BUCKEYE, AZ

PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

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

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

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

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

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

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

2. MINUTES

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

3. REGULAR AGENDA

3.A AT&T New Cingular Wireless PCS - Conditional Use Permit (PLZU-24-0006) - Conduct a public hearing and approve a conditional use permit for a new multi-carrier telecommunications facility with a lease area of 600 square feet located at the southeast corner of Miller Road and Southern Avenue, subject to conditions a-e.
Staff Liaison: Patricia Cooley, Planner II, pcooley@buckeyeaz.gov, (623) 349-6233

3.B SWC Verrado Way and Yuma Road - Minor General Plan Amendment (PLZU-24-0004) - Conduct a public hearing and recommend approval to the Mayor and City Council of a Minor General Plan Amendment changing the land use designation of approximately 45.9 acres located

approximately 1,200 feet south of the southwest corner of Verrado Way and Yuma Road from Neighborhood to Business Commerce.
Staff Liaison: Mandy Woods, Principal Planner, swoods@buckeyeaz.gov, (623) 640-6093

3.C SWC Verrado Way and Yuma Road Planned Area Development - Rezone (PLZZ-24-0005) - Conduct a public hearing and recommend approval to the Mayor and City Council of a Rezone from Single-Family Residential 43 (R1-43) to Planned Area Development (PAD) of approximately 160 acres located at the southwest corner of Verrado Way and Yuma Road, subject to conditions a) through aa).
Staff Liaison: Mandy Woods, Principal Planner, swoods@buckeyeaz.gov, (623) 640-6093

3.D Land 85 (formerly known as Buckeye 225) - Comprehensive Sign Plan (CSP) - PLZSP-24-0027: Conduct a public meeting and approve the comprehensive sign plan (CSP) for a planned light industrial development, subject to conditions 'a-c'.
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: 03/25/25	**AGENDA ITEM:** 2.A. MINUTES
DATE PREPARED: 03/20/25	**DISTRICT NO.:**
STAFF LIAISON: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623)349-6211	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Minutes

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Approval of minutes from the March 11, 2025 Planning and Zoning Commission regular meeting.

SUMMARY

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
3.11.2025.PZC.MinutesDRAFT.pdf

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

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

Members present: Chair Ted Burton, Commissioner Rebecca Puppe, Commissioner Deanna Kupcik, Vice Chair Anthony DiMascio, Commissioner Donald Bassler, Commissioner Sebastian Trupiano, Alternate Charles Hester, Alternate Les Manuel, Alternate Ryan Belshee seated for District 2, Alternate Douglas McDonald

Members absent: Commissioner Gina Ragsdale

Staff present: Planning Manager Ken Galica, Senior Planner Sean Banda, Assistant City Attorney Tosca Henry, Management Assistant Keri Hernandez.

2. MINUTES
2A. APPROVAL OF MINUTES FROM THE FEBRUARY 25, 2025 PLANNING AND ZONING COMMISSSION REGULAR MEETING.
A motion was made by Commissioner Kupcik and seconded by Commissioner Trupiano to approve minutes as presented. Approval 6-0. Alternate Belshee abstained from the vote. Motion carried.

3. REGULAR AGENDA
3A. VERRADO MARKETPLACE VESTAR – COMPREHENSIVE SIGN PLAN (PLZDR-24-0029)
Senior Planner Sean Banda presented and was available to answer questions from the Commission.
Commissioner Puppe asked if the lighting on the signs would effect any residential. Mr. Banda indicated that requirements are not to extend past the property lines and should not have an effect on the future nearby high-density residential.
Commissioner Trupiano asked if the lighted signs along the freeway would affect drivers. Mr. Banda informed the Commission that the light that is visible is regulated and these signs adjust brightness according to the natural lighting.
A motion was made by Vice Chair DiMascio and seconded by Commissioner Bassler to approve subject to conditions ‘a – b’ as presented. Approval 7-0. Motion carried.

3B. CATCLAW SOLAR – SITE PLAN (PLZSP-24-0026)
Planning Manager Ken Galica presented and was available to answer questions from the Commission.
Owner representative Susan Moberg presented and was available to answer questions from the Commission.
Commissioner Trupiano asked if there will be an exterior buffer area around the fence to prevent risk of brush fire. Ms. Moberg informed the Commission that the solar panels and batteries will be set back fifteen feet from the fence and the exterior has a fire break with a water storage tank for emergencies.
Mr. Trupiano asked if the batteries will be lithium and Ms. Moberg confirmed.

Vice Chair DiMascio asked what type of access road will be built for this site. Ms. Moberg indicated that there will be two access roads made of compacted native material supplemented with some aggregate, a portion of the apron will be paved along Sun Valley Parkway and a short distance into the site in accordance with the city codes. Mr. DiMascio asked if there is a possibility for the site to stay active more than forty years. Ms. Moberg informed the Commission that the lease with the property owner would need to be renegotiated to extend beyond forty years and the plant would need to be repowered with updated equipment. Ms. Moberg also indicated the owner has a power purchase agreement with Arizona Public Service (APS) Company that has a specified timeline. Mr. Galica stated that extending further than forty years will require reauthorizing approvals through the city and the current zoning does not allow the term to exceed forty years.

Alternate Belshee asked if the internal transmission lines would be aerial or underground. Ms. Moberg stated that each of the solar panels would get connected using above grade direct current cabling and then connected to inverters that change the voltage from DC to AC, and at that point steps up the power to a medium voltage which will be direct buried; once the lines reach the substation, the voltage is increased and will run overhead to the APS Sun Valley substation approximately seven miles north. Mr. Belshee asked if Ms. Moberg has built these solar projects elsewhere. Ms. Moberg stated that this Catclaw Solar project will be her second Arizona project.

Commissioner Puppe asked what the timeline for this project will be. Ms. Moberg indicated that the process takes approximately sixteen months and hopes to begin mobilizing to the site and start clearing and grading in late March 2025.

A motion was made by Commissioner Bassler and seconded by Vice Chair DiMascio to approve subject to conditions ‘a – aa’ per addendum dated March 11, 2025 as presented. Approval 7-0. Motion Carried.

4. COMMENTS FROM THE PUBLIC

None.

5. PLANNING MANAGER REPORT AND SUMMARY OF CURRENT EVENTS

Ken Galica informed the Commission that Mandy Woods has been selected as the new Principal Planner after the retirement of Bart Wingard and Bailey Pechinski has joined the planning team as the new Planning Intern.

6. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

Commissioner Kupcik informed the Commission and public of an upcoming event at the equestrian center with draft horses.

7. ADJOURNMENT

With there being no further business, Chair Burton adjourned the meeting at 6:39 p.m.

_____

Ted Burton, Chairperson

ATTEST:

_____

Keri Hernandez, Management Assistant

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

_____

Keri Hernandez, Management Assistant

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 03/25/25	**AGENDA ITEM:** 3.A. AT&T New Cingular Wireless PCS - Conditional Use Permit (PLZU-24-0006)
DATE PREPARED: 03/19/25	**DISTRICT NO.:** 1
STAFF LIAISON: Patricia Cooley, Planner II, pcooley@buckeyeaz.gov, (623) 349-6233	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Public Hearing and Non Consent - New Business Items

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) AT&T New Cingular Wireless PCS - Conditional Use Permit (PLZU-24-0006) - Conduct a public hearing and approve a conditional use permit for a new multi-carrier telecommunications facility with a lease area of 600 square feet located at the southeast corner of Miller Road and Southern Avenue, subject to conditions a-e.

SUMMARY

PROJECT DESCRIPTION:
Bill Koning of Smartlink, representing AT&T, on behalf of Elva Investments, is requesting approval of a conditional use permit of a new multi-carrier telecommunications facility with a height of approximately 81 feet within a 600 square foot leased area located southeast of the southeast corner of Miller Road and Southern Avenue.

BENEFITS:
The conditional use permit will lead to construction of a multi-carrier telecommunications facility that will provide improved cell phone coverage for the residents of Buckeye.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLZU-24-0006 - AT&T New Cingular Wireless PCS - Staff Report - PZ 20250325.docx
Exhibit A-PLZU-24-0006-AT&T New Cingular Wireless-Vicinity Map-PZ20250325.pdf
Exhibit B-PLZU-24-0006-AT&T New Cingular Wireless-General Plan Map-PZ20250325.pdf
Exhibit C-PLZU-24-0006-AT&T New Cingular Wireless-Zoning Map-PZ20250325.pdf
Exhibit D-PLZU-24-0006-AT&T New Cingular Wireless-Narrative-PZ20250325.pdf
Exhibit E-PLZU-24-0006-AT&T New Cingular Wireless-Citizen Participation-PZ20250325.pdf
Exhibit F-PLZU-24-0006 AT&T New Cingular Wireless-Proposed Admin Site Plan-PZ20250325.pdf
Exhibit G-PLZU-24-0006-AT&T New Cingular Wireless-March 7, 2025 Email Excerpt-PZ20250325.pdf

CONDITIONAL USE PERMIT

Report to the Planning and Zoning Commission

CASE NUMBER:	PLZU-24-0006
TITLE:	AT&T New Cingular Wireless PCS
MEETING DATE:	March 25, 2025

Applicant:	Bill Koning, Smartlink, representing AT&T
Owner:	Elva Investments LLC
Request:	Conditional Use Permit to allow a new multi-carrier telecommunications facility.
District	1
Location:	6213 South Miller Road, Buckeye, AZ 85326 at the southeast corner of Miller Road and Southern Avenue, see Exhibit A
Lease area size:	600 square feet
Public input:	A neighborhood meeting was held on February 6, 2025 from 6:00PM to 7:00PM. No residents attended. One email was received from a resident interested in leasing space for a cell tower at another location. No other responses were received, see Exhibit E – Citizen Participation. All required public hearing notices were completed.
Recommendation:	Approve with conditions

PROJECT DESCRIPTION

1. Bill Koning of Smartlink, representing AT&T, on behalf of Elva Investments, is requesting approval of a Conditional Use Permit (CUP) located at Miller Marketplace, 6213 South Miller Road to accommodate a new multi-carrier telecommunications facility with a height of approximately 81 feet within a 600 square feet leased area.
2. The associated proposed Site Plan provides one parking space as required by the Development Code, see Exhibit F – Proposed Site Plan.
3. The proposed faux elm cellular tower has been designed to accommodate one AT&T array with one future carrier. The tower compound and accessory facilities will be screened with an eight (8) foot CMU wall.
4. The City of Buckeye Development Code requires approval of a CUP for all new telecommunication facilities in the Commercial Center zoning district. The purpose of a CUP is to allow for an additional layer of review for uses that have widely varying operational characteristics to ensure appropriate measures are incorporated on a case-by-case basis to minimize potential adverse impacts of the use.
5. This request is for a CUP only. If approved, a Site Plan Amendment demonstrating compliance with the Buckeye Development Code and all other City regulations will be required.

AREA CONTEXT

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Miller Marketplace Commercial Retail Center	Neighborhood	Commercial Center
North	Miller Marketplace / Future Self-Storage	Neighborhood	Commercial Center
South	Undeveloped Agriculture	Neighborhood	Commercial Center
East	Undeveloped Agriculture	Neighborhood	Commercial Center
West	Miller Park Single Family Residential Subdivision Undeveloped	Neighborhood Neighborhood	Planned Residential Commercial Center

PUBLIC PARTICIPATION SUMMARY

6. All required notifications of this public hearing were completed over fifteen (15) days in advance of the meeting date, as shown below.

7. A neighborhood meeting, providing an opportunity for interested parties to learn more about the request, was held on February 6, 2025, at 6:00 P.M. at the Buckeye Elementary School District Office. As required by the Buckeye Development Code, written notices to property owners within 300 feet of the subject site were mailed on January 18, 2025, over fifteen (15) days prior to the date of the meeting.

8. Except for the applicant and City staff, no (0) persons attended the neighborhood meeting. Outside the February 6, 2025 meeting, staff has not received any written or verbal feedback from the public pertaining to this request. The applicant received one email offering other property for lease for cell tower.

Notification Element	Date
Neighborhood Meeting Notice - Mailing to Property Owners within 300 feet	01/18/2025
Planning and Zoning Commission Meeting Notice - Mailing to Property Owners within 300 feet	02/28/2025
Planning and Zoning Commission Meeting Notice - Newspaper Ad	03/05/2025
Planning and Zoning Commission Meeting Notice - Site Posting	03/06/2025

BACKGROUND

9. *October 19, 1981:* The Mayor and Council approved an annexation under Ordinance 15-81.

10. *August 19, 1996:* The Mayor and Council approved a rezone to Commercial Center (CC) under Ordinance 6-96.

11. *October 5, 2023:* The applicant held a Preapplication Conference (PAC) with staff under Case PLZM-23-00100.

12. *February 6, 2025:* A neighborhood meeting was held at the Buckeye Elementary School District Office.

ANALYSIS

General Plan

13. The subject property is designated as Neighborhood in the General Plan, see Exhibit B. This land use designation denotes areas that have a broad range of residential development, including low to high density. In addition to residential developments, this land use designation may also include other integrated land uses that support

neighborhood functions and contribute to the health and livability of neighborhoods. The proposed tower would provide improved cell phone coverage, increasing the livability of the surrounding community and would be in compliance with the General Plan Neighborhood Land Use designation.

Zoning

14. Existing Zoning:
    a. The existing Zoning District Commercial Center (CC) is an obsolete zoning district designed to accommodate a variety of commerce and specialized development, including commercial uses that comprise the Central Business District of the city, see Exhibit C.
    b. The CC zoning district requires a CUP for a new telecommunications facility.

Conditional Use Permit Review Criteria

15. The purpose of the CUP is to ensure that certain specified uses, by nature of their physical or operational characteristics, or impact on the traffic of adjoining streets, can be designed and developed in a manner that promotes compatibility with the surrounding area, consistency with the Buckeye General Plan, and that the use is not injurious to the health, safety, and general welfare of the community.
16. Per the Buckeye Development Code Section 3.2.2.I.3, all new telecommunication facilities must comply with the following standards:
    a. Towers shall only be permitted if evidence of need has been produced by the applicant.
        i. The applicant indicated there are no existing towers or structures located within the geographic area required to meet engineering, capacity, or technical requirements, see Exhibit G.
        ii. The AT&T indoor signal strength (RSRP) maps indicate a higher indoor signal strength with the proposed tower, see Exhibit D.
    b. The base maximum height for towers is 75 feet in the CC zoning district. The height for a freestanding tower must be measured from grade at the base of the tower to the highest point on the tower structure, including any installed antennae and lighting and supporting structures, but not including any palm fronds or other stealth application. A new tower may exceed the base maximum height if designed to accommodate one additional user's equipment for every 25 feet of tower height above the base maximum height. The maximum bonus height allowed for co-location is 200 feet for CC zoning districts.
        i. The proposed design includes one AT&T array with one additional future carrier antenna array. The total height allowance with one colocation is 100

feet. The applicant is proposing an 81-foot tower, under the allowable 100 feet, see Exhibit F.

c. All freestanding towers must be set back from any residential property boundary a distance equal to the height of the proposed tower.
    i. The proposed site is located approximately 400 feet from the nearest residential property boundary to the east, exceeding the 81 feet minimum, see Exhibits A and F.

d. The base of the tower and each guy anchor must be surrounded by a fence or wall at least eight feet in height that effectively screens the view of the tower compound and accessory facilities from view from adjacent streets and properties.
    i. The lease area is in the southeast corner of Miller Marketplace behind shops and future self-storage facilities and not easily viewable from Miller Road or Southern Avenue, see Exhibit A.
    ii. The proposal includes an eight (8) foot wall to match the architecture of commercial development.
    iii. The proposal incorporates camouflage technology to mimic an elm tree and intended to blend into the trees within the landscaping along the southern permitter of Miller Marketplace.

e. All tower sites shall be served by a driveway from a public street and said driveway shall be paved with an all-weather surface. However, sites in areas of restricted street access may be served by driveways from paved public or private parking lots. Any existing tower site that uses an unpaved driveway to access a public street, and which driveway allows the deposit of dirt, gravel or similar material to be deposited on the public streets during rain conditions, shall be considered a public nuisance, and may be abated in accordance with the general ordinances dealing with nuisance abatement.
    i. The proposed tower site access extends from the existing paved drive on the east side of Miller Marketplace, see Exhibit F. The driveway is proposed to be a 14 inch thick aggregate base course all weather surface, compacted per the soil report.

17. Section 8.7.1.B of the Buckeye Development Code (BDC) outlines the applicable criteria for evaluating a CUP. The Development Services Department must review applications and make a recommendation for approval or denial to the Planning and Zoning Commission based on the following criteria (staff responses in *Italic*):

- The proposed use is consistent with the General Plan and all applicable provisions of this Development Code and applicable state and federal regulations;

The proposed use and preliminary design of the proposed telecommunications facility are compliant with the provisions of the Development Code, including, but not limited to, all use specific standards in Section 3.2.2.I. Staff will ensure full compliance with the Development Code at time of Site Plan review and approval.

- The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards in Article 3 of this Development Code;

  A telecommunications facility is a permitted use in the Commercial Center (CC) zoning district with a CUP. The applicant has met the burden of proof that a new facility is needed in this location due to a gap in coverage in this area. Additionally, the proposal meets or exceeds all use-specific standards of Section 3.2 of the Development Code.

- The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, noise, odor, dust, and other external impacts);

  The proposed telecommunications facility is compatible with the surrounding area as it features a stealth design with a screen wall that conceals the equipment and matches the aesthetics of the existing center. The setback of the proposed location exceeds the required setback from adjacent residential homes to the east. Traffic generated will be limited to occasional work trucks accessing the site for maintenance during regular business hours. Noise will be limited to a backup generator, producing minimal sound. The access will be a dust-free all-weather surface.

- Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable;

  The screen wall and faux elm tree design of the facility is intended to blend unobtrusively into the existing built environment and landscaping.

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

The subject property is currently receiving all the aforementioned services, with no impact on these services due to the proposed facility for the existing development.

- Adequate assurances of continuing maintenance have been provided; and

  The City Buckeye Development Code requires the tower is maintained in compliance with the standards contained in the applicable Building Codes and standards for towers established by the Electronic Industries Associated. AT&T has agreed to Conditions of Approval, including that the facility shall be in compliance with any and all applicable federal, state, and local requirements.

- Any significant impacts on the natural environment will be mitigated to the maximum extent practicable.

  There will be minimal to no adverse effects on the natural environment. Any significant adverse impacts will be mitigated to the fullest extent possible.

18. In the event of noncompliance by the applicant with the CUP or any conditions of approval, or if the conditional use is not in operation within two years after the date of its approval, the Planning and Zoning Commission may initiate proceedings to review the CUP. Such review shall occur in the same manner as the original approval, and upon completion of such review the Planning and Zoning Commission may revoke the CUP or amend the original approval.

RECOMMENDATION

19. Staff recommends the Planning and Zoning Commission motion for approval with conditions a. – e. of PLZU-24-0006 for the following reasons:

- Conformance with the Buckeye General Plan;
- Conformance with the CUP standards outlined in the Buckeye Development Code;
- The use is consistent with the character of the area;
- No outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services).

a. The use shall substantially conform to the Project Narrative (Exhibit D) consisting of 6 pages stamped received February 19, 2025, except as modified by the following stipulations.

b. In accordance with Section 8.7.1.C.1-2 of the Buckeye Development Code, the CUP will expire on March 25, 2027 if the use has not commenced. Should the use cease operation for a period longer than one year, then the permit shall be considered void.

c. Any damaged leaves and branches must be replaced promptly to ensure the broadleaf tree always appears full and maintains a complete and effective concealment of all pole mounted equipment.
d. The telecommunications facility shall be in compliance with any and all applicable federal, state and local requirements while in operation.
e. The property owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as a result of this approval.

EXHIBITS

Exhibit A – Vicinity Map
Exhibit B – General Plan Land Use Map
Exhibit C – Zoning Map
Exhibit D – Narrative
Exhibit E – Citizen Participation
Exhibit F – Proposed Administrative Site Plan
Exhibit G – Excerpt from Email Dated March 7, 2025

Prepared by:
Patricia Cooley, Planner II

Reviewed by:
Adam Copeland, Deputy Director of Planning

VICINITY MAP

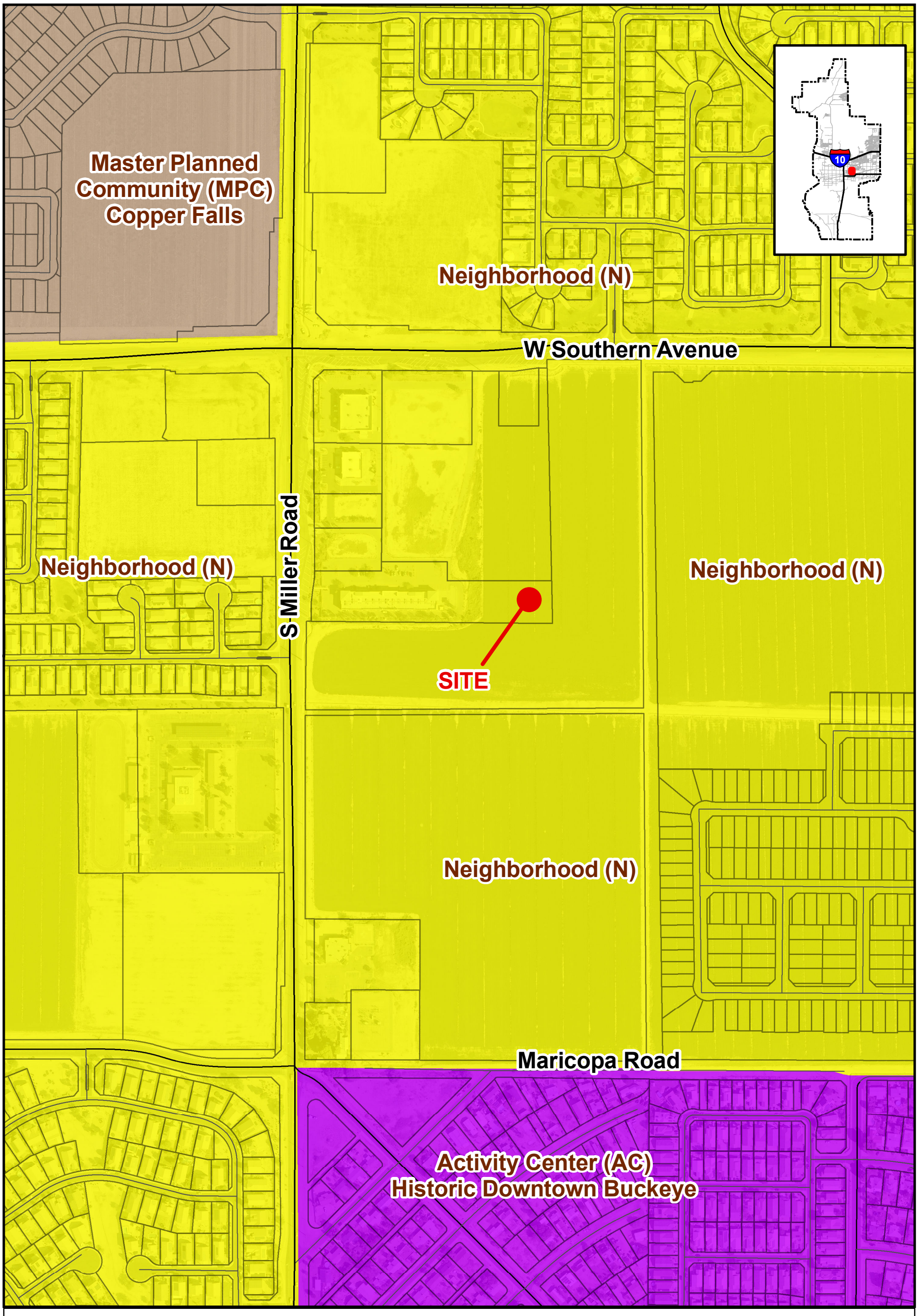
PLZU-24-0006

AT&T Cingular Wireless Tower Conditional Use Permit

City Council District 1

BUCKEYE, AZ

N W E S



GENERAL PLAN MAP

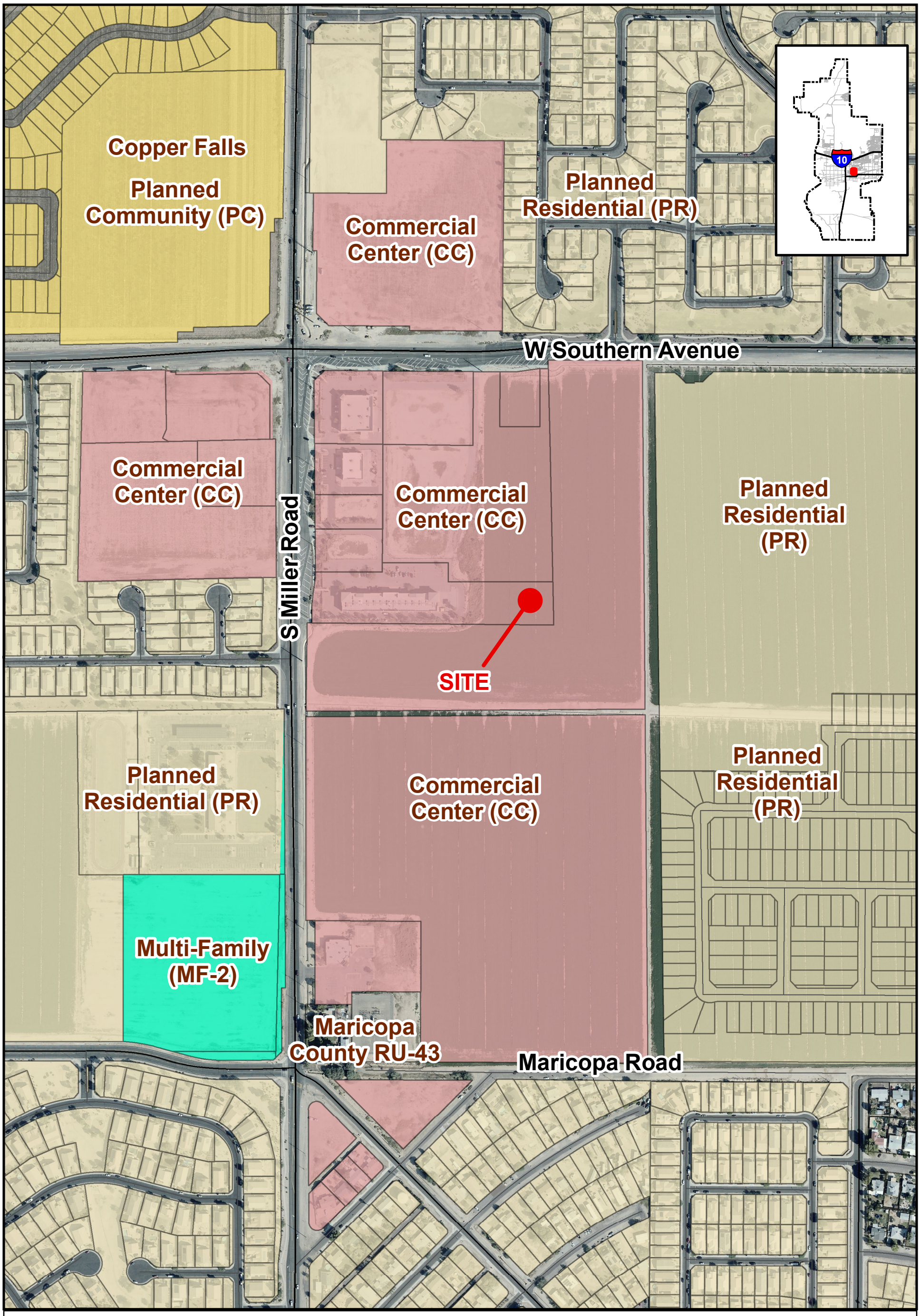
PLZU-24-0006

AT&T Cingular Wireless Tower Conditional Use Permit

City Council District 1

BUCKEYE, AZ

N W E S



ZONING MAP

PLZU-24-0006

AT&T Cingular Wireless Tower Conditional Use Permit

City Council District 1

BUCKEYE, AZ

N W E S

Narrative Report Title Page
Project Name: AT&T AZL01654
Site Location: 6213 South Miller Rd Buckeye, AZ 85326
APN# 504-47-011

FirstNet

Feature Information

(1 of 1) Clear

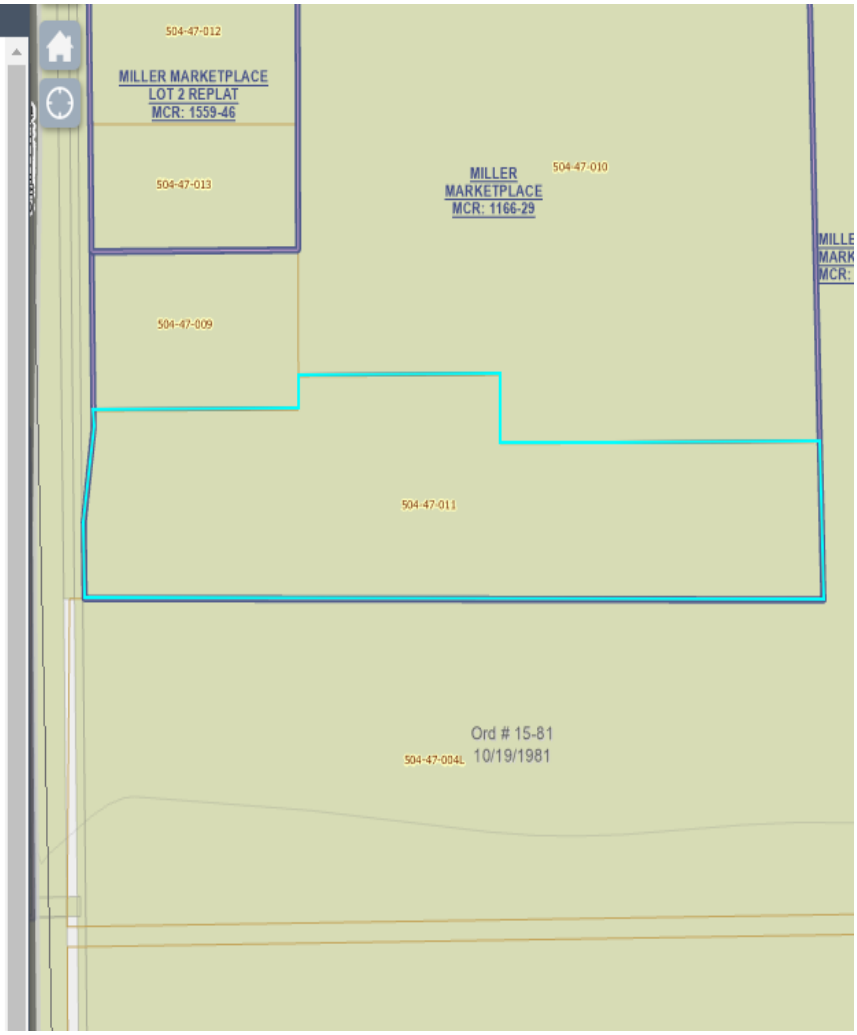
504-47-011

Owner Information

Owner Name:	ELVA INVESTMENTS LLC
Property Address:	6213 S MILLER RD BUCKEYE 85326
Mailing Address:	9876 EDGAR PL LA MESA CA USA 91941
Deed Number:	20220419909
Sale Date:	11/01/2021
Sale Price:	$5500000

Property Information

Lat/Long:	33.389550, -112.589331
S/T/R:	32 1N 3W
Jurisdiction:	BUCKEYE
Zoning:	CC
PUC:	1130
Lot Size (sq ft):	159,579.00
MCR #:	1166-29
Subdivision:	MILLER MARKETPLACE
Lot #:	5
Floor:	1
Construction Year:	2009
Living Space (sq ft):	



PURPOSE OF REQUEST

New Cingular Wireless PCS, LLC (aka AT&T) is requesting approval for a new 81'single carrier WCF (Faux Elm Tree tower) needed for cellular coverage in this rural area for residents, workers and First Responder Network Authority (www.firstnet.gov) that will have dedicated communications for First Responders, Police, Firefighters and Emergency Medical Services. Once this tower is implemented, first responders will no longer rely on the same communication system used by consumers that can be come. congested if a crisis were to happen. A Pre-application meeting was held on 10/5/23 (PLZM-23-00100).

DESCRIPTION OF PROPOSAL

This modification consists of:
Installation of 81' Faux Elm tree tower, AT&T RAD Center of 77'. Tower will be designed to accommodate a single carrier, ground equipment will be concealed by an 8' tall CMU walled 20' x 30' compound.

Current use of the property:

Current use of property is commercial buildings that has equivalent room to accommodate a Wireless Communications Facility. There is a commercial retail center and Agricultural on the east of the property. Following the initial replacement of the tower mounted equipment, there will be minimal. operations, employees on site. The site is unmanned, and vehicular traffic is minimal. No traffic plan would be required.

RELATIONSHIP TO SURROUNDING PROPERTIES

Property's surrounding the parcel are zoned as follows:

West Parcel: Zoning = S. Miller Rd. / Planned Residential
East Parcel: Zoning = CC – Agricultural Use Currently
South Parcel: Zoning = CC - Agricultural Use Currently
North Parcel: Zoning = CC – Commercial Use, Vacant land & Agricultural Use

LOCATION AND ACCESSIBILITY

Access to the site is off S Miller Rd – additional access has been granted for parcel owners to have easement access over, upon and across the entire property.

CIRCULATION SYSTEM
Access into the facility is ABC, limited to technicians for regular.
monitoring and maintenance, approximately once a month.

Grading & Drainage:

Grading and Drainage plan included in the drawings.

Landscape Plan:

Site will be going from monopine to monoelm. This will alleviate the need for the landscape plan.

PUBLIC UTILITES AND SERVICES

Water: N/A un-maned facility
Sewer: N/A un-maned facility
Electric: APS
Telephone: Unknown
Police: Buckeye Police Department
Fire: Buckeye Fire Department

Closing

The Citizens of this rural area and will not be unduly affected by this WCF, and will benefit by the improved dependability, coverage, and high-quality wireless communications for personal, business and emergency use. AT&T is committed to developing the best wireless system for the Citizens in this community while working cooperatively with City of Buckeye.

Thank you in advance for your consideration.

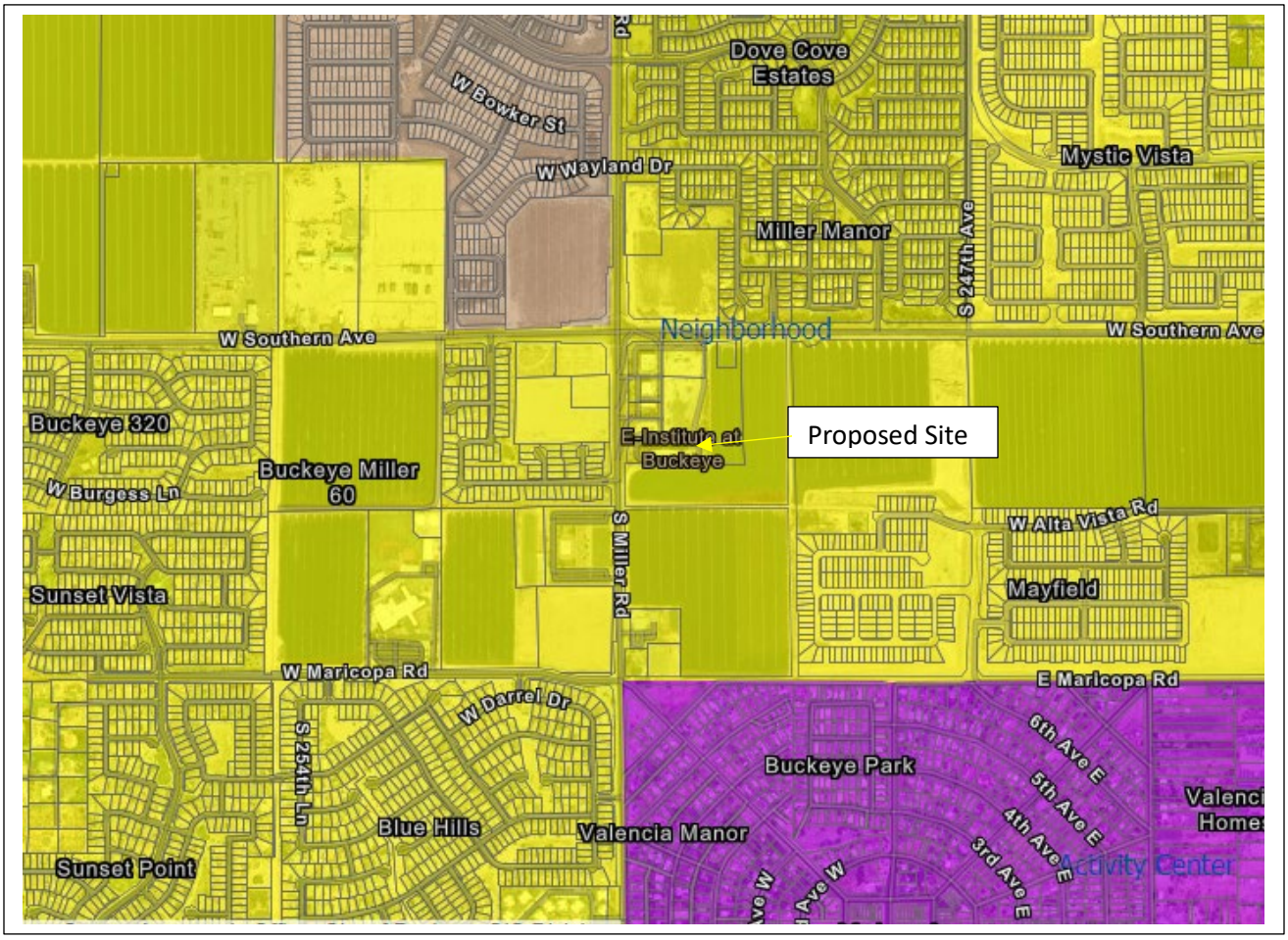
Bill Koning

Bill.koning@smartlinkgroup.com

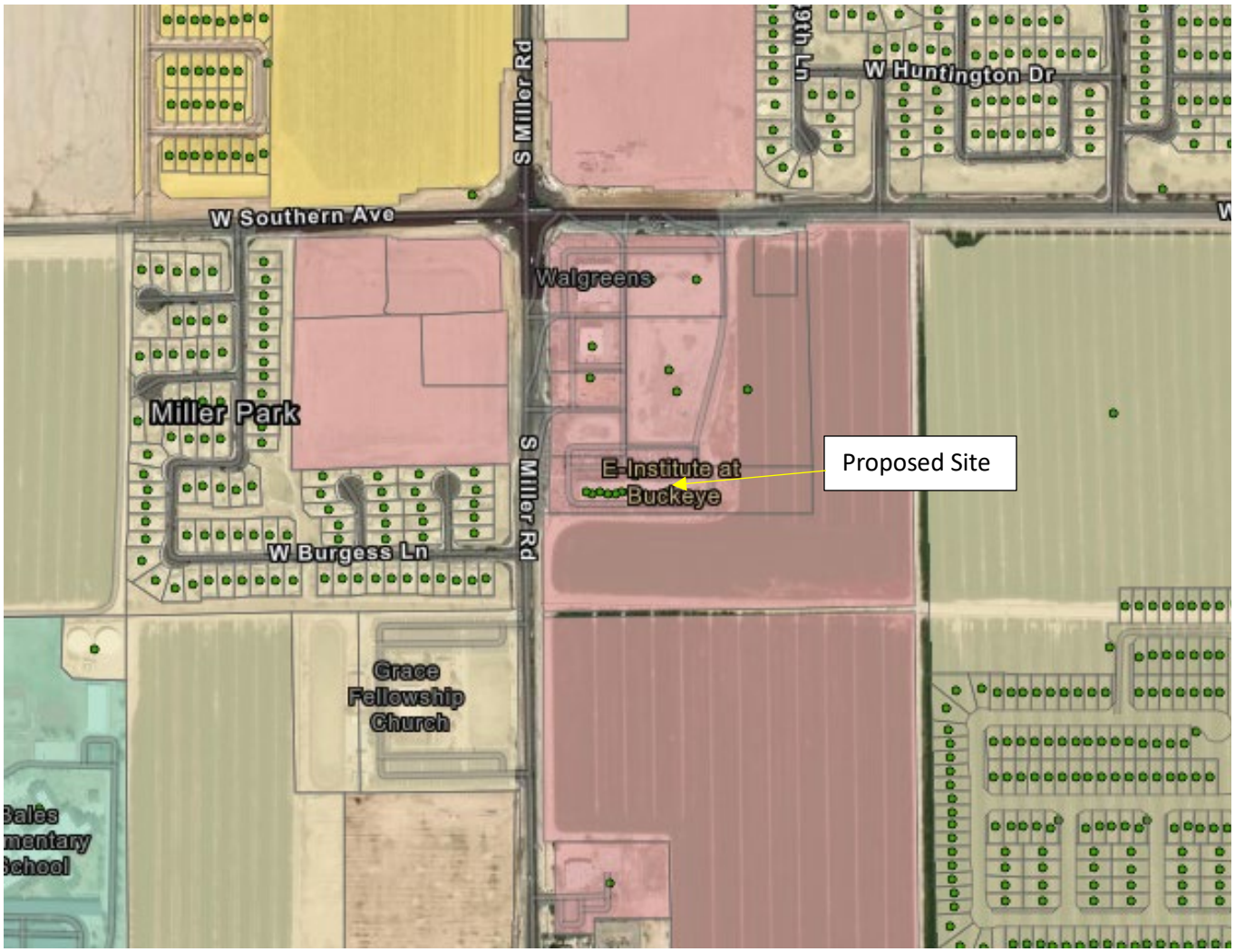
480-209-0945

MCR: 1166-29
504-47-012
MILLER MARKETPLACE
LOT 2 REPLAT
MCR: 1559-46
504-47-010
504-47-013
504-47-009
504-47-010
MILLER
MARKETPLACE
MCR: 1166-29
504-47-011
78'
65'
900'

GENERAL PLAN LAND USE DESIGNATION



ZONING DISTRICTS



PLZU-24-0006

AT&T

FirstNet

January 13, 2025

RE Proposed 81' Stealth WCF Site: AZL01654 / Elva Investments

Location 6213 S Miller Rd , Buckeye, AZ 85326 APN# 504-47-011

Dear Neighbors,

This letter serves as a notification that Smartlink Group on behalf of New Cingular Wireless, LLC (aka AT&T) is in the process if submitting a Conditional Use Permit Application to the City of Buckeye to install a new Wireless Communication Facility (WCF) at parcel 504-47-011, 6213 S Miller Rd , Buckeye, AZ 85326

As an integral part of the Conditional Use permit process, the City of Buckeye mandates a community meeting to inform residents residing within 300 feet from the property lines where the proposed WCF site is located This meeting is scheduled to provide an opportunity for Smartlink Group to provide additional details about the forthcoming WCF project and address any questions or concerns that may arise among the local community

Here are the specifics for the community meeting

Date: Thursday, February 6, 2025
Time: 6:00pm – 7:00pm
Location: Buckeye Elementary District Office - 25555 W. Durango ST., Buckeye, AZ 85326 (District Boardroom – Enter through the East side of building)

Smartlink Group proposal includes the installation of an 81' Faux Elm Tree Tower that can accommodate additional carriers in the future The associated equipment will be securely enclosed with an 8' CMU wall The WCF will enhance cellular coverage in this rural area for residents, workers and First Responder Network Authority (www.firstnet gov) that will have dedicated communications for First Responders, Police, Firefighters and Emergency Medical Services Once this tower is implemented, first responders will no longer rely on the same communication system used by consumers that can become congested if a crisis were to happen

We look forward to discussing this proposal further and addressing any questions the community might have Please do not hesitate to reach out to me at (480) 209-0945 or email me at bill koning@smartlinkgroup com

Sincerely,

Bill Koning

Real Estate Specialist

Affidavit of Mailing Notice

Case Number: PLZU-24-0006

Project Name: AZL01654

Applicant Name: Bill Koning - Smartlink Representing AT&T

Location: 6213 South Miller Rd Buckeye, AZ 85326

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statue, the applicant for public hearings in the City of Buckeye shall secure the names and addresses of all property owners within 300 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and shall send the public hearing notice to each said owner no less than ten (10) days prior to the public hearing date.

I confirm that I secured the names and addresses of all property owners within 300 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and did send the public hearing notice to each said owner no less than ten (10) days prior to the public hearing.

See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: _____

SUBSCRIBED AND SWORN before me this 24th day of January, 2025, by:

Chloe Angelita Eckard
Notary Public

CHLOE ANGELITA ECKARD
Notary Public - Yavapai County
Commission No. 635898
My Commission Expires
August 8, 2026

My Commission Expires: 08/08/2026

AT&T

FirstNet

January 28, 2025

RE Proposed 81' Stealth WCF Site: AZL01654 / Elva Investments

Location 6213 S Miller Rd , Buckeye, AZ 85326 APN# 504-47-011

Dear Neighbors,

This letter serves as a notification that the City of Buckeye Community Planning and Planning and Zoning Commission will hold a public hearing on Tuesday, **March 25, 2025** to be to be held at the City Council Chambers, located at 530 E Monroe Avenue at 6 00 p m , for the purpose of hearing all persons for or against the following request

Case No PLZU-24-0006 Request by Smartlink representing AT&T for the approval of a Conditional Use Permit to install a new Wireless Communications Facility (WFC) located at 6213 S Miller Rd , Buckeye, AZ 85326 (Section 32, Township 1N, Range 3W)

For additional information, please contact the Development Services Department at (623) 349-6211

Smartlink Group proposal includes the installation of an 81' Faux Elm Tree Tower that can accommodate additional carriers in the future The associated equipment will be securely enclosed with an 8' CMU wall. The WCF will enhance cellular coverage in this rural area for residents, workers and First Responder Network Authority (www firstnet.gov) that will have dedicated communications for First Responders, Police, Firefighters and Emergency Medical Services

Please do not hesitate to reach out to me at (480) 209-0945 or email me at bill.koning@smartlinkgroup.com

Sincerely,

Bill Koning

Real Estate Specialist

Affidavit of Mailing Notice

Case Number: PLZU-24-006

Project Name: AZL01654

Applicant Name: Bill Koning - Smartlink Representing AT&T

Location: 6213 S. Miller Rd., Buckeye, AZ 85326

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statue, the applicant for public hearings in the City of Buckeye shall secure the names and addresses of all property owners within 300 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and shall send the public hearing notice to each said owner no less than fifteen (15) days prior to the public hearing date.

I confirm that I secured the names and addresses of all property owners within 300 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and did send the public hearing notice to each said owner no less than fifteen (15) days prior to the public hearing. Notice Letters were sent out 2/28/25

See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: _____

SUBSCRIBED AND SWORN before me this 7th day of March, 2025, by: ROBIN WILLIAM KONING

_____

Notary Public

MAILE-ANN K. KIYABU
Notary Public - State of Arizona
YAVAPAI COUNTY
Commission # 624483
Expires March 13, 2026

My Commission Expires:

03/13/2026

Affidavit of Sign Posting

Case Number: PLZU-24-006

Project Name: ALZ01654

Applicant Name: Bill Koning - Smartlink Representing AT&T

Location: 6213 S. Miller Rd., Buckeye, AZ 85326

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

I confirm that the site has been posted as detailed by the City of Buckeye Site Posting Requirements for the case above and the site was posted at least fifteen (15) days prior to the public hearing on 3/6/25.

See attached date stamped photo exhibit of posted signs.

Applicant's / Representative's signature: BK

SUBSCRIBED AND SWORN before me this 7th day of March, 2025, by: ROBIN WILLIAM KONING

Notary Public

My Commission Expires:
03/13/2026

MAILE-ANN K. KIYABU
Notary Public - State of Arizona
YAVAPAI COUNTY
Commission # 624483
Expires March 13, 2026

Aerial of Sign Locations

Sign #1

City of Buckeye
PUBLIC HEARING
Planning and Zoning Commission: March 25, 2025 at 6:00 PM
LOCATION OF HEARINGS: City Council Chambers
530 E. Monroe Ave, Buckeye, AZ 85326
REQUEST: Conditional Use Permit
PROPOSAL: 81' MONOBROADLEAF Wireless Communications Tower
GENERAL LOCATION: 6213 S. Miller Rd., Buckeye, AZ 85326
SIZE: 3.66 Acres
CASE #: PLZU-24-0006
APPLICANT/CONTACT: Smartlink Group representing AT&T/Bill Koning
PHONE: 480-209-0945
Development Services Department: 623-349-6211
Posting Date: 03/06/2025

Sign #2

City of Buckeye
PUBLIC HEARING
Planning and Zoning Commission: March 25, 2025 at 6:00 PM
LOCATION OF HEARINGS: City Council Chambers
530 E. Monroe Ave, Buckeye, AZ 85326
REQUEST: Conditional Use Permit
PROPOSAL: 81' MONOBROADLEAF Wireless Communications Tower
GENERAL LOCATION: 6213 S. Miller Rd., Buckeye, AZ 85326
SIZE: 3.66 Acres
CASE #: PLZU-24-0006
APPLICANT/CONTACT: Smartlink Group representing AT&T/Bill Koning
PHONE: 480-209-0945
Development Services Department: 623-349-6211
Posting Date: 03/06/2025

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PUBLIC NOTICES

City of Buckeye

NOTICE IS HEREBY GIVEN that the City of Buckeye Community Planning and Planning and Zoning Commission will hold a public hearing on Tuesday, March 25, 2025 to be to be held at the City Council Chambers, located at 530 E Monroe Avenue at 6:00 p.m., for the purpose of hearing all persons for or against the following request:

Case No. PLZU-24-0006: Request by Smartlink representing AT&T for the approval of a Conditional Use Permit to install a new Wireless Communications Facility (WFC) located at 6213 S. Miller Rd., Buckeye, AZ 85326 (Section 32, Township 1N, Range 3W).

For additional information, please contact the Development Services Department at (623) 349-6211

Published in the West Valley View, Mar 5, 2025

PUBLIC NOTICES

INVITATION TO BID

Bids Due: April 9, 2025 - 11:00am

Project: Highlands Dr Ph 3A CFD Landscape Improvements

DMB White Tank LLC seeks qualified General Contractors, with a **minimum CR-21 Hardscaping and Irrigation Systems**, to submit sealed bids for the above referenced project which consists of, but is not limited to, all work associated with installation of the landscape and irrigation in accordance with the plans and specifications (the "Work"). The Successful Contractor shall be responsible for all coordination associated with the Work. Copies of the plans, bid documents and detailed information for this project will be available on March 5, 2025. All interested parties should contact Jennifer Tweedie at jtweedie@dmbinc.com to obtain access to the electronic bid documents. Please reference the project name listed above in the email subject line. A **MANDATORY** pre-bid meeting will be held on March 12, 2025 at 11:00am. The pre-bid meeting will be held via Zoom call. A meeting invitation will be sent to all interested qualified parties. Sealed bids will be received until 11:00am on April 9, 2025, at the DMB Verrado Offices – 4236 N. Verrado Way Suite A200, Buckeye, AZ 85396. Bids submitted after 11:00am will not be accepted. Bids will be opened privately but read aloud at 11:15am via Zoom call. A meeting invitation will be sent to all qualified parties. Unless all bids are rejected, the Contract will be awarded within twenty-one (21) days. The Contract will be awarded to the lowest qualified bidder that submits a complete and accurate bid. A complete and accurate bid will include all information requested in the bid documents. Every bid made by a Contractor pursuant to this Notice shall be accompanied by a surety bond for ten percent (10%) of the bid amount, listing DMB White Tank LLC as the Obligee, as a guarantee that the Contractor will enter into a contract to perform the Work, or as liquidated damages in the event the Contractor refuses or fails to enter into the Contract with DMB White Tank LLC upon award. The bonds will be returned to all Contractors whose bids are not awarded the Contract, and to the successful Contractor, upon execution of the Contract, and receipt of Payment and Performance bonds for the Work. The cost for providing Payment and Performance bonds shall be included in the bid submittal. A Payment and Performance bond will be required in the amount of 100% of the original Contract value for the duration of the Contract. All bidders shall be required to submit, with their bid proposal, a completed Certificate of Insurance evidencing their ability to meet the insurance requirements for this project. The Contractor shall carry property damage and public liability insurance and shall hold and save harmless DMB White Tank LLC, the City of Buckeye and the Verrado District 1 and Western Overlay Community Facilities Districts from any employer's liability and from any and all liens for materials or labor in connection with this Work as specified in the bid documents. Any bids submitted without the bid bond, certificate of insurance and any other items as required in the bid documents will be deemed incomplete and will be rejected. DMB White Tank LLC reserves the right to reject any and all bids and to withhold the award for any reason DMB White Tank LLC determines necessary and appropriate. Award of the successful bid shall be subject to approval by DMB White Tank LLC or its representatives. Interested parties shall refer to the bid package and addendums for further information or contact Jennifer Tweedie at jtweedie@dmbinc.com – reference Highlands Dr Ph 3A CFD Landscape Improvements. No engineer's estimate will be distributed.
Published in the West Valley View, Feb 26, Mar 5, 2025

PUBLIC NOTICES

SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY

Jeamelia Aroya Daymon
Petitioner

Roosevelt Daymon III
Respondent

Case Number: FN2024-004974

Summons

FROM THE STATE OF ARIZONA TO: Roosevelt Daymon III

1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this "*Summons*".
2. If you do not want a judgment or order entered against you without your input, you must file a written "*Answer*" or a "*Response*" with the court and pay the filing fee. Also, the other party may be granted their request by the Court if you do not file an "*Answer*" or "*Response*", *or show up in court*. To file you "*Answer*" or "*Response*" take, or send, it to the Clerk of the Superior Court, 201 W Jefferson St Phoenix AZ 85003 or electronically file your "*Answer*" or "*Response*" through on of Ariziona's approved electronic filing systems at http://www.azcourts.gov/efilinginformation. After filing, mail a copy of your "*Response*" or "*Answer*" to the other party at their current address. NOTE: If you do not file electronicall you will not have electronic access to the documents in this case.
3. If this "*Summons*" and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date you were served, not counting the day you were served. If you were served by "Acceptance of Service" within the State of Arizona, your "Response" or "Answer" must be filed within TWENTY (20) CALENDAR DAYS from the date that the "Acceptance of Service" was filed with the Clerk of Superior Court. If this "*Summons*" and the other papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your Response must be filed within THIRTY (30) CALENDAR DAYS from the date you were served, not counting the day you were served. If you were served by "Acceptance of Service" outside the State of Arizona, your "Response" or "Answer" must be filed within THIRTY (30) CALENDAR DAYS from the date that the "Acceptance of Service" was filed with the Clerk of Superior Court. Service by a registered process server or the Sheriff is complete when made. Service by publication is complete thirty (30) days after the date of the first publication.
4. You can get a copy of the court papers filed in this case from the Petitioner at the address listed at the tope of the preceeding page, or from the Clerk of Superior Court's Customer Service Center.
5. If this is an action for dissolution (divorce), legal separation, or annulment, either or both spouses may file a *Petition for Conciliation* for the purpose of determining whether there is any mutual interest in preserving the marriage or for Mediation to attempt to settle disputes concerning legal decision making (legal custody) and parenting time issues regarding minor children.
6. Requests for reasonable accommodation for persons with disabilities must be made to the division assigned to the case by the party needing accommodation or his/her counsel at least three (3) judicial days in advance of a scheduled proceeding.
7. Requests for an interpreter for persons with limited English proficiency must be made to the division assigned to the case by the party needing the interpreter and/or translator or his/her counsel at least ten (10) judicial days in advance of a scheduled court proceeding.

SIGNED AND SEALED this Date: *December 05, 2024*

JEFF FINE
Clerk of Superior Court

By: *C. BROWN*
Deputy Clerk
Published in the West Valley View, Mar 5, 12, 19, 26, 2025

PUBLIC NOTICES

NOTICE OF HEARING IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF MARICOPA In the Matter of the Estate of: Pamela Albright, Deceased, Case No.: PB2004-090332, Notice of Hearing on Petition for Formal Probate of Will and Appointment of Personal Representative, Assigned to: Hon Commissioner Jeffery Altieri, notice is given that Amy Taylor, the Petitioner, has filed a Petition for Formal Probate of Will and Appointment of Personal Representative in the above-named estate has filed a Petition for Formal Probate of a Will and Appointment of Personal Representative. A hearing is set to consider the petition on March 4, 2025, at 11:00 am before Commissioner Jeffery Altieri, Maricopa County Superior Court. Please call 1-917-781-4590 and enter code 880 692 825# to attend the hearing. Pursuant to A.R.S. 14-1306 (A), If duly demanded, a party is entitled to trial by jury in any proceeding in which any controverted question of fact arises as to which any party has aconstitutional right to trial by jury. (B) If there is no right to trial by jury under subsection A of this section or the right is waived, the court in its discretion may call a jury to decide any issue of fact, in which case the verdict is advisory only. Dated: 02/24/2024 Amy Taylor, 1553 E. Del Rio Street, Chandler, AZ, 85225, 480.252.0072 amytaylorRN@gmail.com
Published in the West Valley View, Mar 5, 2025

PUBLIC NOTICES

NOTICE IS HEREBY GIVEN, that the Laveen Elementary School District No. 59 will receive sealed proposals for: Milk until 10:00 am, April 07, 2025 at this time said sealed Proposals shall be recorded; the name of each Offeror shall be read. Proposals shall be delivered to the reception desk of the Laveen Education Center located at 5001 West Dobbins Road, Laveen, AZ 85339.

To obtain a copy of the request for proposals, visit www.azpurchasing.org. Questions concerning the RFQ will be received until 10:00 am on March 21, 2025. Questions shall be directed in writing to: Julie Carson – Purchasing Supervisor, Laveen Education Center 5001 West Dobbins Road Laveen, AZ 85339 email: jcarson@laveeneld.org.
Published in the West Valley View, Mar 5, 12, 2025

LEGAL NOTICES
Place your notice today.
Call
480-898-6465
Email: legals@timeslocalmedia.com

PUBLIC NOTICES

City of Buckeye

NOTICE IS HEREBY GIVEN that the City of Buckeye Community Planning and Planning and Zoning Commission will hold a public hearing on Tuesday, March 25, 2025 to be to be held at the City Council Chambers, located at 530 E Monroe Avenue at 6:00 p.m., for the purpose of hearing all persons for or against the following request:
Case No. PLZU-24-0006: Request by Smartlink representing AT&T for the approval of a Conditional Use Permit to install a new Wireless Communications Facility (WFC) located at 6213 S. Miller Rd., Buckeye, AZ 85326 (Section 32, Township 1N, Range 3W).
For additional information, please contact the Development Services Department at (623) 349-6211
Published in the West Valley View, Mar 5, 2025

Ahwatukee | Chandler | Gilbert | Glendale | Mesa | North Valley
Peoria | Phoenix | SanTan | Scottsdale | Queen Creek | West Valley
CLASSIFIEDS.PHOENIX.ORG
To Advertise Call: 480-898-6465 or email Class@TimesLocalMedia.com

EMPLOYMENT-GENERAL

WINGFIELD LIVESTOCK TRANS
Is hiring full time service techs for semi truck fleet.
Duties include PM services and general maintenance in a large enclosed shop.
Basic tools are required. Excellent pay & opportunity for motivated people.
Call 623-936-5459 or email winglivetrans@gmail.com

EMPLOYMENT-GENERAL

VALLEYLIFE

is a non-profit organization that provides programs and services to men, women, and children with developmental disabilities.

Full Time and Part Time Caregivers Needed!

We are currently looking for caregivers to work in group homes throughout Glendale, Phoenix, Peoria and Scottsdale. Must pass background check.

Please apply at www.valleylifeaz.org

DID YOU FIND WHAT YOU WERE LOOKING FOR?
We are here to help!
480.898.6465
class@timeslocalmedia.com

PROJECT TEAM

CLIENT REPRESENTATIVE
COMPANY: SMARTLINK, GROUP
ADDRESS: 1997 ANNAPOLIS EXCHANGE PARKWAY SUITE 200
CITY, STATE, ZIP: ANNAPOLIS, MD 21401
CONTACT: MISTY HUNTER
PHONE: (928) 255-7691
E-MAIL: MISTY.HUNTER@SMARTLINKGROUP.COM

AT&T PROJECT MANAGER
COMPANY: AT&T
ADDRESS: 1355 WEST UNIVERSITY DRIVE
CITY, STATE, ZIP: MESA, AZ 85201-5419
CONTACT: KAREN MENNENGA
PHONE: (602) 321-5941

ENGINEERING SERVICES
COMPANY: SZS ENGINEERING
ADDRESS: 4551 EAST CARRIAGE WAY
CITY, STATE, ZIP: GILBERT, AZ 85297
CONTACT: SAM GONZALEZ, P.E.
PHONE: (480) 528-0914

PROPERTY OWNER (2)
COMPANY: ELVA INVESTMENTS LLC
ADDRESS: 6213 S MILLER RD
CITY, STATE, ZIP: BUCKEYE, AZ 85326
CONTACT: VADIM AGAMIRZOYAN
PHONE: (619) 962-1747

TOWER OWNER
COMPANY: AT&T
ADDRESS: 1355 WEST UNIVERSITY DRIVE
CITY, STATE, ZIP: MESA, AZ 85201-5419

AT&T

AZL01654
ELVA INVESTMENTS
6213 SOUTH MILLER ROAD
BUCKEYE, AZ 85326
FA: 15456967
USID: 326641

PACE # : MRANM059997 — IWM JOB #: WSANM0035874
PACE # : MRANM060074 — IWM JOB #: WSANM0035864
PACE # : MRANM060001 — IWM JOB #: WSANM0035865
PACE # : MRANM060079 — IWM JOB #: WSANM0035905
PACE # : MRANM060154 — IWM JOB #: WSANM0035921
PACE # : MRANM060021 — IWM JOB #: WSANM0035954
PACE # : MRANM060125 — IWM JOB #: WSANM0036008
PACE # : MRANM060040 — IWM JOB #: WSANM0036038

APPROVALS

AT&T (RF): _____ DATE: _____
AT&T (CONST.): _____ DATE: _____
AT&T (SAM): _____ DATE: _____
LANDLORD: _____ DATE: _____
LANDLORD: _____ DATE: _____

PROJECT DESCRIPTION

THIS PROJECT WILL BE COMPRISED OF:
A NEW AT&T ANTENNA ARRAY ON A NEW MONOBROADLEAF:
- INSTALL (1) NEW 10'-6" HEAVY DUTY V-FRAME ASSEMBLY W/ 1 STIFF ARM AND MONOPOLE DIRECT FRAME CONNECT KIT
- INSTALL (1) NEW ANTENNA IN POSITION #1, (3) SECTORS, (3) TOTAL
- INSTALL (1) NEW ANTENNA WITH INTEGRATED RRU IN POSITION #2, (3) SECTORS (3) TOTAL
- INSTALL (1) NEW ANTENNA IN POSITION #3, (3) SECTORS, (3) TOTAL
- INSTALL (1) NEW RRU (ERICSSON 4490 B5/B12A) IN POSITION #1, (3) SECTORS, (3) TOTAL
- INSTALL (1) NEW RRU (ERICSSON 4890 B25/B66) IN POSITION #3, (3) SECTORS, (3) TOTAL
- INSTALL (1) NEW RRU (ERICSSON 4494 B14/B29) IN POSITION #3, (3) SECTORS, (3) TOTAL
- INSTALL (1) NEW DC9 SURGE PROTECTOR, (3) SECTORS, (3) TOTAL
- INSTALL (3) NEW 24 PAIR OPTICAL FIBER TRUNK
- INSTALL (9) NEW 6 AWG DC POWER TRUNK
- INSTALL (1) NEW RET CABLE FOR 700 RRH (AISG 2.0+ PROTOCOL)

NEW EQUIPMENT ENCLOSURE AREA:
- INSTALL (1) NEW UL LISTED 3-BAY WALK-UP-CABINET (WUC) - [CEQ.54298] VERTIV,F2020030,,,,VERTIV WUC 3-BAY CABINET 6KW HEX - ON NEW NEW GALV. GRAVITY MOUNT PLATFORM
- INSTALL (1) NEW EMERGENCY BACK-UP GENERATOR NEQ.20574 POLAR POWER, INC.,8220-100-D-20-03-V,,,48VDC; 20KW; DC GENERATOR HORIZONTAL ENCLOSURE WITH 54 GALLON DIESEL FUEL TANK WITH OPV. - ON NEW GALV. GRAVITY MOUNT PLATFORM
- INSTALL (1) NEW GPS ANTENNA ON W.U.C. MOUNTING BRACKET
- INSTALL (1) NEW NEW AT&T RAYCAP INC.,DC50-48-60-96-50F,,,,HIGH CAPACITY 50 DC POSITIONS FOR RRU/RRH, 96 LC-LC CONNECTIONS IN ALUMINUM ENCLOSURE [CEQ.54898] MOUNTED TO NEW GRAVITY MOUNT PLATFORM
- INSTALL INSTALL NEW 200A ELECTRICAL SERVICE
- INSTALL NEW PVC & RMC UTILITY CONDUITS W/PULL STRING & TRACER WIRE FOR FIBER
- INSTALL (1) NEW U/G EQUIPMENT GROUND RING AND ASSOCIATED GROUND RODS & WIRING

AC/DC SCOPE:
DC POWER PLANT REVIEW:
- WUC WITH PREINSTALLED NETSURE™ 512 DC POWER SYSTEM OUTFITTED WITH (11) HE 2KW -48VDC RECTIFIERS AND (10) HE 2KW -58VDC CONVERTERS TO MEET N+1 REQUIREMENT.

DC POWER PLAN REVIEW:
- INSTALL DC CIRCUIT BREAKERS. (SEE ALSO DC BREAKER SCHEDULE)
- (3) 25A ERICSSON 4490 B5/B12A
- (3) 50A ERICSSON AIR6472 B77G / B77M
- (3) 50A ERICSSON 4890 B25/B66
- (3) 50A ERICSSON 4494 B14/B29
- (1) 25A ERICSSON 6601 V2 CHASSIS
- (1) 15A ERICSSON 6651 BBU CARD
- (1) 3A ERICSSON 6610 SITE CONTROLLER
- (2) 15A 7705 SIAD
- (1) 10A CIENA
- (4) 50A HEATERS
- (1) 40A HVAC CONTROLLER
- (2) 100A FUSE PANEL
- (1) 400A 4-POLE DC GENERATOR INPUT

BATTERY CHECK:
- SITE WILL HAVE (2) STRINGS (8 CELLS) OF NEW ENERSYS 190 AMP-HOUR BATTERIES IN BOTTOM SECTION OF NEW DC POWER SYSTEM CONFIGURED AS (4) CELLS PER STRING @ -48 VDC NOMINAL. TWO STRINGS WILL ACHIEVE 1.8 HRS OF BATTERY RESERVE CAPACITY.

A/C PANEL REVIEW:
- SEE PANEL SCHEDULES

HVAC UNITS:
- NEW "W.U.C." PROVIDED WITH PRE-MOUNTED DC-POWERED HEX ("HEAT EXCHANGER") PER BAY

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	2
T-2	GENERAL NOTES, ABBREVIATIONS & LEGEND	2
LS-1	SITE SURVEY	1
LS-2	SITE SURVEY	1
Z-1	OVERALL SITE PLAN	2
Z-2	COMPOUND PLAN AND ANTENNA LAYOUT	2
Z-3	COMPOUND ELEVATIONS	2
D-1	REGULATORY SIGN DETAILS	2

VICINITY MAP

GENERAL NOTES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

PDF DRAWING ISSUED AS 22X34 SHALL BE PRINTED 50% SCALE CENTERED ON PAGE FOR 11X17 PRINTS. PDF DRAWINGS ISSUED 11X17 SHALL BE PRINTED 100% CENTERED.

SITE INFORMATION

LATITUDE: 33° 23' 22.754" N / 33.3896538° N
LONGITUDE: 112° 35' 16.363" W / -112.5878786° W
LAT./LONG. TYPE: NAD 83
GROUND ELEVATION: ±920.4' AMSL (NAVD88)
APN #: 504-47-011
AREA OF CONSTRUCTION: 30' X 20' COMPOUND AREA (600 S.F.) OR (0.0137741 ACRES) (2)
ZONING/JURISDICTION: CITY OF BUCKEYE
CURRENT ZONING: CC
EXISTING USE: UNMANNED TELECOMMUNICATIONS FACILITY
COUNTY: MARICOPA
CC SETBACKS: FRONT / SIDE = 0' REAR = 15' (2)
HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

DRIVING DIRECTIONS

FROM AT&T OFFICE: 1355 WEST UNIVERSITY DRIVE, MESA, AZ 85201-5419:

TURN LEFT ONTO W UNIVERSITY DR, HEAD EAST TOWARD N ALMA SCHOOL RD., TURN LEFT ONTO N ALMA SCHOOL RD. USE THE LEFT 2 LANES TO TURN LEFT TO MERGE ONTO AZ-202/AZ-202 LOOP W. FOLLOW AZ-202 AND I-10 W TO BUCKEYE, TAKING EXIT 114 FROM I-10 W., MERGE ONTO AZ-202/AZ-202 LOOP W AND CONTINUE TO FOLLOW AZ-202. TAKE THE EXIT ON THE LEFT ONTO I-10 W TOWARD LOS ANGELES. TAKE EXIT 114 FOR MILLER RD., KEEP LEFT AND CONTINUE ONTO EXIT 114. FOLLOW N MILLER RD TO YOUR DESTINATION. CONTINUE STRAIGHT., CONTINUE ONTO N MILLER RD. TURN LEFT, AND YOUR DESTINATION WILL BE ON THE RIGHT. YOU WILL ARRIVE AT 6213 S MILLER RD, BUCKEYE, AZ 85326.

CODE COMPLIANCE

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

1. BUILDING CODE: INTERNATIONAL BUILDING CODE 2018
2. ELECTRICAL CODE: NATIONAL ELECTRICAL CODE 2017
3. LIGHTNING PROTECTION CODE: NFPA 780-2017, LIGHTNING PROTECTION CODE
4. EIA/TIA 222G

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

CALL 811 or (800) 782-5348
WWW.ARIZONA811.COM

CONTRACTOR TO CALL TO VERIFY UTILITIES AT LEAST TWO WORKING DAYS PRIOR TO DIGGING

RFDS DATA

DESIGN PACKAGE BASED ON RF DATA SHEET

RFDS NAME: AZL01654
RFDS DATE: 14-FEB-2024
WOID: RFDS-14453
ASSIGNED TO:
LAST MODIFIED DATE: 30-APR-2024
LAST MODIFIED BY: NG600X

NUMBER OF SECTORS:	3
NUMBER OF ANTENNAS:	9
NUMBER OF RRH'S:	9
NUMBER OF FIBER/DC SQUIDS:	3
NUMBER OF OPTICAL TRUNK CABLES:	3
NUMBER OF DC TRUNK CABLES:	9

JURISDICTIONAL APPROVAL

AT&T
1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201-5419

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smartlink
10 CHURCH CIRCLE
ANNAPOLIS, MD 21401

SZS ENGINEERING
4551 EAST CARRIAGE WAY
GILBERT, AZ 85297

Registered Professional Engineering Consultant
CERTIFICATE NO.
51689
SAMUEL EDUARDO GONZALEZ
12/9/24
Date Signed
ARIZONA U.S.A.
EXPIRES: 12/31/2025

REV.	DATE	REVISION DESCRIPTION
2	12-9-24	JX COMMENTS
1	07-19-24	PROJECT # CHANGE
0	05-08-24	ZONING SUB
B	10-23-23	CLIENT COMMENTS
A	09-07-23	90% ZONING DRAWINGS

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND SPEC'S, UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURES EQUIPMENT INSTALLATION SPEC'S SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION

PROJECT INFORMATION:
AZL01654
ELVA INVESTMENTS
6213 SOUTH MILLER ROAD
BUCKEYE, AZ 85326
MARICOPA COUNTY
FA: 15456967 USID: 326641

DRAWN BY: JR
CHECKED BY: SEG

SHEET TITLE:
TITLE SHEET

T-1

REV.: 2

OWNERSHIP OF DOCUMENTS: THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS IN INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF AT&T. AND ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR OTHER PROJECTS WITHOUT THE WRITTEN AUTHORIZATION OF AT&T. IT IS UNLAWFUL FOR ANY PERSON TO AMEND ANY ASPECT OF THESE DRAWINGS UNLESS THEY HAVE THE APPROVAL OF THE LICENSED PROFESSIONAL IN WRITING.

NEW ANTENNA
EXISTING ANTENNA
GROUND ROD
GROUND BUS BAR
MECHANICAL GRND. CONN.
CADWELD
GROUND ACCESS WELL
ELECTRIC BOX (E)
TELEPHONE BOX (T)
LIGHT POLE
FND. MONUMENT
SPOT ELEVATION
SET POINT
REVISION (1)
GRID REFERENCE (X)
DETAIL REFERENCE (X / X-X)
ELEVATION REFERENCE (X / X-X)
SECTION REFERENCE (X / X-X)

GROUT OR PLASTER
(E) BRICK
(E) MASONRY
CONCRETE
EARTH
GRAVEL
PLYWOOD
SAND
WOOD CONT.
WOOD BLOCKING
STEEL
CENTERLINE
PROPERTY/LEASE LINE
MATCH LINE
WORK POINT

FUSE, SIZE AND TYPE AS INDICATED.

SAFETY SWITCH, 2P-240V-60A W/60A FUSES, NEMA 3R ENCLOSURE, SQ D CATALOG NO. H222NRB

MANUAL TRANSFER SWITCH, 2P-240V-200A, NO FUSE, NEMA 3R ENCLOSURE

LIGHTING FIXTURE, FLUORESCENT, 10.94" x 4'-0", 2/40W, SURFACE MOUNTING TYPE, HUBBELL LIGHTING CATALOG #WSW232T

LIGHTING FIXTURE, FLUORESCENT, 10.94" x 8'-0", 2/95W, SURFACE MOUNTING TYPE, HUBBELL LIGHTING CATALOG #TWSM232T

LIGHTING FIXTURE, HIGH PRESSURE SODIUM, 1/70W, WALL MOUNTING TYPE, HUBBELL LIGHTING CATALOG #NRG-307 OR 1/50W, HUBBELL LIGHTING CATALOG #NRG-121

EXIT SIGN, THERMOPLASTIC LED, SINGLE FACE, UNIVERSAL MOUNTING, W/BATTERY PACK, HUBBELL LIGHTING CATALOG #PRB

COMBINATION, EXIT SIGN & EMERGENCY LIGHTING, HUBBELL LIGHTING CATALOG #PRC

EMERGENCY LIGHTING, 2/50W, HUBBELL LIGHTING CATALOG #HE6-50-2-R91

LIGHTING FIXTURE, INCANDESCENT, 1/100W, WALL MOUNTING TYPE, HUBBELL LIGHTING CATALOG #BRH-100-06-1

LIGHTING FIXTURE, HALOGEN, QUARTZ, 1/300W, HUBBELL LIGHTING CATALOG #QL-505

LIGHTING FIXTURE, 1/175W. METAL HALIDE, HUBBELL CAT #MIC-0175H-336

NEW POLE MOUNTED XFMER
(E) POLE MOUNTED XFMR
(N) PAD MOUNTED XFMER
(E) PAD MOUNTED XFMER

LEGEND 1

ABBREVIATIONS 2

A	AMPERE	EMT.	ELECTRICAL METALLIC TUBING	MTD.	MOUNTED	T.O.F.	TOP OF FOUNDATION
A.B.	ANCHOR BOLT	E.N.	EDGE NAIL	MTG.	MOUNTING	T.O.P.	TOP OF PLATE (PARAPET)
ABV.	ABOVE	ENCL.	ENCLOSURE	MTL.	METAL	T.O.S.	TOP OF STEEL
AC	ALTERNATE CURRENT/AIR CONDITIONER	ENG.	ENGINEER	MTS.	MANUAL TRANSFER SWITCH	T.O.W.	TOP OF WALL
ACCA	ANTENNA CABLE COVER ASSEMBLY	EQ.	EQUAL	N	NEUTRAL	TYP.	TYPICAL
ADD'L	ADDITIONAL	EXST. (E)	EXISTING	(N)	NEW	U.G.	UNDER GROUND
A.F.F.	ABOVE FINISHED FLOOR	EXP.	EXPANSION	NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOC.	U.L.	UNDERWRITERS LABORATORY INC.
A.F.G.	ABOVE FINISHED GRADE	EXT.	EXTERIOR	NO.(#)	NUMBER	UMTS	UNIVERSAL MOBIL TECH. SYS. (3G MOBILE TECH.)
AIC	AMPERE INTERRUPTING CAPACITY	FAB.	FABRICATION(OR)	N.T.S.	NOT TO SCALE	U.N.O.	UNLESS NOTED OTHERWISE
ALUM.	ALUMINUM	FAC.	FACTOR	OBIF	OPTICAL BASEBAND INTERFACE	V	VOLT
ALT.	ALTERNATE	F/A	FIRE ALARM	OH	OVERHEAD	VAC	VOLT ALTERNATING CURRENT
ANT.	ANTENNA	F.F.	FINISH FLOOR	O.C.	ON CENTER	V.I.F.	VERIFY IN FIELD
APPROX.	APPROXIMATE(LY)	F.G.	FINISH GRADE	OPNG.	OPENING	W	WATT OR WIRE
ARCH.	ARCHITECT(URAL)	FIN.	FINISH(ED)	P	POLE	WD	WIDE(WIDTH)
AT.	AMPERE TRIP	FLR.	FLOOR	P/C	PRECAST CONCRETE	W/	WITH
AWG.	AMERICAN WIRE GAUGE	FLUOR	FLUORESCENT	PCS	PERSONAL COMMUNICATION SERVICES	W/O	WITHOUT
BATT.	BATTERY	FDN.	FOUNDATION	PH	PHASE	WD.	WOOD
BD.	BOARD	F.O.C.	FACE OF CONCRETE	PLY.	PLYWOOD	W.P.	WEATHERPROOF
BLDG.	BUILDING	F.O.M.	FACE OF MASONRY	PNLBD	PANELBOARD	WT.	WEIGHT
BLK.	BLOCK	F.O.S.	FACE OF STUD	PPC	POWER PROTECTION CABINET	XFER	TRANSFER
BLKG.	BLOCKING	F.O.W.	FACE OF WALL	PRC	PRIMARY RADIO CABINET	XFMR	TRANSFORMER
BM.	BEAM	F.S.	FINISH SURFACE	PRI	PRIMARY	XLPE	CROSS-LINK POLYETHYLENE
B.N.	BOUNDARY NAILING	FT.(')	FOOT (FEET)	P.S.F.	POUNDS PER SQUARE FOOT	℄	CENTERLINE
BR.	BRANCH	FTG.	FOOTING	P.S.I.	POUNDS PER SQUARE INCH	ℙ	PLATE, PROPERTY LINE
BRKR.	BREAKER	FU	FUSE	P.T.	PRESSURE TREATED		
BTCW.	BARE TINNED COPPER WIRE	G	GROUND	PWR.	POWER (CABINET)		
BTS.	BASE TRANSMISSION SYSTEM	GR	GROWTH (CABINET)	QTY.	QUANTITY		
B.O.F.	BOTTOM OF FOOTING	GA.	GAUGE	RAD.(R)	RADIUS		
B/U	BACK-UP CABINET	GEN.	GENERATOR	RBS	RADIO BASE STATION (BASE STATION 3G NETWORKS)		
C	CONDUIT	GI.	GALVANIZE(D)				
CAB.	CABINET	G.F.C. I.	GROUND FAULT CIRCUIT INTERRUPTER	RCPT.	RECEPTACLE		
CANT.	CANTILEVER(ED)	GLB. (GLU-LAM)	GLUE LAMINATED BEAM	REF.	REFERENCE		
CB.	CIRCUIT BREAKER	GND	GROUND	REINF.	REINFORCEMENT(ING)		
CDMA	CODE-DIVISION MULTIPLE ACCESS (2G & 3G)	GPS	GLOBAL POSITIONING SYSTEM	REQ'D.	REQUIRED		
CDUK	CONSOLIDATION DISTRIBUTION UNIT KIT	GRND.	GROUND	RGS.	RIGID GALVANIZED STEEL		
C.I.P.	CAST IN PLACE	GSM	GLOBAL SYSTEM MOBILE (2G+ MOBILE TECH.)	RRU	REMOTE RADIO UNIT (RADIO TRANSCEIVER)		
CKT.	CIRCUIT	HDBC	HARD DRAWN COPPER WIRE				
CLG.	CEILING	HDR.	HEADER	RX-AIT	RECEIVER AIR INTERFACE TRAY		
CLR.	CLEAR	HGR.	HANGER	SAF	SAFETY		
CMU	CONCRETE MASONRY UNIT (JAMB BLOCKS)	HPS	HIGH PRESSURE SODIUM	SCH.	SCHEDULE		
COL.	COLUMN	HT.	HEIGHT	SDBC	SOFT DRAWN BARE COPPER		
CONC.	CONCRETE	ICGB.	ISOLATED COPPER GROUND BUS	SEC	SECONDARY		
CONN.	CONNECTION(OR)	IN.(")	INCH(ES)	SHT.	SHEET		
CONST.	CONSTRUCTION	INT.	INTERIOR	SIM.	SIMILAR		
CONT.	CONTINUOUS	LB.(#)	POUND(S)	S.N.	SOLID NEUTRAL		
d	PENNY (NAILS)	L.B.	LAG BOLTS	SPEC.	SPECIFICATION(S)		
DBL.	DOUBLE	L.F.	LINEAR FEET (FOOT)	SQ.	SQUARE		
DC	DIRECT CURRENT	LG.	LENGTH	S.S.	STAINLESS STEEL		
DEM.	DEMAND	L.	LONG(ITUDINAL)	STD.	STANDARD		
DEPT.	DEPARTMENT	LPS	LOW PRESSURE SODIUM	STL.	STEEL		
D.F.	DOUGLAS FIR	LTE	LONG TERM EVOLUTION (4G MOBILE TECH.)	STRUC.	STRUCTURAL		
DIA.	DIAMETER	MAS.	MASONRY	SURF	SURFACE		
DIAG.	DIAGONAL	MAX.	MAXIMUM	SW	SWITCH		
DIM.	DIMENSION	M.B.	MACHINE BOLT	TEL.	TELEPHONE		
DWG.	DRAWING(S)	MECH.	MECHANICAL	TEMP.	TEMPORARY		
DWL.	DOWEL(S)	MFR.	MANUFACTURER	THK.	THICK(NESS)		
EA.	EACH	MIN.	MINIMUM	TMAS	TOWER MOUNTED AMPLIFIER (DC SUPPLY VOLTAGE)		
EGR.	EMERGENCY GENERATOR RECEPTACLE	MISC.	MISCELLANEOUS	T.N.	TOE NAIL		
EL.	ELEVATION	MLO	MAIN LUGS ONLY	T.O.A.	TOP OF ANTENNA		
ELEC.	ELECTRICAL			T.O.C.	TOP OF CURB		
ELEV.	ELEVATOR						

GENERAL NOTES 3

1. THE FACILITY IS AN UNOCCUPIED DIGITAL TELECOMMUNICATION FACILITY.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
3. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE IMPLEMENTATION ENGINEER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
5. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
6. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
7. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTACT AND COORDINATION WITH THE IMPLEMENTATION ENGINEER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
8. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH U.L. LISTED AND FIRE CODE APPROVED MATERIALS.
9. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
10. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
11. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWING (SHEET LS1 OR SHEET C-1), SHALL NOT BE USED TO IDENTIFY OR ESTABLISH THE BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ENGINEER.
12. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, VEGETATION, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF AT&T.
13. KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST OR SMUDGES OF ANY NATURE.
14. PENETRATIONS OF ROOF MEMBRANES SHALL BE PATCHED/FLASHED AND MADE WATERTIGHT USING LIKE MATERIALS IN ACCORDANCE WITH NRCA ROOFING STANDARDS AND DETAILS. CONTRACTOR SHALL OBTAIN DETAILING CLARIFICATION FOR SITE-SPECIFIC CONDITIONS FROM ENGINEER, IF NECESSARY, BEFORE PROCEEDING.
15. BEFORE ORDERING AND/OR BEFORE FABRICATING/CONSTRUCTING/INSTALLING ANY ITEMS, VERIFY THE TYPES AND QUANTITIES.
16. CONTRACTOR SHALL PROVIDE SITE FOREMAN WITH A CELLULAR PHONE AND PAGER, AND KEEP SAME ON SITE WHENEVER PERSONNEL ARE ON SITE.
17. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SITE AND NOTIFY THE PROJECT MANAGER OF ANY DISCREPANCIES BEFORE STARTING ANY WORK.
18. CONTRACTOR TO PROVIDE COMPLETE SET OF AS BUILT DRAWINGS WITHIN 10 WORKING DAYS OF PROJECT COMPLETION.
19. CONTRACTOR IS TO EXCAVATE 6" BELOW EXISTING GRADE AND SPRAY WITH WEED CONTROL. REPLACE WITH CLASS II AGGREGATE BASE AND CRUSHED WASHED ROCK. AS SPECIFIED ON SITE PLAN.
20. CONTRACTOR SHALL PROVIDE TOILET FACILITY DURING ALL PHASES OF CONSTRUCTION.
21. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR THE FABRICATION OF MATERIALS TO BE INSTALLED AT THE SITE, THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS INCLUDING AS-BUILT DIMENSIONS OF EXISTING STRUCTURES OR STRUCTURAL ELEMENTS HAVING A BEARING ON THE SCOPE OF THE WORK TO BE PERFORMED. IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE DIMENSIONS OR CONDITIONS FOUND TO BE EXISTING IN THE FIELD, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OBTAIN DESIGN RESOLUTION PRIOR TO PROCEEDING WITH THE PORTION(S) OF THE WORK AFFECTED. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO SO NOTIFY THE ENGINEER AND OBTAIN RESOLUTION BEFORE PROCEEDING.

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smartlink
10 CHURCH CIRCLE
ANNAPOLIS, MD 21401

SZS ENGINEERING
4551 EAST CARRIAGE WAY
GILBERT, AZ 85297

Registered Professional Engineer (Civil)
CERTIFICATE NO.
51689
SAMUEL EDUARDO GONZALEZ
Date Signed 12/9/24
ARIZONA U.S.A.

EXPIRES: 12/31/2025

REV.	DATE	REVISION DESCRIPTION
2	12-9-24	JX COMMENTS
1	07-19-24	PROJECT # CHANGE
0	05-08-24	ZONING SUB
B	10-23-23	CLIENT COMMENTS
A	09-07-23	90% ZONING DRAWINGS

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND SPEC'S, UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURES EQUIPMENT INSTALLATION SPEC'S SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION

PROJECT INFORMATION:
AZL01654
ELVA INVESTMENTS
6213 SOUTH MILLER ROAD
BUCKEYE, AZ 85326
MARICOPA COUNTY
FA: 15456967 USID: 326641

DRAWN BY: JR
CHECKED BY: SEG

SHEET TITLE:
GENERAL NOTES, ABBREVIATIONS & LEGEND

T-2

REV.: 2

LESSOR'S LEGAL DESCRIPTION

LOT 5, OF MILLER MARKETPLACE, ACCORDING TO BOOK 1166 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA.

NOTES

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY PIONEER TITLE AGENCY INC., ORDER NO.: 90708521 EFFECTIVE DATE: 06/15/2023.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY AND IS NOT INTENDED TO VERIFY OWNERSHIP.
4. SURVEYOR DOES NOT GUARANTEE THE LOCATION, EXISTENCE, SIZE OR DEPTH OF ANY PUBLIC OR PRIVATE UTILITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

TITLE REPORT SCHEDULE "B" ITEMS

7. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN BOOK 53 OF MISCELLANEOUS, PAGE 487
   PURPOSE TRANSMISSION LINES **(DOES NOT AFFECT)**
8. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. 08-852608
   PURPOSE GAS PIPELINE **(NOT PLOTTABLE)**
9. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. 08-1064915
   PURPOSE TELECOMMUNICATIONS FACILITIES, ELECTRIC AND GAS FACILITIES **(NOT PLOTTABLE)**

(12) MATTERS SHOWN ON SURVEY:
RECORDED IN BOOK 1050 OF MAPS, PAGE 46 **(AS SHOWN ON SURVEY)**

(13) EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCUMENT NO. 10-251015 AND RE-RECORDED IN DOCUMENT NO. 10-339222
PURPOSE UTILITY **(AS SHOWN ON SURVEY)**

16. ALL MATTERS SET FORTH IN ANNEXATION (RIGHT OF WAY) BY THE TOWN OF BUCKEYE ACCORDING TO THE TERMS AND CONDITIONS CONTAINED THEREIN:
    RECORDED IN DOCUMENT NO. 12-252938 **(DOES NOT AFFECT)**

(17) EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT:
RECORDED IN BOOK 1166 OF MAPS, PAGE 29 **(AS SHOWN ON SURVEY)**

19. MATTERS SHOWN ON SURVEY:
    RECORDED IN BOOK 1245 OF MAPS, PAGE 25 **(NOTHING TO PLOT)**

ITEMS NO. 6, 10, 11, 14, 15, 18, 20 AND 21 ARE BLANKET IN NATURE

SURVEY DATE

THE FIELD SURVEY FOR THE PROJECT WAS COMPLETED ON 08/30/2023.

SITE BENCHMARK

ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NAVD88 ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS, APPLYING GEOID 12A SEPARATIONS.

CENTER OF GEODETIC COORDINATES

PROPOSED 81.0' MONOPINE LOCATION
LATITUDE: 33° 23' 22.754" (33.3896538°) NORTH (NAD83)
LONGITUDE: 112° 35' 16.363" (112.5878786°) WEST (NAD83)
ELEVATION @ GRADE = 920.4' (NAVD88)

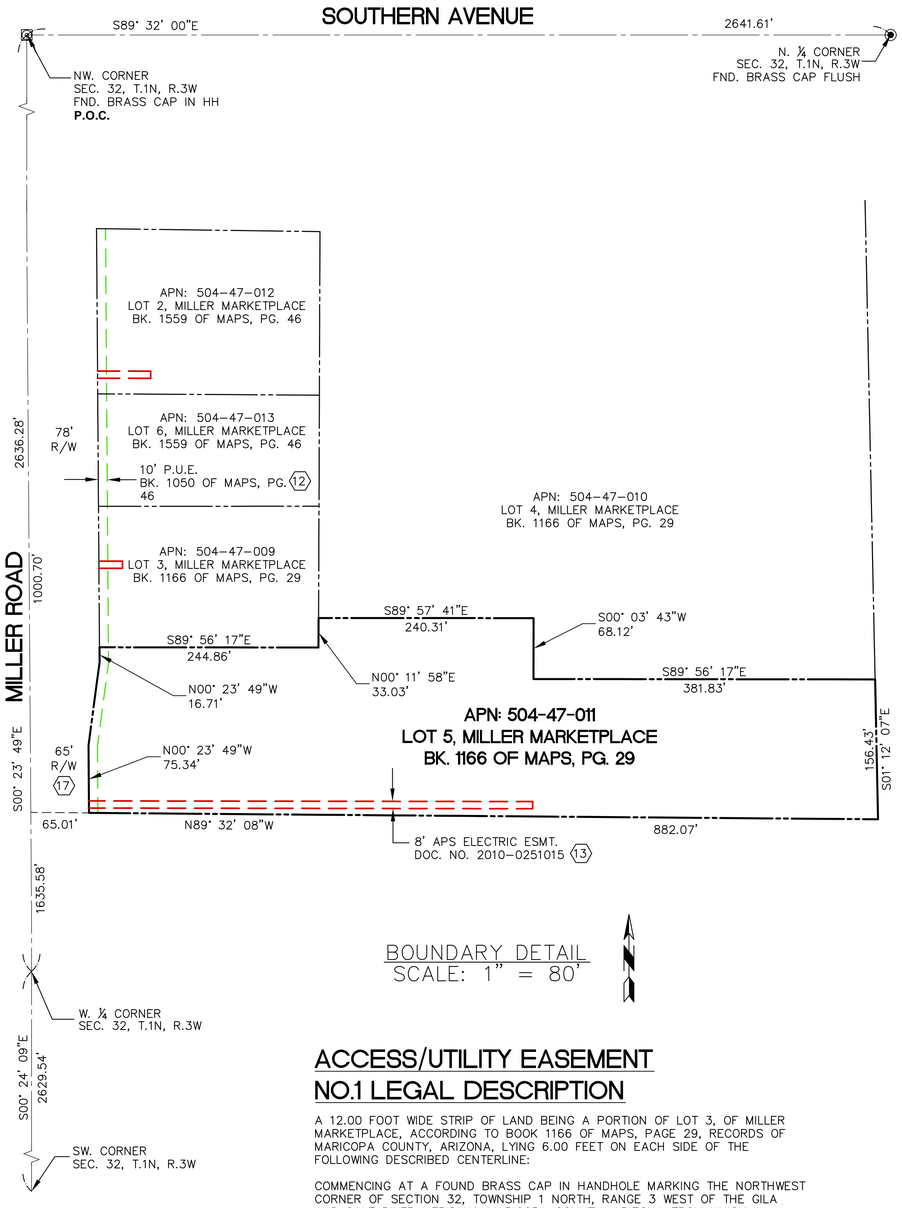
BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.

BEARING=S89° 32' 00"E

FLOODZONE

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN ZONE 'X' AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2115L, DATED OCTOBER 16, 2013. ZONE 'X' IS DESIGNATED AS BEING AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THAT CIRCUMSTANCE.



BOUNDARY DETAIL
SCALE: 1" = 80'

ACCESS/UTILITY EASEMENT NO.1 LEGAL DESCRIPTION

A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF LOT 3, OF MILLER MARKETPLACE, ACCORDING TO BOOK 1166 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A FOUND BRASS CAP IN HANDHOLE MARKING THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA FROM WHICH A FOUND BRASS CAP FLUSH MARKING THE NORTH QUARTER CORNER OF SECTION 32 BEARS SOUTH 89° 32' 00" EAST, 2641.61 FEET;

THENCE SOUTH 00° 23' 49" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, 668.69 FEET;

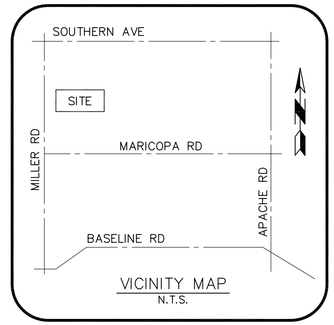
THENCE NORTH 90° 00' 00" EAST, 78.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3 AND TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 90° 00' 00" EAST, 237.79 FEET;

THENCE SOUTH 00° 00' 00" EAST, 147.61 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 3 AND TO THE POINT OF TERMINUS.

SIDELINES OF SAID EASEMENT SHALL BE LENGTHENED OR SHORTENED RESPECTIVELY IN ORDER TO PROVIDE A CONTIGUOUS EASEMENT THROUGHOUT.

CONTAINS 4,625 SQUARE FEET.



LEASE AREA LEGAL DESCRIPTION

A PORTION OF LOT 5, OF MILLER MARKETPLACE, ACCORDING TO BOOK 1166 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN HANDHOLE MARKING THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA FROM WHICH A FOUND BRASS CAP FLUSH MARKING THE NORTH QUARTER CORNER OF SECTION 32 BEARS SOUTH 89° 32' 00" EAST, 2641.61 FEET;

THENCE SOUTH 00° 23' 49" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, 668.69 FEET;

THENCE NORTH 90° 00' 00" EAST, 315.79 FEET;

THENCE SOUTH 00° 00' 00" EAST, 147.61 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 5;

THENCE CONTINUING SOUTH 00° 00' 00" EAST, 41.28 FEET;

THENCE NORTH 90° 00' 00" EAST, 266.92 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.88 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°35'17", AN ARC LENGTH OF 48.29 FEET;

THENCE SOUTH 00° 00' 00" EAST, 53.16 FEET;

THENCE NORTH 90° 00' 00" EAST, 307.88 FEET;

THENCE NORTH 00° 00' 00" EAST, 60.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90° 00' 00" WEST, 15.00 FEET;

THENCE NORTH 00° 00' 00" EAST, 20.00 FEET;

THENCE NORTH 90° 00' 00" EAST, 30.00 FEET;

THENCE SOUTH 00° 00' 00" EAST, 20.00 FEET;

THENCE NORTH 90° 00' 00" WEST, 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 600 SQUARE FEET.

ACCESS/UTILITY EASEMENT NO.2 LEGAL DESCRIPTION

A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF LOT 5, OF MILLER MARKETPLACE, ACCORDING TO BOOK 1166 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT A FOUND BRASS CAP IN HANDHOLE MARKING THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA FROM WHICH A FOUND BRASS CAP FLUSH MARKING THE NORTH QUARTER CORNER OF SECTION 32 BEARS SOUTH 89° 32' 00" EAST, 2641.61 FEET;

THENCE SOUTH 00° 23' 49" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 32, 668.69 FEET;

THENCE NORTH 90° 00' 00" EAST, 315.79 FEET;

THENCE SOUTH 00° 00' 00" EAST, 147.61 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 5 AND TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00° 00' 00" EAST, 41.28 FEET;

THENCE NORTH 90° 00' 00" EAST, 266.92 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.88 FEET;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°35'17", AN ARC LENGTH OF 48.29 FEET;

THENCE SOUTH 00° 00' 00" EAST, 53.16 FEET;

THENCE NORTH 90° 00' 00" EAST, 307.88 FEET;

THENCE NORTH 00° 00' 00" EAST, 60.00 FEET TO THE POINT OF TERMINUS.

SIDELINES OF SAID EASEMENT SHALL BE LENGTHENED OR SHORTENED RESPECTIVELY IN ORDER TO PROVIDE A CONTIGUOUS EASEMENT THROUGHOUT.

CONTAINS 9,330 SQUARE FEET.

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8502 E VIA DE VENTURA, SUITE 220
SCOTTSDALE, AZ 85258

SITE NAME:
AZL01654

SITE ADDRESS:
6213 SOUTH MILLER ROAD
BUCKEYE, AZ 85326

SUBMITTALS

NO.	BY	DATE	SUBMITTAL
1	MG	09/05/23	SUBMITTAL 1
2	MG	11/30/23	TITLE REVIEW
3	MG	12/02/24	FINAL SUBMITTAL

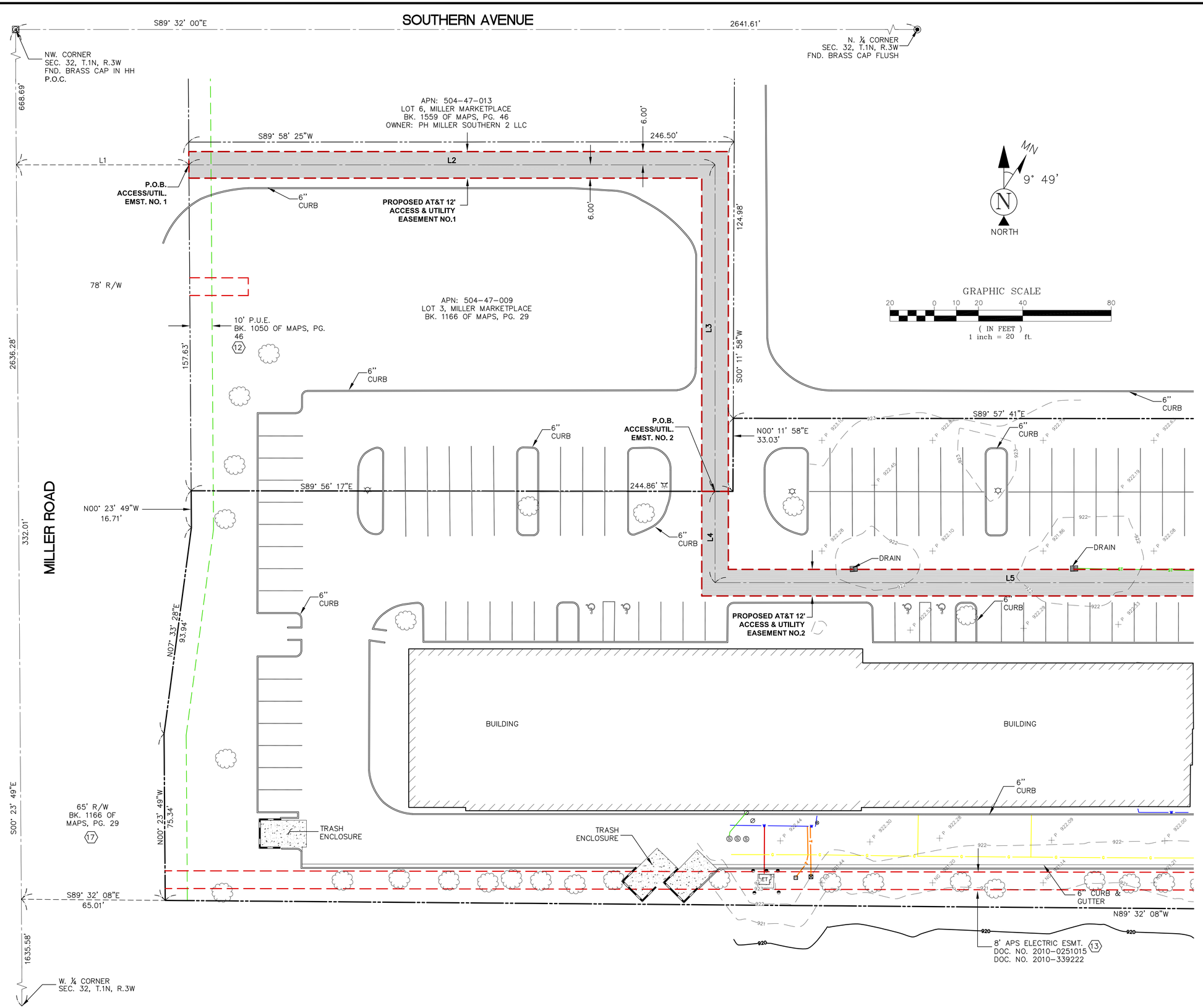
TERRAMARK LAND SURVEYING
24654 N. LAKE PLEASANT PKWY #103-163
PEORIA, AZ 85383
P. 480-440-1748
F. 623-777-1782
www.terramarksurveying.com

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
51969
MARK J. GRIM
EXPIRES 03/31/26
ARIZONA, U.S.A.

SITE SURVEY

JOB NO:	FIELD BY:	DRAWN BY:
2203023	JM/MG	MG

SHEET NO.:	SHEET NAME:
1 OF 3	LS-1



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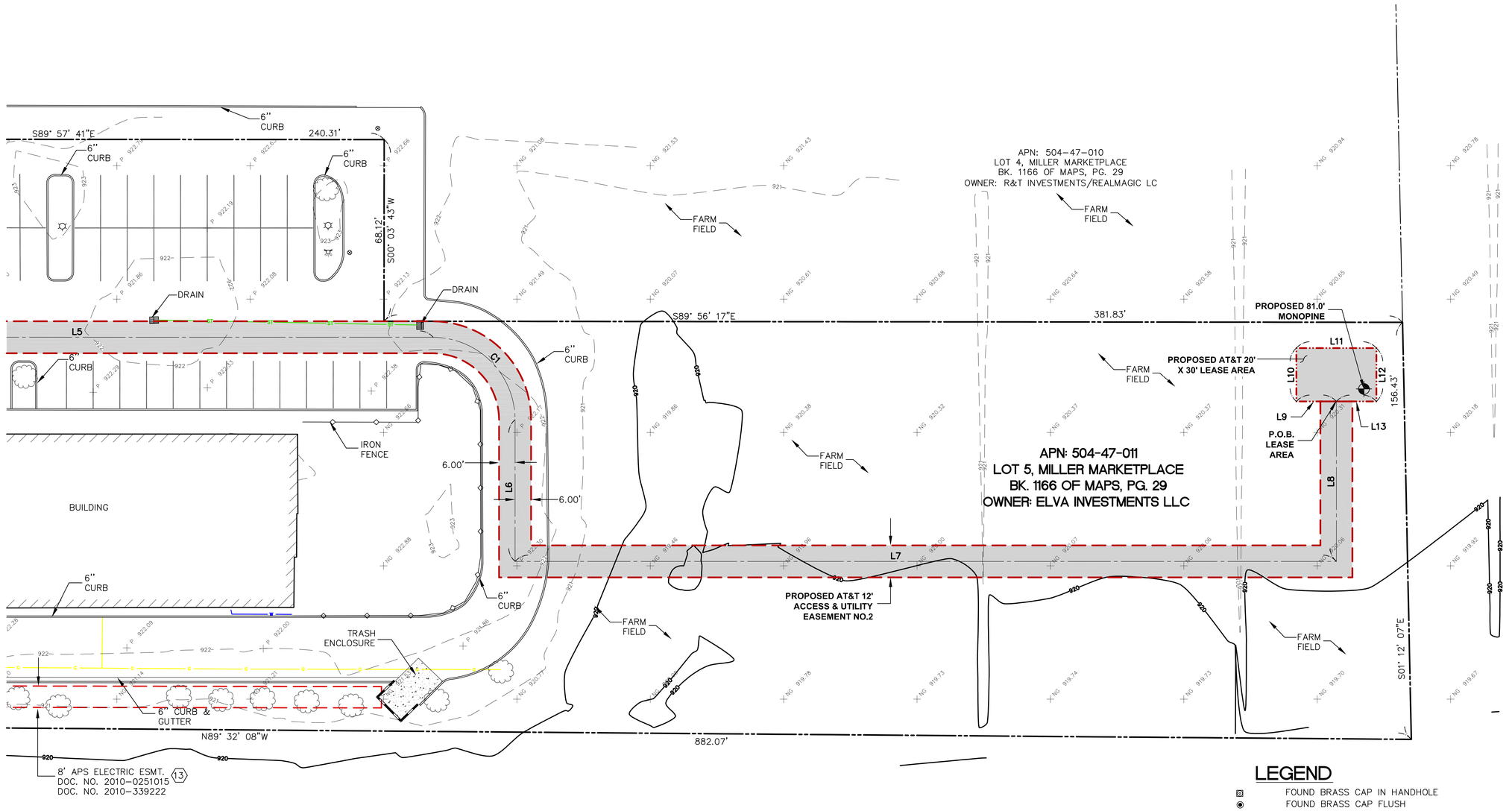
51969
MARK J.
GRIM
Date signed 12/02/24
ARIZONA, U.S.A.
EXPIRES 03/31/26

SITE SURVEY

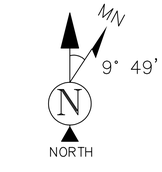
JOB NO:	FIELD BY:	DRAWN BY:
2203023	JM/MG	MG

SHEET NO.:	SHEET NAME:
2 OF 3	LS-2



LINE TABLE		
LINE	LENGTH	BEARING
L1	78.00'	N90° 00' 00"E
L2	237.79'	N90° 00' 00"E
L3	147.61'	S0° 00' 00"E
L4	41.28'	S0° 00' 00"E
L5	266.92'	N90° 00' 00"E
L6	53.16'	S0° 00' 00"E
L7	307.88'	N90° 00' 00"E
L8	60.00'	N0° 00' 00"E
L9	15.00'	N90° 00' 00"W
L10	20.00'	N0° 00' 00"E
L11	30.00'	N90° 00' 00"E
L12	20.00'	S0° 00' 00"E
L13	15.00'	N90° 00' 00"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	48.29'	30.88'	89°35'17"



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

	FOUND BRASS CAP IN HANDHOLE
	FOUND BRASS CAP FLUSH
	SEWER MANHOLE
	SEWER CLEANOUT
	TELEPHONE PEDESTAL
	TELEVISION PEDESTAL
	WATER VALVE
	FIRE HYDRANT
	ELECTRIC TRANSFORMER
	LIGHT POST
	TREE (TYP)
	BOLLARD
	DISABLED PARKING SPACE
	BREAKLINE
	POSITION OF GEODETIC COORDINATES
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
FND	FOUND
NG	NATURAL GRADE
P	PAVEMENT GRADE
P.U.E.	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
	BOUNDARY LINE
	ADJOINING BOUNDARY LINE
	EASEMENT LINE
	CENTERLINE
	LEASE LINE
	TIE-LINE
	IRON FENCE
SS	U/G SANITARY SEWER LINE
ST	U/G STORM SEWER LINE
G	U/G GAS LINE
T	U/G COMMUNICATIONS LINE
W	U/G WATER LINE
	CONCRETE AREA

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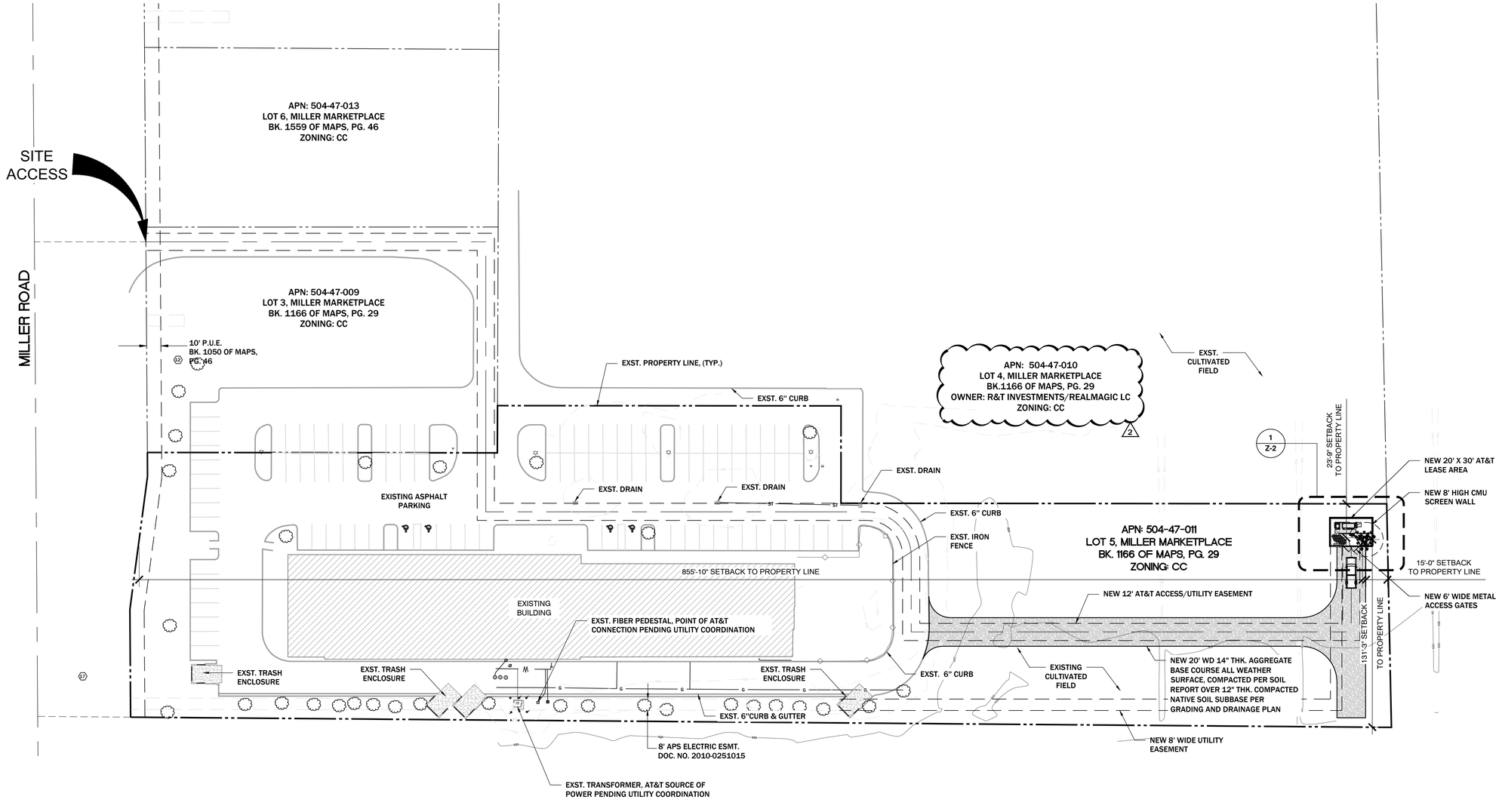
REGISTERED LAND SURVEYOR
CERTIFICATE NO.
51969
MARK J. GRIM
Date Signed 12/02/24
ARIZONA, U.S.A.
EXPIRES 03/31/26

SITE SURVEY

JOB NO:	FIELD BY:	DRAWN BY:
2203023	JM/MG	MG

SHEET NO.:	SHEET NAME:
3 OF 3	LS-3



OVERALL SITE PLAN

22"x34" SCALE: 1" = 40'-0"
11"x17" SCALE: 1" = 80'-0"

40' 20' 0" 40'

1

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SZS ENGINEERING
4551 EAST CARRIAGE WAY
GILBERT, AZ 85297

Registered Professional Engineer (Civil)
CERTIFICATE NO.
51689
SAMUEL EDUARDO GONZALEZ
12/9/24
Date Signed
ARIZONA U.S.A.

EXPIRES: 12/31/2025

REV.	DATE	REVISION DESCRIPTION
2	12-9-24	JX COMMENTS
1	07-19-24	PROJECT # CHANGE
0	05-08-24	ZONING SUB
B	10-23-23	CLIENT COMMENTS
A	09-07-23	90% ZONING DRAWINGS

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND SPEC'S, UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURES EQUIPMENT INSTALLATION SPEC'S SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION

PROJECT INFORMATION:

AZL01654
ELVA INVESTMENTS
6213 SOUTH MILLER ROAD
BUCKEYE, AZ 85326
MARICOPA COUNTY

FA: 15456967 USID: 326641

DRAWN BY:	CHECKED BY:
JR	SEG

SHEET TITLE:

OVERALL SITE PLAN

Z-1

REV.: 2

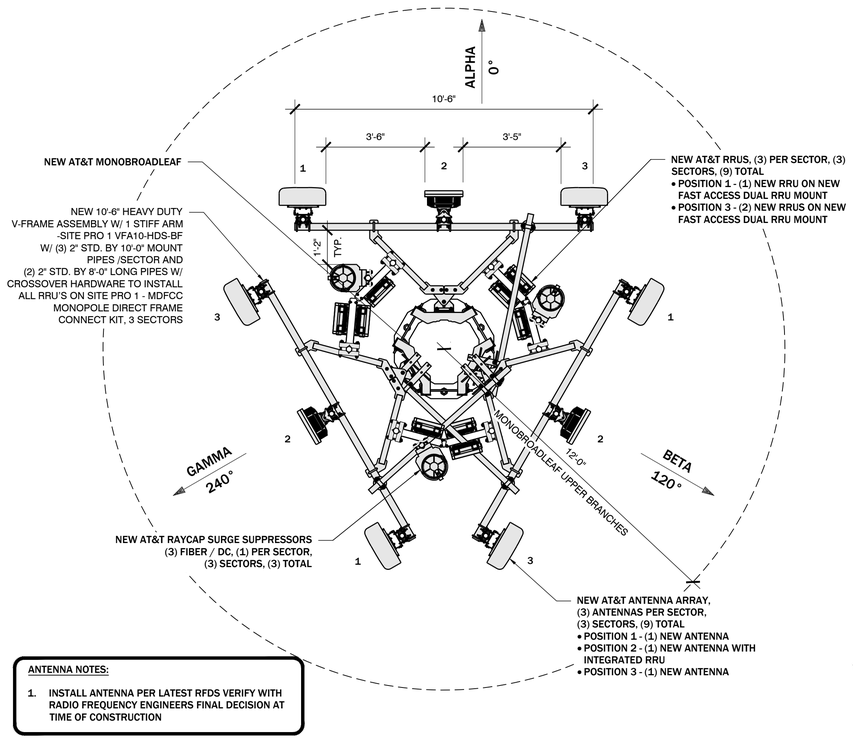
ANTENNA SCHEDULE

	ANTENNA MODEL NUMBER	RAD CTR	AZIMUTH	RRH MODEL NUMBER
ALPHA SECTOR				
POSITION 1	COMMSCOPE NNHH-65C-R4	77'	0°	ERICSSON 4490 B5/B12A
POSITION 2	ERICSSON AIR6472 B77G / B77M	79.5'	0°	INTEGRATED WITHIN: ERICSSON AIR6472 B77G / B77M
POSITION 3	COMMSCOPE NNH4-65C-R6-V3	77'	0°	ERICSSON 4890 B25/B66 ERICSSON 4494 B14/B29
BETA SECTOR				
POSITION 1	COMMSCOPE NNHH-65C-R4	77'	120°	ERICSSON 4490 B5/B12A
POSITION 2	ERICSSON AIR6472 B77G / B77M	79.5'	120°	INTEGRATED WITHIN: ERICSSON AIR6472 B77G / B77M
POSITION 3	COMMSCOPE NNH4-65C-R6-V3	77'	120°	ERICSSON 4890 B25/B66 ERICSSON 4494 B14/B29
GAMMA SECTOR				
POSITION 1	COMMSCOPE NNHH-65C-R4	77'	240°	ERICSSON 4490 B5/B12A
POSITION 2	ERICSSON AIR6472 B77G / B77M	79.5'	240°	INTEGRATED WITHIN: ERICSSON AIR6472 B77G / B77M
POSITION 3	COMMSCOPE NNH4-65C-R6-V3	77'	240°	ERICSSON 4890 B25/B66 ERICSSON 4494 B14/B29

ANTENNA CONFIGURATION TABLE

NOT TO SCALE

3



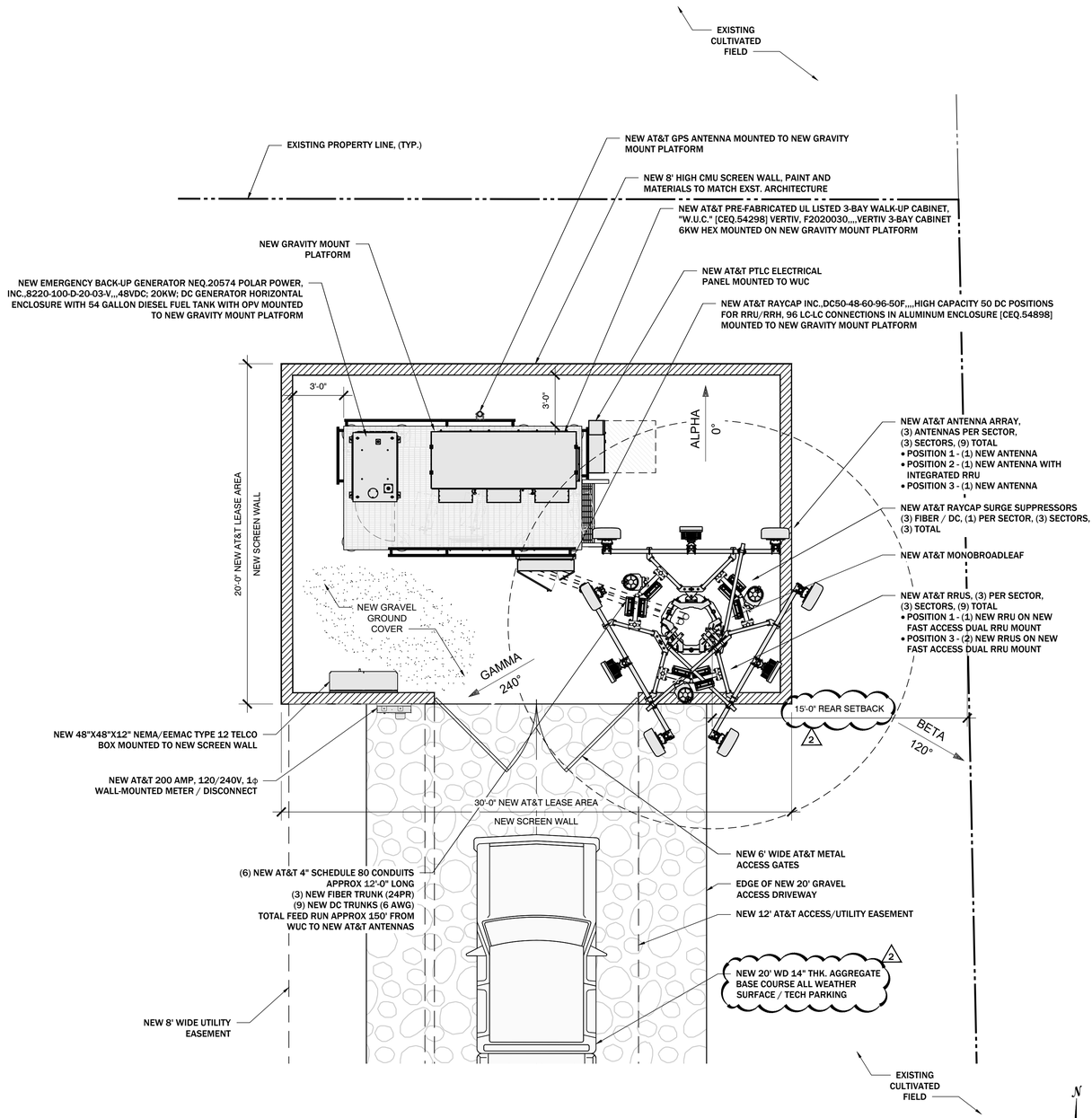
ANTENNA NOTES:

1. INSTALL ANTENNA PER LATEST RFDS VERIFY WITH RADIO FREQUENCY ENGINEERS FINAL DECISION AT TIME OF CONSTRUCTION

ANTENNA LAYOUT

22"x34" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"
2' 1' 0" 2'

2



ENLARGED SITE PLAN

22"x34" SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"
4' 3' 2' 1' 0" 4'

1

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SZS ENGINEERING
4551 EAST CARRIAGE WAY
GILBERT, AZ 85297

Registered Professional Engineer (Civil)
CERTIFICATE NO.
51689
SAMUEL EDUARDO GONZALEZ
12/9/24
Date Signed
ARIZONA U.S.A.

EXPIRES: 12/31/2025

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PROJECT INFORMATION:

AZL01654
ELVA INVESTMENTS
6213 SOUTH MILLER ROAD
BUCKEYE, AZ 85326
MARICOPA COUNTY
FA: 15456967 USID: 326641

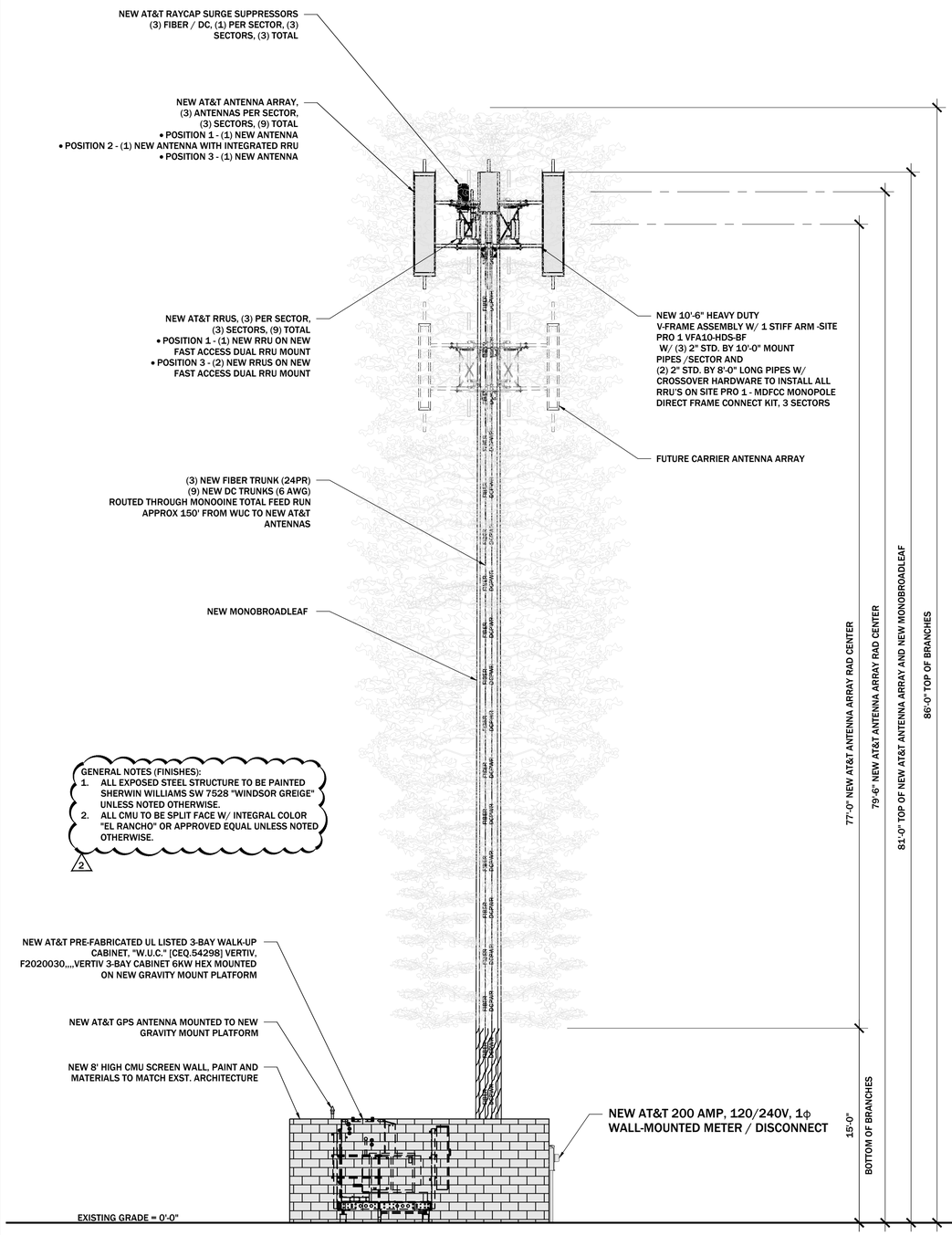
DRAWN BY:	CHECKED BY:
JR	SEG

SHEET TITLE:

COMPOUND PLAN AND ANTENNA LAYOUT

Z-2

REV.: **2**

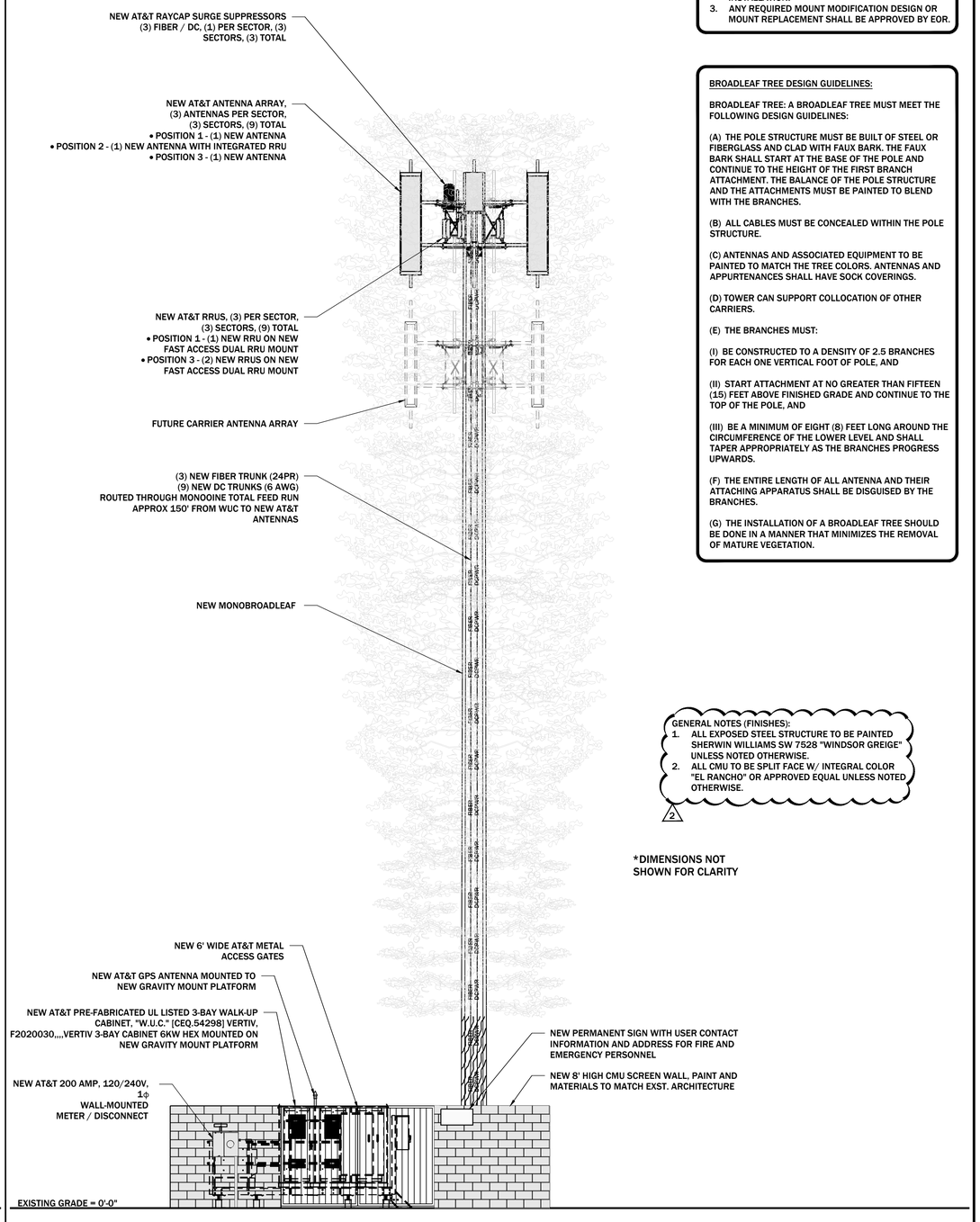


WEST COMPOUND ELEVATION

22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

4' 2' 0" 4'

1



SOUTH COMPOUND ELEVATION

22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

4' 2' 0" 4'

2

STRUCTURAL AND MOUNT ANALYSIS NOTES:

1. THE DESIGN DEPICTED IN THESE DRAWINGS IS VALID WHEN ACCOMPANIED BY A CORRESPONDING PASSING STRUCTURAL AND MOUNT ANALYSIS.
2. CONSTRUCTION MANAGER / GENERAL CONTRACTOR SHALL REVIEW THE STRUCTURAL AND MOUNT ANALYSES FOR ANY CONDITIONS PRIOR TO INSTALLATION.
3. ANY REQUIRED MOUNT MODIFICATION DESIGN OR MOUNT REPLACEMENT SHALL BE APPROVED BY EOR.

BROADLEAF TREE DESIGN GUIDELINES:

BROADLEAF TREE: A BROADLEAF TREE MUST MEET THE FOLLOWING DESIGN GUIDELINES:

(A) THE POLE STRUCTURE MUST BE BUILT OF STEEL OR FIBERGLASS AND CLAD WITH FAUX BARK. THE FAUX BARK SHALL START AT THE BASE OF THE POLE AND CONTINUE TO THE HEIGHT OF THE FIRST BRANCH ATTACHMENT. THE BALANCE OF THE POLE STRUCTURE AND THE ATTACHMENTS MUST BE PAINTED TO BLEND WITH THE BRANCHES.

(B) ALL CABLES MUST BE CONCEALED WITHIN THE POLE STRUCTURE.

(C) ANTENNAS AND ASSOCIATED EQUIPMENT TO BE PAINTED TO MATCH THE TREE COLORS. ANTENNAS AND APPURTENANCES SHALL HAVE SOCK COVERINGS.

(D) TOWER CAN SUPPORT COLLOCATION OF OTHER CARRIERS.

(E) THE BRANCHES MUST:

(I) BE CONSTRUCTED TO A DENSITY OF 2.5 BRANCHES FOR EACH ONE VERTICAL FOOT OF POLE, AND

(II) START ATTACHMENT AT NO GREATER THAN FIFTEEN (15) FEET ABOVE FINISHED GRADE AND CONTINUE TO THE TOP OF THE POLE, AND

(III) BE A MINIMUM OF EIGHT (8) FEET LONG AROUND THE CIRCUMFERENCE OF THE LOWER LEVEL AND SHALL TAPER APPROPRIATELY AS THE BRANCHES PROGRESS UPWARDS.

(F) THE ENTIRE LENGTH OF ALL ANTENNA AND THEIR ATTACHING APPARATUS SHALL BE DISGUISED BY THE BRANCHES.

(G) THE INSTALLATION OF A BROADLEAF TREE SHOULD BE DONE IN A MANNER THAT MINIMIZES THE REMOVAL OF MATURE VEGETATION.

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SZS ENGINEERING
4551 EAST CARRIAGE WAY
GILBERT, AZ 85297

Professional Engineer (Civil) CERTIFICATE NO. 51689 SAMUEL EDUARDO GONZALEZ 12/9/24 Date Signed ARIZONA U.S.A.

EXPIRES: 12/31/2025

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A	09-07-23	90% ZONING DRAWINGS

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BUCKEYE, AZ 85326
MARICOPA COUNTY

FA: 15456967 USID: 326641

DRAWN BY:	CHECKED BY:
JR	SEG

SHEET TITLE:

COMPOUND ELEVATIONS

Z-3

REV.: 2

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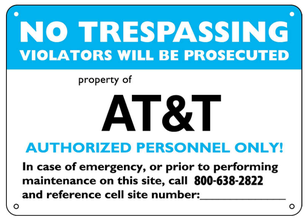
GATE SIGN

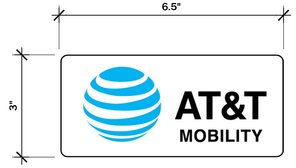
DOOR SIGN



NO TRESPASSING SIGNS

TYPICAL CELL SITE SIGNAGE REQUIRED

NOT TO SCALE 1



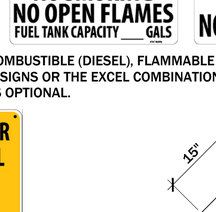
AT&T IDENTIFICATION SIGNS

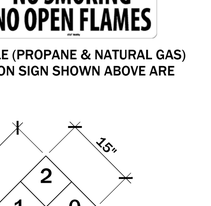
NOTES:

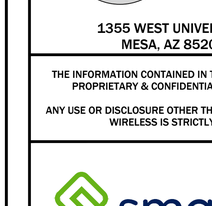
1. OUTDOOR SITES REQUIRE THE SAME GATE AND NO TRESPASSING SIGNS AS INDOOR SITES IF OWNED BY AT&T. IN PLACE OF THE DOOR SIGN THE CABINETS MUST HAVE THE ABOVE SIGNS.
2. SIGN MUST BE AFFIXED TO THE SIDE OF THE CABINET (FRONT, REAR OR SIDE) WHICH IS MOST VISIBLE WHEN APPROACHING THE CABINET FROM THE SITE ACCESS POINT.
3. MULTIPLE CABINET SITES REQUIRE THE SIGNS ABOVE ATTACHED TO THE SIDE OF EACH CABINET ON THE END OF THE LINEUP. IN ADDITION, A SIGN INDICATING AT&T AS THE OWNER MUST BE AFFIXED TO THE FRONT OR REAR OF EVERY CABINET (NOT BOTH). AT&T IDENTIFICATION SIGN IS TO BE AFFIXED TO THE MOST VISIBLE AREA (FRONT OR REAR) WHEN APPROACHING THE CABINETS FROM THE SITE ACCESS POINT.

OUTDOOR EQUIPMENT SITE SIGNAGE

NOT TO SCALE 2

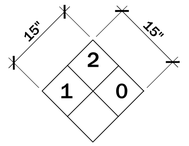






FUEL TYPE SIGN - NOTE: FUEL TYPE, COMBUSTIBLE (DIESEL), FLAMMABLE (PROPANE & NATURAL GAS) AND NO SMOKING SIGNS (INDIVIDUAL SIGNS OR THE EXCEL COMBINATION SIGN SHOWN ABOVE ARE ACCEPTABLE). FUEL TANK CAPACITY IS OPTIONAL.

YELLOW EH&S SIGN



HAZARD DIAMOND SIGN (DIESEL ONLY)

NOTE: DIESEL GENERATORS INSTALLED INDOORS, SUCH AS A SHELTER GENERATOR ROOM, SHALL HAVE SIGNS AFFIXED TO THE ENTRANCE DOOR TO THE ROOM THE GENERATOR IS HOUSED IN AND ONE OF HTE LONG SIDES OF THE GENERATOR TANK:
1. AT&T IDENTIFICATION SIGN, 8" X 12" OR 3" X 6.5"
2. HAZARD DIAMOND SIGN, 15" X 15" WITH 6" NUMBERS (1-2-0)
3. YELLOW EH&S SIGN
4. DIESEL FUEL, COMBUSTIBLE, NO SMOKING SIGNS (EXCEL COMBO SIGN IS ACCEPTABLE)

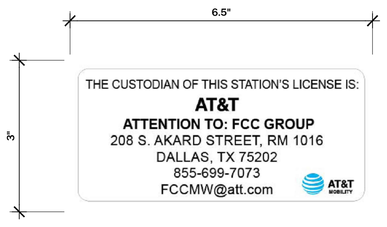
DIESEL GENERATORS INSTALLED OUTDOORS, SUCH AS ON A PAD IN A COMPOUND, SHALL HAVE SIGNS AFFIXED TO THE TANK ON BOTH OF THE LONG SIDES OF THE GENERATOR TANK (IF RIBS ON GENERATOR DO NOT ALLOW ENOUGH ROOM TO PLACE SIGNS, IT IS ACCEPTABLE TO AFFIX THE SIGNS TO THE GENERATOR HOUSING) :
1. AT&T IDENTIFICATION SIGN, 8" X 12" OR 3" X 6.5"
2. HAZARD DIAMOND SIGN, 15" X 15" WITH 6" NUMBERS (1-2-0)
3. YELLOW EH&S SIGN
4. DIESEL FUEL, COMBUSTIBLE, NO SMOKING SIGNS (EXCEL COMBO SIGN IS ACCEPTABLE)

DIESEL GENERATOR SIGNS MAY BE PURCHASED IN A KIT FROM EXCEL SIGNS, THE KIT CONTAINS 2 OF EACH REQUIRED SIGN AND PROVIDES ALL OF THE SIGNAGE NEEDED FOR A DIESEL GENERATOR SITE. NATURAL GAS AND PROPANE GENERATORS SIGNAGE REQUIREMENTS ARE IDENTICAL TO DIESEL GENERATORS WITH THE EXCEPTION THAT THE HAZARD DIAMOND SIGN IS NOT REQUIRED UNLESS MANDATED BY THE AUTHORITY HAVING JURISDICTION. COMBINATION SIGNS ARE AVAILABLE FOR BOTH NATURAL GAS AND PROPANE THROUGH EXCEL SIGN. A COMBO SIGN PACK IS ALSO AVAILABLE FOR PROPANE GENERATORS.

FIXED GENERATOR SIGNAGE

NOT TO SCALE 3

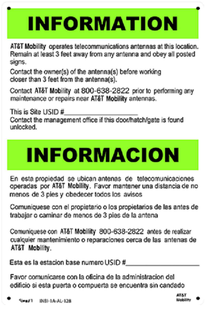
ANTENNA STRUCTURE REGISTRATION (ASR) SIGN

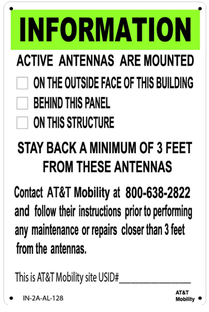


FCC CUSTODIAL LICENSE SIGN

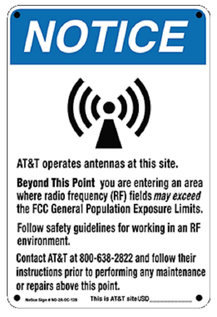
FCC SIGNS

NOT TO SCALE 4



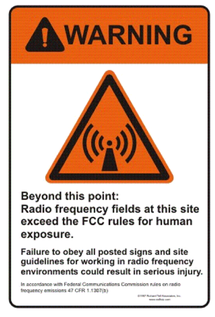


GREEN INFORMATION SIGNS



BLUE NOTICE

YELLOW CAUTION



ORANGE WARNING

NOTE: RF SIGNS ARE TO BE POSTED PER ATT-002-290-078

► AT&T leased sites (not owned by AT&T) only require a door and FCC Custodial License sign

NOTE:
CONTRACTOR SHALL VERIFY ALL REQUIRED SIGNAGE IS POSTED AT ALL SITES. IF REQUIRED SIGNAGE IS NOT POSTED, CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER. REFER TO ATT-002-290-359 SUPPLEMENT LATEST REVISION FOR MOBILITY CELL SITE SIGNAGE STANDARDS.

RF EMISSION SIGNS

NOT TO SCALE 5

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1355 WEST UNIVERSITY DRIVE
MESA, AZ 85201-5419

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smartlink
10 CHURCH CIRCLE
ANNAPOLIS, MD 21401

SZS ENGINEERING
4551 EAST CARRIAGE WAY
GILBERT, AZ 85297

Registered Professional Engineer (Civil)
CERTIFICATE NO.
51689
SAMUEL EDUARDO GONZALEZ
12/9/24
Date Signed
ARIZONA U.S.A.
EXPIRES: 12/31/2025

REV.	DATE	REVISION DESCRIPTION
2	12-9-24	JX COMMENTS
1	07-19-24	PROJECT # CHANGE
0	05-08-24	ZONING SUB
B	10-23-23	CLIENT COMMENTS
A	09-07-23	90% ZONING DRAWINGS

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND SPEC'S, UNLESS SPECIFICALLY STATED OTHERWISE, THE MANUFACTURES EQUIPMENT INSTALLATION SPEC'S SHALL ALWAYS BE VERIFIED BY THE CONTRACTOR BEFORE INSTALLATION

PROJECT INFORMATION:
AZL01654
ELVA INVESTMENTS
6213 SOUTH MILLER ROAD
BUCKEYE, AZ 85326
MARICOPA COUNTY
FA: 15456967 USID: 326641

DRAWN BY: JR
CHECKED BY: SEG

SHEET TITLE:
REGULATORY SIGN DETAILS

D-1

REV.: 2

AT&T CELL TOWER IMPROVEMENT PLAN

FA: 15456967

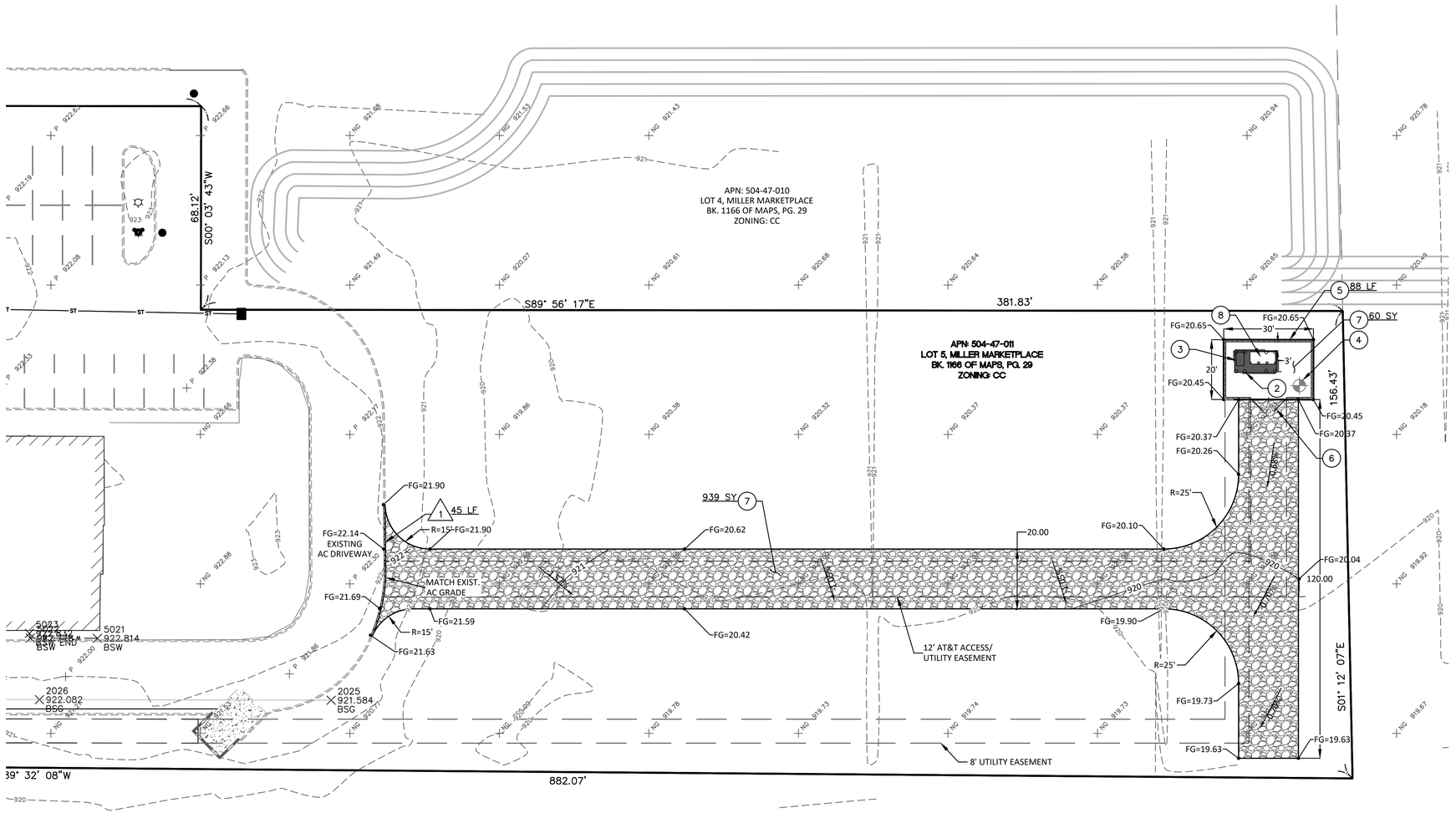
6213 S MILLER ROAD
BUCKEYE, AZ 85326
APN: 504-47-011

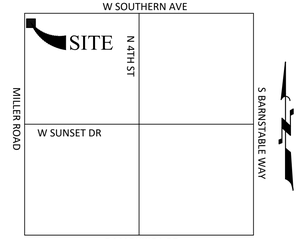
DRAINAGE STATEMENT

THE SITE IS A CELL TOWER FACILITY ON APPROX. 3.66 AC. WITH AN EXISTING COMMERCIAL CENTER BUILDING AND PAVED DRIVEWAY ON THE WEST HALF OF THE PARCEL AND A VACANT FARMED FIELD ON THE EAST HALF OF THE PARCEL. THE SITE IS BOUNDED ON THE WEST BY MILLER ROAD, ON THE SOUTH AND EAST BY AN AGRICULTURAL FARMED FIELD AND ON THE NORTH BY A DEVELOPED PARCEL AND APPURTENANT RETENTION BASIN.

THE NEW CELL TOWER EQUIPMENT YARD ENCLOSURE IS LOCATED AT THE NORTH-EAST PARCEL BOUNDARY OF SAID VACANT AGRICULTURAL FIELD. A RETENTION BASIN LIES NORTH OF AND ADJACENT TO THE NORTH BOUNDARY OF THE SUBJECT PARCEL AND SAID BASIN APPEARS TO BE DESIGNED TO ACCOMMODATE THE EXTREME STORM RUNOFF FOR THE NEW CONSTRUCTION NORTH OF THIS SITE. SAID RETENTION BASIN LIMITS OFFSITE RUNOFF FROM ENTERING THE SUBJECT PARCEL AND PROVIDES ADDITIONAL PROTECTION FROM INUNDATION FROM EXTREME STORM EVENTS THEREFORE OFFSITE STORM RUNOFF FLOWS DO NOT AFFECT THE CELL TOWER LEASE AREA WITHIN THE SUBJECT PARCEL. THE AVERAGE SLOPE OF THE EXISTING TERRAIN IS 0.6% TO THE SOUTH. HIGH WATER VELOCITIES ARE NOT EXPECTED.

THE 600 SF NEW EQUIPMENT YARD AND PERIMETER WALL IS LOCATED ON THE NORTH-EAST SIDE OF THE SUBJECT PARCEL. THE 14 SF AND 29 SF NEW EQUIPMENT ENCLOSURES ARE THE ONLY SIGNIFICANT CONSTRUCTION ITEMS THAT AFFECT THE SITE DRAINAGE COEFFICIENT. THESE EQUIPMENT ENCLOSURES WILL CONTRIBUTE TRIVIALLY TO ADDITIONAL SITE RUNOFF, THEREFORE NO ADDITIONAL RETENTION FACILITIES ARE PROPOSED.





VICINITY MAP

T1N, R3W, SEC 32
(N.T.S.)

SITE INFORMATION

PARCEL ID NO.:504-47-011
PARCEL AREA: 3.663 AC

PROJECT DESCRIPTION

NEW MONOBROADLEAF ANTENNA AND EQUIPMENT YARD ON A 3.663 AC PARCEL, NEW YARD IS 600 SF WITH APPURTENANT ACCESS DRIVEWAY

FLOOD PLAIN

FLOOD ZONE X PER FEMA FIRM PANEL MAP NO. 04013C1210L
EFFECTIVE DATE: 10/16/2013

BASIS OF BEARING

MONUMENT LINE OF MILLER ROAD
WEST LINE OF THE NW 1/4
SEC 32, T1N, R3W, G&SRB&M
BEARING: S 00°23'49" E

EARTHWORK

CUT: 1065 CY NET

OWNER

ELVA INVESTMENTS LLC
9876 EDGAR PL
LA MESA, CA 91941

DEVELOPER

TELCYTE INFRASTRUCTURE SERVICES
3450 N HIGLEY RD, STE 102
MESA, AZ 85215
CONTACT: CHRIS WOLFE
PHONE: (602) 281-0223
EMAIL: CWOLFE@TELCYTE.COM

ENGINEER

AMMTEC CONSULTANTS, PLLC
2447 W 12TH ST, STE 1
TEMPE, AZ 85281
CONTACT: ALAN MONEY, P.E.
PHONE: (480) 927-9696
FAX: (480) 927-9797
EMAIL: ALAN@AMMTEC.COM

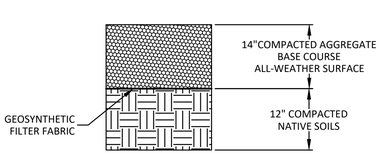
ZONING:

ZONING: CC

1	SEWER NOTES	
2	GRAVITY MOUNT EQUIPMENT PLATFORM ON FOOTERS PER ARCH PLANS AND STRUCTURAL ENGINEER DETAIL.	1 EA
3	NEW DIESEL GENERATOR PER ARCH PLANS	1 EA
4	NEW MONOBROADLEAF POLE TOWER PER ARCH PLANS	1 EA
5	8' TALL CMU WALL, 8" BLOCKS, PER ARCH DETAILS	88 LF
6	6' WIDE DOUBLE SWING GATES PER ARCHITECT DETAILS, 12' TOTAL OPENING WIDTH.	1 EA
7	14" THICK AGGREGATE BASE COURSE, COMPACTED PER SOILS REPORT, OVER 12" THICK COMPACTED NATIVE SOIL SUBBASE, PER DETAIL SHEET CS01.	999 SY
8	EQUIPMENT CABINET	1 EA
△	REMOVALS	
1	SAWCUT EXISTING CURB FLUSH WITH EXISTING PAVEMENT	45 LF

SHEET INDEX

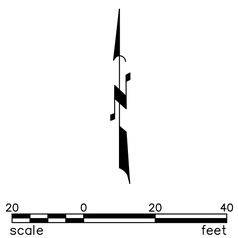
DESCRIPTION	SHEET NO	
GRADING & DRAINAGE PLAN	GP01	1
STORMWATER POLLUTION PREVENTION PLAN	SW01	2



PAVEMENT SECTION

N.T.S.

NOTES:
-ADDITIONAL SUBBASE MATERIAL MAY BE NEEDED AS DETERMINED BY ONSITE GEOTECH INSPECTION DURING ROADWAY EXCAVATION, OR AS NEEDED FOR SITE GRADING FILL.



SCALE: 1"=20'

LEGEND

- PROPERTY LINE
- MONUMENT LINE
- EASEMENT LINE
- PROPERTY CORNER
- -0.84% DRAINAGE ARROW

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

TELCYTE INFRASTRUCTURE SERVICES

ALAN E. MONEY 30896 CERTIFICATE NO. REGISTERED PROFESSIONAL ENGINEER ARIZONA, U.S.A. Nov 22, 2024

PROJECT NAME: T2-3

BUCKEYE CELL TOWER
MONOBROADLEAF

6213 S MILLER ROAD
BUCKEYE, AZ 85326

SHEET TITLE

GRADING & DRAINAGE PLAN

REVISIONS:

DATE	11/22/2024
DESIGN	PCW
DRAWN	PCW
CHK'D	PCW
SUB.	

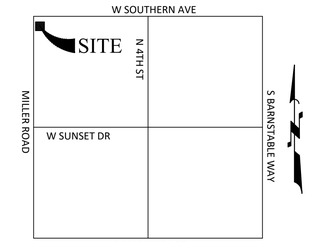
24013GP01.DWG

GP01

SHEET NO.
1/2

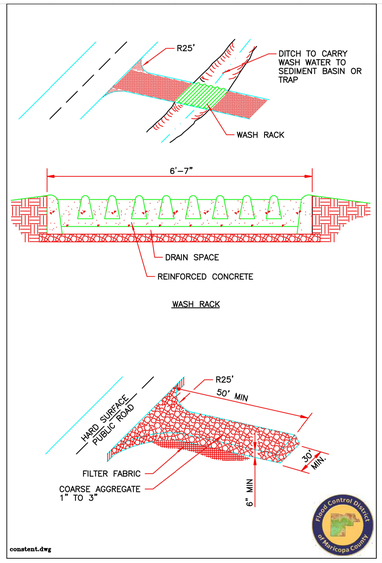
STORMWATER POLLUTION PREVENTION PLAN

4290 S MILLER ROAD
BUCKEYE, AZ 85326
FA: 15456967

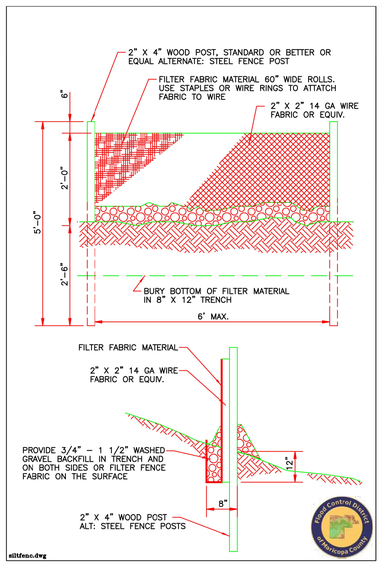


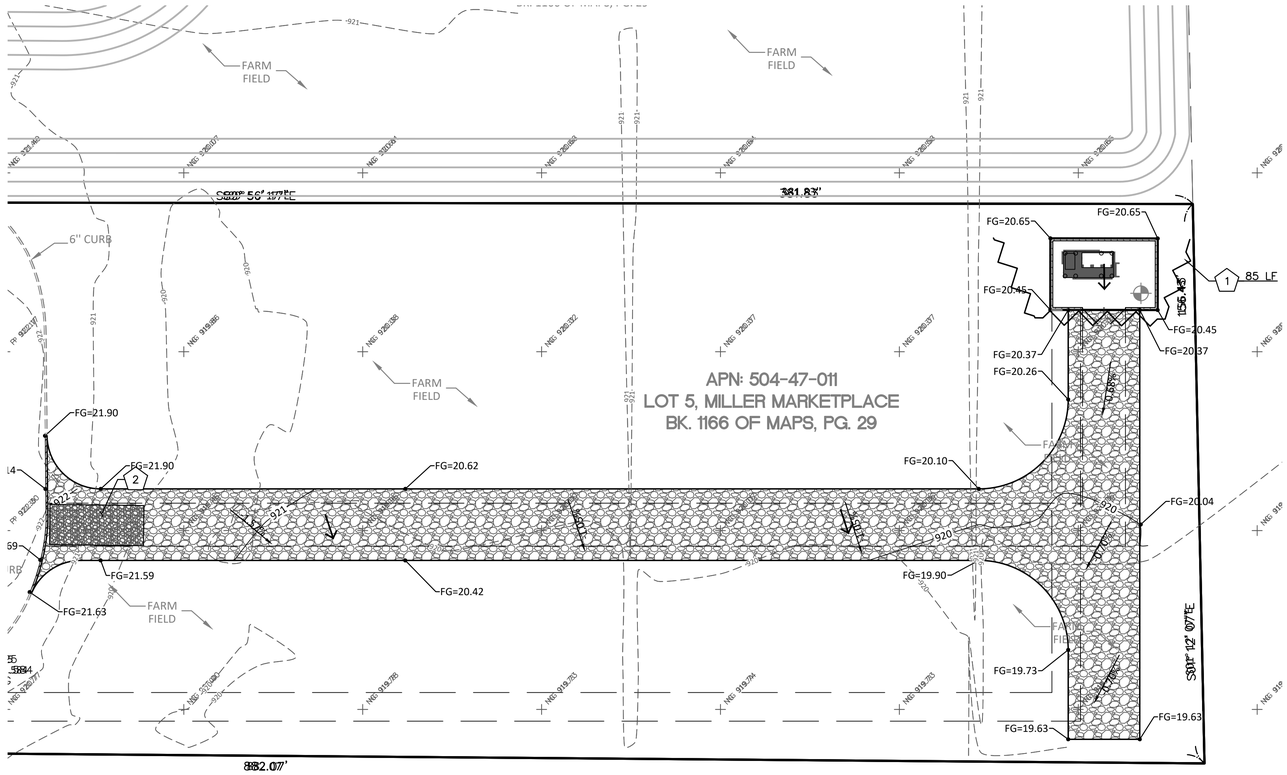
VICINITY MAP
T1N, R3W, SEC 32
(N.T.S.)

EC-5 Stabilized Construction Entrance Drawing



SPC-5 Silt Fence Drawing





SITE INFORMATION

PARCEL ID NO.:504-47-011
PARCEL AREA: 3.663 AC

PROJECT DESCRIPTION

NEW MONOBROADLEAF ANTENNA AND EQUIPMENT YARD ON A 3.663 AC PARCEL, NEW YARD IS 600 SF WITH APPURTENANT ACCESS DRIVEWAY

FLOOD PLAIN

FLOOD ZONE X PER FEMA FIRM PANEL MAP NO. 04013C2115L
EFFECTIVE DATE: 10/16/2013

BASIS OF BEARING

MONUMENT LINE OF MILLER ROAD
WEST LINE OF THE NW 1/4
SEC 32, T1N, R3W, G&SRB&M
BEARING: S 00°23'49" E

EROSION CONTROL CONTACT

AMMTEC CONSULTANTS, PLLC
2447 W 12TH ST, STE 1
TEMPE, AZ 85281
CONTACT: ALAN MONEY, P.E.
PHONE: (480) 927-9696
FAX: (480) 927-9797
EMAIL: ALAN@AMMTEC.COM

OWNER

ELVA INVESTMENTS LLC
9876 EDGAR PL
LA MESA, CA 91941

DEVELOPER

TELCYTE INFRASTRUCTURE SERVICES
3450 N HIGLEY RD, STE 102
MESA, AZ 85215
CONTACT: CHRIS WOLFE
PHONE: (602) 281-0223
EMAIL: CWOLFE@TELCYTE.COM

ZONING:

ZONING: CC

GENERAL INFORMATION:

SITE DESCRIPTION:

THE AT&T CELL TOWER – BUCKEYE SITE COMPRISES 600 SF OF CELL TOWER YARD AREA WITHIN AN EXISTING 3.6 AC SITE. THE YARD IS LOCATED WITHIN AN EXISTING FARMED FIELD WITH STORM RUNOFF FLOWS DIRECTED TO THE SOUTH. THE RECEIVING WATER BODY FOR THIS SITE IS THE GILA RIVER.

DESCRIPTION OF CONTROLS:

THE AVERAGE SLOPE FOR THE CONSTRUCTION AREA IS FLAT. HIGH WATER VELOCITIES ARE NOT EXPECTED. DURING CONSTRUCTION IT IS PROPOSED THAT A STABILIZED CONSTRUCTION ENTRANCE BE PLACED IN THE WEST END OF THE ACCESS DRIVEWAY. A SILT FENCE IS CALLED OUT TO PROTECT SAID AGRICULTURAL FIELD FROM CONSTRUCTION ACTIVITIES.

STREET LIGHTING NOTES
1 TEMPORARY SILT FENCE PER BMP SPC5 & DETAIL THIS SHEET. 85 LF
2 STABILIZED CONSTRUCTION ENTRANCE PER BMP EC-5 & DETAIL THIS SHEET. 1 EA

NOTES:

1. A COPY OF THE APPROVED GRADING AND DRAINAGE PLAN FOR THIS PROJECT, TOGETHER WITH A COPY OF THE NOTICE OF INTENT (NOI) AND THIS STORM WATER MANAGEMENT PLAN (SWMP), SHALL BE MAINTAINED ON THE SITE AND AVAILABLE FOR REVIEW. THOSE ELEMENTS OF THE GRADING AND DRAINAGE PLAN PERTINENT TO OR REFERENCED ON THE SWMP SHALL BE CONSIDERED A PART OF THE SWMP.

2. DEVELOPMENT SERVICES DEPARTMENT'S FIELD INSPECTION GROUP SHALL BE NOTIFIED 48 HOURS BEFORE ANY ON-SITE AND/OR OFF-SITE CONSTRUCTION BEGINS, TELEPHONE (623) 349-6244.

3. THE OPERATOR SHALL OBTAIN A DUST CONTROL PERMIT FROM MARICOPA COUNTY HEALTH DEPARTMENT AND PERFORM MEASURES AS REQUIRED BY THE PERMIT TO PREVENT EXCESS DUST.

4. THE OPERATOR SHALL PERFORM, AT A MINIMUM, A VISUAL INSPECTION OF THE CONSTRUCTION SITE ONCE EVERY MONTH AND WITHIN 24 HOURS OF RAINFALL GREATER THAN OR EQUAL TO A HALF OF INCH OR MORE. THE OPERATOR SHALL PREPARE A REPORT DOCUMENTING HIS/HER FINDINGS ON THE CONDITIONS OF THE SWMP CONTROLS AND NOTE ANY EROSION PROBLEM AREAS. THE OPERATOR'S REPORT IS TO BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT PROJECT ENGINEERING DIVISION CONSTRUCTION INSPECTOR FOR REVIEW AND APPROVAL. FACILITIES SHALL BE MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETE, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED.

5. THE OPERATOR SHALL AMEND THIS PLAN AS NECESSARY DURING THE COURSE OF CONSTRUCTION TO RESOLVE ANY PROBLEM AREAS WHICH BECOME EVIDENT DURING THE CONSTRUCTION AND/OR DURING RAINFALLS.

6. THE PERMITTEE SHALL FILE A NOTICE OF TERMINATION (NOT) AFTER COMPLETION OF CONSTRUCTION AND PLACEMENT OF FINAL LANDSCAPE MATERIALS. THE NOT IS TO BE SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT PROJECT ENGINEERING INSPECTOR TO FINAL THE SWMP PERMIT.

7. THE PERMITTEE SHALL SAVE ALL RECORDS, INCLUDING THE NOI, SWMP, NOT, AND INSPECTION REPORTS, ON FILE FOR MINIMUM OF THREE YEARS FROM THE DATE OF FILING THE NOT.

8. THE IMPLEMENTATION OF THESE PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE FACILITIES IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED AND NOT SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT PROJECT ENGINEERING DIVISION INSPECTOR.

9. THE FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO INSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS, AND MUST BE INSTALLED AND IN OPERATION PRIOR TO ANY GRADING OR LAND CLEARING. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.

10. THE CONTRACTOR'S NOI MUST BE RECEIVED PRIOR TO THE SWMP PERMIT BEING ISSUED. THE CONTRACTOR THAT WILL BE PULLING THE G&D PERMIT MUST HAVE THE SWMP PERMIT ISSUED IN THEIR NAME.

LEGEND
LEASE LINE
EASEMENT LINE
SILT FENCE
DRAINAGE ARROW

20 0 20 40
scale feet
SCALE: 1"=20'

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click: Arizona811.com

TELCYTE INFRASTRUCTURE SERVICES

ALAN E. MONEY 30896 REGISTERED PROFESSIONAL ENGINEER CERTIFICATE EXPIRES 09/30/2026 ARIZONA U.S.A. Nov 22, 2024

PROJECT NAME: BUCKEYE CELL TOWER – MONOBROADLEAF
6213 S MILLER ROAD
BUCKEYE, AZ 85326

SHEET TITLE: STORMWATER POLLUTION PREVENTION PLAN

REVISIONS:

DATE	11/22/2024
DESIGN	PCW
DRAWN	PCW
CHK'D	PCW
SUB.	
24013SW01.DWG	

SW01
SHEET NO.
2/2

Patricia Cooley

Subject: FW: PLZU-24-0006 AT&T NEW CINGULAR WIRELESS PCS CONDITIONAL USE WITH SITE PLAN | notices information

From: Bill Koning <bill.koning@smartlinkgroup.com>
Sent: Friday, March 7, 2025 12:59 PM
To: Patricia Cooley <pcooley@buckeyeaz.gov>
Subject: RE: PLZU-24-0006 AT&T NEW CINGULAR WIRELESS PCS CONDITIONAL USE WITH SITE PLAN | notices information

[**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.]

Trish,

There are no existing towers or structures located within the geographic area required to meet engineering, capacity, or technical requirements.

Do you need something more than this or will this email suffice?

thanks

Bill Koning
Bill.koning@smartlinkgroup.com
480-209-0945

WARNING:This message was sent from outside the company. Please exercise your best judgement when opening or responding.

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 03/25/25	**AGENDA ITEM:** 3.B. SWC Verrado Way and Yuma Road - Minor General Plan Amendment - PLZU-24-0004
DATE PREPARED: 03/20/25	**DISTRICT NO.:** Council District 2
STAFF LIAISON: Mandy Woods, Principal Planner, swoods@buckeyeaz.gov, (623) 640-6093	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Public Hearing and Non Consent - New Business Items

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) SWC Verrado Way and Yuma Road - Minor General Plan Amendment (PLZU-24-0004) - Conduct a public hearing and recommend approval to the Mayor and City Council of a Minor General Plan Amendment changing the land use designation of approximately 45.9 acres located approximately 1,200 feet south of the southwest corner of Verrado Way and Yuma Road from Neighborhood to Business Commerce.

SUMMARY

PROJECT DESCRIPTION:
The Imagine Buckeye 2040 General Plan (“Imagine Buckeye” or “General Plan”) is used by the City to guide Buckeye’s future 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. Jeffrey Blilie of Gilbert Blilie, PLLC, on behalf of owner and developer Sunbelt Land Holdings LP, is requesting approval of a Minor General Plan Amendment (Minor GPA) to change the land use designation of approximately 45.9 acres located approximately 1,200 feet south of the southwest corner of Verrado Way and Yuma Road from Neighborhood to Business Commerce.

A concurrent request (Case No. PLZM-24-0006) to annex the subject property and additional adjacent land area and adjacent right-of-way, totaling 167.8 acres, is underway; the blank petition public hearing occurred at the February 4, 2025 City Council hearing. A concurrent request to rezone the subject property and additional adjacent land area (totaling 160 acres) from Single-Family Residential 43 (R1-43) to Planned Area Development (PAD) is scheduled for review at this same Planning & Zoning Commission meeting (Case No. PLZZ-24-0005). The R1-43 zoning district is the closest equivalent City zoning district to the current Maricopa County Rural 43 (RU-43) zoning, which will be assigned to the property upon annexation. The proposed PAD zoning would allow for a combination of residential, commercial, and smaller-scale, high-quality business park development on the 160-acre property. The boundary of the Minor General Plan Amendment corresponds with the proposed business park development unit identified within the PAD (Parcel F); the remainder of uses identified within the PAD shall conform with the existing Neighborhood land use designation. The entire site shall not exceed a total density of 6.0 dwelling units per acre. Approval of this Minor General Plan Amendment is required for the proposed rezoning to conform to the City’s General Plan.

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

BENEFITS:
Approval of this Minor General Plan Amendment and companion rezoning case will increase Business Commerce potential along Verrado Way and allow development of a needed smaller scale business park

product, will further the City's economic development goals, will provide employment opportunities for nearby residents, and support the development of a larger project with a variety of residential and non-residential land uses which are strategically located to ensure compatibility with surrounding uses, particularly the existing Sundance Community to the west.

FUTURE ACTION:
Following Planning and Zoning Commission's recommendation, the proposed Minor General Plan Amendment is anticipated to be scheduled on the April 15, 2025 City Council public hearing agenda for consideration of approval, alongside the concurrent annexation (Case No. PLZM-24-0006) and rezoning request (Case No. PLZZ-24-0005).

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLZU-24-0004 - SWC Verrado & Yuma GPA - Staff Report - PZ20250325.docx
Exhibit A - PLZU-24-0004 - SWC Verrado & Yuma GPA - Vicinity Map - PZ20250325.pdf
Exhibit B - PLZU-24-0004 - SWC Verrado & Yuma GPA - Existing Land Use - PZ20250325.pdf
Exhibit C - PLZU-24-0004 - SWC Verrado & Yuma GPA - Proposed Land Use - PZ20250325.pdf
Exhibit D - PLZU-24-0004 - SWC Verrado & Yuma GPA - Existing Zoning - PZ20250325.pdf
Exhibit E - PLZU-24-0004 - SWC Verrado & Yuma GPA - Proposed Zoning - PZ20250325.pdf
Exhibit F - PLZU-24-0004 - SWC Verrado & Yuma GPA - Narrative - PZ20250325.pdf
Exhibit G - PLZU-24-0004 - SWC Verrado & Yuma GPA - CPR - PZ20250325.pdf

MINOR GENERAL PLAN AMENDMENT

Report to the Planning & Zoning Commission

CASE NUMBER:	PLZU-24-0004
TITLE:	SWC Verrado Way & Yuma Road Minor General Plan Amendment
MEETING DATE:	March 25, 2025

Applicant/Owner:	Jeffrey Blilie, Gilbert Blilie, PLLC, on behalf of Sunbelt Land Holdings LP
Request:	Minor General Plan Amendment changing the land use designation from Neighborhood to Business Commerce
District:	2
Location:	Approximately 1,200 feet south of the Southwest Corner of Verrado Way and Yuma Road (Exhibits A, B, C, D, and E)
Site size:	Approximately 45.9 acres
Public input:	No comments in support or opposition of the proposal have been received to date
Recommendation:	Conduct a Public Hearing and Recommend approval to Mayor and City Council

PROJECT DESCRIPTION:

1. The Imagine Buckeye 2040 General Plan ("Imagine Buckeye" or "General Plan") is used by the City to guide Buckeye's future 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. Jeffrey Blilie of Gilbert Blilie, PLLC, on behalf of owner Sunbelt Land Holdings LP, is requesting approval of a Minor General Plan Amendment (Minor GPA) changing the land use designation of approximately 45.9 acres located approximately 1,200 feet south of the southwest corner of Verrado Way and Yuma Road from Neighborhood to Business Commerce. The applicant's Minor GPA narrative is included as Exhibit F.
3. A concurrent request (case PLZM-24-0006) to annex the subject property and additional adjacent land area and adjacent right-of-way, totaling 167.8 acres, is underway; the blank petition public hearing occurred at the February 4, 2025 City Council hearing.
4. A concurrent request to rezone the subject property and additional adjacent land area (totaling 160 acres) from Single-Family Residential 43 (R1-43) to Planned Area Development (PAD) is scheduled for review at this same Planning & Zoning Commission meeting (case PLZZ-24-0005). The R1-43 zoning district is the closest equivalent City zoning district to the current Maricopa County Rural 43 (RU-43) zoning. The proposed PAD zoning would allow for approximately 100 acres of residential, approximately 14 acres of commercial, and just under 46 acres of smaller-scale, high-quality business park development on the 160-acre property. The boundary of the Minor GPA corresponds with the proposed business park development unit identified within the PAD (Parcel F); the remainder of uses identified within the PAD conform to the existing Neighborhood land use designation. Approval of this Minor GPA is required for the proposed rezoning to PAD to conform to the City's General Plan.
5. Following Planning & Zoning Commission's recommendation, the proposed Minor GPA is anticipated to be on the April 15, 2025 City Council public hearing agenda for consideration of approval, alongside the concurrent annexation and PAD requests.

AREA CONTEXT:

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Former Dairy Farm	Neighborhood	Maricopa County Rural-43 (RU-43); to be assigned Buckeye Single-Family Residential 43 (R1-43) upon annexation

North (across Yuma Road)	Vacant auxiliary field, owned by the Arizona State Land Department	Activity Center (The Landing)	Planned Community (PC)
South (across RID Canal)	Agricultural land	Neighborhood	Planned Residential (PR) and Maricopa County Rural-43 (RU-43)
East (across Verrado Way)	Odyssey Institute and future commercial corner (storage and retail)	Neighborhood	Planned Residential (PR) and Commercial Center (CC)
West	Sundance single-family residential community	Master Planned Community	Planned Community (PC) with Community Master Plan (CMP) Overlay (Sundance CMP)

PUBLIC PARTICIPATION SUMMARY:

7. A neighborhood meeting, providing an opportunity for interested parties to learn more about the Minor GPA and concurrent PAD rezoning request, was held on November 13, 2024 at 6:00 P.M. at the Buckeye Library – Coyote Branch. As required by the Buckeye Development Code, written notices to property owners within 500 feet of the subject site were mailed on October 28, 2024, at least 15 days prior to the date of the meeting.
8. Attendees included a representative from the applicant's project team and City staff. No residents attended the neighborhood meeting. Outside of the neighborhood meeting, staff has not received any written or verbal feedback from the public pertaining to this request.
9. All required notifications were completed at least 15 days in advance of the Planning & Zoning Commission public hearing date, as follows.
10. Table 2: Public Notices:

Notification Element	Date
Legal Notice published in the Arizona Republic	March 7, 2025
Site Posting	March 10, 2025
Mailing Notice to Property Owners Within 500'	March 7, 2025

11. The project team documented in Exhibit G (Citizen Participation Report) that two neighbors inquired with questions on November 5, 2024, but no formal feedback, opposition, or support for the Minor GPA has been received.

BACKGROUND:

12. *February 4, 2025:* The first of two required City Council public hearings to consider annexation of the subject property was held.
13. *April 15, 2025 (anticipated):* City Council is scheduled to consider adoption of an ordinance approving the related annexation, a resolution approving the proposed Minor GPA, and an ordinance approving the related rezoning for this subject property.

ANALYSIS:

14. Any change to the General Plan's Future Land Use Map involving more than 160 acres or any change within the Luke Compatibility Area (LCA) land use designation require a Major GPA. Any requests that do not meet the Major GPA criteria are considered Minor GPA requests. Comprised of 45.9 acres and not located within the LCA, this proposal constitutes a Minor GPA.
15. The purpose of the existing and proposed General Plan land use designations is as follows:
    a. 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.
    b. 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.
16. The Business Commerce designation is requested on 45.9 acres to accommodate development of light industrial, office, manufacturing, and/or limited retail uses in a business park setting.
17. The PAD includes a proposed land use plan. Parcel F (the Business Commerce development unit) is ideally located off Verrado Way and two internal collector roadways which provide buffering from other Parcels within the PAD. The less intense and lower density single-family residential development units are located westward within the land use plan, internal to the site, forming a logical land use transition adjacent to the existing Sundance Community. All other uses (neighborhood scale commercial at the intersection, surrounded by anticipated multi-family and transitioning south to business park uses) are located along major roads and at the periphery of the site.
18. Unlike the Employment land use designation, the proposed Business Commerce designation does not support larger scale or heavier industrial uses. To ensure the character of development aligns with the land use designation, the concurrent PAD

prohibits cross-dock warehousing and limits warehouse buildings to a maximum size of 150,000 square feet (up to 200,000 square feet is possible only through an approved Conditional Use Permit request).

19. In addition to the proposed Minor GPA and concurrent rezoning to PAD, the subject property will require approval of a Site Plan application. At the time of that submittal, Staff will ensure that the proposed development features high quality design that minimizes views of any industrial function within the business park to confirm consistency with the Business Commerce land use designation.
20. The Minor GPA and companion rezoning are supported (with conditions) because the proposal:
    a. Will allow for development of a needed smaller scale business park product that complements uses that are appropriate adjacent to the Activity Center to the north ("The Landing").
    b. Will further the City's economic development goals, indicated 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."
    c. Will provide employment opportunities for nearby residents, supporting General Plan Goal G-4, "Mixed-use land patterns are developed in appropriate areas throughout the community."
    d. Will support the development of a larger project with a variety of residential and non-residential land uses which are strategically located to ensure compatibility with surrounding uses, particularly the existing Sundance Community to the west.
21. The following City of Buckeye departments have reviewed and have found no outstanding issues with the application:
    a. Fire
    b. Development Services, including Planning and Civil Engineering/Survey
    c. Police
    d. Public Works
    e. Traffic Engineering
    f. Water Resources

RECOMMENDATION:

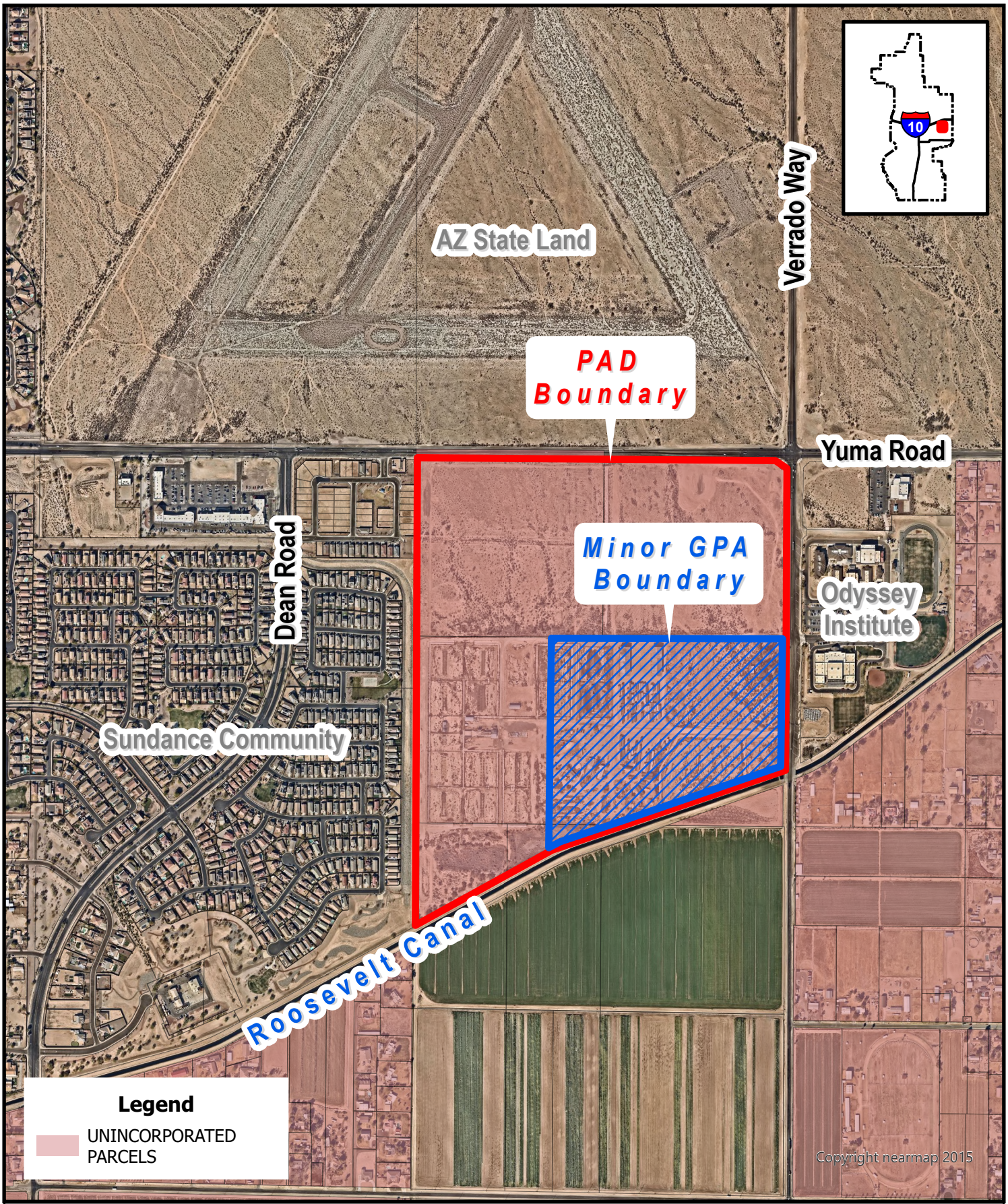
22. Staff recommends the Planning & Zoning Commission conduct a public hearing and recommend approval of a Minor General Plan Amendment for SWC Verrado Way & Yuma Road (Case PLZU-24-0004) to the Mayor and City Council.

ATTACHMENTS:

Exhibit A – Vicinity Map
Exhibit B – Existing General Plan Land Use Map
Exhibit C – Proposed General Plan Land Use Map
Exhibit D – Existing Zoning Map
Exhibit E – Proposed Zoning Map
Exhibit F – General Plan Amendment Narrative
Exhibit G – Citizen Participation Report

Prepared By:
Mandy Woods, AICP, CFM, Principal Planner

Reviewed By:
Ken Galica, Planning Manager



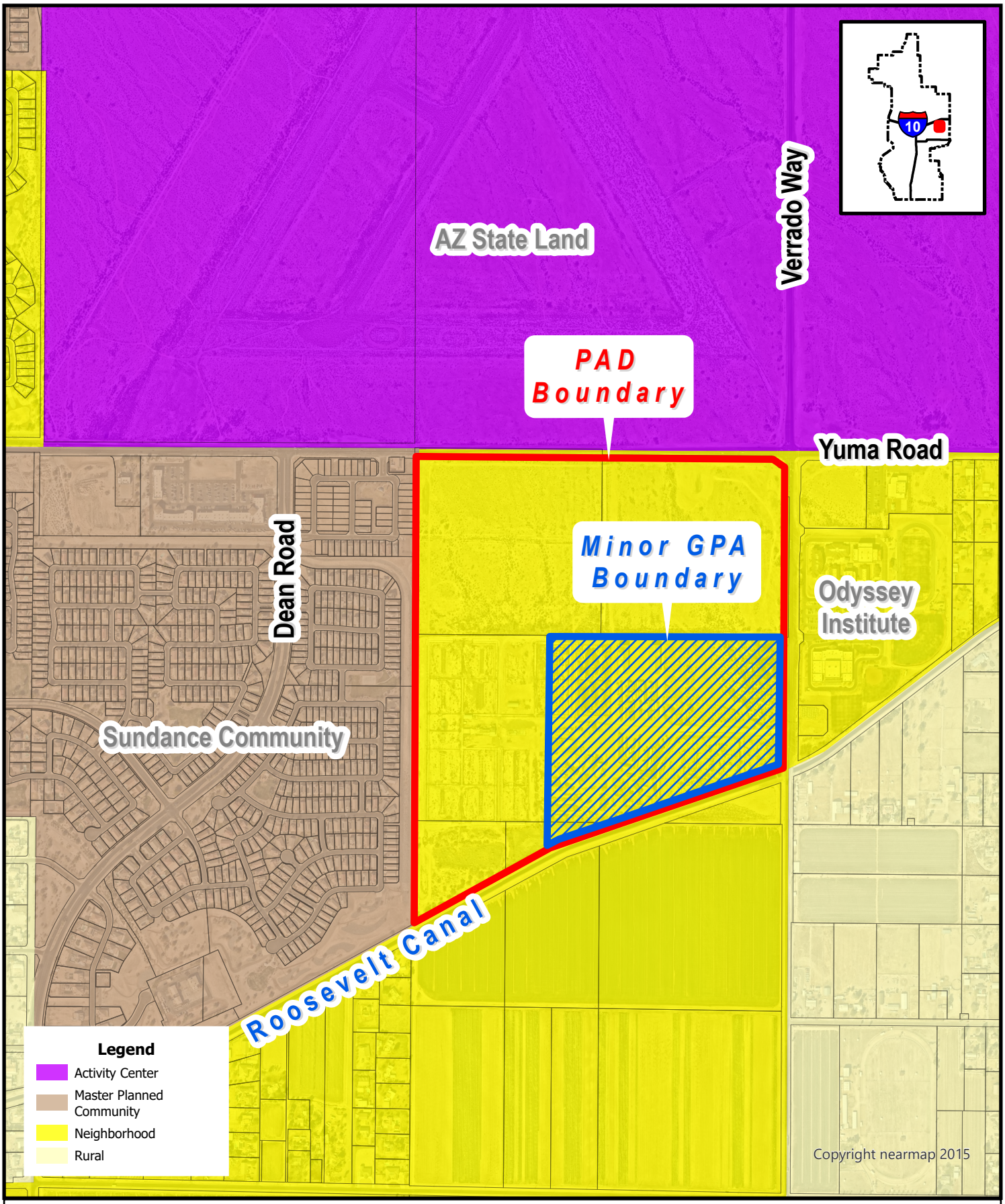
VICINITY MAP

PLZU-24-0004 & PLZZ-24-0005

SWC Verrado Way and Yuma Road Minor GPA & PAD

Council District #2

BUCKEYE, AZ



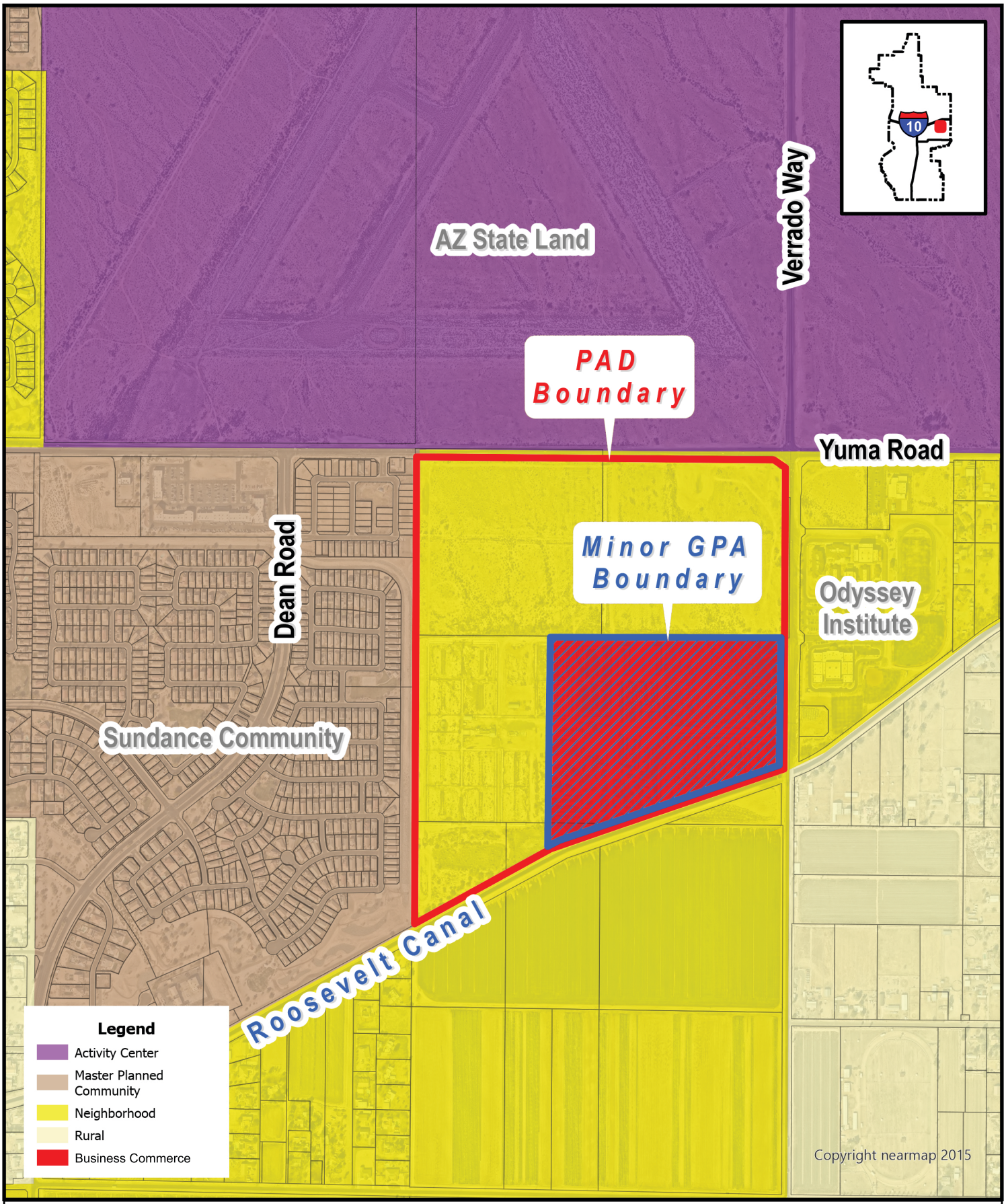
EXISTING GENERAL PLAN LAND USE MAP

PLZU-24-0004 & PLZZ-24-0005

SWC Verrado Way and Yuma Road Minor GPA & PAD

Council District #2

BUCKEYE, AZ



PROPOSED GENERAL PLAN LAND USE MAP

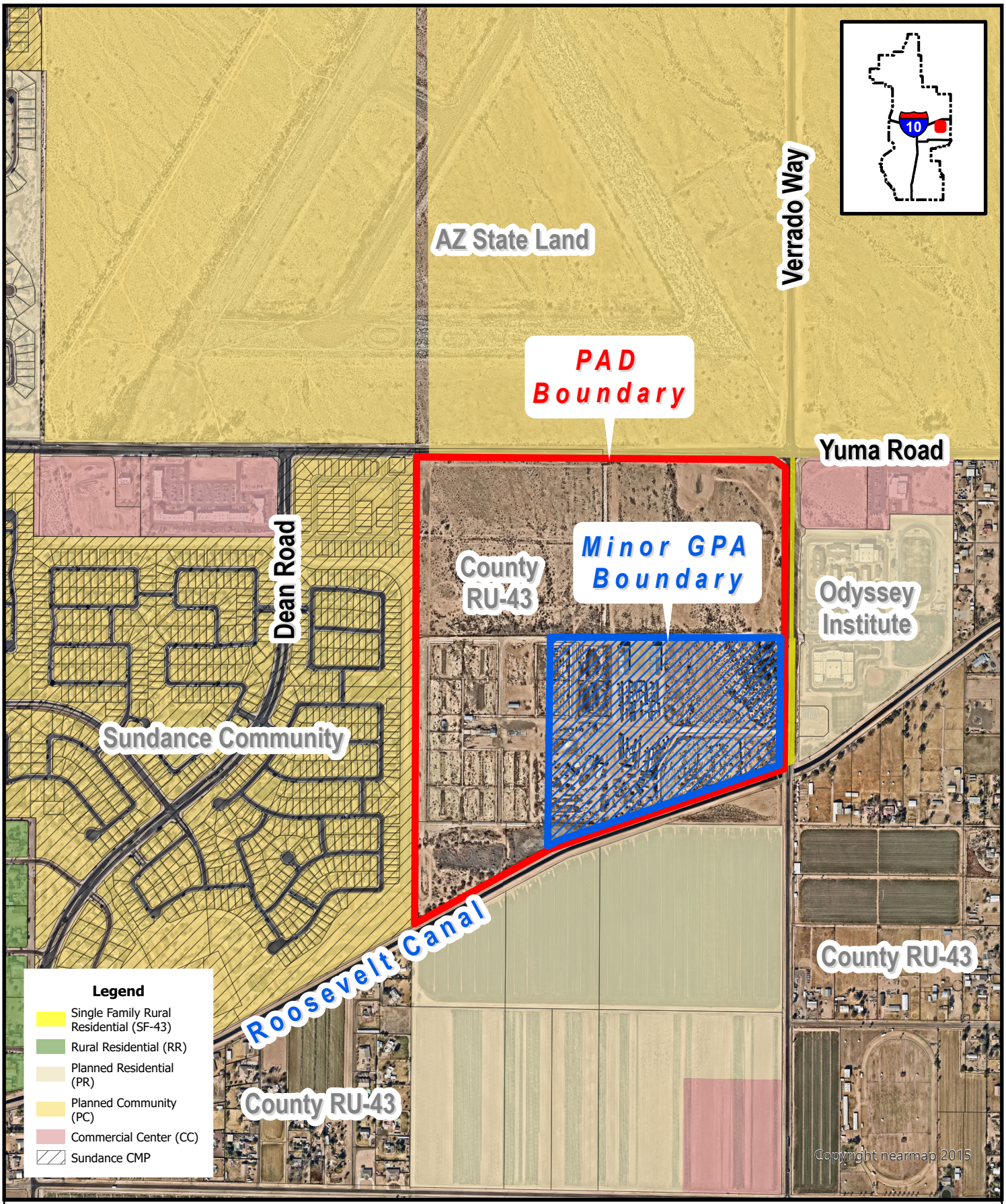
PLZU-24-0004 & PLZZ-24-0005

SWC Verrado Way and Yuma Road Minor GPA & PAD

Council District #2

BUCKEYE, AZ

N W E S



EXISTING ZONING MAP

PLZU-24-0004 & PLZZ-24-0005

SWC Verrado Way and Yuma Road Minor GPA & PAD

Council District #2

BUCKEYE, AZ

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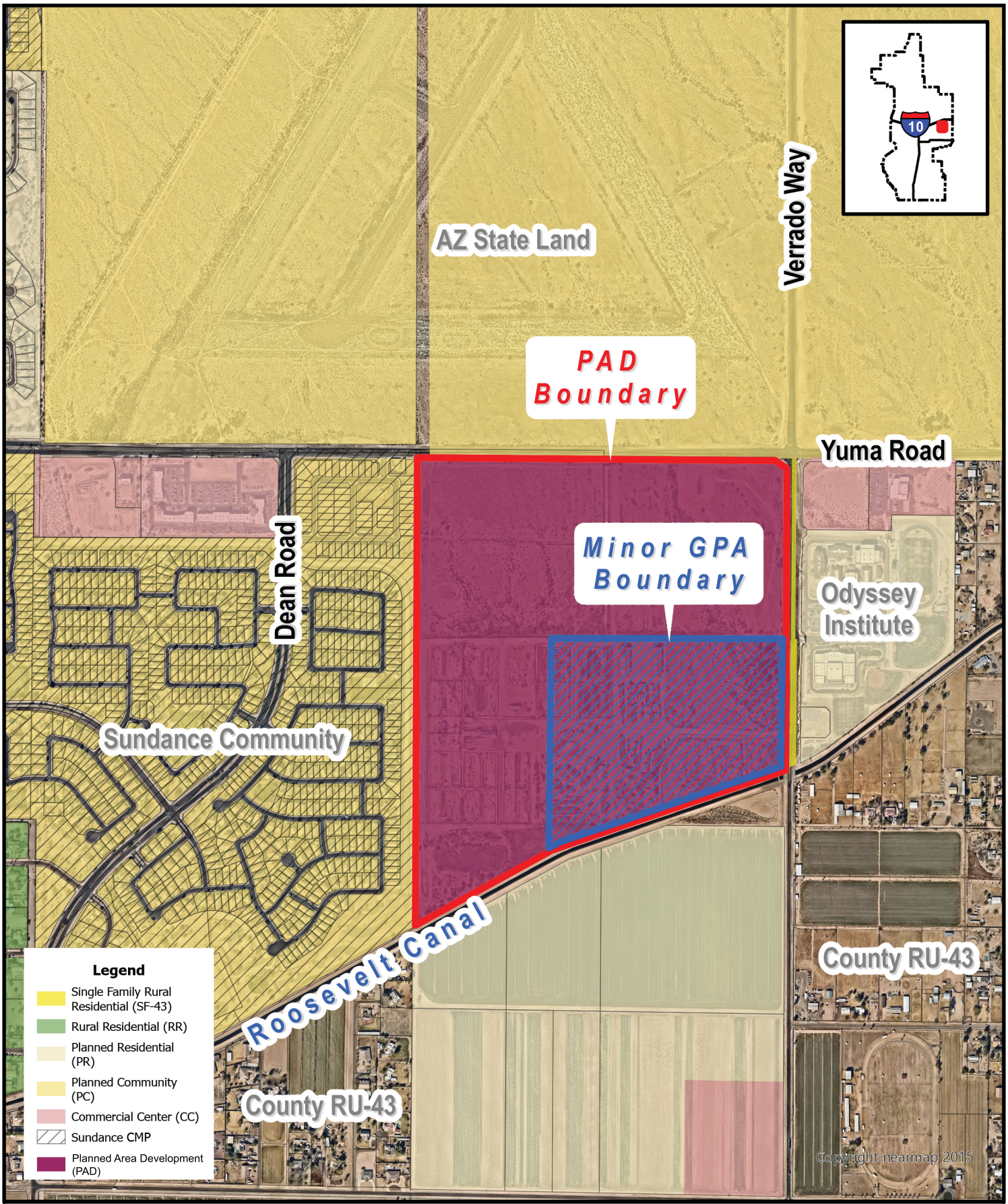

PROPOSED ZONING MAP

PLZU-24-0004 & PLZZ-24-0005

SWC Verrado Way and Yuma Road Minor GPA & PAD

Council District #2

BUCKEYE, AZ

3R PLZU-24-0004 RECEIVED NOV 19 2024 WD

SWC Verrado Way and Yuma Road

Minor General Plan Amendment

Case #: PLZU-24-0004

First Submittal: April 25, 2024

Second Submittal: August 22, 2024

Third Submittal: November 19, 2024

Development Team

Owner and Developer

Sunbelt Land Holdings LP
2555 E Camelback Rd, Suite 610
Phoenix, AZ 85016
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BGriffith@sunbeltinv.com

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Phoenix, AZ 85016
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Exhibit G PAD Land Use Exhibit 13

1. Description of Request

The request is to amend 45.9 acres of the General Plan land use map on the southwest corner of Verrado Way and Yuma Road from Neighborhood to Business Commerce. This area includes a portion of APNs 504-21-006 & 504-21-003J. The subject area and vicinity are shown on Exhibit A.

There are companion annexation and rezone cases for 160 acres, inclusive of these 45.9 acres, at the southwest corner of Verrado Way and Yuma Road.

2. Current Site Conditions

This site is part of a former dairy farm, which currently has structures related to the former Van Leeuwen Dairy. There are plans to remediate the site. The remainder of the dairy farm includes the remainder of the parcel to the west. To the north of the site is vacant and undeveloped land, to the east is the Odyssey Institute for Advanced and International Studies, and to the south is agricultural land. The site is also within the Luke AFB Graduated Density Concept area.

2.1 Current General Plan Designation

The current General Plan designation is Neighborhood. The current General Plan land use designation is shown on Exhibit B. The proposed General Plan designation is shown on Exhibit C.

2.2 Current Zoning

The current zoning on the property is Maricopa County Rural Residential (RU-43), shown on Exhibit D. There is a companion rezone application to change the zoning to Planned Area Development (PAD) upon annexation, shown on Exhibit E. The surrounding zoning is shown on Exhibit F.

3. Intended Plans for Development

The current General Plan land use designation for this corner of Verrado Way and Yuma Road is Neighborhood. It is proposed that 45.9 acres along Verrado Way are amended to be designated Business Commerce as shown on Exhibit C. The purpose of this land use designation amendment is to allow for a range of office uses, and light manufacturing and warehousing uses.

The proposed Business Commerce parcel is a part of a larger site, which is undergoing a companion rezone case to rezone the site to PAD. The intent is to develop 160 acres on the southwest corner of Verrado Way and Yuma Road for residential, commercial, and business park uses. The proposed plan for development would locate commercial at the intersection of Verrado Way and Yuma Road with frontage on both roads. Multi-family residential is planned to be located near the commercial site, creating a transition between commercial uses and single-family residential to the west and southwest. The single-family residential parcels will be separated from the other parcels by a collector street. Business park uses are planned along the Verrado Way frontage and will be separated from residential uses by a collector street. The proposed PAD rezone exhibit is shown as Exhibit E. The land use plan associated with this rezone, and which shows the internal collector roads, is included as Exhibit G.

4. Justification for the Proposed Amendment

The current land use plan in the General Plan does not support Business Commerce uses in this location. The Neighborhood land use designation supports residential uses as well as commercial uses that are supportive of neighborhood functions. The Business Commerce designation would allow additional commercial uses as well as business park uses which would activate this area of Buckeye.

Furthermore, this proposed change will increase the Business Commerce potential along Verrado Way. The presence of Business Commerce uses will create a transition between the Activity Center uses to the north and the Employment uses south of Broadway Road, providing a benefit to the surrounding area. The Landing Specific Area Plan, designated as an Activity Center, is located directly north of the site, north of Yuma Road. The uses proposed in the Neighborhood area and the proposed Business Park area on the 160 acres at the southwest corner of Verrado Way and Yuma Road are complementary to the uses proposed at the Landing. Both include a range of residential and commercial uses. Additionally, The Landing contemplates the integration of research and educational spaces, which may be complementary to the business park uses proposed for the subject site. The nearest Business Commerce land use designation is located on the southwest corner of Verrado Way and Roosevelt Street.

This amendment will not adversely impact the community by:

a. **Significantly altering acceptable existing land use patterns, especially in established neighborhoods**
   This area surrounding the proposed site includes some established neighborhoods as well as vacant land and agricultural land. The site is currently a former dairy farm, which is no longer in operation. A companion annexation application has been submitted to annex 159.99 acres, including the proposed General Plan amendment site, from Maricopa County to the City of Buckeye. The annexation application and proposed General Plan amendment application would support growth within the Buckeye Municipal Planning Area.

b. **Significantly reducing the housing to jobs balance in the Planning Area**
   The proposed land use amendment would change a portion of the Neighborhood land use designation at the southwest corner of Verrado Way and Yuma Road. The remainder of this corner is proposed to remain as Neighborhood, thereby maintaining potential for residential development at this intersection. By adding Business Commerce and maintaining most of the Neighborhood designation, the housing to jobs balance will not be reduced.

c. **Replacing employment with residential uses**
   The site is proposed to be Business Commerce and therefore will not be replacing existing employment. The Business Commerce land use designation would support employment opportunities at this site.

d. **Requiring additional and more expensive improvements to infrastructure systems and/or replacing proximity to municipal facilities and/or services than are needed to support the prevailing land uses and which, therefore, may impact the level of service for existing and proposed developments in other areas;**
The land use proposal is not anticipated to require additional and more expensive infrastructure system improvements, nor does it propose replacing proximity to municipal facilities or services.

e. **Increasing traffic (without mitigation measures) on existing roadways that negatively impact existing and planned land uses;**
The proposed change from Neighborhood to Business Commerce is not likely to negatively impact existing roadways.

f. **Affecting the existing character (i.e., visual, physical and functional) of the immediate area**
The proposed land use change will be compatible with the character of the surrounding Neighborhood land use designation. The surrounding Neighborhood uses will create a transition between the proposed Business Commerce uses along Verrado Way and the established Sundance neighborhood.

g. **Increasing the exposure of residents to aviation generated noise, safety and / or flight operations**
The proposed change will not increase the exposure of residents to aviation generated noise, or safety and/or flight operations. This site is located within the 1-3 mile Luke AFB Graduated Density Concept contour area, but is not proposing residential uses as part of this Minor General Plan Amendment application.

h. **Diminishing the environmental quality or the air, water, land, or cultural resources; and**
This proposal will not diminish the environmental quality of the air, water, land, or cultural resources in this area. The proposed land use designation would not permit land uses that present hazards to the community.

i. **Significantly altering recreational amenities such as open space, parks, and trails.**
The proposed amendment will not significantly alter recreational amenities. This parcel is a part of a PAD proposal which sets proposed standards for recreation and open uses.

Exhibit A

Vicinity Map

Exhibit B

Current General Plan Designation

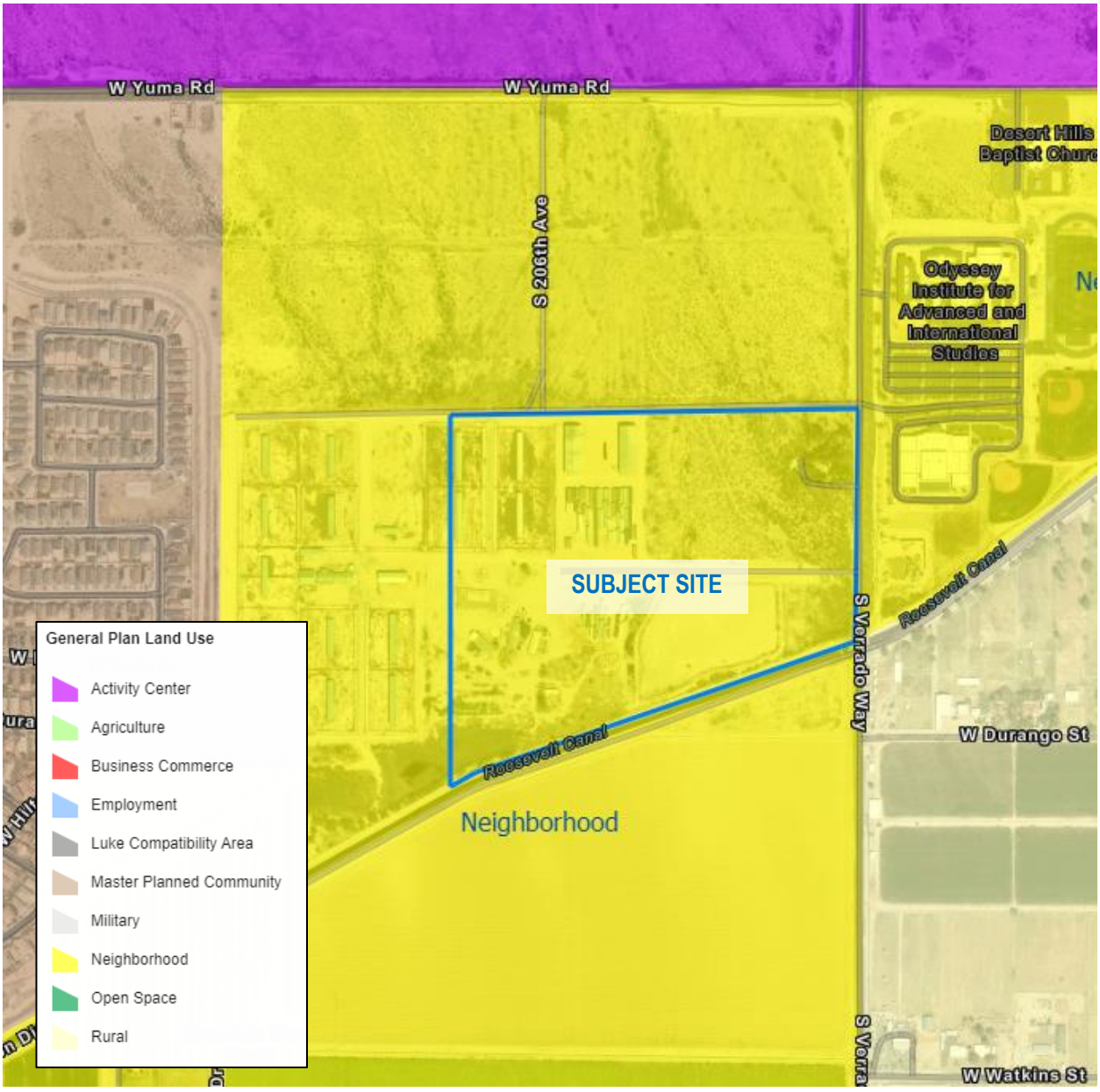
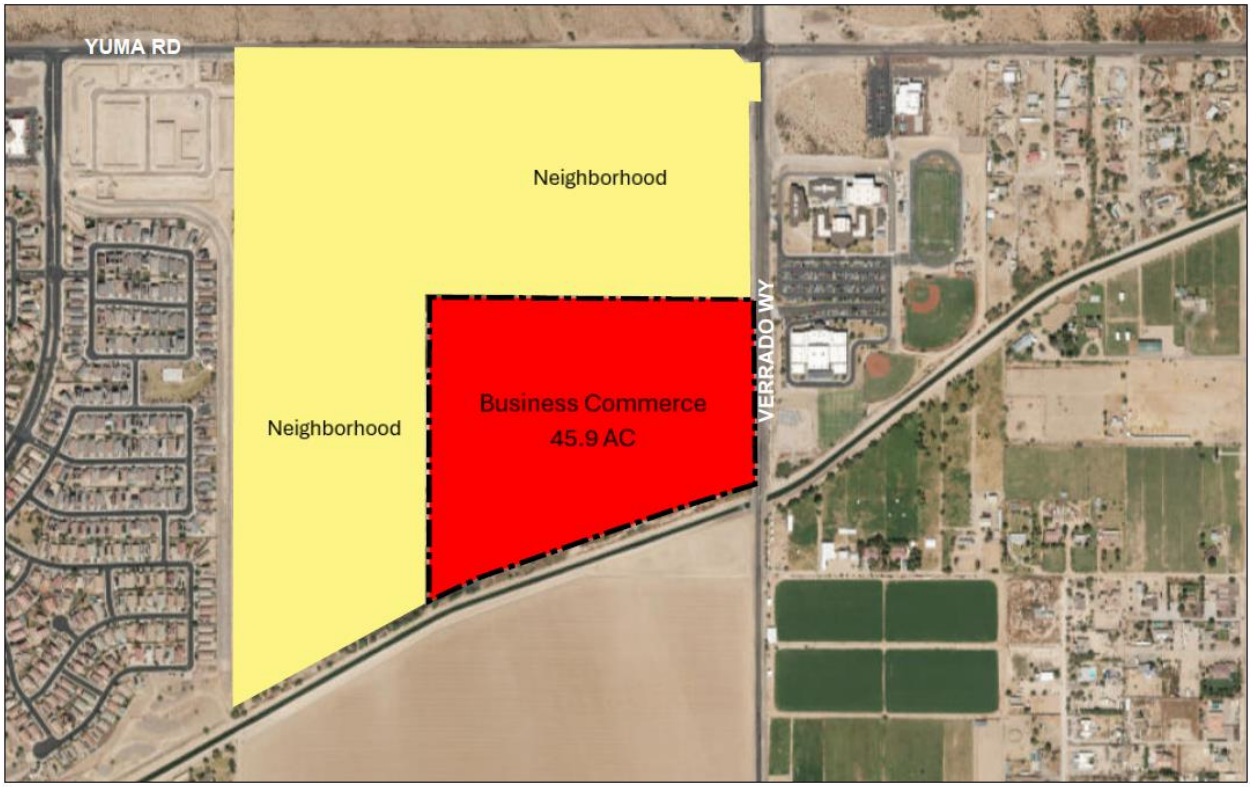


Exhibit C

Proposed General Plan Designation



SWC VERRADO & YUMA

PROPOSED GENERAL PLAN DESIGNATION

Exhibit D

Current Zoning Designation (Maricopa County)

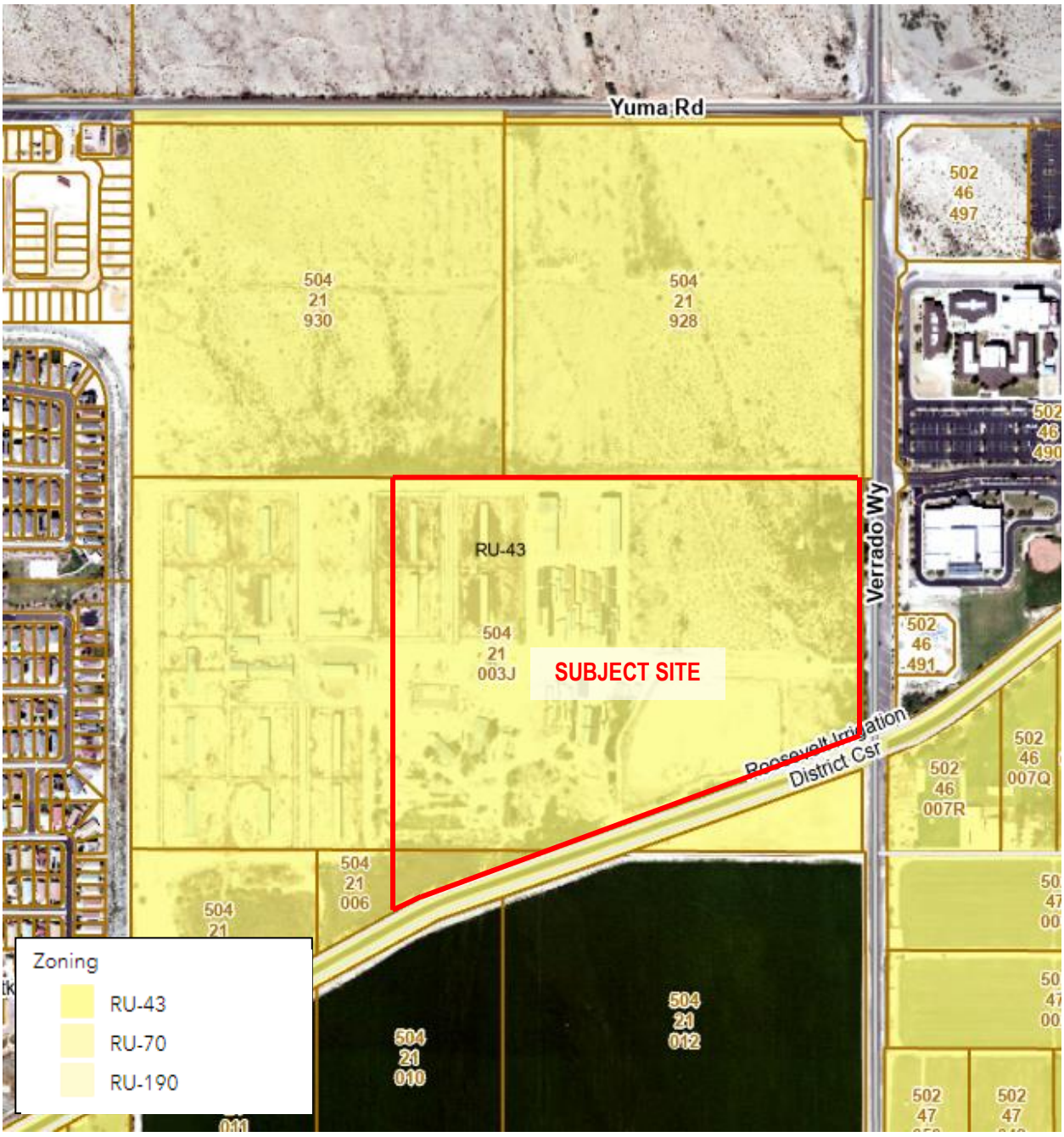


Exhibit E

Proposed Zoning

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SWC VERRADO & YUMA

CITY OF BUCKEYE, AZ

ZONING EXHIBIT

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

AUGUST 2024
24X36

Scale: 1" = 200'

1419.02
R.GUBSER AICP

This plan is conceptual and subject to change through the planning and development process.

U:\1400\1419\1419.02 Sunbelt Investment Holdings, Inc\PLANNING\ENTITLEMENT\ZONING\EXHIBITS\1419.02-ZONING EXHIBIT.dwg 8/9/2024 1:28 PM

Exhibit F

Surrounding Zoning (City of Buckeye)

Exhibit G

PAD Land Use Exhibit

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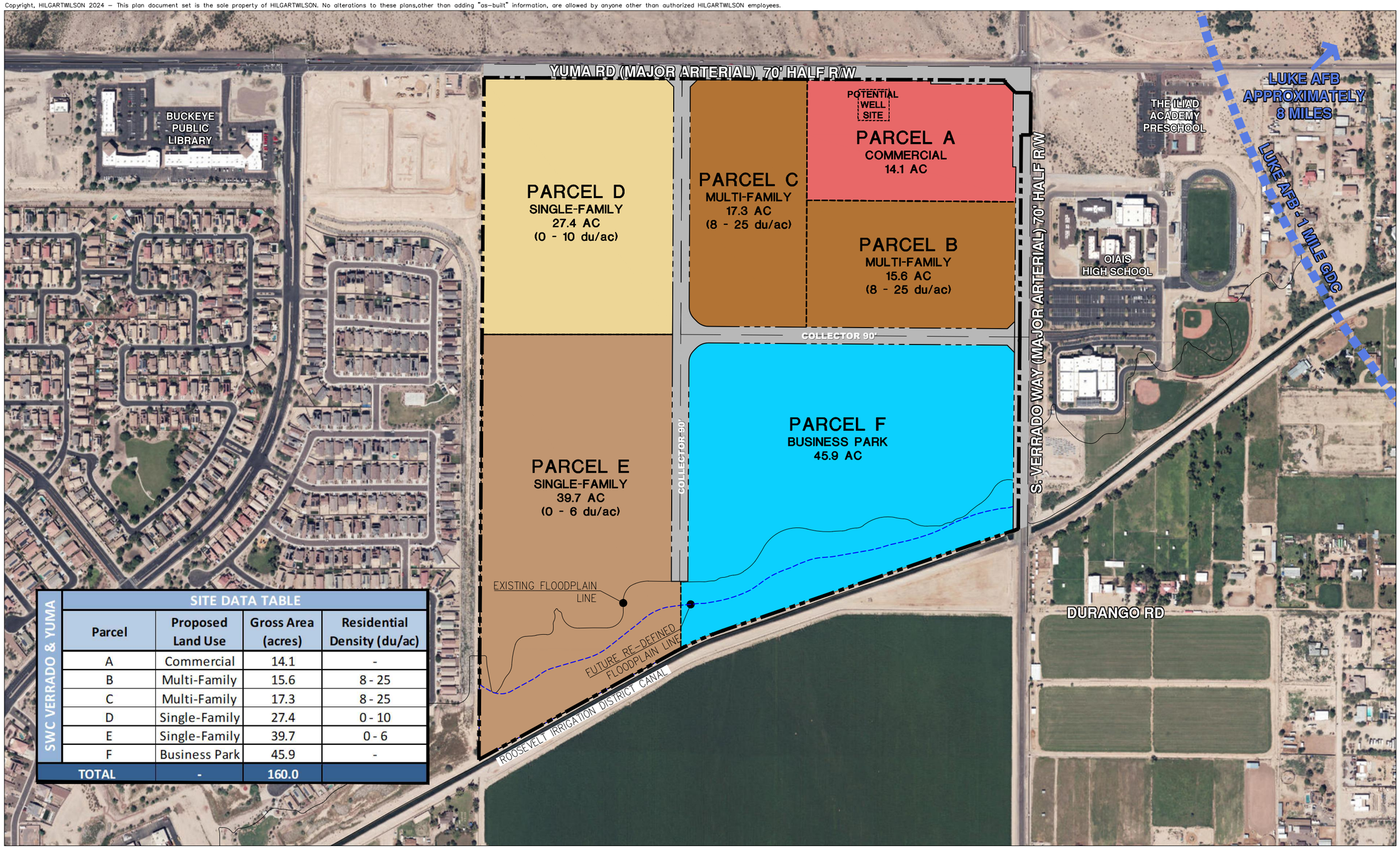

SWC VERRADO & YUMA

SITE DATA TABLE			
Parcel	Proposed Land Use	Gross Area (acres)	Residential Density (du/ac)
A	Commercial	14.1	-
B	Multi-Family	15.6	8 - 25
C	Multi-Family	17.3	8 - 25
D	Single-Family	27.4	0 - 10
E	Single-Family	39.7	0 - 6
F	Business Park	45.9	-
TOTAL	-	160.0	

SWC VERRADO & YUMA

CITY OF BUCKEYE, AZ

LAND USE PLAN

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

JULY 15, 2024
24X36

Scale: 1" = 200'

1419.02
R.GUBSER AICP

This plan is conceptual and subject to change through the planning and development process.

U:\1400\1419\1419.02 Sunbelt Investment Holdings, Inc\PLANNING\LANDUSE&SITEPLANS\1419.02-LU-A.dwg 7/17/2024 8:40 AM

SWC VERRADO WAY AND YUMA ROAD

Minor GPA Amendment and PAD Application
Citizen Participation Report

Case #: PLZU-24-0004 & PLZZ-24-0005

Submitted: March 10, 2025

Prepared by:
Gilbert Blilie, PLLC
701 N. 44th St
Phoenix, AZ 85008
Contact: Jeff Blilie
623-606-0532
jblilie@gilbertblilie.com

Prepared for:
Sunbelt Land Holdings LP
2555 E Camelback Rd, Suite 610
Phoenix, AZ 85016
Contact: Brooks Griffith
480-869-0240
BGriffith@sunbeltinv.com

1. Project Overview

Gilbert Blilie PLLC, on behalf of Sunbelt Land Holdings LP, has submitted Rezone and Minor General Plan Amendment (GPA) applications for a site located at the southwest corner of Verrado Way and Yuma Road. The purpose of the Rezone application is to rezone 160 acres to Planned Area Development (PAD) for single-family (up to 10 dwelling units per acre), multi-family (8-25 dwelling units per acre), commercial, and business park uses. The purpose of the Minor GPA application is to amend the General Plan land use designation on 45.9 acres from Neighborhood to Business Commerce.

2. Purpose

The purpose of this Citizen Participation Report is to summarize the citizen participation efforts in connection with the rezone and Minor General Plan Amendment (GPA) applications. An annexation case, PLZM-24-0006, is also being processed for 167.8 acres on the southwest corner of Verrado Way and Yuma Road; therefore, some outreach efforts for the annexation case were conducted concurrently with the rezone and Minor GPA application outreach efforts.

3. Outreach Efforts

The following is a list of the public outreach efforts that have occurred to date in association with PLZU-24-0004 & PLZZ-24-0005.

School District Notification Letter: A notification letter was mailed to the Liberty Elementary School District and Buckeye Union High School District on May 7, 2024. A second notification letter was sent to the school districts on September 3, 2024. Liberty Elementary School District responded on September 11, 2024. Buckeye Union High School responded with the Certificate of Adequate Facilities on January 9, 2025. A copy of the letters and responses are provided in Appendix A.

First Notification Letter: The first notification letter was mailed and emailed on October 28, 2024. The letter included a notice that applications had been submitted to the City for a Minor General Plan Amendment and Rezone and that a neighborhood meeting was scheduled for these applications. The letter included the proposed land use plan. The notice is included in the neighborhood meeting summary, described below.

Neighborhood Meeting: The neighborhood meeting was held on November 13, 2024, at 6:00 p.m. at the Buckeye Library – Coyote Branch. No neighbors attended the meeting. The neighborhood meeting summary, which includes the notification letter and the list of contacts who received the notification letter is provided in Appendix B.

Annexation Hearing Notices: The first City Council hearing for the annexation application was noticed by the applicant via sign postings and a newspaper publication on January 22, 2025. The sign posting affidavit and newspaper publication are provided in Appendix C.

Planning & Zoning and City Council Hearing Notices: The Planning and Zoning Commission hearing for the Rezone and Minor GPA applications, as well as the City Council hearing for the annexation, Rezone, and Minor GPA applications were noticed via updated sign postings on March 10, 2025, and a newspaper publication on March 7, 2025. A notice letter was sent on March 7, 2025 to notify neighbors of the Planning and Zoning Commission and City Council hearings for the rezone and Minor GPA applications. The sign posting affidavit, newspaper publication, and notice letter are provided in Appendix D.

4. Summary of Input

The following is a summary of the input received to date regarding these applications:

- On **November 5, 2024** a neighbor sent an email notifying the applicant that they would not be able to attend the scheduled neighborhood meeting. The neighbor asked if the letter was a notice of construction and how that construction would affect the neighbor. The applicant responded to the neighbor on November 5, 2024 to inform the neighbor that there are no immediate plans for construction on the site but that there could be in the future if the applications were approved, and that the neighbor would receive additional notices with more information if and when the project progresses. This correspondence is included as Appendix E.

- The applicant received a phone call on **November 5, 2024** from a neighbor upon receiving the first notification letter. The neighbor had questions regarding the density of the site, whether there was a set number of residential units placed, and if there were any set businesses planned for the business park and commercial parcels. The applicant noted, over the phone, that the density was calculated across the site, that there is no unit count at this time, and that there are no set businesses for the parcels in question.

5. Outreach Schedule

PAC	February 23, 2023
School District Notification Letter #1	May 7, 2024
School District Notification Letter #2	September 3, 2024
Neighborhood Meeting Notice	October 28, 2024
Neighborhood Meeting	November 13, 2024
Public Hearing Newspaper Publication (Annexation Hearing)	January 22, 2025
Public Hearing Sign Posting and Affidavit (Annexation Hearing)	January 22, 2025
Public Hearing Newspaper Publication (Annexation, Rezone, Minor GPA)	March 7, 2025
Public Hearing Mail Notice and Affidavit (Rezone and Minor GPA)	March 7, 2025
Public Hearing Sign Posting and Affidavit (Annexation, Rezone, Minor GPA)	March 10, 2025
Final Citizen Participation Report	March 10, 2025

GILBERT BLILIE PLLC
ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504

FP US POSTAGE
$000.64º
First-Class - IMI
ZIP 85008
05/07/2024
036B 0011833210

Dr. Cort Monroe, Superintendent
Liberty Elementary School District No. 25
19871 West Fremont Road
Buckeye, AZ 85326

GILBERT BLILIE
PLLC
ATTORNEYS AT LAW

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

Marcela Mora-Yatko
DIRECT (480) 429-3044
E-Mail Address: mmora-yatko@gilbertblilie.com

088108-000057

May 7, 2024

Via U.S. Mail
Dr. Cort Monroe, Superintendent
Liberty Elementary School District No. 25
19871 West Fremont Rd, Buckeye, AZ 85326

Re: *Proposed Planned Area Development Rezone –Verrado Way and Yuma Road*

Dear Superintendent Monroe:

This letter is being sent to you pursuant to the City of Buckeye Planning and Zoning Division requirements for rezone requests for new residential uses. Please be advised that we have applied for a rezone application for Planned Area Development (PAD) for 160 acres on the southwest corner of Verrado Way and Yuma Road upon being annexed from Maricopa County into the City of Buckeye.

Approximately 88 acres of the site are currently vacant and undeveloped, and approximately 72 acres were previously a dairy farm which is no longer in operation. The current zoning designation is Maricopa County Rural (RU-43), which allows for a minimum of 1 acre per dwelling unit. The PAD application proposes multiple land uses including single-family and multi-family residential. In total, the site will not exceed a density of 6 dwelling units per acre, which could result in a maximum of 950 residential units. The land use plan for this PAD request and the Certificate of Adequate School Facilities form, for your completion and return, are enclosed. If you would like to discuss the proposal, I can be reached via the contact information provided above.

Sincerely,

GILBERT BLILIE PLLC

Marcela Mora-Yatko, AICP

Enclosures: Rezone Land Use Plan, Certificate of Adequate School Facilities form

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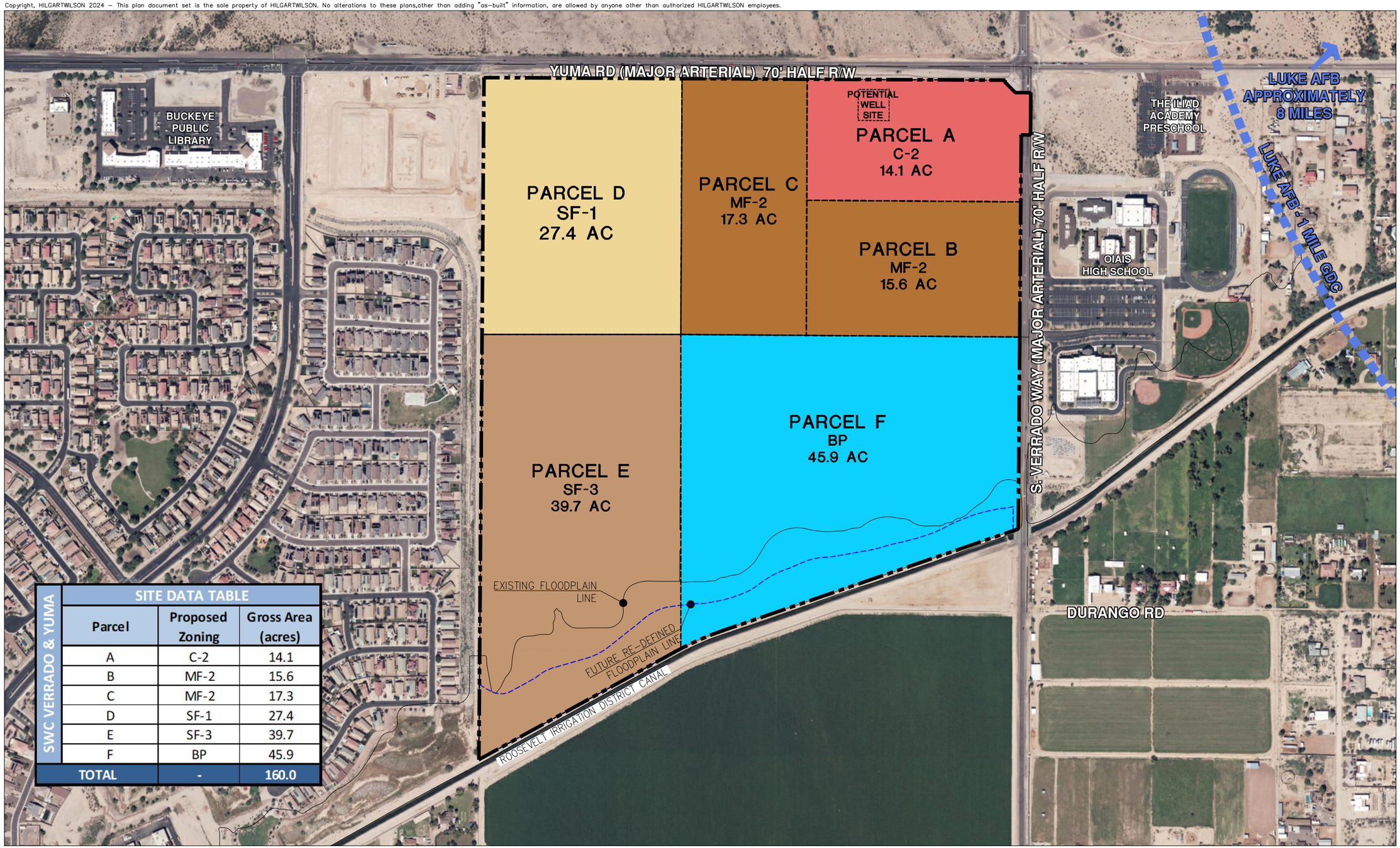

SWC VERRADO & YUMA

SITE DATA TABLE		
Parcel	Proposed Zoning	Gross Area (acres)
A	C-2	14.1
B	MF-2	15.6
C	MF-2	17.3
D	SF-1	27.4
E	SF-3	39.7
F	BP	45.9
TOTAL	-	160.0

SWC VERRADO & YUMA

CITY OF BUCKEYE, AZ

LAND USE PLAN

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

MARCH 19, 2024
24X36

Scale: 1" = 200'

1419.02
R.GUBSER AICP

This plan is conceptual and subject to change through the planning and development process.

U:\1400\1419\1419.02 Sunbelt Investment Holdings, Inc\PLANNING\LANDUSE&SITEPLANS\1419.02-LU-07 – OPT 1.dwg 3/19/2024 5:09 AM

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for a Planned Area Development on the southwest corner of Verrado Wy and Yuma Rd has been submitted to the City of Buckeye Planning and Zoning Division, for review. This application will increase the projected number of students for the school district/s within the boundaries of the development. The school district/s applicable to this development are: Liberty Elementary School District No. 25

Case No: PLZM-23-00019 Planner: Mandy Woods
Request: Rezone to PAD Acreage/Parcel Size: 160 acres
Current Density Allowed: 1 acre/du (Maricopa County RU-43) Density Proposed: 6 du/ac (maximum)
Total number of residential units proposed: 950

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

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

Yes ☐ No ☐

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

_____
_____
_____

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

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

If answered yes, please explain below:

_____
_____
_____

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

Date Reviewed: _____

School District: _____

District Superintendent: _____

Phone #: _____

E-mail: _____

Signature: _____

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

GILBERT BLILIE PLLC
ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504

US POSTAGE
$000.64º
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05/07/2024
036B 0011833210

Dr. Steve Bebee, Superintendent
Buckeye Union High School District
1000 E. Narramore
Buckeye, AZ 85326

GILBERT BLILIE
PLLC
ATTORNEYS AT LAW

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

Marcela Mora-Yatko
DIRECT (480) 429-3044
E-Mail Address: mmora-yatko@gilbertblilie.com

088108-000057

May 7, 2024

Via U.S. Mail
Dr. Steve Bebee, Superintendent
Buckeye Union High School District
1000 E. Narramore, Buckeye, AZ 85326

Re: *Proposed Planned Area Development Rezone –Verrado Way and Yuma Road*

Dear Superintendent Bebee:

This letter is being sent to you pursuant to the City of Buckeye Planning and Zoning Division requirements for rezone requests for new residential uses. Please be advised that we have applied for a rezone application for Planned Area Development (PAD) for 160 acres on the southwest corner of Verrado Way and Yuma Road upon being annexed from Maricopa County into the City of Buckeye.

Approximately 88 acres of the site are currently vacant and undeveloped, and approximately 72 acres were previously a dairy farm which is no longer in operation. The current zoning designation is Maricopa County Rural (RU-43), which allows for a minimum of 1 acre per dwelling unit. The PAD application proposes multiple land uses including single-family and multi-family residential. In total, the site will not exceed a density of 6 dwelling units per acre, which could result in a maximum of 950 residential units. The land use plan for this PAD request and the Certificate of Adequate School Facilities form, for your completion and return, are enclosed. If you would like to discuss the proposal, I can be reached via the contact information provided above.

Sincerely,

GILBERT BLILIE PLLC

Marcela Mora-Yatko, AICP

Enclosures: Rezone Land Use Plan, Certificate of Adequate School Facilities form

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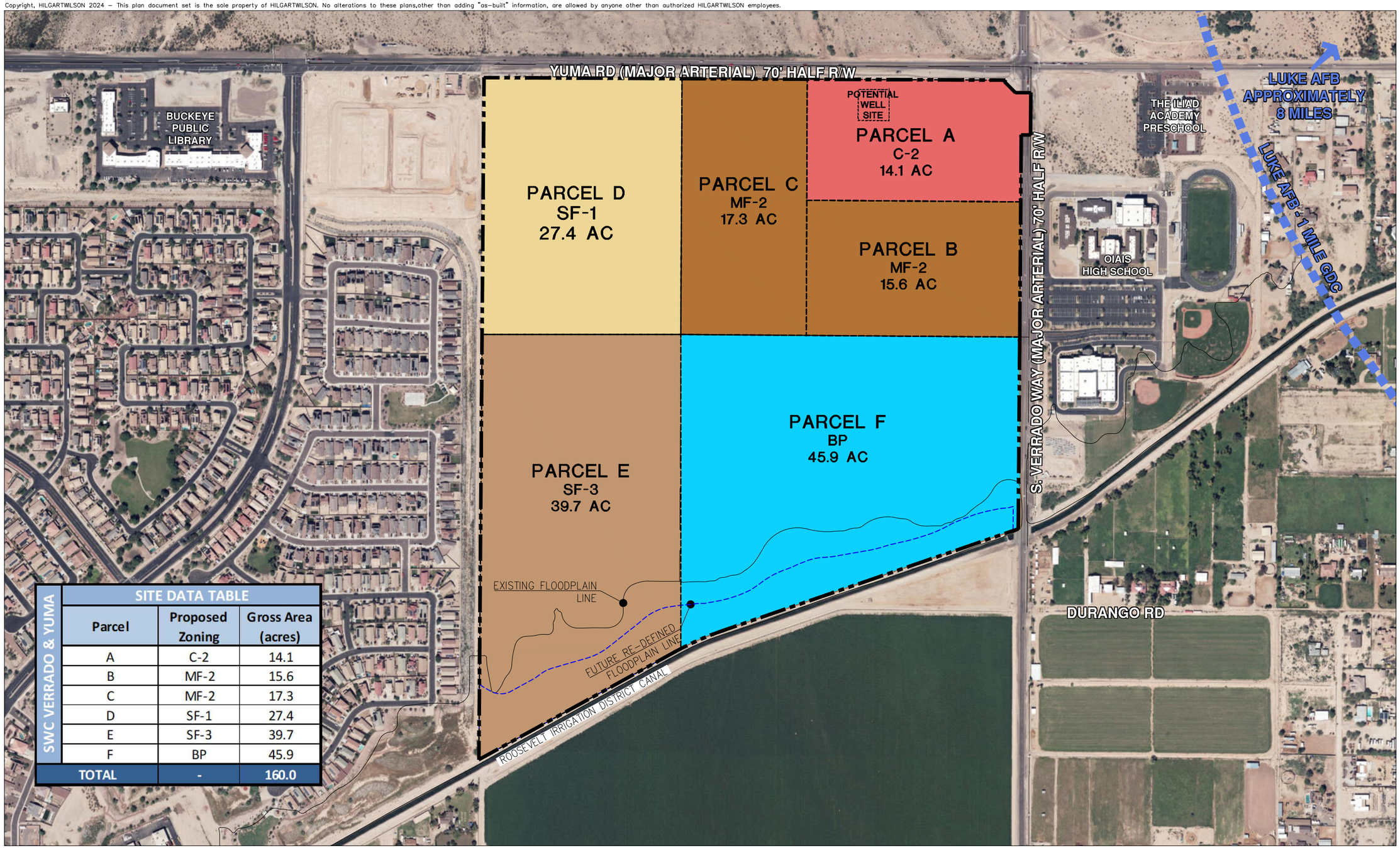


SWC VERRADO & YUMA

SITE DATA TABLE		
Parcel	Proposed Zoning	Gross Area (acres)
A	C-2	14.1
B	MF-2	15.6
C	MF-2	17.3
D	SF-1	27.4
E	SF-3	39.7
F	BP	45.9
TOTAL	-	160.0

SWC VERRADO & YUMA

CITY OF BUCKEYE, AZ

LAND USE PLAN

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

MARCH 19, 2024
24X36

Scale: 1" = 200'

1419.02
R.GUBSER AICP

This plan is conceptual and subject to change through the planning and development process.

U:\1400\1419\1419.02 Sunbelt Investment Holdings, Inc\PLANNING\LANDUSE&SITEPLANS\1419.02-LU-07 - OPT 1.dwg 3/19/2024 5:09 AM

BUCKEYE, AZ

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for a Planned Area Development on the southwest corner of Verrado Wy and Yuma Rd has been submitted to the City of Buckeye Planning and Zoning Division, for review. This application will increase the projected number of students for the school district/s within the boundaries of the development. The school district/s applicable to this development are: Liberty Elementary School District No. 25

Case No: PLZM-23-00019 Planner: Mandy Woods
Request: Rezone to PAD Acreage/Parcel Size: 160 acres
Current Density Allowed: 1 acre/du (Maricopa County RU-43) Density Proposed: 6 du/ac (maximum)
Total number of residential units proposed: 950

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

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

Yes ☐ No ☐

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

_____
_____
_____

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

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

If answered yes, please explain below:

_____
_____
_____

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

Date Reviewed: _____

School District: _____

District Superintendent: _____

Phone #: _____

E-mail: _____

Signature: _____

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

GILBERT BLILIE
PLLC
ATTORNEYS AT LAW

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

Marcela Mora-Yatko
DIRECT (480) 429-3044
E-Mail Address: mmora-yatko@gilbertblilie.com

088108-000057

August 29, 2024

Via U.S. Mail
Dr. Cort Monroe, Superintendent
Liberty Elementary School District No. 25
19871 West Fremont Rd, Buckeye, AZ 85326

Re: *2nd Submittal of Proposed Planned Area Development Rezone – Verrado Way and Yuma Road; PLZZ-0005*

Dear Superintendent Monroe:

This letter is a follow-up to the May 7, 2024 letter, which was sent to you pursuant to the City of Buckeye Planning and Zoning Division requirements for rezone requests for new residential uses. Please be advised that we have resubmitted the rezone application for Planned Area Development (PAD) for 160 acres on the southwest corner of Verrado Way and Yuma Road upon being annexed from Maricopa County into the City of Buckeye. The PAD application proposes multiple land uses including single-family and multi-family residential. The maximum density for the site has not changed since the first submittal – it is still proposed that the maximum density for the entire site is 6.0 dwelling units per acre, which could result in a maximum of 950 residential units.

Approximately 88 acres of the site are currently vacant and undeveloped, and approximately 72 acres were previously a dairy farm which is no longer in operation. The current zoning designation is Maricopa County Rural (RU-43), which allows for a minimum of 1 acre per dwelling unit.

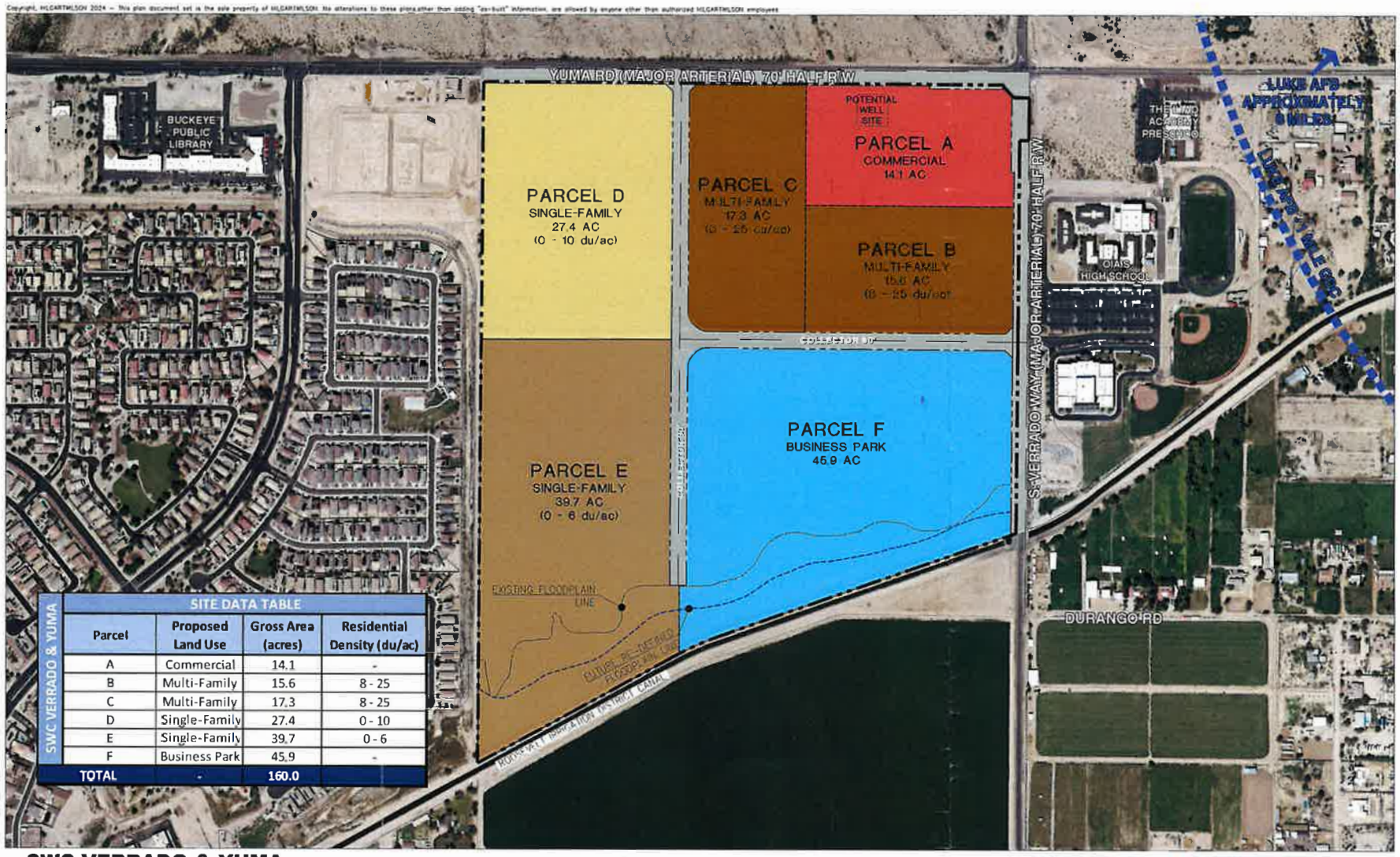
The updated land use plan for this PAD request and the Certificate of Adequate School Facilities form, for your completion and return (via email or mail), are enclosed. If you would like to discuss the proposal, I can be reached via the contact information provided above.

Sincerely,

GILBERT BLILIE PLLC

Marcela Mora-Yatko, AICP

Enclosures: Rezone Land Use Plan, Certificate of Adequate School Facilities form



SWC VERRADO & YUMA
CITY OF BUCKEYE, AZ

LAND USE PLAN

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
JULY 15, 2024
24X36
1419.02
KLGUBSER AICP
This plan is conceptual and subject to change through the planning and development process

BUCKEYE, AZ

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for a Planned Area Development on the southwest corner of Verrado Wy and Yuma Rd has been submitted to the City of Buckeye Planning and Zoning Division, for review. This application will increase the projected number of students for the school district/s within the boundaries of the development. The school district/s applicable to this development are:
Liberty Elementary School District No. 25

Case No: PLZZ-0005 Planner: Mandy Woods
Request: Rezone to PAD Acreage/Parcel Size: 160 acres
Current Density Allowed: 1 acre/du (Maricopa County RU-43) Density Proposed: 6 du/ac (maximum)
Total number of residential units proposed: 950

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

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

Yes ☒ No ☐

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

The District does request a rooftop donation to help offset cost of additional staffing needs.

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

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

If answered yes, please explain below:

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

Date Reviewed: 9/10/24
School District: Liberty ESD
District Superintendent: Dr. Coat Monroe
Phone #: 623-474-6600
E-mail: coat.monroe@libertyesd.org
Signature: _____

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

BUCKEYE, AZ

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for a Planned Area Development on the southwest corner of Verrado Wy and Yuma Rd has been submitted to the City of Buckeye Planning and Zoning Division, for review. This application will increase the projected number of students for the school district/s within the boundaries of the development. The school district/s applicable to this development are:
Buckeye Union High School District

Case No: PLZZ-24-0005 Planner: Mandy Woods
Request: Rezone to PAD Acreage/Parcel Size: 160 acres
Current Density Allowed: 1 acre/du (Maricopa County RU-43) Density Proposed: 6 du/ac (maximum)
Total number of residential units proposed: 960

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

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

Yes ☑ No ☐

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

_____

_____

_____

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

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

If answered yes, please explain below:
The district has a developer donation agreement in place.

_____

_____

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

Date Reviewed: 1/9/25

School District: Buckeye Union High School District

District Superintendent: Dr. Steve Bebee

Phone #: 623-269-1010

E-mail: jeff.simmons@buhsd.org

Signature: _____

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

SWC VERRADO WAY & YUMA RD

PLZU-24-0004 & PLZZ-24-0005
Neighborhood Meeting Summary

The neighborhood meeting was scheduled for November 13, 2024, at 6:00 p.m. at the Buckeye Public Library, Coyote Branch, Program Room. The meeting notice was sent on October 28, 2024.The notice for the meeting is included as Appendix A.

The application representative was present to provide information about the application and to present the latest land use plan, which is included as Appendix B. There were no neighbors in attendance.

Affidavit of Mailing Notice for Neighborhood Meeting

Case Number:	PLZU-24-0004 and PLZZ-24-0005
Project Name:	SWC Verrado Way and Yuma Rd GPA and PAD
Applicant Name:	Marcela Mora-Yatko, Gilbert Blilie PLLC
Location:	SWC Verrado Way and Yuma Rd

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

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

See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: _____

SUBSCRIBED AND SWORN before me this 28th day of October, 2024, by:

Claudia E. Carr
Notary Public

CLAUDIA E CARR
Notary Public - Arizona
Maricopa County
Commission # 613997
My Comm. Expires Aug 30, 2025

My Commission Expires:

August 30, 2025

GILBERT BLILIE
PLLC
ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
FAX (480) 429-3111

Marcela Mora-Yatko
PLANNING CONSULTANT
DIRECT (480) 429-3044

E-MAIL: MMORA-YATKO@GILBERTBLILIE.COM

File No.88108-57

October 28, 2024

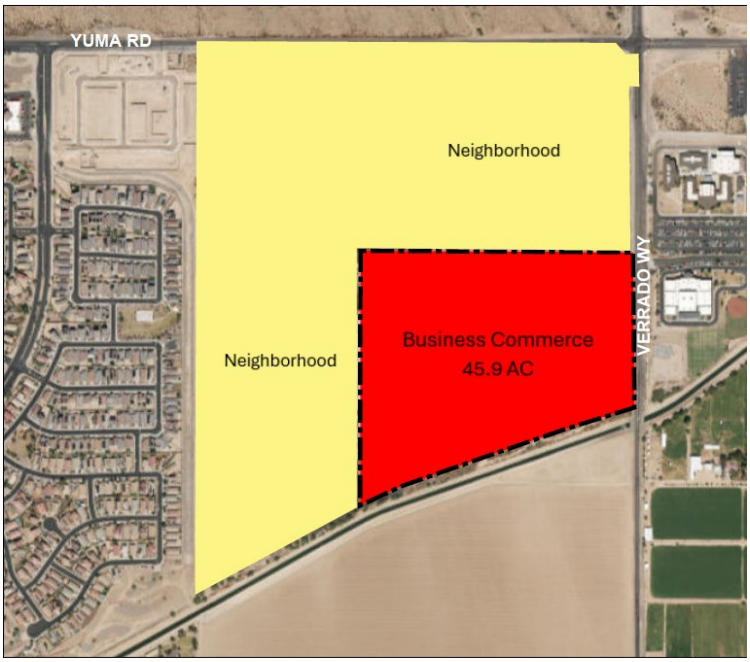
Via U.S. Mail

Re: Notice of Applications and Neighborhood Meeting; SWC Verrado Way and Yuma Road; Case Numbers: PLZU-24-0004 and PLZZ-24-0005

Dear Neighbor,

This notice is being sent to inform you that our firm, on behalf of the property owner, has filed Minor General Plan Amendment and Rezone applications with the City of Buckeye Development Services Department, for a property located at the southwest corner of Verrado Way and Yuma Road. Please be advised that a neighborhood meeting has been scheduled for these applications. The following is a description of our requests:

Minor General Plan Amendment: The Minor General Plan Amendment request, case number PLZU-24-0004, is for 45.9 acres on the southwest corner of Verrado Way and Yuma Road. This area includes a portion of APNs 504-21-006 & 504-21-003J. The proposed land use designation change is from Neighborhood to Business Commerce. The purpose of this land use designation amendment is to allow for a range of business park uses. The proposed Business Commerce parcel is part of a larger site that is undergoing a companion rezone case, PLZZ-24-0005, to rezone the site to PAD. The proposed General Plan designation is shown herein.



SWC VERRADO & YUMA

PROPOSED GENERAL PLAN DESIGNATION

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The neighborhood meeting information is as follows:

Date/Time:	Wednesday, November 13, 2024; 6:00 PM
Location:	Buckeye Public Library, Coyote Branch, Program Room 21699 W. Yuma Rd. Suite 116, Buckeye, AZ 85326

You are invited to attend this meeting to learn more about these applications. Please note that this is not a notice of a public hearing with the Planning and Zoning Commission or City Council as these hearings have not yet been set. You may receive notice of these hearings at a future date when they have been scheduled.

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Very truly,

GILBERT BLILIE PLLC

Marcela Mora-Yatko, AICP
Planning Consultant

Enclosure: Land Use Plan

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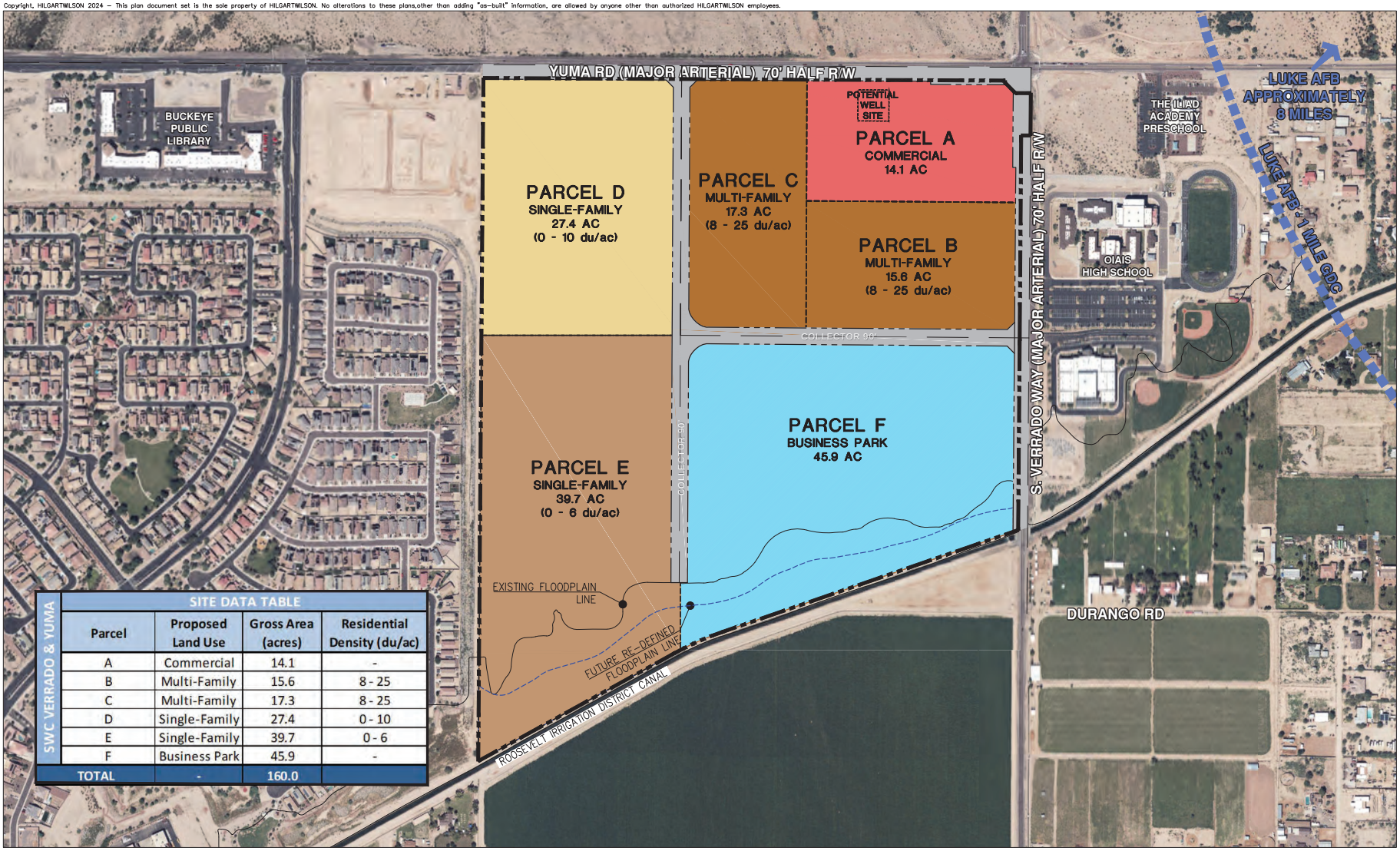

SWC VERRADO & YUMA

SITE DATA TABLE

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SWC VERRADO & YUMA

CITY OF BUCKEYE, AZ

LAND USE PLAN

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

JULY 15, 2024
24X36

1419.02
R.GUBSER AICP

Scale: 1" = 200'

This plan is conceptual and subject to change through the planning and development process.

CHIANG LICHUAN/WU JENYING
10 ORANGETIP
IRVINE, CA 92604

CAO PHI D
12410 W SHERIDAN ST
AVONDALE, AZ 85392

ODYSSEY PREPARATORY ACADEMY INC
1495 S VERRADO WAY
BUCKEYE, AZ 85326

GEHAN HOMES OF ARIZONA LLC
1501 W FOUNTAINHEAD PKWY STE 150
TEMPE, AZ 85282

GARDNER DAMETRIUS RAY JR/SUMLIN KEVYONA LAFAYE
1529 S 215TH DR
BUCKEYE, AZ 85326

CARRILLO JESUS/SANTANA JOANNA
1541 S 215TH DR
BUCKEYE, AZ 85326

HYPES JONATHAN A/DSHEA KATHLEEN
1551 S 215TH DR
BUCKEYE, AZ 85326

HINMAN DOUGLAS T/HEIDI E
1563 S 215TH DR
BUCKEYE, AZ 85326

AYALA MARCO ANTONIO/CECILIA LOPEZ
1573 S 215TH DR
BUCKEYE, AZ 85326

SANCHEZ KRYSTA/CRUZ JR
1585 S 215TH DR
BUCKEYE, AZ 85326

SUNDANCE RESIDENTIAL HOMEOWNERS ASSOCIATION INC
1600 W BROADWAY RD STE 200
TEMPE, AZ 85282

SMITH JENNIFER/GARY
1601 S 215TH DR
BUCKEYE, AZ 85326

VAZQUEZ IZAN/ROSALES ALEJANDRA ZENDEJAS
1607 S 215TH DR
BUCKEYE, AZ 85326

ARIZONA STATE OF
1616 W ADAMS ST
PHOENIX, AZ 85007

COLMONE DANELLE
1617 S 215TH DR
BUCKEYE, AZ 85326

FELIX BERNARDO/IRMA
1629 S 215TH DR
BUCKEYE, AZ 85326

SANCHEZ ANDREW HUGO
1649 S 215TH DR
BUCKEYE, AZ 85326

IH6 PROPERTY PHOENIX LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

MFV AZ LLC
1753 E BROADWAY RD STE 101
TEMPE, AZ 85282

BARRAZA JORGE CALVILLO/HERNANDEZ PATRICIA GARCIA/GARCIA LARISSA CALVILLO
1779 S 215TH DR
BUCKEYE, AZ 85326

RAMIREZ FRED JR
1783 S 215TH DR
BUCKEYE, AZ 85326

CELAYA UZZIEL M/VEGA LUZ DELIA MENDEZ
1789 S 215TH DR
BUCKEYE, AZ 85326

GUIZAR MOISES/VALDIVIA YURBY
1793 S 21ST DR
BUCKEYE, AZ 85326

BURGESS PRECIOUS
1799 S 215TH DR
BUCKEYE, AZ 85326

BAUMANN CASEY
1851 S 215TH DR
BUCKEYE, AZ 85326

SCHAUPP HEATHER
1863 S 215TH DR
BUCKEYE, AZ 85326

ARROYO MICAELA
1875 S 215TH DR
BUCKEYE, AZ 85326

BRYANT CHRISTIAN
1887 S 215TH DR
BUCKEYE, AZ 85326

MEDINA ZACH
1899 S 215TH DR
BUCKEYE, AZ 85326

DUARTE OMAR A
1921 S 215TH DR
BUCKEYE, AZ 85326

GUZMAN ROCIO
1985 S 215TH DR
BUCKEYE, AZ 85326

MANCILLA ALEJANDRO/EDNA LILIA
2001 S 215TH DR
BUCKEYE, AZ 85326

WYNN DEBORAH A
2027 S 215TH DR
BUCKEYE, AZ 85326

FISHER DANNY
2041 S 215TH DR
BUCKEYE, AZ 85326

HERNANDEZ FRANCISCO A/MARTINEZ MARIA M
2055 S 215TH DR
BUCKEYE, AZ 85326

PONCE JASON
2069 S 215TH DR
BUCKEYE, AZ 85326

CRUZ CYNTHIA
2083 S 215TH DR
BUCKEYE, AZ 85326

KLOPPE LIVING TRUST
20908 W DURANGO ST
BUCKEYE, AZ 85326

HOSKINS ROSEMARIE ANN/RAFE ANTHONY
2111 S 215TH DR
BUCKEYE, AZ 85326

PRZYBYLSKI MICHAEL J
2125 S 215TH DR
BUCKEYE, AZ 85326

GUERRERO ELSIE
2139 S 215TH DR
BUCKEYE, AZ 85326

MARTINEZ GUSTAVO TREJO/TREJO ALEJANDRA
21514 W WATKINS ST
BUCKEYE, AZ 85326

MARQUEZ JOSE G/GLORIA M
21516 W WATKINS ST
BUCKEYE, AZ 85326

KELLY MARIE MORRIS TRUST
21520 W WATKINS ST
BUCKEYE, AZ 85326

CAMPBELL BRANDON
21526 W DURANGO ST
BUCKEYE, AZ 85326

SOSA MONICA JUAREZ
21533 W HOPI ST
BUCKEYE, AZ 85326

VANEK TIMOTHY
21539 W HILTON AVE
BUCKEYE, AZ 85326

HERNANDEZ FELIPE MORENO/MARIA EVA
21540 W HILTON AVE
BUCKEYE, AZ 85326

CARROLL NIKOLAI
21540 W SONORA ST
BUCKEYE, AZ 85326

RODRIGUEZ MONICA REYES/SORIA JAIME ORTIZ
21541 W DURANGO ST
BUCKEYE, AZ 85326

DELAO ANDRES MIGUEL/BARRAZA MELISA LUNA
21541 W HOPI ST
BUCKEYE, AZ 85326

RIVERA PEDRO A
21542 W DURANGO ST
BUCKEYE, AZ 85326

YANEZ SERGIO
21543 W ASHLEIGH MARIE ST
BUCKEYE, AZ 85326

CHAVEZ DENISSE
21543 W COCOPAH ST
BUCKEYE, AZ 85326

ORTEGA KIMBERLY
21544 W HOPI ST
BUCKEYE, AZ 85326

VARGAS ERNAN/WEIR MELISSA
21544 W MOHAVE ST
BUCKEYE, AZ 85326

MALDONADO VALERIA/FRANKLIN TRINA R/LYNCH BLAKE
21544 W WATKINS ST
BUCKEYE, AZ 85326

PRECIADO MARTIN/MARTINEZ EDGAR
21545 W HILTON AVE
BUCKEYE, AZ 85326

REYES ASHAI
21545 W HOPI ST
BUCKEYE, AZ 85326

PRICE TERRY
21546 W COCOPAH ST
BUCKEYE, AZ 85326

MACIAS RAYMOND ROIBAL
21546 W KIMBERLY DR
BUCKEYE, AZ 85326

VANDERVORT HALEY RENEE/SCHULTE NOLAN
21547 W ASHLEIGH MARIE ST
BUCKEYE, AZ 85326

M & M TRUST
21547 W DURANGO ST
BUCKEYE, AZ 85326

LALLI ASHOK/BALA
21547 W PAPAGO ST
BUCKEYE, AZ 85326

GARCIA RAYMUNDO
21547 W SONORA ST
BUCKEYE, AZ 85326

GARCIA JORDAN C/CELAYA ADRIANA
21548 W HOPI ST
BUCKEYE, AZ 85326

MAYFIELD JORDAN XAVIER
21548 W SONORA ST
BUCKEYE, AZ 85326

COLMONE CARY
21549 W COCOPAH ST
BUCKEYE, AZ 85326

SCHREIBER RYAN ADAM
21549 W DURANGO ST
BUCKEYE, AZ 85326

VELAZQUEZ KARLA E/JAIME ADRIEL
21549 W KIMBERLY DR
BUCKEYE, AZ 85326

CORDOVA ALEXIS/BRANDYN MICHAEL
21550 W MOHAVE ST
BUCKEYE, AZ 85326

BERG ROBIN C/RITA
21550 W WATKINS ST
BUCKEYE, AZ 85326

MILLS JAMES/GARCIA BERTHA
21552 W COCOPAH ST
BUCKEYE, AZ 85326

INGERSOLL DEBORAH A
21552 W HILTON AVE
BUCKEYE, AZ 85326

HERNANDEZ JOE
21552 W KIMBERLY DR
BUCKEYE, AZ 85326

RIVAS JESSICA/MENDEZ FERNANDO GABRIEL
21553 W ASHLEIGH MARIE ST
BUCKEYE, AZ 85326

YOEL E MONZON AND BARABARA F MONZON LIVING TRUST
21553 W SONORA ST
BUCKEYE, AZ 85326

SERRANO WILLIAM
21554 W SONORA ST
BUCKEYE, AZ 85326

BARRUQUIN OSCAR J
AGUINAGA/DELGADO LETRICIA
21555 W COCOPAH ST
BUCKEYE, AZ 85326

WILLIAMS NICHOLAS/ANA KAREN
21555 W KIMBERLY DR
BUCKEYE, AZ 85326

SOTO EDWIN
21556 W HOPI ST
BUCKEYE, AZ 85326

OLIVEIRA BRYAN/RAQUEL TRINIDAD
21556 W MOHAVE ST
BUCKEYE, AZ 85326

ORTIZ ZHAIRA/LUIS
21558 W COCOPAH ST
BUCKEYE, AZ 85326

HOFFMANN YOSHIE NAGASAKA
21558 W HILTON AVE
BUCKEYE, AZ 85326

ROSALES YESSICA L MONGE
21558 W KIMBERLY DR
BUCKEYE, AZ 85326

MEDINA AURA
21559 W PAPAGO ST
BUCKEYE, AZ 85326

GALVAN FREDDIE CASTILLO
21559 W SONORA ST
BUCKEYE, AZ 85326

RICHARDSON STEPHEN
21560 W SONORA ST
BUCKEYE, AZ 85326

RANGEL LAURA S FLORES/MORIN JOANN C
21561 W ASHLEIGH MARIE ST
BUCKEYE, AZ 85326

HILL DERRICK JAMES/CORELLE
21561 W COCOPAH ST
BUCKEYE, AZ 85326

AVILA ELIZABETH/NIDA LOGAN
21561 W KIMBERLY DR
BUCKEYE, AZ 85326

MCCOY TIEONTAY
21562 W HOPI ST
BUCKEYE, AZ 85326

AQUIRRE JONATHAN/JAIMES VANESSA NERIA
21562 W MOHAVE ST
BUCKEYE, AZ 85326

VALENZUELA OSVALDO
21563 W HOPI ST
BUCKEYE, AZ 85326

NZAMBI FRANCIS MWAMBA/MWAMBA NAOMI NZAMBI
21564 W COCOPAH ST
BUCKEYE, AZ 85326

SMITH MARTHA D/MARY K
21564 W HILTON AVE
BUCKEYE, AZ 85326

TIEMANN ALLYSSA/AARON
21564 W KIMBERLY DR
BUCKEYE, AZ 85326

GARCIA RENEE ILIANA
21565 W ASHLEIGH MARIE ST
BUCKEYE, AZ 85326

LESLIE TRACI G/LESTER
21565 W DURANGO ST
BUCKEYE, AZ 85326

SOTO JOSE/ANGELITA
21565 W HILTON AVE
BUCKEYE, AZ 85326

BRUCE A KONECNI LIVING TRUST
21566 W DURANGO ST
BUCKEYE, AZ 85326

MORGAN KAYLIE
21566 W SONORA ST
BUCKEYE, AZ 85326

FLOYD COURTNEY
21567 W COCOPAH ST
BUCKEYE, AZ 85326

CARMONA ARAHON LASARTE
21567 W KIMBERLY DR
BUCKEYE, AZ 85326

BARNES ANDREA
21568 W HOPI ST
BUCKEYE, AZ 85326

VALENCIA CYNTHIA MUNOZ/MUNOZ ERIKA
21568 W MOHAVE ST
BUCKEYE, AZ 85326

NIELSEN SHELLY LYNN
21570 W HILTON AVE
BUCKEYE, AZ 85326

HERNANDEZ BRYAN APODACA
21570 W KIMBERLY DR
BUCKEYE, AZ 85326

GARCIA MARCUS/ALDERETE MANUEL
21571 W ASHLEIGH MARIE ST
BUCKEYE, AZ 85326

SILER BRYONIE
21571 W DURANGO ST
BUCKEYE, AZ 85326

COBIAN-CORONA JANELLY S
21571 W HILTON AVE
BUCKEYE, AZ 85326

CARDENAS AURORA/LOPEZ MIGUEL A
21571 W HOPI ST
BUCKEYE, AZ 85326

RAMOS-COSSIO MIGUEL ANGEL/BARRAGAN NATALI FLORES
21571 W SONORA ST
BUCKEYE, AZ 85326

WALTMAN JUSTIN ROBERT
21572 W DURANGO ST
BUCKEYE, AZ 85326

2019 GARY AND DENISE SUMMERS REVOCABLE LIVING TRUST
21573 W COCOPAH ST
BUCKEYE, AZ 85326

EUSTICE CHRISTINA M
21573 W KIMBERLY DR
BUCKEYE, AZ 85326

AVILA JANET ACOSTA/PARRA EULICES GUZMAN
21574 W HOPI ST
BUCKEYE, AZ 85326

ALVIZO ITZEL
21574 W MOHAVE ST
BUCKEYE, AZ 85326

CALKINS STEVEN
21574 W WATKINS ST
BUCKEYE, AZ 85326

VELEZ-SHIELDS VALERIE A/MICHAEL F
21575 W PAPAGO ST
BUCKEYE, AZ 85326

MEJIA RICARDO
21576 W COCOPAH ST
BUCKEYE, AZ 85326

DAVIS CHRISTOPHER E/OROZCO BRIANDA E
21576 W KIMBERLY DR
BUCKEYE, AZ 85326

FLORES WENDY/CHAVEZ DAISY FLORES
21577 W HOPI ST
BUCKEYE, AZ 85326

MINIEFIELD CHAYANA M/JELISA
21577 W SONORA ST
BUCKEYE, AZ 85326

INGRAM MICHELLE
21578 W SONORA ST
BUCKEYE, AZ 85326

CHAVEZ RIGOBERTO
21579 W KIMBERLY DR
BUCKEYE, AZ 85326

TORRES ALFREDO
21579 W WATKINS ST
BUCKEYE, AZ 85326

USZODI BELA/KAYLA
21589 W WATKINS ST
BUCKEYE, AZ 85326

PSC BUCKEYE LLC
23 WALKER AVE PMB 300
BALTIMORE, MD 21208

LAKEVIEW LOAN SERVICING LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452

NIEMAN PROPERTIES ARIZONA I LLC
4007 COOKS HILL RD
CENTRALIA, WA 98531

RK PROPERTIES LLLP
4820 N GREENTREE DR W
LITCHFIELD PARK, AZ 85340

BUCKEYE CITY OF
530 E MONROE AVE
BUCKEYE, AZ 85326

2024-1 IH BORROWER LP
5420 LYNDON B JOHNSON FWY STE 600
DALLAS, TX 75240

KITCO LLC
6-1285 HARWOOD ST
VANCOUVER, BC 0

CHAKAVARIKA WILLARD/MUHASO CHIEDZA SHELTER
728 S 1ST ST
AVONDALE, AZ 85323

SUNBELT LAND HOLDINGS L P
8095 OTHELLO AVE
SAN DIEGO, CA 92111

SHARP ROCK SFR LLC
8518 W DEER VALLEY RD STE 100
PEORIA, AZ 85382

HERRERA KIMBERLY F
PO BOX 1823
BUCKEYE, AZ 85326

21538 W WATKINS ST
BUCKEYE AZ, 85326

GILBERT BLILIE
PLLC
ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
FAX (480) 429-3111

Marcela Mora-Yatko
PLANNING CONSULTANT
DIRECT (480) 429-3044

E-MAIL: MMORA-YATKO@GILBERTBLILIE.COM

File No.88108-57

October 28, 2024

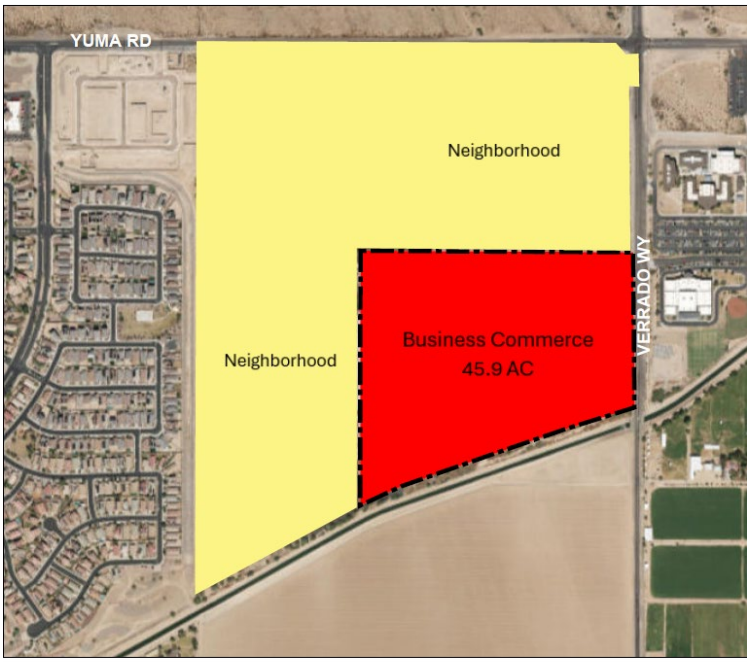
Via Email

Re: Notice of Applications and Neighborhood Meeting; SWC Verrado Way and Yuma Road; Case Numbers: PLZU-24-0004 and PLZZ-24-0005

Dear Neighbor,

This notice is being sent to inform you that our firm, on behalf of the property owner, has filed Minor General Plan Amendment and Rezone applications with the City of Buckeye Development Services Department, for a property located at the southwest corner of Verrado Way and Yuma Road. Please be advised that a neighborhood meeting has been scheduled for these applications. The following is a description of our requests:

Minor General Plan Amendment: The Minor General Plan Amendment request, case number PLZU-24-0004, is for 45.9 acres on the southwest corner of Verrado Way and Yuma Road. This area includes a portion of APNs 504-21-006 & 504-21-003J. The proposed land use designation change is from Neighborhood to Business Commerce. The purpose of this land use designation amendment is to allow for a range of business park uses. The proposed Business Commerce parcel is part of a larger site that is undergoing a companion rezone case, PLZZ-24-0005, to rezone the site to PAD. The proposed General Plan designation is shown herein.



SWC VERRADO & YUMA

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Very truly,

GILBERT BLILIE PLLC

Marcela Mora-Yatko, AICP
Planning Consultant

Enclosure: Land Use Plan

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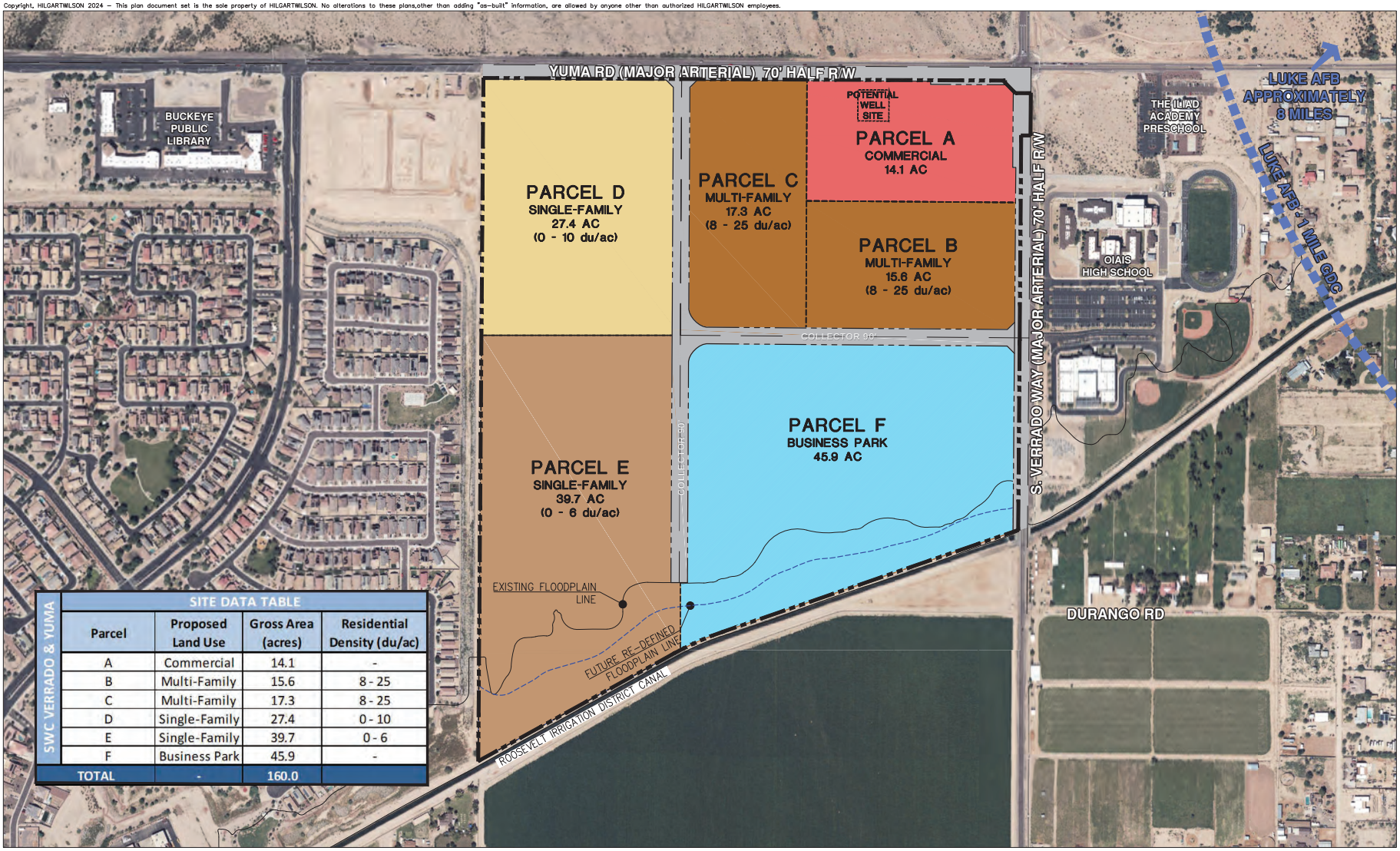

SWC VERRADO & YUMA

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SWC VERRADO & YUMA

CITY OF BUCKEYE, AZ

LAND USE PLAN

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

JULY 15, 2024
24X36

1419.02
R.GUBSER AICP

Scale: 1" = 200'

This plan is conceptual and subject to change through the planning and development process.

Interested Parties	Title	Organization	Email
Mark James	Planning Manager, Community Initiatives Team	Luke AFB	mark.james.14@us.af.mil

Appendix B

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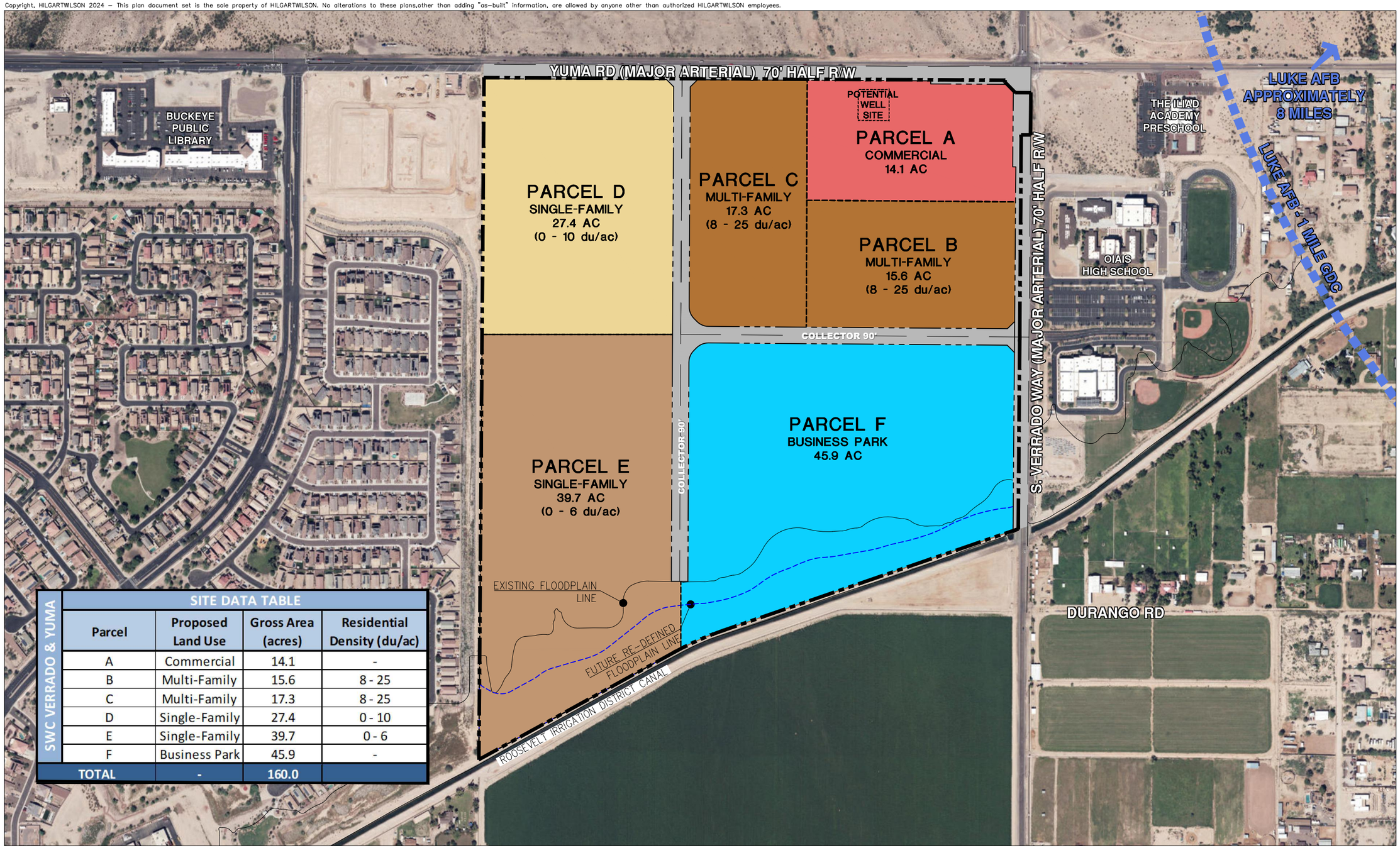

SWC VERRADO & YUMA

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SWC VERRADO & YUMA

CITY OF BUCKEYE, AZ

LAND USE PLAN

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

JULY 15, 2024
24X36

Scale: 1" = 200'

1419.02
R.GUBSER AICP

This plan is conceptual and subject to change through the planning and development process.

U:\1400\1419\1419.02 Sunbelt Investment Holdings, Inc\PLANNING\LANDUSE&SITEPLANS\1419.02-LU-A.dwg 7/17/2024 8:40 AM

AFFIDAVIT OF SIGN POSTING
City of Buckeye

Case No: PLZM-24-0006, PLZU-24-0004, PLZZ-24-0005
Project Name:
Applicant Name: Gilbert Blilie
Location: SWC Yuma Rd and Verrado Way

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

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

Applicant's/Representative's signature: _____

SUBSCRIBED AND SWORN before me on 01/22/25

Notary Public: Marybeth Conrad

My Commission Expires: 10-25-28

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 673441
My Comm. Expires Oct 25, 2028

City of Buckeye
PUBLIC HEARING
CITY COUNCIL (INTENT TO ANNEX): February 4, 2025 at 6:00 PM
PLANNING AND ZONING COMMISSION (REZONE AND MINOR GPA): TBD
CITY COUNCIL (APPROVAL): TBD
LOCATION OF HEARINGS: City Council Chambers, 530 E. Monroe Avenue, Buckeye, AZ 85326
REQUEST: Annexation, Minor General Plan Amendment from Neighborhood to Business Commerce, Rezone to PAD
PROPOSAL: Single-Family and multi-family residential, commercial, and business park development
GENERAL LOCATION: Southwest corner of Verrado Way and Yuma Road
SIZE: 167.8 acres (Annexation); 45.9 acres (Minor GPA); 160 acres (Rezone)
CASE #: PLZM-24-0006, PLZU-24-0004, PLZZ-24-0005
APPLICANT/CONTACT: Gilbert Blilie PLLC, Marcela Mora-Yatko
PHONE: 480-429-3044
Development Services Department: 623-640-6093
Posting Date: 1/22/25
January 22, 2025 at 11:19 AM
+33.431994,-112.504368
1608–1652 S Verrado Way
Buckeye AZ 85326
United States

City of Buckeye
PUBLIC HEARING
CITY COUNCIL (INTENT TO ANNEX): February 4, 2025 at 6:00 PM
PLANNING AND ZONING COMMISSION (REZONE AND MINOR GPA): TBD
CITY COUNCIL (APPROVAL): TBD
LOCATION OF HEARINGS: City Council Chambers, 530 E. Monroe Avenue, Buckeye, AZ 85326
REQUEST: Annexation, Minor General Plan Amendment from Neighborhood to Business Commerce, Rezone to PAD
PROPOSAL: Single-Family and multi-family residential, commercial, and business park development
GENERAL LOCATION: Southwest corner of Verrado Way and Yuma Road
SIZE: 167.8 acres (Annexation); 45.9 acres (Minor GPA); 160 acres (Rezone)
CASE #: PLZM-24-0006, PLZU-24-0004, PLZZ-24-0005
APPLICANT/CONTACT: Gilbert Blilie PLLC, Marcela Mora-Yatko
PHONE: 480-429-3044
Development Services Department: 623-640-6093
Posting Date: 1/22/25
January 22, 2025 at 11:04 AM
+33.433379,-112.504387
1366–1462 S Verrado Way
Buckeye AZ 85326
United States

City of Buckeye
PUBLIC HEARING
CITY COUNCIL (INTENT TO ANNEX): February 4, 2025 at 6:00 PM
PLANNING AND ZONING COMMISSION (REZONE AND MINOR GPA): TBD
CITY COUNCIL (APPROVAL): TBD
LOCATION OF HEARINGS: City Council Chambers, 530 E. Monroe Avenue, Buckeye, AZ 85326
REQUEST: Annexation, Minor General Plan Amendment from Neighborhood to Business Commerce, Rezone to PAD
PROPOSAL: Single-Family and multi-family residential, commercial, and business park development
GENERAL LOCATION: Southwest corner of Verrado Way and Yuma Road
SIZE: 167.8 acres (Annexation); 45.9 acres (Minor GPA); 160 acres (Rezone)
CASE #: PLZM-24-0006, PLZU-24-0004, PLZZ-24-0005
APPLICANT/CONTACT: Gilbert Blilie PLLC, Marcela Mora-Yatko
PHONE: 480-429-3044
Development Services Department: 623-640-6093
Posting Date: 1/22/25
January 22, 2025 at 10:51 AM
+33.435516,-112.509072
21307-21477 W Yuma Rd
Buckeye AZ 85326
United States
Maps

azcentral.

Public Notices

Originally published at azcentral.com on 01/22/2025

City of Buckeye
NOTICE IS HEREBY GIVEN that the City of Buckeye City Council will hold a public hearing on Tuesday, February 4, 2025 to be held at the City Council Chambers, located at 530 E Monroe Avenue at 6:00 p.m., for the purpose of hearing all persons for or against the following request:

Case No. PLZM-24-0006: Request by Marcela Mora-Yatko, Gilbert Blilie PLLC on behalf of Sunbelt Land Holdings LP to annex 167.8 acres located at the southwest corner of Verrado Way and Yuma Road, situated within the South half of Section 12 and the East half of Section 13, Township 1 North, Range 3 West of the Gila and Salt River Meridian, Maricopa County, Arizona.

For additional information, please contact Mandy Woods, Senior Planner, with the Development Services Department at (623) 640-6093.
January 22 2025
LAZS0220824

AFFIDAVIT OF SIGN POSTING
City of Buckeye

Case No: PLZM-24-0006, PLZU-24-0004, PLZZ-24-0005
Project Name:
Applicant Name: Gilbert Blilie
Location: SWC Yuma Rd and Verrado Way

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

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

Applicant's/Representative's signature: Meghan Liggett

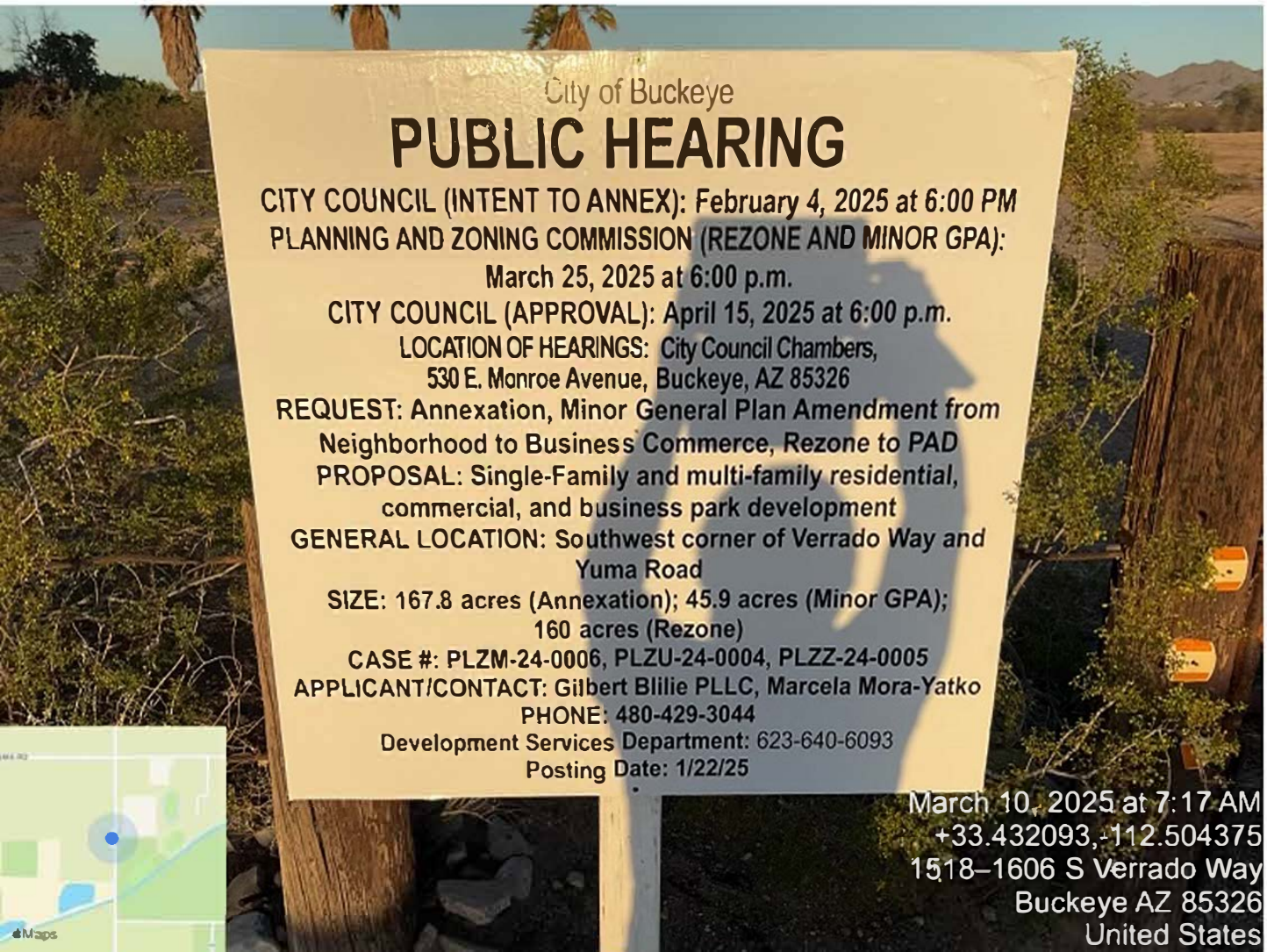
SUBSCRIBED AND SWORN before me on 03/10/25

Notary Public: Marybeth Conrad

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 673441
My Comm. Expires Oct 25, 2028

My Commission Expires:

10-25-28


City of Buckeye
PUBLIC HEARING
CITY COUNCIL (INTENT TO ANNEX): February 4, 2025 at 6:00 PM
PLANNING AND ZONING COMMISSION (REZONE AND MINOR GPA):
March 25, 2025 at 6:00 p.m.
CITY COUNCIL (APPROVAL): April 15, 2025 at 6:00 p.m.
LOCATION OF HEARINGS: City Council Chambers,
530 E. Monroe Avenue, Buckeye, AZ 85326
REQUEST: Annexation, Minor General Plan Amendment from
Neighborhood to Business Commerce, Rezone to PAD
PROPOSAL: Single-Family and multi-family residential,
commercial, and business park development
GENERAL LOCATION: Southwest corner of Verrado Way and
Yuma Road
SIZE: 167.8 acres (Annexation); 45.9 acres (Minor GPA);
160 acres (Rezone)
CASE #: PLZM-24-0006, PLZU-24-0004, PLZZ-24-0005
APPLICANT/CONTACT: Gilbert Blilie PLLC, Marcela Mora-Yatko
PHONE: 480-429-3044
Development Services Department: 623-640-6093
Posting Date: 1/22/25
March 10, 2025 at 7:17 AM
+33.432093,-112.504375
1518–1606 S Verrado Way
Buckeye AZ 85326
United States

City of Buckeye
PUBLIC HEARING
CITY COUNCIL (INTENT TO ANNEX): February 4, 2025 at 6:00 PM
PLANNING AND ZONING COMMISSION (REZONE AND MINOR GPA):
March 25, 2025 at 6:00 p.m.
CITY COUNCIL (APPROVAL): April 15, 2025 at 6:00 p.m.
LOCATION OF HEARINGS: City Council Chambers,
530 E. Monroe Avenue, Buckeye, AZ 85326
REQUEST: Annexation, Minor General Plan Amendment from Neighborhood to Business Commerce, Rezone to PAD
PROPOSAL: Single-Family and multi-family residential, commercial, and business park development
GENERAL LOCATION: Southwest corner of Verrado Way and Yuma Road
SIZE: 167.8 acres (Annexation); 45.9 acres (Minor GPA); 160 acres (Rezone)
CASE #: PLZM-24-0006, PLZU-24-0004, PLZZ-24-0005
APPLICANT/CONTACT: Gilbert Blilie PLLC, Marcela Mora-Yatko
PHONE: 480-429-3044
Development Services Department: 623-640-6093
Posting Date: 1/22/25
March 10, 2025 at 7:14 AM
+33.433457,-112.504329
1366–1462 S Verrado Way
Buckeye AZ 85326
United States
Maps

City of Buckeye
PUBLIC HEARING
CITY COUNCIL (INTENT TO ANNEX): February 4, 2025 at 6:00 PM
PLANNING AND ZONING COMMISSION (REZONE AND MINOR GPA):
March 25, 2025 at 6:00 p.m.
CITY COUNCIL (APPROVAL): April 15, 2025 at 6:00 p.m.
LOCATION OF HEARINGS: City Council Chambers,
530 E. Monroe Avenue, Buckeye, AZ 85326
REQUEST: Annexation, Minor General Plan Amendment from Neighborhood to Business Commerce, Rezone to PAD
PROPOSAL: Single-Family and multi-family residential, commercial, and business park development
GENERAL LOCATION: Southwest corner of Verrado Way and Yuma Road
SIZE: 167.8 acres (Annexation); 45.9 acres (Minor GPA); 160 acres (Rezone)
CASE #: PLZM-24-0006, PLZU-24-0004, PLZZ-24-0005
APPLICANT/CONTACT: Gilbert Blilie PLLC, Marcela Mora-Yatko
PHONE: 480-429-3044
Development Services Department: 623-640-6093
Posting Date: 1/22/25
March 10, 2025 at 7:09 AM
+33.435119,-112.509929
21307–21477 W Yuma Rd
Buckeye AZ 85326
United States
Maps

azcentral.

Public Notices

Originally published at azcentral.com on 03/07/2025

City of Buckeye
NOTICE IS HEREBY GIVEN that the City of Buckeye Planning and Zoning Commission will hold a public hearing on Tuesday, March 25, 2025, and the Buckeye City Council will hold a public hearing on Tuesday, April 15, 2025, both to be held at the Buckeye City Council Chambers, located at 530 E Monroe Avenue at 6:00 p.m., for the purpose of hearing all persons for or against the following requests:

Case No. PLZU-24-0004: Request by Jeffrey Blilie, Gilbert Blilie PLLC on behalf of Sunbelt Land Holdings LP for the approval of a Minor General Plan Amendment from Neighborhood to Business Commerce for 45.9 acres located at the southwest corner of Verrado Way and Yuma Road.

Case No. PLZZ-24-0005: Request by Jeffrey Blilie, Gilbert Blilie PLLC on behalf of Sunbelt Land Holdings LP for the approval of a rezone from R1-43 (the City's equivalent zoning to County RU-43) to Planned Area Development for single-family residential, multi-family residential, commercial, and business park uses on 160 acres located at the southwest corner of Verrado Way and Yuma Road, situated within the east half of Section 13, Township 1 North, Range 3 West of the Gila and Salt River Meridian, Maricopa County, Arizona.

The Buckeye City Council hearing on April 15, 2025 will also be held for the purpose of hearing all persons for or against the following request:

Case No. PLZM-24-0006: Request by Jeffrey Blilie, Gilbert Blilie PLLC on behalf of Sunbelt Land Holdings LP to annex 167.8 acres located at the southwest corner of Verrado Way and Yuma Road, situated within the South half of Section 12 and the East half of Section 13, Township 1 North, Range 3 West of the Gila and Salt River Meridian, Maricopa County, Arizona.

For additional information, please contact Mandy Woods, Senior Planner with the Development Services Department at (623) 640-6093.
March 7 2025
LAZS0251795

Affidavit of Mailing Notice

Case Number:	PLZU-24-0004; PLZZ-24-0005
Project Name:	SWC Verrado Way and Yuma Road GPA and PAD
Applicant Name:	Marcela Mora-Yatko, Gilbert Blilie PLLC
Location:	SWC Verrado Way and Yuma Road

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

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

See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: _____

SUBSCRIBED AND SWORN before me this 7th day of March, 2025, by:

_____
Notary Public

CLAUDIA E CARR
Notary Public - Arizona
Maricopa County
Commission # 613997
My Comm. Expires Aug 30, 2025

My Commission Expires:

August 30, 2025

CHIANG LICHUAN/WU JENYING
10 ORANGETIP
IRVINE, CA 92604

CAO PHI D
12410 W SHERIDAN ST
AVONDALE, AZ 85392

ODYSSEY PREPARATORY ACADEMY INC
1495 S VERRADO WAY
BUCKEYE, AZ 85326

GEHAN HOMES OF ARIZONA LLC
1501 W FOUNTAINHEAD PKWY STE 150
TEMPE, AZ 85282

GARDNER DAMETRIUS RAY JR/SUMLIN KEVYONA LAFAYE
1529 S 215TH DR
BUCKEYE, AZ 85326

CARRILLO JESUS/SANTANA JOANNA
1541 S 215TH DR
BUCKEYE, AZ 85326

HYPES JONATHAN A/DSHEA KATHLEEN
1551 S 215TH DR
BUCKEYE, AZ 85326

HINMAN DOUGLAS T/HEIDI E
1563 S 215TH DR
BUCKEYE, AZ 85326

AYALA MARCO ANTONIO/CECILIA LOPEZ
1573 S 215TH DR
BUCKEYE, AZ 85326

SANCHEZ KRYSTA/CRUZ JR
1585 S 215TH DR
BUCKEYE, AZ 85326

SUNDANCE RESIDENTIAL HOMEOWNERS ASSOCIATION INC
1600 W BROADWAY RD STE 200
TEMPE, AZ 85282

SMITH JENNIFER/GARY
1601 S 215TH DR
BUCKEYE, AZ 85326

VAZQUEZ IZAN/ROSALES ALEJANDRA ZENDEJAS
1607 S 215TH DR
BUCKEYE, AZ 85326

ARIZONA STATE OF
1616 W ADAMS ST
PHOENIX, AZ 85007

COLMONE DANELLE
1617 S 215TH DR
BUCKEYE, AZ 85326

FELIX BERNARDO/IRMA
1629 S 215TH DR
BUCKEYE, AZ 85326

SANCHEZ ANDREW HUGO
1649 S 215TH DR
BUCKEYE, AZ 85326

IH6 PROPERTY PHOENIX LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

MFV AZ LLC
1753 E BROADWAY RD STE 101
TEMPE, AZ 85282

BARRAZA JORGE CALVILLO/HERNANDEZ PATRICIA GARCIA/GARCIA LARISSA CALVILLO
1779 S 215TH DR
BUCKEYE, AZ 85326

RAMIREZ FRED JR
1783 S 215TH DR
BUCKEYE, AZ 85326

CELAYA UZZIEL M/VEGA LUZ DELIA MENDEZ
1789 S 215TH DR
BUCKEYE, AZ 85326

GUIZAR MOISES/VALDIVIA YURBY
1793 S 21ST DR
BUCKEYE, AZ 85326

BURGESS PRECIOUS
1799 S 215TH DR
BUCKEYE, AZ 85326

BAUMANN CASEY
1851 S 215TH DR
BUCKEYE, AZ 85326

SCHAUPP HEATHER
1863 S 215TH DR
BUCKEYE, AZ 85326

ARROYO MICAELA
1875 S 215TH DR
BUCKEYE, AZ 85326

BRYANT CHRISTIAN
1887 S 215TH DR
BUCKEYE, AZ 85326

MEDINA ZACH
1899 S 215TH DR
BUCKEYE, AZ 85326

DUARTE OMAR A
1921 S 215TH DR
BUCKEYE, AZ 85326

GUZMAN ROCIO
1985 S 215TH DR
BUCKEYE, AZ 85326

MANCILLA ALEJANDRO/EDNA LILIA
2001 S 215TH DR
BUCKEYE, AZ 85326

WYNN DEBORAH A
2027 S 215TH DR
BUCKEYE, AZ 85326

FISHER DANNY
2041 S 215TH DR
BUCKEYE, AZ 85326

HERNANDEZ FRANCISCO A/MARTINEZ MARIA M
2055 S 215TH DR
BUCKEYE, AZ 85326

PONCE JASON
2069 S 215TH DR
BUCKEYE, AZ 85326

CRUZ CYNTHIA
2083 S 215TH DR
BUCKEYE, AZ 85326

KLOPPE LIVING TRUST
20908 W DURANGO ST
BUCKEYE, AZ 85326

HOSKINS ROSEMARIE ANN/RAFE ANTHONY
2111 S 215TH DR
BUCKEYE, AZ 85326

PRZYBYLSKI MICHAEL J
2125 S 215TH DR
BUCKEYE, AZ 85326

GUERRERO ELSIE
2139 S 215TH DR
BUCKEYE, AZ 85326

MARTINEZ GUSTAVO TREJO/TREJO ALEJANDRA
21514 W WATKINS ST
BUCKEYE, AZ 85326

MARQUEZ JOSE G/GLORIA M
21516 W WATKINS ST
BUCKEYE, AZ 85326

KELLY MARIE MORRIS TRUST
21520 W WATKINS ST
BUCKEYE, AZ 85326

CAMPBELL BRANDON
21526 W DURANGO ST
BUCKEYE, AZ 85326

SOSA MONICA JUAREZ
21533 W HOPI ST
BUCKEYE, AZ 85326

VANEK TIMOTHY
21539 W HILTON AVE
BUCKEYE, AZ 85326

HERNANDEZ FELIPE MORENO/MARIA EVA
21540 W HILTON AVE
BUCKEYE, AZ 85326

CARROLL NIKOLAI
21540 W SONORA ST
BUCKEYE, AZ 85326

RODRIGUEZ MONICA REYES/SORIA JAIME ORTIZ
21541 W DURANGO ST
BUCKEYE, AZ 85326

DELAO ANDRES MIGUEL/BARRAZA MELISA LUNA
21541 W HOPI ST
BUCKEYE, AZ 85326

RIVERA PEDRO A
21542 W DURANGO ST
BUCKEYE, AZ 85326

YANEZ SERGIO
21543 W ASHLEIGH MARIE ST
BUCKEYE, AZ 85326

CHAVEZ DENISSE
21543 W COCOPAH ST
BUCKEYE, AZ 85326

ORTEGA KIMBERLY
21544 W HOPI ST
BUCKEYE, AZ 85326

VARGAS ERNAN/WEIR MELISSA
21544 W MOHAVE ST
BUCKEYE, AZ 85326

MALDONADO VALERIA/FRANKLIN TRINA R/LYNCH BLAKE
21544 W WATKINS ST
BUCKEYE, AZ 85326

PRECIADO MARTIN/MARTINEZ EDGAR
21545 W HILTON AVE
BUCKEYE, AZ 85326

REYES ASHAI
21545 W HOPI ST
BUCKEYE, AZ 85326

PRICE TERRY
21546 W COCOPAH ST
BUCKEYE, AZ 85326

MACIAS RAYMOND ROIBAL
21546 W KIMBERLY DR
BUCKEYE, AZ 85326

VANDERVORT HALEY RENEE/SCHULTE NOLAN
21547 W ASHLEIGH MARIE ST
BUCKEYE, AZ 85326

M & M TRUST
21547 W DURANGO ST
BUCKEYE, AZ 85326

LALLI ASHOK/BALA
21547 W PAPAGO ST
BUCKEYE, AZ 85326

GARCIA RAYMUNDO
21547 W SONORA ST
BUCKEYE, AZ 85326

GARCIA JORDAN C/CELAYA ADRIANA
21548 W HOPI ST
BUCKEYE, AZ 85326

MAYFIELD JORDAN XAVIER
21548 W SONORA ST
BUCKEYE, AZ 85326

COLMONE CARY
21549 W COCOPAH ST
BUCKEYE, AZ 85326

SCHREIBER RYAN ADAM
21549 W DURANGO ST
BUCKEYE, AZ 85326

VELAZQUEZ KARLA E/JAIME ADRIEL
21549 W KIMBERLY DR
BUCKEYE, AZ 85326

CORDOVA ALEXIS/BRANDYN MICHAEL
21550 W MOHAVE ST
BUCKEYE, AZ 85326

BERG ROBIN C/RITA
21550 W WATKINS ST
BUCKEYE, AZ 85326

MILLS JAMES/GARCIA BERTHA
21552 W COCOPAH ST
BUCKEYE, AZ 85326

INGERSOLL DEBORAH A
21552 W HILTON AVE
BUCKEYE, AZ 85326

HERNANDEZ JOE
21552 W KIMBERLY DR
BUCKEYE, AZ 85326

RIVAS JESSICA/MENDEZ FERNANDO GABRIEL
21553 W ASHLEIGH MARIE ST
BUCKEYE, AZ 85326

YOEL E MONZON AND BARABARA F MONZON LIVING TRUST
21553 W SONORA ST
BUCKEYE, AZ 85326

SERRANO WILLIAM
21554 W SONORA ST
BUCKEYE, AZ 85326

BARRUQUIN OSCAR J
AGUINAGA/DELGADO LETRICIA
21555 W COCOPAH ST
BUCKEYE, AZ 85326

WILLIAMS NICHOLAS/ANA KAREN
21555 W KIMBERLY DR
BUCKEYE, AZ 85326

SOTO EDWIN
21556 W HOPI ST
BUCKEYE, AZ 85326

OLIVEIRA BRYAN/RAQUEL TRINIDAD
21556 W MOHAVE ST
BUCKEYE, AZ 85326

ORTIZ ZHAIRA/LUIS
21558 W COCOPAH ST
BUCKEYE, AZ 85326

HOFFMANN YOSHIE NAGASAKA
21558 W HILTON AVE
BUCKEYE, AZ 85326

ROSALES YESSICA L MONGE
21558 W KIMBERLY DR
BUCKEYE, AZ 85326

MEDINA AURA
21559 W PAPAGO ST
BUCKEYE, AZ 85326

GALVAN FREDDIE CASTILLO
21559 W SONORA ST
BUCKEYE, AZ 85326

RICHARDSON STEPHEN
21560 W SONORA ST
BUCKEYE, AZ 85326

RANGEL LAURA S FLORES/MORIN JOANN C
21561 W ASHLEIGH MARIE ST
BUCKEYE, AZ 85326

HILL DERRICK JAMES/CORELLE
21561 W COCOPAH ST
BUCKEYE, AZ 85326

AVILA ELIZABETH/NIDA LOGAN
21561 W KIMBERLY DR
BUCKEYE, AZ 85326

MCCOY TIEONTAY
21562 W HOPI ST
BUCKEYE, AZ 85326

AQUIRRE JONATHAN/JAIMES VANESSA NERIA
21562 W MOHAVE ST
BUCKEYE, AZ 85326

VALENZUELA OSVALDO
21563 W HOPI ST
BUCKEYE, AZ 85326

NZAMBI FRANCIS MWAMBA/MWAMBA NAOMI NZAMBI
21564 W COCOPAH ST
BUCKEYE, AZ 85326

SMITH MARTHA D/MARY K
21564 W HILTON AVE
BUCKEYE, AZ 85326

TIEMANN ALLYSSA/AARON
21564 W KIMBERLY DR
BUCKEYE, AZ 85326

GARCIA RENEE ILIANA
21565 W ASHLEIGH MARIE ST
BUCKEYE, AZ 85326

LESLIE TRACI G/LESTER
21565 W DURANGO ST
BUCKEYE, AZ 85326

JOHNSON JUSTIN/COLLINS SARA
21565 W HILTON AVE
BUCKEYE, AZ 85326

BRUCE A KONECNI LIVING TRUST
21566 W DURANGO ST
BUCKEYE, AZ 85326

MORGAN KAYLIE
21566 W SONORA ST
BUCKEYE, AZ 85326

FLOYD COURTNEY
21567 W COCOPAH ST
BUCKEYE, AZ 85326

CARMONA ARAHON LASARTE
21567 W KIMBERLY DR
BUCKEYE, AZ 85326

BARNES ANDREA
21568 W HOPI ST
BUCKEYE, AZ 85326

VALENCIA CYNTHIA MUNOZ/MUNOZ ERIKA
21568 W MOHAVE ST
BUCKEYE, AZ 85326

SALAZAR DAVID/CHAVEZ JOSEFINA ALONDRA BENCOMO
21570 W HILTON AVE
BUCKEYE, AZ 85326

HERNANDEZ BRYAN APODACA
21570 W KIMBERLY DR
BUCKEYE, AZ 85326

GARCIA MARCUS/ALDERETE MANUEL
21571 W ASHLEIGH MARIE ST
BUCKEYE, AZ 85326

SILER BRYONIE
21571 W DURANGO ST
BUCKEYE, AZ 85326

COBIAN-CORONA JANELLY S
21571 W HILTON AVE
BUCKEYE, AZ 85326

CARDENAS AURORA/LOPEZ MIGUEL A
21571 W HOPI ST
BUCKEYE, AZ 85326

RAMOS-COSSIO MIGUEL ANGEL/BARRAGAN NATALI FLORES
21571 W SONORA ST
BUCKEYE, AZ 85326

WALTMAN JUSTIN ROBERT
21572 W DURANGO ST
BUCKEYE, AZ 85326

2019 GARY AND DENISE SUMMERS REVOCABLE LIVING TRUST
21573 W COCOPAH ST
BUCKEYE, AZ 85326

EUSTICE CHRISTINA M
21573 W KIMBERLY DR
BUCKEYE, AZ 85326

AVILA JANET ACOSTA/PARRA EULICES GUZMAN
21574 W HOPI ST
BUCKEYE, AZ 85326

ALVIZO ITZEL
21574 W MOHAVE ST
BUCKEYE, AZ 85326

CALKINS STEVEN
21574 W WATKINS ST
BUCKEYE, AZ 85326

VELEZ-SHIELDS VALERIE A/MICHAEL F
21575 W PAPAGO ST
BUCKEYE, AZ 85326

MEJIA RICARDO
21576 W COCOPAH ST
BUCKEYE, AZ 85326

DAVIS CHRISTOPHER E/OROZCO BRIANDA E
21576 W KIMBERLY DR
BUCKEYE, AZ 85326

FLORES WENDY/CHAVEZ DAISY FLORES
21577 W HOPI ST
BUCKEYE, AZ 85326

MINIEFIELD CHAYANA M/JELISA
21577 W SONORA ST
BUCKEYE, AZ 85326

INGRAM MICHELLE
21578 W SONORA ST
BUCKEYE, AZ 85326

CHAVEZ RIGOBERTO
21579 W KIMBERLY DR
BUCKEYE, AZ 85326

TORRES ALFREDO
21579 W WATKINS ST
BUCKEYE, AZ 85326

USZODI BELA/KAYLA
21589 W WATKINS ST
BUCKEYE, AZ 85326

PSC BUCKEYE LLC
23 WALKER AVE PMB 300
BALTIMORE, MD 21208

LAKEVIEW LOAN SERVICING LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452

NIEMAN PROPERTIES ARIZONA I LLC
4007 COOKS HILL RD
CENTRALIA, WA 98531

RK PROPERTIES LLLP
4820 N GREENTREE DR W
LITCHFIELD PARK, AZ 85340

BUCKEYE CITY OF
530 E MONROE AVE
BUCKEYE, AZ 85326

2024-1 IH BORROWER LP
5420 LYNDON B JOHNSON FWY STE 600
DALLAS, TX 75240

KITCO LLC
6-1285 HARWOOD ST
VANCOUVER, BC 0

CHAKAVARIKA WILLARD/MUHASO CHIEDZA SHELTER
728 S 1ST ST
AVONDALE, AZ 85323

SUNBELT LAND HOLDINGS L P
8095 OTHELLO AVE
SAN DIEGO, CA 92111

SHARP ROCK SFR LLC
8518 W DEER VALLEY RD STE 100
PEORIA, AZ 85382

HERRERA KIMBERLY F
PO BOX 1823
BUCKEYE, AZ 85326

21538 W WATKINS ST
BUCKEYE AZ, 85326

HOSTETTER BRADLEY DAVID/SHELLEY L
1377 S 215TH LN
BUCKEYE AZ 85326

SIENNA PARK HOMEOWNERS ASSOCIATION
1940 W CHANDLER BLVD STE 2 PMB 617
CHANDLER, AZ 85224

STLTR48 LLC
20118 N 67TH AVE STE 300
GLENDALE, AZ 85308

BUCHANAN WENDY L/SINGH POORAN JR
21560 W DURANGO ST
BUCKEYE, AZ 85326

NIEMAN PROPERTIES ARIZONA I LLC
4007 COOKS HILL RD
CENTRALIA WA 98531

THATCHER JOSHUA/PATRICIA
21571 W PAPAGO ST
BUCKEYE AZ 85326

Interested Parties	Title	Organization	Email
Mark James	Planning Manager, Community Initiatives Team	Luke AFB	mark.james.14@us.af.mil

GILBERT BLILIE
PLLC
ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
FAX (480) 429-3111

Marcela Mora-Yatko
PLANNING CONSULTANT
DIRECT (480) 429-3044

E-MAIL: MMORA-YATKO@GILBERTBLILIE.COM

File No.88108-57

March 7, 2025

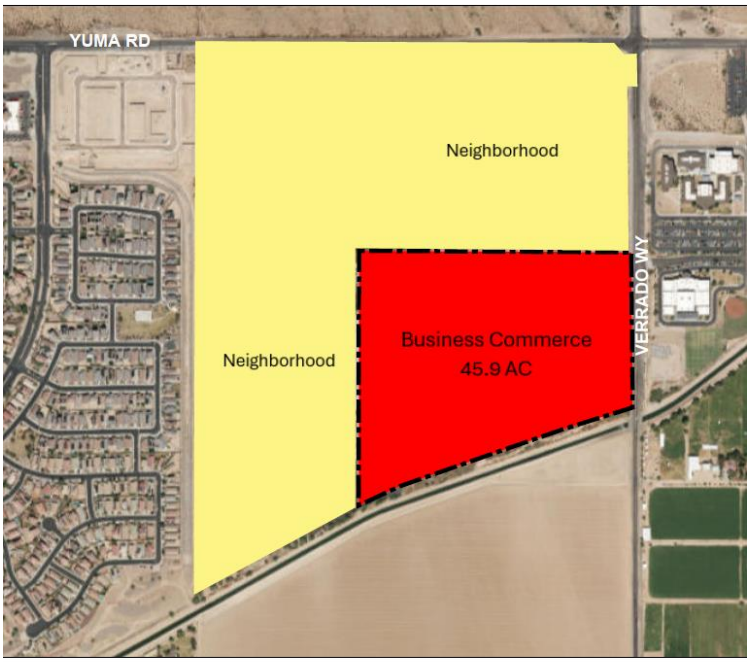
Via U.S. Mail

Re: **Notice of Public Hearings**; SWC Verrado Way and Yuma Road;
Case Numbers: PLZU-24-0004 and PLZZ-24-0005

Dear Neighbor,

This notice is being sent to inform you that our firm, on behalf of the property owner, has filed Minor General Plan Amendment and Rezone applications with the City of Buckeye Development Services Department, for a property located at the southwest corner of Verrado Way and Yuma Road. Please be advised that public hearings have been scheduled for these applications. The following is a description of our requests:

Minor General Plan Amendment: The Minor General Plan Amendment request, case number PLZU-24-0004, is for 45.9 acres on the southwest corner of Verrado Way and Yuma Road. This area includes a portion of APNs 504-21-006 & 504-21-003J. The proposed land use designation change is from Neighborhood to Business Commerce. The purpose of this land use designation amendment is to allow for a range of business park uses. The proposed Business Commerce parcel is part of a larger site that is undergoing a companion rezone case, PLZZ-24-0005, to rezone the site to PAD. The proposed General Plan designation is shown herein.



SWC VERRADO & YUMA

PROPOSED GENERAL PLAN DESIGNATION

Rezone Request: The rezone request, case number PLZZ-24-0005, is to rezone 160 acres, comprising five parcels, on the southwest corner of Verrado Way and Yuma Road upon being annexed from Maricopa County into the City of Buckeye. The rezoning would be from R1-43 (the City's equivalent zoning to County RU-43, which will be assigned following annexation approval) to Planned Area Development (PAD). The intent is to develop 160 acres on the southwest corner of Verrado Way and Yuma Road for single-family and multi-family residential, commercial, and business park uses. The entire site will not exceed an overall density of 6.0 dwelling units per acre. The proposed rezone area is shown herein. The proposed land uses are shown in the enclosed Land Use Plan exhibit.

The hearing information is as follows:

Planning & Zoning Commission
March 25, 2025, at 6:00 PM
Buckeye City Council Chambers
530 E Monroe Ave
Buckeye, AZ 85326

City Council
April 15, 2025, at 6:00 PM
Buckeye City Council Chambers
530 E Monroe Ave
Buckeye, AZ 85326

You are invited to attend these hearings to provide comments on the record. You may also submit written feedback via email to swoods@buckeyeaz.gov to be shared with the Planning and Zoning Commission and City Council for their consideration.

For more information about the applications, you can contact me at 480-429-3044 or by email at mmora-yatko@gilbertblilie.com. You may also contact Mandy Woods, Senior Planner with the City of Buckeye Development Services Department, at swoods@buckeyeaz.gov or 623-640-6093 if you have questions regarding the hearing process.

Very truly,

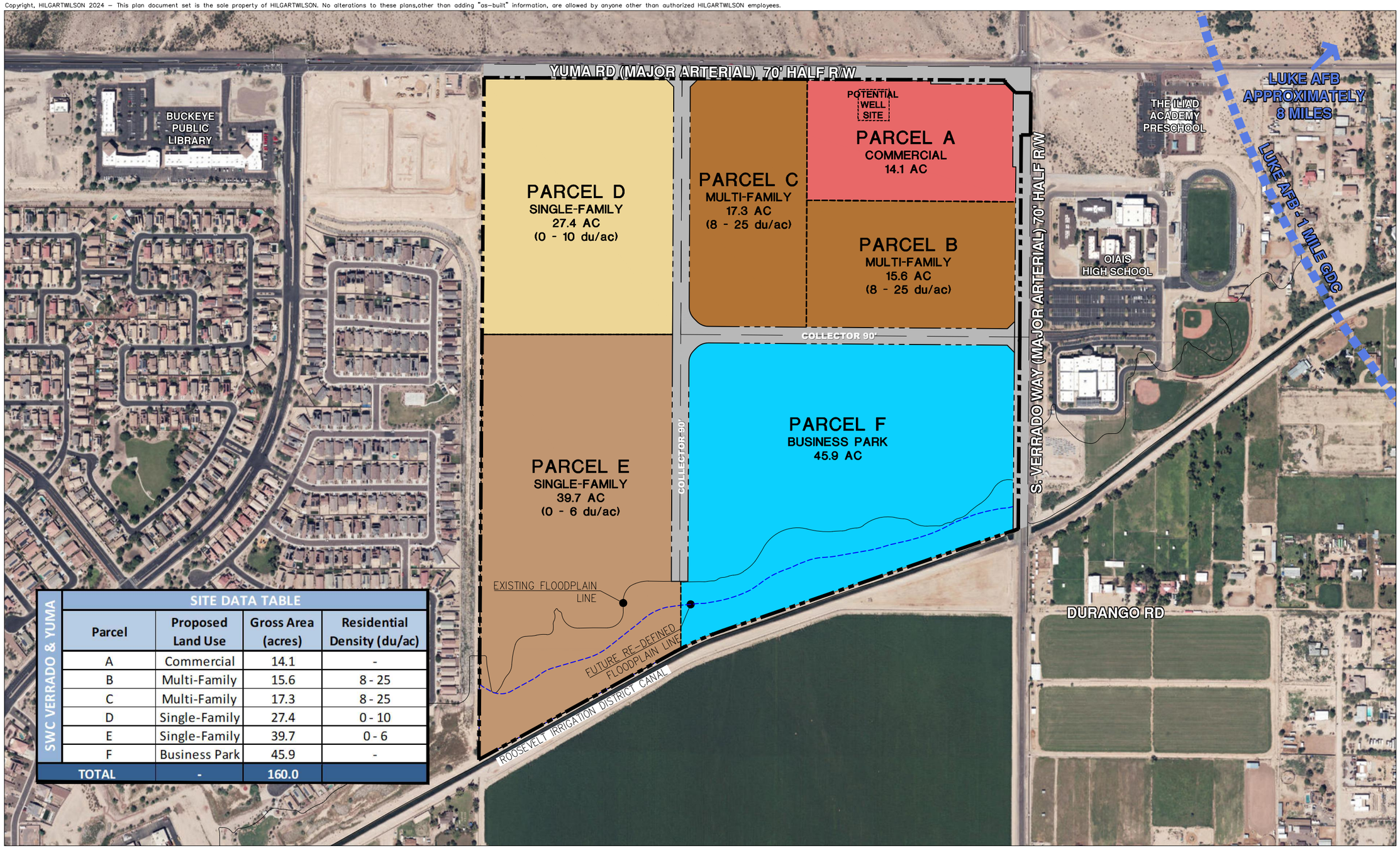
GILBERT BLILIE PLLC

Marcela Mora-Yatko, AICP
Planning Consultant

Enclosure: Land Use Plan

Appendix D

Copyright, HILGARTWILSON 2024 – This plan document set is the sole property of HILGARTWILSON. No alterations to these plans,other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON employees.



SWC VERRADO & YUMA

SITE DATA TABLE			
Parcel	Proposed Land Use	Gross Area (acres)	Residential Density (du/ac)
A	Commercial	14.1	-
B	Multi-Family	15.6	8 - 25
C	Multi-Family	17.3	8 - 25
D	Single-Family	27.4	0 - 10
E	Single-Family	39.7	0 - 6
F	Business Park	45.9	-
TOTAL	-	160.0	

SWC VERRADO & YUMA

CITY OF BUCKEYE, AZ

LAND USE PLAN

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

JULY 15, 2024
24X36

Scale: 1" = 200'

1419.02
R.GUBSER AICP

This plan is conceptual and subject to change through the planning and development process.

U:\1400\1419\1419.02 Sunbelt Investment Holdings, Inc\PLANNING\LANDUSE&SITEPLANS\1419.02-LU-A.dwg 7/17/2024 8:40 AM

GILBERT BLILIE
PLLC
ATTORNEYS AT LAW

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Marcela Mora-Yatko
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March 7, 2025

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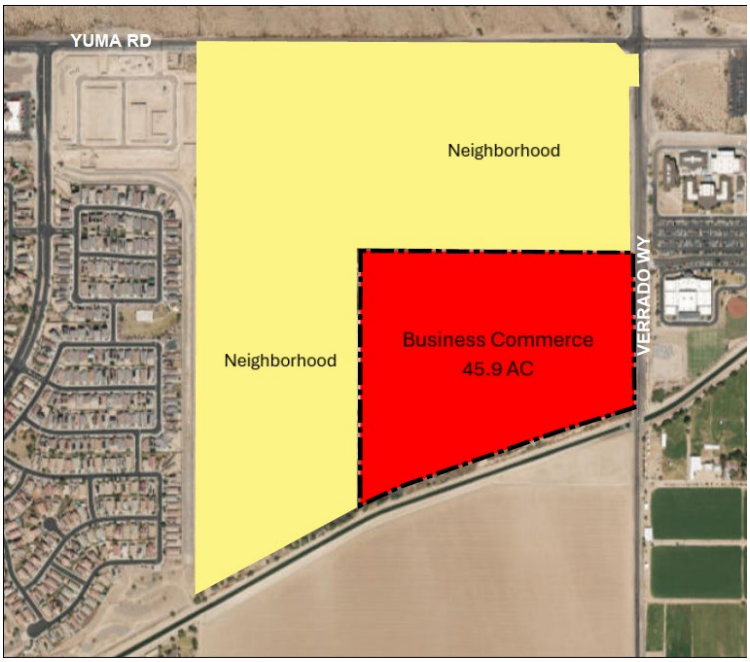

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Marcela Mora-Yatko, AICP
Planning Consultant

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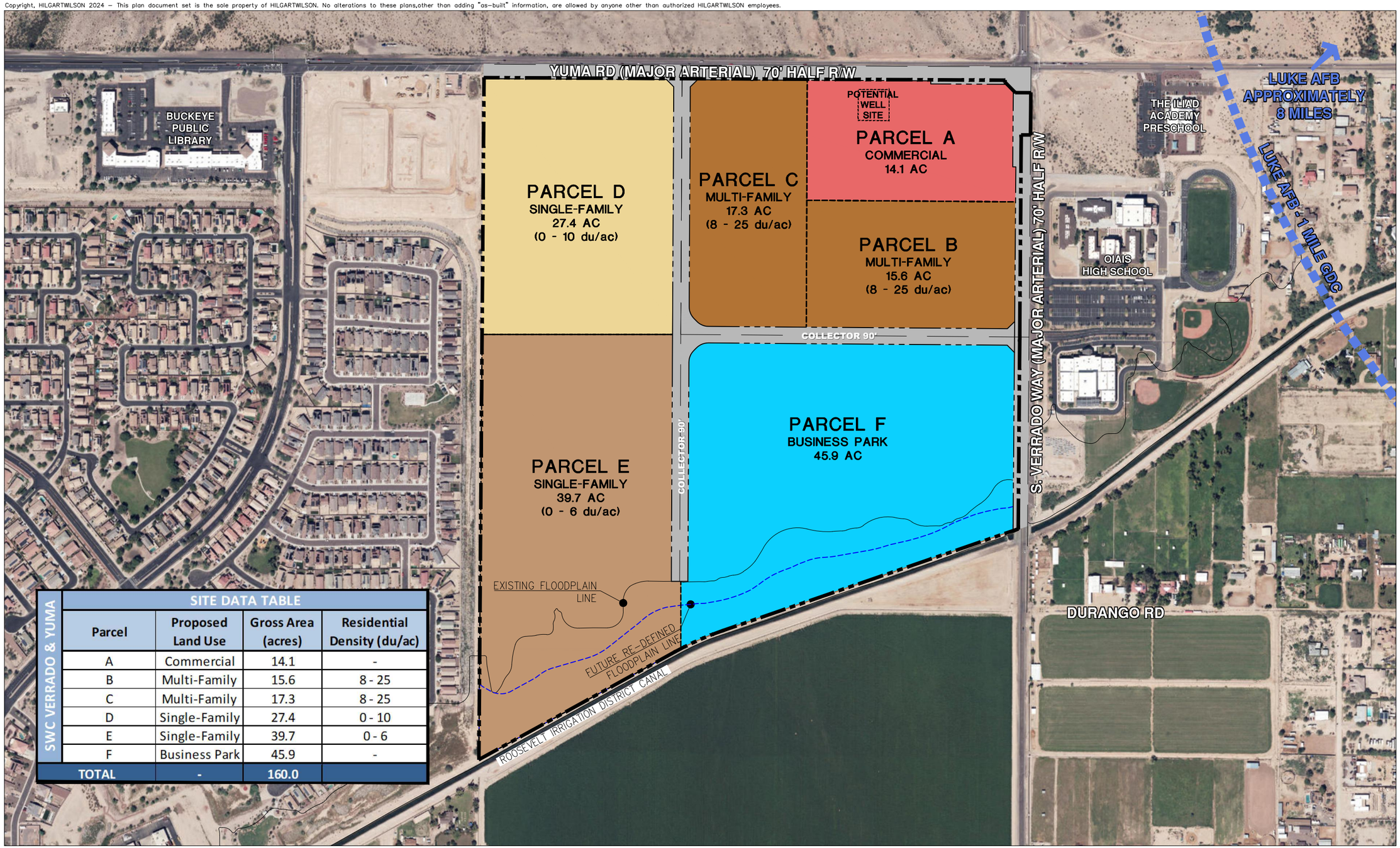

SWC VERRADO & YUMA

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TOTAL	-	160.0	

SWC VERRADO & YUMA

CITY OF BUCKEYE, AZ

LAND USE PLAN

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

JULY 15, 2024
24X36

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R.GUBSER AICP

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U:\1400\1419\1419.02 Sunbelt Investment Holdings, Inc\PLANNING\LANDUSE&SITEPLANS\1419.02-LU-A.dwg 7/17/2024 8:40 AM

From: Marcela Mora-Yatko
To: Zhaira Ortiz
Bcc: SUNBELT INVESTMENT HOLDINGS_Yuma and Verrado_088108_000057_Email
Subject: RE: PLZU-24-0004
Date: Tuesday, November 5, 2024 1:37:36 PM
Attachments: image001.png

Good afternoon Zhaira,

Thank you for reaching out. The letter you received is to provide notice that a rezone application and Minor General Plan amendment application have been submitted to the City of Buckeye for this property. If approved, the property could have residential, commercial, and business park development, whereas, right now, the property could only have residential development. There are currently no immediate plans for construction on this site, but there could be in the future if the rezone and Minor General Plan amendment applications are approved by the City. Prior to construction, the City will have to review the plans for the site, and if you live within 300 feet of the property, you will receive another notice that would provide more information about the project.

Please let me know if this answers your question or if you have any future questions regarding the applications.

Thank you,
Marcela

Marcela Mora-Yatko, AICP
Planning Consultant
GILBERT BLILIE PLLC
701 N. 44th Street | Phoenix, AZ 85008
Direct: 480.429.3044 | Main: 480.429.3000
Email: mmora-yatko@gilbertblilie.com

From: Zhaira Ortiz <zhairaortiz14@gmail.com>
Sent: Tuesday, November 5, 2024 1:03 PM
To: Marcela Mora-Yatko <mmora-yatko@gilbertblilie.com>
Subject: PLZU-24-0004

Good afternoon Marcela,

I hope this email finds you well. I was hoping to reach out to you to get further information regarding the case above. I received a letter in the mail indicating there will be a meeting held on November 13th. Unfortunately, we will not be able to attend this meeting but are very interested to know what will be discussed. If I understood correctly, it seems there will be construction in the neighboring land of our property, is that correct? If so, is the letter received a notice of the construction that will come? Or how will this construction affect me? Thank you in advance for your time in this matter, I hope to hear from you soon.

Best regards,

Zhaira Ortiz

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 03/25/25	**AGENDA ITEM:** 3.C. SWC Verrado Way and Yuma Road Planned Area Development - Rezone - PLZZ-24-0005
DATE PREPARED: 03/19/25	**DISTRICT NO.:** Council District 2
STAFF LIAISON: Mandy Woods, Principal Planner, swoods@buckeyeaz.gov, (623) 640-6093	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Public Hearing and Non Consent - New Business Items

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) SWC Verrado Way and Yuma Road Planned Area Development - Rezone (PLZZ-24-0005) - Conduct a public hearing and recommend approval to the Mayor and City Council of a Rezone from Single-Family Residential 43 (R1-43) to Planned Area Development (PAD) of approximately 160 acres located at the southwest corner of Verrado Way and Yuma Road, subject to conditions a) through aa).

SUMMARY

PROJECT DESCRIPTION:
Jeffrey Blilie of Gilbert Blilie, PLLC, on behalf of owner Sunbelt Land Holdings LP, is requesting to rezone approximately 160 acres located at the southwest corner of Verrado Way and Yuma Road from Single-Family Residential 43 (R1-43) to Planned Area Development (PAD). The R1-43 zoning district is the closest equivalent City zoning district to the site's existing Maricopa County Rural 43 (RU-43) zoning, which will be assigned to the property upon annexation. The proposed PAD allows for a combination of residential, commercial, and smaller-scale, high-quality business park development on the 160-acre property. The land use plan includes six proposed development units: Parcel A (proposed commercial land use), Parcels B and C (proposed multi-family residential land use), Parcels D and E (proposed single-family residential land use), and Parcel F (proposed business park land use). Except for uses allowed in Parcel F, all uses identified within the PAD shall conform with the existing Neighborhood land use designation.

Two companion cases to the PAD have been submitted. Ultimate approval of the PAD by City Council at a later hearing requires approval of the following:

- Case PLZM-24-0006, a request to annex to annex the subject property and additional adjacent land area and adjacent right-of-way, totaling 167.8 acres. The blank petition public hearing occurred at the February 4, 2025 City Council hearing.
- Case PLZU-24-0004, a request for a Minor General Plan Amendment to change the land use designation of approximately 45.9 acres located approximately 1,200 feet south of the southwest corner of Verrado Way and Yuma Road from Neighborhood to Business Commerce. The Minor General Plan Amendment boundary corresponds with the proposed business park development unit in the PAD, Parcel F.

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

BENEFITS:
Approval of this Rezone and companion Minor General Plan Amendment case will support a master planned approach for development of the subject property with a variety of residential and non-residential land uses which are strategically located to ensure compatibility with surrounding uses, particularly the existing Sundance Community to the west.

FUTURE ACTION:
Following Planning and Zoning Commission's recommendation, the proposed Rezone is anticipated to be scheduled on the April 15, 2025 City Council public hearing agenda for consideration of approval, alongside the concurrent annexation (Case No. PLZM-24-0006) and Minor General Plan Amendment request (Case No. PLZU-24-0004).

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLZZ-24-0005 - SWC Verrado & Yuma PAD - Staff Report - PZ20250325.docx
Exhibit A - PLZZ-24-0005 - SWC Verrado & Yuma PAD - Vicinity Map - PZ20250325.pdf
Exhibit B - PLZZ-24-0005 - SWC Verrado & Yuma PAD - Existing Land Use - PZ20250325.pdf
Exhibit C - PLZZ-24-0005 - SWC Verrado & Yuma PAD - Proposed Land Use - PZ20250325.pdf
Exhibit D - PLZZ-24-0005 - SWC Verrado & Yuma PAD - Existing Zoning - PZ20250325.pdf
Exhibit E - PLZZ-24-0005 - SWC Verrado & Yuma PAD - Proposed Zoning - PZ20250325.pdf
Exhibit F - PLZZ-24-0005 - SWC Verrado & Yuma PAD - Narrative - PZ20250325.pdf
Exhibit G - PLZZ-24-0005 - SWC Verrado & Yuma PAD - CPR - PZ20250325.pdf

REZONE

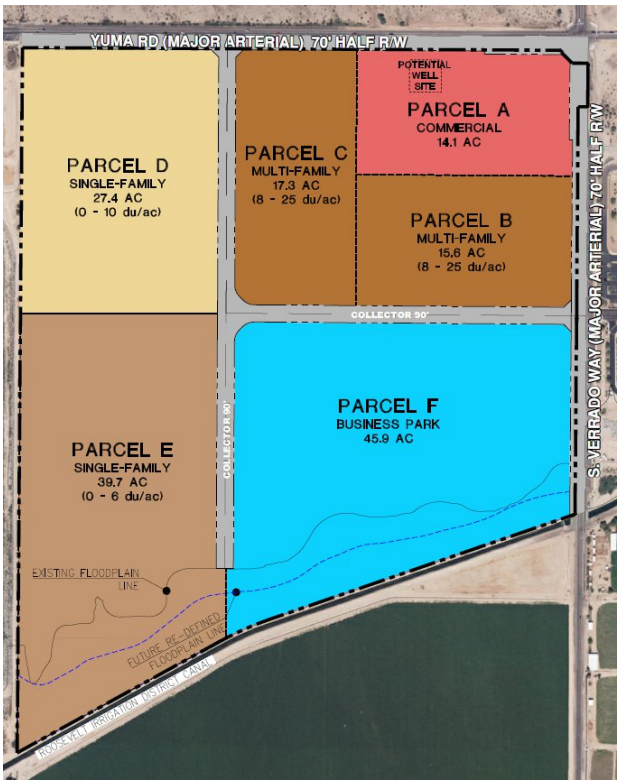
Report to the Planning & Zoning Commission

CASE NUMBER:	PLZZ-24-0005
TITLE:	SWC Verrado Way & Yuma Road Planned Area Development
MEETING DATE:	March 25, 2025

Applicant/Owner:	Jeffrey Blilie, Gilbert Blilie, PLLC, on behalf of Sunbelt Land Holdings LP
Request:	Rezone from Single-Family Residential 43 (R1-43) to Planned Area Development (PAD)
District:	2
Location:	Southwest Corner of Verrado Way and Yuma Road (Exhibits A, B, C, D, and E)
Site size:	Approximately 160 acres
Density:	Maximum 6.0 dwelling units per acre for the entire project area
Public input:	No comments in support or opposition of the proposal have been received to date
Recommendation:	Conduct a Public Hearing and Recommend approval to Mayor and City Council, subject to conditions a) through aa)

PROJECT DESCRIPTION:

1. Jeffrey Blilie of Gilbert Blilie, PLLC, on behalf of owner Sunbelt Land Holdings LP, is requesting to rezone approximately 160 acres located at the southwest corner of Verrado Way and Yuma Road from Single-Family Residential 43 (R1-43) to Planned Area Development (PAD). The R1-43 zoning district is the closest equivalent City zoning district to the current Maricopa County Rural 43 (RU-43) zoning, which will be assigned to the property upon annexation.
2. The applicant's PAD narrative is included as Exhibit F. The proposed PAD allows for a combination of residential, commercial, and smaller-scale, high-quality business park development on the 160-acre property. The land use plan (see page 38 of Exhibit F and snipped image below) includes six proposed development units, as follows:
    a. Parcel A: 14.1 acres of proposed commercial
    b. Parcel B: 15.6 acres of proposed multi-family residential, with an anticipated density range of 8-25 dwelling units per acre
    c. Parcel C: 17.3 acres of proposed multi-family residential, with an anticipated density range of 8-25 dwellings units per acre
    d. Parcel D: 27.4 acres of proposed single-family residential, with an anticipated density range of 0-10 dwelling units per acre
    e. Parcel E: 39.7 acres of proposed single-family residential, with an anticipated density range of 0-6 dwelling units per acre
    f. Parcel F: 45.9 acres of business park land uses



3. Two companion cases to the PAD have been submitted. Ultimate approval of the PAD by City Council at a later hearing requires approval of the following:
    a. Case PLZM-24-0006, a request to annex to annex the subject property and additional adjacent land area and adjacent right-of-way, totaling 167.8 acres. The blank petition public hearing occurred at the February 4, 2025 City Council hearing.
    b. Case PLZU-24-0004, a request for a Minor GPA to change the land use designation of approximately 45.9 acres located approximately 1,200 feet south of the

southwest corner of Verrado Way and Yuma Road from Neighborhood to Business Commerce. The Minor GPA boundary corresponds with the proposed business park development unit, Parcel F.

4. Except for uses allowed in Parcel F, all uses identified within the proposed PAD conform with the existing Neighborhood land use designation. The maximum density for residences will not exceed 6 units per acre across the 160-acre property (960 or fewer units). Approval of a concurrent Minor General Plan Amendment (Minor GPA) is required for the business park portion of the proposed PAD to conform to the City's General Plan.
5. Following Planning & Zoning Commission's recommendation, the proposed rezoning is anticipated to be scheduled on the April 15, 2025 City Council public hearing agenda for consideration of approval, immediately following the concurrent annexation and Minor GPA requests.

AREA CONTEXT:

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Former Dairy Farm	Neighborhood	Maricopa County Rural-43 (RU-43); to be assigned Buckeye Single-Family Residential 43 (R1-43) upon annexation
North (across Yuma Road)	Vacant auxiliary field, owned by the Arizona State Land Department	Activity Center (The Landing)	Planned Community (PC)
South (across RID Canal)	Agricultural land	Neighborhood	Planned Residential (PR) and Maricopa County Rural-43 (RU-43)
East (across Verrado Way)	Odyssey Institute and future commercial corner (storage and retail)	Neighborhood	Planned Residential (PR) and Commercial Center (CC)
West	Sundance single-family residential community	Master Planned Community	Planned Community (PC) with Community Master Plan (CMP) Overlay (Sundance CMP)

PUBLIC PARTICIPATION SUMMARY:

7. A neighborhood meeting, providing an opportunity for interested parties to learn more about the PAD rezoning and concurrent Minor GPA request, was held on November 13, 2024 at 6:00 P.M. at the Buckeye Library – Coyote Branch. As required by the Buckeye

Development Code, written notices to property owners within 500 feet of the subject site were mailed on October 28, 2024, at least 15 days prior to the date of the meeting.

8. Attendees included a representative from the applicant's project team and City staff. No residents attended the neighborhood meeting. Outside of the neighborhood meeting, staff has not received any written or verbal feedback from the public pertaining to this request.
9. All required notifications were completed at least 15 days in advance of the Planning & Zoning Commission public hearing date, as follows.
10. Table 2: Public Notices:

Notification Element	Date
Legal Notice published in the Arizona Republic	March 7, 2025
Site Posting	March 10, 2025
Mailing Notice to Property Owners Within 500'	March 7, 2025

11. The project team documented in Exhibit G (Citizen Participation Report) that two neighbors inquired with questions on November 5, 2024, but no formal feedback, opposition, or support for the rezone has been received.

BACKGROUND:

12. *February 4, 2025:* The first of two required City Council public hearings to consider annexation of the subject property was held.
13. *April 15, 2025 (anticipated):* City Council is scheduled to consider adoption of an ordinance approving the related annexation, a resolution approving the related Minor GPA, and an ordinance approving the proposed rezoning for this subject property.

ANALYSIS:

Conformance with the General Plan

14. The existing land use designation of the subject property is Neighborhood. For the proposed PAD to maintain conformance with the General Plan, 45.9 acres of the property require a Minor GPA to modify the existing land use designation from Neighborhood to Business Commerce. With approval of the concurrent GPA, the proposal is in conformance with the General Plan.

15. The commercial uses permitted within Parcel A are smaller-scale uses that would be permitted within Neighborhood Commercial (C-1), a zoning district that is compatible with the Neighborhood land use designation.
16. It is worth noting that without a rezoning proposal, the property would be assigned R1-43 zoning following annexation. R1-43 allows single-family residential at approximately one dwelling per acre. The density of R1-43 and resulting character would be out of context with the existing development adjacent to the property and the anticipated character of the adjacent Landing Activity Center. Rezoning the site to a district more aligned with the adjacent context and future growth of the area is appropriate; the choice to rezone to PAD allows for a more comprehensive, master planned approach.
17. The rezoning furthers the following General Plan goals and policies:
    a. Policy G-1.1 Development within the Neighborhood land use designation should provide opportunities for integrated community uses that support and complement the area, such as schools, places of worship, preserved open spaces similar to parks, public safety facilities, and supportive neighborhood commercial and high-density residential uses at appropriate intensities and locations.
    b. 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.
    c. Policy 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.
    d. Policy G-3.4 Within Neighborhood designated areas, commercial development should only take access from a major collector or higher street class.
    e. Policy G-4.1 The City of Buckeye will encourage a diverse mix of uses appropriate to support an area, such as in Activity Centers and Neighborhood areas to encourage residents to lead an active lifestyle.
    f. Policy G-17.1 The City of Buckeye should encourage a variety of housing types that meet the demands and needs of existing and future residents.

Land Use and Zoning

18. The PAD includes a proposed land use plan. Parcel F (the Business Commerce development unit) is ideally located off Verrado Way and two internal collector roadways which provide buffering from other Parcels within the PAD. The less intense and lower density single-family residential development units are located westward within the land use plan, internal to the site, forming a logical land use transition adjacent to the existing Sundance Community. All other uses (neighborhood scale commercial at the intersection,

surrounded by anticipated multi-family and transitioning south to business park uses) are located along major roads and at the periphery of the site.

19. The final configuration of the proposed development units may vary slightly from the acreage of the land use plan; development units may vary in size by up to 10 percent without requiring an amendment to the PAD. All other changes to the PAD (including, but not limited to, more substantial changes to the development unit sizes, modifications to land uses, or modified development standards) will follow the criteria within the Development Code to determine whether a major or minor amendment to the PAD is warranted.

20. To ensure the character of development aligns with the General Plan, the concurrent PAD prohibits cross-dock warehousing and limits warehouse buildings within Parcel F to a maximum size of 150,000 square feet (up to 200,000 square feet is possible only through an approved Conditional Use Permit request).

21. The PAD prescribes land uses and development standards by each development unit or Parcel, as described below. All Parcels use the City's existing zoning districts as a starting point for uses and development standards, with proposed minor modified standards. Staff supports all modified standards because the changes offer more predictability of site development, not less, and the PAD rezone offers the benefit for the 160-acre site to be planned comprehensively and not in a fragmented approach.

22. Parcel A is intended for retail and services complementary to nearby residential.
    a. All permitted uses are those that would be allowed in Neighborhood Commercial (C-1); no conditional uses are proposed.
    b. Development standards follow Community Commercial (C-2) standards, so there are greater building setbacks adjacent to residential in exchange for potentially higher building heights (proposed 50-foot height matches C-2, compared to 30 feet in C-1).

23. Parcels B and C are intended for multi-family dwellings up to three stories in height.
    a. All permitted and conditional uses are those that would be allowed in Multi-Family 1 (MF-1).
    b. Development standards follow Multi-Family 2 (MF-2) standards, except that a much lower density range is proposed (8-25 dwelling units per acre, compared to the minimum of 15.1 required in MF-2), and a maximum building height of 50 feet is provided in the PAD (compared to no maximum height in MF-2). Staff supports these modifications as it provides more predictability as to future development character.
    c. Proposed site enhancement landscaping requirements exceed Development Code requirements; staff supports this modification as it results in more landscaping for certain densities.

i. The Development Code requires 30 percent for development densities of 10-15 dwelling units per acre and 10 percent for densities higher than 15 dwelling units per acre.
ii. The PAD proposes 30 percent for development densities of 8-15 dwelling units per acre, and 25 percent for densities of 15-25 dwelling units per acre.

24. Parcel D is intended for a variety of single-family residential, including traditional detached and attached units.
    a. Permitted and conditional uses include those that would be allowed in Single-Family Residential 3 (R1-3) and Residential 1 (R1-1) (note that these existing districts allow nearly identical uses). In addition, single-family attached dwellings and townhomes are allowed.
        i. These two middle housing uses are currently not listed on the Development Code use table, but they are anticipated to be added in the ongoing Development Code update. Note that Section 2.3 of the Development Code, which establishes the intentions for each residential zoning district, states that the smaller lot single-family districts such as R1-3 and R1-1 are intended to allow products such as townhomes.
    b. Lot width, lot size, lot coverage, and front and side setback standards for detached single-family follow R1-3 standards. The remaining standards are modified. A maximum density of eight dwelling units per acre is provided (no maximum density is specified in R1-3), the maximum building height is lowered (35 feet, compared to 45 feet in R1-3), the rear setback is eight feet (matching the proposed attached standards below), and a front-loaded garage setback is provided (a standard not specified in R1-3).
    c. Development standards for attached single-family follow R1-1 standards, except that a maximum density of 10 dwelling units per acre is provided (no maximum density is specified in R1-1), the maximum building height is lowered (35 feet, compared to 50 feet in R1-1), and a front-loaded garage setback is provided (a standard not specified in R1-1). In addition, no aggregate side setback is required, which is essential for attached or townhome units.
    d. Staff supports all proposed modified standards for Parcel D because they balance flexibility in product types, allow for the opportunity for more middle housing development, while providing more predictability with more specific development standards and shorter building heights than the comparable base zoning districts.

25. Parcel E is intended for detached single-family units.
    a. Permitted and conditional uses are the same as Parcel D, above.

b. The development standards for Parcel E match the detached single-family standards for Parcel D, except that a lower maximum density is provided (six dwelling units per acre) and the rear setback standard is 10 feet (typical for single-family detached), matching R1-3.

26. Parcel F is intended for smaller-scale business park uses.
    a. All permitted and conditional uses are those that would be allowed in Business Park (BP). Cross-dock warehousing is prohibited, and warehouse buildings will be limited to a maximum of 150,000 square feet (or 200,000 square feet by approval of a Conditional Use Permit). These restrictions are supported by staff because they will contribute to a higher-quality business park appearance.
    b. Development standards follow BP standards.
27. The PAD includes representative imagery for each development unit. These images are included to assure quality but are not binding in terms of architectural style. All proposed developments will adhere to the design standards and guidelines as prescribed within the Development Code.

Future Development & Infrastructure

28. Submittal and approval of future Site Plan and subdivision plat applications will be required. At the time of each Site Plan or subdivision plat submittal, staff will ensure that the proposed development is consistent with the approved PAD and features high quality design that meets all Development Code requirements. For development on Parcel F, staff will ensure that any future Site Plan is consistent with the intent of the Business Commerce land use designation. No proposed end users are known at this time.
29. Phasing of this development will be dependent on market conditions. It is anticipated that residential development, particularly Parcels D and E, will occur prior to commercial development.
30. The site is located within the City of Buckeye sewer and water service areas. An existing Development Agreement specifies well site requirements (a well site is shown on Parcel A on the land use plan). The future developer(s) will be responsible for completing all water and sewer infrastructure improvements needed to serve the proposed development, the extent of which will be determined as part of future Site Plan or Preliminary Plat processes.
31. The property will be serviced by City of Buckeye Police and Fire Departments. The nearest fire station is Fire Station #702 located on the northeast corner of Rainbow Road and Durango Street, approximately 2.4 miles from the subject property. The nearest police station is located in the City complex at Yuma Road and Dean Road, approximately 0.8 miles from the site.

32. A portion of the subject property along the Roosevelt Irrigation District (RID) Canal is located within Special Flood Hazard Area and may be subject to local (Maricopa County Flood Control District) and federal (Federal Emergency Management Agency) floodplain requirements and permitting. The extent of floodplain and other drainage improvements will be determined as part of future Site Plan or Preliminary Plat processes.
33. The proposed project includes two internal collector roadways as indicated on the land use plan. All local circulation will be determined as part of future Site Plan or Preliminary Plat processes. Improvements along Verrado Way and Yuma Road will follow themes as indicated within the City's Arterial Gateway Guide. Depending on which Parcel develops first, the PAD (and conditions of approval) prescribes a detailed roadway improvements schedule. A Master Traffic Impact Analysis (TIA) will be required with the first Site Plan or Preliminary Plat proposed for the subject property.
34. The property is located within the Buckeye Union High School (BUHSD) and Liberty Elementary School Districts (LESD). The applicant sent notice of the development plans to each district. Both school districts responded that adequate school facilities exist or are planned to be constructed in time to accommodate the projected number of students from the proposed development. Neither district requested a school site within the proposed development. LESD requested a rooftop donation, while BUHSD acknowledged a developer donation agreement is in place. Certificate of adequate school facilities responses from each district are documented within the Citizen Participation Report, Exhibit G.
35. The following City of Buckeye departments have reviewed and have found no outstanding issues with the application:
    a. Fire
    b. Development Services, including Planning and Civil Engineering/Survey
    c. Police
    d. Public Works
    e. Traffic Engineering
    f. Water Resources

RECOMMENDATION:

36. Staff recommends the Planning & Zoning Commission conduct a public hearing and recommend approval of a Rezone from Single-Family Residential 43 (R1-43) to Planned Area Development (PAD) for SWC Verrado Way & Yuma Road (Case PLZZ-24-0005) to the Mayor and City Council, subject to conditions a) through aa), for the following reasons:

- The Rezone furthers goals of the Buckeye General Plan (*Note:* If the companion Minor GPA is not approved, the Rezone would not be consistent with the General Plan and should not be approved);
- The Rezone conforms to the Buckeye Development Code or proposed alternate standards that will result in high quality development occurring on the subject site; and
- There are no outstanding issues from reviewing departments.

General

a) Development of the property shall be in general conformance with the document titled, "SWC Verrado Way and Yuma Road Planned Area Development," consisting of 43 pages, dated January 9, 2025, and stamp received January 9, 2025, except as modified by the following conditions of approval.

b) Portions of this project are subject to a Parkway Maintenance Improvement District (MID) formed pursuant to Arizona Revised Statue § 48-574 and in accordance with City of Buckeye Ordinance 42-06. This will include a legal and exhibit of the ownership parcel.

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

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

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

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

Project Specific

g) Development construction documents shall comply with the City of Buckeye adopted Engineering Design Standards at the time of 1st submittal for final construction documents.

h) Additional Engineering comments regarding grading, drainage, streets, water and wastewater may be provided during subsequent project submittals.

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

j) Terms and Conditions of the Development Agreement (Shadow Canyon – Forestar Property and SIHI Property) DATED October 17, 2023 BETWEEN the CITY OF BUCKEYE, an Arizona municipal corporation, AND SUNBELT LAND HOLDINGS L.P., a Delaware limited partnership shall still apply.

Drainage

k) Prior to Final Plat approval, the Property Owner/Developer shall provide a letter from the Flood Control District of Maricopa County approving the conceptual design of the proposed construction on the existing alluvial fans, flood plains, floodways or other flood feature managed by the Flood Control District that is affecting this project.

Transportation/Traffic

l) Prior to approval of any site plan or pre-plat, a Master Traffic Impact Analysis (TIA) is required to be submitted and approved. All requirements of the Traffic Impact Analysis shall be reflected on the approved construction drawings. Each phase/parcel will be required to submit a TIA or Traffic impact statement (TIS) with a site plan or pre-plat of that specific use.

m) 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.

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

o) 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.

p) All medians required for controlling restricted (such as right-in/right-out or ¾) site access shall be constructed with this development.

q) In the event that access to and within the project is deemed a threat to public safety and security by the City, the City has broad authority to take such action as it deems necessary to address such a threat until such time as the Property Owner/Developer eliminates the safety concerns to the City's satisfaction. The City must show the actions taken and/or required are reasonably limited to those necessary to address the threat to public safety. The Property Owner/Developer is responsible for revising the roadway

and access layout to alleviate the City's concerns with respect to public safety and security. Any such changes will be considered a minor change to existing site plan approvals and shall be approved by the City.

r) Driveway spacing and storage requirements shall be per Table 1 of the COB Engineering Design Standards (EDS) Section 6-3.

s) All major intersections will require right turn slip lanes and dual left turn lanes per City Detail 63300.

t) On major local or local streets with a running length longer than 1200', traffic mitigation must be shown on the plat. Traffic mitigation can include elements such as chicanes and footballs and must be implemented with initial design. These traffic mitigation strategies may require no parking signs in areas where the traffic mitigation elements make on street parking unsafe or unfeasible. This will be determined at pre-plat submittal.

u) 4 legged intersections will require 2 way stop signs at a minimum and all way stops at major intersections to be determined at pre-plat submittal.

v) 3 legged intersections that have higher traffic volumes and non-typical traffic patterns are required to have a minimum of a 2 way stop to be determined at pre-plat submittal.

w) The Property Owner/Developer shall be responsible for the dedication and construction of all half-street right-of-way and improvements, at no cost to the City, for Yuma Road and Verrado Way, based on City of Buckeye standards. Half-street improvements shall be completed based on the following order of development:

- If Parcel C or D is developed First:
  - The half street improvements for Yuma Road, from the Western parcel boundary to the CIP intersection improvements will be required.
  - The full street improvements for the North/South collector road, from Yuma Road to and including the 3-way intersection will be required.
  - Fire access lane improvements of the East/West collector road will be allowed from the North/South intersection to Verrado Way.
  - Full street improvements for the East/West collector road will be required with the 2nd parcel that comes in.
  - The half street improvements for Verrado Way, from the Southern parcel boundary to the CIP intersection improvements will be required with the 2nd parcel that comes in.
- If Parcel B or F is developed First:
  - The half street improvements for Verrado Way, from the Southern parcel boundary to the CIP intersection improvements will be required.

    - The full street improvements for the East/West collector road, from Verrado Way to and including the 3-way intersection will be required.
    - Fire access lane improvements of the North/South collector road will be allowed from the East/West intersection to Yuma Road.
    - Full street improvements of the North/South collector road will be required with the 2nd parcel that comes in.
    - The half street improvements for Yuma Road, from the Western parcel boundary to the CIP intersection improvements will be required with the 2nd parcel that comes in.
  - If Parcel E is developed First:
    - The half street improvements for Yuma Road, from the Western parcel boundary to the CIP intersection improvements will be required.
    - The half street improvements for Verrado Way, from the Southern parcel boundary to the CIP intersection improvements will be required.
    - The full street improvements for the North/South collector road and the East/West collector road will be required.
  - If Parcel A is developed First:
    - Additional discussions will be needed due to the CIP project extents.

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

y) It has been determined that a portion of the required improvements may not be constructed as part of this Development. The Developer shall be responsible to design all of the required improvements, including landscaped medians and/or gateway signage in accordance with the Buckeye Arterial Gateway Guide, if applicable, and then coordinate with the City to define the portion of improvements that will not be constructed as part of the development. A fee-in-lieu agreement will need to be completed to cover the omitted improvements, and the Property Owner/Developer will be required to provide payment to the City to cover the costs prior to Certificate of Occupancy being issued by the City.
  - Potential areas that a fee-in-lieu may apply are the following:
    - Intersection improvements at Yuma Road and Verrado Way.
    - Half street improvements along Yuma Road related to the intersection improvements at Yuma Road and Verrado Way.

- Half street improvements along Verrado Way related to the intersection improvements at Yuma Road and Verrado Way.
- Roosevelt Irrigation District Canal bridge widening.
- As the project progresses through the development process, additional improvements may be subject to fee in lieu as determined by the City.

Water/Wastewater

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

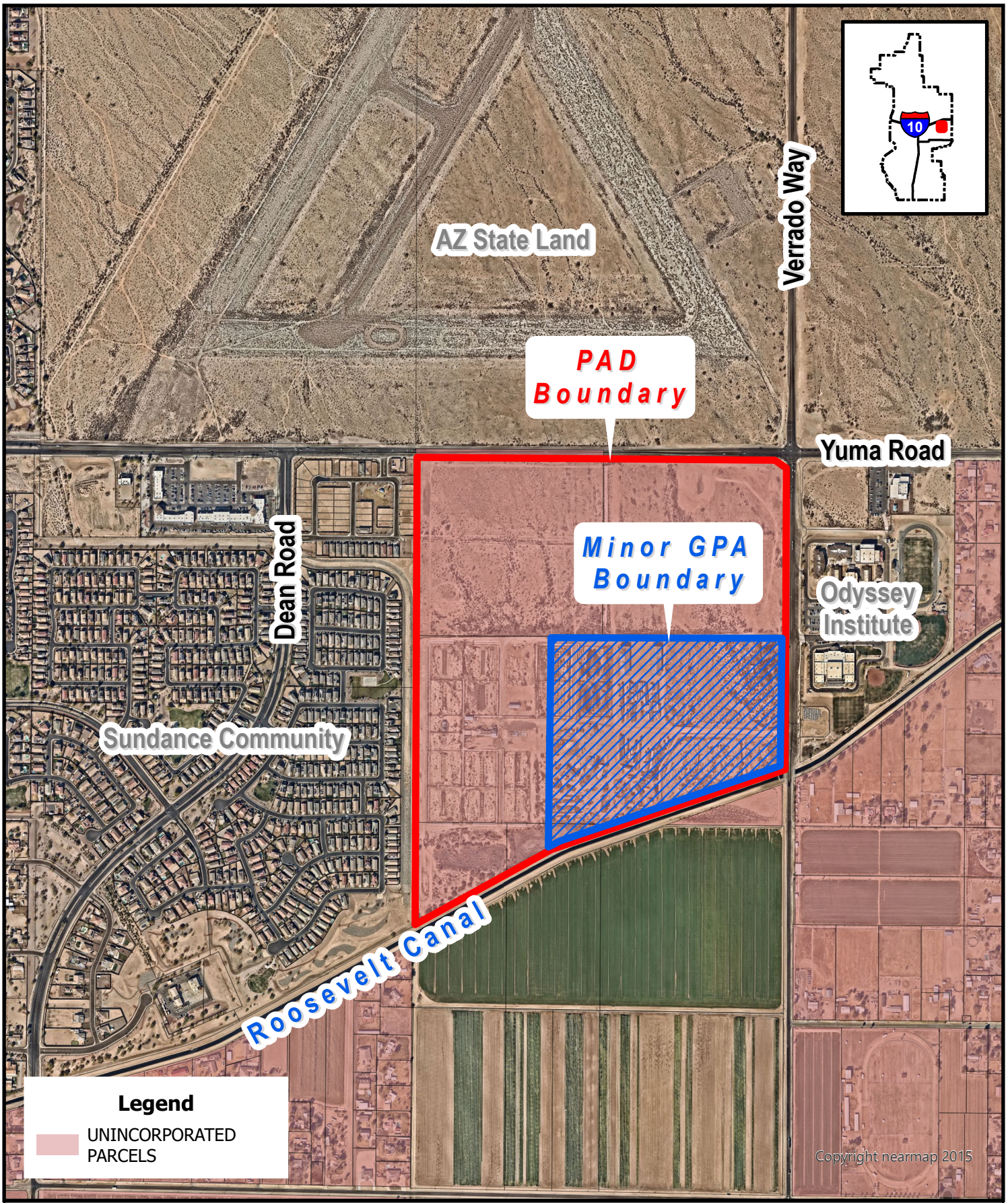
aa) Property Owner/Developer shall verify and complete due diligence if any proposed subdivision of the existing property requires a Certificate of Assured Water Supply based upon Arizona State Law Subdivision requirement. Prior to Final Plat approval, the Property Owner/Developer shall produce a Certificate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

ATTACHMENTS:

Exhibit A – Vicinity Map
Exhibit B – Existing General Plan Land Use Map
Exhibit C – Proposed General Plan Land Use Map
Exhibit D – Existing Zoning Map
Exhibit E – Proposed Zoning Map
Exhibit F – Planned Area Development Narrative
Exhibit G – Citizen Participation Report

Prepared By:
Mandy Woods, AICP, CFM, Principal Planner

Reviewed By:
Ken Galica, Planning Manager



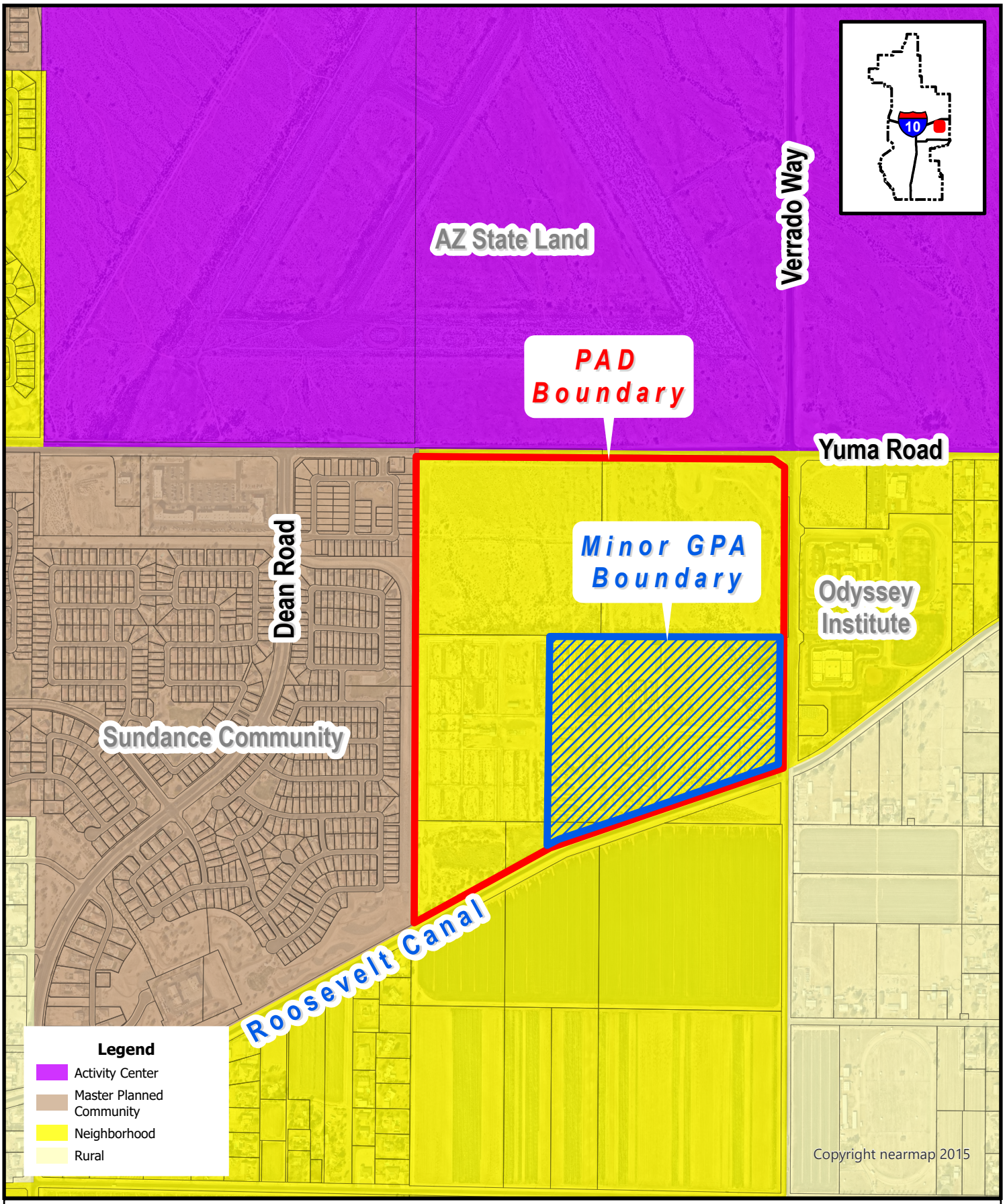
VICINITY MAP

PLZU-24-0004 & PLZZ-24-0005

SWC Verrado Way and Yuma Road Minor GPA & PAD

Council District #2

BUCKEYE, AZ



EXISTING GENERAL PLAN LAND USE MAP

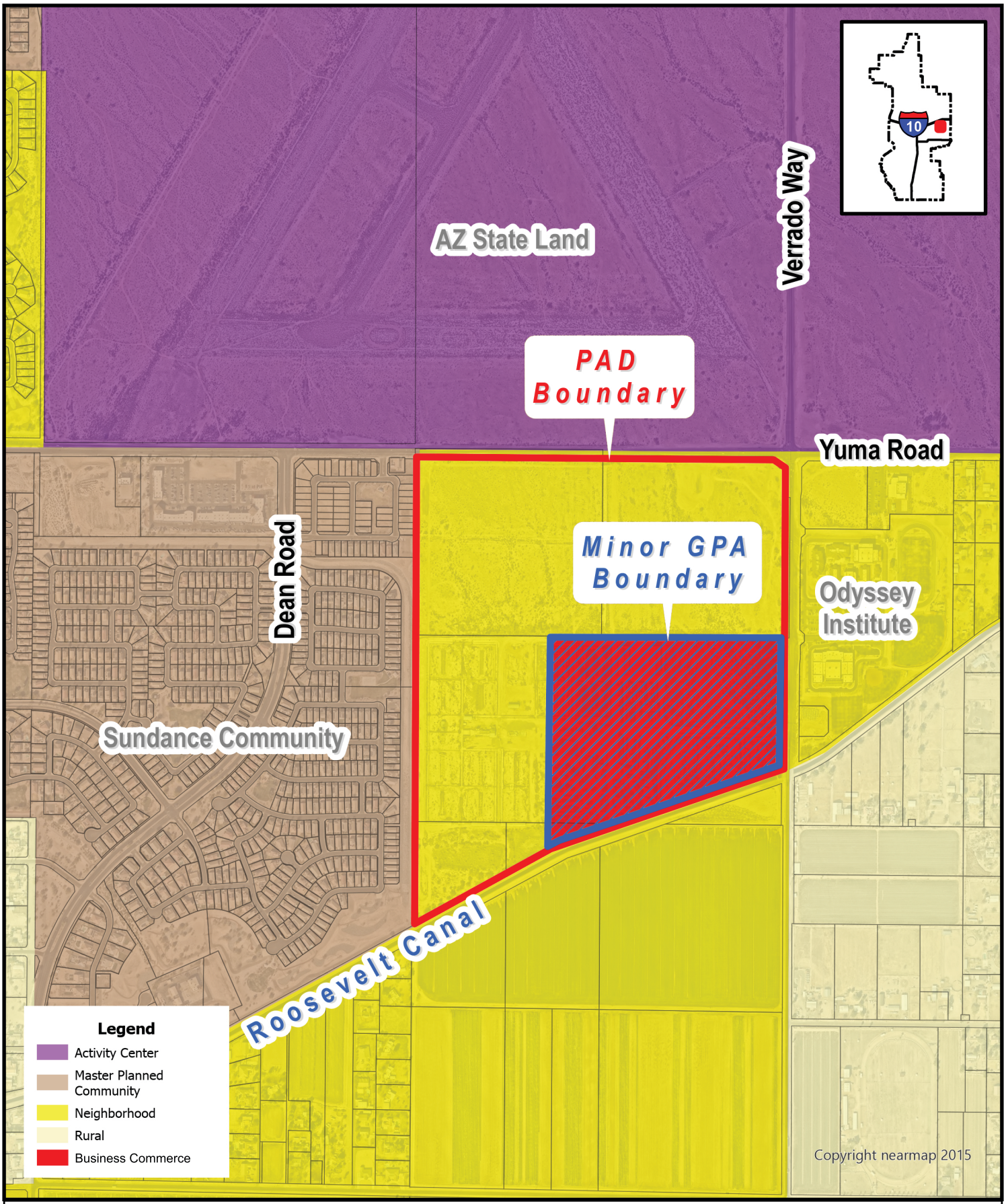
PLZU-24-0004 & PLZZ-24-0005

SWC Verrado Way and Yuma Road Minor GPA & PAD

Council District #2

BUCKEYE, AZ

N W E S



PROPOSED GENERAL PLAN LAND USE MAP

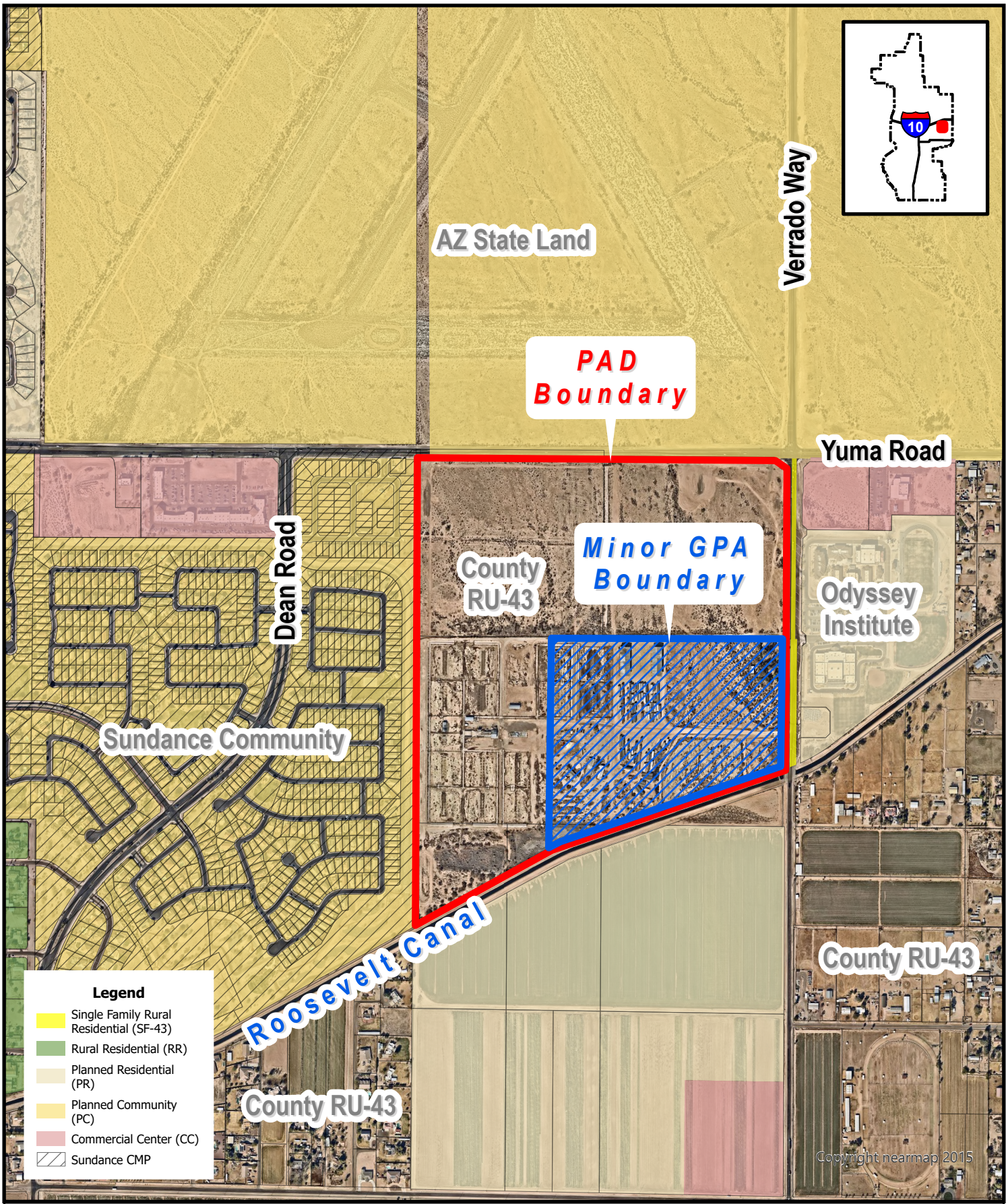
PLZU-24-0004 & PLZZ-24-0005

SWC Verrado Way and Yuma Road Minor GPA & PAD

Council District #2

BUCKEYE, AZ

N W E S



EXISTING ZONING MAP

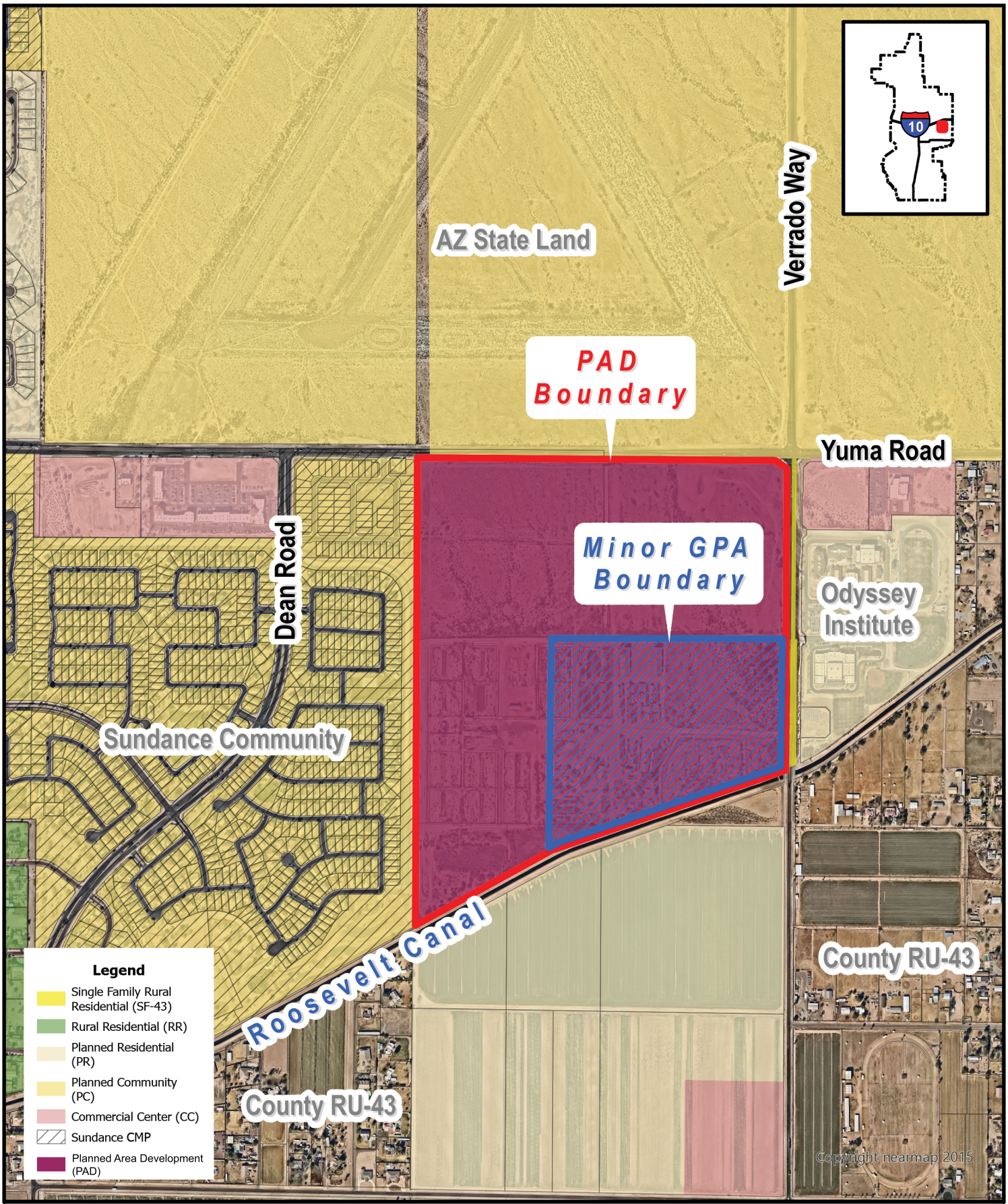
PLZU-24-0004 & PLZZ-24-0005

SWC Verrado Way and Yuma Road Minor GPA & PAD

Council District #2

BUCKEYE, AZ

N W E S



PROPOSED ZONING MAP

PLZU-24-0004 & PLZZ-24-0005

SWC Verrado Way and Yuma Road Minor GPA & PAD

Council District #2

BUCKEYE, AZ

3R PLZZ-24-0005 RECEIVED JAN 09 2025 AL

SWC Verrado Way and Yuma Road

Planned Area Development

Case #: PLZZ-24-0005

First Submittal: April 25, 2024

Second Submittal: August 22, 2024

Third Submittal: January 9, 2025

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1. Description of Request

The request is to rezone five parcels on the southwest corner of Verrado Way and Yuma Road upon being annexed from Maricopa County into the City of Buckeye to Planned Area Development (PAD). The parcel numbers are:

- 504-21-928
- 504-21-930
- 504-21-003J
- 504-21-006
- 504-21-005

These parcels, shown on Exhibit A, comprise a total of 160 gross acres. The current Maricopa County zoning is Rural-43 (RU-43). This request is to rezone the post-annexed site to PAD to include single-family residential, multi-family residential, commercial, and business park uses. This PAD application includes the proposed standards for the property upon being annexed into the City of Buckeye.

2. Existing Conditions

2.1 Current Site Conditions

The site is located in Maricopa County, within the Buckeye Municipal Planning Area. An annexation application for the site is being filed concurrently with this rezone application. Approximately 88 acres of the site are currently vacant and undeveloped. Approximately 72 acres were previously the Van Leeuwen Dairy property and currently have structures related to the former dairy farm. The dairy farm is no longer in operation at this site. There are future plans for remediation of the site. Until remediation occurs, the site is being used for grazing, hay storage, and manufactured home storage.

The site is also within the Luke AFB Graduated Density Concept area as it is located approximately 1.2 miles from the Luke AFB 65 Ldn noise contour.

2.2 Current General Plan Designation

The site is within the Buckeye Municipal Planning Area. The current General Plan designation is Neighborhood, as shown on Exhibit B. 114.1 acres of this PAD are consistent with this General Plan designation. The Neighborhood designation supports a “broader” range of residential development and “integrated” uses that support “neighborhood functions”. The proposed single-family and multi-family residential and commercial land uses are consistent with this intent.

There is a companion Minor General Plan Amendment application for 45.9 acres on Verrado Way to amend the General Plan land use map from Neighborhood to Business Commerce. The proposed General Plan designation is shown on Exhibit C.

2.3 Current Zoning

The current zoning on the property is Maricopa County Rural Residential (RU-43), shown on Exhibit D. The RU-43 zoning district has a standard density of one acre per dwelling unit, per the Maricopa County Zoning Ordinance.

2.4 Vicinity Information

The site is bordered by Yuma Road to the north, Verrado Way to the east, the Roosevelt Irrigation District Canal to the south, and existing single-family residential (Sundance) to the west. The following is a summary of the surrounding zoning and existing land uses. The surrounding zoning is shown on Exhibit E.

Table 1. Vicinity Information

Direction	Zoning	Existing Land Use
North	Planned Community	Vacant auxiliary field
East	Planned Residential; Commercial Center	Educational institution; vacant
South	Planned Residential	RID Canal, vacant, and agriculture
West	Planned Community – Sundance CMP	Single-family residential neighborhood

3. PAD Justification

The following describes how this PAD addresses the criteria for PAD approval per Section 8.6.5.D of the Buckeye Development Code.

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

   The PAD addresses the unique situation of requesting a multitude of uses on a large area held in common ownership. Through a PAD, the following is achieved:

   - The site is developed with a variety of land uses that are strategically located to ensure compatibility with surrounding uses.
   - The amount of open space provisions is increased for residential land uses.
   - Interior streets and utilities are efficiently provided throughout the site. Interior streets are planned to create meaningful access as well as serve as a buffer for different uses.
   - A range of residential densities and types of housing are permitted.

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

   The site is currently designated Neighborhood; however, there is a companion application to amend 45.9 acres from Neighborhood to Business Commerce. The residential and commercial uses proposed in this PAD are consistent with the Neighborhood designation, and the proposed amended Business Commerce designation would allow for uses that would activate this area of Buckeye. Furthermore, there is an annexation case on this site thereby supporting growth within the Buckeye Municipal Planning Area.

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

   Facilities and services will be available to service the property, upon annexation, as further described in this application.

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

   The proposal will not result in significant adverse impacts upon the natural environment as the PAD does not propose any uses that would be hazardous to the environment.

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

   The PAD is not likely to result in significant adverse impacts to other surrounding properties. The site is currently vacant, undeveloped, or part of dairy farm which is no longer in operation. The rezone and proposed development of the subject site will contribute to the existing character of the area.

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

   The proposed land use change will be compatible with the surrounding properties. The proposed residential uses will be compatible with the established Sundance neighborhood to the west, and will create a buffer to the proposed multi-family residential uses. The property to the north is currently a vacant auxiliary field and is zoned Planned Community. This property is part of The Landing Specific Area Plan, which is planned to include a range of residential and commercial uses, as well as research and educational spaces. The land uses proposed in this PAD include similar uses to The Landing, thereby creating a transition from The Landing to the Planned Residential properties to the south and east of the PAD.

4. Proposed PAD

4.1 Description of Proposal

This request is to rezone a site to PAD, as shown on Exhibit F. The intent is to develop 160 acres on the southwest corner of Verrado Way and Yuma Road for residential, commercial uses, and business park uses. The proposed plan for development would locate commercial at the intersection of Verrado Way and Yuma Road with frontage on both roads. Multi-family residential is planned to be located near the commercial site, creating a transition between commercial uses and single-family residential to the west and southwest on the site. Business park uses are planned along the Verrado Way frontage and will be separated from residential uses by a collector street.

The land use plan is shown as Exhibit G. The acreage shown for each parcel is flexible and may vary in size by 10% without requiring an amendment to the PAD. All other changes to the PAD will defer to the Buckeye Development Code to determine whether a major or minor amendment to the PAD is warranted.

The following is a general characterization of each land use, including conceptual examples of the character for each land use. Development within each land use shall have consistent design and theming and shall comply with the City's design guidelines in the Buckeye Development Code.

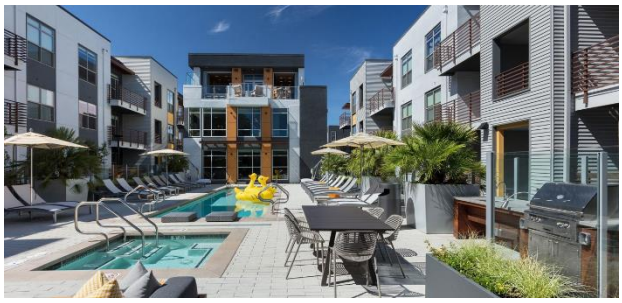
Parcel A: Commercial

Commercial uses will provide complementary retail and services to the nearby residential uses. Images are for conceptual purposes only to indicate quality and character of the proposed development. All proposed development will adhere to the design standards and guidelines as prescribed in the Buckeye Development Code.

Parcel A: Commercial (continued)

Parcel B & C: Multi-family Residential

Development in Parcels B and C may include multi-family dwellings ranging from one- to three-stories. Images are for conceptual purposes only to indicate quality and character of the proposed development. All proposed development will adhere to the design standards and guidelines as prescribed in the Buckeye Development Code.



Parcel B & C: Multi-family Residential (continued)

Parcel D: Single-family Residential

Single-family units in Parcel D may include detached, traditional single-family residential, alley-loaded units, clustered units, patio homes, and/or attached units including townhomes and duplexes. Images are for conceptual purposes only to indicate quality and character of the proposed development. All proposed development will adhere to the design standards and guidelines as prescribed in the Buckeye Development Code.

Parcel E: Single-family Residential

Single-family units in Parcel E will include detached units. Images are for conceptual purposes only to indicate quality and character of the proposed development. All proposed development will adhere to the design standards and guidelines as prescribed in the Buckeye Development Code.

Verrado, Buckeye, AZ

Warner Groves, Gilbert, AZ

Parcel F: Business Park

Business Park uses will include smaller scale employment uses that are appropriately buffered from surrounding residential uses. Images are for conceptual purposes only to indicate quality and character of the proposed development. All proposed development will adhere to the design standards and guidelines as prescribed in the Buckeye Development Code.

4.2 Development Standards

The following sections provide the development standards for each parcel in the PAD. In compliance with the Luke AFB Graduated Density Concept, the entire 160-acre site shall not exceed a density of 6.0 dwelling units per acre (du/ac). Any development standard not specified in this section shall defer to the standard in the Buckeye Development Code.

4.2.1 Parcel A: Commercial

The following standards shall apply to the commercial uses on Parcel A:

Table 2. Parcel A Commercial Standards

Development Standard	Commercial
Front Setback	20’ adjacent to residential
Side Setback	50’ adjacent to residential
Rear Setback	50’ adjacent to residential
Building Height	50’
Lot Coverage max.	60%
Minimum % of parcel to be landscaped	20%
Landscape Buffers	30’ adjacent to single-family residential when not separated by a road; 1 tree, 5 other plantings per 30 linear feet
Landscaping Site Enhancements	1 tree, 5 other plantings per 400 square feet
Landscaping for Parking Lots	1 tree, 3 other plantings per landscape island
Landscaping for Building Foundation	1 other planting per 8 linear feet

4.2.2 Parcel B & C: Multi-Family Residential

The following standards shall apply to multi-family residential uses on Parcels B and C:

Table 3. Parcel B & C Multi-Family Standards

Development Standard	Multi-Family Residential
Density	8-25 du/ac
Front Building Setback	0’
Side Setback	0’, 5’ adjacent to arterials
Rear Setback	10’
Building Height	50’
Lot Coverage max.	95%
% of parcel to be landscaped*, minimum	30% - 8.0 du/ac up to 15.0 du/ac 25% - More than 15.0 du/ac up to 25.0 du/ac
Landscape Buffers	20’ adjacent to single-family residential when not separated by a road; 25’ adjacent to arterials; 15’ adjacent to collector or lower; 1 Tree, 3 other plantings per 8 linear feet

*Landscape calculation shall include usable and non-usable open space, and the calculation shall be based on the gross site. Of this percentage, a minimum of 15% shall be usable open space. Usable open space shall include indoor and outdoor amenities. Non-usable landscaping shall include landscape buffers.

4.2.3 Parcel D: Single-Family Residential

The following standards shall apply to detached and attached single-family residential uses on Parcel D.

Table 4. Parcel D Single-Family Standards - Detached

Development Standard	Single-Family Residential
Lot Width, minimum	30’
Lot Size, minimum	3,000 SF
Density, maximum	8 du/ac
Front Building Setback	8’
Front-loaded garage Setback	20’ to back of sidewalk
Side Setback	5’
Rear Setback	8’
Building Height	35’
Lot Coverage, maximum	70%
Landscape Buffer	25’ along arterials 15’ along collectors and lower street classifications
% of parcel to be landscaped, minimum	20% - More than 3.0 du/ac up to 5.0 du/ac 25% - More than 5.0 du/ac up to 8.0 du/ac
Landscaping Site Enhancements	1 Tree, 5 Other Plantings per 600 SF
Landscaping for Parking Lots	1 Tree, 3 Other Plantings per landscape island
Landscaping for Building Foundation	1 Other Planting per 8 linear feet

Table 5. Parcel D Single-Family Standards - Attached

Development Standard	Single-Family Residential
Lot Width, minimum	20’
Lot Size, minimum	1,000 SF
Density, maximum	10 du/ac
Front Building Setback	0’
Front-loaded garage Setback	20’ to back of sidewalk
Side Setback	0’ with 0’ aggregate
Rear Setback	8’
Building Height	35’
Lot Coverage, maximum	80%
Landscape Buffer	25’ along arterial streets 15’ along collectors and lower street classifications
% of parcel to be landscaped, minimum	20% - More than 3.0 du/ac up to 5.0 du/ac 25% - More than 5.0 du/ac up to 10.0 du/ac
Landscaping Site Enhancements	1 Tree, 5 Other Plantings per 600 SF
Landscaping for Parking Lots	1 Tree, 3 Other Plantings per landscape island
Landscaping for Building Foundation	1 Other Planting per 8 linear feet

4.2.4 Parcel E: Single-Family Residential

The following standards shall apply to the single-family residential uses on Parcel E:

Table 6. Parcel E Single-Family Standards

Development Standard	Single-Family Residential
Lot Width, minimum	30’
Lot Size, minimum	3,000 SF
Density, maximum	6 du/ac
Front Building Setback	8’
Front-loaded garage Setback	20’
Side Setback	5’
Rear Setback	10’
Building Height	35’
Lot Coverage max.	70%
Landscape Buffer	15’ along collectors and lower street classifications
% of parcel to be landscaped, minimum	20% - More than 3.0 du/ac up to 5.0 du/ac 25% - More than 5.0 du/ac up to 6.0 du/ac
Landscaping Site Enhancements	1 Tree, 5 Other Plantings per 600 SF
Landscaping for Parking Lots	1 Tree, 3 Other Plantings per landscape island
Landscaping for Building Foundation	1 Other Planting per 8 linear feet

4.2.5 Parcel F: Business Park

The following standards shall apply to the Business Park uses on Parcel F:

Table 7. Parcel F Business Park Standards

Development Standard	Business Park
Lot Coverage	70%
Setbacks	From peripheral property line – 25' Adjacent to residential district – 50'
Building Height	50'
% of parcel to be landscaped, minimum	20%
Landscape Buffers	30' adjacent to single-family residential; 25' adjacent to arterial streets; 15' adjacent to collector and lower street classifications 1 tree, 5 other plantings per 30 linear feet
Landscaping Site Enhancements	1 Tree, 5 Other Plantings per 500 SF
Landscaping for Parking Lots	1 Tree, 3 Other Plantings per landscape island
Landscaping for Building Foundation	1 Other Planting per 8 linear feet

4.3 Proposed Uses

The uses permitted within this PAD shall be subject to the use-specific standards in Section 3.2 of the Buckeye Land Development Code. The current uses on the site, including grazing, hay storage, and manufactured home storage, shall be permitted until the site is developed per this PAD.

4.3.1 Permitted Uses

Parcel A: Commercial

The following uses are permitted on Parcel A:

1. Alcoholic beverages, retail sale
2. Animal pet shop, retail
3. Art gallery or museum, private
4. Art gallery or museum, public
5. Assembly hall, private
6. Assembly hall, public
7. Assisted living, commercial
8. Auditorium, private
9. Bar, lounge, or tavern
10. Bed and breakfast
11. Broadcasting or recording studio (no tower)
12. Building materials sales, indoor retail
13. Car wash
14. Catering service
15. Community playfields and parks
16. Community recreation center
17. Convenience store with gas sales
18. Crematorium or funeral parlor
19. Day care, commercial
20. Dry cleaning and laundry service
21. Farmers market
22. Financial institution, with drive- through
23. Financial institution, without drive-through
24. Fitness and recreational sports center
25. Food sales, wholesale
26. Fraternal or social club, nonprofit
27. Gasoline sales
28. General indoor recreation, commercial
29. General personal services
30. General retail
31. Golf course, unlighted
32. Golf course/ driving range, lighted
33. Government admin. And civic buildings
34. Hotel or motel
35. Instructional services or trade school
36. Kennel, indoor only
37. Library, public
38. Major entertainment facility, indoor
39. Medical office or clinic
40. Mini-storage, indoor
41. Movie theater
42. Nursing home
43. Office, business or professional
44. Parking structure
45. Plant sales, retail
46. Public safety facility
47. Religious assembly
48. Restaurant, with drive-through
49. Restaurant, without drive-through
50. Satellite earth station
51. Shelter care facility
52. Social service facility
53. Tobacco Oriented Retailer
54. Tower (including any facility with a tower)
55. Tower Collocation (No height increase)
56. Transmitting station (no tower)
57. Utility facility, minor
58. Vehicle service and repair, minor
59. Veterinary clinic

Parcel B and C: Multi-Family Residential

The following uses are permitted on Parcel B and Parcel C:

1. Arboretum or botanical garden
2. Assisted living, commercial
3. Assisted living, residential
4. Community playfields and parks
5. Community recreation center
6. Country club, private membership
7. Dwelling, duplex
8. Dwelling, multi-family
9. Dwelling, zero lot line
10. Golf course, unlighted
11. Parking structure
12. Private elementary or middle school
13. Private high school
14. Public safety facility
15. Religious assembly
16. Tower Collocation (No height increase)
17. Utility facility, minor

Parcel D and E: Single-Family Residential

The following uses are permitted on Parcel D and E:

1. Assisted living, residential
2. Community playfields and parks
3. Community recreation center
4. Country club, private membership
5. Dwelling, duplex
6. Dwelling, mfd. Home
7. Dwelling, single-family attached
8. Dwelling, single-family detached
9. Dwelling, zero lot line
10. Golf course, unlighted
11. Private elementary or middle school
12. Private high school
13. Public safety facility
14. Religious assembly
15. Tower Collocation (No height increase)
16. Townhomes
17. Utility facility, minor

Parcel F: Business Park

The permitted uses in Parcel F shall be limited to smaller-scale Business Park uses. The following uses are permitted on Parcel F:

1. Animal pet shop, retail
2. Animal training school
3. Arboretum or botanical garden
4. Art gallery or museum, public
5. Assembly hall, private
6. Assembly hall, public
7. Assembly, light
8. Auditorium, private
9. Bar, lounge, or tavern
10. Broadcasting or recording studio (no tower)
11. Building materials sales, indoor retail
12. Car wash
13. Catering service
14. College or university
15. Community playfields and parks
16. Crematorium or funeral parlor
17. Data Center
18. Day care, commercial
19. Drive-in restaurant
20. Dry cleaning and laundry service
21. Financial institution, with drive- through
22. Financial institution, without drive-through
23. Food sales, wholesale
24. Fraternal or social club, nonprofit
25. General outdoor recreation, commercial
26. General personal services
27. General Retail
28. Golf course, unlighted
29. Golf course/ driving range, lighted
30. Government admin. and civic buildings
31. Hospital
32. Hotel or motel
33. Instructional services or trade school
34. Kennel, indoor only
35. Major entertainment facility, outdoor
36. Manufacturing, light
37. Medical office or clinic
38. Mini-storage, indoor
39. Nursery and plant sales, wholesale
40. Office warehouse
41. Office, business or professional
42. Parking structure
43. Public safety facility
44. Religious assembly
45. Research laboratory
46. Restaurant, with drive-through
47. Restaurant, without drive-through
48. Satellite earth station
49. Social service facility
50. Tower (including any facility with a tower)
51. Tower Collocation (No height increase)
52. Vehicle sales and rental
53. Veterinary clinic
54. Warehouse <150,000 SF
55. Wholesale establishment

4.3.2 Conditional Uses

Parcel A: Commercial

No conditional uses are permitted on Parcel A.

Parcel B and C: Multi-Family Residential

The following are conditional uses permitted on Parcel B and Parcel C:

1. Assembly hall, private
2. Assembly hall, public
3. Bed and breakfast
4. Boarding house/guest room
5. Cemetery
6. Day care, commercial
7. Fraternal or social club, nonprofit
8. Group home
9. Group recovery home
10. Library, public
11. Medical office or clinic
12. Nursing home
13. Office
14. Shelter care facility
15. Shelter care facility, homeless
16. Social service facility
17. Tower (including any facility with a tower)

Parcel D and E: Single-Family Residential

The following are conditional uses permitted Parcel D and Parcel E:

1. Assembly hall, public
2. Bed and breakfast
3. Boarding house/guest room
4. Golf course/ driving range, lighted
5. Library, public
6. Tower (including any facility with a tower)

Parcel F: Business Park

The following are conditional uses permitted on Parcel F Business Park

1. Art gallery or museum, private
2. Convenience store with gas sales
3. Fitness and recreational sports center
4. Gasoline sales
5. General indoor recreation, commercial
6. Golf course/ driving range, lighted
7. Large retail
8. Major entertainment facility, indoor
9. Mini-storage, outdoor
10. Movie theater
11. Utility facility, major
12. Warehouse +150,000 SF up to 200,000 SF

4.3.3 Temporary Uses

Parcels A & F

The following are uses that are temporarily permitted on Parcels A and F:

1. Antennas, temporary
2. Expansion or replacement facilities, temporary
3. Food Trucks; Mobile Food Vendor
4. Office space/ equipment storage, temporary
5. Retail sales, temporary
6. Other temporary uses

Parcels B, C, D, E

The following are uses that are temporarily permitted on Parcels B, C, D, and E:

1. Antennas, temporary
2. Expansion or replacement facilities, temporary
3. Sales office, temporary
4. Yard sale, temporary
5. Other temporary uses

4.3.4 Prohibited Uses

The following uses are prohibited on Parcel F:

1. Cross dock warehousing

Additional prohibited uses for each parcel shall include all uses not included within Section 3 of the PAD.

4.4 Proposed Percentage of Open Space and Parks

The proposed percentage of open space and parks will comply with the guidelines that have been adopted through the City's 2016 Parks and Recreation Master Plan. The guidelines for the minimum percentage of open space per land use are listed in the following table. Specific Open Space and Park areas will be identified as part of the Site Plan/Preliminary Plat process.

Table 8. Open Space Standards

Land Use	Open Space
Single-Family (1,000 SF lots)	30%
Single-Family (3,000 SF lots)	25%
Commercial	20%
Multi-Family	25%
Business Park	10%

4.5 Proposed Trails

Sidewalks will be provided along all streets within the proposed development to provide pedestrian connectivity throughout. The secondary path along the RID canal, as shown in the 2016 Parks and Recreation Mater Plan, will be included in conformance with the City of Buckeye Bicycle and Pedestrian Master Plan, and will be identified as part of the Site Plan/Preliminary Plat process.

4.6 Preliminary Plans for Water and Sewer

The site is located with the City of Buckeye's service area for both water and sewer. A Development Agreement[1] is in place for the property owner to install a water well on-site to serve the property. The potential well site is located on Parcel A as shown on Exhibit G, Land Use Plan. The Development Agreement also specifies the location of a second well site, owner's obligation relative to the well transmission lines, and owner's obligation to contribute to the Sundance arsenic vessels expansion project.

Conceptual utility plans for water and sewer will be submitted as part of the Site Plan/Preliminary Plat process, in conformance with the City of Buckeye Engineering Standards Sections 3 and 4. A Certificate of Water Assurance will be obtained prior to subdivision of the property.

4.7 Wastewater Management

The site is located within the City's Sundance sewer service area. A Conceptual Sewer Report will be submitted as part of the Site Plan/Preliminary Plat process.

4.8 Roadway Circulation

The site will include a collector street that runs in north/south orientation from an intersection on Yuma Road and a collector street that runs in an east/west orientation from an intersection on Verrado Way, as shown on Exhibit G Land Use Plan. The collector will provide a buffer between the various land uses within the Property.

The internal local circulation will be identified as part of the Site Plan/Preliminary Plat process, and will include other access points from Verrado Way and Yuma Road. All roadways within the site shall meet the City's Engineering Design Standards and City approved Transportation Master Plan for roadway classification.

All improvements on Verrado Way and Yuma Road will follow the themes as identified in the Arterial Gateway Guide. Roadway improvements on Verrado Way and Yuma Road will be constructed in phases with the development as follows:

1. If Parcel C or D is developed First:

---

[1] *Development Agreement (Shadow Canyon – Forestar Property and SIHI Property) DATED October 17, 2023 BETWEEN the CITY OF BUCKEYE, an Arizona municipal corporation, AND SUNBELT LAND HOLDINGS L.P., a Delaware limited partnership*

a. The half street improvements for Yuma Road, from the Western parcel boundary to the CIP intersection improvements will be required.
b. The full street improvements for the North/South collector road, from Yuma Road to and including the 3-way intersection will be required.
c. Fire access lane improvements of the East/West collector road will be allowed from the North/South intersection to Verrado Way.
d. Full street improvements for the East/West collector road will be required with the 2nd parcel that comes in.
e. The half street improvements for Verrado Way, from the Southern parcel boundary to the CIP intersection improvements will be required with the 2nd parcel that comes in.

2. If Parcel B or F is developed First:
    a. The half street improvements for Verrado Way, from the Southern parcel boundary to the CIP intersection improvements will be required.
    b. The full street improvements for the East/West collector road, from Verrado Way to and including the 3-way intersection will be required.
    c. Fire access lane improvements of the North/South collector road will be allowed from the East/West intersection to Yuma Road.
    d. Full street improvements of the North/South collector road will be required with the 2nd parcel that comes in.
    e. The half street improvements for Yuma Road, from the Western parcel boundary to the CIP intersection improvements will be required with the 2nd parcel that comes in.
3. If Parcel E is developed First:
    a. The half street improvements for Yuma Road, from the Western parcel boundary to the CIP intersection improvements will be required.
    b. The half street improvements for Verrado Way, from the Southern parcel boundary to the CIP intersection improvements will be required.
    c. The full street improvements for the North/South collector road and the East/West collector road will be required.
4. If Parcel A is developed First:
    a. Additional discussions will be needed due to the CIP project extents.

All roadway improvements will conform with the then current City Engineering Design Standards.

Additionally, the owner will participate in a fee-in-lieu for the CIP intersection improvements at Verrado Way and Yuma Road as well as the project to widen the bridge over the Roosevelt Irrigation District canal.

4.9 Floodplain

The Project and surrounding area generally slope from northwest to southeast toward the Roosevelt Irrigation District (RID) Canal. The site is protected from stormwater impacts from the west due to the existing residential development and drainage system. Runoff impacting the Project approaches as sheet flow or shallow concentrated flow originating from the north/northwest, primarily conveyed beneath Yuma Road through a series of culverts entering the site. Flows pass through the site in a

similar manner from northwest to southeast until ponding at the downstream end of the Project at the RID Canal.

The property is located within FEMA Zone X (shaded) and Special Flood Hazard Area (SFHA) Zone AH associated with the ponding occurring at the RID Canal. Zone AH allows developments to encroach into the horizontal limits of floodplains as long as the encroachments provide the same amount of stormwater storage as was provided for the originally mapped SFHA. As such, portions of the Project may be removed out of the FEMA SFHA by placement of fill, elevating pads and providing the requisite compensatory storage volume. These improvements would be required to be reviewed and approved at the local and federal levels through the Conditional Letter of Map Revision (CLOMR)/ Letter of Map Revision (LOMR) process effectively revising the floodplain over the property.

When developed, channels will be used to direct offsite flows from the north safely around the Project to their historic outfall locations. Flows generated onsite will be routed to retention facilities sized to retain the volume produced by the 100-year, 2-hour storm event via street drainage, channels, culverts, and storm drains where necessary. The proposed drainage management throughout the site will help ensure no adverse impacts to downstream or adjacent properties as a result of development.

A grading and drainage plan will be submitted as part of the Site Plan/Preliminary Plat process. All plans will conform with Section 5-0 of the City's Engineering Design Standards.

4.10 School Districts

This site is in the Liberty Elementary School District and Buckeye Union High School District. It is anticipated that residential land uses being proposed through this PAD will increase the projected number of students to the area.

A certificate of adequate school facilities has been sent to Liberty Elementary School District and Buckeye Union High School District with a notice that this PAD is proposing single-family residential and multi-family residential uses that will not exceed 6.0 dwelling units per acre across the entire 160-acre site.

4.11 Proximity to Police and Fire Stations

Upon annexation, police and fire services will be provided by the City of Buckeye. The closest fire station to the site is Fire Station 702, located on the northeast corner of Rainbow Road and Durango Street, which is approximately 2.4 miles from the site.

The Buckeye Police Department is located approximately 0.8 miles from the site on Dean Road and Yuma Road.

5. Phasing

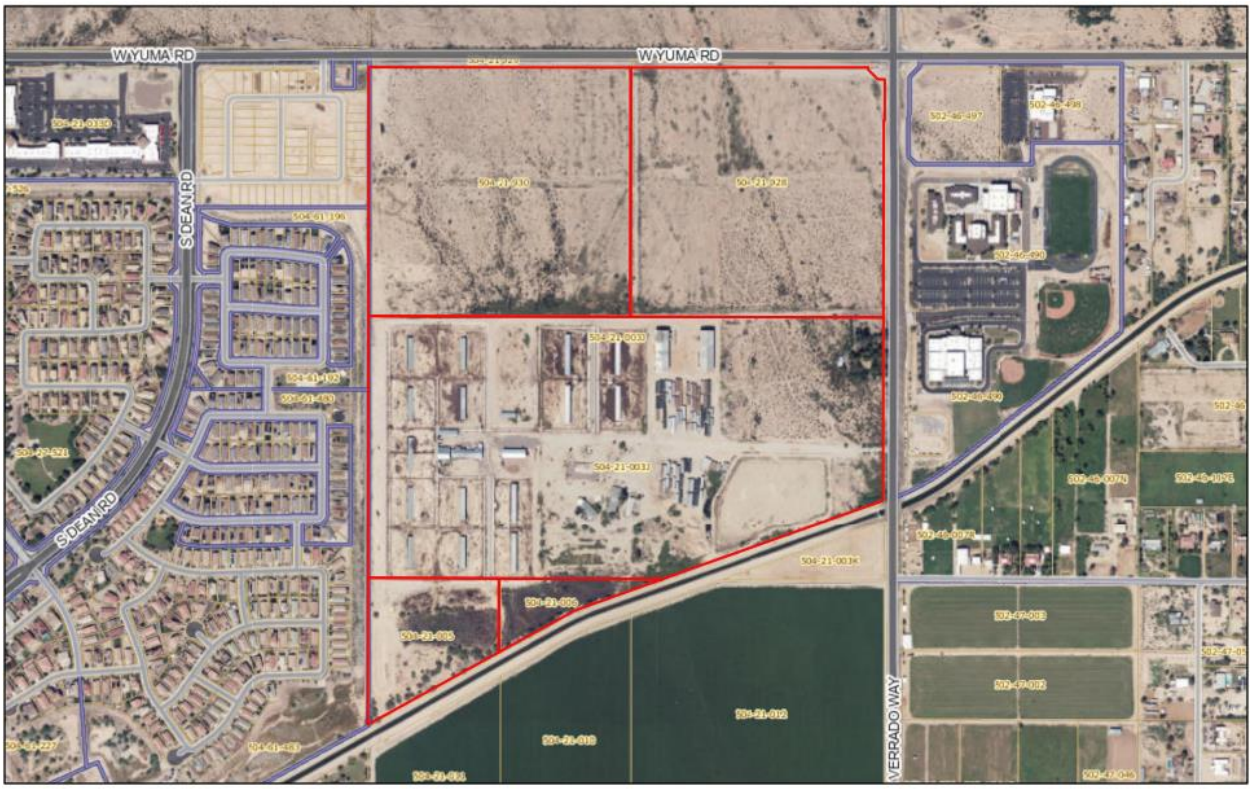
There is no phasing plan for this development as development will be dependent on market conditions. It is anticipated that residential development, particularly Parcels D and E, will occur prior to commercial development.

6. Legal Description

The legal description is included as Exhibit H.

Exhibit A

Parcel Map



Subject Parcels

Exhibit B

General Plan Designation

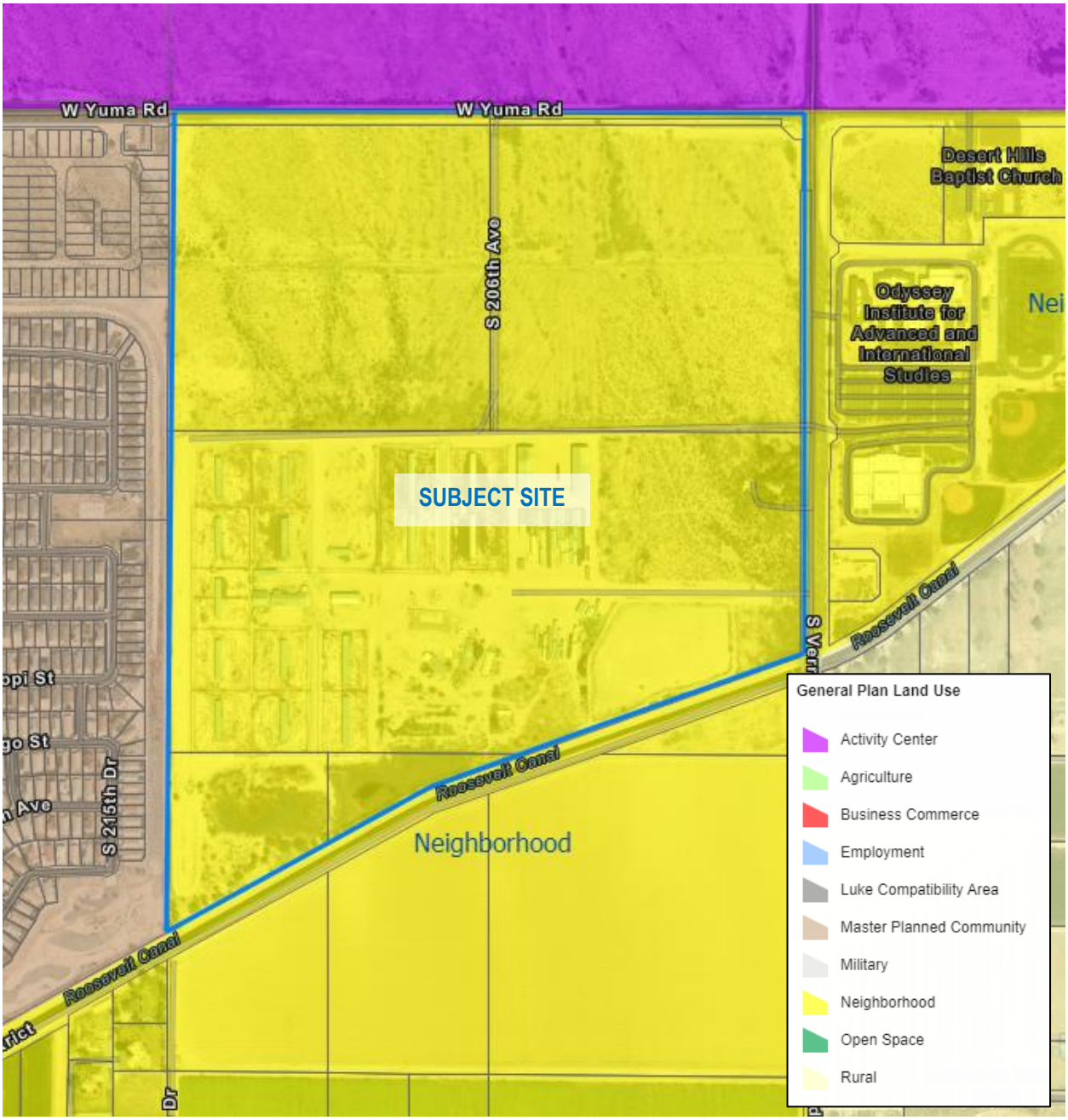
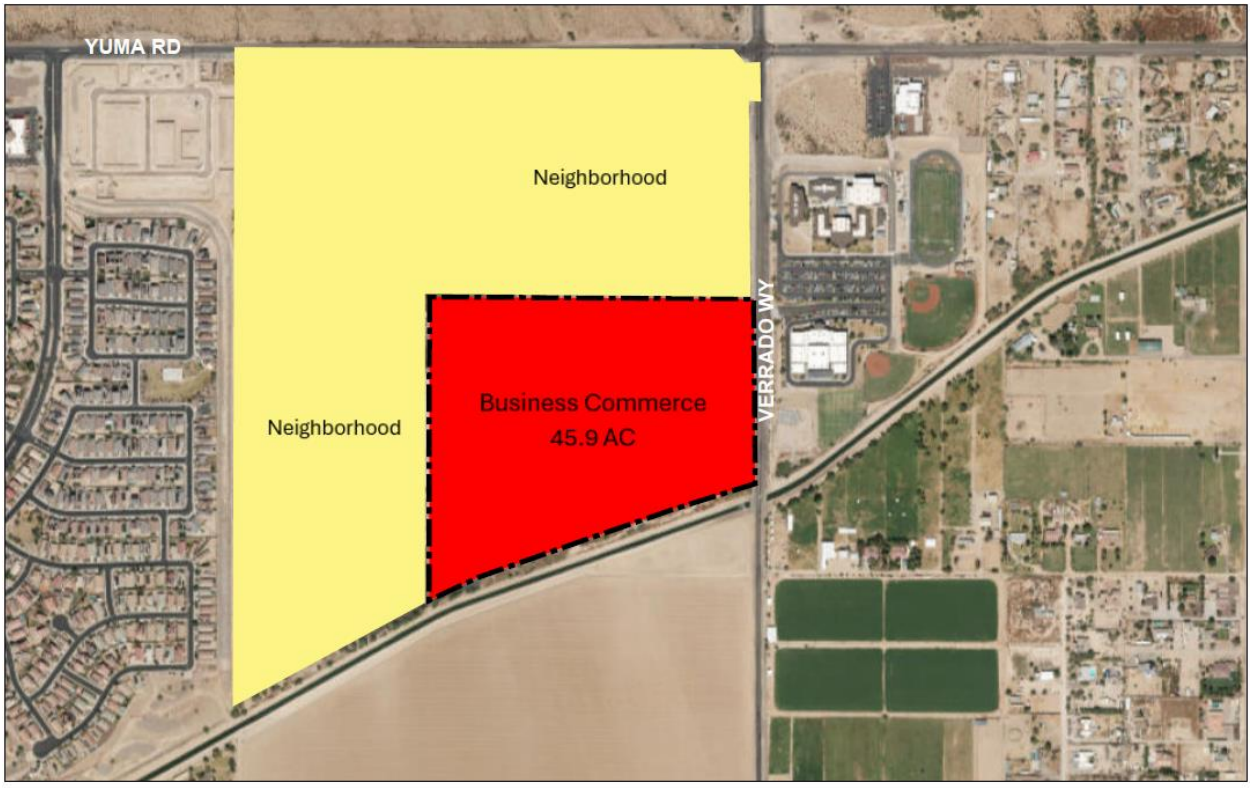


Exhibit C

Proposed General Plan Designation



SWC VERRADO & YUMA

PROPOSED GENERAL PLAN DESIGNATION

Exhibit D

Current Zoning Designation (Maricopa County)

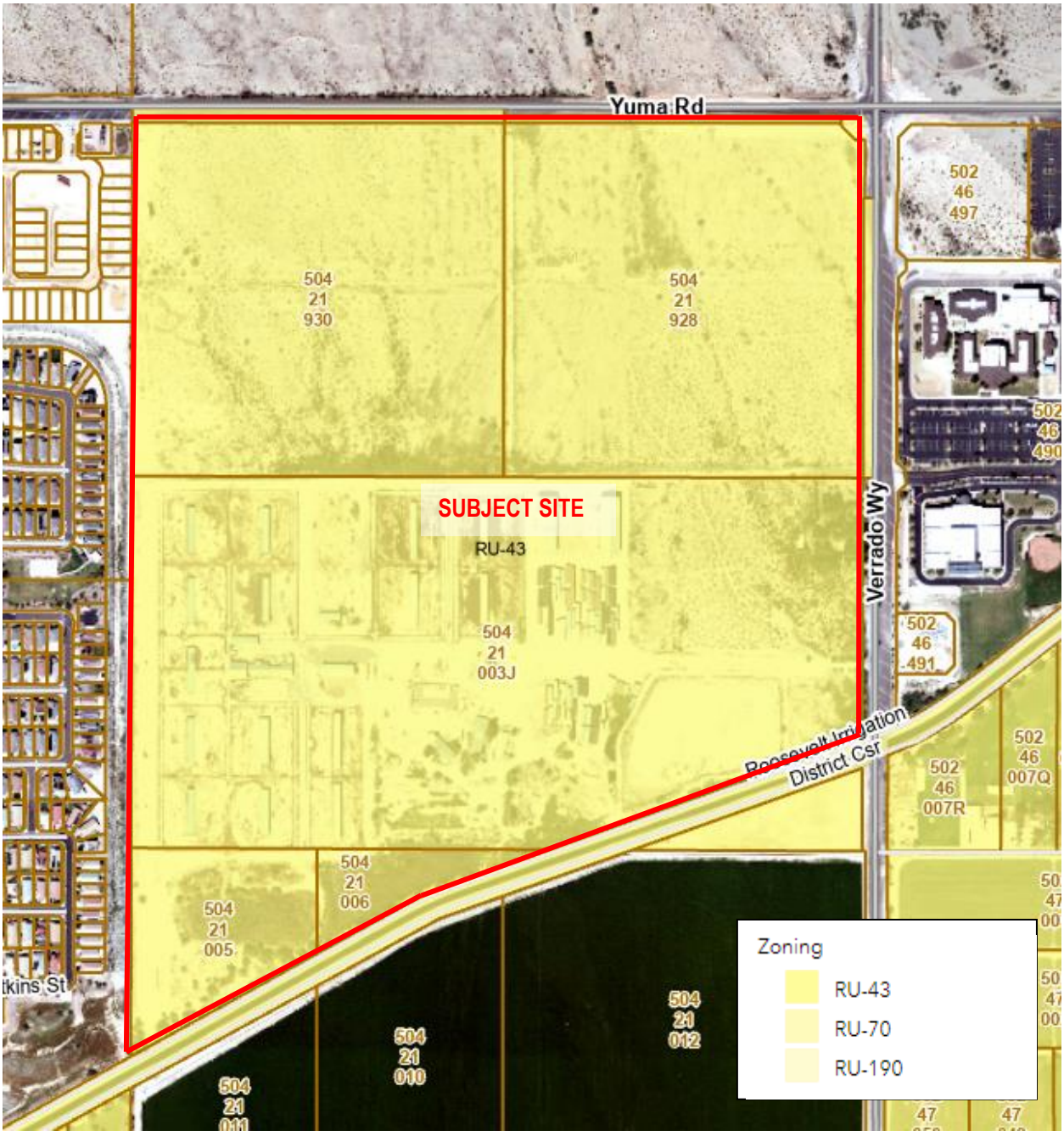


Exhibit E

Surrounding Zoning (City of Buckeye)

Exhibit F

Proposed Zoning

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SWC VERRADO & YUMA

CITY OF BUCKEYE, AZ

ZONING EXHIBIT

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

AUGUST 2024
24X36

Scale: 1" = 200'

1419.02
R.GUBSER AICP

This plan is conceptual and subject to change through the planning and development process.

U:\1400\1419\1419.02 Sunbelt Investment Holdings, Inc\PLANNING\ENTITLEMENT\ZONING\EXHIBITS\1419.02-ZONING EXHIBIT.dwg 8/9/2024 1:28 PM

Exhibit G

Land Use Plan

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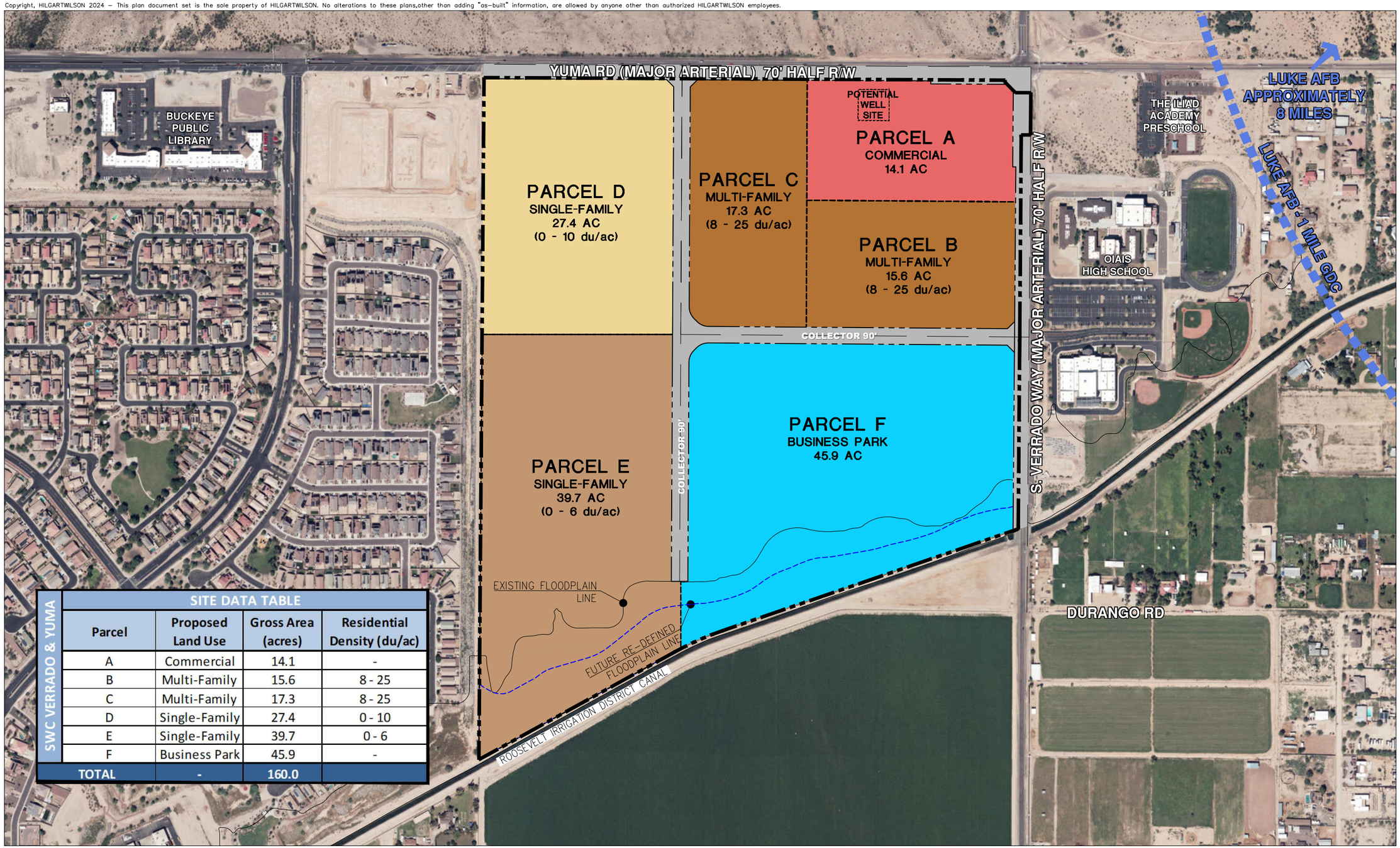


SWC VERRADO & YUMA

SITE DATA TABLE			
Parcel	Proposed Land Use	Gross Area (acres)	Residential Density (du/ac)
A	Commercial	14.1	-
B	Multi-Family	15.6	8 - 25
C	Multi-Family	17.3	8 - 25
D	Single-Family	27.4	0 - 10
E	Single-Family	39.7	0 - 6
F	Business Park	45.9	-
TOTAL	-	160.0	

SWC VERRADO & YUMA

CITY OF BUCKEYE, AZ

LAND USE PLAN

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

JULY 15, 2024
24X36

Scale: 1" = 200'

1419.02
R.GUBSER AICP

This plan is conceptual and subject to change through the planning and development process.

U:\1400\1419\1419.02 Sunbelt Investment Holdings, Inc\PLANNING\LANDUSE&SITEPLANS\1419.02-LU-A.dwg 7/17/2024 8:40 AM

Exhibit H

Legal Description

VAN LEEUWEEN
OVERAL BOUNDARY
LEGAL DESCRIPTION

A portion of land being situated within the east half of Section 13, Township 1 North, Range 3 West of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Northeast corner of said Section 13, marked by a found 3 inch Town of Buckeye brass cap, flush, from which the East quarter corner of said Section 13, marked by a found MCDOT brass cap in hand hole, thereof bears South 00°26'05" West, 2643.71 feet;

THENCE South 00°26'05" West, 125.00 feet on the easterly boundary of said east half to the **POINT OF BEGINNING;**

THENCE continuing on said easterly boundary, South 00°26'05" West, 204.86 feet;

THENCE leaving said easterly boundary, North 89°41'00" West, 45.00 feet to a line parallel with and 45.00 feet west of said easterly boundary;

THENCE on said parallel line, South 00°26'05" West, 1908.97 feet to the northerly boundary of Roosevelt Irrigation District Canal;

THENCE on said northerly boundary, South 70°59'56" West, 1512.71 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 1482.40 feet;

THENCE southwesterly on said curve, through a central angle of 09°48'00", an arc length of 253.55 feet to a tangent line;

THENCE continuing on said northerly boundary, South 61°11'56" West, 1084.65 feet to the westerly boundary of said east half;

THENCE on said westerly boundary, North 00°25'53" East, 3304.30 feet to the southerly boundary of Yuma Road as recorded in Quit Clam Deeds 2014-0225025, 2014-0225026, and 2014-0225027, Records of Maricopa County, Arizona;

THENCE on said southerly boundary the following 4 courses;

THENCE South 89°43'06" East, 2523.93 feet;

THENCE South 00°26'17" West, 10.00 feet;

THENCE South 44°38'24" East, 70.61 feet;

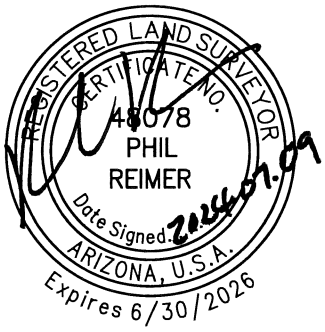
THENCE South 89°43'06" East, 75.01 feet to the **POINT OF BEGINNING**.

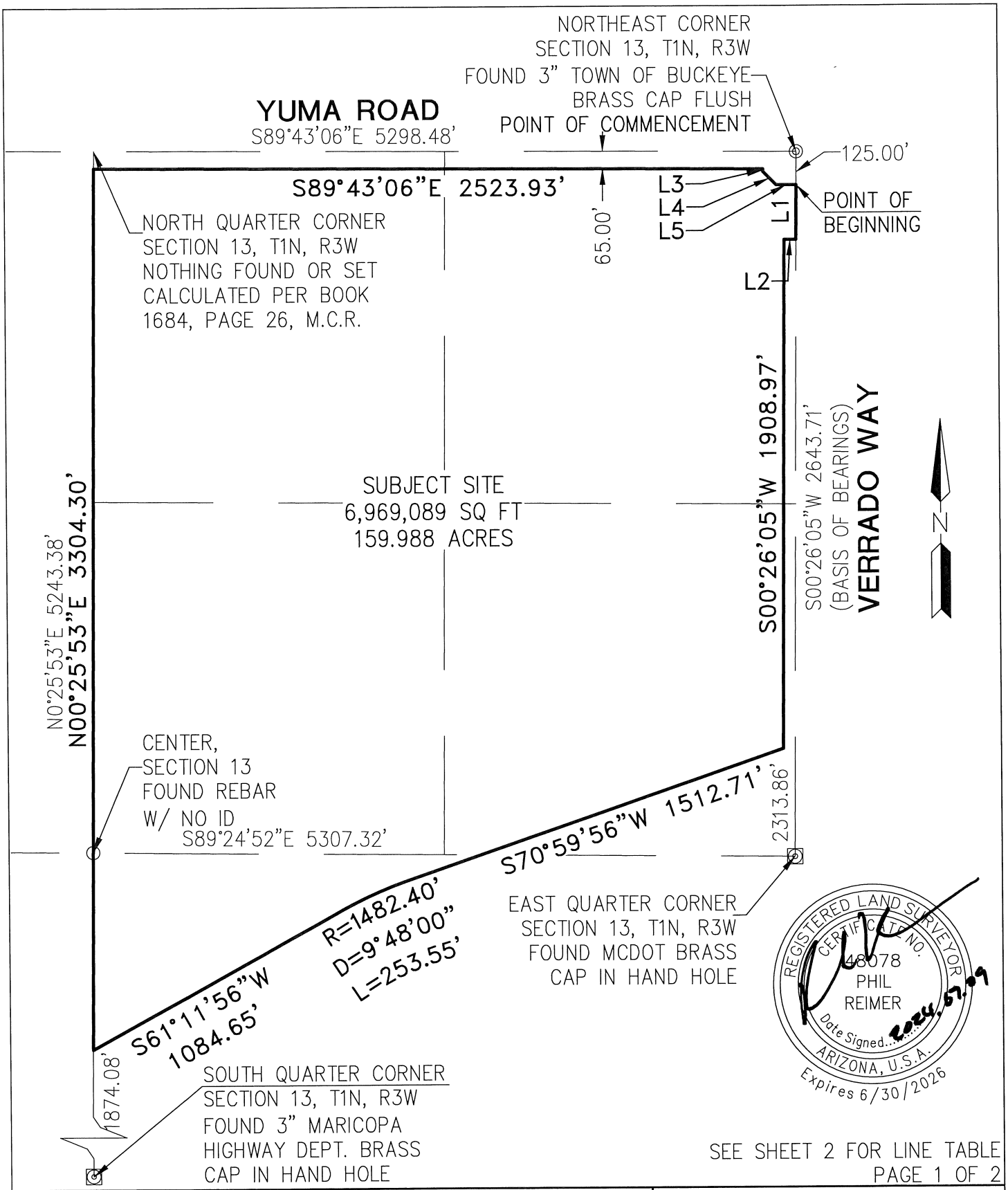
The above described parcel contains a computed area of 6,969,089 sq. ft. (159.988 acres) more or less.

Subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 1419
Date: July 2024





SEE SHEET 2 FOR LINE TABLE

PROJ.NO.:	1419
DATE:	JULY 2024
SCALE:	NTS
DRAWN BY:	JK
CHECKED BY:	PR

VAN LEEUWEEN
VERRADO WAY & YUMA RD
BOUNDARY PARCEL

EXHIBIT

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

©2024, HILGARTWILSON, LLC

U:\1400\1419\SURVEY\DOCS\LEGAL\1419-OVERALL BOUNDARY-EXHIBIT.dwg 7/9/2024 9:03 AM

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S00°26'05"W	204.86'
L2	N89°41'00"W	45.00'
L3	S00°26'17"W	10.00'
L4	S44°38'24"E	70.61'
L5	S89°43'06"E	75.01'

PROJ.NO.:	1419
DATE:	JULY 2024
SCALE:	NTS
DRAWN BY:	JK
CHECKED BY:	PR

VAN LEEUWEEN
VERRADO WAY & YUMA RD
BOUNDARY PARCEL

EXHIBIT

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

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SWC VERRADO WAY AND YUMA ROAD

Minor GPA Amendment and PAD Application
Citizen Participation Report

Case #: PLZU-24-0004 & PLZZ-24-0005

Submitted: March 10, 2025

Prepared by:
Gilbert Blilie, PLLC
701 N. 44th St
Phoenix, AZ 85008
Contact: Jeff Blilie
623-606-0532
jblilie@gilbertblilie.com

Prepared for:
Sunbelt Land Holdings LP
2555 E Camelback Rd, Suite 610
Phoenix, AZ 85016
Contact: Brooks Griffith
480-869-0240
BGriffith@sunbeltinv.com

1. Project Overview

Gilbert Blilie PLLC, on behalf of Sunbelt Land Holdings LP, has submitted Rezone and Minor General Plan Amendment (GPA) applications for a site located at the southwest corner of Verrado Way and Yuma Road. The purpose of the Rezone application is to rezone 160 acres to Planned Area Development (PAD) for single-family (up to 10 dwelling units per acre), multi-family (8-25 dwelling units per acre), commercial, and business park uses. The purpose of the Minor GPA application is to amend the General Plan land use designation on 45.9 acres from Neighborhood to Business Commerce.

2. Purpose

The purpose of this Citizen Participation Report is to summarize the citizen participation efforts in connection with the rezone and Minor General Plan Amendment (GPA) applications. An annexation case, PLZM-24-0006, is also being processed for 167.8 acres on the southwest corner of Verrado Way and Yuma Road; therefore, some outreach efforts for the annexation case were conducted concurrently with the rezone and Minor GPA application outreach efforts.

3. Outreach Efforts

The following is a list of the public outreach efforts that have occurred to date in association with PLZU-24-0004 & PLZZ-24-0005.

School District Notification Letter: A notification letter was mailed to the Liberty Elementary School District and Buckeye Union High School District on May 7, 2024. A second notification letter was sent to the school districts on September 3, 2024. Liberty Elementary School District responded on September 11, 2024. Buckeye Union High School responded with the Certificate of Adequate Facilities on January 9, 2025. A copy of the letters and responses are provided in Appendix A.

First Notification Letter: The first notification letter was mailed and emailed on October 28, 2024. The letter included a notice that applications had been submitted to the City for a Minor General Plan Amendment and Rezone and that a neighborhood meeting was scheduled for these applications. The letter included the proposed land use plan. The notice is included in the neighborhood meeting summary, described below.

Neighborhood Meeting: The neighborhood meeting was held on November 13, 2024, at 6:00 p.m. at the Buckeye Library – Coyote Branch. No neighbors attended the meeting. The neighborhood meeting summary, which includes the notification letter and the list of contacts who received the notification letter is provided in Appendix B.

Annexation Hearing Notices: The first City Council hearing for the annexation application was noticed by the applicant via sign postings and a newspaper publication on January 22, 2025. The sign posting affidavit and newspaper publication are provided in Appendix C.

Planning & Zoning and City Council Hearing Notices: The Planning and Zoning Commission hearing for the Rezone and Minor GPA applications, as well as the City Council hearing for the annexation, Rezone, and Minor GPA applications were noticed via updated sign postings on March 10, 2025, and a newspaper publication on March 7, 2025. A notice letter was sent on March 7, 2025 to notify neighbors of the Planning and Zoning Commission and City Council hearings for the rezone and Minor GPA applications. The sign posting affidavit, newspaper publication, and notice letter are provided in Appendix D.

4. Summary of Input

The following is a summary of the input received to date regarding these applications:

- On **November 5, 2024** a neighbor sent an email notifying the applicant that they would not be able to attend the scheduled neighborhood meeting. The neighbor asked if the letter was a notice of construction and how that construction would affect the neighbor. The applicant responded to the neighbor on November 5, 2024 to inform the neighbor that there are no immediate plans for construction on the site but that there could be in the future if the applications were approved, and that the neighbor would receive additional notices with more information if and when the project progresses. This correspondence is included as Appendix E.

- The applicant received a phone call on **November 5, 2024** from a neighbor upon receiving the first notification letter. The neighbor had questions regarding the density of the site, whether there was a set number of residential units placed, and if there were any set businesses planned for the business park and commercial parcels. The applicant noted, over the phone, that the density was calculated across the site, that there is no unit count at this time, and that there are no set businesses for the parcels in question.

5. Outreach Schedule

PAC	February 23, 2023
School District Notification Letter #1	May 7, 2024
School District Notification Letter #2	September 3, 2024
Neighborhood Meeting Notice	October 28, 2024
Neighborhood Meeting	November 13, 2024
Public Hearing Newspaper Publication (Annexation Hearing)	January 22, 2025
Public Hearing Sign Posting and Affidavit (Annexation Hearing)	January 22, 2025
Public Hearing Newspaper Publication (Annexation, Rezone, Minor GPA)	March 7, 2025
Public Hearing Mail Notice and Affidavit (Rezone and Minor GPA)	March 7, 2025
Public Hearing Sign Posting and Affidavit (Annexation, Rezone, Minor GPA)	March 10, 2025
Final Citizen Participation Report	March 10, 2025

GILBERT BLILIE PLLC
ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504

FP US POSTAGE
$000.64º
First-Class - IMI
ZIP 85008
05/07/2024
036B 0011833210

Dr. Cort Monroe, Superintendent
Liberty Elementary School District No. 25
19871 West Fremont Road
Buckeye, AZ 85326

GILBERT BLILIE
PLLC
ATTORNEYS AT LAW

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

Marcela Mora-Yatko
DIRECT (480) 429-3044
E-Mail Address: mmora-yatko@gilbertblilie.com

088108-000057

May 7, 2024

Via U.S. Mail
Dr. Cort Monroe, Superintendent
Liberty Elementary School District No. 25
19871 West Fremont Rd, Buckeye, AZ 85326

Re: *Proposed Planned Area Development Rezone –Verrado Way and Yuma Road*

Dear Superintendent Monroe:

This letter is being sent to you pursuant to the City of Buckeye Planning and Zoning Division requirements for rezone requests for new residential uses. Please be advised that we have applied for a rezone application for Planned Area Development (PAD) for 160 acres on the southwest corner of Verrado Way and Yuma Road upon being annexed from Maricopa County into the City of Buckeye.

Approximately 88 acres of the site are currently vacant and undeveloped, and approximately 72 acres were previously a dairy farm which is no longer in operation. The current zoning designation is Maricopa County Rural (RU-43), which allows for a minimum of 1 acre per dwelling unit. The PAD application proposes multiple land uses including single-family and multi-family residential. In total, the site will not exceed a density of 6 dwelling units per acre, which could result in a maximum of 950 residential units. The land use plan for this PAD request and the Certificate of Adequate School Facilities form, for your completion and return, are enclosed. If you would like to discuss the proposal, I can be reached via the contact information provided above.

Sincerely,

GILBERT BLILIE PLLC

Marcela Mora-Yatko, AICP

Enclosures: Rezone Land Use Plan, Certificate of Adequate School Facilities form

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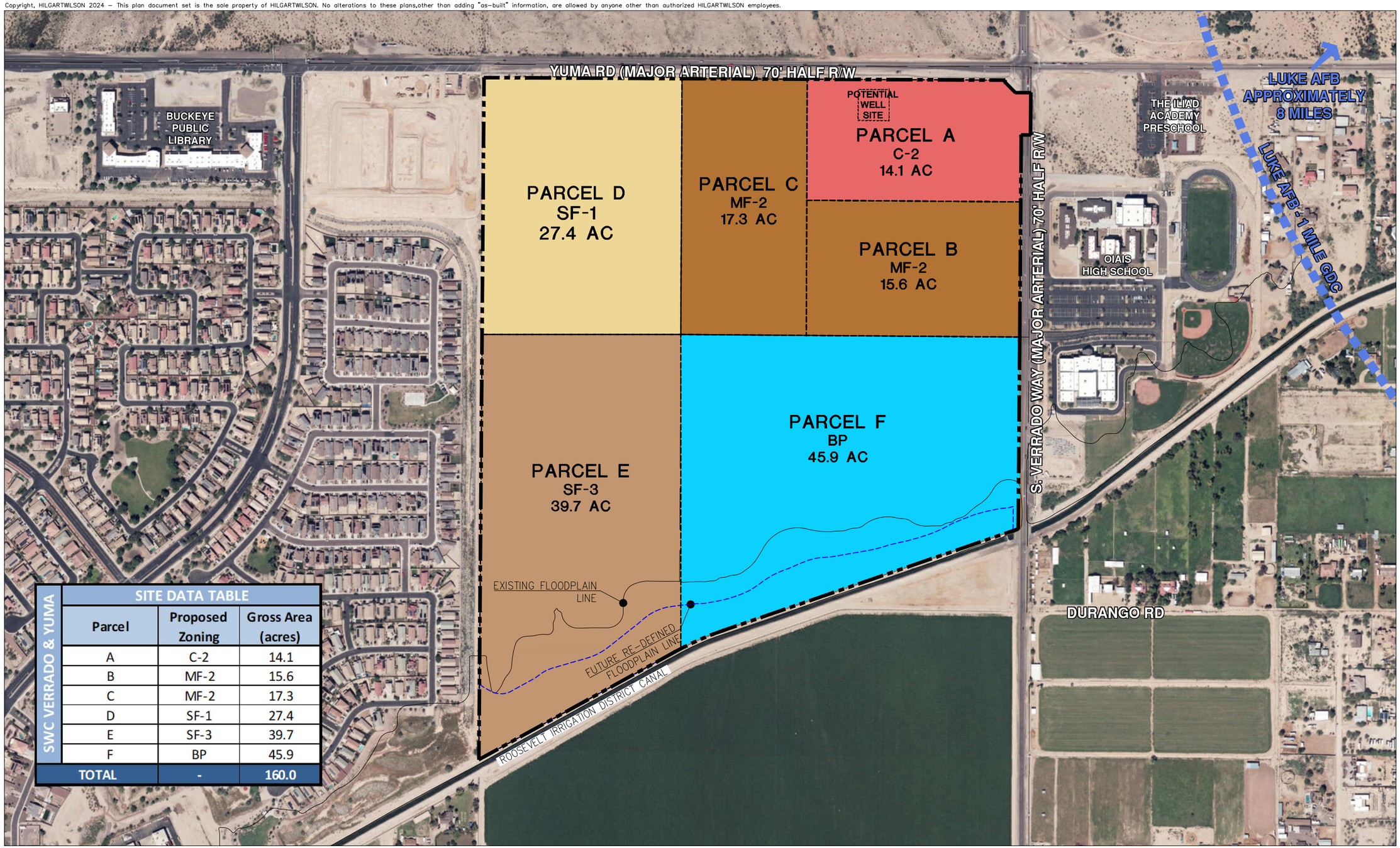

SWC VERRADO & YUMA

SITE DATA TABLE		
Parcel	Proposed Zoning	Gross Area (acres)
A	C-2	14.1
B	MF-2	15.6
C	MF-2	17.3
D	SF-1	27.4
E	SF-3	39.7
F	BP	45.9
TOTAL	-	160.0

SWC VERRADO & YUMA

CITY OF BUCKEYE, AZ

LAND USE PLAN

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

MARCH 19, 2024
24X36

Scale: 1" = 200'

1419.02
R.GUBSER AICP

This plan is conceptual and subject to change through the planning and development process.

U:\1400\1419\1419.02 Sunbelt Investment Holdings, Inc\PLANNING\LANDUSE&SITEPLANS\1419.02-LU-07 – OPT 1.dwg 3/19/2024 5:09 AM

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for a Planned Area Development on the southwest corner of Verrado Wy and Yuma Rd has been submitted to the City of Buckeye Planning and Zoning Division, for review. This application will increase the projected number of students for the school district/s within the boundaries of the development. The school district/s applicable to this development are: Liberty Elementary School District No. 25

Case No: PLZM-23-00019 Planner: Mandy Woods
Request: Rezone to PAD Acreage/Parcel Size: 160 acres
Current Density Allowed: 1 acre/du (Maricopa County RU-43) Density Proposed: 6 du/ac (maximum)
Total number of residential units proposed: 950

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

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

Yes ☐ No ☐

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

_____
_____
_____

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

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

If answered yes, please explain below:

_____
_____
_____

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

Date Reviewed: _____

School District: _____

District Superintendent: _____

Phone #: _____

E-mail: _____

Signature: _____

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

GILBERT BLILIE PLLC
ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504

US POSTAGE
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ZIP 85008
05/07/2024
036B 0011833210

Dr. Steve Bebee, Superintendent
Buckeye Union High School District
1000 E. Narramore
Buckeye, AZ 85326

GILBERT BLILIE
PLLC
ATTORNEYS AT LAW

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

Marcela Mora-Yatko
DIRECT (480) 429-3044
E-Mail Address: mmora-yatko@gilbertblilie.com

088108-000057

May 7, 2024

Via U.S. Mail
Dr. Steve Bebee, Superintendent
Buckeye Union High School District
1000 E. Narramore, Buckeye, AZ 85326

Re: *Proposed Planned Area Development Rezone –Verrado Way and Yuma Road*

Dear Superintendent Bebee:

This letter is being sent to you pursuant to the City of Buckeye Planning and Zoning Division requirements for rezone requests for new residential uses. Please be advised that we have applied for a rezone application for Planned Area Development (PAD) for 160 acres on the southwest corner of Verrado Way and Yuma Road upon being annexed from Maricopa County into the City of Buckeye.

Approximately 88 acres of the site are currently vacant and undeveloped, and approximately 72 acres were previously a dairy farm which is no longer in operation. The current zoning designation is Maricopa County Rural (RU-43), which allows for a minimum of 1 acre per dwelling unit. The PAD application proposes multiple land uses including single-family and multi-family residential. In total, the site will not exceed a density of 6 dwelling units per acre, which could result in a maximum of 950 residential units. The land use plan for this PAD request and the Certificate of Adequate School Facilities form, for your completion and return, are enclosed. If you would like to discuss the proposal, I can be reached via the contact information provided above.

Sincerely,

GILBERT BLILIE PLLC

Marcela Mora-Yatko, AICP

Enclosures: Rezone Land Use Plan, Certificate of Adequate School Facilities form

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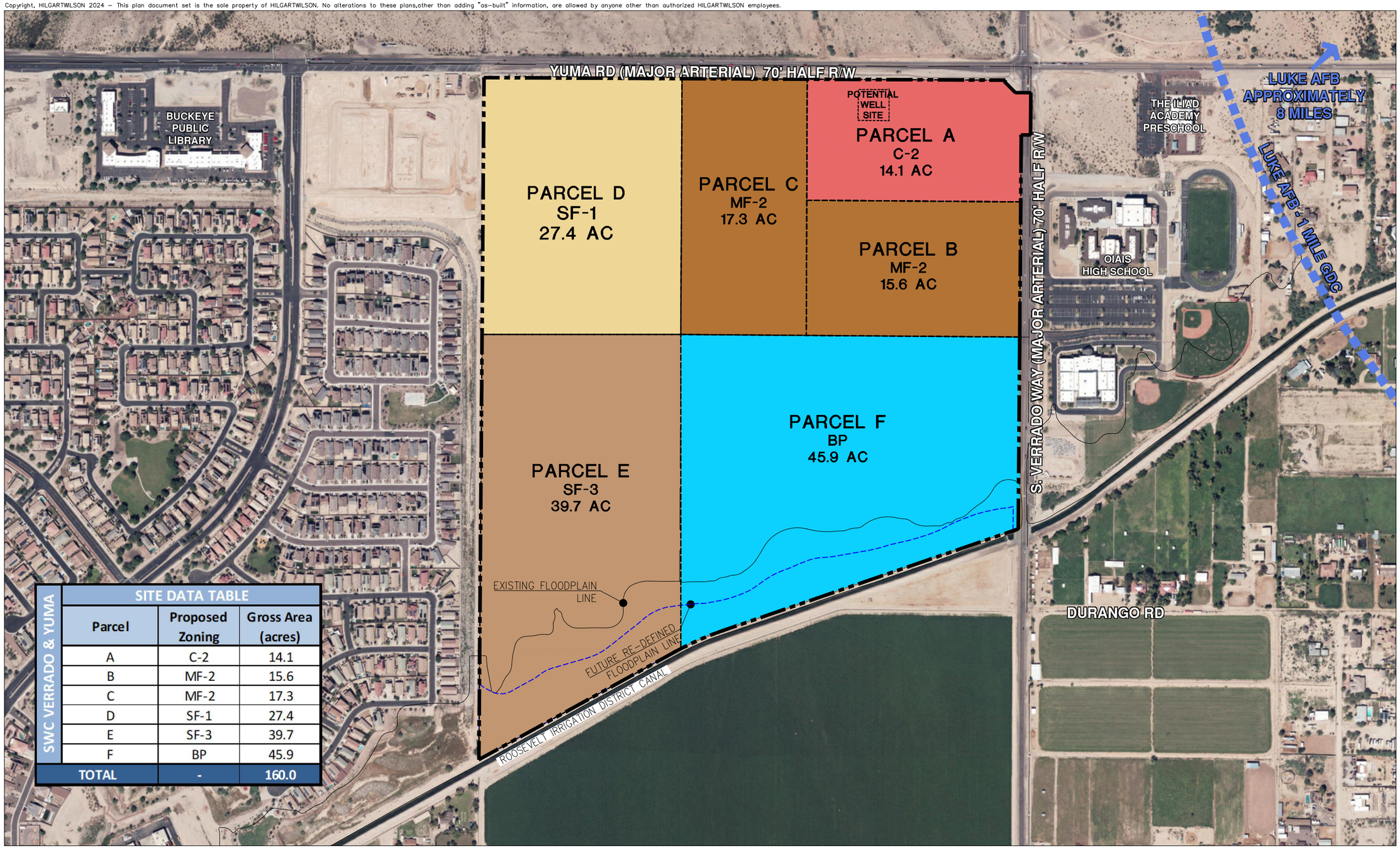

SWC VERRADO & YUMA

SITE DATA TABLE		
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C	MF-2	17.3
D	SF-1	27.4
E	SF-3	39.7
F	BP	45.9
TOTAL	-	160.0

SWC VERRADO & YUMA

CITY OF BUCKEYE, AZ

LAND USE PLAN

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

MARCH 19, 2024
24X36

Scale: 1" = 200'

1419.02
R.GUBSER AICP

This plan is conceptual and subject to change through the planning and development process.

U:\1400\1419\1419.02 Sunbelt Investment Holdings, Inc\PLANNING\LANDUSE&SITEPLANS\1419.02-LU-07 – OPT 1.dwg 3/19/2024 5:09 AM

BUCKEYE, AZ

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for a Planned Area Development on the southwest corner of Verrado Wy and Yuma Rd has been submitted to the City of Buckeye Planning and Zoning Division, for review. This application will increase the projected number of students for the school district/s within the boundaries of the development. The school district/s applicable to this development are: Liberty Elementary School District No. 25

Case No: PLZM-23-00019 Planner: Mandy Woods
Request: Rezone to PAD Acreage/Parcel Size: 160 acres
Current Density Allowed: 1 acre/du (Maricopa County RU-43) Density Proposed: 6 du/ac (maximum)
Total number of residential units proposed: 950

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

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

Yes ☐ No ☐

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

_____
_____
_____

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

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

If answered yes, please explain below:

_____
_____
_____

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

Date Reviewed: _____

School District: _____

District Superintendent: _____

Phone #: _____

E-mail: _____

Signature: _____

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

GILBERT BLILIE
PLLC
ATTORNEYS AT LAW

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

Marcela Mora-Yatko
DIRECT (480) 429-3044
E-Mail Address: mmora-yatko@gilbertblilie.com

088108-000057

August 29, 2024

Via U.S. Mail
Dr. Cort Monroe, Superintendent
Liberty Elementary School District No. 25
19871 West Fremont Rd, Buckeye, AZ 85326

Re: *2nd Submittal of Proposed Planned Area Development Rezone – Verrado Way and Yuma Road; PLZZ-0005*

Dear Superintendent Monroe:

This letter is a follow-up to the May 7, 2024 letter, which was sent to you pursuant to the City of Buckeye Planning and Zoning Division requirements for rezone requests for new residential uses. Please be advised that we have resubmitted the rezone application for Planned Area Development (PAD) for 160 acres on the southwest corner of Verrado Way and Yuma Road upon being annexed from Maricopa County into the City of Buckeye. The PAD application proposes multiple land uses including single-family and multi-family residential. The maximum density for the site has not changed since the first submittal – it is still proposed that the maximum density for the entire site is 6.0 dwelling units per acre, which could result in a maximum of 950 residential units.

Approximately 88 acres of the site are currently vacant and undeveloped, and approximately 72 acres were previously a dairy farm which is no longer in operation. The current zoning designation is Maricopa County Rural (RU-43), which allows for a minimum of 1 acre per dwelling unit.

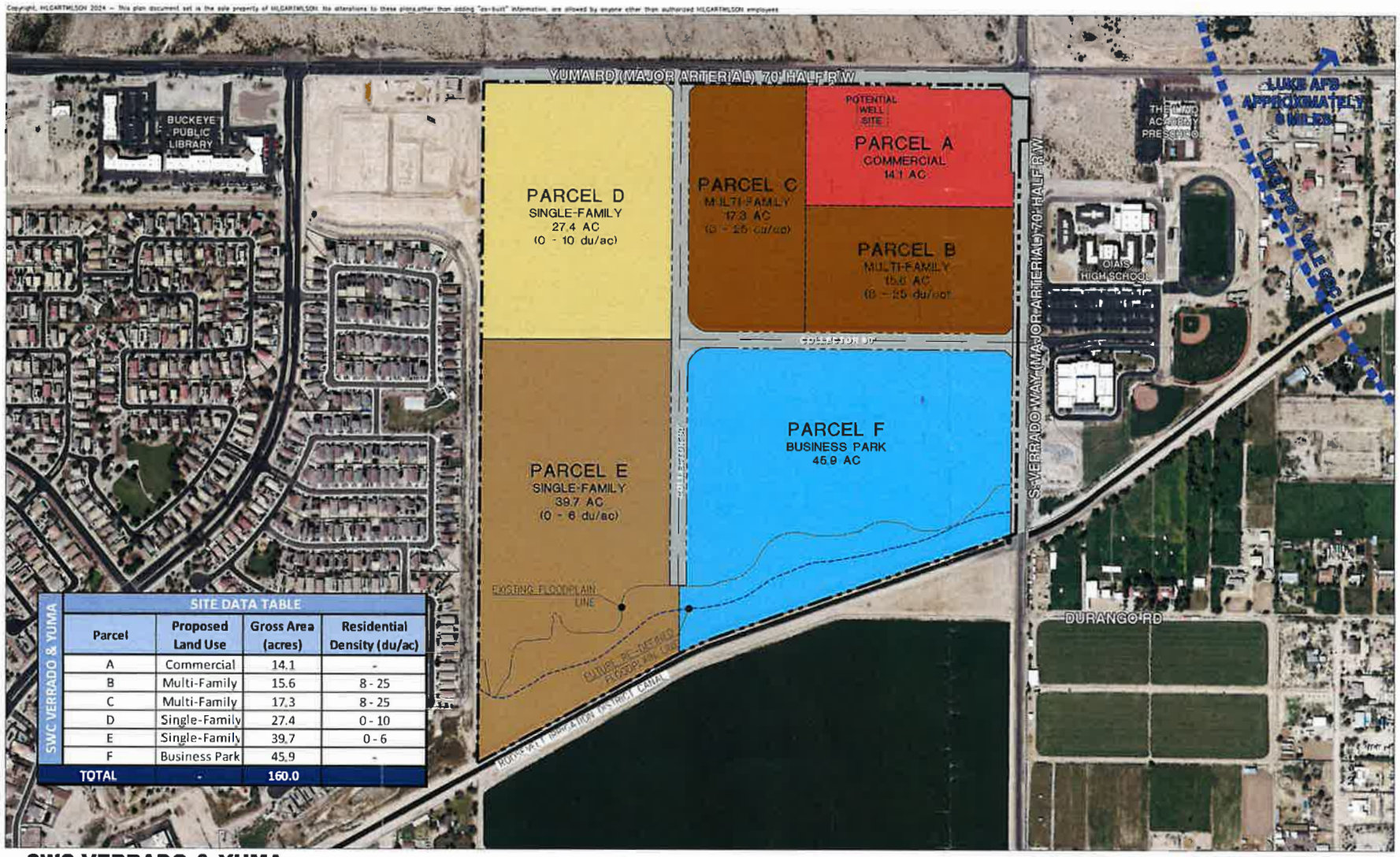
The updated land use plan for this PAD request and the Certificate of Adequate School Facilities form, for your completion and return (via email or mail), are enclosed. If you would like to discuss the proposal, I can be reached via the contact information provided above.

Sincerely,

GILBERT BLILIE PLLC

Marcela Mora-Yatko, AICP

Enclosures: Rezone Land Use Plan, Certificate of Adequate School Facilities form



SWC VERRADO & YUMA
CITY OF BUCKEYE, AZ

LAND USE PLAN

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
JULY 15, 2024
24X36
1419.02
KLOBBER AICP
This plan is conceptual and subject to change through the planning and development process

BUCKEYE, AZ

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for a Planned Area Development on the southwest corner of Verrado Wy and Yuma Rd has been submitted to the City of Buckeye Planning and Zoning Division, for review. This application will increase the projected number of students for the school district/s within the boundaries of the development. The school district/s applicable to this development are:
Liberty Elementary School District No. 25

Case No: PLZZ-0005 Planner: Mandy Woods
Request: Rezone to PAD Acreage/Parcel Size: 160 acres
Current Density Allowed: 1 acre/du (Maricopa County RU-43) Density Proposed: 6 du/ac (maximum)
Total number of residential units proposed: 950

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

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

Yes ☒ No ☐

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

The District does request a rooftop donation to help offset cost of additional staffing needs.

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

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

If answered yes, please explain below:

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

Date Reviewed: 9/10/24
School District: Liberty ESD
District Superintendent: Dr. Coat Monroe
Phone #: 623-474-6600
E-mail: coat.monroe@libertyesd.org
Signature: _____

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

BUCKEYE, AZ

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for a Planned Area Development on the southwest corner of Verrado Wy and Yuma Rd has been submitted to the City of Buckeye Planning and Zoning Division, for review. This application will increase the projected number of students for the school district/s within the boundaries of the development. The school district/s applicable to this development are:
Buckeye Union High School District

Case No: PLZZ-24-0005 Planner: Mandy Woods
Request: Rezone to PAD Acreage/Parcel Size: 160 acres
Current Density Allowed: 1 acre/du (Maricopa County RU-43) Density Proposed: 6 du/ac (maximum)
Total number of residential units proposed: 960

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

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

Yes ☑ No ☐

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

_____

_____

_____

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

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

If answered yes, please explain below:
The district has a developer donation agreement in place.

_____

_____

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

Date Reviewed: 1/9/25

School District: Buckeye Union High School District

District Superintendent: Dr. Steve Bebee

Phone #: 623-269-1010

E-mail: jeff.simmons@buhsd.org

Signature: _____

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

SWC VERRADO WAY & YUMA RD

PLZU-24-0004 & PLZZ-24-0005
Neighborhood Meeting Summary

The neighborhood meeting was scheduled for November 13, 2024, at 6:00 p.m. at the Buckeye Public Library, Coyote Branch, Program Room. The meeting notice was sent on October 28, 2024.The notice for the meeting is included as Appendix A.

The application representative was present to provide information about the application and to present the latest land use plan, which is included as Appendix B. There were no neighbors in attendance.

Affidavit of Mailing Notice for Neighborhood Meeting

Case Number:	PLZU-24-0004 and PLZZ-24-0005
Project Name:	SWC Verrado Way and Yuma Rd GPA and PAD
Applicant Name:	Marcela Mora-Yatko, Gilbert Blilie PLLC
Location:	SWC Verrado Way and Yuma Rd

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

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

See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: _____

SUBSCRIBED AND SWORN before me this 28th day of October, 2024, by:

Claudia E. Carr
Notary Public

CLAUDIA E CARR
Notary Public - Arizona
Maricopa County
Commission # 613997
My Comm. Expires Aug 30, 2025

My Commission Expires:

August 30, 2025

GILBERT BLILIE
PLLC
ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
FAX (480) 429-3111

Marcela Mora-Yatko
PLANNING CONSULTANT
DIRECT (480) 429-3044

E-MAIL: MMORA-YATKO@GILBERTBLILIE.COM

File No.88108-57

October 28, 2024

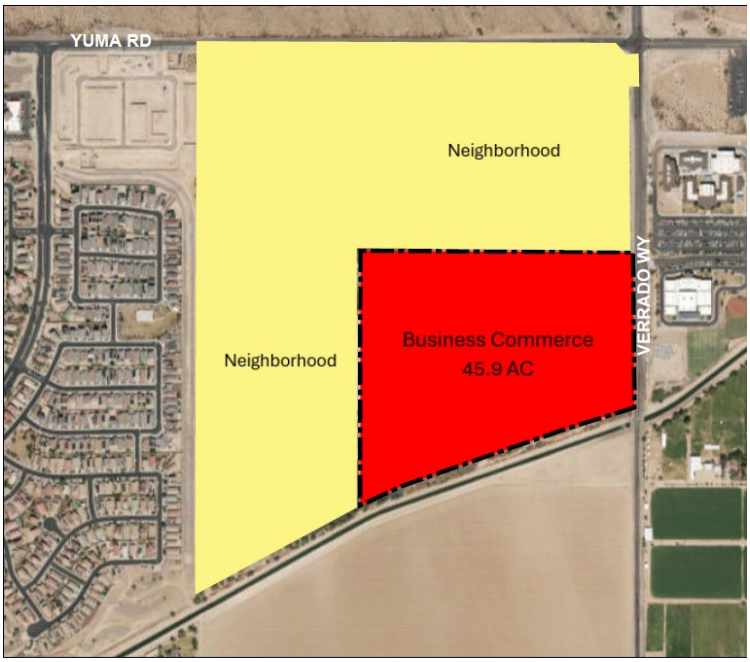
Via U.S. Mail

Re: Notice of Applications and Neighborhood Meeting; SWC Verrado Way and Yuma Road; Case Numbers: PLZU-24-0004 and PLZZ-24-0005

Dear Neighbor,

This notice is being sent to inform you that our firm, on behalf of the property owner, has filed Minor General Plan Amendment and Rezone applications with the City of Buckeye Development Services Department, for a property located at the southwest corner of Verrado Way and Yuma Road. Please be advised that a neighborhood meeting has been scheduled for these applications. The following is a description of our requests:

Minor General Plan Amendment: The Minor General Plan Amendment request, case number PLZU-24-0004, is for 45.9 acres on the southwest corner of Verrado Way and Yuma Road. This area includes a portion of APNs 504-21-006 & 504-21-003J. The proposed land use designation change is from Neighborhood to Business Commerce. The purpose of this land use designation amendment is to allow for a range of business park uses. The proposed Business Commerce parcel is part of a larger site that is undergoing a companion rezone case, PLZZ-24-0005, to rezone the site to PAD. The proposed General Plan designation is shown herein.



SWC VERRADO & YUMA

PROPOSED GENERAL PLAN DESIGNATION

Rezone Request: The rezone request, case number PLZZ-24-0005, is to rezone 160 acres, comprising five parcels, on the southwest corner of Verrado Way and Yuma Road upon being annexed from Maricopa County into the City of Buckeye. The rezoning would be from R1-43 (the City's equivalent zoning to County RU-43, that will be assigned following annexation approval) to Planned Area Development (PAD). The intent is to develop 160 acres on the southwest corner of Verrado Way and Yuma Road for single-family and multi-family residential, commercial, and business park uses. The entire site will not exceed an overall density of 6.0 dwelling units per acre. The proposed rezone area is shown herein. The proposed land uses are shown in the enclosed Land Use Plan exhibit.

The neighborhood meeting information is as follows:

Date/Time:	Wednesday, November 13, 2024; 6:00 PM
Location:	Buckeye Public Library, Coyote Branch, Program Room 21699 W. Yuma Rd. Suite 116, Buckeye, AZ 85326

You are invited to attend this meeting to learn more about these applications. Please note that this is not a notice of a public hearing with the Planning and Zoning Commission or City Council as these hearings have not yet been set. You may receive notice of these hearings at a future date when they have been scheduled.

If you cannot attend the neighborhood meeting and would like to discuss the applications or have any questions, you can contact me at 480-429-3044 or by email at mmora-yatko@gilbertblilie.com. You may also contact Mandy Woods, Senior Planner with the City of Buckeye Development Services Department, at swoods@buckeyeaz.gov or 623-640-6093

Very truly,

GILBERT BLILIE PLLC

Marcela Mora-Yatko, AICP
Planning Consultant

Enclosure: Land Use Plan

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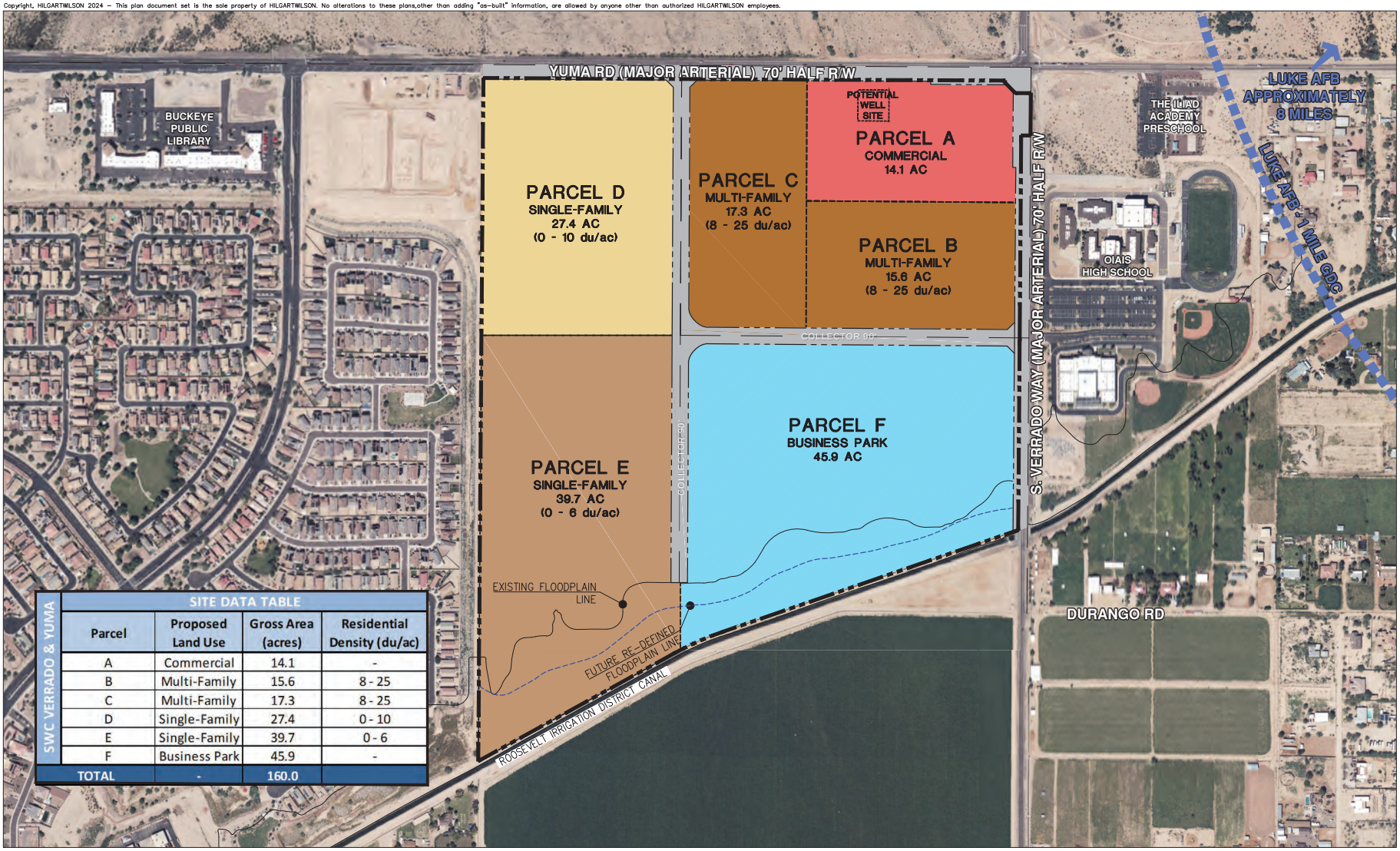


SWC VERRADO & YUMA

SITE DATA TABLE

Parcel	Proposed Land Use	Gross Area (acres)	Residential Density (du/ac)
A	Commercial	14.1	-
B	Multi-Family	15.6	8 - 25
C	Multi-Family	17.3	8 - 25
D	Single-Family	27.4	0 - 10
E	Single-Family	39.7	0 - 6
F	Business Park	45.9	-
TOTAL	-	160.0	

SWC VERRADO & YUMA

CITY OF BUCKEYE, AZ

LAND USE PLAN

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

JULY 15, 2024
24X36

1419.02
R.GUBSER AICP

Scale: 1" = 200'

This plan is conceptual and subject to change through the planning and development process.

CHIANG LICHUAN/WU JENYING
10 ORANGETIP
IRVINE, CA 92604

CAO PHI D
12410 W SHERIDAN ST
AVONDALE, AZ 85392

ODYSSEY PREPARATORY ACADEMY INC
1495 S VERRADO WAY
BUCKEYE, AZ 85326

GEHAN HOMES OF ARIZONA LLC
1501 W FOUNTAINHEAD PKWY STE 150
TEMPE, AZ 85282

GARDNER DAMETRIUS RAY JR/SUMLIN KEVYONA LAFAYE
1529 S 215TH DR
BUCKEYE, AZ 85326

CARRILLO JESUS/SANTANA JOANNA
1541 S 215TH DR
BUCKEYE, AZ 85326

HYPES JONATHAN A/DSHEA KATHLEEN
1551 S 215TH DR
BUCKEYE, AZ 85326

HINMAN DOUGLAS T/HEIDI E
1563 S 215TH DR
BUCKEYE, AZ 85326

AYALA MARCO ANTONIO/CECILIA LOPEZ
1573 S 215TH DR
BUCKEYE, AZ 85326

SANCHEZ KRYSTA/CRUZ JR
1585 S 215TH DR
BUCKEYE, AZ 85326

SUNDANCE RESIDENTIAL HOMEOWNERS ASSOCIATION INC
1600 W BROADWAY RD STE 200
TEMPE, AZ 85282

SMITH JENNIFER/GARY
1601 S 215TH DR
BUCKEYE, AZ 85326

VAZQUEZ IZAN/ROSALES ALEJANDRA ZENDEJAS
1607 S 215TH DR
BUCKEYE, AZ 85326

ARIZONA STATE OF
1616 W ADAMS ST
PHOENIX, AZ 85007

COLMONE DANELLE
1617 S 215TH DR
BUCKEYE, AZ 85326

FELIX BERNARDO/IRMA
1629 S 215TH DR
BUCKEYE, AZ 85326

SANCHEZ ANDREW HUGO
1649 S 215TH DR
BUCKEYE, AZ 85326

IH6 PROPERTY PHOENIX LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

MFV AZ LLC
1753 E BROADWAY RD STE 101
TEMPE, AZ 85282

BARRAZA JORGE CALVILLO/HERNANDEZ PATRICIA GARCIA/GARCIA LARISSA CALVILLO
1779 S 215TH DR
BUCKEYE, AZ 85326

RAMIREZ FRED JR
1783 S 215TH DR
BUCKEYE, AZ 85326

CELAYA UZZIEL M/VEGA LUZ DELIA MENDEZ
1789 S 215TH DR
BUCKEYE, AZ 85326

GUIZAR MOISES/VALDIVIA YURBY
1793 S 21ST DR
BUCKEYE, AZ 85326

BURGESS PRECIOUS
1799 S 215TH DR
BUCKEYE, AZ 85326

BAUMANN CASEY
1851 S 215TH DR
BUCKEYE, AZ 85326

SCHAUPP HEATHER
1863 S 215TH DR
BUCKEYE, AZ 85326

ARROYO MICAELA
1875 S 215TH DR
BUCKEYE, AZ 85326

BRYANT CHRISTIAN
1887 S 215TH DR
BUCKEYE, AZ 85326

MEDINA ZACH
1899 S 215TH DR
BUCKEYE, AZ 85326

DUARTE OMAR A
1921 S 215TH DR
BUCKEYE, AZ 85326

GUZMAN ROCIO
1985 S 215TH DR
BUCKEYE, AZ 85326

MANCILLA ALEJANDRO/EDNA LILIA
2001 S 215TH DR
BUCKEYE, AZ 85326

WYNN DEBORAH A
2027 S 215TH DR
BUCKEYE, AZ 85326

FISHER DANNY
2041 S 215TH DR
BUCKEYE, AZ 85326

HERNANDEZ FRANCISCO A/MARTINEZ MARIA M
2055 S 215TH DR
BUCKEYE, AZ 85326

PONCE JASON
2069 S 215TH DR
BUCKEYE, AZ 85326

CRUZ CYNTHIA
2083 S 215TH DR
BUCKEYE, AZ 85326

KLOPPE LIVING TRUST
20908 W DURANGO ST
BUCKEYE, AZ 85326

HOSKINS ROSEMARIE ANN/RAFE ANTHONY
2111 S 215TH DR
BUCKEYE, AZ 85326

PRZYBYLSKI MICHAEL J
2125 S 215TH DR
BUCKEYE, AZ 85326

GUERRERO ELSIE
2139 S 215TH DR
BUCKEYE, AZ 85326

MARTINEZ GUSTAVO TREJO/TREJO ALEJANDRA
21514 W WATKINS ST
BUCKEYE, AZ 85326

MARQUEZ JOSE G/GLORIA M
21516 W WATKINS ST
BUCKEYE, AZ 85326

KELLY MARIE MORRIS TRUST
21520 W WATKINS ST
BUCKEYE, AZ 85326

CAMPBELL BRANDON
21526 W DURANGO ST
BUCKEYE, AZ 85326

SOSA MONICA JUAREZ
21533 W HOPI ST
BUCKEYE, AZ 85326

VANEK TIMOTHY
21539 W HILTON AVE
BUCKEYE, AZ 85326

HERNANDEZ FELIPE MORENO/MARIA EVA
21540 W HILTON AVE
BUCKEYE, AZ 85326

CARROLL NIKOLAI
21540 W SONORA ST
BUCKEYE, AZ 85326

RODRIGUEZ MONICA REYES/SORIA JAIME ORTIZ
21541 W DURANGO ST
BUCKEYE, AZ 85326

DELAO ANDRES MIGUEL/BARRAZA MELISA LUNA
21541 W HOPI ST
BUCKEYE, AZ 85326

RIVERA PEDRO A
21542 W DURANGO ST
BUCKEYE, AZ 85326

YANEZ SERGIO
21543 W ASHLEIGH MARIE ST
BUCKEYE, AZ 85326

CHAVEZ DENISSE
21543 W COCOPAH ST
BUCKEYE, AZ 85326

ORTEGA KIMBERLY
21544 W HOPI ST
BUCKEYE, AZ 85326

VARGAS ERNAN/WEIR MELISSA
21544 W MOHAVE ST
BUCKEYE, AZ 85326

MALDONADO VALERIA/FRANKLIN TRINA R/LYNCH BLAKE
21544 W WATKINS ST
BUCKEYE, AZ 85326

PRECIADO MARTIN/MARTINEZ EDGAR
21545 W HILTON AVE
BUCKEYE, AZ 85326

REYES ASHAI
21545 W HOPI ST
BUCKEYE, AZ 85326

PRICE TERRY
21546 W COCOPAH ST
BUCKEYE, AZ 85326

MACIAS RAYMOND ROIBAL
21546 W KIMBERLY DR
BUCKEYE, AZ 85326

VANDERVORT HALEY RENEE/SCHULTE NOLAN
21547 W ASHLEIGH MARIE ST
BUCKEYE, AZ 85326

M & M TRUST
21547 W DURANGO ST
BUCKEYE, AZ 85326

LALLI ASHOK/BALA
21547 W PAPAGO ST
BUCKEYE, AZ 85326

GARCIA RAYMUNDO
21547 W SONORA ST
BUCKEYE, AZ 85326

GARCIA JORDAN C/CELAYA ADRIANA
21548 W HOPI ST
BUCKEYE, AZ 85326

MAYFIELD JORDAN XAVIER
21548 W SONORA ST
BUCKEYE, AZ 85326

COLMONE CARY
21549 W COCOPAH ST
BUCKEYE, AZ 85326

SCHREIBER RYAN ADAM
21549 W DURANGO ST
BUCKEYE, AZ 85326

VELAZQUEZ KARLA E/JAIME ADRIEL
21549 W KIMBERLY DR
BUCKEYE, AZ 85326

CORDOVA ALEXIS/BRANDYN MICHAEL
21550 W MOHAVE ST
BUCKEYE, AZ 85326

BERG ROBIN C/RITA
21550 W WATKINS ST
BUCKEYE, AZ 85326

MILLS JAMES/GARCIA BERTHA
21552 W COCOPAH ST
BUCKEYE, AZ 85326

INGERSOLL DEBORAH A
21552 W HILTON AVE
BUCKEYE, AZ 85326

HERNANDEZ JOE
21552 W KIMBERLY DR
BUCKEYE, AZ 85326

RIVAS JESSICA/MENDEZ FERNANDO GABRIEL
21553 W ASHLEIGH MARIE ST
BUCKEYE, AZ 85326

YOEL E MONZON AND BARABARA F MONZON LIVING TRUST
21553 W SONORA ST
BUCKEYE, AZ 85326

SERRANO WILLIAM
21554 W SONORA ST
BUCKEYE, AZ 85326

BARRUQUIN OSCAR J
AGUINAGA/DELGADO LETRICIA
21555 W COCOPAH ST
BUCKEYE, AZ 85326

WILLIAMS NICHOLAS/ANA KAREN
21555 W KIMBERLY DR
BUCKEYE, AZ 85326

SOTO EDWIN
21556 W HOPI ST
BUCKEYE, AZ 85326

OLIVEIRA BRYAN/RAQUEL TRINIDAD
21556 W MOHAVE ST
BUCKEYE, AZ 85326

ORTIZ ZHAIRA/LUIS
21558 W COCOPAH ST
BUCKEYE, AZ 85326

HOFFMANN YOSHIE NAGASAKA
21558 W HILTON AVE
BUCKEYE, AZ 85326

ROSALES YESSICA L MONGE
21558 W KIMBERLY DR
BUCKEYE, AZ 85326

MEDINA AURA
21559 W PAPAGO ST
BUCKEYE, AZ 85326

GALVAN FREDDIE CASTILLO
21559 W SONORA ST
BUCKEYE, AZ 85326

RICHARDSON STEPHEN
21560 W SONORA ST
BUCKEYE, AZ 85326

RANGEL LAURA S FLORES/MORIN JOANN C
21561 W ASHLEIGH MARIE ST
BUCKEYE, AZ 85326

HILL DERRICK JAMES/CORELLE
21561 W COCOPAH ST
BUCKEYE, AZ 85326

AVILA ELIZABETH/NIDA LOGAN
21561 W KIMBERLY DR
BUCKEYE, AZ 85326

MCCOY TIEONTAY
21562 W HOPI ST
BUCKEYE, AZ 85326

AQUIRRE JONATHAN/JAIMES VANESSA NERIA
21562 W MOHAVE ST
BUCKEYE, AZ 85326

VALENZUELA OSVALDO
21563 W HOPI ST
BUCKEYE, AZ 85326

NZAMBI FRANCIS MWAMBA/MWAMBA NAOMI NZAMBI
21564 W COCOPAH ST
BUCKEYE, AZ 85326

SMITH MARTHA D/MARY K
21564 W HILTON AVE
BUCKEYE, AZ 85326

TIEMANN ALLYSSA/AARON
21564 W KIMBERLY DR
BUCKEYE, AZ 85326

GARCIA RENEE ILIANA
21565 W ASHLEIGH MARIE ST
BUCKEYE, AZ 85326

LESLIE TRACI G/LESTER
21565 W DURANGO ST
BUCKEYE, AZ 85326

SOTO JOSE/ANGELITA
21565 W HILTON AVE
BUCKEYE, AZ 85326

BRUCE A KONECNI LIVING TRUST
21566 W DURANGO ST
BUCKEYE, AZ 85326

MORGAN KAYLIE
21566 W SONORA ST
BUCKEYE, AZ 85326

FLOYD COURTNEY
21567 W COCOPAH ST
BUCKEYE, AZ 85326

CARMONA ARAHON LASARTE
21567 W KIMBERLY DR
BUCKEYE, AZ 85326

BARNES ANDREA
21568 W HOPI ST
BUCKEYE, AZ 85326

VALENCIA CYNTHIA MUNOZ/MUNOZ ERIKA
21568 W MOHAVE ST
BUCKEYE, AZ 85326

NIELSEN SHELLY LYNN
21570 W HILTON AVE
BUCKEYE, AZ 85326

HERNANDEZ BRYAN APODACA
21570 W KIMBERLY DR
BUCKEYE, AZ 85326

GARCIA MARCUS/ALDERETE MANUEL
21571 W ASHLEIGH MARIE ST
BUCKEYE, AZ 85326

SILER BRYONIE
21571 W DURANGO ST
BUCKEYE, AZ 85326

COBIAN-CORONA JANELLY S
21571 W HILTON AVE
BUCKEYE, AZ 85326

CARDENAS AURORA/LOPEZ MIGUEL A
21571 W HOPI ST
BUCKEYE, AZ 85326

RAMOS-COSSIO MIGUEL ANGEL/BARRAGAN NATALI FLORES
21571 W SONORA ST
BUCKEYE, AZ 85326

WALTMAN JUSTIN ROBERT
21572 W DURANGO ST
BUCKEYE, AZ 85326

2019 GARY AND DENISE SUMMERS REVOCABLE LIVING TRUST
21573 W COCOPAH ST
BUCKEYE, AZ 85326

EUSTICE CHRISTINA M
21573 W KIMBERLY DR
BUCKEYE, AZ 85326

AVILA JANET ACOSTA/PARRA EULICES GUZMAN
21574 W HOPI ST
BUCKEYE, AZ 85326

ALVIZO ITZEL
21574 W MOHAVE ST
BUCKEYE, AZ 85326

CALKINS STEVEN
21574 W WATKINS ST
BUCKEYE, AZ 85326

VELEZ-SHIELDS VALERIE A/MICHAEL F
21575 W PAPAGO ST
BUCKEYE, AZ 85326

MEJIA RICARDO
21576 W COCOPAH ST
BUCKEYE, AZ 85326

DAVIS CHRISTOPHER E/OROZCO
BRIANDA E
21576 W KIMBERLY DR
BUCKEYE, AZ 85326

FLORES WENDY/CHAVEZ DAISY FLORES
21577 W HOPI ST
BUCKEYE, AZ 85326

MINIEFIELD CHAYANA M/JELISA
21577 W SONORA ST
BUCKEYE, AZ 85326

INGRAM MICHELLE
21578 W SONORA ST
BUCKEYE, AZ 85326

CHAVEZ RIGOBERTO
21579 W KIMBERLY DR
BUCKEYE, AZ 85326

TORRES ALFREDO
21579 W WATKINS ST
BUCKEYE, AZ 85326

USZODI BELA/KAYLA
21589 W WATKINS ST
BUCKEYE, AZ 85326

PSC BUCKEYE LLC
23 WALKER AVE PMB 300
BALTIMORE, MD 21208

LAKEVIEW LOAN SERVICING LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452

NIEMAN PROPERTIES ARIZONA I LLC
4007 COOKS HILL RD
CENTRALIA, WA 98531

RK PROPERTIES LLLP
4820 N GREENTREE DR W
LITCHFIELD PARK, AZ 85340

BUCKEYE CITY OF
530 E MONROE AVE
BUCKEYE, AZ 85326

2024-1 IH BORROWER LP
5420 LYNDON B JOHNSON FWY STE 600
DALLAS, TX 75240

KITCO LLC
6-1285 HARWOOD ST
VANCOUVER, BC 0

CHAKAVARIKA WILLARD/MUHASO
CHIEDZA SHELTER
728 S 1ST ST
AVONDALE, AZ 85323

SUNBELT LAND HOLDINGS L P
8095 OTHELLO AVE
SAN DIEGO, CA 92111

SHARP ROCK SFR LLC
8518 W DEER VALLEY RD STE 100
PEORIA, AZ 85382

HERRERA KIMBERLY F
PO BOX 1823
BUCKEYE, AZ 85326

21538 W WATKINS ST
BUCKEYE AZ, 85326

GILBERT BLILIE
PLLC
ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
FAX (480) 429-3111

Marcela Mora-Yatko
PLANNING CONSULTANT
DIRECT (480) 429-3044

E-MAIL: MMORA-YATKO@GILBERTBLILIE.COM

File No.88108-57

October 28, 2024

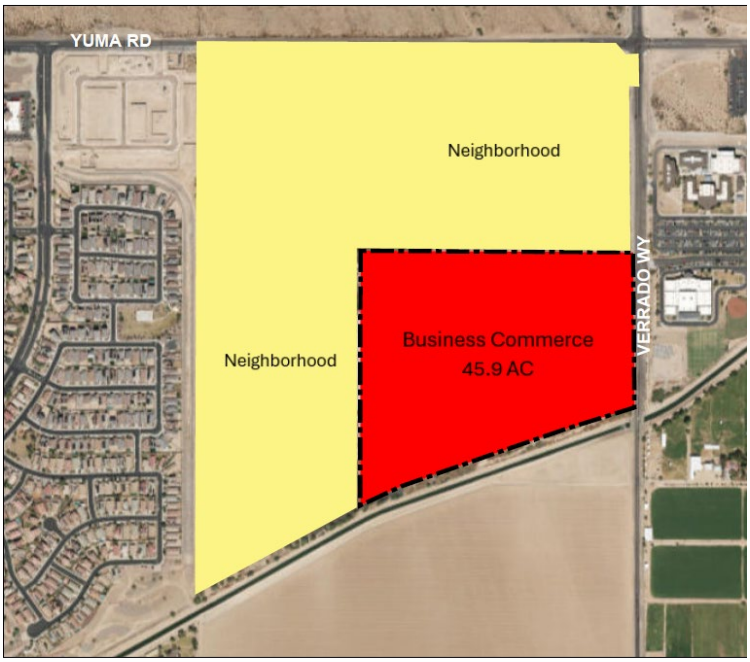
Via Email

Re: Notice of Applications and Neighborhood Meeting; SWC Verrado Way and Yuma Road; Case Numbers: PLZU-24-0004 and PLZZ-24-0005

Dear Neighbor,

This notice is being sent to inform you that our firm, on behalf of the property owner, has filed Minor General Plan Amendment and Rezone applications with the City of Buckeye Development Services Department, for a property located at the southwest corner of Verrado Way and Yuma Road. Please be advised that a neighborhood meeting has been scheduled for these applications. The following is a description of our requests:

Minor General Plan Amendment: The Minor General Plan Amendment request, case number PLZU-24-0004, is for 45.9 acres on the southwest corner of Verrado Way and Yuma Road. This area includes a portion of APNs 504-21-006 & 504-21-003J. The proposed land use designation change is from Neighborhood to Business Commerce. The purpose of this land use designation amendment is to allow for a range of business park uses. The proposed Business Commerce parcel is part of a larger site that is undergoing a companion rezone case, PLZZ-24-0005, to rezone the site to PAD. The proposed General Plan designation is shown herein.



SWC VERRADO & YUMA

PROPOSED GENERAL PLAN DESIGNATION

Rezone Request: The rezone request, case number PLZZ-24-0005, is to rezone 160 acres, comprising five parcels, on the southwest corner of Verrado Way and Yuma Road upon being annexed from Maricopa County into the City of Buckeye. The rezoning would be from R1-43 (the City's equivalent zoning to County RU-43, that will be assigned following annexation approval) to Planned Area Development (PAD). The intent is to develop 160 acres on the southwest corner of Verrado Way and Yuma Road for single-family and multi-family residential, commercial, and business park uses. The entire site will not exceed an overall density of 6.0 dwelling units per acre. The proposed rezone area is shown herein. The proposed land uses are shown in the enclosed Land Use Plan exhibit.

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Location:	Buckeye Public Library, Coyote Branch, Program Room 21699 W. Yuma Rd. Suite 116, Buckeye, AZ 85326

You are invited to attend this meeting to learn more about these applications. Please note that this is not a notice of a public hearing with the Planning and Zoning Commission or City Council as these hearings have not yet been set. You may receive notice of these hearings at a future date when they have been scheduled.

If you cannot attend the neighborhood meeting and would like to discuss the applications or have any questions, you can contact me at 480-429-3044 or by email at mmora-yatko@gilbertblilie.com. You may also contact Mandy Woods, Senior Planner with the City of Buckeye Development Services Department, at swoods@buckeyeaz.gov or 623-640-6093

Very truly,

GILBERT BLILIE PLLC

Marcela Mora-Yatko, AICP
Planning Consultant

Enclosure: Land Use Plan

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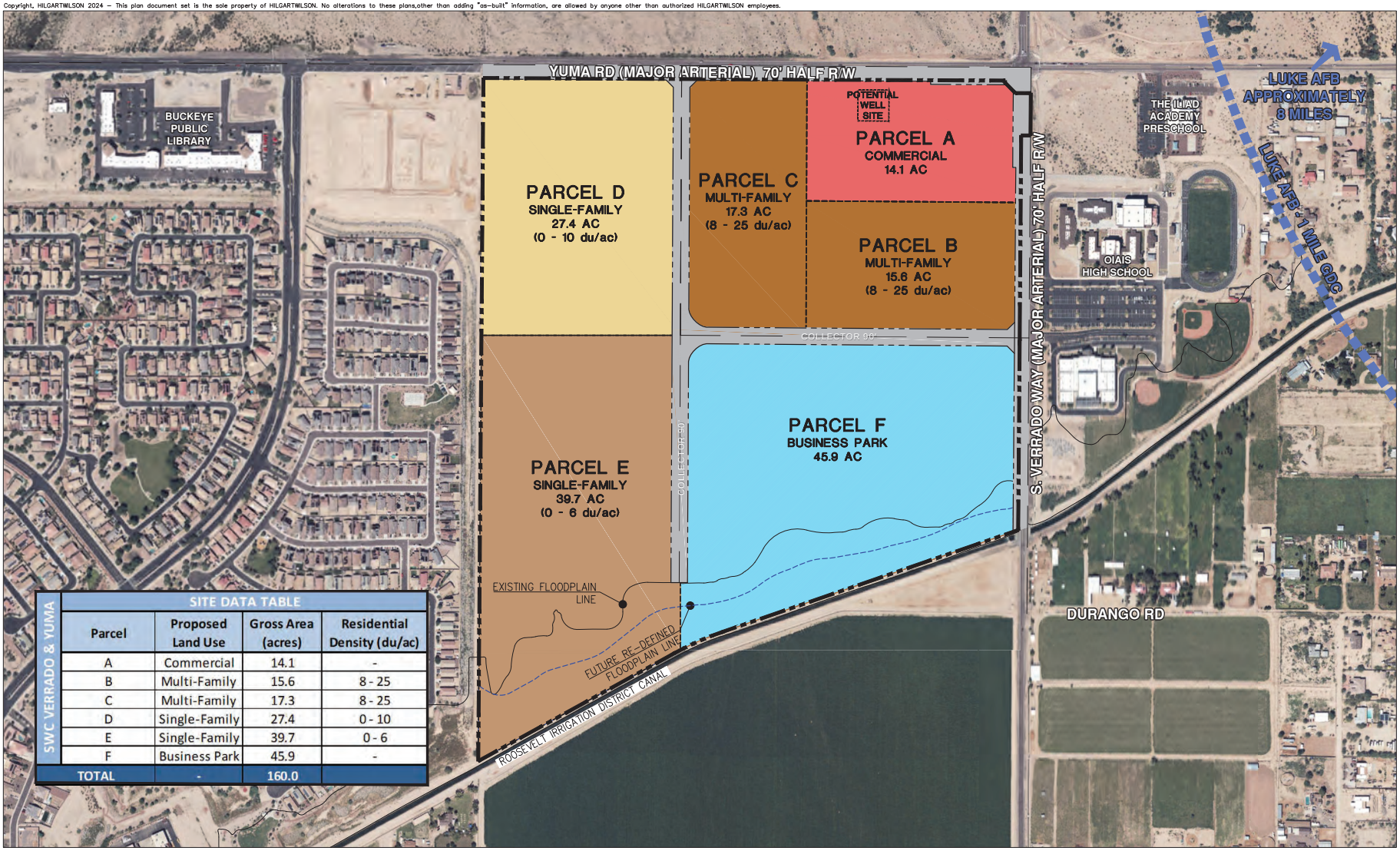

SWC VERRADO & YUMA

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SWC VERRADO & YUMA

CITY OF BUCKEYE, AZ

LAND USE PLAN

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

JULY 15, 2024
24X36

1419.02
R.GUBSER AICP

Scale: 1" = 200'

This plan is conceptual and subject to change through the planning and development process.

Interested Parties	Title	Organization	Email
Mark James	Planning Manager, Community Initiatives Team	Luke AFB	mark.james.14@us.af.mil

Appendix B

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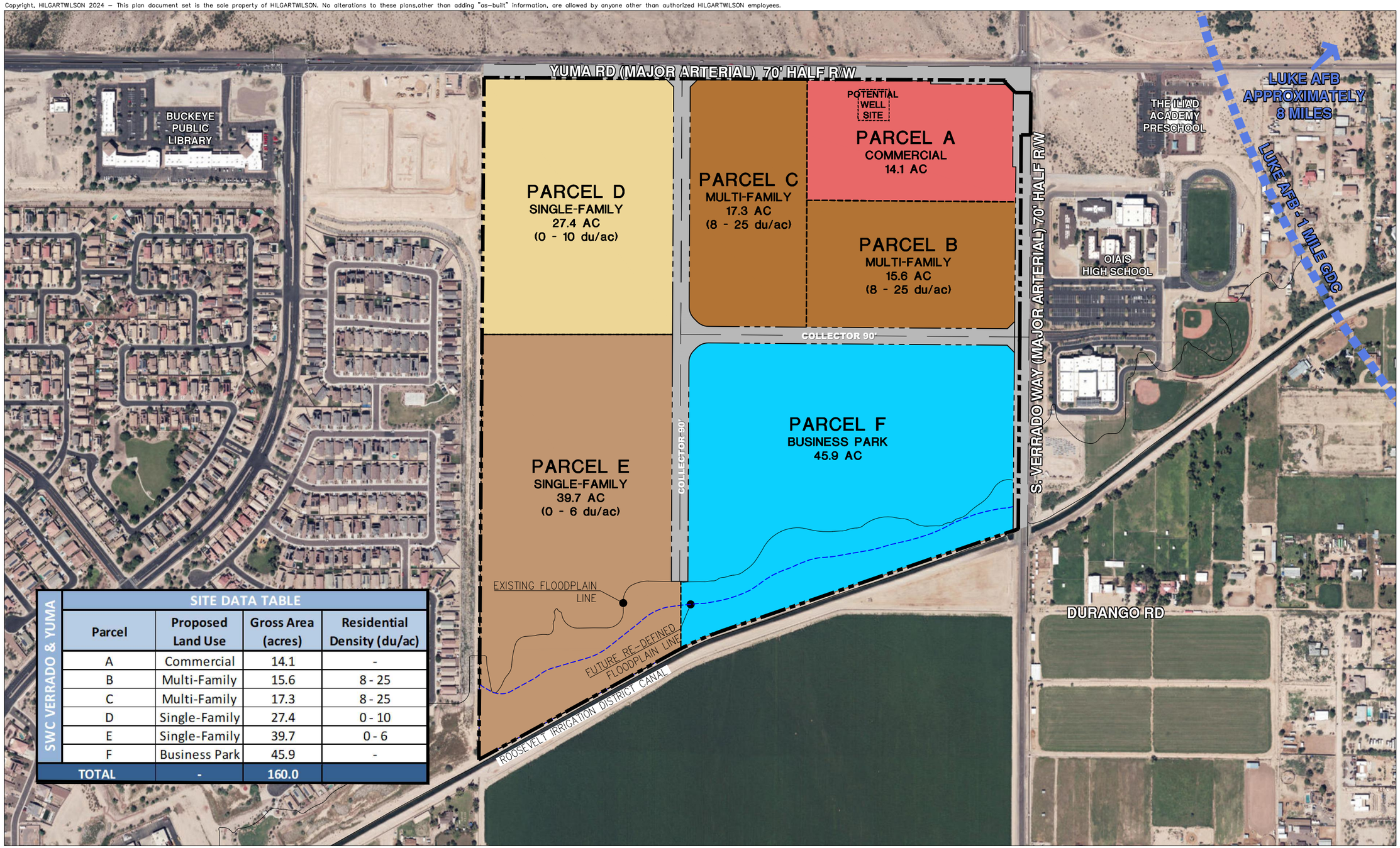

SWC VERRADO & YUMA

SITE DATA TABLE			
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SWC VERRADO & YUMA

CITY OF BUCKEYE, AZ

LAND USE PLAN

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

JULY 15, 2024
24X36

Scale: 1" = 200'

1419.02
R.GUBSER AICP

This plan is conceptual and subject to change through the planning and development process.

U:\1400\1419\1419.02 Sunbelt Investment Holdings, Inc\PLANNING\LANDUSE&SITEPLANS\1419.02-LU-A.dwg 7/17/2024 8:40 AM

AFFIDAVIT OF SIGN POSTING
City of Buckeye

Case No: PLZM-24-0006, PLZU-24-0004, PLZZ-24-0005
Project Name:
Applicant Name: Gilbert Blilie
Location: SWC Yuma Rd and Verrado Way

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

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

Applicant's/Representative's signature: _____

SUBSCRIBED AND SWORN before me on 01/22/25

Notary Public: Marybeth Conrad

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 673441
My Comm. Expires Oct 25, 2028

My Commission Expires: 10-25-28

City of Buckeye
PUBLIC HEARING
CITY COUNCIL (INTENT TO ANNEX): February 4, 2025 at 6:00 PM
PLANNING AND ZONING COMMISSION (REZONE AND MINOR GPA): TBD
CITY COUNCIL (APPROVAL): TBD
LOCATION OF HEARINGS: City Council Chambers, 530 E. Monroe Avenue, Buckeye, AZ 85326
REQUEST: Annexation, Minor General Plan Amendment from Neighborhood to Business Commerce, Rezone to PAD
PROPOSAL: Single-Family and multi-family residential, commercial, and business park development
GENERAL LOCATION: Southwest corner of Verrado Way and Yuma Road
SIZE: 167.8 acres (Annexation); 45.9 acres (Minor GPA); 160 acres (Rezone)
CASE #: PLZM-24-0006, PLZU-24-0004, PLZZ-24-0005
APPLICANT/CONTACT: Gilbert Blilie PLLC, Marcela Mora-Yatko
PHONE: 480-429-3044
Development Services Department: 623-640-6093
Posting Date: 1/22/25
January 22, 2025 at 11:19 AM
+33.431994,-112.504368
1608–1652 S Verrado Way
Buckeye AZ 85326
United States

City of Buckeye
PUBLIC HEARING
CITY COUNCIL (INTENT TO ANNEX): February 4, 2025 at 6:00 PM
PLANNING AND ZONING COMMISSION (REZONE AND MINOR GPA): TBD
CITY COUNCIL (APPROVAL): TBD
LOCATION OF HEARINGS: City Council Chambers, 530 E. Monroe Avenue, Buckeye, AZ 85326
REQUEST: Annexation, Minor General Plan Amendment from Neighborhood to Business Commerce, Rezone to PAD
PROPOSAL: Single-Family and multi-family residential, commercial, and business park development
GENERAL LOCATION: Southwest corner of Verrado Way and Yuma Road
SIZE: 167.8 acres (Annexation); 45.9 acres (Minor GPA); 160 acres (Rezone)
CASE #: PLZM-24-0006, PLZU-24-0004, PLZZ-24-0005
APPLICANT/CONTACT: Gilbert Blilie PLLC, Marcela Mora-Yatko
PHONE: 480-429-3044
Development Services Department: 623-640-6093
Posting Date: 1/22/25
January 22, 2025 at 11:04 AM
+33.433379,-112.504387
1366–1462 S Verrado Way
Buckeye AZ 85326
United States

City of Buckeye
PUBLIC HEARING
CITY COUNCIL (INTENT TO ANNEX): February 4, 2025 at 6:00 PM
PLANNING AND ZONING COMMISSION (REZONE AND MINOR GPA): TBD
CITY COUNCIL (APPROVAL): TBD
LOCATION OF HEARINGS: City Council Chambers, 530 E. Monroe Avenue, Buckeye, AZ 85326
REQUEST: Annexation, Minor General Plan Amendment from Neighborhood to Business Commerce, Rezone to PAD
PROPOSAL: Single-Family and multi-family residential, commercial, and business park development
GENERAL LOCATION: Southwest corner of Verrado Way and Yuma Road
SIZE: 167.8 acres (Annexation); 45.9 acres (Minor GPA); 160 acres (Rezone)
CASE #: PLZM-24-0006, PLZU-24-0004, PLZZ-24-0005
APPLICANT/CONTACT: Gilbert Blilie PLLC, Marcela Mora-Yatko
PHONE: 480-429-3044
Development Services Department: 623-640-6093
Posting Date: 1/22/25
January 22, 2025 at 10:51 AM
+33.435516,-112.509072
21307-21477 W Yuma Rd
Buckeye AZ 85326
United States
Maps

azcentral.

Public Notices

Originally published at azcentral.com on 01/22/2025

City of Buckeye
NOTICE IS HEREBY GIVEN that the City of Buckeye City Council will hold a public hearing on Tuesday, February 4, 2025 to be held at the City Council Chambers, located at 530 E Monroe Avenue at 6:00 p.m., for the purpose of hearing all persons for or against the following request:

Case No. PLZM-24-0006: Request by Marcela Mora-Yatko, Gilbert Blilie PLLC on behalf of Sunbelt Land Holdings LP to annex 167.8 acres located at the southwest corner of Verrado Way and Yuma Road, situated within the South half of Section 12 and the East half of Section 13, Township 1 North, Range 3 West of the Gila and Salt River Meridian, Maricopa County, Arizona.

For additional information, please contact Mandy Woods, Senior Planner, with the Development Services Department at (623) 640-6093.
January 22 2025
LAZS0220824

AFFIDAVIT OF SIGN POSTING
City of Buckeye

Case No: PLZM-24-0006, PLZU-24-0004, PLZZ-24-0005
Project Name:
Applicant Name: Gilbert Blilie
Location: SWC Yuma Rd and Verrado Way

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

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

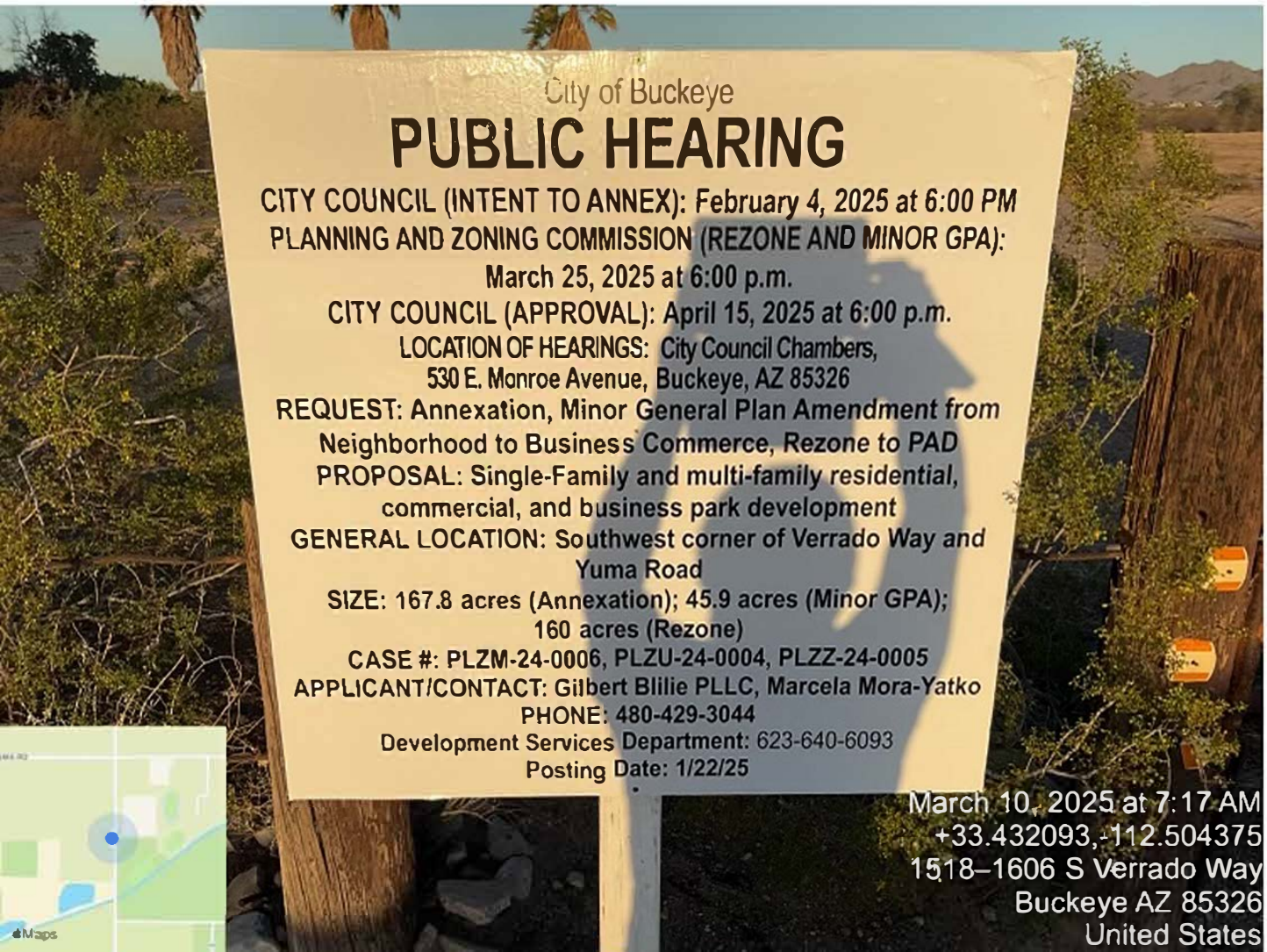
Applicant's/Representative's signature: Meghan Liggett

SUBSCRIBED AND SWORN before me on 03/10/25

Notary Public: Marybeth Conrad

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 673441
My Comm. Expires Oct 25, 2028

My Commission Expires: 10-25-28


City of Buckeye
PUBLIC HEARING
CITY COUNCIL (INTENT TO ANNEX): February 4, 2025 at 6:00 PM
PLANNING AND ZONING COMMISSION (REZONE AND MINOR GPA):
March 25, 2025 at 6:00 p.m.
CITY COUNCIL (APPROVAL): April 15, 2025 at 6:00 p.m.
LOCATION OF HEARINGS: City Council Chambers,
530 E. Monroe Avenue, Buckeye, AZ 85326
REQUEST: Annexation, Minor General Plan Amendment from
Neighborhood to Business Commerce, Rezone to PAD
PROPOSAL: Single-Family and multi-family residential,
commercial, and business park development
GENERAL LOCATION: Southwest corner of Verrado Way and
Yuma Road
SIZE: 167.8 acres (Annexation); 45.9 acres (Minor GPA);
160 acres (Rezone)
CASE #: PLZM-24-0006, PLZU-24-0004, PLZZ-24-0005
APPLICANT/CONTACT: Gilbert Blilie PLLC, Marcela Mora-Yatko
PHONE: 480-429-3044
Development Services Department: 623-640-6093
Posting Date: 1/22/25
March 10, 2025 at 7:17 AM
+33.432093,-112.504375
1518–1606 S Verrado Way
Buckeye AZ 85326
United States

City of Buckeye
PUBLIC HEARING
CITY COUNCIL (INTENT TO ANNEX): February 4, 2025 at 6:00 PM
PLANNING AND ZONING COMMISSION (REZONE AND MINOR GPA):
March 25, 2025 at 6:00 p.m.
CITY COUNCIL (APPROVAL): April 15, 2025 at 6:00 p.m.
LOCATION OF HEARINGS: City Council Chambers,
530 E. Monroe Avenue, Buckeye, AZ 85326
REQUEST: Annexation, Minor General Plan Amendment from Neighborhood to Business Commerce, Rezone to PAD
PROPOSAL: Single-Family and multi-family residential, commercial, and business park development
GENERAL LOCATION: Southwest corner of Verrado Way and Yuma Road
SIZE: 167.8 acres (Annexation); 45.9 acres (Minor GPA); 160 acres (Rezone)
CASE #: PLZM-24-0006, PLZU-24-0004, PLZZ-24-0005
APPLICANT/CONTACT: Gilbert Blilie PLLC, Marcela Mora-Yatko
PHONE: 480-429-3044
Development Services Department: 623-640-6093
Posting Date: 1/22/25
Maps
March 10, 2025 at 7:14 AM
+33.433457,-112.504329
1366–1462 S Verrado Way
Buckeye AZ 85326
United States

City of Buckeye
PUBLIC HEARING
CITY COUNCIL (INTENT TO ANNEX): February 4, 2025 at 6:00 PM
PLANNING AND ZONING COMMISSION (REZONE AND MINOR GPA):
March 25, 2025 at 6:00 p.m.
CITY COUNCIL (APPROVAL): April 15, 2025 at 6:00 p.m.
LOCATION OF HEARINGS: City Council Chambers,
530 E. Monroe Avenue, Buckeye, AZ 85326
REQUEST: Annexation, Minor General Plan Amendment from Neighborhood to Business Commerce, Rezone to PAD
PROPOSAL: Single-Family and multi-family residential, commercial, and business park development
GENERAL LOCATION: Southwest corner of Verrado Way and Yuma Road
SIZE: 167.8 acres (Annexation); 45.9 acres (Minor GPA); 160 acres (Rezone)
CASE #: PLZM-24-0006, PLZU-24-0004, PLZZ-24-0005
APPLICANT/CONTACT: Gilbert Blilie PLLC, Marcela Mora-Yatko
PHONE: 480-429-3044
Development Services Department: 623-640-6093
Posting Date: 1/22/25
March 10, 2025 at 7:09 AM
+33.435119,-112.509929
21307–21477 W Yuma Rd
Buckeye AZ 85326
United States
Maps

azcentral.

Public Notices

Originally published at azcentral.com on 03/07/2025

City of Buckeye
NOTICE IS HEREBY GIVEN that the City of Buckeye Planning and Zoning Commission will hold a public hearing on Tuesday, March 25, 2025, and the Buckeye City Council will hold a public hearing on Tuesday, April 15, 2025, both to be held at the Buckeye City Council Chambers, located at 530 E Monroe Avenue at 6:00 p.m., for the purpose of hearing all persons for or against the following requests:

Case No. PLZU-24-0004: Request by Jeffrey Blilie, Gilbert Blilie PLLC on behalf of Sunbelt Land Holdings LP for the approval of a Minor General Plan Amendment from Neighborhood to Business Commerce for 45.9 acres located at the southwest corner of Verrado Way and Yuma Road.

Case No. PLZZ-24-0005: Request by Jeffrey Blilie, Gilbert Blilie PLLC on behalf of Sunbelt Land Holdings LP for the approval of a rezone from R1-43 (the City's equivalent zoning to County RU-43) to Planned Area Development for single-family residential, multi-family residential, commercial, and business park uses on 160 acres located at the southwest corner of Verrado Way and Yuma Road, situated within the east half of Section 13, Township 1 North, Range 3 West of the Gila and Salt River Meridian, Maricopa County, Arizona.

The Buckeye City Council hearing on April 15, 2025 will also be held for the purpose of hearing all persons for or against the following request:

Case No. PLZM-24-0006: Request by Jeffrey Blilie, Gilbert Blilie PLLC on behalf of Sunbelt Land Holdings LP to annex 167.8 acres located at the southwest corner of Verrado Way and Yuma Road, situated within the South half of Section 12 and the East half of Section 13, Township 1 North, Range 3 West of the Gila and Salt River Meridian, Maricopa County, Arizona.

For additional information, please contact Mandy Woods, Senior Planner with the Development Services Department at (623) 640-6093.
March 7 2025
LAZS0251795

Affidavit of Mailing Notice

Case Number:	PLZU-24-0004; PLZZ-24-0005
Project Name:	SWC Verrado Way and Yuma Road GPA and PAD
Applicant Name:	Marcela Mora-Yatko, Gilbert Blilie PLLC
Location:	SWC Verrado Way and Yuma Road

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

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

See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: _____

SUBSCRIBED AND SWORN before me this 7th day of March, 2025, by:

_____
Notary Public

CLAUDIA E CARR
Notary Public - Arizona
Maricopa County
Commission # 613997
My Comm. Expires Aug 30, 2025

My Commission Expires:

August 30, 2025

CHIANG LICHUAN/WU JENYING
10 ORANGETIP
IRVINE, CA 92604

CAO PHI D
12410 W SHERIDAN ST
AVONDALE, AZ 85392

ODYSSEY PREPARATORY ACADEMY INC
1495 S VERRADO WAY
BUCKEYE, AZ 85326

GEHAN HOMES OF ARIZONA LLC
1501 W FOUNTAINHEAD PKWY STE 150
TEMPE, AZ 85282

GARDNER DAMETRIUS RAY JR/SUMLIN KEVYONA LAFAYE
1529 S 215TH DR
BUCKEYE, AZ 85326

CARRILLO JESUS/SANTANA JOANNA
1541 S 215TH DR
BUCKEYE, AZ 85326

HYPES JONATHAN A/DSHEA KATHLEEN
1551 S 215TH DR
BUCKEYE, AZ 85326

HINMAN DOUGLAS T/HEIDI E
1563 S 215TH DR
BUCKEYE, AZ 85326

AYALA MARCO ANTONIO/CECILIA LOPEZ
1573 S 215TH DR
BUCKEYE, AZ 85326

SANCHEZ KRYSTA/CRUZ JR
1585 S 215TH DR
BUCKEYE, AZ 85326

SUNDANCE RESIDENTIAL HOMEOWNERS ASSOCIATION INC
1600 W BROADWAY RD STE 200
TEMPE, AZ 85282

SMITH JENNIFER/GARY
1601 S 215TH DR
BUCKEYE, AZ 85326

VAZQUEZ IZAN/ROSALES ALEJANDRA ZENDEJAS
1607 S 215TH DR
BUCKEYE, AZ 85326

ARIZONA STATE OF
1616 W ADAMS ST
PHOENIX, AZ 85007

COLMONE DANELLE
1617 S 215TH DR
BUCKEYE, AZ 85326

FELIX BERNARDO/IRMA
1629 S 215TH DR
BUCKEYE, AZ 85326

SANCHEZ ANDREW HUGO
1649 S 215TH DR
BUCKEYE, AZ 85326

IH6 PROPERTY PHOENIX LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

MFV AZ LLC
1753 E BROADWAY RD STE 101
TEMPE, AZ 85282

BARRAZA JORGE CALVILLO/HERNANDEZ PATRICIA GARCIA/GARCIA LARISSA CALVILLO
1779 S 215TH DR
BUCKEYE, AZ 85326

RAMIREZ FRED JR
1783 S 215TH DR
BUCKEYE, AZ 85326

CELAYA UZZIEL M/VEGA LUZ DELIA MENDEZ
1789 S 215TH DR
BUCKEYE, AZ 85326

GUIZAR MOISES/VALDIVIA YURBY
1793 S 21ST DR
BUCKEYE, AZ 85326

BURGESS PRECIOUS
1799 S 215TH DR
BUCKEYE, AZ 85326

BAUMANN CASEY
1851 S 215TH DR
BUCKEYE, AZ 85326

SCHAUPP HEATHER
1863 S 215TH DR
BUCKEYE, AZ 85326

ARROYO MICAELA
1875 S 215TH DR
BUCKEYE, AZ 85326

BRYANT CHRISTIAN
1887 S 215TH DR
BUCKEYE, AZ 85326

MEDINA ZACH
1899 S 215TH DR
BUCKEYE, AZ 85326

DUARTE OMAR A
1921 S 215TH DR
BUCKEYE, AZ 85326

GUZMAN ROCIO
1985 S 215TH DR
BUCKEYE, AZ 85326

MANCILLA ALEJANDRO/EDNA LILIA
2001 S 215TH DR
BUCKEYE, AZ 85326

WYNN DEBORAH A
2027 S 215TH DR
BUCKEYE, AZ 85326

FISHER DANNY
2041 S 215TH DR
BUCKEYE, AZ 85326

HERNANDEZ FRANCISCO A/MARTINEZ MARIA M
2055 S 215TH DR
BUCKEYE, AZ 85326

PONCE JASON
2069 S 215TH DR
BUCKEYE, AZ 85326

CRUZ CYNTHIA
2083 S 215TH DR
BUCKEYE, AZ 85326

KLOPPE LIVING TRUST
20908 W DURANGO ST
BUCKEYE, AZ 85326

HOSKINS ROSEMARIE ANN/RAFE ANTHONY
2111 S 215TH DR
BUCKEYE, AZ 85326

PRZYBYLSKI MICHAEL J
2125 S 215TH DR
BUCKEYE, AZ 85326

GUERRERO ELSIE
2139 S 215TH DR
BUCKEYE, AZ 85326

MARTINEZ GUSTAVO TREJO/TREJO ALEJANDRA
21514 W WATKINS ST
BUCKEYE, AZ 85326

MARQUEZ JOSE G/GLORIA M
21516 W WATKINS ST
BUCKEYE, AZ 85326

KELLY MARIE MORRIS TRUST
21520 W WATKINS ST
BUCKEYE, AZ 85326

CAMPBELL BRANDON
21526 W DURANGO ST
BUCKEYE, AZ 85326

SOSA MONICA JUAREZ
21533 W HOPI ST
BUCKEYE, AZ 85326

VANEK TIMOTHY
21539 W HILTON AVE
BUCKEYE, AZ 85326

HERNANDEZ FELIPE MORENO/MARIA EVA
21540 W HILTON AVE
BUCKEYE, AZ 85326

CARROLL NIKOLAI
21540 W SONORA ST
BUCKEYE, AZ 85326

RODRIGUEZ MONICA REYES/SORIA JAIME ORTIZ
21541 W DURANGO ST
BUCKEYE, AZ 85326

DELAO ANDRES MIGUEL/BARRAZA MELISA LUNA
21541 W HOPI ST
BUCKEYE, AZ 85326

RIVERA PEDRO A
21542 W DURANGO ST
BUCKEYE, AZ 85326

YANEZ SERGIO
21543 W ASHLEIGH MARIE ST
BUCKEYE, AZ 85326

CHAVEZ DENISSE
21543 W COCOPAH ST
BUCKEYE, AZ 85326

ORTEGA KIMBERLY
21544 W HOPI ST
BUCKEYE, AZ 85326

VARGAS ERNAN/WEIR MELISSA
21544 W MOHAVE ST
BUCKEYE, AZ 85326

MALDONADO VALERIA/FRANKLIN TRINA R/LYNCH BLAKE
21544 W WATKINS ST
BUCKEYE, AZ 85326

PRECIADO MARTIN/MARTINEZ EDGAR
21545 W HILTON AVE
BUCKEYE, AZ 85326

REYES ASHAI
21545 W HOPI ST
BUCKEYE, AZ 85326

PRICE TERRY
21546 W COCOPAH ST
BUCKEYE, AZ 85326

MACIAS RAYMOND ROIBAL
21546 W KIMBERLY DR
BUCKEYE, AZ 85326

VANDERVORT HALEY RENEE/SCHULTE NOLAN
21547 W ASHLEIGH MARIE ST
BUCKEYE, AZ 85326

M & M TRUST
21547 W DURANGO ST
BUCKEYE, AZ 85326

LALLI ASHOK/BALA
21547 W PAPAGO ST
BUCKEYE, AZ 85326

GARCIA RAYMUNDO
21547 W SONORA ST
BUCKEYE, AZ 85326

GARCIA JORDAN C/CELAYA ADRIANA
21548 W HOPI ST
BUCKEYE, AZ 85326

MAYFIELD JORDAN XAVIER
21548 W SONORA ST
BUCKEYE, AZ 85326

COLMONE CARY
21549 W COCOPAH ST
BUCKEYE, AZ 85326

SCHREIBER RYAN ADAM
21549 W DURANGO ST
BUCKEYE, AZ 85326

VELAZQUEZ KARLA E/JAIME ADRIEL
21549 W KIMBERLY DR
BUCKEYE, AZ 85326

CORDOVA ALEXIS/BRANDYN MICHAEL
21550 W MOHAVE ST
BUCKEYE, AZ 85326

BERG ROBIN C/RITA
21550 W WATKINS ST
BUCKEYE, AZ 85326

MILLS JAMES/GARCIA BERTHA
21552 W COCOPAH ST
BUCKEYE, AZ 85326

INGERSOLL DEBORAH A
21552 W HILTON AVE
BUCKEYE, AZ 85326

HERNANDEZ JOE
21552 W KIMBERLY DR
BUCKEYE, AZ 85326

RIVAS JESSICA/MENDEZ FERNANDO GABRIEL
21553 W ASHLEIGH MARIE ST
BUCKEYE, AZ 85326

YOEL E MONZON AND BARABARA F MONZON LIVING TRUST
21553 W SONORA ST
BUCKEYE, AZ 85326

SERRANO WILLIAM
21554 W SONORA ST
BUCKEYE, AZ 85326

BARRUQUIN OSCAR J
AGUINAGA/DELGADO LETRICIA
21555 W COCOPAH ST
BUCKEYE, AZ 85326

WILLIAMS NICHOLAS/ANA KAREN
21555 W KIMBERLY DR
BUCKEYE, AZ 85326

SOTO EDWIN
21556 W HOPI ST
BUCKEYE, AZ 85326

OLIVEIRA BRYAN/RAQUEL TRINIDAD
21556 W MOHAVE ST
BUCKEYE, AZ 85326

ORTIZ ZHAIRA/LUIS
21558 W COCOPAH ST
BUCKEYE, AZ 85326

HOFFMANN YOSHIE NAGASAKA
21558 W HILTON AVE
BUCKEYE, AZ 85326

ROSALES YESSICA L MONGE
21558 W KIMBERLY DR
BUCKEYE, AZ 85326

MEDINA AURA
21559 W PAPAGO ST
BUCKEYE, AZ 85326

GALVAN FREDDIE CASTILLO
21559 W SONORA ST
BUCKEYE, AZ 85326

RICHARDSON STEPHEN
21560 W SONORA ST
BUCKEYE, AZ 85326

RANGEL LAURA S FLORES/MORIN JOANN C
21561 W ASHLEIGH MARIE ST
BUCKEYE, AZ 85326

HILL DERRICK JAMES/CORELLE
21561 W COCOPAH ST
BUCKEYE, AZ 85326

AVILA ELIZABETH/NIDA LOGAN
21561 W KIMBERLY DR
BUCKEYE, AZ 85326

MCCOY TIEONTAY
21562 W HOPI ST
BUCKEYE, AZ 85326

AQUIRRE JONATHAN/JAIMES VANESSA NERIA
21562 W MOHAVE ST
BUCKEYE, AZ 85326

VALENZUELA OSVALDO
21563 W HOPI ST
BUCKEYE, AZ 85326

NZAMBI FRANCIS MWAMBA/MWAMBA NAOMI NZAMBI
21564 W COCOPAH ST
BUCKEYE, AZ 85326

SMITH MARTHA D/MARY K
21564 W HILTON AVE
BUCKEYE, AZ 85326

TIEMANN ALLYSSA/AARON
21564 W KIMBERLY DR
BUCKEYE, AZ 85326

GARCIA RENEE ILIANA
21565 W ASHLEIGH MARIE ST
BUCKEYE, AZ 85326

LESLIE TRACI G/LESTER
21565 W DURANGO ST
BUCKEYE, AZ 85326

JOHNSON JUSTIN/COLLINS SARA
21565 W HILTON AVE
BUCKEYE, AZ 85326

BRUCE A KONECNI LIVING TRUST
21566 W DURANGO ST
BUCKEYE, AZ 85326

MORGAN KAYLIE
21566 W SONORA ST
BUCKEYE, AZ 85326

FLOYD COURTNEY
21567 W COCOPAH ST
BUCKEYE, AZ 85326

CARMONA ARAHON LASARTE
21567 W KIMBERLY DR
BUCKEYE, AZ 85326

BARNES ANDREA
21568 W HOPI ST
BUCKEYE, AZ 85326

VALENCIA CYNTHIA MUNOZ/MUNOZ ERIKA
21568 W MOHAVE ST
BUCKEYE, AZ 85326

SALAZAR DAVID/CHAVEZ JOSEFINA ALONDRA BENCOMO
21570 W HILTON AVE
BUCKEYE, AZ 85326

HERNANDEZ BRYAN APODACA
21570 W KIMBERLY DR
BUCKEYE, AZ 85326

GARCIA MARCUS/ALDERETE MANUEL
21571 W ASHLEIGH MARIE ST
BUCKEYE, AZ 85326

SILER BRYONIE
21571 W DURANGO ST
BUCKEYE, AZ 85326

COBIAN-CORONA JANELLY S
21571 W HILTON AVE
BUCKEYE, AZ 85326

CARDENAS AURORA/LOPEZ MIGUEL A
21571 W HOPI ST
BUCKEYE, AZ 85326

RAMOS-COSSIO MIGUEL ANGEL/BARRAGAN NATALI FLORES
21571 W SONORA ST
BUCKEYE, AZ 85326

WALTMAN JUSTIN ROBERT
21572 W DURANGO ST
BUCKEYE, AZ 85326

2019 GARY AND DENISE SUMMERS REVOCABLE LIVING TRUST
21573 W COCOPAH ST
BUCKEYE, AZ 85326

EUSTICE CHRISTINA M
21573 W KIMBERLY DR
BUCKEYE, AZ 85326

AVILA JANET ACOSTA/PARRA EULICES GUZMAN
21574 W HOPI ST
BUCKEYE, AZ 85326

ALVIZO ITZEL
21574 W MOHAVE ST
BUCKEYE, AZ 85326

CALKINS STEVEN
21574 W WATKINS ST
BUCKEYE, AZ 85326

VELEZ-SHIELDS VALERIE A/MICHAEL F
21575 W PAPAGO ST
BUCKEYE, AZ 85326

MEJIA RICARDO
21576 W COCOPAH ST
BUCKEYE, AZ 85326

DAVIS CHRISTOPHER E/OROZCO BRIANDA E
21576 W KIMBERLY DR
BUCKEYE, AZ 85326

FLORES WENDY/CHAVEZ DAISY FLORES
21577 W HOPI ST
BUCKEYE, AZ 85326

MINIEFIELD CHAYANA M/JELISA
21577 W SONORA ST
BUCKEYE, AZ 85326

INGRAM MICHELLE
21578 W SONORA ST
BUCKEYE, AZ 85326

CHAVEZ RIGOBERTO
21579 W KIMBERLY DR
BUCKEYE, AZ 85326

TORRES ALFREDO
21579 W WATKINS ST
BUCKEYE, AZ 85326

USZODI BELA/KAYLA
21589 W WATKINS ST
BUCKEYE, AZ 85326

PSC BUCKEYE LLC
23 WALKER AVE PMB 300
BALTIMORE, MD 21208

LAKEVIEW LOAN SERVICING LLC
3637 SENTARA WAY
VIRGINIA BEACH, VA 23452

NIEMAN PROPERTIES ARIZONA I LLC
4007 COOKS HILL RD
CENTRALIA, WA 98531

RK PROPERTIES LLLP
4820 N GREENTREE DR W
LITCHFIELD PARK, AZ 85340

BUCKEYE CITY OF
530 E MONROE AVE
BUCKEYE, AZ 85326

2024-1 IH BORROWER LP
5420 LYNDON B JOHNSON FWY STE 600
DALLAS, TX 75240

KITCO LLC
6-1285 HARWOOD ST
VANCOUVER, BC 0

CHAKAVARIKA WILLARD/MUHASO CHIEDZA SHELTER
728 S 1ST ST
AVONDALE, AZ 85323

SUNBELT LAND HOLDINGS L P
8095 OTHELLO AVE
SAN DIEGO, CA 92111

SHARP ROCK SFR LLC
8518 W DEER VALLEY RD STE 100
PEORIA, AZ 85382

HERRERA KIMBERLY F
PO BOX 1823
BUCKEYE, AZ 85326

21538 W WATKINS ST
BUCKEYE AZ, 85326

HOSTETTER BRADLEY DAVID/SHELLEY L
1377 S 215TH LN
BUCKEYE AZ 85326

SIENNA PARK HOMEOWNERS ASSOCIATION
1940 W CHANDLER BLVD STE 2 PMB 617
CHANDLER, AZ 85224

STLTR48 LLC
20118 N 67TH AVE STE 300
GLENDALE, AZ 85308

BUCHANAN WENDY L/SINGH POORAN JR
21560 W DURANGO ST
BUCKEYE, AZ 85326

NIEMAN PROPERTIES ARIZONA I LLC
4007 COOKS HILL RD
CENTRALIA WA 98531

THATCHER JOSHUA/PATRICIA
21571 W PAPAGO ST
BUCKEYE AZ 85326

Interested Parties	Title	Organization	Email
Mark James	Planning Manager, Community Initiatives Team	Luke AFB	mark.james.14@us.af.mil

GILBERT BLILIE
PLLC
ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
FAX (480) 429-3111

Marcela Mora-Yatko
PLANNING CONSULTANT
DIRECT (480) 429-3044

E-MAIL: MMORA-YATKO@GILBERTBLILIE.COM

File No.88108-57

March 7, 2025

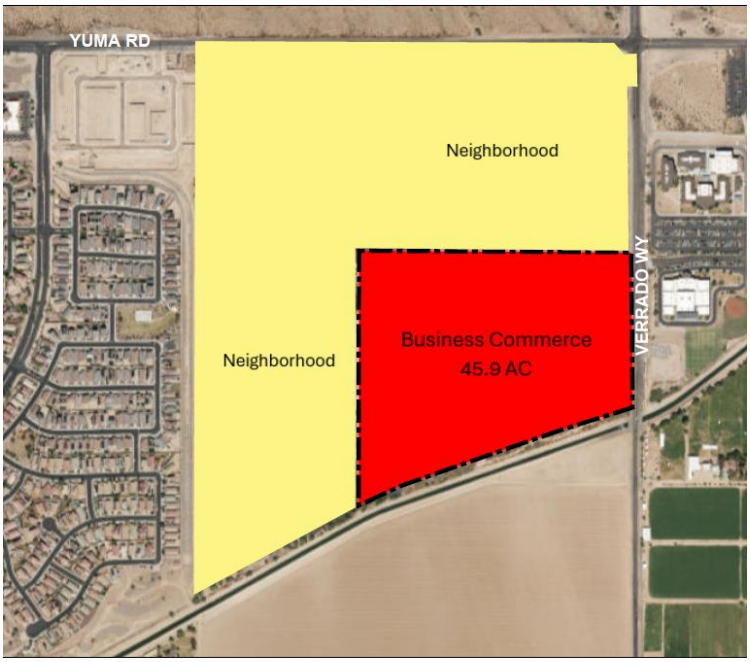
Via U.S. Mail

Re: **Notice of Public Hearings**; SWC Verrado Way and Yuma Road;
Case Numbers: PLZU-24-0004 and PLZZ-24-0005

Dear Neighbor,

This notice is being sent to inform you that our firm, on behalf of the property owner, has filed Minor General Plan Amendment and Rezone applications with the City of Buckeye Development Services Department, for a property located at the southwest corner of Verrado Way and Yuma Road. Please be advised that public hearings have been scheduled for these applications. The following is a description of our requests:

Minor General Plan Amendment: The Minor General Plan Amendment request, case number PLZU-24-0004, is for 45.9 acres on the southwest corner of Verrado Way and Yuma Road. This area includes a portion of APNs 504-21-006 & 504-21-003J. The proposed land use designation change is from Neighborhood to Business Commerce. The purpose of this land use designation amendment is to allow for a range of business park uses. The proposed Business Commerce parcel is part of a larger site that is undergoing a companion rezone case, PLZZ-24-0005, to rezone the site to PAD. The proposed General Plan designation is shown herein.



SWC VERRADO & YUMA

PROPOSED GENERAL PLAN DESIGNATION

Rezone Request: The rezone request, case number PLZZ-24-0005, is to rezone 160 acres, comprising five parcels, on the southwest corner of Verrado Way and Yuma Road upon being annexed from Maricopa County into the City of Buckeye. The rezoning would be from R1-43 (the City's equivalent zoning to County RU-43, which will be assigned following annexation approval) to Planned Area Development (PAD). The intent is to develop 160 acres on the southwest corner of Verrado Way and Yuma Road for single-family and multi-family residential, commercial, and business park uses. The entire site will not exceed an overall density of 6.0 dwelling units per acre. The proposed rezone area is shown herein. The proposed land uses are shown in the enclosed Land Use Plan exhibit.

The hearing information is as follows:

Planning & Zoning Commission
March 25, 2025, at 6:00 PM
Buckeye City Council Chambers
530 E Monroe Ave
Buckeye, AZ 85326

City Council
April 15, 2025, at 6:00 PM
Buckeye City Council Chambers
530 E Monroe Ave
Buckeye, AZ 85326

You are invited to attend these hearings to provide comments on the record. You may also submit written feedback via email to swoods@buckeyeaz.gov to be shared with the Planning and Zoning Commission and City Council for their consideration.

For more information about the applications, you can contact me at 480-429-3044 or by email at mmora-yatko@gilbertblilie.com. You may also contact Mandy Woods, Senior Planner with the City of Buckeye Development Services Department, at swoods@buckeyeaz.gov or 623-640-6093 if you have questions regarding the hearing process.

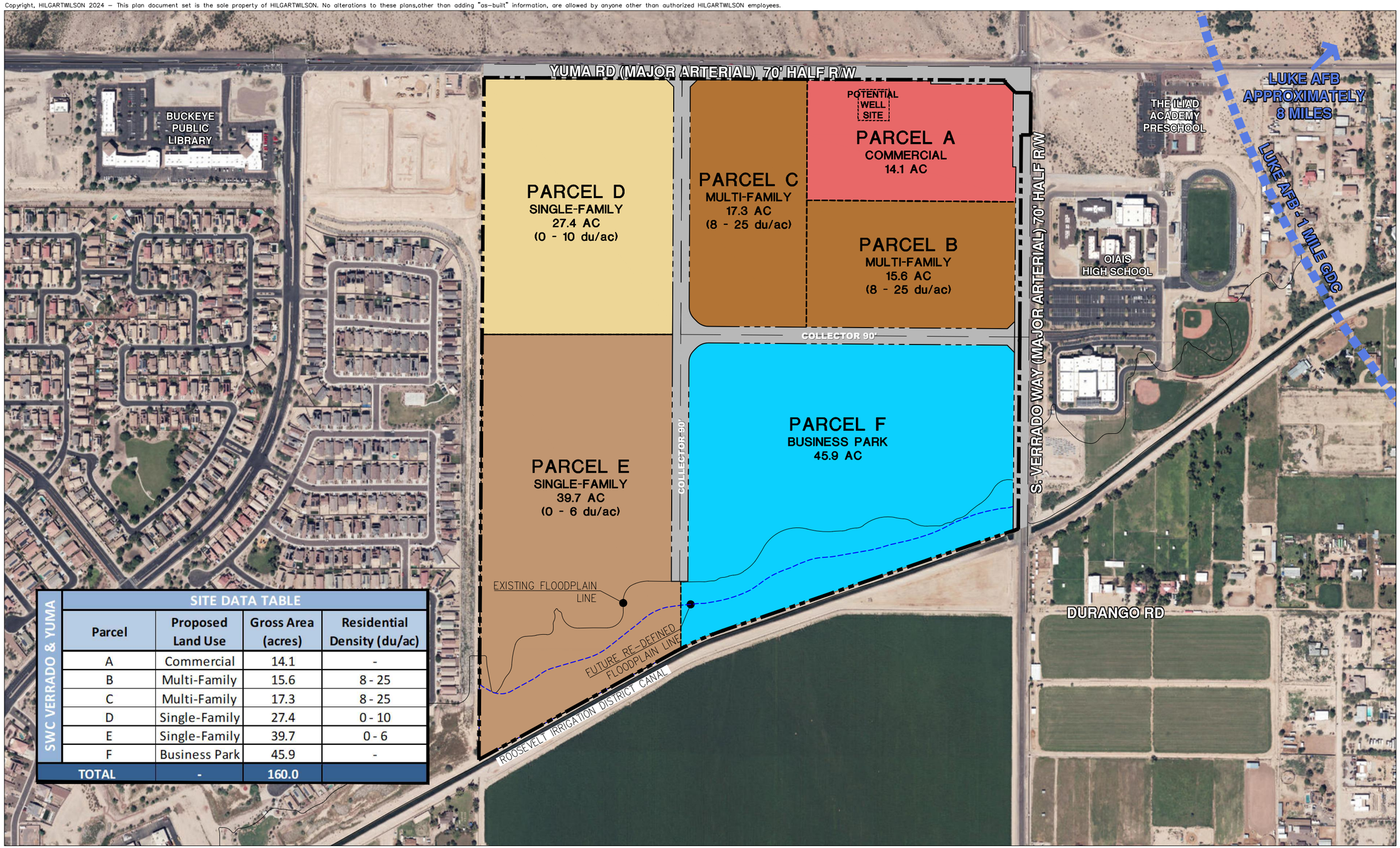
Very truly,

GILBERT BLILIE PLLC

Marcela Mora-Yatko, AICP
Planning Consultant

Enclosure: Land Use Plan

Copyright, HILGARTWILSON 2024 – This plan document set is the sole property of HILGARTWILSON. No alterations to these plans,other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON employees.



SWC VERRADO & YUMA

SITE DATA TABLE			
Parcel	Proposed Land Use	Gross Area (acres)	Residential Density (du/ac)
A	Commercial	14.1	-
B	Multi-Family	15.6	8 - 25
C	Multi-Family	17.3	8 - 25
D	Single-Family	27.4	0 - 10
E	Single-Family	39.7	0 - 6
F	Business Park	45.9	-
TOTAL	-	160.0	

SWC VERRADO & YUMA

CITY OF BUCKEYE, AZ

LAND USE PLAN

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

JULY 15, 2024
24X36

Scale: 1" = 200'

1419.02
R.GUBSER AICP

This plan is conceptual and subject to change through the planning and development process.

U:\1400\1419\1419.02 Sunbelt Investment Holdings, Inc\PLANNING\LANDUSE&SITEPLANS\1419.02-LU-A.dwg 7/17/2024 8:40 AM

GILBERT BLILIE
PLLC
ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
FAX (480) 429-3111

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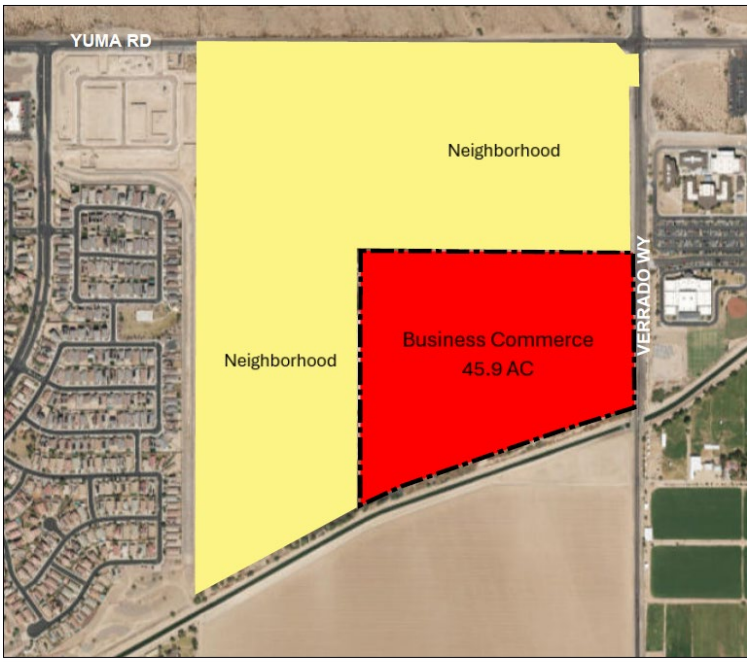

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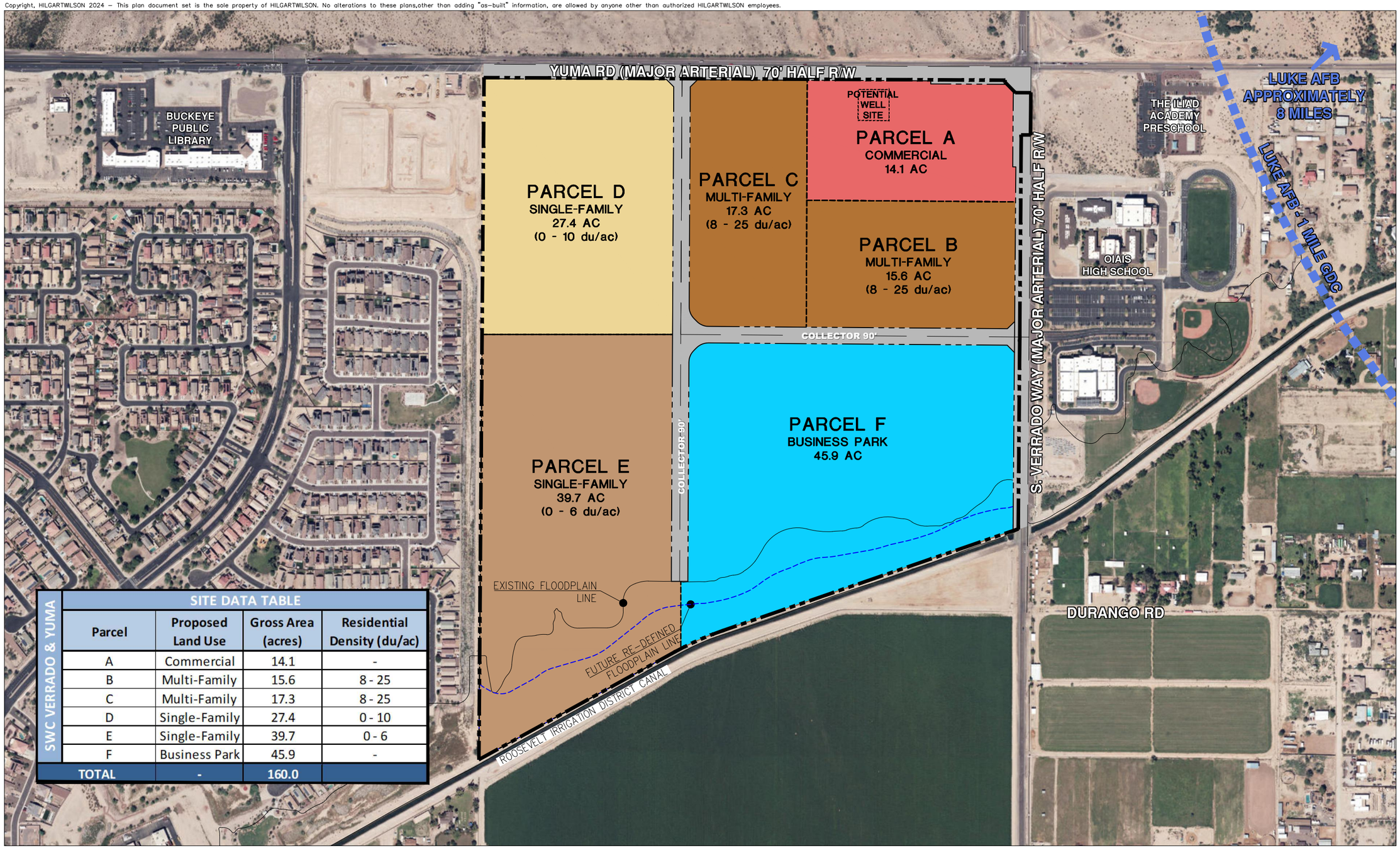

SWC VERRADO & YUMA

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SWC VERRADO & YUMA

CITY OF BUCKEYE, AZ

LAND USE PLAN

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

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U:\1400\1419\1419.02 Sunbelt Investment Holdings, Inc\PLANNING\LANDUSE&SITEPLANS\1419.02-LU-A.dwg 7/17/2024 8:40 AM

From: Marcela Mora-Yatko
To: Zhaira Ortiz
Bcc: SUNBELT INVESTMENT HOLDINGS_Yuma and Verrado_088108_000057_Email
Subject: RE: PLZU-24-0004
Date: Tuesday, November 5, 2024 1:37:36 PM
Attachments: image001.png

Good afternoon Zhaira,

Thank you for reaching out. The letter you received is to provide notice that a rezone application and Minor General Plan amendment application have been submitted to the City of Buckeye for this property. If approved, the property could have residential, commercial, and business park development, whereas, right now, the property could only have residential development. There are currently no immediate plans for construction on this site, but there could be in the future if the rezone and Minor General Plan amendment applications are approved by the City. Prior to construction, the City will have to review the plans for the site, and if you live within 300 feet of the property, you will receive another notice that would provide more information about the project.

Please let me know if this answers your question or if you have any future questions regarding the applications.

Thank you,
Marcela

Marcela Mora-Yatko, AICP
Planning Consultant
GILBERT BLILIE PLLC
701 N. 44th Street | Phoenix, AZ 85008
Direct: 480.429.3044 | Main: 480.429.3000
Email: mmora-yatko@gilbertblilie.com

From: Zhaira Ortiz <zhairaortiz14@gmail.com>
Sent: Tuesday, November 5, 2024 1:03 PM
To: Marcela Mora-Yatko <mmora-yatko@gilbertblilie.com>
Subject: PLZU-24-0004

Good afternoon Marcela,

I hope this email finds you well. I was hoping to reach out to you to get further information regarding the case above. I received a letter in the mail indicating there will be a meeting held on November 13th. Unfortunately, we will not be able to attend this meeting but are very interested to know what will be discussed. If I understood correctly, it seems there will be construction in the neighboring land of our property, is that correct? If so, is the letter received a notice of the construction that will come? Or how will this construction affect me? Thank you in advance for your time in this matter, I hope to hear from you soon.

Best regards,

Zhaira Ortiz

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 03/25/25	**AGENDA ITEM:** 3.D. Land 85 (formerly known as Buckeye 225) - Comprehensive Sign Plan (CSP) - PLZSP-24-0027
DATE PREPARED: 03/19/25	**DISTRICT NO.:** No. 1
STAFF LIAISON: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Public Meeting / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Land 85 (formerly known as Buckeye 225) - Comprehensive Sign Plan (CSP) - PLZSP-24-0027: Conduct a public meeting and approve the comprehensive sign plan (CSP) for a planned light industrial development, subject to conditions 'a-c'.

SUMMARY

PROJECT DESCRIPTION:

Trademark Visual, on behalf of owner/developer Eisenberg Company, is requesting approval of a Comprehensive Sign Plan (CSP) for Land 85, a planned light industrial development consisting of six one-story buildings totaling 3,378,248 square feet of building area at the northwest corner of Baseline Road and State Route 85. The Site Plan for Land 85, then called Buckeye 225, was approved by the Planning and Zoning Commission on December 10, 2024.

The proposed CSP establishes the design specifications for freestanding signage that will serve the project, including two Land 85 identification monuments at the northwest and southwest corners of the site, five 19’0” multi-tenant monument signs adjacent to Southern Avenue, Baseline Road, and 271st Avenue near primary entries to the site, and one 37’6” freeway-oriented pylon sign adjacent to State Route 85. The CSP also establishes design specifications for future building-mounted tenant signage.

Please review the attached staff report and exhibits for additional information and analysis.

BENEFITS:

The proposed CSP establishes allowances for freestanding and building mounted signage well within an acceptable range for a light industrial development of this type. Aesthetically, staff believes that the proposed signage will contribute to the development being amongst the nicest of its kind within the region.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLZDR-24-0027 Land 85 CSP P&Z Staff Report 3-17-25.docx
Exhibit A - Aerial Vicinity Map.pdf

Exhibit B - Zoning Map.pdf
Exhibit C - General Plan Land Use Map.pdf
Exhibit D - Proposed Comprehensive Sign Plan.pdf

COMPREHENSIVE SIGN PLAN

Report to the Planning and Zoning Commission

CASE NUMBER:	PLZDR-24-0027
TITLE:	Land 85 Comprehensive Sign Plan (CSP)
MEETING DATE:	March 25, 2025

Applicant/Owner:	Jim Bacher, Trademark Visual, on behalf of owner/developer Eisenberg Company
Request:	Approval of a Comprehensive Sign Plan (CSP) for Land 85
District	No. 1
Location:	Northwest corner of Baseline Road and State Route 85 (Exhibits A, B, and C)
Site size:	218.0 net acres
Public input:	None received
Recommendation:	Approval subject to conditions (a) through (c).

PROJECT DESCRIPTION

1. Trademark Visual, on behalf of owner/developer Eisenberg Company, is requesting approval of a Comprehensive Sign Plan (CSP) for Land 85, a planned light industrial development consisting of six one-story buildings totaling 3,378,248 square feet of building area at the northwest corner of Baseline Road and State Route 85. The Site Plan for Land 85, then called Buckeye 225, was approved by the Planning and Zoning Commission on December 10, 2024.

2. The proposed CSP (Exhibit D) establishes the design specifications for freestanding signage that will serve the project, including two Land 85 identification monuments at the northwest and southwest corners of the site, five 19'0" multi-tenant monument signs adjacent to Southern Avenue, Baseline Road, and 271st Avenue near primary entries to the site, and one 37'6" freeway-oriented pylon sign adjacent to State Route 85. While the Land 85 identification monuments will be illuminated by low voltage landscape uplighting, both the multi-tenant monument and freeway-oriented pylon sign types will feature internally illuminated routed aluminum tenant panels with the Land 85 project name displayed in face-illuminated pan channel lettering. The proposed freestanding sign designs, which feature clean, contemporary lines, a color palette consisting of gray and bronze with blue accents, and use of textured metal which replicates the formliner patterns used on the project buildings all build off of and highlight the materials, colors, and forms incorporated into the project's architecture.

3. The CSP also establishes design specifications for future building-mounted tenant signage, requiring all such signs to be constructed of face-illuminated pan channel letters and logos, backlit reverse pan channel letters and logos, or non-rectangular, customized, dimensional cabinets. Each tenant within the development will be allowed 1.5 square feet of signage for each lineal foot of their lease area facing State Route 85 and 0.5 square feet of signage for each lineal foot of their lease area facing Baseline Road, Southern Avenue and/or 271st Avenue.

AREA CONTEXT

4. The subject property is located at the northwest corner of Baseline Road and State Route 85, as shown in Exhibits A, B, and C. The existing land uses, General Plan designations, and zoning districts of surrounding parcels are as follows:

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Agricultural/Farming	Employment	Light Industrial (I-1)
North of Southern	Agricultural/Farming	Employment	General Commerce (GC) and Maricopa County RU-43

Avenue			
South of Baseline Road	Heavy Industrial (Fertizona/Quikrete) and Light Manufacturing (Parker Fasteners)	Employment	GC and Maricopa County Heavy Industrial (IND-3)
East of SR85	Agricultural/farming; Planned Light Industrial	Employment	Light Industrial (I-1)
West	Agricultural/Farming	Employment	Light Industrial (I-1)

PUBLIC PARTICIPATION

5. The agenda was published on the City website and posted in public locations in accordance with Open Meeting Law. No comments have been received to date.

BACKGROUND

6. *October 18, 2022:* The subject property was annexed by adoption of Ordinance 23-22 and rezoned from Single-Family Residential 43 (SF-43) to Light Industrial (I-1) by adoption of Ordinance 24-22.

7. *December 10, 2024:* The Site Plan for Land 85, at the time called Buckeye 225, a light industrial development consisting of six one-story buildings totaling 3,378,248 square feet, was approved by the Planning and Zoning Commission subject to staff recommended conditions a through hh.

ANALYSIS

8. The Buckeye Development Code allows master developments to have one freestanding sign per parcel, or one freestanding sign for every 10 acres of development, whichever is less. Based upon the acreage of the property, the Land 85 site would be eligible for 21 freestanding signs. However, because the site consists of six parcels with a minor subdivision in process to consolidate the site into four parcels, the Code would restrict the property to a maximum of four freestanding signs unless modified through a Comprehensive Sign Plan approved by the Planning and Zoning Commission.

9. The authors of the Buckeye Development Code understood that the base allowances for signage established by the code would not suit all properties and developments. As such, the Code established the CSP process to allow for evaluation of a project's signage on a case-by-case basis, authorizing increases beyond base allowances where appropriate through approval by the Planning and Zoning Commission.

10. Approval of the proposed CSP by the Planning and Zoning Commission is required in order to allow more than four freestanding signs on the site. The proposed CSP would permit eight freestanding signs on the property, including a 37'6" freeway-oriented pylon sign adjacent to State Route 85, five 19'0" multi-tenant monument signs in the vicinity of primary entrances to the development, and two "Land 85" project identification monuments at the site's northwest and southwest corners.

11. Cities will typically restrict the number and/or frequency of freestanding signs along public streets to prevent visual clutter, enhance traffic safety, and maintain community aesthetics. Too many signs can create distractions for drivers, reduce readability, and diminish the overall appearance of a corridor. With the Land 85 site having a combined street frontage of approximately 2 miles, there is an opportunity to provide signage beyond what code permits without creating clutter, safety, or aesthetic concerns.

12. Most cities require a separation between freestanding signs of between 100-300 linear feet. Proposed spacing of freestanding signage within the Land 85 CSP significantly exceeds those best practices to prevent visual clutter and promote a high-quality aesthetic. Nearly one quarter mile, or 1,320 feet, of separation is provided between each multi-tenant monument and the next, while over 500 feet of separation is provided from the low-profile 6'6" project monuments to the nearest multi-tenant monument. Furthermore, the proposed 37'6" freeway pylon is the only freestanding sign proposed along the nearly mile-long SR-85 frontage. The proposed signage is very much in line with similar large-scale, high quality, new light industrial projects throughout the region. Staff believes that the requested allowance is appropriate and recommends approval of the CSP.

13. The City's Development Code Amendment currently being drafted will suggest allowing additional freestanding signage for properties with multiple street and/or freeway frontages. If the code amendment is approved in 2025 with the suggested language, CSP's such as this will be able to be approved administratively.

14. The height and area of the proposed freestanding signage is largely consistent with what is allowed by Development Code. Specifically, the code permits monument signs for industrial developments to be a maximum 20 feet in height and 48 square feet in area per side and freeway-oriented signs to be up to 65 feet in height and up to 250 square feet per side. The proposed 19'0" multi-tenant monument signs fall within the standard height allowance, but, at 71.98 square feet per side in area, exceed the area standard by just under 34 square feet per side. Similarly, the proposed 6'6" project identification monuments, at 63.48 square feet per side, exceed the typical industrial allowance by 15.48 square feet per side. However, both proposed sign types are consistent with the code allowance for commercial developments,

where 72 square feet per side is allowed; as such, the proposed signs will be comparable in scale to many existing signs within the City. The proposed freeway pylon sign, at 37'6" in height and 238.82 square feet per side, falls within standard allowances.

15. The proposed freestanding sign designs, which feature clean, contemporary lines, a neutral color palette with limited blue accents, and use of textured metal mimicking the concrete formliner used on the proposed buildings, are consistent with the materials, colors, and forms incorporated into the project's architecture.

16. The Buckeye Development Code establishes the maximum sign area permitted for building-mounted signage. For industrial developments, 1.5 square feet of building-mounted signage is permitted for every 1 linear foot of building elevation that faces a freeway, while elevations that face a public street, drive aisle, or parking area are eligible for 0.5 square feet per linear foot of elevation. The proposed CSP establishes tenant allowances consistent with these typical standards.

17. All building mounted signs will be required to utilize internally illuminated pan channel letters, backlit reverse pan channel letters and logos, custom, non-rectangular, dimensional cabinets, or some combination thereof. All allowable building mounted sign types are of high quality and attractive; dated, less aesthetically desirable sign types, including box cabinet signs, are not permitted within the CSP.

18. As the project site does not abut any residential uses, there will be no restriction on use of illuminated building mounted signage. Any illuminated sign will be required to comply with lighting criteria within the development code intended to minimize glare and light trespass.

19. In sum, staff believes the proposed CSP establishes allowances for freestanding and building mounted signage well within an acceptable range for a light industrial development of this type. Aesthetically, staff believe the proposed signs will contribute to the development being among the nicest of its kind within the region.

RECOMMENDATION

20. Staff recommends the Planning and Zoning Commission APPROVE the proposed Comprehensive Sign Plan for Land 85, Application PLZDR-24-0027, subject to conditions (a) through (c) for the following reasons:
    - Heights, dimensions, areas, and quantity of signage consistent with signage for light industrial development in our region.

- Design of proposed signs complements the architecture of the primary buildings being constructed on site.
- No outstanding issues from reviewing departments.

a. Development of the property signage shall be in general conformance to the Comprehensive Sign Plan entitled, "Land 85 Comprehensive Sign Plan" consisting of 22 pages received on February 19, 2025, except as modified by the following conditions.

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

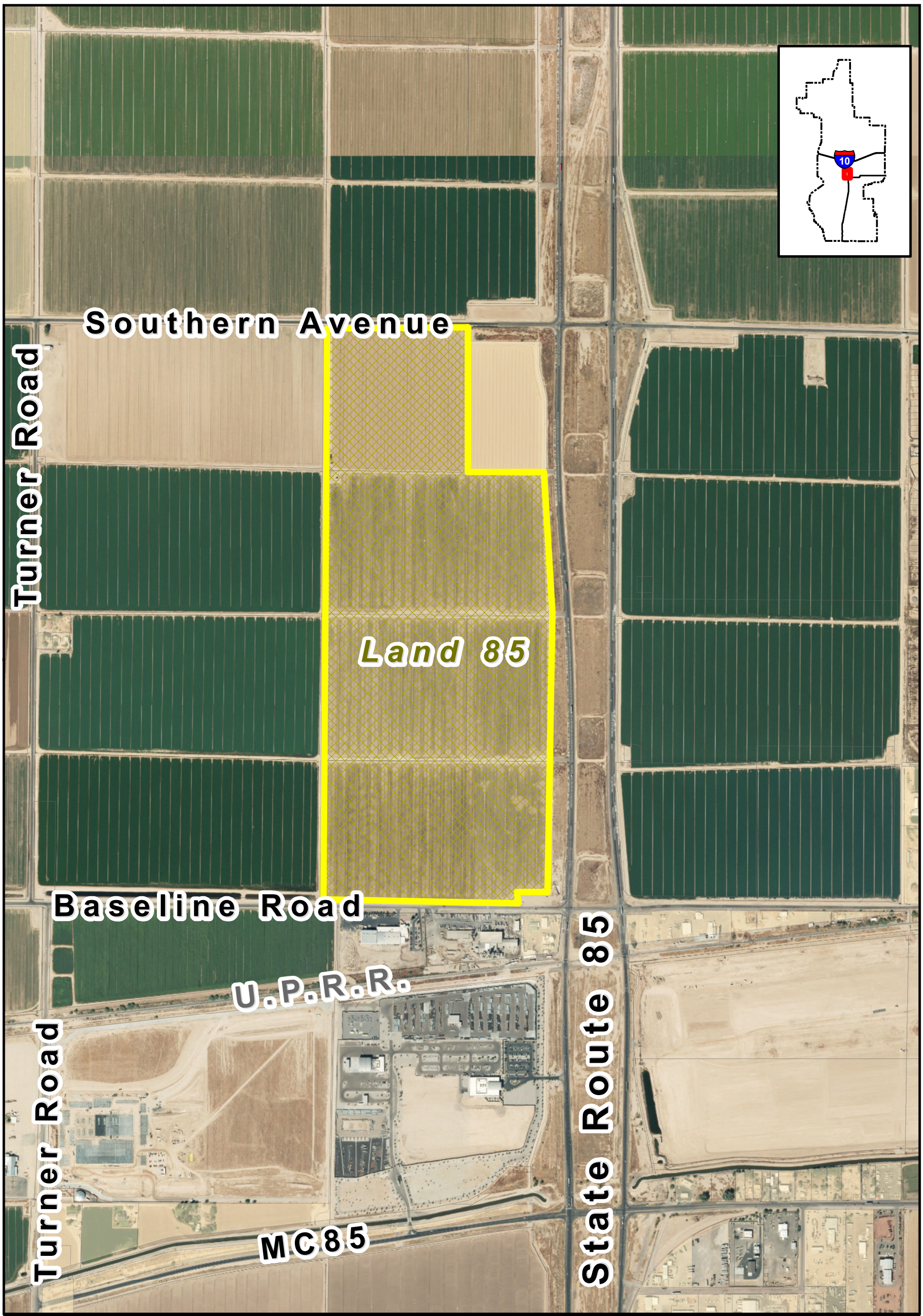
c. Final placement of freestanding signs shall be outside of required right-of-way, public utility easements, RID easements, and site visibility areas, to be confirmed at the time of permitting.

EXHIBITS

Exhibit A – Vicinity Map
Exhibit B – Zoning Map
Exhibit C – General Plan Land Use Map
Exhibit D – Proposed CSP

Prepared by:

Ken Galica, Planning Manager



VICINITY MAP

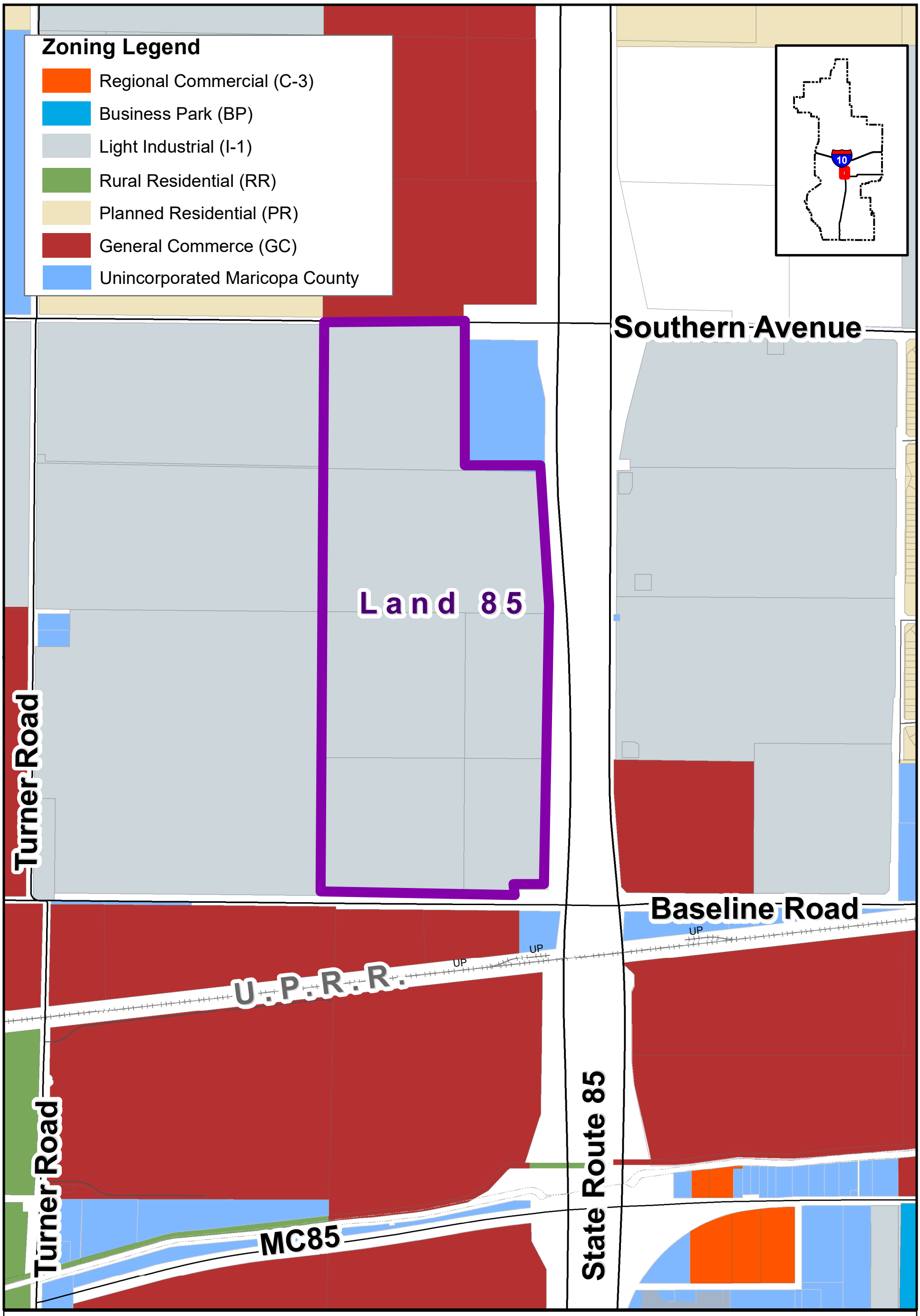
PLZDR-24-0027

Land 85 (fka Buckeye 225) - Comprehensive Sign Plan

City Council District #1

BUCKEYE, AZ

N W E S



ZONING MAP

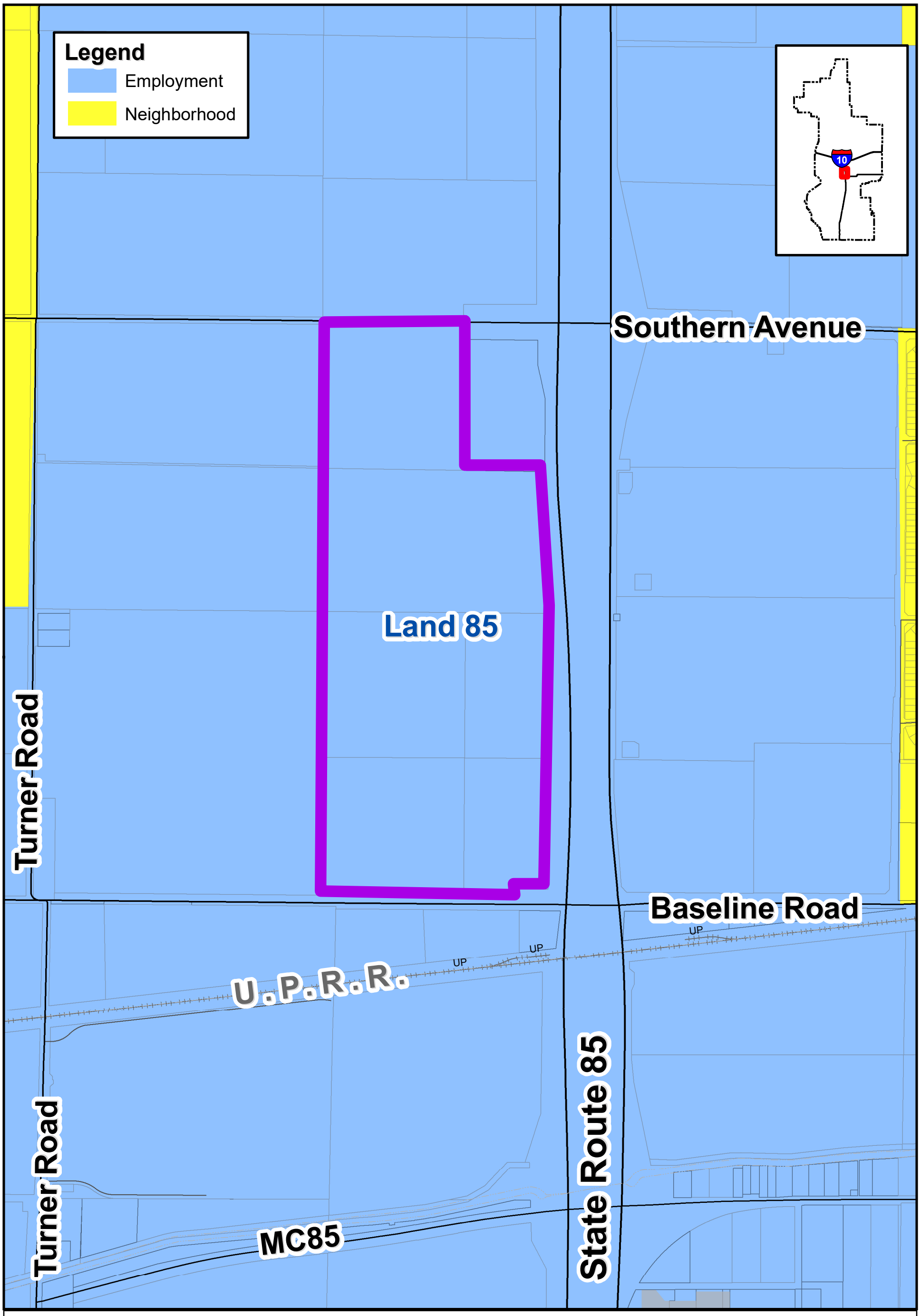
PLZSP-24-0027

Land 85 (fka Buckeye 225) - Comprehensive Sign Plan

City Council District #1

BUCKEYE, AZ

N W E S



GENERAL PLAN LAND USE MAP

PLZSP-24-0027

Land 85 (fka Buckeye 225) - Comprehensive Sign Plan

City Council District #1

BUCKEYE, AZ

N W E S

Exhibit D

3R PLZDR-24-0027 RECEIVED FEB 19 2025 WD

LAND85

South Oglesby Road 85 & West Southern Avenue
Buckeye, AZ 85326

COMPREHENSIVE SIGN PLAN

Application PLZDR-24-0027

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Project Description

PROJECT
LAND85
S Oglesby Road 85 & W Southern Ave.
Buckeye, AZ 85326

DEVELOPER / OWNER
Eisenberg Company
2710 E Camelback Rd.
Suite 210
Phoenix, AZ 85016

Jason R. Eisenberg
(602) 468-6133
jason@eisenbergcompany.com

ARCHITECT
Ware Malcomb
2777 E. Camelback Rd.
Suite #325
Phoenix, AZ 85016

Albert Madrid
(602) 241-7088
amadrid@waremalcomb.com

SIGNAGE CONSULTANT
Trademark Visual
3825 S 36th Street
Phoenix, AZ 85040
(602) 272-5055

Jim Bacher
(602) 792-3120
jbacher@trademarkvisual.com

PARCEL INFORMATION
ZONING
I-1

PARCEL NO.(s)
504-39-026
504-39-023D
504-39-022
504-39-021C
504-39-020C
504-39-019C

NET SITE AREA
218.0 Acres

TOTAL BUILDING AREA
3,552,982 SF

OCCUPANCY
TYPE: Multi-Tenant Industrial Center

JURISDICTION
City of Buckeye - Planning & Zoning Division
Development Code
Article 5: Development and Design Standards and Guidelines

Introduction

Land 85 is being developed as a multi-tenant industrial center. The property is located South of West Southern Avenue and West of South Ogesby Road (SR 85) in Buckeye AZ. The property is surrounded by a combination of existing and planned industrial, residential, and mixed-use development, and enhances the vitality and economic base of the area.

All tenant signs within Land 85 must be compatible with the standards outlined in this Comprehensive Sign Plan. The purpose of the sign standards is to ensure an attractive environment and to protect the interests of the surrounding neighborhood, owner, and tenants within the development. Conformance will be strictly enforced, and any installed non-conforming or unapproved signs will be brought into conformance at the sole expense of the tenant. Before designing signs, all tenants will receive a copy of these signage standards. Tenants may only utilize space on monument signage included within this CSP, instead of constructing additional monument signs. Sign plans submitted to the owner's representative for approval must conform to these standards. The owner's representative may administer and interpret the criteria as it applies to signage designs. All signs must be approved in writing by the owner's representative prior to application to the City of Buckeye for permitting.

Where this Comprehensive Sign Plan does not provide criteria, the City of Buckeye Planning & Zoning Division Development Code will have precedence.

Landlord Approval Process

Signage Proposal
Each tenant must submit to the owner's representative three (3) sets of detailed shop drawings (or a PDF Electronic Copy) showing locations (on buildings and/or property), dimensions, sizes, design, colors, materials, lettering, graphics, conduits, junction boxes, sleeves, and other mounting apparatus of all proposed wall, window, and rear door signs.

Sign Contractor's Responsibilities
Prior to preparation of signage drawings and specifications, the tenant's sign contractor must review all architectural, structural, and electrical documents as they relate to the building wall and/or storefront at the proposed signage location. In addition, the sign contractor should visit the project site to become familiar with as-built conditions and to verify all dimensions.

Sign faces, sign cabinets and method of attaching signs to their support structure shall be designed and constructed to be in compliance with provisions of City of Buckeye code.

Sign Shop Drawings
Sign shop drawings submitted by the Tenant shall provide complete information for the Landlord to understand the signage design, installation and appearance. Sign shop drawings shall:

1) provide an elevation, in scale, of the storefront façade illustrating each sign's location and size.
2) provide a section or sections through the sign.
3) identify the materials and construction.
4) provide complete information on installation.
5) provide electrical specifications for signage.

Tenant Responsibilities For Other Regulations
The owner's representative's approval of a tenant's signage plan does not constitute an implication, representation, or certification by the owner's representative that those plans are in compliance with applicable statutes, codes, ordinances, or other regulations. Compliance with other regulations is the sole responsibility of the tenant for all work performed on the premises by, or for the tenant.

No signs, advertisements, notices or other lettering shall be exhibited, inscribed painted or affixed on any part of a sign, except lettering and/or graphics which have received the prior written approval of Landlord.

Owner's Representative Review
After review of the signage proposal, the owner's representative will return back to the tenant within five (5) business days one of the three sets of drawings (or a PDF Copy) to the Tenant, marked either "Approved," "Approved as Noted," or "Revise and Resubmit."

"Approved"
If drawings are marked "Approved," the Tenant is allowed to proceed with sign permitting through the City of Buckeye. Upon permit approval, construction and installation in accordance with the drawings may commence.

"Approved as Noted"
If drawings are marked "Approved as Noted," the tenant is allowed to proceed with sign permitting through the City of Buckeye and then construction and installation, provided that any modifications noted are incorporated into the design. An applicant that takes exception to the noted modifications may revise and resubmit, as explained below.

"Revise and Resubmit"
If drawings are marked "Revise and Resubmit," the plans will be returned to the tenant with comments. The drawings must be revised and resubmitted for owner's representative approval.

For owner's representative review, send signage drawings to:

Owner's Representatives:

Eisenberg Company
2710 E Camelback Rd.
Suite 210
Phoenix, AZ 85016

Jason R. Eisenberg
(602) 468-6133
jason@eisenbergcompany.com

General Signage Standards

Installation/ Sealing Of Building Wall Penetrations
All mounting is to be performed by the tenant's sign company. Tenant's building signage must be mounted directly to the building façade or canopy as shown on the elevations. Façade penetrations should be kept to a minimum. All penetrations of the building wall structure required for sign installation shall be neatly sealed in a watertight fashion. No roof penetrations are allowed. All exterior signs shall be secured by concealed fasteners, stainless steel, or nickel or cadmium plated.

Openings In Building Walls
Locations of all openings for conduit and sleeves in building walls must be indicated by the sign contractor on the drawings submitted. The contractor shall install the sign in accordance with the approved drawings. All penetrations made shall be sealed during the sign installation to prevent damage to the building walls/ materials.

Electrical Requirements
No exposed tubing or conduit will be permitted. All conductors, transformers, and other equipment shall be concealed. All electrical signs shall bear the UL label and shall conform to National Electrical Code Standards.

Damage Caused By Or During Installation
The sign contractor and/or tenant will pay for any damage to a building's fascia, canopy, structure, roof, building elements or flashing caused by sign installation.

Upkeep And Maintenance
Each Tenant is fully responsible for the upkeep and maintenance of its sign(s), and tenants are to repair any sign defects within five (5) days of notification. If a tenant does not repair said sign(s), the owner, at the tenant's sole cost and expense, may repair and/or replace sign(s). A penalty of 100% of the owner's cost to repair said signage, in addition to the cost of the repair, may be assessed to the tenant if the landlord or building owner is required to provide the necessary maintenance due to the tenant's non compliance following notification.

Owner's Right To Modify Requirements
The owner's representative has the right to modify the sign design standards and requirements for any Tenant.

Required Insurance For Sign Contractors
All sign contractors must carry workers' compensation and commercial liability insurance against all damages suffered or done to any and all persons and/or property while engaged in the construction or installation of signs, with a combined single limit in an amount not less than two million and no/100 dollars ($2,000,000.00) per occurrence. Every sign contractor must hold a current contractor's license in the State of Arizona. Landlord or building owner must be named as additionally insured in the workers' compensation and commercial liability insurance. Contact the owner's representative for this information.

Sign Identification Tags
No labels shall be permitted on the exposed surface of signs, except those required by local ordinance & labels complying with UL and/or National Electrical Code requirements.

General Construction Requirements
All signs shall be fabricated using full welded construction. All exposed fasteners shall be painted to render them inconspicuous. All signs shall conform to International Building Code Standards. Flashing, moving, or audible signs will not be permitted.

Illuminated Signs
Illuminated signs may be internally or externally lighted in commercial and industrial districts. The source of illumination of any sign is to be shielded so that it is not visible from or causes glare or reflection onto adjacent properties and streets. All illuminated signs must comply with the City of Buckeye Development Code.

Illumination Timer
Power to illuminate the tenant's sign is to be from tenant's electrical meter, switched through a time clock and photo cell, set in accordance with schedules determined by the owner and shopping center manager.

GRAPHICS

Lettering, symbols, and logos used for name identification (primary identification), and for identification of product and services (secondary identification or modifiers).

FREESTANDING SIGN

A sign supported permanently upon the ground by poles, pylons, braces or a solid base and not attached to any building. Freestanding signs include those signs otherwise known as "ground signs," "pole signs," "pylon signs," and "monument signs."

MONUMENT SIGN

A permanent sign that displays the name of a multi-tenant complex, tenants within the subject complex, and the physical address of the complex. A monument sign is placed along a street frontage and is attached to one or two sides of a freestanding wall or other ground structure separate from a building.

PERMANENT SIGN

A sign displayed for an unrestricted period of time.

SIGN AREA

The area contained within the outer limits of the text, emblem, logo, or other display together with the material or color forming the background for the text, emblem, logo, or other display but not including the supporting structure or wall to which it is attached. Actual sign area allowed will correspond to a tenant's leased frontage. See Figures 1 & 2 on this sheet for examples.

SIGN BAND

A physical architectural feature on a building surface, often above building entrances, designed to accommodate wall signage. See Figure 3 on this sheet for example.

SIGN ENVELOPE

Located within a sign band, the sign envelope is the designated area that defines the overall height and length allowances for sign area designated for tenant sign placement on a building elevation. For this project, the area of a sign envelope is ascribed as eighty percent (80%) of available horizontal and vertical wall space. A sign envelope does not necessarily define the allowable sign area for a sign. See Figure 3 on this sheet for example.

TEMPORARY SIGN

Any sign displayed for a restricted period of time. Please see the City of Buckeye Development Code for details.

WALL SIGN

A permanent sign with only one sign surface that is attached parallel to an outside wall of a building. A wall sign shall be of separate construction extending no more than ten inches (10") from the wall surface.

WINDOW GRAPHICS

A permanent or temporary sign attached directly to the surface of the windows, facing toward the exterior of the tenant space.

FIGURE 1

FIGURE 2

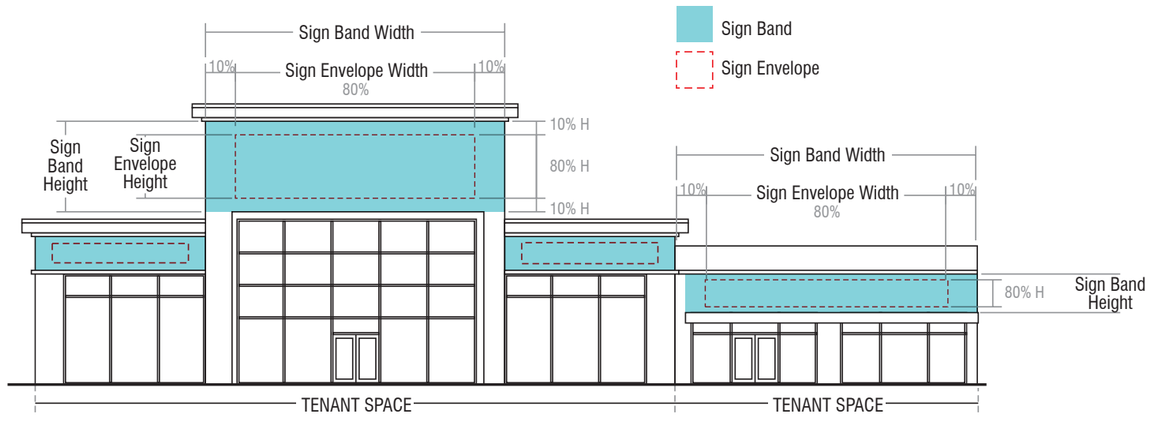


FIGURE 3

Property Sign Matrix

SIGN TYPE	FUNCTION	QUANTITY/SIZES	SIGN LOCATION	SIGN CONSTRUCTION	ILLUMINATION	REQUIREMENTS PER CITY CODE
P1 Freeway Pylon Sign	Property & Tenant Identification Adjacent to State Route 85	Qty: 1 Height of 37'-6" Sign area of 238.82 per side	Placed alongside the 85 Freeway: Installed at the central part of the property development	Aluminum framing construction, aluminum & skin Face-Lit Pan Channel Project ID Aluminum tenant panels backed with acrylic RPC aluminum address numerals	Project ID - Face-Illuminated; white LED Tenant Panels - Face-illuminated; white LED Address numerals - Non-illuminated	One (1) free-standing sign per parcel or one(1) free-standing sign for every ten (10) acres of development, whichever is less, is allowed. Partial acreage shall be rounded down to the nearest factor of ten(10) acres. Max. Height of 65'-0" Max. sign/copy area of 250 SF
P2 Multi-Tenant Monument Sign	Property & Tenant Identification	Qty: 5 Height of 19'-0" Sign area of 71.98 SF per side	Placed near main entry drives along W. Southern Ave., W. Baseline Rd., and 271st Ave.	Aluminum framing construction, aluminum & skin Face-Lit Pan Channel Project ID Aluminum tenant panels backed with acrylic FCO aluminum address numerals	Project ID - Face-Illuminated; white LED Tenant Panels - Face-illuminated; white LED Address numerals - Non-illuminated	One (1) free-standing sign per parcel or one(1) free-standing sign for every ten (10) acres of development, whichever is less, is allowed. Partial acreage shall be rounded down to the nearest factor of ten(10) acres. Max. Height of 20'-0" Max. sign/copy area of 72 SF
P3 Entry ID Sign	Property Identification	Qty: 2 Height of 6'-6" Sign area of 63.48 SF	Placed along 271st Avenue at the intersection of W. Southern Ave. and again at W. Baseline Rd.	Aluminum framing construction & skin Upright mounted monolith pan channel letters on an aluminum base	Non-illuminated or ground illumination	One (1) free-standing sign per parcel or one(1) free-standing sign for every ten (10) acres of development, whichever is less, is allowed. Partial acreage shall be rounded down to the nearest factor of ten(10) acres. Max. Height of 20'-0" Max. sign/copy area of 72 SF

NOTES:

In the event that a billboard is approved by the City of Buckeye (in a separate, site plan amendment process), that sign will not count towards the alloted sign square footage permitted by this CSP. Design of a billboard structure, if one is proposed, will utilize materials and color consistent with the freestanding signage in this document.

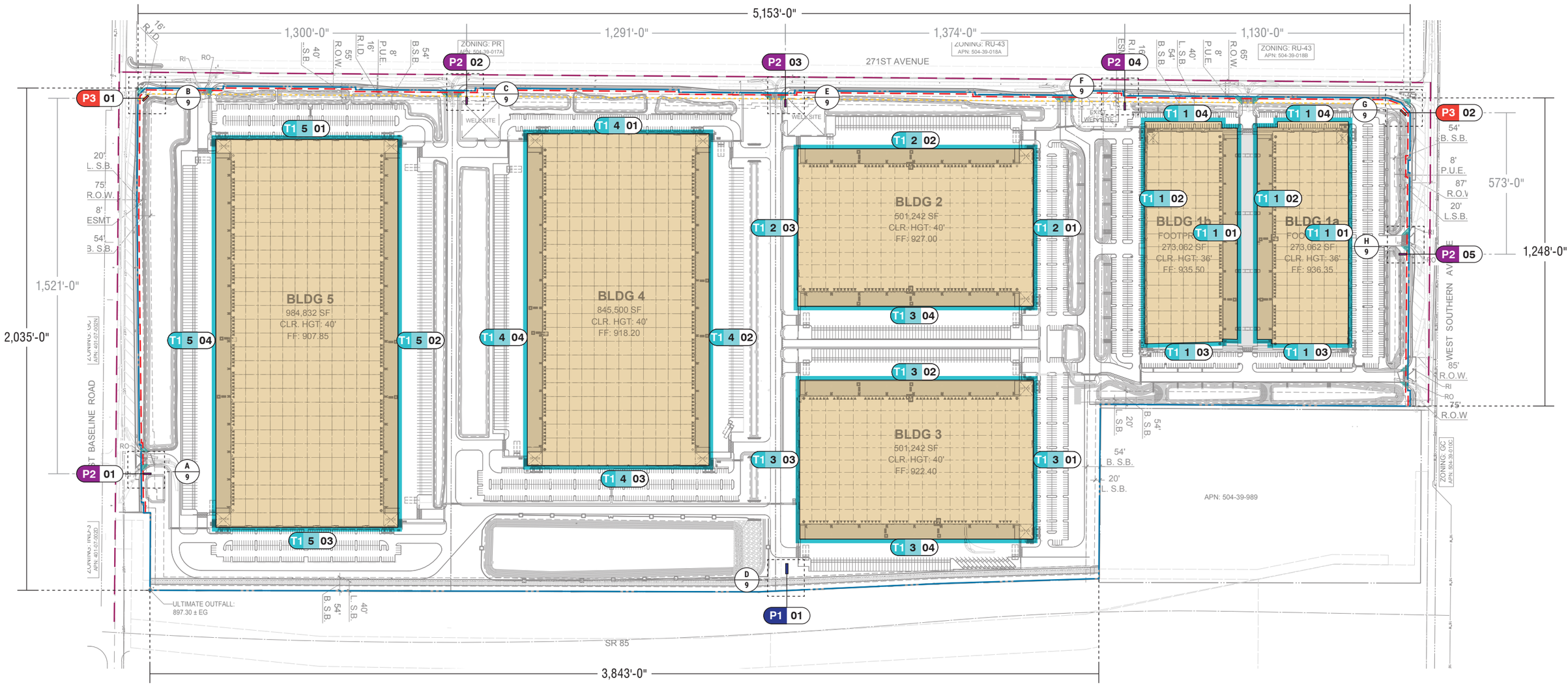
Tenant Sign Matrix

SIGN TYPE	FUNCTION	SIZES	SIGN LOCATION	SIGN CONSTRUCTION	ILLUMINATION	REQUIREMENTS PER CITY CODE
T1 Tenant Signs - Wall Mounted Tenant Wall Signs Tenant Custom Cabinet Signs	Tenant Identification	Tenant shall only install 1 sign per sign band Tenant sign area allotment per tenant shall be 1.5 SF per each linear foot of freeway frontage, and .5 SF per each linear foot of other frontage Not to exceed eighty percent (80%) of the horizontal and vertical area of the sign band (architectural background); ten percent (10%) clearance on all 4 edges Minimum illuminated letter height of 1'-0"	All elevations that offer readability All signs must be placed below the roof eave line All tenants with freeway building frontage shall be allowed signage facing/oriented to the freeway Wall signs can be non-contiguous to tenants leased space	Pan-channel, reverse pan-channel letters and logos, and/or "custom" cabinets. Cabinet signs are only allowed if they are custom, dimensional, feature dimension on the face & are non-rectangular in shape. Flat cut-out aluminum letters for secondary copy only External, visible raceways are not allowed	Interior, backlit, or a combination thereof; White LED Exterior illumination with wall wash down lights Neon illumination is not allowed	1.50 SF allowed for each lineal foot of building facing SR85. 0.50 SF allowed for each lineal foot of building for all other elevations." Attached signs shall be placed below roof eave line. The allowed sign area may be doubled when the building is setback at least 300 feet from the adjacent public right-of-way
T2 Tenant Window Graphics	Tenant Identification	Maximum 20% coverage of tenant window area Window sign area shall not counted against tenants aggregate signage area	Applied to tenant storefront windows	RTA vinyl or digitally printed vinyl graphics Paper-printed graphics are not allowed	Non-illuminated	Window signs not exceeding 20 percent of the window area are exempt from city permitting.

504-39-026
504-39-022
504-39-021C
504-39-019C
504-39-023D
504-39-020C
W. BASELINE RD.
W. SOUTHERN AVE.
S. OGLESBY ROAD (SR 85)

N

Sign Location Plan



SITE MAP LEGEND

0ft 400ft 200ft

- Property Line
- P.U.E.
- R.O.W.
- 16' R.I.D.
- Building Footprints
- Site Visibility Triangle

XX 00 — SIGN TYPE — LOCATION #

T X 00 — SIGN TYPE — ELEVATION # — BUILDING ID

A / 9 — PAGE NUMBER — DETAIL INDICATION

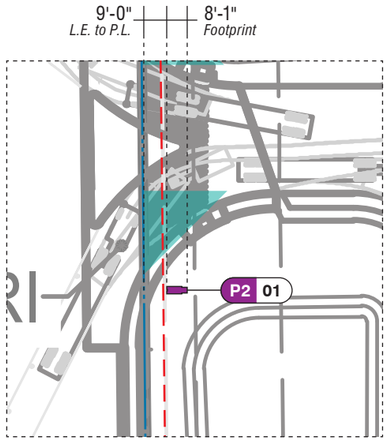
PROPERTY SIGNS

- P1 00 Freeway Pylon Sign
- P2 00 Multi-Tenant Monument Sign
- P3 00 Entry ID Sign

TENANT SIGNS

- T1 X 00 Wall Mounted Tenant Signage

Property Line
P.U.E.
R.O.W.
16' R.I.D.
Building Footprints
Site Visibility Triangle
N



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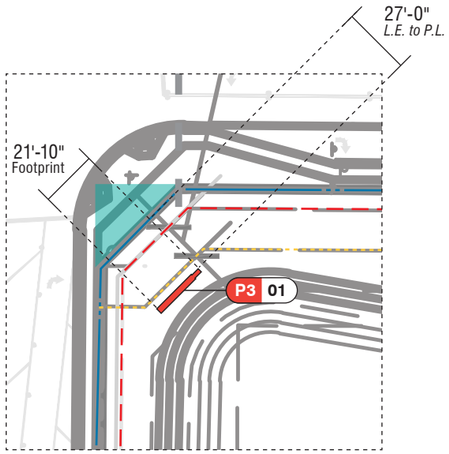

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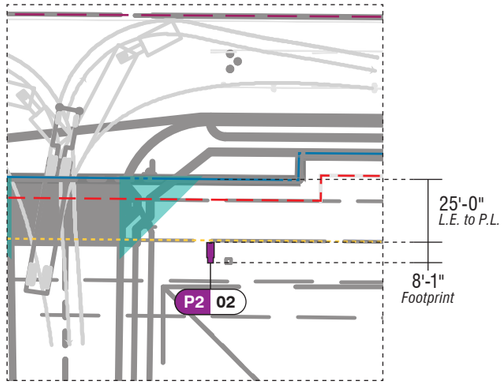

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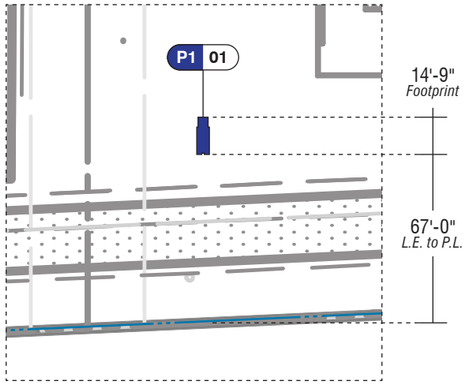

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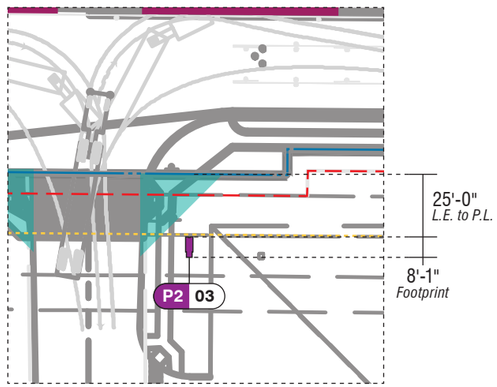

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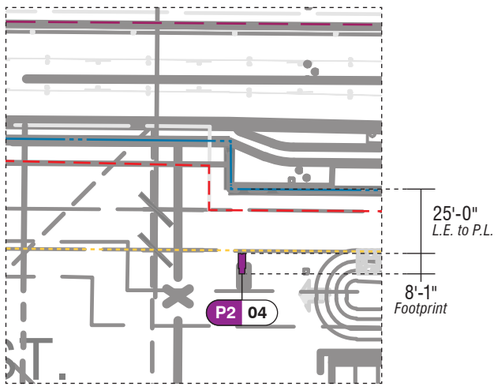

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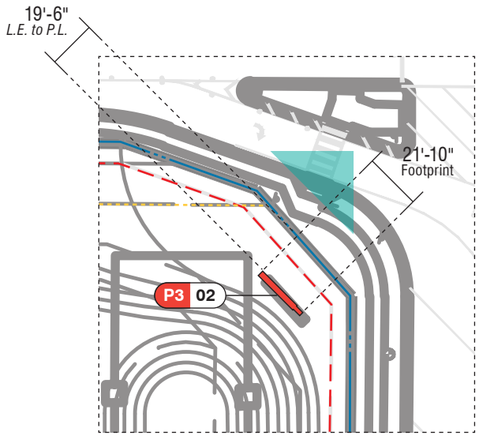

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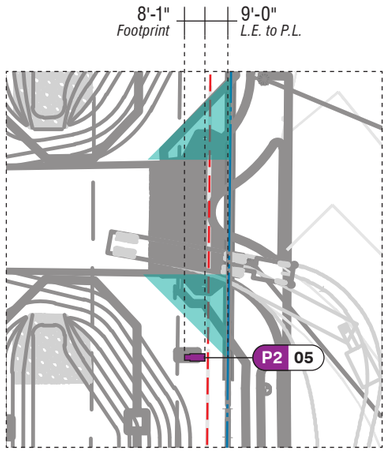


H
SCALE: 1" = 60'0"

P1 Freeway Pylon Sign

Location

One (1) Double-Sided Freeway Pylon Sign is located within the site, placed at the East side of the property; visible from the 85 freeway. Tenant panel location/usage is to be directed by the Owner.

Construction

Custom fabrication with internal aluminum framing and aluminum skin. Includes main sign cabinet with raised 1" x 4" aluminum tube accent lines and project ID lettering, as well as a tenant cabinet with four (4) removable tenant panels. Face-illuminated project ID is pan channel letters with aluminum returns and acrylic faces with painted perforated vinyl applied 1st surface. Face-illuminated tenant panels are routed aluminum backed with 3/16" acrylic with translucent vinyl applied 1st surface (color varies per tenant). Non-Illuminated RPC aluminum address numerals are mounted flush on both sides.

Appearance

Corporate letter styles, colors, logotypes and logos may be used with permission of Owner for individual tenant copy/logo. Overall background panel color to be consistent between tenants.

Approval

All tenant sign panels must be approved by the owner prior to proceeding with the City of Buckeye permit process.

Color & Materials Palette

EXTERIOR PAINT
SW7043 - Worldly Gray
Matthews Paint closest Match

EXTERIOR PAINT
SW7048 - Urbane Bronze
Matthews Paint closest Match

EXTERIOR PAINT
SW7602 - Indigo Batik
Matthews Paint closest Match

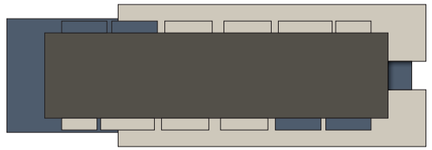
VINYL FILM
Perforated Vinyl - Painted
SW7043 - Worldly Gray
Matthews Paint closest Match

VINYL FILM
Perforated Vinyl - Painted
SW7602 - Indigo Batik
Matthews Paint closest Match

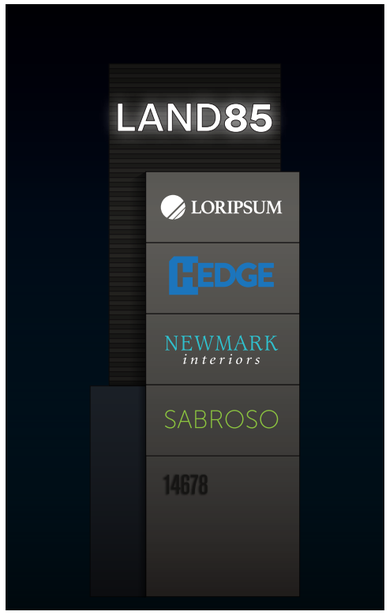
SCALE: 3/16" = 1'0"

PROPERTY ID	22.22 SF
TENANT PANELS	216.60 SF
TOTAL SIGN AREA	238.82 SF

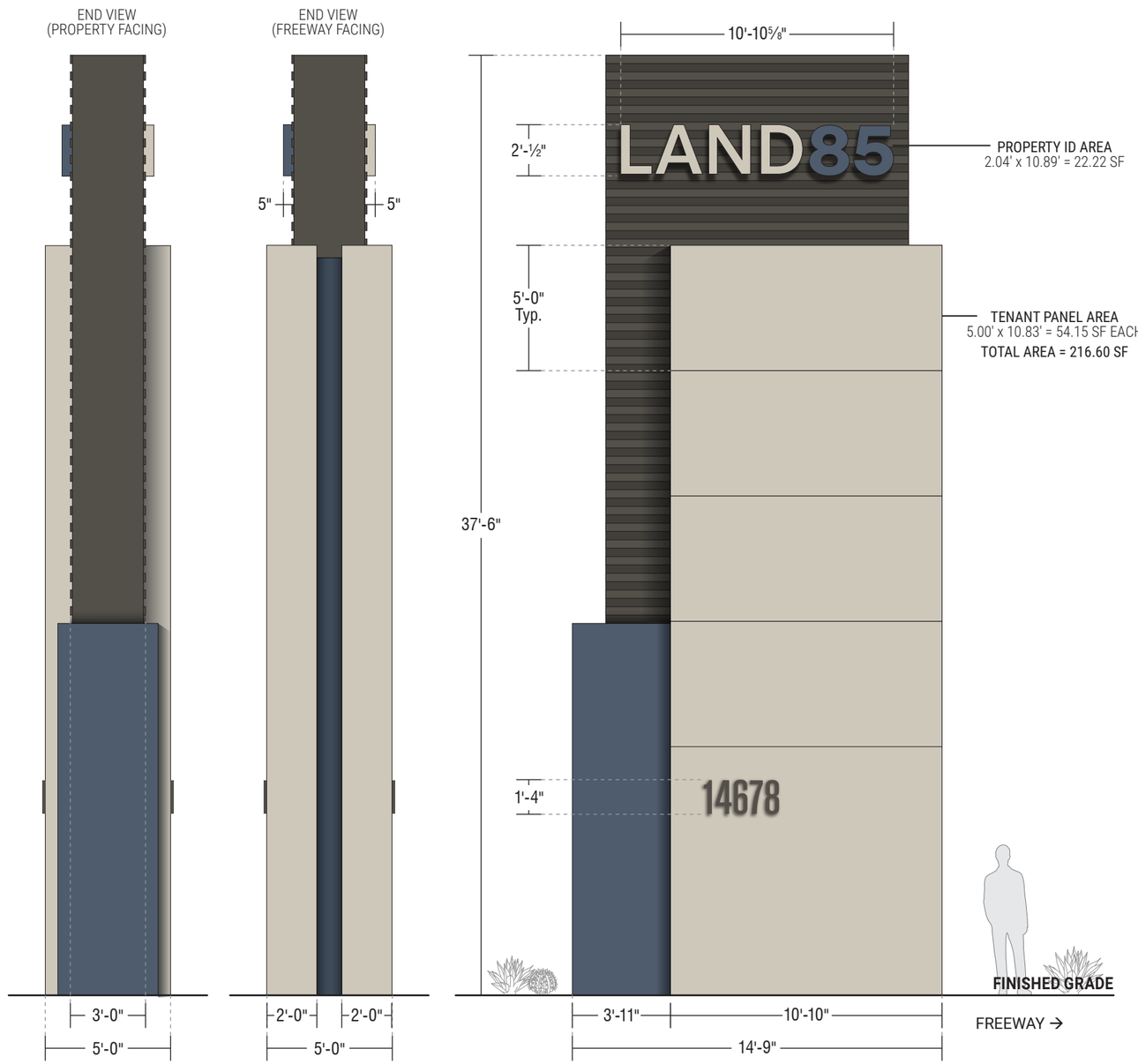
PLAN VIEW



ILLUMINATION RENDERING



Tenant names shown are for example only



P2 Multi-Tenant Monument Sign

Location

Five (5) double-sided Multi-Tenant Monument Signs are located within the site, placed near main entry drives along Southern Avenue, Baseline Road, and 271st Avenue. Tenant panel location/usage is to be directed by the Owner.

Construction

Custom fabrication with internal aluminum framing and aluminum skin. Includes main sign cabinet with raised 1/2" x 2" aluminum tube accent lines and project ID lettering, as well as a tenant cabinet with four (4) removable tenant panels. Face-illuminated project ID is pan channel letters with aluminum returns and acrylic faces with painted perforated vinyl applied 1st surface. Face-illuminated tenant panels are routed aluminum backed with 3/16" acrylic with translucent vinyl applied 1st surface (color varies per tenant). Non-Illuminated FCO aluminum address numerals are mounted flush on both sides.

Appearance

Corporate letter styles, colors, logotypes and logos may be used with permission of Owner for individual tenant copy/logo. Overall background panel color to be consistent between tenants.

Approval

All tenant sign panels must be approved by the owner prior to proceeding with the City of Buckeye permit process.

Color & Materials Palette

EXTERIOR PAINT
SW7043 - Worldly Gray
Matthews Paint closest Match

EXTERIOR PAINT
SW7048 - Urbane Bronze
Matthews Paint closest Match

EXTERIOR PAINT
SW7602 - Indigo Batik
Matthews Paint closest Match

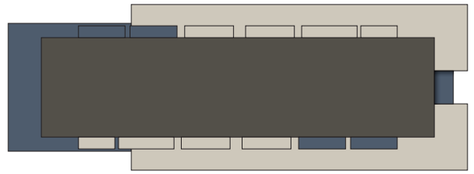
VINYL FILM
Perforated Vinyl - Painted
SW7043 - Worldly Gray
Matthews Paint closest Match

VINYL FILM
Perforated Vinyl - Painted
SW7602 - Indigo Batik
Matthews Paint closest Match

SCALE: 3/8" = 1'0"

PROPERTY ID	5.90 SF
TENANT PANELS	66.08 SF
TOTAL SIGN AREA	71.98 SF

PLAN VIEW



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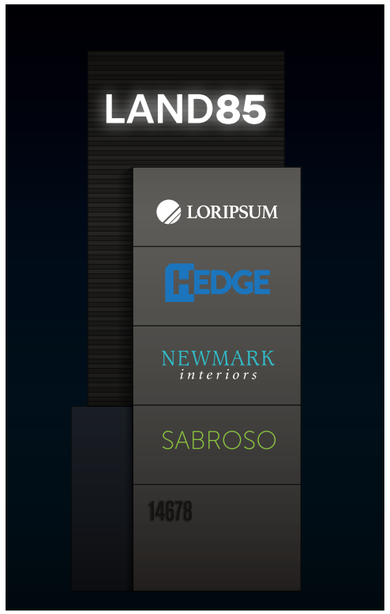

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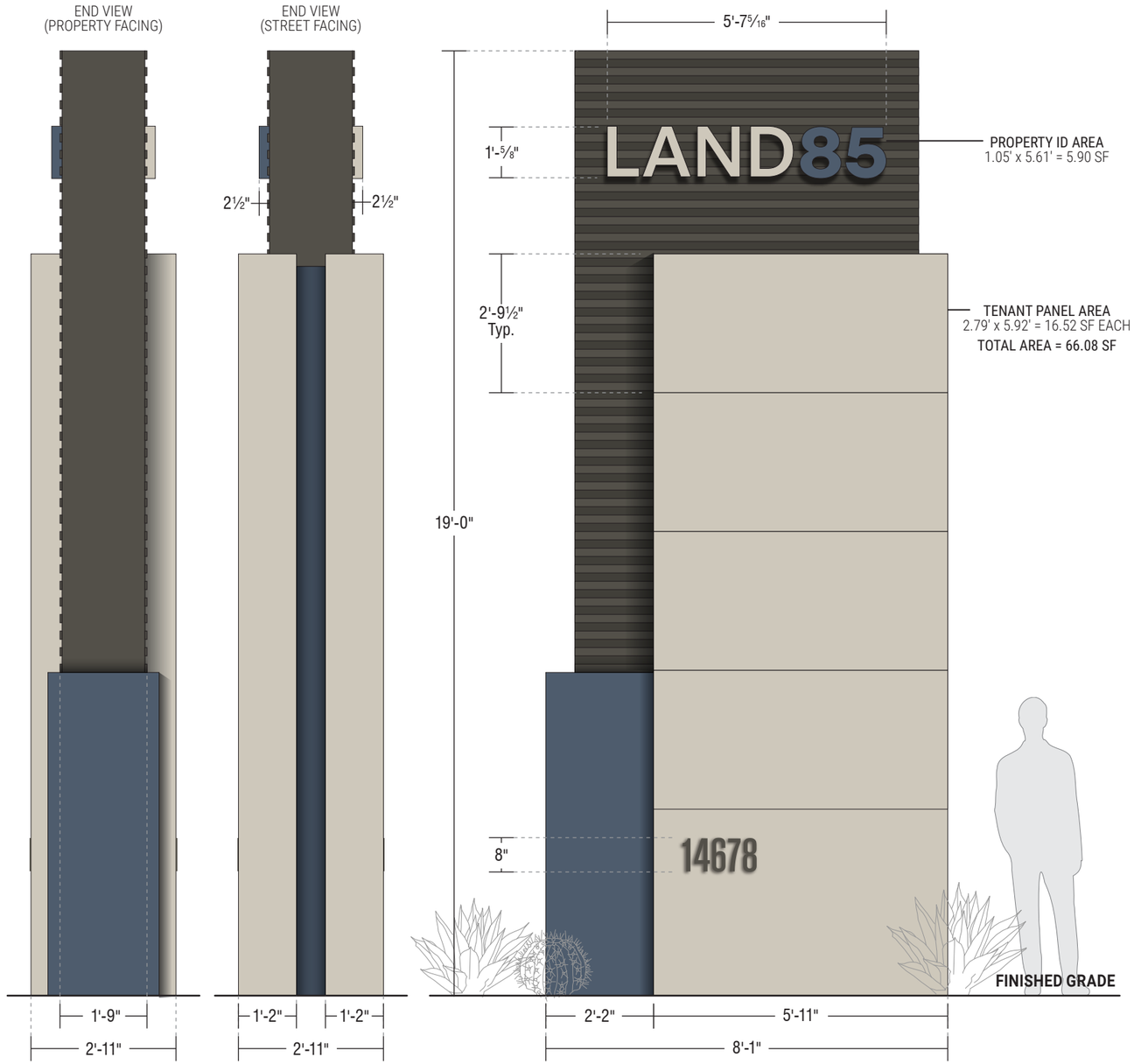


P3 Entry ID Sign

Location

Two (2) Single-Sided Entry Project ID Signs are located within the site. These signs are placed at the intersections of Southern Avenue & 271st Avenue and Baseline Road & 271st Avenue. These signs are angled to face into each intersection.

Construction

Includes custom upright mounted face-lit project ID lettering with aluminum sign bases. Project ID letters have aluminum faces, returns, and backs. '85' letters feature an aluminum base with raised 1/2" x 2" aluminum tube accent lines. Sign is externally illuminated with low voltage landscape up-lighting.

Appearance

The Entry Monuments are intended for property identification only. No tenant is to place signage on these signs.

External lighting specified above is for example. Similar light sources may be used as long as they meet the City of Buckeye lighting requirements outlined in Development Code Section 5.10.

Color & Materials Palette

EXTERIOR PAINT
SW7043 - Worldly Gray
Matthews Paint closest Match

EXTERIOR PAINT
SW7048 - Urbane Bronze
Matthews Paint closest Match

EXTERIOR PAINT
SW7602 - Indigo Batik
Matthews Paint closest Match

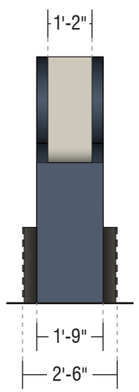
SCALE: 1/4" = 1'0"

PROPERTY ID A	28.60 SF
PROPERTY ID B	34.88 SF
TOTAL SIGN AREA	63.48 SF

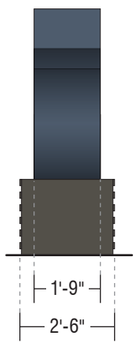
ILLUMINATION RENDERING

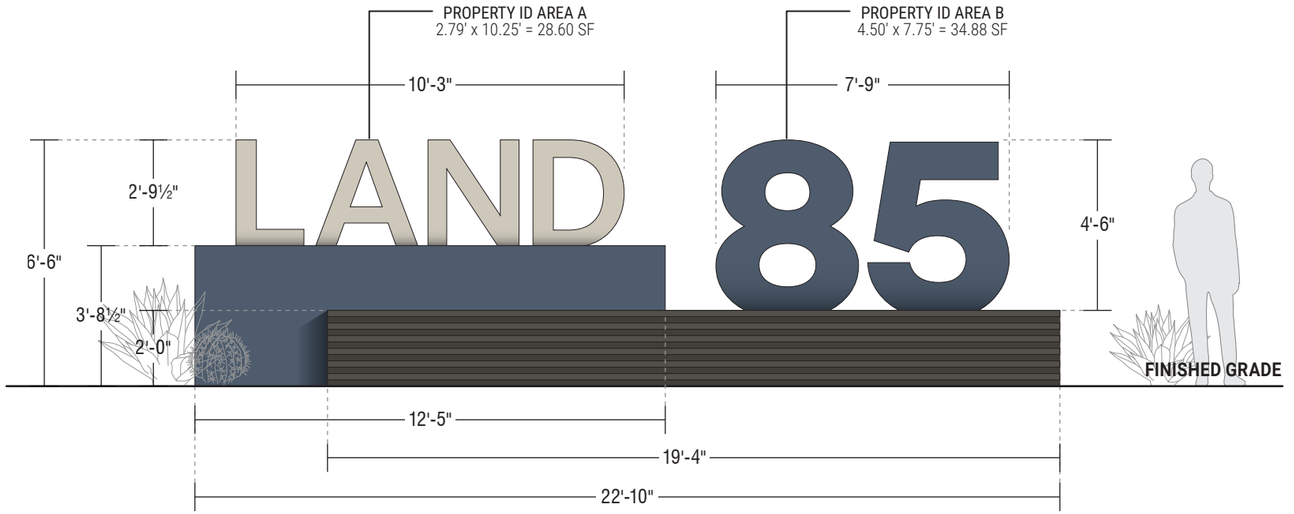
PLAN VIEW

END VIEW (LEFT)



END VIEW (RIGHT)





T1 Wall Mounted - Tenant Wall Signs & Tenant Custom Cabinet Signs

Description

Wall Mounted Signs are any sign mounted flat against and projecting less than ten inches (10") from the wall of a building with the exposed face of the sign in a plan parallel to the face of the wall. This does not include window signs. Allowed wall mounted signs may be pan-channel or reverse pan-channel letters and logos, and/or "custom" cabinets. Cabinet only signs may be used, as long as the cabinet shape is custom, dimensional (with a minimum depth of 1-1/2"), features dimension on the face, and is non-rectangular in shape. Flat cut-out letters may also be utilized, but only for secondary copy.

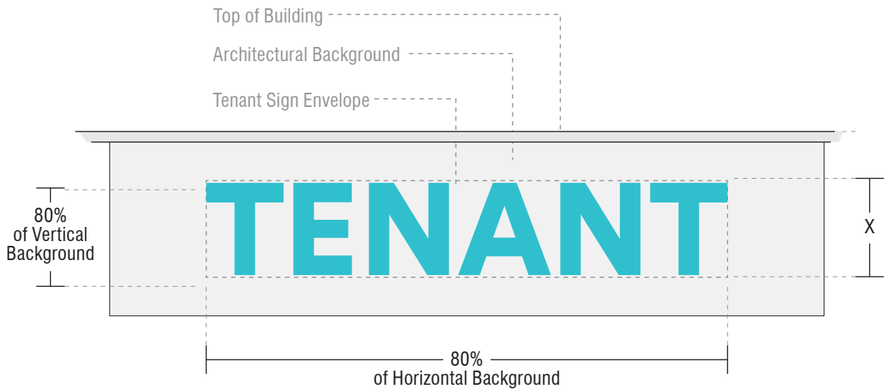
In all cases, the Tenant's signage shall be proportional to the scale of the overall building façade. Overall sign lengths shall not be greater than eighty percent (80%) of the lineal footage of the tenant's space as measured from the centerline of the adjacent tenant(s) demising wall(s). All tenant wall signs and custom cabinet signs are subject to the sign size and location allowances that can be found on the tenant sign matrix on page 6 of this comprehensive sign plan.

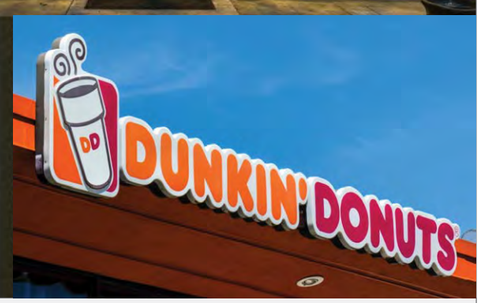
All Wall Mounted Signs shall be placed below the building parapet or eave, roof signs are not permitted. Exposed Raceways are also not permitted. The sign may be illuminated, externally illuminated, or non-illuminated. LED illumination is preferred.

Wall Mounted Signs are subject to the City of Buckeye review and approval.

Landlord Approval

Regardless of the design of the sign and its compliance with the general guidelines, all Wall Mounted Signs must be approved by the Owner prior to being submitted to the City of Buckeye for permit application. The Owner reserves the right to disallow any proposed sign at their sole discretion. Owner approval does not guarantee Permit approval by the City of Buckeye.

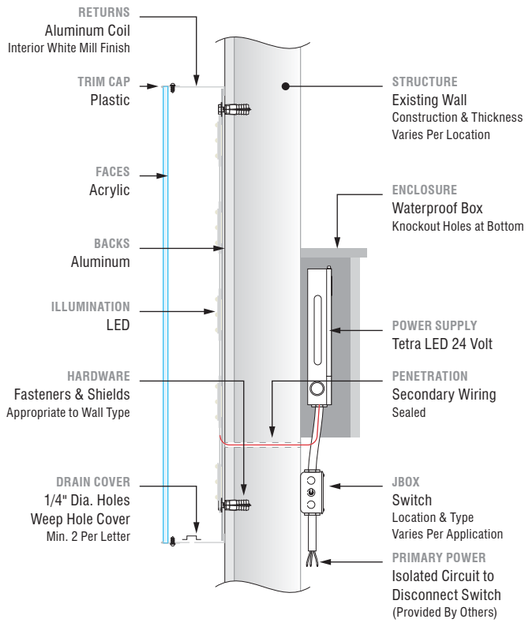




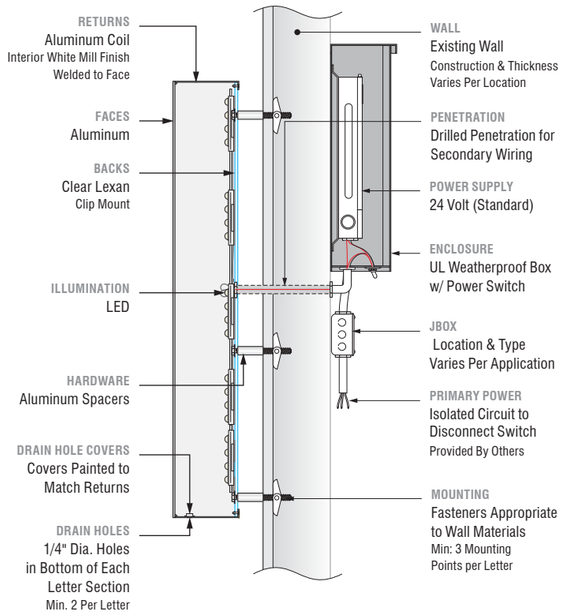
T1 Wall Mounted - Tenant Wall Signs & Tenant Custom Cabinet Signs

Allowable Sign Type Construction Details - Typical

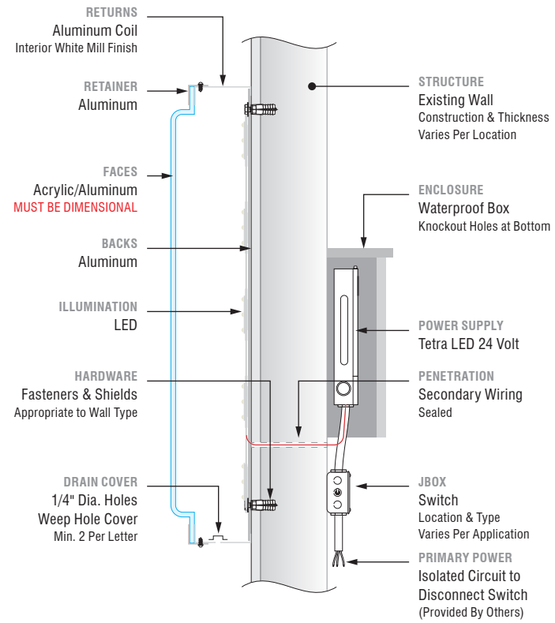
Section Detail - Typical Exterior
Pan Channel / Front-Illuminated / Mounted Flush



Section Detail - Typical Exterior
Reverse Pan Channel / Halo-Illuminated / Mounted with Spacers

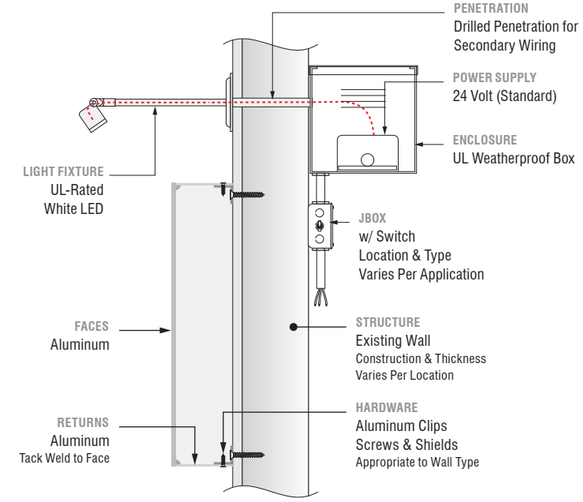


Section Detail - Typical Exterior
Cabinet Sign / Front-Illuminated or Non-Illuminated / Mounted Flush
*CABINET SHAPE MUST BE CUSTOM, & NON-RECTANGULAR



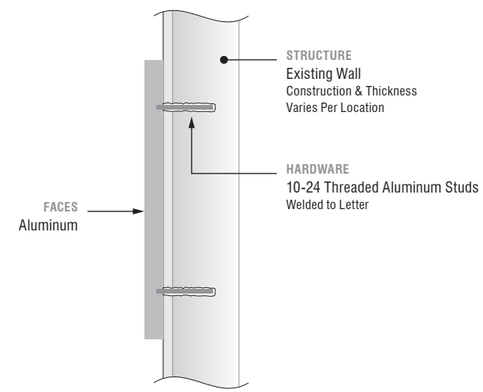
May be used as a background cabinet behind lettering or cabinet only sign. In either case, minimum depth from wall surface is to be 1-1/2"

Section Detail - Typical Exterior
Reverse Pan Channel / Externally-Illuminated / Mounted Flush
*NOTE: Light Fixture(s) may vary; Subject to Landlord Approval



FCOs - FOR SECONDARY & DEPARTMENTAL COPY ONLY

Section Detail - Typical Exterior
Flat Cut-Out / Non-Illuminated / Stud Mount Flush
*FOR SECONDARY & DEPARTMENTAL COPY ONLY

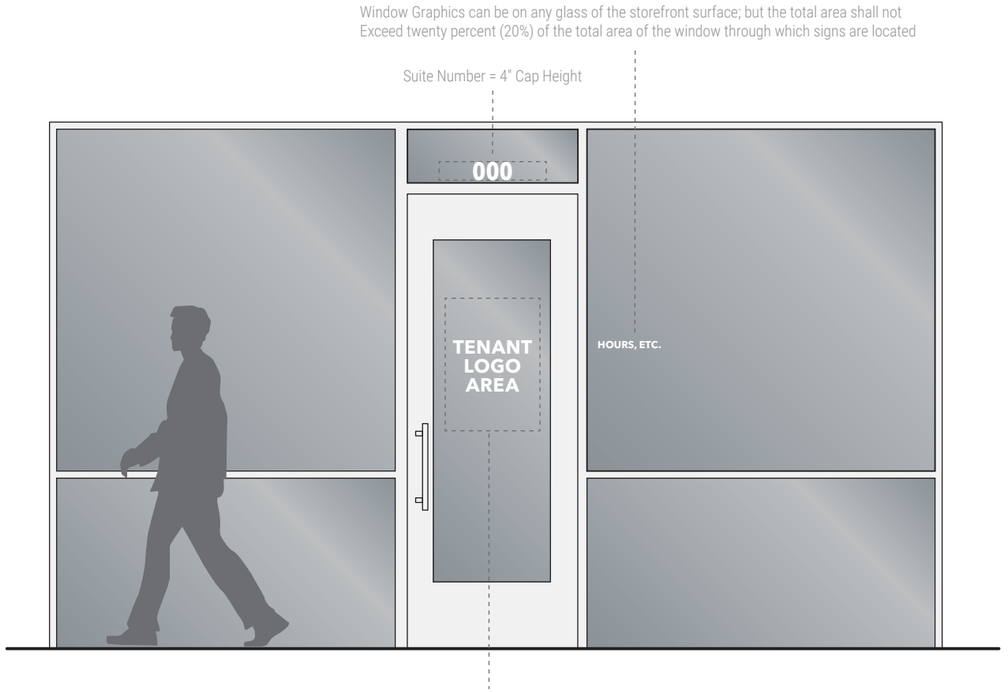


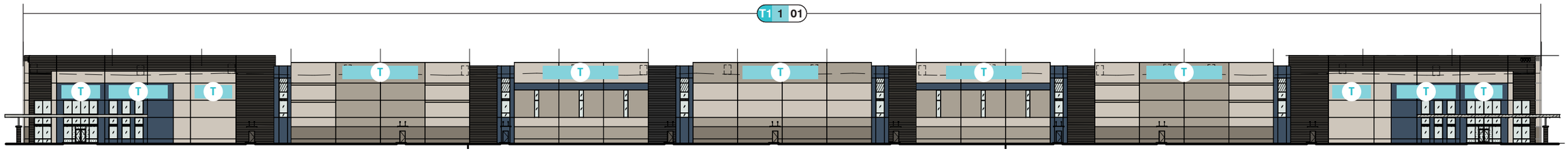
T2 Window Graphics

Description

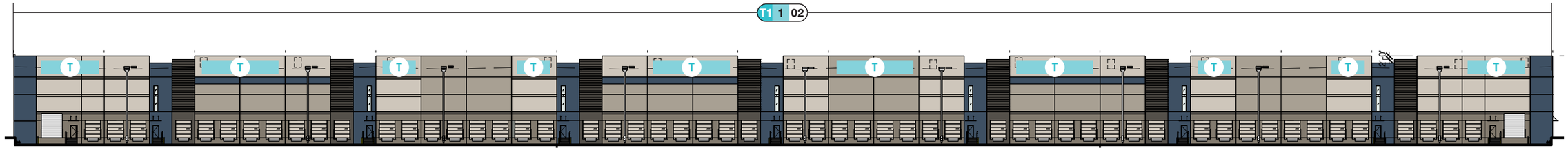
Window Graphics or applied graphics shall be any sign placed on or affixed to the area within the casement or sill area of a mineral glass window, door or other glazing. Window graphics sign area shall not exceed twenty percent (20%) coverage of each window area. RTA vinyl graphics or digitally printed vinyl graphics are preferred. Paper-printed graphics are not allowed.

Window Graphics do not require a permit from the City of Buckeye and do not count towards tenant's total sign area allotment.

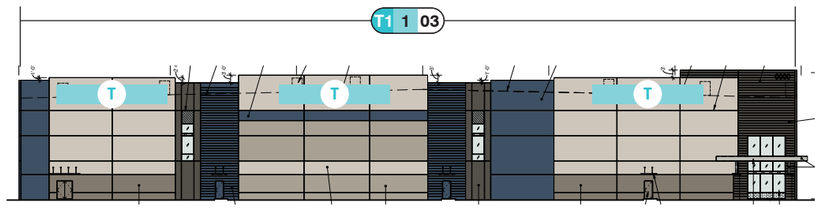




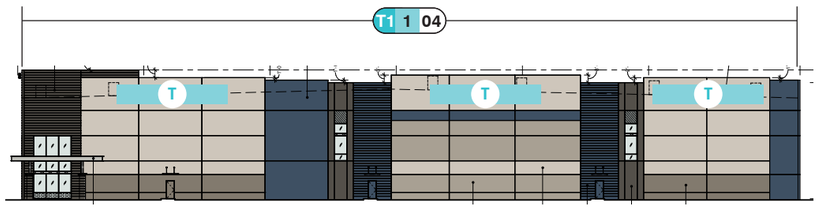
BUILDING 1 - North Elevation
Scale: 1" = 60'0"



BUILDING 1 - South Elevation
Scale: 1" = 60'0"



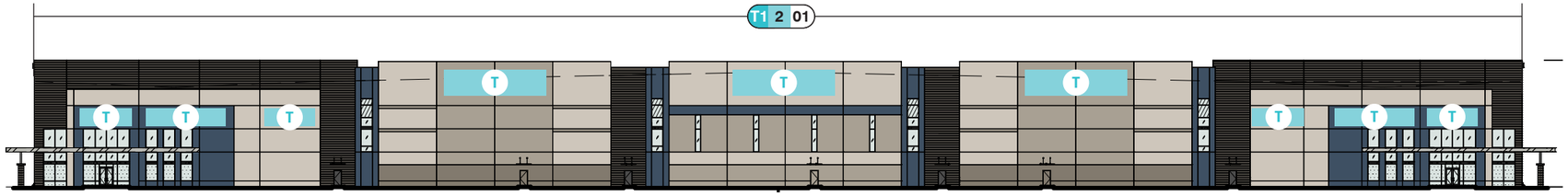
BUILDING 1 - East Elevation
Scale: 1" = 60'0"



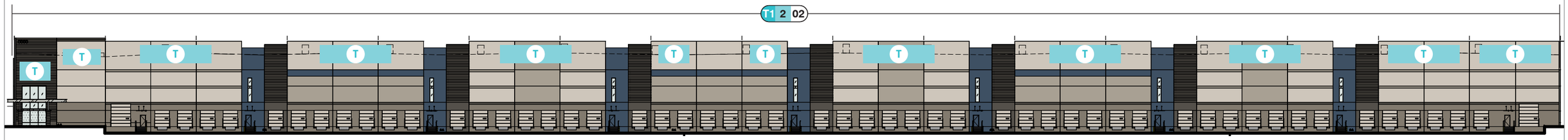
BUILDING 1 - West Elevation
Scale: 1" = 60'0"

* The elevations above shows all possible sign bands; however, not all sign bands will be utilized.

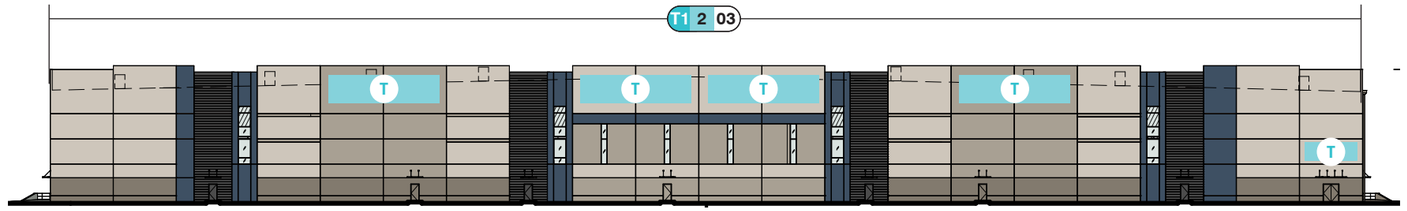
Actual dimension of all signs may vary, however their maximum allowed sign area square footage shall not be exceeded. See the tenant sign matrix on page 6 for standard tenant allowances.



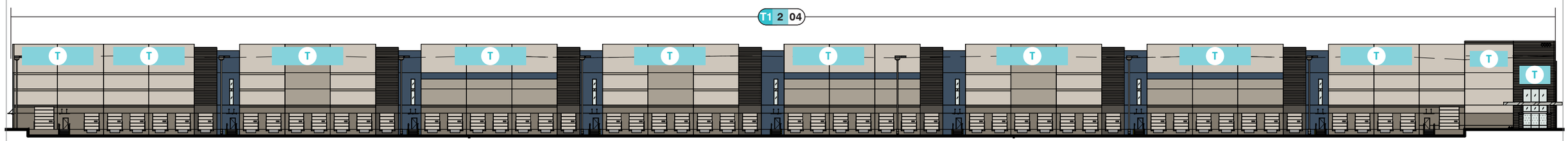
BUILDING 2 - North- Elevation
Scale: 1" = 60'0"



BUILDING 2 - West Elevation
Scale: 1" = 60'0"



BUILDING 2 - South Elevation
Scale: 1" = 60'0"



BUILDING 2 - East Elevation
Scale: 1" = 60'0"

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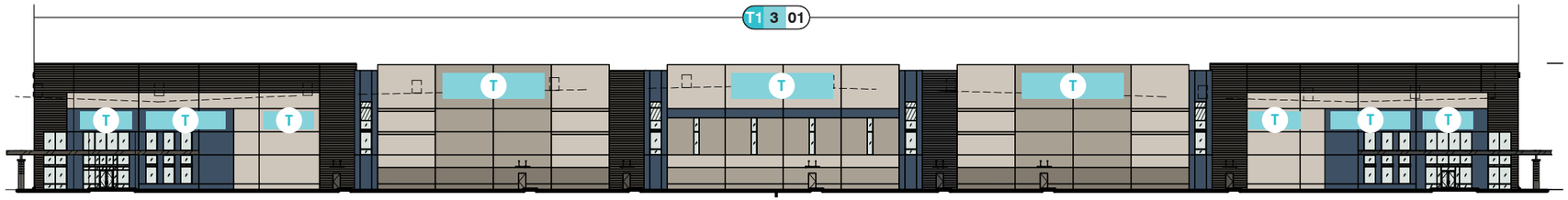
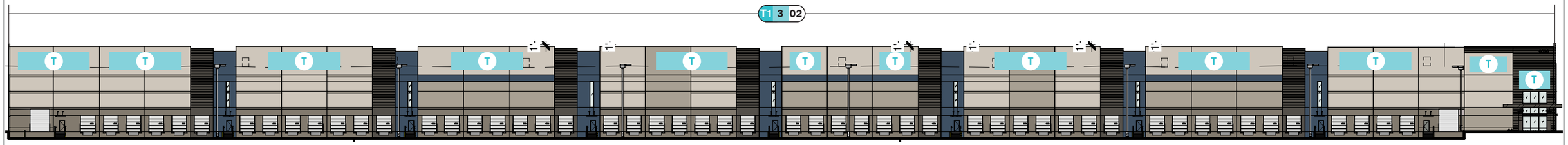
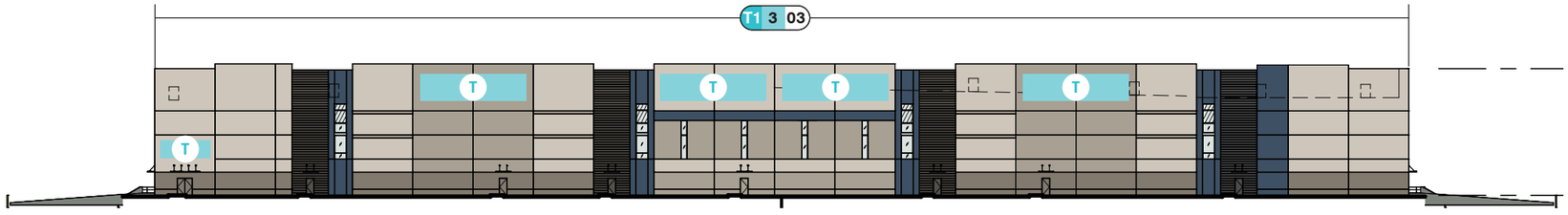
Actual dimension of all signs may vary, however their maximum allowed sign area square footage shall not be exceeded. See the tenant sign matrix on page 6 for standard tenant allowances.



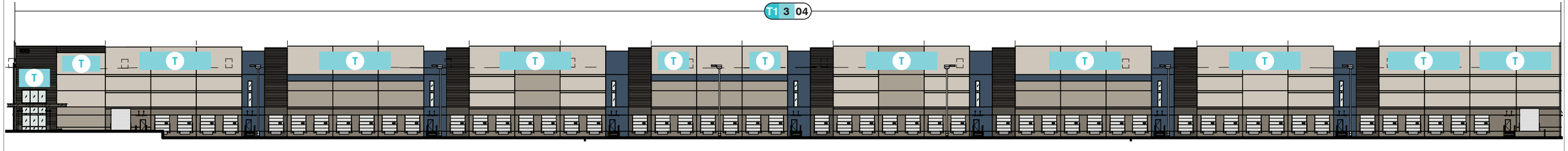
BUILDING 3 - North Elevation
Scale: 1" = 60'0"



BUILDING 3 - West Elevation
Scale: 1" = 60'0"



BUILDING 3 - South Elevation
Scale: 1" = 60'0"



BUILDING 3 - East Elevation
Scale: 1" = 60'0"

* The elevations above shows all possible sign bands; however, not all sign bands will be utilized.

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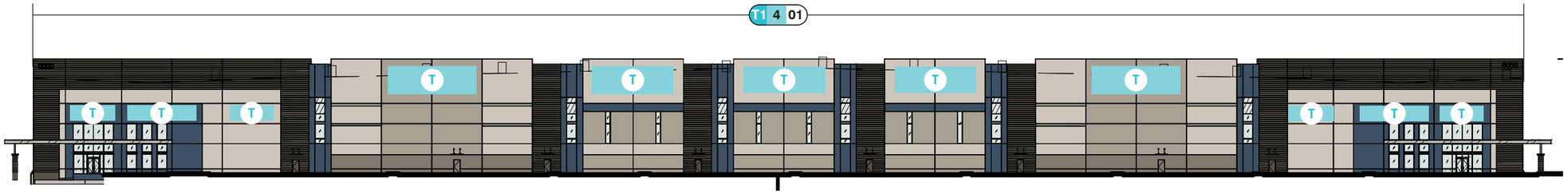
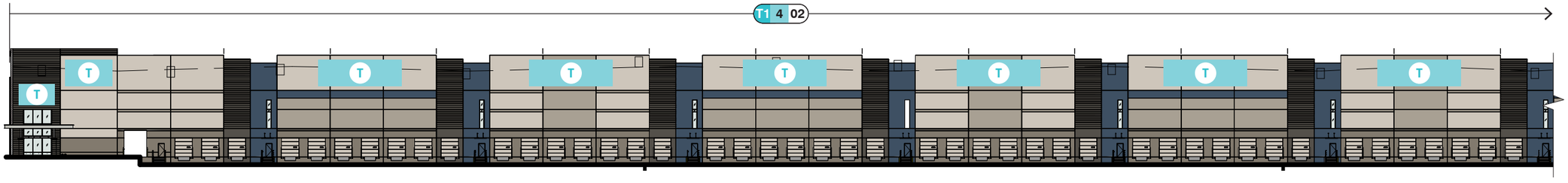
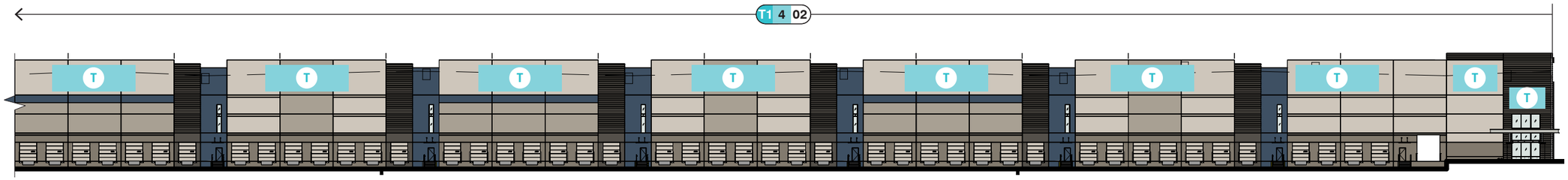


BUILDING 4 - West Elevation
Scale: 1" = 60'0"



BUILDING 4 - Partial North Elevation
Scale: 1" = 60'0"



BUILDING 4 - Partial North Elevation
Scale: 1" = 60'0"

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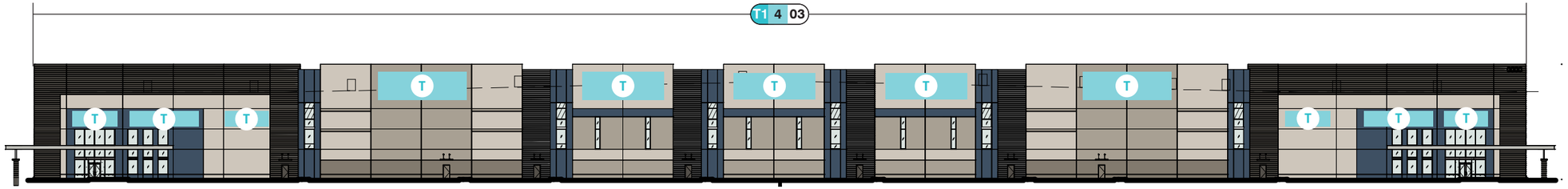
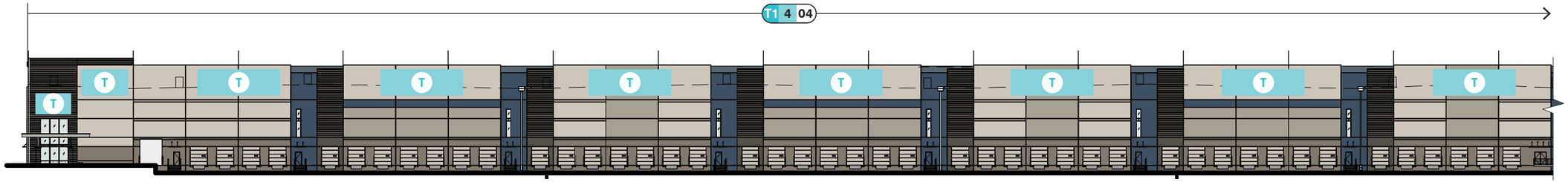
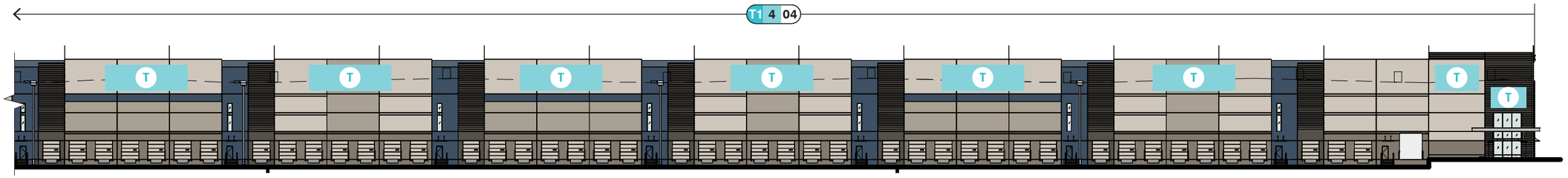


BUILDING 4 - East Elevation
Scale: 1" = 60'0"



BUILDING 4 - Partial South Elevation
Scale: 1" = 60'0"



BUILDING 4 - Partial South Elevation
Scale: 1" = 60'0"

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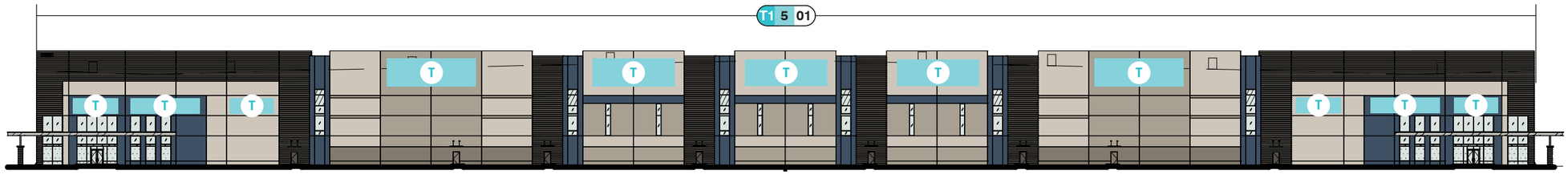
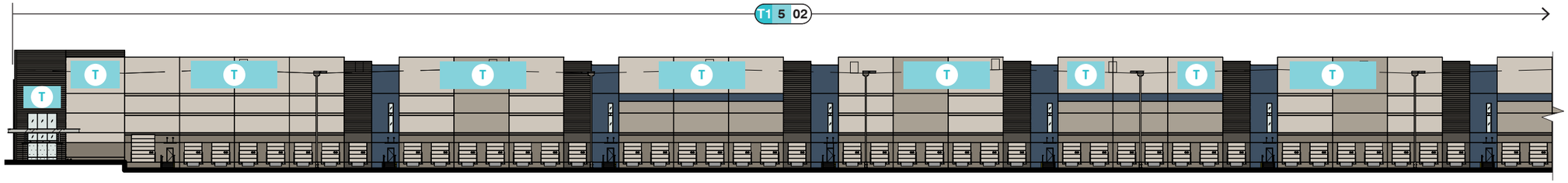
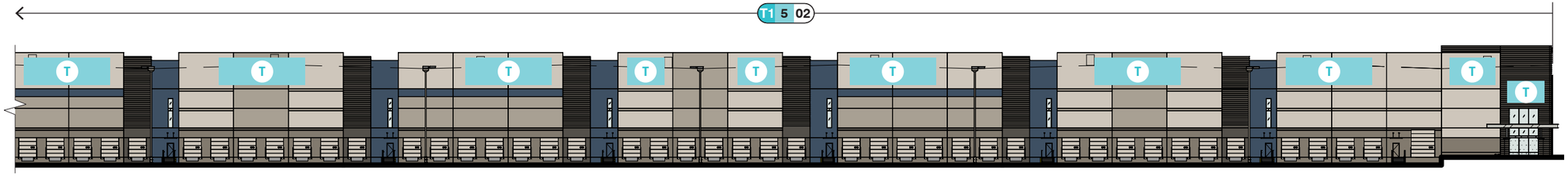
Actual dimension of all signs may vary, however their maximum allowed sign area square footage shall not be exceeded. See the tenant sign matrix on page 6 for standard tenant allowances.



BUILDING 5 - West Elevation
Scale: 1" = 60'0"



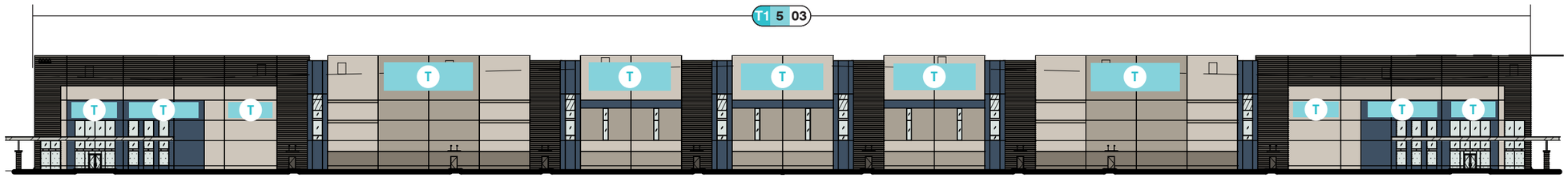
BUILDING 5 - Partial North Elevation
Scale: 1" = 60'0"



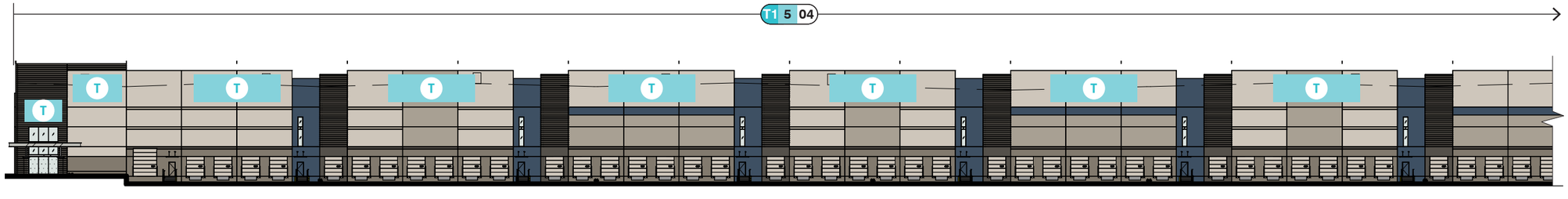
BUILDING 5 - Partial North Elevation
Scale: 1" = 60'0"

* The elevations above shows all possible sign bands; however, not all sign bands will be utilized.

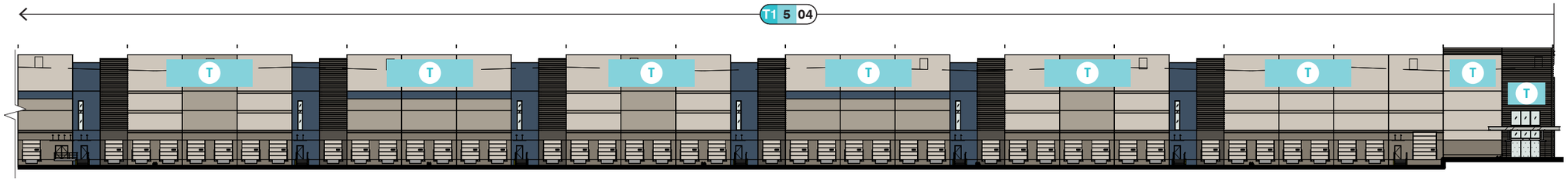
Actual dimension of all signs may vary, however their maximum allowed sign area square footage shall not be exceeded. See the tenant sign matrix on page 6 for standard tenant allowances.



BUILDING 5 - East Elevation
Scale: 1" = 60'0"



BUILDING 5 - Partial South Elevation
Scale: 1" = 60'0"



BUILDING 5 - Partial South Elevation
Scale: 1" = 60'0"

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