



PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

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

**CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
OCTOBER 22, 2024
AGENDA**

**City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326
6:00 p.m.**

****Live streaming will be available via YouTube****

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

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

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

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL**
- 2. ELECTION OF CHAIRPERSON**
Planning and Zoning Commission nomination and appointment of Chairperson.
- 3. MINUTES**
- 3.A** *Approval of minutes from the October 8, 2024 Planning and Zoning Commission regular meeting.*
- 4. REGULAR AGENDA**
- 4.A** *Storage & Retail SEC Yuma & Verrado - Site Plan (PLZSP-23-00034) - Conduct a public meeting and approve a Master Site Plan for Storage & Retail SEC Yuma & Verrado to allow a commercial shopping center with a four-story indoor climate-controlled self-service storage facility totaling approximately 130,076 square feet (sf) in building area, along with two future pads located at the southeast corner of Yuma Road and Verrado Way.
Staff Liaison: Jennifer Fostino, Planner II, jfostino@buckeyeaz.gov, (623) 349-6295*
- 4.B** *The Mix on Roosevelt - Rezoning to Planned Area Development (PLZZ-23-00018): Conduct a public hearing and recommend approval to City Council of the rezoning of 31.82 acres located at*

the southeast corner of Verrado Way and Roosevelt Street from Planned Residential (PR) to Planned Area Development (PAD), establishing permitted land uses and development standards to facilitate development of the site with a horizontal mixed-use project consisting of separate but integrated retail and multi-family residential components.

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

5. COMMENTS FROM THE PUBLIC

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

Action Required: None

6. PLANNING MANAGER REPORT AND SUMMARY OF CURRENT EVENTS

7. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

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

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

8. ADJOURNMENT

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 10/22/24	AGENDA ITEM: 3.A. MINUTES
DATE PREPARED: 10/18/24	DISTRICT NO.:
STAFF LIAISON:	
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 October 8, 2024 Planning and Zoning Commission regular meeting.

SUMMARY

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

ATTACHMENTS:

[10.08.2024.PZC.MinutesDRAFT.pdf](#)



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
OCTOBER 8, 2024

City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326

****Recording of this meeting is available via YouTube****

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

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

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

Members absent: Commissioner Rebecca Puppe, Alternate Douglas McDonald

Staff present: Planning Manager Ken Galica, Assistant City Attorney Tosca Henry, Management Assistant Keri Hernandez, City Traffic Engineer John Willett

2. MINUTES

2A. APPROVAL OF MINUTES FROM THE SEPTEMBER 10, 2024 PLANNING AND ZONING COMMISSION REGULAR MEETING.

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

3. REGULAR AGENDA

3A. VENTANA RANCH 2 – MINOR GENERAL PLAN AMENDMENT (PLZU-24-0001)

Planning Manager Ken Galica presented and was available to answer questions from the Commission. Commissioner Trupiano asked for clarification on the cross-dock for this project and what improvements that the developer will be responsible for. Mr. Galica indicated that staff is recommending cross-docks to be prohibited, and the applicant has proposed modifications to allow cross-docks. Mr. Galica informed the Commission that the developer will be responsible for adjacent half street improvements. City Traffic Engineer John Willett indicated that staff has requested the developers and adjacent property owners to work together on improvements.

Applicant Representative Bill Lally presented and was available to answer questions from the Commission.

Commissioner Bassler requested clarification on the changes being made. Mr. Galica informed the Commission that the first change from neighborhood to business commerce is a general plan change, which is the city's long term vision for land uses and establishes the types of rezonings that staff is able to consider, and the second step is the rezoning is the guiding document that will have the most impact on the future development of the property.

Commissioner DiMascio requested a definition of cross-docks. Mr. Lally indicated that on one side of a warehouse would be docks for unloading material, and the opposite side of the warehouse would be docks for loading trucks to distribute materials out of the facility; essentially the facility would be a sorting station. Mr. DiMascio inquired about the east side of the property next to the county property,

and if the road would be developed in the future. Mr. Lally indicated that there is a county road that splits the property line and the developer will not put additional truck traffic on that road. Commissioner Ragsdale requested clarification on how a warehouse is a transition between another warehouse and residential. Mr. Lally informed the Commission that the anticipated development of the property adjacent to the residential would be more of a business park aesthetic with an abundance of landscaping rather than just a warehouse with minimal landscape. Ms. Ragsdale asked if the original plan was to have warehouses along the railroad tracks. Mr. Galica indicated that the general plan originally was to have warehouses and residential directly across from one another. Alternate Manuel asked what would be developed that would require an additional fifteen (15) feet in height. Mr. Lally indicated that by increasing the height of the building was ultimately for marketing to provide more opportunity to the market. Vice Chair Burton asked what the future plan is to improve traffic, even more so now that development is moving forward for this area. Mr. Willett indicated that Ventana Ranch will have their improvements along the east side frontage of their development and Phase 2 will provide improvements to the southbound lanes, a city CIP project will improve the intersection of Broadway and Watson. Mr. Willett indicated that if the GO Bond is passed, there will be funding made available for improvements to Watson Road along the area north of Monroe Ranch, and between Watson and Lower Buckeye. A public hearing opened at 6:53 p.m. Resident Wayne Kirkpatrick spoke of his support of the project presented. Resident Vanessa Fulton spoke of her concern with increased traffic and a cross-dock warehouse.. With there being no further comments from the public, the public hearing closed at 6:57 p.m. A motion was made by Commissioner Kupcik and seconded by Commissioner DiMascio to recommend approval to City Council as presented. Approval 7-0. Motion carried.

3B. VENTANA RANCH 2 – REZONING TO PLANNED AREA DEVELOPMENT (PLZZ-24-0002)

Planning Manager Ken Galica presented and was available to answer questions from the Commission. A public hearing opened at 6:59 p.m. With there being no comments from the public, public hearing closed at 6:59 p.m. A motion was made by Commissioner Bassler and seconded by Commissioner DiMascio to recommend approval to City Council with staff recommended conditions 'a – p' as presented. Approval 6-1, with Commissioner Ragsdale voting nay. Motion carried.

5. COMMENTS FROM THE PUBLIC

None.

6. PLANNING MANAGER REPORT AND SUMMARY OF CURRENT EVENTS

Mr. Galica indicated that there will be chair elections at the October 22nd Planning and Zoning Commission regular meeting, and a scheduled workshop on The Landing Specific Area Plan update.

7. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

Commissioner Kupcik informed Commission and public of the Sangria and Shopping, Car Show and Gem Show for the upcoming weekend. Commissioner DiMascio requested an update from staff on traffic control in Festival Ranch.

8. ADJOURNMENT

With there being no further business, Vice Chair Burton adjourned the meeting at 7:05 p.m.

Ted Burton, Vice Chairperson

ATTEST:

Keri Hernandez, Management Assistant

I hereby certify that the foregoing is a true and correct copy of the Planning and Zoning Commission Regular Meeting held on the 8th day of October 2024. I further certify that a quorum was present.

Keri Hernandez, Management Assistant

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 10/22/24	AGENDA ITEM: 4.A. Storage & Retail SEC Yuma & Verrado - Site Plan - PLZSP-23-00034
DATE PREPARED: 10/18/24	DISTRICT NO.: Council District 2
STAFF LIAISON: Jennifer Fostino, Planner II, jfostino@buckeyeaz.gov, (623) 349-6295	
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) Storage & Retail SEC Yuma & Verrado - Site Plan (PLZSP-23-00034) - Conduct a public meeting and approve a Master Site Plan for Storage & Retail SEC Yuma & Verrado to allow a commercial shopping center with a four-story indoor climate-controlled self-service storage facility totaling approximately 130,076 square feet (sf) in building area, along with two future pads located at the southeast corner of Yuma Road and Verrado Way.

RELEVANT GOALS:

GOAL 3: A Well-Planned Urban Community

ADDITIONAL RELEVANT GOALS:

GOAL 2: Enhanced Economic Well-Being and Vitality

SUMMARY

PROJECT DESCRIPTION:

Request approval of a Master Site Plan for Storage & Retail SEC Yuma & Verrado to allow a commercial shopping center with a four-story indoor climate-controlled self-service storage facility totaling approximately 130,076 square feet in building area, along with two future pads located at the southeast corner of Yuma Road and Verrado Way. Please see attached staff report and exhibits for additional information.

BENEFITS:

Development of the site with the proposed shopping plaza will provide much needed retail and services for residents in the vicinity of the Verrado Way corridor, create additional retail and service job opportunities for area residents, and generate construction and sales tax revenues for the city.

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

ATTACHMENTS:

[PLZSP-23-00034__ - PZ_Staff_Report.docx](#)

[EXHIBIT A - PLZSP-23-00034 Vicinity Map.pdf](#)

[EXHIBIT B - PLZSP-23-00034 Zoning Map.pdf](#)

[EXHIBIT C - PLZSP-23-00034 Project Narrative.pdf](#)

[EXHIBIT D - PLZSP-23-00034 Master Site Plan.pdf](#)

[EXHIBIT E - PLZSP-23-00034 Building Elevations.pdf](#)

[EXHIBIT F - PLZSP-23-00034 Landscape Plan.pdf](#)

[EXHIBIT G - PLZSP-23-00034 Photometric Plan and Exterior Lighting Cut Sheets.pdf](#)

[EXHIBIT H - PLZSP-23-00034 Floor Plans.pdf](#)

[EXHIBIT I - PLZSP-23-00034 Color and Material Palette.pdf](#)



SITE PLAN

Report to the Planning and Zoning Commission

CASE NUMBER: PLZSP-23-00034
TITLE: Storage & Retail SEC Yuma & Verrado
MEETING DATE: October 22, 2024

Applicant/Owner: Jennifer Yarbrough, Contineo Group, on behalf of the property owner PSC Buckeye LLC and the developer PSC Storage Holdings LLC

Request: Site Plan for a commercial shopping center with a four-story indoor climate-controlled self-service storage facility totaling approximately 130,076 square feet in building area, along with two future pads, within the Commercial Center (CC) zoning district.

District District 2

Location: Southeast Corner of Yuma Road and Verrado Way

Site size: 5.11 gross acres / 4.86 net acres

Public input: No Input received

Recommendation: Approve with conditions (a) through (z)

PROJECT DESCRIPTION

1. The applicant, Jennifer Yarbrough, on behalf of Contineo Group, is requesting Site Plan approval for a project known as Storage & Retail SEC Yuma & Verrado, consisting of 4.86 net acres located at the southeast corner of Yuma Road and Verrado Way. The proposed site plan includes three pads: Lot A, encompassing 2.17 acres, designated for a four-story, climate-controlled self-service storage facility with 885 units in 130,076 square feet of building area; Lot B, covering 1.72 acres, reserved for future development; and Lot C, spanning 0.97 acres, also reserved for future development.

AREA CONTEXT

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant	Neighborhood	Commercial Center (CC)
North	Undeveloped State Land	Buckeye Gateway Activity Center now called The Landing	Planned Community
South	Odyssey Preparatory Acedemy	Neighborhood	Planned Residential (PR)
East	Desert Hills Baptist Church	Neighborhood	Commercial Center (CC)
West	Vacant	Neighborhood	Maricopa County

PUBLIC PARTICIPATION

2. The applicant provided a notice of application with site plan and building elevation attachments to all property owners within 300 feet of the subject site on December 19, 2023. Staff have received no feedback from surrounding property owners regarding this application.
3. A neighborhood meeting is not required for Site Plan applications by the Buckeye Development Code.

BACKGROUND

4. *March 2001:* Ordinance No. 08-01, rezoned the subject property to Commercial Center (CC).

5. *April 2001:* The project site was annexed into the City of Buckeye by Ordinance No. 07-01.

ANALYSIS

Development Code

6. The subject property is zoned Commercial Center (CC), as shown on Exhibit 2, an obsolete zoning district designed to accommodate a variety of retail, restaurant, and commercial service uses. The proposed site plan and accompanying landscape plan, building elevations, and photometric plan meet all development standards, including, but not limited to, building height, required parking, landscape improvements, and architectural detailing.

General Plan

7. The project site has a General Plan land use designation of Neighborhood, which denotes areas that accommodate a broad range of residential development as well as other integrated land uses that support neighborhood functions and contribute to the health and livability of neighborhoods, such as neighborhood scale shops, recreational facilities, and small offices. The subject property is located approximately 0.35 miles from the existing Blue Horizons subdivision and about half a mile from both existing and planned Sundance subdivisions; as a result, the proposed development will provide much needed commercial amenities to the area thus meeting the intent of the Neighborhood land use designation.

Landscape and Open Space

8. The development is providing the minimum 20% landscape requirement for the overall site, a 25-foot landscape setback along Verrado Way directly adjacent to Lot A, a 30-foot landscape buffer along the southern boundary of the property separating the development from the existing school site, and right-of-way landscaping along both arterial roads.
9. The corner treatment of Yuma Road and Verrado Way will include substantial landscaping with gabion theme columns with rock, landscaping, and steel edging in the shape of a diamond.

Access, Parking, and Off-Site Improvements

10. The self-service storage facility is required 10 parking spaces and is providing 11, along with two (2) loading spaces.
11. There will be a total of two (2) vehicular access points to the site, one (1) from Verrado Way and (2) from Yuma Road. Both access points will be right-in/right-out only.

12. Offsite improvements include the half-street construction of both arterials adjacent to the property. Right-of-way dedication will be required for the improvements, along with a Fee-in-Lieu payment contributed by the developer.
13. Water and wastewater will be provided by the City of Buckeye. The developer will complete any improvements needed to serve the development.

RECOMMENDATION

14. Staff recommends the Planning and Zoning Commission approve the Site Plan for the Storage & Retail SEC Yuma & Verrado Commercial Center, Application PLZSP-23-00034, subject to conditions (a) through (z), for the following reasons:
 - The Site Plan conforms to the property's General Plan designation of Neighborhood by providing services for current and future residents within the area.
 - The Site Plan conforms to all requirements of the Buckeye Development Code.
 - There are no outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services).
- a. Except as modified by these conditions of approval, development of the site shall generally conform to the following plans:
 1. Master Site Plan received September 5, 2024;
 2. Color Elevations received September 5, 2024;
 3. Black and White Elevations received September 5, 2024;
 4. Color and Material Palette received July 29, 2024;
 5. Floor Plans received July 29, 2024;
 6. Landscape Plans received September 5, 2024;
 7. Photometric Plans and Exterior Lighting Cut Sheets received December 6, 2023;
 8. Fire Access Plan received September 5, 2024.
- b. Site Plan approval is valid for a period of two (2) years, in accordance with the Development Code. All requests for time extensions must be in writing to the Director prior to the expiration.
- c. The property owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as result of this approval.
- d. Required medians within Yuma Road and Verrado Way are required to meet the standards set forth in the City of Buckeye Arterial Gateway Guide.
- e. The Developer shall be required to complete and sign a Public Infrastructure Assurance Agreement prior to the recording of the first Final Plat. In addition, the Property

Owner/Developers shall be required to build or otherwise provide the required infrastructure necessary to serve this project and/or enter into a Fee-in-Lieu Agreement.

- f. Phasing of public infrastructure shall be subject to a phasing plan as approved by the Development Services Director and City Engineer.
- g. Prior to Final Plat recordation, all final civil construction plans and reports including landscaping, irrigation and all lighting improvement plans, shall be reviewed and approved by the City of Buckeye.
- h. Prior to Final Plat recordation, the City Engineer shall approve all engineering and construction plans and reports for the required infrastructure for the project.
- i. The Property Owner/Developer shall make provisions in their design to accommodate off-site storm water, manage this flow as part of the project, and redistribute it in a like manner and location to the existing conditions. Historic discharge conditions and locations cannot be altered.
- j. Prior to Final Plat approval, the Property Owner/Developer shall obtain approval from the applicable utility interests for easement location and width, as required for utility purposes.
- k. All streets (local, collector, and arterial), sidewalks, parks, and other common areas, as determined by the City Engineer, shall be sufficiently illuminated to ensure the safety and security of persons and property. The City Engineer shall approve all lighting improvements within the right-of-way
- l. Pavement sections for all streets shall be determined in accordance with a City Engineer-approved geotechnical analysis, but shall not be less than the City's minimum requirements.
- m. Collector, arterial, and parkway streets shall have a raised, landscaped median except at intersections where left-turn lanes are provided.
- n. Street signs and sign posts shall be placed at all street intersections, with stop signs where applicable, by the Property Owner/Developer and shall be in place when street paving is completed. Specifications for design, construction, location, and installation shall be in accordance with City roadway standards and shall be approved by the City Engineer.
- o. Any traffic signals that are required due to traffic generated by this project shall be installed by the Property Owner/Developer when warranted
- p. At the time of Improvement Plan submission, the Property Owner/Developer shall submit for review and approval a Sewer Master Plan, which provides sizing calculations for all on-site and off-site sewers.
- q. The Property Owner/Developer is responsible for providing, at their sole cost and expense, all public infrastructure necessary to serve the project including, without limitation, water and wastewater service in accordance with Ordinance No. 86-06. This includes water supply, infrastructure, and capacity for the production, treatments and delivery of water

to the project and the collection, treatment and disposal, including recharge and/or reuse, of wastewater generated at the project.

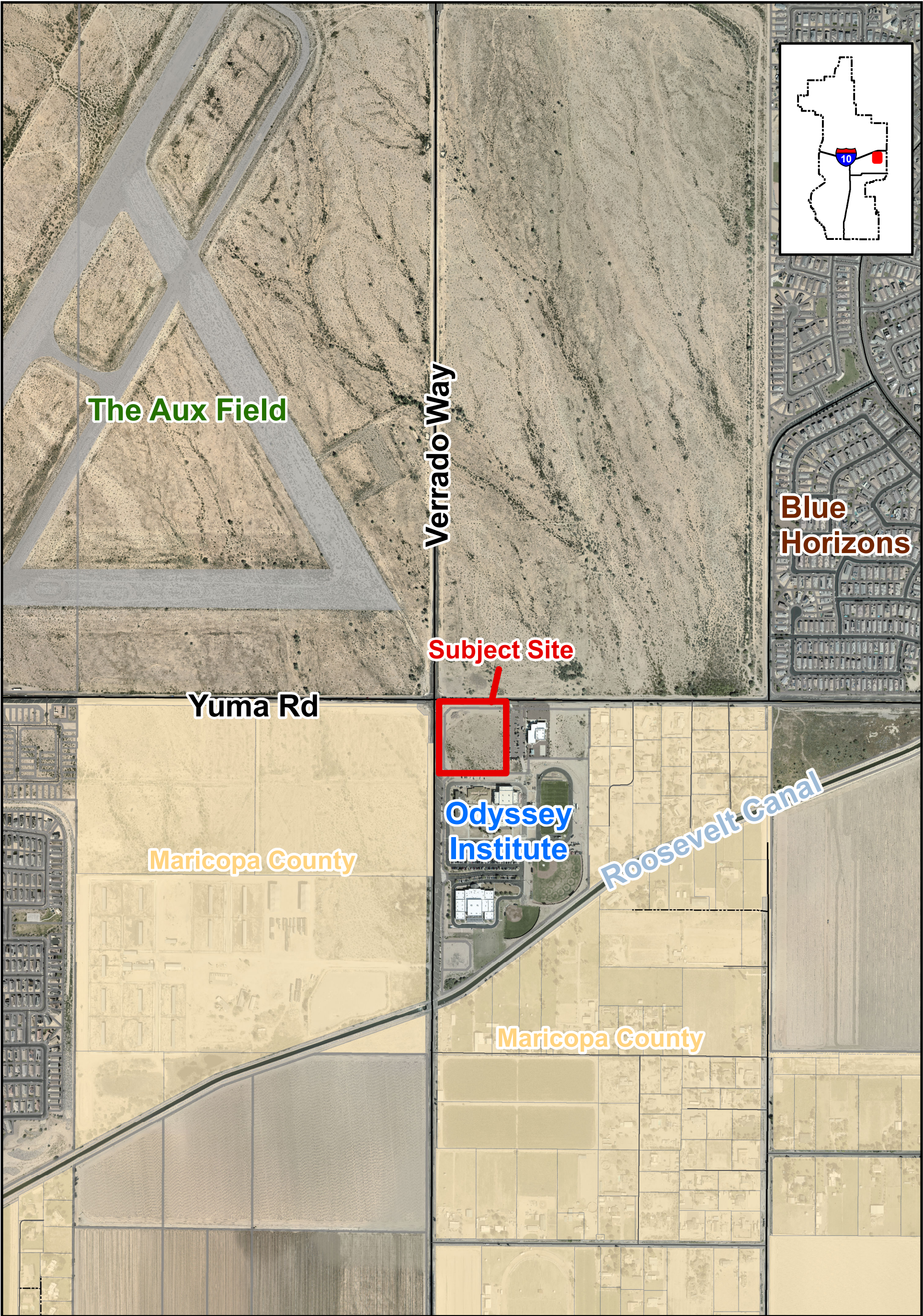
- r. The Property Owner/Developer is responsible for providing water at the project for construction purposes including obtaining the necessary water rights for the water supply to be used for construction purposes. This includes utilizing non-potable water for construction before using City potable water.
- s. To the extent allowed by law, all Type-I Non-irrigation and Irrigation Grandfathered Rights associated with the property shall be properly extinguished and the resulting extinguishment credits conveyed to the City of Buckeye or pledged to the City of Buckeye account at the Arizona Department of Water Resources prior to the issuance of any building permits.
- t. Prior to Site Plan approval, the Property Owner/Developer shall submit to the City for review and approval Water Master Plans. In order to provide for water production, the Property Owner/Developer may be required to provide additional sites for production wells and water production site on the Site Plan or at off-site locations.
- u. The Buckeye Fire Chief and City Engineer shall determine the number, location, and types of all fire hydrants.
- v. Prior to delivery of any combustible materials to the site, the fire protection system shall be completely operational, with proper fire flow, and in accordance with the plans approved by the Buckeye Fire Chief and City Engineer.
- w. All buildings shall be equipped with a fire protection system as required by City of Buckeye Ordinance 03-22.
- x. All landscaped areas within the public rights of way shall be delegated to the adjacent property owner, homeowners' association or other property maintenance association, and shall be designed and sealed by a landscape architect licensed by the Arizona Board of Technical Registration. The City Public Works Department shall review all irrigation plans for material selection only within the city right of way; therefore, the landscape architect shall coordinate with the Public Works Department early in the design to ensure the most efficient means of landscape irrigation that will reduce both long term maintenance costs and keep watering to the absolute minimum required for healthy growth of landscaping along the roadways of the City of Buckeye.
- y. Shrubbery in the right of way shall not obstruct any regulatory signage or sight distance triangle as defined in the Engineering Development Standards; therefore, shall be trimmed to less than 2'-0".
- z. Landscaping within the public-right-of-way will require:
 - All landscaped areas, except those intentionally maintained with native plants, shall include an automatic irrigation system.

- All native plant landscaping plans shall include an establishment maintenance plan that ensures long term growth of all plantings.
- Water-efficient systems (e.g., drip, mini-spray, bubbler-type, or similar drip systems) shall be used whenever feasible. Low-flow sprinkler heads with matched precipitation rates shall be used when spray or rotor-type heads are specified for watering shrubs and ground cover areas.
- Multiprogram weather sensing controllers with separated valves and circuits shall be used when the project contains more than one type of landscape treatment (e.g., lawn, ground cover, shrub, tree areas), or a variety of solar aspects.
- Soil moisture-sensing devices and rain sensors shall be used on all projects within public rights of way and in landscape tracts. The use of satellite based controllers is encouraged.
- Root barriers shall be designed and incorporated for all trees that are in the public right of way to ensure vertical root growth and avoid adjacent curb, sidewalk or pavement upheaval due to tree roots.
- Linear Root barriers shall be used along public improvements that are only on one side of a tree.
- Surround Root barriers shall be used when a tree is within the sidewalk or within a median.
- Tree canopies extending into the right of way shall be trimmed to the following minimum standards: 18'-0" over any public roadway, 7'-0" over any public sidewalk.

ATTACHMENTS

Exhibit A – Aerial Vicinity Map
 Exhibit B – Zoning Map
 Exhibit C – Project Narrative
 Exhibit D – Master Site Plan
 Exhibit E – Building Elevations
 Exhibit F – Preliminary Landscape Plan
 Exhibit G – Photometric Plan
 Exhibit H – Floor Plans
 Exhibit I – Color and Material Palette

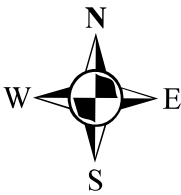
Prepared by:
 Jennifer Fostino, Planner II

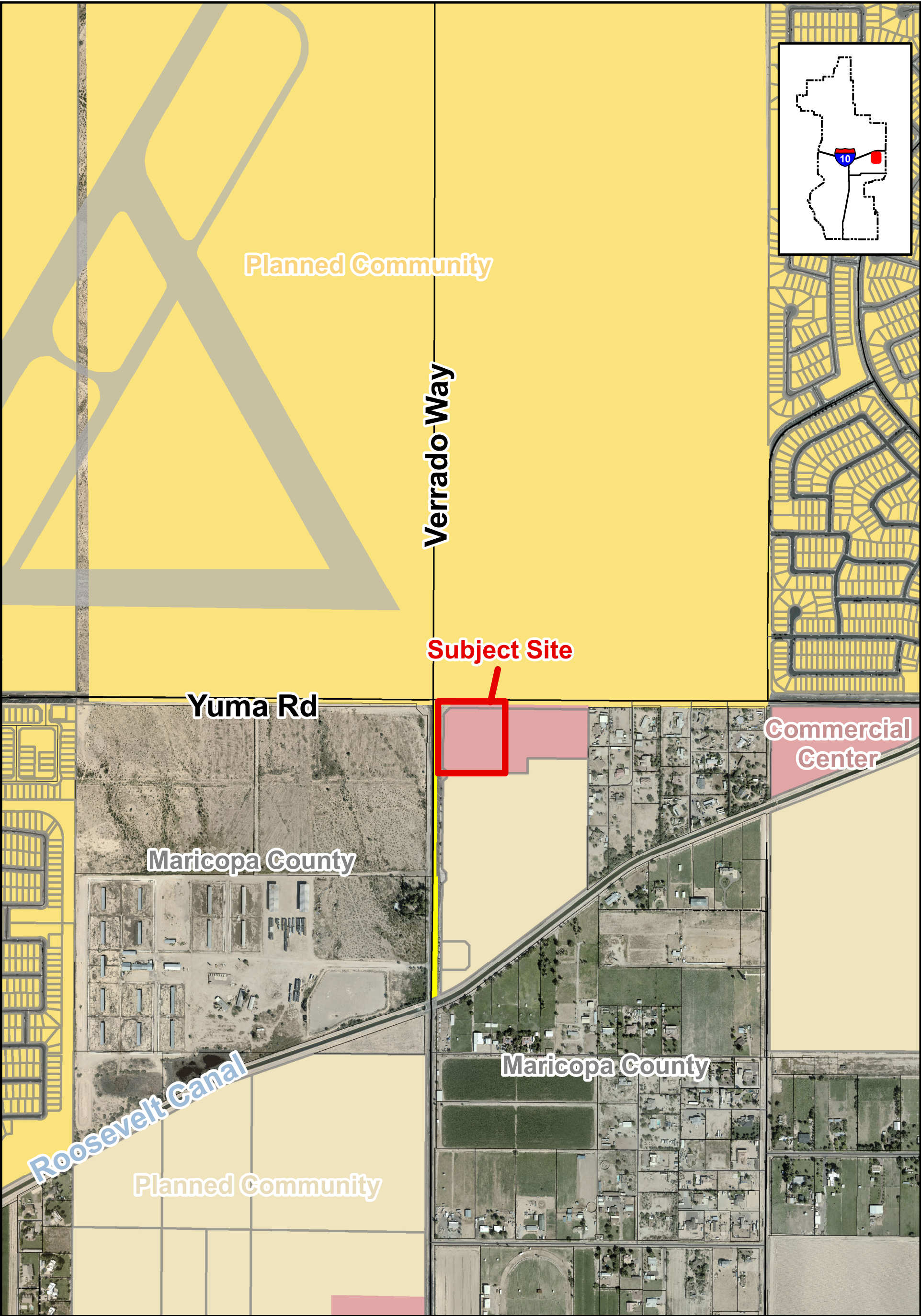


VICINITY MAP

PLZSP-23-00034

PLZSP-23-00034 Storage & Retail SEC Yuma & Verrado
Master Site Plan
City Council District #2

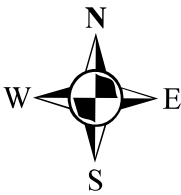




ZONING MAP

PLZSP-23-00034

PLZSP-23-00034 Storage & Retail SEC Yuma & Verrado
Master Site Plan
City Council District #2





October 14, 2024

PROJECT NARRATIVE

SELF-SERVICE STORAGE AND QSR (QUICK SERVICE RESTAURANTS) / RETAIL DEVELOPMENT

YUMA ROAD AND S. VERRADO WAY
(PARCEL NO. 502-46-497)
BUCKEYE, AZ

Broad Reach Retail Partners, LLC (Millersville, MD) is proposing the development of a Climate-Controlled Self-Service Storage facility to be located on Lot 1 at the intersection of W. Yuma Road and S. Verrado Way (Parcel No. 502-46-497). The subject property is 5.1079 acres, which will be reduced to 4.861 acres after right-of-way dedication to Yuma Road and Verrado Way.

The subject property is zoned CC (Commercial Center), which is subject to the requirements of the Obsolete Zoning District. Self-Service Storage is a permissible use within the CC (Commercial Center) Zoning District.

The proposed plan calls for a single 4-story Climate-Controlled Self-Service Storage building. The balance of the property will be reserved for future development. The Self-Service Storage building will have a base floor plate of 32,519 SF per floor for a total of +/- 130,076 SF containing 885 storage units.

All stormwater detention will be underground and will be designed to provide full stormwater control of the entire 4.86-acre site. We are retaining the 100-year, 2-hour storm event on site; this applies to the subject property and the ½ street frontages. All utilities (water, sewer, power, telecom) have been identified and are available from the street frontages, either Yuma Road or S. Verrado Way, as shown on the survey.

The concept plan, as currently configured, allows for easy access to the property from both Yuma Road and S. Verrado Way providing adequate interior circulation. Included herein is the Traffic study provided by Southwest Traffic Engineering, LLC (SWTE). The belief is that any additional traffic created by the Self-Service Storage facility will have a limited impact to the surrounding developments.

Perimeter landscaping will be provided for the entire property and lighting will be provided for the access roads as shown on the site plan. Project design will provide adequate screening and landscape buffers, as necessary, to reduce the visibility of parking areas, refuse areas, etc. Refer to Sheet LS-1.

A dumpster enclosure will not be provided for this site; office trash will be disposed of via roll-up trash bins. We proposed the use of a single trash bin for the onsite office employees; the bin will be rolled out once a week to the northwest corner of the building.

Water service is currently available. A 16-inch DIP Water Main is located in the ROW of S. Verrado Way and Yuma Road We propose a 12-inch DIP Water Main Loop through our parcels. Sewer is available via an existing 8-inch VCP Sanitary Main within the ROW of Yuma Road We propose collecting all on-site Sewer into a proposed 8-inch VCP Sewer Line that will connect to the existing main on Yuma Road via a doghouse manhole.

ROW Dedication is proposed as a part of this development, approximately 0.255 acres of property shall be dedicated along both Yuma Road and S. Verrado Way. Approximately 0.008 acres of ROW is proposed to be abandoned by the City. This ROW dedication has been designed to account for the City's future roadway expansions along both Yuma Road and S. Verrado Way.

Along with this ROW Dedication, the Developer shall be contributing to a Fee-In-Lieu payment contributing to the Developer's Half-Streets along Yuma Road and S. Verrado Way. All Landscaping within the ROW shall be installed as part of the "Lot A Self-Storage Development".

Final design will include utility layout and connections, grading and stormwater management, truck movements (including fire access), erosion control measures, photometrics, final landscape and hardscape design, along with a water and sewer report and hydrology drainage calculations.

Respectfully submitted,



Ron Crump, Partner
Contineo Group, LLC

404-556-7721

ronc@thecontineogroup.com

SUNBELT LAND HOLDINGS, L.P.
BUCKEYE, AZ 85309
APN 504-21-028

S VERRADO WAY
(POSTED SPEED LIMIT: 50 MPH)
AADT: 4,120

CITY OF BUCKEYE
LAND USE: N
APN 504-21-027

YUMA ROAD
(POSTED SPEED LIMIT: 45 MPH)
AADT: 10,983

LUKE AFB
ZONED: PC
LAND USE: AC

APN 502-46-488
DESERT HILLS BAPTIST
CHURCH OF BUCKEYE, INC.

LOT 1B, MINOR SUBDIVISION
OF ODYSSEY INSTITUTE LOT 1
BOOK 1145 MAPS, PAGE 2
ZONED: CC
LAND USE: N

LOT 2, ODYSSEY INSTITUTE
BOOK 1145 MAPS, PAGE 37
ZONED: PR
LAND USE: N
APN 502-46-490
ODYSSEY PREPARATORY
ACADEMY, INC.

LOT 2, ODYSSEY INSTITUTE
BOOK 1145 MAPS, PAGE 37
APN 502-46-490
ODYSSEY PREPARATORY
ACADEMY, INC.

LOT B
1.743-AC

LOT C
0.969-AC

LOT A
2.168-AC

4 STORY SELF-STORAGE
SPRINKLERED
130,076 SF TOTAL
32,519 SF/FLOOR
885 UNITS
FFE: 1016'

SEE ARCHITECTURAL
PLANS FOR MORE
INFO ON BUILDING
FOOTPRINT



MAJOR INTERSECTION - SLIP RIGHT TURN LANES
MAJOR ARTERIAL LEG

REVISED:
08-09-22

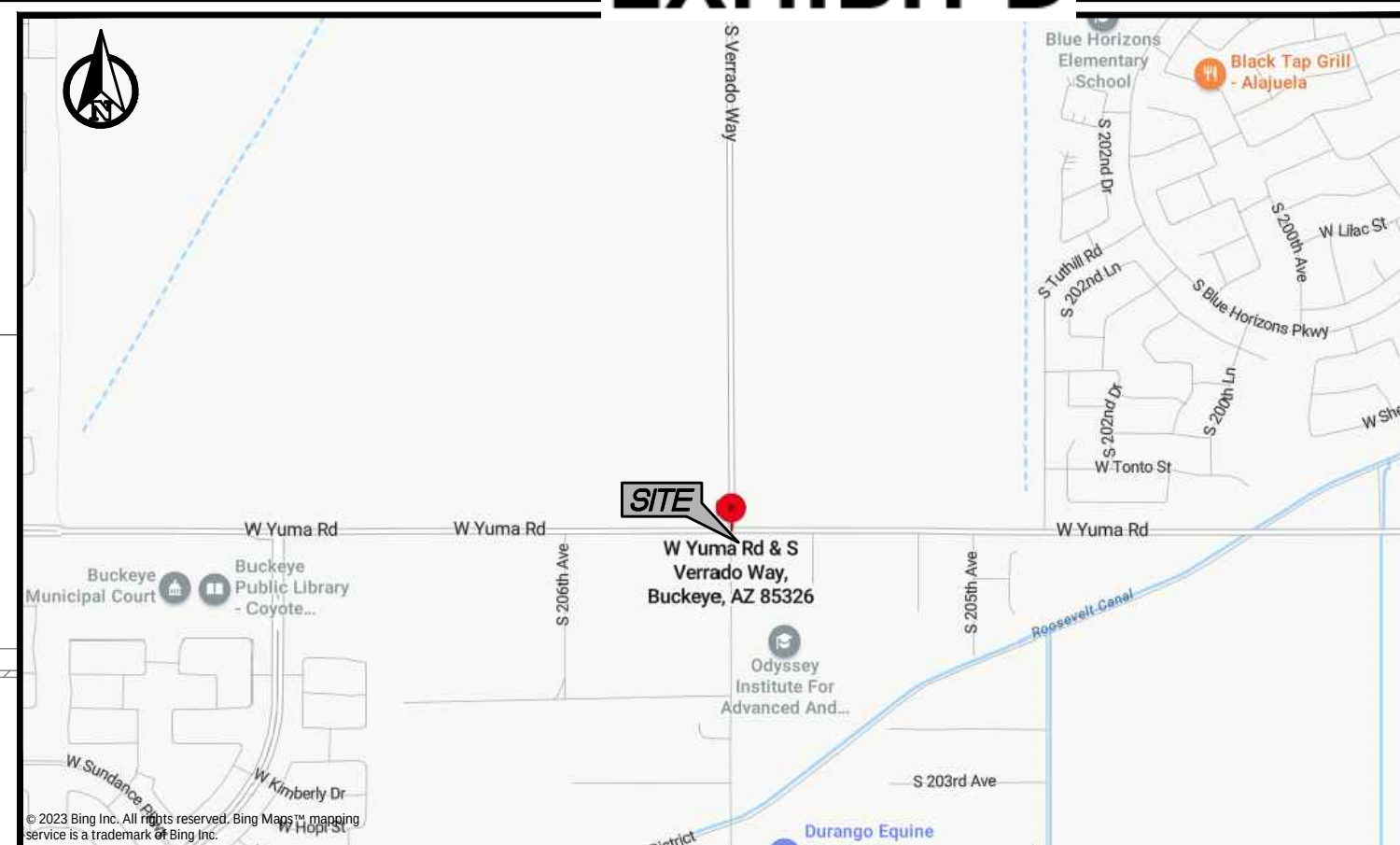
DETAIL NO:
63300-3

EXAMPLE SECTION - FROM CODE

NOT FOR CONSTRUCTION

EXHIBIT D

SR PLZSP-23-00034 RECEIVED SEPT 05 2024 AL



VICINITY MAP

N.T.S.

OVERALL SITE LEGEND

NOTE:
SEE SHEET C205 FOR INTERMEDIATE STRIPING PLAN.

NOTE:
SEE SHEET C206 FOR FUTURE ROAD IMPROVEMENTS.

NOTE:
SEE SHEET C207 FOR EASEMENT PLAN.

NOTE:
A FINAL PLAT WILL BE REQUIRED TO
CREATE THE LOTS AS SHOWN AND
DEDICATE ANY NEW EASEMENTS NEEDED.

- PROPERTY LINE
SETBACK LINE
EASEMENT LINE
BUFFER LINE
- TRAFFIC FLOW ARROW
(PAVEMENT MARKING)
- ADA STALL
- ROW TO BE ABANDONED
- PEDESTRIAN CROSSWALK

BROAD REACH RETAIL PARTNERS, LLC
1111 BENFIELD BLVD, #100,
MILLERSVILLE, MD 21108
CONTACT: WELLS STANWICK
PHONE: (410) 812-2981
WSTANWICK@BROADREACHRETAIL.COM

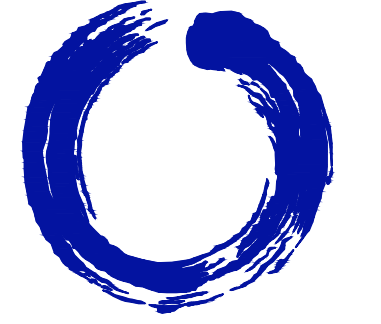
BUCKEYE - YUMA/VERRADO
STORAGE DEVELOPMENT
ISSUED FOR: MASTER SITE PLAN SUBMITTAL
JURISDICTION: CITY OF BUCKEYE
LOCATION: LOT 1 AT W YUMA RD & S
VERRADO WAY, BUCKEYE, AZ 85326

#	DATE	REVISIONS

DRAWN: KK	CHECK: RTC
JOB NO: 23-247	DATE: 07/17/24

OVERALL SITE
PLAN
SHEET C201

CONTINUED GROUP
755 COMMERCE DRIVE
SUITE 600
DECATUR, GA 30030
770.335.9403
www.icg.engineer

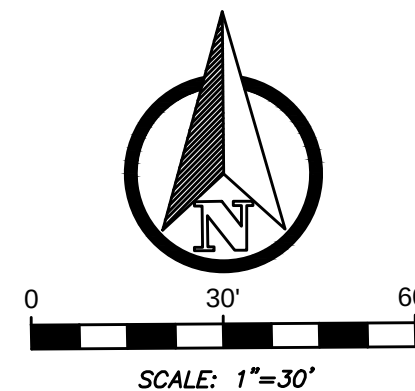


REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO. 51455
Ron T. Crump
JULY 2014
ARIZONA, U.S.A.
07/17/24

YUMA ROAD
(POSTED SPEED LIMIT: 45 MPH)
AADT: 10,983LUKE AFB
ZONED: PC
LAND USE: AC

EX. PAVEMENT LEGEND

	PROPOSED CRUSH-RUN GRAVEL SHOULDER
	EXISTING COB MAJOR ARTERIAL PAVEMENT
	ONSITE HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED COB MAJOR ARTERIAL PAVEMENT
	CONCRETE (6" THICK)



SITE LEGEND

	PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE
	BUFFER LINE
	WALL
	TRAFFIC FLOW ARROW (PAVEMENT MARKING)
	ADA STALL
	PARKING SPACE COUNT
	ROW TO BE ABANDONED
	PEDESTRIAN CROSSWALK
	LANDSCAPE AREA

SITE SUMMARY

PARCEL NUMBER	502-46-497
EXISTING ZONING	CC (COMMERCIAL CENTER)*
CITY DISTRICT	2
OTHER DISTRICTS	LUKE AFB GRADUATED DENSITY CONCEPT CONTOURS AREA
EXISTING LAND USE	N (NEIGHBORHOOD)
PROPOSED USE	SELF-STORAGE
EXISTING TOTAL SITE AREA	± 5.108 AC (222,502-SF)
PROPOSED TOTAL SITE AREA	± 4.861 AC (211,734-SF)
LOT A	± 2.168 AC (94,453-SF)
LOT B	± 1.724 AC (75,088-SF)
LOT C	± 0.969 AC (42,193-SF)
ROW DEDICATION	± 0.255 AC (11,125-SF)
PROP. INTENSITY	3 BLDG AFTER SUBDIVISION
TOTAL PROP. BUILDING AREA	130,076-SF
PROP. DRIVEWAYS	2
MAX. BUILDING HEIGHT	45'
MIN. BUILDING SEPARATION	10'
MAX. LOT COVERAGE	50% (105,867-SF)
PROP. LOT COVERAGE	± 36% (± 76,150-SF)
MIN. LOT WIDTH	50'
MIN. LOT AREA	10,000-SF
FRONT SETBACK	0
SIDE SETBACK	0
REAR SETBACK	15'
TRANSITIONAL BUFFER	30' ADJ TO RESIDENTIAL
LANDSCAPE BUFFER	25' ALONG ARTERIAL & HIGHER
MIN. LANDSCAPE AREA	20% (0.970 AC)
PROP. LANDSCAPE AREA	± 64% (± 3.12 AC)
PARKING SIZE	90': 9' X 20'
REQUIRED PARKING	MIN: 10; MAX: NONE
PROPOSED PARKING	11
LOADING SPACE REQUIREMENTS	STD: 10' X 25' X 14' VEH > 25': 12' X 65' X 14'
MIN. LOADING SPACES	2
MIN. AISLE WIDTH	1-WAY: 23'; 2-WAY: 24'
MIN. ADA SPACES	1
PARKING REQUIRED BASED ON: INDOOR STORAGE: 1 SP/100 UNITS + 1 SP/500-SF OFFICE (885 UNITS/100) + 1 = 10 SP	

NOTE: ELECTRICAL TRANSFORMERS, WATER METER CAGES, BACKFLOW PREVENTERS, AND ALL OTHER EQUIPMENT WILL BE PAINTED TO MATCH THE SURROUNDING AREA.

NOTE: SEE SHEET C205 FOR INTERMEDIATE STRIPING PLAN.

NOTE: SEE SHEET C206 FOR FUTURE ROAD IMPROVEMENTS.

NOTE: SEE SHEET C207 FOR EASEMENT PLAN.

NOTE: ADDRESS TO BE ASSIGNED TO PROJECT AT SITE PLAN APPROVAL.

NOTE: WHERE PARKING IS PROVIDED, ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN COMPLIANCE WITH 2018 IBC TABLE 1108.1

NOTE: FINAL PLAT WILL BE REQUIRED TO DEDICATE ROW AND ANY EASEMENTS NEEDED FOR SITE.

NOTE: CITY OF BUCKEYE ADMINISTERS THE ENTIRETY OF YUMA ROAD ALONG THE SITE FRONTAGE; MCDOT ADMINISTERS THE LEFT LANES OF VERRADO WAY ALONG THE SITE FRONTAGE.

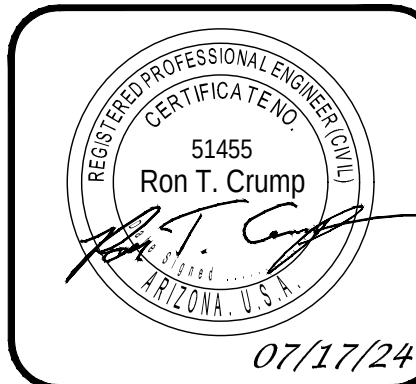
NOTE: CROSSWALK MATERIALS TO MATCH CITY-APPROVED STANDARDS, PER DEVELOPMENT CODE 5.5.4.8.2.

UTILITY AVAILABILITY
WATER
SEWER

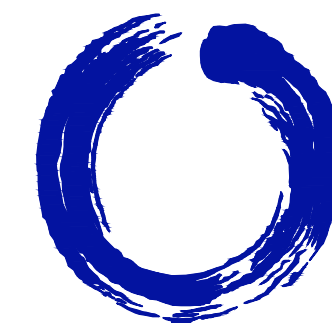
*PER ALTA SURVEY

LANDSCAPE ISLAND
• MIN. 8' WIDE; LENGTH TO MATCH PARKING STALL.
• 1 ISLAND/10 SPACES.
• ISLAND TO BE LOCATED AT END OF EACH ROW.

NOT FOR CONSTRUCTION



07/17/24

CONTINUED GROUP
755 COMMERCE DRIVE
SUITE 600
DECATUR, GA 30030
770.335.9403
www.tcg-engineer.comBROAD REACH RETAIL PARTNERS, LLC
1111 BENFIELD BLVD, #100,
MILLERSVILLE, MD 21108
CONTACT: WELLS STANWICK
PHONE: (410) 812-2981
WSTANWICK@BROADREACHRETAIL.COMBUCKEYE - YUMA/VERRADO
STORAGE DEVELOPMENT

ISSUED FOR: MASTER SITE PLAN SUBMITTAL

JURISDICTION: CITY OF BUCKEYE

LOCATION: LOT 1 AT W YUMA RD & S
VERRADO WAY, BUCKEYE, AZ 85326

DATE REVISIONS

DRAWN: KK
CHECK: RTC
JOB NO: 23-247
DATE: 07/17/24SITE LAYOUT
PLAN
SHEET C202

SUNBELT LAND HOLDINGS L.P.
LAND USE: N
APN 504-21-928

S VERRADO WAY
(POSTED SPEED LIMIT: 50 MPH)
AADT: 4,120

CITY OF BUCKEYE
LAND USE: N
APN 504-21-927

YUMA ROAD
(POSTED SPEED LIMIT: 45 MPH)
AADT: 10,983

LUKE AFB
ZONED: PC
LAND USE: AC



CONTINUED GROUP
755 COMMERCE DRIVE
SUITE 600
DECATUR, GA 30030
770.335.9403
www.tcg-engineer.com



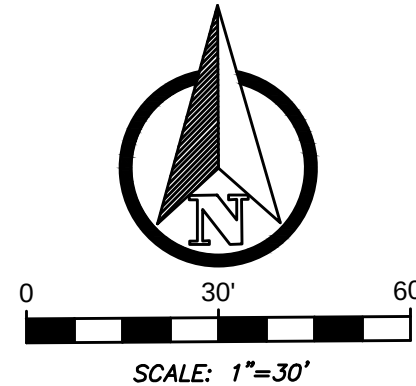
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BUCKEYE - YUMA/VERRADO
STORAGE DEVELOPMENT
ISSUED FOR: MASTER SITE PLAN SUBMITTAL
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LOCATION: LOT 1 AT W YUMA RD & S
VERRADO WAY, BUCKEYE, AZ 85326

#	DATE	REVISIONS

DRAWN: KK	CHECK: RTC
JOB NO: 23-247	DATE: 07/17/24

FUTURE
CONDITIONS
PLAN
SHEET C206

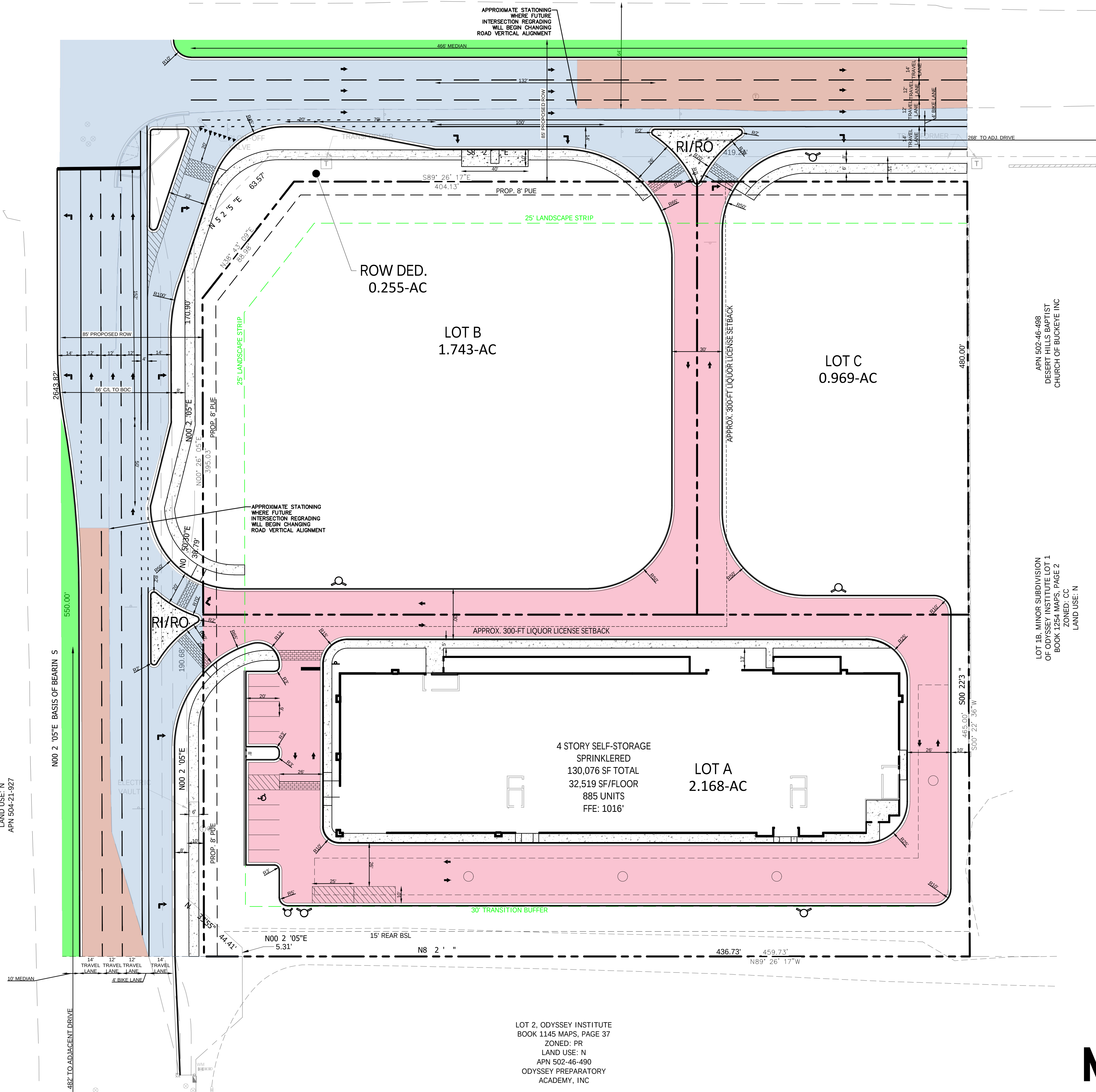


SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- BUFFER LINE
- WALL
- TRAFFIC FLOW ARROW (PAVEMENT MARKING)
- ADA STALL
- PARKING SPACE COUNT
- ROW TO BE ABANDONED
- PEDESTRIAN CROSSWALK
- LANDSCAPE AREA

FUTURE PAVEMENT LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- BUFFER LINE
- PROPOSED COB MAJOR ARTERIAL PAVEMENT
- ONSITE HEAVY DUTY ASPHALT PAVEMENT
- EXISTING COB MAJOR ARTERIAL PAVEMENT
- CONCRETE (6" THICK)



APN 502-46-488
DESERT HILLS BAPTIST
CHURCH OF BUCKEYE INC

LOT 1B, MINOR SUBDIVISION
OF ODYSSEY INSTITUTE LOT 1
BOOK 1254 MAPS, PAGE 2
ZONED: CC
LAND USE: N

LOT 2, ODYSSEY INSTITUTE
BOOK 1145 MAPS, PAGE 37
ZONED: PR
LAND USE: N
APN 502-46-490
ODYSSEY PREPARATORY
ACADEMY, INC

NOT FOR CONSTRUCTION



ARCHITECTURE & DESIGN

WWW.H2ACO.COM

ISSUED FOR CONSTRUCTION

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RENDERED EXTERIOR ELEVATIONS

BUCKEYE SELF STORAGE
YUMA RD & S. VERRADO WAY
BUCKEYE, AZ 85326

DRAWING TITLE

PROJECT

ISSUES / REVISIONS

DESCRIPTION

DATE

NO

PROJECT NO: 2023-0013

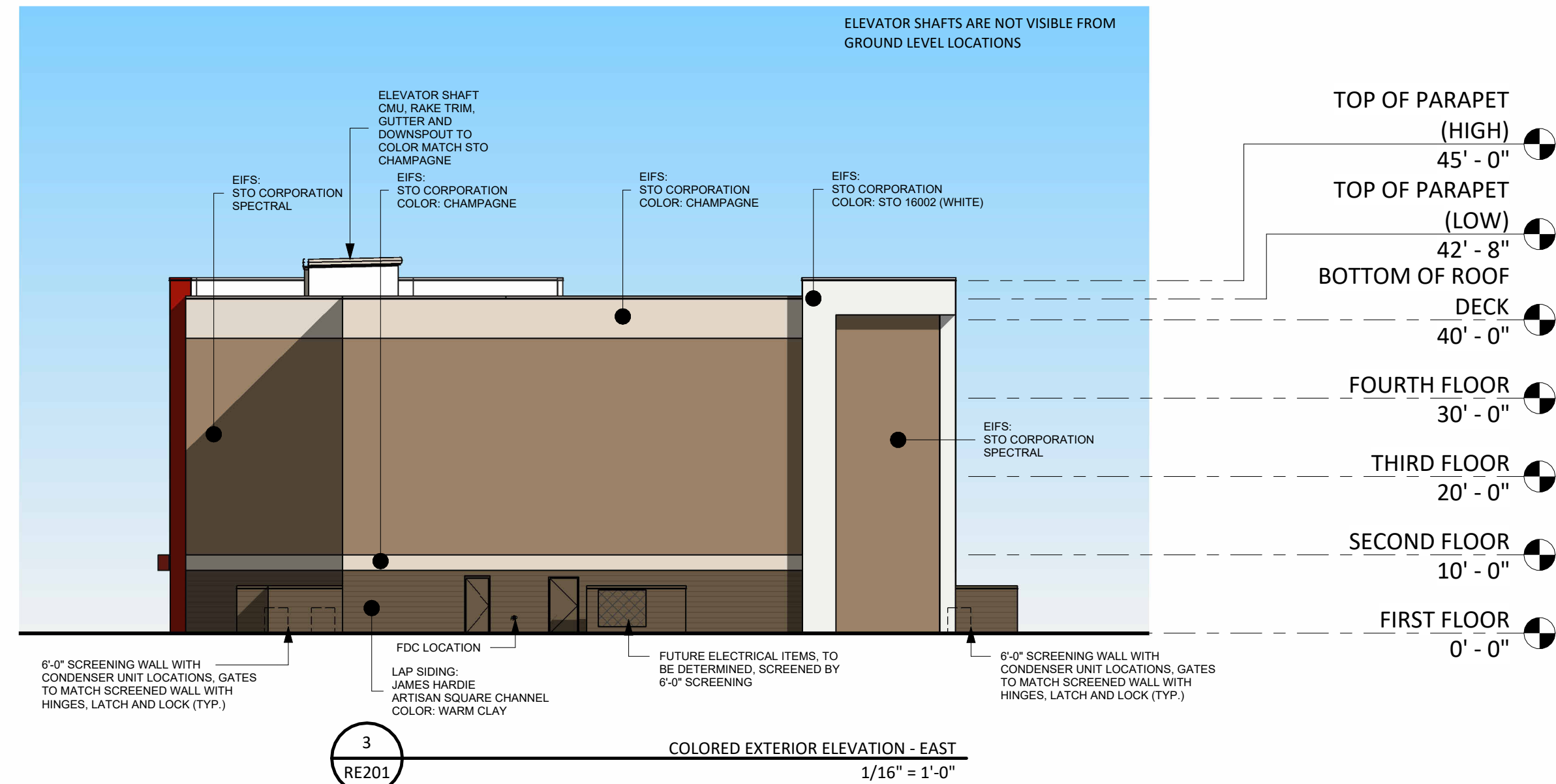
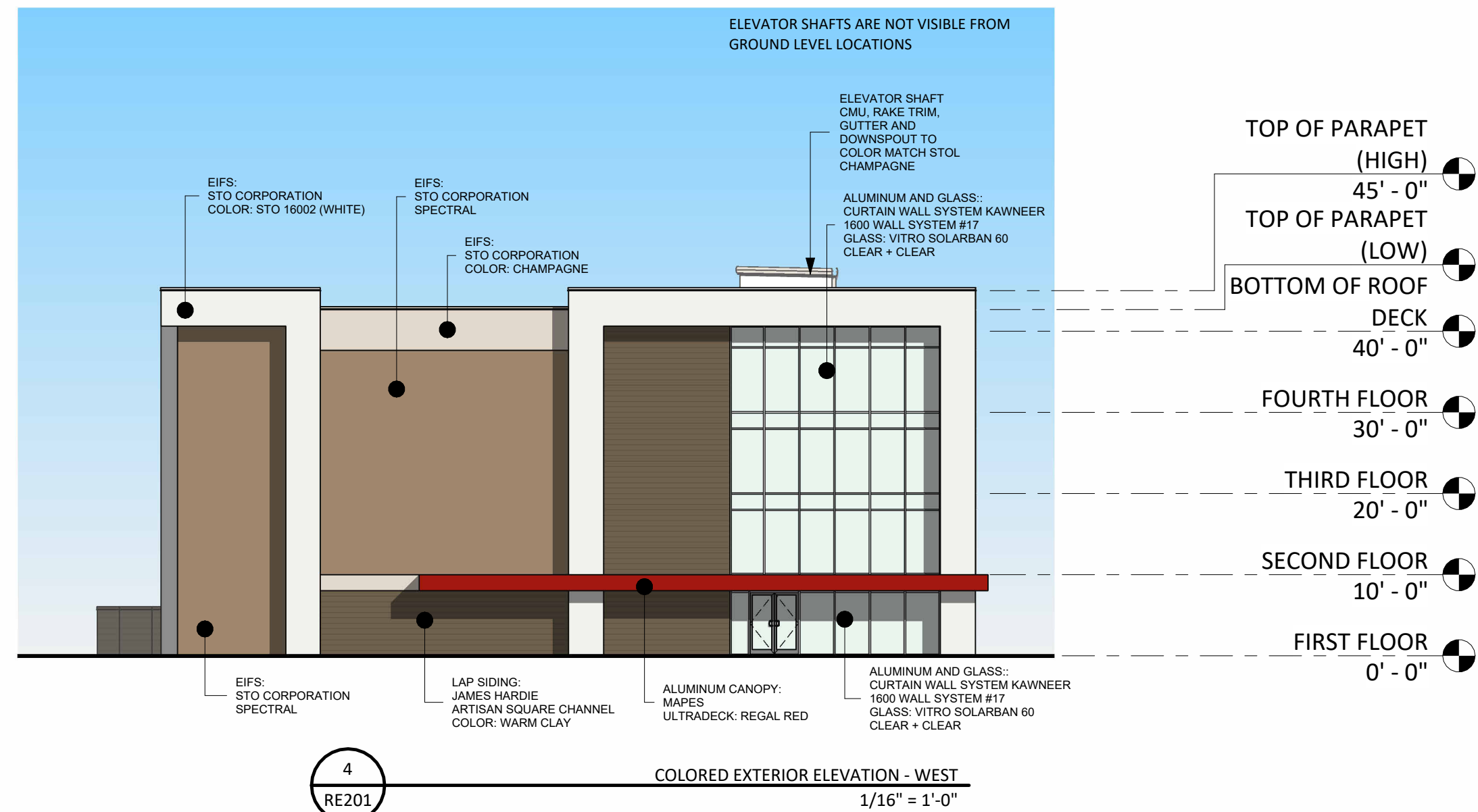
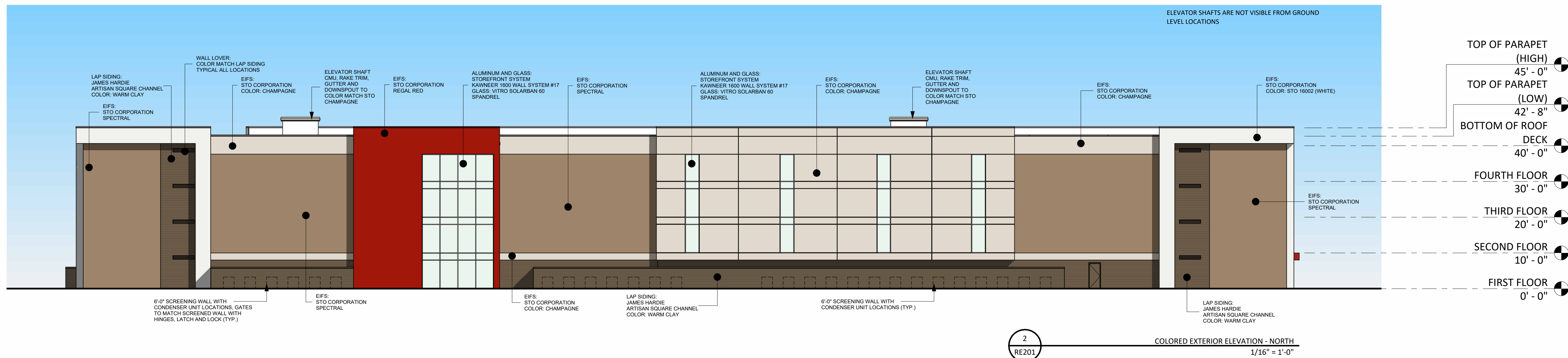
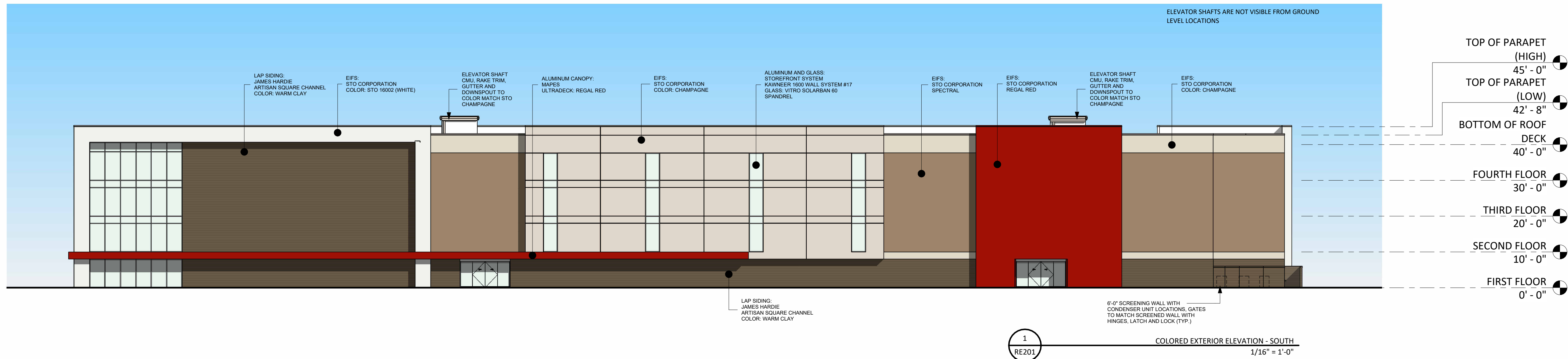
DATE: 04-24-2024

SCALE: 1/16" = 1'-0"

DRAWN BY: TC

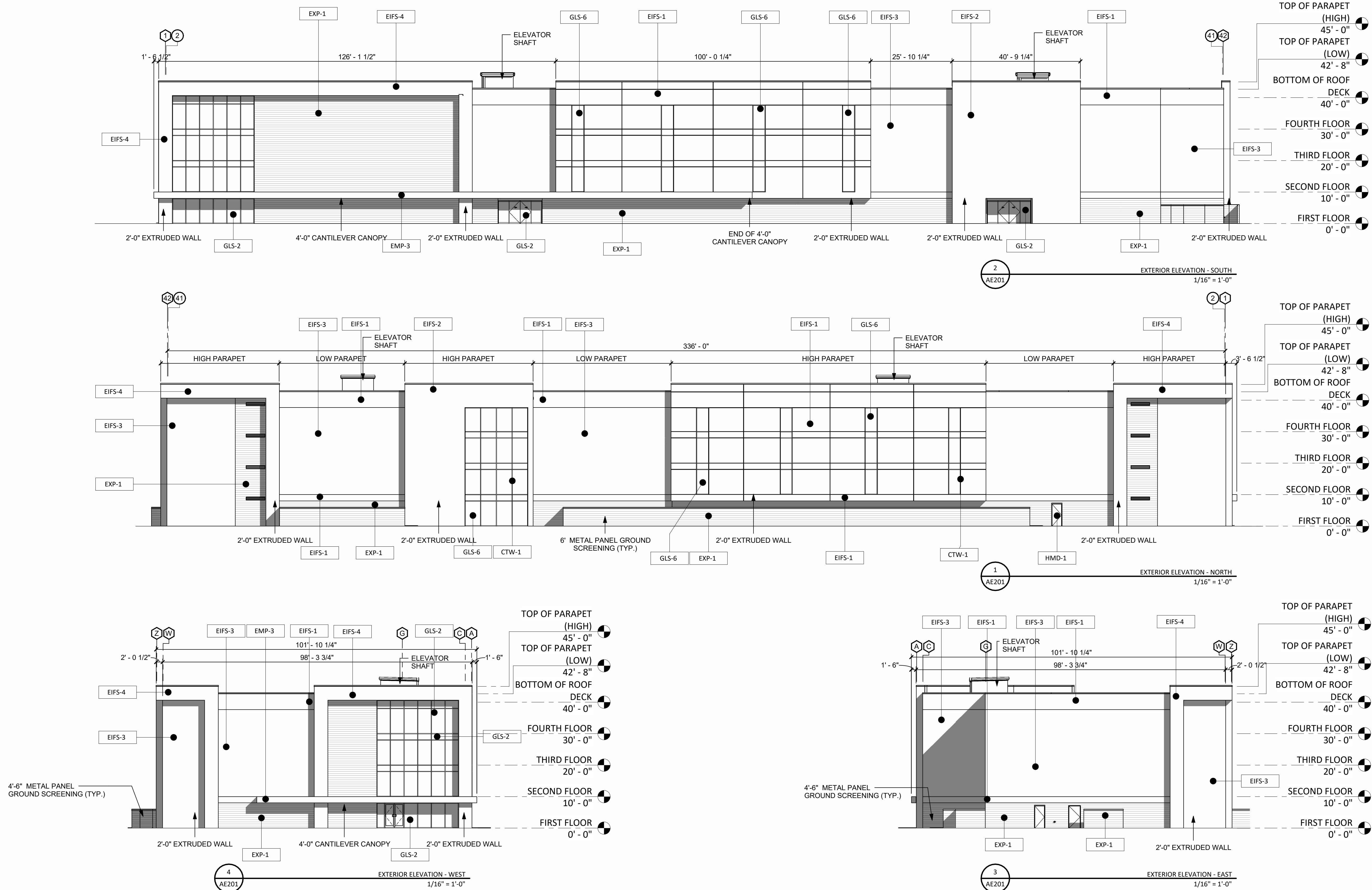
CHECKED BY: PH

RE201



EXTERIOR FINISHES LEGEND

COLOR CODE	MATERIAL	SURFACE	MANUFACTURER	PRODUCT INFORMATION
CTW-1	CURTAIN WALL	CURTAIN WALL	KAWNEER	ANODIZED ALUMINUM 10.125" FRAME, COLOR: BLACK #29
EIFS-1	EXTERIOR INSULATION FINISHES SYSTEM (EIFS)	EXTERIOR WALLS	STO	COLOR: CHAMPAIGNE, FINE SAND
EIFS-2	EXTERIOR INSULATION FINISHES SYSTEM (EIFS)	EXTERIOR WALLS	STO	COLOR: REGAL RED
EIFS-3	EXTERIOR INSULATION FINISHES SYSTEM (EIFS)	EXTERIOR WALLS	STO	COLOR: SPECTRAL
EIFS-4	EXTERIOR INSULATION FINISHES SYSTEM (EIFS)	EXTERIOR WALLS	STO	COLOR: WHITE
EMP-3	EXTERIOR METAL CANOPY	SMOOTH METAL PANELING	TRACHTE OR EQUAL	COLOR: SUNBRELLA FORREST GREEN
EXP-1	EXTERIOR SIDING	HARDIE LAP SIDING	JAMES HARDIE	COLOR: WARM CLAY
GLS-2	CLEAR STOREFRONT GLASS	CLEAR	SOLARBAN 60 (2) CLEAR + CLEAR	-
GLS-6	BLACK STOREFRONT GLASS (SPANDREL)	BLACK	KAWNEER	-
HMD-1	HOLLOW METAL DOOR EXTERIOR PAINT	MAN DOORS	SHERWIN WILLIAMS	COLOR: WARM CLAY
SIGN-1	CUSTOM EXTERIOR MOUNTED WALL SIGN	CUSTOM	CUSTOM	VERIFY W/ OWNER
STF-1	STOREFRONT ALUMINUM	STOREFRONT	KAWNEER	ANODIZED ALUMINUM 4.5" FRAME, COLOR: BLACK #29
WP1	WALL PACK LIGHT FIXTURE	EXTERIOR WALLS	SEE ELECTRICAL LIGHTING PLANS	COORDINATE WITH ELECTRICAL LIGHTING PLANS



ARCHITECTURE & DESIGN

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EXTERIOR ELEVATIONS
BUCKEYE SELF STORAGE
YUMA RD & S. VERRADO WAY
BUCKEYE, AZ 85326

DRAWING TITLE
PROJECT

NO	DATE	ISSUES / REVISIONS DESCRIPTION
1	04-24-2024	ISSUED FOR CONSTRUCTION

PROJECT NO: 2023-0013
DATE: 04-24-2024
SCALE: 1/16" = 1'-0"
DRAWN BY: PH
CHECKED BY: PH

AE201



REVISIONS	
REVISED 03-20-2024	
REVISED 05-28-2024	
REVISED 07-08-2024	
REVISED 07-23-2024	
REVISED 08-22-2024	
REVISED 08-27-2024	



LANDSCAPE PLAN

SELF STORAGE
BUCKEYE, ARIZONA

DATE	11-10-2023
JOB NO.	2023072
SCALE	
DRAWN BY	RM
CHKD BY	RM

DISCLAIMER
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OF RAA DESIGN AND
MAY NOT BE REPRODUCED WITHOUT
WRITTEN CONSENT.

RAA DESIGN

SHEET

LS-1

1 OF 1

COMMERCIAL MIXED USE DEVELOPMENT: 2.86 ACRES

MINIMUM PERCENTAGE OF PARCEL LANDSCAPE: 20% (24,923.2 SF)

SITE ENHANCEMENT:
3,708 SF / 400 = 9.27 (ROUND UP TO 10)
(10) TREES AND (50) OTHER PLANTINGS REQUIRED / PROVIDED (SEE PLAN)

PUE SITE PERIMETER LANDSCAPE: 5 SHRUBS/GROUNDCOVERS PLANTINGS PER 30 LF
887.83 / 30 LF = 29.5 (ROUND UP TO 30)
(150) SHRUBS AND GROUNDCOVER REQUIRED / PROVIDED (SEE PLAN) AND (127) EXTRA PLANTINGS

YUMA ROAD (ROW AND 25' LANDSCAPE SETBACK REQUIREMENTS)
404 LF / 30 LF = 13.46 (ROUND UP TO 14)
(28) TREES AND (140) OTHER PLANTINGS REQUIRED / PROVIDED (SEE PLAN FOR LOCATIONS AND FUTURE PARCEL INSTALLATION) AND (5) EXTRA

S.VERRADO WAY (ROW AND 25' LANDSCAPE SETBACK REQUIREMENTS)
395 LF / 30 LF = 13.16 (ROUND UP TO 14)
(28) TREES AND (140) OTHER PLANTINGS REQUIRED / PROVIDED (SEE PLAN FOR LOCATIONS AND FUTURE PARCEL INSTALLATION) AND (5) EXTRA

CORNER 25' LANDSCAPE SETBACK REQUIREMENTS
88.10 LF / 30 LF = 2.96 (ROUND UP TO 3)
(3) TREES AND (15) OTHER PLANTINGS REQUIRED / PROVIDED (SEE PLAN) WITH FUTURE PARCEL INSTALLATION

CORNER ROW PLANTINGS
124 LF / 30 LF = 4.13 (ROUND UP TO 5)
(5) TREES AND (25) OTHER PLANTINGS REQUIRED / PROVIDED (SEE PLAN) AND (37) EXTRA PLANTINGS

30' TRANSITION BUFFER
434.58 LF / 30 LF = 14.48 (ROUND UP TO 15)
(15) TREES AND (75) OTHER PLANTINGS REQUIRED / PROVIDED AND (146) EXTRA PLANTINGS

LANDSCAPING INSIDE PARKING AREA: 3 TREE, 3 OTHER PLANTINGS PER LANDSCAPE ISLANDS REQUIRED / PROVIDED
3 HONEY LOCUST AND 9 ROSEMARY PROVIDED

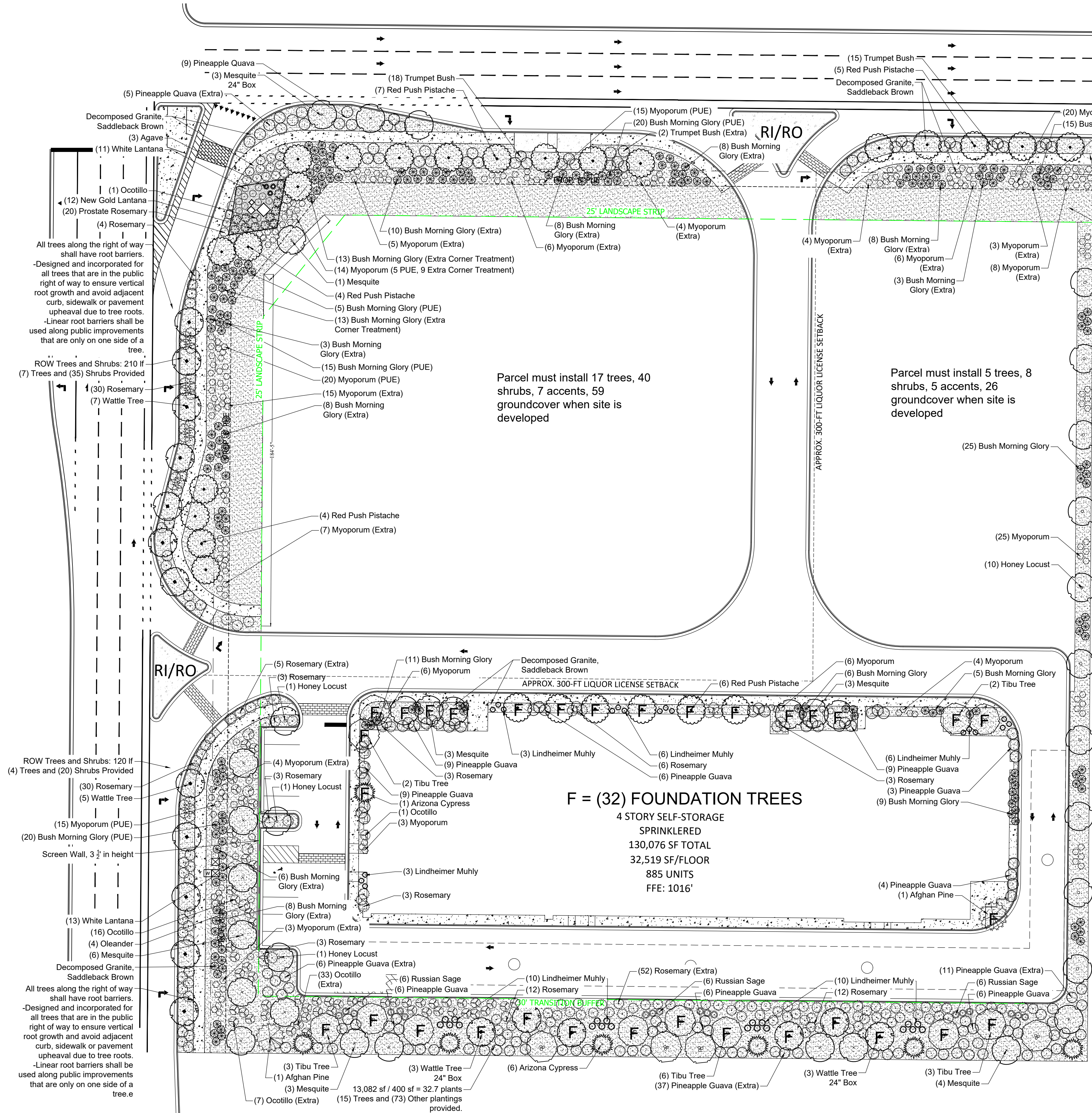
BUILDING FOUNDATION OVER 30' TALL ALONG ALL SIDES THAT ARE ADJACENT TO PUBLIC STREETS OR PARKING AREAS: 1 TREE PER 30 LINEAR FEET AND 1 OTHER PLANTING PER 8 LF

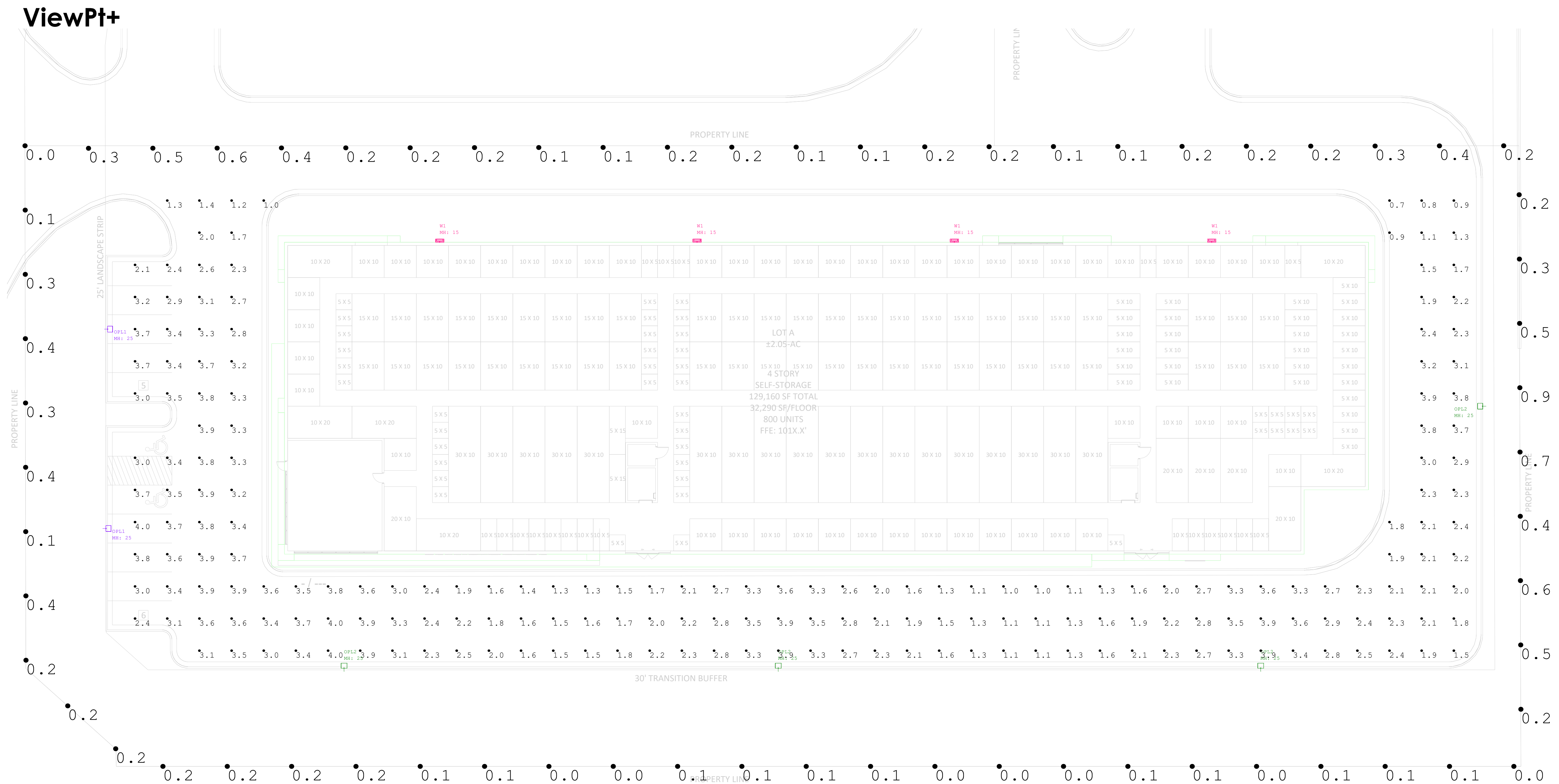
NORTH ELEVATION: 335.08 LF = 42 SHRUBS/GROUNDCOVERS / 12 TREES
SOUTH ELEVATION: 335.08 LF = 42 SHRUBS/GROUNDCOVERS / 12 TREES
EAST ELEVATION: 95.66 LF = 12 SHRUBS/GROUNDCOVERS / 4 TREES
WEST ELEVATION: 95.66 LF = 12 SHRUBS/GROUNDCOVERS / 4 TREES

Trees									
Qty.	Botanical Name	Common Name	Size	Spacing	Hgt.	Width	Root	Notes	
6	Wattle Acacia	Wattle Tree	2" cal	as shown	7-8'	6"	24" box	6%	(6) Foundation trees located in the Transition Buffer
12	Wattle Acacia	Wattle Tree	2" cal	as shown	7-8'	6"	36" box	12.5%	(12) Street Trees
13	Gleditsia triacanthos	Honey Locust	2" cal	as shown	7-8'	6"	48" box	2%	(3) Parking Area, (10) Site Enhancement
2	Pinus eldarica	Afghan Pine	2" cal	as shown	7-8'	6"	48" box	2%	(1) Transition Buffer, (1) S.E. Foundation
16	Tipuna tipu	Tibu Tree	2" cal	as shown	7-8'	6"	24" box	15%	(4) Facade, (8) Foundation trees located in Transition Buffer, (4) Transition Buffer
17	Prosopis spp.	Mesquite	2" cal	as shown	7-8'	6"	36" box	21%	(4) Corner Treatment, (6) S Verrado Frontage, (7) Transition Buffer
6	Prosopis spp.	Mesquite	2" cal	as shown	7-8'	6"	24" box	3%	(6) Foundation
7	Cupressus arizonica	Arizona Cypress	n/a	as shown	15'	6"	24" box	7%	(1) West facade, (6) S.E. in Buffer
26	Pistacia chinensis 'Red Push'	Red Push Pistache	2" cal	as shown	7-8'	6"	36" box	13%	(12) Yuma, (4) S Verrado Frontage, (4) Corner Street Trees, (6) Foundation trees
									24" box = 44% 36" box = 46.5% 48" box = 4%

Shrubs									
Qty.	Botanical Name	Common Name	Size	Spacing	Hgt.	Width	Root	Notes	
165	Rosmarinus officinalis	Rosemary	5 gal.	3' o.c.	18"	24"	cont.	Full in Pot	(64) ROW shrubs, (9) Parking Area, (3) West Facade, (24) Buffer, (12) North Facade, (57) Extra
38	Muhlenbergia lindheimeri	Lindheimer Muhly	5 gal.	3' o.c.	18"	24"	cont.	Full in Pot	(3) West Facade, (20) Transition Buffer, (15) S.E. Foundation
128	Acacia sellowiana	Pineapple Guava	5 gal.	3' o.c.	18"	24"	cont.	Full in Pot	(9) West Facade, (18) Transition Buffer, (24) North Facade, (99) Extra
18	Perovskia atriplicifolia	Russian Sage	5 gal.	3' o.c.	18"	24"	cont.	Full in Pot	(18) Transition Buffer
4	Nerium oleander 'Petite Pink'	Petite Pink Oleander	5 gal.	3' o.c.	18"	24"	cont.	Full in Pot	(4) S. Verrado
58	Fouquieria splendens	Ocotillo	5 gal.	3' o.c.	18"	24"	cont.	Full in Pot	(1) Corner Treatment, (14) S Verrado Frontage, (1) West Facade, (42) Extra
3	Agave desertiana	Agave spp.	5 gal.	3' o.c.	18"	24"	cont.	Full in Pot	(3) Corner Treatment
33	Tecoma x 'Sierra Apricot'	Trumpet Bush	5 gal.	3' o.c.	18"	24"	cont.	Full in Pot	(33) ROW shrubs, (2) Extra

Groundcovers									
Qty.	Botanical Name	Common Name	Size	Spacing	Hgt.	Width	Root	Notes	
20	Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary	5 gal.	3' o.c.	18"	24"	cont.	Full in Pot	(20) Corner Treatment
12	Lantana x 'New Gold'	New Gold Lantana	5 gal.	3' o.c.	18"	24"	cont.	Full in Pot	(12) Corner Treatment
24	Lantana montivolidensis 'White'	White Lantana	5 gal.	3' o.c.	18"	24"	cont.	Full in Pot	(11) Corner Treatment, (5) S Verrado Frontage
194	Myoporum parvifolium	Myoporum	5 gal.	3' o.c.	18"	24"	cont.		(19) Foundation, (75) PUE, (25) Site Enhancement, (65) Extra
222	Convolvulus cneorum	Bush Morning Glory	5 gal.	3' o.c.	18"	24"	cont.		(22) Foundation, (75) PUE, (25) Site Enhancement, (26) Corner Treatment, (71) Extra



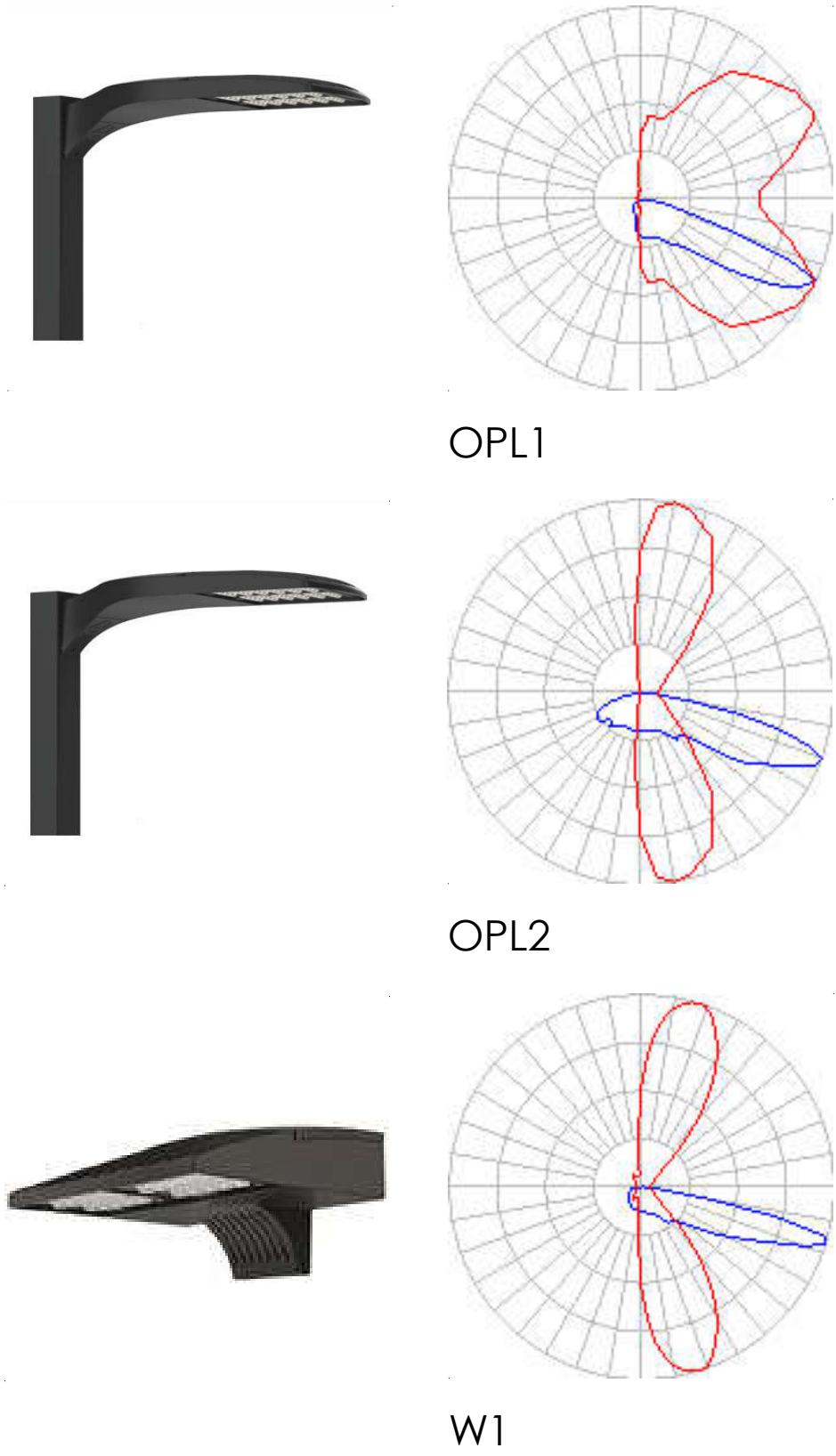


CalcSum+

Luminaire Schedule										
Symbol	Qty	Label	LLD	UDF	LLF	[MANUFAC]	Description	Arrangement	Luminaire Lumens	Mounting Height
	2	OPL1	0.900	1.000	0.900	Lithonia Lighting	DSX1 LED P7 40K TFTM MVOLT HS G1	Single	16188	25
	4	OPL2	0.900	1.000	0.900	Lithonia Lighting	DSX1 LED P7 40K T2M MVOLT HS G1	Single	16953	25
	4	W1	0.900	1.000	0.900	Lithonia Lighting	DSXW1 LED 10C 350 40K T2M MVOLT	Single	1448	15

Calculation Summary									
Label	CalcType		Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
Parking	Illuminance		Fc	2.57	4.0	0.7	3.67	5.71	0
Property Line	Illuminance		Fc	0.22	0.9	0.0	N.A.	N.A.	N.A.

Luminaire Photometric Data



**Notes:



OVERALL FLOOR PLAN - FIRST FLOOR

BUCKEYE SELF STORAGE
YUMA RD & S. VERRADO WAY
BUCKEYE, AZ 85326

28

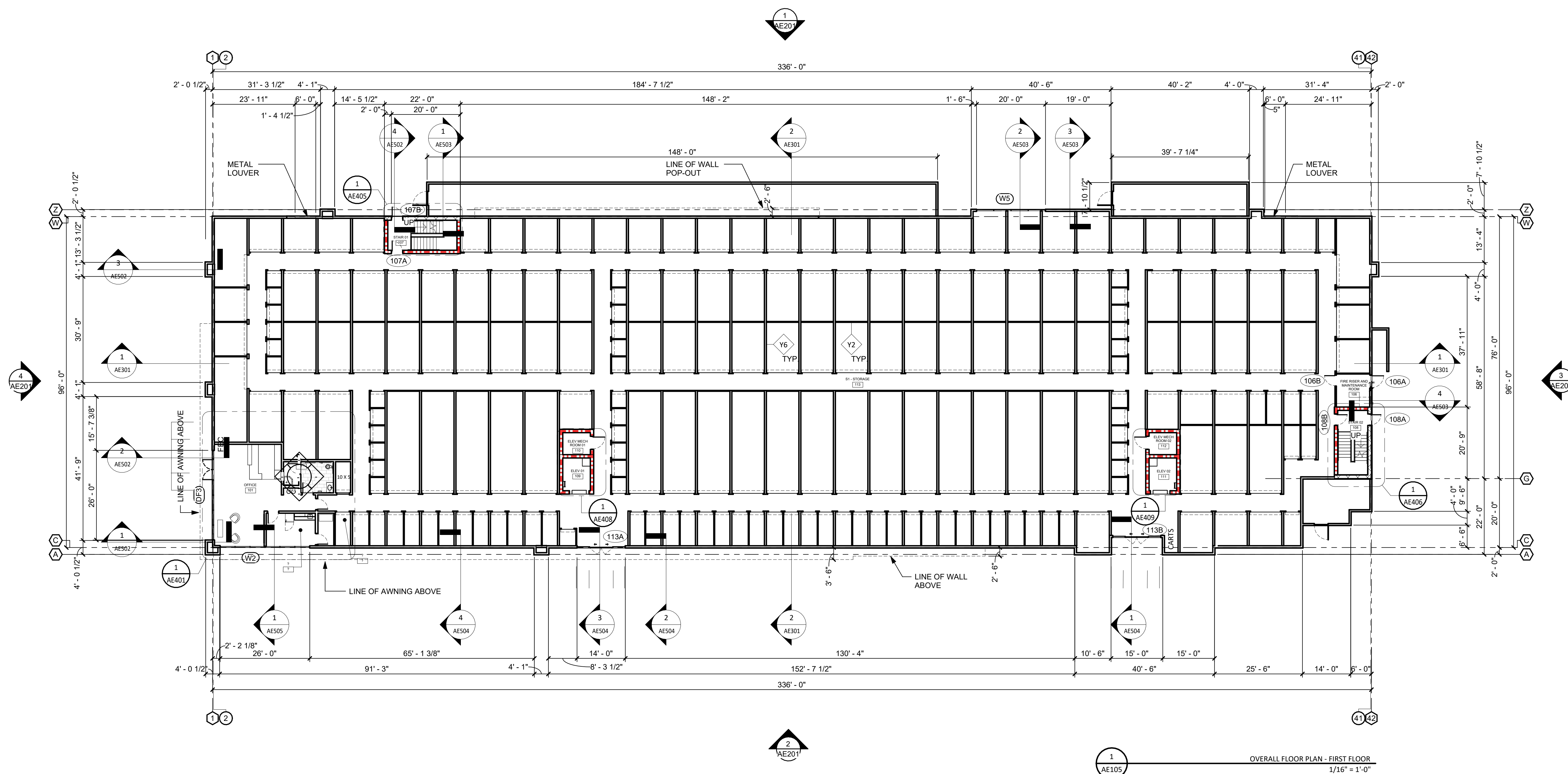
DRAWING TITLE

PROJECT

ISSUES / REVISIONS	
NO	DESCRIPTION
04-24-2024	ISSUED FOR CONSTRUCTION

PROJECT NO:	2023-0013
DATE:	04-24-2024
SCALE:	As indicated
DRAWN BY:	JB/RM
CHECKED BY:	PH

AE105

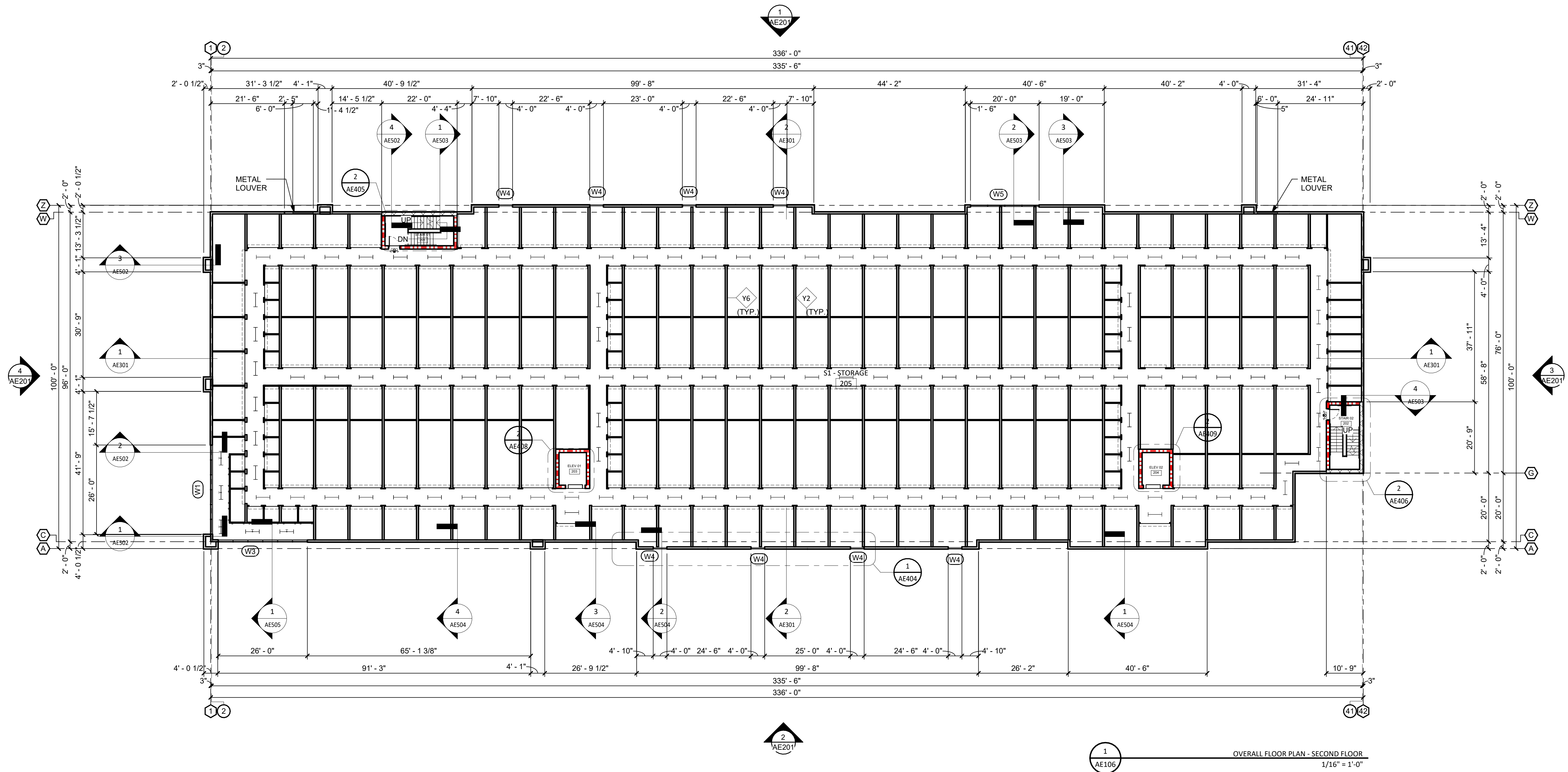


FLOOR PLAN LEGEND

- | | |
|-----------|--|
| # | COLUMN LINES/PEMB FRAME LINE |
| # | EDGE OF MASONRY/PEMB STEEL LINE |
| ROOM NAME | |
| 101 | ROOM NAME/NUMBER, SEE SCHEDULE |
| ### | DOOR NUMBER, SEE SCHEDULE FOR FRAME TYPES |
| 11 | WINDOW TYPE, SEE WINDOW TYPE ELEVATIONS |
| F5101 | FIRE SHUTTER/SECURITY GRILL NUMBER, SEE SCHEDULE |
| A | PARTITION TYPE, SEE PARTITION DRAWING |
| REC | FIRE EXTINGUISHER IN RECESSED CABINET |
| FE | FIRE EXTINGUISHER |
| FD | FLOOR DRAIN AND ELEVATION IN INCHES |

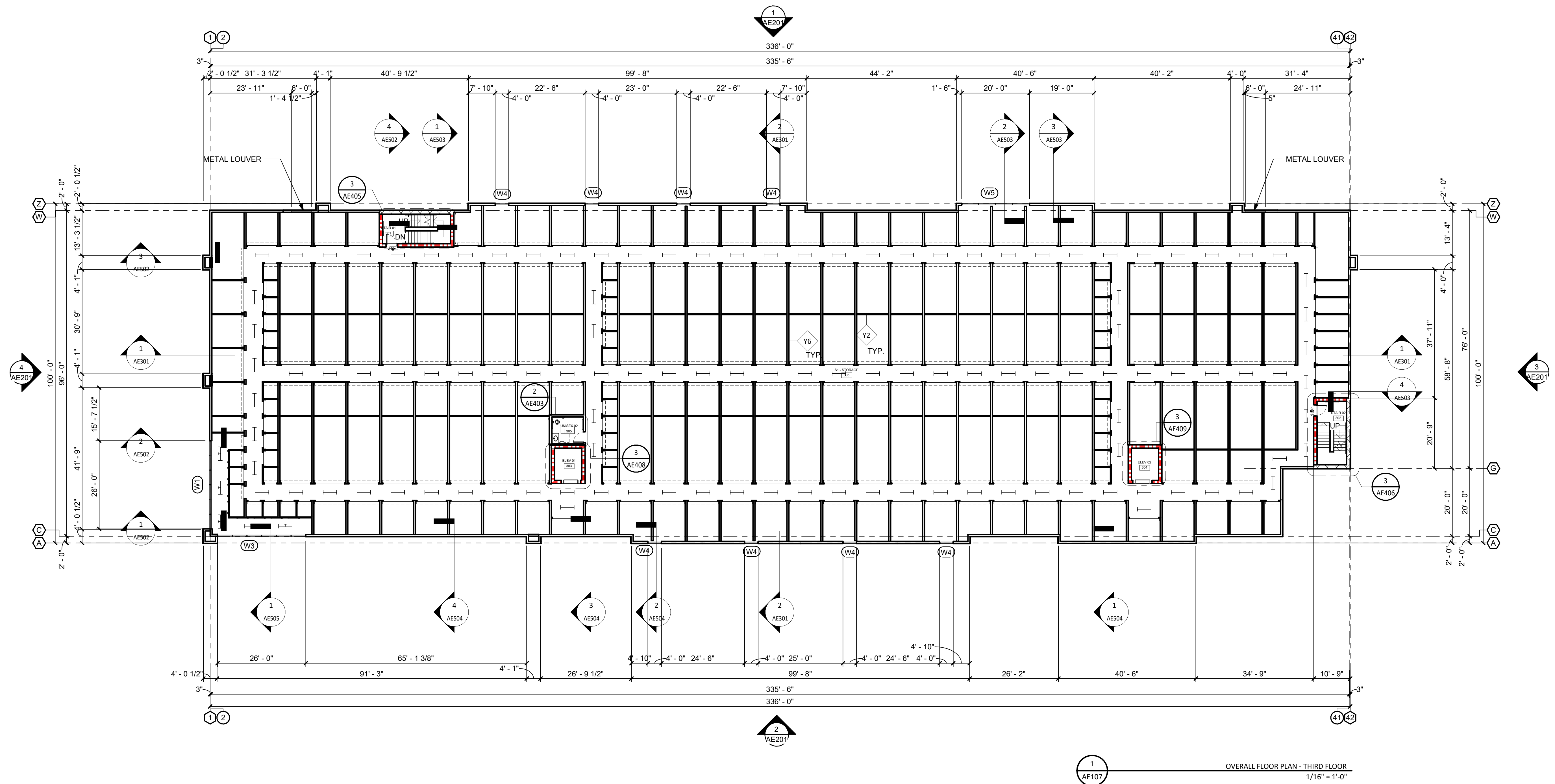
FLOOR PLAN GENERAL NOTES

1. SEE ARCHITECTURAL SLAB PLAN FOR SLAB EDGES.
2. SEE WALL SECTIONS FOR EXTERIOR WALL ASSEMBLIES.
3. SEE PARTITION TYPES SHEET FOR INTERIOR WALL ASSEMBLIES.
4. SEE CODES PLAN FOR FIRE EXTINGUISHERS AND ACCESSIBLE FEATURES AND ELEVATION CHANGES.
5. SEE INTERIOR DESIGN SHEETS FOR FLOOR FINISHES & FF&E FIXTURES.
6. DIMENSIONS ARE FROM FACE OF GYPSUM, FACE OF CMU OR FACE OF STOREFRONT UNLESS NOTED OTHERWISE.



FLOOR PLAN GENERAL NOTES

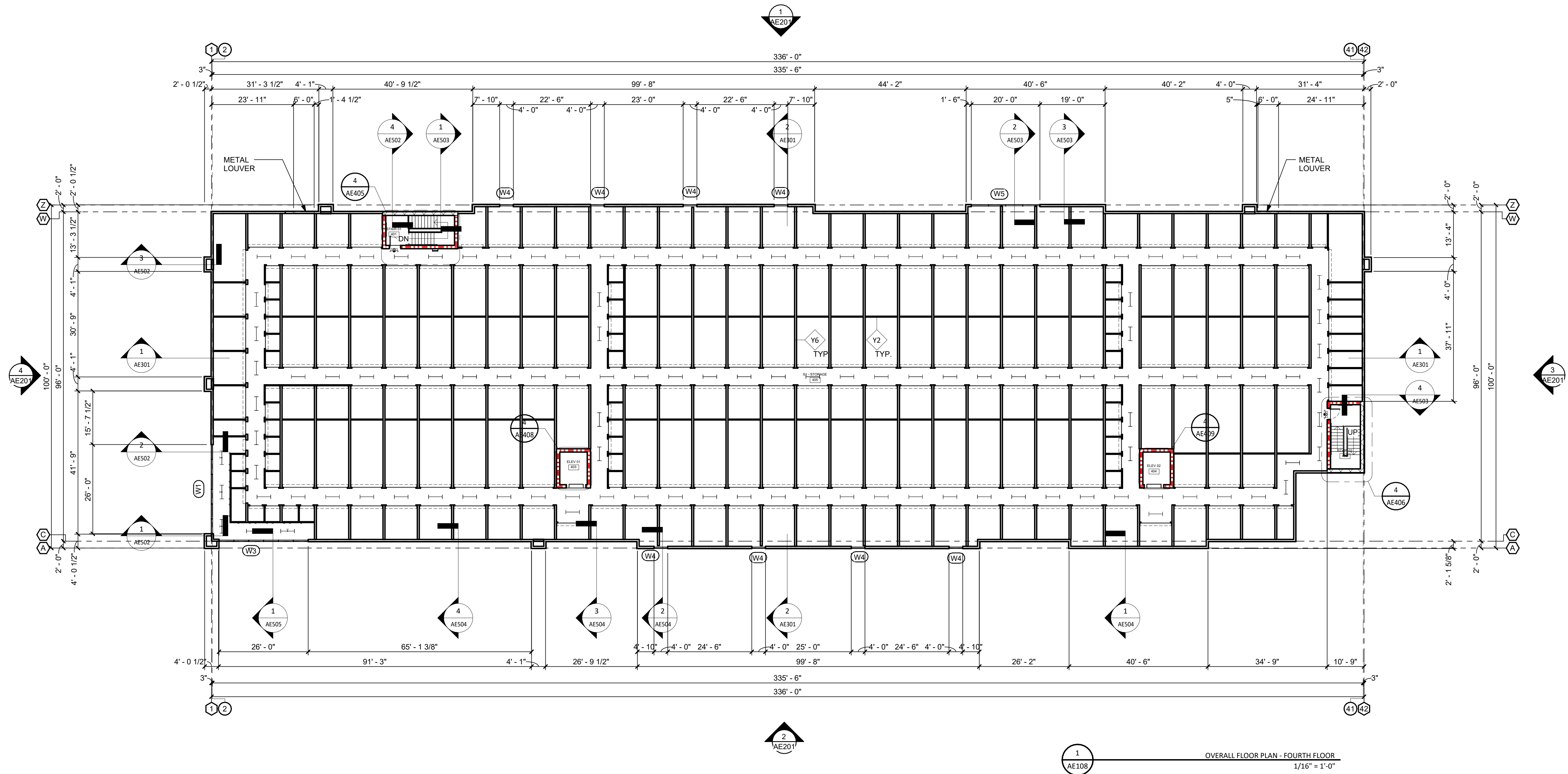
1. SEE ARCHITECTURAL SLAB PLAN FOR SLAB EDGES.
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FLOOR PLAN LEGEND	
	COLUMN LINES/PEMB FRAME LINE
	EDGE OF MASONRY/PEMB STEEL LINE
ROOM NAME	
	ROOM NAME/NUMBER, SEE SCHEDULE
	DOOR NUMBER, SEE SCHEDULE FOR FRAME TYPES
	WINDOW TYPE, SEE WINDOW TYPE ELEVATIONS
	FIRE SHUTTER/SECURITY GRILL NUMBER, SEE SCHEDULE
 —	PARTITION TYPE, SEE PARTITION DRAWING
	FIRE EXTINGUISHER IN RECESSED CABINET
	FIRE EXTINGUISHER
 FD	FLOOR DRAIN AND ELEVATION
#	IN INCHES

FLOOR PLAN GENERAL NOTES

1. SEE ARCHITECTURAL SLAB PLAN FOR SLAB EDGES.
2. SEE WALL SECTIONS FOR EXTERIOR WALL ASSEMBLIES.
3. SEE PARTITION TYPES SHEET FOR INTERIOR WALL ASSEMBLIES.
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6. DIMENSIONS ARE FROM FACE OF GYPSUM, FACE OF CMU OR FACE OF STOREFRONT UNLESS NOTED OTHER WISE.



1 OVERALL FLOOR PLAN - FOURTH FLOOR
AE108 1/16" = 1'-0"

- ### FLOOR PLAN GENERAL NOTES

1. SEE ARCHITECTURAL SLAB PLAN FOR SLAB EDGES.
2. SEE WALL SECTIONS FOR EXTERIOR WALL ASSEMBLIES.
3. SEE PARTITION TYPES SHEET FOR INTERIOR WALL ASSEMBLIES.
4. SEE CODES PLAN FOR FIRE EXTINGUISHERS AND ACCESSIBLE FEATURES AND ELEVATION CHANGES.
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FLOOR PLAN LEGEND

- | | |
|--|--|
|  | COLUMN LINES/PEMB FRAME LINE |
|  | EDGE OF MASONRY/PEMB STEEL LINE |
| OM NAME | |
|  | ROOM NAME/NUMBER, SEE SCHEDULE |
|  | DOOR NUMBER, SEE SCHEDULE FOR FRAME TYPES |
|  | WINDOW TYPE, SEE WINDOW TYPE ELEVATIONS |
|  | FIRE SHUTTER/SECURITY GRILL NUMBER, SEE SCHEDULE |
|  | PARTITION TYPE, SEE PARTITION DRAWING |
|  | FIRE EXTINGUISHER IN RECESSED CABINET |
|  | FIRE EXTINGUISHER |
|  FD # | FLOOR DRAIN AND ELEVATION IN CHAIN |



ARCHITECTURE & DESIGN

WWW.H2ACO.COM

ISSUED FOR CONSTRUCTION

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MATERIAL BOARD

BUCKEYE SELF STORAGE
YUMA RD & S. VERRADO WAY
BUCKEYE, AZ 85326

DRAWING TITLE

PROJECT

ISSUES / REVISIONS

DATE

NO

PROJECT NO: 2023-0013

DATE: 04-24-2024

SCALE: 1 1/2" = 1'-0"

DRAWN BY: RM

CHECKED BY: PH

RE202



4
RE202
LINE OF SIGHT - D



3
RE202
LINE OF SIGHT - C

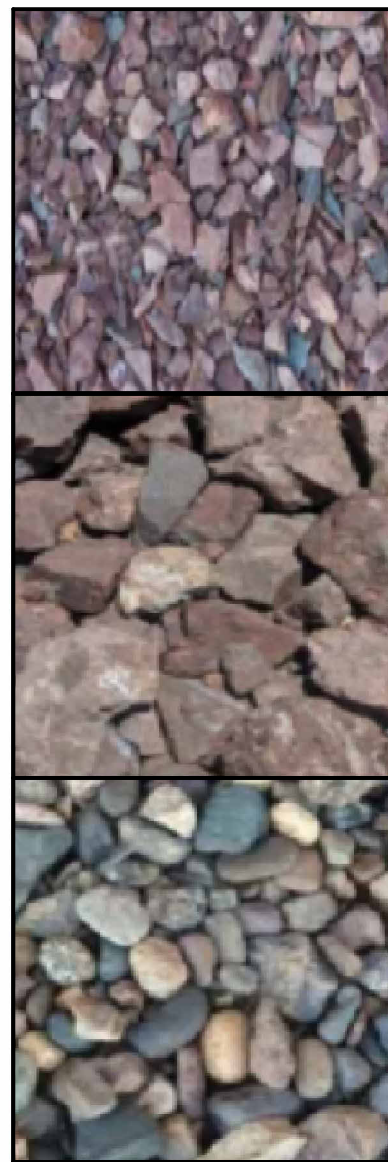


2
RE202
LINE OF SIGHT - B



1
RE202
LINE OF SIGHT - A

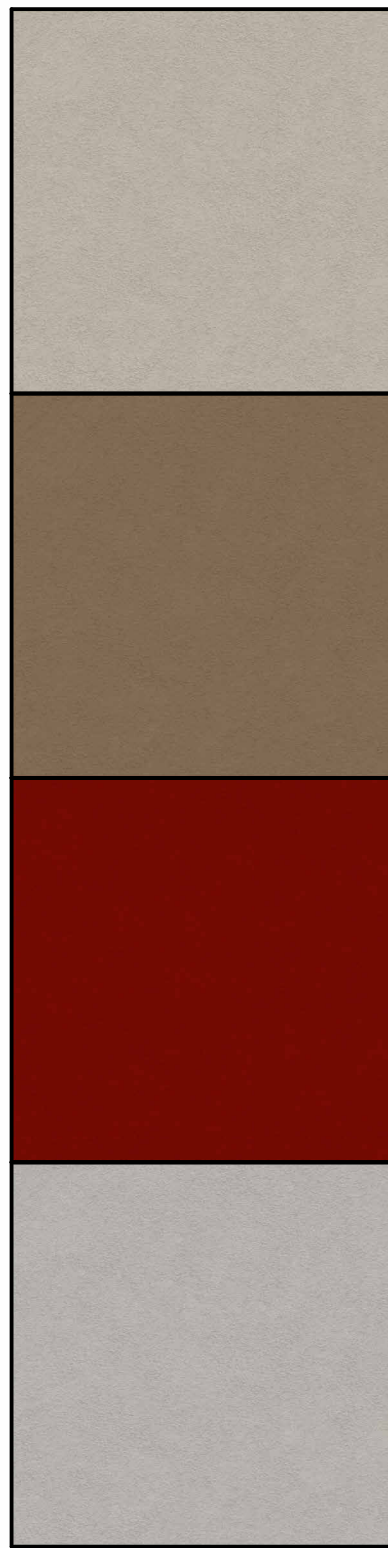
GENERAL NOTE: THE ELECTRICAL TRANSFORMERS, WATER METER CAGES, BACKFLOW PREVENTERS AND ALL OTHER EQUIPMENT WILL BE PAINTED TO MATCH THE SURROUNDING AREA.



DG COLOR:
SADDLEBACK BROWN

DG
NATURE: MOUNTAIN
COBBLE TYPE: RIP RAP

DG
HERITAGE
COBBLE TYPE: RIVER ROCK

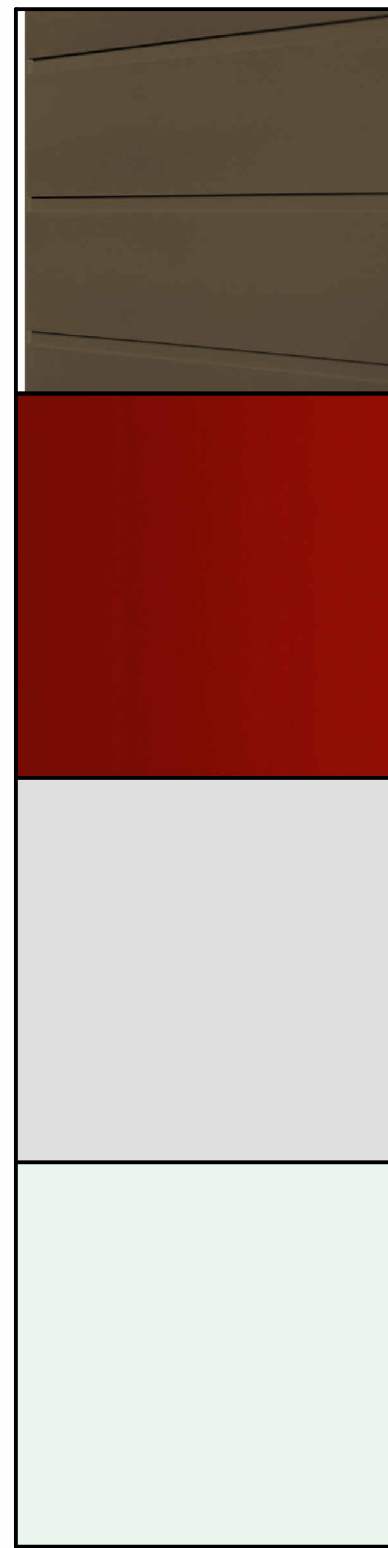


EIFS
STO CORPORATION
COLOR: CHAMPAGNE

EIFS
STO CORPORATION
COLOR: SPECTRAL

EIFS
STO CORPORATION
COLOR: REGAL RED

EIFS
STO CORPORATION
COLOR: ARCHITECTURAL SERIES 16002



SIDING
JAMES HARDIE
ARTISAN SQUARE CHANNEL SIDING
COLOR: WARM CLAY

ALUMINUM CANOPY
MAPES ARCHITECTURAL CANOPIES
ULTRADECK
COLOR: REGAL RED

KAWNEER STOREFRONT
1600 WALL SYSTEM
ARCHITECTURAL CLASS II
COLOR: #17 CLEAR ALUMINUM ANODIZED

VITRO
GLASS: SOLARBAN 60 CLEAR + CLEAR

BUILDING MATERIAL BOARD

EIFS:	26,328 SF	71.0%
SIDING:	8,009 SF	21.6%
STOREFRONT:	2,201 SF	5.9%
ALUMINUM CANOPY:	520 SF	1.4%
TOTAL:	37,058 SF	

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 10/22/24	AGENDA ITEM: 4.B. The Mix on Roosevelt - Rezoning to Planned Area Development (PLZZ-23-00018)
DATE PREPARED: 10/18/24	DISTRICT NO.: No. 5
STAFF LIAISON: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Public Hearing / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members)
The Mix on Roosevelt - Rezoning to Planned Area Development (PLZZ-23-00018): Conduct a public hearing and recommend approval to City Council of the rezoning of 31.82 acres located at the southeast corner of Verrado Way and Roosevelt Street from Planned Residential (PR) to Planned Area Development (PAD), establishing permitted land uses and development standards to facilitate development of the site with a horizontal mixed-use project consisting of separate but integrated retail and multi-family residential components.

RELEVANT GOALS:

GOAL 3: A Well-Planned Urban Community

ADDITIONAL RELEVANT GOALS:

GOAL 2: Enhanced Economic Well-Being and Vitality

SUMMARY

PROJECT DESCRIPTION:

C

Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer PLLC, on behalf of property owner Banner Health and developers Eisenberg Company and Alliance Residential, is requesting approval of a rezone of 31.82 acres located at the southeast corner of Verrado Way and Roosevelt Street. The applicant is requesting to rezone the property from Planned Residential (PR) to Planned Area Development (PAD) to facilitate development of a horizontal mixed-use project consisting of separate but integrated retail and multi-family residential components.

The proposed PAD divides the property into two distinct subareas. The northernmost 12.74 acres of the property, located directly at the intersection of Verrado Way and Roosevelt Street, is designated for commercial development based on the permitted uses within the City's Community Commercial (C-2) zoning district, tailored to restrict or prohibit uses that do not contribute to a vibrant, walkable shopping environment. Per the conceptual site plan included within the PAD, the developer anticipates the commercial subarea will be anchored by a grocery store and include additional retail and service commerce uses such as dining establishments, specialty retail shops, and personal services (e.g., salons, fitness center, etc.). The commercial subarea will be accessible from both Verrado Way and Roosevelt Street; the primary entrance from Roosevelt Street may be designed as either a signalized intersection or roundabout, to be determined at the time of Site Plan review. The southernmost 17.36 acres of the site, located immediately north of Fillmore Street, is designated for high-density residential uses, based on the permitted uses of the Multi-Family Residential (MF-2) district. Per the conceptual site

plan included within the PAD, it is anticipated that this subarea will be developed with a 394-unit apartment complex featuring a mix of two and three-story buildings, open spaces and amenities for residents, parking, and site landscaping. The primary entrance to the residential subarea will be from Fillmore Street. Secondary entrances for resident use are also provided, allowing access from Verrado Way and Roosevelt Street.

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

BENEFITS:

The rezoning is supported for the following reasons:

- The PAD aligns with the Buckeye General Plan's goals for mixed-use development, contributing to a vibrant Buckeye Gateway Activity Center (aka The Landing) with both residential and commercial uses.
 - The rezoning conforms to the Buckeye Development Code; proposed modifications to permitted uses and development/design standards will facilitate development of a high quality, walkable, mixed-use development consistent with the City's high expectations for The Landing.
 - The PAD includes well-planned open space and connectivity features, such as a central park and pedestrian pathways, which promote community interaction and a cohesive urban environment.
 - Architectural requirements and building design standards help create an attractive urban aesthetic along Verrado Way, enhancing the sense of place and encouraging walkability.
 - There are no outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services).
-

FINANCIAL IMPACT STATEMENT:

City Council is expected to conduct a public hearing and consider approval of this item on PAD Rezoning on November 19, 2024.

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

ATTACHMENTS:

[PLZZ-23-00018 The Mix on Roosevelt PAD Rezone PZ Staff Report 10-22-24.docx](#)

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

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

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

[Exhibit D - PAD Narrative.pdf](#)

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



REZONE

Report to the Planning and Zoning Commission

CASE NUMBER: PLZZ-23-00018
TITLE: The Mix on Roosevelt – Rezoning to Planned Area Development
MEETING DATE: October 22, 2024

Applicant: Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer PLLC
Owner(s): Banner Health
Request: Rezone from Planned Residential (PR) to Planned Area Development (PAD)
District: No. 5
Location: Southeast Corner of Verrado Way and Roosevelt Street (Exhibits A, B, and C)
Site size: Approximately 31.82 acres
Density: No maximum; 15.1 units per acre minimum (22.7 units per acre proposed)
Public input: An advertised neighborhood meeting was held on December 18, 2023; excluding City staff, a Councilmember, and the applicant team, there were no attendees. All required notices of this public hearing have been completed. Staff has received no comments from the public on this request.
Recommendation: Recommend approval of Case PLZZ-24-0002 to the Mayor and City Council, subject to conditions (a) through (z)

PROJECT DESCRIPTION:

1. Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer PLLC, on behalf of property owner Banner Health and developers Eisenberg Company and Alliance Residential, is requesting approval of a rezone of 31.82 acres located at the southeast corner of Verrado Way and Roosevelt Street. The applicant is requesting to rezone the property from Planned Residential (PR) to Planned Area Development (PAD) to facilitate development of a horizontal mixed-use project consisting of separate but integrated retail and multi-family residential components (Exhibit D).
2. The proposed PAD divides the property into two distinct subareas as follows:
 - a. Commercial Subarea: The northernmost 12.74 acres of the property, located directly at the intersection of Verrado Way and Roosevelt Street, is designated for commercial development based on the permitted uses within the City's Community Commercial (C-2) zoning district, tailored to restrict or prohibit uses that do not contribute to a vibrant, walkable shopping environment. Per the conceptual site plan included within the PAD, the developer anticipates the commercial subarea will be anchored by a grocery store and include additional retail and service commerce uses such as dining establishments, specialty retail shops, and personal services (e.g., salons, fitness center, etc.). The commercial subarea will be accessible from both Verrado Way and Roosevelt Street; the primary entrance from Roosevelt Street may be designed as either a signalized intersection or roundabout, to be determined at the time of Site Plan review.
 - b. Residential Subarea: The southernmost 17.36 acres of the site, located immediately north of Fillmore Street, is designated for high-density residential uses, based on the permitted uses of the Multi-Family Residential (MF-2) district. Per the conceptual site plan included within the PAD, it is anticipated that this subarea will be developed with a 394-unit apartment complex featuring a mix of two and three-story buildings, open spaces and amenities for residents, parking, and site landscaping. The primary entrance to the residential subarea will be from Fillmore Street. Secondary entrances for resident use are also provided, allowing access from Verrado Way and Roosevelt Street.
3. Development and design standards for the Commercial Subarea are based on the Development Code standards for the Community Commercial (C-2) district, with the following modifications:
 - a. Whereas the C-2 district requires 0' of building setback adjacent to streets, the PAD proposes an 8' setback to accommodate landscaping along each roadway.

Where buildings are not provided near the back of sidewalk, a wider landscape buffer (18 feet adjacent to Roosevelt Street, 20 feet adjacent to Verrado Way) will be provided to minimize views into parking areas.

- b. Where the C-2 district requires a 10' building setback from non-streetside property lines, the PAD proposes a 0' setback from the site's east property line.
 - c. The C-2 district establishes a 50-foot building height maximum, with no minimum building height required. To achieve a more urban, vertical form desired in The Landing area, the PAD establishes an 80-foot height maximum and 30-foot height minimum for primary buildings, with a 20-foot height minimum for commercial pads within the shopping center.
 - d. The PAD establishes modified design standards, requiring glass storefronts interior to the site but reducing the percentage of street facing rear façades that must feature glazing. In place of windows, rear facades facing streets will instead be required to incorporate arcades, awnings, shaded sidewalks, and other similar features.
 - e. The concept site plan within the PAD provides for two drive-through restaurant uses, both adjacent to Roosevelt Street along the property's northern edge. Relative to the Development Code, the PAD establishes stricter design requirements for drive-throughs that will restrict payment/pickup windows from facing the adjacent street, requiring screening of drive-through lanes by low walls or berms, and requiring fully integrated architectural canopies over drive-through lanes.
 - f. All other standards are per Development Code.
4. Development and design standards for the Residential Subarea are based on the Development Code standards for the Multi-Family Residential 2 (MF-2) district, with the following modifications:
- a. Whereas the MF-2 district requires 0' of building setback adjacent to streets, the PAD proposes an 8' setback to accommodate landscaping along each roadway. Where buildings are not provided near the back of sidewalk, a wider landscape buffer (20 feet adjacent to Verrado Way, 15 feet adjacent to Fillmore Street) will be provided to minimize views into parking areas.
 - b. Where the MF-2 district requires a 10' building setback from non-streetside property lines, the PAD proposes a 0' setback from the site's east property line. The conceptual site plan included within the PAD still provides for a standard

setback from east property line to buildings within the residential subarea, however.

- c. The MF-2 district does not establish a maximum building height. The proposed PAD will limit maximum height of any building to 80 feet.
 - d. To produce the desired vertical edge along Verrado Way and Fillmore Street, the PAD proposes eliminating the requirement that three-story multi-family buildings adjacent to streets step back to two stories within 50 feet of those street adjacent property lines.
 - e. The PAD proposes increasing the landscape percentage of the residential subarea from 10 percent required by code to 20 percent.
 - f. Design standards providing for movement in wall plane in excess of standard code requirements are provided.
 - g. All other standards are per Development Code.
5. The proposed PAD includes design requirements to ensure a cohesive and visually appealing development. Key requirements include:
- a. Building Design: The buildings in both subareas will follow a contemporary architectural style, utilizing high-quality materials such as stone, brick, and stucco. Varied rooflines and facade articulation will be incorporated to create visual interest and avoid monotonous building exteriors. The PAD includes building elevations for both the commercial and residential subareas, demonstrating the quality of project proposed.
 - b. Building Orientation: Rather than suburban designs with buildings setback from streets and parking highly visible from rights-of-way, buildings nearest Verrado Way in both the commercial and residential zones will be placed near the public sidewalk, creating a near continuous urban edge that activates the street and contributes to the vibrancy of The Landing. To that same end, walls enclosing the multi-family complex will not project in front of the building facades, allowing the buildings to have true interaction with the adjacent sidewalk, reminiscent of brownstones or walk-up apartments popular in urban areas.
 - c. Landscaping: A consistent landscaping theme will be implemented throughout the PAD, featuring desert-adapted plantings, shaded pedestrian walkways, and focal points such as small plazas or courtyards to encourage community interaction and enhance the public realm.
 - d. Pedestrian Connectivity: The PAD is designed to create a cohesive urban community with shaded pedestrian paths connecting the commercial and residential subareas in several locations.

6. The project will be served by City of Buckeye water and sewer. The developer will be responsible for any system improvements needed to serve the proposed development.
7. The developer will be responsible for constructing half-street improvements to Verrado Way, Roosevelt Street, and Fillmore Street adjacent to the property in accordance with City requirements.

AREA CONTEXT:

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Unimproved Desert	Buckeye Gateway Activity Center (e.g. The Landing)	Planned Residential (PR)
North	Buckeye Commons East Shopping Center	Buckeye Gateway Activity Center	Commercial Center (CC)
East	Summit Church, Unimproved Desert	Buckeye Gateway Activity Center	Commercial Center (CC)
South	Unimproved Desert	Buckeye Gateway Activity Center	Planned Residential (PR)
West	Roosevelt Commons Shopping Center (under construction), Palo Verde Energy Education Center	Buckeye Gateway Activity Center	Commercial Center (CC) and Business Park (BP)

PUBLIC PARTICIPATION SUMMARY:

9. A neighborhood meeting, providing an opportunity for interested parties to learn more about the request, was held on December 18, 2023, at 6:00 P.M. at Summit Church, directly adjacent to the project site. As required by Buckeye Development Code, written notices to property owners within 500 feet of the subject site were mailed on December 1, 2023, over fifteen (15) days prior to the date of the meeting. A Citizen Participation Report detailing the full outreach completed for this project is attached as Exhibit E.
10. Excluding the applicant team, City staff, and a Buckeye City Councilmember, there were no attendees to the neighborhood meeting.
11. Staff has not received any written support or opposition pertaining to this project.
12. All required notifications of this public hearing were completed at least fifteen (15) days in advance of the meeting date, as follows:

Notification Element	Date
Published in the Arizona Republic	October 2, 2024
Site Posted	October 1, 2024
Mailing Notice to Property Owners Within 500 Feet of Site	October 3, 2024

BACKGROUND:

13. *March 1985:* The subject property was annexed as part of a larger annexation covering a total of 593 acres by City Council’s adoption of Ordinance 2-85.
14. City zoning maps show the property as zoned Planned Residential (PR). The record of when the property may have been rezoned to PR has been lost, indicating the rezoning likely occurred prior to 2000 where City records are less complete.

ANALYSIS:

Conformance with the General Plan:

15. The site features a General Plan land use designation of Activity Center. The proposed development site is prominently located near the northern gateway into the Buckeye Gateway Activity Center, now more commonly known as The Landing. Located south of I-10 near the City’s eastern boundary, development within this activity center is expected to capitalize on existing area assets such as the West-MEC education center and a number of master planned communities, including Verrado to the north. It is anticipated that this activity center area will be an employment, educational, and entertainment hub serving the greater west valley region. Development in this activity center is also held to higher regard to architecture and site design, with importance placed on creating a walkable environment that is more urban than the development occurring elsewhere within the City.
16. The proposed PAD will result in development that achieves the objectives for The Landing area. With The Landing poised to become an employment, educational, and entertainment center, a mixed-use development of this type will start to lay the groundwork, introducing residents vital to supporting the non-residential uses anticipated in the area. The multi-family component will also increase housing options for employees and students, reducing commute times and traffic congestion for residents who may have the ability to walk to nearby shopping, employment, and educational institutions.

17. Allowed land uses and design have been carefully considered to reflect the higher standard for development within The Landing, with an emphasis on walkability.
18. This rezoning furthers the following General Plan goals and policies:
 - a. Policy G-4.1 The City of Buckeye will encourage a diverse mix of uses appropriate to support an area, such as in Activity Centers and Neighborhood areas to encourage residents to lead an active lifestyle.
 - b. Goal G-8 Buckeye Activity Centers are regional destinations that are developed with a concentrated mix of uses promoting a vibrant, dynamic, synergistic energy, and appropriate transitions.
 - c. Policy G-8.2 Residential uses within Activity Centers should only be permitted at densities of six dwelling units per acre (6 du/ac) or greater.
 - d. Policy G-8.10 Activity Centers should be located adjacent to major transportation corridors and should consist of urban mixed-use developments.
 - e. Policy G-17.1 The City of Buckeye should encourage a variety of housing types that meet the demands and needs of existing and future residents.

Zoning:

19. Using City zoning districts Community Commercial (C-2) and Multi-Family 2 (MF-2) as a starting point, the proposed uses have been narrowed to those that are most consistent with a walkable mixed-use development. Examples of where the PAD has limited uses beyond the C-2 baseline include:
 - a. Auto-oriented uses that do not lend themselves to pedestrian-friendly, vibrant shopping centers, such as car washes, gas stations (except as an accessory to a grocery store use), and vehicle repair are not permitted.
 - b. Less desirable retail uses that may make a shopping center feel of lesser quality, such as pawn shops, are prohibited, while thrift stores are limited to 5,000 square feet with no outdoor donation areas allowed.
 - c. Low-intensity commercial uses such as mini-storage facilities, which tend to occupy significant land area while not contributing to the vibrancy of a plaza, are not allowed. (e.g. mini-storage) will not be permitted within the commercial subarea.
20. Development standards for this PAD have been based on the standards of the C-2 and MF-2 districts with some modifications summarized in the Project Description section of this report. Staff supports the proposed modifications for the following reasons:

- a. Along Verrado Way in particular, increasing minimum building setbacks adjacent to streets from 0 feet to 8 feet will allow for the provision of foundation landscaping to soften the appearance of structures while still achieving the primary objective of creating a near-continuous urban edge to the project.
- b. Reducing building setbacks from 10 feet to 0 feet along non-streetside property lines will maximize development of the site. As the site does not directly abut any single-family homes, staff supports urban-style development in line with the goals for The Landing.
- c. The C-2 district establishes a 50-foot building height maximum, with no minimum building height required. To achieve a more urban, vertical form desired in The Landing area, supports the PAD establishing an 80-foot height maximum and 30-foot height minimum for primary commercial buildings, a 20-foot height minimum for commercial pads within the shopping center, and provides for taller residential buildings along Verrado Way.
- d. Modifications to architectural design standards are supported, as the elevations contained within the PAD document provide for a very high level of design that will create the desired aesthetic in The Landing.
- e. The establishment of stricter design requirements for drive-throughs is supported to ensure that such auto-oriented uses do not detract from the pedestrian orientation of the site.
- f. The proposed increase in landscape percentage of the residential subarea from 10 percent to 20 percent will result in a more attractive development.

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

Site Design and Architecture:

22. The PAD is designed to create an urban feel and aesthetic along Verrado Way, differentiating it from a more suburban form. This is achieved through the placement of commercial buildings along the street frontage, creating a consistent and active street edge. The integration of pedestrian-friendly elements such as connected sidewalks, shaded seating areas, and storefronts that front pedestrian areas encourages foot traffic and interaction. Building heights also contribute to a more urban form by providing a sense of enclosure along Verrado Way. The consistent use of high-quality materials, varied rooflines, and facade articulation further enhances the urban aesthetic, making the development feel integrated and dynamic rather than isolated and suburban.

Landscaping and public plazas along the frontage add to the vibrancy, encouraging both residents and visitors to engage with the street-level environment.

23. The Mix on Roosevelt PAD places a strong emphasis on open space and connectivity to create a cohesive and walkable community. The development will feature a central park area within the residential subarea, providing open green space for both passive and active recreation. This park will include shaded seating areas, playgrounds, and open lawns for community events or gatherings. Smaller plazas and courtyards are integrated throughout both subareas to enhance social interaction and offer outdoor amenities for residents and visitors. Trail and sidewalk connectivity is a key component of the PAD, with pedestrian pathways linking residential and commercial areas. Sidewalks along Verrado Way and Roosevelt Street will be enhanced with landscaping and shade structures to encourage walking and ensure pedestrian comfort. Internal trails will connect the residential units to commercial amenities, recreational areas, and transit stops, fostering an active, pedestrian-friendly environment. This interconnected system of trails, sidewalks, and public spaces aligns with Buckeye's Development Code and General Plan goals of providing accessible, safe, and appealing public realms
24. The buildings in each subarea are designed to complement one another by following a consistent architectural theme that utilizes similar materials and colors, creating a unified appearance. The commercial buildings, though one story, are designed with elements that reflect the residential architectural style, such as similar facade articulation and rooflines. This approach ensures that both the residential and commercial areas feel like part of a cohesive community, rather than distinct and separate entities. Landscaping and public spaces also play a key role in visually linking the two subareas, with consistent plantings and design features throughout the development.
25. Vehicular access and circulation has been reviewed and conceptually approved by the City's Traffic Engineering Department. Vehicular access to the project site will be provided via multiple points along Verrado Way and Roosevelt Street. The commercial subarea will include direct access points from Verrado Way to accommodate customers, while the residential subarea will have designated entrances to ensure safety and efficient access for residents. The primary vehicle entrance from Roosevelt may either be a roundabout or a signalized intersection, to be determined during the Site Plan process. Designated access points along Verrado Way and Roosevelt Street will manage traffic efficiently and provide safe entry and exit points for both residential and commercial users.
26. Approval by Planning and Zoning Commission of a Site Plan application consistent with this PAD will be required prior to development occurring on the property.

Infrastructure, Improvements, City Services, and Schools:

27. Per standard City policy, the developer will complete all half-street improvements to Verrado Way, Roosevelt Street, and Fillmore Street adjacent to the site.
28. The site is located will be within the City of Buckeye sewer and water service areas. The developer will be responsible for completing all water and sewer infrastructure improvements needed to serve the proposed development, the extent of which will be determined when a Site Plan(s) is submitted for the project.
29. The property will be served by City of Buckeye Police and Fire Departments. The nearest fire station is Fire Station #703 located in Verrado, approximately 1.3 miles from the subject property. The nearest police station is located in the City complex at Yuma Road and Dean Road, approximately 1.7 miles from the site.
30. The property is located within the Buckeye Union High School (BUHSD) and Liberty Elementary School (LESD) Districts. The Applicant sent notice of the development plans to each district. A donation agreement between the developer and BUHSD is currently in process as requested by the district. LESD has indicated they anticipate having adequate capacity at the time of The Mix opening and have not requested any developer contribution.

RECOMMENDATION:

31. Staff recommends the Planning and Zoning Commission recommend approval of a Rezone from Planned Residential (PR) to Planned Area Development (PAD) for The Mix on Roosevelt (PLZZ-23-00018), subject to Conditions (a) through (z), for the following reasons:
 - The rezoning conforms to the Buckeye Gateway (e.g. The Landing) Activity Center land use designation applied to the entire property.
 - The rezoning conforms to the Buckeye Development Code; proposed modifications to permitted uses and development/design standards will facilitate development of a high quality, walkable, mixed-use development consistent with the City's high expectations for The Landing.
 - There are no outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services).

Planning Division Conditions – Standard/General

- a) Development of the property shall be in general conformance with “The Mix on Roosevelt Rezoning Narrative and Planned Area Development Program” consisting

of 34 pages date stamped October 3, 2024, except as modified by the following conditions.

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

Civil Engineering Conditions – Project Specific

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

Civil Engineering Conditions – Standard/General

- d) 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 for the following APN's 502-35-003F.
- e) All trash shall be collected through a City of Buckeye licensed trash hauler, including construction debris. Trash enclosures shall be in accordance with City of Buckeye Standards.

Civil Engineering Conditions – Streets – Standard

- f) 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 Roosevelt Street and Verrado Way based on City of Buckeye standards.
- g) 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.

Civil Engineering Conditions – Water/Wastewater – Standard

- h) Prior to Final Plat approval, the Property Owner/Developer shall produce a Certificate of Assured Water Supply issued by the Arizona Department of Water Resources (ADWR), covering all lots and parcels created, defined, or depicted on said plat. The certificate must be consistent with all Arizona Department of Water Resources ADWR rules and regulations. In the event the City has been designated an assured water provided prior to Final Plat approval, and the ADWR has not yet issued a Certificate or Certificates of Assured Water Supply for the subdivision, a Certificate or Certificates of Assured Water Supply will not be required by the City. The City may instead require as a condition to Final Plat approval that the Property Owner/Developer provide the City with other evidence demonstrating that there is sufficient volume and quality of water necessary to

serve the demands at the subdivision such as a physical availability determination issued by the ADWR along with supporting documentation or that the Property Owner/Developer provide the City with a copy of an analysis of assured water supply, with supporting documentation, issued by the ADWR for the subdivision.

Transportation/Traffic – Standard and Site Specific Conditions

- i) Prior to approval of the site plan, a 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.
- j) 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/existing 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. A Form can be requested at the time of site plan to get an estimate of this fee.
- k) All non-regional traffic signals that are required by this project shall be funded and constructed by this project prior to C of O.
- l) 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.
- m) In the event that access to and within the project is deemed a threat to public safety and security by the City, the City has broad authority to take such action as it deems necessary to address such a threat until such time as the Property Owner/Developer eliminates the safety concerns to the City's satisfaction. The Property Owner/Developer is responsible for revising the roadway and access layout to alleviate the City's concerns with respect to public safety and security. Any such changes will be considered a minor change to existing site plan approvals and shall be approved by the City.
- n) Half-street improvements/modifications including Rights-of-Way dedication shall be required along the entire parcel frontage as part of this development to Roosevelt Street and Verrado Way.
- o) Driveway spacing and storage requirements shall be per Table 1 of the COB Engineering Design Standards (EDS) Section 6-3.
- p) Additional Rights-of-Way shall be dedicated for right turn lanes along Verrado Way and Roosevelt Street. Right turn lane storage lengths shall be per the recommendations within the Approved TIA.

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

Fire Department Conditions – Standard/General

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

Public Works Conditions – Standard/General

- v) All landscaped areas within the public rights of way shall be designed and sealed by a landscape architect licensed by the Arizona Board of Technical Registration. The City Public Works Department shall review all irrigation plans for material selection only; therefore, the landscape architect shall coordinate with the Public Works Department early in the design to ensure the most efficient means of landscape irrigation that will reduce both long term maintenance costs and keep watering to the absolute minimum required for healthy growth of landscaping along the roadways of the City of Buckeye.
- w) No new natural turf shall be installed in a public right-of-way or median. Areas with up to 10,000 square feet of turf within a public right-of-way at gateways, entrances to major communities, or special landscaping designs approved by the city's development services department are exempt from the restrictions of this subsection.
- x) Plant material within the right-of-way shall not obstruct any regulatory signage or sight distance triangle as defined in the Engineering Development Standards.
- y) The following trees are prohibited from any landscaping plans in accordance with Chapter 9 of City Code (Section 9-10): Male Mulberry Tree (*Morus Alba*), Olive Tree (*Olea Europea*). Additionally, North Indian Rosewood Trees (*Dalbergia Sissoo*) shall not be planted within the rights of way (and are suggested not being planted within the property) due to their destructive and invasive root structure
- z) Storm Drainage: The City of Buckeye is permitted as a Phase 2 MS4 and is now subject to more stringent standards for stormwater discharge. All stormwater plans must now meet the requirements of the City of Buckeye's MS4 permit as issued by ADEQ (Permit Number AZG2016-002).

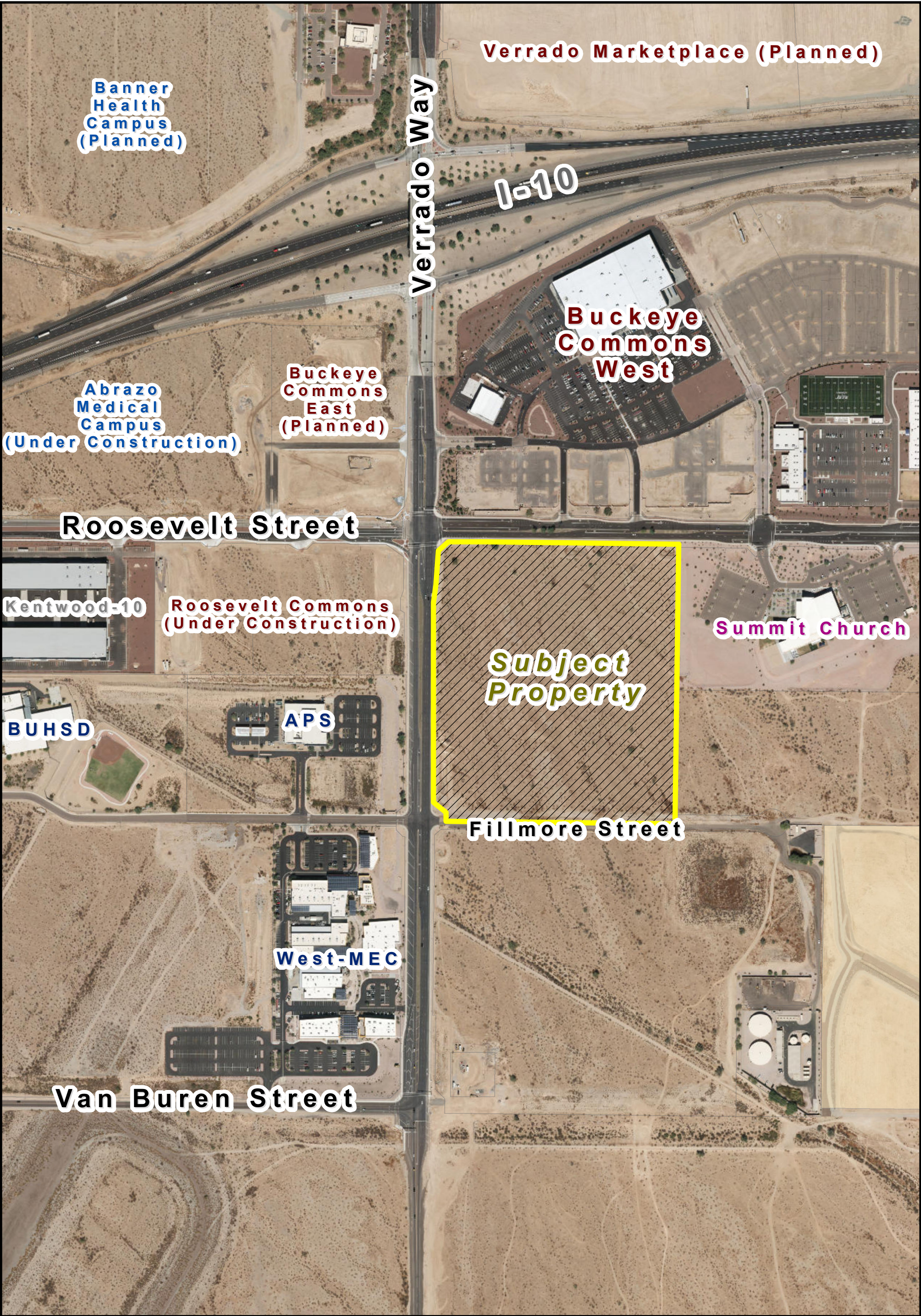
ATTACHMENTS:

Exhibit A – Aerial Vicinity Map

Exhibit B – Zoning Map
Exhibit C –General Plan Land Use Map
Exhibit D – PAD Rezoning Narrative
Exhibit E – Citizen Participation Report

Prepared By:
Ken Galica, Planning Manager

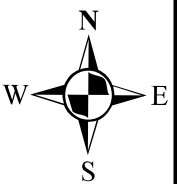
Reviewed By:
Adam Copeland, Deputy Director of Planning

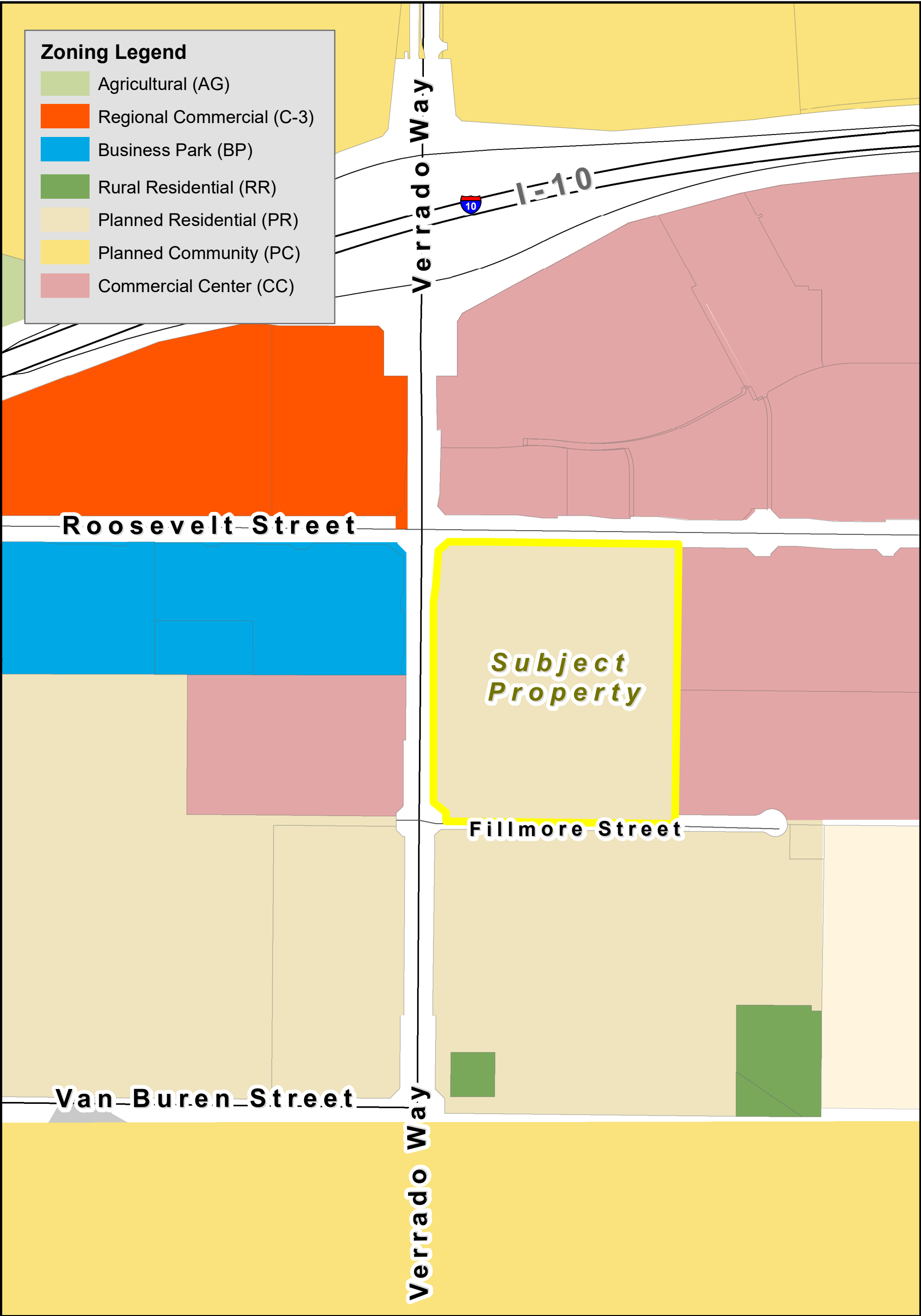


VICINITY MAP

PLZZ-23-00018

The Mix on Roosevelt - Rezoning to PAD
Council District #5

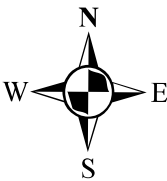


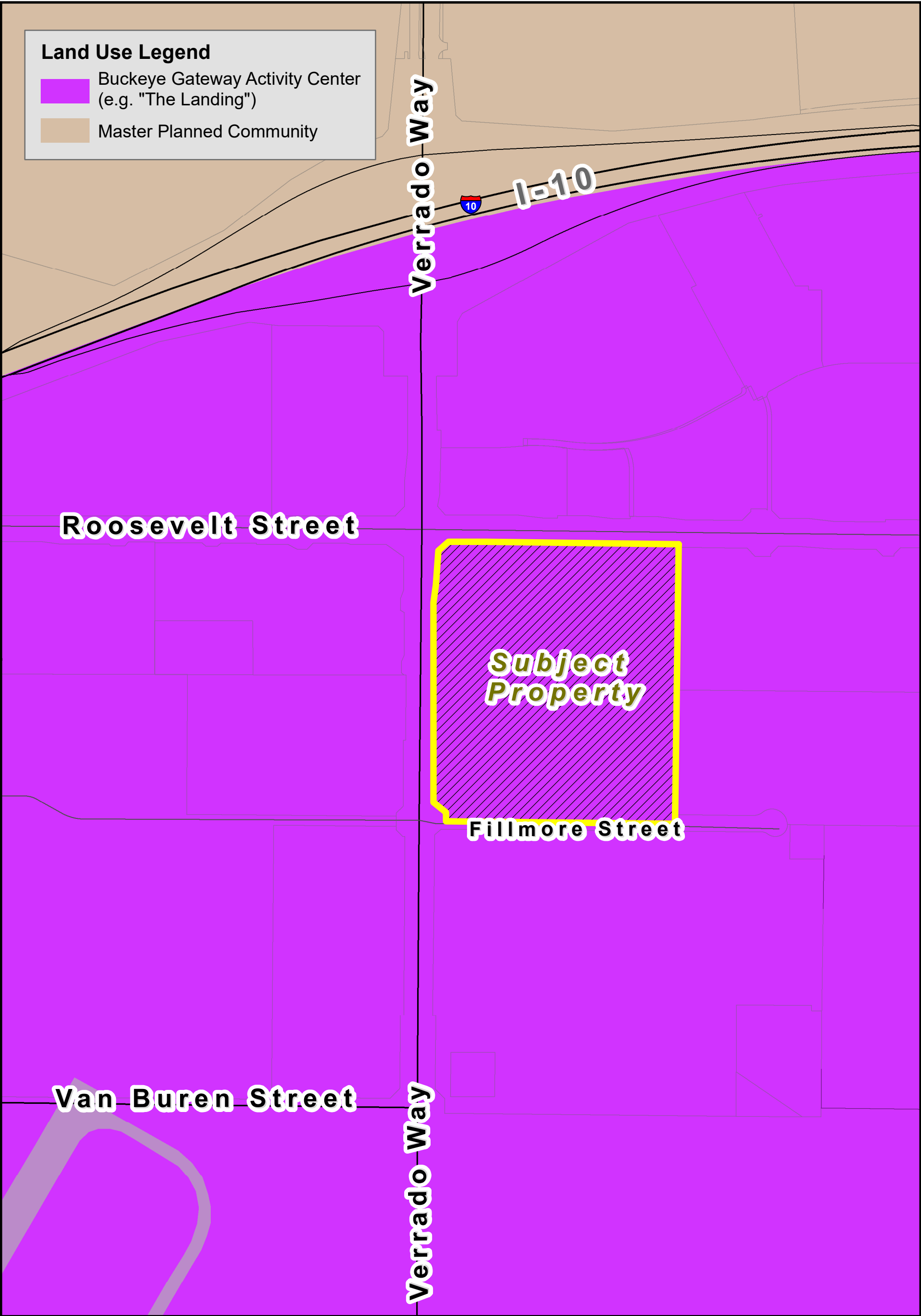


ZONING MAP

PLZZ-23-00018

The Mix on Roosevelt - Rezoning to PAD
Council District #5





GENERAL PLAN LAND USE

PLZZ-23-00018

The Mix on Roosevelt - Rezoning to PAD
Council District #5



The Mix on Roosevelt

Southeast Corner of Verrado Way and Roosevelt Street

Rezoning Narrative and Planned Area Development (PAD) Development Program



Submitted to:

City of Buckeye
530 E. Monroe Ave.
Buckeye, AZ 85326

Case Number:

PLZZ-23-00018

1st Submittal Date:

November 1, 2023

2nd Submittal Date:

June 4, 2024

3rd Submittal Date:

July 31, 2024

4th Submittal Date:

October 3, 2024

Development Team

Developer / Owner



Eisenberg Company

Residential Developer



Alliance Residential

Commercial Architect



Butler Design Group, Inc

Residential Architect



triARC Architecture & Design

Civil Engineer



Hilgart Wilson

Commercial Landscape Architect



Laskin and Associates, Inc.

Residential Landscape Architect



Anderson Design

Land Use Council



Bergin, Frakes, Smalley & Oberholtzer

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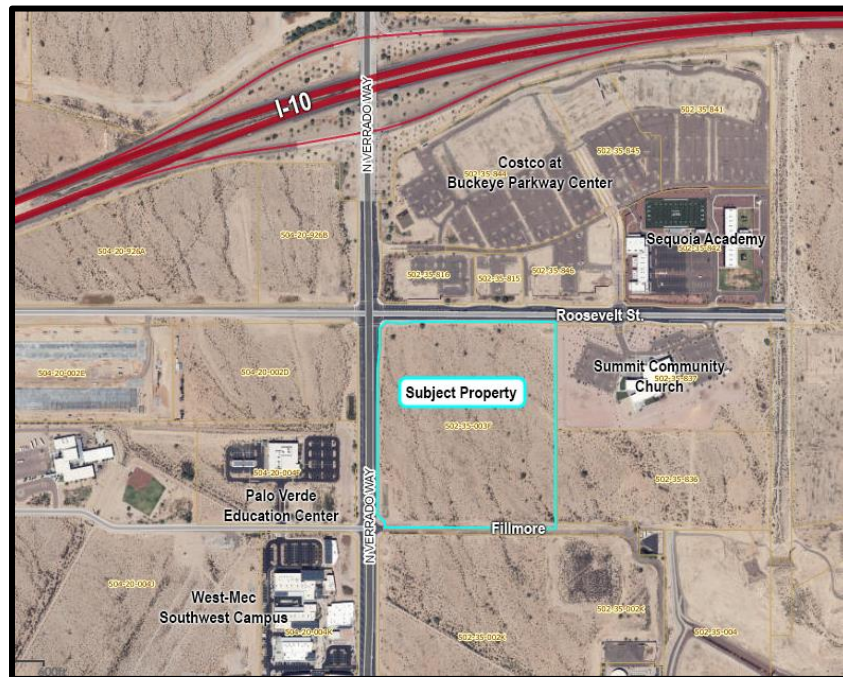
The Mix on Roosevelt

Rezone Narrative

Introduction

Eisenberg Company (“Eisenberg” or the “Applicant”) is submitting a rezoning application for a mixed-use development which includes a combination of commercial and high-density residential uses to be known as “the Mix on Roosevelt” (the “Project”) on approximately 31 acres of currently vacant land located at the southeast corner of Roosevelt Street and Verrado Way in Buckeye, Arizona. The Project will be located on Maricopa County Assessor’s Parcel 502-35-003F (the “Property”) and is described in **Exhibit A: Legal Description**. Eisenberg Company is a Phoenix-based commercial real estate firm that offers brokerage, leasing, development, and property management services, with over 70 years of experience and a focus on retail projects in emerging markets. Eisenberg will be partnering with Alliance Residential to develop a grocer anchored, horizontally mixed-use development. Due to the unique mixed-use vision of the site, the applicant is proposing a zone change from Planned Residential (PR) to Planned Area Development (PAD) to allow for a mix of residential and commercial uses, while creating a unique set of development standards to allow for the success of the project and support the City’s vision for the Buckeye Gateway Activity Center.

Figure 1: Vicinity Map



Status of Property & Surrounding Uses

The Project is located approximately 1,100 feet from Interstate 10 (“I-10”), with a significant arterial frontage on Verrado Way making it a highly visible site and ideal for commercial development. There is currently significant and complimentary commercial growth adjacent to the site north of Roosevelt Street within the Buckeye Parkway Center. A Costco is located along the I-10 at the rear of the commercial center, and site plans have been filed with the city for various retail uses along the Roosevelt

Street frontage. Further east of the site on Roosevelt is the Sierra Pathfinder Academy. Just to the east of the Property is the Summit Community Church. The church also owns the vacant property to the south of their developed site, which borders the Property on the east. The property to the south of the site across the Fillmore Street alignment is vacant, as is the property to the northwest. Additional vacant land is located west of Verrado Way across the street from the Property. The Palo Verde Educational Center is located across Verrado Way on the west of the Property, and Western Maricopa Education Center’s Buckeye campus (“West-MEC”) is located just to the south of that. Further west of these is another educational use; the BUHSD Learning Center. The table below depicts the general plan land use designation, zoning and current uses associated with properties adjacent to the site.

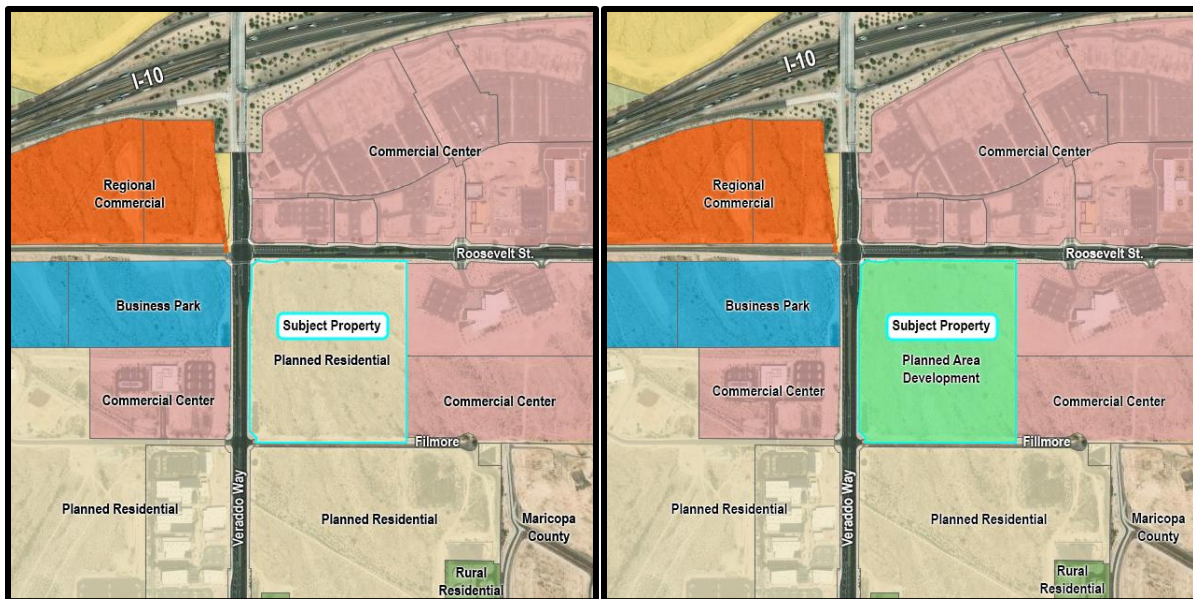
Table 1: Surrounding Uses

Direction	General Plan Land Use	Zoning	Current Use
Site	Activity Center	PR	Vacant Land
North	Activity Center	CC	Roosevelt St., Shopping center
East	Activity Center	CC	Church and Vacant Land
South	Activity Center	PR	Fillmore St. alignment, Vacant Land
West	Activity Center	BP, CC	Verrado Wy., Vacant Land and Palo Verde Education Center

Proposal / Request

The rezone to PAD would allow for the development of a horizontally mixed-use project consisting of approximately 17.36 acres of apartment-style residential units and 12.74 acres of commercial development on the southeast corner of Roosevelt and Verrado. The residential and commercial portions will be developed cohesively and will deviate from the base C-2 and MF-2 dimensional standards to achieve the unique vision of the project. The residential portion would consist of a 394-unit apartment complex with a mix of three-story buildings, and two-story carriage units. The residential frontage along Verrado will be designed in a way to help create an urban edge to the project and will include taller buildings at this frontage that will interface with the sidewalk along Verrado. The commercial center will be constructed on the northwest corner of the Property to maximize both access and visibility. This commercial center is envisioned as a vibrant area for service and retail commerce, that would be appropriately sized to attract in-demand tenants such as gyms and grocers to an underserved area of Buckeye. The commercial facades will largely be oriented internal to the site, focusing the pedestrian-oriented design features towards the planned multi-family portion of the Project. The proposed density on the residential portion of the site would be 22.72 dwelling units per acre (“du/ac”), establishing a high-density multi-family use on the site. This density conforms to the density of the existing underlying general plan designation of the Property, which proposes a minimum of 6 du/ac. **Figure 2** below depicts the current and proposed zoning on the Property. (See also **Exhibit B: Rezoning Exhibit**).

Figure 2: Current vs. Proposed Zoning



The applicant is requesting PAD zoning to modify various development standards to create a successful, horizontally mixed-use commercial and residential center. The Buckeye Development Code (“BDC” or “Development Code”) established the PAD district as an alternative to conventional development, where greater flexibility is required, and where a more productive use of the lands is envisioned, consistent with the objectives of the City. The Mix on Roosevelt will be a horizontally integrated project with distinct, but connected residential and commercial uses, under a customized PAD zoning district. This horizontal mixed-use concept envisions a Project that places high density residential uses in proximity to commercial uses but allows both uses to be positioned in a way to maximize their utility. Development of the commercial uses closer to the Verrado and Roosevelt frontages will increase their visibility, and placing the residential portion closer to Fillmore will allow for additional privacy for the residents of the community. In line with this vision, this application will utilize the PAD district to set development standards specific to the site’s location, to provide a dense residential development that operates in conjunction with a retail center that services these residents as well as the City of Buckeye as a whole. The proposed PAD zoning will provide enhanced architectural character, coordinated design, and an urbanized frontage along Verrado that will allow for the creation of a unique Project in Buckeye. The design character is exhibited through figures and language of this PAD narrative. The applicant will additionally be filing concurrently for a Site Plan and Minor Subdivision, to create separate parcels for the residential and commercial portions of the project. The Conceptual Site Plan for the Project is included as **Exhibit C** to this narrative.

Allowed Uses and Development Standards

This PAD will allow all for all uses of the Community Commercial (“C-2”) and Multi-Family 2 (“MF-2”) within the respective portions of the Project, as depicted in Table 3.1-1 of the BDC, except where specific C-2 uses are amended by this PAD in **Table 2: Amended Use Table**, shown below. The MF-2 district uses are intended to accommodate multi-family units at urban densities and the C-2 district is intended to provide a full range of community-oriented retail and service uses to be allowed within

the Project. When combined within this PAD, these allowed uses will create a cohesive and compatible development where people are able to live close to the retail services that support their needs.

Table 2: Amended Use Table

P = Permitted Use, C= Conditional Use Permit Use, PC = Permitted with Conditions Use, A = Accessory Use				
Use Category	Use Type	C-2	PAD (Commercial Portion)	Notes
Financial Services				
	Check Cashing	C	-	
Food and Beverage Services				
	Night Club	P	-	
Retail				
	Thrift Store	P	PC	Permitted with the following conditions: (1) Maximum 5,000 square feet (2) All donated items must be hand carried into store by donors; no outdoor pick-up/drop-off including bins (3) Merchandise is limited to clothing, jewelry, furniture and home furnishings, small appliances and electronics. Sales of auto parts and components, large appliances (e.g. washers, dryers, refrigerators) and mattresses shall be prohibited Definition: A retail store that specializes in the sale of previously owned and/or used goods and merchandise that has been donated. Thrift stores are distinct from consignment shops, pawn shops and non-consignment secondhand retail stores.
	Consignment Shop	P	P	Definition: A retail establishment where previously-owned merchandise, such as clothing, jewelry or furniture is consigned to a dealer who collects a fee and pays the seller after the merchandise is sold, but shall not include stores selling consigned vehicles, auto parts, scrap or waste. Consignment shops are distinct from thrift stores, pawn shops and non-consignment secondhand retail stores.
	Non-consignment secondhand retail stores	P	P	Definition: A retail establishment where previously owned merchandise, such as household goods and electronics, small appliances, books, toys, sports/recreational equipment, clothing, jewelry, shoes, and fashion-related accessories, is sold. This use specifically excludes donated items from being sold. This classification does not include secondhand motor vehicles, parts, or accessories, and large appliances.
	Pawn Shop	P	-	Definition: An establishment where money is loaned on security of personal property left in pawn and pledged as collateral, and where the pledged property may be sold to the public if not redeemed by the pledgor within a fixed amount of time.
Vehicles and Equipment				
	Boat, RV sales and rental	P	PC	Permitted if entirely indoors, including inventory storage
	Car wash	P	-	
	Gasoline sales	P	A	Permitted only as an accessory to a grocer, and not permitted along the Verrado frontage.
	Vehicle sales	P	PC, C	Permitted if entirely indoors, with a maximum of six vehicles stored outdoors; new vehicles only; CUP required to increase number of vehicles stored outdoors.

	Vehicle rental	P	P	Rental office only; car inventory on-site to maximum of six. CUP required to increase number of vehicles stored on-site.
	Vehicle service and repair, major	P	-	
	Vehicle service and repair, minor	P	A	Permitted only as accessory to a vehicle sales use.
Warehouse and freight movement				
	Mini-storage, indoor	P	-	
	Mini-storage, outdoor	C	-	
	Wholesale Establishment	C	P	Permitted if sales are primarily wholesale to public.
Other Uses				
	Dwelling, located above ground commercial floor	-	P	
	All residential uses unless located above ground floor commercial	-	-	
	homeless shelter	C	-	
	cemetery	P	-	
	Major utility facilities	C	-	
	All recreation and entertainment (outdoor) uses	P	-	
	Tobacco oriented retailer	P	PC	Permitted if less than 3,000 square feet

The modifications to the C-2 uses permitted within the PAD are meant to restrict uses that may be less compatible with the horizontal mixed-use nature of the Project.

The development standards set forth in this PAD supersede the Development Code, except where the PAD is silent. In such a case, the Development Code, and the established dimensional standards of the C-2 and MF-2 districts will apply to the respective uses of the Project. Additionally, where the PAD is silent, the Project will adhere to the applicable residential and commercial development standards of the BDC. Minor modifications of standards will be allowed in line with Section 8.12 of the BDC. Beyond these minor modifications, changes will follow the Major or Minor amendment processes detailed in Section 8.6.5 of the BDC. The applicability and process of these modifications shall follow the process and procedures set forth in said section. The following section sets forth the PAD standards to which the Project will adhere to.

Table 3A: Commercial Development (Dimensional) Standards

Standard		C-2	PAD
Lot Coverage, maximum (percent)		60	60
Setbacks, minimum	Verrado Way	Adjacent to residential district – 20 All others - none	8 ft.
	Roosevelt Street	Adjacent to residential district – 20 All others - none	8 ft.
	Fillmore Street	Adjacent to residential district – 20 All others - none	n/a
Minimum Non-Street Side Building Setback (East Property Line and Internal Lot Lines)		10 ft.	0 ft.
Building Height, maximum (feet)		50	80 ft.
Building Height, minimum (feet)		none	Commercial Primary: 30 ft. Commercial Pad: 20 ft.

Table 3B: Multi-Family Residential Development (Dimensional) Standards

Standard		MF-2	PAD
Density, maximum (du/gross acre)		No Max; 15.1 min	No Max; 15.1 min
Lot Dimensions, minimum	Lot Size (sq. ft.)	none	none
	Lot Width (ft.)	none	none
Setbacks	Verrado Way ⁽¹⁾	0	8 ft.
	Roosevelt Street	0	n/a
	Fillmore Street ⁽¹⁾	0	8 ft.
Minimum Non-Street Side Building Setback (East Property Line and Internal Lot Lines)		10 ft.	0 ft.
Building Separation, minimum		10 ft.	10 ft.
Lot Coverage maximum (%)		95	95
Building Height, maximum (ft.)		none	80 ft.
Building Streetside "Step back"		Per 5.7.6.H.3	none⁽²⁾

(1) No step back required for residential buildings along the Verrado or Fillmore frontages.

(2) Residential buildings along Verrado and Fillmore will be a minimum height of 37 ft.

Landscaping

The streetscape landscaping will be coordinated between commercial and residential uses to create a cohesive street-view along the site perimeter. Specific attention will be paid to the Verrado frontage where the residential and commercial uses comeingle. A conceptual exhibit of this frontage is provided with this application as **Exhibit D** to this narrative. Materials used in landscaping will be arranged in distinct patterns to highlight important entry points, walkway intersections, or areas designated for leisure and recreation. This strategic placement not only enhances the visual appeal but also guides visitors to focal points within the space, creating an intuitive flow and enriching the overall experience of the environment. The table below shows the landscaping standards of the PAD. The standards for the Project will follow the landscaping requirements Multi-Family Residential (Four or Fewer Stories) and Commercial respectively, except as permitted through this PAD.

Table 4: Landscaping Standards

Standard	Residential (BDC)	Commercial (BDC)	PAD
Min. percentage of parcel to be landscaped	10%	20%	Residential: 20% Commercial: 20%
Site Enhancement	1 tree, 5 other plantings per 600 square feet	1 tree, 5 other plantings per 400 square feet	1 tree, 5 other plantings per 600 square feet.
Site Perimeter ⁽¹⁾	1 Tree, 5 Other Plantings per 30 linear feet		1 Tree, 5 Other Plantings per 30 linear feet
Landscape Setback – Streetside	Minimum 15 ft. collector, Minimum 25 ft. arterial		Min. 15 ft. Fillmore, Min. 20 ft. Verrado, Min. 18 ft. Roosevelt⁽²⁾⁽³⁾
Landscaping Inside Parking Areas	1 tree, 3 other planting per landscaping island		1 tree, 3 other planting per landscaping island ⁽⁴⁾⁽⁵⁾
Building Foundation	1 other planting per 8 linear feet		Residential: 1 other planting per 8 linear feet (Residential Uses). Commercial: Along the storefront facades of commercial buildings, plantings to buffer 20% minimum of head-in parking ⁽⁶⁾ . The planting area may be located anywhere between the parking area and the building foundation. Raised planters and pots may be used to satisfy this requirement.
Acceptable landscape surface	Turf, Granite, Undisturbed desert		Turf, Granite, Undisturbed desert

- (1) Perimeter and street frontage calculations shall exclude driveways.
- (2) Buildings, patios, view fencing and design features may encroach into the landscape setback.
- (3) On Roosevelt, a trash enclosure, and seven parking spaces may encroach within the landscape setback, where the ROW is 75' to allow for a right turn land into the site. These encroachments will be limited to the dimensions depicted in sheet 2 of the conceptual site plan included as **Exhibit C** to this narrative. On Roosevelt, east of the roundabout, queuing lanes and parking may encroach within the landscape setback. If an alternative full access entrance is provided in place of the roundabout, no encroachment of parking or queuing will be allowed at this location.
- (4) Parking shade canopies may be used in lieu of landscape islands. Required parking area landscaping shall be deducted from the required landscape calculations.
- (5) Exceptions for trees may be granted administratively for islands containing fire hydrants, light poles, or similar site elements.
- (6) Patios and customer amenities may count towards the 20% requirement.

Additional Residential Design Standards

Specific to the residential portion of the site, garage doors will be offset at least 8" from the plan of the garage door adjacent to it. To further assist with the urbanized building massing envisioned by this project, the three-story residential buildings are envisioned at 120 feet in length. Each façade greater than 50 feet in length, measured horizontally, shall incorporate wall plane projections or recesses

having a depth of at least 3 percent of the length of the façade, and extending at least 20 percent of the length of the façade. This will allow for the planned 4' to 6' projections and recesses on the 120' buildings depicted within the conceptual site plan. Covered bike parking will be provided within the project, as well as private garages leasable by residents.

Additional Commercial Design Standards

Specific to the commercial portion of the site, the building transparency will be focused internally and oriented towards the internal pedestrian entries to the site. This orientation will focus the pedestrian oriented features on the northwest corner of the site towards the intersection of Verrado and Roosevelt, and internally to the pedestrians accessing the business from internal parking lots on site. Additionally, this will orient the glazing and transparency towards the planned residential component of the PAD, rather than the commercial and vacant uses surrounding the property. The Project will utilize significant architectural glass on the commercial frontage interior to the site and provide four-sided architecture and landscaping to create an inviting design when viewed from the street. The commercial facades will provide internal transparency with 85% of total linear feet to be glass up to 10 feet in height. Street-side building elevations will be enhanced with glazing in the amount of 5% to provide transparency, passive lighting, and visual interest. Similarly, pedestrian amenities for ground floor facades will be focused internally to the site, towards the public entrances for the buildings, and will provide a minimum of 80% shade coverage of pedestrian walkways on the entrance facades of the buildings. Street facing facades without pedestrian entrances will provide a minimum of 30% of these pedestrian amenities which may include arcades, display windows, entryways, awnings, shaded sidewalks, and other similar features.

Drive-through Design Criteria

Drive-through uses within the commercial portion of the project will comply with the following standards:

1. Payment and/or pick-up windows shall not face arterial streets unless obscured through allowable screening material as approved by the zoning administrator.
2. Drive-through lane canopies shall be included covering any payment or pick-up windows. Canopies shall be fully architecturally integrated into the building.
3. Portions of a drive-through lane that are adjacent to an arterial street shall be screened by a minimum three-foot tall wall, berm, or alternative screening method. Screening materials shall comply with development standards of this PAD.
4. Speaker boxes shall be located a minimum of seventy (70) feet from any residentially zoned property or residential use.
5. Drive-through lane queuing length shall be approved at the site planning phase of the Project's development.

Parking

Parking for the commercial and residential uses of the site will be determined by the standards of the BDC. As shown on the conceptual site plan, the development will meet or exceed the parking requirements of the uses on the site. The Project is expected to necessitate more parking than required under the city code, due to the specific mix of commercial end users expected and the marketability of

the residential units within the PAD. Per the BDC requirements of the conceptual site plan, the residential portion of the site will require 560 total spaces, and the commercial portion of the site is expected to require 405 spaces. Per the conceptual site plan included within this PAD, the project will exceed these requirements by providing 695 spaces within the residential portion and 561 within the commercial portion. The Project may utilize a shared parking agreement to allow for cross-parking within the commercial site. For the residential portion of the site, no parking will be allowed between any buildings and an adjacent public street.

Enhanced Design Features / Character & Theming of Project

In addition to the standards set forth, the PAD will incorporate elements that will enhance the site and provide a more cohesive and urbanized feel to the Project. Specifically, the Project will place three-story residential buildings along the residential portion (southern half) of the Verrado frontage. These buildings will be oriented with paths and landscaping from the sidewalk on Verrado to allow for permeability and access to the street from the site. The commercial frontage along Verrado will be designed to be complementary to the residential frontage and, importantly, the larger Verrado corridor. This may be accomplished through common landscaping, wall materials, and screening features to visually tie together the uses. As depicted in the below conceptual renderings shown in **Figures 3 & 4 below**, the commercial portion of the PAD will be designed with modern styling and theming and will include varying materials and colors along with articulated facades to provide visual interest when viewed from the street as well as internally to the site. Glazing will be focused on the customer facing entries from the parking interior to the site. The corner of Roosevelt and Verrado is envisioned as a statement area where that will include outdoor amenities for the businesses located on the corner to occupy to enhance the streetscape at an important intersection to the city - conceptually rendered in **Figure 3**. Conceptual commercial elevations are provided as **Exhibit E** to this narrative.

To create cohesion between multifamily and commercial properties the residential and commercial development, the Project will utilize material colors from the same color families. Stucco wall field colors will be tans, beiges, greys and generally capped with a contrasting dark color brown wall cornice. Additionally, apartment window shade canopies are specified to be the same product and color as one of the commercial properties metal wall siding callouts, and portions of the multi-family site walls will match the integral color CMU from the commercial development. The residential architecture of Project is designed to utilize low slope roofs and parapets to create the feel of tall and contemporary styled building by bringing the full height of the building to the perimeter. Additionally, the residential design may utilize vertically articulated parapets in various heights and with various cornice treatments at different building elements, breaking up the building mass and providing visual interest. **Figure 5** depicts a conceptual render of the residential units along Verrado Way for the Project. Additionally, conceptual elevations for the residential portion of the site are included as **Exhibit F** to this narrative.

Figure 3

(Conceptual rendering of commercial site – internal view looking northwest)



Figure 4

(Conceptual rendering of commercial site – external looking towards northwest corner of the Project)



Figure 5

(Conceptual rendering of residential units on Verrado Way)



Open Space

Within the residential portion of the Project, a minimum of 15% of the area will be developed as usable open space. This open space will house the amenities for the residents and their guests and include a clubhouse, fitness center, pool & spa, residential pet area, and playground. In addition to the patio and congregation areas located throughout the commercial portion of the project, a series of connected public paths totaling two percent (2%) of the net site area will be provided.

Walls and Fences

The residential uses within the Project will include a 6-foot block wall with multiple penetrations for pedestrian permeability into the commercial portion of the site, as shown on the Conceptual Site Plan. Connectivity will be provided with pedestrian paths that connect the residential units to amenity areas within the residential portion, and further on to the various commercial uses closer to Roosevelt and Verrado. Walls within the commercial portion of the Project will largely be used for parking screening, to retain maximum retail visibility for the retail uses.

Signage

A Comprehensive Sign Plan application will be submitted under a separate cover to be reviewed in conjunction with the Site Plan.

Utilities & Drainage

The Project is within the City of Buckeye water and sewer service area. A conceptual Water Report and Conceptual Wastewater Report will be submitted with the Site Plan submittal, and Final Reports will be submitted with the construction documents submittal. The development will provide retention for the 100-year, 2-hour storm event for both onsite and half-street drainage, which is the city design standard. The developer is responsible for verifying water and sewer allotments for the site. Due to the commercial nature of this development, most retention will be underground in an underground retention facility. The type of structure will be determined during preliminary design. All on site drainage will be designed to flow to a series of catch basins and underground storm drainpipes to channel stormwater flows to the retention facilities. The off-site flow affecting this site is deemed negligible and will not require on-site conveyance, but adjacent half-street flows will be retained per City of Buckeye standards. A Preliminary Drainage Report will be submitted with the Site Plan submittal, and a Final Drainage Report will be submitted with the construction documents submittal.

Circulation

The site's location provides prime visibility to the commercial portion of the property and additionally provides housing adjacent to significant transportation infrastructure. As shown on the conceptual site plan included as **Exhibit C**, the Project anticipates two entrances on Verrado Way, two entrances on Roosevelt Street, and one entrance on Fillmore Street. Main access to the multi-family portion of the Project will be from Fillmore Street on the south, to minimize traffic between customers and residents at the site. Secondary residential entrances will be provided internally on the northwest and northeast corner of residential/commercial boundary. The Project may utilize a roundabout or alternative full access entrance on the northeast entrance, with final design expected to be approved at the site planning phase of the Project.

Bus bays have been included on Verrado Way and Roosevelt Street. While the city has requested a 75' right of way ("ROW") where Roosevelt Street is adjacent to the northwest corner of the Property, the North half of Roosevelt ROW was platted as 67 feet wide. The full 85' ROW width along Verrado will be dedicated. A traffic impact analysis submitted with this application was prepared by SWTE. The recommendations of that analysis have been incorporated into the conceptual site plan where possible. Turning lane storage has been maximized to fit within the constraints of the site.

The Project will feature a minimum of three pedestrian connections between the commercial and residential uses. The primary pedestrian connection will be oriented at a midway point of the Project to best connect residents to the adjacent commercial uses. The two additional connections will be aligned with the secondary vehicular access points on the northeast and northwest of the multi-family portion of the Property. Perimeter sidewalks will be provided on the street frontages of the Project.

Phasing

The Project will develop with coordinated phasing with plans for a complete and comprehensive site operating in Q1 of 2026. The site plans submittals for commercial and residential portions may proceed separately but will be governed by this PAD.

Services

Fire & Police

The Project is located within the jurisdiction of the City of Buckeye Fire Medical and Rescue Department, as well as the Buckeye Police department.

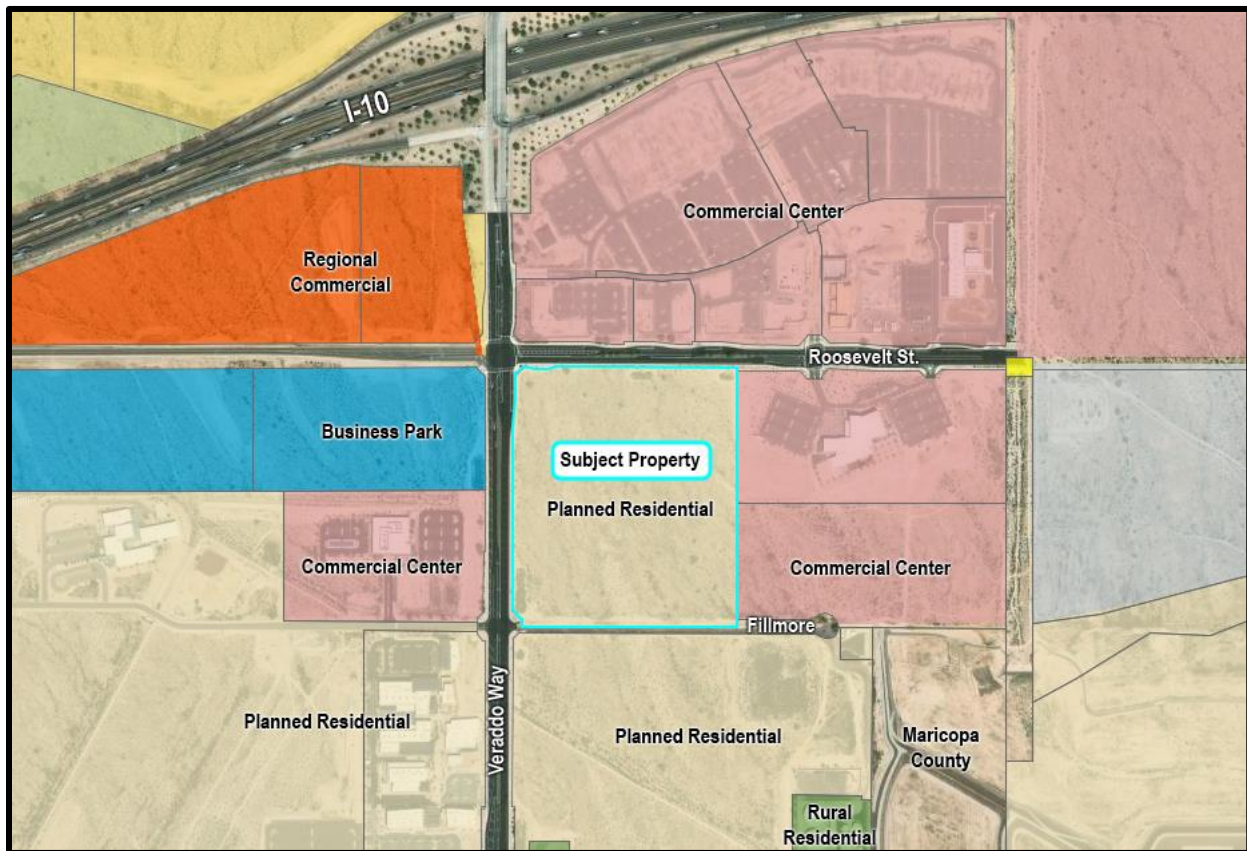
Schools

Notifications will be provided to school districts in line with Section 8.15 of the Development Code. The Project is located within the Buckeye Union High School District (“BUHSD”), and the Liberty Elementary School District. Of note, the project is located in close proximity to the BUHSD Learning Center and the Sequoia Pathfinder Academy. A summary of on-going school outreach is included in **Exhibit G: Citizen Participation Report**.

Compatibility with Surrounding Uses

The Mix on Roosevelt, as proposed, is highly compatible with the existing and planned uses within the surrounding area. This area of eastern Buckeye just south of I-10 is developing with several commercial and educational uses that support the vision of an Activity Center that will act as a catalyst to support dense housing and mixed-use development. The current zoning of PR is not compatible with the general plan land-use designation or the surrounding zoning of commercial center, regional commercial, and business park. The multi-family component of the Project will bring customers to the area – providing benefits to the existing and planned businesses. Additionally, the proximity of residential to commercial and business park uses will allow for the potential of reduced commutes and improved access to essential commercial goods and services.

Figure 5: Surrounding Zoning Map

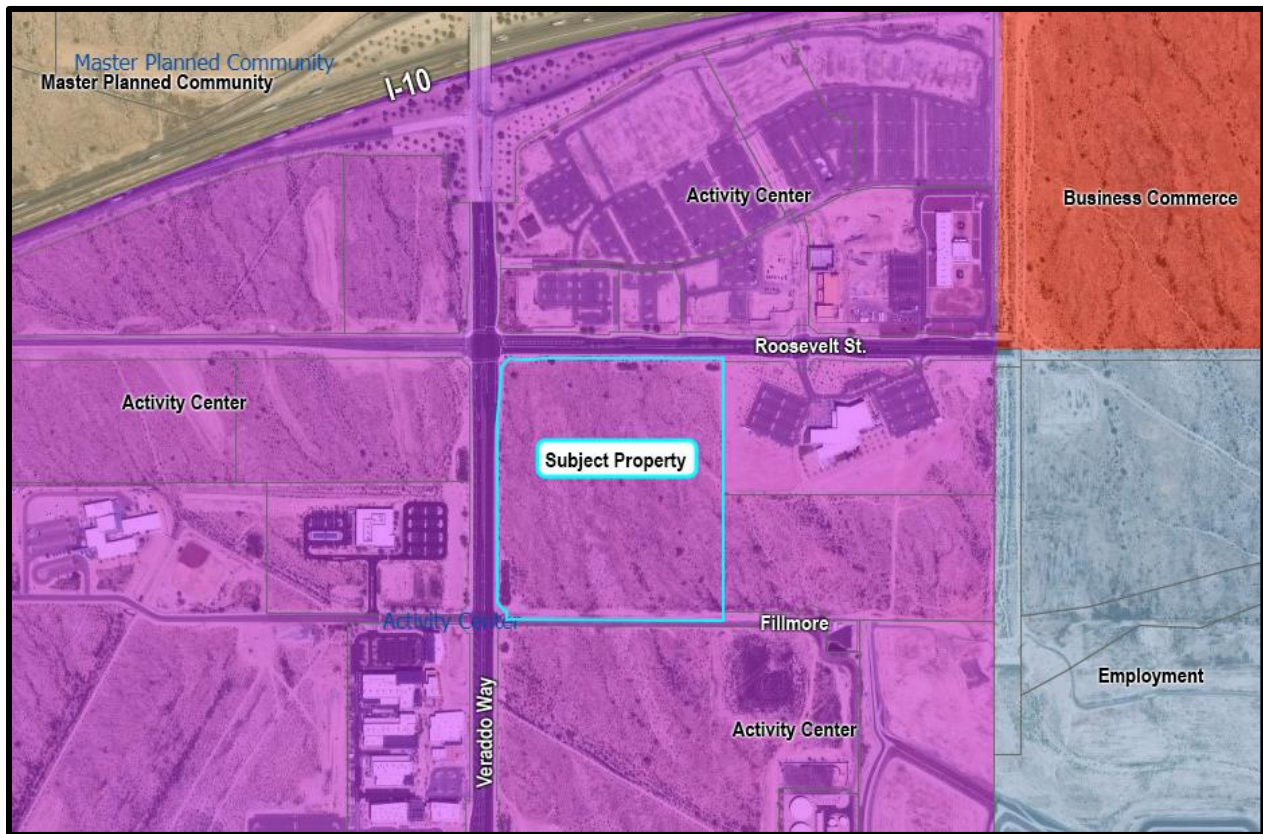


Additionally, the project will comply with the Luke Air Force Base Graduated Density Concept. Buckeye established a policy for administration of the Luke Air Force Base Graduated Density Concept (GDC). This policy allows for flexibility on residential densities within the Gateway Activity Center by including surrounding land that will not be developed for residential uses, to allow for more dense residential developments within the area. The Mix is located within the “West District” portion of the Gateway Activity Center Area Plan (GACAP) and is tracking applications for residential unit development within this area up to a cap of 8,045 units. This application will not increase the units beyond the cap proposed in the City’s policy document and follows the GDC.

Conformance with the General Plan

The Project’s land use designation is “Buckeye Gateway Activity Center” within the 2040 Buckeye General Plan (“General Plan”). The current PR zoning is an obsolete zoning district that conflicts with the Activity Center land use designation that exists on the property and within the greater area, which envisions more intense uses than subdivided single-family development. The below figure depicts the General Plan land use designation of the Property.

Figure 6: General Plan Land Use Map



Within the General Plan, Activity Centers are encouraged to support mixed-use development, including “horizontal mixed-use development [...] of a group of buildings that have single or multiple uses next to each other on the same level” (pg. 2-21 General Plan). Additionally, the Activity Centers are characterized by superior access to transportation corridors and existing infrastructure with the potential to drive regional growth. The Project is in the Buckeye Gateway Activity Center, one of the six Activity Centers established by the General Plan. The Buckeye Gateway Activity Center “is strategically located to capitalize on existing assets such as the West-MEC education center and a number of master planned communities. The center is envisioned as a research and development employment node, educational campus, and entertainment hub, serving the west valley region” (pg. 2-16 General Plan). The Project is, by its nature, compatible with the Activity Center land use of the General Plan as well as the Buckeye Gateway Activity Center. The BDC designates the uses allowed within this PAD (MF-2 and C-2 uses of the BDC) as compatible with the Activity Center land use designation. Specifically, the Project supports the following goals and policies of the General Plan.

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

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.

Policy G-4.2 Mixed-use projects should only be designed to support walkability and livability through complete streets concepts, amenities, and services.

The Project will support these goals of mixed-use land development within the General Plan through the nature of the development. The Project's horizontally mixed-use nature will integrate residential and commercial uses within the 32-acre site. By placing high density multi-family residences adjacent and connected to the commercial portion of the site, the Project will support walkability and encourage the active lifestyle of the residents within the community. The Project will provide a minimum of three pedestrian connections on the Property. Pedestrian paths will continue through the site to connect to the adjacent site perimeter sidewalks.

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

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

Policy G-8.10 Activity Centers should be located adjacent to major transportation corridors and should consist of urban mixed-use developments.

The Project supports the Activity Center land use goals of the General Plan through its mixed-use nature. In particular, the density of the residential portion of the site will exceed the minimum of 6 du/ac with a proposed density of 22.72 du/ac. Furthermore, the proximity of the Property to the major freeway Interstate 10 ("I-10"), as well as its location along a major arterial, positions the property in an ideal location to support these policies. The Property's adjacency to these major transportation corridors supports the Project as a high density, mixed-use development.

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

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.

Policy G-17.2 The City of Buckeye should promote diversity in size, design, and densities in new residential developments.

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

The residential portion of the Project supports the housing goals and policy of the General Plan. The City acknowledges within its goals and policies that there is a need to support a variety of diverse housing types within the city. Specifically, the density provided by the Project is high considering other development in this area of the City and will provide alternatives to the single family style development in the area. The project achieves the plan's goal of creating mixed-use projects in the city through a site plan that incorporates residential and commercial elements. Through the integration of the uses on the site, residents will be adjacent to a plethora of retail and service commercial uses.

PAD Objectives

Per Section 2.7.2 of the Development Code, the Mix on Roosevelt is designed to support the five purposes of the PAD overlay district. This Project accomplishes those goals, as provided below:

To permit greater flexibility within the development to best utilize the physical features of the particular site in exchange for greater public benefits than would otherwise be achieved through development under this Development Code.

The Project will bring much desired and needed commercial services to an underserved area of the city. The development of the Project under a PAD with both residential and commercial uses will assist in maximizing the potential of the site for a mix of uses. The utilization of the PAD district will allow the residential and commercial portions of the Project to move forward simultaneously and ensure the development of a mixed-use site. The PAD solidifies the nature of both components and ensures the success of the whole. Additionally, the minor deviations from the development standards are meant to increase the viability of the site while conforming with the vision of the city for development within the Gateway Activity Center. The modifications from the commercial standards within the BDC will allow the project to maximize site visibility, while maintaining an enticing and inviting commercial corner that will enhance the character of the Project at an important and high-volume intersection in the city.

To ensure that any development impacts that occur through the use of greater flexibility are mitigated to the greatest extent feasible so as not to create adverse impacts on neighboring properties or the surrounding neighborhood.

While the development standards have been modified through the PAD, there will be no adverse impacts on the surrounding neighborhood or neighboring properties. The Project is designed to facilitate compatibility with surrounding uses – specifically with the existing and planned commercial uses to the north.

To encourage the provision and preservation of meaningful open space.

Per the Open Space section of this narrative, the Project will use the PAD to provide 20% landscaping for both the commercial and residential components, thus exceeding the minimum standards if this developed under the City's non custom zoning districts.

To encourage integrated and unified design and function of the various uses comprising the PAD.

The Project will coordinate various aspects of its end design to create a cohesive development. Despite the geographical separation of the residential uses inherent in its horizontal mixed-use nature, the project will have a cohesive streetscape on the length of Verrado Way. The Project may additionally coordinate landscape pallet, colors, or architectural features to further provide unified design elements.

To encourage a more productive use of land consistent with the public objectives and standards of accessibility, safety, infrastructure and land use compatibility.

This PAD will align the Property with the Activity Center land use designation envisioned in the General Plan. The placement of the commercial and residential uses allows optimal access to the city's transportation infrastructure and satisfies the housing and economic goals of Buckeye. Both C-2 and MF-2 zones are considered compatible with the Activity Center land use designation. By combining allowed

uses within both districts into a PAD, this application promotes a more productive use of the site than is allowed under its current zoning.

Per section 8.6.5.D of the BDC, the PAD will meet the following six criteria necessary for its approval by City Council:

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 offers substantial benefits to the City by bringing much-needed commercial services to an area where those uses are needed. The PAD also provides a unique site design where commercial and residential uses will operate in a cohesive manner. The PAD sets forward standards for the Verrado frontage – specifically for the residential portion of the project – that will complement the vision of the city to have an attractive and activated street to conform with the Activity Center land use designation of the site. Reducing interior setbacks, and separations between the residential and commercial uses will allow a truly horizontal mixed-use community to develop under the standards of this PAD.

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

This PAD is in conformance with the goals & policies of the general plan, as detailed in the General Plan conformance section of this narrative.

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;*

This PAD has facilities and services available to serve the site while maintaining adequate levels of service to existing development. Further details can be found throughout this narrative.

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 PAD is not expected to produce adverse impacts on the natural environment.

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

The PAD is not likely to cause significant adverse impacts upon other property in the vicinity. The Project is designed to be compatible with the surrounding existing and planned uses. Bringing high density residential and needed commercial services to the site is in line with the General Plan land use designation of the site and will be a benefit for the surrounding area. Through the mixed-use nature of the site, the Project will benefit the surrounding area by providing these necessary services as well as a customer base in the form of residents that will utilize the on-site retail as well as existing and planned commercial uses along Verrado and Roosevelt.

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

By aligning the Project with the underlying General Plan land use designation of the site, the Project will inherently become more compatible with the surrounding planned uses in the vicinity.

Conclusion

The Mix on Roosevelt will be a horizontally mixed-use project that will bring necessary commercial uses to Buckeye and provide homes adjacent to these commercial uses. The PAD district will assist in aligning the overall site with the underlying Activity Center as envisioned in the General Plan. Using the PAD district, the Project will allow for commercial and multi-family interconnectivity within an activity center of the city, with standards meant to promote a more urban vision for the site. The project will adhere to the City of Buckeye Engineering design standards and requirements. The underlying development and dimensional standards of the PAD will allow for the site to continue to grow and urbanize as Buckeye develops and grows with time. This project will not preclude the type of urban development that the city desires in this area and will in fact assist in the densification and commercial growth that is envisioned within the General Plan.

Exhibits

- Exhibit A: Legal Description and Exhibit
- Exhibit B: Rezone Exhibit
- Exhibit C: Conceptual Site Plan and Site Details
- Exhibit D: Conceptual Verrado Frontage Exhibit
- Exhibit E: Conceptual Commercial Building Elevations
- Exhibit F: Conceptual Residential Building Elevations
- Exhibit G: Citizen Participation Report

Exhibit A

SEC VERRADO & ROOSEVELT REZONING APPLICATION PLZZ-23-00018 LEGAL DESCRIPTION

A portion of land being situated within the Southwest quarter of Section 6, Township 1 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the West quarter corner of said Section 6, marked by a found 3 inch Town of Buckeye brass cap in hand hole, down 0.5 feet, from which the Southwest corner, marked by a found 3 inch City of Buckeye brass cap in hand hole, down 0.5 feet, thereof bears South 00°26'05" West, 2644.85 feet;

THENCE South 00°26'05" West, 95.21 feet on the westerly boundary of said Southwest quarter;

THENCE leaving said westerly boundary, South 89°33'55" East, 80.00 feet to the **POINT OF BEGINNING**;

THENCE on the southerly boundary of the Right of Way for Roosevelt Street the following 5 courses:

THENCE North 45°30'41" East, 55.36 feet;

THENCE South 80°29'52" East, 59.35 feet;

THENCE South 89°24'45" East, 60.75 feet;

THENCE North 77°04'55" East, 42.82 feet;

THENCE South 89°24'45" East, 884.06 feet to the westerly boundary of Lot 2 of the Final Plat of Summit Community Church Phase 1, as recorded in Book 1441, Page 08, Records of Maricopa County, Arizona;

THENCE on said westerly boundary and the westerly boundary of Lot 1 of said Final Plat, South 00°20'39" West, 1267.17 feet to the center line of the Right of Way of Fillmore Street;

THENCE North 89°25'31" West, 1056.28 feet to the easterly boundary of the Right of Way of Verrado Way;

THENCE on said easterly boundary the following 6 courses:

THENCE North 00°26'05" East, 40.00 feet;

THENCE North 89°25'30" West, 5.00 feet;

THENCE North 44°29'42" West, 56.64 feet;

THENCE North 00°26'05" East, 898.34 feet

THENCE North 06°49'27" East, 134.79 feet;

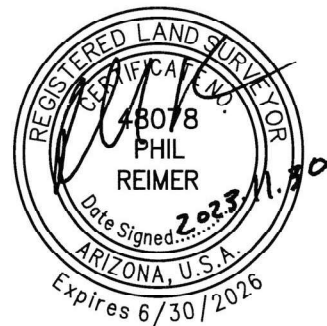
THENCE North 00°26'05" East, 115.08 feet to the **POINT OF BEGINNING**.

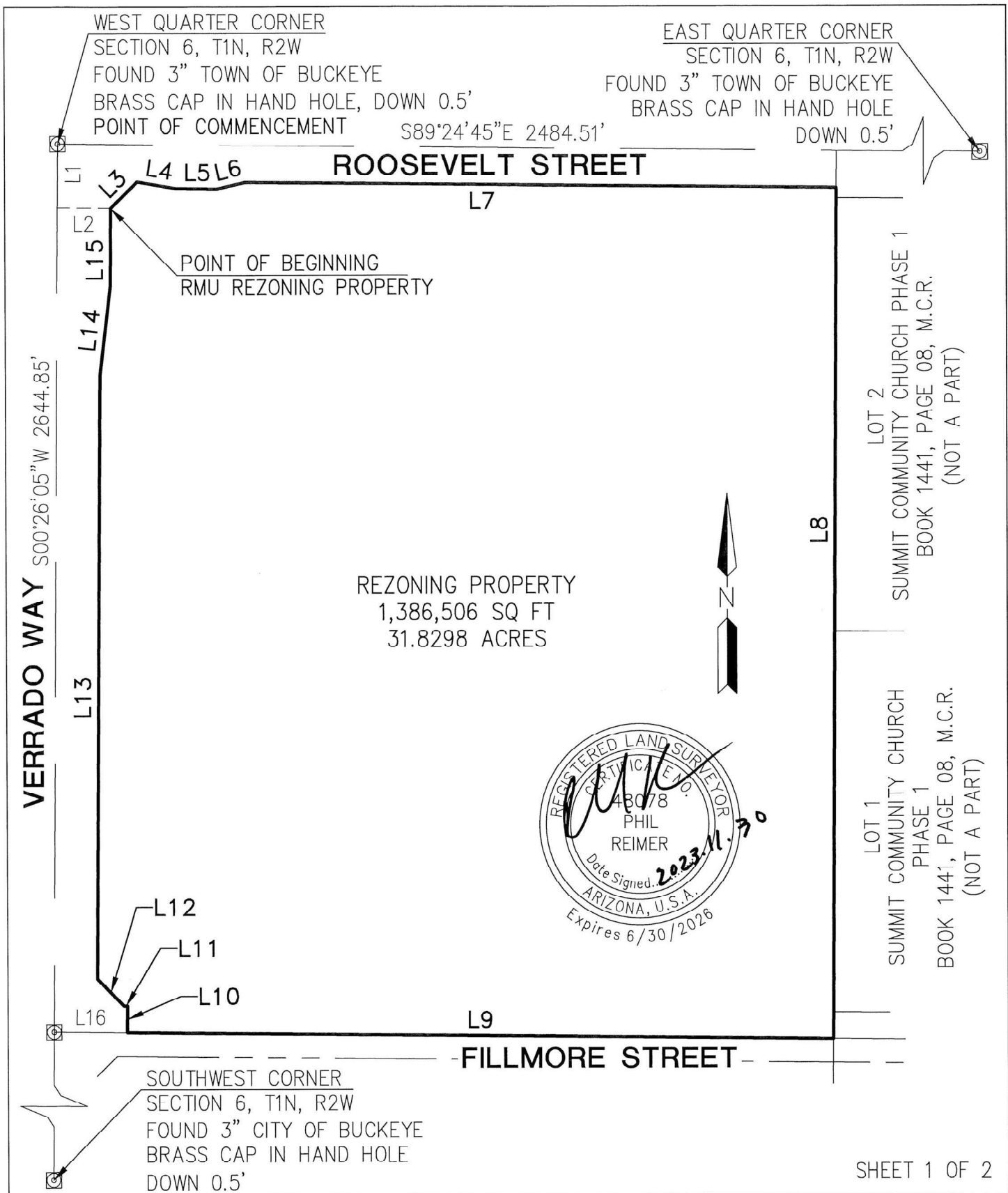
The above-described parcel contains a computed area of 1,386,506 sq. ft. (31.8298 acres) more or less.

Being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 2517
Date: October 2023





PROJ.NO.: 2517	SEC VERRADO & ROOSEVELT REZONING PROPERTY BUCKEYE, ARIZONA	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: NOV 2023		
SCALE: N.T.S.		
DRAWN BY: NOG	EXHIBIT	
CHECKED BY: PR		

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S00°26'05"W	95.21'
L2	S89°33'55"E	80.00'
L3	N45°30'41"E	55.36'
L4	S80°29'52"E	59.35'
L5	S89°24'45"E	60.75'
L6	N77°04'55"E	42.82'
L7	S89°24'45"E	884.06'
L8	S00°20'39"W	1267.17'
L9	N89°25'31"W	1056.28'
L10	N00°26'05"E	40.00'
L11	N89°25'30"W	5.00'
L12	N44°29'42"W	56.64'
L13	N00°26'05"E	898.34'
L14	N06°49'27"E	134.79'
L15	N00°26'05"E	115.08'
L16	S89°25'31"E	110.00'



SHEET 2 OF 2

PROJ.NO.: 2517	SEC VERRADO & ROOSEVELT REZONING PROPERTY BUCKEYE, ARIZONA	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: NOV 2023		
SCALE: NONE		
DRAWN BY: NOG	EXHIBIT	
CHECKED BY: PR		

Exhibit B

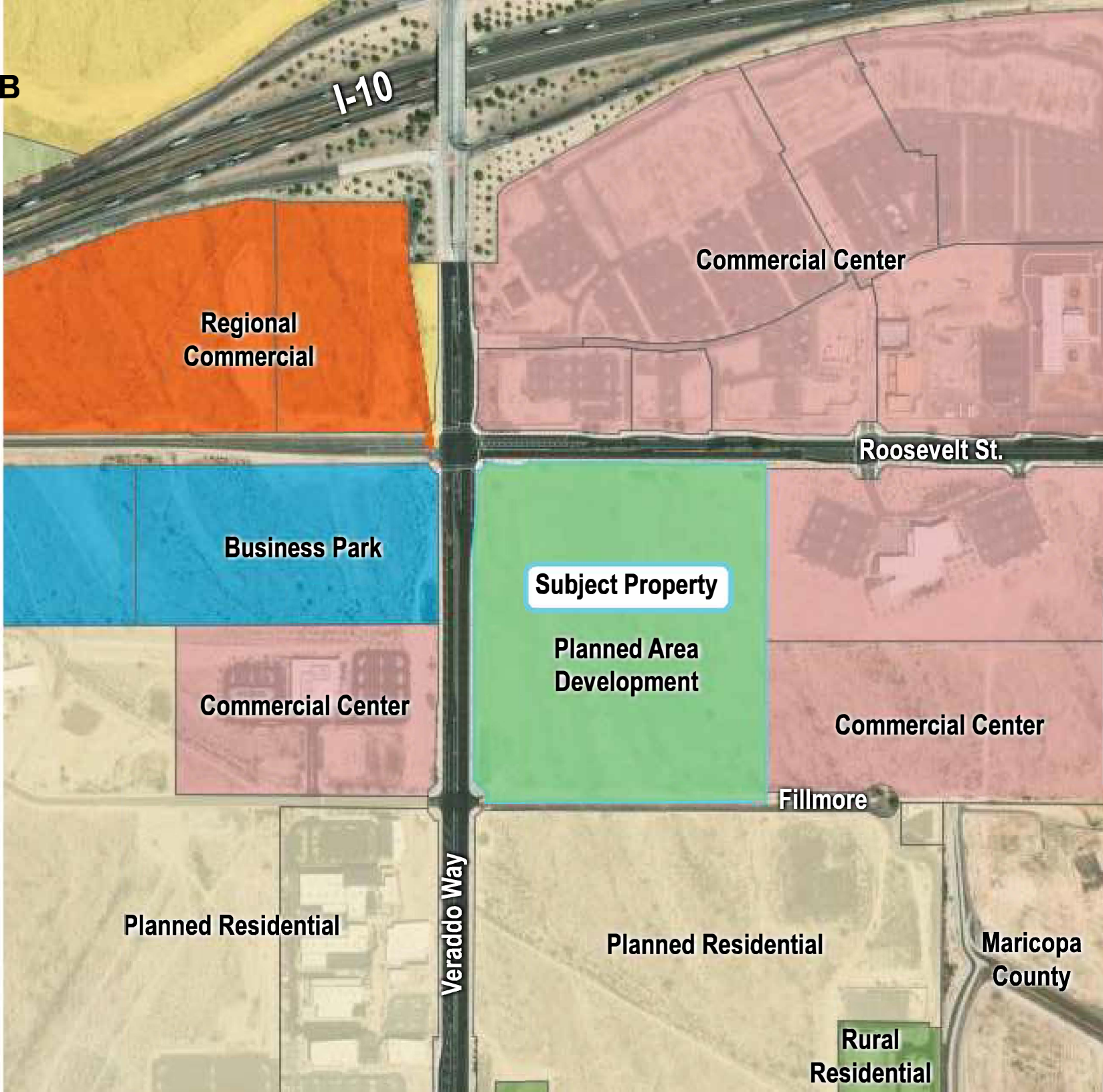
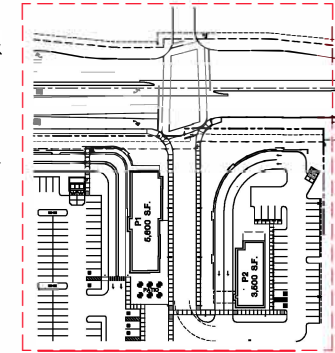
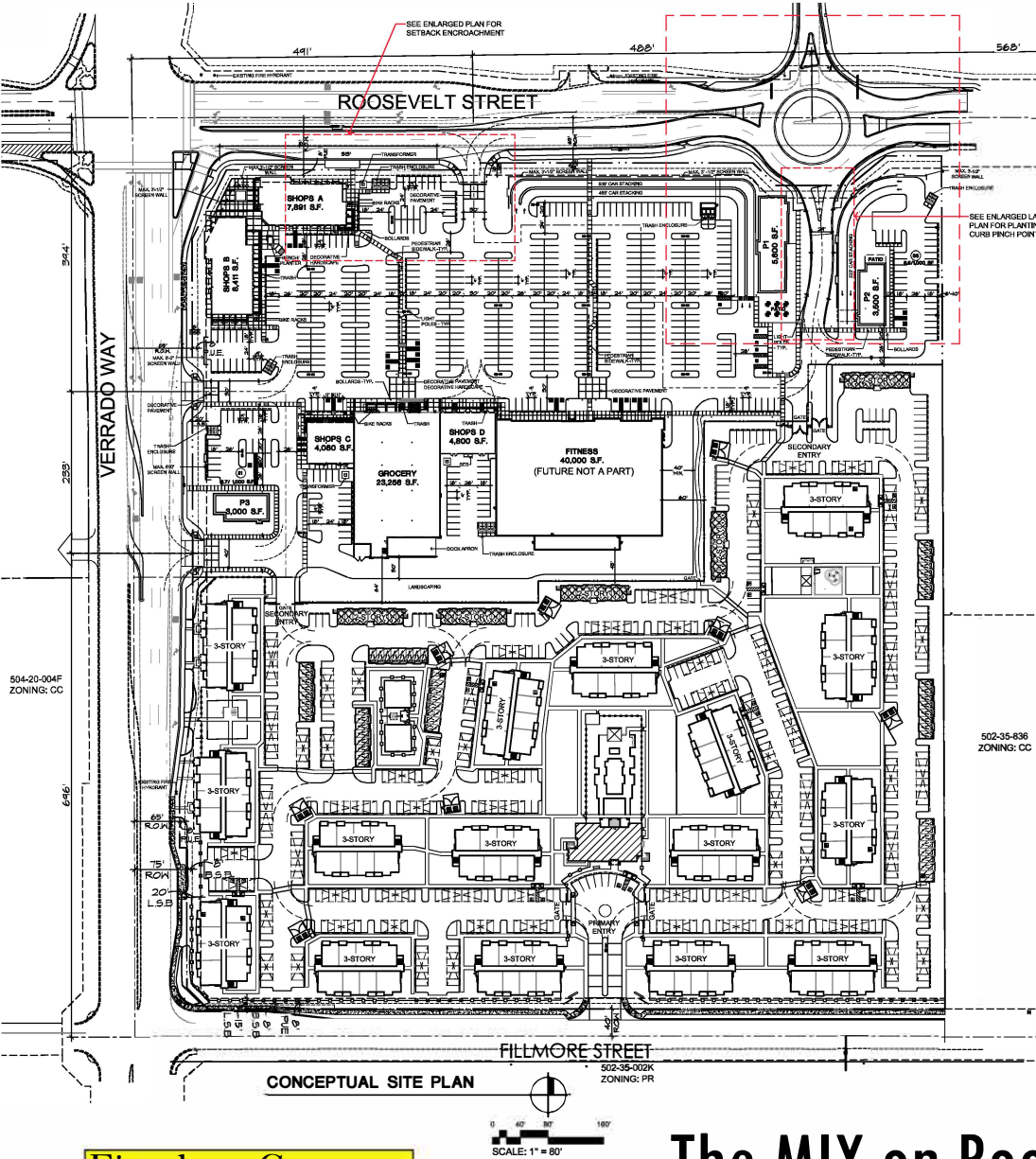


Exhibit C



CONCEPTUAL ALTERNATE FULL ACCESS

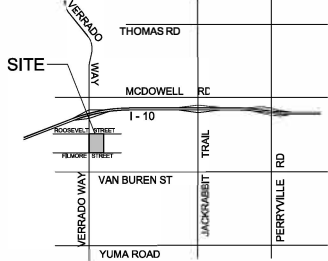
SITE DATA		
Existing Zoning:		PR
Proposed Zoning:		PAD
APN #:		502-35-003F
Gross Site Area:	+/-	1,540,784 S.F. (35.37 AC.)
Site Area:	+/-	1,366,507 S.F. (31.94 AC.)
MF Net Site Area:		756,114 S.F. (17.36 AC.)
Commercial Net Site Area:		554,945 S.F. (12.74 AC.)
ROW Dedication:		75,448 S.F. (1.74 AC.)
COMMERCIAL SITE DATA:		
Commercial Net Site Area:		554,945 S.F. (12.74 AC.)
Total Building Area:		100,535 S.F.
Building Coverage:		18.12%
Total Landscape Area:		112,700 S.F. (2.59 AC.)
Landscape Coverage:		20.3%
Building Setback:	Required	Provided
Verrado Way:	20' (Adj. to Residential)	8'
Roosevelt Street:	20' (Adj. to Residential)	8'
Fillmore Street:	20' (Adj. to Residential)	N/A
Building Height:		80'
PARKING REQUIRED:		
1/100 SF + Stacking (12,097 SF):		121 Spaces
1/300 SF Retail (25,292 SF):		84 Spaces
1/300 SF Gym (40,000 SF):		133 Spaces
1/350 SF Grocer/Large Retail (23,256 SF):		67 Spaces
TOTAL PARKING REQUIRED:		405 SPACES REQ.
TOTAL PARKING PROVIDED:		561 SPACES PROVIDED
ADA PARKING REQUIRED:		12 SPACES
ADA PARKING PROVIDED:		27 SPACES

CITY OF BUCKEYE NOTES
THE CITY HAS REVIEWED THE PLAN FOR CONCEPT ONLY. THE APPLICANT/OWNER ACKNOWLEDGE THAT LOCATIONS AND/OR DESIGN OF BUILDINGS, ACCESS, PARKING, AND/OR ANY OTHER SITE FEATURES MAY BE SUBJECT TO MODIFICATION BASED UPON CITY COMMENTS PROVIDED WHEN A SITE PLAN APPLICATION IS FILED FOR THE PROPERTY.

PROJECT SHALL COMPLY WITH CITY OF BUCKEYE ENGINEERING STANDARDS AND REQUIREMENTS.
LEGAL DESCRIPTION
SECTION 06, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA-SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT TEAM	
Developer / Owner Eisenberg Company 2710 E. Camelback Rd. Suite 210 Phoenix, Arizona 85016 Contact: Ryan Amato Ph: (602) 468-6100 ryan@ramatop.com	Architect Butler Design Group 5013 E. Washington St. Ste 100 Phoenix, Arizona 85034 Contact: Toby Rogers Ph: (602) 957-1800 trogers@bdgaz.com
Landscape Architect Laskinand Associates Inc. 5013 E. Washington St. Ste 110 Phoenix, Arizona 85034 Contact: Daniel Dodson Ph: (602) 840-7711 daniel@laskinand.com	Civil Engineering Hilgart Wilson 2141 E. Highland Ave. Ste 250 Phoenix, Arizona 85016 Contact: Ted B. Luther, PE Ph: (602) 730-3532 tluther@hilgartwilson.com

VICINITY MAP



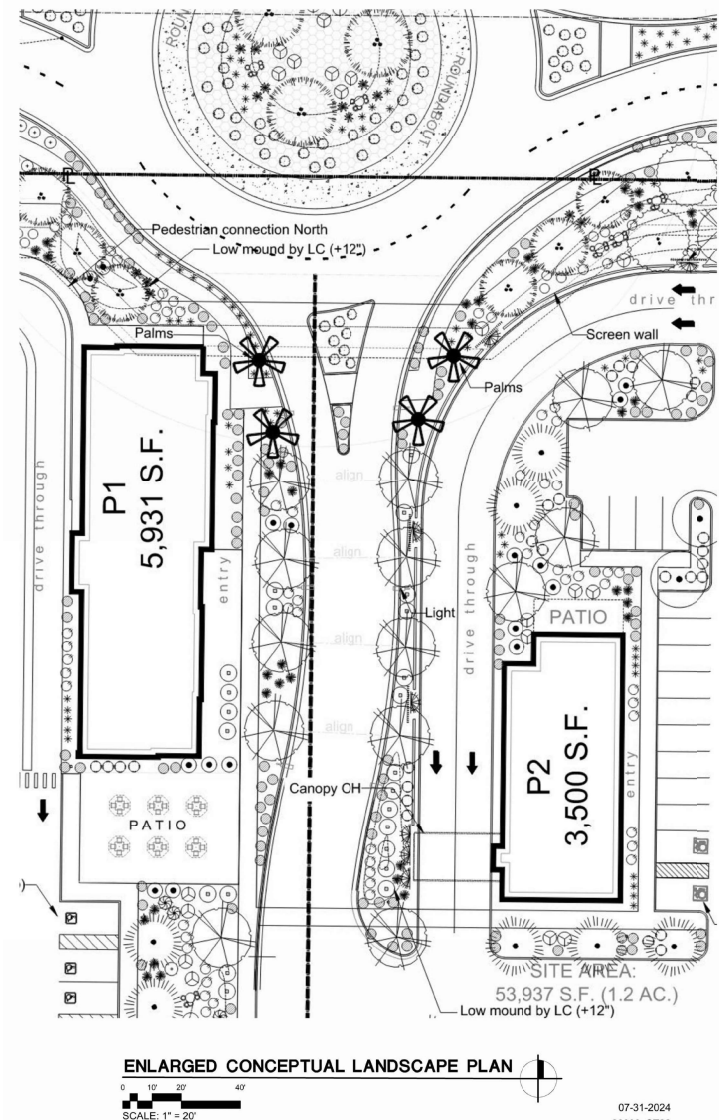
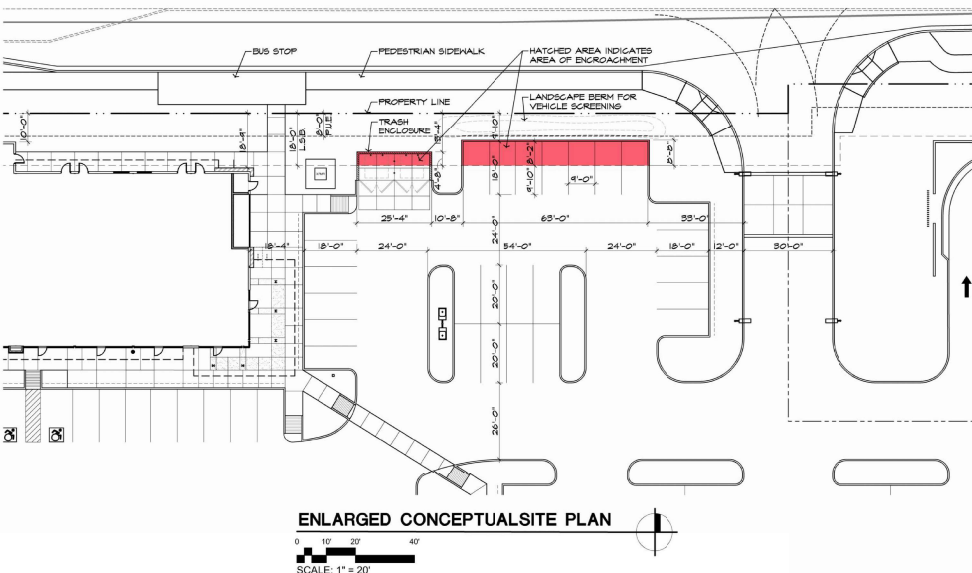
BUILDING INFORMATION:	
DWELLING UNIT MIX:	
1 BEDROOM = 250 (63%)	
2 BEDROOM = 144 (37%)	
TOTAL UNITS = 394	
ACCESSIBLE UNITS:	
REQUIRED: 394 x .02 = 8 UNITS	
PROVIDED: 8 UNITS ANSI TYPE A (GROUND FLOOR)	
BUILDING MIX:	
(10) BUILDING TYPE 1 (3 STORIES X 8 UNITS PER STORY)	
1 BED = 15 UNITS	
2 BED = 9 UNITS	
TOTAL = 24 UNITS PER BLDG	
(5) BUILDING TYPE 2 (2 STORIES X 2 UNITS 2ND STORY ONLY)	
1 BED = 2 UNITS	
2 BED = 0 UNITS	
TOTAL = 2 UNITS PER BLDG	
VEHICLE PARKING REQUIRED:	
1 BEDROOM: 250 UNITS x 1.0 PS = 250SPACES	
2 BEDROOM: 144 UNITS x 1.5 PS = 216SPACES	
REQUIRED RESIDENT SPACES	466SPACES
GUEST: 466 SPACES / 5 = 94 SPACES	
TOTAL REQUIRED = 560 SPACES (1.42 PS/UNIT)	
ACCESSIBLE: 2% OF TOTAL = 12 (INCLUDED IN TOTAL)	
PARKING PROVIDED:	
SURFACE OPEN = 201 SPACES	
SURFACE COVERED = 396 SPACES	
GARAGE = 96 SPACES	
TOTAL = 695 SPACES (1.76 PS/UNIT)	
(16 ACCESSIBLE PROVIDED, INCLUDED IN TOTAL ABOVE)	

Eisenberg Company
Full service commercial real estate

The MIX on Roosevelt

SEC Roosevelt Street & Verrado Way
Buckeye, Arizona

Butler Design Group, Inc.
architects & planners



Eisenberg Company
Full service commercial real estate

The MIX on Roosevelt

SEC Roosevelt Street & Verrado Way
Buckeye, Arizona

Butler Design Group, Inc.
architects & planners

Exhibit D



Eisenberg Company
Full service commercial real estate

The MIX on Roosevelt

SEC Roosevelt Street & Verrado Way
Buckeye, Arizona

07-26-2024
23008_ST22

Bd
Butler Design Group, Inc
architects & planners

Exhibit E



1 SOUTH ELEVATION - BLDG A

SCALE: 1" = 10'-0"



2 WEST ELEVATION - BLDG A

SCALE: 1" = 10'-0"



3 EAST ELEVATION - BLDG A

SCALE: 1" = 10'-0"



4 NORTH ELEVATION - BLDG A

SCALE: 1" = 10'-0"

MATERIAL FINISH SCHEDULE

MARK	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS
CC02	EXPOSED-RIB CONCRETE				
GL01	GLASS GLAZING	CLEAR	VE 24-80	VIACON	
MT01	BOX RIBBED METAL PANEL	SALVALLINE		WESTERN STATES METAL ROOFING	
MT03	METAL PANEL	VINTAGE		WESTERN STATES METAL ROOFING	
MT02C	ALUMINUM STOREFRONT RAILS	BLAZE ANODIZED		ARCADA	
MU01	8"X16" STACKED BOND CHU PEARL		STES 801	OLDCASTLE SUPERLITE	SMOOTH BLOCK
MU02	8"X16" STACKED BOND CHU	PEBBLE BEACH		OLDCASTLE SUPERLITE	SMOOTH BLOCK
PT01	PAINTED FIBER CEMENT	FIBERGLASS - D66226	INTEGRAL COLOR	JAMES HARDI (FG) / DUNN EDWARDS (PAINT)	
PT02	PAINTED EPS	MILKIN	HARDIE ARCHITECTURAL COLLECTION	DUNN EDWARDS	
PT03	PAINTED FIBER CEMENT	PLANTSTONE - D66221		JAMES HARDI (FG) / DUNN EDWARDS (PAINT)	
PT04	PAINTED EPS	CAVE OF THE PRINCE	D66240	DUNN EDWARDS	
PT01	PAINTED METAL	KEVINCK BROWN	DET680	DUNN EDWARDS	
PT02	PAINTED FIBER CEMENT	VERANDA - D6543	HARDIE ARCHITECTURAL COLLECTION	JAMES HARDI (FG) / DUNN EDWARDS (PAINT)	

THE MIX

SEC Roosevelt Street & Verrado Way
Buckeye, Arizona

PRELIMINARY
NOT FOR
CONSTRUCTION

Project No.: 23008

Issue Date: 05/10/2024

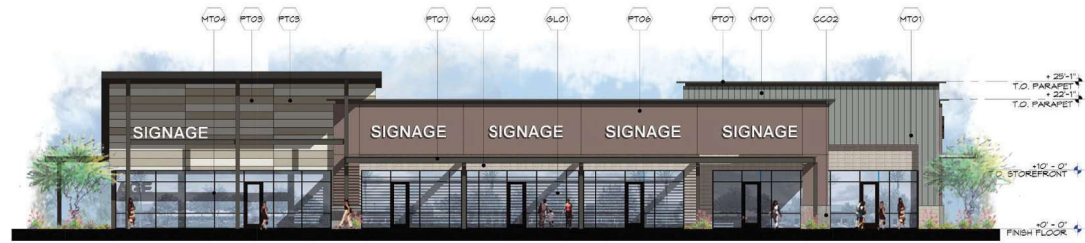
Title: CLE - SHOPS A

ELE-02



Butler Design Group, Inc.
architects & planners

Eisenberg Company
Full service commercial real estate



1 EAST ELEVATION - BLDG B
SCALE: 1" = 10'-0"



2 EAST ELEVATION - BLDG B
SCALE: 1" = 10'-0"



3 NORTH ELEVATION - BLDG B
SCALE: 1" = 10'-0"



4 WEST ELEVATION - BLDG B
SCALE: 1" = 10'-0"

MATERIAL FINISH SCHEDULE

MARK	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS
CC02	GR5-IN-PHASE CONCRETE				
SL01	GLASS GLAZING	CLEAR	VUE 24-50	VIACON	
MT01	BOX RIBBED METAL PANEL	SALVADORE	-	WESTERN STATES METAL ROOFING	
MT03	METAL PANEL	VINTAGE	-	WESTERN STATES METAL ROOFING	
MT04	ALUMINUM STOREFRONT SYSTEM	BLACK ANODIZED		ARCADIA	
MU01	6X6X16 STACKED BOND CMU	PEARL	INTEGRAL COLOR	OLDCASTLE SUPERLITE	SMOOTH BLOCK
MU02	6X6X16 STACKED BOND CMU	PEBBLE BEACH	INTEGRAL COLOR	OLDCASTLE SUPERLITE	SMOOTH BLOCK
PT01	PAINTED FIBER CEMENT	FOGGY DAY - DE6226	HARDIE ARCHITECTURAL COLLECTION	JAMES HARDI (FC) / DUNN EDWARDS (PAINT)	
PT02	PAINTED EPS	MUSLIN	DE6227	DUNN EDWARDS	
PT03	PAINTED FIBER CEMENT	FLINTSTONE - DE6221	HARDIE ARCHITECTURAL COLLECTION	JAMES HARDI (FC) / DUNN EDWARDS (PAINT)	
PT06	PAINTED EPS	CAVE OF THE WINDS	DE6240	DUNN EDWARDS	
PT07	PAINTED METAL	REDWICK BROWN	DET650	DUNN EDWARDS	
PT08	PAINTED FIBER CEMENT	VERANDA - DET548	HARDIE ARCHITECTURAL COLLECTION	JAMES HARDI (FC) / DUNN EDWARDS (PAINT)	

THE MIX

SEC Roosevelt Street & Verrado Way
Buckeye, Arizona

PRELIMINARY
NOT FOR
CONSTRUCTION

Project No.: 23008
Issue Date: 05/10/2024

TITLE: CLE - SHOPS B

ELE-03



Butler Design Group, Inc.
architects & planners

Eisenberg Company
Full service commercial real estate

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1 CONCEPTUAL ELEVATION BLDG 1 - FRONT
1/8" = 1'-0"



2 CONCEPTUAL ELEVATION BLDG 1 - REAR
1/8" = 1'-0"



4 CONCEPTUAL ELEVATION BLDG 1 SIDE - LEFT
1/8" = 1'-0"



3 CONCEPTUAL ELEVATION BLDG 1 SIDE - RIGHT
1/8" = 1'-0"

EXTERIOR FINISH LEGEND

- PT-A STUCCO, DUNN EDWARDS DETT88 "MINER'S DUST"
- PT-B STUCCO, DUNN EDWARDS DETT88 "BARNWOOD GRAY"
- PT-C STUCCO, ACCENT, STAIR RAILING DUNN EDWARDS DETT88 "DOWNING TO EARTH"
- BL-1 WINDOWS: VINYL, DUAL PANE, LOW-E FRAME COLOR: WHITE
- MAS-1 BRICK VENEER CORONADO STONE OLD WORLD LEDGE COLOR: HURON

CONCEPTUAL ELEVATIONS

THE CITY HAS REVIEWED THE ELEVATIONS FOR CONCEPT ONLY. THE APPLICANT OWNER ACKNOWLEDGE THAT THE LOCATIONS AND/OR DESIGN OF BUILDINGS, ACCESS, PARKING AND/OR ANY OTHER SITE FEATURES MAY BE SUBJECT TO MODIFICATION BASED UPON CITY COMMENTS PROVIDED WHEN A SITE PLAN APPLICATION IS FILED FOR THE PROPERTY.

PROJECT SHALL COMPLY WITH THE CITY OF BUCKEYE STANDARDS AND REQUIREMENTS.

triARC
architecture & design
1924 East Camelback Rd
Suite 200
Phoenix, AZ 85016
P 602-229-1100
NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

PROSE VERRADO
ALLIANCE RESIDENTIAL
NEC N. VERRADO WAY & FILLMORE ST.
BUCKEYE, AZ 85326

REV | DATE | DESCRIPTION

PROJECT NUMBER

22-105

ISSUE DATE

08/09/2024

SHEET TITLE

PRELIMINARY
BUILDING 1
ELEVATIONS
COLOR

SHEET NUMBER

A-214A

The Mix on Roosevelt**PLZZ-23-00018****Citizen Participation Report**Submitted: October 3rd, 2024**Project Overview:**

Zoning Case PLZZ-23-0018 is a rezone request on approximately 32 acres located at the southeast corner of Verrado Way and Roosevelt Street, also known as APN 502-35-003F (the “Property”). This application is for a rezoning of the Property from Planned Residential (PR) to Planned Area Development (PAD) to allow for the development of a horizontally mixed-use project consisting of a commercial center and multi-family apartment complex to be known as The Mix on Roosevelt (the “Project”).

Citizen Participation Plan:

Per the requirements of the Buckeye Development Code, a Citizen Participation Plan was prepared and submitted in conjunction with the rezone application materials. That plan is included as **Attachment A** to this report.

The following outreach has occurred through the rezoning process for case no. PLZZ-23-00018:

1. School District Outreach:

The Applicant sent notice of the development plans to the two school districts (Buckeye Union High School District and Liberty Elementary School District). A donation agreement is being worked on with BUHSD as they have requested. Liberty has noted in their response letter that they have adequate capacity at the time of the Project opening and have not requested anything further from the applicant at this time. The response form from Liberty Elementary School District is included as **Attachment B** to this report. Email correspondence between the applicant and BUHSD discussing the in-process donation agreement is included as **Attachment C** to this report.

2. Neighborhood Meeting:

A neighborhood meeting was held on December 18, 2023 for the case. Notice was mailed to neighboring properties within 500 feet of the property. One council member and one staff member were in attendance. Proof of notice and a summary of the meeting are included withing **Attachment A: Citizen Participation Plan**.

3. Public Hearing Notice:

The applicant provided notice to the public for the scheduled hearing dates for the case by three methods:

- Public hearing notices posted on the site at two locations on 10/1/2024 (see **Attachment D: Site Posting Affidavit**)
- Published legal advertisement in the West Valley Arizona Republic on 10/2/2024 (see **Attachment E: Publication E-tear**)

- A mailed notice letter sent to property owners located within 500 ft. of the property on 10/3/2024 (see **Attachment F: Affidavit of Mailing Notice**)

Through the public outreach of the Project, the applicant has not identified any outstanding citizen concerns that would impact the proposed rezone for the Mix on Roosevelt.

The Mix on Roosevelt

PLZZ-23-00018

Citizen Participation Plan

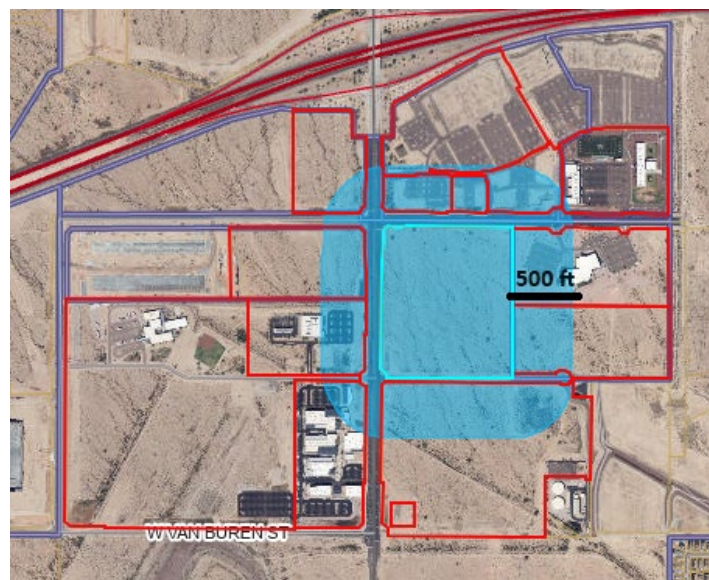
Introduction

Eisenberg Company (the “Applicant”) is submitting a rezoning application for a mixed-use development which includes a combination of commercial and high-density residential uses (the “Project”) on 32 acres of currently vacant land located at the southeast corner of Roosevelt Street and Verrado Way in Buckeye, Arizona, known generally as Maricopa County Assessor’s Parcel 502-35-003F (the “Property”). In compliance with Section 8.2.3 of the Buckeye Development Code (the “Development Code”), the Applicant is submitting this Citizen Participation Plan to both comply with the requirements of the application and elicit feedback from the community and affected parties to address any potential conflicts prior to public hearings for the case. This document details the methodology and timeline that the applicant proposes to follow through the application process.

Notification Methods

The Applicant will host a neighborhood meeting nearby the project site to inform interested parties about the rezone application and elicit feedback about the Project. A mailing list will be generated using the Maricopa County Assessor’s office parcel search to mail a notice of the neighborhood meeting to property owners within 500 feet of the Project (See Exhibit A: 500 ft. Property Owner List). Additionally, a list of interested parties will be generated from the county’s GIS to inform relevant agencies and groups of the rezoning application (See Exhibit B: Areas of Interest). In addition to these recipients, the applicant requests that the City of Buckeye provide a list of any other interested parties from the Planning Department’s maintained notification list per Section 8.2.3(H)(4)(c) of the Development Code.

Figure 1: 500 ft. Mailing List Map



Following the neighborhood meeting, a summary of the meeting will be submitted to city staff. This summary will include a discussion of what was presented to the public as well as a summary of the questions and concerns expressed by the attendees. The meeting summary will additionally include a description of how the applicant addressed these concerns, and what concerns the applicant was unable to address at the time of the meeting. The Applicant will furnish a list of meeting attendees to the city and provide contact information to the attendees in case additional questions arise through the application process.

When the case is scheduled for public hearings by staff, the applicant will notify the public through the means required within the Development Code. This will consist of another mailing of notices within 500 ft. of the property, the posting of 2 signs on the property with hearing information, and a legal advertisement published in the AZ Republic newspaper. These notices will include the dates for both the Planning & Zoning Hearing and the City Council hearing. All notices will be completed a minimum of 15 days prior to the first scheduled public hearing.

Schedule

The Applicant proposes the following schedule for the Citizen Participation Plan.

- Notices for the neighborhood meeting were mailed on December 1, 2023.
- A neighborhood meeting was held on December 18, 2023.
- Notifications prior to public hearings to be published, posted, and mailed a minimum 15 days prior to those hearings.

Communication with Planning Department

The applicant will keep the planning department informed of citizen participation and community feedback throughout the rezoning process, dependent on the severity of the communication. If the applicant feels that they were not able to address the concerns of the concerned party, they will forward the communication to staff as soon as possible. Otherwise, the applicant will track citizen participation and a summary of this communication will be included within a Citizen Participation Report, as depicted within Section 3.2.3(l) of the Development Code. Per this section, the Public Participation Report will be submitted to city staff prior to public hearings to be attached to the Planning Department's staff report.

Appendices

Appendix A: Affidavit of Mailing Notice, Notice Letter and Mailing List

Appendix B: Neighborhood Meeting Summary

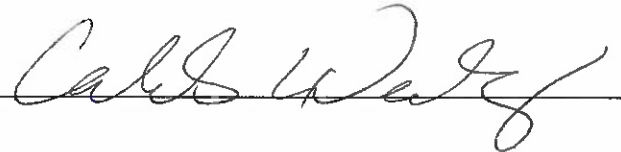
Affidavit of Mailing Notice**Case Number:** PLZZ-23-00018**Project Name:** the Mix on Roosevelt**Applicant Name:** Bergin, Frakes, Smalley & Oberholtzer**Location:** SEC Roosevelt and Verrado, Buckeye AZ

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

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 **neighborhood meeting**.

See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: _____



SUBSCRIBED AND SWORN before me this 1st day of December, 2023, by:


Notary Public

My Commission Expires:

June 1st 2026

B | F | S | O

BERGIN, FRAKES, SMALLEY & OBERHOLTZER

December 1, 2023

SENT VIA U.S. REGULAR MAIL

Re: A Rezone Request from PR to RMU with a PAD Overlay to Allow for the Development of a Horizontal Mixed Use Commercial and Multi-Family Project on the Southeast Corner of Verrado Way and Roosevelt Street, Zoning Case No. PLZZ-23-00018

Dear Neighbor,

Our office has filed an application for approximately 32 acres located on the southeast corner of Roosevelt Street and Verrado Way in Buckeye, AZ, also known as APN: 502-35-003F to rezone from PR (Planned Residential) to RMU (Regional Mixed Use) with a Planned Area Development (PAD) overlay. The RMU district allows integrated higher density residential uses and non-residential uses to promote high-intensity development in specific areas of Buckeye. Furthermore, this zoning district encourages a mixture of commercial, office and residential uses designed for pedestrians, automobiles, and alternative modes of transportation. This rezone will facilitate the construction of a horizontally mixed-use development that will feature a commercial center ($\pm$ 17.5 acres) integrated with a multi-family development ($\pm$ 13.1 acres) to be known as "the Mix on Roosevelt." **The conceptual site plan is included as an enclosure to this letter.**

This notice is being sent to you as a neighboring property owner, or interested party, to inform you of this application and provide you with an opportunity to relay any questions, issues or concerns to us, and to invite you to attend an upcoming neighborhood meeting where the project will be discussed.

Neighborhood Meeting:

Date: December 18, 2023

Time: 6:00 pm

Location: Summit Community Church, *The Lounge Room*, 20555 Roosevelt St, Buckeye, AZ, 85326

The neighborhood meeting will be held in an open house format, and the development team will be available to answer questions. If you are unable to attend, please feel free to contact me with any questions or concerns by phone (602) 888-7860 or email at coberholtzer@bfsolaw.com.

Sincerely,



Carolyn Oberholtzer

Enclosure: Conceptual Site Plan

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

BANNER HEALTH
2901 N CENTRAL AVE 160
PHOENIX, AZ 85012

NEVADA HOLDING CO LP
8095 OTHELLO AVE
SAN DIEGO, CA 92111

NEVADA HOLDING CO LP
8095 OTHELLO AVE
SAN DIEGO, CA 92111

SUMMIT COMMUNITY LUTHERAN
CHURCH
GOODYEAR, AZ 853959243

SUMMIT COMMUNITY LUTHERAN
CHURCH
GOODYEAR, AZ 853959243

SEQUOIA BUCKEYE LLC
1460 S HORNE
MESA, AZ 85204

COSTCO WHOLESALE CORPORATION
999 LAKE DR
ISSAQUAH, WA 98027

NEVADA HOLDING CO LP
8095 OTHELLO AVE
SAN DIEGO, CA 92111

GEDDES CAPITAL RESOURCES LLC
3020 E CAMELBACK RD 350
PHOENIX, AZ 85016

ARIZONA PUBLIC SERVICE COMPANY
PHOENIX, AZ 85072

HIGH SCHOOL BUCKEYE UNION DIST
201
902 EASON AVE
BUCKEYE, AZ 85326

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

SUNBELT LAND HOLDINGS LP
8095 OTHELLO AVE
SAN DIEGO, CA 92111

Arizona Department of Transportation
205 S 17th Ave Mail Drop 612E
Phoenix, AZ 85007

Maricopa Association of Governments
ATTN: Scott Wilken
302 N. 1st Avenue
Phoenix, AZ 85003

Maricopa Association of Governments
ATTN: Kurt Cotner
302 N. 1st Avenue
Phoenix, AZ 85003

Maricopa Association of Governments
ATTN: Alex Garza Navarro
302 N. 1st Avenue
Phoenix, AZ 85003

Luke Air Force Base
ATTN: Jennifer Rahn
56 FW/CVE 14185 Falcon St
Luke AFB, AZ 85309-1629

Summary of Neighborhood Meeting for Mix on Roosevelt

Case no. PLZZ-23-00018

December 18, 2023 at 6:00 PM

A neighborhood meeting for a rezoning application for 32 acres of vacant land located on the southeast corner of Roosevelt Street and Verrado Way in Buckeye, Arizona, was held on Monday, December 18, 2023, at 6:00 PM. The application would propose to the site to RMU PAD to allow for the development of a horizontal mixed-use project containing retail and a 394-unit apartment complex. Notification letters were mailed to property owners and interested parties within 500 feet of the Project at more than 15 days prior to the meeting in accordance with Section 8.2.6.C of the Development Code.

The meeting was held at the Summit Community Church located at 20555 W. Roosevelt Street Buckeye, Arizona, 85326. No members of the general public were in attendance. The development team was present as well as one member of city staff and one elected official. A copy of the sign-in sheet is included as

Exhibit A.

Members of the development team present include:

- Carolyn Oberholtzer – BFSO Law
- Adam Pruett – BFSO Law
- Lauren Trobaugh - BFSO Law
- Mitchell Willard – BFSO Law
- Jason Eisenberg – Eisenberg Company
- Ryan Amato – Eisenberg Company
- Ben Squires – Bulter Design Group
- Lanny Shaw – Butler Design Group

City Officials and staff present:

- Craig Heustis – Buckeye District 5 Councilmember
- Ken Galica – Principal Planner

With no members of the public in attendance, Ms. Oberholtzer walked through the exhibit boards on display and application materials with Councilmember Craig Huestis. The contents of these exhibit boards are included as **Exhibit B**. The meeting ended at 6:45 pm.

Exhibit A

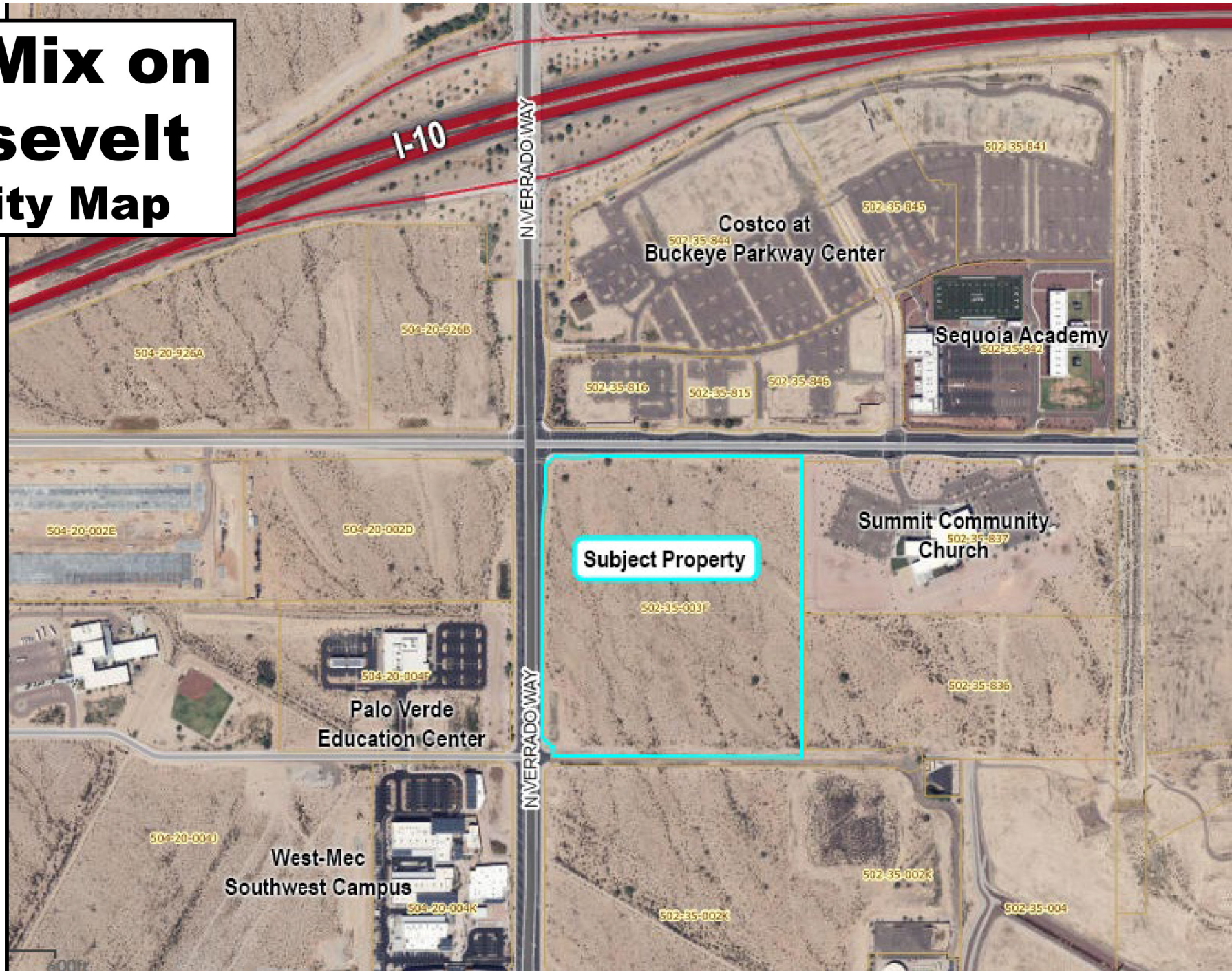
Neighborhood Meeting Sign-In Sheet

The Mix on Roosevelt
Case No. PLZZ-23-00018
Neighborhood Meeting – December 18, 2023
City of Buckeye
Summit Community Church
20555 W. Roosevelt Street Buckeye, AZ 85326

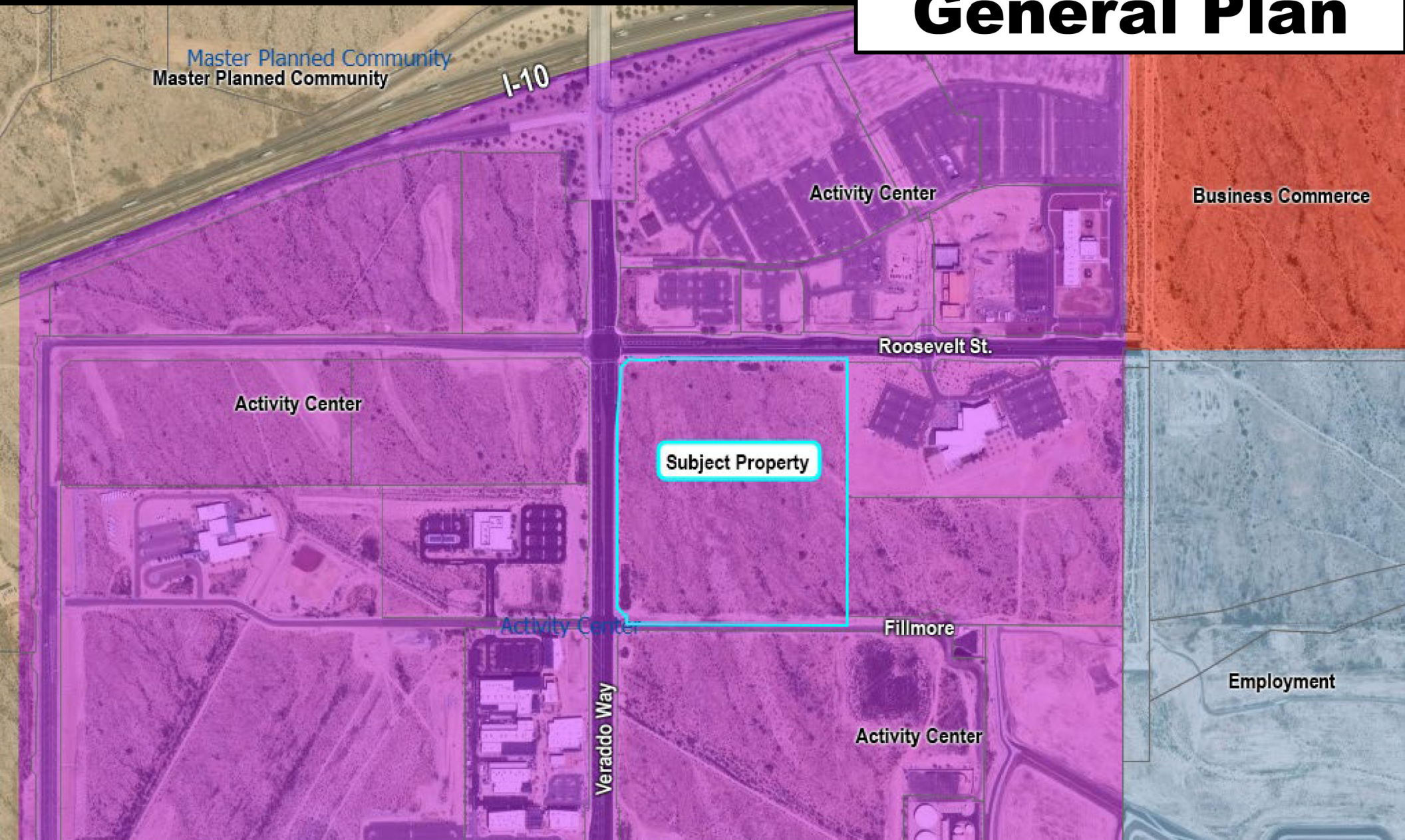
Name	Address	City & Zip Code	Phone/E-Mail
Craig Heustis	City of Buckeye	Buckeye	623-349-6945

The Mix on Roosevelt Vicinity Map

Exhibit B



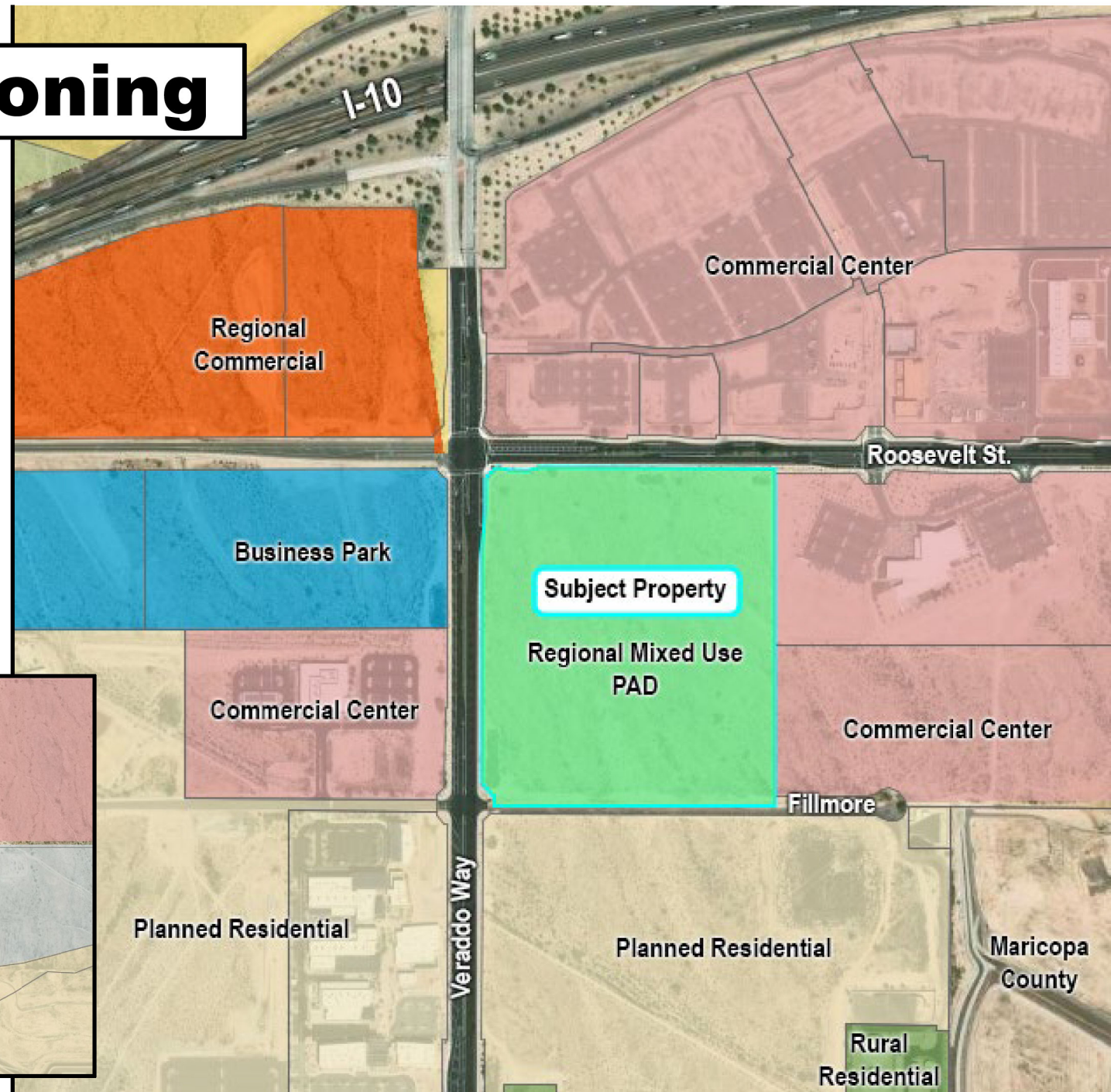
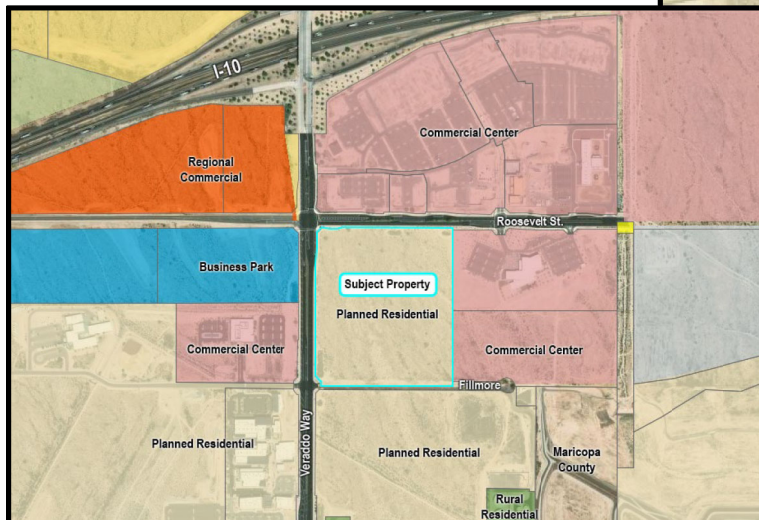
General Plan



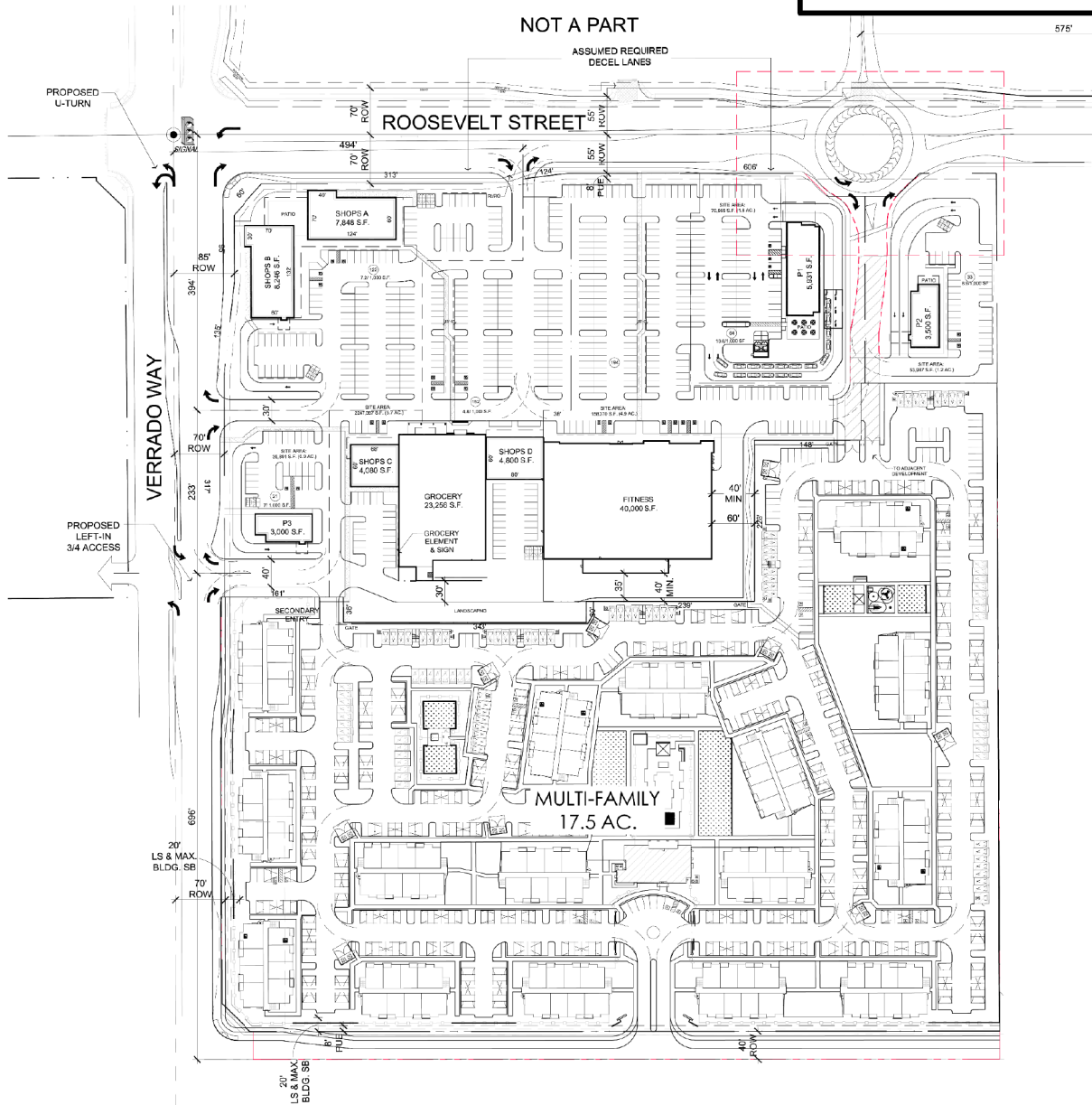
Proposed Zoning

- Mixed use
- Grocer-anchored retail
- 3-Story multifamily

Current Zoning



Conceptual Site Plan



CONCEPTUAL SITE PLAN



Verrado Way Frontage



12/11/2023

SENT VIA U.S. REGULAR MAIL & EMAIL

Dr. Cort Monroe, Superintendent
Liberty Elementary School District
19871 West Fremont Road
Buckeye, AZ 85326

**Re: Certificate of Adequate School Facilities for a Rezone Application from
Planned Residential (PR) to Regional Mixed Use (RMU) with a Planned Area
Development (PAD) Overlay; Application PLZZ-23-00018**

Dear Dr. Monroe,

Please be advised that our office has applied for a rezone of approximately 32 acres on the southeast corner of Roosevelt St. and Verrado Way from Planned Residential (PR) to Regional Mixed Use (RMU) rezone with a Planned Area Development (PAD) overlay. The proposed horizontal mixed-use development will consist of a 13.1-acre commercial center and an apartment complex providing multifamily housing on the remaining approximately 17.5 acres, to be known as “the Mix on Roosevelt” (the “Project”). The Project is nearby Sequoia Pathfinder Academy, the West-MEC Southwest Campus, and the BUHSD Learning Center.

The property is currently zoned as PR, an obsolete zoning ordinance that allows for development at five dwelling units per acre, with increased density allowed through a subdivision process. The Project’s proposed RMU classification will present a minimum density of 15 dwelling units per residential acre. The conceptual site plan (enclosed) for the Project, proposes a 394-unit apartment complex on the multi-family portion of the site for a density of 22.6 dwelling units per acre (DU/AC). The proposed rezone is compatible with the long-term planning vision of Buckeye and will adhere to the underlying general plan land uses of the Buckeye general plan, which sets a minimum density of 6 DU/AC.

As part of the rezone application, the City requests that the District complete and return the enclosed “Certificate of Adequate School Facilities” form. Please return it to me via email or mail. If you would like to discuss the Project, I can be reached via phone at 602-888-7860 or email at coberholtzer@bfsolaw.com

Sincerely,



Carolyn Oberholtzer

Enclosures

Conceptual Site Plan
Certificate of Adequate School Facilities



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for Rezone from Planned Residential (PR) to Regional Mixed Use (RMU), PAD Overlay 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, Liberty Elementary School District

Case No: PLZZ-23-00018

Planner: Ken Galica

Request: Rezone, PAD Overlay

Acreage/Parcel Size: 32 ac.

Current Density Allowed: 5 du/ac.

Density Proposed: 22.6 du/ac.

Total number of residential units proposed: 394

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 schools that service this area are at capacity. A school is being planned to open in August of 2025 to help alleviate overcrowding in the schools.

Is a school site within the proposed development needed? Yes ☐ No ☒

If answered yes, how many acres is needed for the school site? 15-20

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****

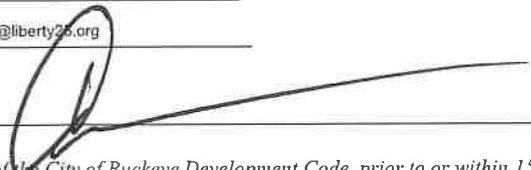
Date Reviewed: 12-14-23

School District: Liberty ESD

District Superintendent: Dr. Cort Monroe

Phone #: 623-474-1001

E-mail: cmonroe@liberty26.org

Signature: 

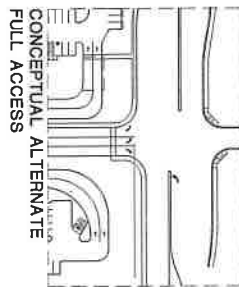
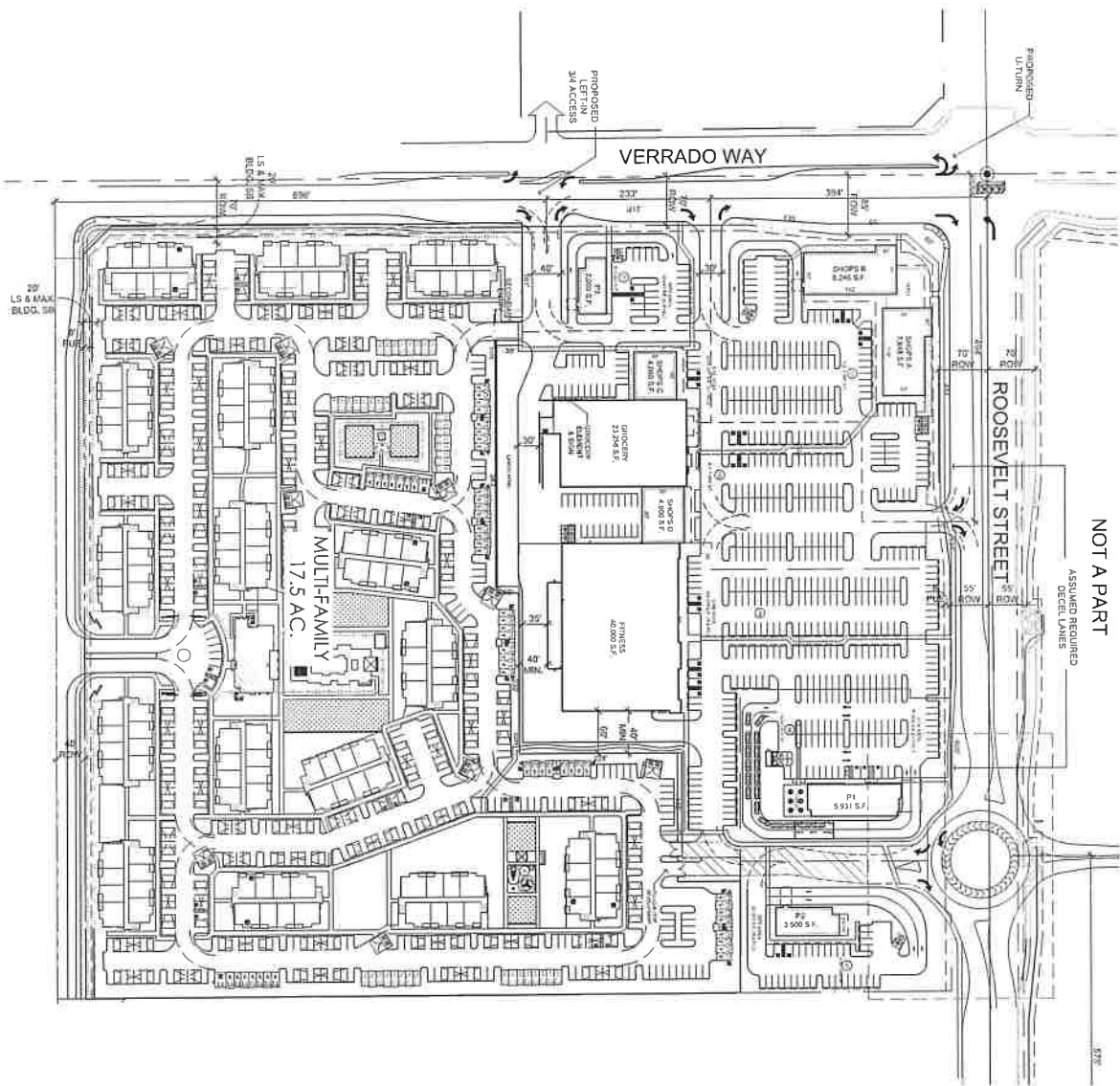
Per Section 8.15 of the City of Buckeye Development Code, prior to or within 15 days of application, the applicant must provide a request letter to the superintendents of all applicable school districts to discuss the school district's required certification. This form can be utilized to assist with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

The MIX on Roosevelt

SEC Roosevelt Street & Verrado Way

Buckeye, Arizona

CONCEPTUAL SITE PLAN
SCALE: 1" = 80'



SITE DATA

Existing Zoning:	PR
APN #:	502-25-003F
Gross Site Area:	41.1540.520 S.F. (0.94 AC)
Net Site Area:	762,254 S.F. (17.3 AC)
Commercial Net Site Area:	589,259 S.F. (13.3 AC)
Future ROW Deduction:	35,676 S.F. (0.8 AC)

COMMERCIAL SITE DATA

Commercial Net Site Area:	560,595 S.F. (12.7 AC)
Total Building Area:	100,661 S.F.
Building Coverage:	17.7%
Total Landscape Area:	134,089 S.F. (3.1 AC)
Landscape Coverage:	23.5%

PARKING REQUIRED:

1/100 SF * Shopping (14,315 SF):	144 Spaces
1/200 SF Retail (18,027 SF):	57 Spaces
1/200 SF Gym (40,000 SF):	133 Spaces
1/250 SF Grocery/Drug Retail (23,356 SF):	67 Spaces
TOTAL PARKING REQUIRED:	401 SPACES REQ.
TOTAL PARKING PROVIDED:	387 SPACES PROVIDED
ADA PARKING REQUIRED:	12 SPACES
ADA PARKING PROVIDED:	10 SPACES

PROJECT TEAM

Developer / Owner	Architect
Starving Company	Butler Design Group
2700 E. McDowell Rd, Suite 210	5015 E. McDowell Rd, Suite 100
Phoenix, Arizona 85016	Phoenix, Arizona 85004
Contact: Ryan Arnold	Contact: Tony Rogers
Ph: (602) 468-6100	Ph: (602) 957-1800
ryan@starving.com	tony@bdtg.com
Landscape Architect	Civil Engineering
Larkin and Associates Inc.	Hight Wilson
801 E. Washington Ave, Ste 110	201 E. Washington Ave, Ste 220
Phoenix, Arizona 85004	Phoenix, Arizona 85004
Contact: Daniel Dodson	Contact: Ted B. Lullier, PE
Ph: (602) 940-7771	Ph: (602) 720-3832
daniel@larkinassoc.com	tlullier@hightwilson.com

VICINITY MAP



Architects & Planners

10-11-2023
2300L \$708 SUB



Re: Certificate of Adequate School Facilities - BUHSD

From Quinne Daoust <qdaoust@bfsolaw.com>
Date Mon 9/30/2024 1:33 PM
To Jeff Simmons <Jeff.Simmons@buhd.org>

 1 attachments (43 KB)
BUHSD Form Rooftop Donation Agreement_BFSO 09-30-24.docx;

Mr. Simmons,

I hope this email finds you well. Last fall, we had originally corresponded on a School District Donation Agreement in connection with our office's rezone application submittal to accommodate a 394-unit market-rate apartment complex called The Mix at Roosevelt at the southeast corner of Roosevelt and Verrado Way. Alliance Residential will be closing on the project around second quarter next year, and would be able to execute the agreement at that time. Ahead of that, we wanted to provide our markup of the donation agreement you provided for your review. We made clarifications specific to the rezoning which is limited to multi-family and related revisions to the timing of payment (shifting to C of O from building permit). Please let us know once you've had the chance to review and if there are any additional questions we can answer regarding our project.

Thank you,
Quinne Daoust

Quinne Daoust, Esq.
Bergin, Frakes, Smalley & Oberholtzer, PLLC
4343 East Camelback Road, Suite 210
Phoenix, Arizona 85018
Office: 602.888.7864
Cell: 480.510.8682

Visit us at www.bfsolaw.com

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From: Jeff Simmons <Jeff.Simmons@buhsd.org>
Sent: Wednesday, January 3, 2024 9:37 AM
To: Quinne Daoust <qdaoust@bfsolaw.com>
Subject: RE: Certificate of Adequate School Facilities - BUHSD

Here is the Word document version. Thanks.

Jeff



This email may contain information protected by the Family Educational Rights and Privacy Act (FERPA). If this email contains student information and you are not entitled to such information under FERPA, please notify the sender. Federal regulations require you to destroy this email without reviewing it and you may not forward it to anyone.

From: Quinne Daoust <qdaoust@bfsolaw.com>
Sent: Monday, December 18, 2023 10:45 AM
To: Jeff Simmons <Jeff.Simmons@buhsd.org>; MaryLou Martinez <MaryLou.Martinez@buhsd.org>
Cc: Caleb Weeks <cweeks@bfsolaw.com>; Beth Strickler <estrickler@liberty25.org>; Carolyn Oberholtzer <coberholtzer@bfsolaw.com>
Subject: Re: Certificate of Adequate School Facilities - BUHSD

⚠ **EXTERNAL SENDER** ⚠

Good Morning Jeff,

Could you send over a version of this agreement in word doc? It'll help us to get this reviewed and returned.

Thank you,

Quinne

Quinne Daoust, Esq.

Bergin, Frakes, Smalley & Oberholtzer, PLLC

4343 East Camelback Road, Suite 210

Phoenix, Arizona 85018

Office: 602.888.7864

Cell: 480.510.8682

B | F | S | O

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From: Jeff Simmons <Jeff.Simmons@buhds.org>

Sent: Wednesday, December 13, 2023 3:36 PM

To: Quinne Daoust <qdaoust@bfsolaw.com>; MaryLou Martinez <MaryLou.Martinez@buhds.org>

Cc: Caleb Weeks <cweeks@bfsolaw.com>; Beth Strickler <estrickler@liberty25.org>

Subject: RE: Certificate of Adequate School Facilities - BUHSD

Good afternoon Quinne,

I don't believe we have a signed developer agreement for this development. Can you get this reviewed and executed on your end? Thanks.

Jeff



Jeff Simmons

Associate
Superintendent
of Operations & Finance

District Office

623.269.1010
jeff.simmons@buhdsd.org
www.buhdsd.org
1000 E. Narramore Ave
Buckeye, AZ 85326

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From: Quinne Daoust <qdaoust@bfsolaw.com>

Sent: Tuesday, December 12, 2023 3:15 PM

To: Jeff Simmons <Jeff.Simmons@buhdsd.org>; MaryLou Martinez <MaryLou.Martinez@buhdsd.org>

Cc: Caleb Weeks <cweeks@bfsolaw.com>

Subject: Certificate of Adequate School Facilities - BUHSD

⚠ **EXTERNAL SENDER** ⚠

Mr. Simmons,

I hope this email finds you well. Please see the attached for information regarding a rezone application our office has submitted to be located within the Buckeye Union High School District.

Please don't hesitate to reach out with any questions or concerns.

Best,

Quinne Daoust

Quinne Daoust, Esq.

Bergin, Frakes, Smalley & Oberholtzer, PLLC

4343 East Camelback Road, Suite 210

Phoenix, Arizona 85018

Direct: 602.888.7869

Fax: 602.888.7856



Visit us at www.bfsolaw.com

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12/11/2023

SENT VIA U.S. REGULAR MAIL & EMAIL

Jeff Simmons, Associate Superintendent
Buckeye Union High School District
1000 E. Narramore Ave.
Buckeye, AZ 85326

**Re: Certificate of Adequate School Facilities for a Rezone Application from
Planned Residential (PR) to Regional Mixed Use (RMU) with a Planned Area
Development (PAD) Overlay; Application PLZZ-23-00018**

Dear Mr. Simmons,

Please be advised that our office has applied for a rezone of approximately 32 acres on the southeast corner of Roosevelt St. and Verrado Way from Planned Residential (PR) to Regional Mixed Use (RMU) rezone with a Planned Area Development (PAD) overlay. The proposed horizontal mixed-use development will consist of a 13.1-acre commercial center and an apartment complex providing multifamily housing on the remaining approximately 17.5 acres, to be known as “the Mix on Roosevelt” (the “Project”). The Project is nearby Sequoia Pathfinder Academy, the West-MEC Southwest Campus, and the BUHSD Learning Center.

The property is currently zoned as PR, an obsolete zoning ordinance that allows for development at five dwelling units per acre, with increased density allowed through a subdivision process. The Project’s proposed RMU classification will present a minimum density of 15 dwelling units per residential acre. The conceptual site plan (enclosed) for the Project, proposes a 394-unit apartment complex on the multi-family portion of the site for a density of 22.6 dwelling units per acre (DU/AC). The proposed rezone is compatible with the long-term planning vision of Buckeye and will adhere to the underlying general plan land uses of the Buckeye general plan, which sets a minimum density of 6 DU/AC.

As part of the rezone application, the City requests that the District complete and return the enclosed “Certificate of Adequate School Facilities” form. Please return it to me via email or mail. If you would like to discuss the Project, I can be reached via phone at 602-888-7860 or email at coberholtzer@bfsolaw.com

Sincerely,



Carolyn Oberholtzer

Enclosures

Conceptual Site Plan
Certificate of Adequate School Facilities

AFFIDAVIT OF SIGN POSTING

City of Buckeye

Case No:	PLZZ-23-00018
Project Name:	
Applicant Name:	BFSO
Location:	SEC Verrado Way and Roosevelt St

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

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

Applicant's/Representative's signature: _____

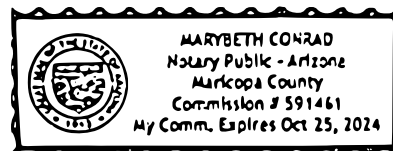
Meghan Liggett

SUBSCRIBED AND SWORN before me on 10/01/24

Notary Public:

Marybeth Conrad

My Commission Expires:



10-25-24

**CITY OF BUCKEYE
PUBLIC HEARING**

PLANNING AND ZONING COMMISSION: October 22, 2024 at 6:00 PM

CITY COUNCIL: November 19, 2024 at 6:00 PM

LOCATION OF HEARINGS: CITY COUNCIL CHAMBERS,
530 EAST MONROE AVENUE, BUCKEYE, AZ 85326

REQUEST: Rezoning application for a horizontal mixed-use
project consisting of a multi-family community (± 17.36 acres)
and commercial center (± 12.74 acres)

PROPOSAL: A Rezone from Planned Residential (PR) to Planned
Area Development (PAD) to allow for a mix of residential and
commercial uses, with a unique set of development standards to
support the City's vision for the Buckeye Gateway Activity Center

GENERAL LOCATION: Southeast Corner of Roosevelt Street
and Verrado Way

SIZE: ± 32 Acres

CASE #: PLZZ-23-00018

Applicant/Contact: Caleb Weeks

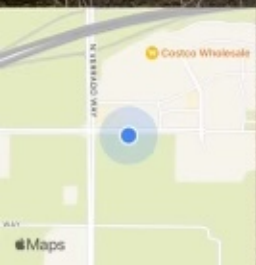
PHONE: 608-888-7855

Development Services Department: Ken Galica

PHONE #: 623-349-6214

POSTING DATE: 10/01/2024

October 1, 2024 at 6:12 AM
+33.457310,-112.502545
W Roosevelt St
Buckeye AZ 85326
United States



CITY OF BUCKEYE PUBLIC HEARING

PLANNING AND ZONING COMMISSION: October 22, 2024 at 6:00 PM

CITY COUNCIL: November 19, 2024 at 6:00 PM

LOCATION OF HEARINGS: CITY COUNCIL CHAMBERS,
530 EAST MONROE AVENUE, BUCKEYE, AZ 85326

REQUEST: Rezoning application for a horizontal mixed-use
project consisting of a multi-family community (± 17.36 acres)
and commercial center (± 12.74 acres)

PROPOSAL: A Rezone from Planned Residential (PR) to Planned
Area Development (PAD) to allow for a mix of residential and
commercial uses, with a unique set of development standards to
support the City's vision for the Buckeye Gateway Activity Center

GENERAL LOCATION: Southeast Corner of Roosevelt Street
and Verrado Way

SIZE: ± 32 Acres

CASE #: PLZZ-23-00018

Applicant/Contact: Caleb Weeks

PHONE: 608-888-7855

Development Services Department: Ken Galica

PHONE #: 623-349-6214

POSTING DATE: 10/01/2024

October 1, 2024 at 5:59 AM
+33.455520,-112.504086
N Verrado Way
Buckeye AZ 85326
United States

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City of Buckeye
NOTICE IS HEREBY GIVEN that the City of Buckeye Planning and Zoning Commission will hold a public hearing on Tuesday, October 22nd, 2024, to be held in the City Council Chambers, located at 530 E. Monroe Avenue, Buckeye, Arizona 85326 at 6:00 p.m., for the purpose of hearing all persons for or against the following request (Case No. PLZZ-23-00018)
NOTICE IS HEREBY GIVEN that the City of Buckeye City Council will hold a public hearing on Tuesday, November 19th, 2024, to be held in the City Council Chambers, located at 530 E. Monroe Avenue, Buckeye, Arizona 85326 at 6:00 p.m., for the purpose of hearing all persons for or against the following request (Case No. PLZZ-23-00018)
Case No. PLZZ-23-00018: Request by Bergin, Frakes, Smalley & Oberholtzer PLLC, for the approval of a PAD Rezoning request of approximately 32± acres located at the southeast corner of Verrado Way and Roosevelt Street in Buckeye, Arizona also known as Maricopa County Assessor’s Parcel Number 502-35-003F. This request will change the zoning from PR (planned residential) to PAD (planned area development) to allow for a mix of residential and commercial uses, with a unique set of development standards to support the City’s vision for the Buckeye Gateway Activity Center.
For additional information, please see below contact information for the City of Buckeye and the Applicant:
Ken Galica: Planning Manager, City of Buckeye: (623) 349-6214
Caleb Weeks: Senior Planner, Bergin, Frakes, Smalley & Oberholtzer PLLC: (602) 888-7855

SELL IT

cars

garage sales

tickets

antiques

motorcycles

computers

boats

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jobs

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CITY OF GLENDALE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the City of Glendale City Council will hold a public hearing on October 22, 2024, at 5:30 p.m. in the Glendale Civic Center, 5750 Glenn Drive, Glendale, Arizona, 85301, to hear the following:

AN-261 CROW 303 AZ:
THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 7, FROM WHICH THE CENTER OF SAID SECTION 7, BEING A FOUND IRON BAR, BEARS SOUTH 00°15'07" EAST A DISTANCE OF 2623.40 FEET;

THENCE SOUTH 00°15'07" EAST, A DISTANCE OF 1311.70 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE NORTH 89°55'22" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7, DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°55'22" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1279.99 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE SOUTH 00°13'08" EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 329.26 FEET;

THENCE SOUTH 89°58'50" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1039.79 FEET;

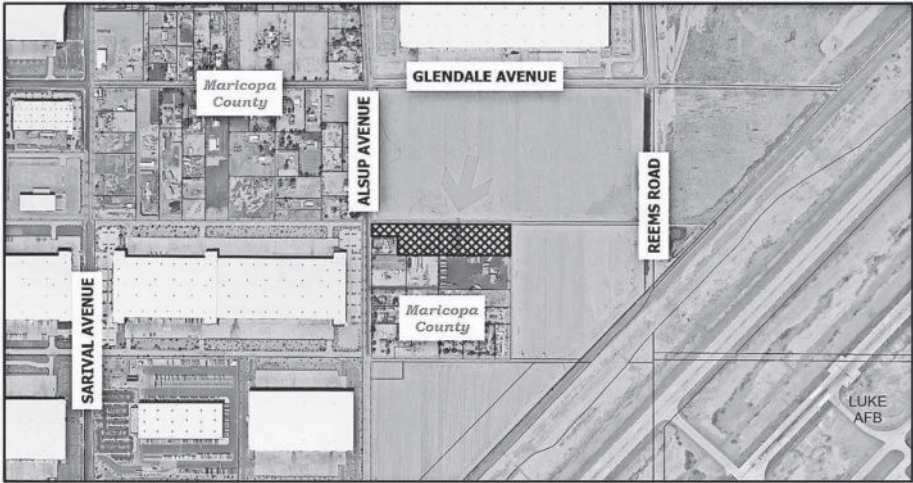
THENCE NORTH 00°15'07" WEST, A DISTANCE OF 182.00 FEET;

THENCE SOUTH 89°58'50" WEST, A DISTANCE OF 240.01 FEET TO A POINT ON A LINE PARALLEL WITH AND 40.00 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7;

THENCE NORTH 00°15'07" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 145.96 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINING 8.65 ACRES±.

The above-described parcel contains a computed area of approximately 9 acres more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.



The description shown hereon is not to be used to violate any subdivision regulation of the state, county, and/or municipality or any land division restrictions.

The area described above encompasses approximately 9 acres and includes private property. Staff Contact: Alex Lerma, Senior Planner, City of Glendale alexlerma@glendaleaz.com (623) 930-2810.

ZON24-03- CROW 303 AZ - A request by Michael Buschbacher on behalf of Earl and Curley, representing Luke 303 LLC, to allow the expansion of the existing Crow 303 AZ PAD (ZON21-26) development area for approximately nine (9) additional acres. The request is to rezone approximately 9 acres from RR-45 (Rural Residential) to PAD (Planned Area Development). The site is located at the southeast corner of Alsup Avenue and Ocotillo Road and is in the Yucca Council District. Staff Contact: Alex Lerma, Senior Planner, (623) 930-2810.

Copies of all applications, exhibits, and documents are available for public review after 6:00 p.m. the Friday before the public hearing at the Development Services Department, 5754 West Glenn Drive, Glendale, Arizona, between the hours of 8:00 a.m. and 5:00 p.m. weekdays or available online at <https://www.glendaleaz.com/cms/one.aspx?pagelid=15331862>.

For further information, please call the case staff contact at the number listed above or (623) 930- 2800. Interested parties are invited to attend and participate in the public hearing.

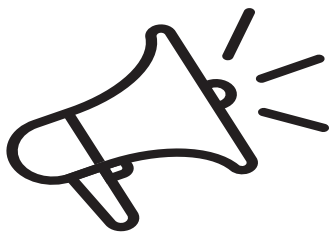
FOR SPECIAL ACCOMMODATIONS - Please contact Tawanda Walker-Hall at (623) 930-3914 or twalker@glendaleaz.com at least three working days prior to the meeting if you require special accommodations due to a disability. Hearing-impaired persons should call (623) 930-2197.

Publish:

October 2, 2024
The Arizona Republic

CITY OF GLENDALE
Kevin R. Phelps
City Manager

AR-40360393



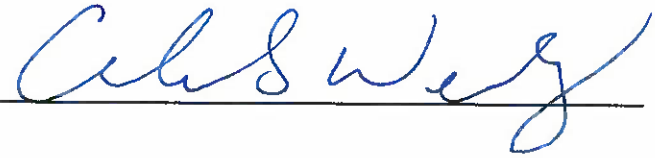
ADVERTISE HERE
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classifieds.azcentral.com

Affidavit of Mailing Notice**Case Number:** PLZZ-23-00018**Project Name:** the Mix on Roosevelt**Applicant
Name:**Bergin, Frakes, Smalley & Oberholtzer, PLLC**Location:**SEC Roosevelt and Verrado

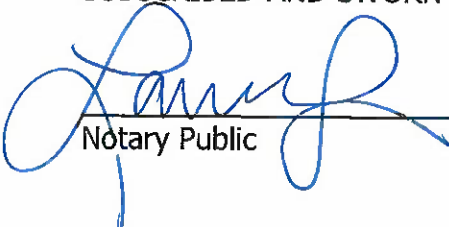
In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the applicant for public hearings in the City of Buckeye shall secure the names and addresses of all property owners within 500 feet of all property lines of the subject application property either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

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

See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: 

SUBSCRIBED AND SWORN before me this 3rd day of October, 2024, by:


Notary Public

My Commission Expires:

JUNE 1, 2026



B | F | S | O

BERGIN, FRAKES, SMALLEY & OBERHOLTZER

October 3, 2024

SENT VIA REGULAR U.S. MAIL

Re: A Rezone Request from Planned Residential (PR) to Planned Area Development (PAD) to Allow for the Development of a Horizontal Mixed Use Commercial and Multi-family Project on the Southeast Corner of Verrado and Roosevelt, Zoning Case No. PLZZ-23-00018

Dear Property Owner or Association Representative,

This letter is to inform you of public hearings for a rezone request on approximately 32± acres located at the southeast corner of Verrado Way and Roosevelt Street, also known as APN: 502-35-003F (the "Property"). Bergin, Frakes, Smalley & Oberholtzer represents the developer of the project, Eisenberg Company, and is seeking to rezone the Property from Planned Residential (PR) to Planned Area Development (PAD) to allow for the development of a horizontally mixed-use project consisting of a commercial center and multi-family apartment complex, to be known as The Mix on Roosevelt (the "Project"). The Project will utilize the PAD district to create a unique set of development standards and restrict uses in line with the City's vision for the Buckeye Gateway Activity Center. The calendared hearing dates for the Rezoning are as follows:

PLANNING AND ZONING COMMISSION

Date: Tuesday, October 22, 2024

Time: 6:00 P.M.

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

CITY COUNCIL

Date: Tuesday, November 19, 2024

Time: 6:00 P.M.

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

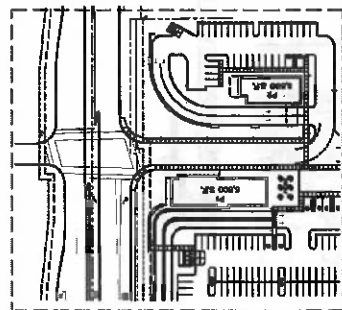
If you wish to provide input on this matter, you may attend the Planning and Zoning Commission Hearing or City Council meetings. Alternatively, you can provide input, comments or questions directly to Caleb Weeks, Senior Planner with Bergin, Frakes, Smalley & Oberholtzer PLLC at cweeks@bfsolaw.com or 602-888-7871. You may also contact City of Buckeye Planning Manager, Ken Galica at 623-349-6214 or by email at kgalica@buckeyeaz.gov subject "PLZZ-23-00018 – SEC of Verrado and Roosevelt – rezone request."

Sincerely,



Caleb Weeks, Senior Planner

Enclosure(s) – Conceptual Site Plan

[illegible]

CITY OF BUCKEYE NOTES

THE CITY HAS REVIEWED THE PLAN FOR CONCEPT ONLY. THE APPLICANT/OWNER ACKNOWLEDGE THAT LOCATIONS AND/OR DESIGN OF BUILDINGS, ACCESS, PARKING, AND/OR ANY OTHER SITE FEATURES MAY BE SUBJECT TO MODIFICATION BASED UPON CITY COMMENTS PROVIDED WHEN A SITE PLAN APPLICATION IS FILED FOR THE PROPERTY.

LEGAL DESCRIPTION

SECTION 06, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE
ILA-SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA

PROJECT TEAM

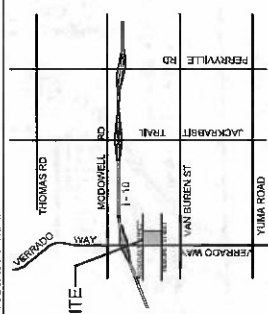
Architect
Buller Design Group
5013 E. Washington St. Ste 110
Phoenix, Arizona 85034
Ph: (602) 944-7099
Fax: (602) 944-7098
reggie@bullergroup.com

**Chief Engineering
Pilot Projects**
2141 E. Highland Ave. Ste 250
Mesa, AZ 85205
Tel: (480) 948-6576
Fax: (480) 948-6571, PE
Ph: (602) 793-9832
dunne@blisswilliams.com

Developers / Owner
Firewing Company
1190 G Street, Suite 210
Carnegie Park, Arizona 85018
Contact: Richard Romano
Phone: (602) 944-7099
Email: info@firewing.com

Engineers & Associates Inc.
Bliss Williams
5013 E. Washington St. Ste 110
Phoenix, Arizona 85034
Ph: (602) 944-7099
Fax: (602) 944-7098
info@blisswilliams.com

VICINITY MAP



The MIX on Roosevelt

Buckeye, Arizona

Eisenberg Company
Full service commercial real estate

Bautler Design Group, Inc.
architects & planners

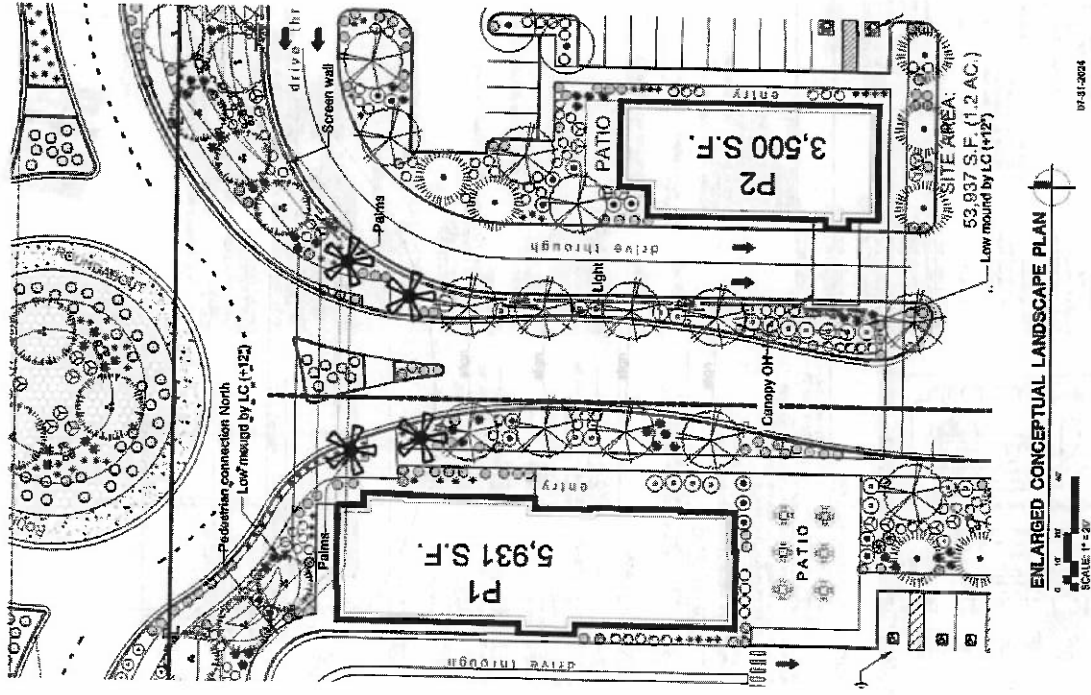
Bautler Design Group, Inc.
architects & planners

116

Eisenberg Company
Full service commercial real estate



Buller Design Group, Inc.
architects & planners



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

BANNER HEALTH
2901 N CENTRAL AVE STE 160
PHOENIX, AZ 85012

NEVADA HOLDING CO LP
8095 OTHELLO AVE
SAN DIEGO, CA 92111

NEVADA HOLDING CO LP
8095 OTHELLO AVE
SAN DIEGO, CA 92111

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

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

SEQUOIA BUCKEYE LLC
1460 S HORNE
MESA, AZ 85204

COSTCO WHOLESALE CORPORATION
999 LAKE DR
ISSAQUAH, WA 98027

NEVADA HOLDING CO LP
8095 OTHELLO AVE
SAN DIEGO, CA 92111

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

HIGH SCHOOL BUCKEYE UNION DIST
201
902 EASON AVE
BUCKEYE, AZ 85326

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

SUNBELT LAND HOLDINGS LP
8095 OTHELLO AVE
SAN DIEGO, CA 92111

SIMONCRE SUMMIT III LLC
6900 E 2ND ST
SCOTTSDALE, AZ 85251

Arizona Department of Transportation
205 S 17th Ave Mail Drop 612E
Phoenix, AZ 85007

Maricopa Association of Governments
ATTN: Scott Wilken
302 N. 1st Avenue
Phoenix, AZ 85003

Maricopa Association of Governments
ATTN: Kurt Cotner
302 N. 1st Avenue
Phoenix, AZ 85003

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