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
FEBRUARY 10, 2026
AGENDA

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

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

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

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

2. MINUTES

2.A Approval of minutes from the January 27, 2026 Planning and Zoning Commission regular meeting.
Staff Liaison: Keri Hernandez, Management Assistant, khernandez@buckyeaz.gov (623) 349.6211

3. CONTINUANCE AGENDA

3.A Grand View Arizona - Rezoning to Community Master Plan (CMP) - PLZZ-23-00016: Conduct a public hearing and recommend approval to City Council of the rezoning of approximately 2,271 acres generally bounded by Broadway Road to the north, Jackrabbit Trail to the east, MC85 to the south, and Dean Road to the west from Single-Family 43 (R1-43), Light Industrial (I-1), and Rural Residential (RR) to Community Master Plan (CMP), establishing permitted land uses and development standards to facilitate development of the site with a rail-served regional industrial hub with opportunities for complementary commercial, single-family residential, and multi-family residential uses. This item was continued to this agenda by the Commission on November 20,

2025.
Staff Liaison: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214

4. REGULAR AGENDA

4.A Project H20 Rezone Modification of Stipulations - Modification of Stipulations (PLZM25-0107) - Conduct a public hearing and recommend approval to the Mayor and City Council to modify stipulations of Ordinance No. 18-23 of approximately 157 acres generally located about 450' west of the northwest corner of 283rd Avenue and Patterson Road, subject to conditions "a" through "l".
Staff Liaison: Joseph Mueller, Senior Planner, jmueller@buckeyeaz.gov, (623) 204-5505

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: 02/10/26	**AGENDA ITEM:** 2.A. Minutes
DATE PREPARED: 02/05/26	**DISTRICT NO.:**
STAFF LIAISON: Keri Hernandez, Management Assistant, khernandez@buckyeaz.gov (623) 349.6211	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Minutes

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Approval of minutes from the January 27, 2026 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:
01.27.2026.PZC.MinutesDRAFT.pdf

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

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

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

Members absent: Commissioner Rebecca Puppe, Commissioner Sebastian Trupiano

Staff present: Planning Manager Ken Galica, Planner II Patricia Cooley, City Attorney Tosca Henry, Management Assistant Keri Hernandez

2. ELECTION OF OFFICERS
A motion was made by Commissioner Kupcik and seconded by Commissioner Ragsdale to nominate Ted Burton as Chairperson. Unanimous decision.
A motion was made by Commissioner Ragsdale and seconded by Commissioner Bassler to nominate Anthony DiMascio as Vice Chairperson. Unanimous decision.

3. MINUTES
3A. APPROVAL OF MINUTES FROM THE DECEMBER 9, 2025 PLANNING AND ZONING COMMISSSION REGULAR MEETING.
A motion was made by Alternate Manuel and seconded by Commissioner Kupcik to approve minutes as presented. Approval 6-0. Motion carried.

4. CONTINUANCE AGENDA
4A. AT&T CELL TOWER – CONDITIONAL USE PERMIT (PLZU-25-0003)
Planner II Patricia Cooley presented and was available to answer questions from the Commission.
A public hearing opened at 6:12 p.m.
Beryl Shears of Western Pilot Service Inc requested that his previous opposition of this project be withdrawn.
With there being no further comments from the public, the public hearing closed at 6:15 p.m.
A motion was made by Alternate Manuel and seconded by Vice Chair DiMascio to recommend approval to Mayor and City Council subject to conditions ‘a-g’. Approval 5-1 with Commissioner Ragsdale voting nay. Motion carried.

5. COMMENTS FROM THE PUBLIC
None

6. PLANNING MANAGER REPORT AND SUMMARY OF CURRENT EVENTS
Planning Manager Ken Galica February confirmed Commission of the February 10th meeting and

noted that the Buckeye Air Fair will take place February 13-15, 2026. Mr. Galica announced the recent promotion of Tosca Henry to City Attorney.

7. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS
Commissioner Ragsdale commended Buckeye staff for the recent successful Buckeye Days event.

8. ADJOURNMENT
With there being no further business, Chair Burton adjourned the meeting at 6:19 p.m.

_____
Ted Burton, Chairperson

ATTEST:

_____
Keri Hernandez, Management Assistant

I hereby certify that the foregoing is a true and correct copy of the Planning and Zoning Commission Regular Meeting held on the 27th day of January 2026. I further certify that a quorum was present.

_____
Keri Hernandez, Management Assistant

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 02/10/26	**AGENDA ITEM:** 3.A. Grand View Arizona - Rezoning to Community Master Plan (CMP) - PLZZ-23-00016
DATE PREPARED: 02/05/26	**DISTRICT NO.:** No. 2
STAFF LIAISON: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Public Hearing and Non Consent - New Business Items

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Grand View Arizona - Rezoning to Community Master Plan (CMP) - PLZZ-23-00016: Conduct a public hearing and recommend approval to City Council of the rezoning of approximately 2,271 acres generally bounded by Broadway Road to the north, Jackrabbit Trail to the east, MC85 to the south, and Dean Road to the west from Single-Family 43 (R1-43), Light Industrial (I-1), and Rural Residential (RR) to Community Master Plan (CMP), establishing permitted land uses and development standards to facilitate development of the site with a rail-served regional industrial hub with opportunities for complementary commercial, single-family residential, and multi-family residential uses. This item was continued to this agenda by the Commission on November 20, 2025.

SUMMARY

PROJECT DESCRIPTION:
Alan Beaudoin, Norris Design, on behalf of property owner Grand View Buckeye LLC, is requesting approval of a rezone of approximately 2,271 acres generally bounded by Broadway Road on the north, Jackrabbit Trail on the east, MC 85 on the south, and Dean Road on the west. A separate annexation request for a portion of the site will be brought forward to City Council prior to Council decision on the rezoning request.

Approval of the applicant's request would rezone the 2,271-acre site from Single-Family Residential 43 (R1-43), Light Industrial (I-1), and Rural Residential (RR) to Community Master Plan (CMP) to facilitate development of a rail-served regional industrial hub with complementary/secondary commercial, single-family residential, and multi-family residential uses.

The proposed CMP will establish the following land use districts:

- **Regional Employment**: This district would allow for a range of light industrial, limited heavy industrial, and other employment generating uses such as manufacturing, logistics, data centers, aerospace-related companies, and the like, based on the City's Light Industrial (I-1) and Heavy Industrial (I-2) zoning districts but modified to eliminate the most undesirable or objectionable uses permitted within those districts. To allow the property to be marketed to "mega users" that may desire to develop a large-scale facility over the entire nearly 2,300-acre site, the proposed CMP would allow for all but 32 acres of the subject site to be developed with these employment land uses.
- **Residential Village**: Between 0 and 750 acres within the CMP may be developed with varied housing types, including a range of allowed single-family lot sizes and product types, as well as multi-family residential, which is capped at 20 percent of the overall residential acreage, or 150 acres maximum. The CMP sets the Residential Village target at 5,060 dwelling units and maximum cap at 6,500 dwelling units across approximately 750 acres of residentially designated land, a target density of 6.75 dwelling units per acre and maximum density of 8.67 units per acre.

The residential village areas, if provided, will be located primarily next to existing residential neighborhoods located northwest, north, and southeast of the overall CMP boundary.

- **Commercial District**: To support both employees and residents in the area, at least 32 acres and up to 235 acres of the CMP will develop with community-scale commercial uses such as retail, restaurant, personal services, and offices. Though conceptual and subject to adjustment, the CMP's land use plan anticipates the commercial locations to be primarily focused at major arterial intersections, such as the southeast and southwest corners of Verrado Way and Broadway.

Please review the attached staff report and exhibits for additional information and analysis pertaining to this request.

BENEFITS:
The proposed Grand View Arizona CMP provides a framework for development that is consistent with sound planning principles. The permitted uses focus on attracting high-wage employers in advanced manufacturing, logistics, aerospace, and related industries, while allowing a limited amount of residential and commercial development to support a complete community. The CMP's tailored development standards ensure compatibility between land uses through generous buffers and setbacks, high-quality architectural and site design standards, and clear transitional requirements from employment to residential areas. The project is not expected to negatively impact surrounding properties.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLZZ-23-00016 Grand View CMP - PZ Staff Report - PZ 2-10-26.docx
Exhibit A - Aerial Vicinity Map.pdf
Exhibit B - Zoning Map.pdf
Exhibit C - General Plan Land Use Map.pdf
Exhibit D - Proposed Grand View Arizona CMP.pdf
Exhibit E - Citizen Participation Report.pdf

REZONE

Report to the Planning and Zoning Commission

CASE NUMBER:	**PLZZ-23-00016**
TITLE:	**Grand View Arizona Community Master Plan (CMP)**
MEETING DATE:	**February 10, 2026**

Applicant:	Alan Beaudoin, Norris Design
Owner(s):	Grand View Buckeye LLC
Request:	Rezone from Single-Family 43 (R1-43), Light Industrial (I-1), and Rural Residential (RR) to Community Master Plan (CMP)
District(s):	2
Location:	Area generally bounded by Broadway Road to the north, Jackrabbit Trail to the east, MC 85 to the south, and Dean Road to the west (Exhibits A, B, and C)
Site size:	Approximately 2,271 acres
Public input:	An advertised neighborhood meeting was held on April 3, 2024, with the applicant, City staff, and approximately 13 community members in attendance. Several questions were raised regarding the future alignment of State Route 30 and its potential effects on nearby floodplains; however, no significant concerns or objections to the proposed land use were expressed. All required public hearing notifications have been completed. This item has previously been continued by the Commission three times, most recently to the February 10, 2026 agenda by action during the November 20, 2026 meeting.
Recommendation:	**Conduct a public hearing and recommend that City Council approve the proposed CMP rezoning subject to conditions (a) through (j).**

PROJECT DESCRIPTION

1. Alan Beaudoin, Norris Design, on behalf of property owner Grand View Buckeye LLC, is requesting approval of a rezone of approximately 2,271 acres generally bounded by Broadway Road on the north, Jackrabbit Trail on the east, MC 85 on the south, and Dean Road on the west (Exhibits A, B, and C).
2. The property currently features three zoning districts:
    - Approximately 1,923 acres are presently located within the jurisdiction of Maricopa County and zoned Rural 43 (RU-43). Annexation of this portion of the property is currently underway, with the first public hearing scheduled for the Council hearing on August 26, 2025. Upon approval of the annexation, the 1,923 acres will be assigned Single-Family Residential 43 (R1-43) zoning, the district most closely aligned with the existing County zoning. The R1-43 district allows for large lot single-family residential development and ancillary uses with a rural character.
    - Approximately 309 acres located at the southeast corner of Verrado Way and Broadway Road are zoned Light Industrial (I-1). As its name implies, the I-1 district allows for a range of primarily indoor/enclosed industrial uses including light manufacturing, warehousing, and similar uses.
    - Approximately 39 acres located a quarter mile south of the southwest corner of Jackrabbit Trail and Southern Avenue are zoned Rural Residential (RR), an obsolete Buckeye zoning district very similar to the current R1-43 district. Like the R1-43 district, RR zoning allows for large lot single-family residential development and ancillary uses with a rural character.
3. Approval of the applicant's request would rezone the 2,271-acre site to Community Master Plan (CMP) to facilitate development of a rail-served regional industrial hub with complementary/secondary commercial, single-family residential, and multi-family residential uses. The proposed Grand View CMP narrative, which includes land use requirements, development standards, and design standards, is attached as Exhibit D.
4. The proposed CMP will establish the following land use districts:
    - **Regional Employment**: This district would allow for a range of light industrial, limited heavy industrial, and other employment generating uses such as manufacturing, logistics, data centers, aerospace-related companies, and the like, based on the City's Light Industrial (I-1) and Heavy Industrial (I-2) zoning districts, but modified to eliminate the most undesirable or objectionable uses

permitted within those districts. To allow the property to be marketed to "mega users" that may desire to develop a large-scale facility over the entire nearly 2,300-acre site, the proposed CMP would allow for all but 32 acres to be developed with these employment land uses. To ensure the project is aesthetically attractive from outside of the Grand View development, heavy industrial uses would not be permitted along any arterial street that forms the perimeter of the site. Buffering and screening requirements, discussed in more detail below, are also included to ensure acceptable transitions are provided between industrial and residential uses, both within and external to the CMP. Rail access is prioritized within this district.

- **Residential Village**: Between 0 and 750 acres within the CMP may be developed with varied housing types, including a range of allowed single-family lot sizes and product types, as well as multi-family residential, which is capped at 20 percent of the overall residential acreage, or 150 acres maximum. The CMP sets the Residential Village target at 5,060 dwelling units and maximum cap at 6,500 dwelling units across approximately 750 acres of residentially designated land, a target density of 6.75 dwelling units per acre and maximum density of 8.67 units per acre. The Residential Village areas, if provided, will be located primarily next to existing residential neighborhoods located northwest, north, and southeast of the overall CMP boundary. Though the CMP does allow for some modification of the Residential Village locations from what is shown on the concept plan, the proposal would not allow development of residential "islands" where non-residential uses surrounded residences on three (3) or more sides. Permitted uses and development standards are based on Buckeye's residential zoning districts, but with modifications intended to support a wide range of different lot sizes and product types.
- **Commercial District**: To support both employees and residents in the area, at least 32 acres and up to 235 acres of the CMP will develop with community-scale commercial uses such as retail, restaurant, personal services, and offices. Though conceptual and subject to adjustment, the CMP's land use plan anticipates the commercial locations to be primarily focused at major arterial intersections, such as the southeast and southwest corners of Verrado Way and Broadway. The Commercial District uses and development standards are largely based on the City's Community Commercial (C-2) zoning district.

5. The proposed CMP establishes modified development review processes and procedures from what Buckeye presently requires, allowing for administrative approval of site plans

and preliminary plats. Though different from current standard, the modified processes are consistent with the code revisions staff anticipates bringing forward this fall in response to the state's passage of HB2447, a law that requires cities to convert non-discretionary application types to fully administrative processes.

6. The proposal modifies the Major CMP Amendment threshold to require a Major Amendment for requests to increase residential units over 10 percent from the identified cap, any change to the CMP that results in over 40 percent of the total land area being developed with non-employment uses, any proposed change that would significantly impact traffic, or any proposed revision that, in the opinion of the Development Services Director, would represent a "fundamental" change. Such Major Amendments would require the full hearing process inclusive of a neighborhood meeting, Planning & Zoning Commission hearing, and City Council approval. All other modifications to the CMP could be processed as Minor Amendments and approved administratively.
7. The Employment Transition Area design expectations outlined in the City's General Plan, is intended to reduce conflicts between industrial and residential uses and provide for enhanced landscape and architecture along prominent street frontages, would apply to development on this site. Furthermore, the proposed CMP includes a variety of its own standards designed to further mitigate possible impacts of adjacent dissimilar land uses and ensure the project presents attractively from adjacent streets. From a site design perspective, these include restricting heavy industrial uses from being developed within 500 feet of the perimeter of the CMP, minimum 75 foot industrial building setbacks from residential development internal and external to the CMP (150 foot setback to any service or loading area), and minimum 30 foot landscape setbacks adjacent to arterial streets and between residential and industrial uses.
8. Architecturally, the CMP requires building facades visible from arterial and collector roadways, or adjoining properties with a "Neighborhood" land use designation or an existing single-family residential use to provide for visual diversity through vertical and horizontal movement and variation in high quality, textured materials to create a cohesive campus appearance.
9. The CMP requires provision of drought-tolerant plants and continuous screening where needed. Integration of pedestrian connections, shade features, and site amenities into overall site design is required when appropriate. The plan includes a network of multi-use paths and trails connecting employment, residential, and commercial areas within the site, as well as links to the City's regional trail system. Trails are designed to enhance pedestrian and bicycle mobility, provide recreational opportunities, and integrate with landscaped open space corridors.

10. Permitted signage will be consistent with the Development Code, with the exception that in the event the SR-30 alignment runs immediately adjacent to the property, the project be allowed a total of 6 billboards if those billboards comply with all other standards within the code.
11. The site has direct access to several major arterials and is located 3.5 miles south of Interstate 10. It will also benefit from the planned SR-30 and Interstate 11 corridors. Certain streets shown in the City's Transportation Master Plan, such as Southern Avenue as it travels east/west through the site, may be removed if traffic studies support the change. The developer will be responsible for providing access and making any required off-site improvements.
12. The property will be served water and sewer by the City of Buckeye. It is anticipated that the project will provide new on-site regional water and wastewater facilities sized to accommodate both the project and surrounding growth. The proposed Regional Water Campus will deliver potable water service through new mains and storage facilities, while the Regional Wastewater Reclamation Facility will collect, treat, and reclaim wastewater for reuse or discharge in accordance with regulatory standards.
13. Most of the property is outside the 100-year floodplain, with only small areas in AH and AO zones that must follow floodplain regulations. Drainage systems will be designed to meet City of Buckeye and Flood Control District standards. Solutions may include regional drainage facilities, on-site retention, and open space features that help manage stormwater.
14. The CMP anticipates space for future City of Buckeye police and fire facilities to serve the project and surrounding growth. Exact locations will be determined during later phases, coordinated with the City to ensure adequate emergency service coverage as development occurs.
15. The proposed CMP would allow for phased development of the site.
16. The City and property owner are working on a separate development agreement that will establish obligations for infrastructure related to development of the project. The development agreement will be considered by Council concurrently with this rezoning at a future, yet unspecified hearing. The development agreement may provide for partial reimbursement to the development of the new regional water, wastewater, and public safety facilities to be constructed.

AREA CONTEXT:

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	**Active agricultural use with dairy farm component**	**Employment**	**Maricopa County Rural-43 (RU-43), Light Industrial (I-1), General Commerce (GC), Rural Residential (RR)**
North	Primarily agricultural with scattered rural residential and cottage industry uses	Proportionate mix of Neighborhood, Employment, Master Planned Community, and Rural	Primarily Maricopa County Rural-43 (RU-43) with scattered pockets of Planned Residential (PR), Light Industrial (I-1), and Planned Community (PC)/CMPs
South	Primarily agricultural with scattered rural residential and cottage industry uses	Neighborhood	Primarily Maricopa County Rural-43 (RU-43) with pockets of General Commerce (GC) and Special Use (SU)
East	Primarily agricultural with scattered rural residential and cottage industry uses	Primarily Employment; limited Neighborhood	Primarily Maricopa County Rural-43 (RU-43) with scattered pockets of Planned Residential (PR), Rural Residential (RR) and Commercial Center (CC)
West	Primarily agricultural with scattered rural residential and cottage industry uses	Proportionate mix of Neighborhood and Master Planned Community	Mix of Henry Park CMP/Planned Community (PC) and Maricopa County Rural-43 (RU-43)

PUBLIC PARTICIPATION SUMMARY:

18. A neighborhood meeting, providing an opportunity for interested parties to learn more about the request, was held on April 3, 2024. As required by Buckeye Development Code, written notices to 135 property owners within 500 feet of the subject site were mailed on March 19, 2024, over fifteen (15) days prior to the date of the meeting. Approximately 13 people (excluding City staff and the applicant team) attended the open house. Though multiple questions about the alignment of future State Route 30 and the impacts the future freeway would have on flood plains were received at the meeting, no significant concerns or objections to the land use proposal were noted. A more detailed summary of

the neighborhood meeting can be found in the Public Participation Report attached as Exhibit E.

19. This item has been continued at three prior Commission meetings, at the request of the project applicant, as follows:

    - On August 12, 2025, the Commission continued the item to October 24, 2025.
    - On October 24, 2025, the Commission continued the item to November 20, 2025.
    - On November 20, 2025, the Commission continued the item to February 10, 2026.

20. Several property owners located along the periphery of the Grandview site attended the August 12, 2025, Commission hearing for this item. Immediately after the meeting, staff met with these owners to discuss the project and arranged a subsequent follow-up meeting to address future water and sewer service in this area of the City. Staff, via email, has sent reminders to this group of residents of each subsequent scheduled hearing.

21. All required notifications were completed, as follows:

Notification Element	Date
Published in the Arizona Republic	July 25, 2025
Site Posted	July 28, 2025
Mailing Notice to Property Owners Within 500 Feet of Site	July 24, 2025

BACKGROUND:

22. *April 1980:* Approximately 39 acres near the CMP's eastern edge, a quarter mile south of the southwest corner of Jackrabbit Trail and Southern Avenue, were annexed by the then Town Council's approval of Ordinance No. 5-81. The property is currently zoned Rural Residential, though there is no record of when that zoning may have been applied to this portion of land.

23. *November 2000:* Approximately 309 acres comprising the northeastern most portion of the proposed CMP were annexed by the then Town Council's approval of Ordinance No. 74-00.

24. *June 2022:* A Major General Plan Amendment changing the land use designation of 1,333 acres of the site from Neighborhood to Employment was approved through City Council's

adoption of Resolution No. 55-22. Approval of the Major GPA was the first step towards entitling the property to achieve the vision identified in this CMP.

25. *August 2023:* The 309 acres at the northeastern corner of the site was rezoned from a combination of General Commerce and Planned Community (PC) to Light Industrial (I-1) by the City Council's approval of Ordinance No. 32-33.

26. *August 12, 2025:* The proposed rezoning was continued to the October 24, 2025 meeting to allow additional time for staff and the applicant to find agreement on recommended conditions of approval.

27. *October 28, 2025:* The proposed rezoning was continued to the November 20, 2025 meeting to allow additional time for staff and the applicant to find agreement on recommended conditions of approval.

28. *November 20, 2025:* The proposed rezoning was continued to the February 10, 2026 meeting to allow additional time for staff and the applicant to find agreement on recommended conditions of approval. This continuance was also requested by some interested property owners in the vicinity of the site who wished to be present but were unable to attend on November 20th.

ANALYSIS:

29. Approval of the annexation of approximately 1,918 acres of the subject property currently in the jurisdiction of Maricopa County is required before the City Council may approve the CMP. The initial City Council public hearing for the annexation is scheduled on August 26, 2025; the second required hearing at which the Council will consider adopting the ordinance approving the annexation has not yet been identified. The Planning and Zoning Commission may issue its recommendation on the CMP prior to that annexation being completed.
30. The City-initiated General Plan Amendment revising the General Plan's definition of the Employment land use category to allow limited residential uses within large-scale Community Master Plans or Planned Area Developments (1,280 acres or more) on properties featuring an Employment designation was approved by the City Council in September 2025. With that approval, residential uses can be proposed within Employment CMPs or PADs, subject to Council's discretionary approval, only where zoning documents include clear criteria ensuring residential uses are not the primary land use, are not located adjacent to heavy industrial uses, and incorporate design standards—such as setbacks, buffers, building size limits, connectivity requirements, and other measures—to mitigate impacts.

31. The proposed rezoning furthers multiple General Plan goals and policies, including, but not limited to:

    - Expand the contiguous area for development of employment generating uses in furtherance of General Plan ("GP") Policy G-7.1: "The City of Buckeye should identify and protect areas suitable for large scale office park and industrial activities, such as distribution, logistics, manufacturing, and other employment type uses within the City's MPA";
    - Provide additional land for employment generating and tax revenue producing regional commercial and industrial uses with excellent access to SR85 and I-10, in conformance with GP Policy G-9.3: "The City of Buckeye should protect its primary industrial and commercial corridors (areas with access to highways and railroads) from conversion to non-employment uses or encroachment by uses that would limit future uses on these sites";
    - Further the City's Economic Development related goals of attracting businesses in the logistics and advanced manufacturing sectors and meeting desired jobs to population ratios outlined in GP Policy G-1.8 by positioning Buckeye for national-scale economic development with large employers: "The City of Buckeye will encourage commerce and business employment centers that respond to the City's economic needs and that correspond with Buckeye's targeted economic sectors." and GP Policy G-7.3 "The City of Buckeye will have an average of one to one jobs per household".
    - Supports various policies encouraging a mix of employment, commercial, and residential opportunities in master-planned areas, with appropriate buffering between uses.
    - Furthers goals to link major employment centers to regional highways, future freeway corridors, and rail infrastructure, while providing internal circulation for all travel modes.
    - Implements objectives for high-quality building and site design, landscaped buffers, and pedestrian-friendly environments that contribute to community character.
    - Advances the goal of expanding the City's trail and pathway network, connecting to regional systems and providing active transportation options, and capitalizes on the property's adjacency to the existing rail corridor.

32. The proposed Grand View Arizona CMP provides a framework for development that is consistent with sound planning principles. The permitted uses focus on attracting high-

wage employers in advanced manufacturing, logistics, aerospace, and related industries, while allowing a limited amount of residential and commercial development to support a complete community. The CMP's tailored development standards ensure compatibility between land uses through generous buffers and setbacks, high-quality architectural and site design standards, and clear transitional requirements from employment to residential areas. The project is not expected to negatively impact surrounding properties.

33. Infrastructure requirements are tied to phased development, ensuring that streets, water, wastewater, and drainage facilities are delivered in step with growth. By integrating land use flexibility with predictable design expectations, the CMP supports Buckeye's General Plan goals for economic diversification, infrastructure investment, multimodal connectivity, and community character, positioning the site as a long-term regional employment hub. Regional trails traversing the property, in locations identified in the City's Parks and Trails Master Plan, will be provided. Locations of trails may be realigned on the property to reduce interference with the planned commercial or light industrial uses but will be designed to ensure the functionality of the regional system is not negatively impacted.
34. The property is located within the Buckeye Union High School and Liberty Elementary School Districts. Development of the property with industrial or commercial uses should not result in any impact to either district. If and when residential uses are proposed in accordance with the allowances of this CMP, the City, developer, and school districts will work to identify and mitigate any potential impacts during the platting or site planning stages of development.

RECOMMENDATION:

35. Staff recommends the Planning and Zoning Commission recommend approval of the proposed Grand View Arizona rezoning to Community Master Plan, Application PLZZ-23-00016, to the Mayor and City Council subject to conditions (a) through (j), for the following reasons:

    - With Council's September 2025 approval of a Minor General Plan Amendment revising the definition of the Employment designation to allow for supporting residential uses in large scale employment-focused CMPs, the proposal conforms to the property's underlying General Plan Land Use designation.
    - The CMP conforms to requirements of the Buckeye Development Code or proposes alternative requirements that will not result in development of inferior quality.

- There are no outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services).

General

a) Unless specifically addressed within the Community Master Plan and/or the associated Development Agreement, all City of Buckeye laws and regulations shall apply.

Planning/Standard

b) Development of the property shall be in general conformance to the project narrative entitled "Grand View Arizona Community Master Plan", consisting of 125 pages, dated November 12, 2025, and stamped received on November 13, 2025, except as modified by these conditions of approval.

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 the CMP approval.

Engineering/Standard General

d) All existing irrigation facilities located on the site shall be abandoned, relocated, or installed underground on the portion of the property that is being developed, prior to C of O. Any District-owned facilities shall be relocated to a location outside of the future planned right-of-way and 8-foot Public Utility Easement unless otherwise approved by the City Engineer.

Engineering/Standard Streets

e) 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 roadways as classified in the Master Transportation Plan 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.

Transportation

f) Prior to approval of the first Preliminary Site Plan, or Preliminary Subdivision application within the CMP, a CMP MASTER Traffic Impact Analysis shall be submitted and approved by the City to analyze the full build out of the CMP. All requirements of the CMP MASTER Traffic Impact Analysis shall be reflected on the approved construction drawings. The CMP MASTER Traffic Impact Analysis must be updated to specifically analyze the proposed phase of development and full build-

out of the entire CMP. Each subsequent proposed phase will be required to provide an update to the CMP MASTER Traffic Impact Analysis that supports the phase being proposed. For the purposes of administration of compliance with this condition of zoning approval, a "phase" is defined as formal submittal of a Site Plan or a Subdivision Plat to the City of Buckeye. If the proposed Site Plan or Subdivision Plat is considered to be minor, or insignificant to anticipated traffic impacts, the City Traffic Engineer may waive the requirement to update the Master Traffic Impact Analysis.

g) Prior to a request for removal of any portion of Southern Avenue from the City's Transportation Master Plan, Property Owner/Developer shall obtain City approval on a traffic analysis supporting such removal.

h) Prior to the release of the first civil permit within the CMP, the Property Owner/Developer shall pay a pro rata share of the cost of the future regional traffic signals to be installed adjacent to the development. The pro rata share is based on a ratio of the project acreage to the developable acreage within the boundary limits of Broadway Road, Jackrabbit Trail, Dean Road and MC 85. The contribution is based on the following allocation of costs: (i) 25 percent share of traffic signals at the corners of the boundary limits; and (ii) 50 percent share of traffic signals of the arterial and half-mile collector street intersections that are not on the corners. The cost shall be based on an anticipated signal cost as determined by the City.

i) All traffic signals within the CMP boundary limits that are required for the land area then-developing, as determined by the City, all non-regional traffic signals that are required for the land area then-developing, as determined by the City, and, all regional traffic signals that are required for the land area then-developing, as determined by the City, shall all be funded and constructed by the Property Owner/Developer, and accepted by the City prior to issuance of a C of O within the applicable portion of the development. Regional traffic signals will have a reimbursable component from the regional signal fees collected by the City from other parcels per City Engineer approval.

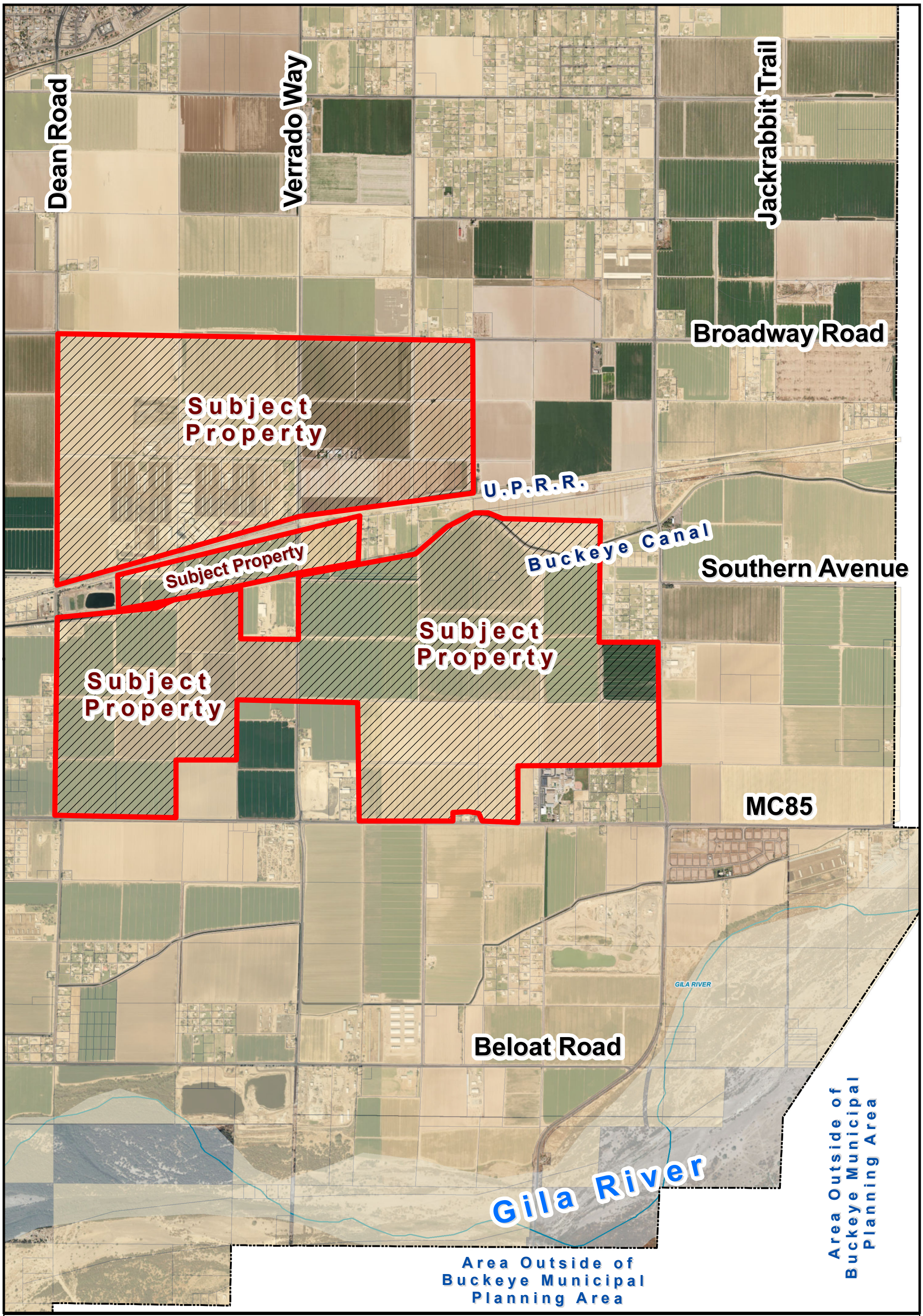
j) In the event that access to and within the project is demonstrated to be a threat to public safety and security by the City, the City has authority to take such action as it deems reasonably necessary to address such a threat until such time as the Property Owner eliminates the safety concerns to the City's satisfaction. The Property Owner will be responsible for taking such action as may be reasonably necessary to alleviate the City's concerns with respect to public safety and security, which may include changes to access, curb cuts, and/or drive lanes or roadways. Any such changes will be considered a minor change to existing site plan approvals and shall be approved by the City.

ATTACHMENTS:

- Exhibit A – Aerial Vicinity Map
- Exhibit B – Zoning Vicinity Map
- Exhibit C – General Plan Land Use Map
- Exhibit D - Proposed Grand View Arizona CMP
- Exhibit E – Citizen Participation Report

Prepared By:
Ken Galica, Planning Manager

Reviewed By:
Adam Copeland, Deputy Planning Director



VICINITY MAP

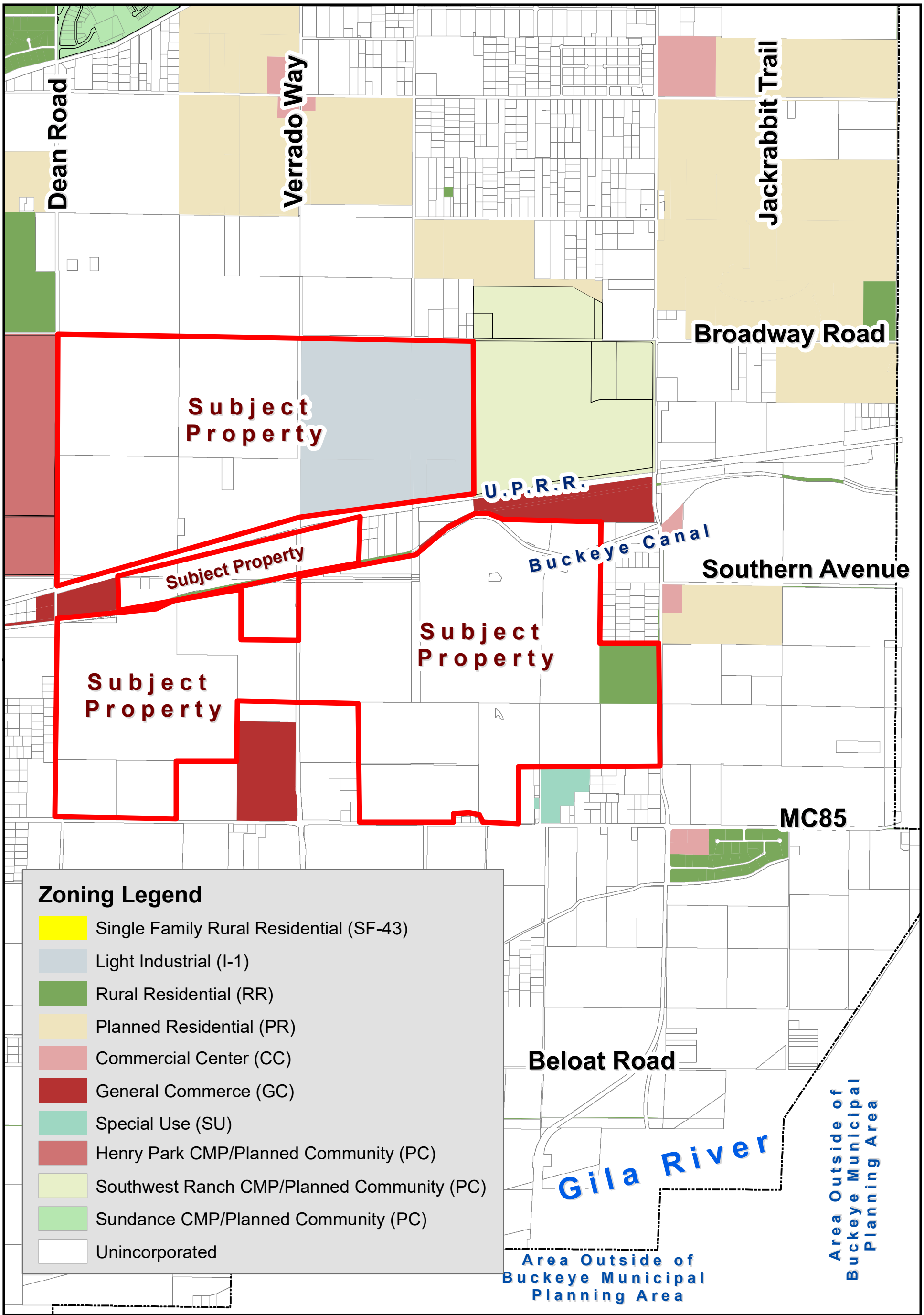
PLZZ-23-00016

Grand View Community Master Plan

Council District #2

BUCKEYE, AZ

N W E S



ZONING MAP

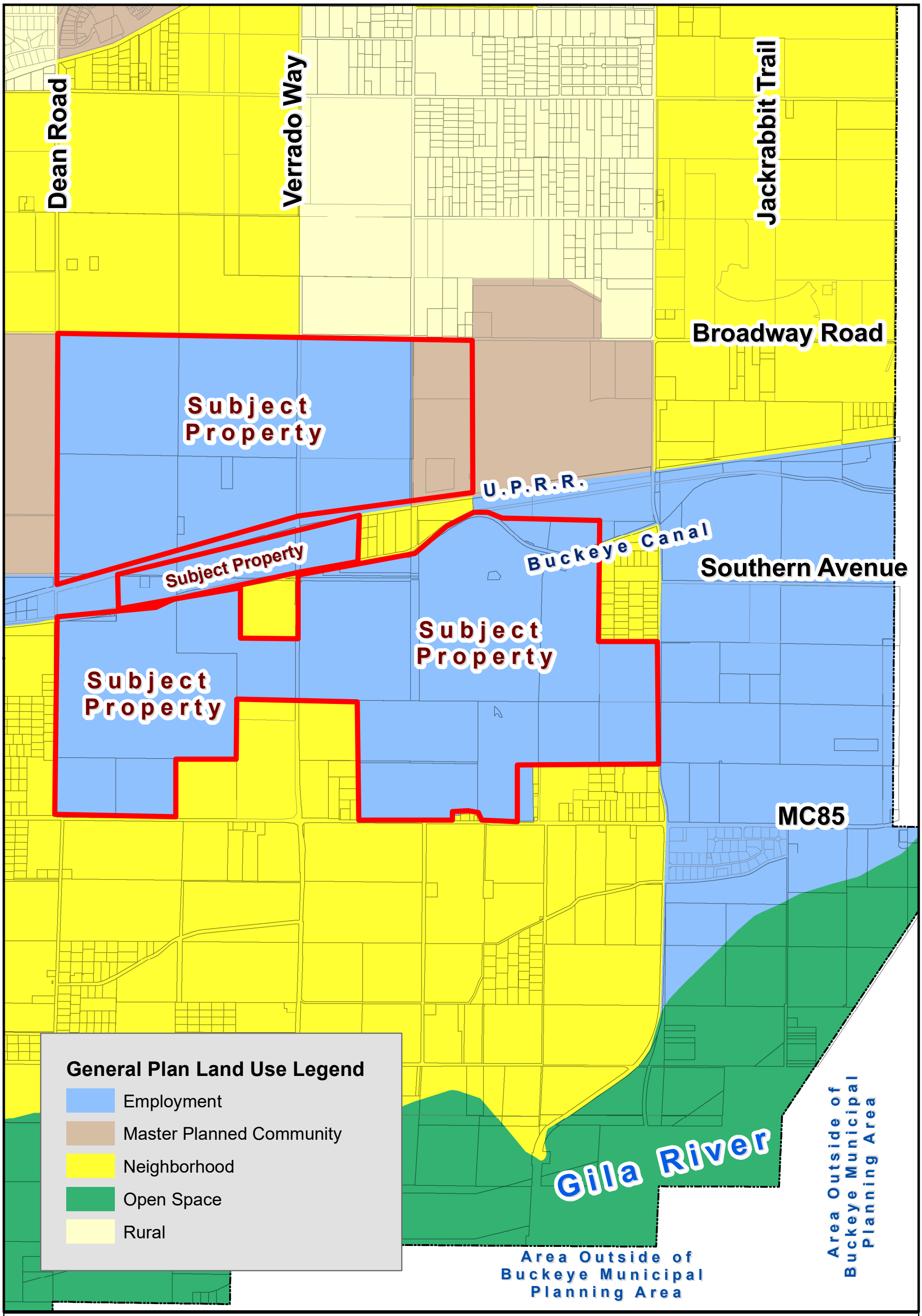
PLZZ-23-00016

Grand View Community Master Plan

Council District #2

BUCKEYE, AZ

N W E S



GENERAL PLAN LAND USE MAP

PLZZ-23-00016

Grand View Community Master Plan

Council District #2

BUCKEYE, AZ

N W E S

CASE#PLZZ-23-00016

PLZZ-23-00016 RECEIVED NOV 13 2025 WD

Exhibit D

FIRST SUBMITTAL: OCTOBER 9, 2023
SECOND SUBMITTAL: MAY 6, 2024
THIRD SUBMITTAL: JULY 1, 2024
FOURTH SUBMITTAL: SEPTEMBER 25, 2024
FIFTH SUBMITTAL: FEBRUARY 21, 2025
SIXTH SUBMITTAL: JULY 3, 2025
PUBLIC HEARING DRAFT: NOVEMEBR 12, 2025



GRAND VIEW ARIZONA

COMMUNITY MASTER PLAN

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OVERALL VISION

01

1. OVERALL VISION

Grand View Arizona (the "Property") is envisioned as a forward-thinking regional employment hub that enables the nation's goal of onshoring key industries, thoughtfully integrates land uses, responds to new technologies and encourages cohesive, high-quality architecture and landscape design. Planned specifically to complement projected land uses under the General Plan while providing a dynamic framework for future development, Grand View Arizona will proactively position the Property for the City of Buckeye's (the "City") buildout as one of the fastest growing cities in the nation.

Located in East Buckeye, the Property is poised to become one of the major employment centers in the Phoenix metropolitan area. A rail-served 2,300-acre mega-site under single ownership, the Property has strategic access along existing and planned major transportation corridors, convenient proximity to the West Coast ports and an existing General Plan land use designation of Employment. The Property has enormous potential to compete nationally for key industries, particularly Advanced Manufacturing, to expand the City's employment base and create numerous high-wage, high-value jobs for West Valley workers.

Buffers, transitions and performance standards will ensure compatibility of land uses and infrastructure systems. Offering the option of a wide range of possible residential uses of various designs and densities, creating a diverse housing mix and supporting commercial and public services – future development of the Property contemplates multiple phasing and development program scenarios designed to respond to the market and create long-term growth potential. The Property's entitlement approach offers predictability of infrastructure and quality of development in harmony with the flexibility required for a competitive economic development strategy.









REGULATORY FRAMEWORK

02

2. REGULATORY FRAMEWORK

A. PURPOSE & INTENT

The Grand View Arizona Community Master Plan ("CMP") Zoning District is the first step in laying the foundation for development of approximately 2,300 acres of Agricultural land into a major employment center with an anticipated mix of manufacturing (including Advanced Manufacturing), distribution, Data Center, Battery Storage, office, residential and ancillary facilities. The Grand View Arizona CMP establishes a clear vision for the Property, while providing a regulatory framework for future land use, development and infrastructure. Should a conflict arise between a standard or guideline prescribed within the Buckeye Development Code ("BDC") and the provisions of this CMP, the provisions of the CMP shall prevail. All regulations not provided in this document will follow the BDC in place at the time of submittal. All development plans and exhibits in the CMP are conceptual, subject to change during future site planning and permitting, and are presented for the purpose of indicating future employment center character.

More specifically, this CMP seeks to achieve the following:

1. Establish an overall vision and zoning for the Property;
2. Establish a regulatory framework for the development of the Property that provides for a balance of predictability and flexibility between future land use types;
3. Set the stage for efficient and thoughtfully planned development; and
4. Establish design guidelines with appropriate transitions to encourage high-quality development while protecting existing development and residents.

The CMP Zoning District is intended to permit and encourage innovative land development while maintaining appropriate limitations on the character and intensity of use, and assuring compatibility with adjoining and proximity properties. The Grand View Arizona CMP fosters a distinctive character of development through the use of Land Use Groups and Land Use Districts. The resultant development is envisioned to be a high-quality major employment center that could not otherwise be achieved through development under the BDC.

It is anticipated that development of the Property will occur in a series of phases over a large period of time. Therefore, in the event that the Property does not develop as originally envisioned, the Grand View Arizona CMP has been developed to permit greater flexibility for future development of the Property in a way that appropriately responds to the scale of future development and unique physical features that impact future development of the Property, as well as evolving market conditions and demands. Given this level of flexibility, development standards and design guidelines have been thoughtfully crafted to ensure that the future of the Property functions as an integrated development with a unified design and transitions between the various uses permitted within the CMP. The overall Grand View Arizona CMP will facilitate a more productive use of the Property that appropriately responds to the rapid growth of the City and evolving market conditions.

B. DEFINITION OF TERMS

The terms used within this CMP are defined below. These definitions are intended to provide regulatory guidance in the implementation of the CMP. In the event a term is not specifically defined within this document, the definition contained within the BDC shall apply.

- *Accessory Building or Structure*: Shall mean a detached subordinate building or structure associated with the principal building or use, and used for an accessory use.
- *Advanced Manufacturing*: Shall mean the use of innovative technology to improve products or processes, with the relevant technology being described as advanced, innovative or cutting edge, and can include production activities that depend on information, automation, computation, software, sensing and networking.
- *Aerospace and Defense Manufacturing*: Shall mean a facility, which may be comprised of one or multiple buildings or structures, intended for the fabrication of aircraft, ships, spacecraft, weapon systems and defense equipment. Such facilities are anticipated to support an innovative portfolio of solutions in aircraft sustainment and modernization, training and simulation, integrated battle command systems, advanced weapons, and software development and IT modernization and sustainment, focused on dynamic mission-sets with quick-turn requirements. Accessory uses to support this facility may include, but shall not be limited to, an Aircraft Refueling Station, maintenance, Aircraft Storage, Air Strip, helipad or Vertiport.
- *Agriculture:* Shall mean the business of crop and livestock farming/ranching for the sale or use, processing and consumption of food and other products, and shall include, but not be limited to, Agriculture, Commercial Ranch, Dairy, Nursery and Plant Sales, Wholesale, Residential Ranching, and Roadside Stand, as defined by the BDC, but shall not include Meat Processing.
- *Air Strip*: Shall mean a stretch of land that has been cleared so that aircraft can take off and land.
- *Aircraft Refueling Station:* Shall mean a facility used for storing flammable liquids, combustible liquids, liquefied flammable gas, or flammable gas, and/or the location of equipment used for dispensing such fuels into the tanks of aircraft, or storing transportable equipment that delivers such fuels to be dispensed where the aircraft is parked.
- *Aircraft Sales and Repair*: Shall mean a facility, which may be comprised of one or multiple buildings or structures, intended for the sale, repair or maintenance of an airplane, helicopter or other machine capable of flight. Accessory uses to support this facility may include, but shall not be limited to, an Aircraft Refueling Station, maintenance, Aircraft Storage, Air Strip, helipad or Vertiport.
- *Aircraft Storage, including Hangar Facilities*: Shall mean a facility, which may be comprised of one or more buildings or structures, intended to store or house airplanes, helicopters or other machines capable of flight.
- *Assembly:* Shall mean an establishment engaged in the on-site assembly of goods, which may include manufacturing of parts. Goods are shipped to the establishment, assembled, packaged, and reshipped. Assembly may be conducted indoors or outdoors.
- *Battery Storage*: Shall mean a facility capable of storing energy in order to supply electrical energy at a future time.
- *Common Area:* Shall mean landscaped areas or land within a residential development held in common and/or single ownership and not reserved for the exclusive use or benefit of an individual tenant or owner.

- *Common Area, Improved:* Shall mean Common Area retained as outdoor living space for residents. Such space shall include lawns and other landscaped or hardscaped features, such as walkways, terraces, sitting areas, and outdoor recreational areas when such features are incorporated into these areas. Such space shall not be used for vehicles but may be utilized to retain storm water if designed in accordance with the City of Buckeye Drainage Manual and improved with appropriate surface that fosters recreational use.
- *Data Center*: Shall mean a facility, which may be comprised of one or multiple buildings or structures, intended to house computer systems and related components, such as telecommunications and data storage systems, to organize, process, store and disseminate large amounts of data. Due to the sensitive nature of the information often contained therein, these facilities may be closed to the broader public and have a secure campus. Accessory uses to support the larger operations of this use may include, but shall not be limited to, Battery Storage, Substations, Power Generation Stations, and private offices, training rooms, and employee amenities, such as a cafeteria and other supporting functions for exclusive use by employees and/or vendors only.
- *Density:* Shall mean a residential dwelling unit target count within the Land Use Program. The number of dwelling units divided by the gross area.
- *Development Unit*: Shall mean an approximate sub-area within the overall *CMP* boundary and may contain singular or multiple Land Use Group classifications.
- *Grand View Buckeye, LLC*: Shall mean the original land owner and the entity responsible for implementing the requirements of the CMP, and its designees or assignees.
- *Intensity:* Shall mean a nonresidential square footage target within the Land Use Program.
- *Land Use District:* Shall mean a planning framework that establishes the development standards on the property subject to the CMP, elected and formalized at the time each applicable Development Unit receives Site Plan and/or Preliminary Plat approval.
- *Land Use Group*: Shall mean a planning framework that describes the general character of development within the overall, or sub-areas of, the property subject to the CMP and establishes the permitted uses and location of such uses on the property subject to the CMP.
- *Land Use Program*: Shall mean a planning framework that establishes the target and maximum Intensities and/or Densities for the property subject to the CMP. The Intensity and/or Density should be initially allocated between Development Units for the purposes of predicting or projecting future development Intensity, as well as initial infrastructure demand analysis, but such allocation is subject to designation at the time of Site Plan Review and/or Preliminary Plan Review and approval for each individual Development Unit.
- *Owner*: Shall mean the person(s) or entity(ies) indicated on the records of the Maricopa County Assessor, or other official body, as the owner of record of the property in question, or designee.
- *Pharmaceutical and Medical Device Manufacturing*: Shall mean a facility, which may be comprised of one or multiple buildings or structures, intended for the processing or fabrication of 1) pharmaceutical drugs or chemical materials to be used for pharmaceutical drugs and/or 2) the assembly or fabrication of any instrument, machine, contrivance, implant or in vitro reagent that's intended to treat, cure, prevent, mitigate or diagnose disease.
- *Power Generation Station:* Shall mean a facility designed to produce electric energy from another form of energy, including, but not limited to, wind, solar, thermal, nuclear or chemical energy.

- *Primary Building Facade:* Shall mean the facade of an industrial or employment use building that is oriented (faces) towards a public arterial or collector roadway, and the first 100 feet turning the corners.
- *Processing Facility:* Shall mean a facility used for the collection and processing of scrap metal, recyclable materials, and/or other industrial materials for shipment, or to an end-user's specifications, by such means as baling, briquetting, cleaning, compacting, crushing, flattening, griding, mechanical sorting, re-manufacturing, shredding, smelting, or other similar processes.
- *Rail Yard*: Shall mean a series of tracks in a rail network for storing, sorting and/or loading and unloading rail vehicles and locomotives.
- *Research and Development:* Shall mean establishments primarily engaged in scientific research, and the design, development, engineering, and testing of high-technology electronic, industrial or scientific products in advance of product manufacturing. The production of products, plans, or designs may be part of this classification when the primary purpose of such production is research, development, or evaluation, rather than sale. Typical uses include biotechnology firms, electronic research firms, or pharmaceutical research laboratories.
- *Robotics Manufacturing*: Shall mean a facility, which may be comprised of one or multiple buildings or structures, intended for the fabrication or assembly of automated and programmable robotic devices, including, but not limited to, industrial robots, which are developed to automate intensive production tasks.
- *Semiconductor Device Fabrication*: Shall mean a facility, which may be comprised of one or multiple buildings or structures, intended to support the manufacture of semiconductor devices, typically integrated circuits (ICs) such as computer processors, microcontrollers, and memory chips (such as NAND flash and DRAM) that are present in everyday electrical and electronic devices.
- *Service Station:* Shall mean an establishment primarily engaged in retailing automotive fuels/energy or retailing these fuels/energy in combination with activities, such as providing minor repair services, selling automotive oils, replacement parts and accessories, and/or providing food services.
- *Substation*: Shall mean a facility that transfers energy from production to consumption.
- *Traffic Engineer of Record*: Shall mean the professional traffic engineer responsible for developing the associated engineering documents, which may include, but shall not be limited to, the Traffic Impact Analysis, for the development.
- *Warehouse and Freight Movement:* Shall mean firms engaged in receiving, storing and distributing goods for themselves or others. The means of receiving and/or distribution of goods may include, but shall not be limited to, automobiles, trucks, autonomous vehicles, rail, aircraft and aerial drones. Goods are generally delivered to other firms or the final consumer, except for some will call pickups. There is little on site sales activity with the customer present. Accessory uses may include offices, fleet parking and maintenance areas.
- *Vertiport:* Shall mean an area of land, or a structure, used or intended to be used, for electric, hydrogen, and hybrid Vertical Takeoff and Landing (VTOL) aircraft landings and takeoffs and includes associated buildings and facilities.

C. DOCUMENT FRAMEWORK

The evaluation of long-range market demands, as well as the goal of creating employment nodes, has resulted in a versatile and well-designed land use master plan for the Property. These planning efforts establish an overarching vision for different types of development envisioned for the Property.

The following sub-sections describe the overall CMP document framework, as well as its function in the future development of the Property.

1. LAND USE GROUPS

The CMP establishes "Land Use Groups," which provide the general character of development and permitted uses, as well as the general location of such uses within the CMP. The CMP is comprised of three Land Use Groups: Regional Employment, Residential Village and Commercial District. Please see Section 4.A of the CMP for more information regarding the Land Use Groups.

2. LAND USE PROGRAM

Due to its size, the Property has been initially sub-categorized into "Development Units" to project future development Intensity, Density, and initial infrastructure demand. Development Units represent an approximate sub-area within the overall CMP boundary and may fall within one or more Land Use Groups. The location and number of Development Units are conceptual only. As the Property develops, the boundaries of, or total number of Development Units, may change to accommodate the final end user(s).

To provide flexibility between land use types, the CMP establishes a Land Use Program (Table 2), and Conceptual Land Use Plan (see Exhibit 15), setting forth the Property target and maximum Intensities and Densities. The Intensities and Densities have been initially allocated between the Development Units, but are subject to change as the Property develops. In order to provide flexibility that responds to changing market conditions, the CMP allows transfers of Intensity and/or Density between Development Units provided that the overall maximum Intensity and Density for the Property are not exceeded. Please see Section 4.B.1 of the CMP for more information regarding Land Use Program Transfers.

3. LAND USE DISTRICTS

To implement the themes and vision established by the Land Use Groups, the CMP employs "Land Use Districts" to establish appropriate development standards. Table 4 identifies all Land Use Districts for the Property organized by individual Land Use Groups. The Owner shall elect one of the Land Use Districts identified in Table 4 and shall develop a proposal (i.e., Site Plan, Preliminary Plat, etc.) that conforms to the applicable development standards set forth in Section 5 of this CMP. The Land Use District shall be formalized with the approval of each individual Site Plan and/or Preliminary Plat.

D. AMENDMENTS & ADDENDUMS

Amendments to the CMP may become necessary from time to time for various reasons and may be requested by Grand View Buckeye, LLC ("GVB") and/or the Owner(s). Amendments requested by an Owner shall include documentation that the proposed amendment has been approved by GVB. Such documentation shall be provided to the Development Services Department at the time of formal application submittal. Amendments requested by GVB do not require additional documentation or approval by the Owner(s). Amendments to the approved CMP may apply the Property or portions thereof. Proposed changes do not extend to or affect portions of the Property unless specifically included in the area specified by the proposed amendment.

Applications to amend the approved CMP shall be filed with the Development Services Department. Upon receipt of a Rezone application by the Development Services Department, the Development Services Director (the "Director") shall determine if the proposed amendment constitutes a major or minor amendment, as defined in the following section.

1. MAJOR AMENDMENTS

A Major Amendment to the CMP shall be defined as any of the following:

1. Amendments that result in an increase of 10 percent or more in the maximum number of total residential dwelling units. The percent increase is determined after first adding any increases in total residential dwelling units due to land area increases allowed by Section 4.A of this CMP to the denominator; or

2. The total combined residential and commercial land area shall be limited to 40 percent of the overall project area. Amendments that result in the project containing more than 40 percent in the combined total residential and commercial land area shall be defined as a Major Amendment; or

3. Any change in land use Intensity or Density that is likely to significantly impact or burden circulation adjacent to the CMP or to the overall major street system, as determined by the Traffic Engineer of Record; or

4. Except those changes defined as a Minor Amendment, any amendment that is deemed by the Director to make such a significant or fundamental change to the CMP that, in the Director's judgment, it should be deemed to be a Major Amendment.

Major Amendments shall be reviewed and approved in the same manner as required for the originally approved CMP, including all notice and citizen participation requirements. Notwithstanding the foregoing, the acreage and/or boundary of the Land Use Groups described herein, as well as their corresponding target/maximum residential dwelling units or nonresidential square footages, may increase by 20 percent without additional approval by the City per Section 4.A of this CMP. In the event that the boundary of any of the Land Use Groups needs modification to support the development of the Property, a modified exhibit demonstrating the new boundary of the Land Use Group(s) shall be submitted to the Director as part of a Site Plan or Preliminary Plat application. Please see Section 4.A of this CMP for more information.

2. MINOR AMENDMENTS

A Minor Amendment to the CMP shall be defined as any of the following:

1. Amendments that result in less than a 10 percent increase in the number of total residential dwelling units. The percentage increase is determined after first adding any increases in total residential dwelling units due to land area increases allowed in Section 4.A of this CMP to the denominator; or

2. Any change in land use Intensity or Density that is likely to minimally impact circulation adjacent to the CMP or to the overall major street system, as determined by the Traffic Engineer of Record.

Minor Amendments to the approved CMP are administrative requests, not subject to public notice or hearings, and may be approved or approved with conditions. A Minor Amendment shall be approved by the Director. Notwithstanding the foregoing, the acreage and/or boundary of the Land Use Groups described herein, as well as their corresponding target/maximum residential dwelling units or nonresidential square footages, may increase by 20 percent without additional approval by the City per Section 4.A of this CMP. In the event that the boundary of any of the Land Use Groups needs modification to support the development of the Property, a modified exhibit demonstrating the new boundary of the Land Use Group(s) shall be submitted to the Director as part of a Site Plan or Preliminary Plat application. Please see Section 4.A of this CMP for more information.

3. ADDENDUMS

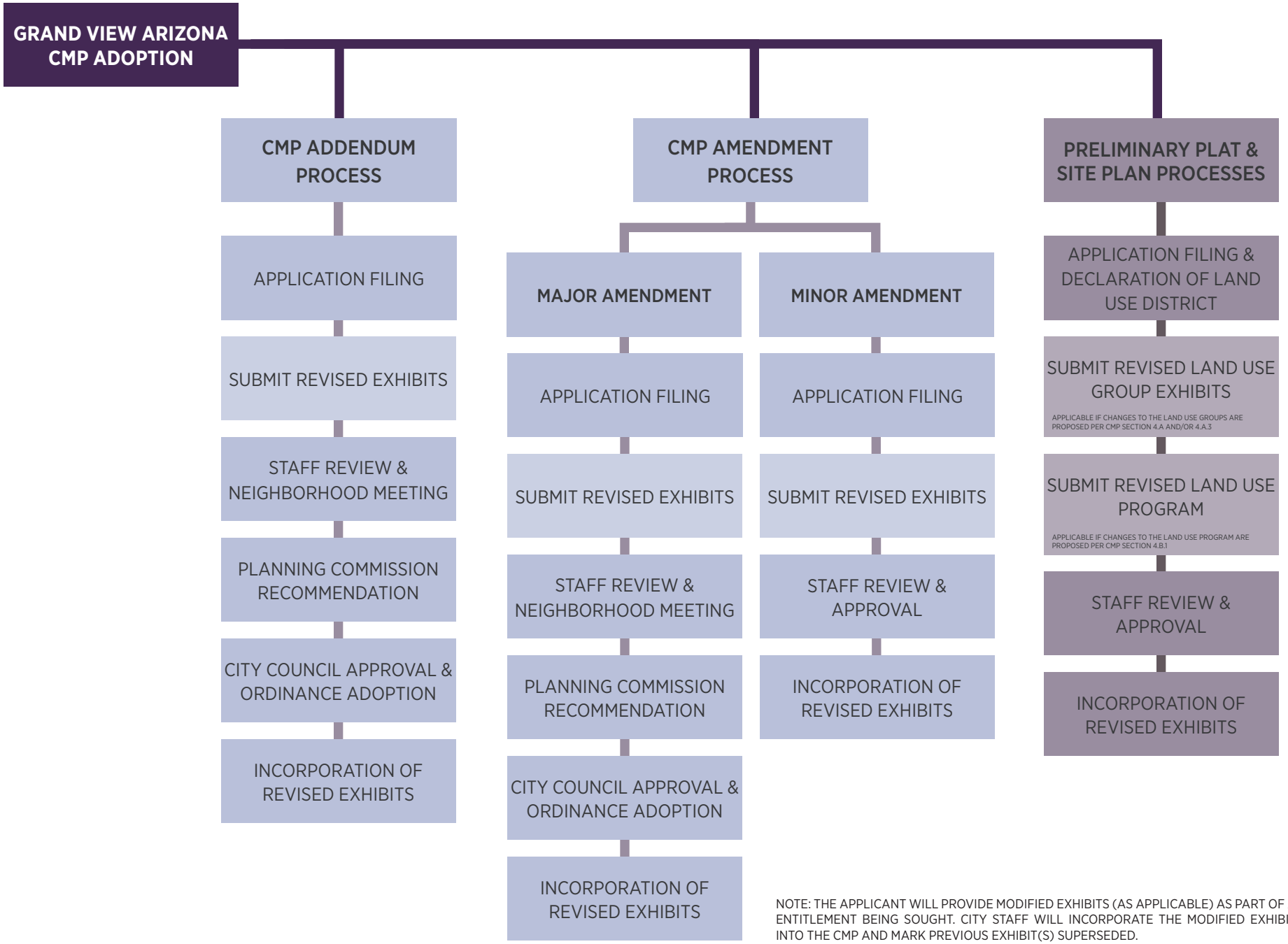
Changes in the overall CMP boundary may become necessary from time to time as a result of acquisition of adjacent land(s) by owners represented by GVB. Applications to change the approved boundary of the CMP shall be filed with the Development Services Department and processed pursuant to the procedures outlined in Article 8, Section 5, Amendments to the Zoning Map (Rezonings) of the BDC. Reconsideration or review of the original approval of the rezoning case shall not occur as part of an application or request to modify the boundary of the CMP unless specified by GVB.

Approval of any change to the CMP boundary shall be documented in an addendum thereto. At minimum, such documentation shall include (i) a legal description identifying the location of the acquired land(s), (ii) an exhibit identifying the applicable Land Use Group(s) for the acquired land(s) and (iii) a modified Land Use Program and Conceptual Land Use Plan that reflects the updated target and maximum intensities and densities for the overall Property.

E. CLARIFICATIONS & INTERPRETATIONS

The Director may administratively review and approve clarifications and interpretations not otherwise addressed in the CMP. An appeal of the Director's decision may be made to the City Council.

EXHIBIT 1 | CMP PROCESS FLOWCHART



NOTE: THE APPLICANT WILL PROVIDE MODIFIED EXHIBITS (AS APPLICABLE) AS PART OF ANY ENTITLEMENT BEING SOUGHT. CITY STAFF WILL INCORPORATE THE MODIFIED EXHIBIT(S) INTO THE CMP AND MARK PREVIOUS EXHIBIT(S) SUPERSEDED.



SITE & CONTEXT

03

3. SITE & CONTEXT

A. SITE LOCATION

As shown in Exhibit 2, the Property encompasses approximately 2,300-acres generally located between Dean Road on the west, Broadway Road on the north, Jackrabbit Trail on the east and MC 85 on the south. The Property incorporates parcels owned by Rexco LLC, TGV Investments LLC and Verrado 310 LLC. A list of participating parcels and landowners can be found in Appendix A.

B. LAND USE & DEVELOPMENT PATTERN

The Property is used for Agricultural purposes with several Accessory Structures associated with farming activities, including the Grand View Dairy—an approximately 550-acre dairy farm that began operations in approximately 1997. The Property is also bisected by the Buckeye Canal and Union Pacific Railroad.

1. SURROUNDING AREA

The Buckeye Canal, which is comprised of approximately 30 miles of canal, was designed to supply the necessary water for what is now known as the Buckeye Valley. The Buckeye Canal is currently maintained by the Buckeye Water Conservation and Drainage District.

As demonstrated in historic aerial photography (see Exhibit 3), the land use and development pattern of the larger surrounding area has generally remained the same. However, in the early 2000s, the City Council approved several Community Master Plans ("CMPs") within the larger area surrounding the Property, including Southwest Ranch to the east and Henry Park to the west. These CMPs envisioned a mix of residential uses and supporting non-residential uses. Development of these CMPs has not moved forward as originally proposed and Southwest Ranch has been terminated.

a. Rural Residential

As seen in Exhibit 4, existing large-lot, single-family residences adjacent to the Property are generally concentrated in the following locations: (i) west of the Jackrabbit Trail and Southern Avenue intersection; (ii) at the northwest corner of Jackrabbit Trail and MC 85; (iii) north of the northwest corner of Dean Road and MC 85; and (iv) one-quarter mile east of Verrado Road between the railroad and the Buckeye Irrigation District Canal.

b. Existing & Planned Industrial Development

Notable existing industrial developments within the immediate surrounding area include an approximately 1,500,000 square foot Walmart distribution center approximately 2-miles west of the Property, as well as Wilbur-Ellis, Thatcher Company of Arizona and Crane Harvesting and Trucking. Parcels located further west of the Property are also experiencing rapid redevelopment in order to meet the demand for new industrial development within the City. Such developments include a logistics park encompassing two warehouses totaling more than 900,000 square feet at the southeast corner of Southern Avenue and Rainbow Road, as well as the Ross Dress for Less regional distribution center of at least 1,600,000 square feet located at the southeast corner of Southern Avenue and Watson Road.

c. Liberty Elementary School District

Liberty Elementary School is located at the southeast corner of Fremont Avenue and 199th Avenue. In addition to the elementary school, the campus supports the Liberty School District Office, district maintenance yard and bus barn area.

d. Western Area Power Administration & Arizona Public Service Company Substations

Immediately north of the Property, located at the northeast corner of Verrado Way and Broadway Road, are two electrical Substations—the northern Substation is operated by Western Area Power Administration ("WAPA"), a federal organization under the Department of Energy, and the southern of which is owned and operated by Arizona Public Service ("APS").

2. COMPARATIVE SCALE

Given the overall size of the Property, a comparative scale exhibit (see Exhibit 5) was prepared in order to relate the scale of the development area to other regionally significant areas of employment in the larger Phoenix metropolitan region. This comparison may be helpful in identifying potential employment users of appropriate scale, as well as visually identifying the development opportunities of the Property.

C. CONNECTIVITY

1. RAIL

The Property is bisected by approximately 1.75 miles of frontage on the Union Pacific Railroad, which traverses the state from Yuma in the southwest to San Simon in the southeast (see Exhibit 6). The overall Union Pacific east-west line is part of the railroad's Sunset Route, a 760-mile corridor between Los Angeles and El Paso.

2. AIRPORTS

The Property is in close proximity to three major airports, including the Buckeye Municipal Airport, the Phoenix-Goodyear Airport and the Phoenix Sky Harbor International Airport. Refer to Exhibit 7 for their location in relationship to the Property.

a. Buckeye Municipal Airport

The Property is located approximately 15 miles, or 20 minutes, from the Buckeye Municipal Airport located south of the southeast corner of Yuma Road and Palo Verde Road. It is understood that improvements to the Buckeye Municipal Airport are currently planned, including expanding the runway to accommodate cargo transport.

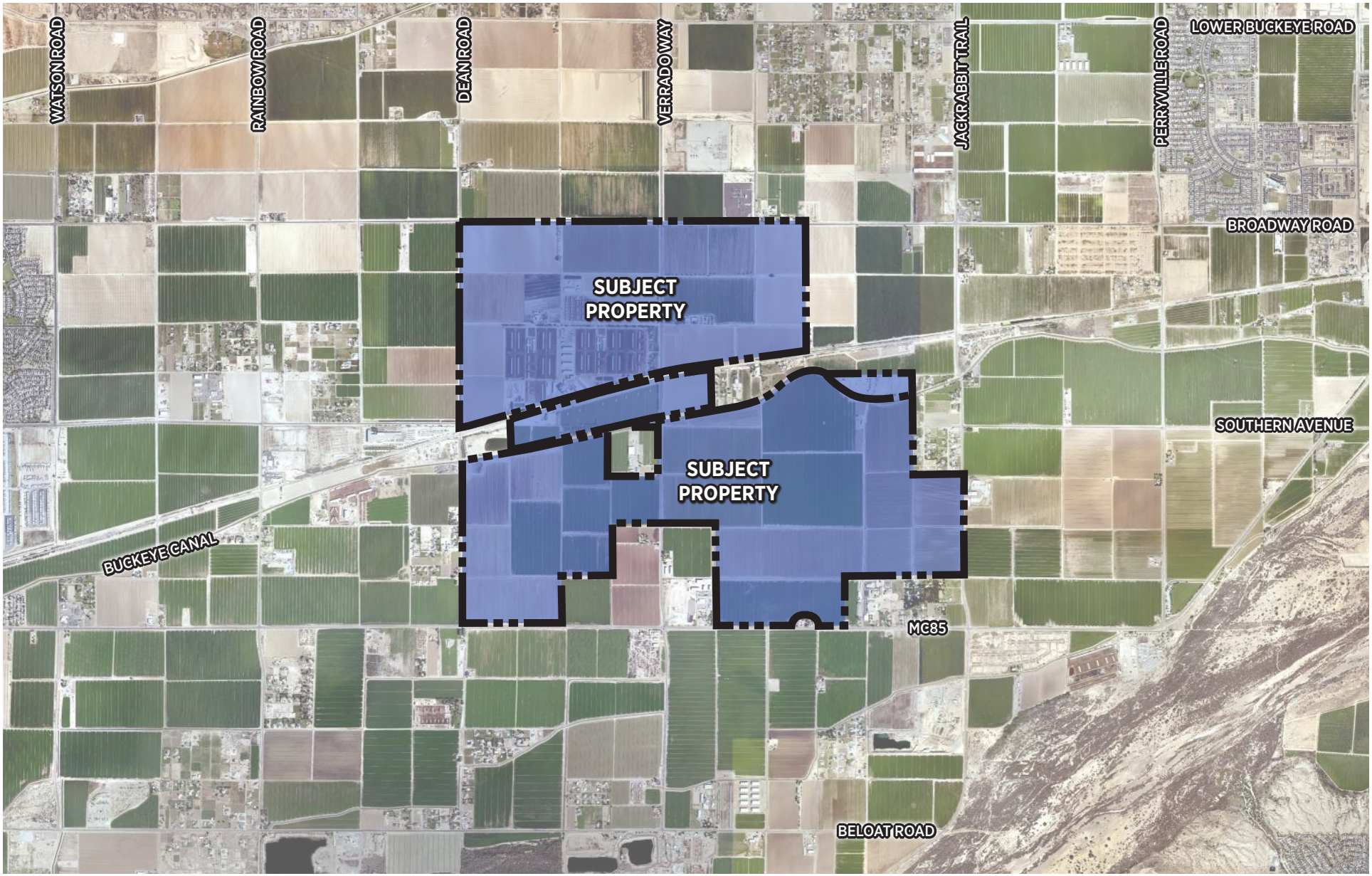
b. Phoenix-Goodyear Airport

The Phoenix-Goodyear Airport is located west of Litchfield Road and north of Highway MC 85, approximately 10 miles, or 15 minutes, from the Property.

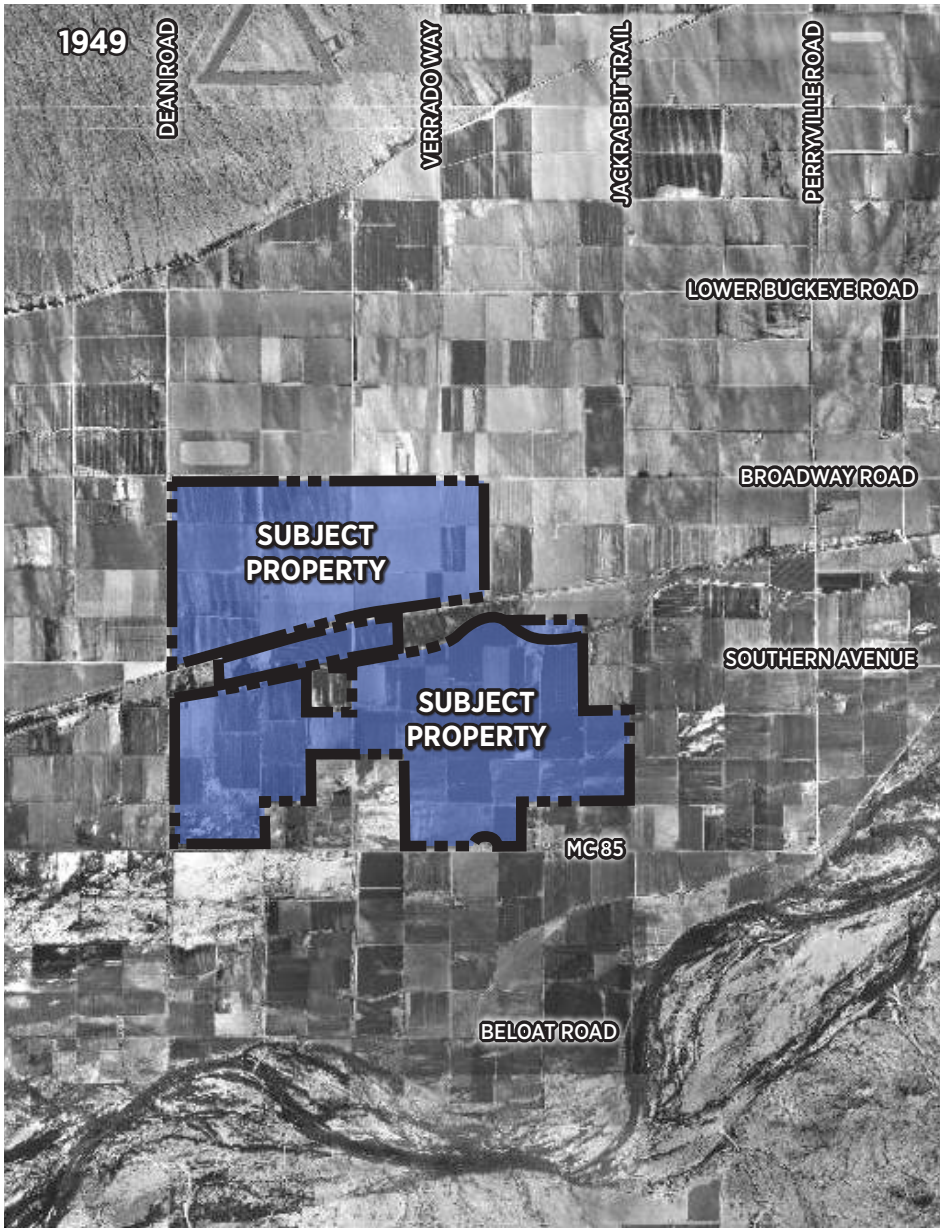
c. Phoenix Sky Harbor International Airport

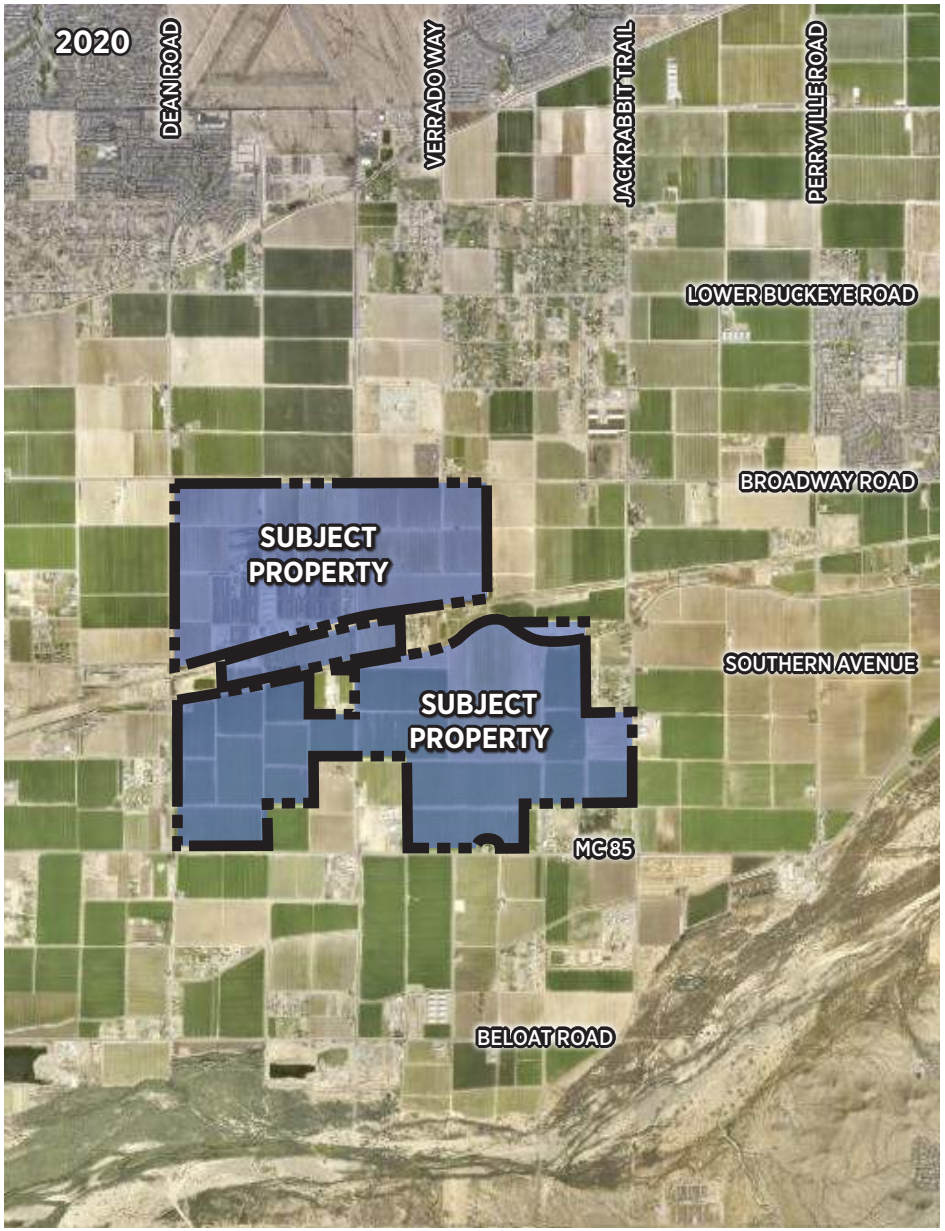
The Property is located approximately 35 miles, or 40 minutes, from the Phoenix Sky Harbor International Airport, which serves more than 120,000 passengers daily with more than 1,200 flights per day.

EXHIBIT 2 | PROJECT AREA



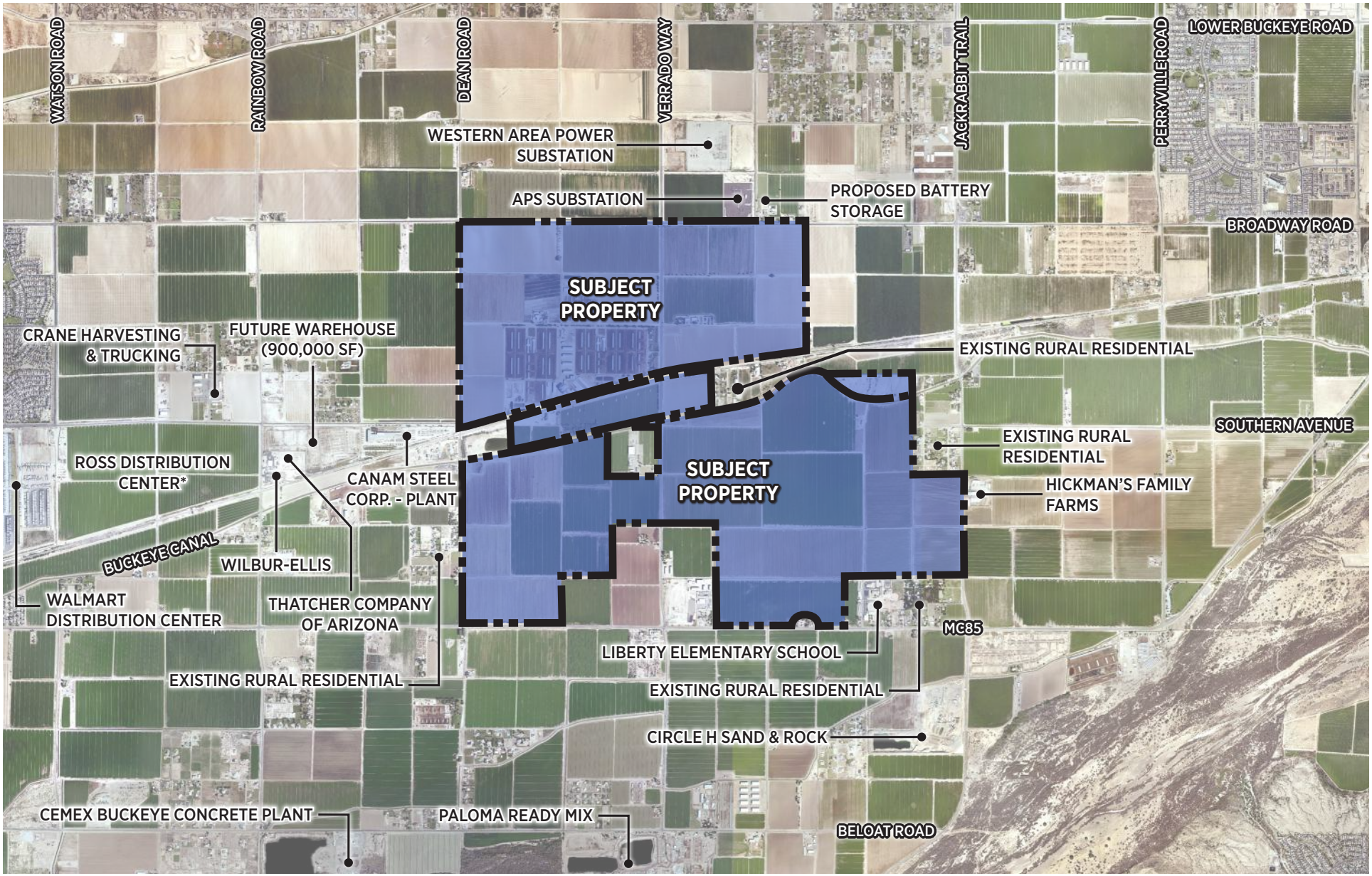
SITE BOUNDARY





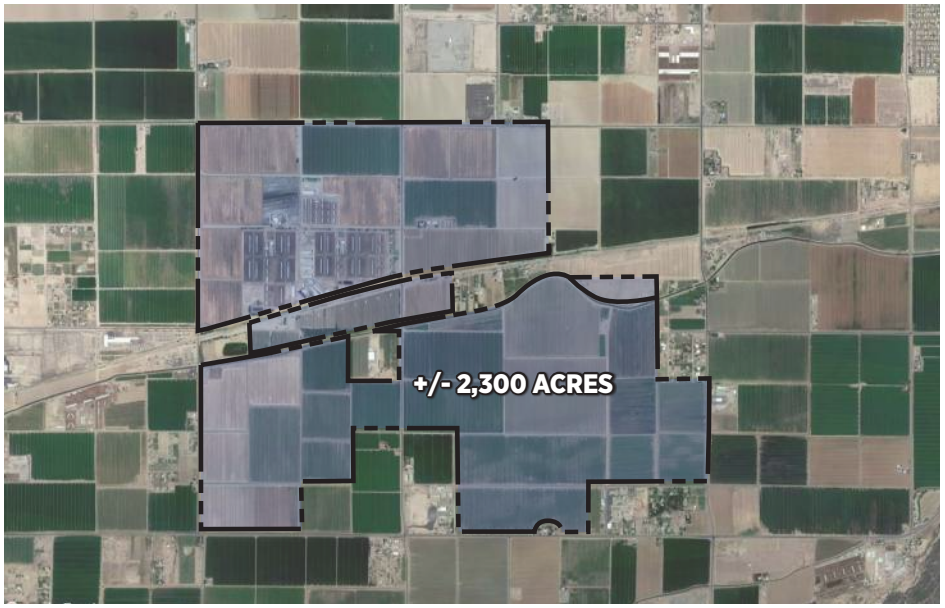
SITE BOUNDARY

EXHIBIT 4 | SURROUNDING LAND USE & DEVELOPMENT PATTERN

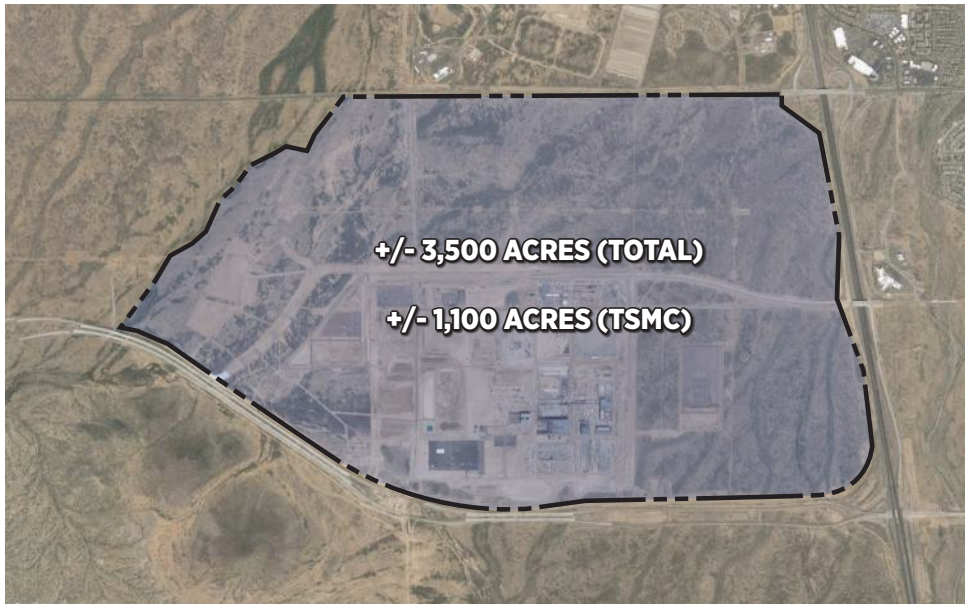


SITE BOUNDARY

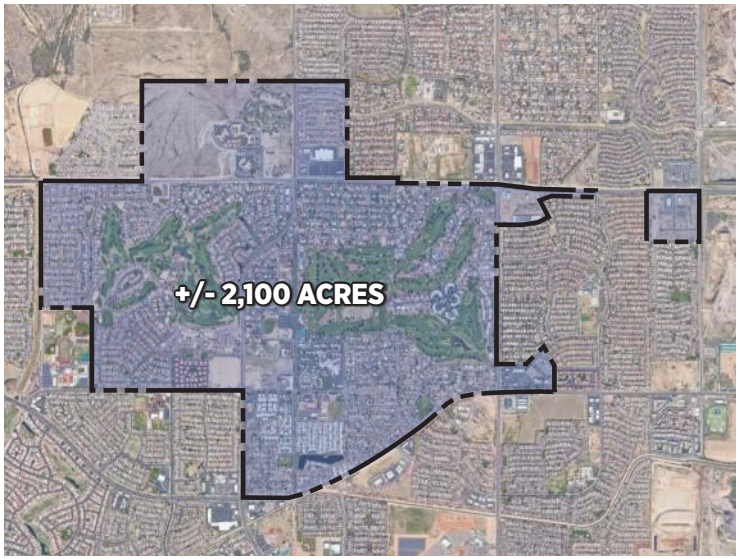
* UNDER CONSTRUCTION



GRAND VIEW ARIZONA PROJECT AREA



NORTH PHOENIX 3,500 PUD



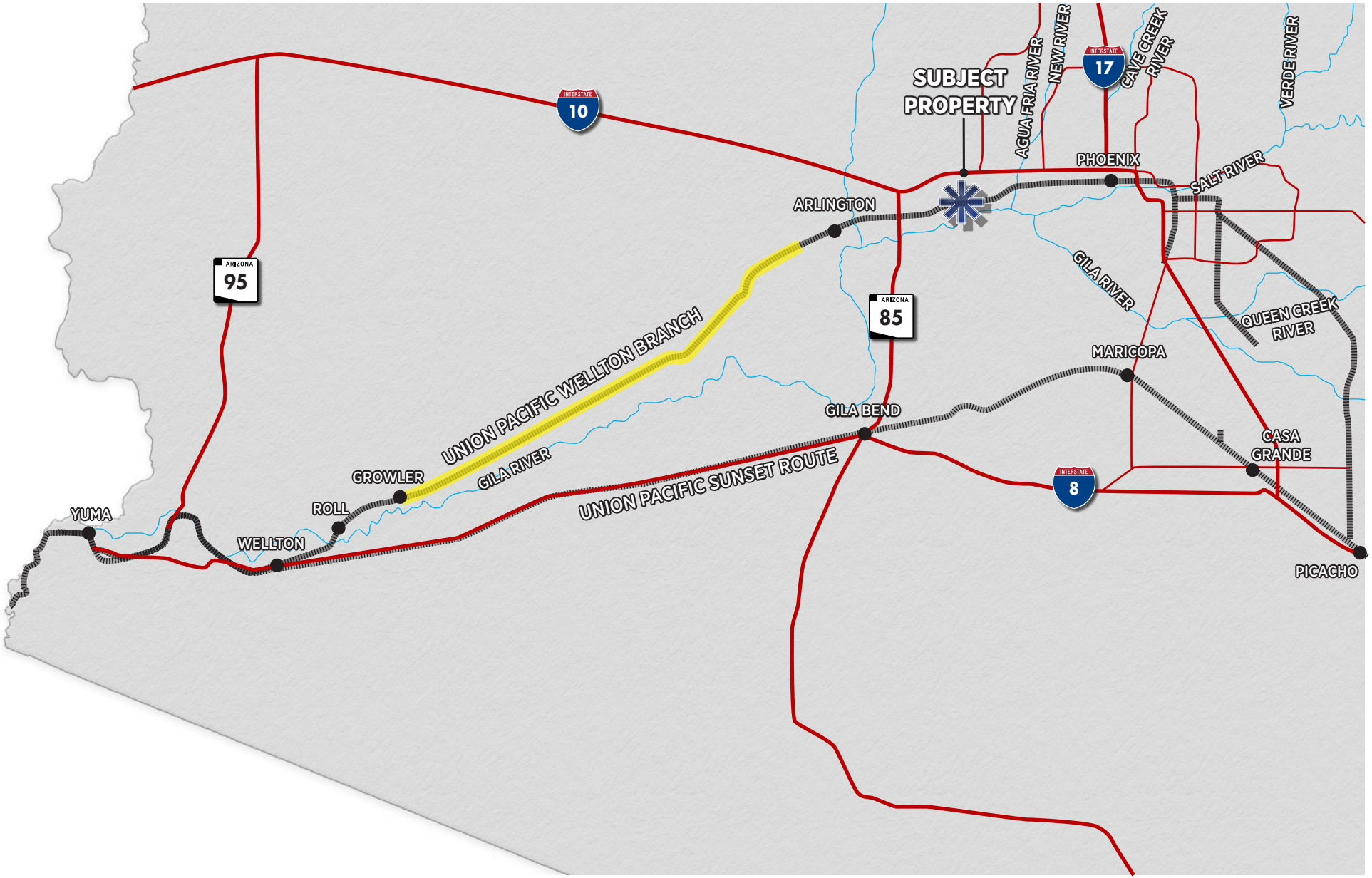
CITY OF LITCHFIELD PARK

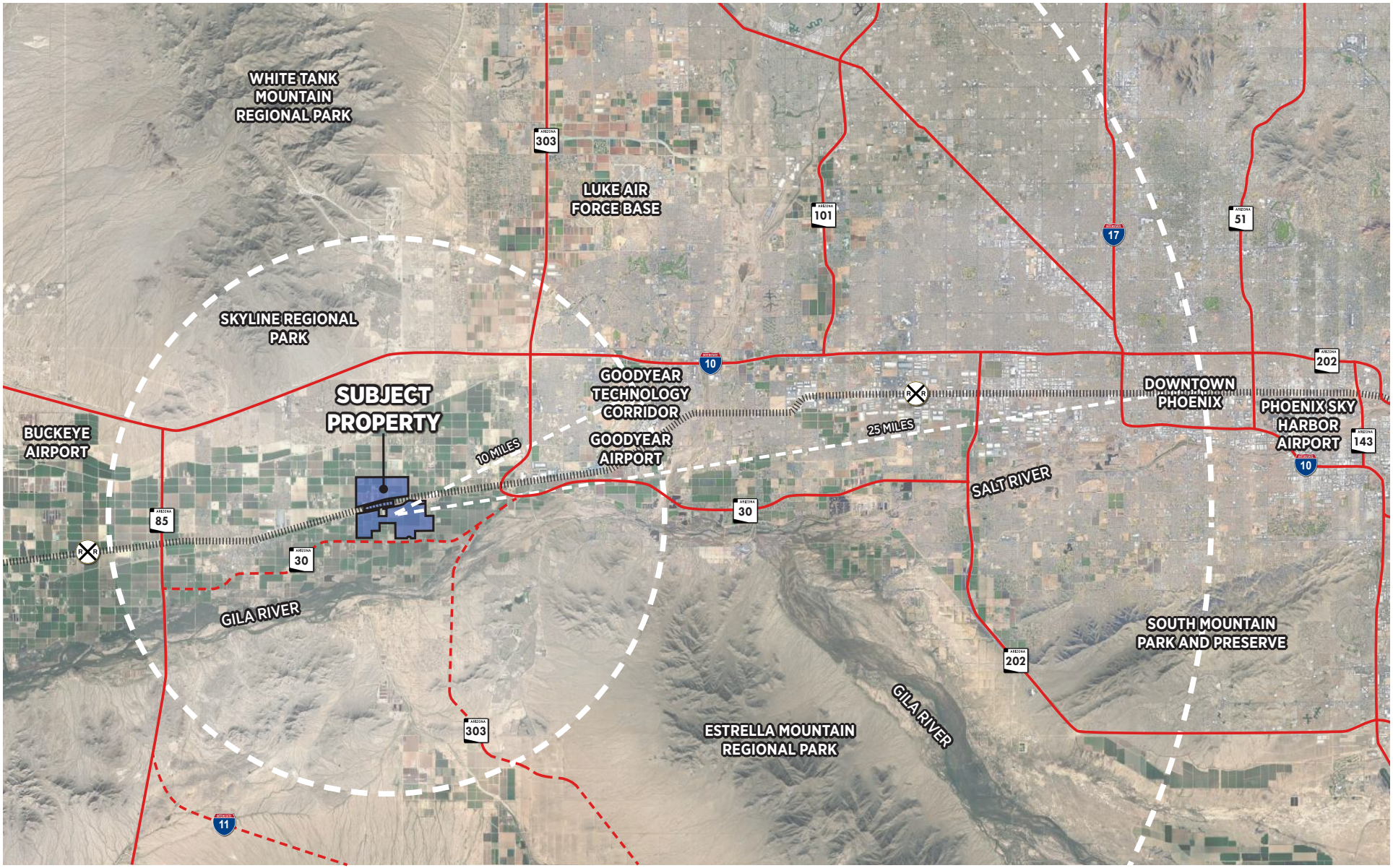


DOWNTOWN BUCKEYE



DOWNTOWN PHOENIX


SUBJECT PROPERTY
INTERSTATE 10
INTERSTATE 17
ARIZONA 95
ARIZONA 85
INTERSTATE 8
PHOENIX
ARLINGTON
GILA BEND
MARICOPA
CASA GRANDE
PICACHO
YUMA
ROLL
GROWLER
WELLTON
UNION PACIFIC WELLTON BRANCH
UNION PACIFIC SUNSET ROUTE
GILA RIVER
AGUA FRIA RIVER
NEW RIVER
CAVE CREEK RIVER
VERDE RIVER
SALT RIVER
QUEEN CREEK RIVER
CITY
AZ STATE BOUNDARY
SUBJECT PROPERTY
FREEWAY
RIVER
UNION PACIFIC RAIL LINE
OUT OF SERVICE SEGMENT


WHITE TANK MOUNTAIN REGIONAL PARK
303
LUKE AIR FORCE BASE
101
17
51
SKYLINE REGIONAL PARK
10
202
GOODYEAR TECHNOLOGY CORRIDOR
DOWNTOWN PHOENIX
PHOENIX SKY HARBOR AIRPORT
143
SUBJECT PROPERTY
BUCKEYE AIRPORT
10 MILES
GOODYEAR AIRPORT
25 MILES
SALT RIVER
85
30
30
GILA RIVER
SOUTH MOUNTAIN PARK AND PRESERVE
202
GILA RIVER
303
ESTRELLA MOUNTAIN REGIONAL PARK
11

3. ROADWAYS

The Property is conveniently located 3.5 miles south of Interstate 10 and has direct access via the following north-south roadways: Jackrabbit Trail and Verrado Way (all full-diamond interchanges at Interstate 10), and future extension of Dean Road. The Property is also served by the following east-west roadways: Broadway Road, Southern Avenue and MC 85.

a. General Plan Future Transportation Network Map Classification

The City's Transportation Master Plan ("TMP") Future Street Network by City Classification Map identifies "Future Network City Classifications" for the roadways and highways throughout the city. Table 1 provides a summary of the TMP Future Transportation Network City Classification for roadways adjacent to the Property. Please also see Exhibit 8 for an illustration of the same. Exhibit 8 also demonstrates the portions of Southern Avenue and Verrado Way for removal consideration from the City's TMP Future Street Network by City Classification Map.

Southern Avenue will be removed from the TMP if supported by the findings of the City-approved Traffic Analysis submitted with this CMP. Verrado Way can potentially be considered for removal if the final user requires a mega site that meets the City's requirements for new permanent jobs, capital investment and contiguous land area. The City will utilize these three criteria when considering the removal of Verrado Way. A regional traffic analysis model will be required to evaluate the removal of Verrado Way. In the event that the required criteria for removal is met, and Verrado Way is subsequently abandoned, GVB and/or the Owner(s) will be responsible for securing the necessary right-of-way and constructing an all-weather access per City Standards to serve the non-CMP properties impacted by the road closures, including any necessary turn lanes and traffic control at the access points to roadways external to or on the periphery of the Property.

TABLE 1 | TMP FUTURE STREET NETWORK BY CITY CLASSIFICATION MAP DESIGNATIONS

ROADWAY	TMP CLASSIFICATION
JACKRABBIT TRAIL	MAJOR ARTERIAL
VERRADO WAY	MAJOR ARTERIAL
DEAN ROAD	ARTERIAL
MC 85	MAJOR ARTERIAL
BROADWAY ROAD	MAJOR ARTERIAL
SOUTHERN AVENUE	MAJOR ARTERIAL
STATE ROUTE 30	HIGHWAY IN ADOT/MCDOT JURISDICTION
STATE ROUTE 303	HIGHWAY IN ADOT/MCDOT JURISDICTION
INTERSTATE 10	HIGHWAY IN ADOT/MCDOT JURISDICTION
STATE ROUTE 85	HIGHWAY IN ADOT/MCDOT JURISDICTION

b. Future State Route 30

State Route 30, also known as the Tres Rios Freeway, is a planned freeway in the southwest portion of the Phoenix metropolitan region intended to serve as a reliever for Interstate 10 within the city, as well as the cities of Phoenix, Avondale and Goodyear. The location of State Route 30 will directly benefit the Property.

This CMP seeks to inform future decision-making as it relates to the final alignment of State Route 30 in relationship to the Property. As demonstrated on Exhibit 8, GVB proposes that the western segment of State Route 30 be located between the Loop 303 Freeway and State Route 85 running along the Property's southern boundary on the MC 85 alignment. An alignment south of MC 85 may also be acceptable.

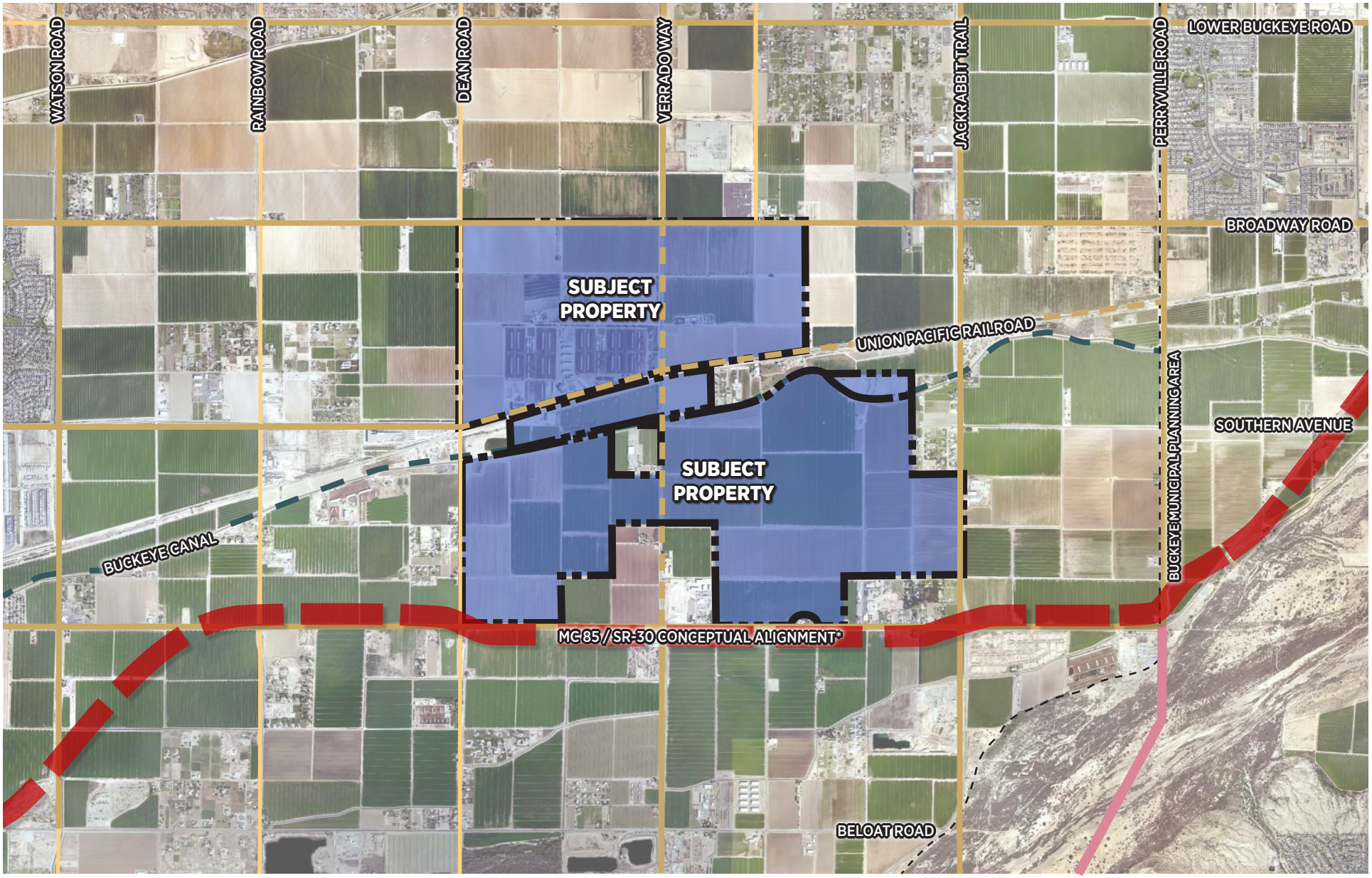
c. Future Interstate 11

In November 2021, the Arizona Department of Transportation ("ADOT") published the Record of Decision and Final Preliminary Section 4(f) Evaluation for the future Interstate 11—an approximately 280-mile high-capacity interstate freeway system between Nogales and Wickenburg. This document identifies the Selected Corridor Alternative in which the proposed Interstate 11 facility could be built.

The General Plan Future Transportation Network Map depicts the Corridor Alternatives per the ADOT Interstate 11 Tier 1 Draft Environmental Impact Statement. The Selected Alternative for the future Interstate 11 described in the Record of Decision and Final Preliminary Section 4(f) Evaluation appears to be consistent with the "ADOT I-11 Recommended Corridor Alternative" illustrated on the General Plan Future Transportation Network Map.

Subsequent Tier 2 studies and other documentation required by the National Environmental Policy Act will inform the design and construction of the future Interstate 11 (or portions thereof) as funding becomes available.

EXHIBIT 8 | TMP FUTURE TRANSPORTATION NETWORK MAP



SITE BOUNDARY

PARKWAY

MAJOR ARTERIAL

ARTERIAL

HIGHWAYS IN ADOT / MCDOT JURISDICTION*

STREET ALIGNMENT FOR REMOVAL CONSIDERATION

*NOTE: THE FINAL ALIGNMENT OF THE SR-30 HAS NOT BEEN DETERMINED BY MAG/ADOT. PLEASE SEE CMP SECTION 3.3.C.b FOR MORE INFORMATION.

D. REGIONAL DRAINAGE PATTERNS

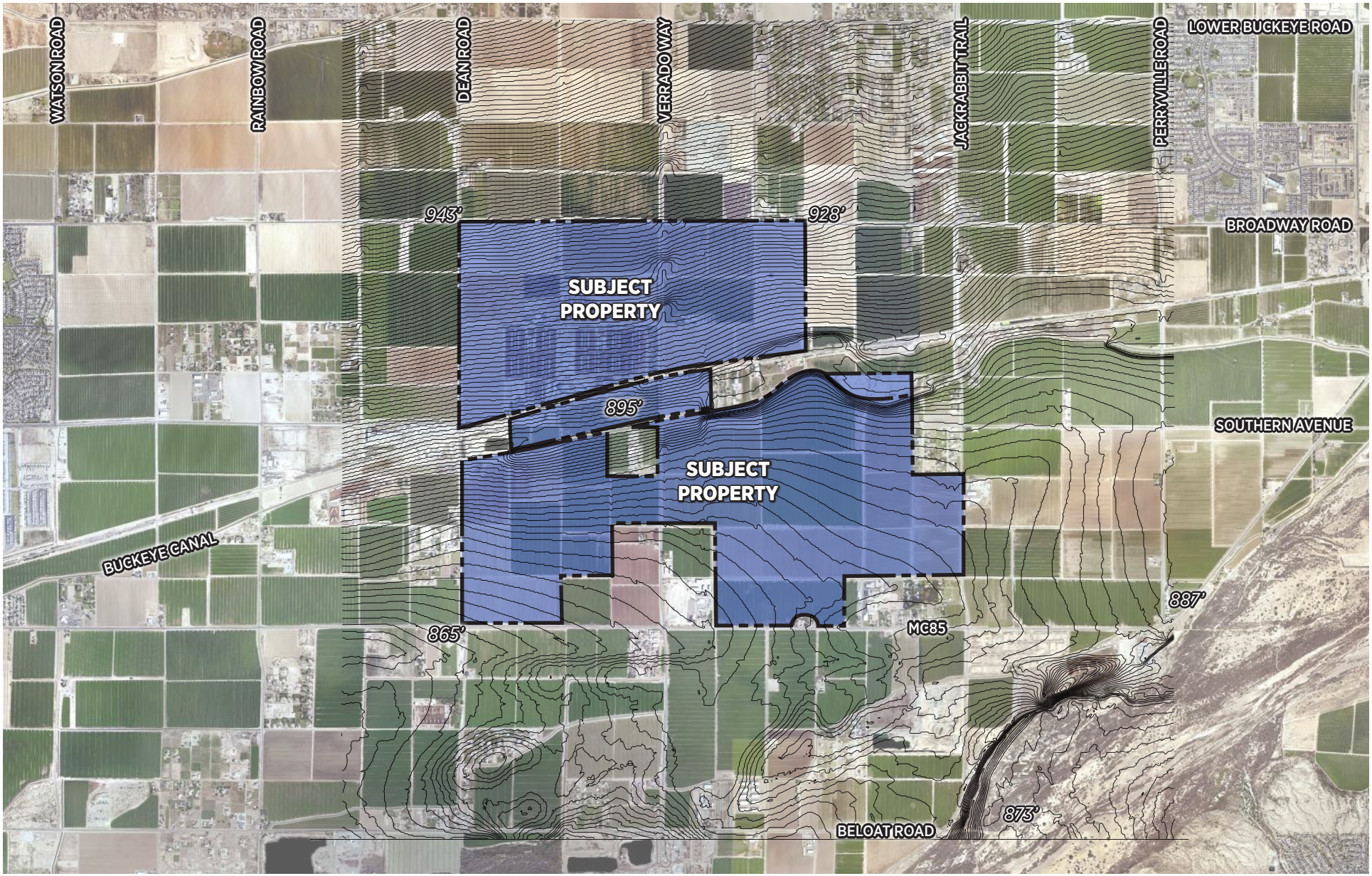
Per available topographic data sourced from the United States Geological Survey ("USGS"), as shown in Exhibit 9, the Property is relatively flat, sloping generally from the highest point in the northwestern corner to the lowest point in the southwestern corner of the Property. From the northern boundary to the southern boundary, the average slope is less than one percent. No areas of the Property appear undevelopable due to topography constraints.

As shown in Exhibit 10, the Property is largely located within the Federal Emergency Management Agency ("FEMA") Effective Flood Zone X (shaded). Zone X (shaded) is an area of moderate flood hazard and is between the limits of the base flood (100-year flood or one percent annual chance flood) and the 0.2 percent annual chance flood hazard area (500-year flood). Flood insurance regulations do not apply to Zone X (shaded). Small portions of the Property along the Buckeye Canal are also located within Zone AH (base flood elevations ranging from 891-897 feet). Zone AH is within the limits of the base flood and contains areas with a one percent annual chance of shallow flooding, usually in the form of ponding, with an average depth ranging from one to three feet and base flood elevations shown at selected intervals on the Flood Insurance Rate Map. Development within Zone AH areas is generally subject to flood insurance regulations and additional floodplain development regulations.

Additionally, a portion of the Property south of the Buckeye Canal and along MC 85 is located within Flood Zone AO. Zone AO is within the limits of the base flood and typically refers to river or stream flood hazard areas and areas with a one percent or greater chance of shallow flooding each year, usually in the form of sheet flow, with an average depth ranging from one to three feet. Development within Zone AO would generally be subject to flood insurance regulations and additional floodplain development regulations.

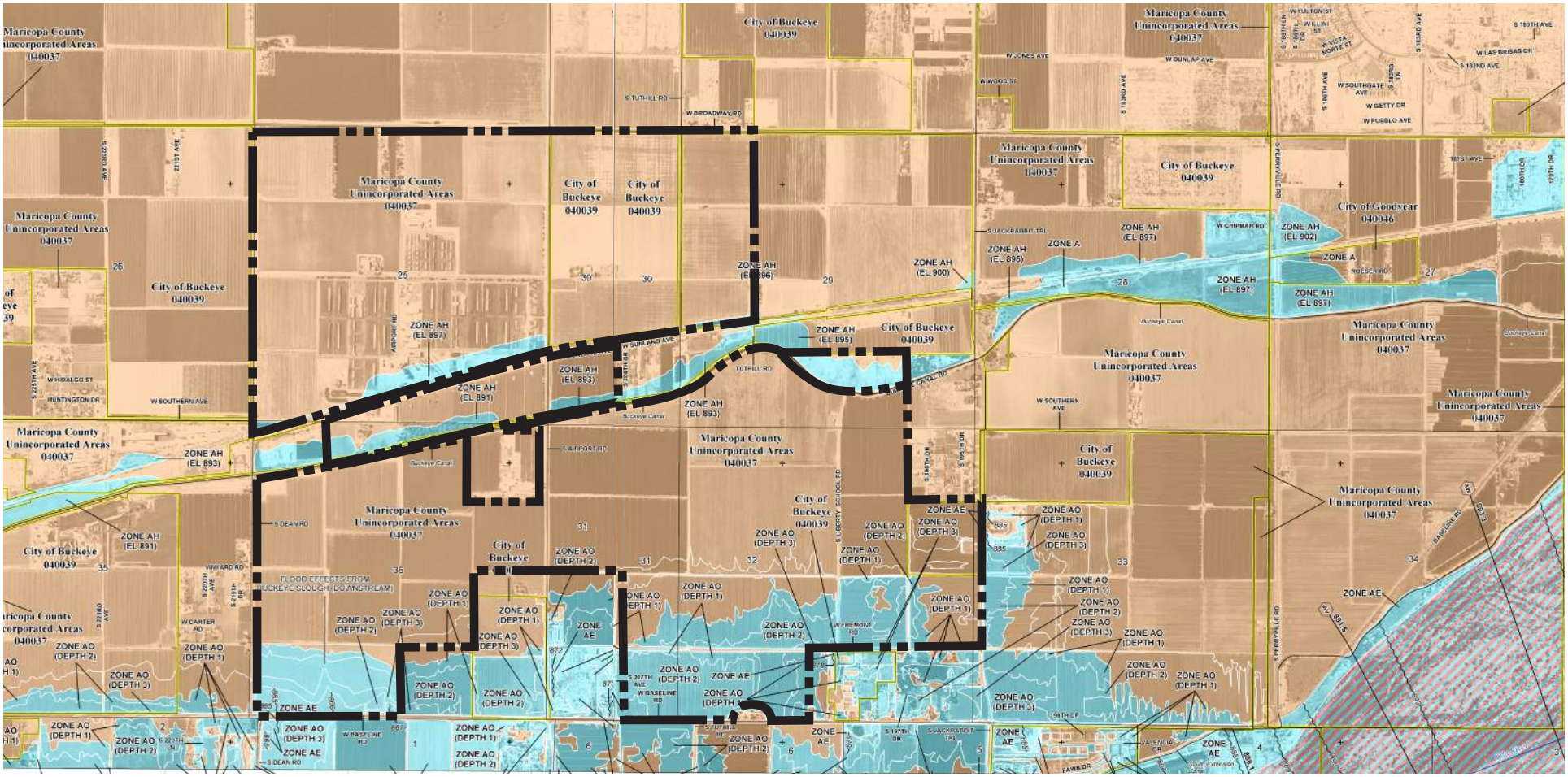
The Property falls within the study limits of the 2015 Loop 303/ White Tanks Drainage Master Plan Update completed for the FCD.

EXHIBIT 9 | TOPOGRAPHY - 1' CONTOURS



SITE BOUNDARY

EXHIBIT 10 | NATIONAL FLOOD HAZARD MAP



SITE BOUNDARY

SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION (BFE) *ZONE A, V, A99* WITH BFE OR DEPTH *ZONE AE, AO, AH, VE, AR*

REGULATORY FLOODWAY

0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE *ZONE X*

EXCERPTED FROM THE FOLLOWING:

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

MARICOPA COUNTY, ARIZONA
And Incorporated Areas

PANEL 2120 OF 4425
PANEL 2140 OF 4425

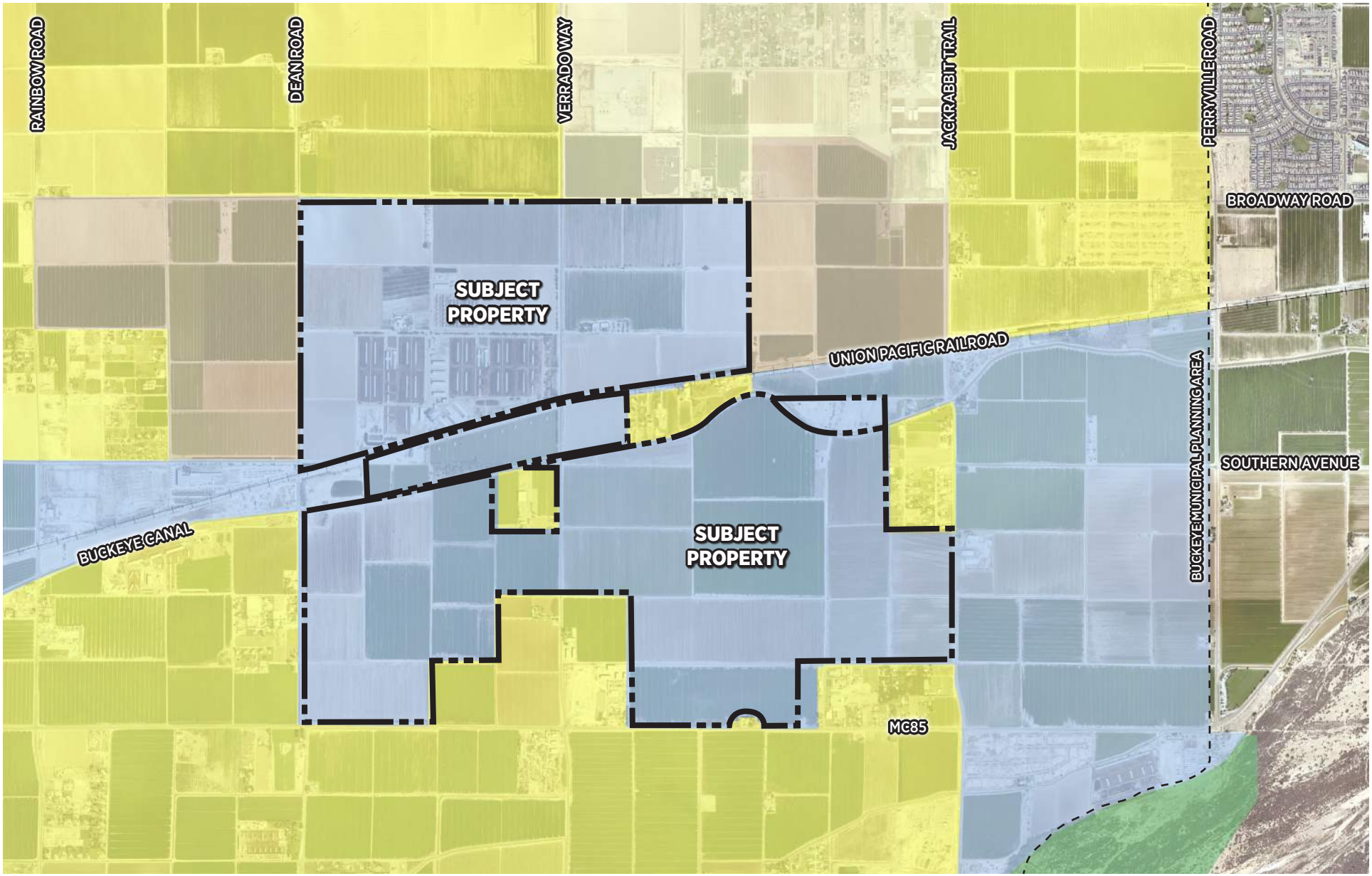
E. CONFORMANCE TO THE GENERAL PLAN

The General Plan was developed to guide decision-making for the City's future, relative to land use, public services, infrastructure and resource management. The General Plan covers all land within the City's Municipal Planning Area ("MPA"), including the existing City limits along with surrounding unincorporated land where future growth is anticipated. The Property is located within the MPA.

When the General Plan was approved in 2018, a large portion of the Property was designated as "Neighborhood" on the General Plan Future Land Use Map, denoting a broad range of residential development including low to high density, as well as the integration of uses that support neighborhood livability. In June of 2022, a Major Amendment to the General Plan was approved (Case # PLZU-22-00003), which changed the land use designation of approximately 1,336-gross acres of the Property to "Employment." This Major General Plan Amendment also included a request to amend the criteria for future Major Amendments. As a result, changes from the "Employment" designation to the "Neighborhood" designation shall be processed as a Minor Amendment regardless of size. A subsequent Minor General Plan Amendment was approved on August 15, 2023 (Case # PLZU-23-00005) to change the land use designation from "Planned Community" to "Employment" for an approximately 100-acre portion of the Property. The Employment land use designation focuses on providing employment opportunities that contribute to the overall local and regional economy.

The General Plan states that properties featuring an Employment land use designation within a quarter mile of a Neighborhood land use designation are Employment Transition Areas ("ETAs"). The Property is bordered by areas designated as Neighborhood on the south, west, north and portions of the east and, therefore, contains ETAs. As a result, the CMP establishes development standards related to transitions and buffers within the ETAs. Please see Section 5.C of this CMP for more information.

EXHIBIT 11 | EXISTING GENERAL PLAN LAND USE





DEVELOPMENT PROGRAM

04

4. DEVELOPMENT PROGRAM

A. LAND USE GROUPS

In order to provide flexibility between future land use types that respond to changing market conditions and demands, the CMP establishes three Land Use Groups that provide the general character of development and permitted uses, as well as the general location of such uses within the CMP. This section of the CMP describes each of the Land Use Groups and its location in relationship within the larger Property. Note that all Land Use Group plans and exhibits in the CMP are conceptual, subject to change and are presented for the purpose of indicating future development character. As such, the approximate acreage and/or boundary of the Land Use Groups described below and depicted in the following exhibits may increase by 20 percent without additional approval by the City. The location of the Land Use Groups, or portions thereof, may also be transferred to another location anywhere within the Property provided that, in the case of the Residential Village, its new location is contiguous with an original Residential Village Land Use Group location depicted in the following exhibits. Amendments that result in the project containing more than 40 percent in the combined total residential and commercial land area shall be defined as a Major Amendment. See Section 2.D.1 of this CMP for more information.

In the event that the boundary and/or location of any of the Land Use Groups needs modification to support the development of the Property, a modified exhibit demonstrating the new boundary of the Land Use Group(s) shall be submitted to the Director as part of a Site Plan or Preliminary Plat application. The Applicant will provide modified exhibits as part of any entitlement being sought. The Applicant shall be responsible for demonstrating that the acreage of the Land Use Group(s) has not increased by greater than 20 percent. Upon approval of any entitlement request, City staff will incorporate the modified map(s) into the CMP and mark previous map(s) superseded.

1. REGIONAL EMPLOYMENT

The Regional Employment Land Use Group, as shown on Exhibit 12, encompasses the entirety of the Property. This Land Use Group–and correlating Land Use Districts (see Table 4 | Land Use Districts)–preserves the industrial development opportunity of this rail-served mega-site.

Regional Employment is necessary to attract one or more high-quality, large-scale employment users. Regional Employment is intended to permit a wide variety of industrial, employment, office and public facility uses, as indicated in Table 3 | Permitted Uses.

2. RESIDENTIAL VILLAGE

The Residential Village Land Use Group anticipates residential development, comprised of a variety of residential product types and densities, that may develop within approximately 750 acres of the Property.[1] Residential Village is planned primarily for areas adjacent to existing residential neighborhoods. Should the Property develop with a residential component, dwelling units would be in approximately the areas shown on Exhibit 13.

As indicated on Table 3 | Permitted Uses, Residential Village permits all single-family and multi-family product types, along with supporting public or community uses such as schools, parks, public safety facilities, etc. Multi-family residential products shall not exceed 20 percent of the total residential acreage developed.

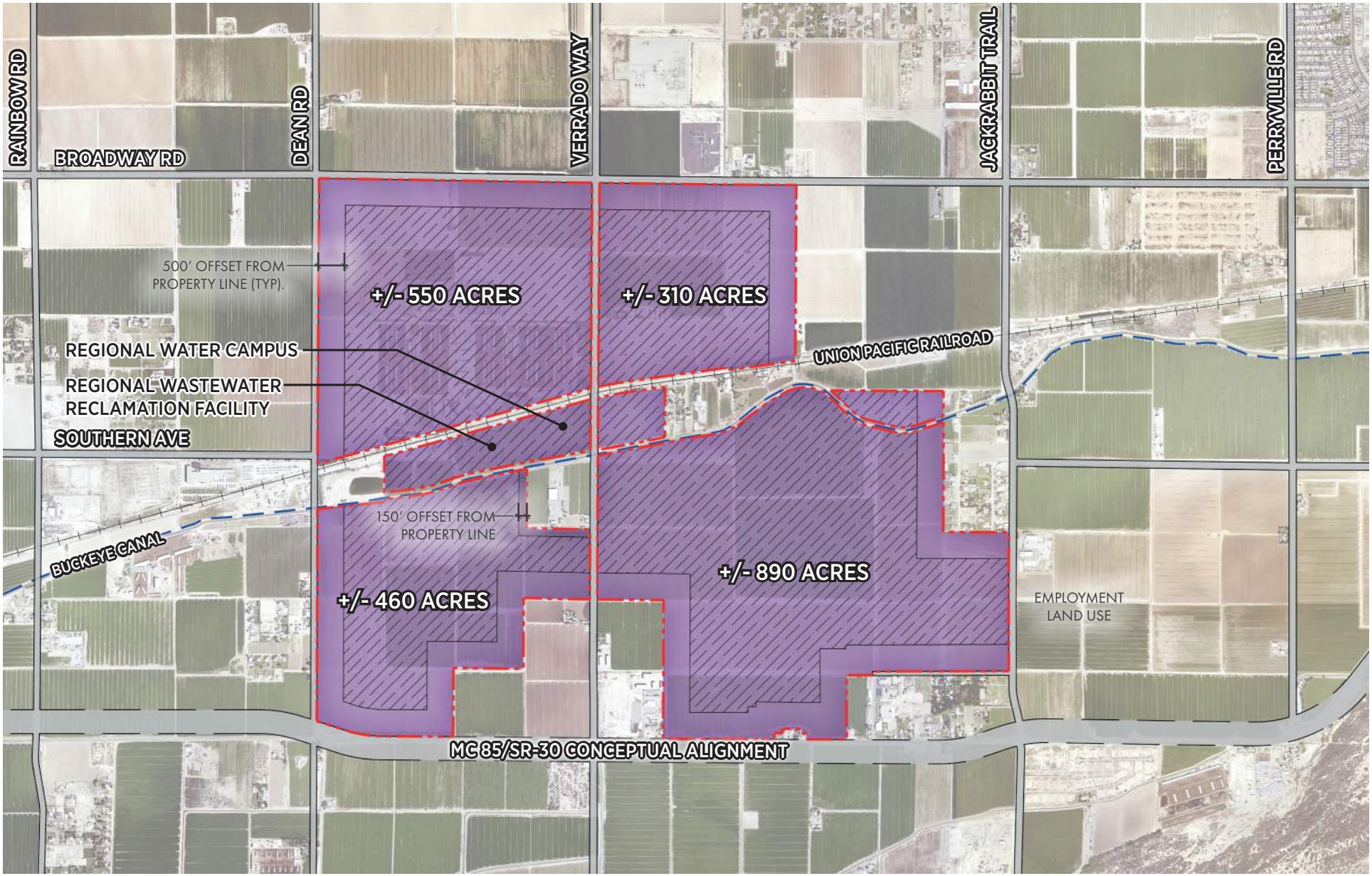
[1]Amendments that result in the project containing more than 40 percent in the combined total residential and commercial land area shall be defined as a Major Amendment. See Section 2.D.1 of this CMP for more information.

3. COMMERCIAL DISTRICT

The Commercial District Land Use Group anticipates typical community-scale commercial uses, such as retail, restaurants, personal services, offices and community facilities, that may develop within 235 acres of the Property. However, in order to ensure the availability of future retail and commercial services, as well as to further strengthen the City's economic base, a minimum of 32 acres of the Property shall be developed with those uses allowed within the Commercial District Land Use Group. The Commercial District uses may develop at major arterial intersections or throughout the Property, as shown on Exhibit 14.

Up to 40 acres of additional Commercial District Land Use Group may be in areas not specifically identified on Exhibit 14. In such case, a modified exhibit demonstrating the new boundary of the Commercial District Land Use Group shall be submitted to the Director as part of a Site Plan application. The Applicant will provide modified exhibits as part of any entitlement being sought. The Applicant shall be responsible for demonstrating that the additional acreage not currently identified on Exhibit 14 has not increased by greater than 40 acres. Upon approval of any entitlement request, City staff will incorporate the modified map(s) into the CMP and mark previous map(s) superseded.

EXHIBIT 12 | CONCEPTUAL REGIONAL EMPLOYMENT LAND USE GROUP



SITE BOUNDARY

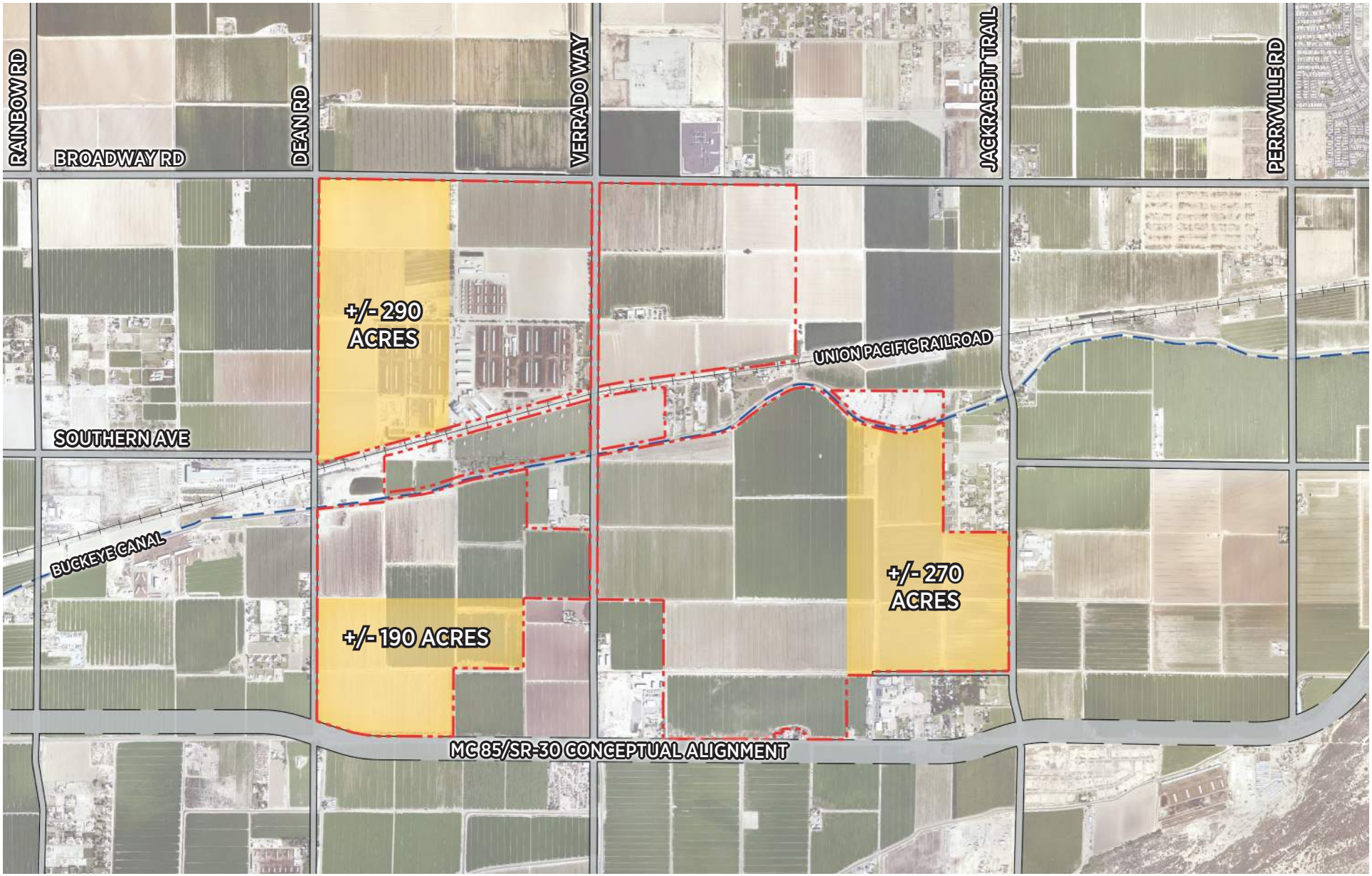
OUTDOOR MANUFACTURING / HEAVY INDUSTRIAL USES

OUTDOOR MANUFACTURING / HEAVY INDUSTRIAL USE BUFFER ONLY IF EXCEPTION PROPERTY REMAINS RESIDENTIAL ON THE GENERAL PLAN

CITY COUNCIL ADOPTION: [INSERT ADOPTION DATE]

NOTE: LAND USE GROUP ACREAGES PROVIDED ARE APPROXIMATE.

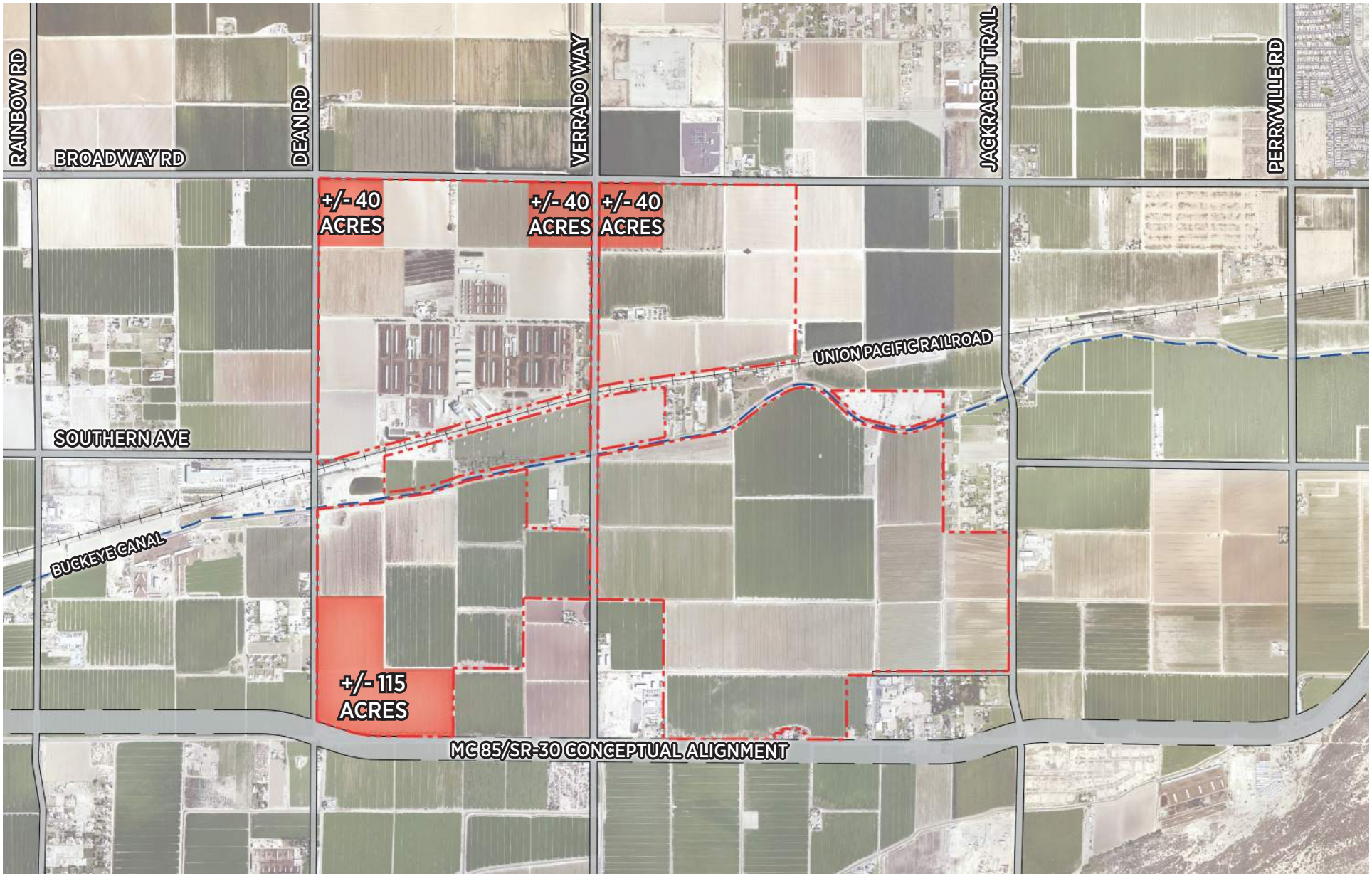
EXHIBIT 13 | CONCEPTUAL RESIDENTIAL VILLAGE LAND USE GROUP



SITE BOUNDARY

CITY COUNCIL ADOPTION: [INSERT ADOPTION DATE]

NOTE: LAND USE GROUP ACREAGES PROVIDED ARE APPROXIMATE.



SITE BOUNDARY

CITY COUNCIL ADOPTION: [INSERT ADOPTION DATE]

NOTE: LAND USE GROUP ACREAGES PROVIDED ARE APPROXIMATE.

B. LAND USE PROGRAM

The Land Use Program (Table 2), in conjunction with the Conceptual Land Use Plan (see Exhibit 15), sets forth the target and maximum number of dwelling units and nonresidential square footage for the Property. The dwelling units and nonresidential square footage have been initially allocated between the Development Units, but such allocation is subject to designation at the time of Site Plan Review and/or Preliminary Plat Review, and approval for each individual Development Unit.

As the Property develops, GVB shall be responsible for maintaining a record that reflects the dwelling units and/or nonresidential square footage approved by subdivision plat, development plan and/or site plan approvals, Land Use Program transfers or any other approvals that amend the allocations set forth within the Land Use Program.

1. PROGRAM TRANSFERS

In order to encourage creative placemaking, as well as to allow for flexibility that responds to changing market conditions for a project of this scale, GVB may transfer dwelling units and/or nonresidential square footage between Development Units without additional approval by the City provided that the maximum dwelling units and nonresidential square footage for the Property are not exceeded. A transfer of residential dwelling units and/or nonresidential square footage between Development Units shall be documented by administratively modifying the Land Use Program to reflect the increase and decrease of dwelling units and/or nonresidential square footage by Development Unit.

The modified Land Use Program shall be submitted to the Director as part of a Site Plan or Preliminary Plat application. Upon approval of a Site Plan or Preliminary Plat application that results in a transfer of dwelling units and/or nonresidential square footage between Development Units, City staff will incorporate the modified Land Use Program into the CMP and mark the previous Land Use Program as superseded.

TABLE 2 | LAND USE PROGRAM

DEVELOPMENT UNIT	APPROXIMATE ACREAGE (NET)	DWELLING UNITS		NONRESIDENTIAL SQUARE FOOTAGE	
		TARGET	MAXIMUM	TARGET	MAXIMUM
1 (1)	226.3	905	1,132	0	3,450,356
2 (1)	40.5	728	1,011	0	616,747
3	19.7	0	98	188,655	300,133
4	242.1	0	0	3,690,569	3,690,569
5	19.8	0	0	189,440	301,382
6	19.9	0	0	190,358	302,842
7	20.0	0	0	156,955	305,191
8	63.2	0	0	495,608	495,608
9	75.9	0	0	595,283	595,283
10	62.9	0	0	492,977	492,977
11	59.8	0	0	468,633	468,633
12 (2)	2.5	0	0	0	0
13 (2)	16.9	0	0	0	0
14 (2)	34.5	0	0	0	0
15 (2)	22.2	0	0	0	0
16	28.6	0	0	435,392	435,392
17	20.5	0	103	196,745	313,004
18 (1)	145.6	583	728	0	2,220,516
19 (1)	25.6	461	640	0	390,335
20	219.1	0	0	3,339,728	3,339,728

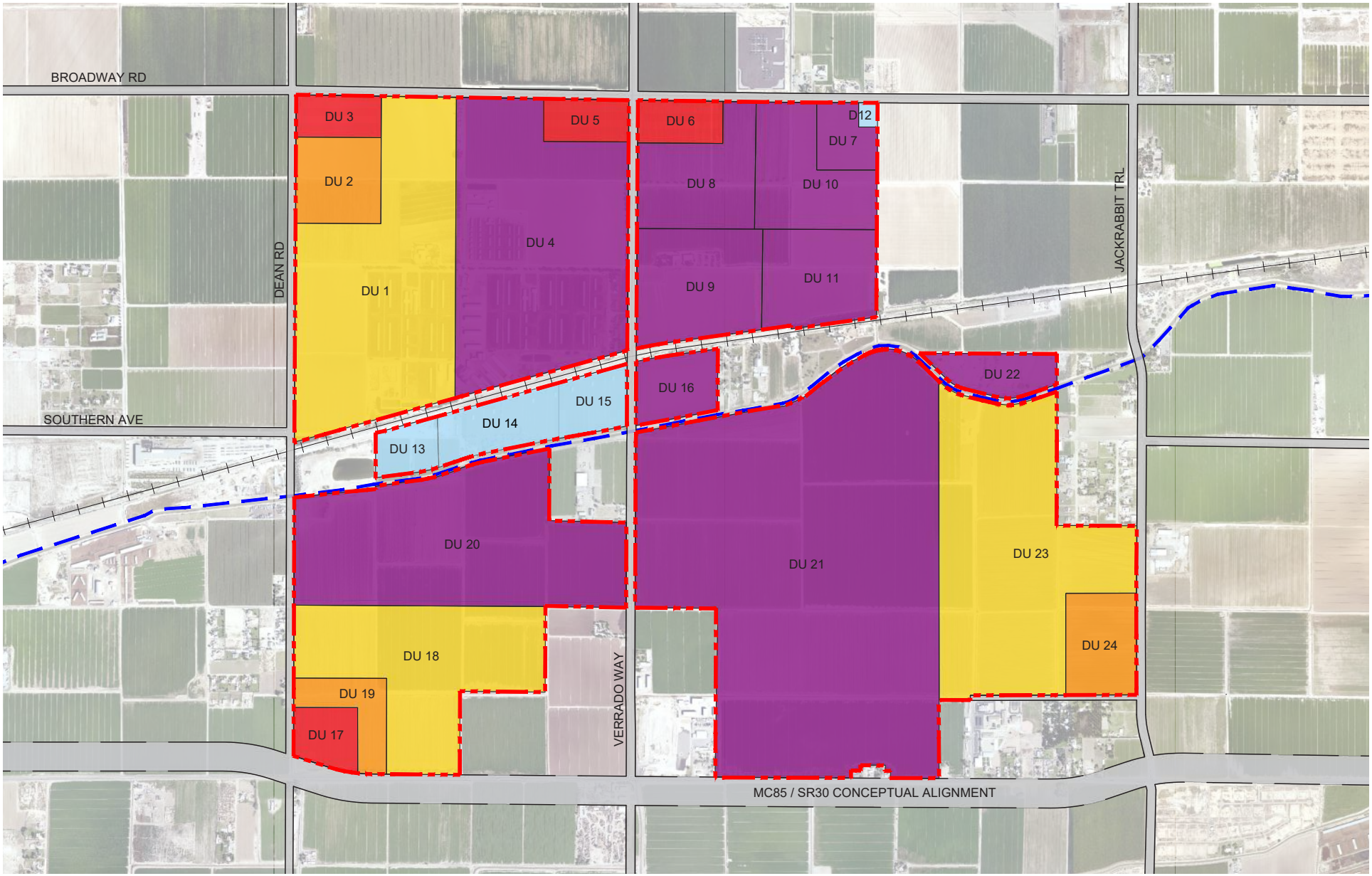
CITY COUNCIL ADOPTION: [INSERT ADOPTION DATE]

TABLE 2 | LAND USE PROGRAM (CONTINUED)

DEVELOPMENT UNIT	APPROXIMATE ACREAGE (NET)	DWELLING UNITS		NONRESIDENTIAL SQUARE FOOTAGE	
		TARGET	MAXIMUM	TARGET	MAXIMUM
21	565.5	0	0	8,621,717	8,621,717
22	25.2	0	0	383,847	383,847
23 (1)	229.0	916	1,145	0	3,491,761
24 (1)	39.7	714	992	0	604,684
TOTAL	**2,225**	**4,307(3)**	**5,849(3)(4)**	**19,446,202(5)**	**30,821,174(5)**

(1) Anticipated to be developed as either residential or employment uses.
(2) Any public facilities, including, but not limited to, the planned regional water campus, planned regional wastewater reclamation facility and public safety campus, shall not count against the total nonresidential square feet permitted.
(3) If the Residential Village Land Use Group land area increases by up to 20 percent in size, in accordance with Section 4.A, the target dwelling unit total and maximum dwelling unit total will also increase by the same percentage, up to 20 percent. Amendments that result in the project containing more than 40 percent in the combined total residential and commercial land area shall be defined as a Major Amendment. See Section 2.D.1 of this CMP for more information.
(4) A request to raise the maximum number of dwelling units beyond 7,721 would require a major amendment.
(5) If the Commercial District Land Use Group land area increases by up to 20 percent in size, in accordance with Section 4.A, the target nonresidential square footage total and maximum nonresidential square footage total will also increase by the same percentage, up to 20 percent.

EXHIBIT 15 | CONCEPTUAL LAND USE PLAN



SITE BOUNDARY

EMPLOYMENT

COMMERCIAL

PUBLIC FACILITY

SINGLE FAMILY RESIDENTIAL

MULTI-FAMILY RESIDENTIAL

NOTE: PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE IN ACCORDANCE WITH THIS CMP.

C. PERMITTED USES

Table 3 outlines the principal uses permitted within the Property by each Land Use Group. The land uses and activities are classified into general "Use Categories" and specific "Use Types." This classification does not list every use or activity that may appropriately exist within the categories. Certain uses may be listed in one category when they may reasonably have been listed in one or more other categories. When an application is made for a use category or use type that is not specifically listed in Table 3, the following procedure shall be followed:

1. The Director shall provide an interpretation as to the use category and/or use type into which such use should be placed. In making such interpretation, the Director shall consider its potential impacts, including but not limited to: the nature of the use and whether it involves dwelling activity; sales; processing; type of product, storage and amount, and nature thereof; enclosed or open storage; anticipated employment; transportation requirements; the amount of noise, odor, fumes, dust, toxic material, and vibration likely to be generated; and the general requirements for public utilities such as water and sanitary sewer.
2. Appeal of the Director's decision may be made to the City Council.

Uses identified within Table 3 are organized as follows:

1. (P) in a cell indicates that the use is permitted. Permitted uses are subject to all other applicable regulations of this CMP.
2. (C) in a cell indicates that the use is permitted subject to a conditional use permit pursuant to the procedures of Article 8, Section 7, Conditional Use Permits of the BDC.
3. (PS) in a cell indicates that a use is permitted if the applicable standards can be met. Otherwise, the use may be allowed only if reviewed and approved in accordance with the procedures of Article 8, Section 7, Conditional Use Permits of the BDC. Use-specific standards are noted through a cross-reference in the last column of the table. Cross-references refer to either Section 4.C.1 of this CMP (ex: CMP 4.C.1.a) or Article 3, Section 2, Use-Specific Standards of the BDC (ex: BDC 3.2.3.K)
4. A dash (-) in the cell indicates that the use is prohibited in the respective Land Use Group and/or that there are no applicable Use Standards.

All principal uses allowed in a Land Use Group shall be deemed to include those accessory uses, structures, and activities typically associated with the use, unless specifically prohibited by this CMP. CMP Section 2.B, Definition of Terms, identifies typical accessory uses associated with principal uses as part of the principal use definition. Please see Section 4.C.2 of this CMP for more information regarding accessory uses.

TABLE 3 | PERMITTED USES

USE CATEGORY	USE TYPE	RESIDENTIAL VILLAGE	COMMERCIAL DISTRICT	REGIONAL EMPLOYMENT	USE STANDARDS
RESIDENTIAL USES					
Household Living	Dwelling, duplex	P	-	-	CMP 4.C.1.a
	Dwelling, multi-family	P	P	-	CMP 4.C.1.a
	Dwelling, single-family detached	P	-	-	CMP 4.C.1.a
	Dwelling, zero lot line	P	-	-	CMP 4.C.1.a
Group Living Refer to Article 10, Section 3.1 of the BDC for buffering distances if applicable	Assisted living, commercial	-	P	-	-
	Assisted living, residential	P	-	-	-
	Boarding house / guest room	C	-	-	-
	Nursing home	-	P	-	-
	Shelter care facility	-	C	C	-
	Shelter care facility, homeless	-	-	C	-
PUBLIC/INSTITUTIONAL USES					
Community Service	Assembly hall, public	C	P	P	-
	Cemetery	PS	PS	PS	BDC 3.2.2.C
	Community recreation center	P	P	-	-
	Crematorium or funeral parlor	-	P	-	-
	Government admin. and civic buildings	P	P	P	-
	Government maint. & operations yards/buildings	P	P	P	-
	Public safety facility	PS	P	P	BDC 3.2.2.F
	Religious assembly	P	P	P	-
	Social service facility	-	P	P	-
Cultural Facility	Art gallery or museum, public	-	P	P	-
	Library, public	PS	P	P	BDC 3.2.2.E

TABLE 3 | PERMITTED USES (CONTINUED)

USE CATEGORY	USE TYPE	RESIDENTIAL VILLAGE	COMMERCIAL DISTRICT	REGIONAL EMPLOYMENT	USE STANDARDS
Child Care Facility	Day care, commercial	-	P	P	-
	Day care, residential	P	-	-	-
Education	College or university	-	PS	PS	CMP 4.C.1.b
	Private elementary or middle school	PS	PS	PS	CMP 4.C.1.b
	Private high school	PS	PS	PS	CMP 4.C.1.b
Health Care Facility	Medical office or clinic	-	P	P	-
	Hospital	-	P	P	-
Parks and Open Space	Arboretum or botanical garden	PS	P	-	BDC 3.2.2.A
	Community playfields and parks	P	P	-	-
	Parks and nature preserves, not-for-profit	P	P	P	-
Telecommunication Facility	Tower (including any facility with a tower)	PS	PS	PS	CMP 4.C.1.c
	Alternative facility location	P	P	P	-
	Wireless facility not otherwise defined	C	C	C	-
	Cell on wheels (COW)	P	P	P	-
	Broadcasting or recording studio (no tower)	-	P	P	-
	Satellite earth station	-	-	P	-
	Amateur radio antennae	P	-	-	-
	Amateur radio antennae greater than 35 feet in height	C	-	-	-

TABLE 3 | PERMITTED USES (CONTINUED)

USE CATEGORY	USE TYPE	RESIDENTIAL VILLAGE	COMMERCIAL DISTRICT	REGIONAL EMPLOYMENT	USE STANDARDS
Transportation Facility	Bus terminal	-	P	P	-
	Multimodal hub	-	-	P	-
	Rail Yard and/or passenger terminal	-	-	P	-
	Vertiport	-	-	C	-
Utility, Public/Private	Battery Storage	-	-	P	-
	Power Generation Station	-	-	PS	CMP 4.C.1.d
	Substation	-	-	P	-
	Utility facility, major	-	-	P	-
	Utility facility, minor	P	P	P	-
COMMERCIAL USES					
Agriculture	Agriculture	-	-	PS	CMP 4.C.1.e
Animal Sales and Services	Animal hospital	-	PS	-	BDC 3.2.3.B
	Animal pet shop, retail	-	P	-	-
	Animal training school	-	PS	-	BDC 3.2.3.B
	Kennel, indoor only	-	PS	-	BDC 3.2.3.B
	Kennel, indoor / outdoor	-	PS	-	BDC 3.2.3.B
	Veterinary clinic	-	PS	-	BDC 3.2.3.B
Assembly	Assembly hall, private	-	P	P	-
	Auditorium, private	-	P	P	-
	Fraternal or social club, nonprofit	-	P	P	-
	Country club, private membership	P	P	P	-

TABLE 3 | PERMITTED USES (CONTINUED)

USE CATEGORY	USE TYPE	RESIDENTIAL VILLAGE	COMMERCIAL DISTRICT	REGIONAL EMPLOYMENT	USE STANDARDS
Financial Service	Check-cashing	-	PS	-	BDC 3.2.3.C
	Financial institution, with drive-through	-	P	P	-
	Financial institution, without drive-through	-	P	P	-
Food and Beverage Service	Food sales, wholesale	-	P	P	-
	Bar, lounge, or tavern	-	PS	PS	CMP 4.C.1.f
	Catering service	-	P	P	-
	Drive-in restaurant	-	P	P	-
	Farmers market	-	P	P	-
	Nightclub	-	PS	PS	CMP 4.C.1.f
	Restaurant, without drive-through	-	P	P	-
	Restaurant, with drive-through	-	P	P	-
Office	Office, business or professional	-	P	P	-
	Data Center	-	-	P	-
	Research and Development	-	-	P	-
	Research Laboratory	-	-	P	-

TABLE 3 | PERMITTED USES (CONTINUED)

USE CATEGORY	USE TYPE	RESIDENTIAL VILLAGE	COMMERCIAL DISTRICT	REGIONAL EMPLOYMENT	USE STANDARDS
Recreation and Entertainment, Outdoor	General outdoor recreation, commercial	-	P	P	-
	Golf course, unlighted	PS	-	-	BDC 3.2.3.E
	Golf course/driving range, lighted	PS	PS	-	BDC 3.2.3.E
	Major entertainment facility, outdoor, including professional sports	-	-	P	-
	Race track (auto and horse)	-	-	P	-
Recreation and Entertainment, Indoor	Art gallery or museum, private	-	P	-	-
	Fitness and recreational sports center	-	P	-	-
	General indoor recreation, commercial	-	P	-	-
	Major entertainment facility, indoor, including professional sports	-	P	P	-
	Movie theater	-	P	-	-
Personal Services	Dry cleaning and laundry service	-	PS	-	CMP 4.C.1.f
	General personal services	-	P	P	-
	Instructional services or trade school	-	P	P	-

TABLE 3 | PERMITTED USES (CONTINUED)

USE CATEGORY	USE TYPE	RESIDENTIAL VILLAGE	COMMERCIAL DISTRICT	REGIONAL EMPLOYMENT	USE STANDARDS
Retail (Sales)	Alcoholic beverages, retail sale	-	PS	PS	CMP 4.C.1.f
	Convenience store with gas sales	-	P	P	-
	Feed store	-	P	P	-
	General retail	-	P	P	-
	Large retail	-	P	P	-
	Open-air market or flea market	-	C	C	-
	Nursery and plant sales, wholesale	-	P	P	-
	Plant sales, retail	-	P	P	-
Vehicles and Equipment	Boat, RV storage	-	-	PS	CMP 4.C.1.g
	Boat, RV sales and rental	-	P	P	-
	Car wash	-	P	P	-
	Parking structure	-	P	P	-
	Service Station	-	P	P	-
	Truck stop	-	-	C	-
	Truck repair and overhaul	-	-	P	-
	Vehicle sales and rental	-	P	P	-
	Vehicle service and repair, major	-	C	P	-
	Vehicle service and repair, minor	-	P	P	-
	Vehicle storage	-	-	P	-
Visitor Accommodation	Bed and breakfast	C	P	-	-
	Hotel or motel	-	P	P	-
	Resort	-	P	P	-

TABLE 3 | PERMITTED USES (CONTINUED)

USE CATEGORY	USE TYPE	RESIDENTIAL VILLAGE	COMMERCIAL DISTRICT	REGIONAL EMPLOYMENT	USE STANDARDS
INDUSTRIAL USES					
Industrial Service	Building materials sales, indoor retail	-	P	P	-
	Building materials sales, outdoor or wholesale	-	P	P	-
	Drilling company, with no outside storage	-	-	P	-
	Drilling company, with outside storage	-	-	PS	CMP 4.C.1.h
	General industrial service	-	-	PS	BDC 3.2.4.B
	Aircraft Sales and Repair	-	-	P	-
Manufacturing and Production	Assembly	-	-	P	-
	Mfg., heavy	-	-	PS	CMP 4.C.1.h
	Mfg., light	-	-	P	-
Advanced Manufacturing	Aerospace and Defense Manufacturing	-	-	PS	CMP 4.C.1.i
	Pharmaceutical and Medical Device Manufacturing	-	-	PS	CMP 4.C.1.i
	Robotics Manufacturing	-	-	PS	CMP 4.C.1.i
	Semiconductor Device Fabrication	-	-	PS	CMP 4.C.1.i

TABLE 3 | PERMITTED USES (CONTINUED)

USE CATEGORY	USE TYPE	RESIDENTIAL VILLAGE	COMMERCIAL DISTRICT	REGIONAL EMPLOYMENT	USE STANDARDS
Warehouse and Freight Movement	Mini-storage, indoor	-	P	P	-
	Mini-storage, outdoor	-	PS	P	CMP 4.C.1.j
	Motor freight terminal	-	-	PS	CMP 4.C.1.k
	Storage yard	-	-	PS	CMP 4.C.1.h
	Aircraft Storage, including Hangar Facilities	-	-	P	-
	Office warehouse	-	-	P	-
	Warehouse	-	-	P	-
	Wholesale establishment	-	-	P	-
Waste and Salvage	Processing Facility	-	-	PS	CMP 4.C.1.l
	Recycling center, indoor	-	-	P	-
TEMPORARY USES					
	Antennas, temporary	PS	PS	PS	BDC 3.4.2.A
	Expansion or replacement facilities, temporary	PS	PS	PS	BDC 3.4.2.B
	Food trucks; mobile food vendor	PS	PS	PS	BDC 3.4.2.G
	Office space / equipment storage, temporary	-	-	PS	BDC 3.4.2.B
	Retail sales, temporary	PS	PS	PS	BDC 3.4.2.C
	Roadside stand	-	-	P	-
	Sales office, temporary	PS	-	PS	BDC 3.4.2.E
	Yard sale, temporary	PS	-	PS	BDC 3.4.2.F
	Other temporary uses	PS	PS	PS	BDC 3.4.2.H

1. USE SPECIFIC STANDARDS

a. Building Construction Methods

i. Factory-built, modular, pre-manufactured, portable, 3D printed and similar structures are permitted provided that they are designed in accordance with the International Building Code and the BDC.

b. Schools

i. All colleges, universities, high schools, and trade schools shall have their principal vehicular entrance and exit on an arterial or collector street; vehicular ingress and egress to local streets is prohibited.

ii. No portion of any school facility shall be located in an overhead utility line corridor with greater than 69kV transmission lines.

c. Wireless Facilities

i. The use specific standards set forth in BDC Article 3, Section 2.2.I shall apply. However, those standards shall not apply to existing wireless facilities at the time of adoption of this CMP, nor any future improvements to existing wireless facilities.

d. Power Generation Station

i. The use shall be located adjacent to another primary use of similar or compatible nature.

ii. The use specific standards set forth in BDC Article 3, Section 2.2.J shall apply to Solar Generation Stations, as defined by the BDC.

e. Agriculture

i. This CMP shall not prevent, restrict or otherwise regulate the use or occupation of land or improvements for Agricultural or other similar purposes, if the tract(s) concerned is/are five or more contiguous acres in size.

ii. All existing improvements (including cell tower and other antennas) and any new non-habitable improvements associated with the existing or expanded agricultural business operations are exempt from the BDC and/or the City's Building Code, and shall be regulated as if they were under the County's ordinances as of the date of the Development Agreement.

iii. See Development Agreement.

f. Bar, Lounge, or Tavern; Nightclub; Dry Cleaning and Laundry Service; Alcoholic Beverages, Retail Sale

i. Shall be at least 400 feet from any public, private, parochial, charter, dramatic, dancing or music school, a learning center, or other similar school or education facility that caters to children, including, but not limited to, property owned by the Liberty Elementary School District. This distance shall be measured from the exterior wall of the building or portion thereof in which the business is conducted or proposed to be conducted to the property line of the protected use.

g. Boat, RV Storage

i. An individual Boat, RV Storage use shall not exceed 10 gross acres in size. The cumulative area of all Boat, RV Storage uses developed on the Property shall not exceed 100 gross acres in size.

h. Heavy Industrial

i. All heavy industrial uses, inclusive of indoor and outdoor functions, shall be located within the hatched areas identified on Exhibit 12, or as otherwise approved through the Conditional Use Permit process.

i. Advanced Manufacturing

i. All outdoor advanced manufacturing uses shall be located within the hatched areas identified on Exhibit 12, or as otherwise approved through the Conditional Use Permit process. Indoor functions may be located within any area of the Employment Land Use Group.

ii. The area (square footage) of outdoor manufacturing activity shall not exceed 50% of the total area devoted to the manufacturing process on a parcel. A Conditional Use Permit shall be required if outdoor manufacturing area exceeds 50% of the total area devoted to the manufacturing process.

j. Mini-Storage, Outdoor

i. Each outdoor storage area shall be screened from view from all property lines and adjacent rights-of-way by an opaque fence or wall between six and eight feet in height that incorporates at least one of the predominant materials and one of the predominant colors used in the primary structure. The fence may exceed eight feet in height where the difference in grade between the right-of-way and the outdoor storage area makes a taller fence necessary to effectively screen the area.

k. Motor Freight Terminal

i. All motor freight terminal uses shall be located within the hatched areas identified on Exhibit 12. Access to a motor freight terminal is permitted from an arterial roadway outside of the hatched areas defined on Exhibit 12.

l. Processing Facility

i. The building or open area where the actual processing occurs shall be located at least 1,000 feet from any residential use.

ii. All operations and storage, including all equipment used in conducting such use, shall be conducted within an enclosed building or within an area enclosed by a solid wall. All walls shall be of a uniform height and shall be a minimum of eight feet in height. The area between the fence and the lot line shall be landscaped with a minimum of two rows of trees. Each row is to contain trees spaced at 30 feet on center and staggered by 15 feet to the adjacent row, except where an alternative design approved through the Site Plan Review would provide an equal or better effect in screening the perimeter.

2. ACCESSORY USES AND STRUCTURES

This section of the CMP authorizes the establishment of accessory uses that are incidental and customarily subordinate to principal uses, provided that the accessory use complies with all applicable standards in this section and with BDC Article 3, Section 3. Accessory uses shall comply with all standards of this CMP applicable to the principal use with which they are associated. In the event that a standard applicable to an accessory use or structure references a zoning district identified in Table 2.1-1, Zoning Districts Established in the BDC, the standard shall apply to uses within the comparable Land Use Group. In instances when the comparable Land Use Group is unclear, the Director shall provide an interpretation as to the applicability of the standard. Parking requirements shall be met for both the principal use and any accessory use.

a. Approval of Accessory Uses and Structures

All principal uses allowed in a Land Use Group shall be deemed to include those accessory uses, structures and activities typically associated with the use, unless specifically prohibited in this CMP. No accessory use may be established prior to the establishment of the principal use with which such accessory use is associated. Section 2.B of this CMP, as well as BDC Article 10, Section 3, Definitions of General Use Categories and Specific Use Types, identifies typical accessory uses associated with principal uses as part of the principal use definition. All accessory uses shall be subject to the standards in this Section C.2, as well as any use-specific standards applicable to the associated principal use.

b. General Standards

This section of the CMP sets forth the general standards for accessory uses and structures that are incidental and customarily subordinate to principal uses in the Employment Land Use District only. Accessory uses and structures within the Commercial District and Residential Village Land Use Groups shall otherwise comply with the BDC.

i. Location

The accessory use or structure shall be conducted and/or located a minimum of 150 feet from a perimeter arterial roadway. Notwithstanding the foregoing, if the accessory use or structure is located less than 150 feet from a perimeter arterial roadway, a minimum 30-foot Perimeter Landscape Setback shall be provided. Within said Perimeter Landscape Setback, a minimum of two rows of trees shall be required within said setback. Each row is to contain trees spaced at 30 feet on center and staggered by 15 feet to the adjacent row, except where an alternative design approved through the Site Plan Review would provide an equal or better effect in screening the perimeter.

ii. Size and Height

a. The maximum area of any accessory structure shall not exceed the area of the primary structure. Both primary and accessory structures together must comply with the applicable lot coverage requirements established by this CMP.

b. The maximum height of any accessory structure shall not exceed the height of the lot's primary structure, with the exception of the following:

i. Silos, cooling towers, mill towers, water tanks, or other similar industrial accessory structures can exceed the height of the principal structure, but shall not exceed 150 percent of the maximum height of the elected Land Use District , unless otherwise approved by the Director during the site plan review process.

c. Architectural Character

Accessory structures shall be compatible to and complementary with the associated primary structure.

3. ADDITIONAL STANDARDS FOR SPECIFIC ACCESSORY USES & STRUCTURES

a. Outdoor Storage

Outdoor storage may be permitted as an accessory use in the Regional Employment Land Use Group through the site plan review process and subject to compliance with the following requirements:

i. Each outdoor storage area shall be screened from view from all property lines and adjacent rights-of-way by an opaque fence or wall that incorporates at least one of the predominant materials and one of the predominant colors used in the primary structure. Materials may not be stored higher than the height of the perimeter fence or wall unless otherwise proven not visible from surrounding arterials or non-industrial properties. The exterior perimeter of the fence or wall screening the outdoor storage area must be landscaped with a seven-foot-wide strip containing trees with a maximum spacing of 20 feet on center. Landscaping is not required within screened storage areas unless the required wall is located on a property line.

ii. A landscaped earthen berm may be used instead of or in combination with a required fence or wall.

iii. If the outdoor storage area is covered, then the covering shall include at least one of the predominant exposed roofing colors on the primary structure.

iv. No materials may be stored in areas intended for vehicular or pedestrian circulation.

v. No storage of any items may occur within the front setback area or within the one-half of each side setback nearest to a street.

b. Outdoor Storage (Vehicles)

i. Residential Village Land Use Group. Outdoor storage of non-commercial vehicles and recreational vehicles may be allowed as an accessory use in the Residential Village Land Use Group subject to compliance with the following requirements:

a. Off-street parking spaces for all vehicles shall be provided. The parking areas shall be paved with asphalt, bituminous, brick, concrete, or other surfaces of comparable durability to minimize nuisance from dust. Three inches of crushed rock can be used but must be compacted and contained within a permanent border. Driveways leading to an RV Garage shall include a paver driveway or concrete.

b. Only a single recreational vehicle can be stored on a single residential lot.

c. All recreational vehicles shall be parked within a garage or in the side, or rear yard.

d. The recreational vehicle shall be screened by a minimum six-foot-high block wall or opaque fence. All screen walls, fences, and gates shall be erected and maintained in conformance with the provisions of Section 6.C of this CMP.

e. Recreational vehicles located on properties zoned for residential uses may not be utilized for living by any person.

f. There shall not be any type of vehicle stored on a vacant parcel of land.

ii. Regional Employment Land Use Group. Outdoor storage of vehicles and equipment may be allowed as an accessory use in the Regional Employment Land Use Group subject to compliance with the following requirements:

a. Except on sites undergoing construction activity, portable offices are allowed to be stored only in conjunction with a principal industrial use.

b. Inoperable vehicles shall be stored only in conjunction with an industrial use completely screened from view of a public street.

c. Off-street parking spaces for all vehicles shall be provided. The driveway and parking areas shall be paved with concrete, asphalt, pavers, or a surface of similar durability.

D. LAND USE DISTRICTS

To create a cohesive, planned development, the zoning for the Property will utilize its own unique Land Use Districts, which have been developed to reflect the vision established by each individual Land Use Group and aim to support compatible land uses and establish appropriate development standards for such uses. Table 4 identifies all of the unique Land Use Districts for the Property organized by individual Land Use Group.

In order to implement the development standards and design guidelines set forth in the CMP, the Owner shall elect one of the unique Land Use Districts identified in Table 4 and shall develop a proposal (i.e., Site Plan, Preliminary Plat, etc.) that conforms to the applicable development standards set forth in Section 5. The Land Use District shall be formalized with the approval of each individual Site Plan and/or Preliminary Plat.

TABLE 4 | LAND USE DISTRICTS

LAND USE GROUP	LAND USE DISTRICT	LAND USE DISTRICT ABBREVIATION	LAND USE DISTRICT DESCRIPTION
Regional Employment	Employment	EMP	The EMP Land Use District is intended to support the desired vision of the Property as a major employment center. The district will support a mixture of uses including light and heavy industrial, office and manufacturing within a business park, industrial park or campus setting.
	Public Facilities	PF	The PF Land Use District is intended to support a mixture of civic, community and public facilities.
Commercial District	Community Commercial	CC	The CC Land Use District is intended to provide opportunities to deliver commercial goods and services to residents within the community. The district may support a range of uses from small- to large-scale commercial or retail uses.
Residential Village	Single-Family 6	R-6	The R-6 Land Use District is intended to promote and encourage a suitable environment for residential development on medium-sized lots. The district has a minimum lot size of 6,000 square feet.
	Single-Family 5	R-5	The R-5 Land Use District is intended for single-family dwellings at a higher density than allowed in the R-6 Land Use District. The district has a minimum lot size of 5,000 square feet.

TABLE 4 | LAND USE DISTRICTS (CONTINUED)

LAND USE GROUP	LAND USE DISTRICT	LAND USE DISTRICT ABBREVIATION	LAND USE DISTRICT DESCRIPTION
Residential Village	Single-Family 4	R-4	The R-4 Land Use District is intended for single-family dwellings at a higher density than allowed in the R-5 Land Use District. The district has a minimum lot size of 4,000 square feet.
	Single-Family 3	R-3	The R-3 Land Use District is intended for single-family dwellings at a higher density than allowed in the R-4 Land Use Districts. The district has a minimum lot size of 3,000 square feet.
	Single-Family 1	R-1	The R-1 Land Use District is intended for small-lot single-family dwellings at a higher density than allowed in the R-3 district. In addition to single-family homes, townhomes, and patio homes would be supported within this district. The district has a minimum lot size of 1,000 square feet.
	Cottage Developments	CD	The CD Land Use District is intended for single-family dwelling units at a higher density than allowed in the R-1 district. The district has no minimum lot size. In the CD Land Use District, multiple single-family dwelling units may be developed on a single parcel rather than individual residential lots. In addition to single-family homes, two-family homes (duplexes) and attached townhomes would be supported within this district.
	Multi-Family Residential	MF	The MF Land Use District is intended to accommodate the development of multi-family units, including apartments and condominiums, with medium to high residential densities.
	Urban Residential	UR	The UR Land Use District is intended to accommodate the development of multi-family units at urban densities in a mid- or high-rise configuration.



DEVELOPMENT STANDARDS

05

5. DEVELOPMENT STANDARDS

A. DEVELOPMENT STANDARDS OVERVIEW

All Development Units shall comply with the permitted uses, development standards, and other requirements of their respective Land Use District(s). Development standards for each Land Use District within the CMP are provided in Tables 5 and 6.

TABLE 5 | NONRESIDENTIAL DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD		CC [1]	EMP	PF
Lot Coverage, Maximum (%)		60	80	NS
Setbacks, Minimum	Front (Feet)			
	Adjacent to Arterial	20	40	20
	All Others	-	20	20
	Side (Feet)			
	Adjacent to Residential District [2]	50	75	20
	Adjacent to Rail	-	-	-
	Adjacent to Utility Use Category [3]	-	-	-
	All Others	10	20	20
	Rear (Feet)			
	Adjacent to Residential District [2]	50	75	20
	Adjacent to Rail	-	-	-
	Adjacent to Utility Use Category [3]	-	-	-
	All Others	-	20	20
Height, Maximum (Feet)		50	55 at Setback; Increase 1 Ft. For Every 3 Ft. In Additional Setback to Max. Of 120	60
Landscaping		Per BDC Article 5, Section 4.3, Table 5.4-1: Landscaping Requirements (By District Type)		

(1) Any multi-family residential use shall conform to the density, area, setback and height requirements of the UR Land Use District set forth in Table 6.
(2) This standard shall apply when adjacent to Residential Land Use Districts identified in Table 4 and residential zoning districts identified in Table 2.1-1, Zoning Districts Established in the BDC.
(3) Per Table 3: Permitted Uses.

TABLE 6 | RESIDENTIAL DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD		R-6	R-5	R-4	R-3	R-1	CD	MF	UR
Density, Maximum (du/gross acre)		-	-	-	-	-	12	35	-
Lot Dimensions	Lot Size, Minimum (Square Feet)	6,000	5,000	4,000	3,000	1,000	-	-	-
	Lot Width, Minimum (Feet) [1]	55	50	40	30	20	200	100	-
Setbacks, Minimum	Front (Feet)	10	10	10	8	3 [2]	30	30	-
	Front-Loaded Garage (Feet) [3]	20	20	20	3	3	-	-	-
	Side-Loaded Garage (Feet)	10	10	10	10	10	-	-	-
	Side (Feet) [4] [5] [6]	5	5	-[7]	-[7]	-[7]	20	20	-
	Total Both Sides (Feet)	10	10	5	-	-	40	40	-
	Rear (Feet) [5]	20 [8]	15	10	10	8	10	15	10
Lot Coverage, Maximum (%) [9]		50	55	60	65	65	70	70	90
Building Height, Maximum (Feet)		35	35	35	45	50	30	48	-
Landscaping [10]									
Common Area, Minimum (% of Gross Area) [11]		20	20	20	20	20	20	10	10
Improved Common Area, Minimum (% of Gross Area)		5	8	8	8	10	10	5	5

(1) Lot width is measured at front building line.
(2) Front setback from a public or private street may be reduced to three feet from a property line and five feet from back of a sidewalk.
(3) Garage setback is measured from back of sidewalk to face of garage door.
(4) An additional 10 feet of setback shall be required for all corner lots adjacent to an arterial street, otherwise an additional five feet of setback shall be required adjacent to other public rights-of-way.
(5) Accessory Buildings will not be located closer than three feet from any property line. The side and rear yard setback shall be five feet for Accessory Structures that exceed ten feet in height.
(6) A maximum two foot projection will be allowed into the side setbacks for bay windows, fireplaces, overhangs and other incidental architectural features per BDC Article 4, Section 2.3.B.
(7) Attached side setbacks may be zero feet, whereas building separation shall be a minimum of five feet.
(8) At grade patios are allowed to encroach into the rear setback to within 15 feet of the property line.
(9) Uncovered patios and pools are exempt from lot coverage restrictions.
(10) All standards set forth in BDC Article 5, Section 4.3, Table 5.4-1: Landscaping Requirements (By District Type) shall apply to Residential Land Use District types, except as modified by this CMP.
(11) All portions of new development, not comprised of building or residential lot or unit footprint, vehicular access and/or required hardscape, shall be landscaped. In the case of single-family residential, the front yard and the visible side yards are to be landscaped.

B. PARKING & LOADING STANDARDS

Parking and loading for development within the CMP shall comply with Article 5, Section 6 of the BDC, except as modified as follows:

TABLE 7 | OFF-STREET PARKING REQUIREMENTS

USE CATEGORY	USE TYPE	NUMBER OF SPACES REQUIRED
COMMERCIAL USES		
Office	Data Center	1 space per 350 square feet of office or administrative area
PUBLIC/INSTITUTIONAL USES		
Utility, Public/ Private	Battery Storage (1)	No required parking
	Substation (1)	No required parking

(1) Employees typically are not located at the site on an ongoing basis. Parking for service vehicles is accommodated on-site.

C. TRANSITIONS & BUFFERS

Properties featuring an Employment land use designation within a quarter mile of a Neighborhood land use designation are ETAs (see Section 3.E of this CMP). According to the General Plan:

> "Application of a Planned Area Development (PAD) or Community Master Plan (CMP) overlay may be required for properties with this designation to establish development standards, performance standards, and/or design criteria to ensure the goals within the ETA are met" (Buckeye General Plan, Page 42).

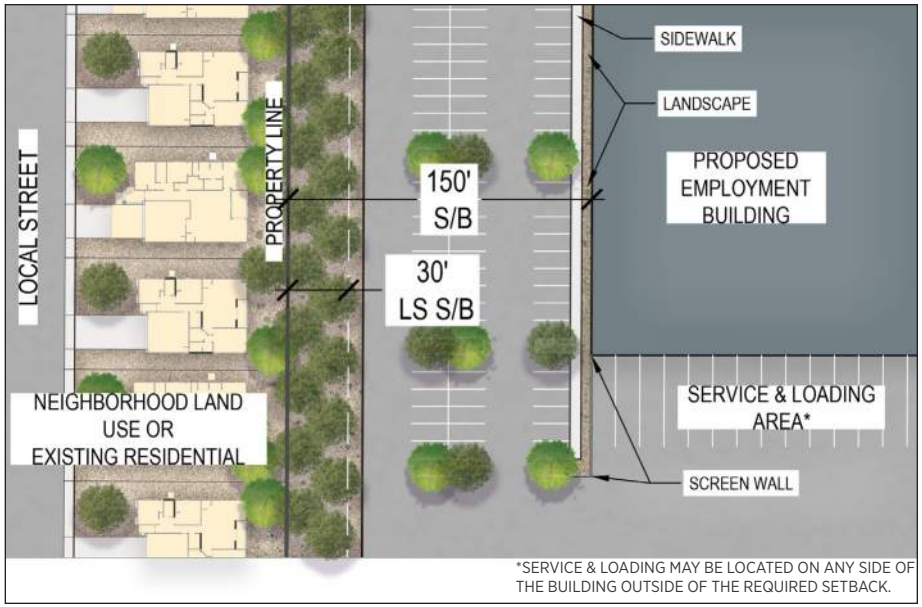
This section of the CMP sets forth development standards and design guidelines for Development Units within the ETA, as required by the General Plan. Such requirements shall only apply to those Development Units located within the ETA and utilizing the EMP Land Use District. Development within ETAs may occur in accordance with the standards set forth for the EMP Land Use District, but with an added emphasis on minimizing impacts to nearby existing and/or future residential uses.

TABLE 8 | ETA DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	CMP REQUIREMENT
Building Setbacks, Minimum (Feet) (1) (2)	
Adjacent to Arterial	80
Adjacent to Neighborhood Land Use Designation or Existing Single-Family Residential Use	150
All Others	Per Table 5 | Nonresidential Development Standards
Landscape Setbacks, Minimum (Feet)	
Adjacent to Arterial	30
Adjacent to Neighborhood Land Use Designation or Existing Single-Family Residential Use	30
All Others	Per Table 5 | Nonresidential Development Standards

(1) Parking and maneuvering areas are permitted within the minimum required building setback.
(2) Loading and service bays are prohibited in the minimum required building setback. However, the minimum building setback may be reduced to those set forth in Table 5 | Nonresidential Development Standards if service areas are located inwardly and screened from adjoining properties. See Figure 2.

FIGURE 1 | TYPICAL MINIMUM BUILDING SETBACK



The figure above is provided for illustrative purposes only to demonstrate typical minimum building setbacks per Table 8 . Site layout is conceptual and subject to change.

FIGURE 2 | ALTERNATIVE MINIMUM BUILDING SETBACKS

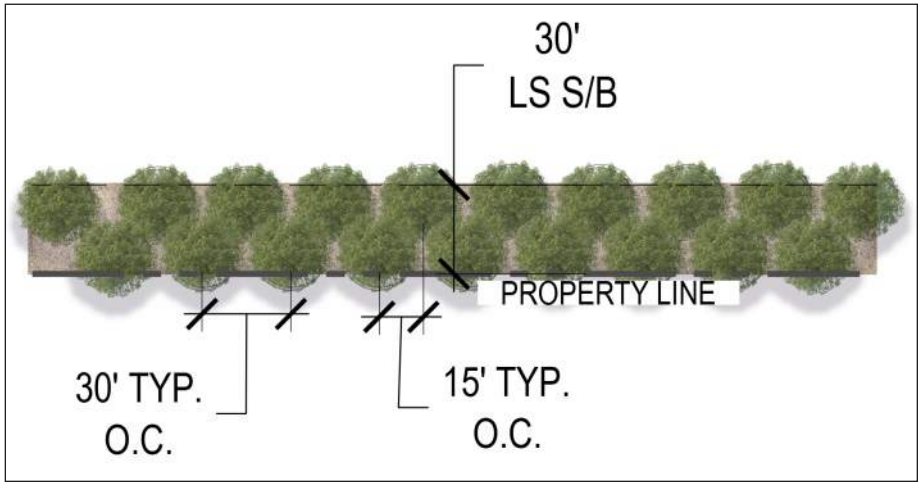


The figure above is provided for illustrative purposes only to demonstrate reduced minimum building setbacks per Table 8 . Site layout is conceptual and subject to change.

1. ETA DESIGN GUIDELINES

a. Landscaping. Landscape setbacks that are adjacent to properties with a "Neighborhood" land use designation, or properties containing an existing single-family residential use shall be planted with two rows of trees. Each row is to contain trees spaced at 30 feet on center and staggered by 15 feet to the adjacent row, except where an alternative design approved through the Site Plan Review would provide an equal or better effect in screening the perimeter.

FIGURE 3 | MINIMUM LANDSCAPE SETBACK AND PLANTING



b. Building Architecture. Building facades visible from arterial and collector roadways, or adjoining properties with a "Neighborhood" land use designation or an existing single-family residential use shall include visual diversity through vertical and horizontal movement and variation in materials. Building architecture will utilize high-quality materials, texture and windows to provide visual enhancement and create a cohesive campus appearance.

To minimize the visual impact of the mass of the buildings, placement of windows, materials and/or architectural elements should be provided along the building facades visible from arterial and collector roadways, or adjoining properties with a "Neighborhood" land use designation or an existing single-family residential use.

Additional architectural design guidelines pertaining to details, materials, and colors are described in more detail in Section 6 of this CMP.

c. Building Placement and Orientation. Architectural enhancements, special landscaping and hardscape treatments and other design features that will provide visual interest should be concentrated in areas visible from public view and public areas within the Property, including streets, freeways, and the public areas of adjacent properties. Industrial buildings should have a strong relationship to the street and include primary entrances that serve as a visual focal point. Priority should be given to avoid a constant wall of buildings with similar height, massing and setbacks from street line.

d. Screening. Screening and buffering shall be accomplished through a combination of fences and/or walls, berms, and landscaping. Additional screening provisions applicable to the CMP are described in more detail in Section 6 of this CMP.

e. Service Areas and Utilities. Buildings, walls, and landscaping should be arranged to screen loading and service bays, storage areas, trash enclosures, mechanical equipment, and noise and odor producing functions.

d. Neighborhood Circulation. Within ETAs, impacts from heavy truck traffic on adjoining neighborhoods (existing or planned) shall be minimized by designing collector street on-site circulation systems to minimize conflicts with routine neighborhood traffic. Truck traffic is permitted on adjoining arterial or collector roadways.



DESIGN GUIDELINES

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6. DESIGN GUIDELINES

Unless otherwise modified by the provisions of this CMP below, development of the Property shall comply with the applicable requirements of Article 5, Development and Design Standards and Guidelines of the BDC. Should a conflict arise between a standard or guideline prescribed within the BDC and the provisions of this CMP, the provisions of the CMP shall prevail.

A. LANDSCAPING

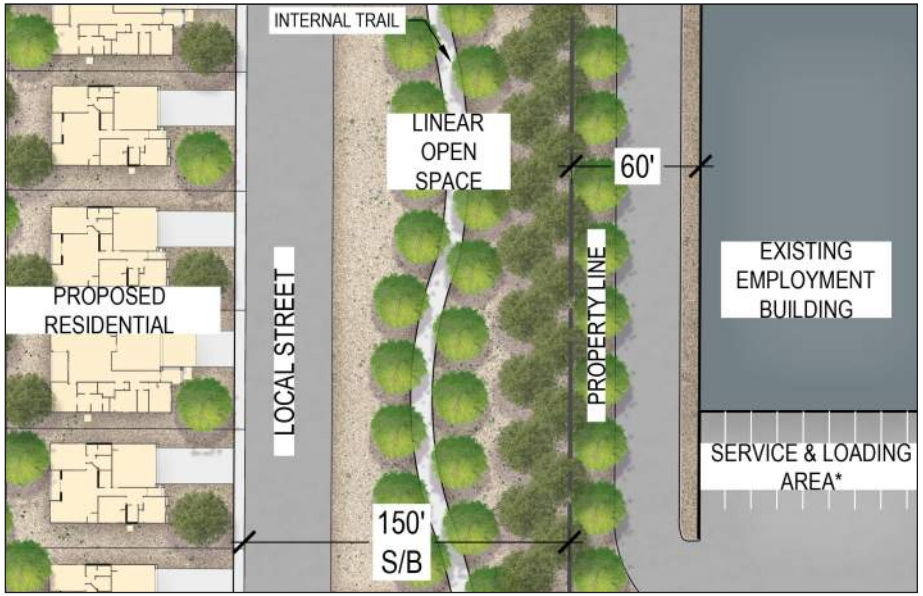
Commercial and residential development shall follow the applicable landscape standards and guidelines prescribed within the BDC, unless modified by the CMP.

Onsite and offsite (perimeter) landscaping will occur concurrently with the development of individual Development Units. A low water use, desert plant palette is required, limiting high-water use plants and turf to areas with the most benefit or impact to future users or residents (i.e., turf fields or areas of play within community parks or future residential developments). Streetscape design with strong verticality of landscaping is encouraged in areas of high impact, such as main entry points (e.g., intersection of Broadway Road and Verrado Way) and internal collector roadways.

Industrial development adjacent to properties within Grand View Arizona CMP containing an existing single-family residential use shall provide a minimum 30-foot-wide landscape setback. The landscape setback shall be planted with two rows of trees. Each row is to contain trees spaced at 30 feet on center and staggered by 15 feet to the adjacent row, except where an alternative design approved through the Site Plan Review would provide an equal or better effect in screening the perimeter. See Figure 3.

In the event that single-family residential development is proposed adjacent to an existing employment or industrial use within Grand View Arizona where transitions and buffers may not already be provided, the single-family residential development shall incorporate a minimum 150-foot perimeter setback with transitions and buffers, such as architectural features and walls, parking, maneuvering, local streets, dense landscaping or other alternative design solutions to screen the perimeter. See Figure 4. The minimum perimeter setback may be reduced to 75-feet depending on the location and orientation of the service and loading area for the adjacent existing employment use, as approved through the preliminary plat process.

FIGURE 4 | BUFFERS AND TRANSITIONS FOR SINGLE-FAMILY RESIDENTIAL



These setbacks are associated with development within Grand View Arizona. The figure above is provided for illustrative purposes only to demonstrate transitions and buffers for new single-family residential development adjacent to an existing employment or industrial use. This concept assumes an unlimited area building with a 60-foot building setback. Site layout is conceptual and subject to change.

B. ARCHITECTURE

1. RESIDENTIAL AND COMMERCIAL BUILDING STANDARDS

Residential and commercial development shall follow the applicable architectural standards and guidelines prescribed within the BDC. Article 5, Section 7.2.C.1 of the BDC shall be modified as follows:

> The maximum width of front-loaded garages on local streets (per the City's functional street classifications), including the garage door and architectural elements on each side of the garage door, should not exceed 50 percent of the overall building façade width on lots of 10,000 square feet or greater; 60 percent of the façade width on lots of between 6,000 and 10,000 square feet; and 70 percent of the façade width on lots of less than 6,000 square feet.

2. INDUSTRIAL BUILDING STANDARDS

Industrial development shall follow the architectural standards provided as follows in regards to the Primary Building Facade:

a. Building Orientation

1. Intent. To ensure that the Primary Building Facade of buildings are orientated to emphasize public spaces, with entryways clearly visible from key locations, because the location and orientation of individual buildings within the network of arterial and collector streets, largely establishes the character of a development.

2. Primary Entrance. Orient buildings so that the primary building entrance faces the principal arterial or collector street. In cases where the primary entrance does not face the arterial or collector street, connect the entrance to the street or driveway and adjacent parking areas with sidewalks that meet the shading requirements of BDC Section 5.2, Topography and Natural Features Preservation.

b. Architectural Character.

1. Intent. To provide visual enhancements along the public arterial and collector streets.

2. Standards.

a. Primary Façade Design. Incorporate architectural detailing on the primary façade of a building. Blank walls void of architectural details or other variation are prohibited.

b. Exterior Trademarked Design Features. For each building with exterior trademarked architectural design features located 12 feet or more above finished grade, including trademarked roof and parapet design features but not including signs, provide a higher level of building design by meeting the following additional requirements:

i. BDC Section 5.8.3.D.2.a, Horizontal Articulation: meet four or more of the listed standards; and

ii. BDC Section 5.8.3.E.2.a, Primary Building Entrance: meet four or more of the listed standards.

3. Guideline: Theming. Organize the architectural design of buildings within an industrial or employment center, including freestanding pad buildings, around a consistent architectural theme. Precise replication is not required or desirable. Instead, use similar materials, textures, and colors, along with repeating patterns and compatible proportions and scale, to reinforce the connections between the various buildings.

c. Building Mass.

1. Intent. To ensure that the Primary Building Facade is designed to avoid long, unbroken walls and roof lines, and incorporate sufficient architectural detail to create a human-scaled environment.

2. Standards.

a. Horizontal Articulation. Design the Primary Building Facade to reduce apparent mass by dividing façades into a series of smaller components. No individual component shall have a length of more than 400 feet. Distinguish components from one another through two or more of the following:

i. Variations in roof form or variations in roof height of two feet or more;

ii. Changes in wall plane of 12 inches or more;

iii. Variations in the arrangement and recessing of windows;

iv. Recognizable changes in texture, material, or surface colors;

v. Engaged columns; or

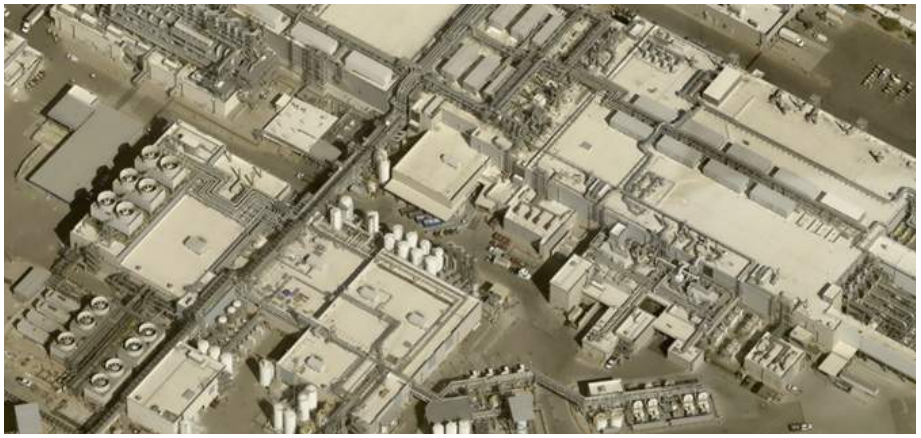
vi. Minimum two-foot parapet return.



Lennox - Glendale



Universal - Mesa



Intel - Chandler

b. Vertical Articulation. For the Primary Building Facade exceeding one story, design buildings to reduce apparent mass by including a clearly identifiable base, body, and top, with horizontal elements separating these components.



Desert Soul Landesign - Gilbert

d. Design for Pedestrians.

1. Intent. To ensure that buildings are designed for pedestrian scale and pedestrian-oriented accesses.

2. Standards.

a. Primary Building Entrance. Design visually prominent primary building entrances. Provide shade from parking facilities and public streets for pedestrians. Unless otherwise provided in this ordinance, use a combination of two or more of the following techniques:

i. Canopy, portico, archway, arcade, or similar projection that provides architectural interest and protection for pedestrians;

ii. Prominent tower, dome, or spire;

iii. Peaked roof;

iv. Projecting or recessed entry;

v. Outdoor features, such as seat walls, landscaping with seasonal color, or permanent Landscape Planters with integrated benches; or

vi. Other comparable techniques.

e. Architectural Details, Materials, and Colors.

1. Intent. To ensure that developments utilize materials of high quality and durability appropriate to the desert climate. Conceptual imagery of the types of employment buildings and facilities envisioned, and their corresponding architectural quality, are provided in Exhibits 16 and 17.

2. Standards.

a. Permitted Wall Materials. The following materials are permitted for use on exterior building walls, individually or in combination:

i. Brick;

ii. Stone (natural or simulated);

iii. Painted, stained, or integrally-colored concrete masonry units (CMU), split face or ground face;

iv. Tilt-up concrete panels, with or without reveals;

v. Stucco;

vi. Exterior insulation and finish systems (EIFS);

vii. Clear and tinted glass;

viii. Tile;

ix. Wood; and

x. Architectural metal.

Other materials may be used provided they are of

comparable quality, durability, and character, as determined by the Director.

b. Accent Wall Materials. A minimum of ten percent and a maximum of 25 percent of the exterior building wall facing the arterial or collector street (not including windows and doorways) shall consist of an accent material from the list in subsection a. that is different than the remainder of the building façade material.

c. Discouraged Wall Materials. The following materials are discouraged:

i. Corrugated metal (Corten or rust finish acceptable as an accent element);

ii. Mirrored or otherwise highly reflective glass.

d. Roof Materials. Flat roofs, standing seam metal roofs, and concrete and clay tile roofs are permitted. Asphalt shingle roofs are not permitted.

e. Exterior Building and Roof Colors. Select materials and colors that are abundant in the Sonoran Desert environment.

f. Metal Finishes.

i. Paint metal within the color range described in paragraph E. or leave it in a natural state to derive its character from weathering and oxidation.

ii. Bright or highly reflective metal finishes are prohibited.

iii. Within the ETA, as defined in Section 5.C of this CMP, building facades visible from arterial and collector roadways, or adjoining properties with a "Neighborhood" land use designation or an existing single-family residential use featuring metal as primary building material shall not have blank, uninterrupted wall lengths exceeding 400 feet without including either a change in plane, change in color, change in texture or pattern, windows, trellis with vines, or an equivalent element that creates additional articulation and visual interest. These standards with regard to metal as a primary building material shall not apply to industrial buildings not located within the ETA.

g. Rail Served Users. For rail-served users, the facilities may include exterior cranes that are used to load/unload materials on and off rail cars. Generally, building materials, color palette, and architectural details will be compatible with the unique functions of the individual users.

EXHIBIT 16 | CONCEPTUAL ARCHITECTURAL CHARACTER

















EXHIBIT 17 | CONCEPTUAL ARCHITECTURAL MATERIALS

















C. FENCES, WALLS & SCREENING

Screening should complement the architecture of the site, blend with perimeter landscaping and shall not impair traffic safety. Commercial and residential development shall follow the applicable standards and guidelines for fences, walls and screening as prescribed within the BDC, unless modified within this CMP. The height of residential perimeter walls where adjacent to commercial or employment land uses may be increased to eight feet.

Industrial development shall be allotted more design flexibility, as described below. Article 5, Section 4.6 of the BDC shall not apply; instead, the following provisions shall apply to all future industrial users.

The allowance of high security steel palisade fencing, barriers, and gates in lieu of solid block screen walls is permitted along the perimeter of Employment and Public Facilities Land Use Districts and will be further enhanced with increased landscaped buffers. The steel fencing and barriers will provide enhanced security for data centers and other high value technology and infrastructure and are permitted up to 12 feet in height.

Where adjacent to surface parking and visible from an adjoining property or adjacent public right-of-way, the steel palisade fencing should be constructed on top of a minimum three-foot screen wall, except where an alternative design approved through the Site Plan Review would provide an equal or better effect in screening the headlights of internal vehicles.

Traditional solid block walls are a security concern due to scalability and lack of visual security surveillance. Chain link fencing may be permitted within the Employment and Public Facilities Land Use Districts in areas not seen from the perimeter of the Property.

Block walls will be constructed as per Section 5.4.6 of the BDC. Long expanses of exposed wall surfaces will be architecturally designed and/or landscaped to prevent monotony. Decorative monuments, gates and/or fences in combination with landscaping should be used to provide continuity at the street where openings occur due to driveways or other breaks in the sidewalk or building wall, as per Article 5, Section 4.5.B.2 of the BDC.

Buildings, walls, and/or landscaping should be arranged to screen loading and service bays, storage areas, trash enclosures, mechanical equipment, and noise and odor producing functions.



Example of Palisade Fencing (above) - Image Provided for Illustrative Purposes Only.



Example of Steel Fencing/Gates (above) - Image Provided for Illustrative Purposes Only.

D. ROADWAY DESIGN

a. On major local or local streets with a running length longer than 1200', traffic mitigation must be shown on the plat. traffic mitigation can include elements such as chicanes, roundabouts, chokers, and footballs or other design elements as approved by the transportation department and must be implemented with the initial design. these traffic mitigation strategies may require no parking signs in areas where the traffic mitigation elements make on street parking unsafe or unfeasible. additional row to ensure these mitigations are feasible may be required.

b. Four (4) legged intersections will require two (2) way stop signs at a minimum and all way stops at major intersections as determined by the city transportation department at time of pre-plat submittal review.

c. Three (3) legged intersections that have higher traffic volumes and non-typical traffic patterns are required to have a minimum of a two (2) way stop.











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SIGNAGE, MONUMENTATION & OFF-SITE ADVERTISING

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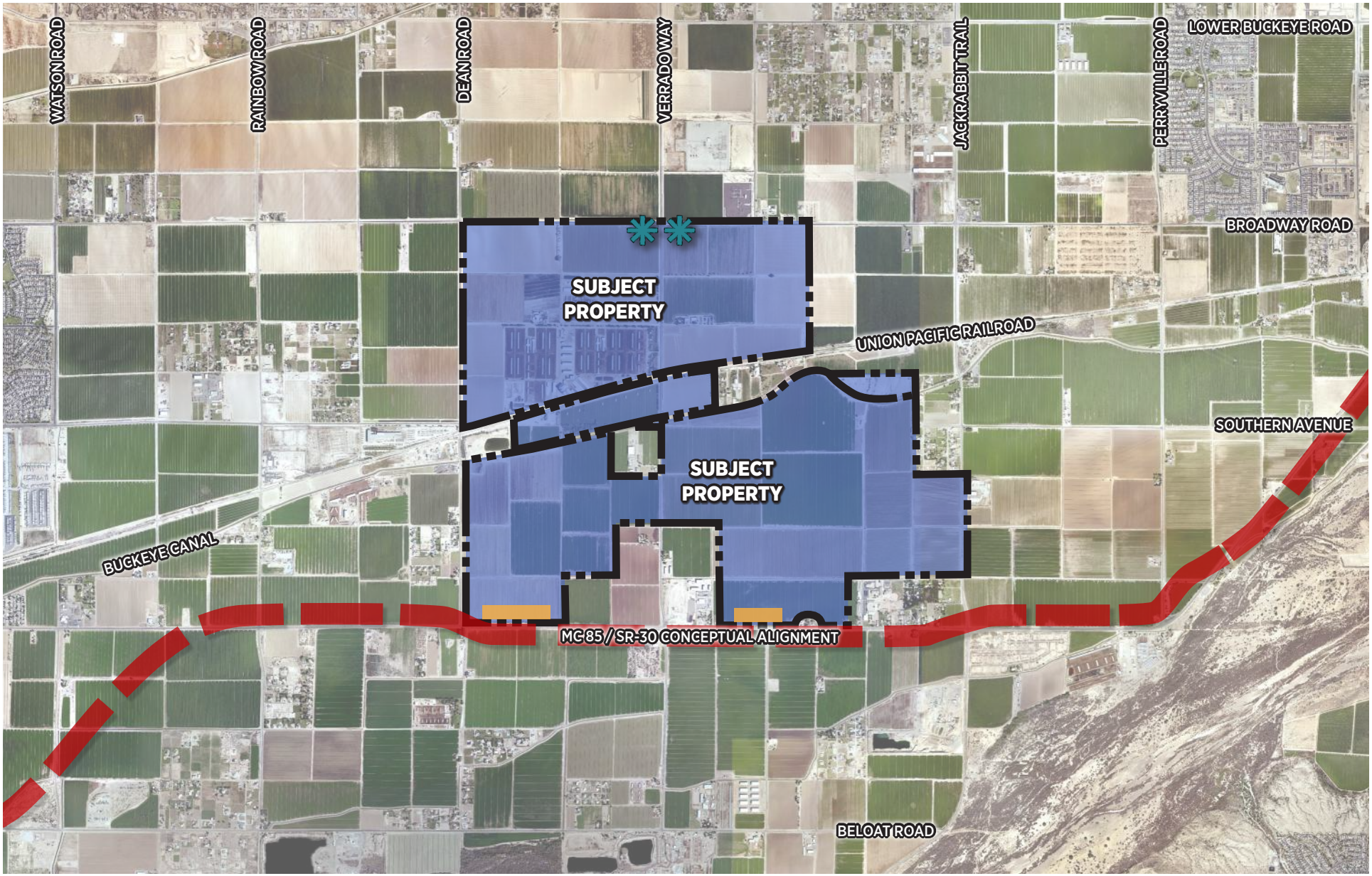
7. SIGNAGE, MONUMENTATION, & OFF-SITE ADVERTISING

Signage and monumentation will contribute to the arrival experience of future residents and visitors of the Property. The Primary Entry Monumentation is envisioned to be located along the northern edge of the Property, near the Broadway Road and Verrado Way intersection. Additional Secondary Entry Monumentation may be located throughout the remainder of the Property, as needed. Digital Off-Site Signs (Digital Billboards), as defined by the BDC (herein referred to as "Digital Billboards"), are permitted by-right along the future SR-30 and shall be required to meet all standards in the adopted BDC with the exception that up to six billboards may be permitted adjacent to SR-30 on land located within the CMP as long as the billboards location, setbacks, dimensional requirements, and design are consistent with the BDC, as amended over time.

Please see Exhibit 18 for more information regarding the conceptual locations of potential signage, monumentation, and off-site advertising throughout the Property. Unless otherwise modified by the provisions of this CMP or through a future Comprehensive Sign Plan, signage shall comply with the applicable requirements of the BDC.



EXHIBIT 18 | CONCEPTUAL SIGNAGE, MONUMENTATION & OFF-SITE ADVERTISING PLAN



SITE BOUNDARY

SR-30 FRONTAGE AREAS THAT MAY CONTAIN DIGITAL BILLBOARDS IF THE SR-30 FOLLOWS THE MC 85 ALIGNMENT

PRIMARY ENTRY MONUMENT

NOTE: ALL SIGNAGE AND MONUMENTATION LOCATIONS ARE CONCEPTUAL ONLY AND ARE SUBJECT TO CHANGE.



PATHWAYS & TRAILS

08

8. PATHWAYS & TRAILS

The City's Bicycle and Pedestrian Master Plan defines a comprehensive and integrated system of the on- and off-street bicycle and pedestrian networks, as well as the supporting facilities that enhance the user experience. Please see Section 3.C.3 of the CMP for more information regarding the on-street network relevant to the Property.

The Off-Street network identified within the City's Bicycle and Pedestrian Master Plan is comprised of Primary Paths, Secondary Paths, and Canal Paths, among others. The Off-Street network facility types relevant to the Property are described in more detail in the following subsections. The City's Bicycle and Pedestrian Master Plan does not identify specific standards or dimensions for the Off-Street network facility types. The purpose of this section of the CMP is to establish the standards for future pathways and trails developed throughout and adjacent to the Property.

A. PRIMARY PATHS

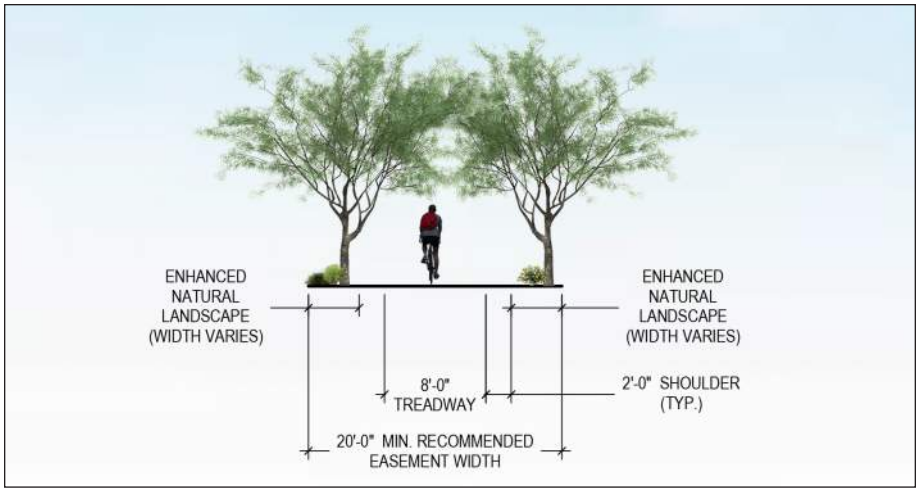
Primary Paths are off-street facilities reserved for the use of pedestrians and bicyclists exclusively. These facilities are designed for both recreation and transportation. There are no Primary Paths located through, or adjacent to, the Property. As demonstrated on Exhibit 19, the nearest Primary Path is located south of the Property generally south of the Beloat Road alignment, which then meanders northeast along the northern bank of the Gila River to Perryville Road.

B. SECONDARY PATHS

Secondary Paths provide for recreation and transportation while also connecting neighborhoods with Activity Centers (as identified in the City's General Plan), parks and other designations within the City. As demonstrated on Exhibit 19, Secondary Paths are located along the perimeter of the Property adjacent to Dean Road and Jackrabbit Trail.

The City's Bicycle and Pedestrian Master Plan also identifies the location of a Secondary Path through the Property along the former Tuthill Road alignment (the "Tuthill Path"). However, because of safety and security restrictions associated with the development of the Property as a major employment campus, construction of the Tuthill Path through non-residential portions of the Property is not feasible. Pedestrian access through the Property will be provided along public sidewalks. Exhibit 19 illustrates one possible option for realignment of the Tuthill Path along Verrado Way, and where existing railroad and canal crossings exist. In the event that the required criteria for removal of Verrado Way is met (see Section 3.C.3.a), an alternate route for the Tuthill Path will be identified. The ultimate alignment of the Tuthill Path shall be determined at the time of development of the Property.

FIGURE 5 | SECONDARY PATH CROSS SECTION



Secondary Paths should be constructed within a 20-foot-wide easement, as illustrated in Figure 5. The Secondary Path shall consist of a minimum 8-foot-wide treadway with 2-foot-wide shoulders. Enhanced natural landscaping consistent with the landscape design of the adjacent development(s) should be provided on either side

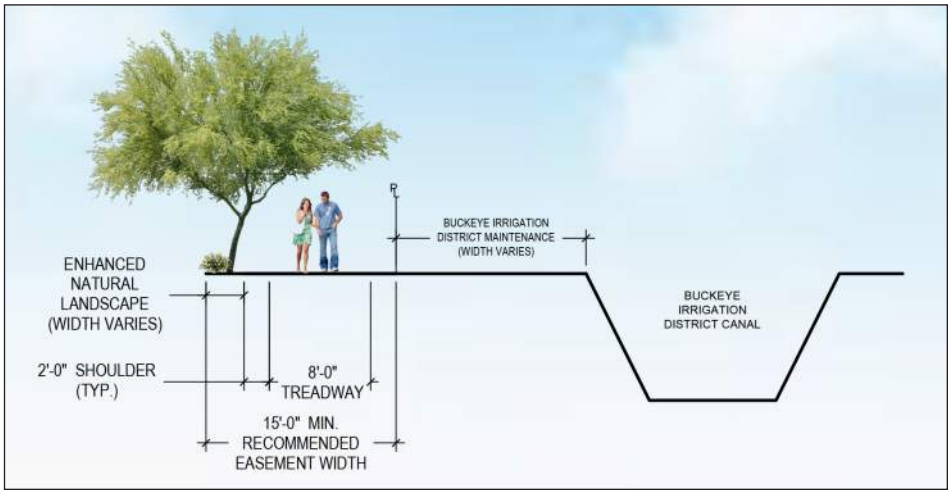
of the pathways. Secondary Paths should be accessible with grades less than five percent.

C. CANAL PATHS

Canal Paths are Multiuse Paths and are planned along the primary irrigation canals in the City. Canal Paths shall be constructed within the canal right-of-way. The specific standards and dimensions for a Canal Path shall be determined by the irrigation district owning the facility.

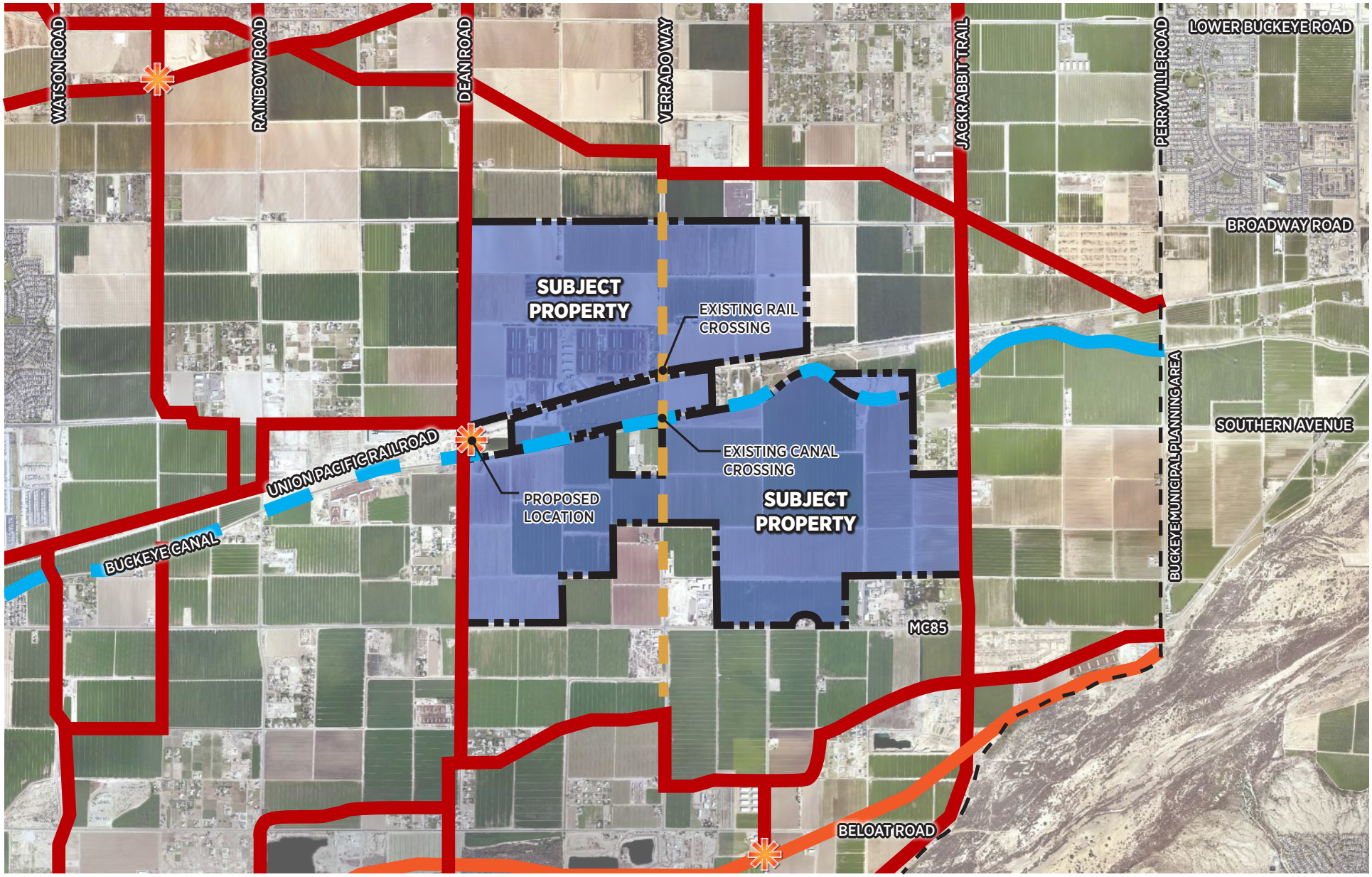
In some cases, the Buckeye Irrigation District may not permit construction of a bicycle and/or pedestrian facility in the canal right-of-way due to safety or based on maintenance access needs. In these instances, the path will be provided at the time of development adjacent to the canal on private property within a public trail easement. Please see Figure 6 for a conceptual illustration of the Canal Path on the Property with recommended minimum standards for the treadway and shoulder(s). Canal Paths should be accessible with grades less than five percent.

FIGURE 6 | CANAL PATH CROSS SECTION



D. MINOR TRAILHEADS

The City's Bicycle and Pedestrian Master Plan also identifies locations of Trailheads for accessibility to pathways and trails. Trailheads are classified in the City's Bicycle and Pedestrian Master Plan as either Major or Minor Trailheads. The City's Bicycle and Pedestrian Master Plan identifies the location of a Minor Trailhead near the intersection of the Tuthill Road alignment and the Buckeye Canal. Since Tuthill Road at this location has since been abandoned, Exhibit 19 identifies an alternative location for the Minor Trailhead along the Buckeye Canal. In the event that the Buckeye Irrigation District does not permit the construction of a Canal Path within the canal right-of-way, the Minor Trailhead depicted on Exhibit 19 shall not be required.


WATSON ROAD
RAINBOW ROAD
DEAN ROAD
VERRADO WAY
JACKRABBIT TRAIL
PERRYVILLE ROAD
LOWER BUCKEYE ROAD
BROADWAY ROAD
SOUTHERN AVENUE
BUCKEYE MUNICIPAL PLANNING AREA
SUBJECT PROPERTY
EXISTING RAIL CROSSING
EXISTING CANAL CROSSING
PROPOSED LOCATION
SUBJECT PROPERTY
UNION PACIFIC RAILROAD
BUCKEYE CANAL
MC85
BELOAT ROAD
SITE BOUNDARY
PRIMARY PATH
SECONDARY PATH
CANAL PATH
REALIGNED TUTHILL PATH
MINOR TRAIL HEAD



INFRASTRUCTURE & FACILITIES

09

9. INFRASTRUCTURE & FACILITIES

A. TRANSPORTATION

A Traffic Impact Analysis has been prepared for the Property and is under separate cover with reference provided herein.

B. DRY UTILITIES

1. ELECTRICAL FACILITIES

The Property is located within the APS service territory and just south of an existing electrical Substation at the northeast corner of Broadway Road and Verrado Way.

2. GAS FACILITIES

The Property is located within the service territory of Southwest Gas.

C. DRAINAGE

Currently, the Property and its surrounding areas are primarily active Agricultural land. Most of the Property and surrounding areas are sloping from north to south at approximately 0.7 percent. The area around and along the southern boundary of the Property is sloping east to west at approximately 0.1 percent. Refer to the attached Exhibit 20.

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) coverage for the Property is provided on FIRM panels 04013C2120M and 04013C2140M, each dated February 8, 2024. According to these FIRMs, the Project resides within flood hazard Zone X (Shaded), Special Flood Hazard Area (SFHA) Zone AH, and SFHA Zone AO. FEMA defines these flood zones as follows:

Zone X (Shaded):

The flood insurance rate zone that corresponds to areas outside the 100-year floodplains, areas of 100-year sheet flow flooding where average depths are less that 1 foot, area of 100-year stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 100-year flood by levees. No base flood elevations or depths are shown within this zone.

Zone AH:

Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFSs) derived from detailed hydraulic analyses are shown in this zone.

Zone AO:

River or stream flood hazard areas, and areas with 1% or greater chance of shallow flooding each year, usually in the form of sheet flow, with an average depth ranging between one and three feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage. Average flood depths derived from detailed analyses are shown within these zones.

As portions of the Property reside within FEMA SFHA Zone AH associated with the Buckeye Canal and SFHA Zone AO associated with the Gila River, the CLOMR/LOMR process will be completed to revise the FEMA SFHA Zone limits where encroachment and modifications are proposed within the Property. All Zone limits are shown on Exhibit 20.

In existing conditions, the site consists of active Agricultural land. The Property is impacted by offsite runoff along its northern and eastern boundaries, generated primarily by overland sheet flow south of the Roosevelt Irrigation District (RID) Canal and south of the Buckeye Canal. Both runoff generated onsite and offsite runoff entering the Property boundaries are routed south and west as sheet flow. For the drainage analysis, the Property is broken into three planning areas—north of the Union Pacific Railroad, between

the Union Pacific Railroad and the BID Canal, and south of the Union Pacific Railroad. For each of the three planning areas of the Property, the ultimate outfalls are located at their respective southwest corners. Upon exiting the Property boundaries, the combined onsite and offsite runoff from each of the Property planning areas continues south and west, away from the overall Property.

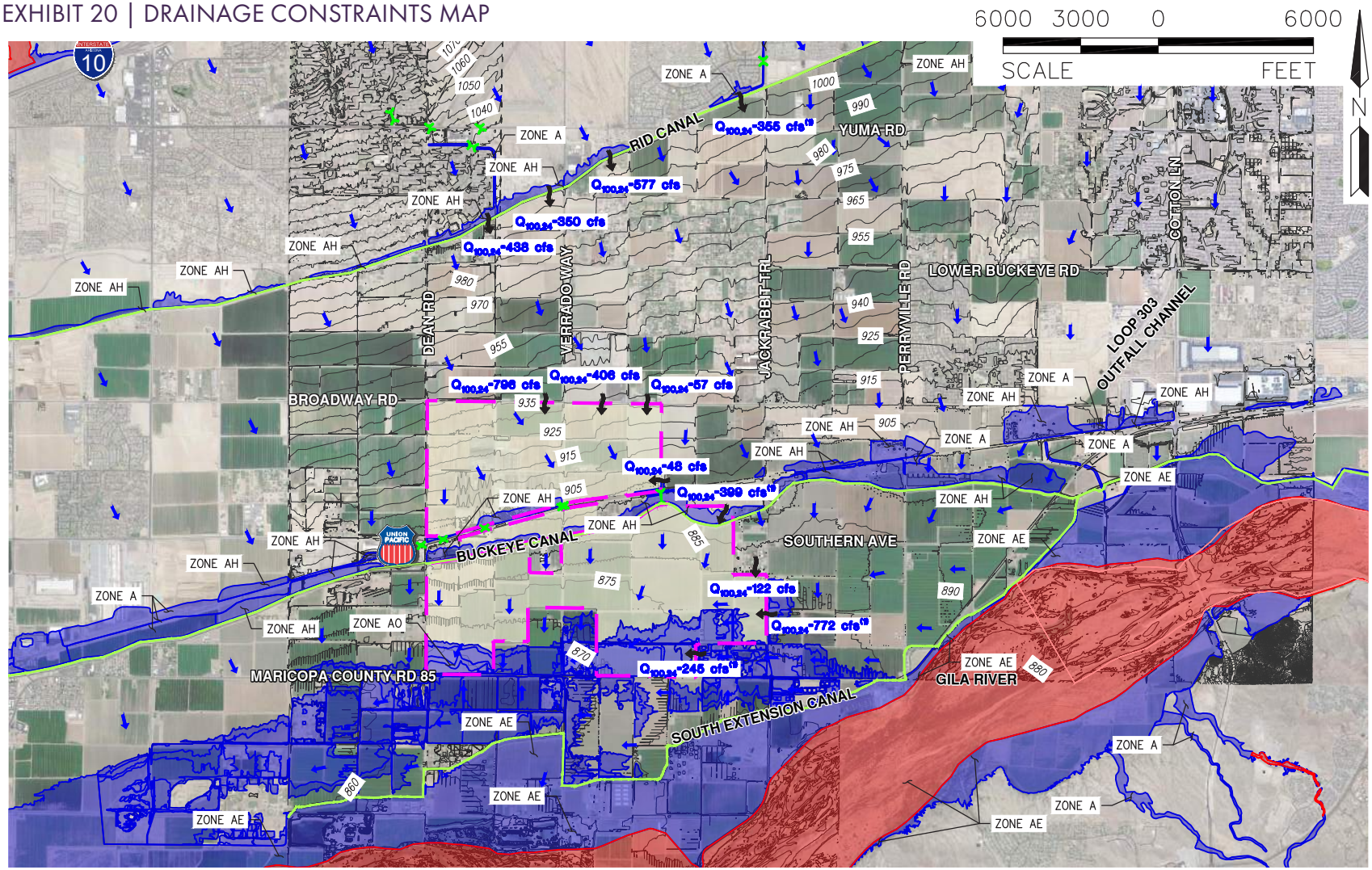
Onsite drainage flows will be managed by retention basins designed to accommodate the 100-year, 2-hour storm runoff volume for surface basins and the 100-year, 6-hour runoff volume for underground retention systems. The precise geometry and location of the retention basins will be determined as the development of the Property proceeds. Retention basins within the development will be dewatered in 36 hours or less. The dewatering of the basins will be accomplished via the use of drywells and natural infiltration.

In proposed conditions, the offsite runoff impacting the site is proposed to be captured within collector channels along the site's boundaries, which will route the runoff through or around the Property, outfalling to its own respective local outfall along Property boundaries. The regionally anticipated White Tanks Channel system, which was identified to run through the northern and middle areas of the Property as part of the Recommended Design Report of the Buckeye Area Drainage Master Plan (ADMP), will be accommodated in the proposed design.

More specifically, the collector channels conveying offsite runoff in the Northern Planning Area will direct runoff into the proposed channel alignment for the White Tanks Channel system. This collector channel system will route the offsite flows south and then west, through the Property, and then under the Union Pacific Railroad utilizing an existing railroad trestle. From the trestle, the channel system will outfall into a spreader basin along the western boundary of the Middle Planning Area. See Exhibit 21 for approximate location of the collector channels, including several options for the White Tanks Channel alignment, and spreader basin system.

It should be noted that the collector channel alignments and configurations shown in the Northern Area Conceptual Drainage Map are conceptual and are subject to change throughout the design process. No adverse impacts are anticipated to adjacent or downstream properties as a result of this development. As the development process proceeds, more detailed drainage design and documentation will be prepared in support of the future site plan and improvement plan submittals for the Property.

EXHIBIT 20 | DRAINAGE CONSTRAINTS MAP



LEGEND

- GRAND VIEW PROPERTY BOUNDARY
- IRRIGATION CANALS (EXISTING)
- FEMA FLOODPLAIN (EFFECTIVE)
- FEMA FLOODWAY (EFFECTIVE)
- 100-YEAR PEAK FLOW — Q_{100}-XXX cfs
- FLOW ARROW
- INFLOW POINTS
- CULVERT CROSSING (EXISTING)

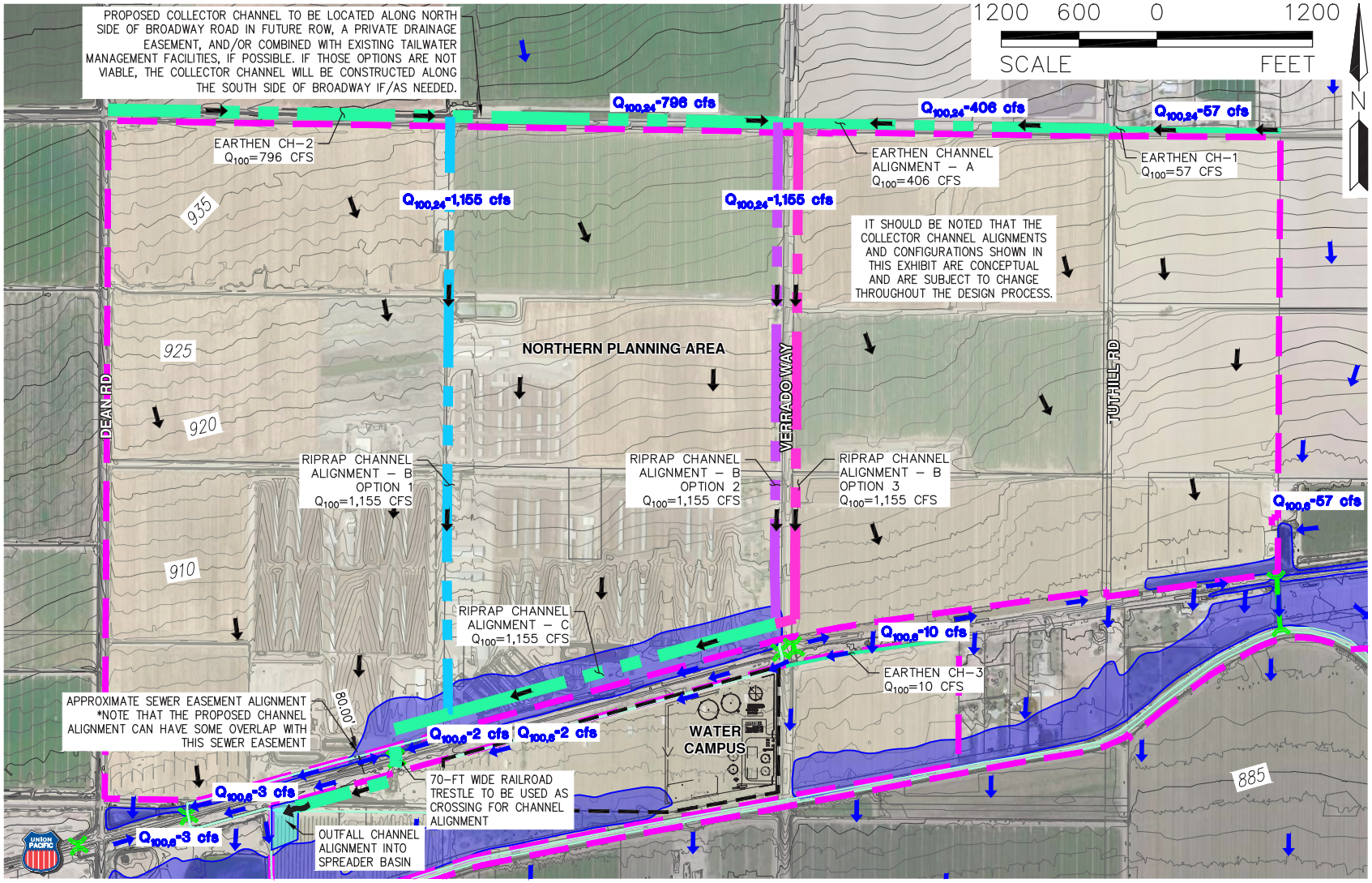
NOTES:
(1) PEAK FLOW RATES ARE REFERENCED FROM LOOP 303/WHITE TANKS ADMPU HYDROLOGIC ANALYSIS (FCDMC, 2015).

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GRAND VIEW
CITY OF BUCKEYE, ARIZONA
DRAINAGE CONSTRAINTS MAP

PROJ.NO.:	2487
DATE:	NOV 2024
SCALE:	1" = 6,000'
DRAWN BY:	DM
CHECKED BY:	AT

©COPR 2024, HILGARTWILSON, LLC U:\2400\2487\2487.01 TGV Investments\REPORTS\DRAINAGE\Master Report\Exhibits\2487 – Drainage Constraints Map – 8.5x11.dwg 11/22/2024 1:27 PM



LEGEND

- GRAND VIEW PROPERTY BOUNDARY
- PARCEL BOUNDARY
- CHANNEL ALIGNMENT
- NORTH–SOUTH CHANNEL ALIGNMENT OPTION 1
- NORTH–SOUTH CHANNEL ALIGNMENT OPTION 2
- NORTH–SOUTH CHANNEL ALIGNMENT OPTION 3
- FEMA FLOODPLAIN (EFFECTIVE)
- IRRIGATION CANAL (EXISTING)
- 100–YEAR PEAK FLOW Q_{100}-XXX cfs
- FLOW ARROW (OFFSITE)
- FLOW ARROW (ONSITE)
- ULTIMATE OUTFALL
- CULVERT CROSSING (EXISTING)

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GRAND VIEW

CITY OF BUCKEYE, ARIZONA

NORTHERN AREA CONCEPTUAL DRAINAGE PLAN

PROJ.NO.:	2487
DATE:	JUN 2023
SCALE:	1" = 1,200'
DRAWN BY:	SL
CHECKED BY:	AT

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D. WATER

The Property is within the City's water service area and is entirely in Pressure Zone 1. There is currently no public water infrastructure in the immediate Property vicinity and the closest public water main runs along Rainbow Road one mile west of the Property. Several privately owned wells, including a few that are owned by the landowner, are located within and near the Property.

Carollo is currently working on the City's 2024 Water, Wastewater and Reclaimed Master Plan, which should be completed by May 2025. The Grand View Arizona Water Campus ("GVWC") will be a regional water campus to serve the entire Property as well as additional nearby parcels. The GVWC will be located within the Property along the west side of Verrado Way, south of the Union Pacific Railroad and north of the Buckeye Canal. Water supply to the GVWC will initially be from wells in the vicinity of the water campus that are owned by the landowner. Additional wells and/or other water supplies (as applicable) will be brought online as the larger region develops and demands increase over time.

As the Property develops, water supply will be provided by groundwater wells, with groundwater being pumped to the GVWC for treatment (as necessary), storage, and pumping to the distribution system. GVWC Phase 1 will be sized to meet the initial domestic water demands and fire flows for the Property, with the overall site layout designed to meet the service area's needs at full buildout.

Water supply for GVWC Phase 1 will be provided by equipping one of the existing or new wells within the Property, with backup supply provided by extending a 16-inch water distribution main from the existing water main at Broadway and Rainbow Roads to the first phase of the Property. The new water main along Broadway Road would connect the GVWC service area with the adjacent existing service area to the west.

Exhibit 22 provides an overview of the proposed backbone water distribution system required to serve the Property, as well as the location of the proposed GVWC. As shown, 16-inch water mains will generally be installed along the arterial streets, with a larger 24-inch main being installed along a portion of Verrado Way near the water campus, to convey water from the campus out to the system.

E. WASTEWATER

The Property is within the City's wastewater service area. There is no existing wastewater infrastructure within the Property vicinity. Carollo is currently working on the City's 2024 Water, Wastewater and Reclaimed Master Plan, which should be completed by May 2025. The City has indicated that it is supportive of larger regional service areas for each WWTP. Through recent discussions with the City's Water Resources Department, it has been determined that a new regional Wastewater Treatment Plant ("WWTP") will be constructed within the Property east of Dean Road, between the Union Pacific Railroad and the Buckeye Canal, immediately west of the proposed GVWC. Over time, as the larger area develops and as an offsite sewer trunk main is extended further west by others to the City's Central WWTP, the new regional WWTP within the Property may be converted to a regional lift station or scalping plant.

Since the Property and the surrounding area generally slope to the south, it is anticipated that flows from the portions of the Property and surrounding area north of the Buckeye Canal will be served by gravity to the proposed regional WWTP. Areas south of the Buckeye Canal will gravity flow to one or more lift stations along MC 85, where flows will then be pumped north to the regional WWTP.

Depending on anticipated uses as the Property develops, initial wastewater flows from the first phase of the Property may be insufficient to support the first phase of a regional WWTP. The City has indicated that if the Property's initial flows are small (e.g., typical of flows from light industrial, warehousing, etc.), the initial parcels may be served by one or more septic systems on an interim basis. As the wastewater flows increase with continued development, the regional gravity sewer mains will be installed and the regional WWTP will be constructed.

Exhibit 23 provides an overview of the proposed backbone sewer infrastructure required to serve the Property, as well as the location of the proposed WWTP and a potential lift station.

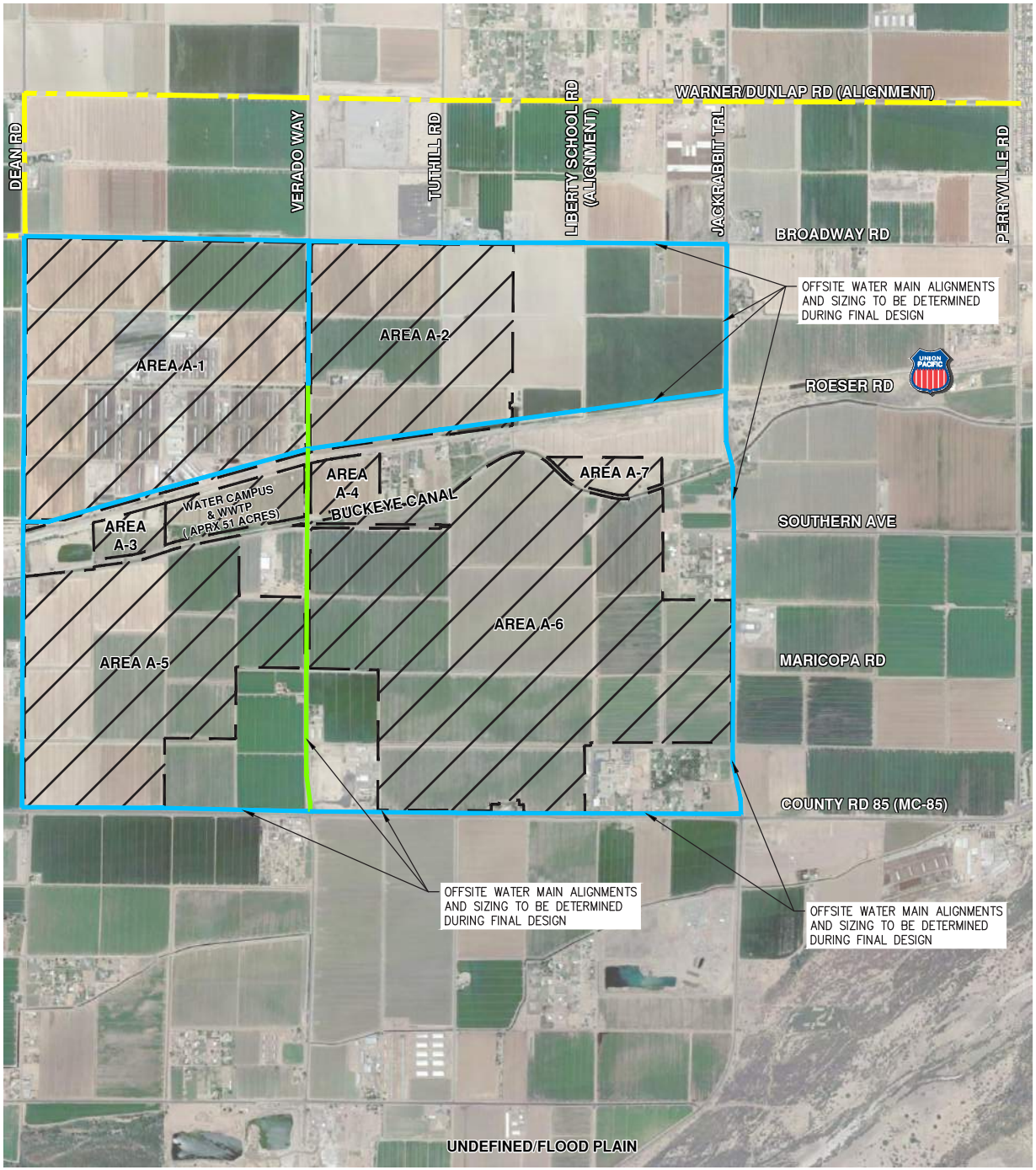
F. PUBLIC SAFETY FACILITIES

It is anticipated that, due to the size and potential Density, and/or Intensity, of development at the Property, a new public safety facility may be warranted. A location for a new facility is tentatively reserved within the Conceptual Land Plan on Development Unit 12, which is approximately 2.5 acres in size. The facility may also be placed adjacent to the regional water campus on Verrado Way. An analysis of existing facility coverage and the proposed coverage of the potential new facility is provided in Exhibit 24. If warranted, the ultimate location and design of the public safety facility shall consist of the following:

1. Not less than two and a half acres if the site has access to offsite drainage, or not less than three acres if the site does not have access to offsite drainage;
2. Have minimum dimensions of 330 feet by 330 feet, or be of such shape as determined by the City to be functional for a fire station;
3. Oriented such that there is a minimum of one full side of unobstructed street frontage;
4. Not located within 100 feet of an intersection;
5. Located within one-quarter mile of a major arterial street;
6. Located on real property within the Property with less than a 2% grade from apparatus bay to the street; and,
7. Not located on a major arterial in heavy traffic stretches.

GVB acknowledges and agrees that any public safety regional wireless communication sites shall be exempt from restrictions for site locations, size, and height requirements and such sites shall be for public safety purposes only. The public safety facility shall also not be in a designated flood plain.

It is anticipated that the Property will also be served by the nearest existing Buckeye Police Department located at 21699 West Yuma Road, approximately two miles to the north of the Property.



LEGEND

GRAND VIEW PROPERTY

PRESSURE ZONE BOUNDARY

PROPOSED WATER MAIN

WATER PIPE SIZES

16–INCH

24–INCH

NOTES

1) LINE SIZING SHOWN REPRESENTS THE BACKBONE INFRASTRUCTURE GENERALLY ALONG ARTERIAL AND COLLECTOR STREET ALIGNMENTS.

2) ONSITE PIPE SIZING AND ALIGNMENTS WILL BE INCLUDED DURING PRELIMINARY AND FINAL DESIGN OF INDIVIDUAL DEVELOPMENTS.

3) ADDITIONAL WATER DISTRIBUTION MAINS INCLUDED IN THE SERVICE AREA BUT ARE NOT ADJACENT TO GRAND VIEW ARE NOT SHOWN, FOR CLARITY.

N

3000 1500 0 3000

SCALE FEET

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PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

GRAND VIEW

CITY OF BUCKEYE, ARIZONA

WATER SYSTEM IMPROVEMENTS

PROJ.NO.:	2487
DATE:	NOV 2024
SCALE:	1" = 3,000'
DRAWN BY:	SN
CHECKED BY:	MI

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LEGEND

- GRAND VIEW PROPERTY
- PROPOSED SEWER MAIN
- PROPOSED FORCE MAIN
- SEWER MANHOLE
- SEWER OUTFALL
- PROPOSED LIFT STATION
- PROPOSED WATER CAMPUS
- PROPOSED WWTP

NOTES

1) SEWER MAIN SIZING, DEPTHS, AND ALIGNMENTS WILL BE FURTHER REFINED DURING PRELIMINARY AND FINAL DESIGN.

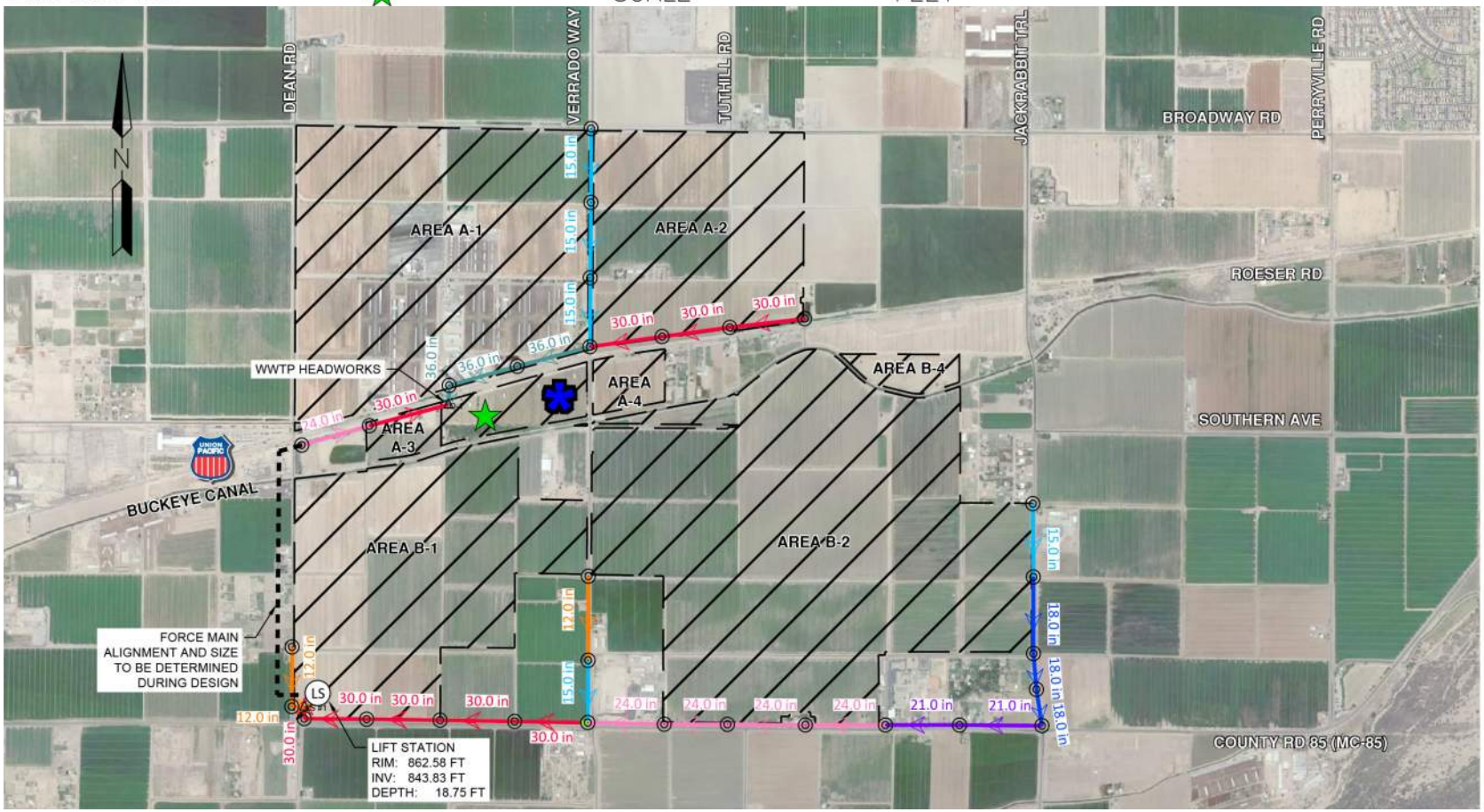
2) SEWER MAINS LESS THAN 12–INCHES IN DIAMETER ARE NOT SHOWN FOR CLARITY.

SEWER PIPE SIZES

- 12–INCH
- 15–INCH
- 18–INCH
- 21–INCH
- 24–INCH
- 30–INCH
- 36–INCH

3000 1500 0 3000

SCALE FEET



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GRAND VIEW

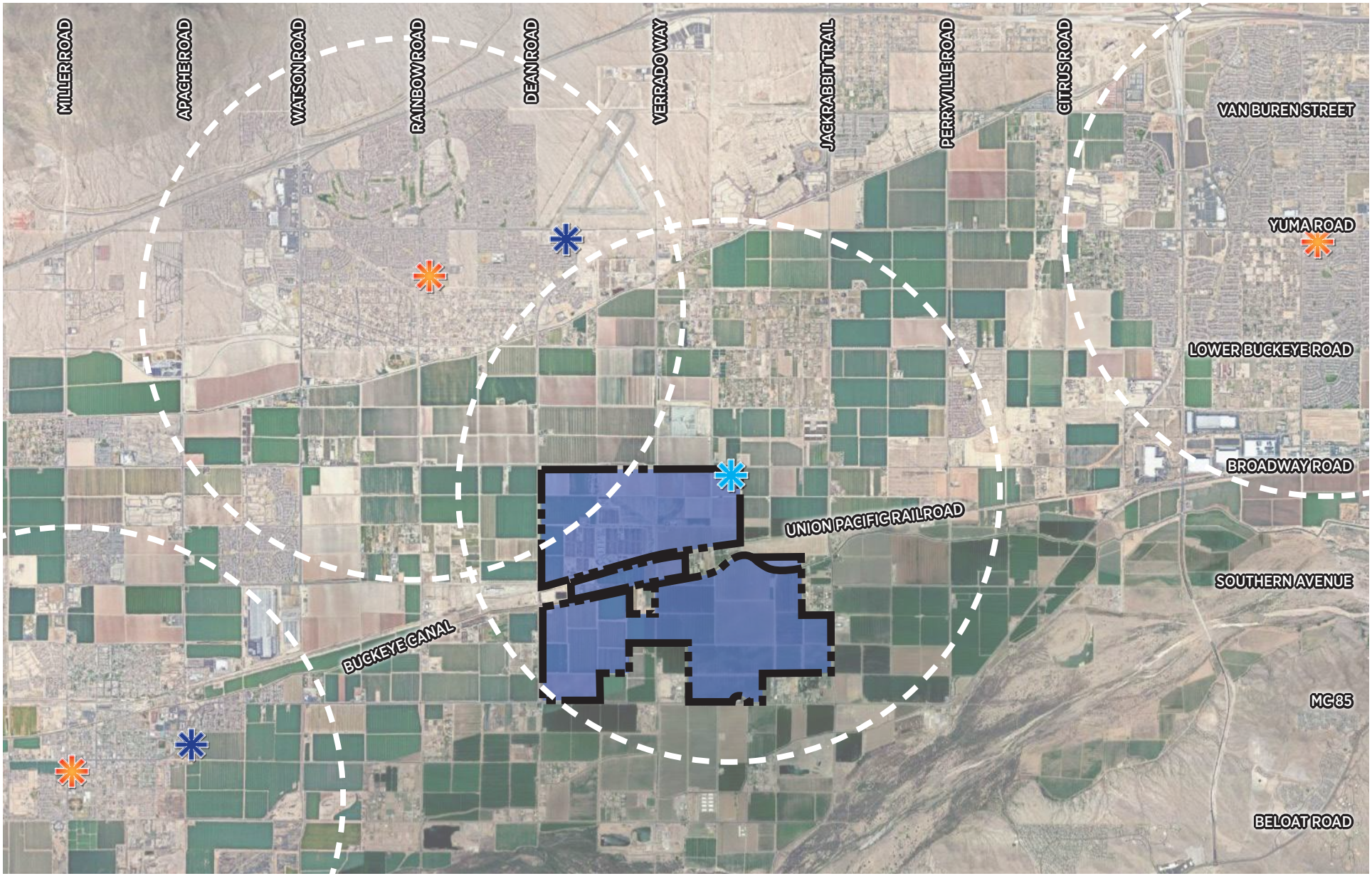
CITY OF BUCKEYE, ARIZONA

WASTEWATER SYSTEM IMPROVEMENTS

PROJ.NO.:	2487
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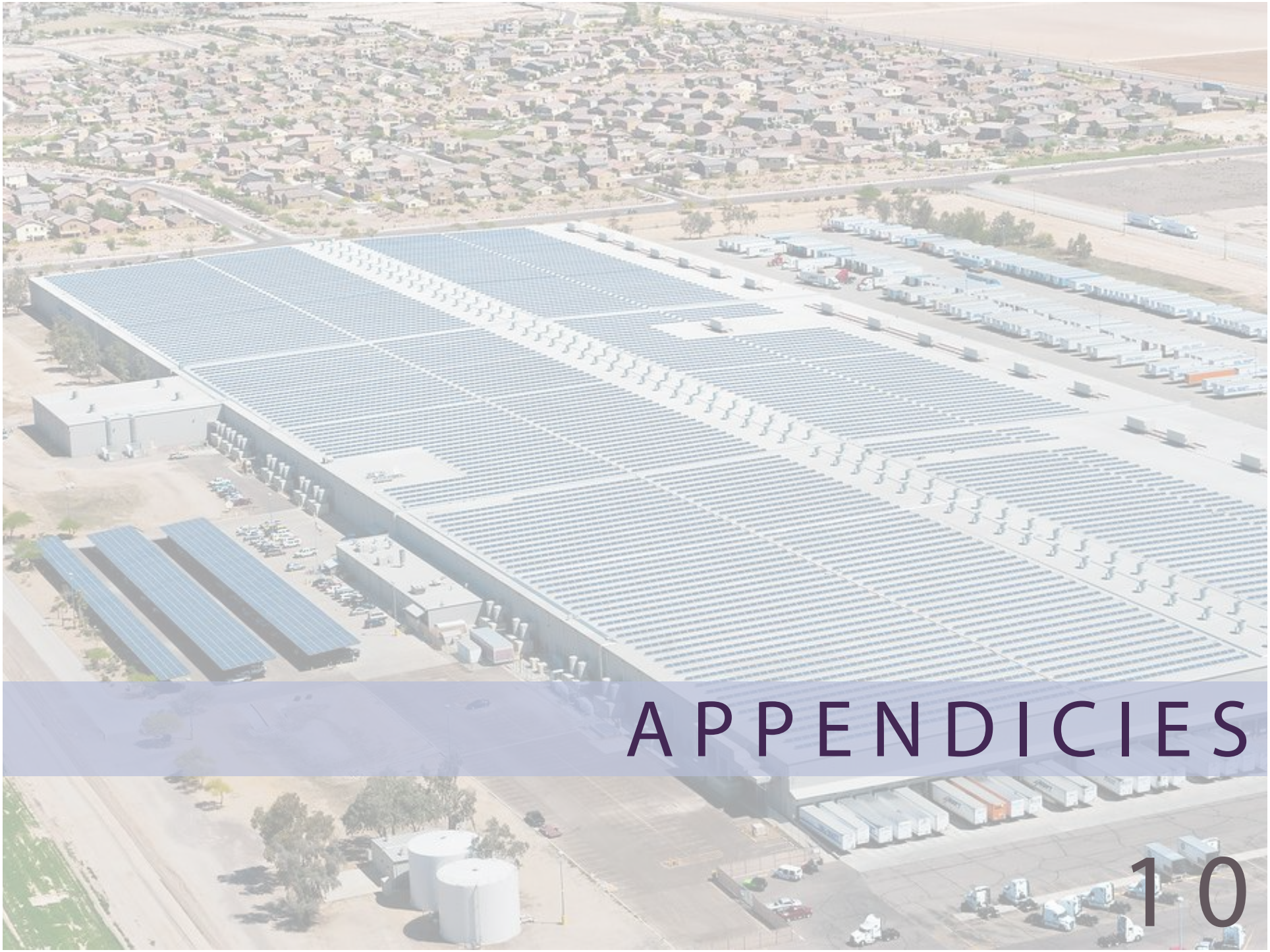
SITE BOUNDARY

EXISTING POLICE STATION

EXISTING FIRE STATION

PROPOSED PUBLIC SAFETY FACILITY

APPROXIMATE 5-MINUTE FIRE RESPONSE



APPENDICIES

10

APPENDICIES

A. LIST OF PARTICIPATING PARCELS & LANDOWNERS

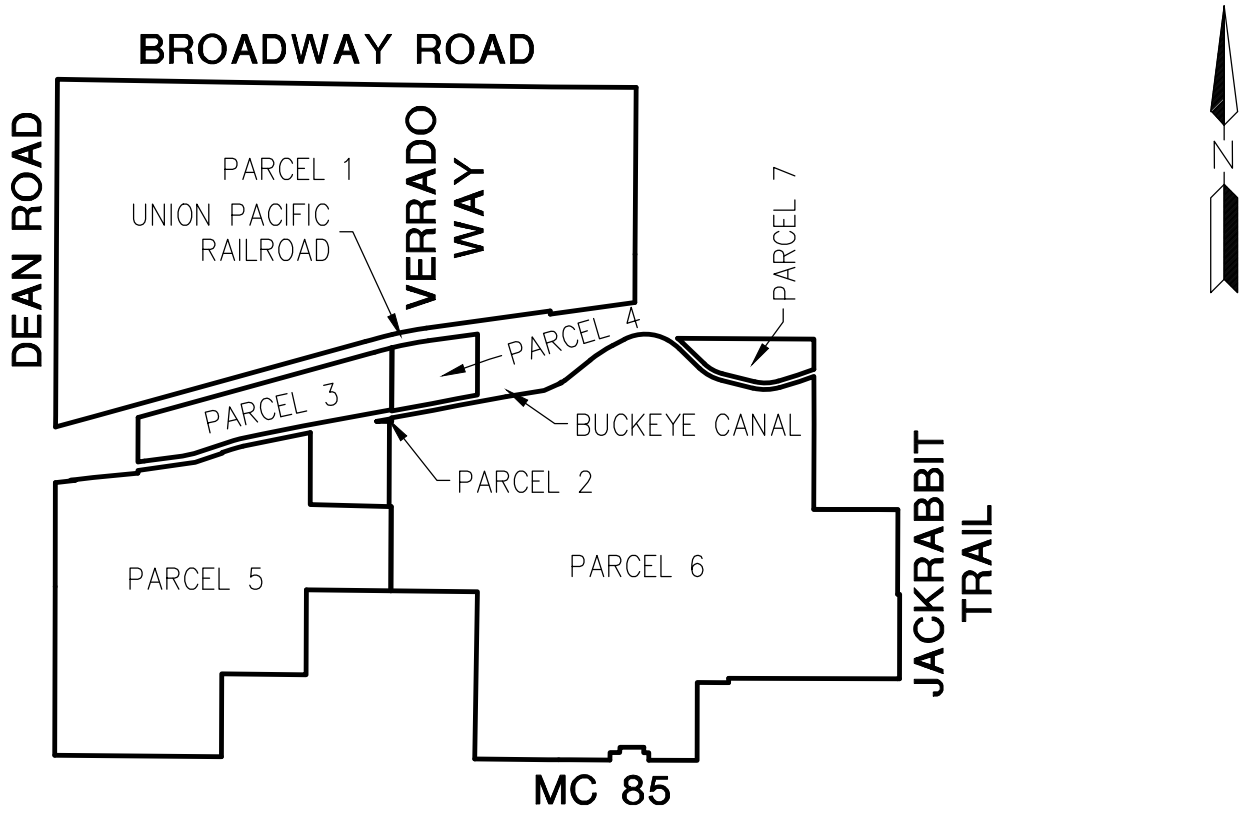
PARCEL NUMBER	LAND OWNER
504-44-025E	REXCO LLC
504-44-034A	REXCO LLC
504-44-039B	REXCO LLC
504-44-001	REXCO LLC
504-44-002B	REXCO LLC
504-44-002D	REXCO LLC
504-44-002E	REXCO LLC
504-44-002F	REXCO LLC
504-44-003A	REXCO LLC
504-44-003B	REXCO LLC
504-44-027B	REXCO LLC
504-44-039C	REXCO LLC
504-44-062	REXCO LLC
502-53-008H	TGV INVESTMENTS LLC
502-55-016A	TGV INVESTMENTS LLC
502-55-029Q	TGV INVESTMENTS LLC
504-44-041A	TGV INVESTMENTS LLC
502-52-009D	TGV INVESTMENTS LLC
502-52-009E	TGV INVESTMENTS LLC

PARCEL NUMBER	LAND OWNER
502-52-009G	TGV INVESTMENTS LLC
502-53-002A	TGV INVESTMENTS LLC
502-53-002B	TGV INVESTMENTS LLC
502-53-002D	TGV INVESTMENTS LLC
502-53-004C	TGV INVESTMENTS LLC
502-53-005	TGV INVESTMENTS LLC
502-53-006A	TGV INVESTMENTS LLC
502-53-009A	TGV INVESTMENTS LLC
502-53-013	TGV INVESTMENTS LLC
502-55-002	TGV INVESTMENTS LLC
502-55-005	TGV INVESTMENTS LLC
502-55-006D	TGV INVESTMENTS LLC
502-55-006J	TGV INVESTMENTS LLC
502-55-006K	TGV INVESTMENTS LLC
502-55-006L	TGV INVESTMENTS LLC
502-55-006N	TGV INVESTMENTS LLC
502-55-006P	TGV INVESTMENTS LLC
502-55-006Q	TGV INVESTMENTS LLC
502-55-006S	TGV INVESTMENTS LLC

PARCEL NUMBER	LAND OWNER
502-55-015	TGV INVESTMENTS LLC
502-55-029H	TGV INVESTMENTS LLC
504-44-028A	TGV INVESTMENTS LLC
504-44-033A	TGV INVESTMENTS LLC
504-44-033B	TGV INVESTMENTS LLC
504-44-004	TGV INVESTMENTS LLC
502-52-007A	VERRADO 310 LLC
502-52-010Q	VERRADO 310 LLC
502-52-011C	VERRADO 310 LLC
502-52-012	VERRADO 310 LLC
502-52-972	VERRADO 310 LLC
502-53-003A	VERRADO 310 LLC
502-53-014	VERRADO 310 LLC
502-53-015	VERRADO 310 LLC
502-53-001	VERRADO 310 LLC
502-52-010T	VERRADO 310 LLC

B. LEGAL DESCRIPTION & MAP

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REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J.
BENEDICT
Date Signed 1/6/25
ARIZONA, U.S.A.
Expires 03/31/2025

PROJ.NO.:	2487
DATE:	JAN 2025
SCALE:	N.T.S.
DRAWN BY:	GS/MRM
CHECKED BY:	BJB

GRAND VIEW
ZONING VICINITY MAP
BUCKEYE, ARIZONA

EXHIBIT

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PHOENIX, AZ 85016
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GRAND VIEW
PARCEL 1 ZONING
LEGAL DESCRIPTION

A portion of Lot 3 Section 29, a portion of Section 30, and a portion of Tract 43, Township 1 North, Range 2 West, a portion of Section 25 and a portion of the Northwest Quarter of Section 36, Township 1 North, Range 3 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found rebar accepted as the Northeast corner of said Section 25 from which a found rebar accepted as the East Quarter corner thereof bears South 00°21'48" West, 2652.76 feet;

Thence South 00°21'48" West, 33.00 feet along the east line of the Northeast Quarter of said Section 25 to the **POINT OF BEGINNING;**

Thence leaving said east line, South 89°14'49" East, 2467.29 feet along a line which is 33.00 feet south of and parallel with the north line of the Northwest Quarter of said Section 30;

Thence South 89°40'02" East, 1319.99 feet along a line which is 33.00 feet south of and parallel with the north line of the Northeast Quarter of said Section 30;

Thence leaving said parallel line, South 00°20'43" West, 2606.73 feet;

Thence South 00°21'35" West, 752.52 feet to the northerly Right of Way line of the Union Pacific Railroad;

Thence the following eleven (11) courses along said northerly Right of Way line:

Thence South 82°06'48" West, 1333.79 feet;

Thence North 00°21'35" East, 50.33 feet;

Thence South 82°07'07" West, 1953.46 feet to a non-tangent curve, concave southeasterly, having a radius of 5855.00 feet, the center of which bears South 07°53'46" East;

Thence southwesterly along said curve, through a central angle of 05°19'58", an arc length of 544.95 feet to a non-tangent line;

Thence South 76°37'24" West, 41.18 feet;

Thence South 75°58'45" West, 85.77 feet;

Thence South 75°02'07" West, 105.13 feet;

Thence South 74°40'56" West, 101.17 feet;

Thence South 74°38'16" West, 99.97 feet;

Thence South 74°35'02" West, 4412.17 feet to the south line of the Southwest Quarter of said Section 25;

Thence leaving said south line, South 74°35'02" West, 608.59 feet;

Thence leaving said southerly Right of Way line, North 00°09'12" East, 171.90 feet along a line which is 33.00 feet east of and parallel with the west line of the Northwest Quarter of said Section 36;

Thence North 00°18'13" East, 2646.56 feet along a line which is 33.00 feet east of and parallel with the west line of the Southwest Quarter of said Section 25;

Thence North 00°18'13" East, 2613.23 feet along a line which is 33.00 feet east of and parallel with the west line of the Northwest Quarter of said Section 25;

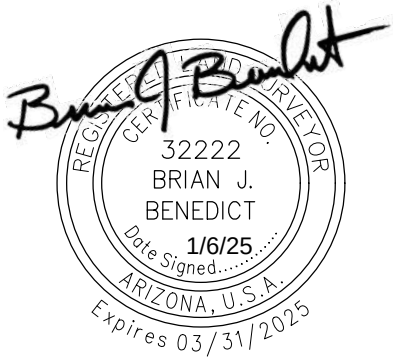
Thence South 89°03'18" East, 2630.66 feet along a line which is 33.00 feet south of and parallel with the north line of the Northwest Quarter of said Section 25;

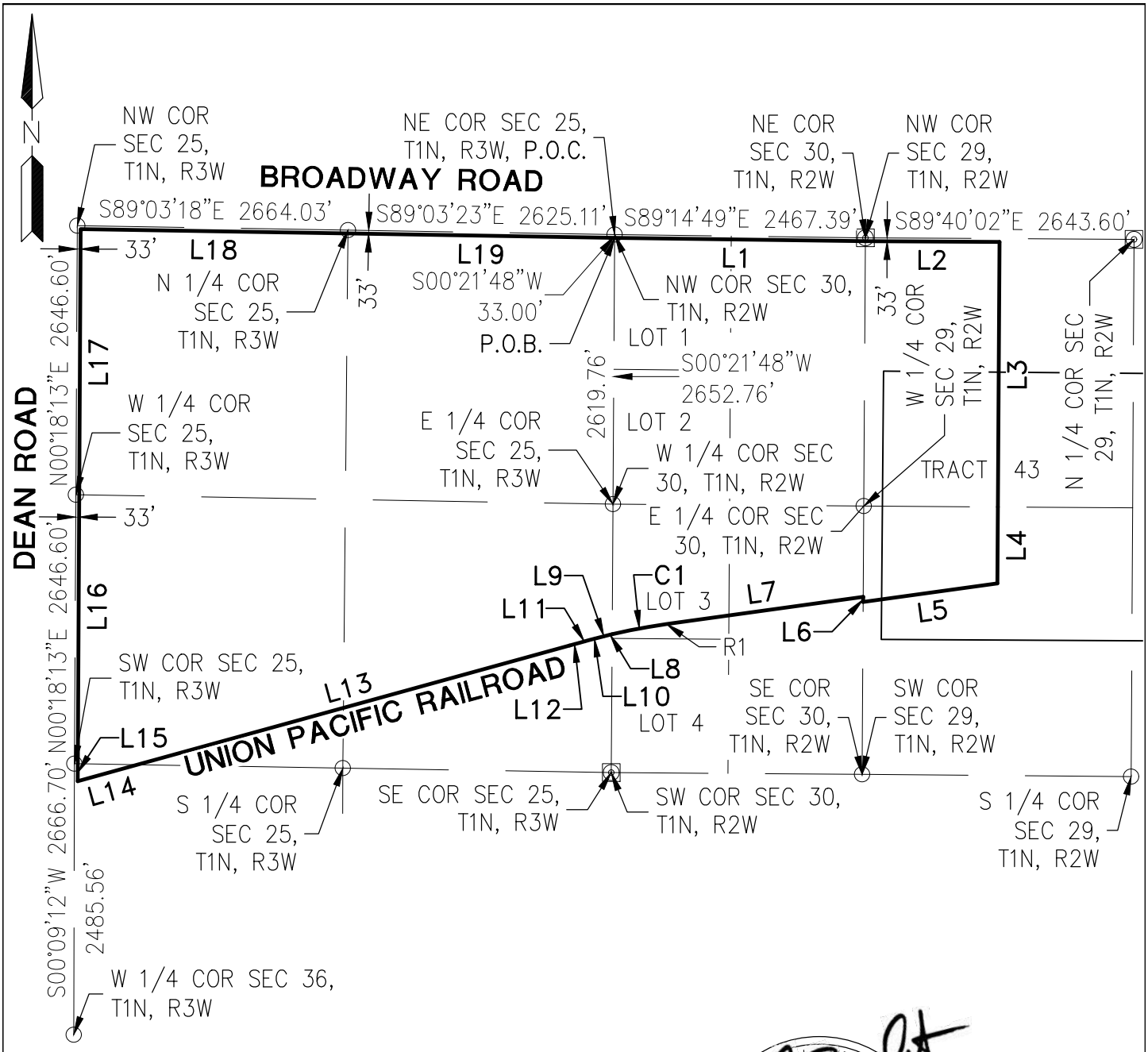
Thence South 89°03'23" East, 2625.44 feet along a line which is 33.00 feet south of and parallel with the north line of the Northeast Quarter of said Section 25 to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 38,161,764 sq. ft. (876.0736 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

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

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No.: 2487
Date: January 2025





REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J.
BENEDICT
Date Signed 1/6/25
ARIZONA, U.S.A.
Expires 03/31/2025

P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT

PROJ.NO.:	2487
DATE:	JAN 2025
SCALE:	N.T.S.
DRAWN BY:	GS/MRM
CHECKED BY:	BJB

GRAND VIEW
PARCEL 1 ZONING
BUCKEYE, ARIZONA

EXHIBIT

HILGARTWILSON
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PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

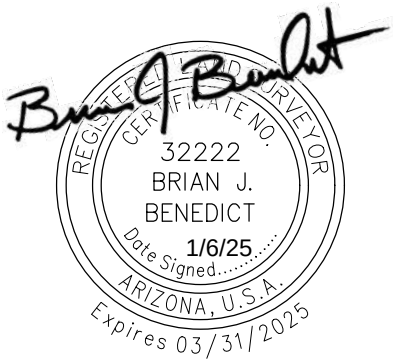
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LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S89°14'49"E	2467.29'
L2	S89°40'02"E	1319.99'
L3	S00°20'43"W	2606.73'
L4	S00°21'35"W	752.52'
L5	S82°06'48"W	1333.79'
L6	N00°21'35"E	50.33'
L7	S82°07'07"W	1953.46'
L8	S76°37'24"W	41.18'
L9	S75°58'45"W	85.77'
L10	S75°02'07"W	105.13'
L11	S74°40'56"W	101.17'
L12	S74°38'16"W	99.97'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L13	S74°35'02"W	4412.17'
L14	S74°35'02"W	608.59'
L15	N00°09'12"E	171.90'
L16	N00°18'13"E	2646.56'
L17	N00°18'13"E	2613.23'
L18	S89°03'18"E	2630.66'
L19	S89°03'23"E	2625.44'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	5855.00'	5°19'58"	544.95'

RADIAL BEARING:
R1 – S07°53'46"E



PROJ.NO.:	2487
DATE:	JAN 2025
SCALE:	NONE
DRAWN BY:	GS/MRM
CHECKED BY:	BJB

GRAND VIEW
PARCEL 1 ZONING
BUCKEYE, ARIZONA

EXHIBIT

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

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GRAND VIEW
PARCEL 2 AND 3 ZONING
LEGAL DESCRIPTION

A portion of the South Half of Section 25 and a portion of the North Half of Section 36, Township 1 North, Range 3 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

PARCEL 2:

BEGINNING at a found Maricopa County Department of Transportation brass cap in hand hole accepted as the Southeast corner of said Section 25 from which a found Maricopa County brass cap accepted as the East Quarter corner thereof bears North 00°21'55" East, 2640.80 feet;

Thence North 89°03'07" West, 235.01 feet along the south line of the Southeast Quarter of said Section 25 to the southerly Right of Way line of the Buckeye Canal;

Thence North 79°36'57" East, 239.20 feet along said southerly Right of Way line to the east line of the Southeast Quarter of said Section 25;

Thence South 00°21'55" West, 47.00 feet along said east line to the **POINT OF BEGINNING**.

PARCEL 3:

COMMENCING at a found Maricopa County Department of Transportation brass cap in hand hole accepted as the Southeast corner of said Section 25 from which a found Maricopa County brass cap accepted as the East Quarter corner thereof bears North 00°21'55" East, 2640.80 feet;

Thence North 00°21'55" East, 184.81 feet along the east line of the Southeast Quarter of said Section 25 to the northerly Right of Way line of the Buckeye Canal, being the **POINT OF BEGINNING;**

Thence the following Ten (10) courses along said northerly Right of Way line:

Thence South 79°39'21" West, 943.74 feet;

Thence South 79°39'53" West, 466.53 feet;

Thence South 78°37'57" West, 650.01 feet;

Thence South 78°07'52" West, 351.98 feet;

Thence South 75°13'52" West, 103.59 feet;

Thence South 71°38'53" West, 183.98 feet;

Thence South 71°38'53" West, 465.66 feet;

Thence South 77°44'27" West, 187.12 feet;

Thence South 82°38'20" West, 598.80 feet;

Thence South 81°11'45" West, 104.02 feet;

Thence North 00°10'19" East, 695.39 feet to the southerly Right of Way line of the Union Pacific Railroad;

Thence the following Six (6) courses along said southerly Right of Way line:

Thence North 74°35'02" East, 8.52 feet to the south line of the Southwest Quarter of said Section 25;

Thence leaving said south line, North 74°35'02" East, 3731.05 feet;

Thence North 74°38'16" East, 99.80 feet;

Thence North 74°40'56" East, 100.48 feet;

Thence North 75°02'07" East, 102.86 feet;

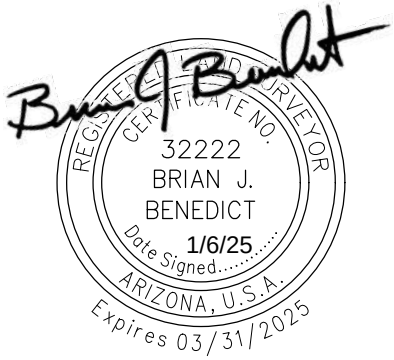
Thence North 75°58'45" East, 74.13 feet to the east line of the Southeast Quarter of said Section 25;

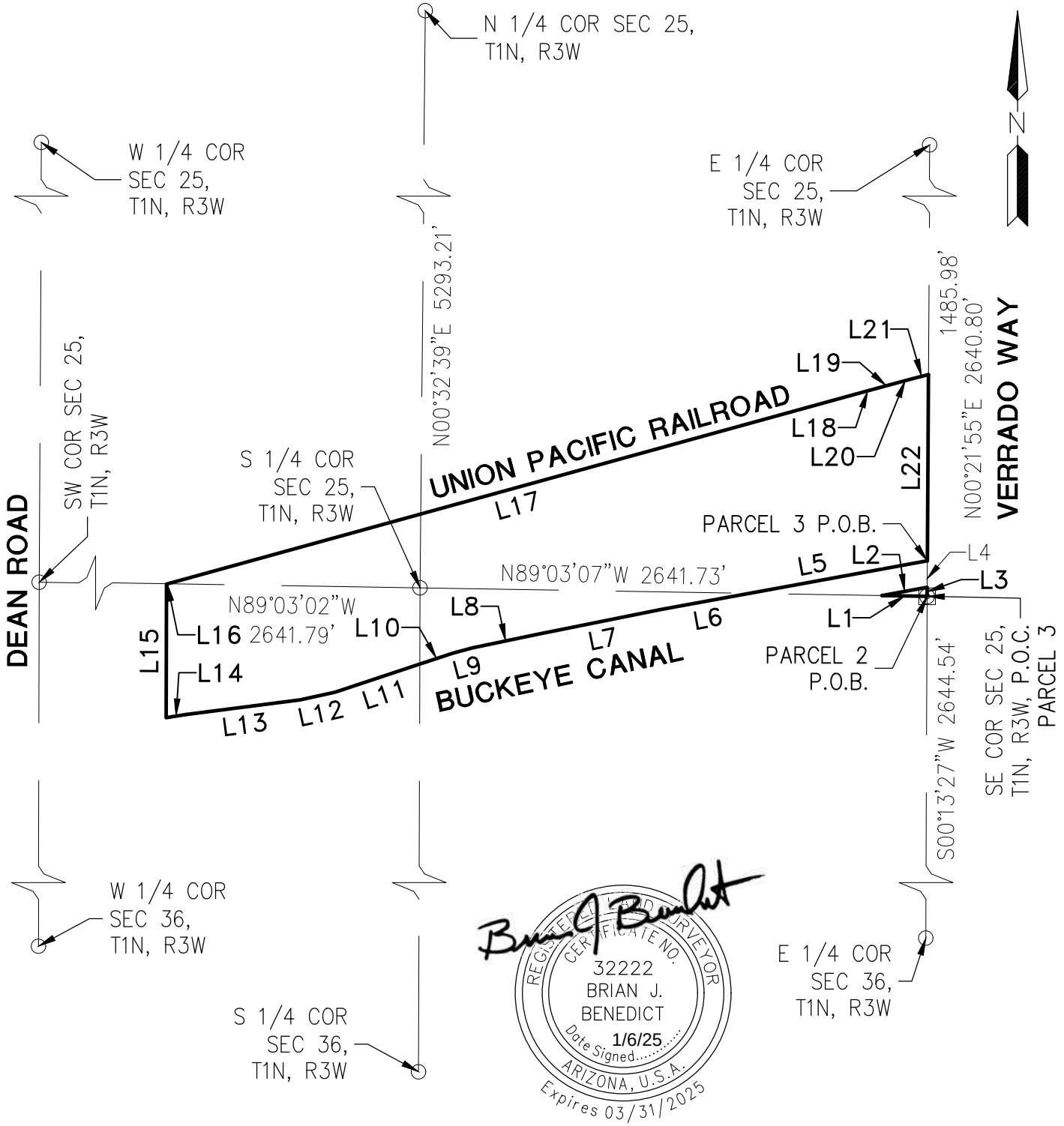
Thence South 00°21'55" West, 969.99 feet along said east line to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 3,283,379 sq. ft. (75.3760 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

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

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No.: 2487
Date: January 2025





P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT

PROJ.NO.:	2487
DATE:	JAN 2025
SCALE:	N.T.S.
DRAWN BY:	GS
CHECKED BY:	BJB

GRAND VIEW
PARCELS 2 & 3 ZONING
BUCKEYE, ARIZONA

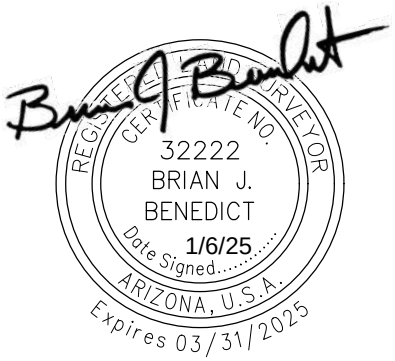
EXHIBIT

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

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LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N89°03'07"W	235.01'
L2	N79°36'57"E	239.20'
L3	S00°21'55"W	47.00'
L4	N00°21'55"E	184.81'
L5	S79°39'21"W	943.74'
L6	S79°39'53"W	466.53'
L7	S78°37'57"W	650.01'
L8	S78°07'52"W	351.98'
L9	S75°13'52"W	103.59'
L10	S71°38'53"W	183.98'
L11	S71°38'53"W	465.66'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L12	S77°44'27"W	187.12'
L13	S82°38'20"W	598.80'
L14	S81°11'45"W	104.02'
L15	N00°10'19"E	695.39'
L16	N74°35'02"E	8.52'
L17	N74°35'02"E	3731.05'
L18	N74°38'16"E	99.80'
L19	N74°40'56"E	100.48'
L20	N75°02'07"E	102.86'
L21	N75°58'45"E	74.13'
L22	S00°21'55"W	969.99'



PROJ.NO.:	2487
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CHECKED BY:	BJB

GRAND VIEW
PARCELS 2 & 3 ZONING
BUCKEYE, ARIZONA

EXHIBIT

HILGARTWILSON
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GRAND VIEW
PARCEL 4 ZONING
LEGAL DESCRIPTION

Portions of Lots 3 and 4 and a portion of the Southeast Quarter of the Southeast Quarter of Section 30, Township 1 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found Maricopa County Department of Transportation brass cap in hand hole accepted as the Southwest Quarter of said Section 30 from which a found Maricopa County brass cap accepted as the West Quarter corner thereof bears North 00°21'55" East, 2640.80 feet;

Thence North 00°21'55" East, 165.94 feet along the west line of said Section 30 to the **POINT OF BEGINNING;**

Thence continuing along said west line, North 00°21'55" East, 988.88 feet to the southerly Right of Way line of the Union Pacific Railroad being a non-tangent curve, concave southeasterly, having a radius of 5654.99 feet, the center of which bears South 13°43'10" East;

Thence the following two (2) courses along said southerly Right of Way line:

Thence northeasterly along said curve, through a central angle of 05°49'24", an arc length of 574.75 feet to a non-tangent line;

Thence North 82°07'07" East, 778.80 feet;

Thence leaving said southerly Right of Way line, South 00°07'50" West, 953.85 feet to the northerly Right of Way line of the Buckeye Canal;

Thence the following three (3) courses along said northerly Right of Way line:

Thence South 79°32'48" West, 320.28 feet;

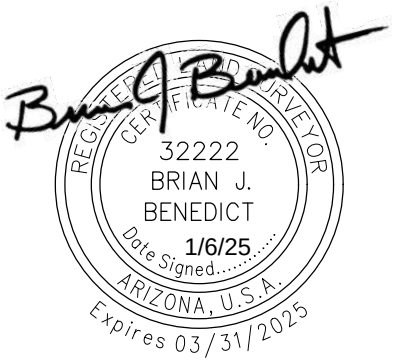
Thence South 79°02'08" West, 399.67 feet;

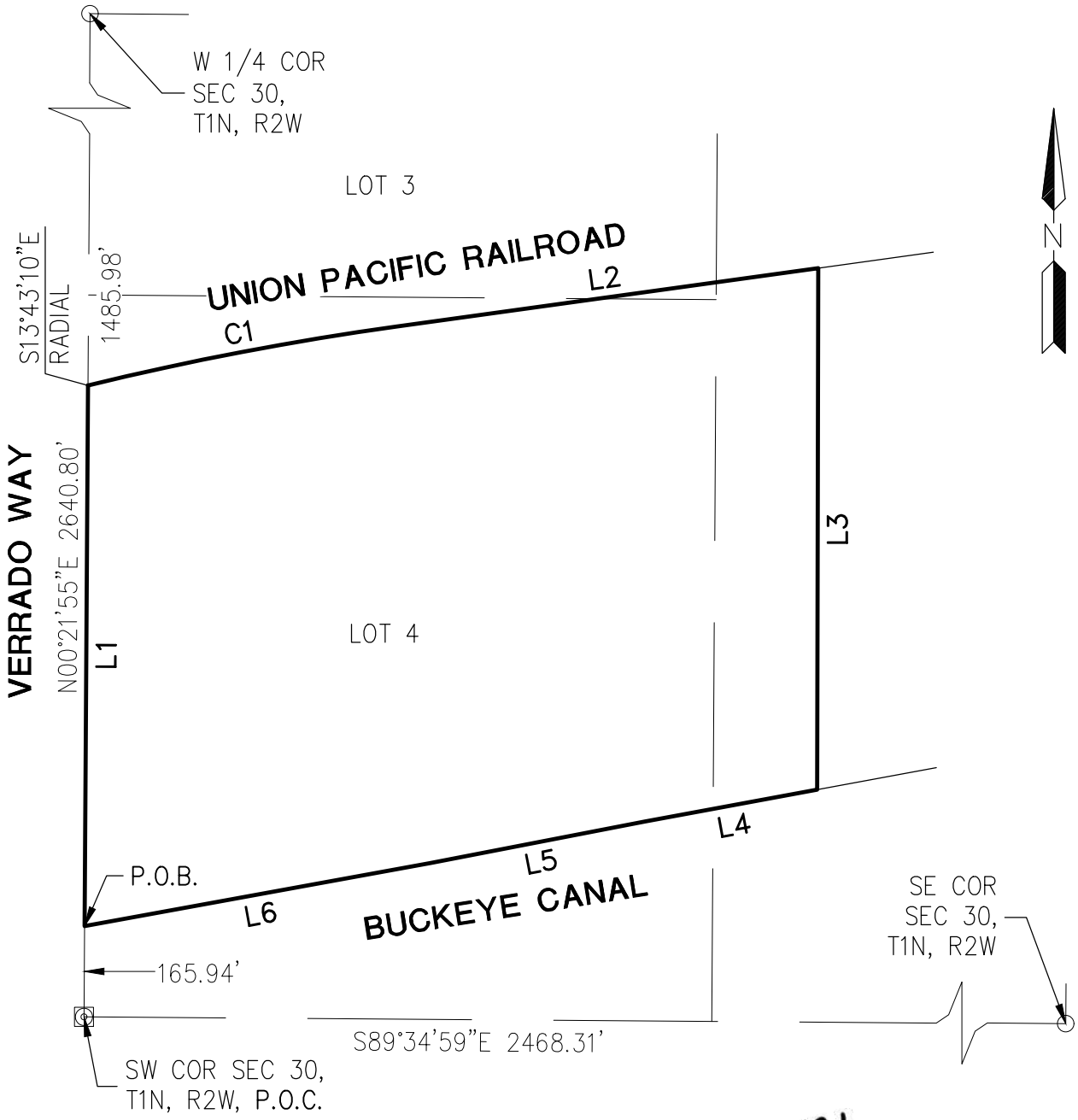
Thence South 79°39'38" West, 642.98 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 1,313,764 sq. ft. (30.1599 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

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

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No.: 2487
Date: January 2025





REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J.
BENEDICT
Date Signed 1/6/25
ARIZONA, U.S.A.
Expires 03/31/2025

P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT

PROJ.NO.:	2487
DATE:	JAN 2025
SCALE:	N.T.S.
DRAWN BY:	GS
CHECKED BY:	BJB

GRAND VIEW
PARCEL 4 ZONING
BUCKEYE, ARIZONA

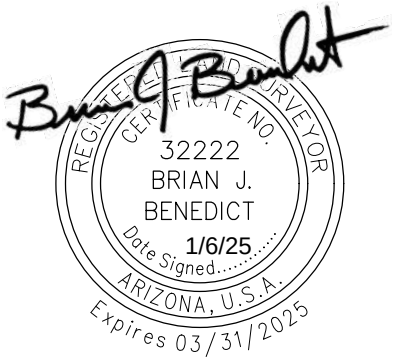
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HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

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LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N00°21'55"E	988.88'
L2	N82°07'07"E	778.80'
L3	S00°07'50"W	953.85'
L4	S79°32'48"W	320.28'
L5	S79°02'08"W	399.67'
L6	S79°39'38"W	642.98'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	5654.99'	5°49'24"	574.75'



PROJ.NO.:	2487
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SCALE:	NONE
DRAWN BY:	GS
CHECKED BY:	BJB

GRAND VIEW
PARCEL 4 ZONING
BUCKEYE, ARIZONA

EXHIBIT

HILGARTWILSON
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GRAND VIEW
PARCEL 5 ZONING
LEGAL DESCRIPTION

A portion of Section 36, Township 1 North, Range 3 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found Maricopa County brass cap accepted as the Northwest corner of said Section 36 from which a found Maricopa County brass cap accepted as the West Quarter corner thereof bears South 00°09'12" West, 2666.70 feet;

Thence South 00°09'12" West, 1041.04 feet along the west line of the Northwest Quarter of said Section 36;

Thence leaving said west line, South 89°50'48" East, 33.00 feet to the southerly Right of Way line of the Buckeye Canal, also being the **POINT OF BEGINNING;**

Thence the following twelve (12) courses along said southerly Right of Way line:

Thence North 83°23'16" East, 311.96 feet;

Thence North 89°07'57" West, 76.72 feet;

Thence North 83°03'53" East, 359.14 feet;

Thence North 84°35'30" East, 701.19 feet;

Thence North 00°20'16" East, 42.90 feet;

Thence North 81°49'39" East, 904.60 feet;

Thence North 71°37'13" East, 448.91 feet;

Thence North 00°11'26" East, 13.20 feet;

Thence North 71°37'45" East, 152.00 feet;

Thence North 74°08'20" East, 100.01 feet;

Thence North 75°09'32" East, 87.83 feet;

Thence North 78°35'49" East, 1070.63 feet;

Thence leaving said southerly Right of Way line, South 00°12'30" West, 1124.26 feet;

Thence South 88°33'25" East, 1267.56 feet to the east line of the Northeast Quarter of said Section 36;

Thence South 00°13'27" West, 1316.90 feet along said east line to the East Quarter corner of said Section 36;

Thence North 89°18'51" West, 1320.03 feet along the north line of the Northeast Quarter of the Southeast Quarter of said Section 36 to the northwest corner of said Northeast Quarter of the Southeast Quarter;

Thence South 00°12'31" West, 1326.40 feet along the west line of said Northeast Quarter of the Southeast Quarter to the southwest corner thereof;

Thence North 89°24'01" West, 1319.59 feet along the north line of the Southwest Quarter of the Southeast Quarter of said Section 36 to the northwest corner thereof;

Thence South 00°11'26" West, 1295.39 feet along the west line of said Northeast Quarter of the Southeast Quarter;

Thence leaving said west line, North 89°29'31" West, 2605.24 feet along a line which is 33.00 feet north of and parallel with the south line of the Southwest Quarter of said Section 36;

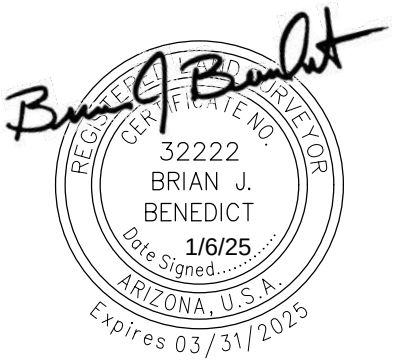
Thence North 00°09'19" East, 2633.96 feet along a line which is 33.00 feet east of and parallel with the west line of the Southwest Quarter of said Section 36;

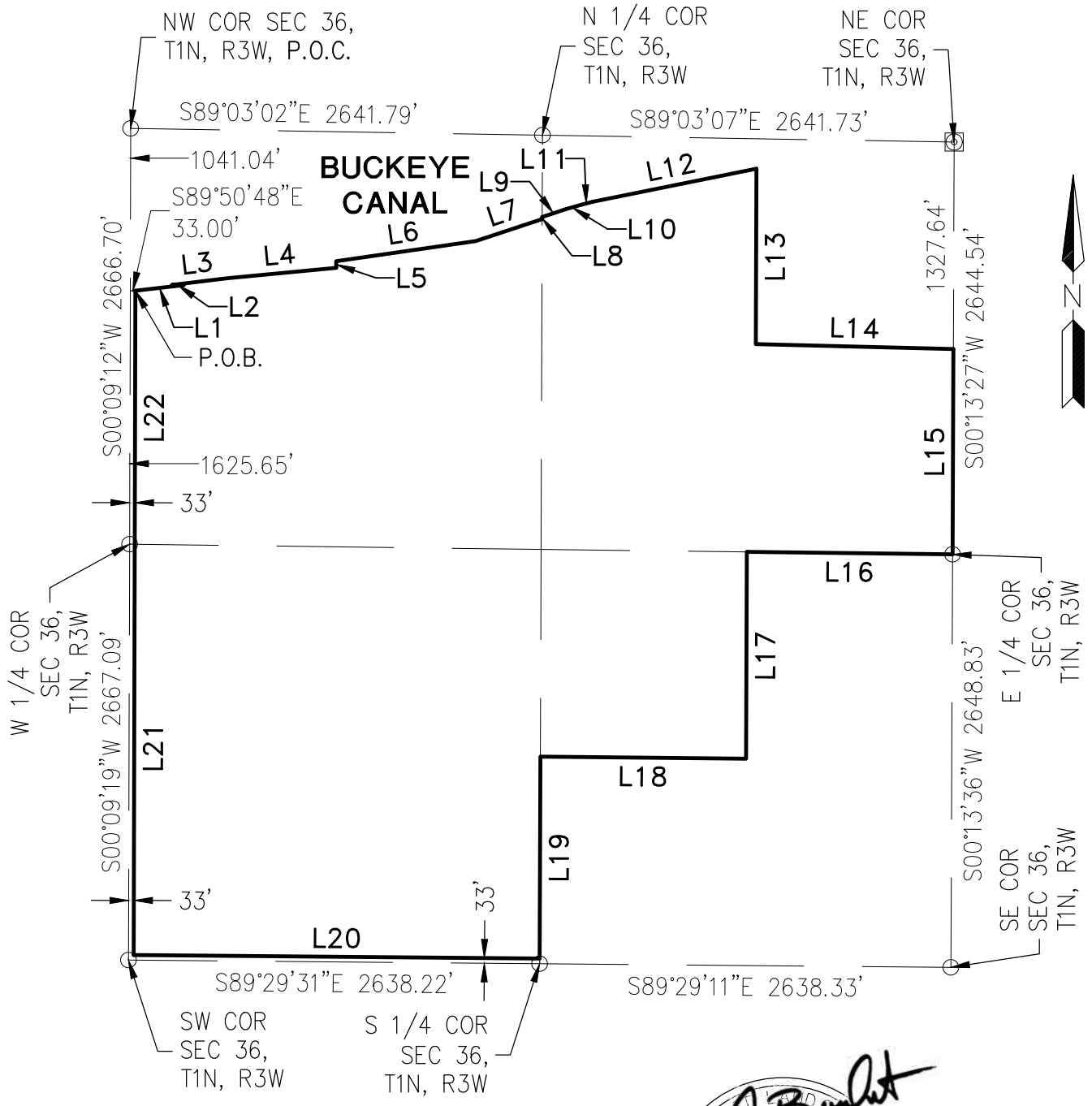
Thence North 00°09'12" East, 1625.99 feet along a line which is 33.00 feet east of and parallel with the west line of the Northwest Quarter of said Section 36 to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 18,229,953 sq. ft. (418.5021 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

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

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No.: 2487
Date: January 2025





REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J.
BENEDICT
Date Signed 1/6/25
ARIZONA, U.S.A.
Expires 03/31/2025

P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT

PROJ.NO.:	2487
DATE:	JAN 2025
SCALE:	N.T.S.
DRAWN BY:	GS
CHECKED BY:	BJB

GRAND VIEW
PARCEL 5 ZONING
BUCKEYE, ARIZONA

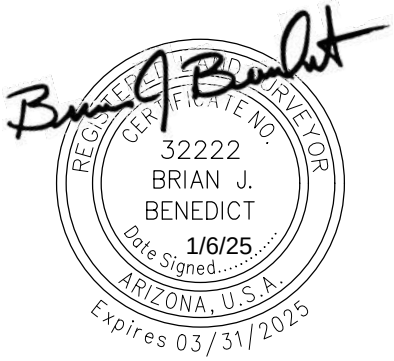
EXHIBIT

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LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N83°23'16"E	311.96'
L2	N89°07'57"W	76.72'
L3	N83°03'53"E	359.14'
L4	N84°35'30"E	701.19'
L5	N00°20'16"E	42.90'
L6	N81°49'39"E	904.60'
L7	N71°37'13"E	448.91'
L8	N00°11'26"E	13.20'
L9	N71°37'45"E	152.00'
L10	N74°08'20"E	100.01'
L11	N75°09'32"E	87.83'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L12	N78°35'49"E	1070.63'
L13	S00°12'30"W	1124.26'
L14	S88°33'25"E	1267.56'
L15	S00°13'27"W	1316.90'
L16	N89°18'51"W	1320.03'
L17	S00°12'31"W	1326.40'
L18	N89°24'01"W	1319.59'
L19	S00°11'26"W	1295.39'
L20	N89°29'31"W	2605.24'
L21	N00°09'19"E	2633.96'
L22	N00°09'12"E	1625.99'



PROJ.NO.:	2487
DATE:	JAN 2025
SCALE:	NONE
DRAWN BY:	GS
CHECKED BY:	BJB

GRAND VIEW
PARCEL 5 ZONING
BUCKEYE, ARIZONA

EXHIBIT

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PHOENIX, AZ 85016
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GRAND VIEW
PARCEL 6 ZONING
LEGAL DESCRIPTION

A portion of Lot 4, and a portion of the Southeast Quarter of the Southeast Quarter of Section 30, Lots 1 and 2, the East Half of the Northeast Quarter and a portion of Lot 3 of Section 31, portions of Tracts 43, 44, 45, 46, 47, 48 and 54, Township 1 North, Range 2 West and a portion of the Northeast Quarter of Section 36, Township 1 North, Range 3 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a found Maricopa County Department of Transportation brass cap in hand hole accepted as the Southwest corner of said Section 30 from which a found Maricopa County brass cap accepted as the West Quarter corner thereof bears North 00°21'55" East, 2640.80 feet;

Thence North 00°21'55" East, 57.58 feet along the west line of said Section 30 to the southerly Right of Way line of the Buckeye Canal;

Thence the following nineteen (19) courses along said southerly Right of Way line:

Thence North 79°39'38" East, 663.30 feet;

Thence North 79°02'08" East, 399.69 feet;

Thence North 79°32'48" East, 749.93 feet;

Thence North 80°50'23" East, 608.98 feet;

Thence North 65°47'04" East, 253.07 feet;

Thence North 51°22'01" East, 46.20 feet;

Thence South 00°29'18" West, 17.52 feet to a non-tangent curve, concave northwesterly, having a radius of 890.00 feet, the center of which bears North 34°06'12" West;

Thence northeasterly along said curve, through a central angle of 04°36'55", an arc length of 71.69 feet to a tangent line;

Thence North 51°16'53" East, 508.57 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 2140.00 feet;

Thence northeasterly along said curve, through a central angle of 11°10'13", an arc length of 417.21 feet to a tangent line;

Thence North 62°27'06" East, 211.91 feet to the beginning of a tangent curve, concave southerly, having a radius of 700.00 feet;

Thence easterly along said curve, through a central angle of 57°17'45", an arc length of 700.00 feet to the beginning of a compound curve, concave southwesterly, having a radius of 935.00 feet;

Thence southeasterly along said curve, through a central angle of 14°13'43", an arc length of 232.19 feet to a tangent line;

Thence South 46°01'26" East, 436.63 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 755.00 feet;

Thence southeasterly along said curve, through a central angle of 30°10'20", an arc length of 397.59 feet to a tangent line;

Thence South 76°11'46" East, 503.58 feet to a non-tangent curve, concave northerly, having a radius of 800.00 feet, the center of which bears North 13°45'05" East;

Thence easterly along said curve, through a central angle of 30°46'32", an arc length of 429.71 feet to a tangent line;

Thence North 72°58'33" East, 317.45 feet;

Thence North 70°32'45" East, 240.02 feet;

Thence leaving said southerly Right of Way line, South 00°04'45" East, 754.86 feet to the east line of said Tract 44;

Thence South 00°14'37" West, 1323.79 feet along said east line;

Thence leaving said east line, South 89°46'27" East, 1315.41 feet to the east line of said Tract 47;

Thence South 00°11'48" West, 1322.12 feet along said east line to the northeast corner of said Tract 48, also being the northwest corner of said Tract 54;

Thence South 89°09'06" East, 33.00 feet along the north line of said Tract 54;

Thence leaving said north line, South 00°07'09" West, 1320.48 feet along a line which is 33.00 feet east of and parallel with the east line of said Tract 48;

Thence leaving said parallel line, North 89°06'38" West, 33.00 feet to the southeast corner of said Tract 48;

Thence North 89°49'17" West, 2637.68 feet along said south line to the southwest corner of said Tract 48 and the northwest corner of said Tract 49, also being the east line of said Tract 45;

Thence South 00°05'18" West, 68.01 feet along the west line of said Tract 49 and said east line;

Thence leaving said west line and said east line, North 89°48'16" West, 116.00 feet;

Thence North 89°38'15" West, 373.89 feet;

Thence South 00°05'18" West, 1217.67 feet;

Thence North 89°43'45" West, 756.19 feet along a line which is 33.00 feet north of and parallel with the south line of said Tract 45;

Thence leaving said parallel line, North 00°45'12" East, 117.00 feet;

Thence North 89°43'45" West, 80.00 feet along a line which is 150.00 feet north of and parallel with the south line of said Tract 45 to the east line of said Tract 46;

Thence North 00°45'12" East, 84.99 feet along said east line;

Thence leaving said east line, North 89°44'44" West, 83.43 feet;

Thence South 89°55'53" West, 288.75 feet;

Thence South 02°13'16" West, 83.34 feet;

Thence North 89°44'44" West, 150.01 feet;

Thence South 02°13'16" West, 116.98 feet;

Thence North 89°43'45" West, 625.61 feet along a line which is 33.00 feet north of and parallel with the south line of said Tract 46;

Thence North 89°48'24" West, 173.78 feet along a line which is 33.00 feet north of and parallel with the south line of said Tract 46;

Thence North 89°24'21" West, 162.82 feet along a line which is 33.00 feet north of and parallel with the south line of said Tract 46;

Thence North 89°29'36" West, 1148.92 feet along a line which is 33.00 feet north of and parallel with the south line of said Tract 46 to the west line of said Tract 46;

Thence North 00°54'12" East, 2614.03 feet along said west line and west line of said Tract 45 to the northwest corner of said Tract 45;

Thence North 89°24'37" West, 1350.96 feet along said east-west mid-section line to the West Quarter corner of said Section 31;

Thence North 00°13'27" East, 1316.90 feet along the west line of said Section 31;

Thence leaving said west line, North 88°33'25" West, 33.05 feet;

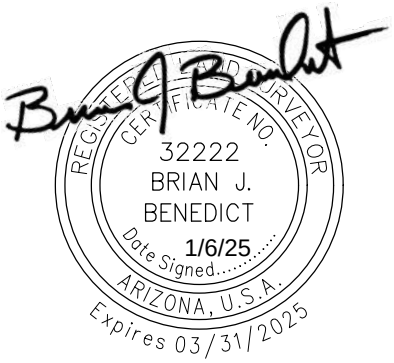
Thence North 00°13'33" East, 1327.36 feet to the north line of the Northeast Quarter of said Section 36;

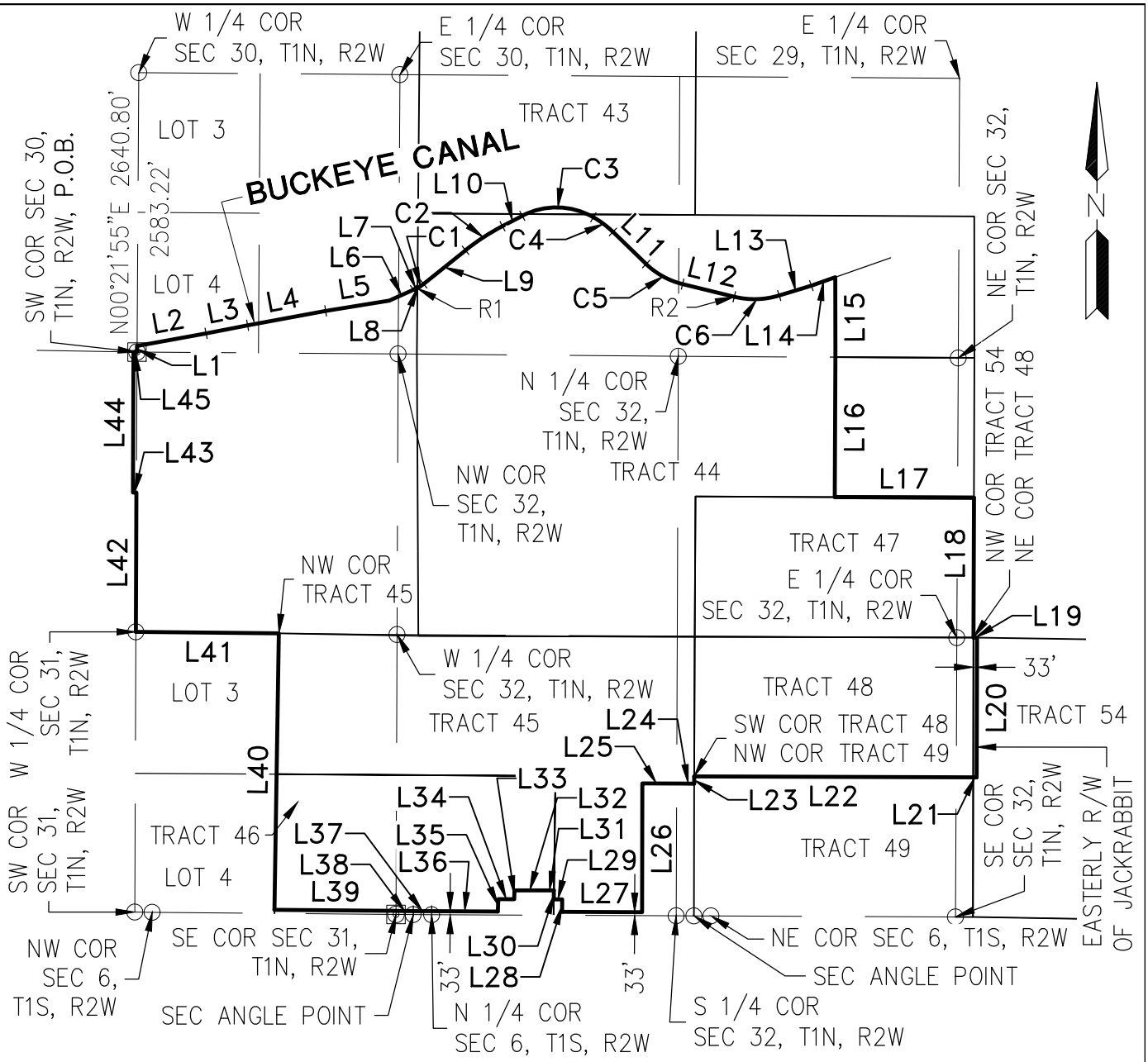
Thence South 89°03'07" East, 33.00 feet along said north line to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 36,841,741 sq. ft. (845.7700 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

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

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No.: 2487
Date: January 2025





REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J.
BENEDICT
Date Signed 1/6/25
ARIZONA, U.S.A.
Expires 03/31/2025

PROJ.NO.:	2487
DATE:	JAN 2025
SCALE:	N.T.S.
DRAWN BY:	GS
CHECKED BY:	BJB

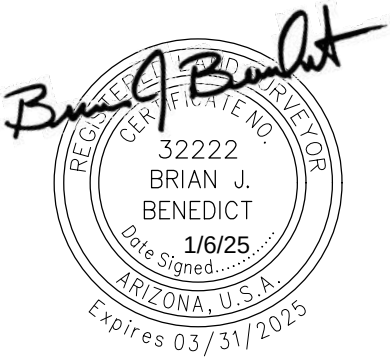
GRAND VIEW
PARCEL 6 ZONING
BUCKEYE, ARIZONA

EXHIBIT

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

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LINE TABLE			LINE TABLE		
LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L1	N00°21'55"E	57.58'	L21	N89°06'38"W	33.00'
L2	N79°39'38"E	663.30'	L22	N89°49'17"W	2637.68'
L3	N79°02'08"E	399.69'	L23	S00°05'18"W	68.01'
L4	N79°32'48"E	749.93'	L24	N89°48'16"W	116.00'
L5	N80°50'23"E	608.98'	L25	N89°38'15"W	373.89'
L6	N65°47'04"E	253.07'	L26	S00°05'18"W	1217.67'
L7	N51°22'01"E	46.20'	L27	N89°43'45"W	756.19'
L8	S00°29'18"W	17.52'	L28	N00°45'12"E	117.00'
L9	N51°16'53"E	508.57'	L29	N89°43'45"W	80.00'
L10	N62°27'06"E	211.91'	L30	N00°45'12"E	84.99'
L11	S46°01'26"E	436.63'	L31	N89°44'44"W	83.43'
L12	S76°11'46"E	503.58'	L32	S89°55'53"W	288.75'
L13	N72°58'33"E	317.45'	L33	S02°13'16"W	83.34'
L14	N70°32'45"E	240.02'	L34	N89°44'44"W	150.01'
L15	S00°04'45"E	754.86'	L35	S02°13'16"W	116.98'
L16	S00°14'37"W	1323.79'	L36	N89°43'45"W	625.61'
L17	S89°46'27"E	1315.41'	L37	N89°48'24"W	173.78'
L18	S00°11'48"W	1322.12'	L38	N89°24'21"W	162.82'
L19	S89°09'06"E	33.00'	L39	N89°29'36"W	1148.92'
L20	S00°07'09"W	1320.48'	L40	N00°54'12"E	2614.03'



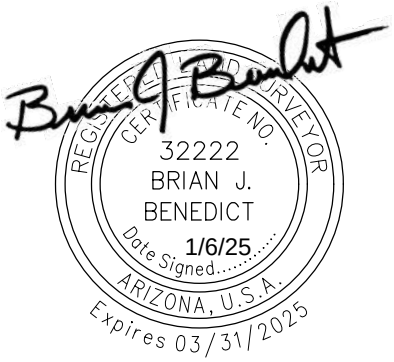
PROJ.NO.: 2487	GRAND VIEW PARCEL 6 ZONING BUCKEYE, ARIZONA	HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: JAN 2025		
SCALE: NONE		
DRAWN BY: GS	EXHIBIT	
CHECKED BY: BJB		

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LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L41	N89°24'37"W	1350.96'
L42	N00°13'27"E	1316.90'
L43	N88°33'25"W	33.05'
L44	N00°13'33"E	1327.36'
L45	S89°03'07"E	33.00'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	890.00'	4°36'55"	71.69'
C2	2140.00'	11°10'13"	417.21'
C3	700.00'	57°17'45"	700.00'
C4	935.00'	14°13'43"	232.19'
C5	755.00'	30°10'20"	397.59'
C6	800.00'	30°46'32"	429.71'

RADIAL BEARING:
R1 – N34°06'12"W
R2 – N13°45'05"E



PROJ.NO.:	2487
DATE:	JAN 2025
SCALE:	NONE
DRAWN BY:	GS
CHECKED BY:	BJB

GRAND VIEW
PARCEL 6 ZONING
BUCKEYE, ARIZONA

EXHIBIT

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
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GRAND VIEW
PARCEL 7 ZONING
LEGAL DESCRIPTION

A portion of Tract 44, Township 1 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found 2 inch aluminum cap accepted as the Southeast corner of said Section 29 from which a found 2 inch aluminum cap accepted the South Quarter corner thereof bears North 89°38'49" West, 2645.35 feet;

Thence North 89°38'49" West, 1167.28 feet along the south line of the Southeast Quarter of said Section 29;

Thence leaving said south line, North 00°21'11" East, 866.12 feet to the northerly Right of Way line of Buckeye Canal, also being the **POINT OF BEGINNING;**

Thence the following seven (7) courses along said northerly Right of Way line:

Thence South 70°37'15" West, 272.49 feet;

Thence South 72°18'31" West, 310.59 feet to the beginning of a tangent curve, concave northerly, having a radius of 675.00 feet;

Thence westerly along said curve, through a central angle of 31°43'48", an arc length of 373.81 feet to a tangent line;

Thence North 75°57'41" West, 526.38 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 620.00 feet;

Thence northwesterly along said curve, through a central angle of 29°50'33", an arc length of 322.93 feet to a tangent line;

Thence North 46°07'08" West, 482.82 feet to the beginning of a tangent curve, concave southwesterly, having a radius of 968.00 feet;

Thence northwesterly along said curve, through a central angle of 05°40'15", an arc length of 95.81 feet to the north line of said Tract 44;

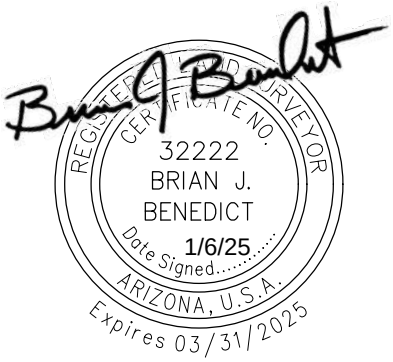
Thence leaving said northerly Right of Way line, South 89°42'21" East, 2131.45 feet along said north line;

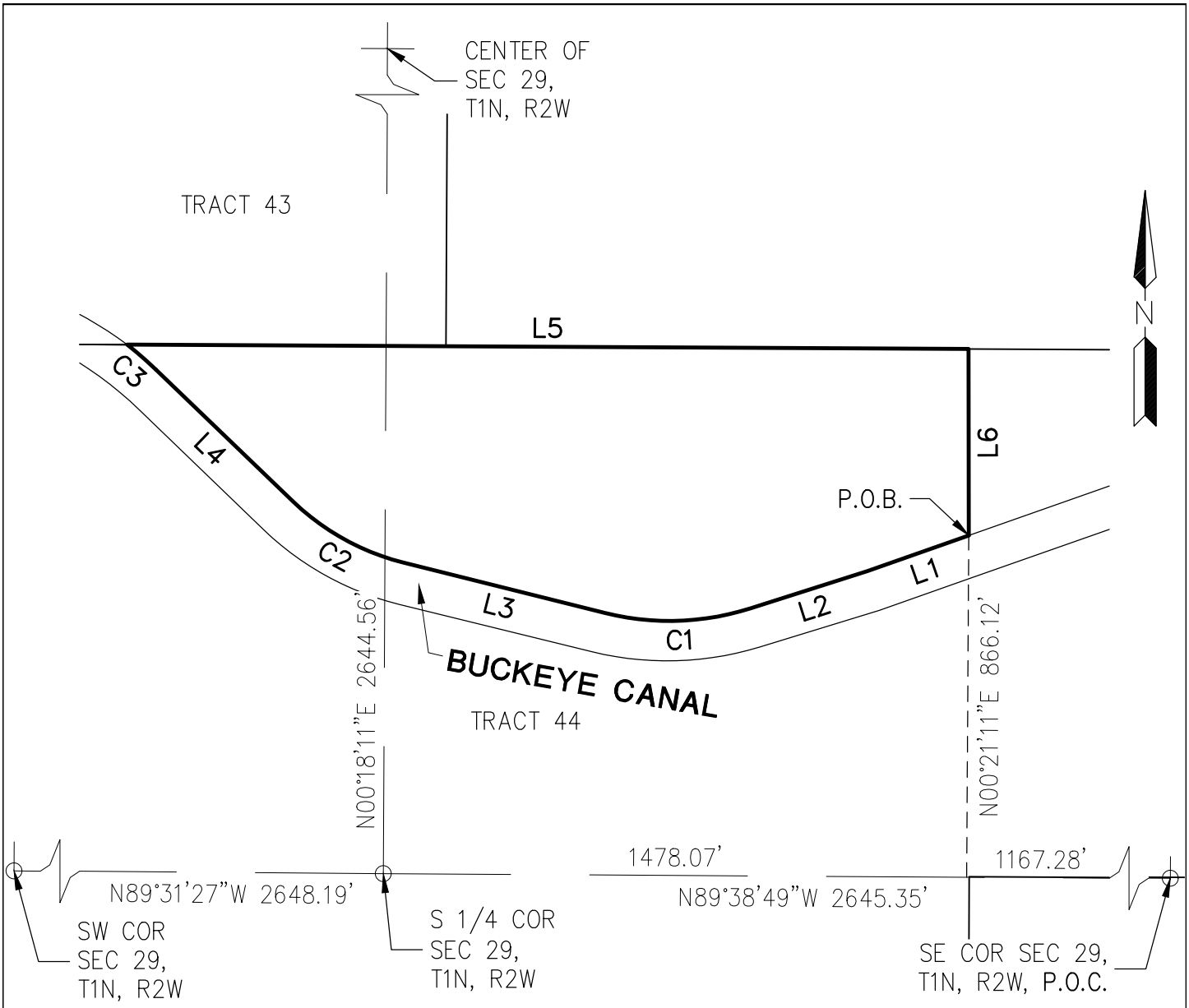
Thence leaving said north line, South 00°04'45" East, 472.34 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 1,096,705 sq. ft. (25.1769 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

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

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No.: 2487
Date: January 2025





REGISTERED LAND SURVEYOR
CERTIFICATE NO.
32222
BRIAN J.
BENEDICT
Date Signed 1/6/25
ARIZONA, U.S.A.
Expires 03/31/2025

P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT

PROJ.NO.:	2487
DATE:	JAN 2025
SCALE:	N.T.S.
DRAWN BY:	GS
CHECKED BY:	BJB

GRAND VIEW
PARCEL 7 ZONING
BUCKEYE, ARIZONA

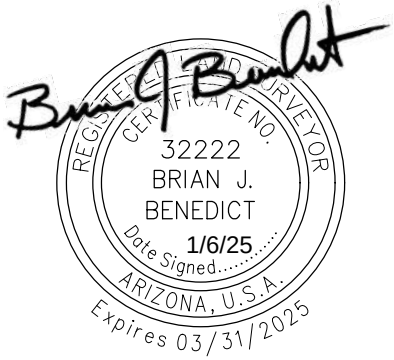
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LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S70°37'15"W	272.49'
L2	S72°18'31"W	310.59'
L3	N75°57'41"W	526.38'
L4	N46°07'08"W	482.82'
L5	S89°42'21"E	2131.45'
L6	S00°04'45"E	472.34'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	675.00'	31°43'48"	373.81'
C2	620.00'	29°50'33"	322.93'
C3	968.00'	5°40'19"	95.81'



PROJ.NO.:	2487
DATE:	JAN 2025
SCALE:	NONE
DRAWN BY:	GS
CHECKED BY:	BJB

GRAND VIEW
PARCEL 7 ZONING
BUCKEYE, ARIZONA

EXHIBIT

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COMMUNITY MASTER PLAN NARRATIVE

NORRIS DESIGN
PEOPLE + PLACEMAKING

Exhibit E

NORRIS DESIGN
PEOPLE + PLACEMAKING

901 East Madison Street
Phoenix, Arizona 85034
602.254.9600

Grand View

Community Master Plan

Citizen Participation Report

Location: +/- 2,500 acres at the southeast corner of Dean Road and Broadway Road

Case #: PLZZ-23-00016

Prepared By: Norris Design

Submittal Date: August 1st, 2025

NORRIS DESIGN
PEOPLE + PLACEMAKING

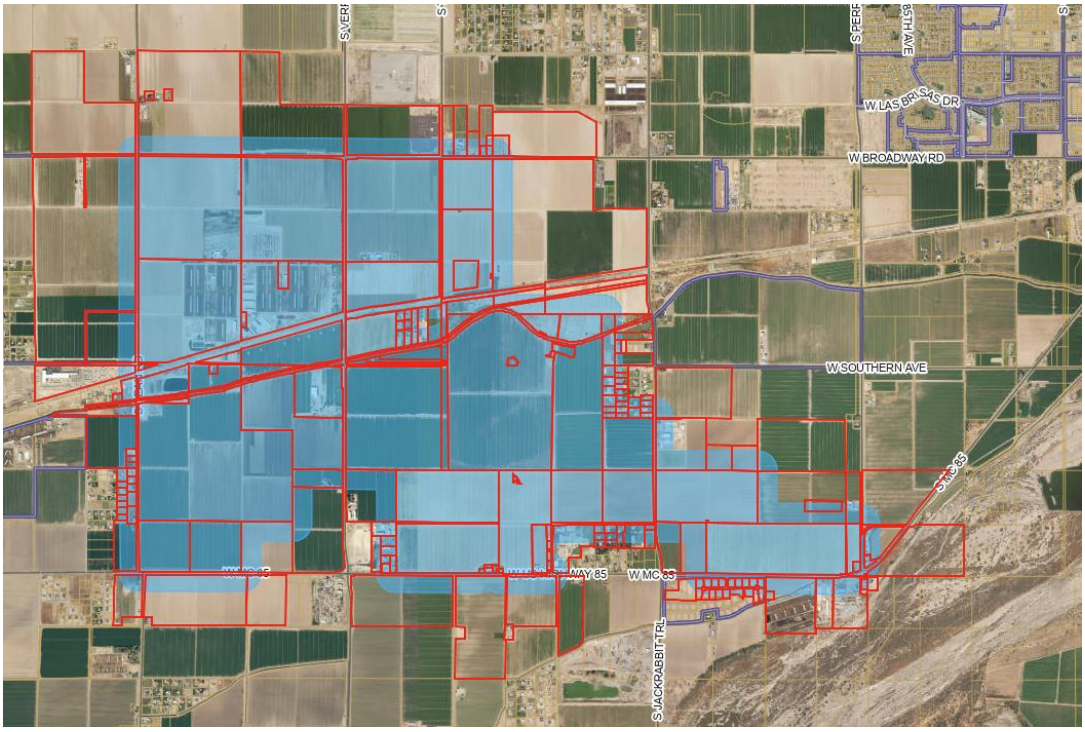
NORRIS DESIGN
PEOPLE + PLACEMAKING
901 East Madison Street
Phoenix, Arizona 85034
602.254.9600

PROJECT DESCRIPTION

Norris Design, on behalf of Grand View Buckeye LLC, is proud to present the Grand View Arizona Planned Area Development, a future 2,271-acre regional employment hub located at the southeast corner of Dean Road and Broadway Road in Buckeye, Arizona. A rezoning is currently being requested to change the zoning designations of the subject property from Light Industrial (I-1) (+/- 309.5-acres), Rural Residential (RR) (+/- 40-acres) and Rural-43 Rural Zoning (RU-43) (+/- 1,915.44-acres) to Community Master Plan (CMP) base district (+/-2,271-acres) (the "Application"). The purpose of this Application is to facilitate the evolution of this rail-served mega-site from rural and agricultural uses to an employment center with thoughtfully integrated land uses and predictability of infrastructure balanced with program flexibility required for a competitive economic development strategy that will ultimately expand Buckeye's employment base.

INITIAL PUBLIC NOTIFICATION & NEIGHBORHOOD MEETING

In order to notify interested parties that the Application had been made, an initial notification letter was mailed via first class mail on March 19, 2024 to adjacent property owners within 500-feet of the subject property. A total of 135 letters were mailed to adjacent property owners. Please see the aerial map below depicting the location of the notification letter recipients (parcels identified in red) in relationship to the subject property.



The initial notification letter contained details regarding the Application, as well as an invitation to a neighborhood meeting to allow interested parties to express any concerns, issues or problems that they may have with the Application in advance of the public hearings. A summary of the neighborhood meeting is provided in the following section of this Report. In the mailed notice and at the neighborhood meeting, interested parties were encouraged to contact the Applicant via phone (602-254-9600) or e-mail (abeaudoin@norris-design.com) to continue to discuss concerns or questions regarding the Application. A copy of the affidavit, final notification letter, and mailing list is provided on the following pages.

NORRIS DESIGN
PEOPLE + PLACEMAKING
901 East Madison Street
Phoenix, Arizona 85034
602.254.9600

NEIGHBORHOOD MEETING SUMMARY

The required neighborhood meeting for the Application was held on April 3, 2024 at 6:00 p.m. The meeting was held at Buckeye City Hall in the Executive Conference Room located at 530 East Monroe Avenue, Buckeye, Arizona 85326. According to the neighborhood meeting sign-in sheet, it is estimated that approximately 13 individuals participated in the neighborhood meeting for the Application. A copy of the neighborhood meeting sign-in sheet is enclosed with this Report on the following pages. In addition to the meeting participants noted on the neighborhood meeting sign-in sheet, individuals representing the Owner/Developer (Grand View Buckeye, LLC) and Applicant (Norris Design), as well as City staff (Bart Wingard, Principal Planner) were in attendance at the neighborhood meeting.

Exhibit boards were presented to meeting attendees to illustrate the existing development patterns surrounding the subject property, the proposed Employment Land Use Group, the conceptual land use plan, and the existing and proposed public facilities surrounding the subject property. Comment cards were also made available to meeting attendees to document any comments or concerns on the Applications. A copy of the comment cards received during the neighborhood meeting is enclosed with this Report on the following pages.

During the neighborhood meeting, Applicant provided an overview of the history of the General Plan Amendment process and the Community Master Plan (CMP) zoning request. The CMP is envisioned to be predominantly employment-focused while allowing for a mix of uses, including residential and commercial development. As part of the presentation, the applicant shared a conceptual land use plan exhibit that illustrated the proposed locations for single-family residential, commercial, and employment areas, as well as a designated public facility zone. The public facility zone also includes plans for a Water Reclamation and Wastewater Campus. In addition, the applicant noted that a Traffic Impact Analysis (TIA) has been prepared and submitted as part of the planning process. This overview was intended to inform the community about the planning vision, zoning framework, and integration of infrastructure within the proposed development.

Below is a summary of common themes found within the comments received and questions raised during the neighborhood meeting:

- Concerns regarding the alignment and geometry of future SR-30 depicted on the conceptual land use plan.
- Questions regarding the next steps in the entitlement process (i.e., Annexation and Rezoning) and the overall timeframe of development.
- Questions regarding permitted uses, including specific examples of single-family and multifamily housing types, and proposed building height standards for multifamily uses;
- Concerns regarding potential impacts on the regional drainage system as a result of the development of future SR-30;
- Questions regarding assured water supply;
- Questions regarding the service area of the proposed water and wastewater facilities depicted on the conceptual land use plan;
- Questions about whether remediation of existing agricultural land would be required for future development of the property;

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901 East Madison Street
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602.254.9600

ISSUE RESOLUTION

The development team evaluated comments and suggestions received from interested parties during the citizen engagement process. Written comments received by the development team during this process were organized into a matrix and formal responses were developed for each. A copy of the comment response matrix is provided on the following pages.

NORRIS DESIGN
PEOPLE + PLACEMAKING

GRAND VIEW CMP

Public Outreach Comments
Neighborhood Meeting Date: April 3, 2024
Comment Response date: April 15,2024

GRAND VIEW					
No.	*Address*	*Comment*	*Responsible Consultant*	*Change Made (Y/N)*	*Team Response*
1	Darrel Kuiper, 4277N Sentinel Dr.	Prefer SR30 to go south or east of Jackrabbit Trail to Beloat Rd alignment to bring more land out of flood plain! Expand sewer and water to include the acres north of Beloat because of perched water to go west to city's existing plant.	N/A	N	The illustrated alignment of SR30 is conceptual. The ultimate alignment will be determined by the Arizona Department of Transportation after they conduct required analysis and studies. This will include a public participation process. The service area of the future sewer and water infrastructure could be expanded if additional infrastructure (i.e., lift station, water pressure station, etc.) is determined to be necessary and constructed by others.
2	Shawn Wood, 21151 W MC 85	Blank comment card.	N/A	N/A	N/A
3	David White, 11211 N Tatum Blvd. #120	Please forward a PDF copy of CMP. Traffic TIA, updated draft water & wastewater master plans; to my email address. Please also forward the proposed annexation map too. Please keep us updated as SR 30 planning impacts the CMP as ADOT & McADOT plans update as generated.	ND	N	A copy of the Community Master Plan (1st Submittal), Traffic Impact Analysis, and map of the proposed annexation was e-mailed on April 9. The development team will provide a copy of the Community Master Plan (2nd Submittal) once the plan has been resubmitted to the City for review.

4	Loren Ratlief, 25604 W Rio Vists Ln	Worried about property value south of 85 . Will property south of 85 that is out of floodplain be put in floodplain?	N/A	N	Any development on the subject property cannot influence the existing floodplain to increase the flooding condition on any property.
5	Steven Bales, 20600 W Beloat Rd	I am concerned with the alignment (proposed) of the MC 85 /SR 30. What might become of the land south of this proposed alignment? The fear is that this land could be permanent floodplain. As a landowner South of MC 85, we don't desire to be locked into a zoning that is not in line with out future plans.	N/A	N	The illustrated alignment of SR30 is conceptual. The ultimate alignment will be determined by the Arizona Department of Transportation after they conduct required analysis and studies. This will include a public participation process.
6	Steve Scano, 19707 W Fremont Rd	Would like to know more about the full plan, please email PDF packet. Also want to know if we could do anything to preserve our view of the mountains north of Fremont Rd, potentially keeping the single-family, one-story homes, along that road.	ND	N	A copy of the Community Master Plan (1st Submittal), Traffic Impact Analysis, and map of the proposed annexation was e-mailed on April 9. The development team will provide a copy of the Community Master Plan (2nd Submittal) once the plan has been resubmitted to the city for review.
7	Don Abrams, 9630 S San Marcos Dr East., Goodyear	Blank comment card.	N/A	N/A	N/A
8	Rick "Ladtwn" (sp?), PO Box 356	Traffic, Transportation, Flood, Utilities.	N/A	N	All of these items are being discussed and addressed in the CMP.

NORRIS DESIGN
PEOPLE + PLACEMAKING
901 East Madison Street
Phoenix, Arizona 85034
602.254.9600

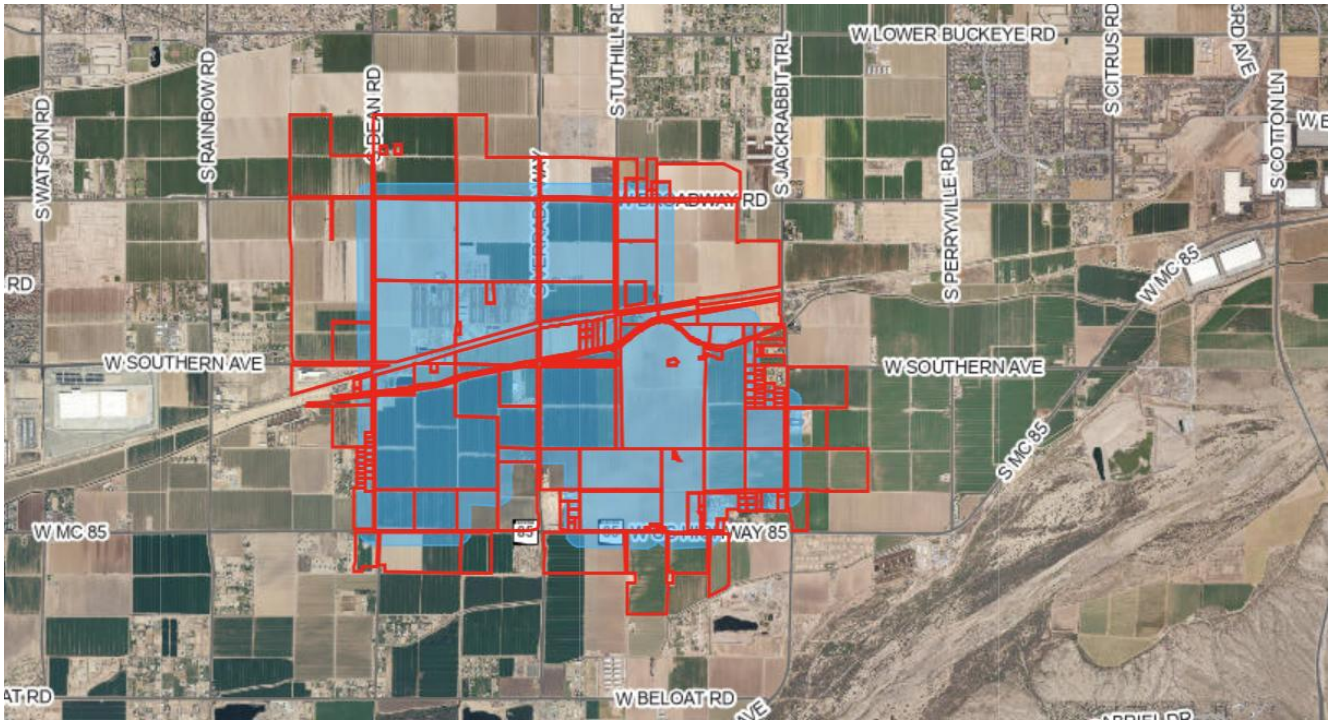
PUBLIC HEARING NOTIFICATION

Section 8.2.3.I.1 of the Buckeye Development Code requires that the Applicant provide a written report on the result of their citizen participation effort prior to the notice of public hearing. Given the timing requirements set forth by the Buckeye Development Code, the required notices have been completed as of the writing of this Report. the following notification efforts are completed

1. Mailed notice (via first class mail) to adjacent property owners within 500-feet of the subject property were sent on July 25, 2025
2. Published a notice in a widely circulated newspaper throughout the city, dated July 25, 2025 (i.e., *The Arizona Republic*) and,
3. Sign postings at multiple locations were completed on July 28, 2025.

An affidavit for mailing, proof of publication, and affidavit for posting are included in this report.

PUBLIC HEARING NOTIFICATION BUFFER



NORRIS DESIGN
PEOPLE + PLACEMAKING
901 East Madison Street
Phoenix, Arizona 85034
602.254.9600

PUBLIC HEARING NOTIFICATION LIST

SL NO	OWNER	MAILING ADDRESS	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
1	19531 WEST FREMONT ROAD LLC	19531 W FREMONT RD BUCKEYE AZ USA 85326	19531 W FREMONT RD	BUCKEYE	AZ	85326
2	6120 RAR ENTERPRISE REVOCABLE LIVING TRUST	PO BOX 1613 CLAYPOOL AZ USA 85532	PO BOX 1613	CLAYPOOL	AZ	85532
3	6215 S 195TH DRIVE LLC	3107 N MANSFIELD DR LITCHFIELD PARK AZ USA 85340	3107 N MANSFIELD DR	LITCHFIELD PARK	AZ	85340
4	6311 RAR ENTERPRISES LLC	2909 N KATIE LN LITCHFIELD PARK AZ USA 85340	2909 N KATIE LN	LITCHFIELD PARK	AZ	85340
5	66 LP	4225 S DEAN RD BUCKEYE AZ USA 85326	4225 S DEAN RD	BUCKEYE	AZ	85326
6	ABRAMS DONALD/PAVESE-ABRAMS MARIE	9630 S SAN MARCOS DR E GOODYEAR AZ USA 85338	9630 S SAN MARCOS DR E	GOODYEAR	AZ	85338
7	ADS GROUP LLC	11316 W MIAMI AVE TOLLESON AZ USA 85353	11316 W MIAMI AVE	TOLLESON	AZ	85353
8	ADVENTURE ARENA LLC	3001 S VERRADO WAY BUCKEYE AZ USA 85326	3001 S VERRADO WAY	BUCKEYE	AZ	85326
9	ALL OTHER PROPERTY LIMITED LIABILITY PARTNERSHIP/ROBERT M WAGNER LIVING TRUST	6102 N 13TH PL PHOENIX AZ USA 85014	6102 N 13TH PL	PHOENIX	AZ	85014
10	ALT 43 LLC	22301 W MAGNOLIA ST BUCKEYE AZ USA 85326	22301 W MAGNOLIA ST	BUCKEYE	AZ	85326
11	ARIZONA PUBLIC SERVICE COMPANY	PO BOX 53999 PHOENIX AZ USA 85072-3999	PO BOX 53999	PHOENIX	AZ	85072-3999
12	ARTEAGA SANTIAGO/BERTHA T	4460 OVERLOOK LN LAS CRUCES NM USA 88007	4460 OVERLOOK LN	LAS CRUCES	NM	88007
13	AVILA ROBERTO	6539 W ROOSEVELT ST PHOENIX AZ USA 85043	6539 W ROOSEVELT ST	PHOENIX	AZ	85043
14	BALES ENTERPRISES LLLP	20600 W BELOAT RD BUCKEYE AZ USA 85326	20600 W BELOAT RD	BUCKEYE	AZ	85326
15	BAXTER CARL F TR	711 ELM ST TEHACHAPI CA USA 93561	711 ELM ST	TEHACHAPI	CA	93561
16	BECAR WILLIAM/SHARON LEIGH/BRIAN WILLIAM	6115 S 196TH DR BUCKEYE AZ USA 85326	6115 S 196TH DR	BUCKEYE	AZ	85326
17	BELP-08 PROPERTIES LLC	20600 W BELOAT RD BUCKEYE AZ USA 85326	20600 W BELOAT RD	BUCKEYE	AZ	85326
18	BNB DEVELOPMENT BUCKEYE LLC	14415 W MCDOWELL RD D106 GOODYEAR AZ USA 85395	14415 W MCDOWELL RD D106	GOODYEAR	AZ	85395
19	BORGES FRANCISCO	26001 LA CUESTA AVE LAGUNA HILLS CA USA 92653	26001 LA CUESTA AVE	LAGUNA HILLS	CA	92653
20	BOTELLO CYNTHIA K	19707 W FREMONT RD BUCKEYE AZ USA 85326	19707 W FREMONT RD	BUCKEYE	AZ	85326
21	BRACAMONTE FREDDIE JR	19598 W HUNTINGTON DR BUCKEYE AZ USA 85326	19598 W HUNTINGTON DR	BUCKEYE	AZ	85326
22	BUCKEYE WATER CONS & DRAINAGE DIST	PO BOX 1726 BUCKEYE AZ USA 85326	PO BOX 1726	BUCKEYE	AZ	85326
23	BUCKEYE WATER CONSERVATION & DRAINAGE DISTRICT	205 E ROOSEVELT AVE BUCKEYE AZ USA 85326	205 E ROOSEVELT AVE	BUCKEYE	AZ	85326
24	BUCKEYE WATER CONSERVATION AND DRAINAGE DISTRICT	205 E ROOSEVELT AVE BUCKEYE AZ USA 85326	205 E ROOSEVELT AVE	BUCKEYE	AZ	85326
25	BUCKEYE WATER CONSERVATION AND DRAINAGE DISTRICT	PO BOX 1726 BUCKEYE AZ USA 85326	PO BOX 1726	BUCKEYE	AZ	85326
26	BUTLER KELLY J/BRYANT WILLIAM BRUCE	5519 S AIRPORT RD BUCKEYE AZ USA 85326	5519 S AIRPORT RD	BUCKEYE	AZ	85326
27	CAD BUCKEYE LLC	3402 E UNIVERSITY DR 4220 PHOENIX AZ USA 85034	3402 E UNIVERSITY DR 4220	PHOENIX	AZ	85034
28	CAMELBACK EDUCATION INC	7634 W CAMELBACK RD BLDG 400 GLENDALE AZ USA 85303	7634 W CAMELBACK RD BLDG 400	GLENDALE	AZ	85303
29	CANAM STEEL CORPORATION	4010 CLAY ST POINT OF ROCKS MD USA 21777-2016	4010 CLAY ST	POINT OF ROCKS	MD	21777-2016
30	CARMICHAEL FARMS	PO BOX 76 PALO VERDE AZ USA 85343	PO BOX 76	PALO VERDE	AZ	85343
31	CARREON VANESSA DANIELLE/VILLANUEVA DOLORES M	6219 S 195TH DR BUCKEYE AZ USA 85326	6219 S 195TH DR	BUCKEYE	AZ	85326
32	CHAVEZ CARLOS VILLEGAS/VILLEGAS ANA L	18412 W NAMBE ST GOODYEAR AZ USA 85338	18412 W NAMBE ST	GOODYEAR	AZ	85338
33	CHEATHAM ROGER/SUSAN	6321 S 196TH DR BUCKEYE AZ USA 85326	6321 S 196TH DR	BUCKEYE	AZ	85326
34	CHERRY PROPERTIES LLC	7501 E MCCORMICK PKWY SCOTTSDALE AZ USA 85258	7501 E MCCORMICK PKWY	SCOTTSDALE	AZ	85258
35	COPELAND STACEY	30533 W PORTLAND ST BUCKEYE AZ USA 85396	30533 W PORTLAND ST	BUCKEYE	AZ	85396
36	COPPERSTATE WEST HOLDINGS INC	6308 S VERRADO WAY BUCKEYE AZ USA 85326	6308 S VERRADO WAY	BUCKEYE	AZ	85326
37	DAVIS CHARLES W JR/GAYLE L	5810 S 206TH DR BUCKEYE AZ USA 85326	5810 S 206TH DR	BUCKEYE	AZ	85326
38	DEAN FAMILY TRUST	21151 W US HWY 85 BUCKEYE AZ USA 85326	21151 W US HWY 85	BUCKEYE	AZ	85326
39	DEAN JUNE V	21151 W MC 85 BUCKEYE AZ USA 85326	21151 W MC 85	BUCKEYE	AZ	85326
40	DUARTE MANUEL R/DIANA N	6203 S 196TH AVE BUCKEYE AZ USA 85305	6203 S 196TH AVE	BUCKEYE	AZ	85305
41	EL COLIBRI FAMILY TRUST	7315 S 197TH DR BUCKEYE AZ USA 85326	7315 S 197TH DR	BUCKEYE	AZ	85326
42	EMRLAND LLLP	1785 W HIGHWAY 89A STE 3I SEDONA AZ USA 86336	1785 W HIGHWAY 89A STE 3I	SEDONA	AZ	86336
43	EMRLAND LLLP	1785 W SR 89A STE 3I SEDONA AZ USA 86336	1785 W SR 89A STE 3I	SEDONA	AZ	86336
44	FAY E JOLLEY WEBSTER LIVING TRUST	20110 W BROADWAY RD BUCKEYE AZ USA 85326	20110 W BROADWAY RD	BUCKEYE	AZ	85326
45	GILLILAND SAMUEL E/SALINA	5606 S JACKRABBIT TRL BUCKEYE AZ USA 85326	5606 S JACKRABBIT TRL	BUCKEYE	AZ	85326
46	GONZALEZ FRANCISCO/DEGONZALEZ MARTHA AGUIRRE	5610 S 206TH DR BUCKEYE AZ USA 85326	5610 S 206TH DR	BUCKEYE	AZ	85326
47	GONZALEZ MARTHA LORENA HERNANDEZ/BOJORQUEZ LORENZO	20500 W HWY 85 BUCKEYE AZ USA 85326	20500 W HWY 85	BUCKEYE	AZ	85326
48	GOSNELL KASANDRA/BRANDON	5709 S 206TH DR BUCKEYE AZ USA 85326	5709 S 206TH DR	BUCKEYE	AZ	85326
49	GRAND VIEW BUCKEYE LLC	2241 E COLTER ST PHOENIX AZ USA 85016	2241 E COLTER ST	PHOENIX	AZ	85016
50	GREENWOOD STEPHEN MICHAEL	11034 N 162ND LN SURPRISE AZ USA 85379	11034 N 162ND LN	SURPRISE	AZ	85379
51	GUNNING FAMILY TRUST	20409 W SUNLAND AVE BUCKEYE AZ USA 85326	20409 W SUNLAND AVE	BUCKEYE	AZ	85326
52	GUTIERREZ OMAR LEON/AVALOS JOSEFINA OCEGUEDA	19802 W US HWY 85 BUCKEYE AZ USA 85326	19802 W US HWY 85	BUCKEYE	AZ	85326
53	GUYNUP FAMILY TRUST	PO BOX 273 LANGLOIS OR USA 97450	PO BOX 273	LANGLOIS	OR	97450
54	HALE FAMILY TRUST	6320 S 195TH DR BUCKEYE AZ USA 85326	6320 S 195TH DR	BUCKEYE	AZ	85326
55	HAMILTON DUANE T	5624 S JACKRABBIT TRL BUCKEYE AZ USA 85326	5624 S JACKRABBIT TRL	BUCKEYE	AZ	85326
56	HEADSTREAM VANESSA S	6015 S 196TH AVE BUCKEYE AZ USA 85326	6015 S 196TH AVE	BUCKEYE	AZ	85326
57	HENRY A HALL REVOCABLE LIV TR/HALL BARBARA E	6015 S 196TH DR BUCKEYE AZ USA 85326	6015 S 196TH DR	BUCKEYE	AZ	85326
58	HERNANDEZ ERIK/MARY	6313 S 195TH DR BUCKEYE AZ USA 85326	6313 S 195TH DR	BUCKEYE	AZ	85326
59	HERNANDEZ MICHELLE L/ADAM A	6905 S 219TH DR BUCKEYE AZ USA 85326	6905 S 219TH DR	BUCKEYE	AZ	85326
60	HERNANDEZ UBALDO/ARCELIA	20132 W HWY 85 BUCKEYE AZ USA 85326	20132 W HWY 85	BUCKEYE	AZ	85326
61	HICKMAN LAND COMPANY LLC	12921 W MISSOURI LITCHFIELD PARK AZ USA 85340	12921 W MISSOURI	LITCHFIELD PARK	AZ	85340
62	HOLLY FAMILY TRUST	20051 W US HIGHWAY 85 BUCKEYE AZ USA 85326	20051 W US HIGHWAY 85	BUCKEYE	AZ	85326
63	HOLLY FAMILY TRUST	20051 E HWY 85 BUCKEYE AZ USA 85326	20051 E HWY 85	BUCKEYE	AZ	85326
64	HYLER RICHARD BRUCE	5712 S 206TH DR BUCKEYE AZ USA 85326	5712 S 206TH DR	BUCKEYE	AZ	85326
65	JACKRABBIT RANCH LLC	PO BOX 356 BUCKEYE AZ USA 85326	PO BOX 356	BUCKEYE	AZ	85326
66	JERDIY FAMILY TRUST	9337 W SAN MIGUEL AVE GLENDALE AZ USA 85305	9337 W SAN MIGUEL AVE	GLENDALE	AZ	85305
67	JOHNSON DAVID R/KAREN	20215 W SUNLAND AVE BUCKEYE AZ USA 85326	20215 W SUNLAND AVE	BUCKEYE	AZ	85326
68	JOLLEY FAYE/MARIE/WILLIS HAZEL/HARRIS LENZELL	20110 W BROADWAY RD BUCKEYE AZ USA 85326	20110 W BROADWAY RD	BUCKEYE	AZ	85326
69	KAHLSTORF CHRISTOPHER DAVID/HOPE LYNN	5959 S 249TH LN BUCKEYE AZ USA 85326	5959 S 249TH LN	BUCKEYE	AZ	85326
70	KELLER DONALD/PAMELA M	5807 S 206TH DR BUCKEYE AZ USA 85326	5807 S 206TH DR	BUCKEYE	AZ	85326
71	KING DONNY/KARRI	4530 N GOLF DR BUCKEYE AZ USA 85396	4530 N GOLF DR	BUCKEYE	AZ	85396
72	KUIPER FAMILY TRUST/HK LEGACY LLC	4277 N SENTINEL DR BUCKEYE AZ USA 85396	4277 N SENTINEL DR	BUCKEYE	AZ	85396
73	LAZY TX FAMILY LLLP	PO BOX 1317 BUCKEYE AZ USA 85326	PO BOX 1317	BUCKEYE	AZ	85326
74	LIBERTY ELEMENTARY SCHOOL DISTRICT NO 25	19871 W FREMONT RD BUCKEYE AZ USA 85326	19871 W FREMONT RD	BUCKEYE	AZ	85326
75	LIBERTY METHODIST CHURCH	19900 W HWY 85 BUCKEYE AZ USA 85326	19900 W HWY 85	BUCKEYE	AZ	85326
76	LIBERTY SCHOOL DIST #25	19871 W FREMONT RD BUCKEYE AZ USA 85326	19871 W FREMONT RD	BUCKEYE	AZ	85326
77	LORAYNE LEE NIEDERMEYER LIVING TRUST	6702 S DEAN RD BUCKEYE AZ USA 85326	6702 S DEAN RD	BUCKEYE	AZ	85326
78	LUA GUILLERMO/BLANCA ESTELA	20535 W ELLIOT RD BUCKEYE AZ USA 85326	20535 W ELLIOT RD	BUCKEYE	AZ	85326
79	MANSANARES PAUL	20610 W ARLINGTON RD BUCKEYE AZ USA 85326	20610 W ARLINGTON RD	BUCKEYE	AZ	85326
80	MANSANARES PAUL	20515 W ARLINGTON RD BUCKEYE AZ USA 85326	20515 W ARLINGTON RD	BUCKEYE	AZ	85326
81	MARIE WARNER LIVING TRUST	20110 W BROADWAY RD BUCKEYE AZ USA 85326	20110 W BROADWAY RD	BUCKEYE	AZ	85326
82	MCDANIEL BARBARA J	19609 W FREMONT BUCKEYE AZ USA 85326	19609 W FREMONT	BUCKEYE	AZ	85326
83	MELTON STEVE/STACEY L	6317 S 195TH DR BUCKEYE AZ USA 85326	6317 S 195TH DR	BUCKEYE	AZ	85326
84	MILLER JACOB S/AMBER N	6220 S DEAN RD BUCKEYE AZ USA 85326	6220 S DEAN RD	BUCKEYE	AZ	85326
85	MUNOZ JUAN/MEDINA ALICIA	6218 W MARIPOSA ST PHOENIX AZ USA 85033	6218 W MARIPOSA ST	PHOENIX	AZ	85033

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PUBLIC HEARING NOTIFICATION LETTER

86	MUSICK LARRY/TAMARA A	6208 S 196TH DR BUCKEYE AZ USA 85326	6208 S 196TH DR	BUCKEYE	AZ	85326
87	MUSSATTO FAMILY REVOCABLE TRUST	48836 N 35TH AVE NEW RIVER AZ USA 85087	48836 N 35TH AVE	NEW RIVER	AZ	85087
88	NOLTE ZACHERY B	6322 S 196TH DR BUCKEYE AZ USA 85326	6322 S 196TH DR	BUCKEYE	AZ	85326
89	NORTHERN STATES COMMERCIAL LLC	6921 S 220TH AVE BUCKEYE AZ USA 85326	6921 S 220TH AVE	BUCKEYE	AZ	85326
90	NTH QUALIFIED PERSONAL RESIDENCE TRUST/ETAL	5600 S JACKRABBIT TRL BUCKEYE AZ USA 85326	5600 S JACKRABBIT TRL	BUCKEYE	AZ	85326
91	ODOM CHAD	PO BOX 430 BUCKEYE AZ USA 85326	PO BOX 430	BUCKEYE	AZ	85326
92	ODOM LAND INVESTMENTS	PO BOX 430 BUCKEYE AZ USA 85326	PO BOX 430	BUCKEYE	AZ	85326
93	ODOM LAND INVESTMENTS L L C	PO BOX 430 BUCKEYE AZ USA 85326-0033	PO BOX 430	BUCKEYE	AZ	85326-0033
94	ODOM LAND INVESTMENTS LLC	PO BOX 430 BUCKEYE AZ USA 85326	PO BOX 430	BUCKEYE	AZ	85326
95	ORTEGA RAUL AVILA	7120 S DEAN RD BUCKEYE AZ USA 85326	7120 S DEAN RD	BUCKEYE	AZ	85326
96	ORTIZ JULIO CESAR PARRA	2165 S 160TH DR GOODYEAR AZ USA 85338	2165 S 160TH DR	GOODYEAR	AZ	85338
97	PEARSON ANDREA H	5613 S 206TH DR BUCKEYE AZ USA 85326	5613 S 206TH DR	BUCKEYE	AZ	85326
98	PHEIL ROBERT B III/JENKINS TARA M	6025 S 196TH DR BUCKEYE AZ USA 85326	6025 S 196TH DR	BUCKEYE	AZ	85326
99	PRIETO NAOMI/LOPEZ LUIS ANGEL	6217 S 196TH DR BUCKEYE AZ USA 85326	6217 S 196TH DR	BUCKEYE	AZ	85326
100	QUINTANA VERONICA M/NIGUEL ANGEUEL M	20142 W US HIGHWAY 85 BUCKEYE AZ USA 85326	20142 W US HIGHWAY 85	BUCKEYE	AZ	85326
101	R3 ROVEY LLC	4225 S DEAN RD BUCKEYE AZ USA 853265504	4225 S DEAN RD	BUCKEYE	AZ	853265504
102	RAFTER T LLC	5560 E ATKINSON RD FLAGSTAFF AZ USA 86004	5560 E ATKINSON RD	FLAGSTAFF	AZ	86004
103	RAINBOW 121 LLLP	1010 ACACIA CIR LITCHFIELD PARK AZ USA 85340	1010 ACACIA CIR	LITCHFIELD PARK	AZ	85340
104	RENEWA I LLC	2200 POST OAK BLVD STE 1525 HOUSTON TX USA 77056	2200 POST OAK BLVD STE 1525	HOUSTON	TX	77056
105	ROBERT W KNOUSE 2009 TRUST	7327 S 197TH DR BUCKEYE AZ USA 85326	7327 S 197TH DR	BUCKEYE	AZ	85326
106	ROBERTSON BARBARA ELAINE	6811 S 219TH DR BUCKEYE AZ USA 85326	6811 S 219TH DR	BUCKEYE	AZ	85326
107	RODRIGUEZ OCTAVIA GOMEZ/RAMIREZ YENI	6212 S DEAN RD BUCKEYE AZ USA 85326	6212 S DEAN RD	BUCKEYE	AZ	85326
108	SCHLABACH MAXX E	6531 N 3RD AVE UNIT 14 PHOENIX AZ USA 85013	6531 N 3RD AVE UNIT 14	PHOENIX	AZ	85013
109	SCHOOL DIST 25	19871 W FREMONT RD BUCKEYE AZ USA 85326	19871 W FREMONT RD	BUCKEYE	AZ	85326
110	SCHOOL DISTRICT 25	17871 W FREMONT RD BBUCKEY AZ USA 85326	17871 W FREMONT RD	BBUCKEY	AZ	85326
111	STEVE & STACEY MELTON TRUST	6317 S 195TH DR BUCKEYE AZ USA 85326	6317 S 195TH DR	BUCKEYE	AZ	85326
112	STRAND ROBERT D/DEBORAH A	6204 S 195TH DR BUCKEYE AZ USA 85326	6204 S 195TH DR	BUCKEYE	AZ	85326
113	SUNBELT COMPANIES LLC	1520 E SAN MIGUEL AVE PHOENIX AZ USA 85014	1520 E SAN MIGUEL AVE	PHOENIX	AZ	85014
114	THOMAS CHARLES EDWARD/CHERYL LYNN	6312 S 196TH DR BUCKEYE AZ USA 85326	6312 S 196TH DR	BUCKEYE	AZ	85326
115	TITLE USA COMPANY OF AZ TRUST #1530	3030 N CENTRAL AVE PHOENIX AZ USA 85012	3030 N CENTRAL AVE	PHOENIX	AZ	85012
116	U S LIFE TITLE OF AZ TR 530	3030 N CENTRAL AVE PHOENIX AZ USA 85012	3030 N CENTRAL AVE	PHOENIX	AZ	85012
117	UNION PACIFIC RAILROAD COMPANY	1400 DOUGLAS STREET STOP 1640 OMAHA NE USA	1400 DOUGLAS STREET STOP 1640	OMAHA	NE	681791640
118	UNION PACIFIC RAILROAD COMPANY	1400 DOUGLAS STOP 1580 OMAHA NE USA 68179	1400 DOUGLAS STOP 1580	OMAHA	NE	68179
119	UNITED TITLE AGENCY OF AZ INC TRUST NO 5	3030 N CENTRAL AVE PHOENIX AZ USA 85012	3030 N CENTRAL AVE	PHOENIX	AZ	85012
120	USLIFE TITLE CO OF AZ TR 530	2721 N CENTRAL AVE PHOENIX AZ USA 85004	2721 N CENTRAL AVE	PHOENIX	AZ	85004
121	USLIFE TITLE CO TR 530	2721 N CENTRAL AVE PHOENIX AZ USA 85004	2721 N CENTRAL AVE	PHOENIX	AZ	85004
122	USLIFE TITLE COMPANY OF ARIZONA TR NO 530	2721 N CENTRAL AVE PHOENIX AZ USA 85004	2721 N CENTRAL AVE	PHOENIX	AZ	85004
123	VALDEZ ANDRES	3834 W ELM ST PHOENIX AZ USA 85019	3834 W ELM ST	PHOENIX	AZ	85019
124	VALDEZ PEREZ REVOCABLE TRUST	19531 W FREMONT AVE BUCKEYE AZ USA 85326	19531 W FREMONT AVE	BUCKEYE	AZ	85326
125	VILLANUEVA DANIEL H/DOLORES MENDOZA	6315 S 196TH DR BUCKEYE AZ USA 85326	6315 S 196TH DR	BUCKEYE	AZ	85326
126	WEST VALLEY FARMING LLC	6308 S VERRADO WAY BUCKEYE AZ USA 85326	6308 S VERRADO WAY	BUCKEYE	AZ	85326
127	WESTPOINTE BAPTIST CHURCH INC	15450 W GOODYEAR BLVD N STE 120 GOODYEAR AZ USA 85338	15450 W GOODYEAR BLVD N STE 120	GOODYEAR	AZ	85338
128	WOOD JUSTIN J/SHAWN T	7644 S DEAN RD BUCKEYE AZ USA 85326	7644 S DEAN RD	BUCKEYE	AZ	85326
129	ZOOK GARY/NANCY	20720 W MC 85 BUCKEYE AZ USA 85326	20720 W MC 85	BUCKEYE	AZ	85326
130	MARICOPA COUNTY OF PLANNING AND DEVELOPMENT DAREEN GERRAD	301 W Jefferson St. Suite, 170 , Phoenix, Az, 85003	301 W Jefferson St. Suite, 170	Phoenix	AZ	85003

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PUBLIC HEARING NOTIFICATION LETTER

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July 28, 2025

RE: CASE # PLZZ-23-00016– GRAND VIEW COMMUNITY MASTER PLAN

Dear Property Owner:

The purpose of this letter is to inform you that, on behalf of Grand View Buckeye, LLC, Norris Design has filed a rezoning (Case # PLZZ-23-00016) application with the City of Buckeye Development Services Department for 2,271.06 acres generally located between Dean Road on the west, Broadway Road on the north, Jackrabbit Trail on the east, and MC 85 on the south. This application is intended to change the zoning designation of the subject property 2,271.06 acres from City of Buckeye Light Industrial (I-1 – 309.5 acres), City of Buckeye Rural Residential (RR – 40.0 acres), and Maricopa County Rural 43 (RU 43 – 1915.44 acres) to City of Buckeye Community Master Plan (CMP – 2,271.06). The change in zoning seeks Community Master Plan (CMP) zoning within the City of Buckeye. A CMP creates a base zoning district where all land uses, development standards, performance standards, and general development provisions are provided within a project narrative. The project narrative is used to implement the zoning intent and administered by the City of Buckeye. Land uses proposed within the Grand View Arizona CMP include an emphasis on employment, industrial and then supported by retail, mixed density residential, and public facility uses. Development standards include building heights, setbacks, parking requirements, and other provisions that guide the future development proposal. The CMP performance standards provide provisions that are intended to manage potential land use conflicts between uses such as buffer area requirements.

As required by the City of Buckeye Development Code, this Notice of Application is being sent to you because property ownership listed in your name is located within the notice area required for the subject rezoning area. Public Hearings for the Rezoning have been scheduled for the following dates.

PLANNING & ZONING COMMISSION:
Date: August 12, 2025
Time: 6:00 p.m.

CITY COUNCIL HEARING:
Date: TBD
Time: 6:00 p.m.

LOCATION:
Buckeye City Hall
530 East Monroe Avenue, 1st Floor
Buckeye, Arizona 85326
Note: The entry to the meeting is located on the east side of the building towards 6th Street.

You are welcome to attend the meetings and address the Commission and/or City Council with respect to the proposal. If you are unable to attend, you are welcome to share your comments for the record via email to City of Buckeye Planning Manager Ken Galica at kgalica@buckeyeaz.gov. If you do not have access to a computer, please contact Mr. Galica via phone at (623) 349-6214 to arrange for an alternate method of sharing your feedback. An additional notice will be provided to you once a City Council Hearing is scheduled for the subject case.

Sincerely,

Alan Beaudoin
Principal

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Phoenix, Arizona 85034
602.254.9600

NOTIFICATION AFFIDAVIT

Affidavit of Mailing Notice

Case Number: PLZZ-23-00016
Project Name: Grand View Arizona
Applicant Name: Norris Design
Location: 901 E Madison St, Phoenix, AZ 85034

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

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

See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: _____

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

_____
Notary Public

NANCY MORROW
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION # 647220
MY COMMISSION EXPIRES
MARCH 15, 2027

My Commission Expires:

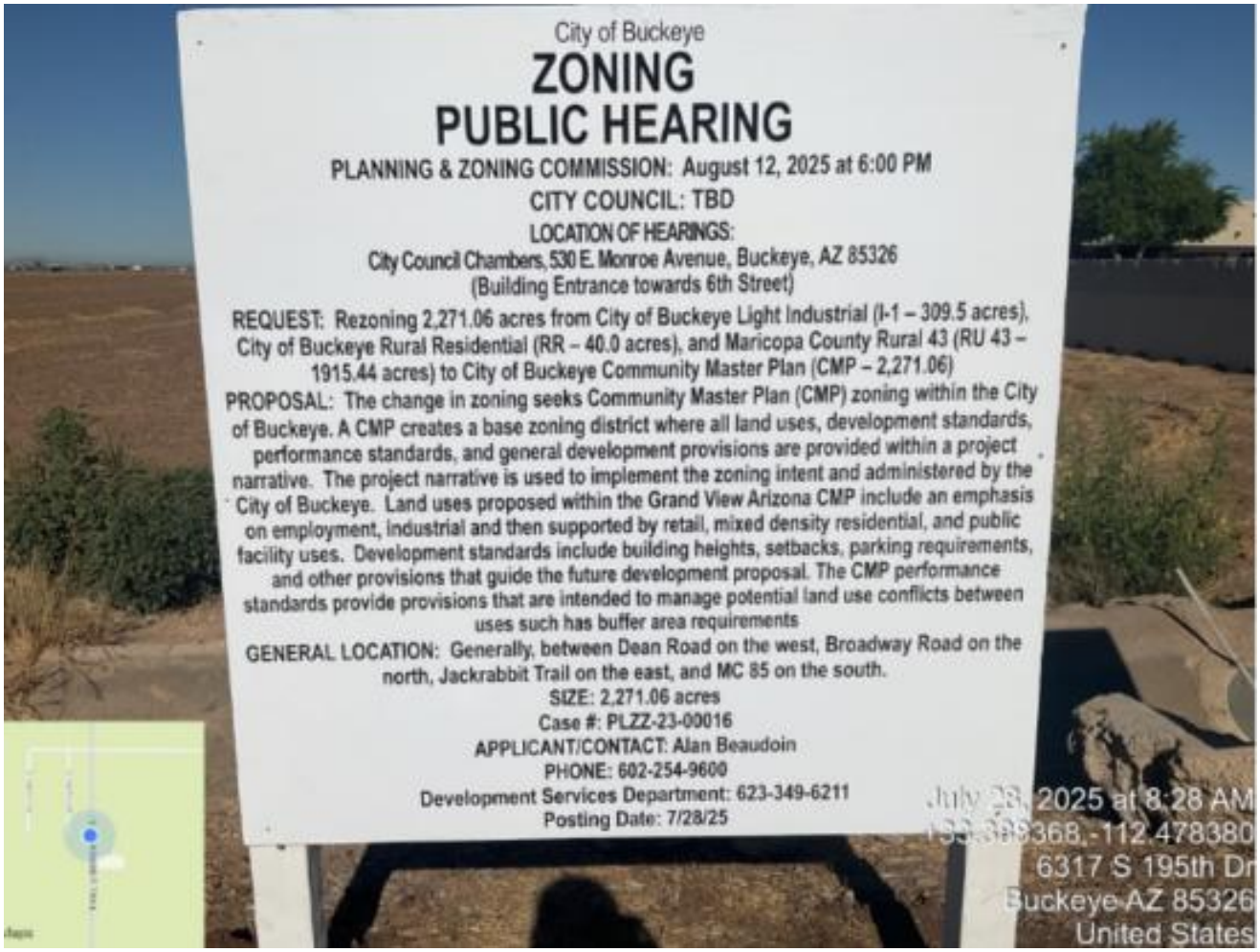
March 15, 2027

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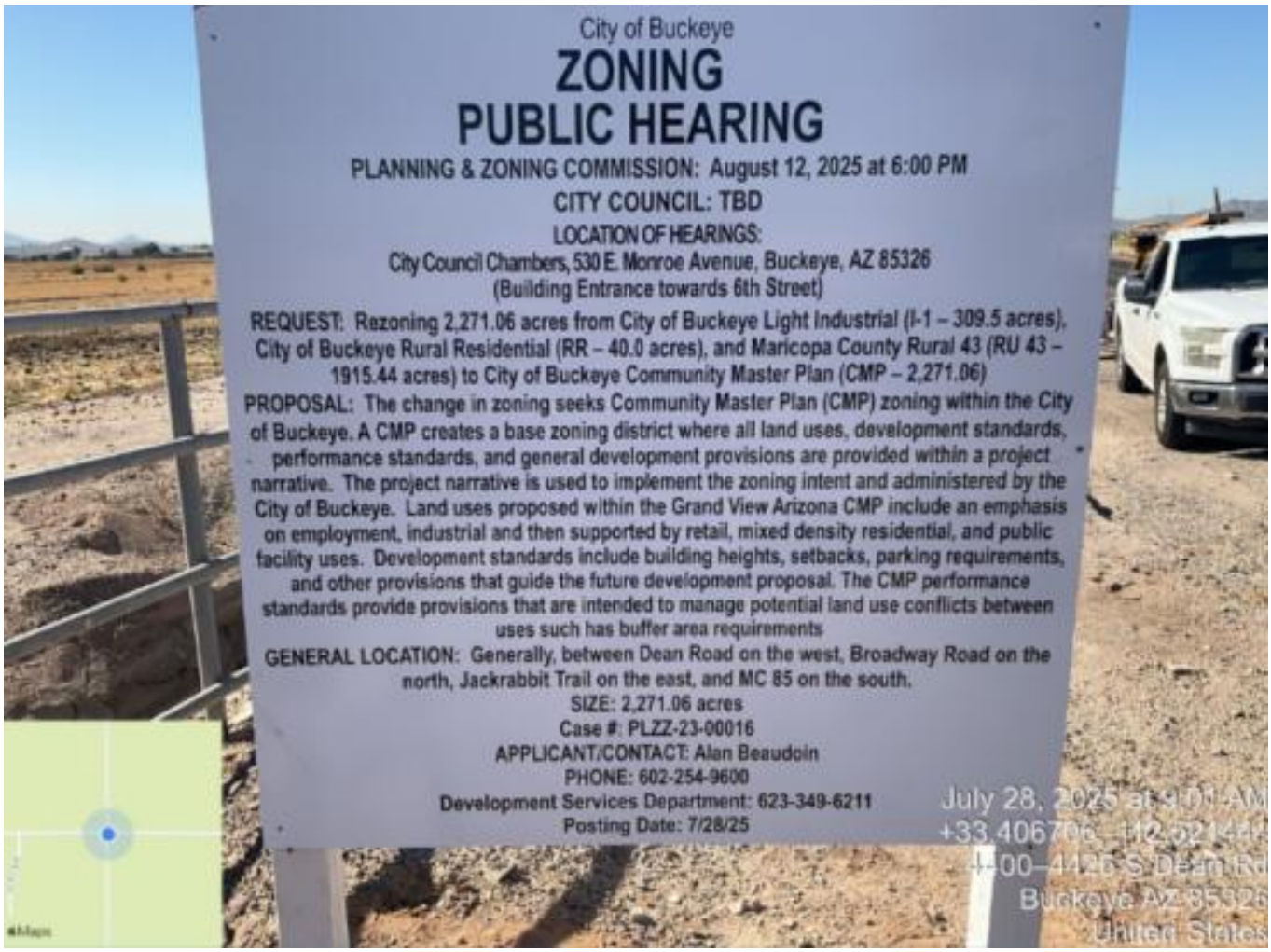
PUBLIC HEARING NOTIFICATION SIGN POSTING

City of Buckeye Public Hearing Notice Sign Posting – Grand View CMP

- The sign shall be a minimum of 3ft x 3ft in size.
- The sign shall be constructed of laminated coroplast, laminated plywood, or other suitable construction material.
- The sign shall have a white background with black lettering. The least expensive process is laminated direct printing.
- The minimum lettering size shall be 1/2 inch for lowercase and 1 inch for upper case.
- The words "Public Hearing" shall be a minimum of 2 inches in size. (Sign lettering should be formatted to match the example below).
- The content of the sign shall match the example below and include specific case details.
- The sign shall be securely fastened to wooden or metal stakes.
- The applicant is responsible for maintaining the integrity and accuracy of the sign.
- The height of the sign shall be at least 4 ft from finished grade to top of sign and shall not be obstructed from view.
- Ensure signs are posted on private property, not in the Right-of-Way, but visible from the Right-of Way.
- Signs should be parallel to the road as opposed to perpendicular.



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Sign Posting Map – Grand View CMP

2 Locations Required

1. SEC Dean Road & Broadway Road
2. Approximately 1,350-feet south of SWC of Jackrabbit Trail & Southern Ave

EXHIBIT 2 | PROJECT AREA



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SIGN POSTING AFFIDAVIT

AFFIDAVIT OF SIGN POSTING
City of Buckeye

Case No: PLZZ-23-00016 (rezoning)
Project Name:
Applicant Name: Norris Design
Location: SEC Dean Road & Broadway Road

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

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

Applicant's/Representative's signature: Meghan Wright

SUBSCRIBED AND SWORN before me on 07/28/25

Notary Public: Marybeth Conrad

My Commission Expires: 10-25-28

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PUBLIC HEARING NEWSPAPER PUBLICATION

COMMUNITY MASTER PLAN NEWSPAPER PUBLICATION LANGUAGE:

City of Buckeye

NOTICE IS HEREBY GIVEN that the City of Buckeye Planning and Zoning Commission will hold a public hearing on Tuesday, August 12, 2025, to be held at the City Council Chambers, located at 530 E Monroe Avenue at 6:00 p.m., for the purpose of hearing all persons for or against the following request:

Case No. PLZZ-23-00016 by Alan Beaudoin, Norris Design for a zoning map amendment of 2,271.06 acres from City of Buckeye Light Industrial (I-1 309.5 acres), City of Buckeye Rural Residential (RR 40.0 acres), and Maricopa County Rural 43 (RU 43 1921.56 acres) to Community Master Plan (2,271.06 acres) within the City of Buckeye. A CMP creates a base zoning district where all land uses, development standards, performance standards, and general development provisions are provided within a project narrative. The project narrative is used to implement the zoning intent and administered by the City of Buckeye. Land uses proposed within the Grand View Arizona CMP include an emphasis on employment, industrial and then supported by retail, mixed density residential, and public facility uses. Development standards include building heights, setbacks, parking requirements, and other provisions that guide the future development proposal. The CMP performance standards provide provisions that are intended to manage potential land use conflicts between uses such as buffer area requirements.

The property is generally located between Dean Road on the west, Broadway Road on the north, Jackrabbit Trail on the east, and MC 85 on the south. A portion of Sections 25, 29, 30, and 36, Township 1 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona.

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

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NEWPAPER POSTING AFFIDAVIT

LocaliQ
Arizona
GANNETT

PO Box 632099, Cincinnati, OH 45263-2099

AFFIDAVIT OF PUBLICATION

Norris Design
901 E Madison St
Phoenix AZ 85034

STATE OF WISCONSIN, COUNTY OF BROWN

The Arizona Republic, a newspaper published in the city of Phoenix and general circulation in the counties of Maricopa, Coconino, Pima and Pinal, State of Arizona, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

07/25/2025

and that the fees charged are legal.
Sworn to and subscribed before on 07/25/2025

Legal Clerk

Notary, State of WI, County of Brown

9.19.25

My commission expires

Publication Cost:	$1202.00	
Tax Amount:	$0.00	
Payment Cost:	$1202.00	
Order No:	11518655	# of Copies:
Customer No:	1546509	0
PO #:	LAZS0338529	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING - CITY OF BUCKEYE



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For additional information, please contact the Development Services Department at (623) 349-6211
July 25 2025
LAZS0338529

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 02/10/26	**AGENDA ITEM:** 4.A. Project H20 Rezone Modification of Stipulations - Modification of Stipulations - PLZM25-0107
DATE PREPARED: 02/05/26	**DISTRICT NO.:** Council District 2
STAFF LIAISON: Joseph Mueller, Senior Planner, jmueller@buckeyeaz.gov, (623) 204-5505	
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) Project H20 Rezone Modification of Stipulations - Modification of Stipulations (PLZM25-0107) - Conduct a public hearing and recommend approval to the Mayor and City Council to modify stipulations of Ordinance No. 18-23 of approximately 157 acres generally located about 450' west of the northwest corner of 283rd Avenue and Patterson Road, subject to conditions "a" through "l".

SUMMARY

PROJECT DESCRIPTION:
Christy McDonough, of Fortescue, on behalf of Phoenix Hydrogen Hub LLC is requesting approval of modifications to previously approved conditions of Ordinance No. 18-23 on approximately 157 acres generally located at the northwest corner of 283rd Avenue and Patterson Road, which restrict use of the property to only hydrogen gas production, to allow for general industrial uses so the site may develop with a data center campus.

BENEFITS:
The subject modification of stipulations will allow for significant investment in information technology and electrical infrastructure and may lead to additional employment opportunities within the City of Buckeye.

FUTURE ACTION:
Following Planning and Zoning Commission action the subject case will move forward to the Mayor and City Council for final approval. The next steps for the proposed data center campus are a Conditional Use Permit which will be presented at a future Planning and Zoning Commission date and an administrative site plan.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLZM-25-0107_-_Project_H20_Rezone_Modification_of_Stipulations_-_Staff_Report_-_PZ20260210.docx
Exhibit A - PLZM-25-0107- Project H20 Rezone Modification-Vicinity Map-PZ20260210.pdf
Exhibit B - PLZM-25-0107- Project H20 Rezone Modification-Zoning Map-PZ20260210.pdf
Exhibit C - PLZM-25-0107- Project H20 Rezone Modification-General Plan Land Use Map-PZ20260210.pdf
Exhibit D - PLZM-25-0107- Project H20 Rezone Modification-Narrative-PZ20260210.pdf
Exhibit E - PLZM-25-0107- Project H20 Rezone Modification-CP Report-PZ20260210.pdf

Modification of Stipulations

Report to the Planning and Zoning Commission

CASE NUMBER:	**PLZM-25-0107**
TITLE:	**Project H2O Rezone Modification of Stipulations**
MEETING DATE:	**February 10, 2026**

Applicant:	Christy McDonough, on behalf of Phoenix Hydrogen Hub LLC
Request:	Modify Ordinance 18-23 to remove requirement that site may only develop as a hydrogen gas production facility
Council District:	2
Location:	Approximately 4,700 feet west of the northwest corner of State Route 85 and Patterson Road
Site Size:	Approximately 158 acres
Public Input:	None received
Recommendation:	**Conduct a Public Hearing and recommend approval of Case PLZM-25-0107 (Project H2O Rezone Modification of Stipulations) to the Mayor and City Council, to modify conditions of Ordinance No. 18-23 to conditions (a) through (k) as modified below**

PROJECT DESCRIPTION:

1. Ms. Christy McDonough, on behalf of Phoenix Hydrogen Hub LLC is requesting approval to remove stipulation "a" and modify stipulations "b" and "d" of Ordinance No.18-23. When it was adopted, Ordinance No. 18-23 codified the rezoning of approximately 158 acres from Single-Family 43 (SF-43) to Heavy Industrial (I-2). The purpose of the rezoning was to allow a hydrogen gas production facility, along with ancillary components. The applicant is seeking these modifications to allow the property, which is now within the I-2 zoning district, to develop for expanded industrial uses and not be limited to hydrogen production.

AREA CONTEXT:

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	**Agriculture**	**Employment**	**Heavy Industrial (I-2)**
North	Agriculture	Rural	Single-Family Residential (SF-43)
South	Fallow Farmland	Employment	General Commerce (GC)
East	Agriculture	Rural	Single-Family Residential (SF-43)
West	Agriculture	Rural	Single-Family Residential (SF-43)

PUBLIC PARTICIPATION SUMMARY:

3. A neighborhood meeting, providing an opportunity for interested parties to learn more about the request, was held on December 11th, 2025, at 6:00 P.M. at Heritage Cafe, 409 Monroe Avenue. As required by Buckeye Development Code, written notices to property owners within 500 feet of the subject site were mailed on November 26, 2025, over fifteen (15) days prior to the date of the meeting. Present at the meeting were two representatives of the applicant and one City staff member. No members of the public attended the meeting

4. No members of the public contacted the applicant with concerns regarding this request. The Arizona Department of Transportation, which owns property to the east of the

subject site, acknowledging receiving the mailed notice. Staff has also not received any written or verbal feedback from the public pertaining to this request.

5. 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
West Valley View	January 21, 2026
Site Posted	January 20, 2026
Mailing Notice to Property Owners Within 500 Feet of Site	January 21, 2026

BACKGROUND:

6. *April 2010:* The subject property, along with additional properties comprising 920.83 acres in sum, was annexed into the City of Buckeye by Ordinance 04-10. The property was assigned initial City Single-Family Rural Residential (SF-43) zoning.
7. *April 2018/August 2018:* City Council approved the Imagine Buckeye General Plan 2040, designating the subject site as Rural on the future land use map. Voters ratified the approved General Plan in August that same year.
8. *May 2023:* City Council adopted Resolution 29-23 which amended the land use designation of the subject site from Rural to Employment. The site remains designated as Employment.
9. *May 2023:* City Council adopted Ordinance No. 18-23 to rezone the subject property from SF-43 to I-2, with conditions "a" through "k". At the time, the then-owner intended to develop a hydrogen production facility on the site, which was reflected in the conditions of approval attached to this Ordinance. The I-2 zoning with the hydrogen-focused conditions remains in place today.

ANALYSIS:

10. The General Plan Future Land Use Map designates the subject property as Employment. Employment is the appropriate land use designation for Heavy Industrial (I-2) zoning.
11. The proposed modification of stipulations removes the restriction that the property develops as a hydrogen production facility, allowing for any use that is permitted within

the Heavy Industrial (I-2) zoning district. The I-2 zoning would remain consistent with the General Plan.

12. The subject site is surrounded by a larger 920-acre parcel under like ownership as the subject property. The General Plan designates the 920 acres as Rural. The applicant has indicated that eventually this property will function in correlation with the subject site. At that time the greater 920-acre parcel will have to go through a Major General Plan Amendment to amend the future land use designation to Employment. Alternatively, the land use designation could be amended via the ten-year General Plan update anticipated in 2028. Beyond the land designated as rural the site is surrounded by employment on the north, east, and south, making industrial uses on the site consistent with the General Plan land use designations for the surrounding area.

13. The applicant team has an active site plan in review for an APS substation on the subject property. The applicant has indicated that the eventual development of the site is likely to include a data center campus, which is what the substation will primarily serve. As of writing this staff report there have not been any additional plan submittals for data centers on the site. A data center is allowed as a conditional use within the I-2 zoning district and would require Conditional Use Permit (CUP) approval by the Planning and Zoning Commission and administrative site plan approval. Expansion of the data center use, or any industrial use, beyond the subject 157 acres will require additional rezoning of the surrounding property in conjunction with or following the General Plan Amendment.

RECOMMENDATION:

14. Staff recommends the Planning and Zoning Commission hold a public hearing and recommend approval of the Project H20 Rezone Modification of Stipulations (Case PLZZ-25-0107), with recommended modified stipulations “a” through “l” for the following reasons:

    - The modification of stipulations will allow for diversified industrial development that can utilize available and planned electrical infrastructure on and near the site.
    - The proposal is consistent with the General Plan and will allow development of the site consistent with planned future land use patterns for the area.
    - There are no outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services).

a. Development of the property shall be in general conformance with the Project Narrative entitled "Project H2O Rezone Modification of Stipulations Request" project narrative consisting of seven pages, dated December 9, 2025, and stamped received December 10, 2025, except as modified by the following conditions.
b. Additional stipulations pertaining to development of the site will also be provided as part of the project's Site Plan review.
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. Prior to issuance of any permits for development, the developer shall submit, and the Buckeye Fire Department shall approve, an emergency response plan related to future operation of the site.
e. This project is subject to a Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. The SLID shall be established prior to the recordation of a plat or minor subdivision as determined in the SLID guidelines, and submitted with the plat/minor subdivision or before.
f. All trash shall be collected through a City of Buckeye licensed trash hauler, including construction debris. Trash enclosures shall be in accordance with City of Buckeye standards.
g. All stormwater plans must meet the requirements of the City of Buckeye's MS4 permit as issued by ADEQ (Permit Number AZG2016-002).
h. The Buckeye Fire Chief and City Engineer shall determine the number, location, and types of all fire hydrants.
i. All buildings shall be equipped with a fire protection system as required by City of Buckeye Ordinance 03-22.
j. Prior to delivery of any combustible materials to the site, fire protection systems shall be completely operational, with proper fire flow, and in accordance with the plans approved by the Buckeye Fire Chief and City Engineer.
k. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.
l. Adherence to the following Transportation and Traffic Stipulations:
    i. Prior to approval of a site plan or pre-plat, a Traffic Impact Statement is required to be submitted and approved. This should give both construction traffic daily and peak hour volumes along with after the site is developed.

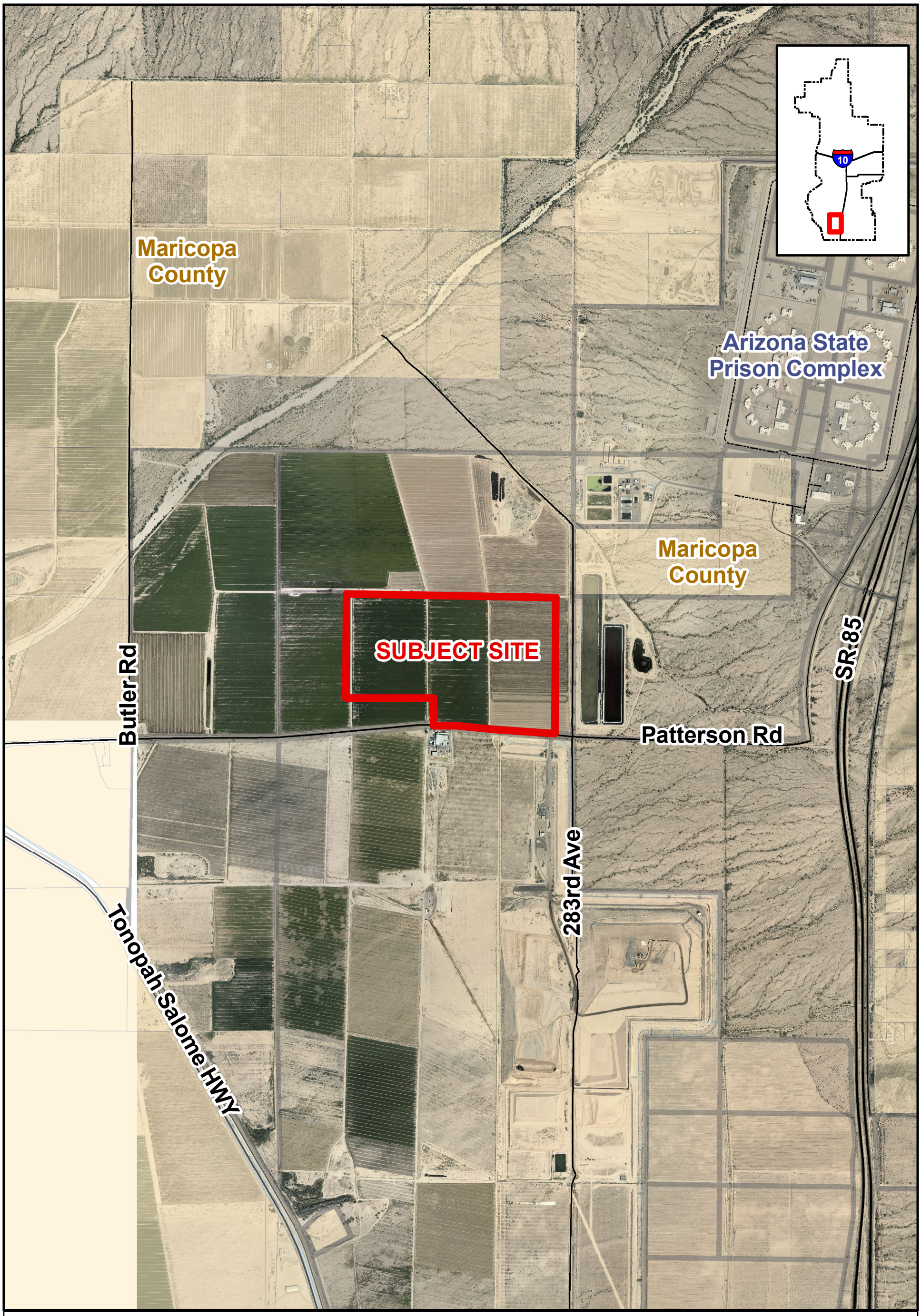
ii. Coordination with ADOT will be required. They may require analysis of intersections in a TIA.
iii. The access off 283rd Avenue may be full access in the interim but will be restricted to Right-in/Right out or a ¾ access in the future when 283rd Avenue is fully built out.
iv. Prior to the release of any civil permit, the Property Owner/Developer shall pay a pro rata share cost of up to nine (9) regional future traffic signals to be installed within this section of land. The pro rata share is based on a ratio of the project acreage to the developable acreage within the section. The sectional contribution is to be based on the following allocation of costs: (i) 25 percent share of four (4) possible signals at arterial street intersections; (ii) 50 percent share of four (4) possible signals at half-mile collector street intersections or project entries; and (iii) 100 percent share of one (1) possible signal internal to this project. The cost shall be based on an anticipated signal cost as determined by the City.
v. 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.

ATTACHMENTS:

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

Prepared By:
Joseph Mueller, Senior Planner

Reviewed By:
Ken Galica, Planning Manager



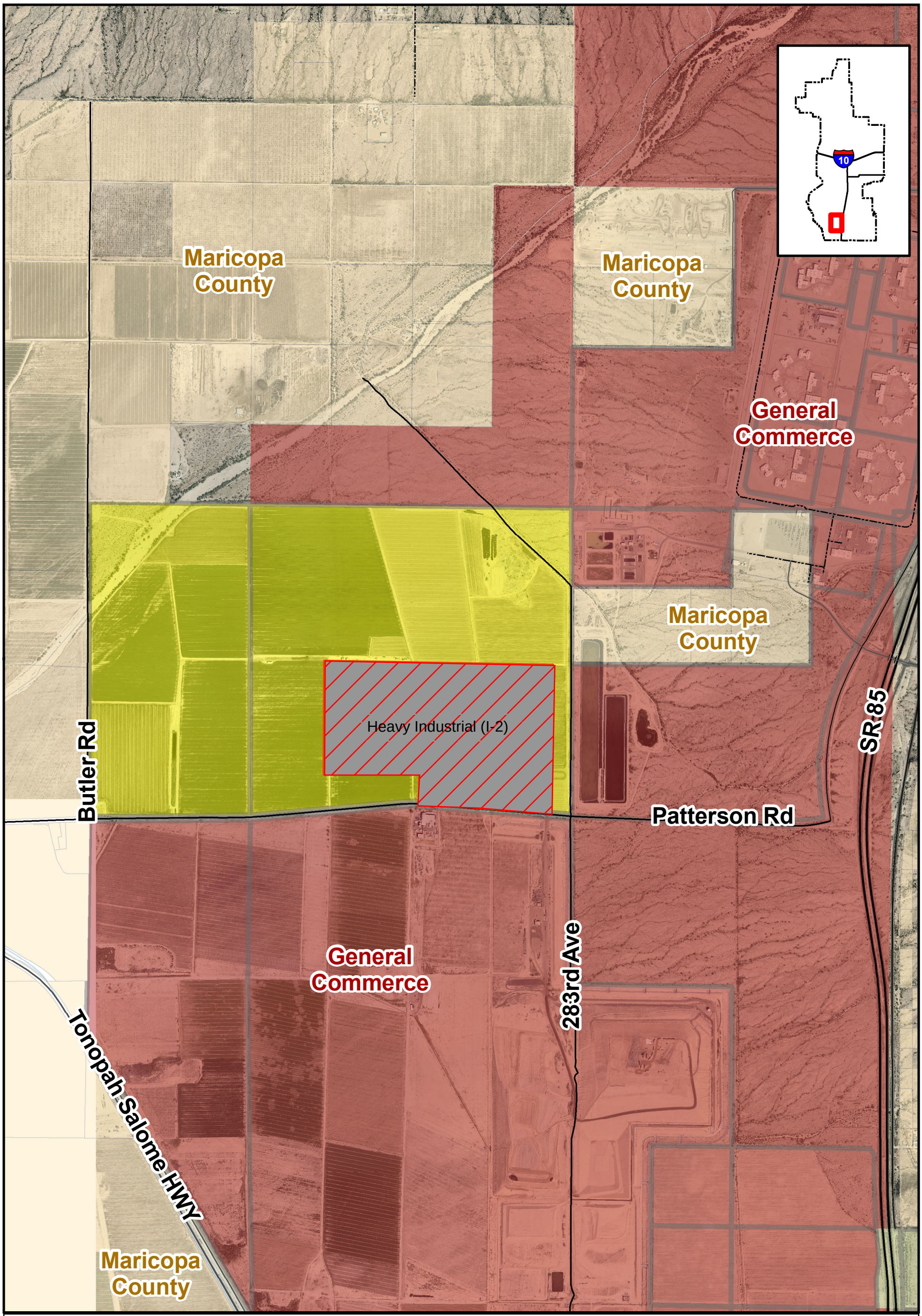
VICINITY MAP

BUCKEYE, AZ

PLZM-25-0107
Project H20 Rezone Modification of Stipulations

City Council District #2

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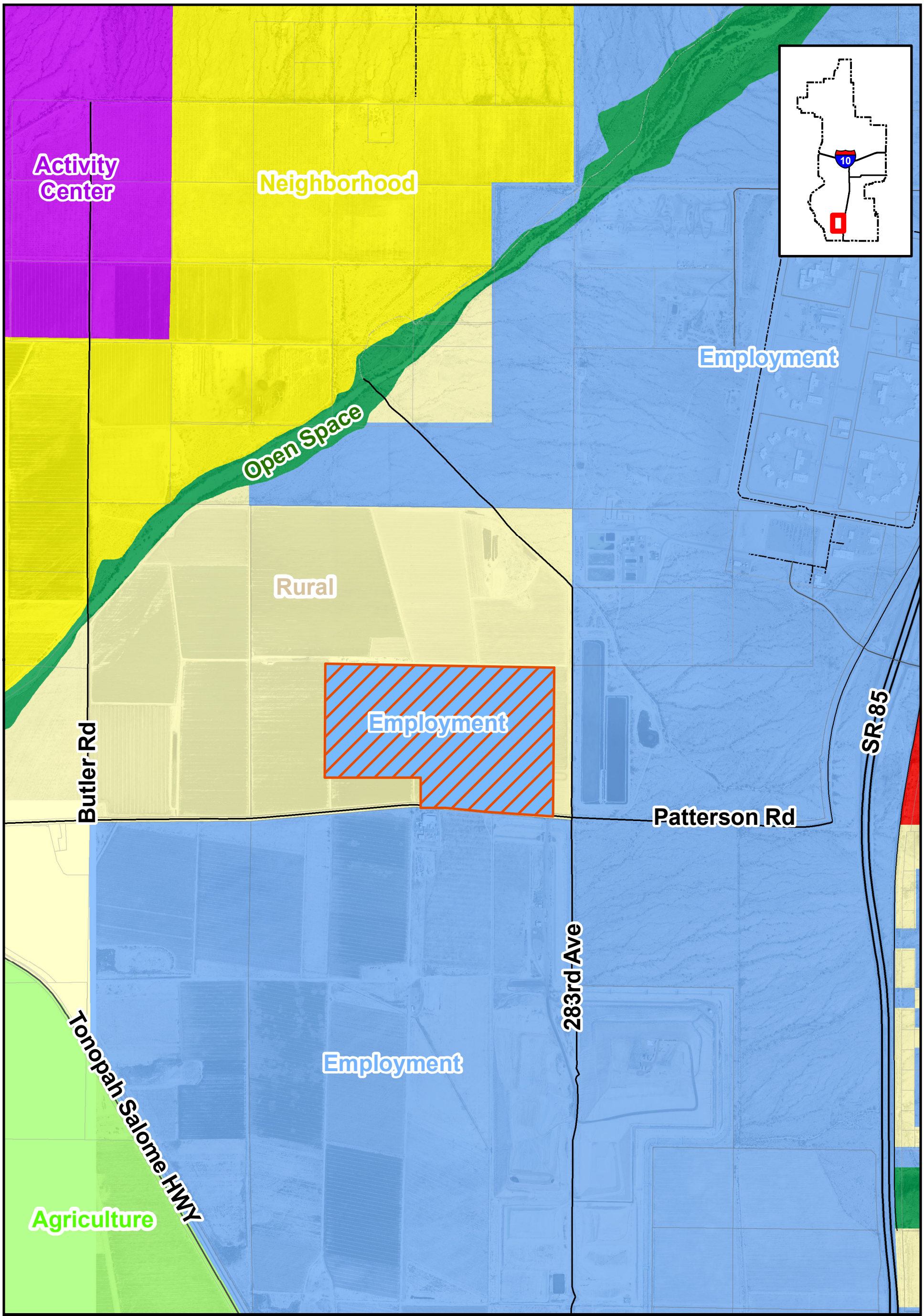
ZONING MAP

BUCKEYE, AZ

PLZM-25-0107
Project H20 Rezone Modification of Stipulations

City Council District #2

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EXISTING GENERAL PLAN LAND USE

BUCKEYE, AZ

PLZM-25-0107
Project H20 Rezone Modification of Stipulations

City Council District #2

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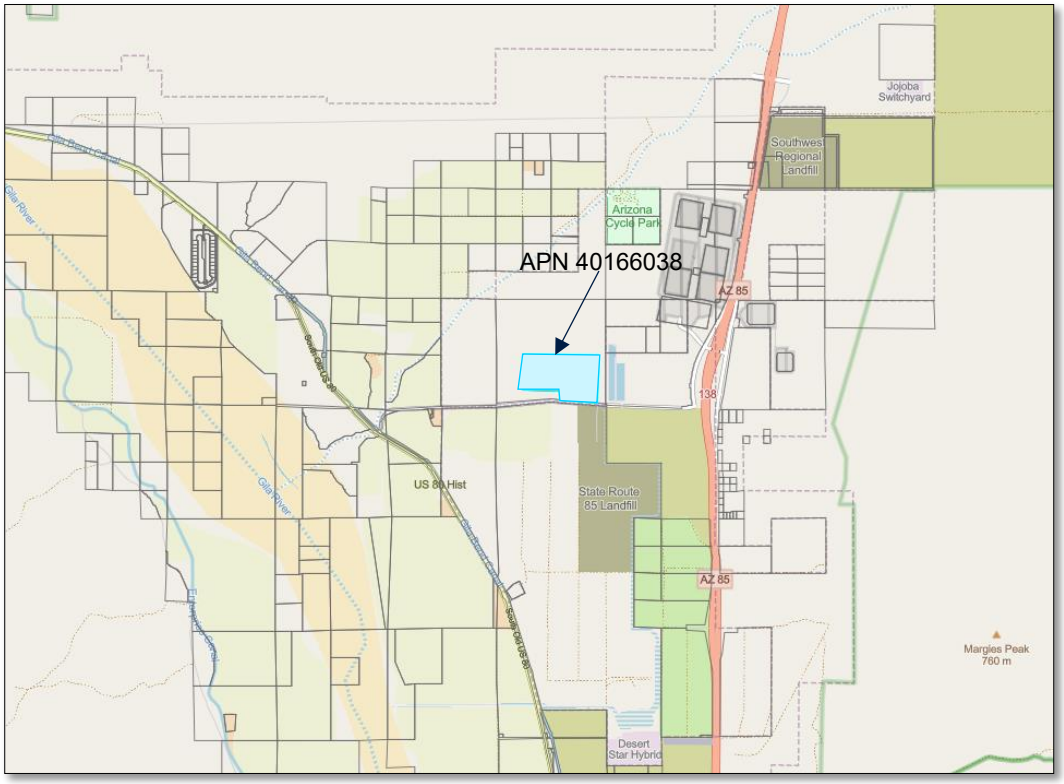
2R PLZZ-25-0107 RECEIVED DEC 10 2025 WD

City of Buckeye
Planning and Zoning Permit

Modification of Stipulations Request
PLZM-25-0107 Project H20 Rezone

Request to revise Ordinance No. 18-23 to remove a stipulation limiting development to a hydrogen production facility.

Fortescue
28702 W. Patterson Road
Buckeye, Arizona 85326



Joseph Mueller
Senior Planner
City of Buckeye
945 N. 215th Ave. Suite 137
Buckeye, AZ 85326

7 October 2025

Dear Joseph Mueller,

Ordinance No. 18-23 Modification of Stipulations Request

Fortescue (the Applicant) requests the City of Buckeye amend or modify Ordinance No. 18-23 conditions to remove the provisions outlined in Section 3 of the ordinance requiring that "all present and future owners of the Property shall develop the Property in accordance with the requirements of the 'Project H2O Hydrogen Hub Minor General Plan Amendment and Rezoning Applications' project narrative" and to also delete, and/or revise corresponding conditions (a), (b), and (d) attached to the ordinance as follows:

a. *Delete: ~~Development of the property shall be in general conformance with the Project Narrative entitled "Project H2O Hydrogen Hub Minor General Plan Amendment and Rezoning Application" project narrative consisting of 20 pages, dated February 28, 2023, and stamped received February 28, 2023, except as modified by the following conditions.~~*

b. *~~The site plan and other imagery provided within the rezoning narrative are strictly conceptual and may require modifications to achieve conformance with City requirements and policies in response to comments provided with review of a Site Plan application for the project.~~ Additional stipulations pertaining to development of the site will also be provided as part of the project's Site Plan review.*

d. *Prior to issuance of any permits for development, the developer shall submit, and the Buckeye Fire Department shall approve, any emergency response plan related to a future operation of the site ~~as a hydrogen production facility~~.*

Policy changes and market uncertainty have created headwinds for both clean and low-carbon hydrogen development. Striking the provisions outlined in Section 3 in Ordinance No. 18-23 will remove the "hydrogen only" development requirement of the subject parcel and allow other industrial development opportunities to occur at the project site as permitted in the Heavy Industrial (I-2) zone per City of Buckeye Development Code Chapter 7, Article 3.1 (City of Buckeye 2025).

Fortescue is currently assessing multiple development options for the property, including a potential data center and other industrial developments.

Background

The subject parcel is located approximately 13 miles south of the center of Buckeye and 1 mile west of State Route 85. The subject parcel is in the southeast corner of a larger 920-acre property. site consists of agricultural fields. Agricultural land surrounding the property

includes limited development which supports the agricultural use of the property, including a mobile home, water wells, farm equipment storage building, and an equipment storage area.

The subject 157-acre parcel, ID 40166038, was rezoned in 2023 from Rural Residential (SF-43) to I-2 zoning. A general plan amendment was completed concurrently to change the land use designation of the 157 acres from Rural to Employment (Resolution 29-23). The approving ordinance for the rezoning, Ordinance 18-23, included a restriction limiting development to only a proposed hydrogen production facility proposed by Nikola Corporation (a manufacturer of heavy-duty commercial battery electric vehicles, fuel-cell electric vehicles, and energy infrastructure solutions). The hydrogen facility, referred to as the Hydrogen Hub, was proposed with an ultimate buildout goal of producing up to 150-300 metric tonnes per day of clean liquid hydrogen. The proposal indicated that the Hydrogen Hub was necessary to expand the current network of hydrogen production, distribution, and dispensing planned for North America.

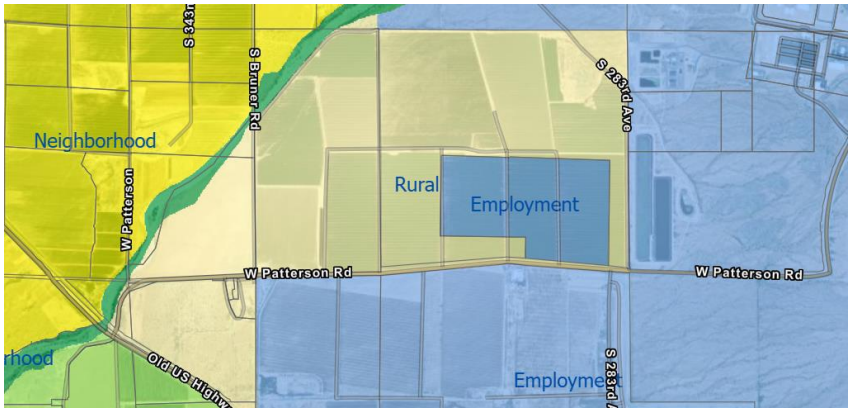
However, since the City of Buckeye passed Ordinance 18-23, the policy environment surrounding clean hydrogen has considerably shifted. The Trump administration's One Big Beautiful Bill Act, passed on July 4, 2025, imposes stricter eligibility requirements for clean energy tax credits and accelerates the phase-out of clean energy tax credits that previously supported hydrogen production from renewable sources (ACTNews 2025). In addition, the U.S. Department of Energy (DOE) is considering cutting funding to hydrogen hubs, which, coupled with the new administration's limited regulatory pressures on reducing emissions, further weakens domestic demand for low-emissions hydrogen (Hydrogen Insight 2025).

Since City provided utilities, such as water and wastewater, do not extend to the property, any future development will likely source water from onsite groundwater wells. Similarly, onsite wastewater treatment systems will be required for any wastewater streams, such as evaporation ponds and a septic system.

General Plan and Development Code Conformance

The General Plan is a strategic framework that guides the development and decision-making process. The Development Code (City of Buckeye 2025) is a regulatory document that outlines allowable uses, development standards, setbacks, zoning, design standards, and subdivision requirements, among other topics. A proposed development must be consistent with both documents. Following Resolution 29-23, the 157-acre site's General Plan land use designation is "Employment." Figure 1 (below) illustrates the current land use designation of the site and surrounding area.

Figure 1. General Plan Land Use Designations

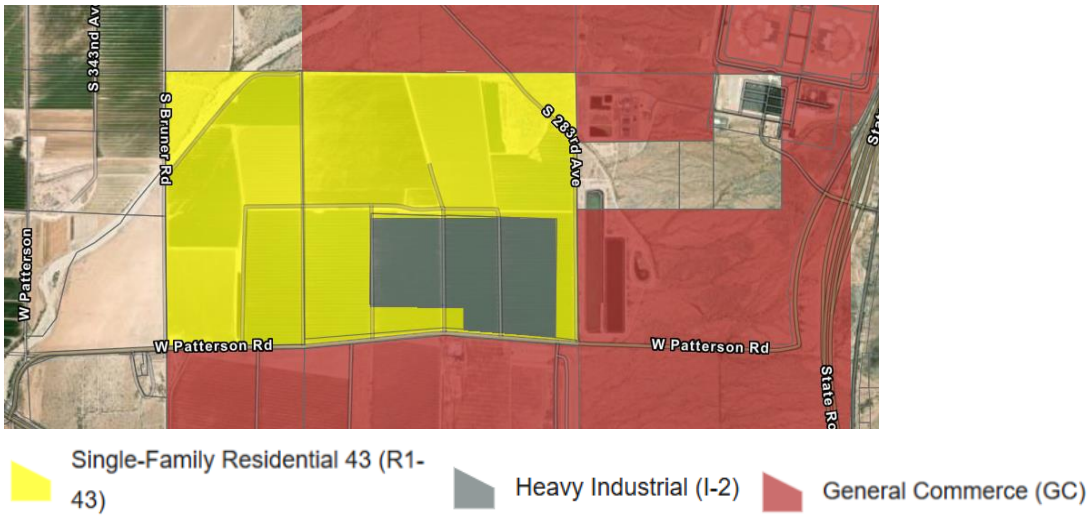


Per the City of Buckeye's General Plan, "Employment" is defined as follows (City of Buckeye 2022):

> *The Employment designation denotes areas of development that have a focus on employment opportunities that contribute to the overall local and regional economy. This may include industrial uses, such as warehouses and manufacturing facilities, as well as business parks. Industrial uses should be buffered and/or separated from existing or planned residential uses. Planned Area Developments (PAD) within a larger center to accommodate ancillary business services and eating and retail establishments may also be appropriate in this land use designation.*
>
> *Uses within the Employment designation should have vehicular access to major arterials. Underlying zoning districts consistent with this land use designation are: I-1, I-2, BP, and PO. Heavy Industrial (I-2) zoning without a PAD or CMP Overlay must be located at least ½ mile from a Neighborhood Land Use designation.*

Following the rezoning effort approved with Ordinance 18-23, the entire 157-acre parcel is currently I-2 zoning (see Figure 2). As such, the subject parcel's zoning is consistent with the Buckeye General Plan "Employment" land use designation.

Figure 2. Zoning



The City's I-2 zoning district is intended for heavy industrial development such as heavy manufacturing, storage, and distribution centers (City of Buckeye 2025). Allowing the site to accommodate not only hydrogen uses, but other heavier industrial uses align with the existing fabric of the surrounding area. The majority of the properties adjacent to the site are within an obsolete zoning district, General Commerce (GC), that was intended to accommodate general commercial, employment, and industrial land uses. Surrounding uses within this zoning district include the Lewis Arizona State Prison Complex and the Phoenix Municipal Landfill. Northeast of the site, across from SR-85, is the Southwest Regional Landfill. The site's location, adjacent to similar employment type uses and within close proximity to State Route 85 (approx. ½ mile) and the State of Arizona's Lewis Correctional Facility, makes the site a logical choice for appropriately scaled industrial development as it is unlikely to be a desirable location for residential use. The expanded employment use in the area does not encroach upon residential or neighborhood uses because a buffer of more

than a ½-mile will be provided to separate the 'Neighborhood' designated land uses farther to the northwest of the site.

The proposal to expand industrial development options at the site, beyond hydrogen-only use, is consistent with the following General Plan goals and policies (City of Buckeye 2022):

> ***Goal G-3:*** *Non-residential development is considerate of existing and future adjacent residential land uses.*
>
> > ***Policy G-3.6***
> >
> > *Business Commerce and Employment designated lands should provide appropriate buffers and or setbacks when adjacent to existing or future residential land uses.*
>
> ***Goal G-7:*** *Buckeye has a strong employment base providing a range of job opportunities with competitive salaries.*
>
> > ***Policy G-7.1***
> >
> > *The City of Buckeye should identify and protect areas suitable for large scale office park and industrial activities, such as distribution, logistics, manufacturing, and other employment type uses within the City's MPA.*
> >
> > ***Policy G-7.3***
> >
> > *The City of Buckeye will have an average of one-to-one jobs per household.*
> >
> > ***Policy G-7.4***
> >
> > *The City of Buckeye should protect existing industrial development from encroachment by incompatible development.*
> >
> > ***Policy G-7.5***
> >
> > *Employment uses should mitigate potential negative impacts of associated operations including negative impacts to the natural environment.*
>
> ***Goal G-9:*** *Buckeye has an expansive and diverse economy.*
>
> > ***Policy G-9.2***
> >
> > *The City of Buckeye should continue business attraction efforts that focus on the City's Targeted Economic Sectors.*
> >
> > ***Policy G-9.3***
> >
> > *The City of Buckeye should protect its primary industrial and commercial corridors (areas with access to highways and railroads) from conversion to nonemployment uses or encroachment by uses that would limit future uses on these sites.*
>
> ***Goal G-11:*** *Buckeye is an economic leader in Maricopa County.*
>
> > ***Policy G-11.2***
> >
> > *The City of Buckeye will maintain and build on its relationship and partnership with Greater Economic Council (GPEC) and Arizona Commerce Authority (ACA).*

These goals and policies indicate that the City of Buckeye is committed to fostering a diverse economy, a strong workforce, and an always-improving local economic environment. The City has therefore identified seven different Targeted Economic Sectors that are designed to accomplish these goals. Among these sectors is the 'Manufacturing, Logistics and

Distribution' sector. The Hydrogen Hub development previously proposed at this site was consistent with the City's target sectors. However, due to market factors (described above under Section I), the Hydrogen Hub is not currently a viable option for development at this site. As a result, with the current language in Section 3 of Ordinance No. 18-23, no alternative development at the site can occur, even if permitted in the I-2 zone per City of Buckeye Development Code Chapter 7, Article 3.1.

Conclusion

The City's "Employment" land use designation and I-2 zoning district are intended for heavier industrial development such as heavy manufacturing, storage, and distribution centers. Allowing the site to accommodate not only hydrogen uses, but other heavier industrial uses align with the existing fabric of the surrounding area and is consistent with the City's General Plan and Development Code. By amending the ordinance to remove the "hydrogen-only" conditions in Section 3, the City maximizes its ability to expand and diversify its economy by facilitating alternative industrial developments, as permitted in the I-2 zone. Therefore, the Applicant petitions the City of Buckeye to consider this request to modify Ordinance No. 18-23 conditions and remove the provisions outlined in Section 3 of the ordinance requiring that "all present and future owners of the Property shall develop the Property in accordance with the requirements of the 'Project H2O Hydrogen Hub Minor General Plan Amendment and Rezoning Applications' project narrative" and to also remove conditions (a) through (k) attached to the ordinance.

Yours sincerely

FORTESCUE

Christy McDonough
Approvals & Environment, North America

Enc.

Attachment 1	Signed Application Form
Attachment 2	Signed Planning Processes Fee Worksheet
Attachment 3	Citizen Participation Plan

Cc

Chris Henderson, Fortescue
Eric Hawkinson, Jacobs
Chris McHan, Jacobs

References

Advanced Clean Tech News (ACTNews). 2025. “Senate Approves ‘One Big Beautiful Bill’ with Clean Energy Rollbacks.” https://www.act-news.com/news/senate-approves-one-big-beautiful-bill-with-clean-energy-rollbacks/.

City of Buckeye. 2022. *2040 General Plan – Imagine Buckeye*. https://www.buckeyeaz.gov/home/showpublisheddocument/6300/637928096311900000.

City of Buckeye. 2025. Buckeye Development Code (Chapter 7). https://library.municode.com/az/buckeye/codes/code_of_ordinances?nodeId=CD_ORD_CH7DECO.

Hydrogen Insight. 2025. “Trump's One Big Beautiful Bill Act has given the US hydrogen industry certainty — but where will the green energy come from?” July 29. https://www.hydrogeninsight.com/policy/analysis-trumps-one-big-beautiful-bill-act-has-given-the-us-hydrogen-industry-certainty-but-where-will-the-green-energy-come-from-/2-1-1850597.

City of Buckeye
Community Participation Report

January 2026 – Update 2

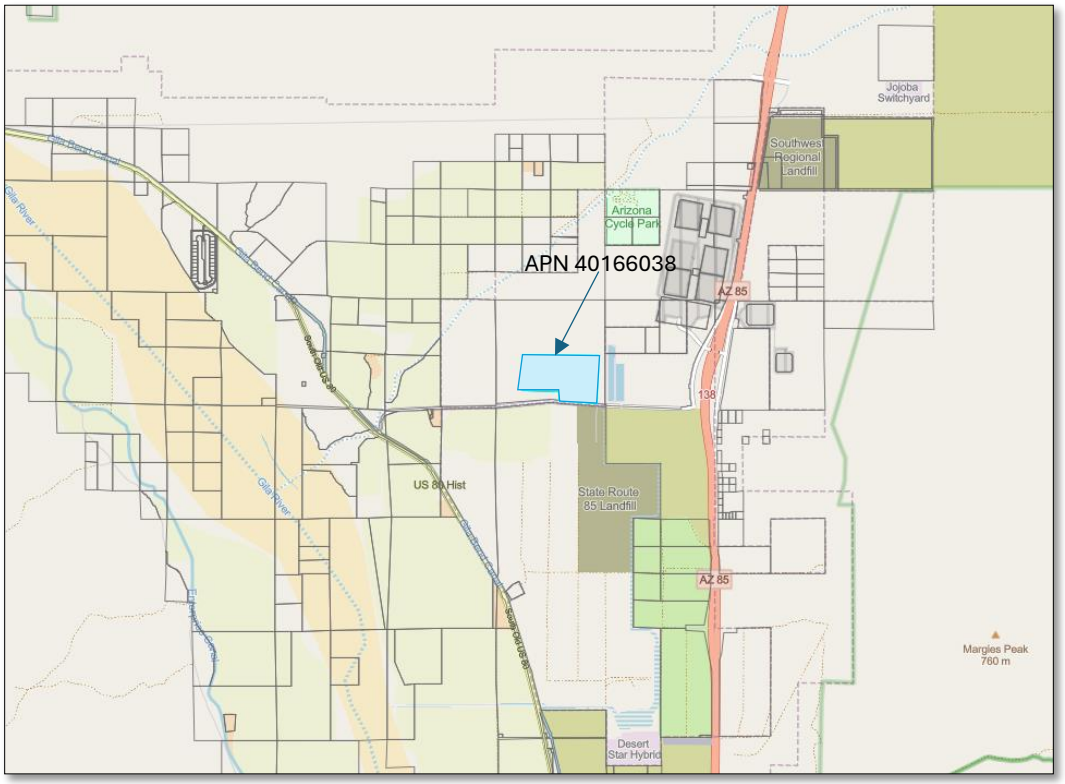
Stipulation Modification Request

PLZM-25-0107 Stip Mod for Project H20

Request to revise Ordinance No. 18-23 to remove a stipulation limiting development to a hydrogen production facility.

Fortescue

28702 W. Patterson Road
Buckeye, Arizona 85326



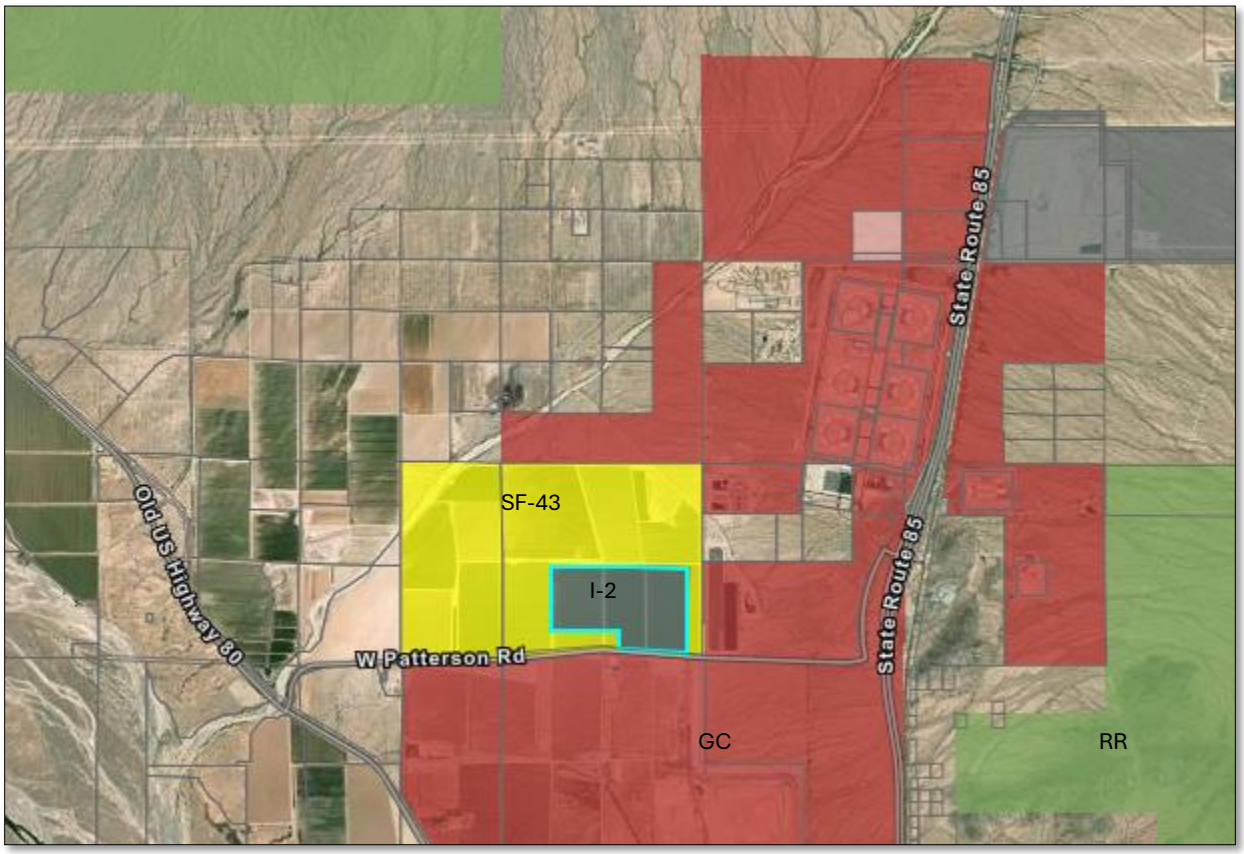
22 January 2026

1. Introduction

This Citizen Participation Report has been prepared by Fortescue (Applicant) in accordance with the Citizen Participation Plan developed in compliance with Section 8.2.3.H of the City of Buckeye (City) Development Code to document the results of public outreach completed in relation to the Stipulation Modification request (Application).

The purpose of the Application is to propose the removal of a stipulation included in Ordinance 18-23 which approved amending the zoning map from single-family rural residential 43 (SF-43) to Heavy Industrial (I-2). Ordinance 18-23 stipulated the property was to be developed as a hydrogen facility. This Application requests removal of the hydrogen restriction to allow for the development of any use consistent with the requirements of the I-2 zone and the Employment Designation to be permitted on this 157-acre parcel (APN 40166038).

Figure 1: APN 40166038 and Current Zoning



2. Affected Parties

Mailings required by the City were issued to owners of property located within 500 feet of APN 40166038. No homeowner associations or registered neighborhood organizations were identified within 500 feet.

The property owners within 500 feet include: Arizona State Department of Transportation, Arizona Department of Administration, City of Phoenix, and Phoenix Hydrogen Hub LLC (same as applicant).

3. Community Participation

Fortescue provided opportunities to learn about the proposal and participate in the application process through providing notices of applications, meetings, and hearings, hosting a neighborhood meeting, and participating in the Planning Commission and City Council public hearings related to the Application.

3.1. Notice of Application

A Notice of Application was mailed to the Affected Parties on November 14, 2025 (Attachment A).

3.2. Notice of Neighborhood Meeting

A Notice of Neighborhood Meeting was mailed to the Affected Parties on November 26, 2025 (Attachment B). The notice was also posted on the City's website.

3.3. Neighborhood Meeting

A Neighborhood Meeting was held on Thursday, December 11, 2025 from 6:00 pm to 7:00 pm at the Heritage Café located at 409 Monroe Avenue in the City of Buckeye.

The following information was available at the meeting: Sign in sheet, Project Narrative, and the Community Participation Plan.

Two representatives of the applicant attended the meeting to discuss the application and respond to any questions. Joseph Mueller, Senior Planner, attended on behalf of the City of Buckeye. No members of the public attended.

4. Upcoming Participation

4.1. Public Hearings

Signs was posted in two locations on the Property on January 20, 2026 with information on the time and place of the Planning and Zoning Commission and City Council hearings. Photos of the signs and the Affidavit of Posting are provided in Appendix D.

Figure 2: Sign Locations



4.2. Notification Letters

Notification letters will be issued to the Affected Parties and postmarked no later than January 21, 2026 with information on the date, time, and place of the Planning and Zoning Commission and the City Council hearings. Copies of the letter and the Affidavit of Mailing are provided in Appendix E.

4.3. Legal Notice

A legal advertisement was run in the January 21st edition of the West Valley View. A copy of the ad and the related affidavit is in Appendix F.

5. Community Responses

In response to the Notice of Application and the Notice of Neighborhood Meeting, the Arizona State Department of Transportation provided email correspondence acknowledging receipt of the notice and indicating the notice had been forwarded to the Southwest District Office (Appendix C). The address for the Public Hearing notices has been updated to the Southwest District Office.

No other communication has been received from the Affected Parties.

Attachment A

Notice of Application

Arizona State Department of Transportation
205 S 17th Avenue Ste 612E
Phoenix, AZ 85007-3212

14 November 2025

Notice of Application: PLZM-25-0107 STIPS MOD FOR PROJECT H20 REZONE (PLZZ-22-00027)

Dear Property Owner:

Fortescue has recently submitted a Stipulation Modification Application requesting the removal of a stipulation included in City of Buckeye Ordinance NO. 18-23.

Ordinance 18-23 approved amending the zoning map from single-family rural residential 43 (SF-43) to Heavy Industrial (I-2) with the stipulation that the property was to be developed as a hydrogen facility as outlined in the application narrative. Fortescue is requesting the removal of the hydrogen restriction to allow for the development of any use consistent with the requirements of the I-2 zone and the Employment Designation to be permitted on the 157-acre parcel (APN 40166038).

As a property owner of record within 500-feet of the Property, this notice is being sent to you to inform you of this application and to provide you with an opportunity to relay questions or comments regarding the application to us or to the City representative. Contact information is provided below.

We are available to contact throughout the application review process, please feel free to contact us at:

> Christy McDonough, Approvals and Environment, Fortescue
> Christy.McDonough@Fortescue.com; 302-438-4598

If you require additional information from the City of Buckeye Development Services Department, Planning & Zoning Division, please contact:

> Joseph Mueller, Senior Planner
> jmueller@buckeyeaz.gov; 623-204-5505

Yours sincerely

FORTESCUE

Christy McDonough

Arizona Department of Administration
15 S15th Avenue Ste 101
Phoenix, AZ 85007-3226

14 November 2025

Notice of Application: PLZM-25-0107 STIPS MOD FOR PROJECT H20 REZONE (PLZZ-22-00027)

Dear Property Owner:

Fortescue has recently submitted a Stipulation Modification Application requesting the removal of a stipulation included in City of Buckeye Ordinance NO. 18-23.

Ordinance 18-23 approved amending the zoning map from single-family rural residential 43 (SF-43) to Heavy Industrial (I-2) with the stipulation that the property was to be developed as a hydrogen facility as outlined in the application narrative. Fortescue is requesting the removal of the hydrogen restriction to allow for the development of any use consistent with the requirements of the I-2 zone and the Employment Designation to be permitted on the 157-acre parcel (APN 40166038).

As a property owner of record within 500-feet of the Property, this notice is being sent to you to inform you of this application and to provide you with an opportunity to relay questions or comments regarding the application to us or to the City representative. Contact information is provided below.

We are available to contact throughout the application review process, please feel free to contact us at:

> Christy McDonough, Approvals and Environment, Fortescue
> Christy.McDonough@Fortescue.com; 302-438-4598

If you require additional information from the City of Buckeye Development Services Department, Planning & Zoning Division, please contact:

> Joseph Mueller, Senior Planner
> jmueller@buckeyeaz.gov; 623-204-5505

Yours sincerely

FORTESCUE

Christy McDonough

City of Phoenix
251 Washington Street 8th
Phoenix, AZ 85003

14 November 2025

Notice of Application: PLZM-25-0107 STIPS MOD FOR PROJECT H20 REZONE (PLZZ-22-00027)

Dear Property Owner:

Fortescue has recently submitted a Stipulation Modification Application requesting the removal of a stipulation included in City of Buckeye Ordinance NO. 18-23.

Ordinance 18-23 approved amending the zoning map from single-family rural residential 43 (SF-43) to Heavy Industrial (I-2) with the stipulation that the property was to be developed as a hydrogen facility as outlined in the application narrative. Fortescue is requesting the removal of the hydrogen restriction to allow for the development of any use consistent with the requirements of the I-2 zone and the Employment Designation to be permitted on the 157-acre parcel (APN 40166038).

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> Christy.McDonough@Fortescue.com; 302-438-4598

If you require additional information from the City of Buckeye Development Services Department, Planning & Zoning Division, please contact:

> Joseph Mueller, Senior Planner
> jmueller@buckeyeaz.gov; 623-204-5505

Yours sincerely

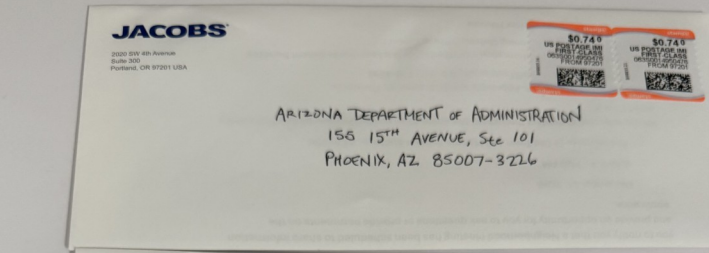
FORTESCUE

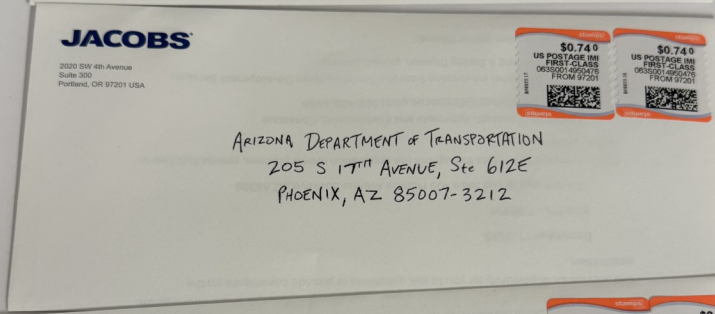


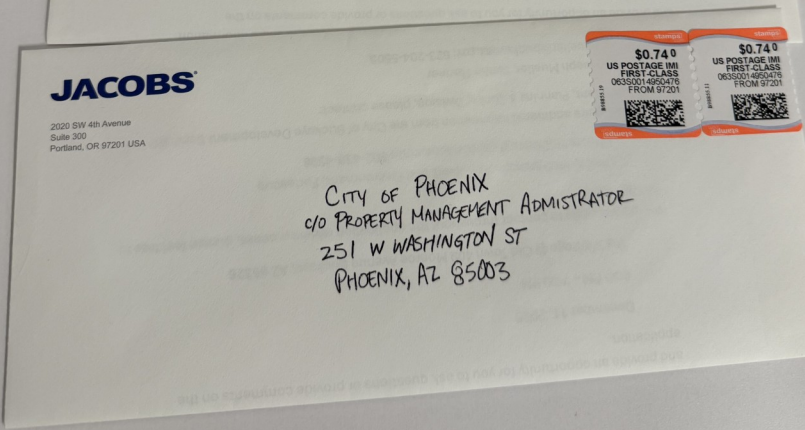
Christy McDonough

Attachment B

Notice of Neighborhood Meeting


JACOBS
2020 SW 4th Avenue
Suite 300
Portland, OR 97201 USA
$0.74 0
US POSTAGE IMI
FIRST-CLASS
063S0014950476
FROM 97201
ARIZONA DEPARTMENT OF ADMINISTRATION
155 15TH AVENUE, Ste 101
PHOENIX, AZ 85007-3226


JACOBS
2020 SW 4th Avenue
Suite 300
Portland, OR 97201 USA
$0.74 0
US POSTAGE IMI
FIRST-CLASS
063S0014950476
FROM 97201
ARIZONA DEPARTMENT OF TRANSPORTATION
205 S 17TH AVENUE, Ste 612E
PHOENIX, AZ 85007-3212


JACOBS
2020 SW 4th Avenue
Suite 300
Portland, OR 97201 USA
$0.74 0
US POSTAGE IMI
FIRST-CLASS
063S0014950476
FROM 97201
CITY OF PHOENIX
C/O PROPERTY MANAGEMENT ADMISTRATOR
251 W WASHINGTON ST
PHOENIX, AZ 85003

Dear Property Owner:

Fortescue has recently submitted a Stipulation Modification Application requesting the removal of a stipulation included in City of Buckeye Ordinance NO. 18-23.

Ordinance 18-23 approved amending the zoning map from single-family rural residential 43 (SF-43) to Heavy Industrial (I-2) with the stipulation that the property was to be developed as a hydrogen facility as outlined in the application narrative. Fortescue is requesting the removal of the hydrogen restriction to allow for the development of any use consistent with the requirements of the I-2 zone and the Employment Designation to be permitted on the 157-acre parcel (APN 40166038).

As a property owner of record within 500-feet of the Property, this notice is being sent to you to notify you that a Neighborhood Meeting has been scheduled to share information and provide an opportunity for you to ask questions or provide comments on the application.

December 11, 2025

6:00 PM – 7:00 PM

The Heritage @ Old Town 409 Monroe Avenue Buckeye, AZ 85326

We are available to contact throughout the application review process, please feel free to contact us at:

Christy McDonough, Approvals and Environment, Fortescue
Christy.McDonough@Fortescue.com; 302-438-4598

If you require additional information from the City of Buckeye Development Services Department, Planning & Zoning Division, please contact:

Joseph Mueller, Senior Planner
jmueller@buckeyeaz.gov; 623-204-5505

Business » Development Services »

Planning & Zoning

Font Size: Share & Bookmark Feedback Print

The main purpose of the Planning & Zoning Division is to manage all development proposals made to the city to assure that they are consistent with the community's vision and policies as identified in the city's General Plan and the city's adopted regulations as identified in the city's Development Code. Planning staff collaborates with other departments to ensure that each proposal meets all applicable regulations and facilitates the comprehensive process from preliminary and technical meetings through to administrative, Planning and Zoning Commission and City Council.

Planning staff also provides front counter customer service on planning and zoning information, zoning plan review on building and landscape permits as well as planning representation on a variety of special projects such as the Land Use Policy projects, Capital Improvement Projects, Economic Development projects, Development Code updates, CDBG management and transit planning.

Upcoming Neighborhood Meetings

Stipulation Modification (Removal of Stipulation)
Location: West of State Route 85

Public Meeting Location:
The Heritage (Downtown Buckeye)
409 Monroe Ave., Buckeye AZ 85326
Thursday, December 11, 2025; 6 p.m.

Attachment C

Community Responses

Christy McDonough

From: Peggy Fehlman <pfehlman@azdot.gov>
Sent: Tuesday, December 2, 2025 1:24 PM
To: Christy McDonough; jmueller@buckeyeaz.gov
Cc: redletter@azdot.gov; Southwest District Permits - ADOT
Subject: RE: PLZM-25-0107 STIPS MOD FOR PROJECT H20 401-66-038 28400 W PATTERSON RD BUCKEYE 85326
Attachments: PLZM-25-0107.pdf

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

RE: PLZM-25-0107

STIPS MOD FOR PROJECT H20

APN: 401-66-038

28400 W PATTERSON RD BUCKEYE 85326

We appreciate receiving your attached notice. I am forwarding your email to ADOT's **Southwest** District which handles the area your project is in. I am providing a link to ADOT's Statewide District Contacts for future reference. ADOT Statewide District Contacts

Southwest District:
See Permit Encroachment Process Link - https://azdot.gov/business/permits/encroachment-permits.
Southwest District contact list - LINK
Permit Office Contact - Southwestpermit@azdot.gov

Please let me know if you have any questions.

Kind Regards,

Peggy Fehlman
Program Administrator
Central District

2140 W. Hilton Avenue
Phoenix, AZ 85009
602.712.6622 | azdot.gov

Christy McDonough

From: Tanner Lunsford <tlunsford@azdot.gov>
Sent: Tuesday, December 16, 2025 6:57 AM
To: Southwest District Permits - ADOT; Christy McDonough; jmueller@buckeyeaz.gov
Cc: Redletter - ADOT
Subject: Fwd: City of Buckeye
Attachments: City of Buckeye.pdf

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

18-23
FORTESCUE
40166038
28400 W PATTERSON RD

We appreciate receiving your notice. I am forwarding your email to ADOT's **Southwest** District which handles the area your project is in. I am providing a link to ADOT's Statewide District Contacts for future reference. ADOT Statewide District Contacts

Southwest District:
See Permit Encroachment Process Link - https://azdot.gov/business/permits/encroachment-permits.
Southwest District contact list - LINK
Permit Office Contact - Southwestpermit@azdot.gov

Please let me know if you have any questions.

Thank you

--

Tanner Lunsford
Transportation Engineering Specialist
CENTRAL DISTRICT

2140 W Hilton Ave.
Phoenix, AZ 85009
480.267.1715 | azdot.gov

Attachment D

Sign Posting

AFFIDAVIT OF SIGN POSTING
City of Buckeye

Case No: PLZM-25-0107
Project Name:
Applicant Name: Jacobs Federal & Environmental (F&E)
Location: 28702 W. Patterson

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

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

Applicant's/Representative's signature: _____

SUBSCRIBED AND SWORN before me on 01/20/26

Notary Public:

Marybeth Conrad

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

My Commission Expires:

10-25-28


City of Buckeye
PUBLIC HEARING
PLANNING & ZONING COMMISSION: February 10, 2026 at 6:00 PM
CITY COUNCIL: March 3, 2026 at 6:00 PM
LOCATION OF HEARINGS:
530 E. Monroe Avenue, Buckeye, AZ 85326
REQUEST: Stipulation Modification
PROPOSAL: Modify Ordinance No. 18-23 conditions to remove the provisions outlined in Section 3 of the Ordinance requiring hydrogen only development.
GENERAL LOCATION: 28702 W. Patterson or northwest corner of State Route 85 and Patterson Road
SIZE: +/- 160 acres
Case #: PLZM-25-0107
APPLICANT/CONTACT: Fortescue/Christy McDonough
PHONE: 302-438-4598
Development Services Department:
Phone: 623-349-6211
Posting Date: 01/20/25
Maps
January 20, 2026 at 11:58 AM
+33.189723,-112.672453
28720–28870 W Patterson Rd
Buckeye AZ 85326


City of Buckeye
PUBLIC HEARING
PLANNING & ZONING COMMISSION: February 10, 2026 at 6:00 PM
CITY COUNCIL: March 3, 2026 at 6:00 PM
LOCATION OF HEARINGS:
530 E. Monroe Avenue, Buckeye, AZ 85326
REQUEST: Stipulation Modification
PROPOSAL: Modify Ordinance No. 18-23 conditions to remove the provisions outlined in Section 3 of the Ordinance requiring hydrogen only development.
GENERAL LOCATION: 28702 W. Patterson or northwest corner of State Route 85 and Patterson Road
SIZE: +/- 160 acres
Case #: PLZM-25-0107
APPLICANT/CONTACT: Fortescue/Christy McDonough
PHONE: 302-438-4598
Development Services Department:
Phone: 623-349-6211
Posting Date: 01/20/26
January 20, 2026 at 11:51 AM
+33.189452,-112.667927
W Patterson Rd
Buckeye AZ 85326

Attachment E

Notice of Public Hearing and Affidavit of Mailing

Affidavit of Mailing Notice

Case Number:	**PLZM-25-0107**
Project Name:	Project H20 Rezone
Applicant Name:	Fortescue
Location:	28400 W Patterson Road, Buckeye, Arizona

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 through 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: MFTRayley

SUBSCRIBED AND SWORN before me this 21st day of January, 2026, by:

Audrey M Richards

Notary Public

My Commission Expires: 19th of January 2029

AUDREY M RICHARDS
NOTARY PUBLIC
STATE OF WASHINGTON
License Number 21015562
My Commission Expires May 19, 2029

21 January 2025

Notice of Public Hearing – Amended Dates

Dear Property Owner:

As a property owner of record within 500-feet of the Property, this notice is being sent to you to inform you of upcoming Public Hearing(s).

The City of Buckeye Planning and Zoning Commission will hold a public hearing on Tuesday, February 10, 2026 at the City Council Chambers, located at 530 E Monroe Avenue at 6:00 p.m., for the purpose of hearing all persons for or against the following request:

Case No. PLZM-25-0107: Request by Fortescue for the approval of a Stipulation Modification to remove a development restriction on Parcel 401-66-038 and allow any use consistent with the heavy industrial (I2) zoning designation. The parcel is located at 28400 W Patterson Road.

If approved at the Planning and Zoning Commission hearing, a subsequent hearing will be held with the City Council on Tuesday, March 3, 2026 at the City Council Chambers, located at 530 E Monroe Avenue at 6:00 p.m. for the purpose of hearing all persons for or against the request.

For any queries on the proposal, please feel free to contact us at:

Christy McDonough, Approvals and Environment, Fortescue

Christy.McDonough@Fortescue.com; 302-438-4598

If you require additional information from the City of Buckeye Development Services Department, Planning & Zoning Division, please contact:

Joseph Mueller, Senior Planner

jmueller@buckeyeaz.gov; 623-204-5505

Yours sincerely

FORTESCUE

UNITED STATES POSTAL SERVICE.

BELLEVUE
12224 NE BEL RED RD
BELLEVUE, WA 98005-9597
www.usps.com

01/20/2026 01:52 PM

TRACKING NUMBERS

9589 0710 5270 3456 6831 76
9589 0710 5270 3456 6831 69
9589 0710 5270 3456 6900 13

TRACK STATUS OF ITEMS WITH THIS CODE
(UP TO 25 ITEMS)

TRACK STATUS BY TEXT MESSAGE
Send tracking number to 28777 (2USPS)
Standard message and data rates may apply

TRACK STATUS ONLINE
Visit https://www.usps.com/tracking
Text and e-mail alerts available

PURCHASE DETAILS

Product	Qty	Unit Price	Price

Attachment F

Legal Ad and Affidavit of Publication

AFFIDAVIT OF PUBLICATION

West Valley View
250 N. Litchfield Road, #100
(480) 898-7926

I, SS, of lawful age, being duly sworn upon oath, deposes and says that I am the Publisher of West Valley View, a publication that is a "legal newspaper" as that phrase is defined for the city of Goodyear, for the County of Maricopa, in the state of Arizona, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

PUBLICATION DATES:
Jan. 21, 2026

Notice ID: y6ilAiEKl6tYUE9wG7NV
Notice Name: Parcel 401-66-038

PUBLICATION FEE: $95.21

VERIFICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

Signed or attested before me on this

21 day of January, A.D. 2026

Kaila Yeaman
Notary Public

My Commission Expires: December 21, 2029

KAILA YEAMAN
Notary Public, State of Arizona
Maricopa County
Commission # 690733
My Commission Expires
December 21, 2029

NOTICE IS HEREBY GIVEN that 1) City of Buckeye Planning and Zoning Commission will hold a public hearing on Tuesday, February 10, 2026 and 2) City of Buckeye City Council will hold a public hearing on Tuesday March 3, 2026. Both hearings will be held at the City Council Chambers, located at 530 E Monroe Avenue at 6:00 p.m., for the purpose of hearing all persons for or against the following request: Case No. PLZM-25-0107: Request by Fortescue for the approval of a Stipulation Modification to remove a development restriction on Parcel 401-66-038 and allow any use consistent with the heavy industrial (I2) zoning designation. The parcel is located at 28400 W Patterson Road, situated within the south half of Section 4, Township 3 South, Range 4 West, Gila and Salt River Meridian, City of Buckeye, Arizona. For additional information, please contact the Development Services Department at 623-349-6211.
Published in the West Valley View, Jan 21, 2026

Thursday, January 29, 2026, at 11:00 a.m. (local time). All questions must be submitted in writing no later than Monday, February 2, 2026, by 5:00 p.m. (local time).

Sealed bids must be received by Friday, February 13, 2026, at 2:00 p.m. (local time) and should be directed to **Matt McCracken and hand delivered to Colliers Engineering & Design, 4742 N. 24th St., Ste. 270, Phoenix, AZ 85016.** No bid will be accepted after the specified date and time. All bids must be accompanied by a certified check, cashier's check or surety bond for ten percent of the amount of the bid included in the proposal as a guarantee that the contractor will enter into a contract to perform the proposal in accordance with the plans and specifications. The right is reserved to reject any or all proposals or to withhold the award for any reason the agent determines.

The plans and IFB packet can be obtained from the Colliers Engineering & Design, ShareFile website. Contact Matt McCracken at matt.mccracken@collierseng.com or 602-730-3881 for registration and instructions.
Published in the West Valley View, Jan 21, 28, 2026

PUBLIC NOTICES

PUBLIC NOTICE
BUCKEYE COMMUNITY FACILITEIS DISTRICT
INVITATION FOR BID (IFB)
WESTPARK OFFSITE 24" DUAL MAIN WATERLINE IMPROVEMENTS

Colliers Engineering & Design, on behalf of GDC WP 2.2 LLC, an Arizona Limited Liability Company (Developer), is seeking bids from qualified contractors for installation of the Westpark 24" Dual Main Waterline Improvements in Buckeye, AZ. The scope of work consists of installation of approximately 7,000LF of 24" DIP, 1,000LF of 16" DIP, 100LF of 12" DIP water mains and all appurtenances to expand the City of Buckeye's current service area. All qualified and interested contractors are invited to submit bids in accordance with the requirements detailed in the IFB.

The successful contractor will not have recourse, directly or indirectly, to the City of Buckeye or Buckeye Community Facilities District. The contract with the awarded bidder will be with GDC WP 2.2 LLC. and not the City of Buckeye or Buckeye Community Facilities District No. 1.

A Mandatory Pre-Bid Meeting is scheduled for Thursday, January 29, 2026, at 11:00 a.m. (local time). All questions must be submitted in writing no later than Monday, February 2, 2026, by 5:00 p.m. (local time).

Sealed bids must be received by Friday, February 13, 2026, at 2:00 p.m. (local time) and should be directed to **Matt McCracken and hand delivered to Colliers Engineering & Design, 4742 N. 24th St., Ste. 270, Phoenix, AZ 85016.** No bid will be accepted after the specified date and time. All bids must be accompanied by a certified check, cashier's check or surety bond for ten percent of the amount of the bid included in the proposal as a guarantee that the contractor will enter into a contract to perform the proposal in accordance with the plans and specifications. The right is reserved to reject any or all proposals or to withhold the award for any reason the agent determines.

The plans and IFB packet can be obtained from the Colliers Engineering & Design, ShareFile website. Contact Matt McCracken at matt.mccracken@collierseng.com or 602-730-3881 for registration and instructions.
Published in the West Valley View, Jan 21, 28, 2026

PUBLIC NOTICES

STATE OF WISCONSIN
CIRCUIT COURT
WALWORTH COUNTY

Nicole Hajewski ,
W7473 Pleasant Street
Delavan, WI 53115
–and–
Timothy Hajewski ,
W7473 Pleasant Street
Delavan, WI 53115
Plaintiffs,
v.
Christene Linkous,
2038 West State Avenue
Phoenix, AZ 85021
Defendant.
Case No.: 2025–CV–000947
Case Codes: 30106

PUBLICATION SUMMONS

THE STATE OF WISCONSIN , To each person named above as a Defendant: You are hereby notified that the Plaintiffs in the above–captioned action have filed a lawsuit or other legal action against you. The Complaint, which is attached, states the nature and basis of the legal action. Within ***40 days*** after January 21, 2026, you must respond with a written demand for a copy of the Complaint.
The demand must be sent or delivered to the Court and Plaintiffs' counsel, whose respective addresses are set forth below:

WALWORTH COUNTY CIRCUIT COURT
1800 County Trunk NN
Elkhorn, Wisconsin 53121

BARTON C ERJAK S.C.
Sofia R. Nikolic, Esq.
313 North Plankinton Avenue, Suite 207 Milwaukee, Wisconsin 53203
You may have an attorney help you or represent you. If you do not demand a copy of the Complaint within ***40 days*** , the Court may grant judgment against you for the award of money or other legal action requested in the Complaint, and you may lose your right to object to anything that is or may be incorrect in the Complaint.
A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate you own now or in the future, and may also be enforced by garnishment or seizure of property.

Dated this 9th day of January, 2026.

Barton Cerjak S.C.
/s/ Electronically signed by Sofia R. Nikolic
Michael J. Cerjak (SBN: 1056777
Email: *mjc@bartoncerjak.com*
Sofia R. Nikolic (SBN: 1126503)
Email: *srn@bartoncerjak.com*
313 North Plankinton Ave., Ste. 207
Milwaukee, WI 53203
T: (414) 877 – 0690
F: (414) 877 – 3039
Attorneys for Plaintiffs, Nicole & Timothy Hajewski
Published in the West Valley View, Jan 21, 28, Feb 4, 2026

PUBLIC NOTICES

STATE OF WISCONSIN
CIRCUIT COURT
WALWORTH COUNTY
Case 2025CV000947

NICOLE HAJEWSKI, W7473 Pleasant Street Delavan, WI 53115
-and-
TIMOTHY HAJEWSKI,
W7473 Pleasant Street
Delavan, WI 53115
Plaintiffs,
V.
CHRISTENE LINKOUS,
2038 West State Avenue Phoenix, AZ 85021
Defendant.

SUMMONS

THE STATE OF WISCONSIN, to each person or entity named above as a Defendant:
You are hereby notified that the Plaintiffs in the above-captioned action have filed a lawsuit or other legal action against you. The Complaint, which is attached, states the nature and basis of the legal action. Within 45 days of receiving this Summons, you must respond with a written answer, as that term is used in Chapter 802 of the Wisconsin Statutes, to the Complaint. The Court may reject or disregard an answer that does not follow the requirements of the statutes.
Your answer must be sent or delivered to the Court and Plaintiffs' counsel, whose respective addresses are set forth below:
WALWORTH COUNTY CIRCUIT COURT
1800 County Trunk NN Elkhorn, Wisconsin 53121
Case 2025CV000947
BARTON CERJAK S.C. Sofia R. Nikolic, Esq.
313 North Plankinton Avenue, Suite 207 Milwaukee, Wisconsin 53203

You may have an attorney help you or represent you. If you do not provide a proper answer within 45 days, the Court may grant a judgment against you for the award of money or other legal action requested in the Complaint, and you may lose your right to object to anything that is or may be incorrect in the Complaint. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate you own now or in the future, and may also be enforced by garnishment or seizure of property.

A copy of the Summons and Complaint in this matter can be obtained by contacting Sofia R. Nikolic at srn@bartoncerjak.com or (414) 448-6006.

Dated this 3rd day of December, 2025.

BARTON CERJAK S.C.

/s/Electronically signed by Sofia R. Nikolic Michael J. Cerjak (SBN: 1056777)
Email: mjc@bartoncerjak.com
Sofia R. Nikolic (SBN: 1126503)
Email: srn@bartoncerjak.com
313 North Plankinton Ave., Ste. 207
Milwaukee, WI 53203
T: (414) 877-0690
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PUBLIC NOTICES

NOTICE IS HEREBY GIVEN that 1) City of Buckeye Planning and Zoning Commission will hold a public hearing on Tuesday, February 10, 2026 and 2) City of Buckeye City Council will hold a public hearing on Tuesday March 3, 2026. Both hearings will be held at the City Council Chambers, located at 530 E Monroe Avenue at 6:00 p.m., for the purpose of hearing all persons for or against the following request: Case No. PLZM-25-0107: Request by Fortescue for the approval of a Stipulation Modification to remove a development restriction on Parcel 401-66-038 and allow any use consistent with the heavy industrial (I2) zoning designation. The parcel is located at 28400 W Patterson Road, situated within the south half of Section 4, Township 3 South, Range 4 West, Gila and Salt River Meridian, City of Buckeye, Arizona. For additional information, please contact the Development Services Department at 623-349-6211.
Published in the West Valley View, Jan 21, 2026

EMPLOYMENT-GENERAL



WEST VALLEY BUSINESS & SERVICE DIRECTORY

CARPET CLEANING



CLEANING SERVICES



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