



PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

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

**CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
OCTOBER 8, 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.

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

2. MINUTES

2.A [Approval of minutes from the September 10, 2024 Planning and Zoning Commission regular meeting.](#)

Staff Liaison: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623) 349-6211

3. REGULAR AGENDA

3.A [Ventana Ranch 2 - Minor General Plan Amendment \(PLZU-24-0001\): Conduct a public hearing and recommend approval to the City Council of a Minor General Plan Amendment changing the land use designation of 43.87 acres located approximately 1,300 feet east of the northeast corner of Watson Road and Southern Avenue from Neighborhood to Business Commerce.](#)

Staff Liaison: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214

3.B [Ventana Ranch 2 - Rezoning to Planned Area Development \(PLZZ-24-0002\): Conduct a public hearing and recommend approval to City Council of the rezoning of 52.40 net acres located](#)

approximately 450 feet east of the northeast corner of Southern Avenue and Watson Road from Planned Residential (PR) to Planned Area Development (PAD), establishing permitted land uses and development standards to facilitate development of the site with a mixed commercial project consisting of separate but integrated business park and retail areas, subject to conditions (a) through (p).

Staff Liaison: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214

4. COMMENTS FROM THE PUBLIC

Any members of the audience may comment on non-agenda items. However, State Open Meeting Law does not permit the Commission to discuss items not specifically on the agenda. The Commission may direct inquiries to City staff.

Action Required: None

5. PLANNING MANAGER REPORT AND SUMMARY OF CURRENT EVENTS

6. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

Any regular or alternate Commissioner or Council Liaison may present a brief summary on current events

Action Required: None; there will be no discussion, deliberation, proposals, or legal action.

7. ADJOURNMENT

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 10/08/24	AGENDA ITEM: 2.A. MINUTES
DATE PREPARED: 10/04/24	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 minutes from the September 10, 2024 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:

[09.10.2024.PZC.MinutesDRAFT.pdf](#)



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 10, 2024

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

Vice Chair Ted Burton called the meeting to order at 6:00 p.m.

Members present: Vice Chairperson Ted Burton, Commissioner Gina Ragsdale, Commissioner Donald Bassler, Alternate Les Manuel seated for District 1, Alternate Ryan Belshee, Alternate Sebastian Trupiano seated for District 6

Members absent: Commissioner Rebecca Puppe, Commissioner Deanna Kupcik, Commissioner Anthony DiMascio, Alternate Charles Hester, Alternate Douglas McDonald

Staff present: Planning Manager Ken Galica, Principal Planner Bart Wingard, Assistant City Attorney Tosca Henry, Administrative Assistant II Angelica Mollinedo, Management Assistant Keri Hernandez attended virtually.

2. MINUTES

2A. APPROVAL OF MINUTES FROM THE AUGUST 13, 2024 PLANNING AND ZONING COMMISSION REGULAR MEETING.

A motion was made by Commissioner Bassler and seconded by Alternate Manuel to approve minutes as presented. Approval 5-0. Motion carried.

3. REGULAR AGENDA

3A. FESTIVAL RANCH, PLANNING AREA 3, PUP F, PARCEL 37 – PRELIMINARY PLAT (PLZS-22-00040)

Principal Planner Bart Wingard presented and was available to answer questions from the Commission. Alternate Trupiano asked if there are established homes surrounding this project. Mr. Wingard indicate that the surrounding neighborhoods are currently moving through the review process.

A motion was made by Alternate Manuel and seconded by Alternate Trupiano to approve with conditions 'a – m' as presented. Approval 5-0. Motion carried.

Assistant City Attorney Tosca Henry requested item 3B. to be moved to be heard after item 3C.

3C. AIM RECYCLING - SITE PLAN (PLZSP-23-00017)

Planning Manager Ken Galica presented and was available to answer questions from the Commission. Applicant Attorney Ben Graff presented and was available to answer questions from the Commission. Applicant Architect Kevin Fawcett presented and was available to answer questions from the Commission.

Alternate Manuel asked if the metals would include magnesium and if the retention of materials would cause contamination during rainfall. Mr. Fawcett informed the Commission that the materials sorted at this facility would mainly consist predominately of automobile materials such as steel, aluminum, copper and glass. Mr. Fawcett informed the Commission that the area of material retention will have a

run-off area that will be directed to an underground contaminant and then is specifically filtered, processed and the discharged at a very specific rate into that southwest basin so evaporation can occur and the stormwater is eliminated within a thirty-six (36) hour limitation. Mr. Fawcett indicated that the basin does not get a dry-well and there will be specifically designated maintenance staff for the stormwater elimination purposes.

Commissioner Ragsdale asked if there will be hazardous materials on site. Mr. Fawcett indicated that there will be a minimal amount of residual hazardous material that the stormwater is designed to eliminate.

Commissioner Bassler inquired about the specific building that is sixty-three (63) feet in height. Mr. Fawcett indicated on the exhibit that the sixty-three-foot-high building is located furthest from Baseline Road at the northern end of the project.

Alternate Trupiano asked if there was anything other than the surrounding wall would specifically prevent the neighboring property to obtain approval from the FDA for their project. Mr. Graff informed the Commission that no factors have been presented that would prevent an approval from the FDA. Kurt Waldeir, neighboring property representative spoke of the concerns and issues of the presented recycling facility.

Vice Chair Burton asked what is currently being grown on the neighboring property. Mr. Galica indicated that cabbage is primarily being farmed. Mr. Burton asked if there were specific reasons for the delay in the fifty-fifty (50/50) cost share of the wall. Mr. Galica indicated that a wall is not required by the city and it is possible for some flexibility with landscaping.

Mr. Bassler asked if approved, will the negotiations continue between the two property owners. Mr. Galica stated that the city would not be responsible for any negotiations between the property owners once the presented project if approve.

Mr. Manuel asked for clarification on the landscaping and fence requirements. Mr. Galica indicated that city requirements for industrial landscaping and fencing or walls have been met by the applicant.

A motion was made by Commissioner Bassler and seconded by Alternate Manuel to approve the Site Plan with conditions 'a – rr' as presented. Approval 4-1, Commissioner Ragsdale voting nay. Motion carried.

3B. AZ85 INDUSTRIAL PARK PAD – REZONE (PLZZ-22-00013)

Senior Planner Sean Banda presented and was available to answer questions from the Commission. Project Architect, Jack Gilmore presented and was available to answer questions from the Commission. Alternate Trupiano inquired about the height of the buildings along 263rd. Mr. Banda indicated that there is flexibility up to fifty-feet (50) in height for the property.

A public hearing was open at 6:58 p.m.

With there being no comments, the public hearing was closed at 6:58 p.m.

A motion was made by Commissioner Bassler and seconded by Commissioner Ragsdale to approve with conditions 'a – x' as amended. Approval 5-0. Motion carried.

3D. PARKS AND RECREATION MASTER PLAN

Community Services Deputy Director Robert Wisener and Consultant of Kimley-Horn Sean Wosely presented and were available to answer questions from the Commission.

Alternate Manuel would like to see a larger recreation center to accommodate the growth of the city.

Commissioner Ragsdale recommended to start with swimming pools.

Commissioner Bassler indicated that pickle ball courts are a community request and asked for clarification on the presented survey responses.

Alternate Trupiano appreciated the forward thinking from city staff on the updating of the master plan.

Vice Chair Burton suggested a larger recreation center to accommodate the growth of the city.

5. COMMENTS FROM THE PUBLIC

None

6. PLANNING MANAGER REPORT AND SUMMARY OF CURRENT EVENTS

Mr. Galica indicated that the September 24th Planning and Zoning Commission regular meeting may be cancelled.

7. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

None.

8. ADJOURNMENT

With there being no further business, Vice Chair Burton adjourned the meeting at 8:51 p.m.

Ted Burton, Vice Chairperson

ATTEST:

Keri Hernandez, Management Assistant

I hereby certify that the foregoing is a true and correct copy of the Planning and Zoning Commission Regular Meeting held on the 10th day of September 2024. I further certify that a quorum was present.

Keri Hernandez, Management Assistant

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 10/08/24	AGENDA ITEM: 3.A. Ventana Ranch 2 - Minor General Plan Amendment (PLZU-24-0001)
DATE PREPARED: 10/04/24	DISTRICT NO.: No. 2
STAFF LIAISON: Ken Galica, Planning Manager, 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) Ventana Ranch 2 - Minor General Plan Amendment (PLZU-24-0001): Conduct a public hearing and recommend approval to the City Council of a Minor General Plan Amendment changing the land use designation of 43.87 acres located approximately 1,300 feet east of the northeast corner of Watson Road and Southern Avenue from Neighborhood to Business Commerce.

RELEVANT GOALS:

GOAL 3: A Well-Planned Urban Community

ADDITIONAL RELEVANT GOALS:

GOAL 2: Enhanced Economic Well-Being and Vitality

SUMMARY

PROJECT DESCRIPTION:

William Lally, Tiffany & Bosco, PA, on behalf of property owner Lennar Arizona, LLC, is requesting approval of a Minor General Plan Amendment changing the land use designation of approximately 43.87 acres located east of the northeast corner of Watson Road and Southern Avenue from Neighborhood to Business Commerce. A concurrent request to rezone the subject property from Planned Residential (PR) to Planned Area Development (PAD) is scheduled for review at this same meeting. Approval of both requests will facilitate development of a 44-acre business park on the subject property and adjoining 11-acre commercial corner (not included in this General Plan Amendment request).

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

BENEFITS:

The General Plan Amendment and companion rezoning are supported (with staff recommended conditions limiting building area and cross-dock facilities), as, in concert, they will:

- Provide a more appropriate transition between industrial uses south of Southern Avenue and residential uses north of Southern Avenue, in furtherance of General Plan Goal G-3, "Non-residential development is considerate of existing and future adjacent residential uses."
- Provide employment opportunities for residents in close proximity to residential neighborhoods, in furtherance of General Plan Goal G-4, "Mixed-use land patterns are developed in appropriate areas throughout the community."
- Further Economic Development related goals and assist in meeting desired jobs to population ratios outlined in General Plan Policy G-1.8: "The City of Buckeye will encourage commerce and business employment centers that respond to the City's economic needs and that correspond with Buckeye's targeted economic sectors." and General Plan Policy G-7.3 "The City of Buckeye will

have an average of one-to-one jobs per household”.

- Accommodate development of a business park product type that will meet a need not currently met by large scale warehouse buildings or more traditional retail shopping centers.
- Provide for high quality landscape design and architecture that enhances Buckeye’s aesthetic, with industrial site functions not visible from off property.

FUTURE ACTION:

City Council is expected to conduct public hearings and consider approval of both the Minor General Plan Amendment and PAD Rezoning on November 5, 2024.

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

ATTACHMENTS:

[PLZU-24-0001 Ventana Ranch 2 Minor GPA PZ Staff Report 10-8-24.docx](#)

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

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

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

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

[Exhibit E - General Plan Amendment Narrative.pdf](#)

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

[Exhibit G - Email from Nearby Resident.pdf](#)



MINOR GENERAL PLAN AMENDMENT

Report to the Planning and Zoning Commission

CASE NUMBER: PLZU-24-0001
TITLE: Ventana Ranch Minor General Plan Amendment
MEETING DATE: October 8, 2024

Applicant: William Lally, Tiffany & Bosco, P.A.

Owner(s): Lennar Arizona, LLC

Request: Minor General Plan Amendment changing the land use designation of approximately 43.87 acres east of the northeast corner of Southern Avenue and Watson Road from Neighborhood to Business Commerce

District: 2

Location: Approximately 1,300 feet east of the northeast corner of Watson Road and Southern Avenue (Exhibits A, B, C, and D)

Site size: Approximately 43.87 acres

Public input: An advertised neighborhood meeting was held on August 14, 2024; excluding City staff and the applicant team, approximately 10 people attended the meeting, with support for the proposal mixed. All required notices of this public hearing have been completed. Staff has received one email from a nearby resident in opposition to the request.

Recommendation: Conduct a public hearing and recommend that City Council approve the proposed 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. William Lally, Tiffany & Bosco, PA, on behalf of property owner Lennar Arizona, LLC, is requesting (Exhibit E) approval of a Minor General Plan Amendment changing the land use designation of approximately 43.87 acres located east of the northeast corner of Watson Road and Southern Avenue from Neighborhood to Business Commerce. The purpose of the existing and proposed land use categories is as follows:
 - The Neighborhood designation is applied to areas that are expected to develop with a broad range of residential types and densities, including single-family attached, single-family detached, and multi-family homes. Other land uses that support and contribute to the livability of neighborhoods, such as neighborhood scaled shops, parks, recreational facilities, religious institutions, offices, and educational uses are also permitted in the Neighborhood designation.
 - The Business Commerce is applied to areas expected to develop with community and regional serving commercial development, professional offices, and business parks. Development in this category is expected to have access to major roads while also encouraging walkability by providing connections to adjoining neighborhoods.
3. A concurrent request to rezone the subject property from Planned Residential (PR) to Planned Area Development (PAD) is scheduled for review at this same meeting. The proposed PAD would allow for development of the 43.87-acre subject property based largely upon the permitted uses and development standards of the City’s Business Park (BP) zoning district, allowing for a mixture of light industrial, office, manufacturing, and limited retail uses in a business park, industrial park, or campus setting with high-quality site and building design. Approval of this General Plan Amendment is required in order for the proposed rezoning to conform to the City’s General Plan.
4. The PAD includes an additional 11.18 acres near the intersection of Southern Avenue and Watson Road upon which neighborhood-serving commercial uses are proposed. The 11.18 acres are not included in this General Plan Amendment request, as neighborhood-

serving commercial uses are permitted in the property's existing Neighborhood land use designation.

5. Lennar is also processing a Preliminary Plat for a 419-lot single-family residential subdivision on the 92.62 acres immediately north of the subject property extending north to Roeser Road. The Preliminary Plat will proceed forward to Planning and Zoning Commission when all review comments have been addressed. The single-family residential use is permitted by current PR zoning.
6. 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, requires a Major General Plan Amendment (GPA). Any requests that do not meet the Major Amendment criteria are considered Minor General Plan Amendments. Comprised of 43.87 acres and not located within the LCA, this proposal constitutes a Minor GPA.

AREA CONTEXT:

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Agricultural/Farming	Neighborhood	Planned Residential (PR)
South of Southern Avenue	Light Industrial (Ross Distribution Center)	Employment	General Commerce (GC)
North	Agricultural/Farming	Neighborhood	Planned Residential (PR)
East	Rural Residential and Industrial in Maricopa County	Neighborhood	Maricopa County RU-43
West	Single-Family Subdivision (Riata West) with Undeveloped Commercial Corner	Neighborhood	Planned Residential (PR) and Commercial Center (CC)

PUBLIC PARTICIPATION SUMMARY:

7. A neighborhood meeting, providing an opportunity for interested parties to learn more about the request, was held on August 14, 2024, 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 July 30, 2024, over fifteen (15) days prior to the date of the meeting. In addition, the applicant provided door-to-door outreach to residences within the 500 foot radius prior to the neighborhood

meeting. A Public Participation Report detailing the full outreach completed for this project is attached as Exhibit F.

8. Excluding the applicant team and City staff, approximately 10 people attended the neighborhood meeting. Staff observed a mixed response to the proposal, with 3-4 people expressing some concerns over impacts of business park/light industrial development on nearby neighborhoods and the remainder either sharing support for the project or having no opinion.
9. In addition to the verbal comments received during the neighborhood meeting, staff received an email from a resident within nearby Riata West (Exhibit G) expressing concern over the industrialization of the Southern Avenue corridor and resulting impacts on existing residential communities in the area.
10. 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	September 20, 2024
Site Posted	September 23, 2024
Mailing Notice to Property Owners Within 500 Feet of Site	September 23, 2024

BACKGROUND:

11. *October 2000:* The subject property was annexed as part of a larger annexation covering a total of 305.57 acres by City Council's adoption of Ordinance 50-00.
12. *September 2005:* The property was rezoned to Planned Residential (PR) by City Council's adoption of Ordinance 45-05.
13. *November 5, 2024 (anticipated):* City Council is scheduled to consider adoption of a resolution approving the proposed General Plan Amendment and an ordinance approving the related rezoning for this subject property.

ANALYSIS:

14. The requested General Plan Amendment changing the land use designation of approximately 43.87 acres to Business Commerce will support rezoning and development of the subject property with commercial and/or light industrial uses in a business park, industrial park, or campus setting featuring high-quality site and building design. Heavy industrial uses and outdoor uses are not permitted in this category.

15. The proposed Business Commerce designation does not support rezoning to districts such as Light Industrial (I-1) or Heavy Industrial (1-2), where larger scale, single-building and/or heavier industrial could be developed. As previously noted, development within this category must occur within a business park/campus setting, with an expectation that any industrial function is not visible from off property. To this end, staff has recommended the concurrent rezoning be conditioned upon a limitation on the size of any individual building to a maximum of 200,000 square feet, with cross-dock distribution centers prohibited.
16. With large scale industrial uses occurring south of Southern Avenue (including the approximately 2 million square foot Ross Distribution Center and the nearly as large Walmart Distribution Center) and single-family residential uses planned or existing north of Southern Avenue (including Ventana Ranch north of Roeser and Ventana Ranch 2 immediately north of this site), application of the proposed Business Commerce land use designation and subsequent development of the site with an appropriately scaled business park will provide a more complimentary land use transition than if residential lots backed up to Southern Avenue.
17. In addition to the proposed General Plan Amendment and concurrent rezoning, approval of a Site Plan application by the Planning and Zoning Commission will be required. At the time of that submittal, Staff will ensure that the proposed development provides adequate buffering between adjacent single-family uses and features high quality design that minimizes views of any industrial function to confirm consistency with the Business Commerce land use designation.
18. The General Plan Amendment and companion rezoning are supported (with staff recommended conditions limiting building area and cross-dock facilities), as, in concert, they will:
 - Provide a more appropriate transition between industrial uses south of Southern Avenue and residential uses north of Southern Avenue, in furtherance of General Plan Goal G-3, “Non-residential development is considerate of existing and future adjacent residential uses.”
 - Provide employment opportunities for residents in close proximity to residential neighborhoods, in furtherance of General Plan Goal G-4, “Mixed-use land patterns are developed in appropriate areas throughout the community.”
 - Further the City’s Economic Development related goals and assist in meeting desired jobs to population ratios outlined in General Plan Policy G-1.8: “The City of Buckeye will encourage commerce and business employment centers that respond to the City’s economic needs and that correspond with Buckeye’s

targeted economic sectors.” and General Plan Policy G-7.3 “The City of Buckeye will have an average of one to one jobs per household”.

- Accommodate development of a business park product type that will meet a need not currently met by large scale warehouse buildings or more traditional retail shopping centers.
- Provide for high quality landscape design and architecture that enhances Buckeye's aesthetic, with industrial site functions not visible from off property.

RECOMMENDATION:

19. Staff recommends the Planning and Zoning Commission conduct a public hearing and recommend approval of a Minor General Plan Amendment for Ventana Ranch 2 (Case PLZU-24-0001) to the Mayor and City Council.

ATTACHMENTS:

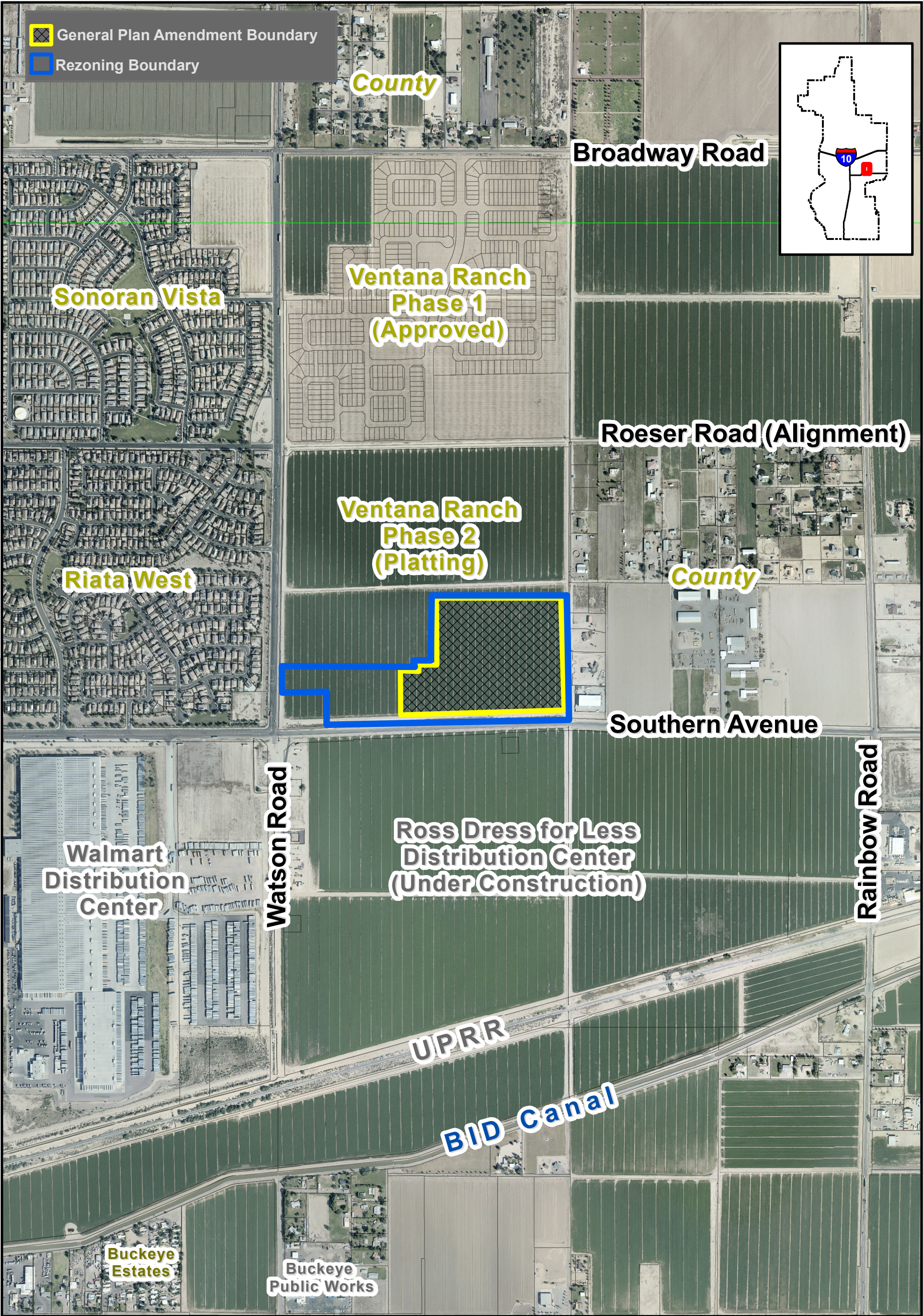
- Exhibit A – Aerial Vicinity Map
- Exhibit B – Zoning Vicinity Map
- Exhibit C – Existing General Plan Land Use Map
- Exhibit D - Proposed General Plan Land Use Map
- Exhibit E – General Plan Amendment Narrative
- Exhibit F – Citizen Participation Report
- Exhibit G – Email from Nearby Resident

Prepared By:

Ken Galica, Planning Manager

Reviewed By:

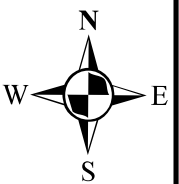
Adam Copeland, Deputy Planning Director

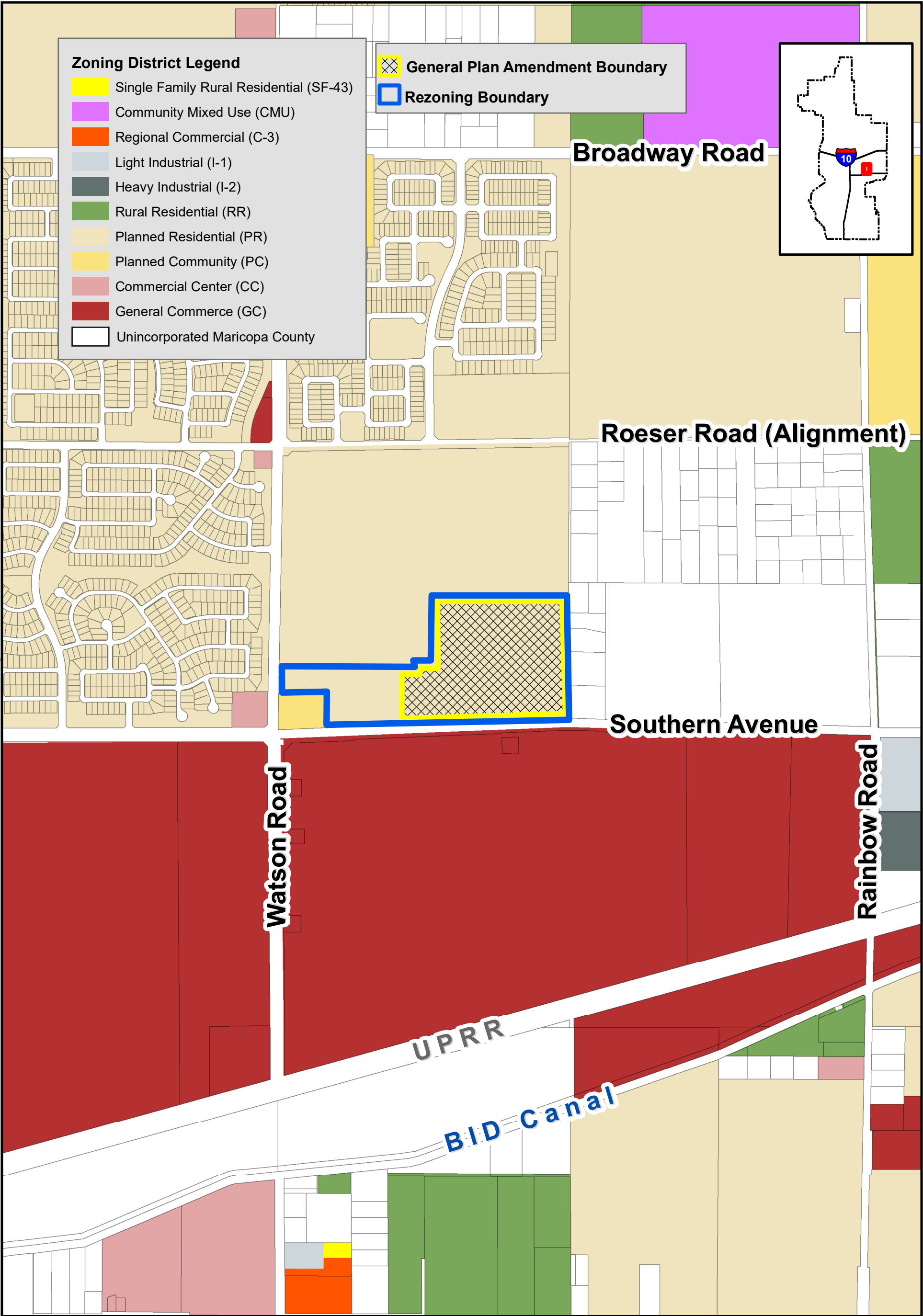


VICINITY MAP

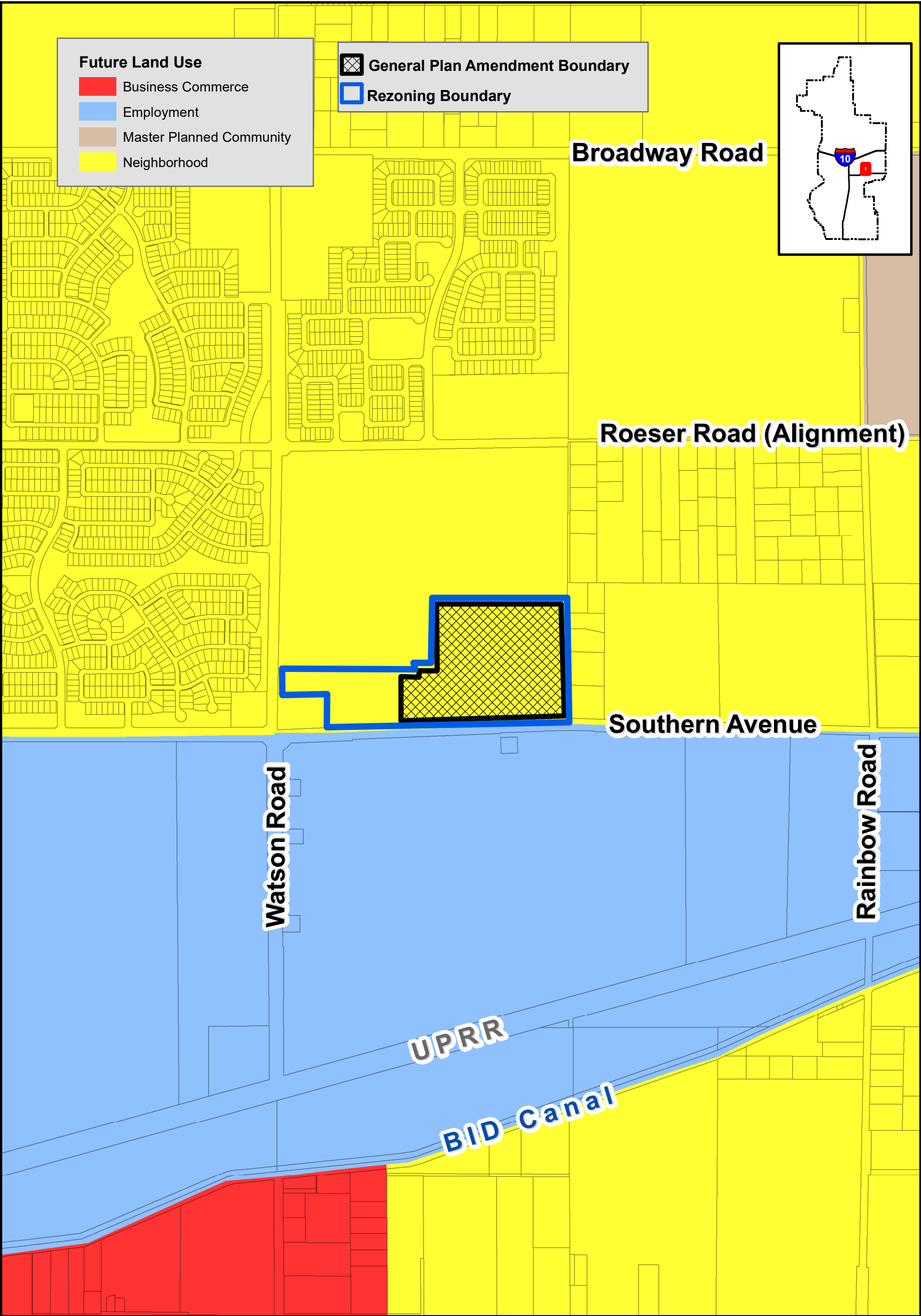
PLZU-24-0001 and PLZZ-24-0002

Ventana Ranch 2 Minor General Plan Amendment and Rezoning
City Council District #2





ZONING MAP

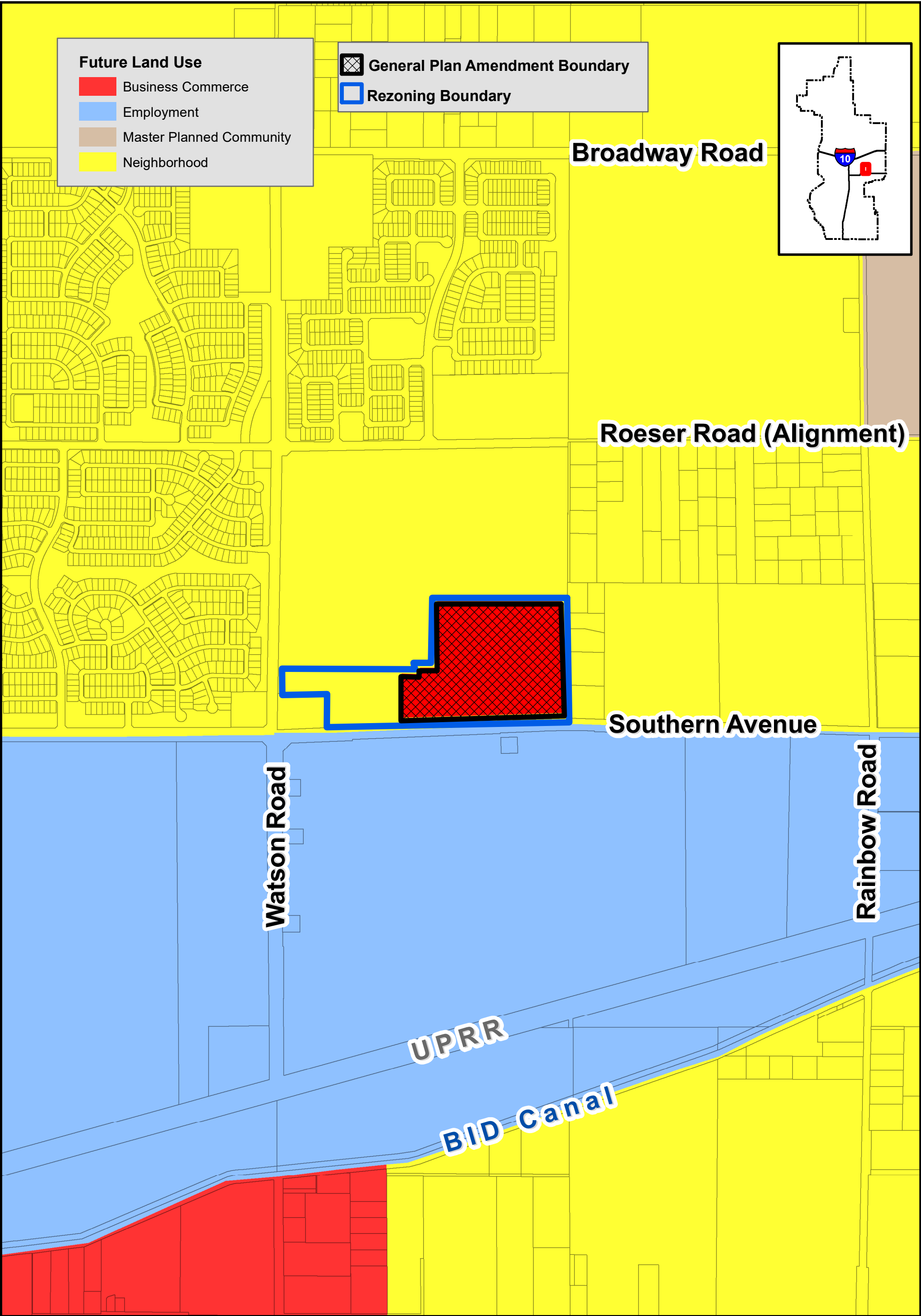


GENERAL PLAN LAND USE - EXISTING

PLZU-24-0001 and PLZZ-24-0002

Ventana Ranch 2 Minor General Plan Amendment and Rezoning
City Council District #2





GENERAL PLAN LAND USE - PROPOSED

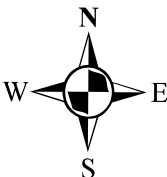


BUCKEYE, AZ

PLZU-24-0001 and PLZZ-24-0002

Ventana Ranch 2 Minor General Plan Amendment and Rezoning

City Council District #2



NEC of Southern and Watson

Minor General Plan Amendment

City of Buckeye

Lennar Ventana Ranch Phase II

Application Case #: PLZU-24-0001

1st Submittal: February 13, 2024

2nd Submittal: July 11, 2024

Applicant/Representative:



William Lally
2525 E. Camelback Road
Phoenix, AZ 85016

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Table of Exhibits

Exhibit A – Maricopa County Assessor Parcel Map
Exhibit B – Context Aerial of Property
Exhibit C – Regional Aerial of Property
Exhibit D – Existing General Plan Land Use Map
Exhibit E – Proposed General Plan Land Use Map
Exhibit F – Proposed Well Site

I. PROJECT PROFILE

Project Name	Lennar Ventana South
Property Owner	Lennar Arizona, LLC an Arizona limited liability company
Assessor Parcel Numbers	504-48-033, a portion
Project Location	NEC of Southern Avenue & Watson Road
Project Area	43.87± Acres (gross)
Current Zoning	PR – Planned Residential
General Plan	Neighborhood
Development Team	<u>Owner</u> Lennar Arizona, LLC Vickey Morris, Senior Project Manager 480-702-8766 1665 W Alameda Dr. Tempe, AZ 85282 <u>Legal Counsel</u> Tiffany & Bosco, P.A. William Lally Seventh Floor, Camelback Esplanade II 2525 East Camelback Road Phoenix, Arizona 85016 <u>Engineering</u> Stantec Daniel Pottinger 3133 West Frye Road, Suite 300 Chandler, Arizona 85226-5155

II. INTRODUCTION

Tiffany & Bosco, P.A. ("Applicant"), on behalf of Lennar Arizona, LLC an Arizona limited liability company ("Owner"), respectfully requests a Minor General Plan Amendment of the 43.87± acres (SEC of APN 504-48-033). APN 504-48-033 is generally located at the northeast corner of Southern & Watson. The proposal would change the current future land use designation of the subject site within the Imagine Buckeye 2040 General Plan (the "General Plan") from Neighborhood to Business Commerce. The site is identified by Maricopa County Assessor parcel number: 504-48-033. The GPA is requested for the southernmost portion of the parcel, adjacent to Southern Avenue. (the "Property"); see ***Exhibit A – Maricopa County Assessor Parcel Map***, ***Exhibit B – Aerial of Property***, and ***Exhibit C – Regional Aerial***.

III. PROPERTY DESCRIPTION

Relationship to Surrounding Properties

The Property is directly wedged between large industrial sites to the south, existing commercial and residential to the west, with a new residential development currently underway to the north, to be developed by Lennar (Ventana Ranch Phase II, single-family, residential). The properties to the east are a mixture of commercial, industrial and residential uses in Maricopa County. Large-industrial sites are located across Southern Avenue to the south. Residential neighborhoods with a commercial corner are located to the west, across Watson Road. The following is the surrounding land use context:

- North:
 - Ventana Ranch Phase II, a proposed single-family subdivision currently in the Platting phase. Then Roeser Road & Lennar Ventana Ranch Phase I a single-family subdivision currently under construction.
 - Jurisdiction – City of Buckeye ("City")
 - Properties to the north of Roeser Road include Ventana Ranch Phase I, single-family residential under construction.
 - These properties are zoned PR – Planned Residential and designation for Neighborhood land uses.
- East:
 - Undeveloped S 231st Avenue then parcels within Maricopa County
 - Jurisdiction – Unincorporated Maricopa County
 - These are a combination of single-family residential lots, agricultural uses, industrial uses and non-residential uses utilizing the County's RU-43 zoning which allows for many non-residential uses.

- Southeast corner of Watson Road and Southern Ave is parcel # 504-42-002C owned by DRM Farms, LLC
 - Jurisdiction – City
 - The site is currently utilized for agricultural uses
 - This property is zoned PC – Planned Community and designated for Neighborhood land uses.
- South:
 - Southern Avenue, then large light-industrial uses
 - Jurisdiction – City
 - This site is under development, and will serve as a warehouse and distribution center for the brand.
 - This property is zoned obsolete General Commercial and in the Apache Rainbow Employment Overlay District, and the 2040 City General Plan designates it as Employment. Industrial land uses are allowed by right within the GC zoning district.
- West:
 - APN 504-42-002C (hard SEC of Southern & Watson)
 - Jurisdiction – City
 - This property to the west is undeveloped, bare land.
 - This property is zoned PC- Planned Community.
 - Watson Road then APN 504-41-002J
 - Jurisdiction – City
 - This property to the west is undeveloped, bare land.
 - This property is zoned CC- Commercial Center.
 - Watson Road then the subdivision known as Riata West
 - Jurisdiction – City
 - Riata West is an 888 single-family home subdivision.
 - These properties are zoned PR – Planned Residential and designation for Neighborhood land uses.

Current Site Conditions

There are no significant topographical or natural features of the Property. The Property is undeveloped land currently being used for agriculture purposes.

Current Accessibility and Circulation

Southern Avenue borders the south of the Property, Watson Road is to the west and Roeser Road is to the north. The Property's location allows for multiple future access points from

each arterial and gives future site users means to access the State Route 85 ("SR-85") approximately 4-miles west of the Property and I-10 to the north. Onsite circulation and future access drives will be determined at the time of site plan stage. Access to the development shall be per the requirements in Section 6-3 of the City's Engineering Design Standards.

IV. DESCRIPTION OF THE REQUEST

The proposed Minor General Plan Amendment ("Minor GPA") will allow for a re-designation of the southeastern portion of the parcel, 43.87± acres to Business Commence from its current Neighborhood land use designation. Approval of this Minor GPA will allow for the expansion of a complimentary, Business Commerce land use designation to act as a buffer by transitioning uses from the existing, and future residential neighborhoods to the north, from the massive employment core on the south side of Southern Avenue. This Minor GPA proposal, will ensure economic success because of the convenient access to the SR-85 and I-10 along major arterial roads within the City. Many of the goals set out in the 2040 General Plan are focused on expanding and encouraging employment opportunities within Buckeye. The Property's location along Southern Avenue, adjacent to existing Employment land designations and set away from the Downtown Corridor, Activity Centers, and other non-compatible uses, make Business Commerce appropriate designation for this transitional area. The Business Commerce proposal will provide for office, manufacturing, light-industrial, retail, service and other commercial uses for the nearby residential neighborhoods and employees working in this area.

A related rezone case (PLZZ-24-0002) accompanies this request to change the zoning to PAD, and proposes to allow for a mix of office, manufacturing, light-industrial, retail, restaurant, neighborhood services and other commercial uses. The PAD is broken up into two (2) planning areas, the southwest corner PAD-A (11.18± acres) and PAD-B on the southeast corner (43.87± acres) of APN: 504-48-033. This will allow for the development of new mixed-use area, which supports residential, commercial and employment uses. The proposed planning area, PAD-B will provide a positive economic impact to the immediate area, with the addition of smaller employment opportunities to compliment the larger employment core south of Southern Avenue. The proposed PAD-A planning area, will provide for neighborhood and employee supported uses for the immediate locality. Allowing for retail, restaurants, and service uses in the proposed area, will minimize trips from surrounding existing and future residential homes. The proposed mixed-use area will create a natural buffer and transition from the large scale industrial, on the south side of Southern Avenue to the existing residential zoning to the north of the Property. The employment user directly south of Southern Avenue is a 1.7-million square foot facility that dominates the Southern Avenue streetscape. The minor employment and commercial uses will not only

serve the surrounding community's residents and workers, but create an appropriate land use transition from these massive structures. This proposed rezone will further support the City of Buckeye's "Reverse the Commute" initiative which focuses on providing employment to residents within city limits.

This proposal for "PAD-A" and "PAD-B" uses on the southern 55.05± acres of the parcel, allows for a natural transition from large, 2± million square foot, industrial buildings (south of property) to single-family residential (north of property). In order to be able to achieve this transition, without having negative impacts on either existing use to the north or south, a non-residential use is required on the Property. The proposed buildings will not have any adverse effects on the surrounding properties, as thoughtful placement and orientation of the buildings will be taken into consideration when site planning the commercial and light-industrial portion of this development. The closest, existing residential zoning are the county parcels to the east. The proposed light-industrial buildings will be separated from the adjacent county lot-lines, separated by landscaping, and an irrigation canal. Loading docks will be screened from arterial roadways and residential uses, by using adjacent buildings, and a combination of berms, landscaping, and walls. This mixed-use proposal promotes the possibility of a live/work community, which provides amenities, retail, and employment within walking distance of a resident's home. The Property's proximity to major access routes and nearby future compatible employment opportunities, provide commentary uses in this area of Buckeye.

The Property is currently surrounded by a mixture of residential, agricultural, commercial and sizable, industrial uses. The adjacent sites to the south are designated for Employment uses and developed with massive buildings. The City has designated approximately 1,021.47± acres in this area to Employment. See ***Exhibit D – Existing General Plan Land Use Map and Exhibit E – Proposed General Plan Land Use Map***. This larger area spans south to Southern Avenue, to just south of the Buckeye Canal, with Business Commerce abutting directly below. The request for Business Commerce (43.87± acres) creates a natural progression from Employment designation from the south to residential to the north, see ***Exhibit F – Context General Plan and Use Map***.

Business Commerce Uses

The current definition of Business Commerce is:

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.

Zoning districts that are consistent with this land use designation are: PO, C-2, C-3, BP and PAD.

Application of Business Commerce to Property

The property is currently surrounded by a mixture of residential, commercial, and industrial uses. To add the Business Commerce land use designation to the Property would greatly contribute to the overall local and regional economy by complementing and supporting the significant Employment uses in this area of the City as well as the residential. This proposal allows for a natural transition from large scale industrial uses (south of property) to single-family residential (north of property) and would promote the possibility of a live/work community, which provides amenities and employment within walking distance of a resident's home. The Property's proximity to major access routes and nearby future compatible employment opportunities, provide commentary uses in this area of Buckeye. This proposed land use change, further supports the overall land use proposal to adapt to the surrounding environment.

Impact on the City and Surrounding Community

Changing from Neighborhood to Employment and Business Commerce will provide a minor employment and business land use designation adjacent to large employment uses south of the Property and services to the residential homes to the north of the Property. This mixture of land uses benefits traffic connectivity and provides supporting land uses on a unique property that is adjacent to several different and significant land uses. The goal of the land use designation change is to create land use transitions that support and buffer each other.

V. Utilities and Services

Water, Sewer, and Refuse Providers

The refuse service provider will be private. Sewer and water will be provided by the City of Buckeye. The owner of the property intends to dedicate a 150'x150' well site (well site #2) to the City of Buckeye as shown on ***Exhibit F – Proposed Well Site***. The well site has been determined and the City's water department has agreed to the location.

Fire and Police Protection

Fire and police protection services will be provided by the City. Nearest police station is

located at 1101 Ash Avenue (approx. 1.5 miles from site) and nearest fire is at 404 Miller (approx. 2.7 miles from site).

Impact on Local Schools and Parks

The Property and surrounding properties are currently agriculture. Changing the land use designation from Neighborhood to Business Commerce, is not expected to have a direct effect on local schools and parks as there is no added residential to increase school age population.

VI. CONFORMANCE WITH CITY OF BUCKEYE GENERAL PLAN

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

Goal G-2.1: *New development should provide appropriate buffers, lot sizes, and / or setbacks when adjacent to existing residential uses. Specifically, new subdivisions should be designed with adequate transitions to existing subdivisions and land uses.*

This parcel (APN 504-48-033) is directly wedged between large industrial uses on the south side of Southern Avenue, and single-family residential (Lennar Phase I) to the North. The proposed overall development of the parcel, allows for appropriate lot sizes for the single-family residential (Ventana Ranch Phase II), and the commercial and industrial portion acts as a natural transition of uses to the large light-industrial to the south. Each use will provide appropriate buffers and setbacks, so there are no adverse effects to adjacent existing and new subdivisions.

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

The land use designation for proposed commercial development is Neighborhood. The proposed commercial development access is from S Watson Road and W Southern Avenue.

Goal G-4: *Mixed-use land patterns are developed in appropriate areas throughout the community.*

This mixed-use proposal is located in-between single-family residential to the north, east and west, and large developments of light-industrial uses to the south, which results in heavy traffic along Southern Avenue. This mixed-use development is located in an appropriate area

and provides natural transitions between uses and provides services and employment to the existing subdivisions north of Southern Avenue.

Goal G-7: *Buckeye has a strong employment base providing a range of job opportunities with competitive salaries.*

Designating land on the north side of Southern Road (opposite a current Employment designation) for employment and commercial type uses is key to attracting employers to sustain a healthy and versatile mix of jobs for the City. Providing a Commercial and Light Industrial transition area between existing Industrial and Residential is also sound planning for the residents of Buckeye and success for future economic development within the City.

Policy G-7.3: *The City of Buckeye will have an average of one to one jobs per household.*

Allowing for the parcel to not be developed solely for residential, and by creating commercial and industrial zones, the proposed rezone will further support meeting the average of one to one jobs per household goal. The commercial and industrial land use categories will also provide a variety of employment opportunities.

Policy G-11.3: *The City of Buckeye should actively pursue mid- and large-sized local, regional, and national companies that enhance the employment base and offer salaries above the regional average.*

Offering employers property in prime locations, with Commercial and Industrial options, is key to attracting companies that can enhance the employment base. The Property is in the right location and right size to meet this land use policy.

Goal G-14: *Buckeye has low unemployment, is economically stable, and has a high standard of living.*

Providing for appropriately placed Employment land use designations will ensure the City maintains low unemployment among its residents. The zoning district requested will enhance this area and provide added stability to the local economy by adding jobs and income for the City.

Policy G-14.1: *The City of Buckeye's economic development strategic plan should focus on the attraction of 'Base' industries, or industries that export goods and services to out-of-state customers, thereby bringing new money into Buckeye.*

As stated above, the location of the Property makes it a perfect opportunity to attract industries that export goods to in-state and out-of-state customers by utilizing the transportation corridor with SR-85 to the east and eventually I-10 to the north.

Goal G-17.4: *The City of Buckeye should encourage mixed-use residential/commercial projects to include livework and work-live units where housing and offices or other commercial uses are compatible.*

This mixed-use proposal promotes the possibility of a live/work community, which provides compatible commercial uses with amenities, retail, and employment within walking distance of a resident's home. The Property's proximity to major access routes and existing residential subdivisions, support walkability and livability in this area of Buckeye.

VII. CONCLUSION

The proposed Minor GPA will change a portion of the City's land use plan (43.87± acres of SEC of APN 504-48-033) from Neighborhood to Business Commerce. This will allow the Southern Avenue corridor, to have non-residential uses along this major roadway corridor, but smaller in scale. The proposed Business Commerce land use designation on the north side of Southern Avenue, promotes a gradual progression in use intensities from Employment to Neighborhood. The designation of Business Commerce would provide transitional area, from large employment users, with massive sites and buildings fronting the south side of Southern Avenue, to smaller business, office and employment opportunities for the City on the north side of Southern Avenue. This minor designation to Business Commerce land use would encompass a small portion of the Property, and will provide a minor employment area within the City with minimal impacts to existing residents.

The Business Commerce land use designation will provide an opportunity to support the existing and future residential neighborhoods and employees, thereby reducing traffic to the proposed retail, restaurants, and service uses. This mixed-use proposal promotes the possibility of a live/work community, which provides amenities, retail, and employment within walking distance of a resident's home, while having access to major roads and connections to Neighborhood areas. The change in land use has the potential of providing future jobs and increase the economic base of the City. The Business Commerce designation will help grow the economy and diversity of Buckeye's land portfolio, while providing an appropriate transition of large Employment uses to south, to residential uses with the designation of Neighborhood to the north. The proposed Minor GPA meets many of the intended goals and policies of the City and its General Plan. We look forward to working with the City staff on this Application.

EXHIBIT A

Maricopa County Assessor Parcel Map

(on following page)

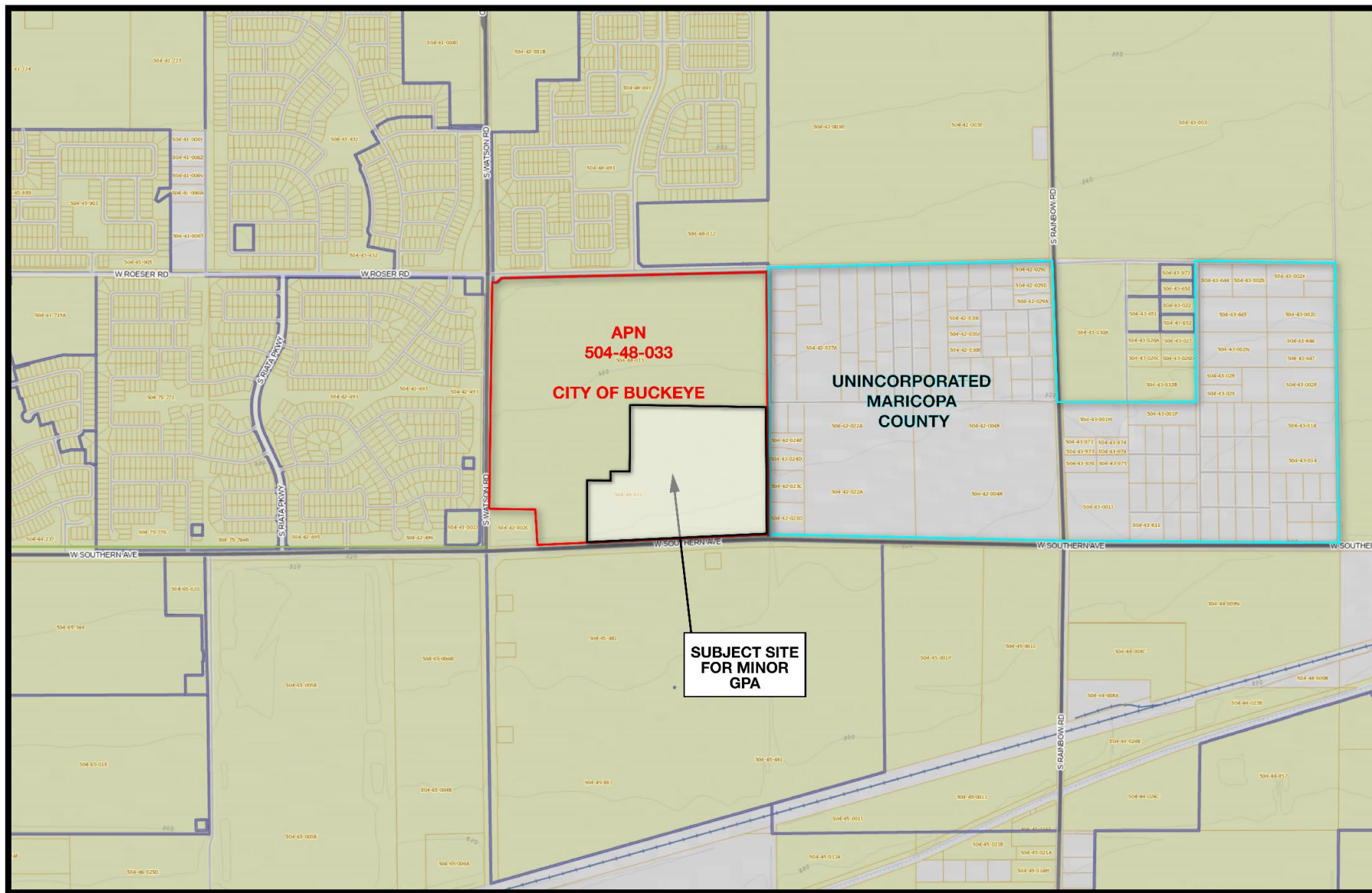


Exhibit A – Maricopa County Assessor Parcel Map
 NEC of Southern & Watson

EXHIBIT B

Context Aerial of Property

(on following page)



Exhibit B – Context Aerial of Property
 NEC of Southern & Watson

EXHIBIT C
Regional Aerial of Property
(on following page)

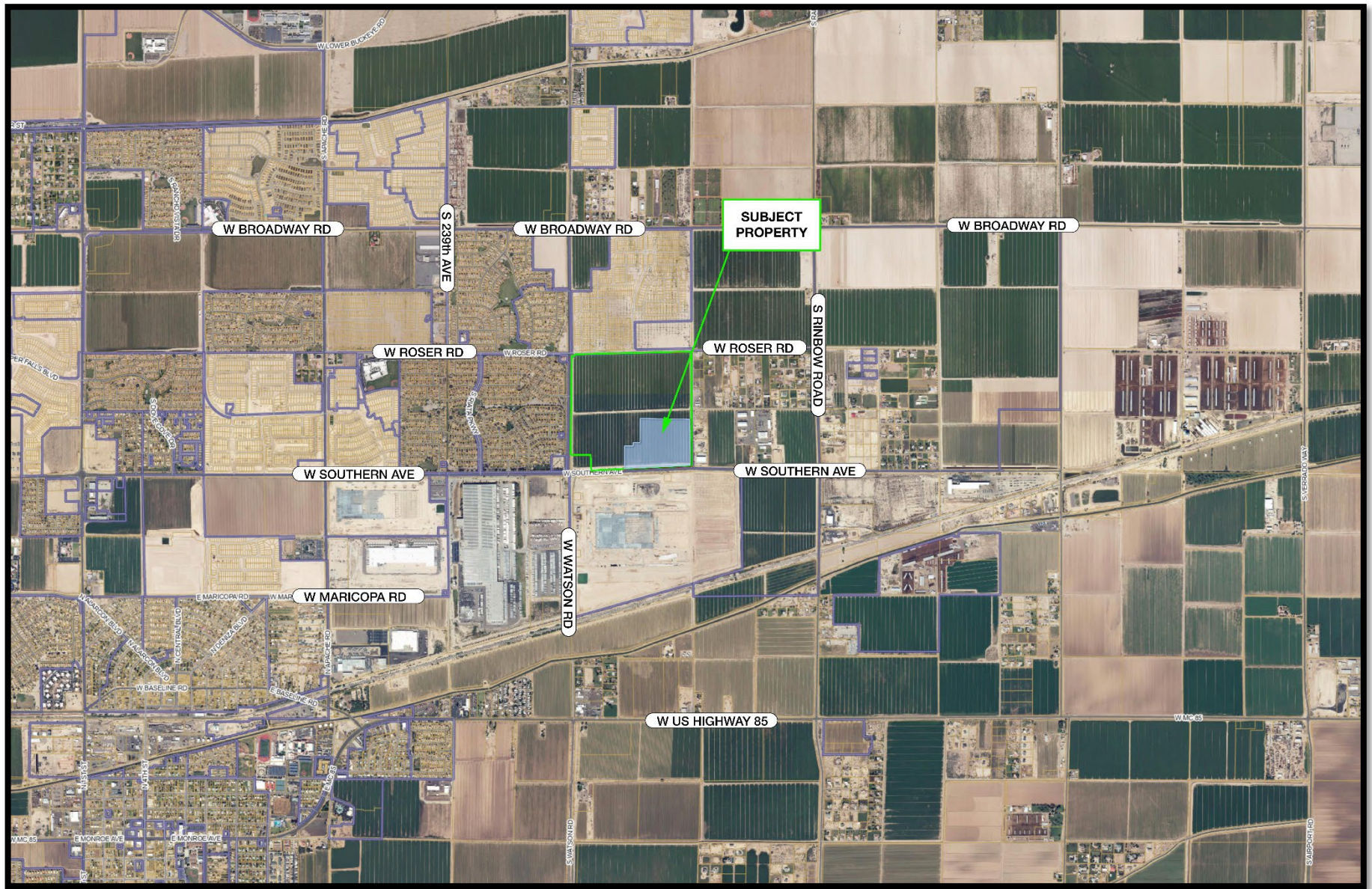


Exhibit C – Regional Aerial of Property
 NEC of Southern & Watson

EXHIBIT D

Existing General Plan Land Use Map

(on following page)

EXHIBIT E

Proposed General Plan Land Use Map

(on following page)



Future Land Use

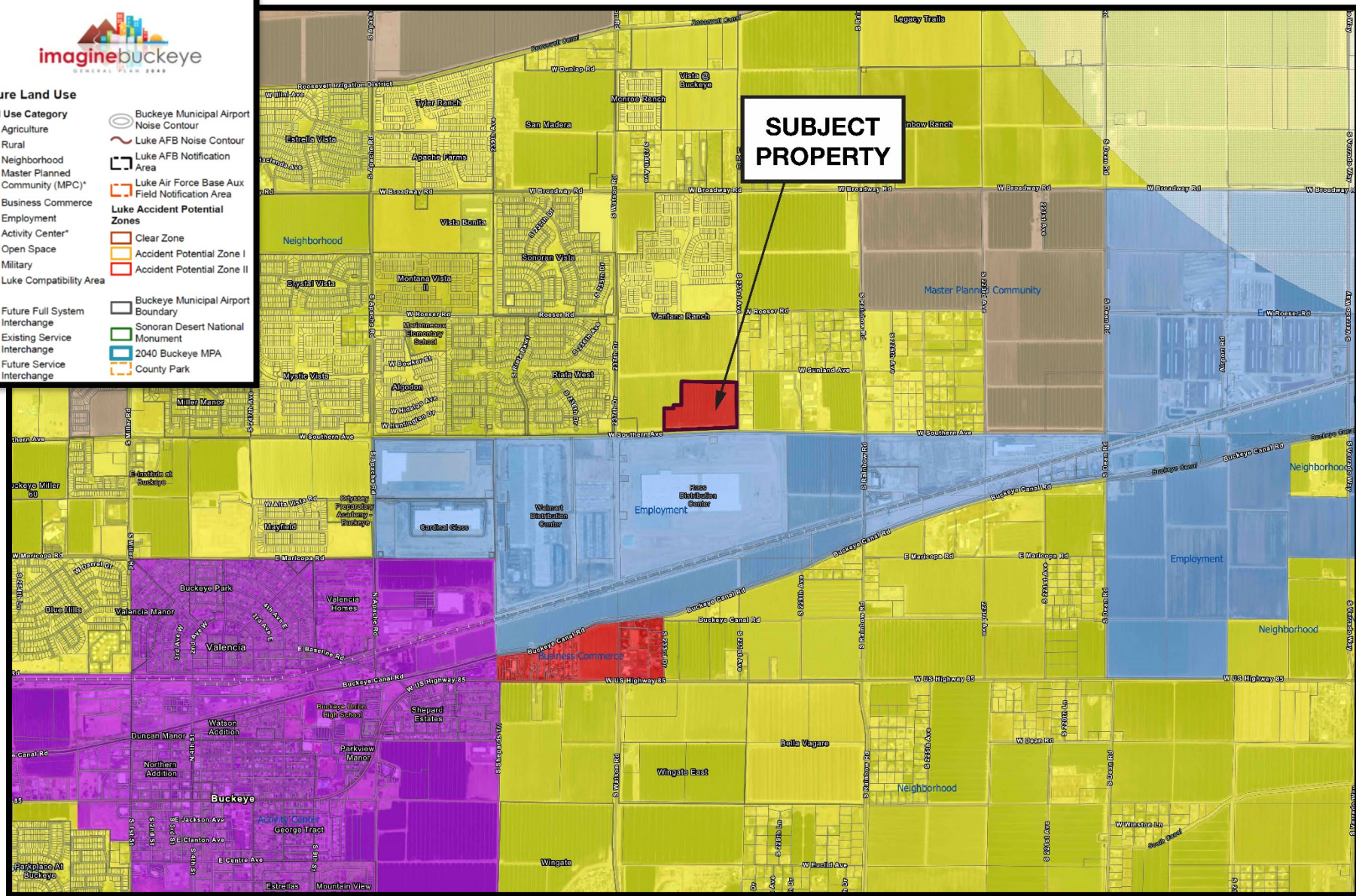


Exhibit E – Proposed General Plan Land Use Map
NEC of Southern & Watson

EXHIBIT F
Proposed Well Site
(on following page)



TIFFANY
& BOSCH⁴¹
P.A.

Ventana Ranch South

Citizen Participation Plan

Minor General Plan Amendment approximately 43.87± acres to Business Commerce and Rezoning application to Planned Area Development (PAD) for approximately 55.05± gross acres located at the northeast corner of Southern Avenue and Watson Road

Application Case #: PLZU-24-0001 & PLZZ-24-0002

1st Submittal Date: February 13, 2024

2nd Submittal Date: June 7, 2024

3rd Submittal Date: September 12, 2024

Applicant/Representative:



**TIFFANY
& BOSCO**
P.A.

William Lally
2525 E. Camelback Road
Phoenix, AZ 85016

Project Description

The Applicant desires to rezone and develop approximately 55.05± acres (gross) generally located at the northeast corner of Southern Avenue and Watson Road. The Property's location along Southern Avenue, adjacent to existing Employment land designations and set away from the Downtown Corridor, Activity Centers, and other non-compatible uses, make Business Commerce appropriate designation for this transitional area. The Property is currently undeveloped and utilized for agriculture uses. The property is identified by Maricopa County Assessor parcel number 504-48-033 (the "Property").

The City's 2040 General Plan currently designates the entire Property for Neighborhood, the Minor GPA submittal requests a change of approximately 43.87± acres to Business Commerce, which supports a mix of office, manufacturing, light-industrial, retail, restaurant, neighborhood services and other commercial uses, through an associated rezone PAD request. The Property is proposing to provide a mixed-use transitional area from industrial uses to the south and to residential, to the north.

Which residents of the City of Buckeye ("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 adjacent to residential uses (City and Unincorporated Maricopa County) and industrial uses to the east and south.

For the neighborhood meeting, individual letters were sent to all Property owners within 500' of the Property and interested parties / stakeholders, including Riata West Community Association, in the surrounding area of the 55.05± acres (gross) subject to this entitlement request. The letter adhered to all City notification requirements and was sent prior to 15-day deadline for a 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.

Prior to the neighborhood meeting letters being sent, an outreach consultant and team went door to door to all parties within the 500' of the Property to alert them to the GPA and Rezoning proposal and the neighborhood meeting. The neighbors were encouraged to come to the open house, and to continue to reach out if they have any questions. See **EXHIBIT C**, *Door-to-Door Outreach Summary*.

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 Development Code, we provided notice using the following procedures which will 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 Development Code, we mailed individual letters via first class mail to all property owners within 500' of the Property at least 15 days prior to the scheduled date of the neighborhood meeting/hearing. Interested parties and stakeholders in the surrounding area of the 55.05± acres (gross) subject to this entitlement request were also notified. The letter adhered to all City 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 Ken Galica 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, *see **EXHIBIT A***, a copy of the Sign In sheet, *see **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 August 14th, 2024 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 a sign in sheet. There were eight (8) neighbors in attendance, along with City staff members, Ken Galica, (Planning Manager), Christine Grundy (Assistant to the Mayor), Janene Van Leeuwen (Neighborhood Services Representative for the City), and Councilmember Youngker. Ryan Belshee who is running for District 2, City Council seat, was also in attendance.

There were attendees who came in support of the case, other neighbors had questions about the proposal, and some who were not in favor of the proposal, without knowing much about the case. The attendees who were not in favor also expressed their negativity to an unrelated proposal for a gas station located at the northwest corner of Watson and Southern. The majority of their discussion with City staff and the Applicant, revolved around the gas station and its land use designation. They also commented multiple times that their HOA was not notified of the neighborhood meeting, when in fact it was. We attempted to answer as many questions and concerns they had related to this proposal.

There were a few homeowners from the Maricopa County parcels, east of the site. Three (3) of the homeowners are in favor of the proposal, and appreciated the outreach that was conducted prior to the meeting. One (1) homeowner located in the County jurisdiction was concerned about privacy and how tall the buildings may be and if they would have the ability to see into her yard. She was educated to the best of our ability at the meeting and we plan to reach back out to her and provide answers to any future questions she may have.

As the meeting concluded, our team felt that all neighbors were informed of the proposal and the meeting was successful in conveying the proposal to all that attended.

Published Notice

We will publish notice in the Arizona Republic at least 15, but no more than 45 days before the scheduled 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 (Southern Avenue and Watson 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 sign location 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, at least 15 days in advance of the first public hearing. (so staff can include as an attachment to staff reports). 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 Meeting Letter (EXHIBIT A)
- Neighborhood Meeting Sign-In Sheet (EXHIBIT B)
- Door-to Door Outreach Summary (EXHIBIT C)
- 500' Property Ownership List
- 500' Property Map Boundary

EXHIBIT A

Meeting Letter

(on following page)



**TIFFANY
& BOSCO**
P.A.

July 30, 2024

RE: NEC Southern Avenue & Watson Road – Rezoning & GPA Open House – Case #PLZU-24-0001 & PLZZ-24-0002

Dear Neighbor/Stakeholder:

We represent Lennar Arizona, LLC and their rezone request related to 55.05± acres located near the northeast corner of Southern Avenue and Watson Road. Please refer to the attached **Vicinity Map**. The property is identified by Maricopa County Parcel Number 504-48-033, and the rezone application pertains to the southern 55.05± acres of the parcel. (the “Property”). We are seeking input for their proposed land use proposal to develop the Property located within the City of Buckeye’s city limits. The proposal is to rezone the Property from PR (Planned Residential) to PAD (Planned Area Development). The purpose for the rezoning is to develop a new mixed-use area, which allows for retail, restaurants, service uses, office, light-industrial, and other employment opportunities. The proposed PAD zoning is sectioned into two areas, PAD-A which is designated for Commercial uses, and PAD-B which allows for Light-Industrial uses. This rezone to provide a gradual transition from the Large, Light-Industrial on the southern portion of Southern Avenue and the Single-Family residential north of the Property.

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: Wednesday, August, 14th, 2024 Time: 6:00 P.M. Location: Coyote Branch Library, 21699 W. Yuma Rd. #116, Buckeye, AZ 85326
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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 the neighborhood meeting on Wednesday, August 14th 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 Reading, Senior Project Manager at Tiffany & Bosco at hreading@tblaw.com or 480-240-1818. You may also contact City of Buckeye assigned Planning Manager, Ken Galica, at 623.349.6214 or by email at kgalica@buckeyeaz.gov subject “PLZU-24-0001 & PLZZ-24-0002.”

Sincerely,

Holly Reading
Senior Project Manager



Vicinity Map

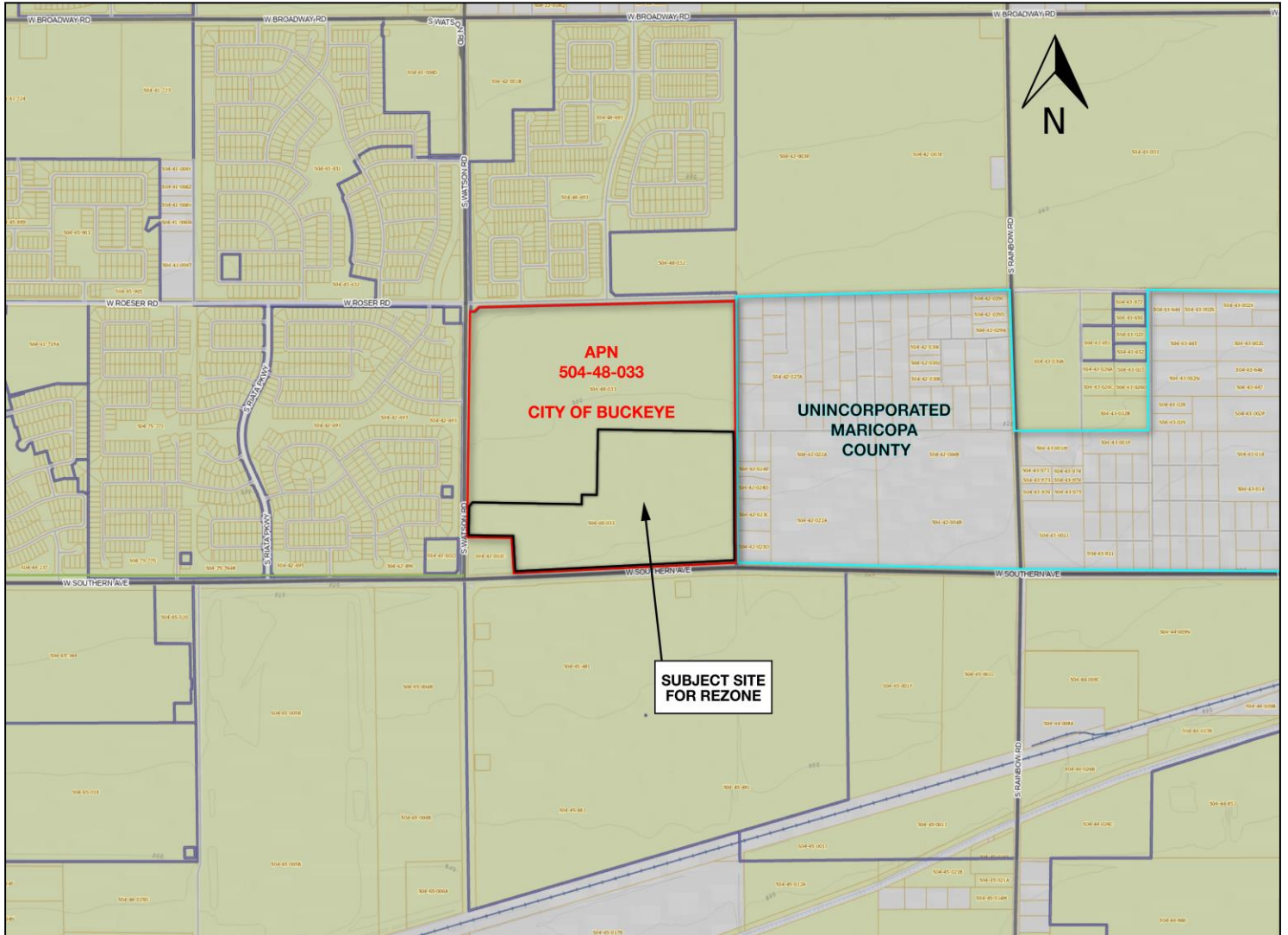


EXHIBIT B

Sign-In Sheet

(on following page)

NEIGHBORHOOD MEETING SIGN-IN SHEET

Date : August 14, 2024 Time: 6:00 PM

NAME	ADDRESS	EMAIL	PHONE #
WAYNE KIRKPATRICK	23042 W SOUTHERN AVE	WKMETAKMAN@MSN.COM	623-386-2734
Wolinda Kirkpatrick	23042 W. Southern Ave	wkmetakman@msn.com	623-386-2734
RICHARD WADDA			
Autumn Stanton	5889 S 235th Ln	autumnstantonbraugh.com	(123) 293-7673
Jennifer Beattie	5691 S 236th Dr	jenn2023a2@gmail.com	562-209-5366
Kourtney Bress	5639 S. 231st	kourtney.briese@gmail.com	623 703 1239
Ryan Bolhee	114 S 5th Street Buckeye	Ryan@downtownbuckeye.com	503-747-8024
Rud J	23891 W GROVE ST Buckeye		253-389-9547

EXHIBIT C

Door-to Door Outreach Summary

(on following page)

Owner	Property Address	Mailing Address	Outreach
RG3 TWO LLC		2601 W DUNLAP AVE STE 10 PHOENIX AZ USA 85021	
CRANE HARVESTING AND TRUCKING INC	22906 W SOUTHERN AVE BUCKEYE 85326	PO BOX 397 BUCKEYE AZ USA 85326	
ARMAS JAIME JR/MARIA ISABEL/JAIME MACIAS SR		23036 W SUNLAND AVE BUCKEYE AZ USA 85326	
CANO LUIS ARMANDO LECHUGA	5405 S 231ST AVE BUCKEYE 85326	5405 S 231ST AVE BUCKEYE AZ USA 85326	Gated with padlock and dog door in front yard, for sale, pending on MLS
WILLIAMS EVELYN Y	23004 W SUNLAND AVE BUCKEYE 85326	23004 W SUNLAND AVE BUCKEYE AZ USA 85326	
JACKSON ANTIONE SR/RECO	23542 W PECAN RD BUCKEYE 85326	23542 W PECAN RD BUCKEYE AZ USA 85326	NH, NH
SILVIO MATHIEU LIVING TRUST	5605 S 235TH DR BUCKEYE 85326	5605 S 235TH DR BUCKEYE AZ USA 85326	NH, NH
CASTANEDA SALVADOR	23575 W WAYLAND DR BUCKEYE 85326	23575 W WAYLAND DR BUCKEYE AZ USA 85326	Told them briefly through Ring doorbell and they said they weren't interested.
MARK OAKLEY AND JUDITH DEAN-OAKLEY LIVING TRUST	23574 W WAYLAND DR BUCKEYE 85326	23574 W WAYLAND DR BUCKEYE AZ USA 85326	NH, NH
JAIME LISA A/WILLINGHAM JANINE M	23571 W PECAN RD BUCKEYE 85326	23571 W PECAN RD BUCKEYE AZ USA 85326	"The roads on southern right now are not fine. Interesting. I was wondering what this would be because of the traffic. Traffic in that area is a concern. Not just our project but to the west also. That's cool. Good to know." Talked to Kathy. We reminded her that the construction and stoplight along Southern is almost complete and will be much better very soon.
LEUCHS JOSEPH ROBERT/STACY VANESSA TR	23578 W HIDALGO AVE BUCKEYE 85326	23578 W HIDALGO AVE BUCKEYE AZ USA 85326	Talked with Joe, showed him whole presentation seems positive about it. Sell them for \$400,000 and bring our home prices up!!
MONREAL ALEJANDRA/FLORES MONREAL	23577 W HUNTINGTON DR BUCKEYE 85326	23577 W HUNTINGTON DR BUCKEYE AZ USA 85326	Talked to Martina- owner is not home. Spanish speaker. Come back in the weekend to speak to owner
STANTON AUTUMN/JARRPD	5889 S 235TH LN BUCKEYE 85326	5889 S 235TH LN BUCKEYE AZ USA 85326	NH
PERALTA DOMINGUEZ KENZEE MARIE	5905 S 235TH LN BUCKEYE 85326	5905 S 235TH LN BUCKEYE AZ USA 85326	NH, NH
HERRERA MARIA ELENA B	23580 W HUNTINGTON DR BUCKEYE 85326	23580 W HUNTINGTON DR BUCKEYE AZ USA 85326	
SOCHOR RYAN ALEXANDER/KYRA LEANNE	23573 W HIDALGO AVE BUCKEYE 85326	23573 W HIDALGO AVE BUCKEYE AZ USA 85326	Her baby was crying so we told her quickly what was coming. She said "yay!" And was excited
AYIYI RICHARD JR	23556 W HUNTINGTON DR BUCKEYE 85326	23556 W HUNTINGTON DR BUCKEYE AZ USA 85326	NH, NH
NAPUTI STEVE KYLE C/NARISSA B	23563 W PECAN RD BUCKEYE 85326	23563 W PECAN RD BUCKEYE AZ USA 85326	"Can you come back this afternoon because my sister in law owns the house?" He took a picture of site plan to show to her in case we don't touch base.
CLAVER DAVE	5921 S 235TH LN BUCKEYE 85326	5921 S 235TH LN BUCKEYE AZ USA 85326	
HUNT BRANDON/ANA MARIA	23555 W PECAN RD BUCKEYE 85326	23555 W PECAN RD BUCKEYE AZ USA 85326	NH, NH (6 broken down cars in the front)
PADILLA DULCE E/ALVARADO ENRIQUE	23564 W WAYLAND DR BUCKEYE 85326	23564 W WAYLAND DR BUCKEYE AZ USA 85326	Vacant, for rent sign
MORENO WILLIAM ENRIQUE/GUTIERREZ DE MORENO FLORA A	23554 W WAYLAND DR BUCKEYE 85326	23554 W WAYLAND DR BUCKEYE AZ USA 85326	NH, NH
REYNOSO JOSE GALLARDO/MEZA ANGELICA	5621 S 235TH DR BUCKEYE 85326	5621 S 235TH DR BUCKEYE AZ USA 85326	Talked to him through ring doorbell briefly. Thanks for letting me know.
JONES COREY/JOHNSON SHATOYA	5637 S 235TH DR BUCKEYE 85326	5637 S 235TH DR BUCKEYE AZ USA 85326	NH, NH
JONES CARROLL WAYNE JR	5653 S 235TH DR BUCKEYE 85326	5653 S 235TH DR BUCKEYE AZ USA 85326	appears vacant with for sale sign
ZAVALA CHARLENE HELEN/ALICIA	5669 S 235TH DR BUCKEYE 85326	5669 S 235TH DR BUCKEYE AZ USA 85326	NH, NH
MARTINEZ JOSEPH T/ANA L	23543 W WAYLAND DR BUCKEYE 85326	23543 W WAYLAND DR BUCKEYE AZ USA 85326	"Wow! Nice! Perfect! Looks great. Thank you for information." talked with Pete
FULTON VANESSA L/ROBERT B	23551 W WAYLAND DR BUCKEYE 85326	23551 W WAYLAND DR BUCKEYE AZ USA 85326	Went inside her home. "Well good. I appreciate it. My daughter lives right behind us and mentioned that you had come by. Where will the school be? Oh a well site? Wonder what those two hard corners will be since they tried to put a convenience store with propane." She understood and really appreciated us coming by.
YEE SYDNEY/ALEX	23559 W WAYLAND DR BUCKEYE 85326	23559 W WAYLAND DR BUCKEYE AZ USA 85326	NH, NH
BRACAMONTES DAVID/MARIA	23560 W HIDALGO AVE BUCKEYE 85326	23560 W HIDALGO AVE BUCKEYE AZ USA 85326	NH, NH
MACK TANYA Y	23552 W HIDALGO AVE BUCKEYE 85326	23552 W HIDALGO AVE BUCKEYE AZ USA 85326	"Are they still putting the gas station? Thank God. Do I like it? Not really. It's taking from the openness of Buckeye but people need a place to live. I get it. Thank you ladies. If I get something in the mail I will know what it is."
RUSSELL ESTHER	23544 W HIDALGO AVE BUCKEYE 85326	23544 W HIDALGO AVE BUCKEYE AZ USA 85326	"I don't mind Ross. No different than the Walmart and glass factory. I wondered when that cotton field was going to go. I've had a lennar home twice. Bought this house 25 years ago once we pay it off we are going to sell it and move into something smaller in Puerto Rico." Talked with Rodger

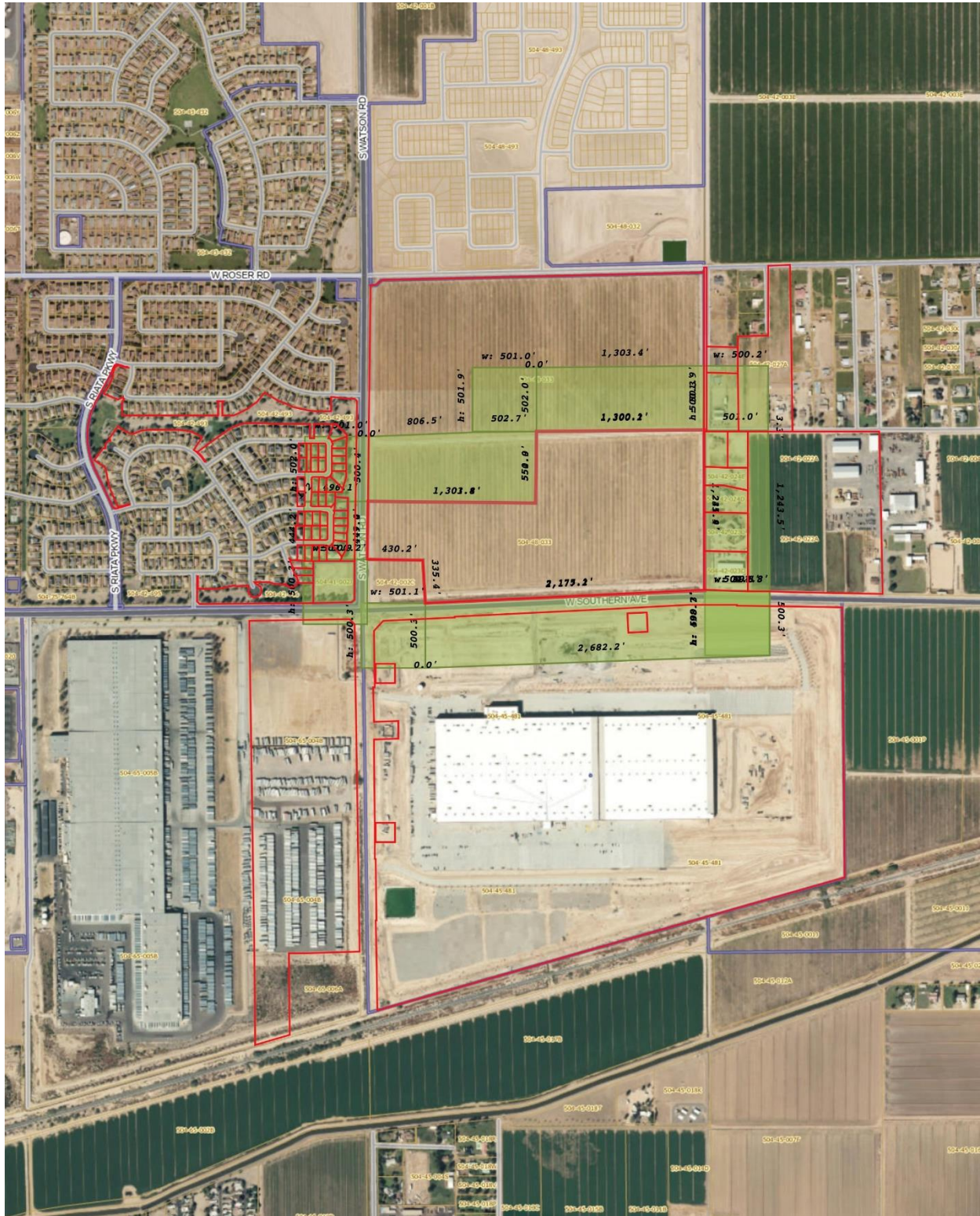
JACKSON DARRIN	5769 S 235TH DR BUCKEYE 85326	5769 S 235TH DR BUCKEYE AZ USA 85326	"You guys are doing a better job than the last developer who tried to put a gas station on the northwest corner. No one came and talked to us and we fought that. Your presentation, I'm not offended by. Good job. One of the problems we have are the trucks parking along Watson on east side of the road. I'm good with this and I'm looking forward to it. Put some food there!" Darren - backs up to site
GARCIA MARCO ANTONIO	5785 S 235TH DR BUCKEYE 85326	5785 S 235TH DR BUCKEYE AZ USA 85326	NH, NH
SALEEM RUBY/MALIK	5803 S 235TH DR BUCKEYE 85326	5803 S 235TH DR BUCKEYE AZ USA 85326	NH, NH
MOLINA NELIDA G MARTINEZ	5815 S 235TH DR BUCKEYE 85326	2885 S 256TH DR BUCKEYE AZ USA 85326	NH, NH
5829 S 235TH DR LLC	5829 S 235TH DR BUCKEYE 85326	19435 W MELVIN ST BUCKEYE AZ USA 85326	NH, NH
AHMAD AROONA M	23545 W HUNTINGTON DR BUCKEYE 85326	23545 W HUNTINGTON DR BUCKEYE AZ USA 85326	NH, NH
LOBERIANO ESTRELLA	23553 W HUNTINGTON DR BUCKEYE 85326	1348 SPANISH NEEDLE CT ORANGE PARK FL USA 32073	How much per unit? How much the down payment? Maybe he would move in. This is good. Romeo
MUGENZI YANNICK	23561 W HUNTINGTON DR BUCKEYE 85326	23561 W HUNTINGTON DR BUCKEYE AZ USA 85326	NH, NH
SIERRA MIGUEL ENRI CASTILLO	23567 W HUNTINGTON DR BUCKEYE 85326	23567 W HUNTINGTON DR BUCKEYE AZ USA 85326	NH, NH
JONES KATHERINE WRIGHT/CRITTENDEN ERIC Q/SHUNDRA C	23568 W HUNTINGTON DR BUCKEYE 85326	23568 W HUNTINGTON DR BUCKEYE AZ USA 85326	Thank you for the heads up. No issues.
SRMZ 3 LLC	23548 W HUNTINGTON DR BUCKEYE 85326	AUSTIN TX USA 78746	Teen answered, parents aren't home, they are renters
TAH 2018-1 BORROWER LLC	23565 W HIDALGO AVE BUCKEYE 85326	1508 BROOKHOLLOW DR SANTA ANA CA USA 92705	"That's so nice. Thank you!" talked to Kwame
HAMMOND KENNETH/ROCKNEY CHRISTINE	23557 W HIDALGO AVE BUCKEYE 85326	23557 W HIDALGO AVE BUCKEYE AZ USA 85326	Lots of no soliciting signs. Told them briefly, said "it doesn't matter. That's ok with me."
PINCKNEY RONNETTE	23549 W HIDALGO AVE BUCKEYE 85326	23549 W HIDALGO AVE BUCKEYE AZ USA 85326	Dogs were barking loud. We quickly told them what it was and he didn't care to see images.
BRIESE DEREK A/KOURTNEI C	5639 S 231ST AVE BUCKEYE 85326	5639 S 231ST AVE BUCKEYE AZ USA 85326	new home is under construction, people might be living in the trailer in the backyard, didn't want to walk in the backyard and startle them. No cars on property.
MORGAN JASON/PATRICIA	5709 S 231ST AVE BUCKEYE 85326	5709 S 231ST AVE BUCKEYE AZ USA 85326	call next week, he was talking to his daughter who lives in the UK, observation-his house might be where heads lights hit, cell 602-573-3738, called him the next time we were out in the area and he didn't answer
SOUTHERN COMFORT ESTATES LLC	5823 S 231ST AVE BUCKEYE 85326	2029 S 225TH LN BUCKEYE AZ USA 85326	I spoke to Wayne Kirkpatrick, who owns 5 acres near the SE portion of the proposal. He is the one who touches Southern Ave. He uses 2.5 acres for his metal fabrication business and 2.5 acres for his home. He is in the county and told me all of the stories about how the City of Buckeye "screwed him" out of money and time when he was trying to get his permits. We spoke for over an hour Saturday afternoon around 4pm. (Yes, it was 115* at that time and yes, we stood outside the whole time). By the end, he agreed that Light Industrial next to his (sometimes loud) metal fabrication business was better than homes. He said that developers and Cities have tried to eminent domain him before on other sites and tried to "steam roll" him. He has never had someone knock on his door (it is actually like a fortress and I had to ring a call button and have the giant metal gate open for me) and talk to him about a project. Nobody has ever asked him for his opinion before. He thinks Lennar "does business differently" and is excited for me to introduce him to Vickey for a long term relationship. I think there is a chance that we might be able to get a letter of support further down the road. Since he owns 5 acres and lives behind a giant wall, I thought the only time to get a hold of him might be a Saturday afternoon.
	5689 S. 231st Ave ?		Knocked, NH
	Next home north-no address		NH

NEC Southern & Watson - 500' Mailing List

Owner	Address	CITY	State	Zip
RG3 TWO LLC	2601 W DUNLAP AVE STE 10	PHOENIX	AZ	85021
CRANE HARVESTING AND TRUCKING INC	PO BOX 397	BUCKEYE	AZ	85326
ARMAS JAIME JR/MARIA ISABEL/JAIME MACIAS SR	23036 W SUNLAND AVE	BUCKEYE	AZ	85326
CANO LUIS ARMANDO LECHUGA	5405 S 231ST AVE	BUCKEYE	AZ	85326
WILLIAMS EVELYN Y	23004 W SUNLAND AVE	BUCKEYE	AZ	85326
JACKSON ANTIONE SR/RECO	23542 W PECAN RD	BUCKEYE	AZ	85326
SILVIO MATHIEU LIVING TRUST	5605 S 235TH DR	BUCKEYE	AZ	85326
CASTANEDA SALVADOR	23575 W WAYLAND DR	BUCKEYE	AZ	85326
MARK OAKLEY AND JUDITH DEAN-OAKLEY LIVING TRUST	23574 W WAYLAND DR	BUCKEYE	AZ	85326
JAIME LISA A/WILLINGHAM JANINE M	23571 W PECAN RD	BUCKEYE	AZ	85326
LEUCHS JOSEPH ROBERT/STACY VANESSA TR	23578 W HIDALGO AVE	BUCKEYE	AZ	85326
MONREAL ALEJANDRA/FLORES MONREAL	23577 W HUNTINGTON DR	BUCKEYE	AZ	85326
STANTON AUTUMN/JARRPD	5889 S 235TH LN	BUCKEYE	AZ	85326
PERALTA DOMINGUEZ KENZEE MARIE	5905 S 235TH LN	BUCKEYE	AZ	85326
HERRERA MARIA ELENA B	23580 W HUNTINGTON DR	BUCKEYE	AZ	85326
SOCHOR RYAN ALEXANDER/KYRA LEANNE	23573 W HIDALGO AVE	BUCKEYE	AZ	85326
RIATA WEST COMMUNITY ASSOCIATION	4135 S POWER RD STE 122	MESA	AZ	85212
ROSS DRESS FOR LESS INC	5130 HACIENDA DR	DUBLIN	CA	94568
LENNAR ARIZONA INC	1665 W ALAMEDA DR STE 130	TEMPE	AZ	85282
AYIYI RICHARD JR	23556 W HUNTINGTON DR	BUCKEYE	AZ	85326
NAPUTI STEVE KYLE C/NARISSA B	23563 W PECAN RD	BUCKEYE	AZ	85326
CLAVER DAVE	5921 S 235TH LN	BUCKEYE	AZ	85326
HUNT BRANDON/ANA MARIA	23555 W PECAN RD	BUCKEYE	AZ	85326
PADILLA DULCE E/ALVARADO ENRIQUE	23564 W WAYLAND DR	BUCKEYE	AZ	85326
MORENO WILLIAM ENRIQUE/GUTIERREZ DE MORENO FLORA A	23554 W WAYLAND DR	BUCKEYE	AZ	85326
REYNOSO JOSE GALLARDO/MEZA ANGELICA	5621 S 235TH DR	BUCKEYE	AZ	85326

JONES COREY/JOHNSON SHATOYA	5637 S 235TH DR	BUCKEYE	AZ	85326
JONES CARROLL WAYNE JR	5653 S 235TH DR	BUCKEYE	AZ	85326
ZAVALA CHARLENE HELEN/ALICIA	5669 S 235TH DR	BUCKEYE	AZ	85326
MARTINEZ JOSEPH T/ANA L	23543 W WAYLAND DR	BUCKEYE	AZ	85326
FULTON VANESSA L/ROBERT B	23551 W WAYLAND DR	BUCKEYE	AZ	85326
YEE SYDNEY/ALEX	23559 W WAYLAND DR	BUCKEYE	AZ	85326
BRACAMONTES DAVID/MARIA	23560 W HIDALGO AVE	BUCKEYE	AZ	85326
MACK TANYA Y	23552 W HIDALGO AVE	BUCKEYE	AZ	85326
RUSSELL ESTHER	23544 W HIDALGO AVE	BUCKEYE	AZ	85326
CITY OF BUCKEYE - KEN GALICA	530 E MONROE AVE	BUCKEYE	AZ	85326
JACKSON DARRIN	5769 S 235TH DR	BUCKEYE	AZ	85326
GARCIA MARCO ANTONIO	5785 S 235TH DR	BUCKEYE	AZ	85326
SALEEM RUBY/MALIK	5803 S 235TH DR	BUCKEYE	AZ	85326
MOLINA NELIDA G MARTINEZ	2885 S 256TH DR	BUCKEYE	AZ	85326
5829 S 235TH DR LLC	19435 W MELVIN ST	BUCKEYE	AZ	85326
AHMAD AROONA M	23545 W HUNTINGTON DR	BUCKEYE	AZ	85326
LOBERIANO ESTRELLA	1348 SPANISH NEEDLE CT	ORANGE PARK	FL	32073
MUGENZI YANNICK	23561 W HUNTINGTON DR	BUCKEYE	AZ	85326
SIERRA MIGUEL ENRI CASTILLO	23567 W HUNTINGTON DR	BUCKEYE	AZ	85326
JONES KATHERINE WRIGHT/CRITTENDEN ERIC Q/SHUNDRA C	23568 W HUNTINGTON DR	BUCKEYE	AZ	85326
SRMZ 3 LLC	23548 W HUNTINGTON DR	BUCKEYE	AZ	85326
TAH 2018-1 BORROWER LLC	1508 BROOKHOLLOW DR	SANTA ANA	CA	92705
HAMMOND KENNETH/ROCKNEY CHRISTINE	23557 W HIDALGO AVE	BUCKEYE	AZ	85326
PINCKNEY RONNETTE	23549 W HIDALGO AVE	BUCKEYE	AZ	85326
BRIESE DEREK A/KOURTNEI C	5639 S 231ST AVE	BUCKEYE	AZ	85326
BRIESE DEREK A/KOURTNEI C	5639 S 231ST AVE	BUCKEYE	AZ	85326
MORGAN JASON/PATRICIA	5709 S 231ST AVE	BUCKEYE	AZ	85326
SOUTHERN COMFORT ESTATES LLC	2029 S 225TH LN	BUCKEYE	AZ	85326
WAL-MART STORES EAST LP	1301 SE 10TH ST	BENTONVILLE	AR	72716
DRM FARMS LLC	PO BOX 356	BUCKEYE	AZ	85326

NEC Southern & Watson - 500' Buffer Map



From: [Jennifer Heeter](#)
To: [Ken Galica](#)
Subject: rezoning meeting scheduled for 10/8/2024
Date: Friday, September 27, 2024 3:41:51 PM

You don't often get email from ladyjennifer11@gmail.com. [Learn why this is important](#)

[**NOTICE:** This message originated outside of the City of Buckeye -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Good afternoon,

I am writing to you regarding the rezoning meeting for the northeast corner of Watson and Southern Ave. I will not be able to attend this meeting as I will be working that day.

I have concerns as a resident who lives in the Riata West Subdivision. I have noticed a significant increase in traffic on Southern Ave recently. It's impacting the resident's ability to turn left out of the subdivision at times. I can only imagine that creating more industrial buildings in this area will increase traffic further. I was also disappointed in the light pollution that was created by adding the Ross Industrial building on the southeast corner of Southern and Watson. Adding additional light industrial buildings will further impact light pollution.

I understand the need for growth in industry required for the 'largest growing city in Arizona', however, I feel that this growth should be outside of residential areas such as the 303 industrial park. I have lived here for nearly 10 years and thought of moving a few times due to some of the changes near my home. You should take into consideration the nearby residents' thoughts on large projects such as this before they come to fruition.

Thank you for your time and consideration,

Dr. Jennifer Heeter, DNP, APRN, FNP-C, WCC
Riata West Resident
(330) 631-8627

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 10/08/24	AGENDA ITEM: 3.B. Ventana Ranch 2 - Rezoning to Planned Area Development (PLZZ-24-0002)
DATE PREPARED: 10/04/24	DISTRICT NO.: No. 2
STAFF LIAISON: Ken Galica, Planning Manager, 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) Ventana Ranch 2 - Rezoning to Planned Area Development (PLZZ-24-0002): Conduct a public hearing and recommend approval to City Council of the rezoning of 52.40 net acres located approximately 450 feet east of the northeast corner of Southern Avenue and Watson Road from Planned Residential (PR) to Planned Area Development (PAD), establishing permitted land uses and development standards to facilitate development of the site with a mixed commercial project consisting of separate but integrated business park and retail areas, subject to conditions (a) through (p).

RELEVANT GOALS:

GOAL 3: A Well-Planned Urban Community

ADDITIONAL RELEVANT GOALS:

GOAL 2: Enhanced Economic Well-Being and Vitality

SUMMARY

PROJECT DESCRIPTION:

William Lally, Tiffany & Bosco, PA, on behalf of property owner Lennar Arizona, LLC, is requesting approval of a rezone of 52.40 net acres located approximately 450 feet east of the northeast corner of Southern Avenue and Watson Road. The applicant is requesting to rezone the property from Planned Residential (PR) to Planned Area Development (PAD) to facilitate development of a mixed commercial project consisting of separate but integrated business park and retail areas.

The proposed PAD structure divides the property into two distinct subareas. Subarea PAD-A is an 11.9 gross acre area wrapping the northeast corner of Southern Avenue and Watson Road, excluding the 3.5-acre parcel at the hard corner that is separately owned and not part of this rezoning request. Per the proposed PAD, this subarea will develop with a customized list of neighborhood-serving uses such as retail, restaurants, and other commercial services based upon the City's Neighborhood Commercial (C-1) and Community Commercial (C-2) districts. The 43.9 gross acre PAD-B subarea is located east of PAD-A, continuing to the eastern edge of the property. The proposed PAD-B subarea would allow for development of a range of business park and light industrial uses including indoor light manufacturing, warehousing, and distribution, based upon the City's Business Park (BP) and Light Industrial (I-1) zoning districts. Heavy industrial uses, such as those permitted within the Heavy Industrial (I-2) district, will not be permitted in the PAD-B subarea. Development standards for PAD-B are largely based upon the BP district.

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

BENEFITS:

The General Plan Amendment and companion rezoning are supported (with staff recommended conditions limiting building area and cross-dock facilities), as, in concert, they will:

- Provide a more appropriate transition between industrial uses south of Southern Avenue and residential uses north of Southern Avenue, in furtherance of General Plan Goal G-3, “Non-residential development is considerate of existing and future adjacent residential uses.”
 - Provide employment opportunities for residents in close proximity to residential neighborhoods, in furtherance of General Plan Goal G-4, “Mixed-use land patterns are developed in appropriate areas throughout the community.
 - Further Economic Development related goals and assist in meeting desired jobs to population ratios outlined in General Plan Policy G-1.8: “The City of Buckeye will encourage commerce and business employment centers that respond to the City’s economic needs and that correspond with Buckeye’s targeted economic sectors.” and General Plan Policy G-7.3 “The City of Buckeye will have an average of one to one jobs per household”.
 - Accommodate development of a business park product type that will meet a need not currently met by large scale warehouse buildings or more traditional retail shopping centers.
 - Provide for high quality landscape design and architecture that enhances Buckeye’s aesthetic, with industrial site functions not visible from off property.
-

FUTURE ACTION:

City Council is expected to conduct public hearings and consider approval of both the Minor General Plan Amendment and PAD Rezoning on November 5, 2024.

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

ATTACHMENTS:

[PLZZ-24-0002 Ventana Ranch 2 PAD Rezone PZ Staff Report 10-8-24.docx](#)

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

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

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

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

[Exhibit E - Ventana Ranch 2 PAD Rezoning Narrative.pdf](#)

[Exhibit F - Ventana Ranch 2 PAD Standards and Guidelines.pdf](#)

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

[Exhibit H - Email from Nearby Resident.pdf](#)



REZONE

Report to the Planning and Zoning Commission

CASE NUMBER: PLZZ-24-0002
TITLE: Ventana Ranch 2 (South) Rezoning
MEETING DATE: October 8, 2024

Applicant: William Lally, Tiffany & Bosco, P.A.
Owner(s): Lennar Arizona, LLC
Request: Rezone from Planned Residential (PR) to Planned Area Development (PAD)
District: 2
Location: Approximately 450 feet east of the northeast corner of Southern Avenue and Watson Road (Exhibits A, B, C and D)
Site size: Approximately 52.40 net acres
Density: Not applicable
Public input: An advertised neighborhood meeting was held on August 14, 2024; excluding City staff and the applicant team, approximately 10 people attended the meeting, with support for the proposal mixed. All required notices of this public hearing have been completed. Staff has received one email from a nearby resident in opposition to the request.
Recommendation: Recommend approval of Case PLZZ-24-0002 to the Mayor and City Council, subject to conditions (a) through (p)

PROJECT DESCRIPTION:

1. William Lally, Tiffany & Bosco, PA, on behalf of property owner Lennar Arizona, LLC, is requesting approval of a rezone of 52.40 net acres located approximately 450 feet east of the northeast corner of Southern Avenue and Watson Road (Exhibits E and F). The applicant is requesting to rezone the property from Planned Residential (PR) to Planned Area Development (PAD) to facilitate development of a mixed commercial project consisting of separate but integrated business park and retail areas.
2. The proposed PAD structure divides the property into two distinct subareas, as follows:
 - a. Subarea PAD-A is an 11.9 gross acre area wrapping the northeast corner of Southern Avenue and Watson Road, excluding the 3.5-acre parcel at the hard corner that is separately owned and not part of this rezoning request. Per the proposed PAD, this subarea will develop with a customized list of neighborhood-serving uses such as retail, restaurants, and other commercial services based upon the City's Neighborhood Commercial (C-1) and Community Commercial (C-2) districts. To ensure Buckeye develops a diverse range of businesses that meet the needs of its residents, the proposed PAD restricts certain commercial uses that have recently become abundant, like mini-storage facilities and car washes. Development standards in the PAD-A are per the C-2 district, with no modifications requested.
 - b. The 43.9 gross acre PAD-B subarea is located east of PAD-A, continuing to the eastern edge of the property. The proposed PAD-B subarea would allow for development of a range of business park and light industrial uses including indoor light manufacturing, warehousing, and distribution, based upon the City's Business Park (BP) and Light Industrial (I-1) zoning districts. Heavy industrial uses, such as those permitted within the Heavy Industrial (I-2) district, will not be permitted in the PAD-B subarea. Development standards for PAD-B are based upon the BP district, with two exceptions.
3. A concurrent request for a Minor General Plan Amendment to change the land use designation of 43.9 acres of the subject property from Neighborhood to Business Commerce is scheduled for review at this same meeting. As the proposed business park component of the project is not supported in the Neighborhood General Plan designation, approval of this rezoning application may only be considered if the General Plan Amendment request is first approved.

AREA CONTEXT:

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Agricultural/Farming	Neighborhood	Planned Residential (PR)
South of Southern Avenue	Light Industrial (Ross Distribution Center)	Employment	General Commerce (GC)
North	Agricultural/Farming	Neighborhood	Planned Residential (PR)
East	Rural Residential and Industrial in Maricopa County	Neighborhood	Maricopa County RU-43
West	Single-Family Subdivision (Riata West) with Undeveloped Commercial Corner	Neighborhood	Planned Residential (PR) and Commercial Center (CC)

PUBLIC PARTICIPATION SUMMARY:

5. A neighborhood meeting, providing an opportunity for interested parties to learn more about the request, was held on August 14, 2024, 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 July 30, 2024, over fifteen (15) days prior to the date of the meeting. In addition, the applicant provided door-to-door outreach to residences within the 500-foot radius prior to the neighborhood meeting. A Public Participation Report detailing the full outreach completed for this project is attached as Exhibit G.
6. Excluding the applicant team and City staff, approximately 10 people attended the neighborhood meeting. Staff observed a mixed response to the proposal, with 3-4 people expressing some concerns over impacts of business park/light industrial development on nearby neighborhoods and the remainder either sharing support for the project or having no opinion.
7. In addition to the verbal comments received during the neighborhood meeting, staff received an email from a resident within nearby Riata West (Exhibit H) expressing concern over the industrialization of the Southern Avenue corridor and resulting impacts on existing residential communities in the area.

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	September 20, 2024
Site Posted	September 23, 2024
Mailing Notice to Property Owners Within 500 Feet of Site	September 23, 2024

BACKGROUND:

9. *October 2000*: The subject property was annexed as part of a larger annexation covering a total of 305.57 acres by City Council's adoption of Ordinance 50-00.
10. *September 2005*: The property was rezoned to Planned Residential (PR) by City Council's adoption of Ordinance 45-05.
11. *November 5, 2024* (anticipated): City Council is scheduled to consider adoption of a resolution approving the proposed General Plan Amendment and an ordinance approving the related rezoning for this subject property.

ANALYSIS:

Conformance with the General Plan:

12. As previously noted, a concurrent request for a Minor General Plan Amendment, changing the land use designation of 43.87 acres of the property (subarea PAD-B) from Neighborhood to Business Commerce, is scheduled for consideration immediately prior to this item. The Business Commerce designation accommodates development of community and regional serving commercial development, professional offices, and business parks. Development in this category is expected to have access to major roads while also encouraging walkability by providing connections to adjoining neighborhoods. The proposed PAD-B subarea is consistent with the Business Commerce designation with regard to uses, development standards, and design standards; however, by virtue of the proposal allowing for a building up to 450,000 square feet and permitting cross dock distribution facilities, staff believes the PAD-B subarea is more aligned with the Employment land use designation, which permits larger scale and more truck intensive industrial development that are not supported on this site. To ensure conformance with the Business Commerce designation, staff has recommended stipulations restricting

maximum building area in PAD-B to 200,000 square feet and prohibiting cross dock facilities. Approval of the General Plan Amendment is required before approval of the rezoning can be considered.

13. The General Plan designation of the remainder of the property (subarea PAD-A) is not included in the General Plan Amendment request and will remain Neighborhood. In addition to residential uses, the Neighborhood land use supports limited commercial uses such as neighborhood scaled shops, parks, recreational facilities, religious institutions, offices, and educational uses. The proposed uses and development standards for PAD-A are consistent with the Neighborhood designation.
14. The General Plan Amendment and this companion rezoning are supported, as, in concert, they will:
 - a. Provide a more appropriate transition between industrial uses south of Southern Avenue and residential uses north of Southern Avenue, in furtherance of General Plan Goal G-3, “Non-residential development is considerate of existing and future adjacent residential uses.”
 - b. Provide employment opportunities for residents in close proximity to residential neighborhoods, in furtherance of General Plan Goal G-4, “Mixed-use land patterns are developed in appropriate areas throughout the community.”
 - c. Further the City’s Economic Development related goals and assist in meeting desired jobs to population ratios outlined in General Plan Policy G-1.8: “The City of Buckeye will encourage commerce and business employment centers that respond to the City’s economic needs and that correspond with Buckeye’s targeted economic sectors.” and General Plan Policy G-7.3 “The City of Buckeye will have an average of one to one jobs per household”.
 - d. Accommodate development of a business park product type that will meet a need not currently met by large scale warehouse buildings or more traditional retail shopping centers.
 - e. Provide for high quality landscape design and architecture that enhances Buckeye’s aesthetic, with industrial site functions not visible from off property.

Zoning:

15. The intent of this rezoning is to entitle the property to accommodate future site planning and development of a mix of commercial and business park light industrial uses that provides both employment opportunities as well as meets service needs of residents in the area while respecting those residential uses through limiting scale, providing ample buffering, and utilizing excellent design.

16. The PAD serves as a natural transition between large-scale industrial developments to the south and residential areas to the north, ensuring compatibility and minimizing negative impacts on surrounding neighborhoods.
17. Using City zoning districts such as Business Park (BP) and Community Commercial (C-2) as a starting point, the proposed uses in the PAD-A and PAD-B subareas have been narrowed to ensure compatibility between this development and existing and planned residential uses in the area. The proposed uses are consistent with the General Plan, as proposed to be amended, as outlined above.
18. Similarly, development standards for this PAD have been based on the standards of the BP and C-2 districts. No modifications to the C-2 standards are proposed for the PAD-A area. Two modifications to the BP standards are proposed for the PAD-B subarea. Specifically, A 15-foot height increase from the underlying 50-foot BP standard, allowing up to 65 feet, is proposed. To offset potential impacts from the additional height on surrounding residential properties, the PAD proposes to increase the required setback of any building from those adjacent residential properties to 75 feet from the code standard of 50 feet. Staff supports this proposed trade-off as it will achieve the desired goal of reducing height impacts on surrounding properties. No other modifications are proposed.
19. As noted, Staff's recommendation includes conditions limiting the maximum size of any building in the PAD-B subarea to 200,000 feet and prohibiting cross-dock distribution centers in that subarea. These conditions are intended to ensure that the business park develops at an appropriate scale appropriate given its adjacency to residential uses, and to ensure that any industrial function is not visible from off property as is the expectation for development in the General Plan's Business Commerce land use designation.

Future Development:

20. No conceptual site plan has been provided for the site to date. Approval of a Site Plan application will be required prior to development occurring on the property. Any Site Plan for a building of 75,000 square feet or greater will require Planning and Zoning Commission approval.
21. All future development within the PAD will be required to meet or exceed the City's architectural, site, and landscape design criteria as outlined in the Development Code. Development across the full site will be required to utilize complimentary styles to create a sense of a cohesive, master planned project. The PAD document contains imagery of the quality of architecture that will be expected on the site.
22. A vehicular and pedestrian circulation plan is included within the PAD. Though specific driveway locations are likely to change as site plans are reviewed for the project, it is

expected that the site will feature access from both Southern Avenue and Watson Road. Cross connectivity between the PAD-A and PAD-B subareas will be provided, as will pedestrian connectivity between the subareas and also the adjacent planned Ventana Ranch 2 neighborhood. Per standard, the developer will complete all half-street improvements to Watson Road and Southern Avenue adjacent to the site.

23. The site is located will be within the City of Buckeye sewer and water service areas. A City well site is identified within the PAD between the PAD-A and PAD-B subareas; the location of the well site has been approved by the City's Water Resources Department. The developer will be responsible for completing all water and sewer infrastructure improvements needed to serve the proposed development, the extent of which will be determined when a Site Plan(s) is submitted for the project.
24. The property will be serviced by City of Buckeye Police and Fire Departments, with the nearest stations for each being located in downtown Buckeye 3 to 3.5 miles from the subject property.
25. The property is located within the Buckeye Union High School and Buckeye Elementary School Districts. Mixed commercial/business park development of the site, as proposed, will not result in any direct impacts on either district.

RECOMMENDATION:

26. Staff recommends the Planning and Zoning Commission recommend approval of a Rezone from Planned Residential (PR) to Planned Area Development (PAD) for Ventana Ranch 2 (PLZZ-24-0002), subject to Conditions (a) through (p), for the following reasons:
 - The rezoning conforms to the Neighborhood General Plan land use designation that is applied to the PAD-A subarea of the site and the Business Commerce land use designation proposed on the PAD-B subarea of the site. *Note:* If the companion Minor General Plan Amendment is not approved, the rezoning would not be consistent with the General Plan and should not be approved.
 - The rezoning conforms to the Buckeye Development Code; all proposed modifications to permitted uses and standards are to ensure enhanced compatibility between light industrial, commercial, and residential uses.
 - There are no outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services).

Planning Division Conditions – Standard/General

- a) Development of the property shall be in conformance with the “Ventana Ranch South Planned Area Development Narrative” consisting of 33 pages date stamped July 11, 2024, except as modified by the following conditions.
- b) Development of the property shall be in conformance to the “Ventana Ranch South Planned Area Development Standards and Guidelines Report” consisting of 23 pages, date stamped September 16, 2024, except as modified by the following conditions.
- c) 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.

Planning Division Conditions - Project Specific

- d) The maximum building area within the PAD-B subarea shall not exceed 200,000 square feet.
- e) Cross-dock warehouse/distribution buildings shall be prohibited within the PAD-B subarea. Loading and service shall be restricted to a maximum of one façade elevation within this area.

Engineering Conditions – Standard/General

- f) All projects are required to meet the most current adopted City of Buckeye (COB) Engineering Design Standards (EDS) as well as the most recent adopted MAG standards and specifications. Engineering comments regarding grading, drainage, streets, water and wastewater will be provided during subsequent project submittals.

Transportation/Traffic – Standard and Site Specific Conditions

- a) Prior to approval of site plan, a Traffic Impact Analysis is required to be submitted and approved. All requirements of the Traffic Impact Analysis shall be reflected on the approved construction drawings.
- b) Prior to the issuance of the first permit for the property, the Property Owner/Developer shall pay a pro rata share cost of up to nine (9) regional future traffic signals to be installed within this section of land. The pro rata share is based on a ratio of the project acreage to the developable acreage within the section. The sectional contribution is to be based on the following allocation of costs: (i) 25 percent share of four (4) possible signals at arterial street intersections; (ii) 50 percent share of four (4) possible signals at half-mile collector street intersections or project entries; and (iii) 100 percent share of one (1) possible signal internal to this project. The cost shall be based on an anticipated signal cost as determined by the City.
- c) All non-regional traffic signals that are required by this project shall be funded and constructed by this project prior to C of O.

- d) All regional traffic signals required by this project shall be constructed by this project prior to C of O. This may have a reimbursable component from the regional signal fees collected by the City from other parcels per City Engineer approval.
- e) All medians required for controlling site access (such as right in-right out driveways) will be the responsibility of the developer and constructed with the half-street improvement along the property's frontage.
- f) In the event that access to and within the project is deemed a threat to public safety and security by the City, the City has broad authority to take such action as it deems necessary to address such a threat until such time as the Property Owner/Developer eliminates the safety concerns to the City's satisfaction. The Property Owner/Developer is responsible for revising the roadway and access layout to alleviate the City's concerns with respect to public safety and security. Any such changes will be considered a minor change to existing site plan approvals and shall be approved by the City.
- g) Half-street improvements including Rights-of-Way dedication shall be required along the entire parcel frontage as part of this development, including the installation of ITS conduit per the City standards. ITS conduits (2 7-way micro-ducts) must be installed along Watson Road per City standards, including any necessary splice boxes.

Fire Department Conditions – Standard/General

- h) The Buckeye Fire Chief and City Engineer shall determine the number, location, and types of all fire hydrants.
- i) Prior to delivery of any combustible materials to the site, a fire protection system approved by the Buckeye Fire Marshal shall be completely operational.
- j) All buildings shall be equipped with a fire protection system as required by City of Buckeye Ordinance 03-22.
- k) Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

Public Works Conditions – Standard/General

- l) All landscaped areas within the public rights of way shall be designed and sealed by a landscape architect licensed by the Arizona Board of Technical Registration. The City Public Works Department shall review all irrigation plans for material selection only; therefore, the landscape architect shall coordinate with the Public Works Department early in the design to ensure the most efficient means of landscape irrigation that will reduce both long term maintenance costs and keep watering to the absolute minimum required for healthy growth of landscaping along the roadways of the City of Buckeye.
- m) No new natural turf shall be installed in a public right-of-way or median. Areas with up to 10,000 square feet of turf within a public right-of-way at gateways, entrances to major communities, or special landscaping designs approved by the city's development services department are exempt from the restrictions of this stipulation.

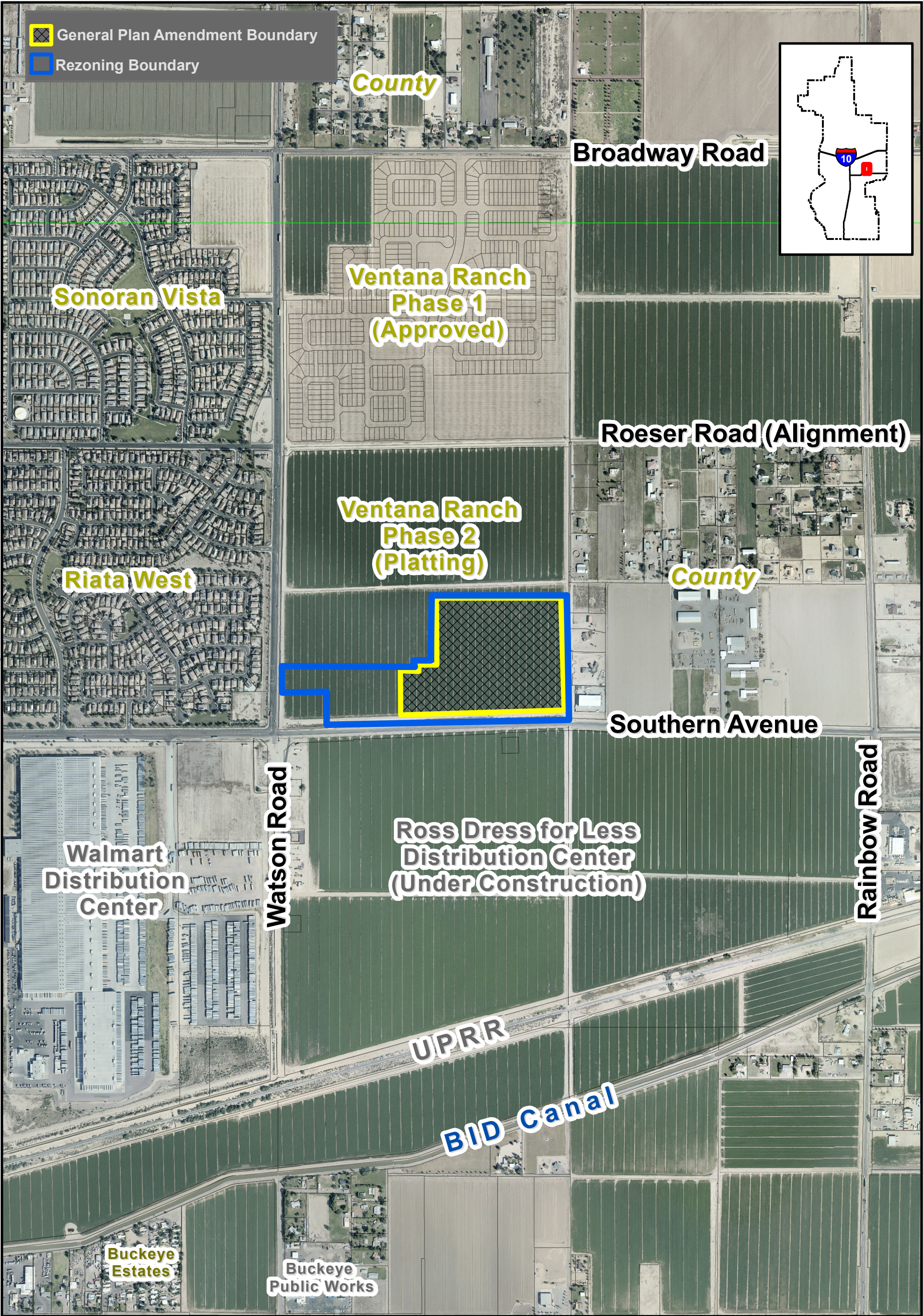
- n) Plant material within the right-of-way shall not obstruct any regulatory signage or sight distance triangle as defined in the Engineering Development Standards.
- o) The following trees are prohibited from any landscaping plans in accordance with Chapter 9 of City Code (Section 9-10): Male Mulberry Tree (*Morus Alba*), Olive Tree (*Olea Europea*). Additionally, North Indian Rosewood Trees (*Dalbergia Sissoo*) shall not be planted within the rights of way (and are suggested not being planted within the property) due to their destructive and invasive root structure
- p) Storm Drainage: The City of Buckeye is permitted as a Phase 2 MS4 and is now subject to more stringent standards for stormwater discharge. All stormwater plans must now meet the requirements of the City of Buckeye's MS4 permit as issued by ADEQ (Permit Number AZG2016-002).

ATTACHMENTS:

Exhibit A – Aerial Vicinity Map
Exhibit B – Zoning Map
Exhibit C – Existing General Plan Land Use Map
Exhibit D – Proposed General Plan Land Use Map
Exhibit E – PAD Rezoning Narrative
Exhibit F – PAD Standards and Guidelines
Exhibit G – Citizen Participation Report
Exhibit H – Email from Nearby Resident

Prepared By:
Ken Galica, Planning Manager

Reviewed By:
Adam Copeland, Deputy Director of Planning

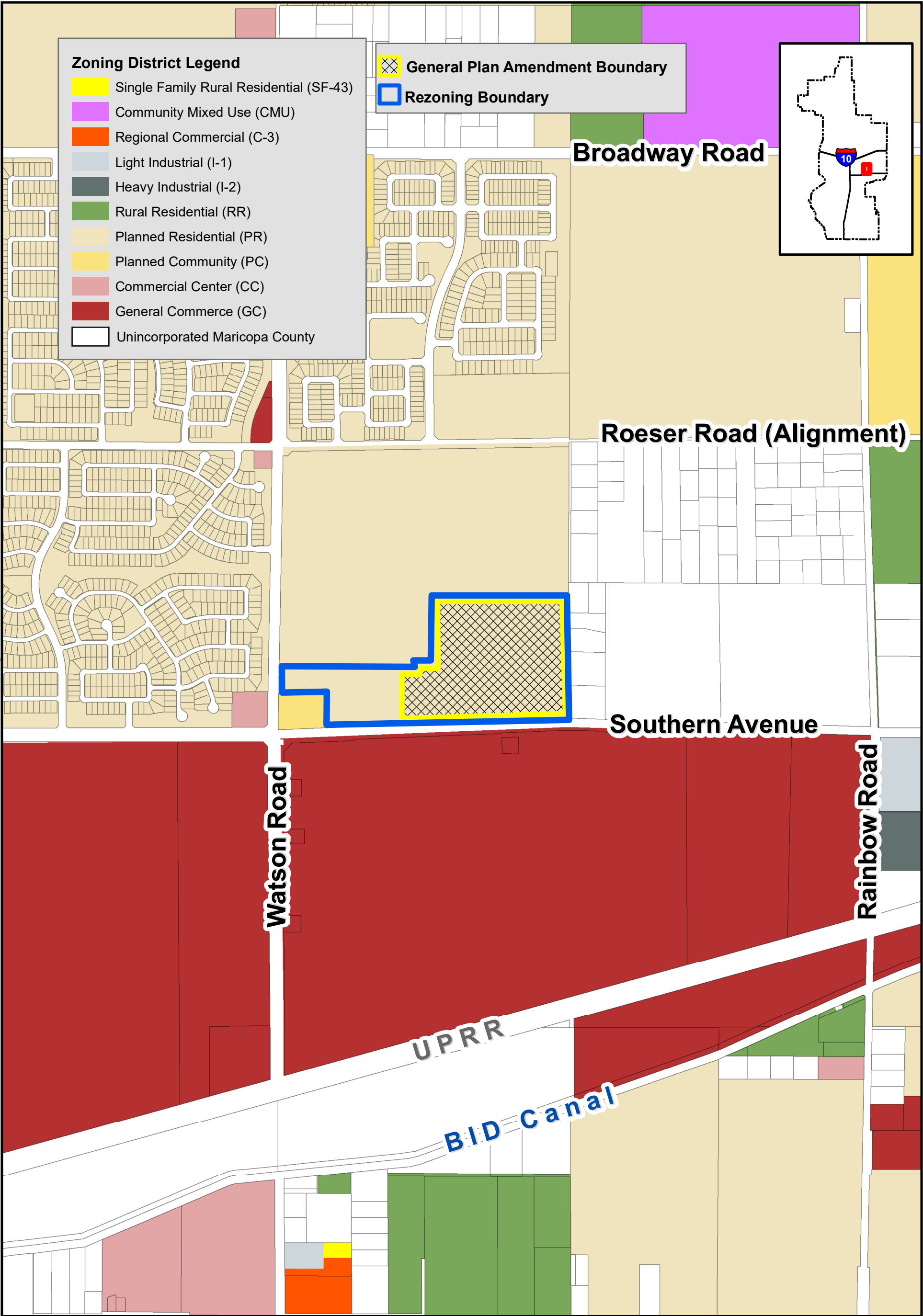


VICINITY MAP

PLZU-24-0001 and PLZZ-24-0002

Ventana Ranch 2 Minor General Plan Amendment and Rezoning
City Council District #2



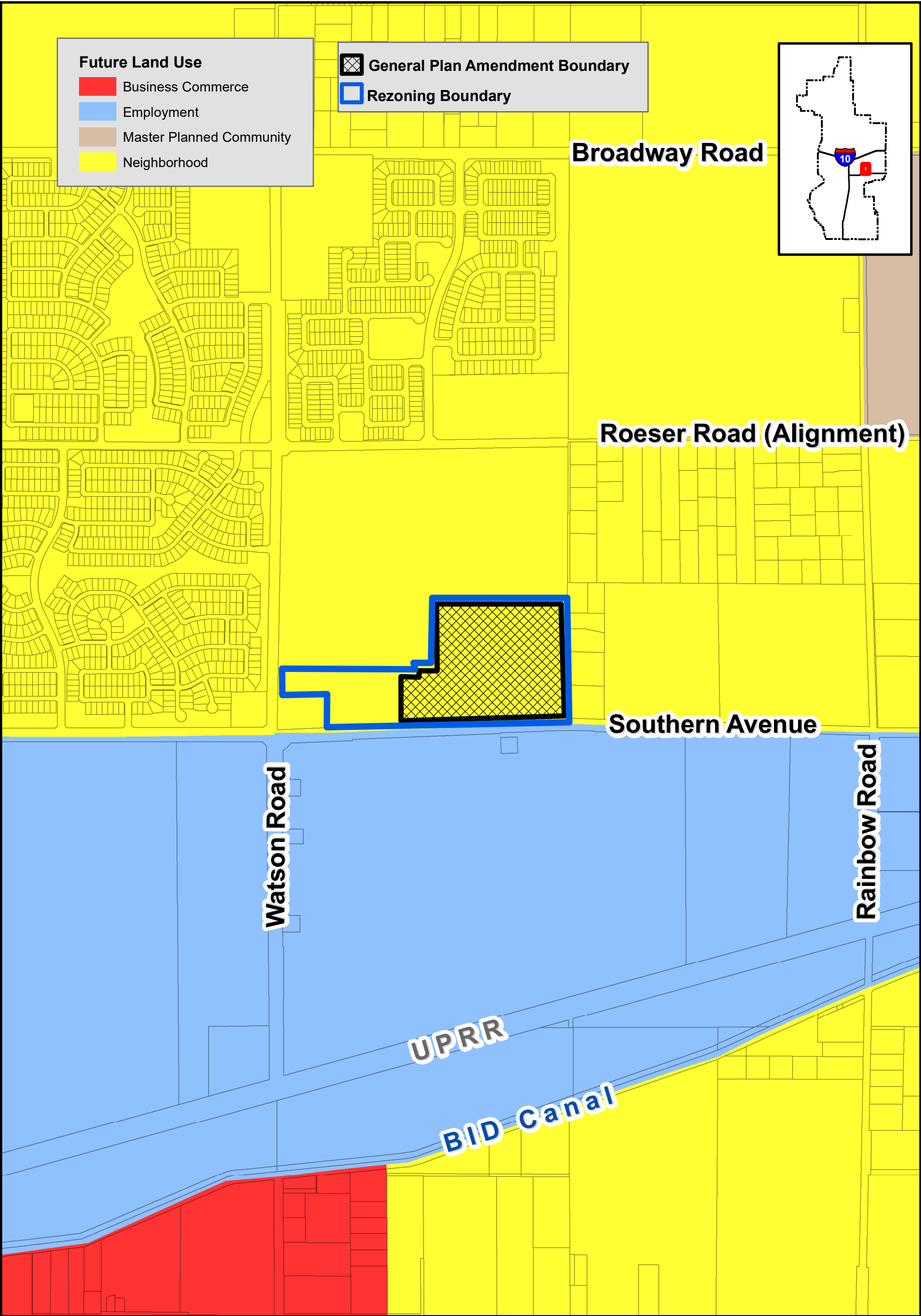


ZONING MAP

PLZU-24-0001 and PLZZ-24-0002

Ventana Ranch 2 Minor General Plan Amendment and Rezoning
City Council District #2

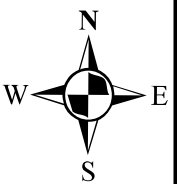


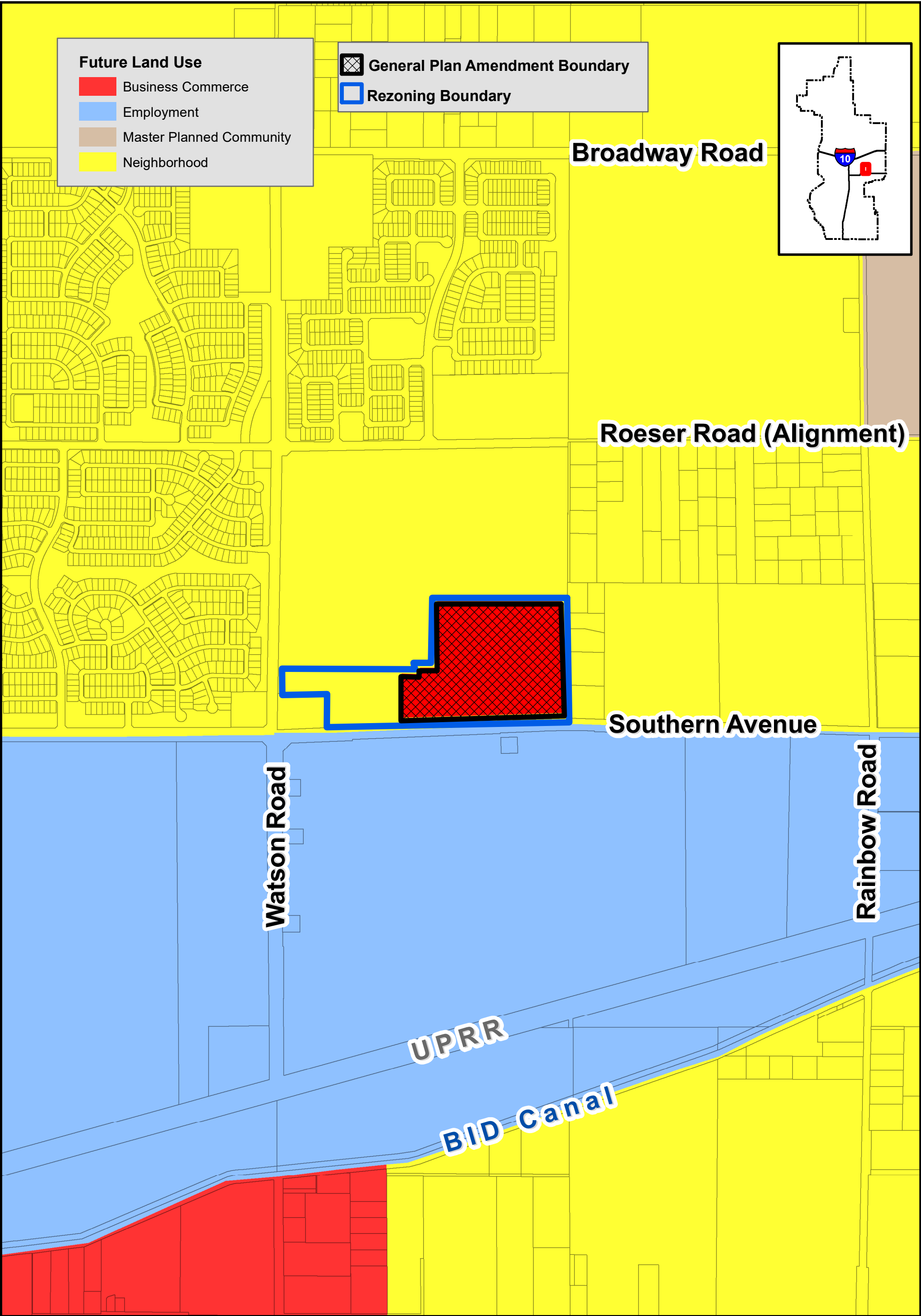


GENERAL PLAN LAND USE - EXISTING

PLZU-24-0001 and PLZZ-24-0002

Ventana Ranch 2 Minor General Plan Amendment and Rezoning
City Council District #2





GENERAL PLAN LAND USE - PROPOSED

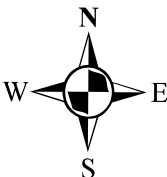


BUCKEYE, AZ

PLZU-24-0001 and PLZZ-24-0002

Ventana Ranch 2 Minor General Plan Amendment and Rezoning

City Council District #2



PLANNED AREA DEVELOPMENT NARRATIVE: VENTANA RANCH SOUTH PAD

*Northeast Corner of
W Southern Avenue and S Watson Road*

Submitted for: Lennar

Case No.: PLZZ-24-0002

SUBMITTED: February 13, 2024

SECOND SUBMITTAL: June 7, 2024

THIRD SUBMITTAL: July 11, 2024

I. PROJECT PROFILE

Project Name	Lennar Ventana South
Property Owner	Lennar Arizona, LLC an Arizona limited liability company
Assessor Parcel Numbers	504-48-033, a portion
Project Location	NEC of Southern Avenue & Watson Road
Project Area	55.05± acres (gross)
Current Zoning	Planned Residential (PR)
General Plan (current)	Neighborhood
General Plan (proposed)	11.18± acres to remain Neighborhood 43.87± acres to Business Commerce

Development Team

Owner	Lennar Arizona, LLC 1665 W Alameda Dr. Tempe, AZ 85282 T: 602-595-2600 Contact: Vickey Morris, SR Project Manager
Attorney	Tiffany & Bosco, PA 2525 E. Camelback Rd. Suite 700 Phoenix, AZ 85016 T: 602-452-2716 Contact: William E. Lally, Esq.
Civil Engineers	Stantec 3133 West Frye Road, Suite 300 Chandler, Arizona 85226-5155 T: 602 977-8075 Contact: Daniel Pottinger

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Exhibit B – Context Aerial Map
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Exhibit F – Rezoning Exhibit
Exhibit G – PAD Planning Area
Exhibit H – Neighboring County Parcel
Exhibit I – Use Table
Exhibit J – Proposed Well Site

II. INTRODUCTION

Tiffany & Bosco, P.A. (“Applicant”), on behalf of the Lennar Arizona, LLC an Arizona limited liability company (“Owner”), is filing this application requesting to rezone 55.05± acres (gross), generally located north of Southern Avenue and east of Watson Road on the northeast corner of this same intersection, currently located within the City of Buckeye (“City”). The property is identified by Maricopa County Assessor parcel number 504-48-033, and the rezone application pertains to the southern 55.05± acres of the parcel. (the “Property”); see **EXHIBIT A – Regional Context Aerial**.

The Property is currently undeveloped and utilized for agriculture purposes, owned by Lennar. The City’s 2040 General Plan currently designates the entire Property for Neighborhood uses. A related Minor General Plan Amendment (“Minor GPA”) accompanies this request to change the future land use designation of 43.87± acres (SEC of APN 504-48-033) to Business Commerce, which is to run concurrently with this rezone proposal. The Business Commerce land use designation supports the proposed service, office and light-industrial uses, planned for the southeast corner of the property. It should be noted that the remaining 92.91± acres of the overall parcel will retain the Planned Residential zoning. Lennar, the owner and developer of the remainder of the parcel is seeking to develop of single-family, attainable/workforce housing for future City residents, while providing a compatible non-residential proposal along Southern Avenue, which has a significant employment core directly to the south.

The proposed rezoning will allow for office, manufacturing, light-industrial, retail, service and other commercial uses, which promote vital economic opportunities while remaining sensitive to existing and the future planned single-family residential. This proposal meets many of the City’s General Plan and economic development goals. The intention of the proposal is to create a minor amendment to the City’s General Plan’s goals and policies while meeting certain land use transition and economic goals.

III. PROPERTY DESCRIPTION

Current Site Description, General Plan Designation, and Zoning

The Property is directly wedged between residential and industrial developments. (**See attached EXHIBIT B – Context Aerial Map**). The adjacent properties to the south and southeast already have industrial zoning with the City’s obsolete General Commerce zoning. The northern half of the parcel (92.91± acres) will remain zoned PR - Planned Residential and Lennar plans to develop this portion with attainable/workforce housing concepts. Properties across Watson Road to the west are also zoned Planned Residential with the hard southwest corner of Southern Avenue and Watson Road being zoned Commercial Center (“CC”), a now obsolete commercial zoning district. There is currently a site plan application in review by the City for a gas station and convenience store on the CC zoned parcel, across Watson Road. The proposed PAD rezone request is an appropriate way to transition the zoning designation from the south side of Southern Avenue (General Commerce) with the Planned Residential to the north, of the subject Property. This PAD

rezone would align the PAD-A zoned area with the commercial zoning across Watson Road. This proposed rezone will provide existing and future residents within the area, an appropriate commercial and light-industrial zoned portion on the northern portion of Southern Avenue. The proposed change in land use will create a transition from the large industrial uses on the southern half, further demonstrating this gradual blend of use intensities from south to north.

As illustrated in **EXHIBIT B – Context Aerial Map** attached, the Property is comprised of a portion of one (1) vacant parcel. The Property is currently zoned PR in the City of Buckeye. 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)**. The property owner, also owns land to the north, known as Ventana Ranch Phase I, single-family residential homes.

Vicinity Information

The Property is predominantly surrounded by residential (City of Buckeye and Unincorporated Maricopa County) and industrial uses. **(See attached Exhibit E - City Annexation Map)**. The following is the surrounding land use context:

- North:
 - Ventana Ranch Phase II, a proposed single-family subdivision, currently in the Platting phase. Then Roeser Road & Lennar Ventana Ranch Phase I a single-family subdivision currently under construction.
 - Jurisdiction – City
 - Properties to the north of Roeser Road include Ventana Ranch Phase I, single-family residential under construction.
 - These properties are zoned PR – Planned Residential and designation for Neighborhood land uses.
- East:
 - Undeveloped S 231st Avenue then parcels within Maricopa County
 - Jurisdiction – Unincorporated Maricopa County
 - These are a combination of single-family residential lots, agricultural, industrial uses and other non-residential uses utilizing the County's RU-43 zoning which allows for many non-residential uses.
- South:
 - Southern Avenue, then large light-industrial uses
 - Jurisdiction – City
 - This property to the south is owned by Ross Dress for Less which is under development, and will serve as a warehouse and distribution center for the brand.
 - This property is zoned obsolete General Commercial and in the Apache Rainbow Employment Overlay District, and the 2040 City General Plan designates it as Employment. Industrial land uses are allowed by right within the GC zoning district.

- West:
 - APN 504-42-002C (hard SEC of Southern & Watson)
 - Jurisdiction – City
 - This property to the west is undeveloped, bare land.
 - This property is zoned PC- Planned Community.
 - Watson Road then APN 504-41-002J
 - Jurisdiction – City
 - This property to the west is undeveloped, bare land.
 - This property is zoned CC- Commercial Center.
 - Watson Road then the subdivision known as Riata West
 - Jurisdiction – City
 - Riata West is an 888 single-family home subdivision.
 - These properties are zoned PR – Planned Residential and designation for Neighborhood land uses.

Topography

There are no significant topographical or natural features of the Property. The Property is undeveloped land currently used for agriculture. Preliminary Grading and Drainage Reports will be provided to the City for review and analysis at the appropriate time.

Current Circulation

Southern Avenue borders the majority of the south side of the Property, Watson Road borders a small portion of the proposed commercial frontage to the west. The Property's location allows for multiple future access points from each arterial and provides future site users the means to access the SR-85 approximately 4-miles east of the Property, as well as access to I-10 to the north along the Watson Road corridor. Onsite circulation and future access drives will be determined at the time of site plan review. The developer will work with the City to ensure that all required right of way dedications are met. In order to promote live/work community, pedestrian and vehicle interconnectivity will be incorporated into the site design. Future development will include site plan, infrastructure planning and traffic study submittals for review, access to the site will be addressed during that time.

IV. DESCRIPTION OF THE REQUEST

The requested zone change to PAD, proposes to allow for a mix of office, manufacturing, light-industrial, retail, restaurant, neighborhood services and other commercial uses. **EXHIBIT F – Rezoning Exhibit** The PAD is broken up into two (2) planning areas, the southwest corner PAD-A (11.18± acres) and PAD-B on the southeast corner (43.87± acres) of APN: 504-48-033. **EXHIBIT G – PAD Planning Areas.** This will allow for the development of new mixed-use area, which supports the existing surrounding residential, and employment uses. The proposed rezone will provide a positive economic impact to the immediate area,

by supporting the larger employment core south of Southern Avenue. The proposed planning area, PAD-A will provide for neighborhood and employee supported uses for the immediate area. Allowing for retail, restaurants, and service uses in the proposed commercial area, will result in a reduction of trips from surrounding existing and future residential homes. The proposed PAD-B area will provide office, light-industrial and other employment opportunities to the area.

The proposed mixed-use area will create a natural buffer and transition from the large scale industrial, on the south side of Southern Avenue to the Residential zoning, north of the Property. The employment user directly south of Southern Avenue is a 1.7 million square foot facility that dominates the Southern Avenue streetscape. The business and commercial uses will not only serve the surrounding community's residents and employees, but also create an appropriate land use transition from these massive structures. This proposed rezone will further support the City of Buckeye's "Reverse the Commute" initiative which focuses on providing employment to residents within city limits.

This proposal for "PAD-A" and "PAD-B" uses on the southern 55.05± acres of the parcel, allows for a natural transition from large, 2-million square foot, light-industrial buildings (south of property) to single-family residential (north of property). In order to be able to achieve this transition, without having negative impacts on either existing use to the north or south, a non-residential use is required on the Property. The proposed building size on PAD-B will be capped at 200,000 SF or less, with one (1) building permitted at a maximum size of 450,000 SF, which is one fourth the size of the industrial building directly to the south. The future buildings will not have any adverse effects on the surrounding properties, as thoughtful placement and orientation of the buildings will be taken into consideration when site planning the commercial and light-industrial portion of this development.

The closest, existing residential zoning are the county parcels to the east. The proposed light-industrial buildings on the site will be buffered from the adjacent county lots by landscaping and an existing irrigation canal. Loading docks will be screened from arterial roadways and residential uses, by using adjacent buildings, and a combination of berms, landscaping, and walls. All cross-docks will be internal facing, with any bays facing Southern Avenue will be screened by the above methods, preventing any visibility from the right-of-way. Although the properties to the east have Maricopa County Residential zoning, the immediate parcel at the southwest corner of W Southern Avenue and S 231st Avenue the use is a trucking company with outdoor storage. See **EXHIBIT H – Neighboring County Parcel**.

This mixed-use proposal promotes the possibility of a live/work community, which provides amenities, retail, and employment within walking distance of a resident's home. The Property's proximity to major access routes and nearby future compatible employment opportunities, provide complementary uses in this area of Buckeye. Because of the uniqueness of this parcel's location and the abutting land designations to it, the logical zoning is, PAD. The purpose of the PAD zoning will allow for appropriate uses on this transitional site. To see uses permitted, refer to **EXHIBIT I – Use Table**.

Development Standards

When creating the development standards for this PAD, C-2 was utilized for PAD-A and Business Park (BP) and Light Industrial (I-1) were all taken into consideration for PAD-B.

Please see the below table comparing PAD-B and the City of Buckeye's standards for I-1 and BP. For PAD-B, the majority of standards below utilized the BP code. However, I-1 had a greater setback for residential, and given the adjacent uses to the north and east are comprised of existing and future single-family homes, this setback standard is appropriate. Because of the greater setback being utilized for adjacent residential, the lot coverage is at 80%.

Property Development Standards	PAD-B	BP	I-1
Lot Coverage Maximum (percent)	80	70	80
District Size minimum (acres)	15	15	-
Minimum Setback Front (ft.)	Setback from peripheral property line: 25 Adjacent to residential district: 75	Setback from peripheral property line: 25 Adjacent to residential district: 50	Adjacent to arterial - 40 All others - 20
Minimum Setback Side (ft.)			Adjacent to residential district - 75 Adjacent to rail ROW — All others - 20
Minimum Setback Rear (ft.)			Adjacent to residential district - 75 Adjacent to rail ROW — All others - 20
Maximum Building Height (FT)	65	50	55 at setback; increase 1 ft for every 3-ft in additional setback to a max of 120

Conceptual Site Plan

A conceptual site plan is not included with this rezoning request. The Owner 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.

V. Utilities and Services

Source of Water/Wastewater Management

The refuse service provider will be private. Sewer and water will be provided by the City of Buckeye. The owner of the property intends to donate land for a future well site (well site #2) to the City of Buckeye for development by the city, solely at the city's cost. The well site has been determined and the City's water department has agreed to the location. See **EXHIBIT J – Proposed Well Site**.

Fire and Police Protection

Fire and police protection services will be provided by the City of Buckeye. Nearest police station is located at 1101 Ash Avenue (approx. 1.5 miles from site) and nearest fire is at 404 Miller (approx. 2.7 miles from site)

Streetlight Improvement District (SLID)

A SLID has been formed that incorporates the entire properties of this development.

VI. 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-2.1: *New development should provide appropriate buffers, lot sizes, and / or setbacks when adjacent to existing residential uses. Specifically, new subdivisions should be designed with adequate transitions to existing subdivisions and land uses.*

This parcel (APN 504-48-033) is directly wedged between large industrial uses on the south side of Southern Avenue, and single-family residential (Lennar Phase I) to the North. The proposed overall development of the parcel, allows for appropriate lot sizes for the single-family residential (Ventana Ranch Phase II), and the commercial and industrial portion acts as a natural transition of uses to the large light-industrial to the south. Each use will provide appropriate buffers and setbacks, so there are no adverse effects to adjacent existing and new subdivisions.

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

The land use designation for proposed commercial development is Neighborhood. The proposed commercial development access is from S Watson Road and W Southern Avenue.

Goal G-4: *Mixed-use land patterns are developed in appropriate areas throughout the community.*

This mixed-use proposal is located in-between single-family residential to the north, east and west, and large developments of light-industrial uses to the south, which results in heavy traffic along Southern Avenue. This mixed-use development is located in an appropriate area

and provides natural transitions between uses and provides services and employment to the existing subdivisions north of Southern Avenue.

Goal G-7: *Buckeye has a strong employment base providing a range of job opportunities with competitive salaries.*

Designating land on the north side of Southern Road (opposite a current Employment designation) for employment and commercial type uses is key to attracting employers to sustain a healthy and versatile mix of jobs for the City. Providing a Commercial and Light Industrial transition area between existing Industrial and Residential is also sound planning for the residents of Buckeye and success for future economic development within the City.

Policy G-7.3: *The City of Buckeye will have an average of one to one jobs per household.*

Allowing for the parcel to not be developed solely for residential, and by creating commercial and industrial zones, the proposed rezone will further support meeting the average of one to one jobs per household goal. The commercial and industrial land use categories will also provide a variety of employment opportunities.

Policy G-11.3: *The City of Buckeye should actively pursue mid- and large-sized local, regional, and national companies that enhance the employment base and offer salaries above the regional average.*

Offering employers property in prime locations, with Commercial and Industrial options, is key to attracting companies that can enhance the employment base. The Property is in the right location and right size to meet this land use policy.

Goal G-14: *Buckeye has low unemployment, is economically stable, and has a high standard of living.*

Providing for appropriately placed Employment land use designations will ensure the City maintains low unemployment among its residents. The zoning district requested will enhance this area and provide added stability to the local economy by adding jobs and income for the City.

Policy G-14.1: *The City of Buckeye's economic development strategic plan should focus on the attraction of 'Base' industries, or industries that export goods and services to out-of-state customers, thereby bringing new money into Buckeye.*

As stated above, the location of the Property makes it a perfect opportunity to attract industries that export goods to in-state and out-of-state customers by utilizing the transportation corridor with SR-85 to the east and eventually I-10 to the north.

Goal G-17.4: *The City of Buckeye should encourage mixed-use residential/commercial projects to include livework and work-live units where housing and offices or other commercial uses are compatible.*

This mixed-use proposal promotes the possibility of a live/work community, which provides compatible commercial uses with amenities, retail, and employment within walking distance of a resident's home. The Property's proximity to major access routes and existing residential subdivisions, support walkability and livability in this area of Buckeye.

VII. CONCLUSION

The proposal plans a unique vacant property wedged between significant employment uses to the south, single-family residential properties to the west and north and a mixture of residential and industrial type uses to the east. The proposed PAD rezone application will provide the basis for a future high quality commercial, business, employment, and neighborhood services for the immediate area and will provide economic opportunities for the City and its residents. Incorporating a mixture of uses at the southern portion of the larger vacant parcel creates a logical land use transition from all of the existing surrounding uses. The proposed PAD zoning is placed along the majority of the Southern Avenue frontage to buffer the future residents to the north, from the massive employment uses on the south side of Southern Avenue. The PAD-B area zoning is positioned on the Property so as to not impact the existing residential neighborhoods to the north, west, and east. The City recognized the need for employment opportunities on the south side of Southern Avenue, and there should be an appropriate transition of uses and buffering when developing the future residential communities to the north.

The proposal seeks to solidify appropriate zoning to the single-family subdivisions planned by the same developer, Lennar. Lennar is working with first-class developers for the commercial and industrial uses. These developers understand the need for quality design and sensitive buffers to the existing and proposed residential uses nearby. 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
(on following page)

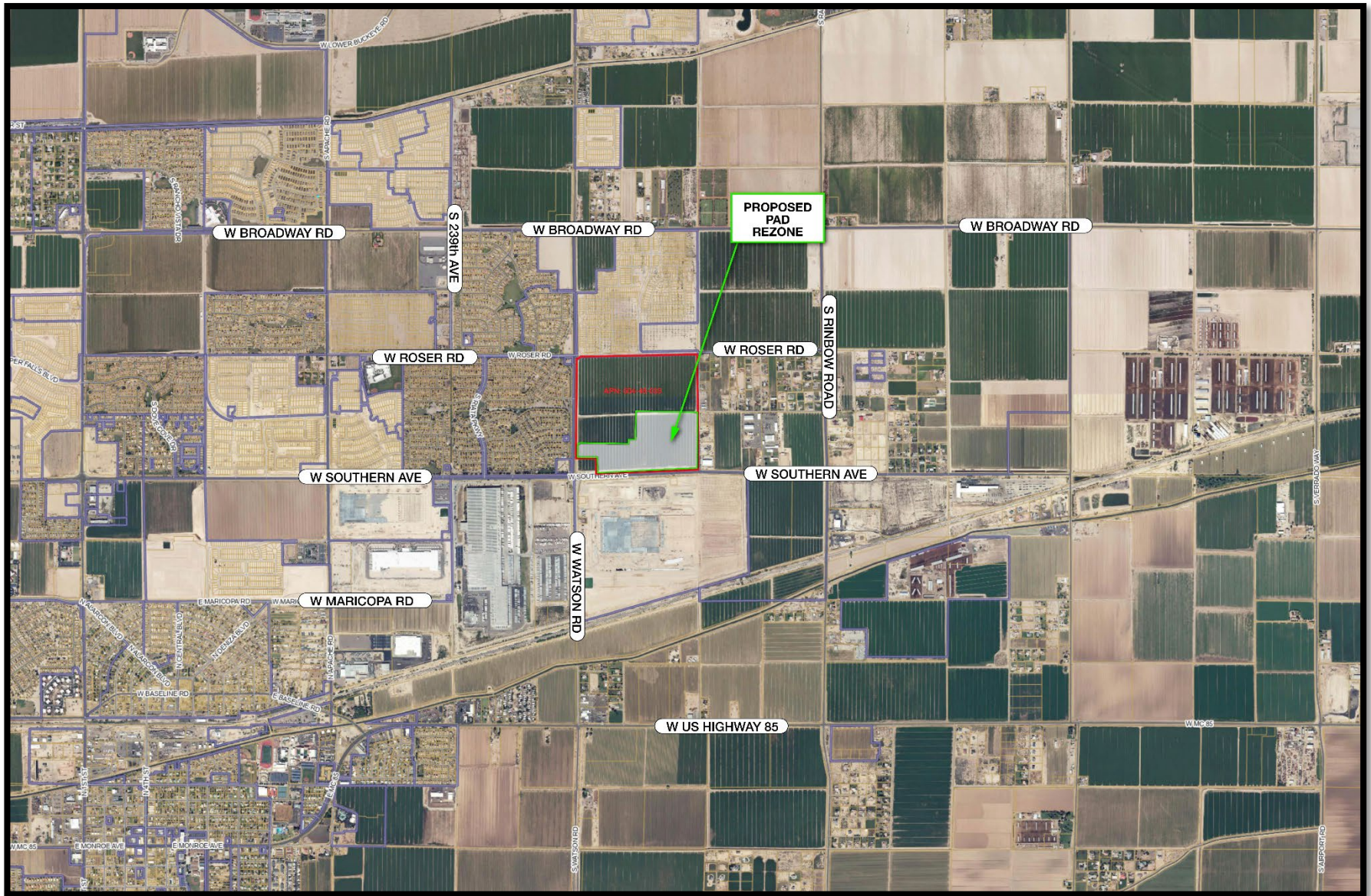


Exhibit A – Regional Context Aerial Map
 NEC of Southern & Watson

EXHIBIT B
Context Aerial Map
(on following page)



Exhibit B – Context Aerial of Property Map
 NEC of Southern & Watson

EXHIBIT C
General Plan Land Use Map
(on following page)

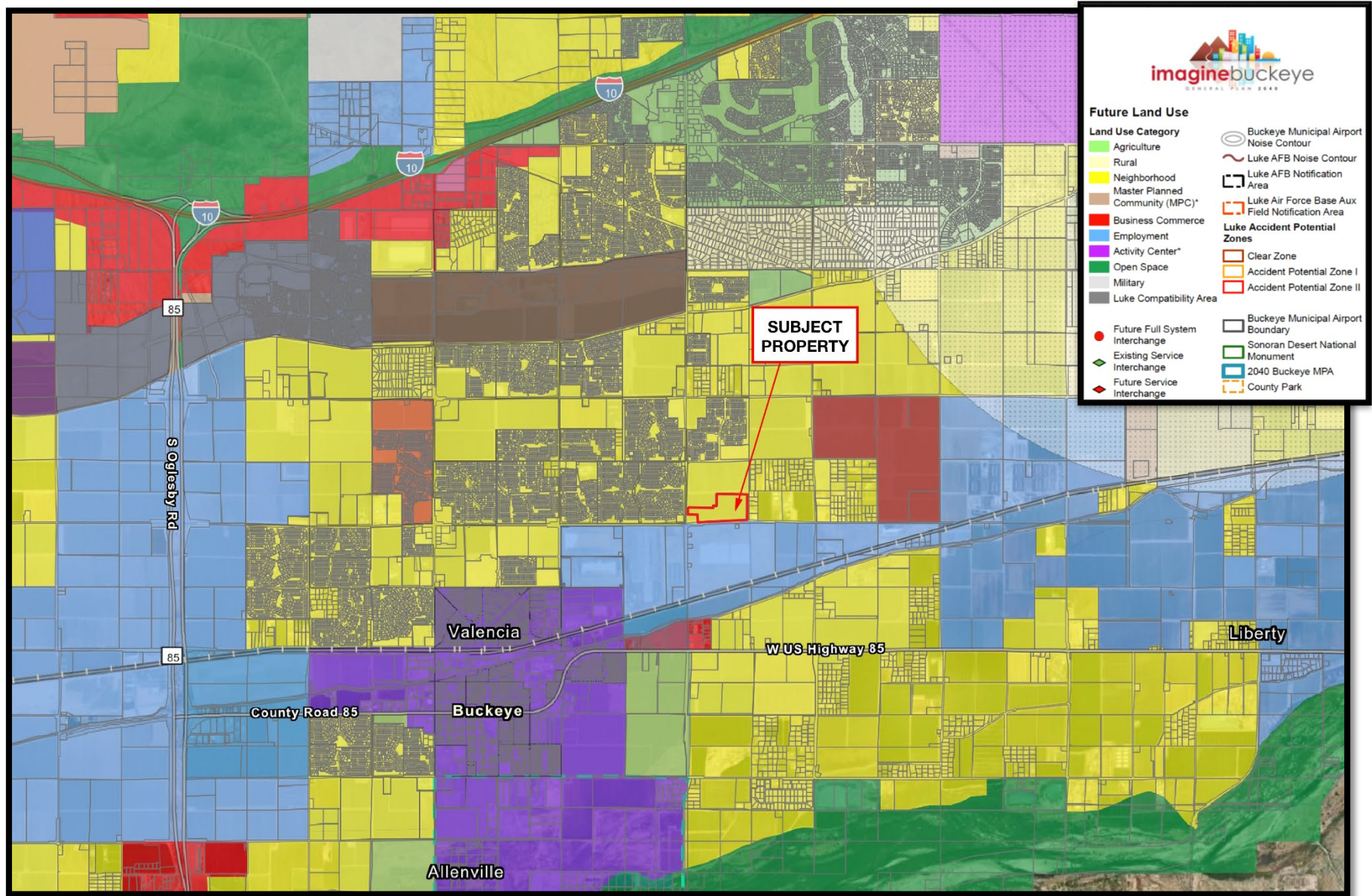


Exhibit C – Existing General Plan Land Use Map
 NEC of Southern & Watson

EXHIBIT D

Proposed General Plan Land Use Map

(on following page)

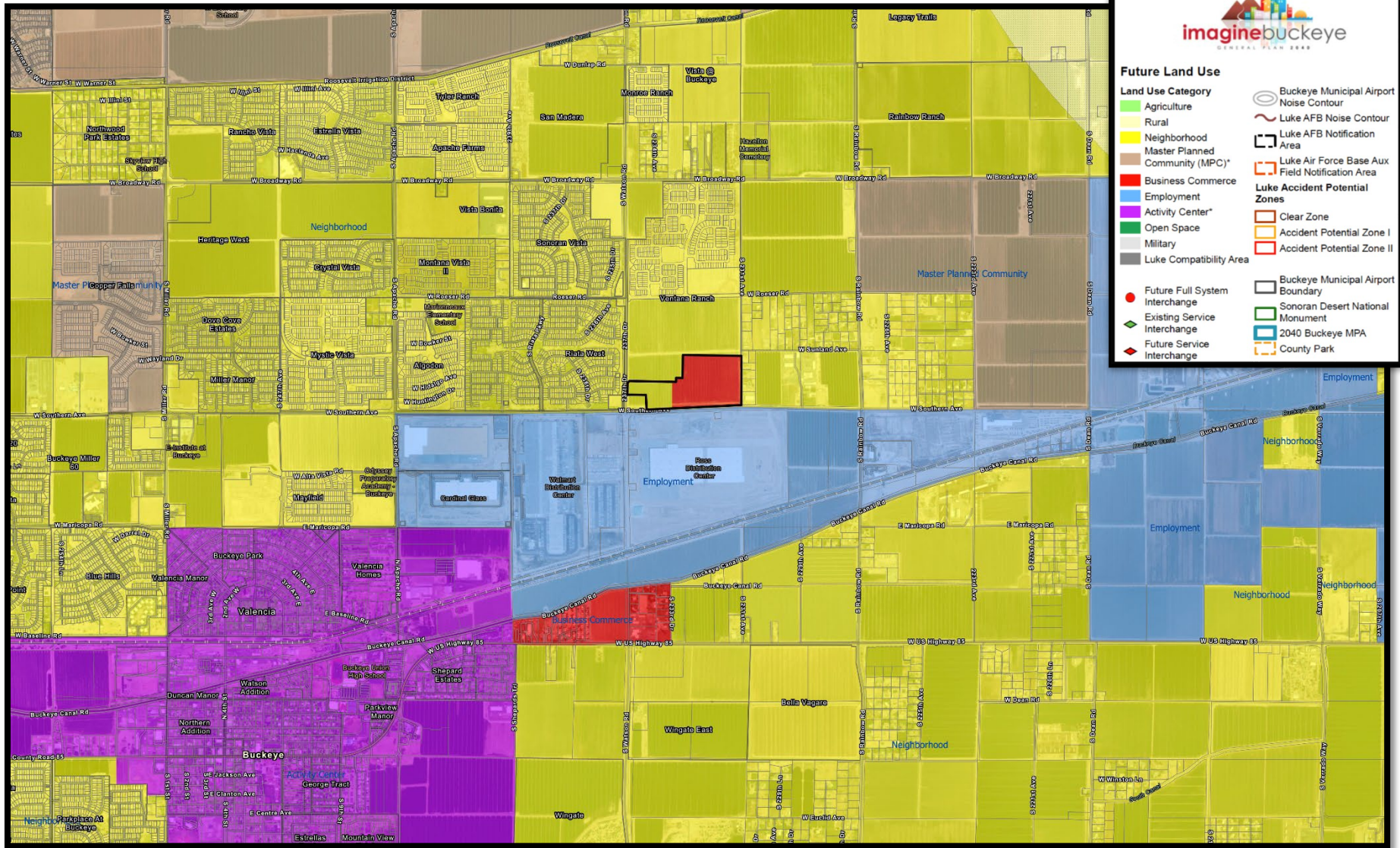
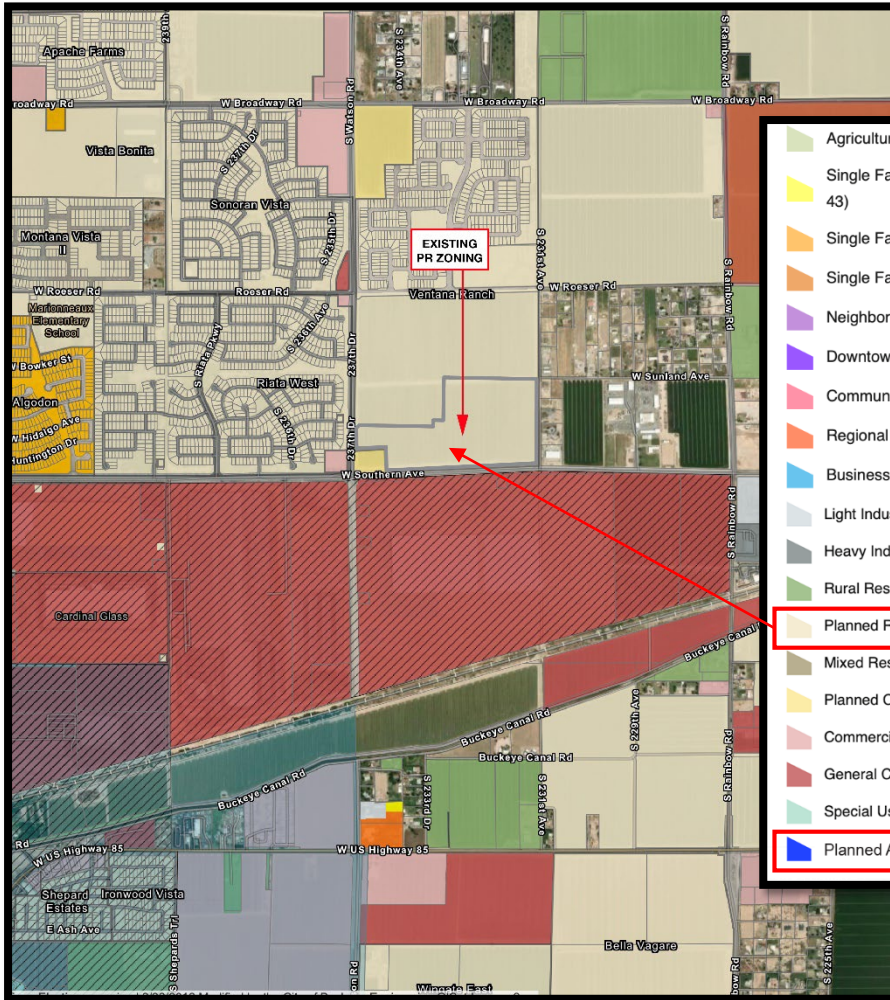


Exhibit D – Proposed Existing General Plan Land Use Map
 NEC of Southern & Watson

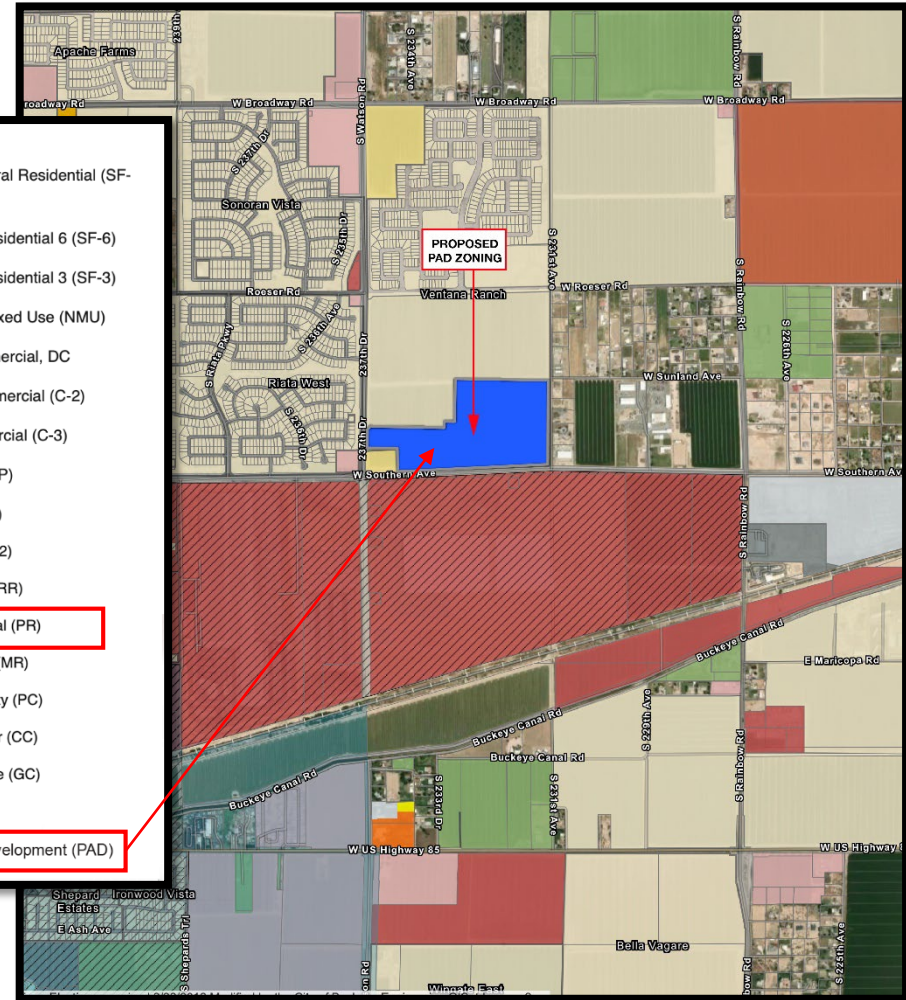
EXHIBIT E
City of Buckeye Annexation Map
(on following page)

EXHIBIT F
Rezoning Exhibit
(on following page)

Existing Zoning



Proposed 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)
- Planned Area Development (PAD)

EXHIBIT G
PAD Planning Areas
(on following page)



Exhibit G – PAD Planning Areas
 NEC of Southern & Watson

EXHIBIT H
Neighboring County Parcel
(on following page)

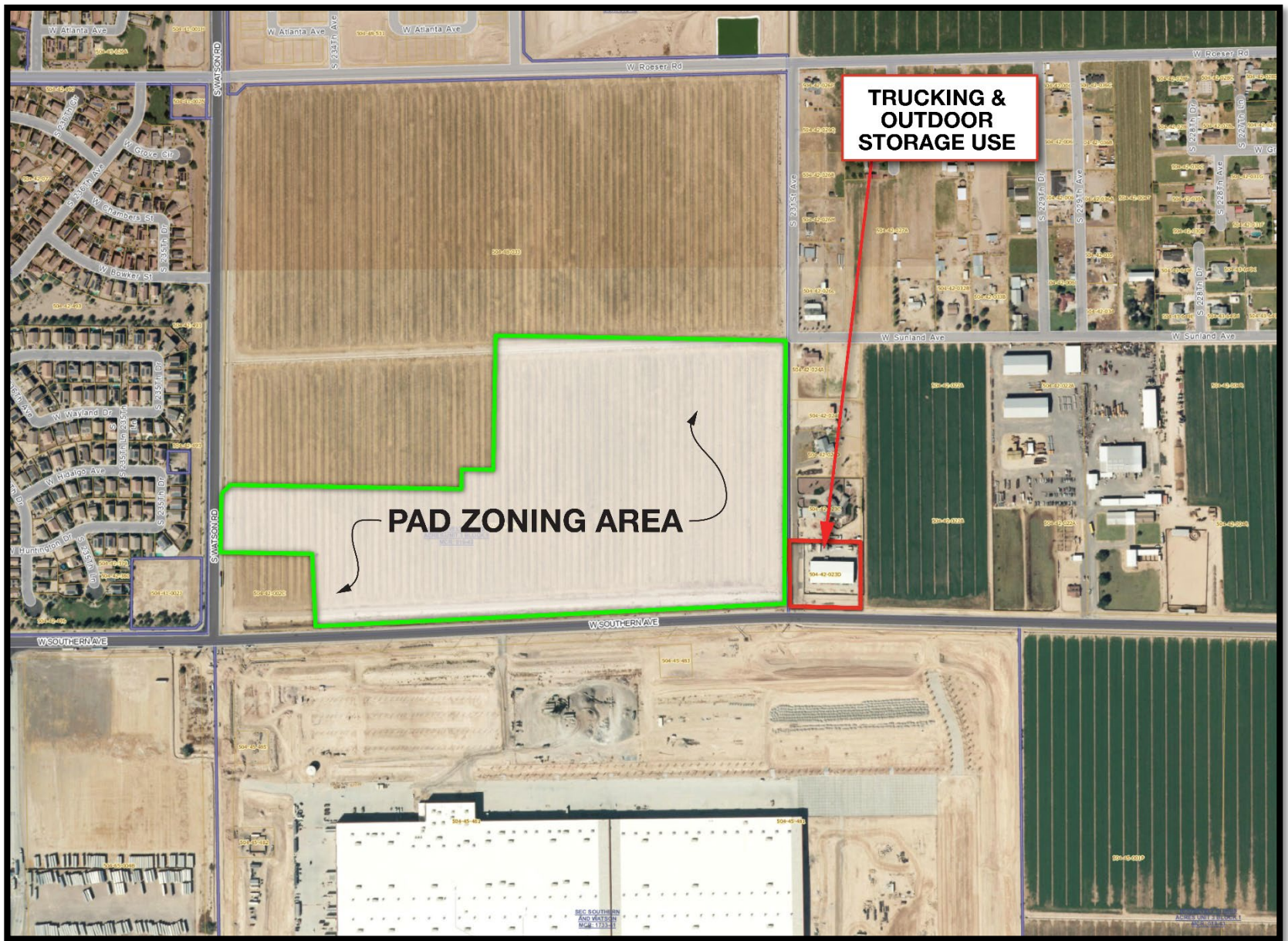


Exhibit H – Neighboring County Parcel
 NEC of Southern & Watson

EXHIBIT I
Use Table
(on following page)

LAND USE	PAD - A	PAD - B
Assisted living, commercial	P	
Government maint. & operations yards/ buildings		P
Public safety facility	P	P
Religious assembly	P	P
Day care, commercial	P	
Health Care Facility - Medical office or clinic	P	P
Health Care Facility – Hospital		P
Telecommunication Facility - Tower (including any facility with a tower) *		C
Telecommunication Facility - Tower Collocation (No height increase)		P
Telecommunication Facility - Broadcasting or recording studio (no tower) *		C
Telecommunication Facility - Satellite earth station *		C
Telecommunication Facility - Transmitting station (no tower)		P
Utility facility, minor		P
Animal Hospital	P	P
Animal pet shop, retail	P	
Animal training school	P	
Kennel, indoor only	P	
Veterinary clinic	P	
Financial institution, with drive-through	P	
Financial institution, without drive-through	P	
Food sales, wholesale	P	P
Bar, lounge, or tavern	P	
Catering service	P	P
Drive-in restaurant	P	
Farmers market	P	
Restaurant, without drive-through	P	
Restaurant, with drive-through	P	
Office, business or professional	P	P
Data Center		C
Research laboratory	C	P

General outdoor recreation, commercial	P	
Art gallery or museum, private	P	
Fitness and recreational sports center	P	C
General indoor recreation, commercial	P	P
Major entertainment facility, indoor	P	P
Movie theater	P	
Dry cleaning and laundry service	P	P
General personal services	P	
Instructional services or trade school	P	P
Alcoholic beverages, retail sale	P	
Convenience store with gas sales	P	P
Feed store	P	P
General retail	P	
Large retail	C	
Plant sales, retail	P	
Boat, RV sales and rental	P	P
Gasoline sales	P	P
Vehicle sales and rental	P	P
Vehicle service and repair, major		P
Vehicle service and repair, minor	P	P
Building materials sales, indoor retail	P	P
Drilling company, no outside storage		P
General industrial service		P
Assembly, light		P
Mfg., light		P
Office warehouse		P
Warehouse		P
Wholesale establishment	C	P
Recycling center indoor		P

Telecommunication Facility* – Any new towers (not including colocations on existing towers) must be separated by 1 minimum of 500 feet from the nearest residential property line.

TABLE OF ALLOWED USES

Table lists the principal uses allowed within each PAD zoning districts. Each of the listed uses is defined in Article 10, *Definitions*.

3.1.1. Explanation of Table Abbreviations.

- A. **Permitted Uses.** "P" in a cell indicates that the use is allowed by right. Permitted uses are subject to all other applicable regulations of this Development Code, including the use-specific standards in Section 3.2, the dimensional standards in Article 4, and the requirements of Article 5, *Development and Design Standards and Guidelines*.
- B. **Conditional Uses.**
 - 1. "C" in a cell indicates that in the respective zoning district the use is allowed only if reviewed and approved in accordance with the procedures of Section 8.7, *Conditional Use Permits*. Conditional uses are subject to all other applicable regulations of this Development Code, including the use-specific standards in Section 3.2, the dimensional standards in Article 4, and the requirements of Article 5, *Development and Design Standards and Guidelines*.
 - 2. The "C" designation in Table 3.1-1 in a given district does not constitute an authorization or an assurance that such use will be permitted. Rather, each conditional use permit application shall be evaluated as to its probable effect on adjacent properties and surrounding areas, among other factors, and may be approved or denied pursuant to the procedures in Section 8.7, *Conditional Use Permits*.
- C. **Prohibited Uses.** A blank cell indicates that the use is prohibited in the respective zoning district.

EXHIBIT J
Proposed Well Site
(on following page)

PLANNED AREA DEVELOPMENT STANDARDS & GUIDELINES REPORT FOR: VENTANA RANCH SOUTH

*Northeast Corner of
W Southern Avenue and S Watson Road*

Submitted for: Lennar

Case No.: PLZZ-24-0002

SUBMITTED: June 7, 2024

SECOND SUBMITTAL: July 11, 2024

THIRD SUBMITTAL: September 16, 2024

Development Team

Owner	Lennar Arizona, LLC 1665 W Alameda Dr. Tempe, AZ 85282 T: 602-595-2600 Contact: Vickey Morris, SR Project Manager
Attorney	Tiffany & Bosco, PA 2525 E. Camelback Rd. Suite 700 Phoenix, AZ 85016 T: 602-452-2716 Contact: William E. Lally, Esq.
Civil Engineers	Stantec 3133 West Frye Road, Suite 300 Chandler, Arizona 85226-5155 T: 602 977-8075 Contact: Daniel Pottinger

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Appendix

EXHIBIT A. Context Aerial

EXHIBIT B. Legal Description and Property Map

EXHIBIT C. PAD Planning Areas

EXHIBIT D. Land Use Chart

EXHIBIT E. Pedestrian and Vehicle Connectivity Plan

I. Introduction

The Ventana Ranch South project site is an approximate 55.05-acre property at the southern portion of APN 504-48-033, generally located at the northeast corner of W Southern Avenue and S Watson Road (“the property”) in the City of Buckeye, Arizona (“City”).

The purpose of this Planned Area Development (“PAD”) is to facilitate development of the Property in two main planning areas, PAD-A, 11.18± acres (southwest corner) and a PAD-B, 48.88± acres (southeast corner). The proposed mixed-use development will allow for employment type uses such as office, manufacturing, light-industrial, and neighborhood serving uses including retail, restaurant and service type commercial uses. The PAD fulfills the City’s intent for appropriate permitted uses, in this unique area, which transitions from large industrial scaled buildings on the south side of Southern Avenue and existing residential uses to the north, east and west.

The property consists of the southern portion (55.05-acres), of Maricopa County Assessor Parcel Number 504-48-033 (“Property”). See Context Aerial included as **EXHIBIT A** of the Appendix, and Legal Description included as **EXHIBIT B**. It is primarily situated on the northeast corner of W Southern Avenue and S Watson Road. The intersection of W Southern Avenue and S Watson Road is an older, three-way intersection, consisting of Southern Avenue as through street and Watson is controlled with a stop sign. It is currently not signalized, nor is it improved to any significant standards.

The majority of land in this area of the City is utilized for large scale industrial, agricultural and residential uses. The adjacent properties to the south and southeast are currently zoned industrial, designated with the City’s obsolete General Commerce zone. The northern half of the parcel (92.91± Acres) will remain zoned Planned Residential (“PR”) and Lennar plans to develop this portion with single-family residential homes. Properties across Watson Road to the west of the site are also zoned Planned Residential with the hard southwest corner of Southern Avenue and Watson Road zoned Commercial Center (“CC”), a now obsolete commercial zoning district. There is currently a site plan application in review by the City for a gas station and convenience store on the CC zoned parcel, across Watson Rd. See **Context Aerial, EXHIBIT A**.

II. General Plan Analysis

The Imagine Buckeye 2040 General Plan designates this area as Neighborhood and Business Commerce. The 43.87± acres of Business Commerce land use designation in this area, acts as a buffer by transitioning uses from the existing, and future residential neighborhoods to the north, from the massive employment core on the south side of Southern Avenue. This PAD zoning, will ensure economic success because of the convenient access to the SR-85 and I-10, which supports marketability for the Property owners to advertise the proposed uses within the City. Many of the goals set out in the 2040 General Plan are focused on expanding and encouraging employment opportunities within Buckeye. The Property’s location along Southern Avenue, adjacent to existing Employment land designations and set away from the Downtown Corridor, Activity Centers, and other non-compatible uses, make Business Commerce and Neighborhood, appropriate land designations for this transitional area. The Business Commerce land use designation provides for office, manufacturing, light-industrial, retail, service and other commercial uses

for the nearby residential neighborhoods and employees working in this area. The Imagine Buckeye 2040 General Plan describes these land use categories as:

Neighborhood: “The Neighborhood designation denotes areas 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 multifamily units, such as apartments and condominiums. Residential land uses in excess of 1 du/ac are permitted in this designation. 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. While vehicular access is needed in Neighborhood, bikeability, and walkability should also be a priority.”

Business Commerce: “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.”

The 55.05-acre property does meet the specific criteria of the land use designation. It should be noted that the remaining 92.91± acres of the overall parcel, APN 504-48-033 will retain the Planned Residential zoning and the land use designation of Neighborhood, nor is not part of the PAD. Lennar, the owner and developer of the remainder of the parcel is seeking to develop single-family homes for future City residents. Being located along W Southern Avenue and S Watson Road, the Property has access to major roads and transit. The uses intended for the PAD require the Neighborhood and Business Commerce destinations and further support the surrounding neighborhoods. The PAD seeks flexibility for PAD-A and PAD-B areas, allow the market to dictate the evolution of the overall mixed-use project consistent with commercial, office and light-industrial user needs, see **Land Use Chart, EXHIBIT D**. The PAD replaces the previous zoning of Planned Residential, as this use is no longer appropriate with the existing land uses to the south of the property. The intent of the PAD is to achieve a use transition, without having negative impacts on either existing use to the north or south. In order to achieve this gradient of use intensities a non-residential use on the Property.

The Property’s surrounding uses makes for an ideal zoning designation of PAD, allowing for the customization of mixed-use development, which is needed in this general location. The expanded uses will serve the City of Buckeye and residents of this general location, by providing neighborhood services and employment. The PAD will be developed in phases. The General Plan designation reflects the need and appropriateness for varied commercial, office and light-industrial uses with the Mixed-Use Community District designation for this site. The PAD intends to align with the City’s vision for the area, and will serve a wide-range of users.

III. Legal Description of Property and Parcels

The legal description for the Property is attached as **EXHIBIT B** within the Appendix.

IV. Zoning and Conceptual Development Plan

With the Property being in close proximity to large light-industrial uses to the south and residential uses to the north, the PAD will serve residents, employees, and local traffic alike, with a wide variety of office, manufacturing, light-industrial, retail, service and other commercial uses. Within 55.05± acres, the Property will feature uses which will not only serve the surrounding community's residents and employees, it will also create an appropriate land use transition from massive structures, fronting the southern portion of Southern Avenue. This PAD will further support the City of Buckeye's "Reverse the Commute" initiative which focuses on providing employment to residents within city limits.

Because of the Property's surrounding uses, the PAD is broken up into two (2) planning areas called "PAD-A" and "PAD-B". See **PAD Planning Areas, EXHIBIT C**. These planning areas allow for a mixture of C-2, BP, and I-1 uses. See **Land Use Chart, EXHIBIT D**. "PAD-A" and "PAD-B", allow for a natural transition from large, 2-million square foot, light-industrial buildings (south of property) with General Commerce zoning, to single-family residential (north of property). The permitted uses align with the obsolete zoning district of Commercial Center (CC), across Watson Road. In order to be able to achieve this transition, without having negative impacts on the existing surrounding uses, a non-residential use is required at the Property's location. This provides the surrounding residents, as well as current and future employees of the area, with an appropriate non-residential uses on the north side of Southern Avenue. The proposed uses are complementary to the large scale industrial buildings which front the southern portion of Southern Avenue, further demonstrating this gradual blend of use intensities. The proposed buildings will not have any adverse effects on the surrounding properties, as thoughtful placement and orientation of the buildings will be taken into consideration when site planning the PAD. The closest, existing residential zoning are the county parcels to the east. The proposed light-industrial buildings on the site will be separated from the adjacent county lots by landscaping and an existing irrigation canal. Loading docks and any cross-docks will be internal facing and screened from arterial roadways and residential uses, by utilizing adjacent buildings, along with a combination of berms, landscaping, and walls, to impede views. This mixed-use proposal promotes the possibility of a live/work community, which provides amenities of retail, and employment within walking distance of a resident's home. The Property's proximity to major access routes and nearby future compatible employment opportunities, provide commentary uses in this area of the City.

V. Project Phasing and Development Schedule

The Project will be developed in phases. The owner is working with two different development companies who are finding the appropriate users for the planning areas. PAD-B has been in development since the conception of this PAD, therefore it will be the first phase, followed by PAD-A. See **PAD Planning Areas, EXHIBIT C** for the delineations of the planning areas. Offsite improvements will be constructed concurrent with onsite land development efforts. Issuance of construction permits, fee payments, and required inspections will be coordinated through the City of Buckeye's Development Services Department.

VI. PAD Development Standards

The vision of this site is a unique mix of retail, commercial, office, light-industrial and services. This site will contain architecture that blends into the surrounding landscape, and existing architectural features found in the area. Playing off the unique blend of aesthetics, this site will also include pedestrian friendly

connections throughout providing connectivity between planning areas, without having to exit the proposed development.

A. Development Standards Table

The following are the Ventana Ranch South Development Standards:

Property Development – Perimeter Standards

Property Development Standards	PAD-A	PAD-B
Lot Coverage Maximum (percent)	60	80
District Size minimum (acres)	-	15
Minimum Setback Front (ft.)	Adjacent to residential district - 20 All others - 0	Setback from peripheral property line: 25 Adjacent to residential district: 75
Minimum Setback Side (ft.)	Adjacent to residential district - 50 All others - 10	
Minimum Setback Rear (ft.)	Adjacent to residential district - 50 All others - 0	
Maximum Building Height (FT)	50	65

The above table reflects “TABLE 4.1-3: DIMENSIONAL STANDARDS — NONRESIDENTIAL AND OTHER DISTRICTS” with PAD-A following the standards of “C-2” and PAD-B using “I-1”.

B. PAD-A Architectural/Design Standards

PAD-A will meet section 5.8 of the Buckeye Development Code of Ordinances. Representative imagery of the design standards for PAD-A are below.





C. PAD-B Architectural/Design Standards

PAD-B will meet section 5.9 of the Buckeye Development Code of Ordinances. PAD-B will cap the building size at 200,000 SF or less, with one (1) building permitted at a max size of 450,000 SF. All cross docks will be internal facing and will not be visible from Southern Avenue. If loading docks face Southern Avenue, openings will be shielded from visibility by utilizing a combination of berms, landscaping, and walls.

Representative imagery of the design standards for PAD-B are below.





D. Lighting

PAD-A and PAD-B will meet section 5.10 of the Buckeye Development Code of Ordinances.

E. Parking

Parking will meet Section 5.6 of the City's Zoning Ordinance requirements. Shared parking may be considered and implemented through approval of a Parking Study prepared by a qualified engineer during the Site Plan phase of the parcel.

F. Project Signage Standards

The PAD will comply with the City's Sign Code in Section 5.11 for the applicable standards.

G. Overall Design

Materials, colors, and landscaping materials utilized PAD-A and PAD-B will be complementary to each other. Buildings within PAD-A and PAD-B shall be designed using complementary architectural styles, material, and elements that create a cohesive feel across the extent of the project. This language shall not be interpreted as requiring "matching" buildings, but rather buildings that contextually relate to one another.

VII. Project Landscaping

A. Landscaping

Landscaping shall be provided in accordance with Section 5.4 of the Zoning Ordinance.

B. Open Space

Landscaping shall be provided in accordance with Section 5.3 of the Zoning Ordinance

VIII. Infrastructure / Utilities

A. Access

Southern Avenue fronts the majority of the south side of the Property, and Watson Road borders a small portion of the proposed commercial frontage. The Property's location allows for multiple, future access points from each arterial and provides future users a means to access the SR-85, approximately 4-mile east of the Property, as well as access to I-10 to the north, along the Watson Road corridor. Onsite circulation and future access drives will be determined at the time of site plan review. 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.

B. Drainage

Onsite storm water storage will be provided in phasing, as required by the City and consistent with the Drainage Report once submitted. Site drainage may require drainage structures or walls to help guide the flows onto and through the development. These elements will thematically be designed to match the other walls within the development as needed to convey any historic drainage on site.

C. Water / Wastewater

Sewer and water will be provided by the City of Buckeye. The owner of the property intends to donate land for a future well site to the City of Buckeye.

D. Electric Power

The site will be served by extending Arizona Public Service (APS) service lines.

E. Pedestrian and Vehicle Connectivity

PAD-A and PAD-B will have pedestrian and vehicle interconnectivity, which will allow access to all areas of the proposed development without having to enter the adjacent right-of-way. Interconnectivity will expand to the residential single-family development to the north of PAD-A and PAD-B. This will promote a live/work community, providing amenities of retail, and employment within walking distance of residential homes. Future connections and locations are subject to change as the site plan process evolves. See **Exhibit E, Pedestrian and Vehicle Connectivity Plan**.

IX. Conclusion

The PAD plans a unique vacant property wedged between significant employment uses to the south, single-family residential properties to the west, and north, and a mixture of County, residential and

industrial type uses to the east. The PAD zoning will provide the basis for a future high quality commercial, business, employment, and neighborhood serving uses for the immediate area and will provide economic opportunities for the City and its residents. Incorporating a mixture of uses at the southern portion of the larger vacant parcel creates a logical land use transition from all of the existing surrounding uses. The PAD zoning is placed along the majority of the Southern Avenue to buffer the future residents to the north, from the massive employment uses on the south side of Southern Avenue. The PAD-B area is positioned on the Property to not impact the existing residential neighborhoods to the north, west, and east. The City recognized the need for employment opportunities on the south side of Southern Avenue, and there should be an appropriate transition of uses and buffering when developing the future residential communities to the north.

EXHIBIT A

“Context Aerial”



EXHIBIT B

“Legal Description and Property Map”

(on following page)

VENTANA RANCH REZONING – LEGAL DESCRIPTION

A PORTION OF LAND IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMENCING AT A FOUND TOWN OF BUCKEYE BRASS CAP FLUSH BEING THE SOUTHWEST CORNER OF SAID SECTION 27, THENCE NORTH 87°44'05" EAST 486.93 FEET, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, THENCE DEPARTING SAID SOUTH LINE OF THE SOUTHWEST QUARTER, NORTH 2°15'55" WEST 40.00 FEET, TO THE **POINT OF BEGINNING**.

THENCE NORTH 2°15'55" WEST, 332.00 FEET;

THENCE NORTH 89°00'30" WEST, 390.00 FEET;

THENCE NORTH 0°59'30" EAST, 249.99 FEET;

THENCE NORTH 45°59'30" EAST, 56.57 FEET;

THENCE SOUTH 89°00'30" EAST, 1055.22 FEET;

THENCE NORTH 0°59'30" EAST, 90.00 FEET;

THENCE SOUTH 89°00'30" EAST, 144.88 FEET;

THENCE NORTH 0°59'30" EAST, 613.07 FEET;

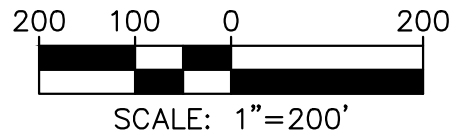
THENCE SOUTH 89°00'30" EAST, 1325.00 FEET;

THENCE SOUTH 0°14'24" WEST, 1201.03 FEET;

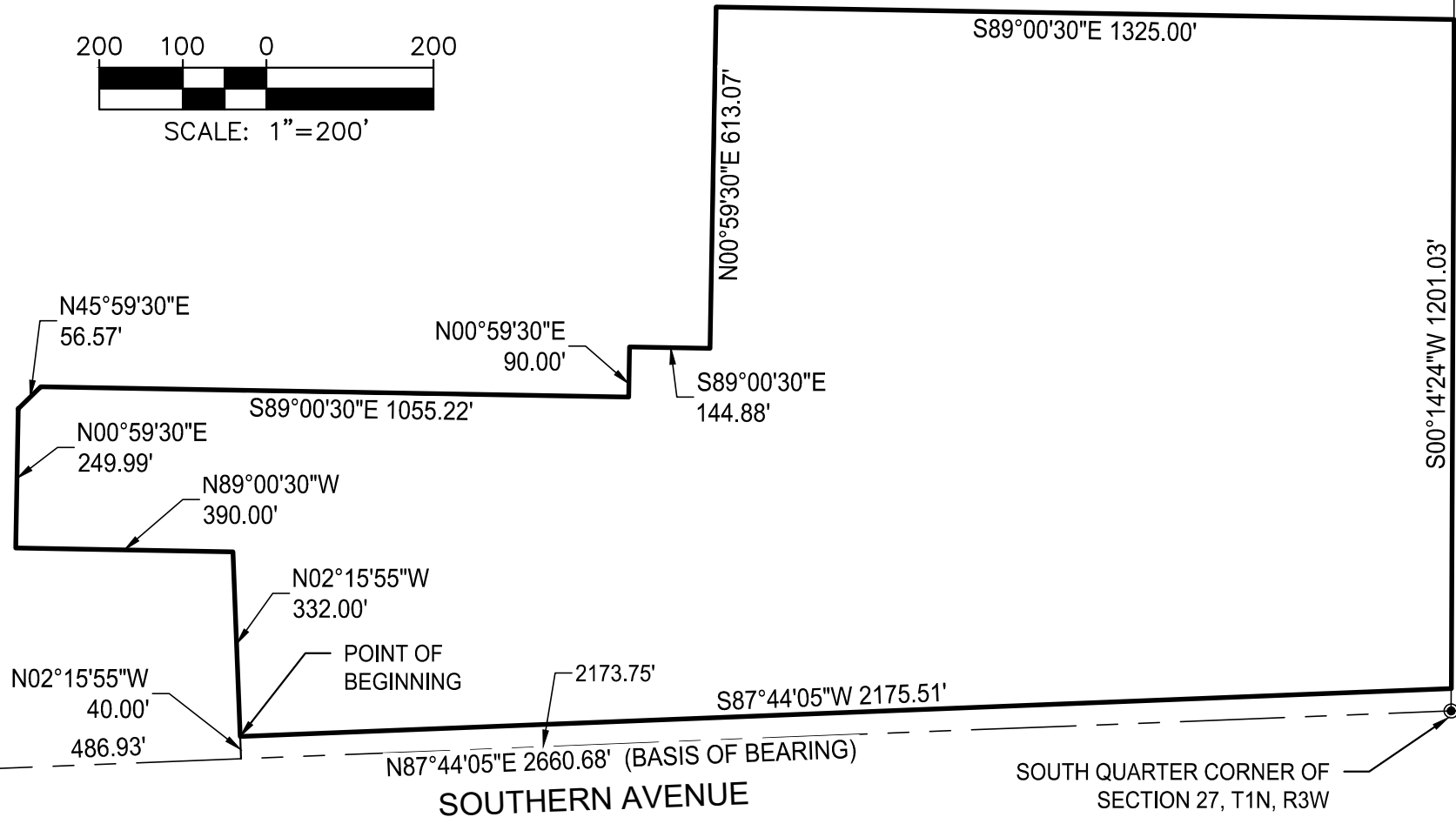
THENCE SOUTH 87°44'05" WEST, 2175.51 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2,282,680.32 SQUARE FEET OR 52.403 ACRES, MORE OR LESS.

VENTANA RANCH REZONING LEGAL EXHIBIT

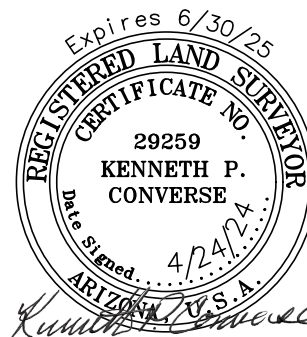


WATSON ROAD



SOUTHWEST CORNER OF
SECTION 27, T1N, R3W
TOWN OF BUCKEYE BRASS
CAP IN HAND HOLE

SOUTH QUARTER CORNER OF
SECTION 27, T1N, R3W
2-1/2 INCH BRASS
CAP FLUSH



VENTANA RANCH SOUTH PAD

EXHIBIT C

“PAD Planning Areas”



EXHIBIT D

“Land Use Chart”

(on following page)

LAND USE	PAD - A	PAD - B
Assisted living, commercial	P	
Government maint. & operations yards/ buildings		P
Public safety facility	P	P
Religious assembly	P	P
Day care, commercial	P	
Health Care Facility - Medical office or clinic	P	P
Health Care Facility – Hospital		P
Telecommunication Facility - Tower (including any facility with a tower) *		C
Telecommunication Facility - Tower Collocation (No height increase)		P
Telecommunication Facility - Broadcasting or recording studio (no tower) *		C
Telecommunication Facility - Satellite earth station *		C
Telecommunication Facility - Transmitting station (no tower)		P
Utility facility, minor		P
Animal Hospital	P	P
Animal pet shop, retail	P	
Animal training school	P	
Kennel, indoor only	P	
Veterinary clinic	P	
Financial institution, with drive-through	P	
Financial institution, without drive-through	P	
Food sales, wholesale	P	P
Bar, lounge, or tavern	P	
Catering service	P	P
Drive-in restaurant	P	
Farmers market	P	
Restaurant, without drive-through	P	
Restaurant, with drive-through	P	
Office, business or professional	P	P
Data Center		C
Research laboratory	C	P

General outdoor recreation, commercial	P	
Art gallery or museum, private	P	
Fitness and recreational sports center	P	C
General indoor recreation, commercial	P	P
Major entertainment facility, indoor	P	P
Movie theater	P	
Dry cleaning and laundry service	P	P
General personal services	P	
Instructional services or trade school	P	P
Alcoholic beverages, retail sale	P	
Convenience store with gas sales	P	P
Feed store	P	P
General retail	P	
Large retail	C	
Plant sales, retail	P	
Boat, RV sales and rental	P	P
Gasoline sales	P	P
Vehicle sales and rental	P	P
Vehicle service and repair, major		P
Vehicle service and repair, minor	P	P
Building materials sales, indoor retail	P	P
Drilling company, no outside storage		P
General industrial service		P
Assembly, light		P
Mfg., light		P
Office warehouse		P
Warehouse		P
Wholesale establishment	C	P
Recycling center indoor		P

Telecommunication Facility* – Any new towers (not including colocations on existing towers) must be separated by a minimum of 500 feet from the nearest residential property line.

TABLE OF ALLOWED USES

Table lists the principal uses allowed within each PAD zoning districts. Each of the listed uses is defined in Article 10, *Definitions*.

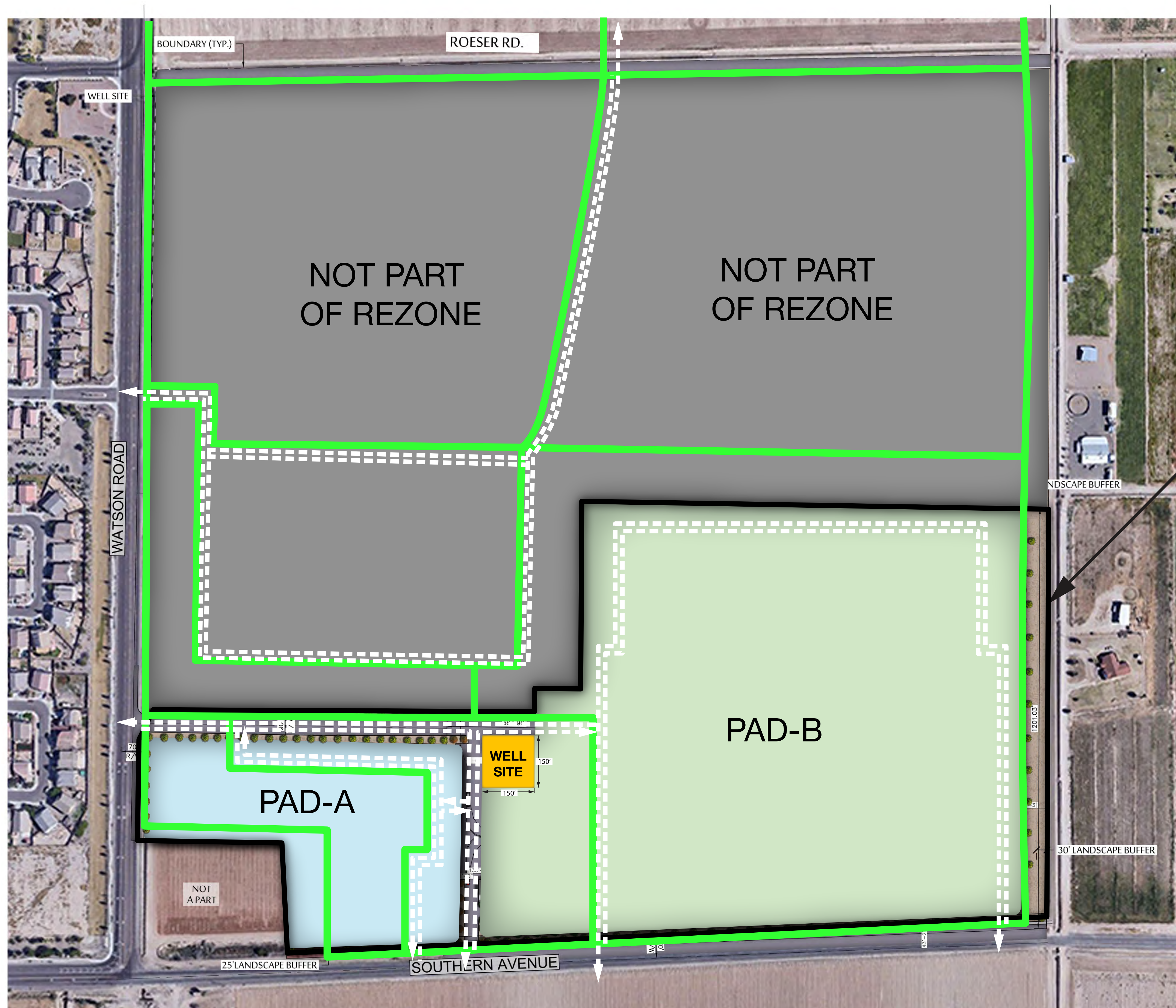
3.1.1. Explanation of Table Abbreviations.

- A. **Permitted Uses.** "P" in a cell indicates that the use is allowed by right. Permitted uses are subject to all other applicable regulations of this Development Code, including the use-specific standards in Section 3.2, the dimensional standards in Article 4, and the requirements of Article 5, *Development and Design Standards and Guidelines*.
- B. **Conditional Uses.**
 - 1. "C" in a cell indicates that in the respective zoning district the use is allowed only if reviewed and approved in accordance with the procedures of Section 8.7, *Conditional Use Permits*. Conditional uses are subject to all other applicable regulations of this Development Code, including the use-specific standards in Section 3.2, the dimensional standards in Article 4, and the requirements of Article 5, *Development and Design Standards and Guidelines*.
 - 2. The "C" designation in Table 3.1-1 in a given district does not constitute an authorization or an assurance that such use will be permitted. Rather, each conditional use permit application shall be evaluated as to its probable effect on adjacent properties and surrounding areas, among other factors, and may be approved or denied pursuant to the procedures in Section 8.7, *Conditional Use Permits*.
- C. **Prohibited Uses.** A blank cell indicates that the use is prohibited in the respective zoning district.

EXHIBIT E

“Pedestrian and Vehicle Connectivity Plan”

(on following page)



PROPOSED PAD
REZONE AREA

KEY

----- VEHICULAR CIRCULATION

———— PEDESTRIAN CIRCULATION

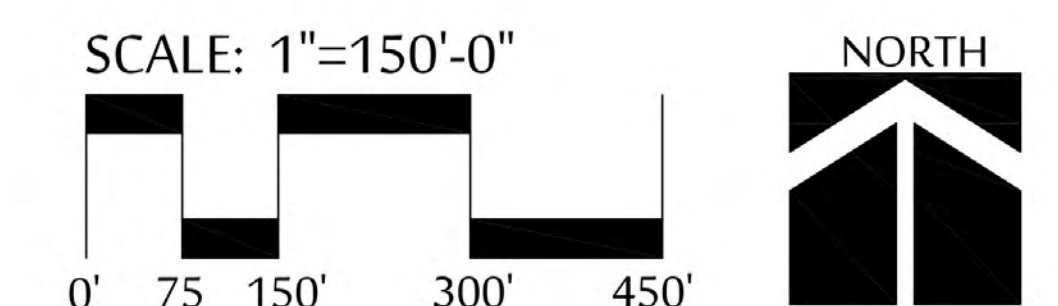


VENTANA RANCH SOUTH MAJOR PEDESTRIAN AND VEHICULAR CONNECTIVITY PLAN

SEC OF WATSON RD. & ROESER RD. - BUCKEYE, AZ

09/16/2024

NOTE: Routes may be altered during site plan approval phase.



Ventana Ranch South

Citizen Participation Plan

Minor General Plan Amendment approximately 43.87± acres to Business Commerce and Rezoning application to Planned Area Development (PAD) for approximately 55.05± gross acres located at the northeast corner of Southern Avenue and Watson Road

Application Case #: PLZU-24-0001 & PLZZ-24-0002

1st Submittal Date: February 13, 2024

2nd Submittal Date: June 7, 2024

3rd Submittal Date: September 12, 2024

Applicant/Representative:



**TIFFANY
& BOSCO**
P.A.

William Lally
2525 E. Camelback Road
Phoenix, AZ 85016

Project Description

The Applicant desires to rezone and develop approximately 55.05± acres (gross) generally located at the northeast corner of Southern Avenue and Watson Road. The Property's location along Southern Avenue, adjacent to existing Employment land designations and set away from the Downtown Corridor, Activity Centers, and other non-compatible uses, make Business Commerce appropriate designation for this transitional area. The Property is currently undeveloped and utilized for agriculture uses. The property is identified by Maricopa County Assessor parcel number 504-48-033 (the "Property").

The City's 2040 General Plan currently designates the entire Property for Neighborhood, the Minor GPA submittal requests a change of approximately 43.87± acres to Business Commerce, which supports a mix of office, manufacturing, light-industrial, retail, restaurant, neighborhood services and other commercial uses, through an associated rezone PAD request. The Property is proposing to provide a mixed-use transitional area from industrial uses to the south and to residential, to the north.

Which residents of the City of Buckeye ("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 adjacent to residential uses (City and Unincorporated Maricopa County) and industrial uses to the east and south.

For the neighborhood meeting, individual letters were sent to all Property owners within 500' of the Property and interested parties / stakeholders, including Riata West Community Association, in the surrounding area of the 55.05± acres (gross) subject to this entitlement request. The letter adhered to all City notification requirements and was sent prior to 15-day deadline for a 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.

Prior to the neighborhood meeting letters being sent, an outreach consultant and team went door to door to all parties within the 500' of the Property to alert them to the GPA and Rezoning proposal and the neighborhood meeting. The neighbors were encouraged to come to the open house, and to continue to reach out if they have any questions. See **EXHIBIT C, *Door-to-Door Outreach Summary***.

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 Development Code, we provided notice using the following procedures which will 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 Development Code, we mailed individual letters via first class mail to all property owners within 500' of the Property at least 15 days prior to the scheduled date of the neighborhood meeting/hearing. Interested parties and stakeholders in the surrounding area of the 55.05± acres (gross) subject to this entitlement request were also notified. The letter adhered to all City 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 Ken Galica 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, *see **EXHIBIT A***, a copy of the Sign In sheet, *see **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 August 14th, 2024 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 a sign in sheet. There were eight (8) neighbors in attendance, along with City staff members, Ken Galica, (Planning Manager), Christine Grundy (Assistant to the Mayor), Janene Van Leeuwen (Neighborhood Services Representative for the City), and Councilmember Youngker. Ryan Belshee who is running for District 2, City Council seat, was also in attendance.

There were attendees who came in support of the case, other neighbors had questions about the proposal, and some who were not in favor of the proposal, without knowing much about the case. The attendees who were not in favor also expressed their negativity to an unrelated proposal for a gas station located at the northwest corner of Watson and Southern. The majority of their discussion with City staff and the Applicant, revolved around the gas station and its land use designation. They also commented multiple times that their HOA was not notified of the neighborhood meeting, when in fact it was. We attempted to answer as many questions and concerns they had related to this proposal.

There were a few homeowners from the Maricopa County parcels, east of the site. Three (3) of the homeowners are in favor of the proposal, and appreciated the outreach that was conducted prior to the meeting. One (1) homeowner located in the County jurisdiction was concerned about privacy and how tall the buildings may be and if they would have the ability to see into her yard. She was educated to the best of our ability at the meeting and we plan to reach back out to her and provide answers to any future questions she may have.

As the meeting concluded, our team felt that all neighbors were informed of the proposal and the meeting was successful in conveying the proposal to all that attended.

Published Notice

We will publish notice in the Arizona Republic at least 15, but no more than 45 days before the scheduled 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 (Southern Avenue and Watson 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 sign location 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, at least 15 days in advance of the first public hearing. (so staff can include as an attachment to staff reports). 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 Meeting Letter (EXHIBIT A)
- Neighborhood Meeting Sign-In Sheet (EXHIBIT B)
- Door-to Door Outreach Summary (EXHIBIT C)
- 500' Property Ownership List
- 500' Property Map Boundary

EXHIBIT A

Meeting Letter

(on following page)



July 30, 2024

RE: NEC Southern Avenue & Watson Road – Rezoning & GPA Open House – Case #PLZU-24-0001 & PLZZ-24-0002

Dear Neighbor/Stakeholder:

We represent Lennar Arizona, LLC and their rezone request related to 55.05± acres located near the northeast corner of Southern Avenue and Watson Road. Please refer to the attached **Vicinity Map**. The property is identified by Maricopa County Parcel Number 504-48-033, and the rezone application pertains to the southern 55.05± acres of the parcel. (the “Property”). We are seeking input for their proposed land use proposal to develop the Property located within the City of Buckeye’s city limits. The proposal is to rezone the Property from PR (Planned Residential) to PAD (Planned Area Development). The purpose for the rezoning is to develop a new mixed-use area, which allows for retail, restaurants, service uses, office, light-industrial, and other employment opportunities. The proposed PAD zoning is sectioned into two areas, PAD-A which is designated for Commercial uses, and PAD-B which allows for Light-Industrial uses. This rezone to provide a gradual transition from the Large, Light-Industrial on the southern portion of Southern Avenue and the Single-Family residential north of the Property.

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: Wednesday, August, 14th, 2024 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 the neighborhood meeting on Wednesday, August 14th 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 Reading, Senior Project Manager at Tiffany & Bosco at hreading@tblaw.com or 480-240-1818. You may also contact City of Buckeye assigned Planning Manager, Ken Galica, at 623.349.6214 or by email at kgalica@buckeyeaz.gov subject “PLZU-24-0001 & PLZZ-24-0002.”

Sincerely,

Holly Reading
Senior Project Manager



Vicinity Map

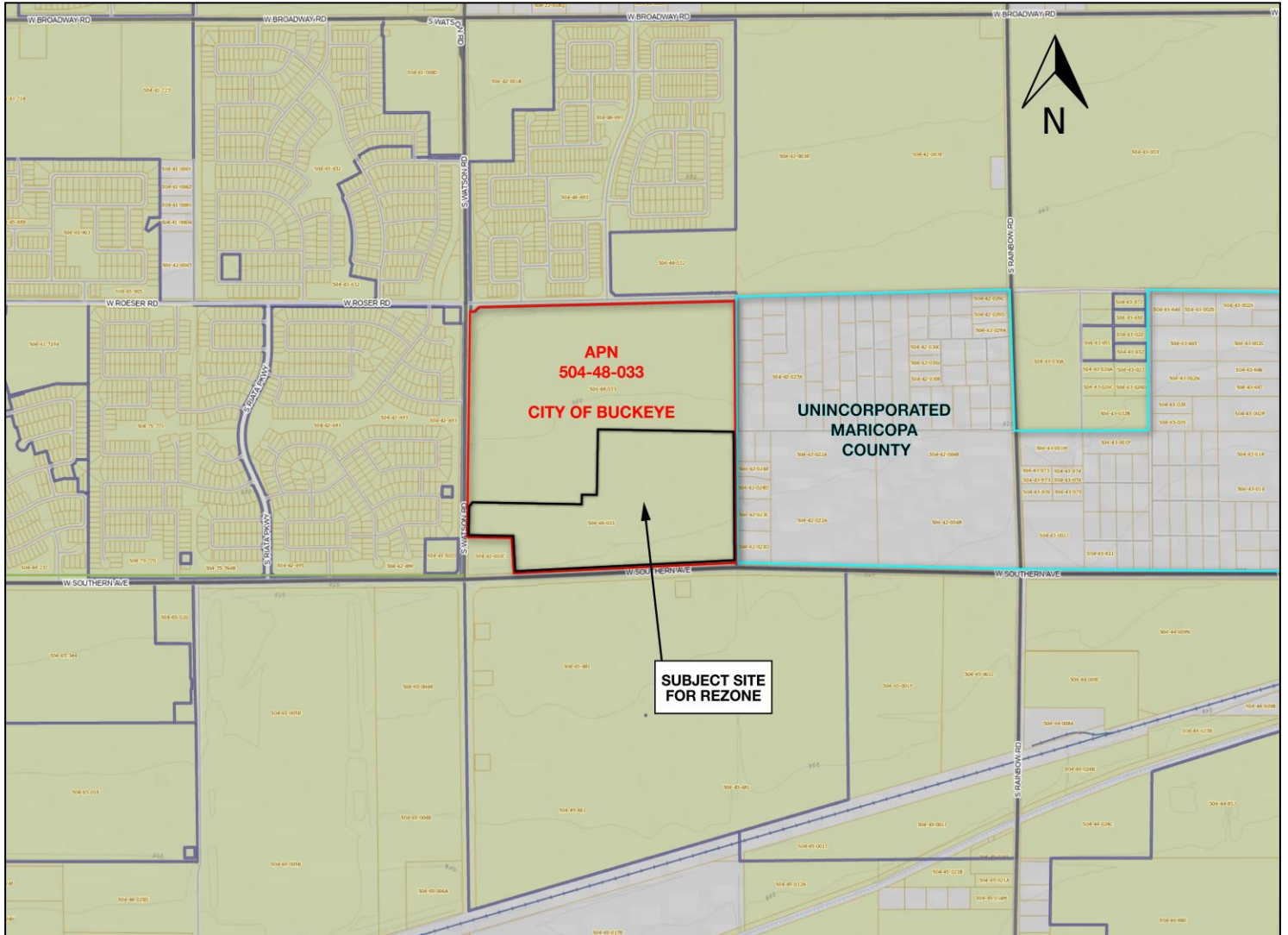


EXHIBIT B

Sign-In Sheet

(on following page)

NEIGHBORHOOD MEETING SIGN-IN SHEET

Date : August 14, 2024 Time: 6:00 PM

NAME	ADDRESS	EMAIL	PHONE #
WAYNE KIRKPATRICK	23042 W SOUTHERN AVE	WKMETAKMAN@MSN.COM	623-386-2734
Wolinda Kirkpatrick	23042 W. Southern Ave	wkmetakman@msn.com	623-386-2734
RICHARD WADDA			
Autumn Stanton	5889 S 235th Ln	autumnstantonbraugh.com	(123) 293-7673
Jennifer Beattie	5691 S 236th Dr	jenn2023a2@gmail.com	562-209-5366
Kourtney Bress	5639 S. 231st	kourtnei_bresse@gmail.com	623 703 1239
Ryan Bolhee	114 S 5th Street Buckeye	Ryan@downtownbuckeye.com	503-747-8024
Rud J	23891 W GROVE ST Buckeye		253-389-9547

EXHIBIT C

Door-to Door Outreach Summary

(on following page)

Owner	Property Address	Mailing Address	Outreach
RG3 TWO LLC		2601 W DUNLAP AVE STE 10 PHOENIX AZ USA 85021	
CRANE HARVESTING AND TRUCKING INC	22906 W SOUTHERN AVE BUCKEYE 85326	PO BOX 397 BUCKEYE AZ USA 85326	
ARMAS JAIME JR/MARIA ISABEL/JAIME MACIAS SR		23036 W SUNLAND AVE BUCKEYE AZ USA 85326	
CANO LUIS ARMANDO LECHUGA	5405 S 231ST AVE BUCKEYE 85326	5405 S 231ST AVE BUCKEYE AZ USA 85326	Gated with padlock and dog door in front yard, for sale, pending on MLS
WILLIAMS EVELYN Y	23004 W SUNLAND AVE BUCKEYE 85326	23004 W SUNLAND AVE BUCKEYE AZ USA 85326	
JACKSON ANTIONE SR/RECO	23542 W PECAN RD BUCKEYE 85326	23542 W PECAN RD BUCKEYE AZ USA 85326	NH, NH
SILVIO MATHIEU LIVING TRUST	5605 S 235TH DR BUCKEYE 85326	5605 S 235TH DR BUCKEYE AZ USA 85326	NH, NH
CASTANEDA SALVADOR	23575 W WAYLAND DR BUCKEYE 85326	23575 W WAYLAND DR BUCKEYE AZ USA 85326	Told them briefly through Ring doorbell and they said they weren't interested.
MARK OAKLEY AND JUDITH DEAN-OAKLEY LIVING TRUST	23574 W WAYLAND DR BUCKEYE 85326	23574 W WAYLAND DR BUCKEYE AZ USA 85326	NH, NH
JAIME LISA A/WILLINGHAM JANINE M	23571 W PECAN RD BUCKEYE 85326	23571 W PECAN RD BUCKEYE AZ USA 85326	"The roads on southern right now are not fine. Interesting. I was wondering what this would be because of the traffic. Traffic in that area is a concern. Not just our project but to the west also. That's cool. Good to know." Talked to Kathy. We reminded her that the construction and stoplight along Southern is almost complete and will be much better very soon.
LEUCHS JOSEPH ROBERT/STACY VANESSA TR	23578 W HIDALGO AVE BUCKEYE 85326	23578 W HIDALGO AVE BUCKEYE AZ USA 85326	Talked with Joe, showed him whole presentation seems positive about it. Sell them for \$400,000 and bring our home prices up!!
MONREAL ALEJANDRA/FLORES MONREAL	23577 W HUNTINGTON DR BUCKEYE 85326	23577 W HUNTINGTON DR BUCKEYE AZ USA 85326	Talked to Martina- owner is not home. Spanish speaker. Come back in the weekend to speak to owner
STANTON AUTUMN/JARRPD	5889 S 235TH LN BUCKEYE 85326	5889 S 235TH LN BUCKEYE AZ USA 85326	NH
PERALTA DOMINGUEZ KENZEE MARIE	5905 S 235TH LN BUCKEYE 85326	5905 S 235TH LN BUCKEYE AZ USA 85326	NH, NH
HERRERA MARIA ELENA B	23580 W HUNTINGTON DR BUCKEYE 85326	23580 W HUNTINGTON DR BUCKEYE AZ USA 85326	
SOCHOR RYAN ALEXANDER/KYRA LEANNE	23573 W HIDALGO AVE BUCKEYE 85326	23573 W HIDALGO AVE BUCKEYE AZ USA 85326	Her baby was crying so we told her quickly what was coming. She said "yay!" And was excited
AYIYI RICHARD JR	23556 W HUNTINGTON DR BUCKEYE 85326	23556 W HUNTINGTON DR BUCKEYE AZ USA 85326	NH, NH
NAPUTI STEVE KYLE C/NARISSA B	23563 W PECAN RD BUCKEYE 85326	23563 W PECAN RD BUCKEYE AZ USA 85326	"Can you come back this afternoon because my sister in law owns the house?" He took a picture of site plan to show to her in case we don't touch base.
CLAVER DAVE	5921 S 235TH LN BUCKEYE 85326	5921 S 235TH LN BUCKEYE AZ USA 85326	
HUNT BRANDON/ANA MARIA	23555 W PECAN RD BUCKEYE 85326	23555 W PECAN RD BUCKEYE AZ USA 85326	NH, NH (6 broken down cars in the front)
PADILLA DULCE E/ALVARADO ENRIQUE	23564 W WAYLAND DR BUCKEYE 85326	23564 W WAYLAND DR BUCKEYE AZ USA 85326	Vacant, for rent sign
MORENO WILLIAM ENRIQUE/GUTIERREZ DE MORENO FLORA A	23554 W WAYLAND DR BUCKEYE 85326	23554 W WAYLAND DR BUCKEYE AZ USA 85326	NH, NH
REYNOSO JOSE GALLARDO/MEZA ANGELICA	5621 S 235TH DR BUCKEYE 85326	5621 S 235TH DR BUCKEYE AZ USA 85326	Talked to him through ring doorbell briefly. Thanks for letting me know.
JONES COREY/JOHNSON SHATOYA	5637 S 235TH DR BUCKEYE 85326	5637 S 235TH DR BUCKEYE AZ USA 85326	NH, NH
JONES CARROLL WAYNE JR	5653 S 235TH DR BUCKEYE 85326	5653 S 235TH DR BUCKEYE AZ USA 85326	appears vacant with for sale sign
ZAVALA CHARLENE HELEN/ALICIA	5669 S 235TH DR BUCKEYE 85326	5669 S 235TH DR BUCKEYE AZ USA 85326	NH, NH
MARTINEZ JOSEPH T/ANA L	23543 W WAYLAND DR BUCKEYE 85326	23543 W WAYLAND DR BUCKEYE AZ USA 85326	"Wow! Nice! Perfect! Looks great. Thank you for information." talked with Pete
FULTON VANESSA L/ROBERT B	23551 W WAYLAND DR BUCKEYE 85326	23551 W WAYLAND DR BUCKEYE AZ USA 85326	Went inside her home. "Well good. I appreciate it. My daughter lives right behind us and mentioned that you had come by. Where will the school be? Oh a well site? Wonder what those two hard corners will be since they tried to put a convenience store with propane." She understood and really appreciated us coming by.
YEE SYDNEY/ALEX	23559 W WAYLAND DR BUCKEYE 85326	23559 W WAYLAND DR BUCKEYE AZ USA 85326	NH, NH
BRACAMONTES DAVID/MARIA	23560 W HIDALGO AVE BUCKEYE 85326	23560 W HIDALGO AVE BUCKEYE AZ USA 85326	NH, NH
MACK TANYA Y	23552 W HIDALGO AVE BUCKEYE 85326	23552 W HIDALGO AVE BUCKEYE AZ USA 85326	"Are they still putting the gas station? Thank God. Do I like it? Not really. It's taking from the openness of Buckeye but people need a place to live. I get it. Thank you ladies. If I get something in the mail I will know what it is."
RUSSELL ESTHER	23544 W HIDALGO AVE BUCKEYE 85326	23544 W HIDALGO AVE BUCKEYE AZ USA 85326	"I don't mind Ross. No different than the Walmart and glass factory. I wondered when that cotton field was going to go. I've had a lennar home twice. Bought this house 25 years ago once we pay it off we are going to sell it and move into something smaller in Puerto Rico." Talked with Rodger

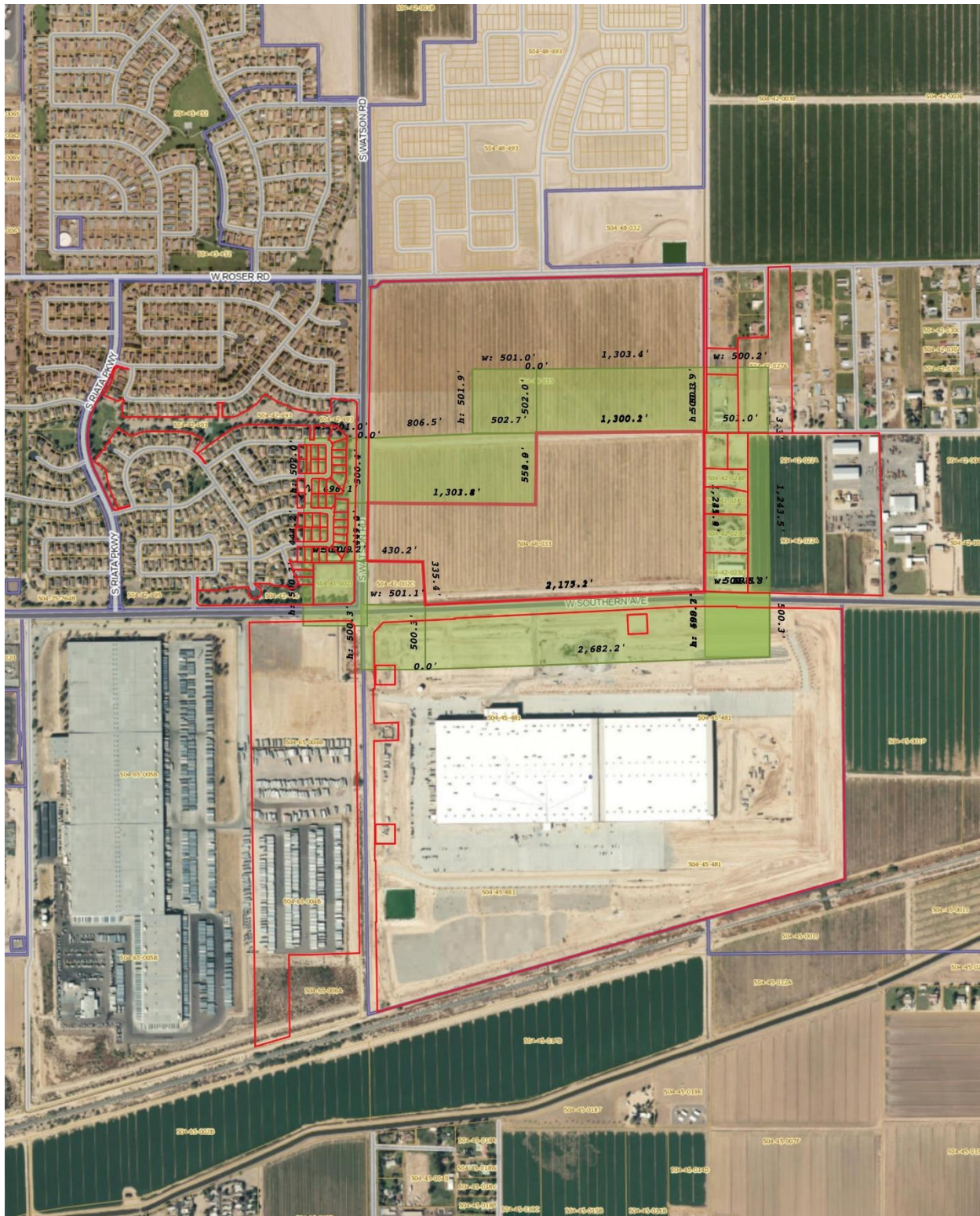
JACKSON DARRIN	5769 S 235TH DR BUCKEYE 85326	5769 S 235TH DR BUCKEYE AZ USA 85326	"You guys are doing a better job than the last developer who tried to put a gas station on the northwest corner. No one came and talked to us and we fought that. Your presentation, I'm not offended by. Good job. One of the problems we have are the trucks parking along Watson on east side of the road. I'm good with this and I'm looking forward to it. Put some food there!" Darren - backs up to site
GARCIA MARCO ANTONIO	5785 S 235TH DR BUCKEYE 85326	5785 S 235TH DR BUCKEYE AZ USA 85326	NH, NH
SALEEM RUBY/MALIK	5803 S 235TH DR BUCKEYE 85326	5803 S 235TH DR BUCKEYE AZ USA 85326	NH, NH
MOLINA NELIDA G MARTINEZ	5815 S 235TH DR BUCKEYE 85326	2885 S 256TH DR BUCKEYE AZ USA 85326	NH, NH
5829 S 235TH DR LLC	5829 S 235TH DR BUCKEYE 85326	19435 W MELVIN ST BUCKEYE AZ USA 85326	NH, NH
AHMAD AROONA M	23545 W HUNTINGTON DR BUCKEYE 85326	23545 W HUNTINGTON DR BUCKEYE AZ USA 85326	NH, NH
LOBERIANO ESTRELLA	23553 W HUNTINGTON DR BUCKEYE 85326	1348 SPANISH NEEDLE CT ORANGE PARK FL USA 32073	How much per unit? How much the down payment? Maybe he would move in. This is good. Romeo
MUGENZI YANNICK	23561 W HUNTINGTON DR BUCKEYE 85326	23561 W HUNTINGTON DR BUCKEYE AZ USA 85326	NH, NH
SIERRA MIGUEL ENRI CASTILLO	23567 W HUNTINGTON DR BUCKEYE 85326	23567 W HUNTINGTON DR BUCKEYE AZ USA 85326	NH, NH
JONES KATHERINE WRIGHT/CRITTENDEN ERIC Q/SHUNDRA C	23568 W HUNTINGTON DR BUCKEYE 85326	23568 W HUNTINGTON DR BUCKEYE AZ USA 85326	Thank you for the heads up. No issues.
SRMZ 3 LLC	23548 W HUNTINGTON DR BUCKEYE 85326	AUSTIN TX USA 78746	Teen answered, parents aren't home, they are renters
TAH 2018-1 BORROWER LLC	23565 W HIDALGO AVE BUCKEYE 85326	1508 BROOKHOLLOW DR SANTA ANA CA USA 92705	"That's so nice. Thank you!" talked to Kwame
HAMMOND KENNETH/ROCKNEY CHRISTINE	23557 W HIDALGO AVE BUCKEYE 85326	23557 W HIDALGO AVE BUCKEYE AZ USA 85326	Lots of no soliciting signs. Told them briefly, said "it doesn't matter. That's ok with me."
PINCKNEY RONNETTE	23549 W HIDALGO AVE BUCKEYE 85326	23549 W HIDALGO AVE BUCKEYE AZ USA 85326	Dogs were barking loud. We quickly told them what it was and he didn't care to see images.
BRIESE DEREK A/KOURTNEI C	5639 S 231ST AVE BUCKEYE 85326	5639 S 231ST AVE BUCKEYE AZ USA 85326	new home is under construction, people might be living in the trailer in the backyard, didn't want to walk in the backyard and startle them. No cars on property.
MORGAN JASON/PATRICIA	5709 S 231ST AVE BUCKEYE 85326	5709 S 231ST AVE BUCKEYE AZ USA 85326	call next week, he was talking to his daughter who lives in the UK, observation-his house might be where heads lights hit, cell 602-573-3738, called him the next time we were out in the area and he didn't answer
SOUTHERN COMFORT ESTATES LLC	5823 S 231ST AVE BUCKEYE 85326	2029 S 225TH LN BUCKEYE AZ USA 85326	I spoke to Wayne Kirkpatrick, who owns 5 acres near the SE portion of the proposal. He is the one who touches Southern Ave. He uses 2.5 acres for his metal fabrication business and 2.5 acres for his home. He is in the county and told me all of the stories about how the City of Buckeye "screwed him" out of money and time when he was trying to get his permits. We spoke for over an hour Saturday afternoon around 4pm. (Yes, it was 115* at that time and yes, we stood outside the whole time). By the end, he agreed that Light Industrial next to his (sometimes loud) metal fabrication business was better than homes. He said that developers and Cities have tried to eminent domain him before on other sites and tried to "steam roll" him. He has never had someone knock on his door (it is actually like a fortress and I had to ring a call button and have the giant metal gate open for me) and talk to him about a project. Nobody has ever asked him for his opinion before. He thinks Lennar "does business differently" and is excited for me to introduce him to Vickey for a long term relationship. I think there is a chance that we might be able to get a letter of support further down the road. Since he owns 5 acres and lives behind a giant wall, I thought the only time to get a hold of him might be a Saturday afternoon.
	5689 S. 231st Ave ?		Knocked, NH
	Next home north-no address		NH

NEC Southern & Watson - 500' Mailing List

Owner	Address	CITY	State	Zip
RG3 TWO LLC	2601 W DUNLAP AVE STE 10	PHOENIX	AZ	85021
CRANE HARVESTING AND TRUCKING INC	PO BOX 397	BUCKEYE	AZ	85326
ARMAS JAIME JR/MARIA ISABEL/JAIME MACIAS SR	23036 W SUNLAND AVE	BUCKEYE	AZ	85326
CANO LUIS ARMANDO LECHUGA	5405 S 231ST AVE	BUCKEYE	AZ	85326
WILLIAMS EVELYN Y	23004 W SUNLAND AVE	BUCKEYE	AZ	85326
JACKSON ANTIONE SR/RECO	23542 W PECAN RD	BUCKEYE	AZ	85326
SILVIO MATHIEU LIVING TRUST	5605 S 235TH DR	BUCKEYE	AZ	85326
CASTANEDA SALVADOR	23575 W WAYLAND DR	BUCKEYE	AZ	85326
MARK OAKLEY AND JUDITH DEAN-OAKLEY LIVING TRUST	23574 W WAYLAND DR	BUCKEYE	AZ	85326
JAIME LISA A/WILLINGHAM JANINE M	23571 W PECAN RD	BUCKEYE	AZ	85326
LEUCHS JOSEPH ROBERT/STACY VANESSA TR	23578 W HIDALGO AVE	BUCKEYE	AZ	85326
MONREAL ALEJANDRA/FLORES MONREAL	23577 W HUNTINGTON DR	BUCKEYE	AZ	85326
STANTON AUTUMN/JARRPD	5889 S 235TH LN	BUCKEYE	AZ	85326
PERALTA DOMINGUEZ KENZEE MARIE	5905 S 235TH LN	BUCKEYE	AZ	85326
HERRERA MARIA ELENA B	23580 W HUNTINGTON DR	BUCKEYE	AZ	85326
SOCHOR RYAN ALEXANDER/KYRA LEANNE	23573 W HIDALGO AVE	BUCKEYE	AZ	85326
RIATA WEST COMMUNITY ASSOCIATION	4135 S POWER RD STE 122	MESA	AZ	85212
ROSS DRESS FOR LESS INC	5130 HACIENDA DR	DUBLIN	CA	94568
LENNAR ARIZONA INC	1665 W ALAMEDA DR STE 130	TEMPE	AZ	85282
AYIYI RICHARD JR	23556 W HUNTINGTON DR	BUCKEYE	AZ	85326
NAPUTI STEVE KYLE C/NARISSA B	23563 W PECAN RD	BUCKEYE	AZ	85326
CLAVER DAVE	5921 S 235TH LN	BUCKEYE	AZ	85326
HUNT BRANDON/ANA MARIA	23555 W PECAN RD	BUCKEYE	AZ	85326
PADILLA DULCE E/ALVARADO ENRIQUE	23564 W WAYLAND DR	BUCKEYE	AZ	85326
MORENO WILLIAM ENRIQUE/GUTIERREZ DE MORENO FLORA A	23554 W WAYLAND DR	BUCKEYE	AZ	85326
REYNOSO JOSE GALLARDO/MEZA ANGELICA	5621 S 235TH DR	BUCKEYE	AZ	85326

JONES COREY/JOHNSON SHATOYA	5637 S 235TH DR	BUCKEYE	AZ	85326
JONES CARROLL WAYNE JR	5653 S 235TH DR	BUCKEYE	AZ	85326
ZAVALA CHARLENE HELEN/ALICIA	5669 S 235TH DR	BUCKEYE	AZ	85326
MARTINEZ JOSEPH T/ANA L	23543 W WAYLAND DR	BUCKEYE	AZ	85326
FULTON VANESSA L/ROBERT B	23551 W WAYLAND DR	BUCKEYE	AZ	85326
YEE SYDNEY/ALEX	23559 W WAYLAND DR	BUCKEYE	AZ	85326
BRACAMONTES DAVID/MARIA	23560 W HIDALGO AVE	BUCKEYE	AZ	85326
MACK TANYA Y	23552 W HIDALGO AVE	BUCKEYE	AZ	85326
RUSSELL ESTHER	23544 W HIDALGO AVE	BUCKEYE	AZ	85326
CITY OF BUCKEYE - KEN GALICA	530 E MONROE AVE	BUCKEYE	AZ	85326
JACKSON DARRIN	5769 S 235TH DR	BUCKEYE	AZ	85326
GARCIA MARCO ANTONIO	5785 S 235TH DR	BUCKEYE	AZ	85326
SALEEM RUBY/MALIK	5803 S 235TH DR	BUCKEYE	AZ	85326
MOLINA NELIDA G MARTINEZ	2885 S 256TH DR	BUCKEYE	AZ	85326
5829 S 235TH DR LLC	19435 W MELVIN ST	BUCKEYE	AZ	85326
AHMAD AROONA M	23545 W HUNTINGTON DR	BUCKEYE	AZ	85326
LOBERIANO ESTRELLA	1348 SPANISH NEEDLE CT	ORANGE PARK	FL	32073
MUGENZI YANNICK	23561 W HUNTINGTON DR	BUCKEYE	AZ	85326
SIERRA MIGUEL ENRI CASTILLO	23567 W HUNTINGTON DR	BUCKEYE	AZ	85326
JONES KATHERINE WRIGHT/CRITTENDEN ERIC Q/SHUNDRA C	23568 W HUNTINGTON DR	BUCKEYE	AZ	85326
SRMZ 3 LLC	23548 W HUNTINGTON DR	BUCKEYE	AZ	85326
TAH 2018-1 BORROWER LLC	1508 BROOKHOLLOW DR	SANTA ANA	CA	92705
HAMMOND KENNETH/ROCKNEY CHRISTINE	23557 W HIDALGO AVE	BUCKEYE	AZ	85326
PINCKNEY RONNETTE	23549 W HIDALGO AVE	BUCKEYE	AZ	85326
BRIESE DEREK A/KOURTNEI C	5639 S 231ST AVE	BUCKEYE	AZ	85326
BRIESE DEREK A/KOURTNEI C	5639 S 231ST AVE	BUCKEYE	AZ	85326
MORGAN JASON/PATRICIA	5709 S 231ST AVE	BUCKEYE	AZ	85326
SOUTHERN COMFORT ESTATES LLC	2029 S 225TH LN	BUCKEYE	AZ	85326
WAL-MART STORES EAST LP	1301 SE 10TH ST	BENTONVILLE	AR	72716
DRM FARMS LLC	PO BOX 356	BUCKEYE	AZ	85326

NEC Southern & Watson - 500' Buffer Map



From: [Jennifer Heeter](#)
To: [Ken Galica](#)
Subject: rezoning meeting scheduled for 10/8/2024
Date: Friday, September 27, 2024 3:41:51 PM

You don't often get email from ladyjennifer11@gmail.com. [Learn why this is important](#)

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Good afternoon,

I am writing to you regarding the rezoning meeting for the northeast corner of Watson and Southern Ave. I will not be able to attend this meeting as I will be working that day.

I have concerns as a resident who lives in the Riata West Subdivision. I have noticed a significant increase in traffic on Southern Ave recently. It's impacting the resident's ability to turn left out of the subdivision at times. I can only imagine that creating more industrial buildings in this area will increase traffic further. I was also disappointed in the light pollution that was created by adding the Ross Industrial building on the southeast corner of Southern and Watson. Adding additional light industrial buildings will further impact light pollution.

I understand the need for growth in industry required for the 'largest growing city in Arizona', however, I feel that this growth should be outside of residential areas such as the 303 industrial park. I have lived here for nearly 10 years and thought of moving a few times due to some of the changes near my home. You should take into consideration the nearby residents' thoughts on large projects such as this before they come to fruition.

Thank you for your time and consideration,

Dr. Jennifer Heeter, DNP, APRN, FNP-C, WCC
Riata West Resident
(330) 631-8627