



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
MAY 14, 2024
AGENDA**

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

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

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

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

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

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

2. MINUTES

- 2.A** [Approval of minutes from the April 23, 2024 Planning and Zoning Commission regular meeting.](#)
Staff Liaison: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623) 349-6211

3. REGULAR AGENDA

- 3.A** [Copper Falls - CMPA \(PLZZ-23-00011\) - Hold a public hearing and recommend approval to the Mayor and City Council of a CMPA for a property located at the northwest corner of Miller and Southern Roads, subject to Conditions a\) through r\).](#)
Staff Liaison: Bart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623) 208-8830

4. COMMENTS FROM THE PUBLIC

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

Action Required: None

5. **DEPUTY DIRECTOR OF PLANNING REPORT AND SUMMARY OF CURRENT EVENTS**

6. **PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS**

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

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

7. **ADJOURNMENT**

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 05/14/24	AGENDA ITEM: 2.A. MINUTES
DATE PREPARED: 05/09/24	DISTRICT NO.:
STAFF LIAISON: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623) 349-6211	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Minutes

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members)
Approval of minutes from the April 23, 2024 Planning and Zoning Commission regular meeting.

SUMMARY

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

ATTACHMENTS:

[04.23.2024.PZC.MinutesDRAFT.pdf](#)



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
APRIL 23, 2024

City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326

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

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

Chairperson Nick Hudec called the meeting to order at 6:00 p.m.

Members present: Vice Chairperson Ted Burton, Commissioner Gina Ragsdale, Commissioner Deanna Kupcik, Commissioner Anthony DiMascio, Chairperson Nick Hudec, Alternate Charles Hester seated for District 1, Alternate Ryan Belshee, Alternate Douglas McDonald, Alternate Donald Bassler seated for district 5, Alternate Sebastian Trupiano

Members absent: Commission Rebecca Puppe, Commissioner Ed Sumner, Alternate Les Manuel,

Staff present: Principal Planner Ken Galica, Deputy Director of Planning Adam Copeland, Assistant City Attorney Tosca Henry, Management Assistant Keri Hernandez

2. MINUTES

2A. APPROVAL OF MINUTES FROM THE APRIL 9, 2024 PLANNING AND ZONING COMMISSION REGULAR MEETING.

A motion was made by Commissioner Kupcik and seconded by Vice Chair Burton to approve minutes as presented Approval 7-0. Motion carried.

3. CONTINUANCE AGENDA

3A. COPPER FALLS – CMPA (PLZZ-23-00001)

Applicant requested continuation to the May 14, 2024 Planning and Zoning Commission regular meeting.

Mr. Copeland added that the applicant would continue working through previous dialog with Commission for presentation and working with staff on the Miller Road corridor.

4. REGULAR AGENDA

4A. SUNDANCE STATION – SITE PLAN (PLZSP-22-00044)

Applicant requested continuation indefinitely, not date specific.

Mr. Copeland informed the Commission that the applicant will be working through new traffic studies and discussions.

4B. KUIPER FAMILY TRUST PROPERTY – DOWNTOWN SPECIFIC AREA PLAN (DSAP) AMENDMENT (PLZU-24-0003)

Principal Planner Ken Galica presented and was available to answer questions from the Commission. Alternate Bassler asked for clarification on the location of this property. Mr. Galica indicated on a map exhibit the exact location of the Kuiper Family Trust property.

A public hearing opened at 6:16 p.m.

Alternate Belshee spoke of his concern with the reduction of the downtown core vision.

With there being no further comments from the public, the public hearing closed at 6:18 p.m. Mr. Galica indicated that only a percentage of the owner's property would be removed from the core vision and would not create a significant reduction in the entire downtown core vision. A motion was made by Commissioner Kupcik and seconded by Vice Chair Burton to recommend approval to the Mayor and City Council as presented. Approval 7-0. Motion carried.

5. COMMENTS FROM THE PUBLIC

None

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

Mr. Copeland confirmed that the May 14, 2024 Planning and Zoning Commission work session would begin at 4:30 p.m.

7. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

Alternate Bassler asked if there is a way to remove agenda items in advance of meetings if it was not going to be presented. Mr. Copeland informed the Commission that if an agenda item is required to be advertised, it must remain on the advertised agenda date, and other instances the applicant may choose to continue with short notice.

8. ADJOURNMENT

With there being no further business, Chair Hudec adjourned the meeting at 6:24 p.m.

Nick Hudec, 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 23rd day of April 2024. I further certify that a quorum was present.

Keri Hernandez, Management Assistant

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 05/14/24	AGENDA ITEM: 3.A. Copper Falls CMP - Community Master Plan Amendment (CMPA) - PLZZ-23-00011
DATE PREPARED: 05/09/24	DISTRICT NO.: Council District 1
STAFF LIAISON: Bart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623) 208-8830	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Continued / Tabled Items

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Copper Falls - CMPA (PLZZ-23-00011) - Hold a public hearing and recommend approval to the Mayor and City Council of a CMPA for a property located at the northwest corner of Miller and Southern Roads, subject to Conditions a) through r).

RELEVANT GOALS:

GOAL 3: A Well-Planned Urban Community

ADDITIONAL RELEVANT GOALS:

GOAL 4: Adequate, Well-Maintained and Well-Planned Public Infrastructure

SUMMARY

PROJECT DESCRIPTION:

The current CMP land use for the 17.09-acre Parcel 1 within the Copper Falls community is Commercial. The applicant is requesting flexibility for this parcel specifically to allow for multifamily uses as well as the currently established commercial uses. Multifamily development standards are also being proposed. The density on this parcel is limited to 24 dwelling units per acre while the maximum number of dwelling units will be capped at 468.

BENEFITS:

The subject CMPA to allow multifamily uses within Parcel 1 of the Copper Falls CMP will provide further housing options for residents.

FUTURE ACTION:

The subject CMPA will proceed to City Council once Development Agreement details have been worked out.

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

ATTACHMENTS:

[PLZZ-23-00011 - Copper Falls CMPA - Staff Report - PZ 051424.docx](#)

[Exhibit A - PLZZ-23- 00011 - Copper Falls CMPA - Vicinity Map.pdf](#)

[Exhibit B - PLZZ-23- 00011 - Copper Falls CMPA - General Plan Map.pdf](#)

[Exhibit C - PLZZ-23-00011 - Copper Falls CMPA - Zoning Map.pdf](#)

[Exhibit D - PLZZ-23-00011 - Copper Falls CMPA - CMPA Document.pdf](#)

[Exhibit E - PLZZ-23-00011 - Copper Falls CMPA - Citizen Participation Report.pdf](#)



Community Master Plan Amendment

Report to the Planning and Zoning Commission

CASE NUMBER: PLZZ-23-00011
TITLE: Copper Falls Community Master Plan Amendment (CMPA)
MEETING DATE: May 14, 2024

Applicant: Dawn Marie Fortuna, AICP of Bowman Consulting

Owner: Geoff Bobiy of Melcor Developments Arizona, Inc.

Request: Approval of an amendment to the Copper Falls CMP

District: Council District 1

Location: The subject CMP is bounded by Broadway Road to the north, Miller Road to the east, and Southern Avenue to the South

Site size: The Copper Falls CMP contains approximately 267.25 acres, while Parcel 1 contains 17.09 acres.

Public input: An advertised neighborhood meeting was held on October 5, 2023 at the Bales Elementary School (Exhibit E)

Recommendation: Conduct a public hearing and recommend that the City Council approve the proposed Major CMP Amendment subject to Conditions a) through r)

PROJECT DESCRIPTION:

1. Dawn Marie Fortuna, AICP of Bowman Consulting, on behalf of Melcor Developments Arizona, is proposing a CMPA for Copper Falls, a 267.25 acre residential and commercial development bounded by Broadway Road to the north, Miller Road to the east, and Southern Avenue to the South.
2. The applicants purpose to modify the Copper Falls CMP is to allow multifamily residential within the Commercial Designation of Parcel 1 which is located at the northwest corner of Miller Road and Southern Avenue. Additionally, development standards are being provided to adequately transition between adjacent uses.

PUBLIC PARTICIPATION SUMMARY:

3. A neighborhood meeting, providing an opportunity for interested parties to learn more about the request, was held on October 5, 2023 at 6:00 P.M. at Bales Elementary School located at 25555 West Durango Street. As required by Buckeye Development Code, written notices to property owners within 300 feet of the subject site were mailed on September 18, 2023, over fifteen (15) days prior to the date of the meeting. No residents attended the meeting and there have been no other questions or concerns received.
4. All required notifications of this public hearing were completed at least fifteen (15) days in advance of the meeting date.

BACKGROUND:

5. October 18, 2005: The subject property was annexed into the City of Buckeye under Ordinance 59-05.
6. October 18, 2005: The Mayor and City Council approved the Copper Falls CMP for the subject property under Ordinance 59-05.
7. May 16, 2023: The Mayor and City Council continued a proposed CMPA, PLZZ-22-00010, which would have removed Parcel 1 from the CMPA. The applicant decided to withdraw the CMPA and associated General Plan Amendment and Rezone and reapply for a CMPA to allow multifamily within Parcel 1.
8. April 9, 2024: Because of concerns over reducing commercial land uses along Miller Road, the Planning and Zoning Commission continued the item until the April 23, 2024 meeting.
9. April 23, 2024: The applicant requested a continuance in an effort to clarify traffic concerns.

AREA CONTEXT:

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

Subject Property	LAND USE	GENERAL PLAN	ZONING
	Undeveloped	Master Planned Community	Planned Community (PC) Overlaid by Copper Falls CMP
North	Platted for Single Family Residential	Master Planned Community	Planned Community (PC) Overlaid by Copper Falls CMP
South	Vacant Commercial and Single Family Residences	Neighborhood	Commercial Center (CC) and Planned Residential (PR)
East	Vacant Commercial and Single Family Residences	Neighborhood	Commercial Center (CC) and Planned Residential (PR)
West	Platted for Single Family Residential	Master Planned Community	Planned Community (PC) Overlaid by Copper Falls CMP

ANALYSIS:

11. The subject parcel is located on the northwest corner of Miller Road and Southern Avenue within the Copper Falls CMP. Referred to as Parcel 1, the site is further identified by Maricopa County Assessor Parcel Number (APN) 504-40-011D.
12. The current CMP land use for this particular parcel within the Copper Falls is Commercial. The applicant is requesting flexibility for this parcel to allow for multifamily uses within Parcel 1 as well as the currently established commercial uses. The density on this parcel is limited to 24 dwelling units per acre while the maximum number of dwelling units will be capped at 468.
13. To accommodate the commercial and multifamily uses, the applicant has proposed setbacks to accommodate either use while providing a stepped back setback for properties adjacent to single family residential to the west.

Development Standards		
	Commercial Option	Multifamily Option
Maximum Density	N/A	No max
Minimum Building Separation	N/A	10'
Minimum Front Setback	20'	20'
Minimum Side Setback *	0'/20' **	20'***
Minimum Rear Setback	20'	20'***
Site Perimeter (Street-Side) Landscaping	15'	15'
Minimum Driveway Aisle	N/A	24'
Maximum Building Height	45', not including 8' parapet	45', not including 8' parapet ***
Maximum Building Coverage	50%	95%
Open Space % (of gross area)	10%	10%
Park Space % (of gross area)	No Minimum	5%

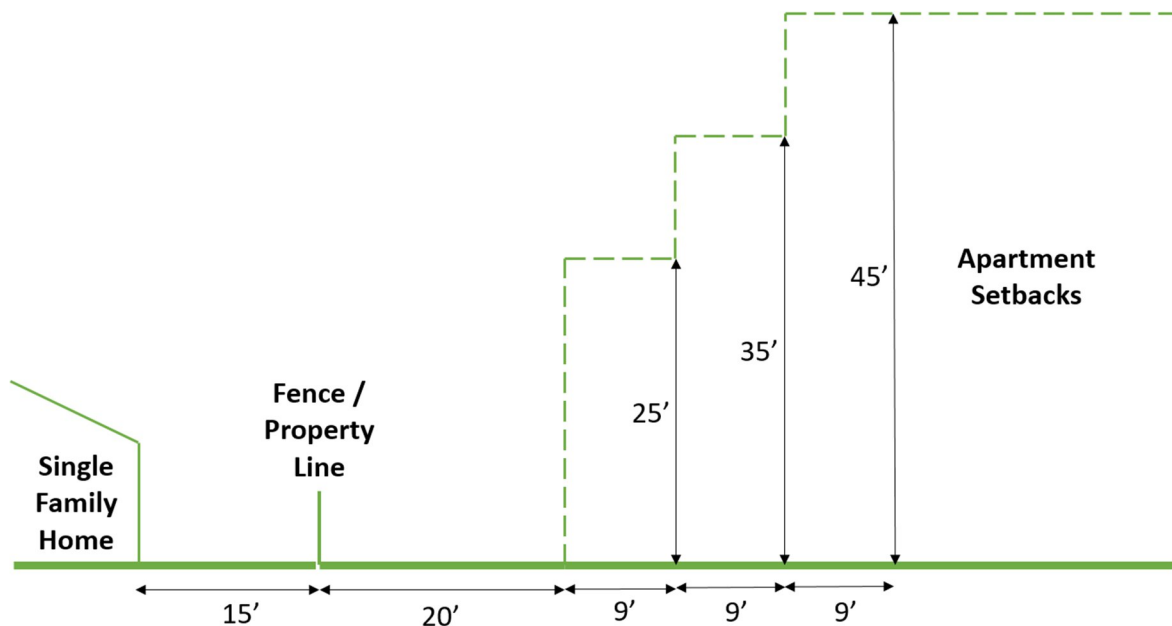
* Zero (0) foot side setback allowed between similar uses such as commercial adjacent to commercial.

** Separate building pads for commercial uses adjacent to residential uses require a 20 foot side setback.

*** Separate building pads for multifamily uses adjacent to residential uses require the following building setbacks based on height:

<i>Adjacent to single family residential***</i>	
<i>Distance from property line (20' Min.)</i>	<i>Maximum Height</i>
20-29'	25'
30-39'	35'
40'+	45'

14. The setbacks shown above, and illustrated below, adjacent to single family residential will be set back to reduce the visibility intrusion into the Single family backyards. It should be noted that a row of trees with year round foliage will also be located between the two uses.



15. In the past, there has been concern regarding removing commercial properties along the Miller corridor. In this circumstance, the three opposing corners are zoned commercial. Commercial uses are typically interspersed with multifamily projects, creating a buffers between single family residential and arterials and other more intense uses.

RECOMMENDATION:

16. Staff recommends the Planning and Zoning Commission recommend approval of the proposed Major Community Master Plan Amendment for the Copper Falls CMPA, Case PLZZ-23-00011, to the Mayor and City Council, subject to Conditions a) through r), for the following reasons:
- The CMP Amendment conforms to the property's underlying General Plan Land Use designations.
 - The CMP Amendment conforms to requirements of the Buckeye Development Code.
 - 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 Community Master Plan Amendment (CMPA) titled "Copper Falls Project Narrative 2022 Major Community Master Plan Amendment Parcel 1", consisting of 26 pages, dated November 20, 2023, and stamp received November 20, 2023, except as modified by the following conditions/stipulations.
- b) The property owner/s and their successors waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as a result of this approval.
- c) All existing overhead power lines less than 69 kV capacity, or any other overhead utilities within the project area or along its boundaries, shall be installed underground.
- d) Parcel one (1) of the Copper Falls CMP will limit their density to 24 dwelling units per acre and limit the number of dwelling units to 468.
- e) The Buckeye Fire Chief and City Engineer shall determine the number, location, and types of all fire hydrants.
- f) Prior to delivery of any combustible materials to the site, the fire protection system shall be completely operational, with proper fire flow, and in accordance with the plans approved by the Buckeye Fire Chief and City Engineer.
- g) All buildings shall be equipped with a fire protection system as required by City of Buckeye Ordinance 17-23.
- h) 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.

- i) All streets must conform to the Maricopa County/Phoenix street name and hundred block grid system.
- j) Residential developments where the number of dwelling units exceeds 20 shall be provided with two separate and approved fire apparatus access roads.
- k) Access to the development shall be per the requirements set forth in Section 6-3 of the City's Engineering Design Standards.
- l) The Owner/Developer shall submit a Traffic Impact Analysis at the time of Preliminary Plat or Site Plan for review and approval by the City. The Site Plan shall make all accommodations to comply with the final approved Traffic Impact Analysis.
- m) The existing water and sewer infrastructure that was intended to serve the site will need to be evaluated and confirmed to be sufficient to handle the potential increased water demands and increased sewer generation of a multifamily development. The developer shall be responsible for any additional water and sewer infrastructure improvements that are needed to serve the site.
- n) The Owner/Developer shall be required to complete and sign a Public Infrastructure Assurance Agreement prior to the recordation of the first Final Plat. In addition, the Property Owner/Developer shall be required to build or otherwise provide the required infrastructure necessary to serve this project.
- o) Prior to the issuance of a Building Permit, the Property Owner/Developer shall pay a pro rata share of the "Regional Traffic Signal Costs," based on acreage, of the cost of up to nine (9) traffic signals to be installed within this section of land. The sectional contribution is to be based on the following allocation 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.
- p) The Property Owner/Developer is responsible for providing water at the project for construction purposes including obtaining the necessary water rights for the water supply to be used for construction purposes. This includes utilizing non-potable water for construction before using City potable water.
- q) To the extent allowed by law, all Type-I Non-irrigation and Irrigation Grandfathered Rights associated with the property shall be properly extinguished and the resulting extinguishment credits conveyed to the City of Buckeye or pledged to the City of Buckeye account at the Arizona Department of Water Resources prior to the issuance of any building permits.

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

ATTACHMENTS:

- Exhibit A - Vicinity Map
- Exhibit B - General Plan Map
- Exhibit C - Zoning Map
- Exhibit D - CMPA Document
- Exhibit E - Citizen Participation Report

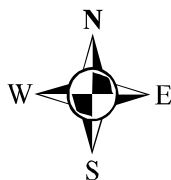
Prepared by:
Bart Wingard, Principal Planner

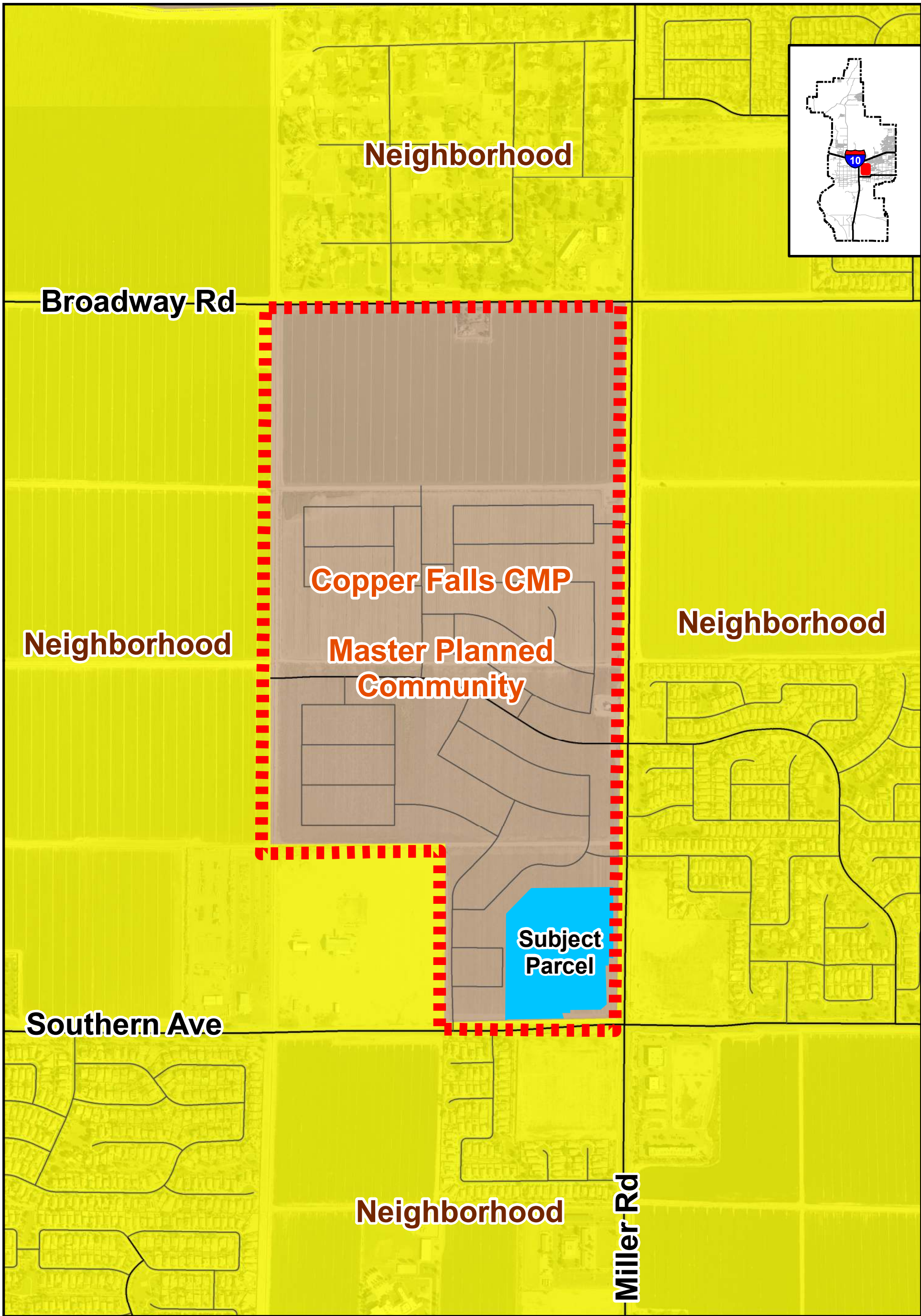
Reviewed by:
Adam Copeland, Deputy Planning Director



VICINITY MAP

PLZZ-23-00001
Copper Falls CMPA
City Council District 1

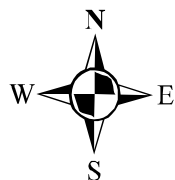


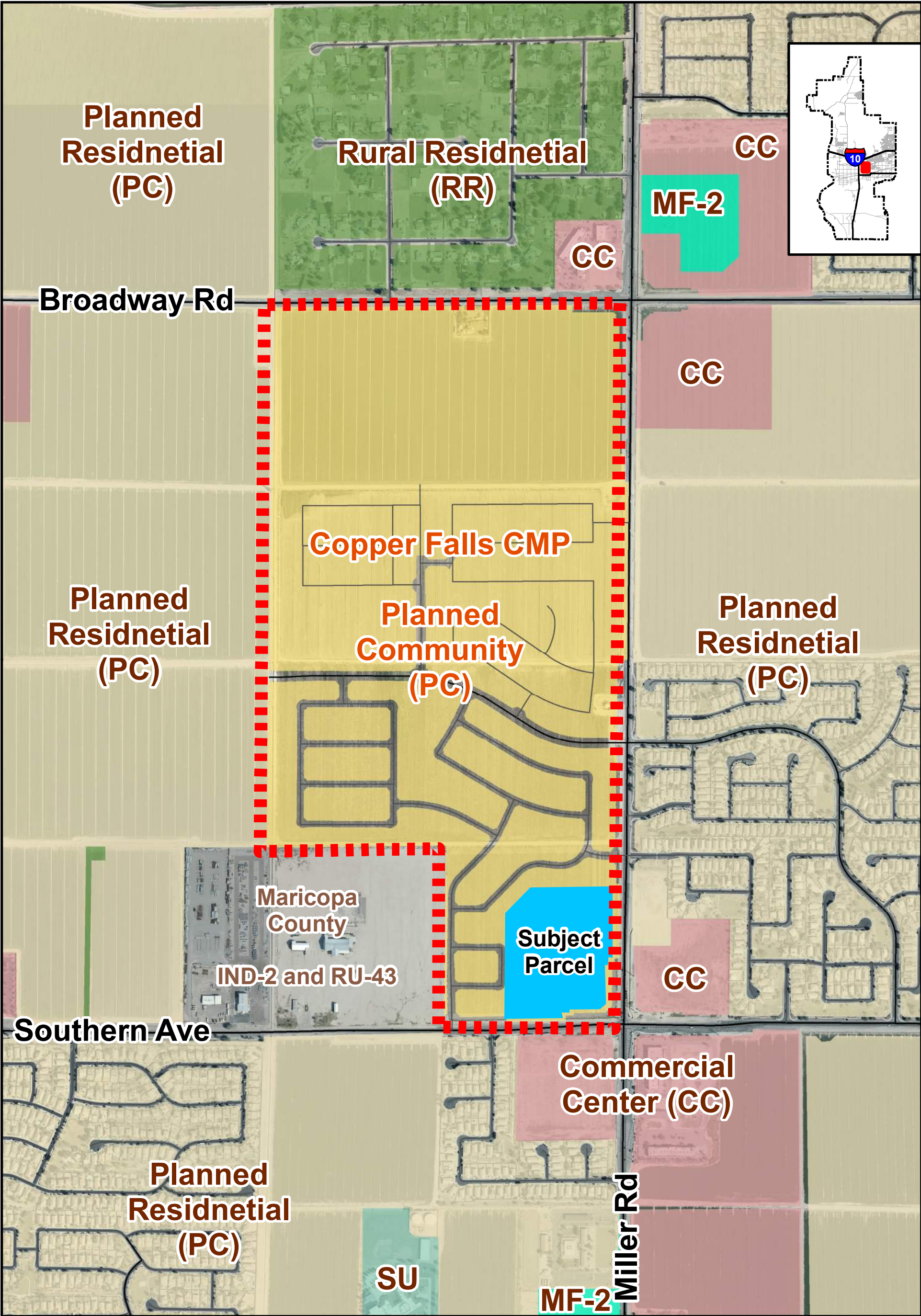


GENERAL PLAN MAP



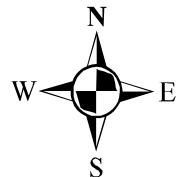
PLZZ-23-00001
Copper Falls CMPA
City Council District 1





ZONING MAP

PLZZ-23-00001
Copper Falls CMPA
City Council District 1



**Copper Falls Project Narrative
2023 Major Community Master
Plan Amendment
Parcel 1**

**Miller Road and Southern
Bowman Project No.
050965-01-001
City of Buckeye Case No.
*PLZZ-23-00011***

Melcor Developments Arizona, Inc.

Bowman

6751 North Sunset Blvd
Suite 325
Glendale, AZ 85305
623.299.8980 | bowman.com
November 20, 2023

PROJECT TEAM

Developer/Owner

Melcor Developments Arizona, Inc.
6930 E. Chauncey Lane, Suite 135
Phoenix, Arizona 85054
Contact: Geoff Bobiy
Regional Manager, US Region
t. (403) 270-1287
e. gbobiy@melcor.ca

Project Planner

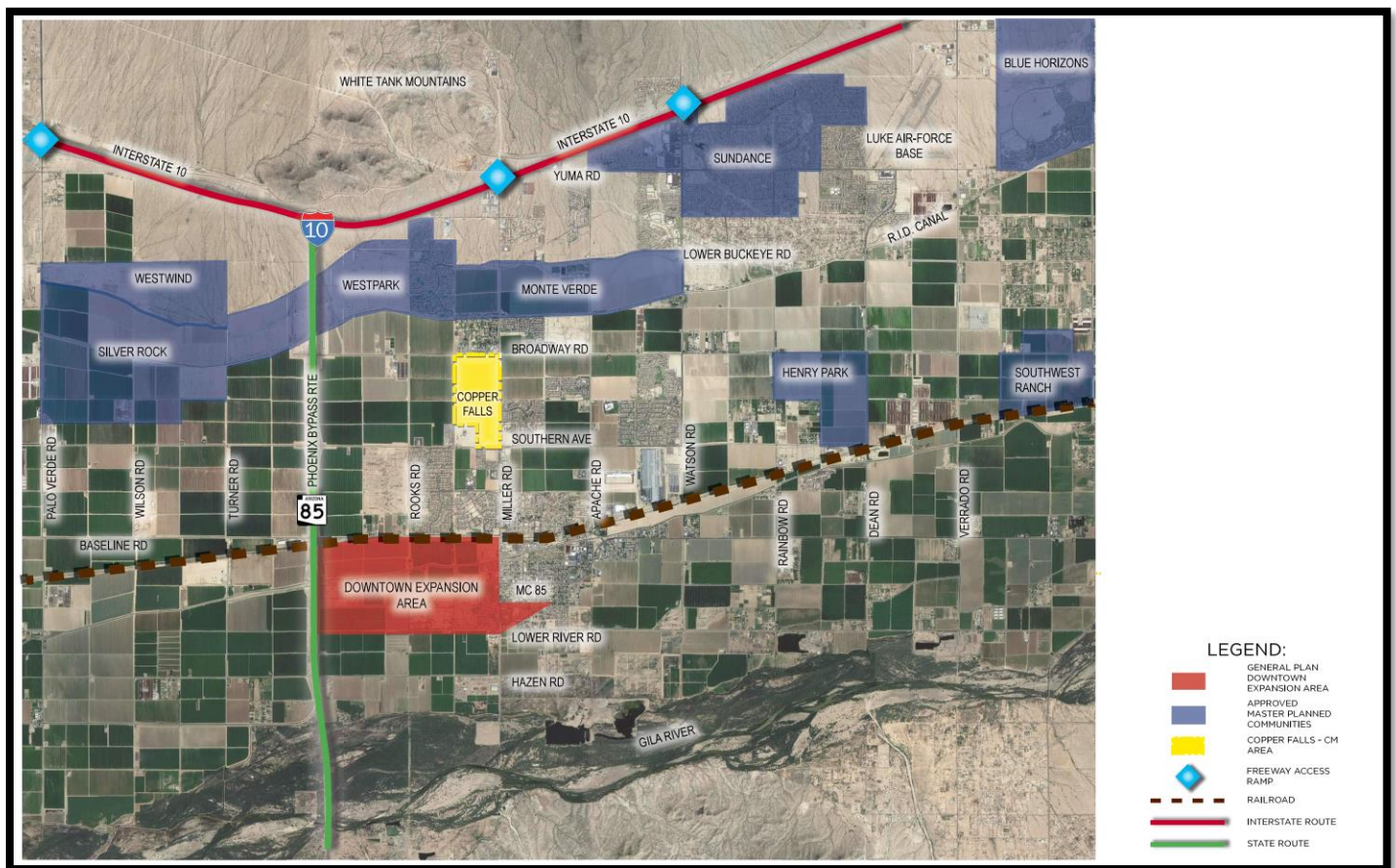
Bowman
6751 N. Sunset Boulevard
Glendale, Arizona 85305
Contact: Dawn Marie Fortuna, AICP
Principal Planner
t. (480) 772-7271
e. dfortuna@bowman.com

Overview

As community desires change, landowners work to develop their properties to meet those demands and support Buckeye's vision. Melcor has long been committed to Buckeye with their holdings in Algodon and Miller 60. As markets change, Melcor requests flexibility from the City to allow a permitted use change within the Copper Falls Community Master Plan (CMP). This step requires a Major CMP Amendment to allow multifamily as a permitted use within the Commercial land use designation of Parcel 1.

While the proposed CMP Amendment includes the overall Copper Falls CMP, Parcel 1 comprises the subject request. The overall Copper Falls CMP lies within the City of Buckeye jurisdictional limits, as shown in **Figure 1** below.

Figure 1



Regional Location Map

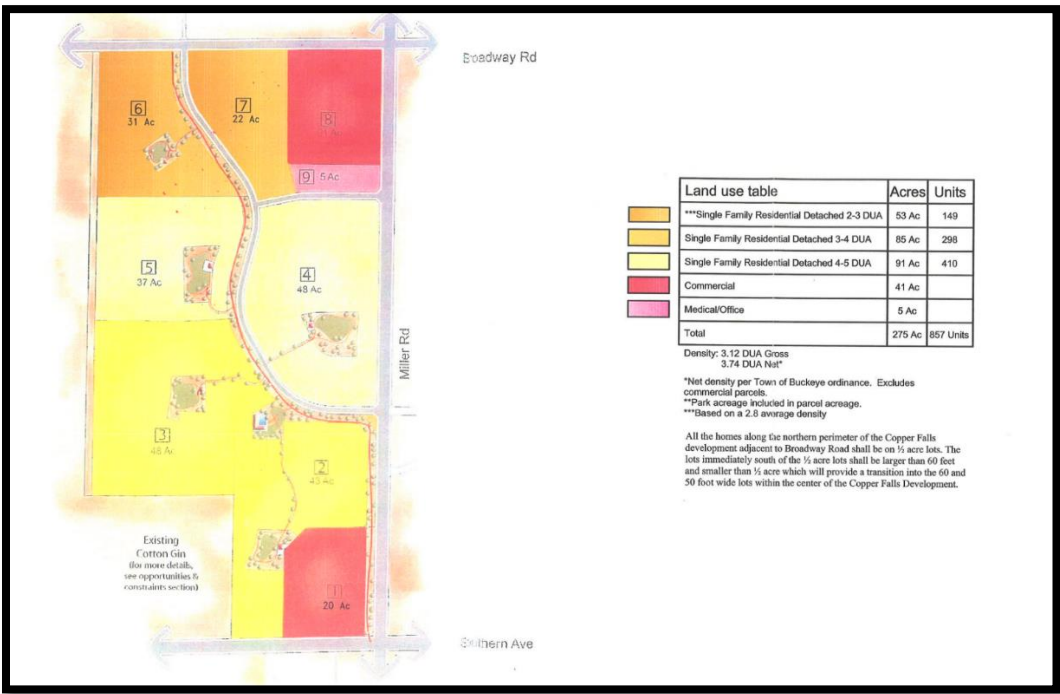
Existing and Proposed Community Master Plan History

2005 Approved Community Master Plan (CMP)

The 275-acre Copper Falls Community Master Plan (CMP) was approved on October 18, 2005, by the Buckeye City Council. The CMP Land Use Plan consisted of two Commercial parcels and one Medical/Office parcel totaling 46 net acres, as well as six Single-Family Residential development parcels totaling 229 acres and supporting 857 residential lots.

The CMP was planned with several goals in mind. Among those are providing a blend of single-family residential neighborhoods that support a mix of lots sizes and well-planned open space and providing commercial and potential employment development opportunities for the development and immediate region. The CMP land use plan from 2005 is reflected in **Figure 2**.

Figure 2

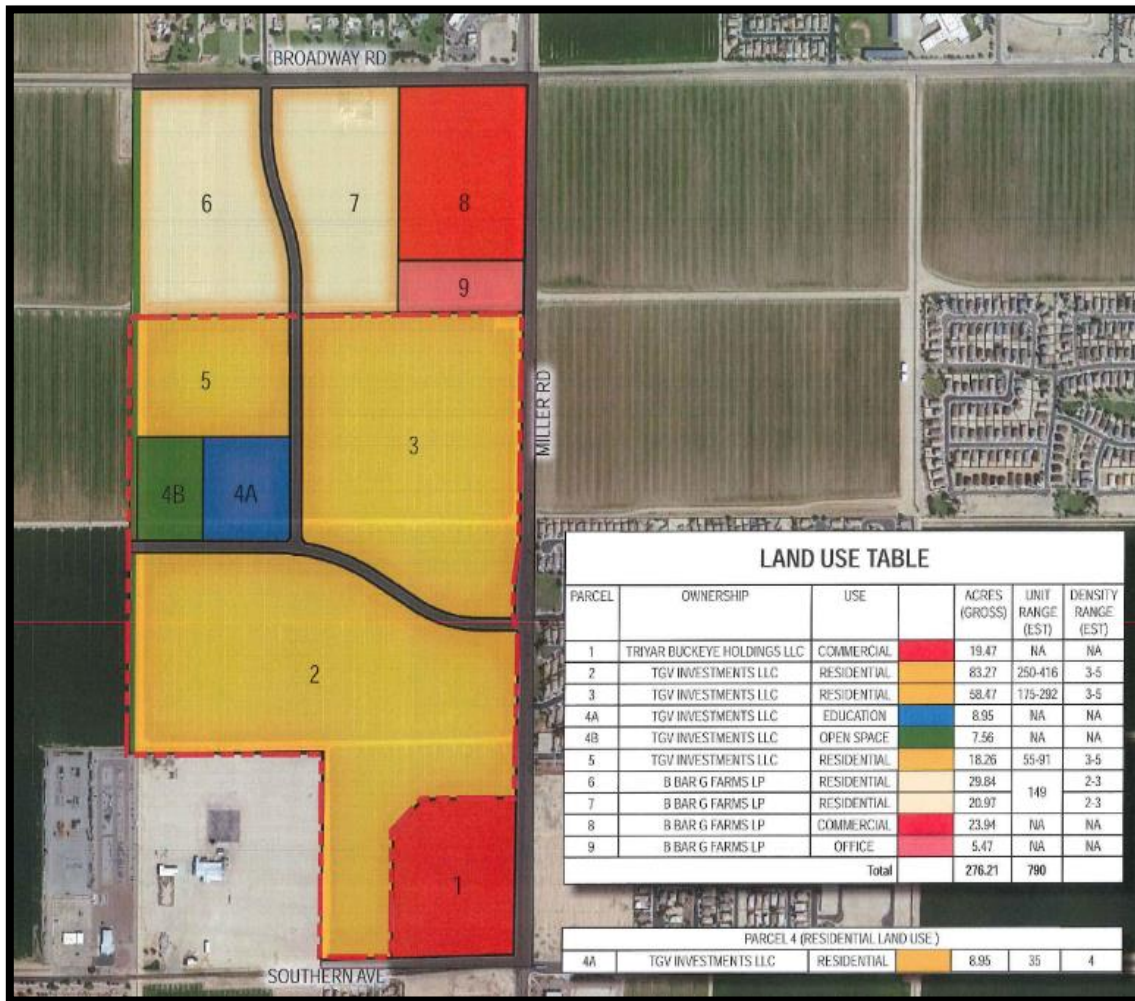


CMP Land Use Plan (2005)

2018 Approved Community Master Plan Amendment (CMPA)

In 2018, the TGV Investments LLC development team proposed a CMPA to modify approximately 176.5 acres of the overall 275-acre approved CMP. Within the 2005 CMP approval, this 176.5-acre area included four residential development parcels. The Revised CMPA was modified to reflect three residential parcels and one elementary school parcel and superseded the 2005 CMP. As reflected in **Figure 3 – CMP Land Use Plan (2018)**.

Figure 3



CMP Amendment Land Use Plan (2018)

2023 Proposed Community Master Plan Amendment – Subject Request

This proposed Amendment is presented by Melcor and solely encompasses a change of allowed uses for the Parcel of interest, Parcel 1 (19.48 gross acres, 17.09 net acres). The CMPA, once approved, will allow for multifamily as a development option on Parcel 1 under its current Commercial land use within Copper Falls. Currently, the CC obsolete zoning district allows for multiple family dwellings, which mirrors the adjacent commercial zoning on all remaining corners of Miller Road and Southern Ave. With the proposed CMPA, Parcel 1 will therefore provide development options conforming with existing adjacent commercial zoning.

Site and Surrounding Area

The subject parcel is located on the northwest corner of Miller Road and Southern Avenue within the Copper Falls CMP and City of Buckeye jurisdictional limits. Known as Parcel 1, the site is further identified by Maricopa County Assessor Parcel Number (APN) 504-40-011D within Section 30, Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The site is bounded on the east by Miller Road and on the south by Southern Avenue and is currently an agricultural farm. Refer to **Table 1** below for the list of existing land uses surrounding the subject property.

Table 1 – Existing Surrounding Land Uses of Parcel 1

Direction	Existing Zoning	Existing Land Use	General Plan Land Use Designation
North	Planned Community (PC) with CMP Overlay	Single Family Residential (Copper Falls)	Master Planned Community
East	Planned Residential (PR) and Commercial Center (CC)	Single Family Residential (Miller Manor), and Commercial (Vacant)	Neighborhood
South	Commercial Center (CC)	Commercial (Vacant)	Neighborhood
West	Planned Community (PC) with CMP Overlay	Single Family Residential (Copper Falls), Vacant	Master Planned Community

Description of Request

This CMPA proposes an additional permitted land use within the Commercial designation for Parcel 1 within Copper Falls to allow multifamily residential. Parcel 1 will remain within the existing CMP with an underlying Commercial land use but will better complement the area with the added permitted multifamily use. With this option, the subject parcel can serve as a density buffer for the adjacent single-family homes within Copper Falls. Allowing multifamily as an opportunity for future development of Parcel 1 provides flexibility depending on what the ultimate development demand is when the property is in the site planning phase. The adjacent commercial zoning (CC) reflected by **Table 1** presents the possibilities of residential development and allowing Parcel 1 to have that consideration will emulate existing conditions. Development standards for the proposed added multifamily use are provided in **Table 3** below.

Land Use Table

An updated Land Use Summary (See **Table 2** below) has been provided with the CMP Amendment. Parcel 1 represents the Amendment Area.

Table 2: Land Use Summary

Parcel	Ownership	Land Use	Acres (Gross)	Units (Range)	Density (Range)
2	Forestar USA Real Estate Group Inc	SF - Residential	83.27	250-416	3-5
3	Pulte Home Company LLC	SF - Residential	58.47	175-292	3-5
4A	Buckeye Elementary School District	Educational	8.95	NA	NA
4B	Buckeye Elementary School District	Open Space	7.56	NA	NA
5	Pulte Home Company LLC	SF - Residential	18.26	55-91	3-5
6	GM GABRYCH Family LP	SF - Residential	29.84	149	2-3
7	GM GABRYCH Family LP	SF - Residential	20.97	149	2-3
8	GM GABRYCH Family LP	Commercial	23.94	NA	NA
9	GM GABRYCH Family LP	Office	5.47	NA	NA

2023 - CMP Amendment Area

1	Melcor Developments Arizona Inc	Commercial (with MF as added Permitted Use) *	19.48	292-468	15-24
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*Note: Development standards for multifamily development can be found in **Table 3**.

Development Standards

The guidelines below mirror those of a development zoned MF-2 to best represent a multifamily development. **Table 3** below will provide clarity on standards. All regulations not covered within this CMPA will follow the most current version of the Buckeye Municipal Code.

Table 3: Development Standards

Development Standards		
	Commercial Option	Multifamily Option
Maximum Density	N/A	No max
Minimum Building Separation	N/A	10'
Minimum Front Setback	20'	20'
Minimum Side Setback *	0'/20' **	20'***
Minimum Rear Setback	20'	20'***
Site Perimeter (Street-Side) Landscaping	15'	15'
Minimum Driveway Aisle	N/A	24'
Maximum Building Height	45', not including 8' parapet	45', not including 8' parapet ***
Maximum Building Coverage	50%	95%
Open Space % (of gross area)	10%	10%
Park Space % (of gross area)	No Minimum	5%

*: 0' side setback (attached commercial, commercial condo, etc.) allowed between similar uses, i.e., commercial adjacent to commercial.

**: Separate building pads for commercial uses adjacent to residential uses require a 20' side setback.

***: Separate building pads for multifamily uses adjacent to residential uses require the following building setbacks based on height:

Adjacent to single family residential***	
Distance from property line (20' Min.)	Maximum Height
20-29'	25'
30-39'	35'
40'+	45'

Land Uses

CMP Amendment Commercial Permitted Uses

Two commercial parcels within Copper Falls total over 43 gross acres. The sites are located along a central corridor for ease of access. The two parcels are designated to serve individuals within the CMP, surrounding residences, and office areas, whether developed with a commercial or residential use. Surrounding commercial properties at the Miller Road and Southern Avenue intersection complement this parcel, and the added permitted use (Item x in Table 4) will mirror development possibilities for this area.

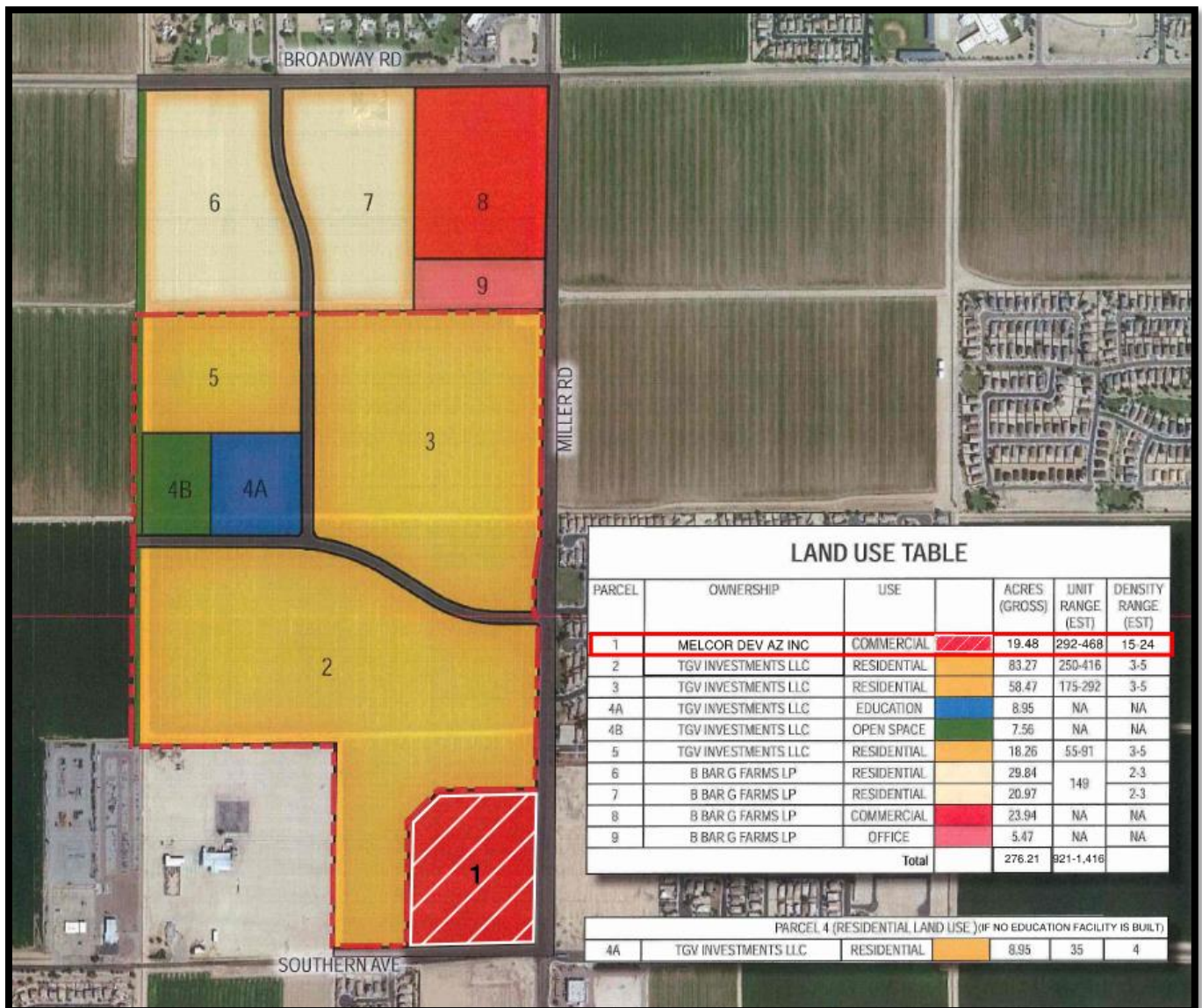
Table 4: Permitted Uses

Permitted Uses
a. Commercial, retail, and service establishments
b. Retail sales, showroom, and office
c. Professional, business, and administrative offices
d. Personal service businesses including, but not limited to, beauty and barber shops, laundry, and dry-cleaning establishments
e. Restaurants and restaurants with bars
f. Drive through businesses including, such as but not limited to, fast food restaurants, banks, dry cleaning, and pharmacies
g. Banking and financial services
h. Childcare facilities
i. Libraries
j. Educational Uses
k. Copying and printing businesses
l. Medical offices and clinical laboratories
m. Veterinary offices and clinical laboratories
n. Convenience uses including drive-in uses
o. Gas/Service stations, including automobile repair and/or convenience stores;
p. Grocery stores
q. Health clubs, including but not limited to, aerobics/dance/gymnastics and martial arts studios
r. Sales/leasing offices and association
s. Cellular communications facilities with a Conditional Use Permit
t. Religious facilities
u. Entertainment uses including museums, theaters, cinemas, auditoriums, and places of public assembly, excluding adult theaters and adult live entertainment
v. Mini storage
w. Other appropriate uses as approved by the Community Development Director
on a case-by-case basis
x. Multiple family dwelling

Land Use Master Plan

The Non-Amendment land use areas of Copper Falls will remain a mix of residential and nonresidential land use parcels. Please refer to **Figure 4: Amended Land Use Master Plan** reflecting the revised unit and density range for a multifamily land use option on Parcel 1.

Figure 4



Proposed CMP Amendment Land Use Plan (2023)

Public Utilities and Services

Water and Wastewater

Given the residential developments within and surrounding Copper Falls, the allowance of a multifamily housing option will not put excess strain on existing infrastructure, alter acceptable land use patterns, nor affect the existing character of the area. The proposed change to allow multifamily development on Parcel 1 does not pose a threat to the existing plans for the area and instead presents an exciting opportunity for the developer, existing community, and the potential residents it will serve.

While a proposed multifamily residential use would require more water and sewer capacity demands than a commercial site would, as shown with the demand calculations in **Table 4** and **5**, the impacts to the surrounding infrastructure would be minimal. The project is a part of the Phase 3 water demands and sewer Outfall #1 South, as detailed in the Preliminary Master Water and Wastewater Reports for Copper Falls CMP, prepared by Wood Patel in 2018.

Based on Table 3 of Section 3-1 of the Buckeye Engineering Design Standards, required fire flow for commercial developments is 3,000 gallons per minute, whereas the required fire flow for high-density residential developments is 2,000 gallons per minute. Because of this, the change from commercial to high-density residential will not have negative impacts on the existing infrastructure in Miller Road and Southern Avenue. Due to the increase in sewer, one of the pipes previously specified to be 10-inches in diameter in the Preliminary Master Wastewater Report will need to be upsized to be 12-inches in size. This pipe is currently not installed, so upsizing poses no issues. Based on the 2017 City of Buckeye Integrated Water Master Plan, the existing 15-inch sewer in Miller Road has adequate capacity to receive additional flows from this project.

Water and sewer service is provided by City of Buckeye. To take a conservative approach, the numbers calculated in the table below are based on 24 du/acre, representing a worst-case scenario for water demands and wastewater flows. Actual demands, flows, and infrastructure capacities will need to be computed and evaluated during the site planning phase of any future developments. If it is determined during the site planning phase that additional capacity cannot be supported, developers will need to address that at that time.

Water and wastewater demand calculations for the 2018 CMP and 2023 CMP Amendment are included in the Appendix for further reference as well.

Copper Falls CMP Amendment Water Demand Impacts							
Original CMP Development				CMP Amendment			
PHASE	AVERAGE DAY DEMAND	MAX DAY DEMAND	PEAK HOUR DEMAND	PHASE	AVERAGE DAY DEMAND	MAX DAY DEMAND	PEAK HOUR DEMAND
(ID)	MGD (gpm)	MGD (gpm)	MGD (gpm)	(ID)	MGD (gpm)	MGD (gpm)	MGD (gpm)
PHASE 1	0.24 (163)	0.42 (294)	0.71 (490)	PHASE 1	0.24 (163)	0.42 (294)	0.71 (490)
PHASE 2	0.15 (105)	0.27 (190)	0.46 (316)	PHASE 2	0.15 (105)	0.27 (190)	0.46 (316)
PHASE 3	0.18 (122)	0.32 (220)	0.53 (367)	PHASE 3*	0.27 (188)	0.48 (333)	0.80 (555)
TOTAL:	0.56 (390)	1.01 (704)	1.7 (1,173)	TOTAL:*	0.65 (451)	1.18 (819)	1.96 (1,361)

*Indicated values impacted by Copper Falls CMP Amendment.

Copper Falls CMP Amendment Wastewater Demand Impacts					
Original CMP Development			CMP Amendment		
OUTFALL LOCATION	AVERAGE DAY FLOW	PEAK FLOW	OUTFALL LOCATION	AVERAGE DAY FLOW	PEAK FLOW
(ID)	(gpd)	(gpd)	(ID)	(gpd)	(gpd)
OUTFALL #1 SOUTH	109,360	437,440	OUTFALL #1 SOUTH*	172,960	691,840
OUTFALL #2 EAST	32,000	128,000	OUTFALL #2 EAST	32,000	128,000
OUTFALL #3 EAST	118,020	472,080	OUTFALL #3 EAST	118,020	472,080
OUTFALL #4 EAST	18,240	72,960	OUTFALL #4 EAST	18,240	72,960
OUTFALL #5 EAST	54,540	218,160	OUTFALL #5 EAST	54,540	218,160
OUTFALL #6 EAST	31,500	126,000	OUTFALL #6 EAST	31,500	126,000
TOTAL:	363,660	1,454,640	TOTAL:*	427,260	1,709,040

*Indicated values impacted by Copper Falls CMP Amendment.

Copper Falls CMP Amendment Sewer Pipe Capacity						
Location	Peak Flow	Diameter	Min. Slope	Manning's n	Normal Depth	d/D
	(gpd)	(gpd)	(%)		(in)	
Connection to Southern Ave Sewer	374,400	8.0	0.40	0.013	5.2	0.65
Southern Ave Connection to Ex. Miller Sewer	691,840	12.0	0.19	0.013	5.8	0.49

Fire Protection

The site will be serviced with fire protection from the City of Buckeye. Fire Station 706 is located at 25821 W. Magnolia Street, Buckeye, AZ 85326 approximately 3-miles northwest of the site.

Police Protection

The site will be serviced with police protection from the City of Buckeye. The nearest police station is located at 100 N Apache Road, Suite D, Buckeye, AZ 85326 approximately 2.3 miles southeast of Parcel 1.

Maintenance & Streetlight Improvement District

The amended area is still within the Copper Falls Community Master Plan Maintenance Improvement District (MID) and Streetlight Improvement District (SLID) and will conform as needed to these stipulations.

Traffic

Traffic mitigation measures will be considered using a Traffic Impact Analysis to provide proper access points on the arterial roadways (Miller and Southern) and any warranted traffic signals. Environmental resources will be maintained or preserved if needed, while the provision of open spaces on-site will promote active lifestyles.

City of Buckeye Development Code

The proposed amendment area will comply with the City of Buckeye Development Code. The CMP Amendment has been prepared with reliance on and under the consideration of the current Buckeye Development Code (last amended April 19, 2022).

Conformance with City of Buckeye General Plan

With the need to provide adequate housing options within the City's boundaries, developers' ability to foster quality and livable residences is a necessity in the City's vision. This proposed CMPA supports Buckeye's ambition by allowing developers to implement innovative housing opportunities that align with Buckeye's goals of administering a sustainable and functional residential community.

Demand for housing in the state continues to increase, with a November 2022 study from the ASU Morrison Institute for Public Policy reflecting a 270,000-housing unit shortage. Buckeye is a prospering city and attractive opportunities for employment and livability will continue to drive the demand for housing in the city. The provision of multifamily as an option for Parcel 1 provides an effective transition from the single-family residences in the Copper Falls community to potential commercial uses on the NEC of Miller Road and Southern Road. The following section demonstrates that the additional permitted use for multifamily aligns with Buckeye's need for housing and overall development guidelines. Providing Parcel 1 with this discretion contains mutual benefits for the developer, City, and its residents.

a) Goal G-1

- a. *To guide a pattern of land use that provides opportunities for diverse, active lifestyles, and excellent quality of life.*

By creating an innovative housing option that complements the existing single family housing stock in the area, the provision of high-quality and amenities/open spaces will foster better lives for the residents within it.

b. Policy G-1.1

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

The proposed permitted use change and addition will allow the parcel to provide the necessary open space requirements while providing higher density housing options.

b) Goal G-2

- a. *Residential development is considerate of existing adjacent residential development.*

With the proposed multifamily residential product, there is an opportunity to provide a needed transition between the single family in the Copper Falls Community Master Plan and the commercial areas adjacent to the site.

b. Policy G-2.2

- i. *Multifamily development should provide enhanced architectural and / or site design features and provide appropriate buffers and/or setbacks when adjacent to existing single-family residential uses.*

The proposed product will feature intentional design features with high quality amenities and housing for potential residents. The appropriate setbacks and landscape buffers will be provided according to the Development Code.

c) Goal G-7

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

The continued attractiveness of Buckeye as a hub for economic activity and job growth will warrant the need for increased housing supply as the population living and working in the City expands.

d) Goal G-17

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

The provision of high-quality multi-family housing can assist the City in reaching its goal to diversify the housing available in Buckeye while also accommodating a variety of incomes. Allowing multifamily housing on this parcel will provide the possibility to develop increased affordable residential product in Buckeye.

e) Goal G-19

- a. *Buckeye has attractive, high quality, and healthy neighborhoods.*

This proposed permitted use, and the adjacent residential developments can cohesively function to provide diverse housing opportunities that mirror the General Plan's goals for thriving neighborhoods with character.

Conclusion

Melcor is a committed partner in the City of Buckeye and looks forward to moving this development forward with an option for multifamily development in the future. We are respectfully asking for support and approval of the Major Community Master Plan Amendment request proposed in this narrative.



APPENDIX

UPDATED CMP EXHIBITS

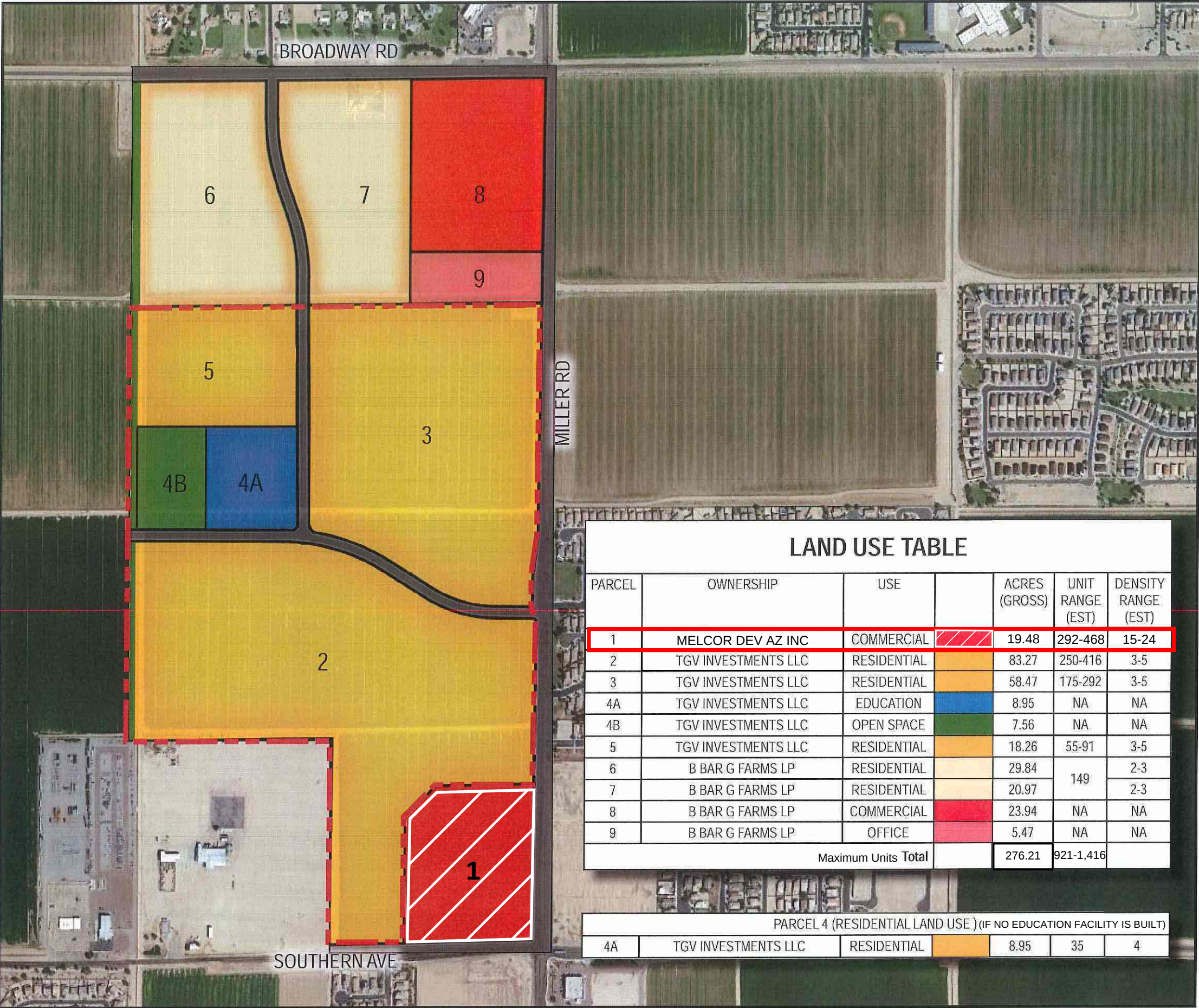
Land Use Master Plan

CMPA EXHIBITS

Legal Description

Copper Falls 2018 CMP & 2023 CMPA Water and Sewer Calculations

LAND USE MASTER PLAN



LAND USE TABLE						
PARCEL	OWNERSHIP	USE		ACRES (GROSS)	UNIT RANGE (EST)	DENSITY RANGE (EST)
1	MELCOR DEV AZ INC	COMMERCIAL		19.48	292-468	15-24
2	TGV INVESTMENTS LLC	RESIDENTIAL		83.27	250-416	3-5
3	TGV INVESTMENTS LLC	RESIDENTIAL		58.47	175-292	3-5
4A	TGV INVESTMENTS LLC	EDUCATION		8.95	NA	NA
4B	TGV INVESTMENTS LLC	OPEN SPACE		7.56	NA	NA
5	TGV INVESTMENTS LLC	RESIDENTIAL		18.26	55-91	3-5
6	B BAR G FARMS LP	RESIDENTIAL		29.84	149	2-3
7	B BAR G FARMS LP	RESIDENTIAL		20.97		2-3
8	B BAR G FARMS LP	COMMERCIAL		23.94	NA	NA
9	B BAR G FARMS LP	OFFICE		5.47	NA	NA
Maximum Units Total				276.21	921-1,416	

PARCEL 4 (RESIDENTIAL LAND USE) (IF NO EDUCATION FACILITY IS BUILT)						
4A	TGV INVESTMENTS LLC	RESIDENTIAL		8.95	35	4

COPPER
FALLS

2018 COMMUNITY
MASTER PLAN

EXHIBIT: 7
LAND USE MASTER PLAN

LEGEND:

 CMP AMENDMENT
AREA



NORTH NO SCALE

DATE: 10.08.2018

901 East Madison Street
Phoenix, Arizona 85034
P 602.254.9600

www.norris-design.com



NORRIS DESIGN
Planning | Landscape Architecture | Branding

LEGAL DESCRIPTION

January 16, 2023
Project # 050965-01-406

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 30, FROM WHICH POINT THE EAST QUARTER CORNER OF SAID SECTION 30 BEARS NORTH 00°38'11" EAST, A DISTANCE OF 2618.75 FEET;

THENCE SOUTH 88°41'26" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 849.34 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°37'21" EAST, A DISTANCE OF 834.53 FEET;

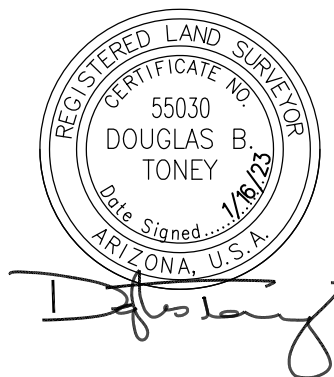
THENCE NORTH 44°39'05" EAST, A DISTANCE OF 266.22 FEET;

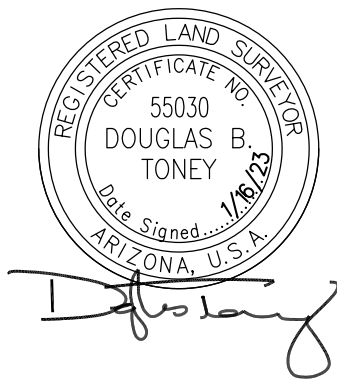
THENCE NORTH 88°41'11" EAST, A DISTANCE OF 599.42 FEET;

THENCE SOUTH 89°21'49" EAST, A DISTANCE OF 65.00 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 00°38'11" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1017.54 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 848,518 SQ.FT. OR 19.4793 ACRES, MORE OR LESS.





EAST QUARTER CORNER
SECTION 30, T1N, R3W

1601.21'

S89°21'49"E
65.00'

N88°41'11"E
599.42'

N44°39'05"E
266.22'

N00°37'21"E
834.53'

N00°38'11"E 2618.75'
(BASIS OF BEARINGS)

MILLER ROAD

1017.54'

SOUTHERN AVENUE

849.34'

S88°41'26"W 2608.16'

SOUTH QUARTER CORNER
SECTION 30, T1N, R3W

POINT OF BEGINNING
SOUTHEAST CORNER
SECTION 30, T1N, R3W

SHEET 1 OF 1

DATE:
1/16/23

EXHIBIT

BY: DT CHK: QC:

BCG PROJECT NO: 050965-01 TASK: 406
CLIENT REF NO:

Bowman
CONSULTING

1600 N Desert Drive, #210
Tempe, AZ 85288
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowman.com

2018 CMP & 2023 CMPA WATER AND SEWER DEMAND CALCULATIONS

WATER DEMAND CALCULATIONS - 2018 CMP

Project: Copper Falls 2023 Major CMP Ammendment

Project #: 050695-01-001

Prepared By: PS

Date: 11/17/2023

Land Use	Units	Area	Average Day Demand	Maximum Day Demand 1.8 x ADD	Peak Hour Demand 3.0 x ADD
Phase 1					
Low and Medium Density Residential	323	--	155,040 gpd	279,072 gpd	465,120 gpd
School	--	16	80,000 gpd	144,000 gpd	240,000 gpd
Phase 1 Total	--	--	0.24 MGD	0.42 MGD	0.71 MGD
Phase 2					
Low and Medium Density Residential	316	--	151,680 gpd	273,024 gpd	455,040 gpd
Phase 2 Total	--	--	0.15 MGD	0.27 MGD	0.46 MGD
Phase 3					
Low and Medium Density Residential	149	--	71,520 gpd	128,736 gpd	214,560 gpd
Commercial	--	52	104,468 gpd	188,042 gpd	313,404 gpd
Phase 3 Total	--	--	0.18 MGD	0.32 MGD	0.53 MGD
Grand Total	--	--	0.56 MGD	1.01 MGD	1.69 MGD

Average Day Unit Demand*

Low and Medium Density Residential

480 gpd/du

High Density Residential

283 gpd/du

School

5,000 gpd/ac

Commercial

2,009 gpd/ac

*Obtained from Table 1 of Section 3-1 of the City of Buckeye Engineering Design Standards and Details

WATER DEMAND CALCULATIONS - 2023 CMP AMMENDMENT

Project: Copper Falls 2023 Major CMP Amendment

Project #: 050695-01-001

Prepared By: PS

Date: 11/17/2023

Land Use	Units	Area	Average Day Demand	Maximum Day Demand 1.8 x ADD	Peak Hour Demand 3.0 x ADD
Phase 1					
Low and Medium Density Residential	323	--	155,040 gpd	279,072 gpd	465,120 gpd
School	--	16	80,000 gpd	144,000 gpd	240,000 gpd
Phase 1 Total	--	--	0.24 MGD	0.42 MGD	0.71 MGD
Phase 2					
Low and Medium Density Residential	316	--	151,680 gpd	273,024 gpd	455,040 gpd
Phase 2 Total	--	--	0.15 MGD	0.27 MGD	0.46 MGD
Phase 3					
Low and Medium Density Residential	149	--	71,520 gpd	128,736 gpd	214,560 gpd
High Density Residential	468	--	132,444 gpd	238,399 gpd	397,332 gpd
Commercial	--	32	64,288 gpd	115,718 gpd	192,864 gpd
Phase 3 Total	--	--	0.27 MGD	0.48 MGD	0.80 MGD
Grand Total	--	--	0.65 MGD	1.18 MGD	1.96 MGD

Average Day Unit Demand*

Low and Medium Density Residential

480 gpd/du

High Density Residential

283 gpd/du

School

5,000 gpd/ac

Commercial

2,009 gpd/ac

*Obtained from Table 1 of Section 3-1 of the City of Buckeye Engineering Design Standards and Details

WASTEWATER FLOW CALCULATIONS - 2018 CMP

Project: Copper Falls 2023 Major CMP Amendment

Project #: 050695-01-001

Prepared By: PS

11/17/2023

Land Use	Acreage (ac)	Dwelling Units	Students	Average Day Flow (ADF)	Peaking Factor	Peak Day Flow
			(School)			PF x ADF
Outfall 1						
Medium Density Residential	--	248	--	79,360 gpd	4.0	317,440 gpd
Commercial	20	--	--	30,000 gpd	4.0	120,000 gpd
Outfall 1 Total	--	--	--	109,360 gpd	4.0	437,440 gpd
Outfall 2						
Medium Density Residential	--	100	--	32,000 gpd	4.0	128,000 gpd
Outfall 2 Total	--	--	--	32,000 gpd	4.0	128,000 gpd
Outfall 3						
Medium Density Residential	--	236		75,520 gpd	4.0	302,080 gpd
School	--	--	850	42,500 gpd	4.0	170,000 gpd
Outfall 3 Total	--	--	--	118,020 gpd	4.0	472,080 gpd
Outfall 4						
Medium Density Residential	--	57	--	18,240 gpd	4.0	72,960 gpd
Outfall 4 Total	--	--	--	18,240 gpd	4.0	72,960 gpd
Outfall 5						
Medium Density Residential		147	--	47,040 gpd	4.0	188,160 gpd
Commercial	5	--	--	7,500 gpd	4.0	30,000 gpd
Outfall 5 Total	--	--	--	54,540 gpd	4.0	218,160 gpd
Outfall 6						
Medium Density Residential	21	--	--	31,500 gpd	4.0	126,000 gpd
Outfall 6 Total		--	--	31,500 gpd	4.0	126,000 gpd
Grand Total	--	--	--	363,660 gpd	4.0	1,454,640 gpd

Average Day Flow*

Low/Medium Density Residential** 320 gpd/du

High Density Residential 200 gpd/du

Commercial/Mixed use 1,500 gpd/du

School 50 gpd/student

Peaking Factor (PF) 4.0 x ADF

*Obtained from Table 1 of Section -1 of the City of Buckeye Engineering Design Standards and Details

**Current Flow Value is 256 gpd/du. 320gpd/du kept in accordance with Copper Falls CMP

WASTEWATER FLOW CALCULATIONS - 2023 CMP AMMENDMENT

Project: Copper Falls 2023 Major CMP Amendment

Project #: 050695-01-001

Prepared By: PS

11/17/2023

Land Use	Acreage (ac)	Dwelling Units	Students	Average Day Flow (ADF)	Peaking Factor	Peak Day Flow
			(School)			PF x ADF
Outfall 1						
Medium Density Residential	--	248	--	79,360 gpd	4.0	317,440 gpd
High Density Residential	--	468	--	93,600 gpd	4.0	374,400 gpd
Outfall 1 Total	--	--	--	172,960 gpd	4.0	691,840 gpd
Outfall 2						
Medium Density Residential	--	100	--	32,000 gpd	4.0	128,000 gpd
Outfall 2 Total	--	--	--	32,000 gpd	4.0	128,000 gpd
Outfall 3						
Medium Density Residential	--	236	--	75,520 gpd	4.0	302,080 gpd
School	--	--	850	42,500 gpd	4.0	170,000 gpd
Outfall 3 Total	--	--	--	118,020 gpd	4.0	472,080 gpd
Outfall 4						
Medium Density Residential	--	57	--	18,240 gpd	4.0	72,960 gpd
Outfall 4 Total	--	--	--	18,240 gpd	4.0	72,960 gpd
Outfall 5						
Medium Density Residential	--	147	--	47,040 gpd	4.0	188,160 gpd
Commercial	5	--	--	7,500 gpd	4.0	30,000 gpd
Outfall 5 Total	--	--	--	54,540 gpd	4.0	218,160 gpd
Outfall 6						
Medium Density Residential	21	--	--	31,500 gpd	4.0	126,000 gpd
Outfall 6 Total	--	--	--	31,500 gpd	4.0	126,000 gpd
Grand Total	--	--	--	427,260 gpd	4.0	1,709,040 gpd

Average Day Flow*

Low/Medium Density Residential** 320 gpd/du

High Density Residential 200 gpd/du

Commercial/Mixed use 1,500 gpd/du

School 50 gpd/student

Peaking Factor (PF) 4.0 x ADF

*Obtained from Table 1 of Section -1 of the City of Buckeye Engineering Design Standards and Details

**Current Flow Value is 256 gpd/du. 320gpd/du kept in accordance with Copper Falls CMP

CITIZEN PARTICIPATION REPORT

Project: Melcor Development – Miller & Southern
Bowman Job No.: 050965-01-001
City of Buckeye Case Number: PLZZ-23-00011

Date: March 25, 2024

1) Introduction

As part of the Community Master Plan Major Amendment (CMPA) process, the applicant, Melcor Development, is required to hold a neighborhood meeting and two public hearings to encourage public participation. These meetings are an opportunity for the applicant to present their project, solicit feedback and address issues and concerns.

This Citizen Participation Report (CPR) conforms to the requirements set forth in the City of Buckeye Development Code Section 8.2.3.H - Citizen Participation Report. This process provides an opportunity for public information and engagement.

2) Project Description

The subject property is located at the northwest corner of Miller Road and Southern Avenue. See **Figure 1-Location Map**. The limits of the Copper Falls CMP and adjacent parcels are located within the City of Buckeye or unincorporated Maricopa County jurisdictional limits. Melcor is seeking to add multifamily as a permitted use within the Commercial land use designation within the existing CMP.

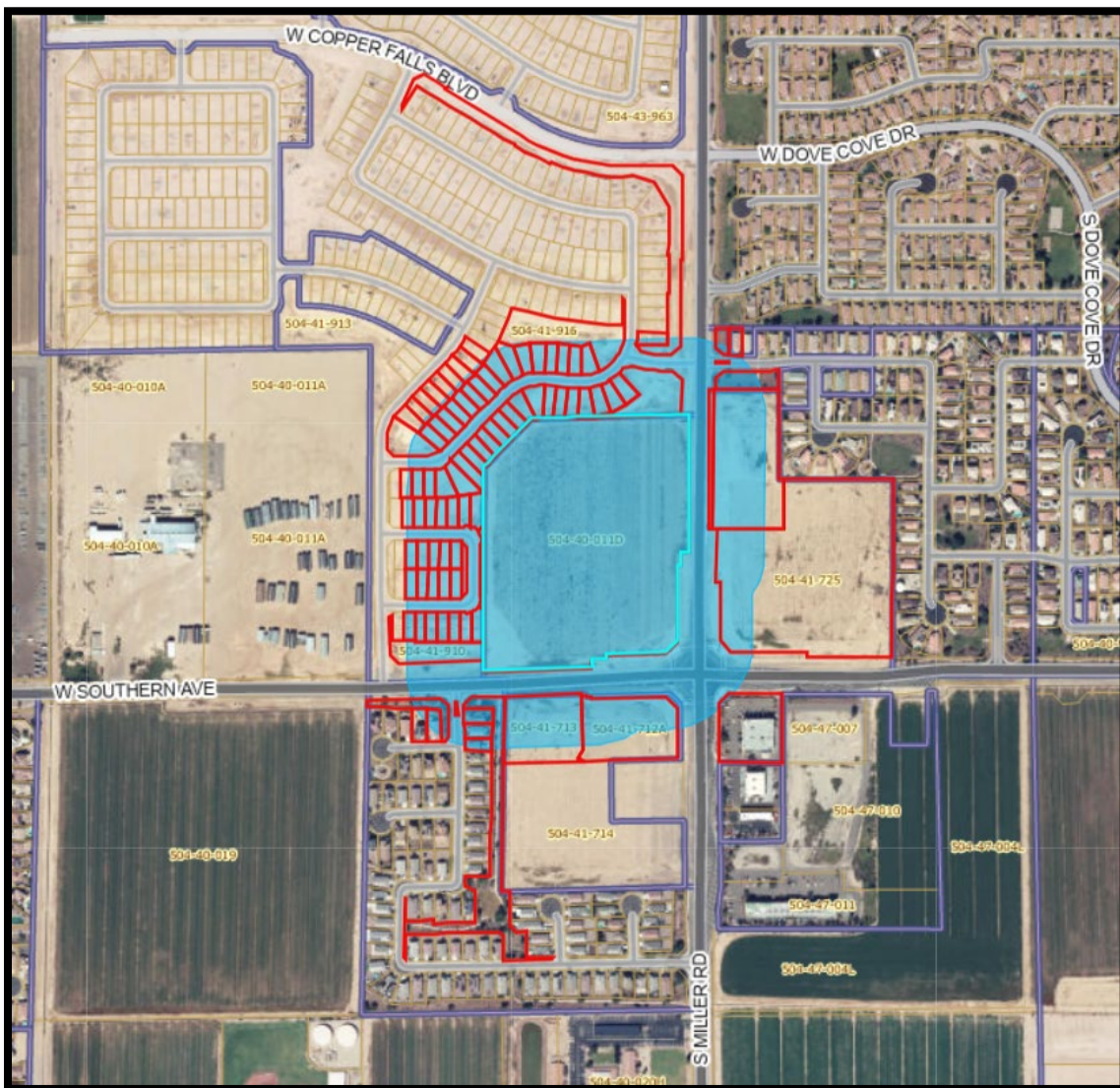


Figure 1: Location Map

3) Stakeholders/Homeowners Associations (HOA) Affected by the Proposal

This site is surrounded by single family homes, vacant land, and commercial operation sites within 300-feet of Parcel 1 within Copper Falls. The single-family homes to the north and west are currently maintained by the following owners: AG EHC II NWHM Multi State 4 LLC, TNHC Arizona Marketing LLC, and the Copper Falls Homeowners Association.

Property owners within 300-feet of the Copper Falls Community Master Plan are attached to this plan as taken from the Maricopa County Assessor's Office buffer shown below.



4) Notification Process

Individuals interested in or potentially affected by this application will be notified in accordance with the City of Buckeye requirements of the Development Code Table 8.2-1: Notice Requirements for Amendment to Community Master Plan:

a) Neighborhood Meeting

- i) One (1) neighborhood meeting will be held informing project type and presenting the proposed layout to solicit public input.
- ii) Notification to property owners within 300-feet of the subject property will be by first class mail a minimum of 15-days prior to the meeting with information on joining.
- iii) The neighborhood meeting will be held in-person at Bales Elementary School.
- iv) The applicant shall notify the Development Services Department in via email of the meeting date, time, and location no less than 14 days prior to the scheduled date of the meeting.

b) Public Hearing

i) Mailed Notice

- (1) Applicant shall provide the Development Services Director a list of applicable property owners and organizations within 300-feet of subject property.
- (2) Applicant shall deposit notices via first class mail at least 15 days prior to scheduled hearing date to applicable property owners and organizations.
- (3) Applicant shall provide a written “Affidavit of Mailing” to the Development Services Department certifying that all required notices were timely mailed prior to or 15-days before the hearing.

ii) Published Notice

- (1) The applicant shall publish notice in the Arizona Republic at least 15 but not more than 45 days before the scheduled hearing date.
- (2) Applicant shall provide an “Proof of Publication” to the Development Services Department not less than 15-days before the hearing.

iii) Posted Notice

- (1) Applicant shall post at least two signs on the parcel that is the subject of the Major CMP Amendment application at least 15 days prior to the public hearing. The sign shall be posted in a prominent place, clearly visible from a major arterial street.
- (2) Applicant shall provide “Affidavit of Posting” to the Development Services Department not less than 15-days before the hearing.

Bowman

5) Citizen Participation Report (CPR)

Prior to the public hearing, the applicant will provide a CPR to the Development Services Department to provide written documentation. Within this report the following information will be reflected.

- a) Date and location of meeting
- b) Information collected from the public at the neighborhood meeting.
- c) Content of, dated mailed, and numbers of mailings including letters, meeting notices, newsletters, and other publications.
- d) Locations of residents, property owners, and interested parties who received notifications.
- e) Number of residents who participated in the process.
- f) Summary of concerns, issues and problems expressed during the process with how the applicant is addressing these concerns or how they are unwilling or unable to address.

Summary

Neighborhood Meeting

On September 18th, 2023, Bowman sent out a letter to all property owners within 300-feet of the Copper Falls Community Master Plan. Refer to the attached letter and affidavit. The property owners who received the letter were reflected earlier in this document and shown on the Maricopa County Assessor's Map. Affidavit of Mailing has been provided to the Development Services Department by Bowman.

On October 5th, 2023, at 6PM Bowman held a neighborhood meeting at Bales Elementary School Library in Buckeye, Arizona. The people in attendance were Malik Brown and Johan Santiesteban from Bowman, Hobart Wingard, Planner at the City of Buckeye, and Brian Greathouse, the client's zoning attorney. No citizens attended the meeting.

Tuesday, September 19, 2023

Dear Neighbor,

Melcor Developments is reaching out to you to share information on our upcoming Major Community Master Plan Amendment (Case No. PLZZ-23-00011) for the Miller & Southern project. The parcel located on the Northwest Corner of Miller Rd & Southern Ave proposes the addition of multifamily residential as a permitted use to the existing commercial land use designation within the existing Copper Falls CMP.



Vicinity Map

As part of the public process, we are required to provide notification of the following meeting:

1) Neighborhood Meeting

- a. In-Person Meeting Date: October 5, 2023
- b. Address: Bales Elementary School Library
- c. Time: 6:00 PM

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

We are available to discuss any concerns or comments you may have. Please feel free to email Malik Brown with your questions.

Thank you.

Malik Brown
Planner II
(623) 299-8991
mbrown@bowman.com

Geoff Bobiy
Development Manager
(403) 270-1287
gbobiy@melcor.ca

MELCOR DEVELOPMENTS ARIZONA INC
6930 E CHAUNCEY LN 135
SCOTTSDALE, AZ 85254

HILL KAITLIN
25076 W WAYLAND DR
BUCKEYE, AZ 85326

MILLER MANOR HOMEOWNERS
ASSOCIATION
450 N DOBSON RD STE 201
MESA, AZ 85201

SOARES MIGUEL NUNO AVILA
TAVARES/FRANCO
25260 W PLEASEANT LN
BUCKEYE, AZ 85326

JONES EDWARD
25270 W PLEASANT LN
BUCKEYE, AZ 85326

MORRIS CHRISTINA /PIATKOWSKI JANE
6083 S 252ND DR
BUCKEYE, AZ 85326

RUIZ JUAN CARLOS AGUILAR
6067 S 252ND DR
BUCKEYE, AZ 85326

STANBERRY JUSTIN
6049 S 252ND DR
BUCKEYE, AZ 85326

MILLER PARK HOMEOWNERS ASSOCIATION
INC
PO BOX 14000
SUN LAKES, AZ 85248

CVS 5934 AZ L L C
WOONSOCKET, RI 2895

FRANCISCO AND JOSEFA GONZALEZ
3675 SANTA ELENA CIR
CORONA, CA 92882

FORESTAR USA REAL ESTATE GROUP INC
2221 E. LAMAR BLVD. STE 790
ARLINGTON, TX 76006

JOHN MORRIS CO INC ETAL
6 CORTE CAMELLIA
MILLBREA, CA 94030

Affidavit of Mailing Notice

Case Number: PLZZ-23-00011

Project Name: Southern and Miller

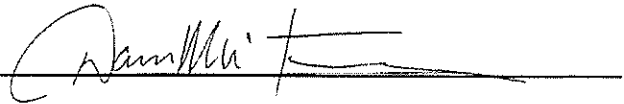
Applicant Name: Dawn Marie Fortuna, AICP

Location: NWC of Miller Rd and Southern Ave, Section 30, Township 1N, Range 3W

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 300 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and shall send the public hearing notice to each said owner no less than fifteen (15) days prior to the public hearing date.

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

See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: 

SUBSCRIBED AND SWORN before me this 21 day of March, 2024, by:



Notary Public

My Commission Expires:

10/12/25



Bowman Consulting
6751 North Sunset Blvd, Suite 325
Glendale, AZ 85305
050965-01-001

Retail



85201

RDC 99

U.S. POSTAGE PAID
FCM LETTER
GLENDALE, AZ 85301
SEP 18, 2023

\$0.66

R2304N118167-02

MILLER MANOR HOMEOWNERS
ASSOCIATION
450 N DOBSON RD STE 201
MESA, AZ 85201

Bowman Consulting
6751 North Sunset Blvd, Suite 325
Glendale, AZ 85305
050965-01-001

Retail



85326

RDC 99

U.S. POSTAGE PAID
FCM LETTER
GLENDALE, AZ 85301
SEP 18, 2023

\$0.66

R2304N118167-02

HILL KAITLIN
25076 W WAYLAND DR
BUCKEYE, AZ 85326

Bowman Consulting
6751 North Sunset Blvd, Suite 325
Glendale, AZ 85305
050965-01-001

Retail



85254

RDC 99

U.S. POSTAGE PAID
FCM LETTER
GLENDALE, AZ 85301
SEP 18, 2023

\$0.66

R2304N118167-02

MELCOR DEVELOPMENTS ARIZONA INC
6930 E CHAUNCEY LN 135
SCOTTSDALE, AZ 85254

Bowman Consulting
6751 North Sunset Blvd, Suite 325
Glendale, AZ 85305
050965-01-001

CVS 5934 AZ L L C
WOONSOCKET, RI 02895
1054 Cass Ave

Retail



02895

RDC 99

U.S. POSTAGE PAID
FCM LETTER
GLENDALE, AZ 85301
SEP 18, 2023

\$0.66

R2303S101213-08

Bowman Consulting
6751 North Sunset Blvd, Suite 325
Glendale, AZ 85305
050965-01-001

MILLER PARK HOMEOWNERS
ASSOCIATION INC
PO BOX 14000
SUN LAKES, AZ 85248

Retail



85248

RDC 99

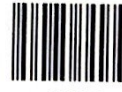
U.S. POSTAGE PAID
FCM LETTER
GLENDALE, AZ 85301
SEP 18, 2023

\$0.66

R2303S101213-08

Bowman Consulting
6751 North Sunset Blvd, Suite 325
Glendale, AZ 85305
050965-01-001

Retail



85326

RDC 99

U.S. POSTAGE PAID
FCM LETTER
GLENDALE, AZ 85301
SEP 18, 2023

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R2304N118167-02

MORRIS CHRISTINA /PIATKOWSKI JANE
6083 S 252ND DR
BUCKEYE, AZ 85326

Bowman Consulting
6751 North Sunset Blvd, Suite 325
Glendale, AZ 85305
050965-01-001

Retail



85326

RDC 99

U.S. POSTAGE PAID
FCM LETTER
GLENDALE, AZ 85301
SEP 18, 2023

\$0.66

R2304N118167-02

JONES EDWARD
25270 W PLEASANT LN
BUCKEYE, AZ 85326

Bowman Consulting
6751 North Sunset Blvd, Suite 325
Glendale, AZ 85305
050965-01-001

Retail



85326

RDC 99

U.S. POSTAGE PAID
FCM LETTER
GLENDALE, AZ 85301
SEP 18, 2023

\$0.66

R2304N118167-02

SOARES MIGUEL NUNO AVILA
TAVARES/FRANCO
25260 W PLEASEANT LN
BUCKEYE, AZ 85326

Bowman Consulting
6751 North Sunset Blvd, Suite 325
Glendale, AZ 85305
050965-01-001

Retail



92882

RDC 99

U.S. POSTAGE PAID
FCM LETTER
GLENDALE, AZ 85301
SEP 18, 2023

\$0.66

R2304N118167-02

FRANCISCO AND JOSEFA GONZALEZ
3675 SANTA ELENA CIR
CORONA, CA 92882

Bowman Consulting
6751 North Sunset Blvd, Suite 325
Glendale, AZ 85305
050965-01-001

Retail



85326

RDC 99

U.S. POSTAGE PAID
FCM LETTER
GLENDALE, AZ 85301
SEP 18, 2023

\$0.66

R2304N118167-02

STANBERRY JUSTIN
6049 S 252ND DR
BUCKEYE, AZ 85326

Bowman Consulting
6751 North Sunset Blvd, Suite 325
Glendale, AZ 85305
050965-01-001

Retail



85326

RDC 99

U.S. POSTAGE PAID
FCM LETTER
GLENDALE, AZ 85301
SEP 18, 2023

\$0.66

R2304N118167-02

RUIZ JUAN CARLOS AGUILAR
6067 S 252ND DR
BUCKEYE, AZ 85326

Bowman Consulting
6751 North Sunset Blvd, Suite 325
Glendale, AZ 85305
050965-01-001

Retail



94030

RDC 99

U.S. POSTAGE PAID
FCM LETTER
GLENDALE, AZ 85301
SEP 18, 2023

\$0.66

R2304N118167-02

JOHN MORRIS CO INC ETAL
6 CORTE CAMELLIA
MILLBREA, CA 94030

Bowman Consulting
6751 North Sunset Blvd, Suite 325
Glendale, AZ 85305
050965-01-001

Retail



76006

RDC 99

U.S. POSTAGE PAID
FCM LETTER
GLENDALE, AZ 85301
SEP 18, 2023

\$0.66

R2304N118167-02

FORESTAR USA REAL ESTATE GROUP INC
2221 E. LAMAR BLVD. STE 790
ARLINGTON, TX 76006

Thursday, March 21, 2024

Dear Neighbor,

Melcor Developments is reaching out to you to share information on our upcoming Community Master Plan Amendment (Case No. PLZZ-23-00011) for the Miller & Southern project. The parcel located on the Northwest Corner of Miller Rd & Southern Ave is seeking to allow multifamily residential as a development option on Parcel 1 under its current Commercial land use within Copper Falls.



Vicinity Map

As part of the public process, we are required to provide notification of the following meetings:

1) Planning & Zoning Commission Meeting

- a. NOTICE IS HEREBY GIVEN that the City of Buckeye Planning and Zoning Commission will hold a public hearing on Tuesday, April 9th, 2024, to be held at the City Council Chambers, located at 530 E Monroe Avenue at 6:00 p.m., for the purpose of hearing all persons for or against the following request:

Case No. PLZZ-23-00011: Request by Dawn Marie Fortuna, AICP for the approval of a Community Master Plan Amendment to request multifamily to be a permitted use under its current Commercial land use within Parcel 1 of the Copper Falls Community Master Plan located at the NWC of Miller Rd and Southern Ave, Section 30, Township 1N, Range 3W.

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

2) City Council Meeting

- a. NOTICE IS HEREBY GIVEN that the City of Buckeye City Council will hold a public hearing on Tuesday, May 7th, 2024, to be held at the City Council Chambers, located at 530 E Monroe Avenue at 6:00 p.m., for the purpose of hearing all persons for or against the following request:

Case No. PLZZ-23-00011: Request by Dawn Marie Fortuna, AICP for the approval of a Community Master Plan Amendment to request multifamily to be a permitted use under its current Commercial land use within Parcel 1 of the Copper Falls Community Master Plan located at the NWC of Miller Rd and Southern Ave, Section 30, Township 1N, Range 3W.

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

Additionally, we are available to discuss any concerns or comments you may have. Please feel free to email Dawn Fortuna with your questions.

Thank you.

Dawn Marie Fortuna, AICP
Principal Planner
(480) 772-7271
dfortuna@bowman.com

Malik Brown
Planner II
(623) 299-8991
mbrown@bowman.com

Geoff Bobiy
Development Manager
(403) 270-1287
gbobiy@melcor.ca

MELCOR DEVELOPMENTS ARIZONA INC
6930 E CHAUNCEY LN 135
SCOTTSDALE, AZ 85254

HILL KAITLIN A
25076 W WAYLAND DR
BUCKEYE, AZ 85326

MILLER MANOR HOMEOWNERS
ASSOCIATION
450 N DOBSON RD STE 201
MESA, AZ 85201

SOARES MIGUEL NUNO AVILA
TAVARES/FRANCO A M
25260 W PLEASANT LN
BUCKEYE, AZ 85326

JONES EDWARD L
25270 W PLEASANT LN
BUCKEYE, AZ 85326

MORRIS CHRISTINA /PIATKOWSKI JANE J
6083 S 252ND DR
BUCKEYE, AZ 85326

RUIZ JUAN CARLOS AGUILAR
6067 S 252ND DR
BUCKEYE, AZ 85326

STANBERRY JUSTIN
6049 S 252ND DR
BUCKEYE, AZ 85326

MILLER PARK HOMEOWNERS
ASSOCIATION INC
PO BOX 14000
SUN LAKES, AZ 85248

CVS 5934 AZ L L C
WOONSOCKET, RI 02895

FRANCISCO AND JOSEFA GONZALEZ
TR/GONZALEZ A
3675 SANTA ELENA CIR
CORONA, CA 92882

AG EHC II NWHM MULTI STATE 4 LLC
245 PARK AVE FL 26TH
NEW YORK, NY 10167

TNHC ARIZONA MARKETING LLC
8501 N SCOTTSDALE RD STE 280
PARADISE VALLEY, AZ 85253

COPPER FALLS HOMEOWNERS'
ASSOCIATION
1600 W BROADWAY RD STE 200
TEMPE, AZ 85282

JOHN MORRIS CO INC ETAL
6 CORTE CAMELLIA
MILLBREA, CA 94030

Affidavit of Mailing Notice

Case Number: PLZZ-23-00011

Project Name: Southern and Miller

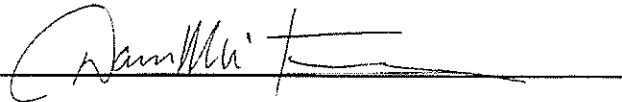
Applicant Name: Dawn Marie Fortuna, AICP

Location: NWC of Miller Rd and Southern Ave, Section 30, Township 1N, Range 3W

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 300 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and shall send the public hearing notice to each said owner no less than fifteen (15) days prior to the public hearing date.

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

See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: 

SUBSCRIBED AND SWORN before me this 21 day of March, 2024, by:



Notary Public

My Commission Expires:

10/12/25



BOWMAN CONSULTING
6751 NORTH SUNSET BLVD, SUITE 325
GLENDALE, AZ 85305
050965-01-001



MILLER MANOR HOMEOWNERS
ASSOCIATION
450 N DOBSON RD STE 201
MESA, AZ 85201

BOWMAN CONSULTING
6751 NORTH SUNSET BLVD, SUITE 325
GLENDALE, AZ 85305
050965-01-001



MELCOR DEVELOPMENTS ARIZONA INC
6930 E CHAUNCEY LN 135
SCOTTSDALE, AZ 85254

BOWMAN CONSULTING
6751 NORTH SUNSET BLVD, SUITE 325
GLENDALE, AZ 85305
050965-01-001



HILL KAITLIN A
25076 W WAYLAND DR
BUCKEYE, AZ 85326

BOWMAN CONSULTING
6751 NORTH SUNSET BLVD, SUITE 325
GLENDALE, AZ 85305
050965-01-001



SOARES MIGUEL NUNO AVILA
TAVARES/FRANCO A M
25260 W PLEASANT LN
BUCKEYE, AZ 85326

BOWMAN CONSULTING
6751 NORTH SUNSET BLVD, SUITE 325
GLENDALE, AZ 85305
050965-01-001



JONES EDWARD L
25270 W PLEASANT LN
BUCKEYE, AZ 85326

BOWMAN CONSULTING
6751 NORTH SUNSET BLVD, SUITE 325
GLENDALE, AZ 85305
050965-01-001



MORRIS CHRISTINA /PIATKOWSKI JANE J
6083 S 252ND DR
BUCKEYE, AZ 85326

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GLENDALE, AZ 85305
050965-01-001



RUIZ JUAN CARLOS AGUILAR
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BUCKEYE, AZ 85326

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6751 NORTH SUNSET BLVD, SUITE 325
GLENDALE, AZ 85305
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STANBERRY JUSTIN
6049 S 252ND DR
BUCKEYE, AZ 85326

BOWMAN CONSULTING
6751 NORTH SUNSET BLVD, SUITE 325
GLENDALE, AZ 85305
050965-01-001



MILLER PARK HOMEOWNERS
ASSOCIATION INC
PO BOX 14000
SUN LAKES, AZ 85248

BOWMAN CONSULTING
6751 NORTH SUNSET BLVD, SUITE 325
GLENDALE, AZ 85305
050965-01-001



TNHC ARIZONA MARKETING LLC
8501 N SCOTTSDALE RD STE 280
PARADISE VALLEY, AZ 85253

BOWMAN CONSULTING
6751 NORTH SUNSET BLVD, SUITE 325
GLENDALE, AZ 85305
050965-01-001



JOHN MORRIS CO INC ETAL
6 CORTE CAMELLIA
MILLBREA, CA 94030

BOWMAN CONSULTING
6751 NORTH SUNSET BLVD, SUITE 325
GLENDALE, AZ 85305
050965-01-001



COPPER FALLS HOMEOWNERS'
ASSOCIATION
1600 W BROADWAY RD STE 200
TEMPE, AZ 85282

BOWMAN CONSULTING
6751 NORTH SUNSET BLVD, SUITE 325
GLENDALE, AZ 85305
050965-01-001



CVS 5934 AZ L L C
WOONSOCKET, RI 2895

BOWMAN CONSULTING
6751 NORTH SUNSET BLVD, SUITE 325
GLENDALE, AZ 85305
050965-01-001



FRANCISCO AND JOSEFA GONZALEZ
TR/GONZALEZ A
3675 SANTA ELENA CIR
CORONA, CA 92882

BOWMAN CONSULTING
6751 NORTH SUNSET BLVD, SUITE 325
GLENDALE, AZ 85305
050965-01-001



AG EHC II NWHM MULTI STATE 4 LLC
245 PARK AVE FL 26TH
NEW YORK, NY 10167

Affidavit of Sign Posting

Case Number: PLZZ-23-00011

Project Name: Southern and Miller

Applicant Name: Dawn Marie Fortuna, AICP

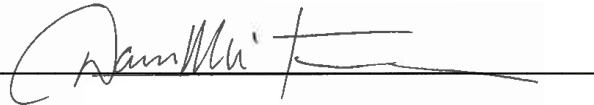
Location: NWC of Miller Rd and Southern Ave, Section 30, Township 1N, Range 3W

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

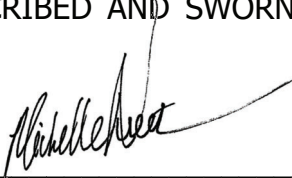
I confirm that the site has been posted as detailed by the City of Buckeye Site Posting Requirements for the case above and the site was posted at least fifteen (15) days prior to the public hearing.

See attached date stamped photo exhibit of posted signs.

Applicant's / Representative's signature: _____

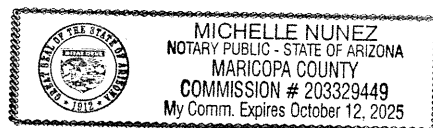


SUBSCRIBED AND SWORN before me this 25 day of March, 2024,
by:



Notary Public

My Commission Expires:
10/12/2025



CITY OF BUCKEYE PUBLIC HEARING

PLANNING AND ZONING COMMISSION: April 9th, 2024 AT 6:00 P.M.

CITY COUNCIL: May 7th, 2024 AT 6:00 P.M.

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

REQUEST: Community Master Plan Amendment

PROPOSAL: Request multifamily to be a permitted use under it's
current Commercial land use with Parcel 1 of the Copper Falls
Community Master Plan

GENERAL LOCATION: NWC Miller Rd & Southern Ave

SIZE: 19.47 AC

CASE #: PLZZ-23-00011

APPLICANT/CONTACT: Dawn Marie Fortuna, AICP

PHONE: 623-200-5656

DEVELOPMENT SERVICES DEPARTMENT

623-349-6207

POSTING DATE: 3/25/2024



Mar 25, 2024 at 7:54:54 AM
25158-25206 W Southern Ave
Buckeye AZ 85326
United States

CITY OF BUCKEYE PUBLIC HEARING

PLANNING AND ZONING COMMISSION: April 9th, 2024 AT 6:00 P.M.

CITY COUNCIL: May 7th, 2024 AT 6:00 P.M.

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

REQUEST: Community Master Plan Amendment

PROPOSAL: Request multifamily to be a permitted use under it's
current Commercial land use with Parcel 1 of the Copper Falls
Community Master Plan

GENERAL LOCATION: NWC Miller Rd & Southern Ave

SIZE: 19.47 AC

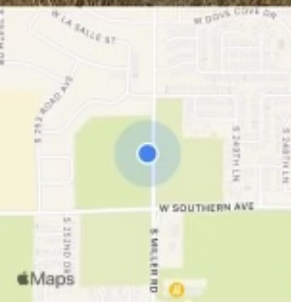
CASE #: PLZZ-23-00011

APPLICANT/CONTACT: Dawn Marie Fortuna, AICP

PHONE: 623-200-5656

DEVELOPMENT SERVICES DEPARTMENT
623-349-6207

POSTING DATE: 3/25/2024



Mar 25, 2024 at 7:41:56 AM
5818-5834 S Miller Rd
Buckeye AZ 85326
United States

THE ARIZONA REPUBLIC

PO Box 194, Phoenix, Arizona 85001-0194

Phone 1-602-444-7315

Fax 1-877-943-0443

This is not an invoice

PNI-Arizona Republic

AFFIDAVIT OF PUBLICATION

MALIK BROWN
6751 N SUNSET BLVD, SUITE 325
GLENDALE, AZ 85305

NOTICE IS HEREBY GIVEN that the City of Buckeye Planning and Zoning Commission will hold a public hearing on Tuesday, April 9th, 2024, to be held at the City Council Chambers, located at 530 E Monroe Avenue at 6:00 p.m., for the purpose of hearing all persons for or against the following request:
Case No. PLZZ-23-00011: Request by Dawn Marie Fortuna, AICP for the approval of a Community Master Plan Amendment to request multifamily to be a permitted use under its current Commercial land use within Parcel 1 of the Copper Falls Community Master Plan located at NWC of Miller Rd and Southern Ave, Section 30, Township 1N, Range 3W.
For additional information, please contact the Development Services Department at (623) 349-6211.
Pub: March 25, 2024

This is not an invoice

Order # 0005885427 # of Affidavits 1

P.O #

Issues Dated:

03/25/24

STATE OF WISCONSIN }
COUNTY OF BROWN } SS.

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


Sworn to before me this

25 TH day of
MARCH 2024


Notary Public

My Commission expires: 9/19/25

VICKY FELTY
Notary Public
State of Wisconsin

THE ARIZONA REPUBLIC

PO Box 194, Phoenix, Arizona 85001-0194

Phone 1-602-444-7315

Fax 1-877-943-0443

This is not an invoice

PNI-Arizona Republic

AFFIDAVIT OF PUBLICATION

MALIK BROWN

**6751 N SUNSET BLVD, SUITE 325
GLENDALE, AZ 85305**

NOTICE IS HEREBY GIVEN that the City of Buckeye City Council will hold a public hearing on Tuesday, May 7th, 2024, to be held at the City Council Chambers, located at 530 E Monroe Avenue at 6:00 p.m., for the purpose of hearing all persons for or against the following request:

Case No. PLZZ-23-00011: Request by Dawn Marie Fortuna, AICP for the approval of a Community Master Plan Amendment to request multifamily to be a permitted use under its current Commercial land use within Parcel 1 of the Copper Falls Community Master Plan located at NWC of Miller Rd and Southern Ave, Section 30, Township 1N, Range 3W.

For additional information, please contact the Development Services Department at (623) 349-6211.
Pub: March 25, 2024

This is not an invoice

Order # 0005885428

of Affidavits 1

P.O #

Issues Dated:

03/25/24

**STATE OF WISCONSIN
COUNTY OF BROWN**

} **SS.**

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

Sworn to before me this

25 TH day of
MARCH 2024

Notary Public

My Commission expires:

VICKY FELTY
Notary Public
State of Wisconsin