 to the northwest corner of the south half of the Southwest quarter of the Southwest quarter of the Northwest quarter of said Section 25;

THENCE South 89°27'36" East, 660.64 feet along the north line of said south half of the Southwest quarter of the Southwest quarter of the Northwest quarter to the northeast corner thereof, also being on the west line of the east half of the west half of the Northwest quarter of said Section 25;

THENCE along said west line, North 00°11'00" East, 2308.83 feet to the southwest corner of the Southeast quarter of the Southwest quarter of the Southwest quarter of said Section 24;

THENCE North 00°12'30" East, 660.34 feet along the west line of said Southeast quarter of the Southwest quarter of the Southwest quarter to the northwest corner thereof;

THENCE South 89°29'01" East, 661.56 feet along the north line of said Southeast quarter of the Southwest quarter of the Southwest quarter to the northeast corner thereof;

THENCE North 00°13'06" East, 660.12 feet along the west line of the Southeast quarter of the Southwest quarter of said Section 24 to the northwest corner thereof;

THENCE North 89°27'51" West, 1323.35 feet along the south line of the north half of the Southwest quarter of said Section 24 to the southwest corner thereof;

THENCE South 00°11'54" West, 1321.14 feet along the east line of the Southeast quarter of the Southeast quarter of said Section 23 to the southeast corner thereof;

THENCE North 89°45'16" West, 1321.07 feet along the south line of said Southeast quarter of the Southeast quarter to the southwest corner thereof;

THENCE North 00°17'24" East, 2642.07 feet along the west line of said Southeast quarter of the Southeast quarter and the west line of the Northeast quarter of the Southeast quarter of said Section 23 to the northwest corner thereof;

THENCE South 89°45'47" East, 1316.84 feet along the north line of said Northeast quarter of the Southeast quarter to the West quarter corner of said Section 24;

THENCE North 00°11'49" East, 2642.19 feet along the west line of the Northwest quarter of said Section 24 to the Northwest corner thereof;

THENCE North 00°16'14" East, 2643.26 feet along the west line of the Southwest quarter of said Section 13 to the West quarter corner thereof;

THENCE South 89°19'51" East, 990.05 feet along the north line of said Southwest quarter to the east line of the west 990.00 feet of the Northwest quarter of said Section 13;

THENCE along said east line, North 00°06'42" East, 2641.97 feet to the north line of said Northwest quarter;

THENCE along said north line, South 89°16'05" East, 1668.06 feet to the **POINT OF BEGINNING**.

(The above described Parcel 2 contains a computed area of 75,242,976 sq. ft.).

PARCEL NO. 3:

BEGINNING at a found G.L.O. brass cap in hand hole accepted as the Northeast corner of said Section 36, from which a found 3 inch brass cap, R.L.S. 36563, dated 2003, accepted as the East quarter corner thereof bears South 00°11'29" West, 2640.81 feet;

THENCE South 00°11'29" West, 2640.81 feet along the east line to the East Quarter corner of said Section 36;

THENCE North 89°24'20" West, 1321.09 feet along the south line of the Northeast quarter of said Section 36;

THENCE North 00°13'42" East, 2640.75 feet along the west line of the East half of said Northeast quarter;

THENCE South 89°24'28" East, 1319.39 feet along the north line of the Northeast quarter of said Section 36 to the **POINT OF BEGINNING**.

(The above described Parcel 3 contains a computed area of 3,486,385 sq. ft.).

PARCEL NO. 4:

COMMENCING at a found G.L.O. brass cap in hand hole accepted as the Northwest corner of said Section 31, from which a found 3 inch brass cap, R.L.S. 36563, dated 2003, accepted as the West quarter corner thereof bears South 00°11'29" West, 2640.81 feet;

THENCE South 88°59'43" East, 1324.62 feet along the north line of the Northwest quarter of said Section 31 to the **POINT OF BEGINNING**;

THENCE continuing along said north line, South 88°59'43" East, 1324.62 feet to the North quarter corner of said Section 31;

THENCE South 89°00'03" East, 1326.74 feet along the north line of the Northeast quarter of said Section 31 to the northeast corner of the Northwest quarter of the Northeast quarter of said Section 31;

THENCE South 00°17'00" West, 1303.88 feet along the east line of said Northwest quarter of the Northeast quarter to the southeast corner thereof;

The following 10 courses are defined by the Final Plat of "Unit Two Roosevelt Citrus Acres", as filed in Book 19, Page 3, Records of Maricopa County, Arizona;

THENCE South 89°14'12" East, 1325.80 feet along the south line of said Northeast quarter of the Northeast quarter to the southeast corner thereof;

THENCE South 00°19'21" West, 1298.40 feet along the east line of the Northeast quarter of said Section 31 to the East quarter corner thereof;

THENCE North 89°28'24" West, 680.54 feet along the East-West Mid-Section line of said Section 31 to the northerly prolongation of the east line of Lot 50, Block 3;

THENCE along said northerly prolongation and said east line of Lot 50, South 00°14'01" West, 661.92 feet to the southeast corner of said Lot 50;

THENCE North 89°20'59" West, 324.03 feet along the south line of said Lot 50 to the southwest corner thereof;

THENCE South 00°14'38" West, 654.24 feet along the east line of Lot 53 of said Final Plat and the southerly prolongation of said east line to the center of the 50-foot roadway lying south of and abutting said Lot 53;

THENCE continuing along the center of said roadway, North 89°13'36" West, 1305.47 feet to its point of intersection with the southerly prolongation of the west line of Lot 46 of said Final Plat;

THENCE along said prolongation, being the west lines of Lots 46 and 42, and the northerly prolongation thereof, North 00°15'27" East, 1309.84 feet to the East-West Mid-Section line of said Section 31;

THENCE along said East-West Mid-Section line, North 89°28'24" West, 1663.47 feet to the intersection of the roadways lying southwest of the southwest corner of Lot 7 of said Final Plat;

THENCE North 00°13'04" East, 1314.88 feet along the center of the roadway lying west of and abutting Lots 1, 3, 5, & 7 to the north line of said Final Plat;

THENCE North 00°13'04" East, 1314.88 feet along the east line of the West half of the Northwest quarter of said Section 31 to the northeast corner thereof, being the **POINT OF BEGINNING**.

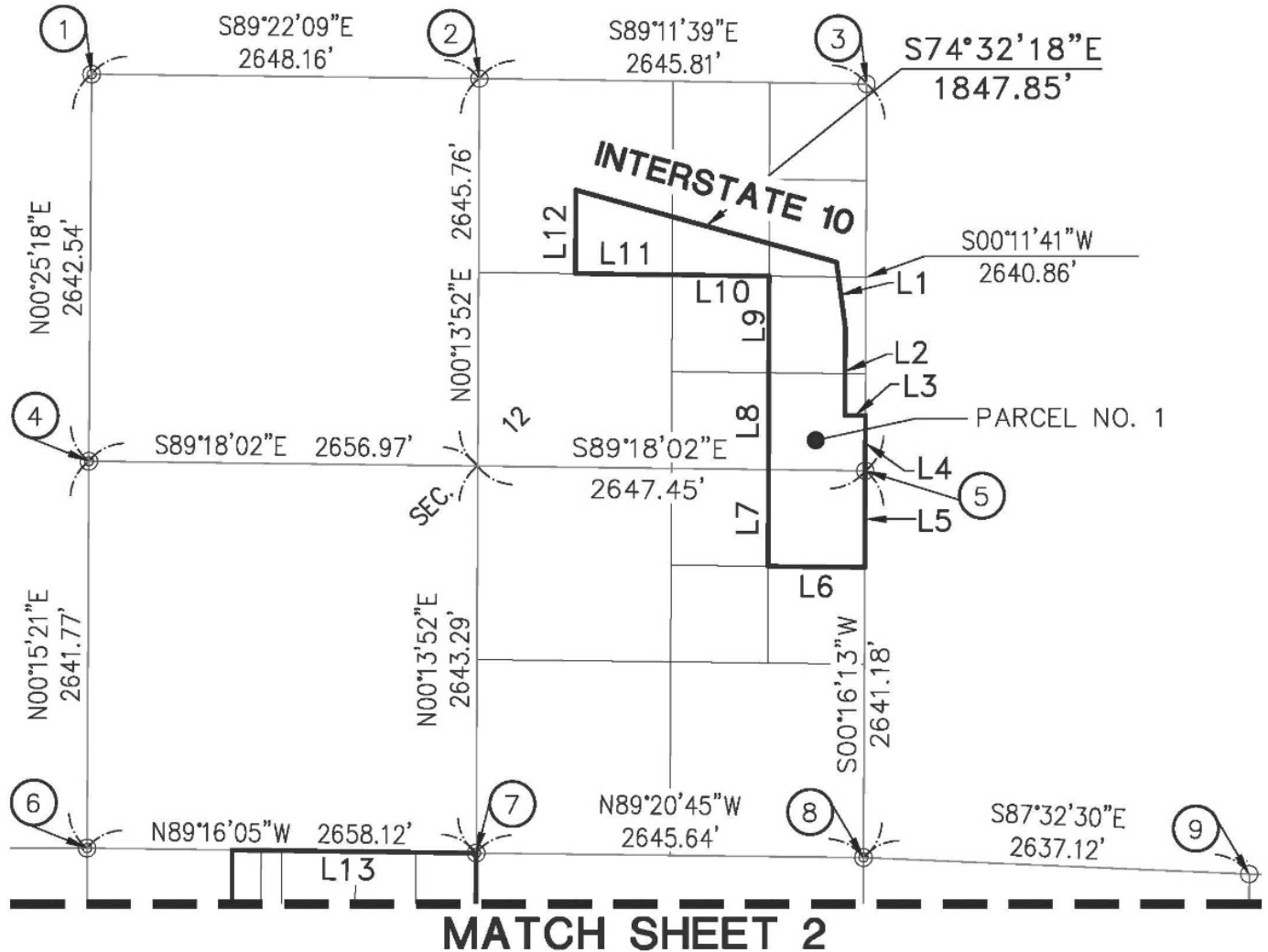
(The above described Parcel 4 contains a computed area of 10,590,740 sq. ft.).

The above described Parcels 1, 2, 3 and 4 contain a combined computed area of 91,090,423 sq. ft. (2091.148 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 1966
Date: August 2023





LEGEND

———	BOUNDARY LINE
———	SECTION LINE
———	PARCEL LINE
---	EASEMENT LINE



THE AREA IS 91,090,423 SQ. FT. OR 2091.148 ACRES

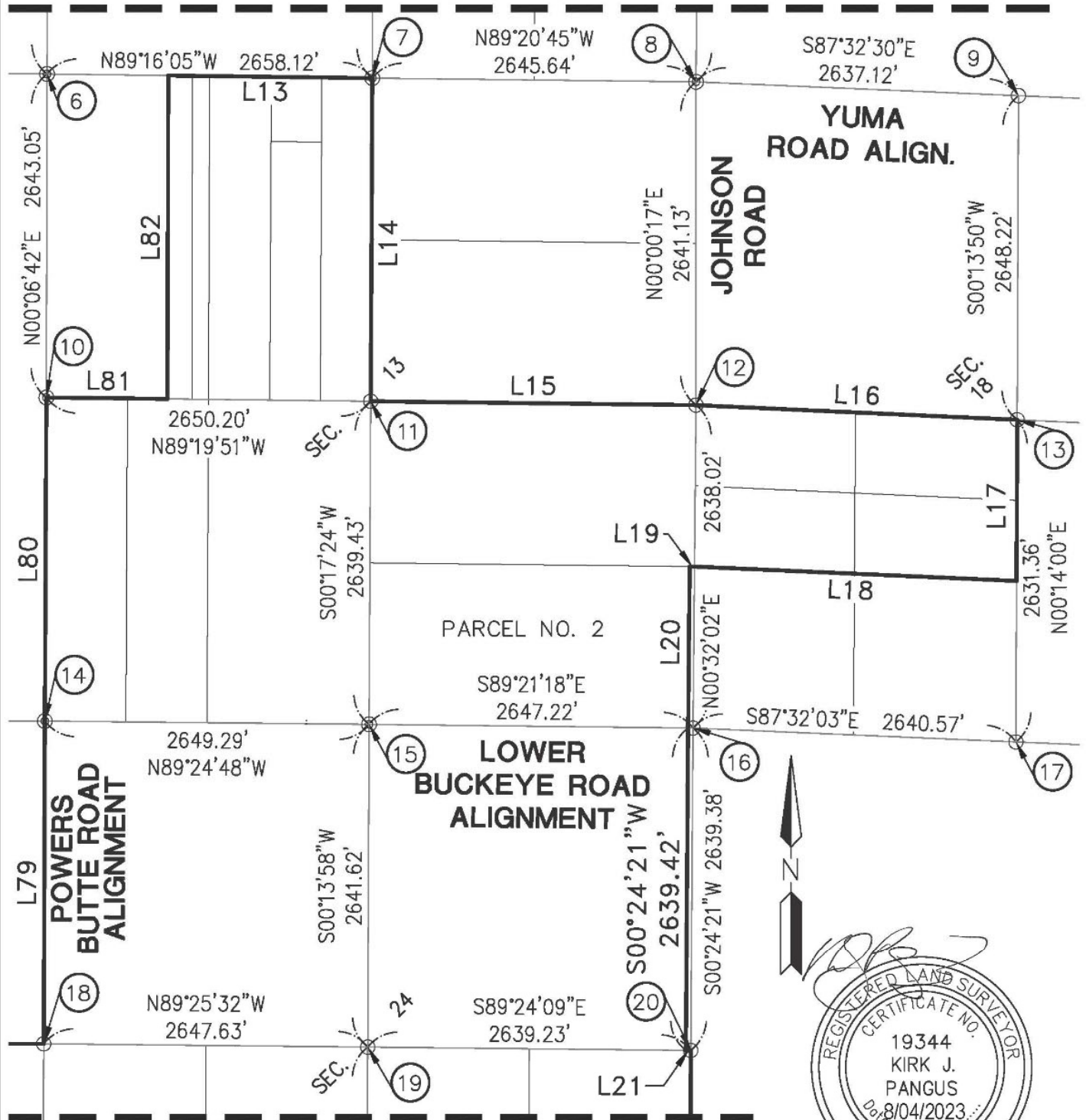
SHEET 1 OF 9

PROJ.NO.:	1966
DATE:	AUG 2023
SCALE:	N.T.S.
DRAWN BY:	JK
CHECKED BY:	KJP

CIPRIANI
OVERALL BOUNDARY BUCKEYE, ARIZONA
EXHIBIT

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436

MATCH SHEET 1



MATCH SHEET 3



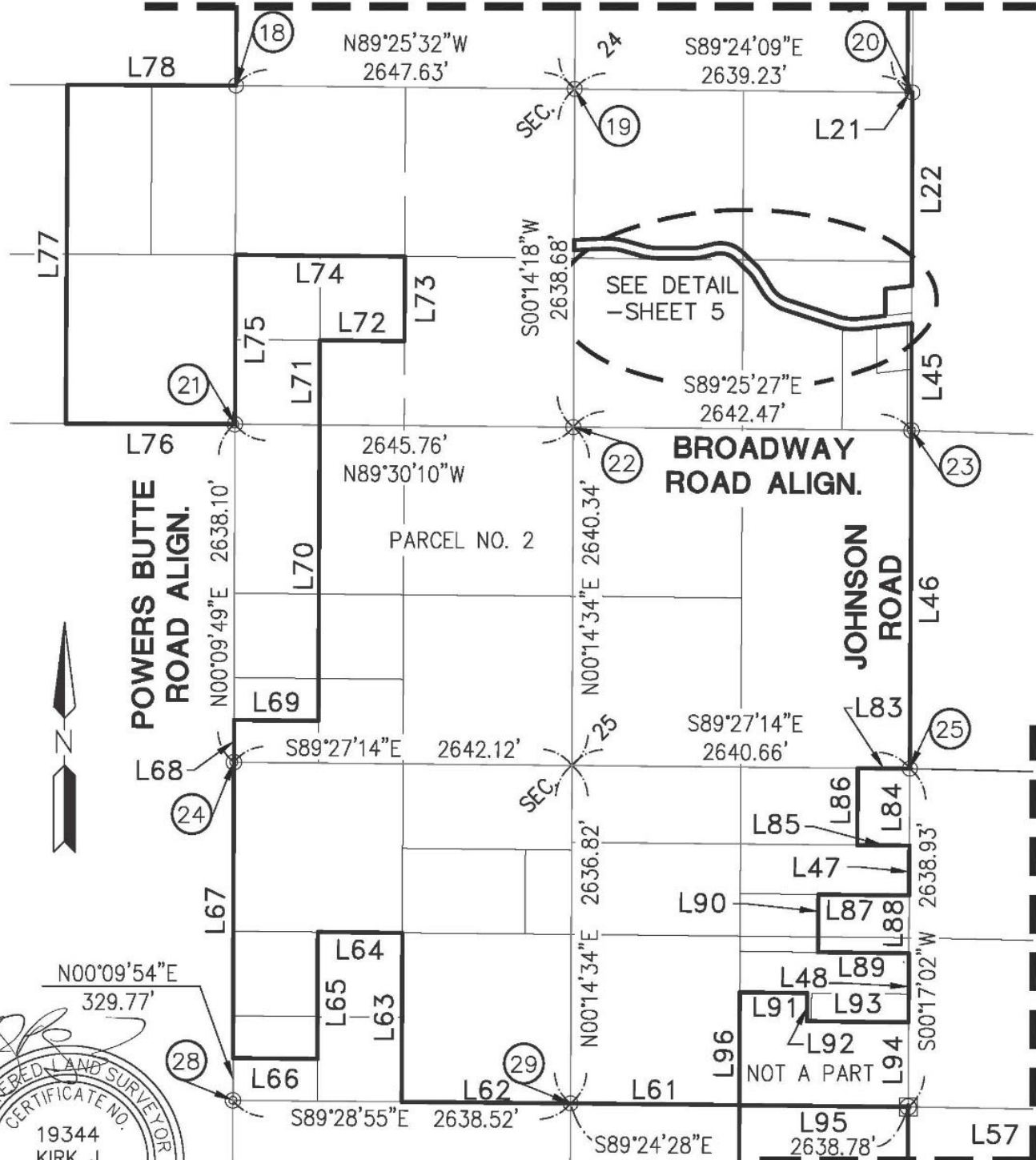
SHEET 2 OF 9

PROJ.NO.:	1966
DATE:	AUG 2023
SCALE:	N.T.S.
DRAWN BY:	JK
CHECKED BY:	KJP

CIPRIANI
OVERALL BOUNDARY
BUCKEYE, ARIZONA
EXHIBIT

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

MATCH SHEET 2



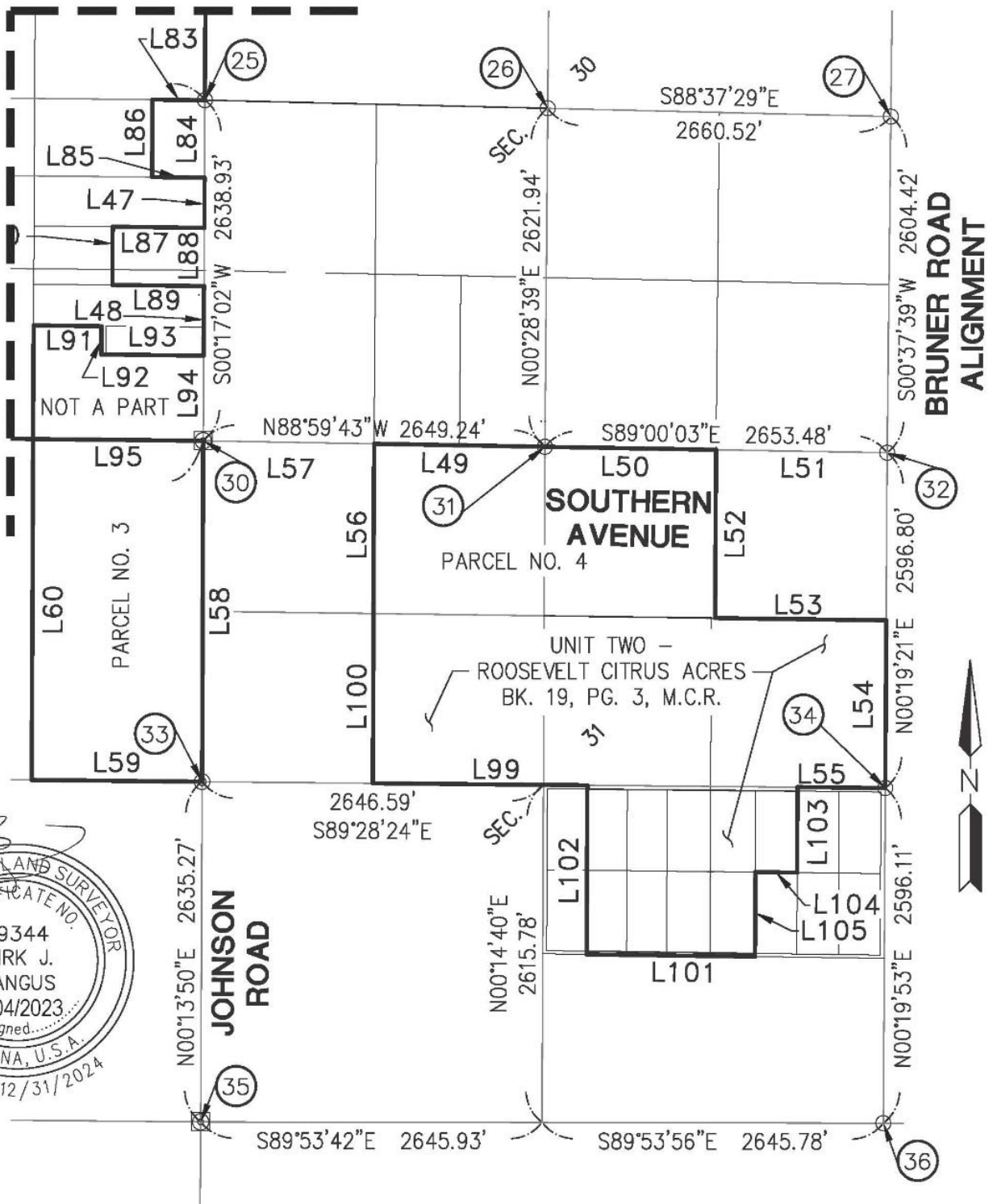
SHEET 3 OF 9

PROJ.NO.:	1966
DATE:	AUG 2023
SCALE:	N.T.S.
DRAWN BY:	JK
CHECKED BY:	KJP

CIPRIANI
OVERALL BOUNDARY
BUCKEYE, ARIZONA
EXHIBIT

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

MATCH SHEET 3



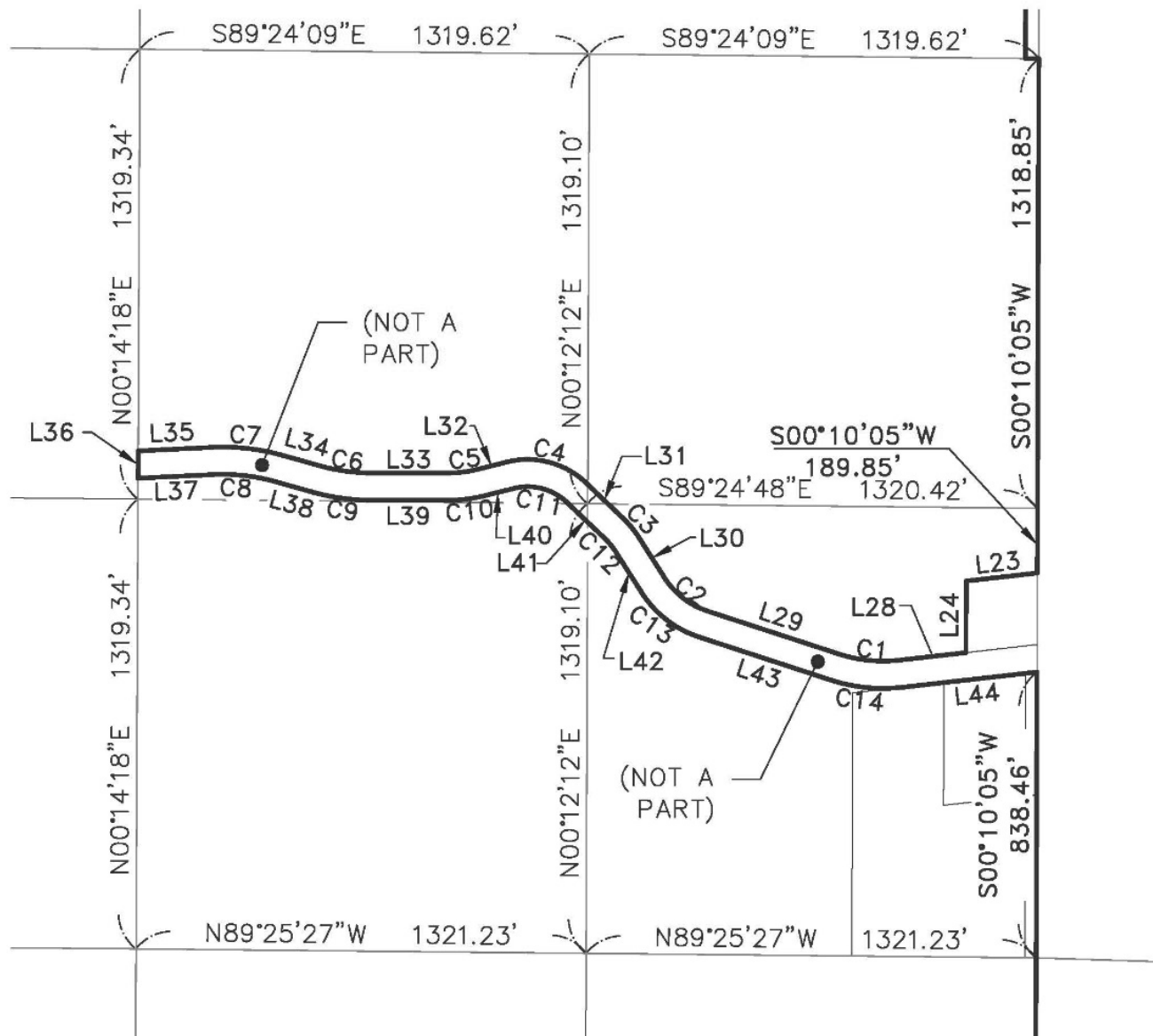
PROJ.NO.:	1966
DATE:	AUG 2023
SCALE:	N.T.S.
DRAWN BY:	JK
CHECKED BY:	KJP

CIPRIANI
OVERALL BOUNDARY
BUCKEYE, ARIZONA
EXHIBIT



HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

DETAIL - FROM SHEET 3



SHEET 5 OF 9

PROJ.NO.:	1966
DATE:	AUG 2023
SCALE:	N.T.S.
DRAWN BY:	JK
CHECKED BY:	KJP

CIPRIANI
OVERALL BOUNDARY
BUCKEYE, ARIZONA
EXHIBIT

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S07°43'22"E	449.86'
L2	S00°11'41"W	600.00'
L3	S89°48'19"E	140.00'
L4	S00°11'41"W	378.12'
L5	S00°16'13"W	660.30'
L6	N89°18'43"W	661.75'
L7	N00°15'37"E	660.43'
L8	N00°12'14"E	660.52'
L9	N00°12'09"E	660.52'
L10	N89°14'50"W	661.64'
L11	N89°14'50"W	661.66'
L12	N00°13'20"E	570.49'
L13	S89°16'05"E	1668.06'
L14	S00°16'58"W	2640.08'
L15	S89°19'32"E	2658.47'
L16	S87°22'40"E	2627.00'
L17	S00°14'00"W	1315.68'
L18	N87°27'22"W	2633.78'
L19	N89°20'25"W	40.00'
L20	S00°32'02"W	1319.02'
L21	S89°24'09"E	40.00'
L22	S00°10'05"W	1508.71'
L23	S83°32'58"W	210.00'
L24	S00°10'05"W	210.00'
L25	NOT USED	
L26	NOT USED	
L27	NOT USED	
L28	S83°33'05"W	196.81'
L29	N71°55'10"W	406.13'
L30	N32°30'33"W	137.71'
L31	N46°23'39"W	147.37'
L32	S76°05'40"W	95.30'
L33	S89°55'55"W	230.48'
L34	N74°18'43"W	112.49'
L35	S87°16'18"W	217.61'
L36	S00°14'18"W	80.11'
L37	N87°16'18"E	221.75'
L38	S74°18'43"E	112.49'

L39	N89°55'55"E	230.48'
L40	N76°05'40"E	95.30'
L41	S46°23'39"E	147.37'
L42	S32°30'33"E	137.71'
L43	S71°55'10"E	406.13'
L44	N83°33'05"E	397.53'
L45	S00°10'05"W	838.46'
L46	S00°16'55"W	2638.96'
L47	S00°17'02"W	388.95'
L48	S00°17'02"W	539.00'
L49	S88°59'43"E	1324.62'
L50	S89°00'03"E	1326.74'
L51	N89°00'03"W	1326.74'
L52	S00°17'00"W	1303.88'
L53	S89°14'12"E	1325.80'
L54	S00°19'21"W	1298.40'
L55	N89°28'24"W	680.54'
L56	N00°13'04"E	1314.88'
L57	N88°59'43"W	1324.62'
L58	S00°11'29"W	2640.81'
L59	N89°24'20"W	1321.09'
L60	N00°13'42"E	2640.75'
L61	N89°24'28"W	1319.39'
L62	N89°28'55"W	1319.26'
L63	N00°12'14"E	1318.74'
L64	N89°28'05"W	660.08'
L65	S00°11'04"W	989.18'
L66	N89°28'43"W	659.74'
L67	N00°09'54"E	2308.37'
L68	N00°09'49"E	329.76'
L69	S89°27'36"E	660.64'
L70	N00°11'00"E	2308.83'
L71	N00°12'30"E	660.34'
L72	S89°29'01"E	661.56'
L73	N00°13'06"E	660.12'
L74	N89°27'51"W	1323.35'
L75	S00°11'54"W	1321.14'
L76	N89°45'16"W	1321.07'
L77	N00°17'24"E	2642.07'
L78	S89°45'47"E	1316.84'

L79	N00°11'49"E	2642.19'
L80	N00°16'14"E	2643.26'
L81	S89°19'51"E	990.05'
L82	N00°06'42"E	2641.97'
L83	S89°27'14"E	407.32'
L84	S00°17'02"W	600.01'
L85	N89°27'14"W	407.10'
L86	N00°15'48"E	600.01'
L87	S89°24'28"E	710.01'
L88	S00°17'02"W	451.00'
L89	N89°24'28"W	710.01'
L90	N00°17'02"E	451.00'
L91	N89°24'28"W	526.64'
L92	N00°17'02"E	220.00'
L93	N89°24'28"W	793.07'
L94	N00°17'02"E	660.00'
L95	S89°24'28"E	1319.39'
L96	S00°15'48"W	880.00'
L97	NOT USED	
L98	NOT USED	
L99	N89°28'24"W	1663.48'
L100	N00°13'04"E	1314.88'
L101	N89°13'36"W	1305.47'
L102	N00°15'27"E	1309.84'
L103	S00°14'01"W	661.92'
L104	N89°20'59"W	324.03'
L105	S00°14'38"W	654.24'



SHEET 6 OF 9

PROJ.NO.:	1966
DATE:	AUG 2023
SCALE:	N.T.S.
DRAWN BY:	JK
CHECKED BY:	KJP

CIPRIANI
OVERALL BOUNDARY
BUCKEYE, ARIZONA
EXHIBIT

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	24°31'45"	420.00'	179.81'
C2	39°24'37"	236.00'	162.33'
C3	13°53'06"	324.00'	78.52'
C4	57°30'41"	249.00'	249.94'
C5	13°50'15"	306.00'	73.90'
C6	15°45'22"	571.00'	157.02'
C7	18°24'59"	649.00'	208.61'
C8	18°24'59"	569.00'	182.89'
C9	15°45'22"	651.00'	179.02'
C10	13°50'15"	386.00'	93.22'
C11	57°30'41"	169.00'	169.64'
C12	13°53'06"	244.00'	59.13'
C13	39°24'37"	316.00'	217.36'
C14	24°31'45"	500.00'	214.06'



SHEET 7 OF 9

PROJ.NO.: 1966	CIPRIANI	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436	
DATE: AUG 2023			OVERALL BOUNDARY
SCALE: N.T.S.			BUCKEYE, ARIZONA
DRAWN BY: JK	EXHIBIT		
CHECKED BY: KJP			

- ① NW CORNER SEC. 12, T.1N., R.5W., FOUND 3" G.L.O. BRASS CAP ON 2" PIPE, 1915
- ② N 1/4 CORNER SEC. 12, T.1N., R.5W., FOUND M.C. ALUM. CAP, RLS #36563
- ③ NE CORNER SEC. 12, T.1N., R.5W., FOUND M.C. ALUM. CAP, RLS #36563, 2003
- ④ W 1/4 CORNER SEC. 12, T.1N., R.5W., FOUND 2" G.L.O. BRASS CAP, 1915
- ⑤ E 1/4 CORNER SEC. 12, T.1N., R.5W., FOUND M.C. ALUM. CAP, RLS #36563, 2003
POINT OF BEGINNING OF PARCEL NO. 1
- ⑥ COMMON CORNER SEC. 12&13, T.1N., R.5W., FOUND 2" IRON PIPE
- ⑦ COMMON 1/4 CORNER SEC. 12&13, T.1N., R.5W., FOUND 2-1/2" BRASS CAP, DOWN 0.5'
POINT OF BEGINNING OF PARCEL NO. 2
- ⑧ COMMON CORNER SEC. 12&13 T.1N., R.5W., & SEC. 18 T.2N., R.4W., FOUND 2-3/4" BRASS CAP FLUSH
- ⑨ N 1/4 CORNER SEC. 18, T.1N., R.4W., FOUND IRON BAR, CAPPED CMX RLS #19344
- ⑩ W 1/4 CORNER SEC. 13, T.1N., R.5W., FOUND 3" G.L.O. BRASS CAP, 1915
- ⑪ CENTER SEC. 13, T.1N., R.5W., FOUND 1" IRON PIPE
- ⑫ COMMON 1/4 CORNER SEC. 13, T.1N., R.5W., & SEC. 18, T.1N., R.4W., FOUND M.C. ALUM. CAP IN
HAND HOLE, RLS #36563
- ⑬ CENTER SEC. 18, T.1N., R.4W., FOUND 2" IRON PIPE, CAPPED CMX RLS #19344
- ⑭ COMMON CORNER SEC. 13&24 T.1N., R.5W., FOUND G.L.O. BRASS CAP
- ⑮ COMMON 1/4 CORNER SEC. 13&24 T.1N., R.5W., FOUND 2" ALUMINUM CAP, RLS #19344
- ⑯ COMMON CORNER SEC. 13&24 T.1N., R.5W., & SEC. 18 T.2N., R.4W., FOUND 2" M.C. ALUM. CAP IN
HAND HOLE, RLS #36563
- ⑰ S 1/4 CORNER SEC. 18, T.1N., R.4W., FOUND REBAR IN 4" PVC, CAPPED CMX RLS #19344
- ⑱ COMMON 1/4 CORNER SEC. 23&24 T.1N., R.5W., FOUND 2" ALUMINUM CAP, RLS #19344



SHEET 8 OF 9

PROJ.NO.: 1966	CIPRIANI	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: AUG 2023		
SCALE: N.T.S.		
DRAWN BY: JK	EXHIBIT	
CHECKED BY: KJP		

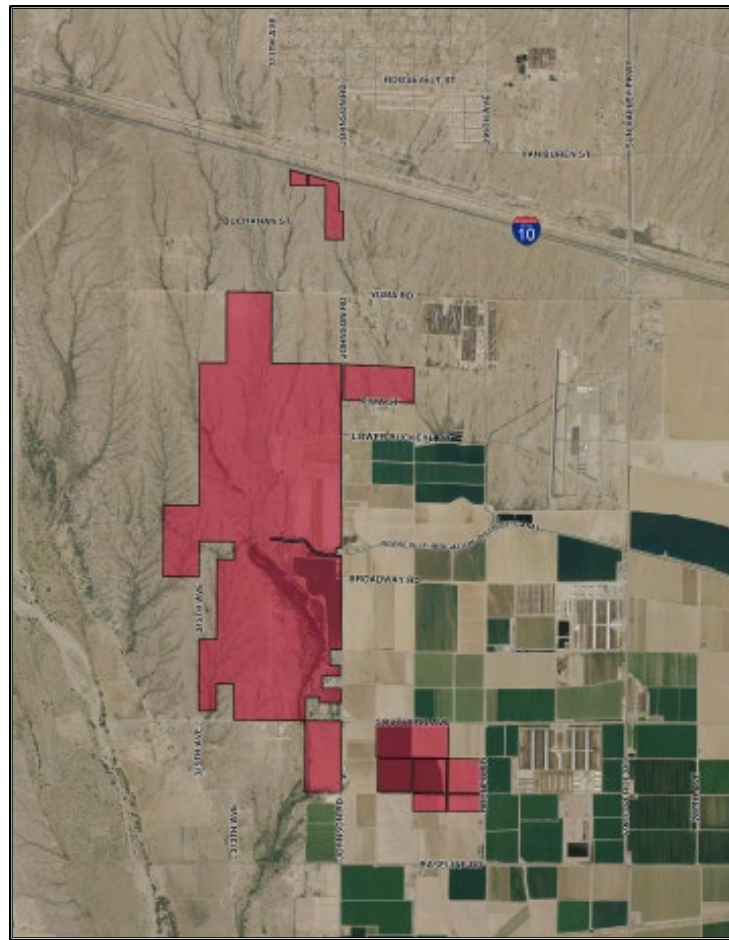
- (19) CENTER SEC. 24, T.1N., R.5W., FOUND 3/4" PIPE, CAPPED CMX RLS #19344
- (20) E 1/4 CORNER SEC. 24, T.1N., R.5W., FOUND 2" M.C. ALUM. CAP, RLS #36563, 2003
- (21) COMMON CORNER SEC. 23,24&25 T.1N., R.5W., FOUND 3" G.L.O. BRASS CAP ON 2" PIPE, 1915
- (22) COMMON 1/4 CORNER SEC. 24&25 T.1N., R.5W., FOUND 2" ALUMINUM CAP, RLS #19344
- (23) COMMON CORNER SEC. 24&25 T.1N., R.5W., & SEC. 30 T.2N., R.4W., FOUND 3" G.L.O. BRASS CAP, 1915
- (24) W 1/4 CORNER SEC. 25, T.1N., R.5W., FOUND 3" M.C. BRASS CAP, RLS #36563, 2003
- (25) COMMON 1/4 CORNER SEC. 25 T.1N., R.5W., & SEC. 30 T.2N., R.4W., FOUND 5/8" REBAR
- (26) CENTER SEC. 30, T.1N., R.4W., FOUND REBAR, CAPPED CMX RLS #19344
- (27) E 1/4 CORNER SEC. 30, T.1N., R.4W., FOUND REBAR, CAPPED CMX RLS #19344
- (28) COMMON CORNER SEC. 25&36, T.1N., R.5W., FOUND 3" M.C. BRASS CAP, RLS #36563
- (29) COMMON 1/4 CORNER SEC. 25&36, T.1N., R.5W., FOUND 5/8" REBAR IN HAND HOLE
- (30) COMMON CORNER SEC. 25&36 T.1N., R.5W., & SEC. 30&31 T.2N., R.4W., FOUND G.L.O. BRASS CAP IN HAND HOLE
- POINT OF BEGINNING OF PARCEL NO. 3
- POINT OF COMMENCEMENT OF PARCEL NO. 4
- (31) COMMON 1/4 CORNER SEC. 30&31, T.1N., R.4W., FOUND REBAR, CAPPED CMX RLS #19344
- (32) COMMON CORNER SEC. 30&31, T.1N., R.4W., FOUND REBAR, CAPPED CMX RLS #19344
- (33) COMMON 1/4 CORNER SEC. 36 T.1N., R.5W., & SEC. 31 T.2N., R.4W., FOUND 3" BRASS CAP MARKED 'T2N, R5W, R4W, S36, S31, 2003, RLS 36563'
- (34) E1/4 CORNER SEC. 31, T.1N., R.4W., FOUND 1/2" REBAR, CAPPED RLS #27233
- (35) COMMON CORNER SEC. 36 T.1N., R.5W., & SEC. 31 T.1N., R.4W., FOUND 2-1/2" BRASS CAP IN HAND HOLE
- (36) SE CORNER SEC. 31, T.1N., R.4W., FOUND 4" M.C. ENGINEERING DEPT. ALUM. CAP IN HAND HOLE



SHEET 9 OF 9

PROJ.NO.: 1966	CIPRIANI	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / E: 602.368.2436	
DATE: AUG 2023			OVERALL BOUNDARY
SCALE: N.T.S.			BUCKEYE, ARIZONA
DRAWN BY: JK	EXHIBIT		
CHECKED BY: KJP			

CITIZEN PARTICIPATION REPORT FOR THE CIPRIANI COMMUNITY MASTER PLAN AMENDMENT



FEBRUARY 6, 2024

A. OVERVIEW

The Citizen Review Report is being submitted in association with a request for a major amendment to the Cipriani Community Master Plan (the "CMP") to clarify the application of land uses, the land use budget, and the development standards. The Cipriani Community Master Plan covers approximately 2,016 acres and is generally bounded by Yuma Road, 315th Avenue, Johnson Road, and Southern Avenue (the "Site"). The proposed project would update the CMP with modern uses and development standards. As this Citizen Review Plan is implemented, a Report will be created for City Staff and updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners' associations, and other interested parties in the surrounding context and the City of Buckeye as a whole. Communication with these parties will be ongoing throughout the entitlement process. Work has already begun on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing. Outreach efforts will continue throughout the CMP amendment process.

B. COMMUNITY INVOLVEMENT

On June 1, 2023, surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification met the City's 500' radius mailing requirements as specified in the Citizen Participation Process packet and Section 8.2.3.I of the Zoning Ordinance. A copy of the radius map and mailing list is attached as **Exhibit A**. This notification contained information about the project, an invitation to the neighborhood open house, and the development team's contact information. A copy of this notification letter is attached as **Exhibit B**. After sending the notification letter, the development team received two (2) telephone calls – one (1) from a residential neighbor and one (1) from the Arizona State Land Department. Both requested additional information on the project. Neither expressed opposition or requested further information.

On June 21, 2023, an in-person neighborhood open house was held at the Buckeye Chamber of Commerce. The neighborhood open house provided information about the project and gave an additional opportunity for neighbors to provide comments to the development team and ask questions. Approximately 10-12 people attended the open house. Feedback from participants focused on whether the CMP amendment would change their individual zoning, whether they would be annexed into the City of Buckeye as a result of the CMP amendment, as well as traffic and road improvement questions.

The development team will continue to be accessible by phone and email to ensure that the community members have ongoing opportunities to comment and ask questions. The development team will keep the planning staff updated on the status of the Citizen Participation Plan by providing updated reports as we progress through the process.

On January 29, 2024, two (2) signs were posted to the Site to notify the community about the date and time of public hearings. This posting met the requirements stated in the Rezoning Process Guide packet. A picture of the sign posting is attached as **Exhibit C**. On January 29, 2024, surrounding property owners, HOAs and other interested parties were noticed via first class mail of the upcoming public hearings. A copy of the notification letter is attached as **Exhibit D**. Finally on January 29, 2024, a publication was posted in the newspaper informing the community of the upcoming hearings. A copy of the publication is attached as **Exhibit E**.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

C. TENTATIVE OUTREACH SCHEDULE

1st Submittal – April 7, 2023

2nd Submittal – August 28, 2023

Neighborhood Open House – June 21, 2023

Submittal of Citizen Participation Report – September 19, 2023

Planning and Zoning Commission Hearing – February 13, 2024, at 6:00 pm

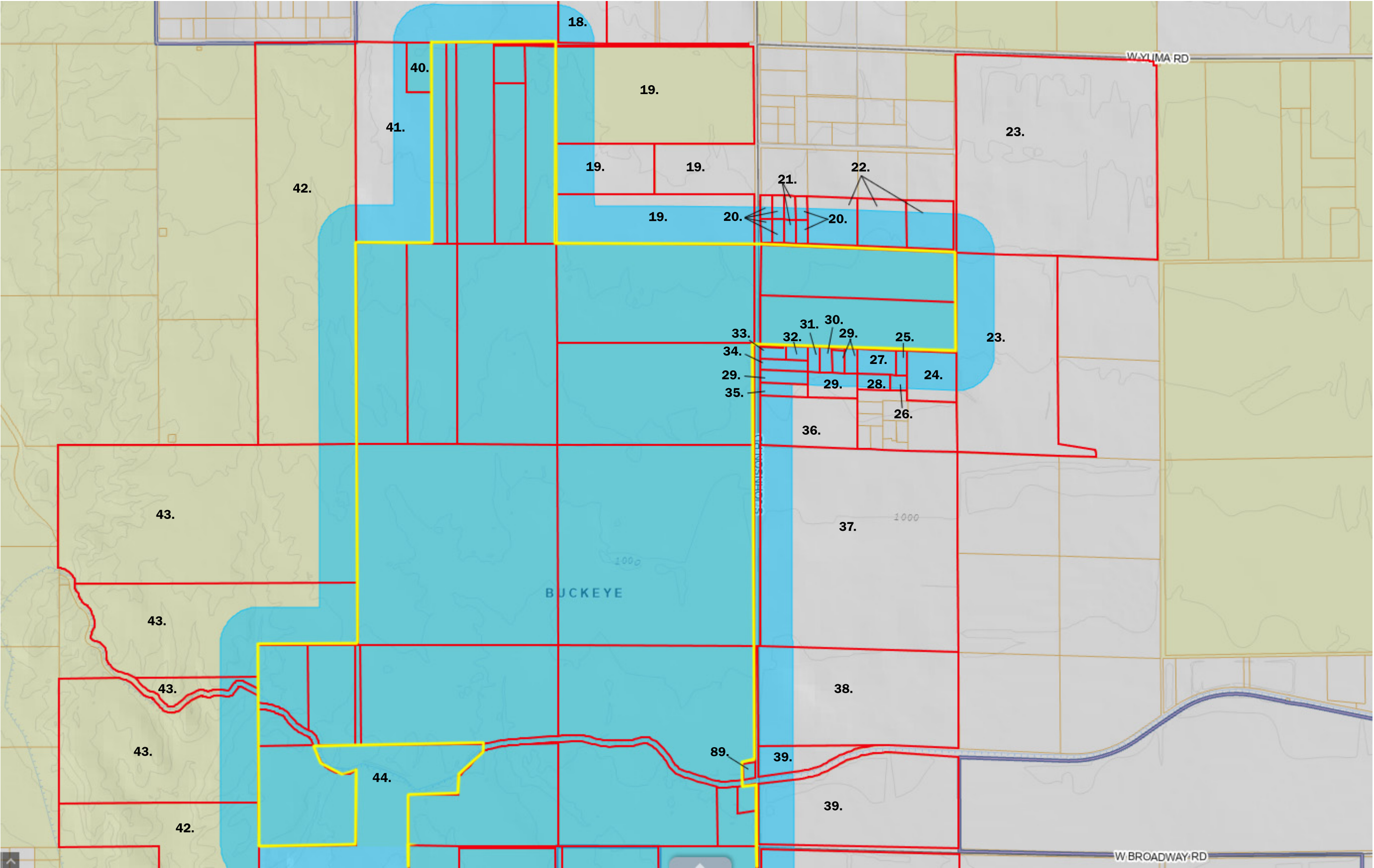
City Council Hearing – TBD (applicant will mail notice to surrounding property owners and interested parties, post signs to the property, and print a publication in the newspaper at least 15 days prior to the public hearing)

Exhibit A

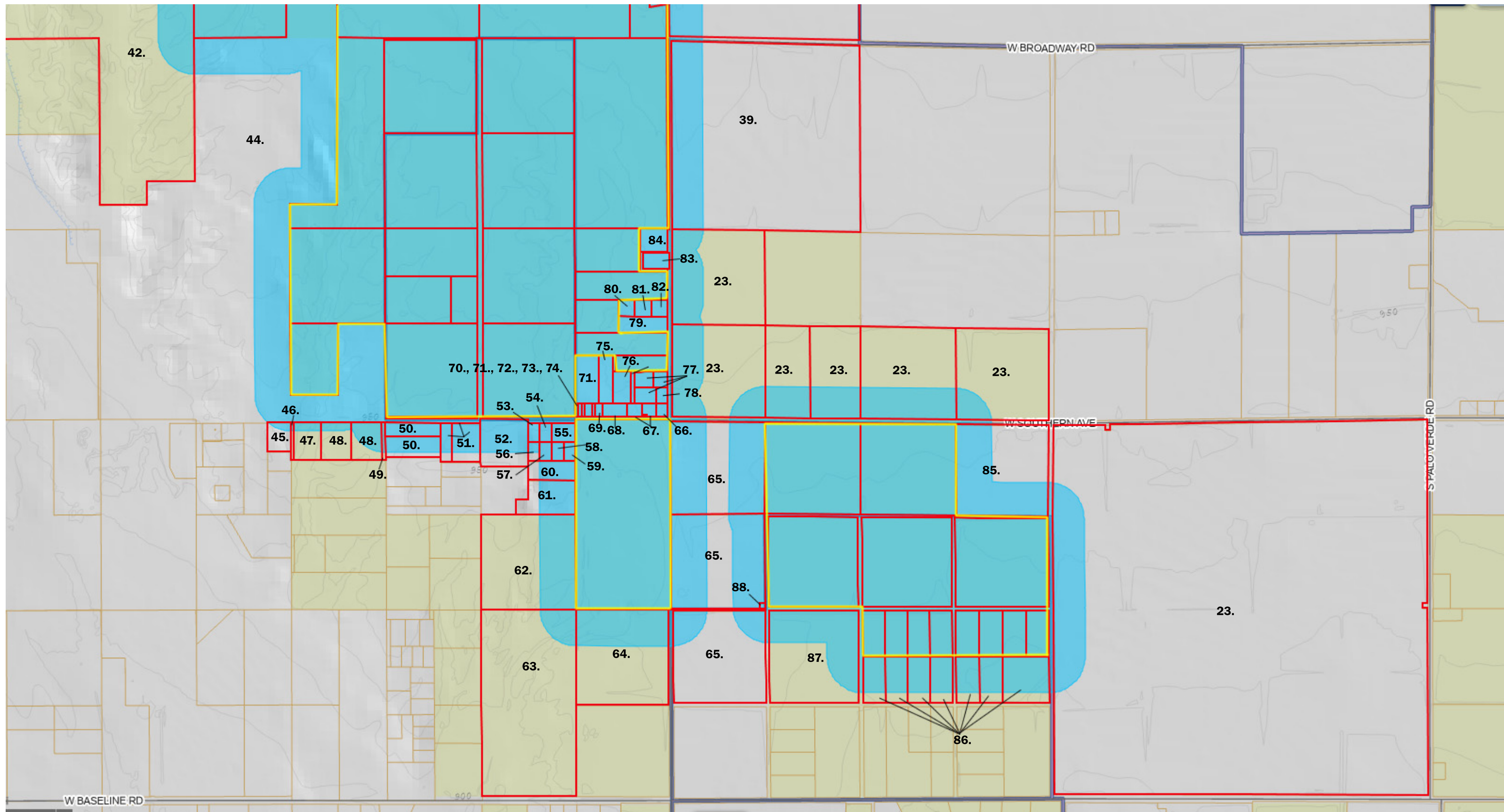
Radius Map and Notification List

The map displays a complex land layout with numerous parcels. A large blue area is highlighted in the center, and a yellow line runs through it. The map includes parcel numbers (e.g., 504-61-022, 504-15-014A) and area numbers (e.g., 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18). A road labeled 'BUCKEYE' is visible on the right side, and a road labeled 'WAYUMA RD' is at the bottom. The map also shows topographic features like contour lines and a road labeled 'BUCKEYE'.

CENTRAL PROJECT AREA - 500 FOOT BUFFER



SOUTHERN PROJECT AREA - 500 FOOT BUFFER



SURROUNDING PROPERTIES WITHIN 500 FEET

Ownership ID	Parcel Number	Owner	Mailing Address
1.	504-15-014A 504-61-022H 504-61-022J 504-61-026C 504-61-028A 504-61-033A 504-61-511	FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801 W DURANGO ST PHOENIX AZ USA 85009
2.	504-61-022K	AZ STATE OF	205 S 17TH AVE PHOENIX AZ USA 85007
3.	504-61-024 504-61-027A	SHEMER DOUGLAS	5230 E SHANGRI-LA RD SCOTTSDALE AZ USA 85254
4.	504-61-022B	CHOLODIUK SHEAN	1570 OLD BRODHEAD RD MONACA PA USA 15061
5.	504-61-034	DANIEL J AND WILMA O ZALES LIVING TRUST/ZALES WALTER J/KATHY R/ETAL	1931 W BONANZA LN PHOENIX AZ USA 85085
6.	504-61-035	TRUITT ENTERPRISES 401K PLAN	8040 E MORGAN TRL STE 22 SCOTTSDALE AZ USA 85258
7.	504-61-023W 504-61-023X 504-61-038 504-61-039	GEM IRREVOCABLE TRUST	7849 RANCHO MIRAGE DR LAS VEGAS NV USA 89113
8.	504-61-036A	KRAFT CHRISTIAN P/ROXXANNE E	1814 FLORIA ST NO 211 HUNTINGTON BEACH CA USA 92648
9.	504-61-036B	MARTINEZ ANDREW	624 S JOHNSON RD BUCKEYE AZ USA 85326
10.	504-61-775	LOPEZ GLORIA JEANETTE	732 S JOHNSON RD BUCKEYE AZ USA 85326
11.	504-61-776	ANDERSON CORSON DEL/LAUREN	726 S JOHNSON RD BUCKEYE AZ USA 85326
12.	504-61-036C	DO HANNA NGUYEN	608 S JOHNSON RD BUCKEYE AZ USA 85326
13.	504-61-036D	HERNANDEZ MARTIN/LETICIA	616 S JOHNSON RD BUCKEYE AZ USA 85326
14.	504-61-777	SCHULER JAMES M/NICOLE H	710 S JOHNSON RD BUCKEYE AZ USA 85326
15.	504-61-778	GIRON MANUEL SANCHEZ/MARIA DE LA LUZ DE	718 S JOHNSON RD BUCKEYE AZ USA 85396
16.	504-15-017B 504-15-017C	BUCKEYE COMMERCE PARK LLC	PO BOX 531210 HENDERSON NV USA 89052
17.	504-15-025A 504-15-026B	POINT GREY ESTATES LLC	17594 W AGAVE CT GOODYEAR AZ USA 85338
18.	504-61-023N	LARA NORLEEN F	7255 E BROADWAY RD MESA AZ USA 85208
19.	504-31-001B 504-31-001F 504-31-001G 504-31-001H 504-31-001J	WRUBLIK CHILDRENS HOLDING LLC	PO BOX 8510 SURPRISE AZ USA 85374
20.	504-30-064A 504-30-064B 504-30-064D 504-30-065A 504-30-065B 504-30-065D	ES INVESTMENTS LLC	14175 W INDIAN SCHOOL RD SUITE B4-542 GOODYEAR AZ USA 85395
21.	504-30-064C 504-30-065C	VERA HOMES LLC	4125 W BANFF LN PHOENIX AZ USA 85053
22.	504-30-007G 504-30-007L 504-30-007M	FOLTZ JOHN E/MARIE D	9830 N 79TH PL SCOTTSDALE AZ USA 85258
23.	504-30-005G 504-30-006C 504-37-014P 504-37-014Q 504-37-014W 504-37-014X 504-37-014Y 504-37-014Z 504-37-023C	STOTZ FARMS INC	11111 W MCDOWELL RD AVONDALE AZ USA 85392
24.	504-30-004L	SUBHI M KALLA TRUST B	7820 N 47TH PL PARADISE VALLEY AZ USA 85253
25.	504-30-059	HOLGUIN LETICIA	30318 W ROOSEVELT ST BUCKEYE AZ USA 85396
26.	504-30-051B	HAGGARD DONALD RAY/DEBRA LYNN	6822 W ROMA AVE PHOENIX AZ USA 85033
27.	504-30-060	HENDERSON JEAN	30420 W LOWER BUCKEYE RD BUCKEYE AZ USA 85326
28.	504-30-051A	HENDERSON JAMES LEE/ANGELA VICTORIA	19845 N 36TH DR GLENDALE AZ USA 85308
29.	504-30-004Q 504-30-004Y 504-30-049C 504-30-049D 504-30-049E	DNT RENTS LLC	2310 N POMEROY CIR MESA AZ USA 85201
30.	504-30-049A	CROOKS BRADLEY	26306 N 15TH AVE PHOENIX AZ USA 85085
31.	504-30-050	MILLER SHIRLEY	30545 W WATKINS ST BUCKEYE AZ USA 85326
32.	504-30-048D	COLIN JAZMIN/IVAN	2401 S JOHNSON RD BUCKEYE AZ USA 85326
33.	504-30-048C	ENRIQUEZ NEMESIO	25811 W WILLIAMS ST BUCKEYE AZ USA 85326
34.	504-30-061	COTA SAMUEL E/RACHEL M	2423 S JOHNSON RD BUCKEYE AZ USA 85326
35.	504-30-004X	PALMER KENNETH/DONNA	2609 S JOHNSON RD BUCKEYE AZ USA 85326
36.	504-30-004E	AYCOCK ROY F/OLIVE JEAN TR	3816 E ELM ST PHOENIX AZ USA 85018
37.	504-30-017A	J BAR R FARMS LIMITED PARTNERSHIP	25500 W BROADWAY RD BUCKEYE AZ USA 85326
38.	504-30-030	J BAR R FARMS LTD PARTSHIP	25500 W BROADWAY BUCKEYE AZ USA 85326
39.	504-30-018 504-30-019 504-37-016	GREEN FARMS LTD	5201 E FANFOL DR PARADISE VALLEY AZ USA 85253
40.	504-31-004L	LPC PROPERTIES LLC	9117 W MONTANA DE ORO CT PEORIA AZ USA 85383-2203
41.	504-31-004K	WRUBLIK JOHN	13001 S RAINBOW VALLEY RD BUCKEYE AZ USA 85326
42.	504-31-018 504-36-097A	DESERT CREEK MPC LLC	600 WINSLOW WAY E 247 BAINBRIDGE ISLAND WA USA 98110
43.	504-31-023F 504-31-023G 504-31-023H 504-31-023E	BUCKEYE 1680 LLC	271 WINSLOW WAY E STE 10727 BAINBRIDGE ISLAND WA USA 98110
44.	-	ARIZONA STATE LAND DEPARTMENT	1110 WEST WASHINGTON STREET PHOENIX AZ 85007
45.	504-36-020M	MONTEGRO RICARDO A/MARINA NATALY	31507 W SOUTHERN AVE BUCKEYE AZ USA 85326
46.	504-36-038J	ARIZONA STATE OF	301 W JEFFERSON ST 10TH FL PHOENIX AZ USA 85003
47.	504-36-038R	SANCHEZ ADRIANA	5015 W WILSHIRE DR PHOENIX AZ USA 85035

48.	504-36-038P 504-36-038Q	FUERST FABIAN/LAURENZ	SCHOENBURGSTRASSE 40 TOP 3 1040 VIENNA AUT
49.	504-36-038D	CARTER KEVIN LYNNWOOD	1640 S 233RD AVE BUCKEYE AZ USA 85326
50.	504-36-033M 504-36-033N	STANTON AND SUSAN SCOW TRUST	6225 S 312TH AVE BUCKEYE AZ USA 85326
51.	504-36-033J 504-36-033K 504-36-033L	SCOW NATHAN S/AMBERLYN B	PO BOX 1268 BUCKEYE AZ USA 85326
52.	504-36-035D	WILLIAM AND MAURICETTE MAY LIVING TRUST	15923 W MULBERRY DR GOODYEAR AZ USA 85395
53.	504-36-035K	PYLAT SARA/LAWRENCE/DOSSETT KARIN M	6007 S 310TH AVE BUCKEYE AZ USA 85326
54.	504-36-035L	SJ PROJECTS LLC	610 E BELL RD #2-157 PHOENIX AZ USA 85022
55.	504-36-035X	JOHNSON EDWARD	30924 W PLEASANT LN BUCKEYE AZ USA 85326
56.	504-36-035Q	POLAND FAMILY REVOCABLE LIVING TRUST	764 HOMESTEAD AVE LATHROP CA USA 95330
57.	504-36-035R	REGORY EDWARD/HAZEL	30937 W PLEASANT LN BUCKEYE AZ USA 85326
58.	504-36-035S	BUNCH TRACY/ANGELA	30923 W PLEASANT LN BUCKEYE AZ USA 85326
59.	504-36-035T	JAMES BERTIE M/STARLENE	30915 W PLEASANT LN BUCKEYE AZ USA 85326
60.	504-36-035V	NORTHERN STATES COMMERCIAL LLC	6921 S 220TH AVE BUCKEYE AZ USA 85326
61.	504-36-035W	HELM RICHARD ALVIN	22232 W YAVAPAI ST BUCKEYE AZ USA 85326
62.	504-36-039E	RICHARD JAY GOULD REVOCABLE LIVING TRUST	PO BOX 1265 TUBAC AZ USA 85646
63.	504-36-032	EMPIRE MORTGAGE XVI LLC	11350 MCCORMICK RD HUNT VALLEY MD USA 21031
64.	504-36-034K	JOHNSON BASELINE LLC	2726 E BELLA VISTA RD SAN TAN VALLEY AZ USA 85143
65.	504-64-003 504-64-026 504-64-027	RM MOSER FAMILY LLLP	PO BOX 548 BUCKEYE AZ USA 85326
66.	504-36-002	LERMA FREDDIE/NICHOLLS GLORIA LERMA	5810 S JOHNSON RD BUCKEYE AZ USA 85326
67.	504-36-001B 504-36-001C 504-36-001D	CAMARILLO BENIO S & ESTELLA M ETAL	RT 2 BOX 889-A BUCKEYE AZ USA 85326
68.	504-36-042	PEREZ SALVADOR/ANGELINA	6234 W RAYMOND ST PHOENIX AZ USA 85043
69.	504-36-043A	PATERAKIS KATHRYN JEAN/WOERTINK ANDREA LEE	30832 W SOUTHERN AVE BUCKEYE AZ USA 85326
70.	504-36-003V	ALVARADO PAMELA	30844 W SOUTHERN AVE BUCKEYE AZ USA 85326
71.	504-36-003K 504-36-003U	JESUS HERRERA TRUST	8606 W VAN BUREN ST TOLLESON AZ USA 85353
72.	504-36-003P	NEWREZ LLC	55 BEATTIE PL STE 500 GEENVILLE SC USA 29601
73.	504-36-003R	REYES CYNTHIA ROSE SOLTERO	PO BOX 623 BUCKEYE AZ USA 85326
74.	504-36-003T	MENDOZA ANTONIO	5901 N 515TH AVE TONOPAH AZ USA 85354
75.	504-36-099	MOTA BRYAN	21707 W NARRAMORE RD BUCKEYE AZ USA 85326
76.	504-36-003M 504-36-098	GOMEZ ANDRES/RAQUEL ARROYO	5802 E JOHNSON RD BUCKEYE AZ USA 85326
77.	504-36-107F 504-36-107G 504-36-107H	IBARRA MONSERRAT MARTIN	81 W HEREFORD DR SAN TAN VALLEY AZ USA 85143
78.	504-36-044A	RUELAS ADAN GONZALES	4302 S 6TH AVE PHOENIX AZ USA 85041
79.	504-36-101	LUNA FELIPE ORTIZ/ORTIZ SAN JUANA CORONA	31039 W PORTLAND ST BUCKEYE AZ USA 85396
80.	504-36-100F	MORAN DEAN V/MELANIE R	17200 W BELL RD STE 1022 SURPRISE AZ USA 85374
81.	504-36-100E	NELSON MATTHEW	5512 S JOHNSON RD BUCKEYE AZ USA 85326
82.	504-36-100D	LOPEZ-ACOSTA RICARDO	5508 S JOHNSON RD BUCKEYE AZ USA 85326
83.	504-36-040J 504-36-041	TYREE DONALD F/KATHLEEN M	125 4TH AVE E BUCKEYE AZ USA 85326
84.	504-36-040H	RANDALL CHARLES R/KERRY J	5204 S JOHNSON RD BUCKEYE AZ USA 85326
85.	504-64-029B	IACONA PROPERTIES LLC	3641 E LA SALLE ST PHOENIX AZ USA 85040
86.	504-64-001G 504-64-007 504-64-008 504-64-009 504-64-011E 504-64-011G 504-64-012	DHANJAL SEWA SINGH/SUKHVINDER KAUR	3214 S SARIVAL AVE GOODYEAR AZ USA 85338
87.	504-64-001D	BUCKEYE BASELINE ONE LLC	807 CANYON GREENS DR LAS VEGAS NV USA 89144
88.	504-64-025	BUCKEYE LOT 130 LLC	3900 S HUALAPAI WAY STE 100 LAS VEGAS NV USA 89147
89.	504-31-012	ROOSEVELT IRRIGATION DIST	103 W BASELINE RD BUCKEYE AZ USA 85326

Exhibit B

Open-House Notification Letter

June 2, 2023

*Re: **Buckeye Tech Corridor***
Major Amendment to the Cipriani Community Master Plan
(Case Number: PLZZ-23-0005)

Dear Neighbor or Interested Party:

The purpose of this letter is to inform you that we have recently filed a request to amend the Cipriani Community Master Plan (the “Master Plan”), which covers approximately 2,106 acres and is generally bounded by 323rd Avenue to the west, Johnson and Brunner Roads to the east, Southern Avenue to the south, and the Interstate-10 to the north (the “Site”).

This amendment will replace the Master Plan that was approved in 2008 for primarily residential uses, update the Master Plan with modern uses and development standards focused on industrial and commercial uses, and provide a framework for future development of the Site in a thoughtful and responsible manner.

This framework is intended to encourage a level of locational flexibility in regard to future development of industrial and commercial uses, while concentrating higher intensity development where infrastructure exists and can be provided to support it. The Site is intended to be developed in planning units, which may be developed in phases with infrastructure and public facilities designed and sized to accommodate planned improvements with each phase.

We would like to invite you to a neighborhood meeting to discuss the proposed amendment. For more information on the project ahead of the meeting, please see the attached aerial map and industrial and commercial land use group graphics.

We are hosting an in-person informational meeting at the date, time, and location listed below:

Location: Buckeye Chamber of Commerce
 508 E Monroe Avenue,
 Buckeye, AZ 85326

Date: June 21st, 2023

Time: 5:30 PM

If you are unable to attend the meeting, please contact Elyse DiMartino at (480) 682-3916, or via email at ed@berryriddell.com and she will be happy to provide you with information about the

BERRY RIDDELL LLC

June 1, 2023

Page 2

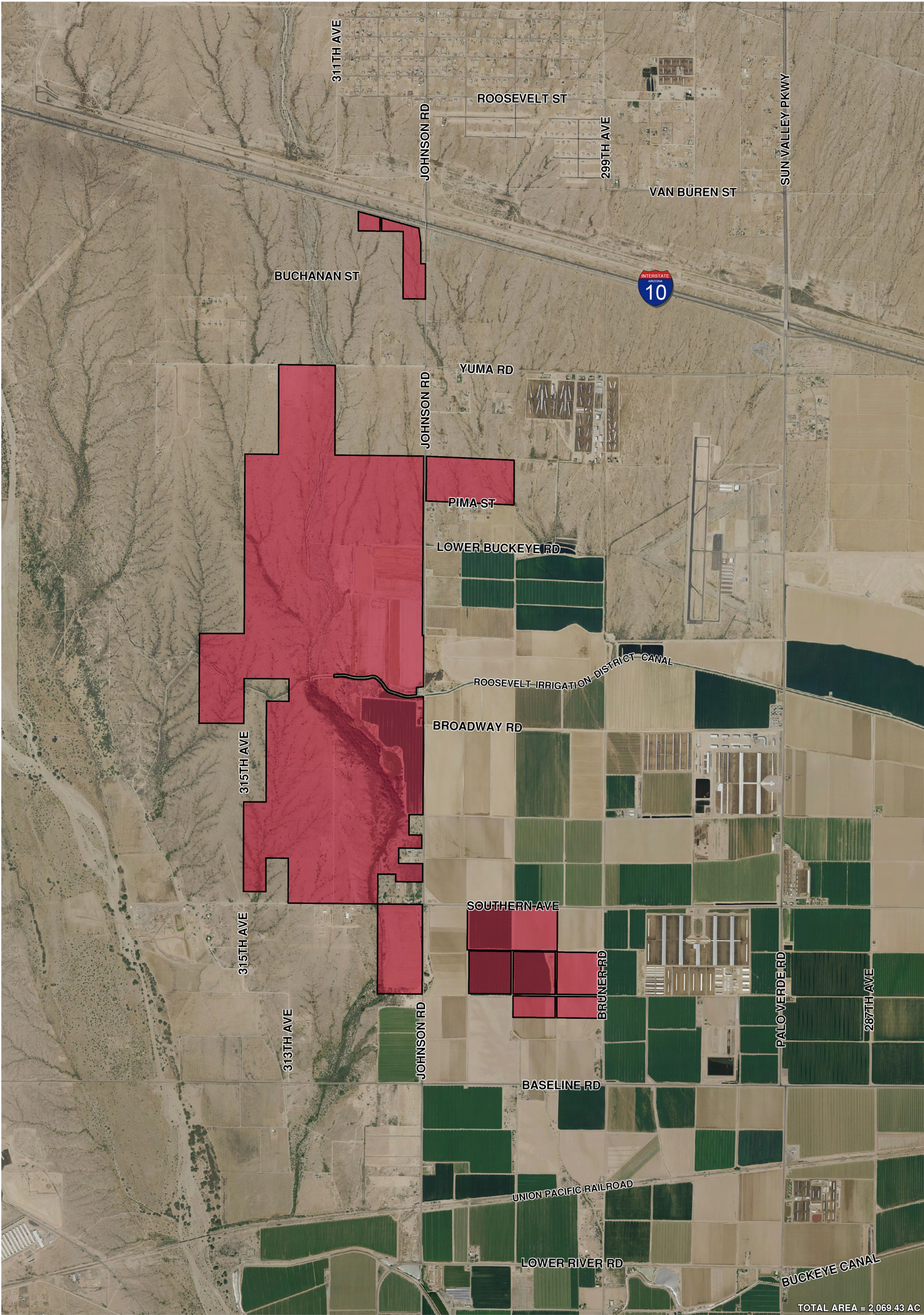
proposal. You may also contact Ken Galica, Principal Planner with the City of Buckeye, at (623) 349-6214, or via email at kgalica@buckeyeaz.gov.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Cassandra Ayres', enclosed in a thin black rectangular box.

Cassandra Ayres

Enclosures



Cipriani
Buckeye, Arizona
AERIAL VICINITY MAP

1966 SCALE: 1"=1200' (36X48) MARCH 2022 NORTH

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

1200 600 0 1200
SCALE: 1" = 1200'

U:\1966\1966.02 Arizona Land Consulting LLC\PLANNING\ENTITLEMENT\AC\1st Submittal\FIGURES\1966 - AERIAL VICINITY MAP.dwg 3/16/2022 4:47 PM

This plan is conceptual and subject to change through the planning and development process.

Neighborhood Meeting - Cipriani

June 21, 2023

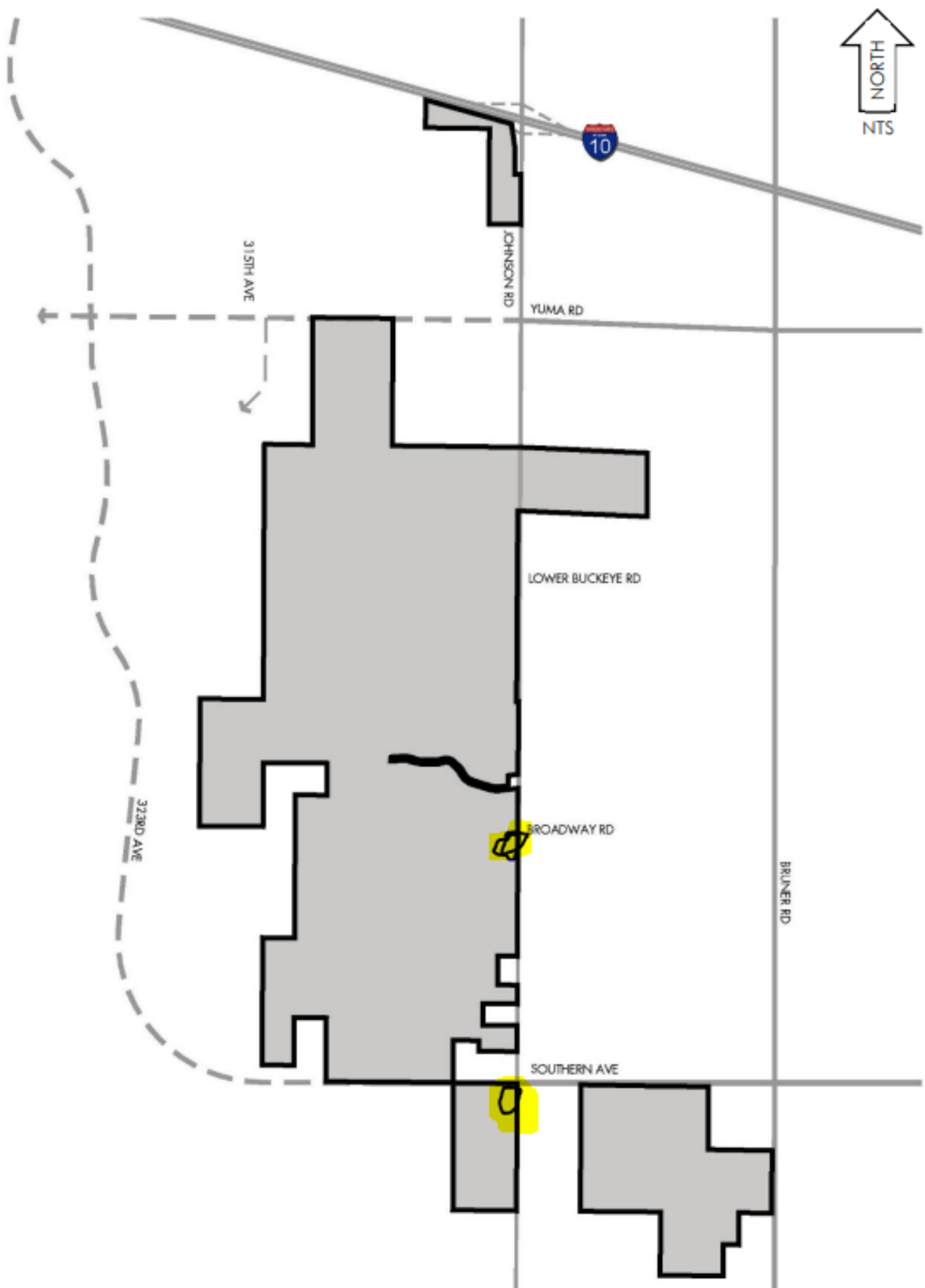
Sign-in Sheet

Print Name	Address	Phone	Email
EDDIE GUZMAN	4281 Wagon	702 360 2129	eguzman@cex.net
* RICARDO MONTENEGRO	31507 W. SANTIAGO AVE. 85376	(81) 585-8671	rmontenegro85@yahoo.com
* JUAN HERNANDEZ	30850 W. Southern Ave	602.583.2568	Juan.Hernandez4712@gmail.com
* WALTER ZALES	2320 W ST BONITA LN CASA GRANDE	5204211951	WZALES@COX.NET
* KATHY ZALES	1931 W. BONANZA LN 85308	602-512-9749	FORTERAZ@Q.COM
Daniel J. Zales	1147 E. Barnes Dr CASA GRANDE, AZ 85122	303 2881238	DZ1958.Outlook.Com
* Bryan Mols	21707 W Narramore Rd	623 860 8622	mota.bryan380@gmail.com
Monica Duarte	16551 N. 151st, Surprise	623 203-5083	cmduarte@cex.net
Jack Helsten	8600 N 66th place	480-749-3700	jhelsten@sandiego.edu

Exhibit C

Sign Posting

FIGURE III. PROPERTY I



City of Buckeye
PUBLIC HEARING

Planning and Zoning Commission: FEBRUARY 13, 2024 at 6:00 P.M.

City Council: TBD

LOCATION OF HEARINGS: Buckeye City Council Chambers,
530 East Monroe Avenue, Buckeye, AZ 85326

REQUEST: Amendment to the Cipriani Community Master Plan
to reconfigure future land uses on the site

PROPOSAL: Commercial and/or light industrial uses

GENERAL LOCATION: Irregularly shaped property roughly
bounded by 323rd Avenue to the west, Johnson Road and
Bruner Road to the east, Southern Avenue to the south,
and the Interstate-10 freeway to the north

SIZE: Approximately 2,091 acres

CASE #: PLZZ-23-00005

APPLICANT/ CONTACT: Cassandra Ayres/Berry Riddell, LLC

PHONE: 480-682-3916

DEVELOPMENT SERVICES DEPARTMENT
623-349-6211

Posting Date: 1/29/2024

January 29, 2024 at 8:52 AM
30701-30755 W Southern Ave
Maricopa County

287

City of Buckeye PUBLIC HEARING

Planning and Zoning Commission: FEBRUARY 13, 2024 at 6:00 P.M.

City Council: TBD

LOCATION OF HEARINGS: Buckeye City Council Chambers,
530 East Monroe Avenue, Buckeye, AZ 85326

REQUEST: Amendment to the Cipriani Community Master Plan
to reconfigure future land uses on the site

PROPOSAL: Commercial and/or light industrial uses

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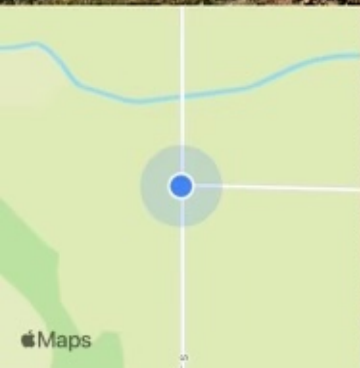
CASE #: PLZZ-23-00005

APPLICANT/ CONTACT: Cassandra Ayres/Berry Riddell, LLC

PHONE: 480-682-3916

DEVELOPMENT SERVICES DEPARTMENT
623-349-6211

Posting Date: 1/29/2024



January 29, 2024 at 9:02 AM
4400-4638 S John Rd
Maricopa County

288

Exhibit D

Public Hearing Notification Letter

January 29, 2024

Dear Property Owner or Neighborhood Association Representative:

The purpose of this follow-up letter is to inform you that we have recently filed a request via Zoning Case Number PLZZ-23-00005 to amend the Cipriani Community Master Plan, an approximately 2,091-acre irregularly shaped site roughly bounded by 323rd Avenue to the west, Johnson Road and Bruner Road to the east, Southern Avenue to the south, and the Interstate-10 freeway to the north (the “Site”). The intent of the Amendment is to reconfigure future land uses on the Site, including elimination of residential uses and the expansion of commercial and/or light industrial uses. This letter is to inform you that a Planning and Zoning Commission hearing has been set to review our case.

The meeting details are as follows:

Planning Commission Hearing:

February 13, 2024, at 6:00 pm
Buckeye City Council Chambers
530 E Monroe Avenue

City Council Hearing:

TBD. A follow-up letter will be sent to inform you of the City Council hearing date.

You are welcome to attend this hearing to learn about the case and make your opinions known. Please confirm the meeting details with the City of Buckeye Development Services Department before attending as they are subject to change. Hearing information may also be found on signs posted on the site. The City of Buckeye staff planner can answer your questions regarding the city hearing processes as well as the staff position once their report is complete. If you have questions for our staff planner, Ken Galica, he can be reached at (623) 349-6214 or kgalica@buckeyeaz.gov. You are also urged to contact me or one of my staff at (480) 682-3916 or ed@berryriddell.com to learn more about the case and provide input.

Again, I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at (480) 682-3916 or ed@berryriddell.com.

Sincerely,



Cassandra Ayres

FIGURE 1.1 - PROPERTY

