



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
APRIL 23, 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 9, 2024 Planning and Zoning Commission regular meeting.](#)
Staff Liaison: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623) 349-6211

3. CONTINUANCE AGENDA

- 3.A** [Copper Falls - CMPA \(PLZZ-23-00001\) - 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. REGULAR AGENDA

- 4.A** [Sundance Station - Site Plan \(PLZSP-22-00044\) Staff recommends the Planning and Zoning Commission conduct a public meeting and approve a Site Plan located approximately 1,000 feet](#)

southwest of the southwest corner of Interstate 10 and Watson Road, subject to Conditions a) through x).

Staff Liaison: Bart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623) 208-8830

- 4.B** Kuiper Family Trust Property - Downtown Specific Area Plan (DSAP) Amendment - Case PLZU-24-0003 - Conduct a public hearing and recommend approval to the Mayor and City Council of a Minor Amendment to the Downtown Specific Area Plan (DSAP), changing the land use designation of approximately 33 acres located east of the southeast corner of Monroe Avenue and the Apache Road alignment from Mixed Use Core to Downtown Residential and relocating an approximate 8-acre future park site from the south side of Monroe Avenue to the north side of Monroe Avenue.

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

5. COMMENTS FROM THE PUBLIC

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

Action Required: None

6. DEPUTY DIRECTOR OF PLANNING 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: 04/23/24	AGENDA ITEM: 2.A. MINUTES
DATE PREPARED: 04/19/24	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 9, 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:

[04.09.2024.Minutes.DRAFT.pdf](#)



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
APRIL 9, 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, Commission Rebecca Puppe, Commissioner Gina Ragsdale participated virtually, Commissioner Deanna Kupcik, Chairperson Nick Hudec, Alternate Charles Hester seated for District 4, Alternate Les Manuel, Alternate Ryan Belshee, Alternate Donald Bassler seated for district 5, Alternate Sebastian Trupiano

Members absent: Commissioner Anthony DiMascio, Commissioner Ed Sumner, Alternate Douglas McDonald

Staff present: Principal Planner Hobart Wingard, Deputy Director of Planning Adam Copeland, Assistant City Attorney Tosca Henry, Management Assistant Keri Hernandez participated virtually, Administrative Assistant II Angelica Mollinedo

2. MINUTES

2A. APPROVAL OF MINUTES FROM THE MARCH 26, 2024 PLANNING AND ZONING COMMISSION REGULAR MEETING.

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

3. CONTINUANCE AGENDA

3A. SUNDANCE STATION – SITE PLAN (PLZSP-22-00044)

Applicant requested continuation to the April 23, 2024 Planning and Zoning Commission regular meeting.

4. REGULAR AGENDA

4A. COPPER FALLS – CMPA (PLZZ-23-00001)

Principal Planner Hobart Wingard presented and was available to answer questions from the Commission.

Owner Representative Brian Greathouse presented and was available to answer questions from the Commission.

Commissioner Kupcik stated that she would prefer to see that area remain for commercial use.

Alternate Bassler asked how many notifications were sent to surrounding residents. Mr. Greathouse informed the Commission that all thirteen surrounding property owners were notified of this amendment and public hearing.

Chair Hudec spoke of his preference to see the area remain commercial and asked if there was a possibility to potentially reduce the density. Mr. Greathouse indicated that multi-family is desired at the indicated location to create a more synergistic intersection.

Mr. Copeland informed the Commission that buildout conditions and growth have been discussed and staff found that the proposed multi-family use would provide residential to employment opportunities in close proximity.

A public hearing opened at 6:20 p.m.

Alternate Commissioner Belshee spoke of his concerns with the multi-family use.

With there being no further comments from the public, the public hearing closed at 6:22 p.m.

A motion was made by Alternate Hester to recommend approval to Mayor and City Council. With there being no second, the motion failed.

Commissioner Kupcik asked if the applicant was willing to incorporate some type of commercial with the multi-family presented. Mr. Greathouse indicated that additional discussions would have to take place with the applicant and staff to modify conditions.

A motion was made by Alternate Bassler and seconded by Commissioner Kupcik to recommend denial to City Council of presented amendment. With 3 voting yes and 4 voting no, the motion failed.

Vice Chair Burton stated that he wanted to see the use of the presented property as beneficial as possible to the community.

Alternate Hester indicated that he supports the inclusion of multi-family as an optional use for the property presented.

A motion was made by Vice Chair Burton and seconded by Commissioner Kupcik for a continuation to the April 23, 2024 Planning and Commission regular meeting. Approval to continue 7-0. Motion carried.

5. COMMENTS FROM THE PUBLIC

None

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

Mr. Copeland informed Commission of the workshop in May and introduced the new Administrative Assistant II Angelica Mollinedo.

7. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

Vice Chair Burton announced the Earth Day event on April 20, 2024 to clean up downtown area and will be serving breakfast.

Commissioners extended a welcome to Angelica.

8. ADJOURNMENT

With there being no further business, Chair Hudec adjourned the meeting at 6:43 p.m.

Nick Hudec, Chairperson

ATTEST:

Keri Hernandez, Management Assistant

I hereby certify that the foregoing is a true a correct copy of the Planning and Zoning Commission Regular Meeting held on the 9th 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: 04/23/24	AGENDA ITEM: 3.A. Copper Falls CMP - Community Master Plan Amendment (CMPA) - PLZZ-23-00001
DATE PREPARED: 04/18/24	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-23-00001) - 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.

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

ATTACHMENTS:

[PLZZ-23-00001 - Copper Falls CMPA - Staff Report - PZ 042324.docx](#)

[Exhibit A - PLZZ-23- 00001 - Copper Falls CMPA - Vicinity Map.pdf](#)

[Exhibit B - PLZZ-23- 00001 - Copper Falls CMPA - General Plan Map.pdf](#)

[Exhibit C - PLZZ-23-00001 - Copper Falls CMPA - Zoning Map.pdf](#)

[Exhibit D - PLZZ-23-00001 - Copper Falls CMPA - CMPA Document.pdf](#)

[Exhibit E - PLZZ-23-00001 - Copper Falls CMPA - Citizen Participation Report.pdf](#)



Community Master Plan Amendment

Report to the Planning and Zoning Commission

CASE NUMBER: PLZZ-23-00001
TITLE: Copper Falls Community Master Plan Amendment (CMPA)
MEETING DATE: April 23, 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.

AREA CONTEXT:

9. 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:

10. 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.
11. 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.
12. 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%

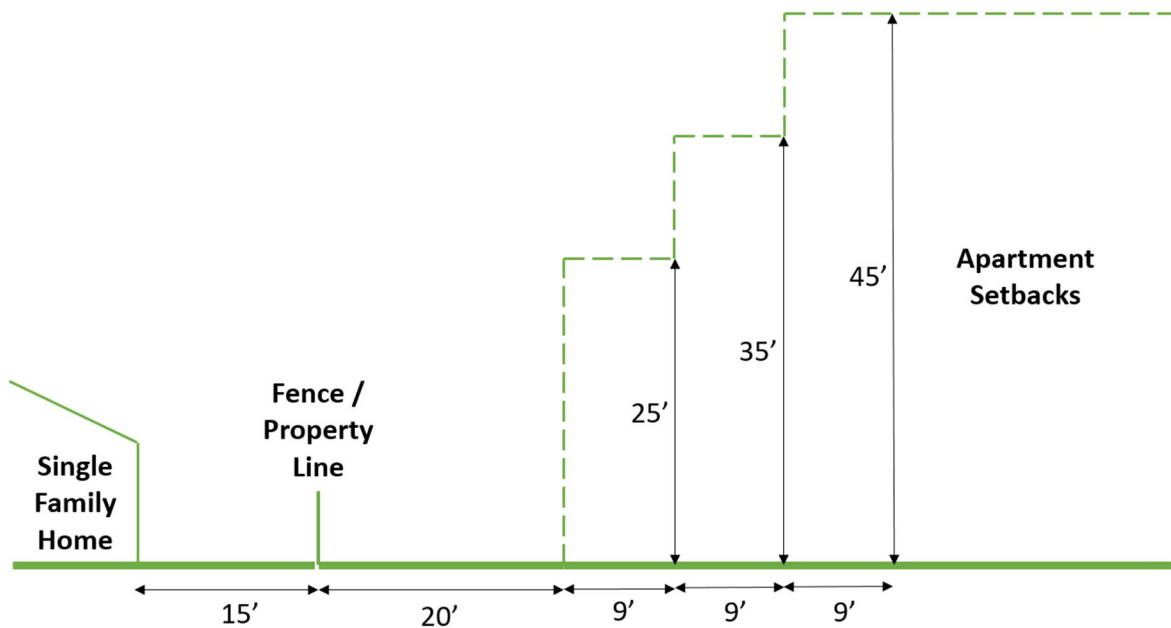
* Zero (0) foot side setback allowed between similar uses such as commercial adjacent to commercial.

** 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'

13. 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.



14. 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:

15. Staff recommends the Planning and Zoning Commission recommend approval of the proposed Major Community Master Plan Amendment for the Copper Falls CMPA, Case PLZZ-23-00001, 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

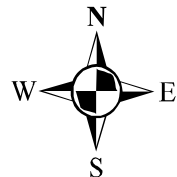
Prepared by:
Bart Wingard, Principal Planner

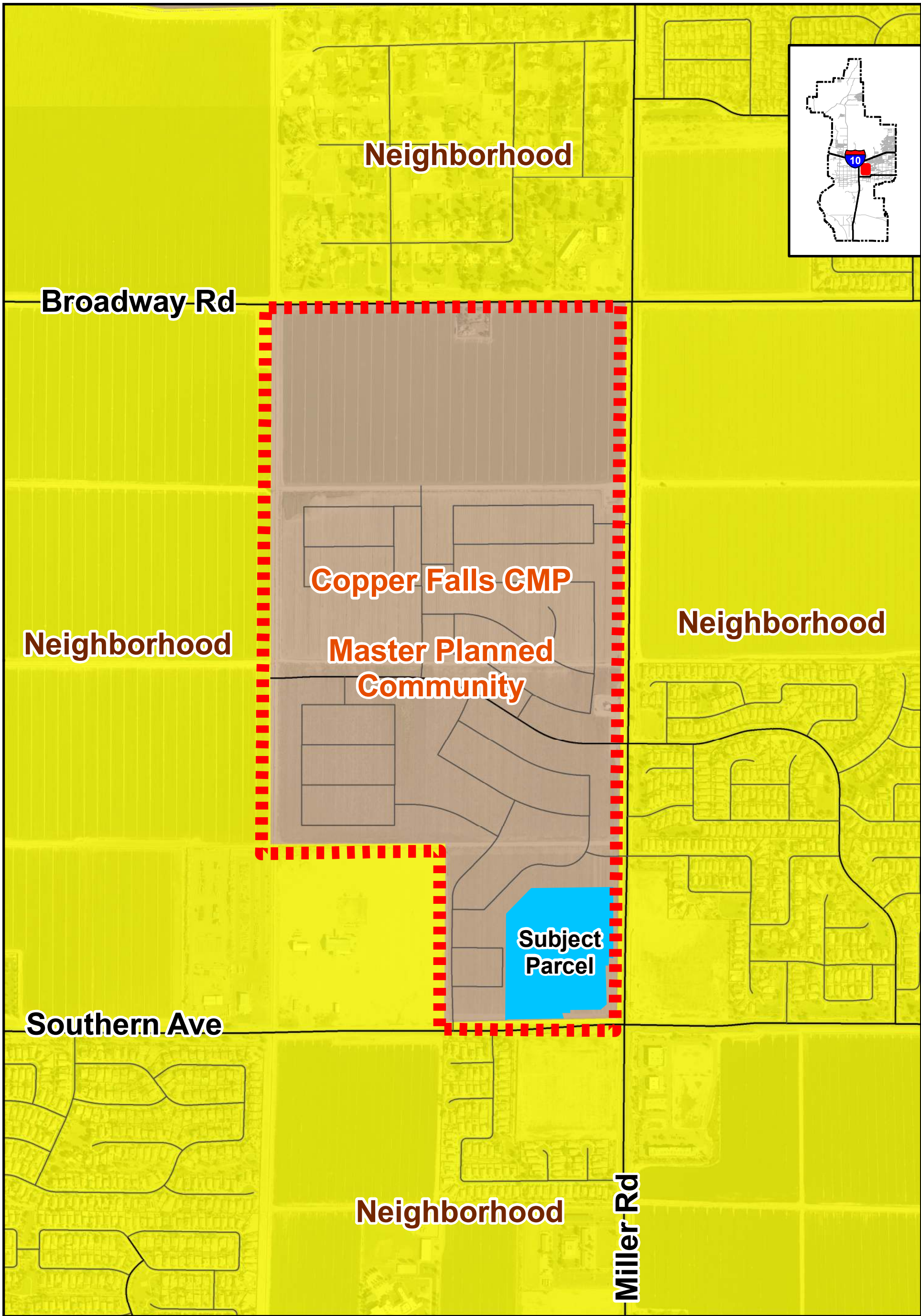
Reviewed by:
Adam Copeland, Deputy Planning Director



VICINITY MAP

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

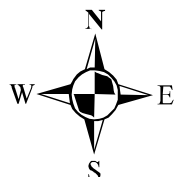


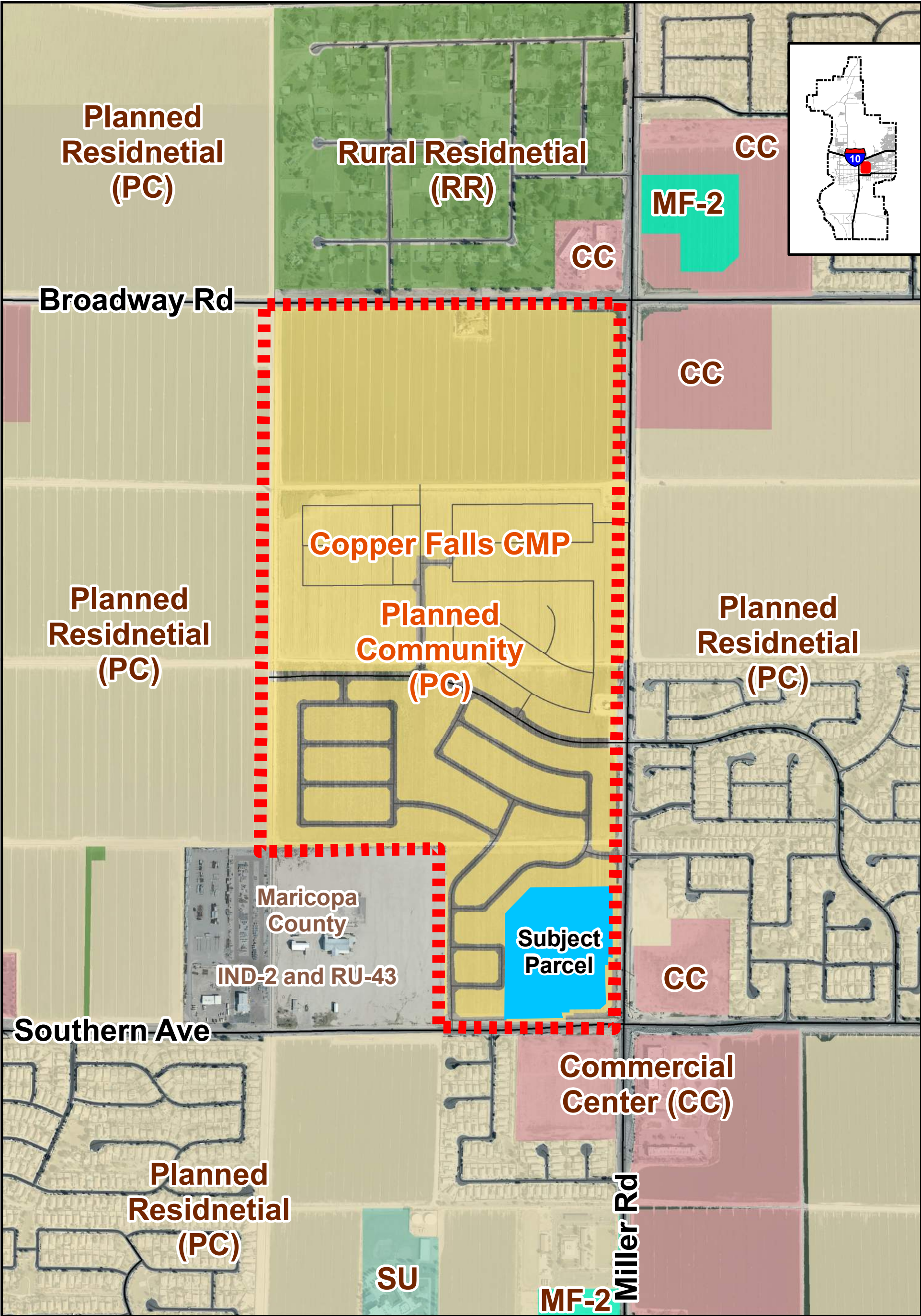


GENERAL PLAN MAP



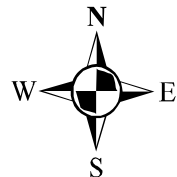
PLZZ-23-00001
Copper Falls CMPA
City Council District 1





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

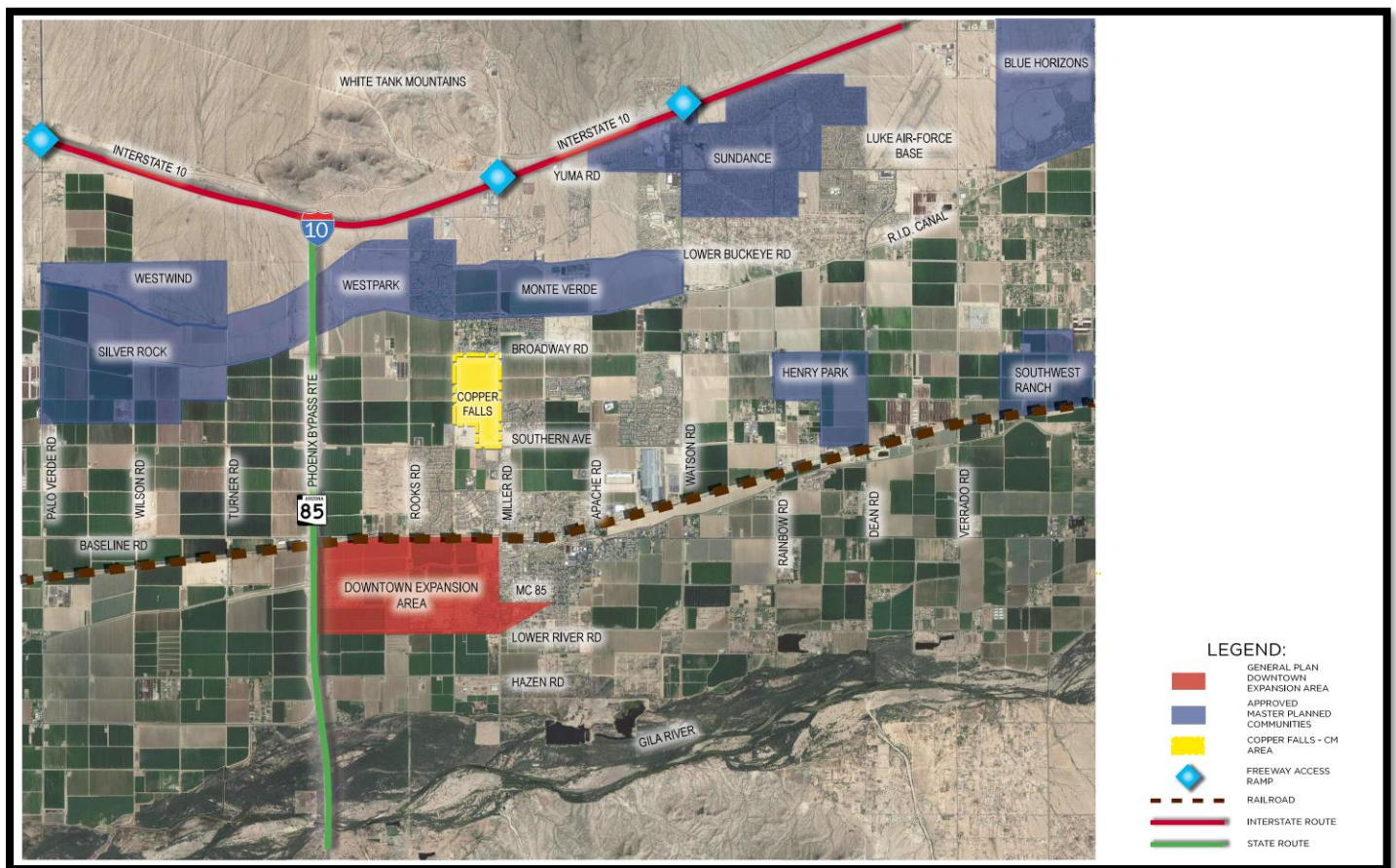
Bowman
6751 N. Sunset Boulevard
Glendale, Arizona 85305
Contact: Dawn Marie Fortuna, AICP
Principal Planner
t. (480) 772-7271
e. dfortuna@bowman.com

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

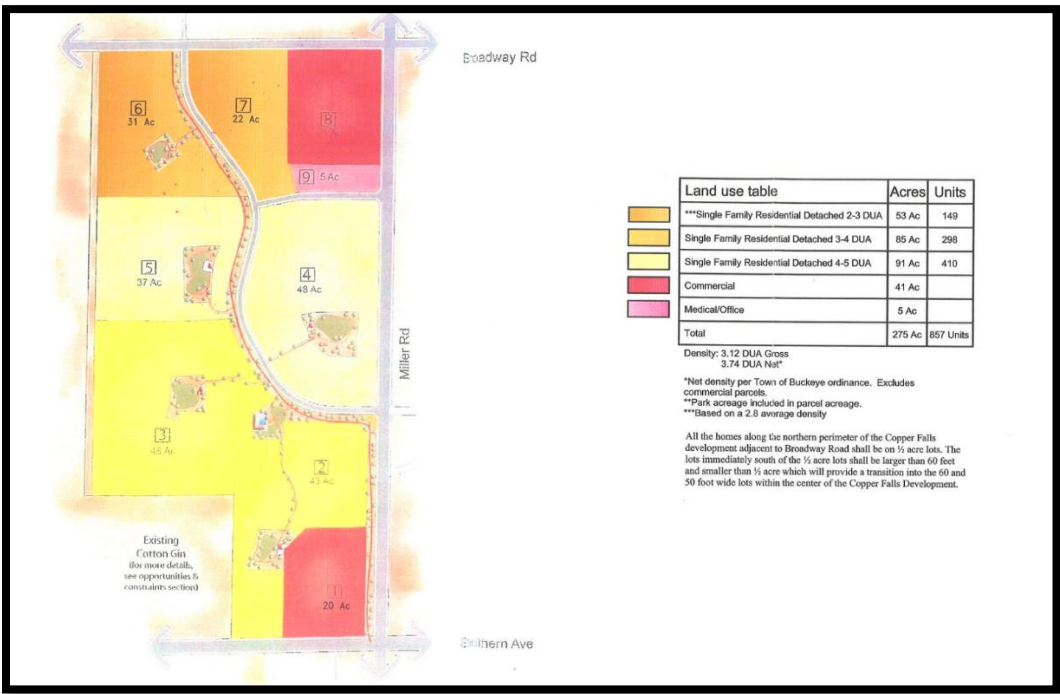
Existing and Proposed Community Master Plan History

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

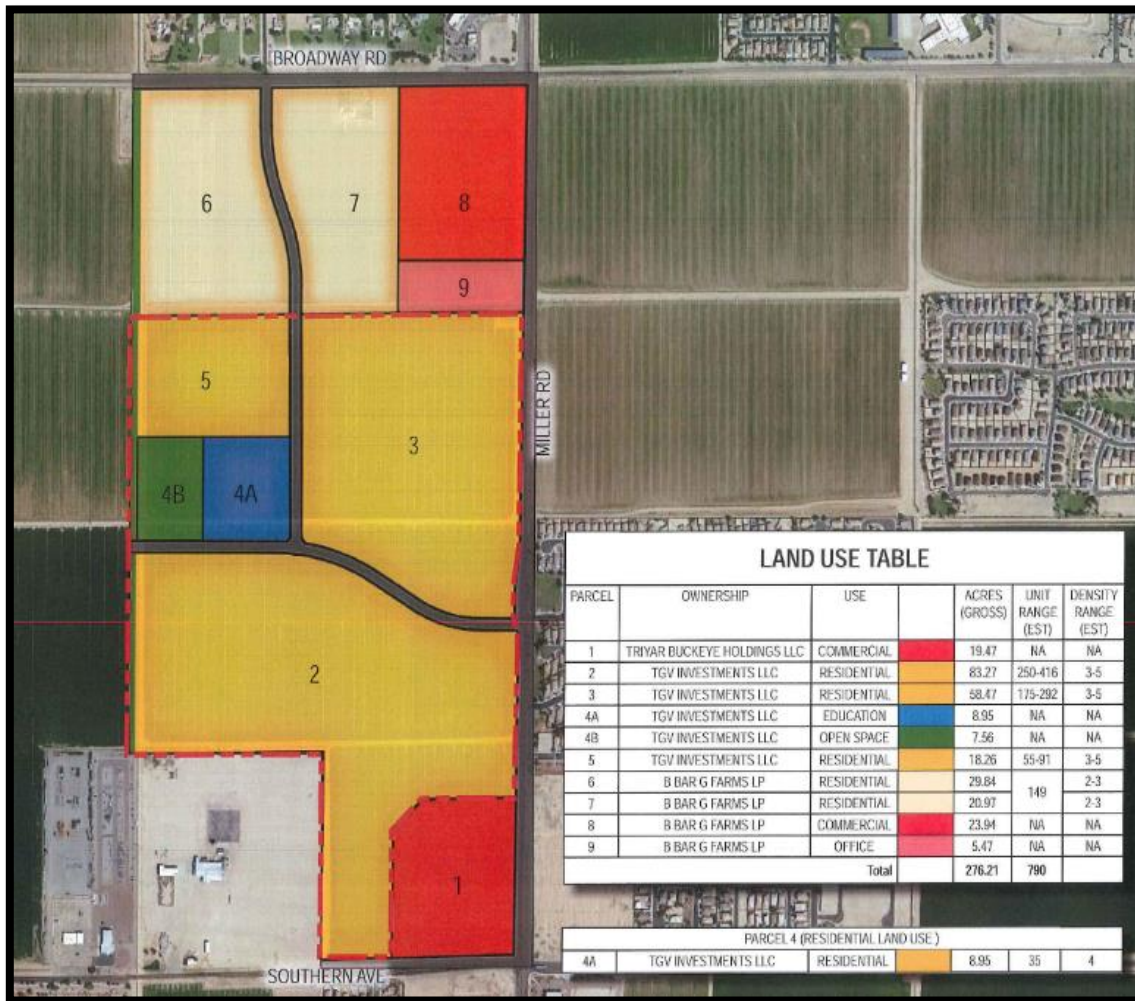


CMP Land Use Plan (2005)

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.

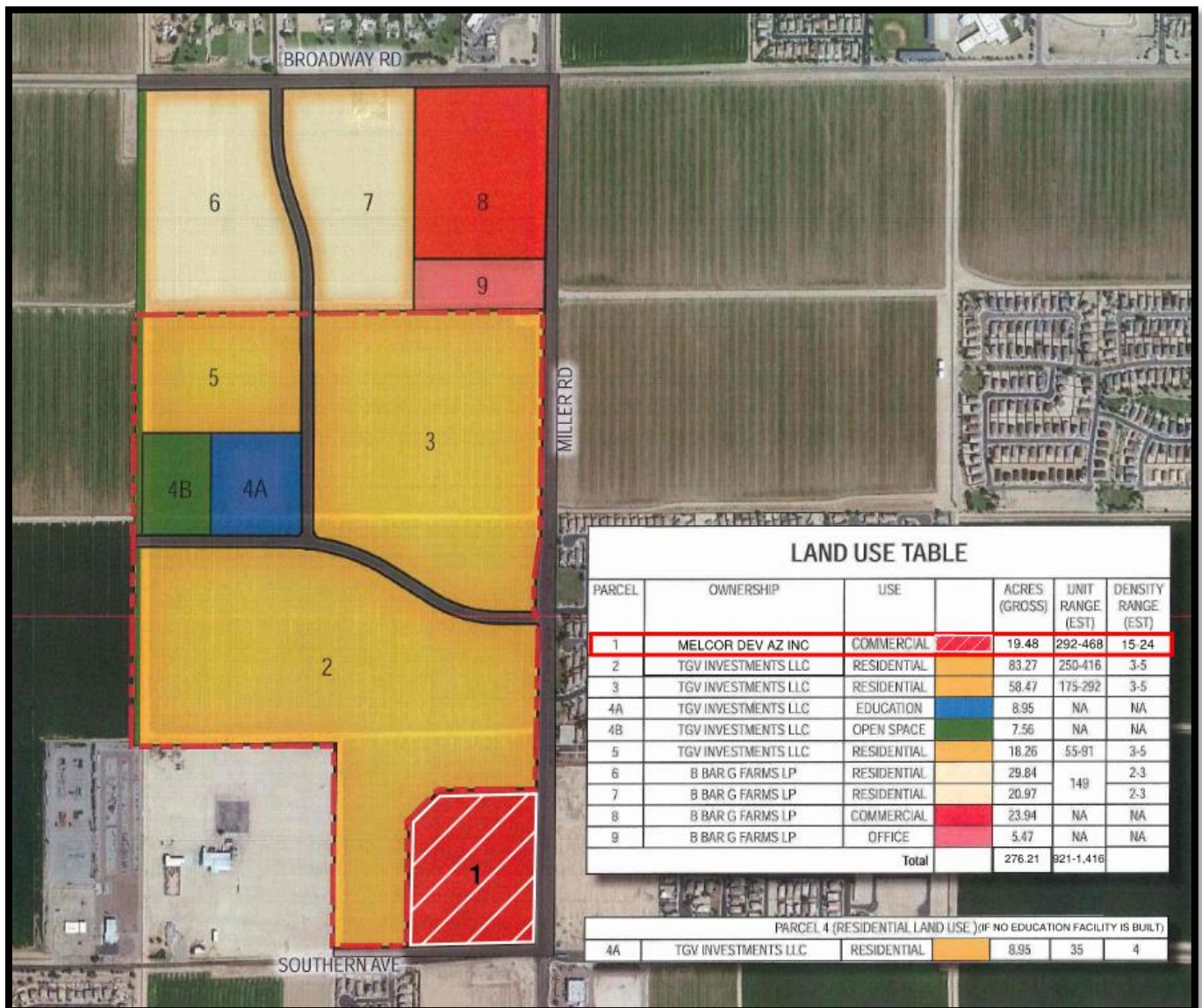
Table 4: Permitted Uses

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. <i>Multiple family dwelling</i>

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

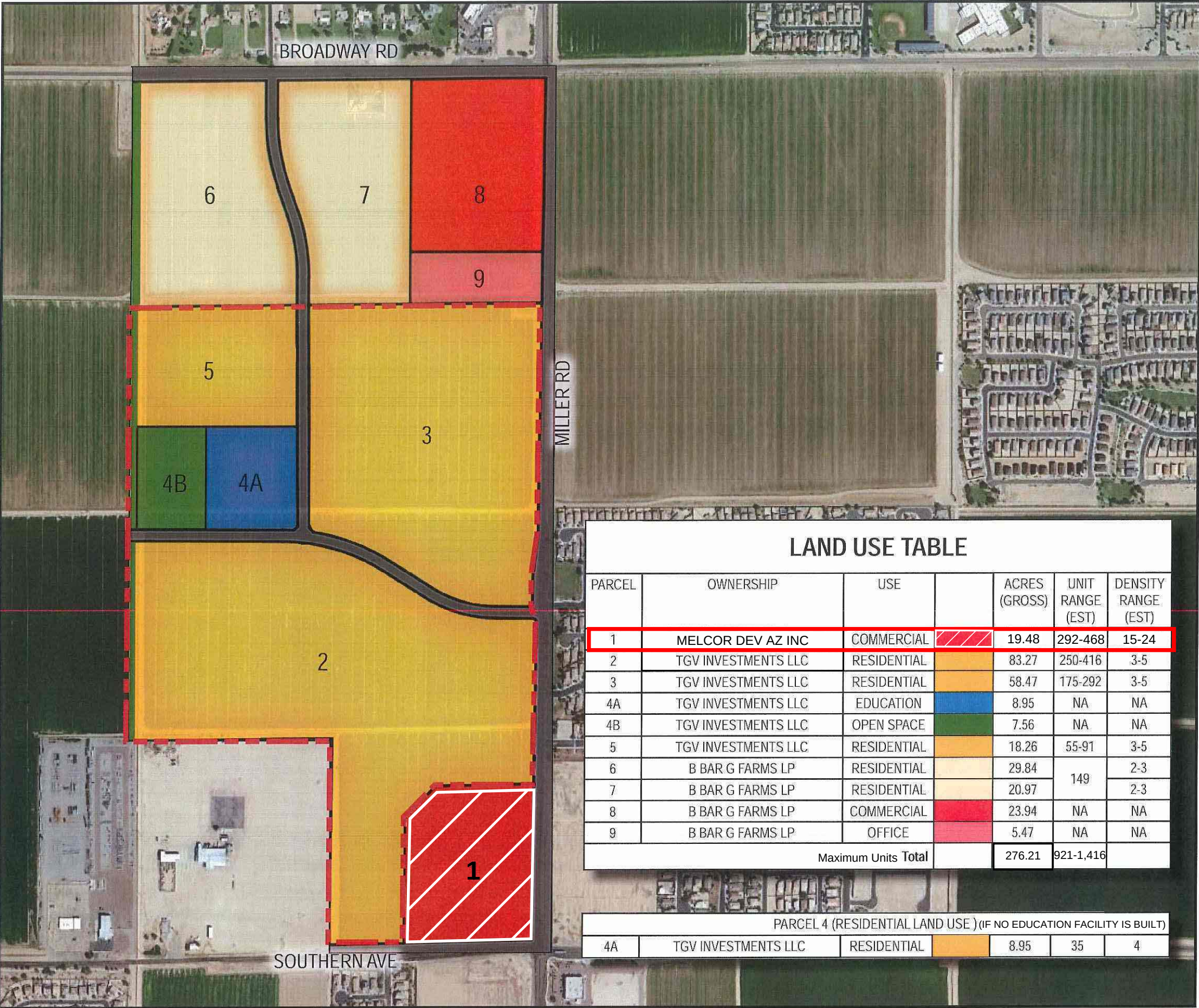
Land Use Master Plan

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



DATE: 10.08.2018

901 East Madison Street
Phoenix, Arizona 85034
P 602.254.9600
www.norris-design.com



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;

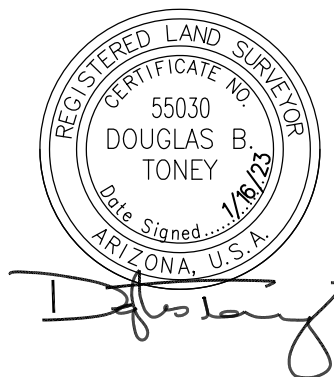
THENCE NORTH 44°39'05" EAST, A DISTANCE OF 266.22 FEET;

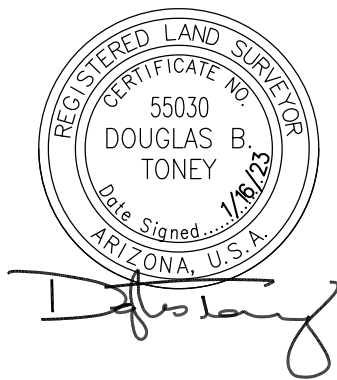
THENCE NORTH 88°41'11" EAST, A DISTANCE OF 599.42 FEET;

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'

1017.54'

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

MILLER ROAD

SOUTHERN AVENUE

1758.82'

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.

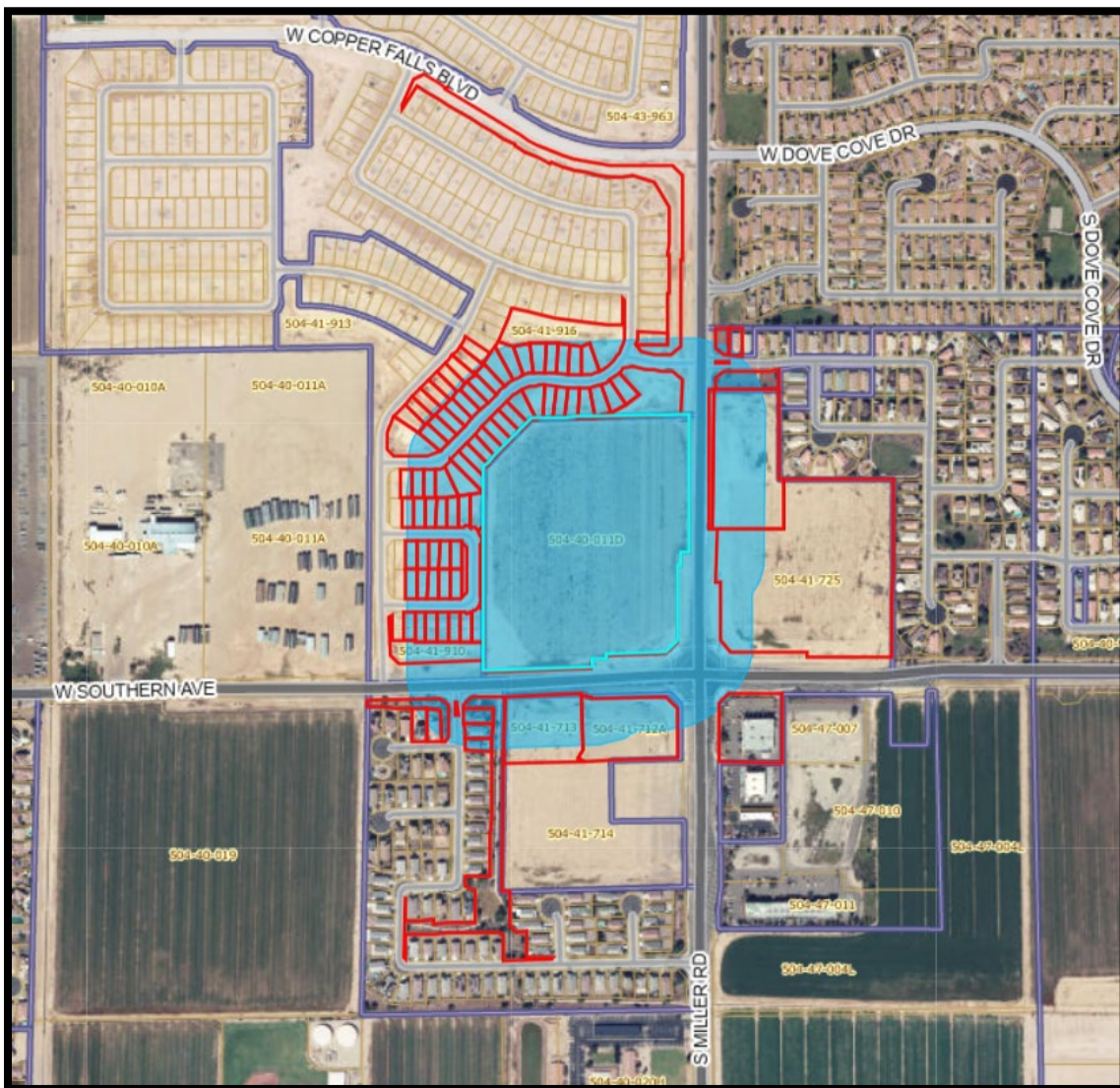


Figure 1: Location Map

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

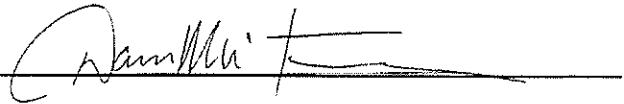
Applicant Name: Dawn Marie Fortuna, AICP

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

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HILL KAITLIN
25076 W WAYLAND DR
BUCKEYE, AZ 85326

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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
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GLENDALE, AZ 85301
SEP 18, 2023

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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

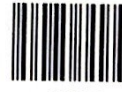
U.S. POSTAGE PAID
FCM LETTER
GLENDALE, AZ 85301
SEP 18, 2023

\$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

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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

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

\$0.66

R2304N118167-02

RDC 99

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

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

\$0.66

R2304N118167-02

RDC 99

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

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

\$0.66

R2304N118167-02

RDC 99

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

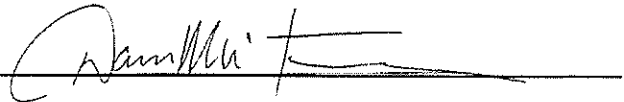
Applicant Name: Dawn Marie Fortuna, AICP

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

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6751 NORTH SUNSET BLVD, SUITE 325
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050965-01-001



JONES EDWARD L
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6751 NORTH SUNSET BLVD, SUITE 325
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MILLER PARK HOMEOWNERS
ASSOCIATION INC
PO BOX 14000
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BOWMAN CONSULTING
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PARADISE VALLEY, AZ 85253

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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



UNITED STATES POSTAGE
PITNEY BOWES
02 1P \$000.64⁰
0002039675 MAR 21 2024
MAILED FROM ZIP CODE 85281

CVS 5934 AZ L L C
WOONSOCKET, RI 02895

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



UNITED STATES POSTAGE
PITNEY BOWES
02 1P \$000.64⁰
0002039675 MAR 21 2024
MAILED FROM ZIP CODE 85281

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



UNITED STATES POSTAGE
PITNEY BOWES
02 1P \$000.64⁰
0002039675 MAR 21 2024
MAILED FROM ZIP CODE 85281

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

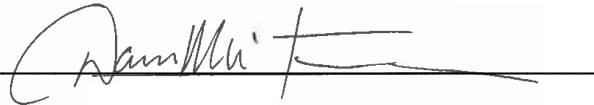
Location: NWC of Miller Rd and Southern Ave, Section 30, Township 1N, Range 3W

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, 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.**

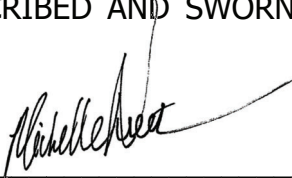
I confirm that the site has been posted as detailed by the City of Buckeye Site Posting Requirements for the case above and the site was posted at least fifteen (15) days prior to the public hearing.

See attached date stamped photo exhibit of posted signs.

Applicant's / Representative's signature: _____

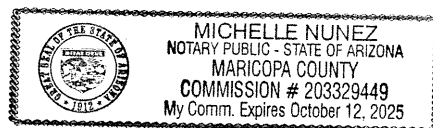


SUBSCRIBED AND SWORN before me this 25 day of March, 2024,
by:



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

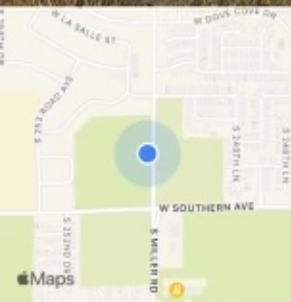
CASE #: PLZZ-23-00011

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

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 04/23/24	AGENDA ITEM: 4.A. Sundance Station - Site Plan - PLZSP-22-00044
DATE PREPARED: 04/18/24	DISTRICT NO.: Council District 3
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) Sundance Station - Site Plan (PLZSP-22-00044) Staff recommends the Planning and Zoning Commission conduct a public meeting and approve a Site Plan located approximately 1,000 feet southwest of the southwest corner of Interstate 10 and Watson Road, subject to Conditions a) through x).

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 applicant proposes a 413-unit for rent residential community on a 30.30-acre site immediately south of I-10 Interstate Highway and west of Sundance Towne Center on Watson Road. The project will feature two (2) different styles of living community including 272 garden style apartments on east side of the existing wash, and 141 built-to-rent (BTR) homes on the west.

BENEFITS:

The subject project will provide further housing options for the residents in Council District 3.

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

ATTACHMENTS:

[PLZSP-22-00044 - Sundance Station - Site Plan - Staff Report - 042324.docx](#)

[Exhibit A - PLZSP-22-00044 - Sundance Station - Vicinity Map.pdf](#)

[Exhibit B - PLZSP-22-00044 - Sundance Station - Narrative.pdf](#)

[Exhibit C - PLZSP-22-00044 - Sundance Station - Site Plan.pdf](#)

[Exhibit D - PLZSP-22-00044 - Sundance Station - Apartment Elevations.pdf](#)

[Exhibit E - PLZSP-22-00044 - Sundance Station - Single and Duplex Elevations.pdf](#)

[Exhibit F - PLZSP-22-00044 - Sundance Station - Landscape.pdf](#)



SITE PLAN

Report to the Planning and Zoning Commission

CASE NUMBER: PLZSP-22-00044
TITLE: Sundance Station Site Plan
MEETING DATE: April 23, 2024

Applicant/Owner: Jay Hicks of Dig Studios, Inc. on behalf of Ed Gorman of Sundance Village LLC

Request: Site Plan for construction of a 413 unit rental community consisting of garden style apartments, duplexes, and single-family units

District: Council District 3

Location: Generally located approximately 1,000 feet southwest of the southwest corner of Interstate 10 and Watson Road

Site size: Approximately 30.30 acres

Density: 13.63 dwelling units per acre (du/ac)

Public input: None received

Recommendation: Staff recommends the Planning and Zoning Commission approve the subject site plan subject to Conditions a) through y).

PROJECT DESCRIPTION

1. Jay Hicks of Dig Studios, Inc. on behalf of Ed Gorman of Sundance Village LLC, is requesting a site plan approval on 30.30 acres generally located approximately 1,000 feet southwest of the southwest corner of Interstate 10 and Watson Road.
2. The applicant proposes a 413-unit for rent residential community on a 30.30 acre site immediately south of I-10 Interstate Highway and west of Sundance Towne Center on Watson Road. The project will feature two (2) different styles of living community including 272 garden style apartments on east side of the existing wash, and 141 built-to-rent (BTR) homes on the west.
3. A plat is also proposed to split the apartments from the BTRs. Access to each community will be located central to the project at the internal roundabout.

AREA CONTEXT

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant	Master Planned Community	Planned Community (PC)
North	Interstate 10	Open Space	Planned Community (PC)
South	Single Family Residential, School, and Commercial	Master Planned Community	Planned Community (PC)
East	Commercial	Master Planned Community	Planned Community (PC)
West	Single Family Residential	Master Planned Community	Planned Community (PC)

PUBLIC PARTICIPATION

4. The applicant has advertised in accordance with Section 8 of the Development Code via mailed notice to those property owners within 300 feet of the subject site. The notice of application was mailed on February 25, 2023. To date, staff has not received any inquiries regarding the project.

BACKGROUND

5. June 1, 1990: The Mayor and Town Council approved an annexation of this and surrounding lands under Ordinance 5-90.

6. October 4, 2000: The Mayor and Town Council approved a Rezone for the subject and surrounding properties to Planned Community (PC) under Ordinance 86-00.
7. October 4, 2000: The Mayor and Town Council approved a Community Master Plan (CMP) for Sundance under Ordinance 86-00.
8. January 26, 2024: City Staff administratively approved a CMP amendment for Sundance CMP to modify setbacks for the subject multifamily community under Case PLZZ-22-00028.
9. March 12, 2024: The Planning and Zoning Commission held a public meeting regarding the multifamily project and, because of concerns with access and traffic, was continued indefinitely.
10. April 9, 2024: The applicant requested a continuance so that an approved Traffic Impact Analysis (TIA) can be provided and referenced to.

ANALYSIS

11. The Sundance CMP identifies the subject property as being an Employment designation. Multifamily is typically allowed within the Residential designation, but the Employment section of the CMP allows *“All uses permitted in the commercial land use designation.”* Additionally, The Commercial designation allows *“All uses permitted in the Residential land use designation.”* Through these allowances, multifamily uses are permitted by the CMP in the Employment land use designation.”
12. The site developed is greater than 75,000 sq. feet therefore requires a review, discussion and decision at a Planning and Zoning Commission public meeting.

Circulation

13. Primary and Secondary access to the property is obtained from dual drives from Watson Road. The two (2) drives have access easements from the commercial properties to the east, and will be located on either side of the existing Lowe’s Home Improvement Center on Watson Road. These drives are lined with sidewalks and landscaping to distinguish them from the surrounding parking lot areas.
14. As shown on the graphic below, there are four (4) access points to the proposed multifamily facility:
 - a. #1 – Emergency entrance located off the route of the #2 secondary entry providing emergency access to the northernmost apartment buildings

- b. #2 – Secondary access located along the northern edge of the Lowe's home improvement facility. This drive leads to a right in / right out access point on Watson Road.
- c. #3 – Primary access located on the southern edge of the Lowe's facility. This drive leads to a signalized intersection with Watson Road.
- d. #4 – Emergency Entrance located on the southern portion of the project area. This drive extends southeasterly to a right in / right out intersection with Watson Road.



Open space / Trails

15. An existing wash traverses the site from the north to the south, and has several mature trees and dense vegetation within. The wash will be enhanced, serving as a linear park, as well as retaining the natural drainage corridor. A six (6) foot wide multi-use trail traverses along the existing desert wash and a ten (10) foot wide concrete secondary path along WAPA Easement that will provide regional recreational opportunities for pedestrians and cyclists, and adhere to the Sundance CMP master trails plan. Overall open space totals 12.6 acres (41.6% of site area), including 6.8 acres of active amenities including open space, pool and park amenities, trails, shaded walkways, and shared courtyards.

Architecture

16. Modus Development is known around the valley for urban and modern design and this project is no exception. The elevations, as illustrated on Exhibit D, create a cohesive modern-contemporary design with a variety physical and visual articulation throughout.

The garden style apartment community consists of (6) three-story buildings and (2) four-story buildings with an elevator. The eight apartment buildings will provide (100) 1-bedroom and (156) 2-bedroom and (16) 3-bedroom units. The units range in size from 700 square feet for 1-bedroom, 1,098 square feet for 2-bedroom and to 1,297 square feet for 3-bedroom.

The BTR residential design is a combination of single-story (24) 1-bedroom duplex units, (47) single-story detached 2-bedroom units, and (70) two-story 3-bedroom duplex units. The units ranging in size from 750 square feet for one-bedroom, 1,050 square feet for two-bedroom and to 1,440 square feet for three-bedroom excluding the one-car garage ready for electric vehicle charging. Three elevations, with three color schemes are provided for each BTR building type. Additionally, no home elevation will be located adjacent to the same home elevation.

Parking

17. The BDC requires multifamily parking at the rate of one (1) space for every one (1) bedroom unit, and one and one half (1½) spaces for each two (2) bedroom unit. Additionally one (1) guest space must be provided for each five (5) units. Utilizing these regulations, the Buckeye Village project is required to provide 394 spaces. The applicant is providing 399 spaces, five (5) spaces more than what is minimally required.

Schools

18. The developer is working on providing the City a statement from the Buckeye Union High School District and Buckeye Elementary School District regarding adequate facilities for the anticipated student load generated by the development. The documents will be required prior to issuance of permits.

Infrastructure

19. Water and sewer are provided by the City of Buckeye and to be constructed by the developer as per the terms of the water and sewer reports, adhering to the latest City of Buckeye design standards and conditions. Existing utility lines, with capacity, are located in Watson Road and extend westward to the site.

RECOMMENDATION

20. Staff recommends the Planning and Zoning Commission approve the subject Site Plan subject to Conditions a) through y) of PLZSP-22-00044 for the following reasons:
 - Conformance with General Plan
 - Conformance with Development Code
 - All outstanding issues from reviewing departments will be addressed at improvement and building plans (Engineering, Fire, Public Works, Water Resources, and Development Services).
 - a) Development of the property shall be in general conformance with the site plan titled “Modus Companies Sundance Station”, consisting of 21 pages, dated December 4, 2023, and stamp received December 5, 2023, except as modified by the following conditions/stipulations.
 - b) Development of the Apartments shall be in general conformance with the elevations titled “Sundance Apartments”, consisting of 26 pages, dated August 30, 2023, and stamp received December 5, 2023, except as modified by the following conditions/stipulations.
 - c) Development of the single and duplex units shall be in general conformance with the elevations titled “Sundance Station”, consisting of 31 pages, dated September 25, 2023, and stamp received December 5, 2023, except as modified by the following conditions/stipulations.
 - d) The property owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as a result of this approval.

- e) All trash shall be collected through a City of Buckeye licensed trash hauler, including construction debris. Trash enclosures shall be in accordance with City of Buckeye Standards.
- f) All projects are required to meet the most current adopted City of Buckeye (COB) Engineering Design Standards (EDS) as well as the most recent adopted MAG standards and specifications.
- g) This project is subject to a Parkway Maintenance Improvement District (MID) formed pursuant to Arizona Revised Statute § 48-574 and in accordance with City of Buckeye Ordinance 42-06 and a Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. These shall be established prior to the recordation of the first Final Plat, Minor Subdivision, MOD, or any other related land division. Contact Jennifer Russo (jrusso@buckeyeaz.gov) with the City's Public Works department to begin establishing these improvement districts.
- h) Prior to Final Plat recordation, all final civil construction plans and reports including landscaping, irrigation and all lighting improvement plans, shall be reviewed and approved by the City of Buckeye.
- i) The Applicant will submit an electronic CAD and GIS file with full construction documents of the development to the City upon Final Plat approval in order to maintain current street records and assist in emergency dispatch and response.
- j) Prior to Final Plat recordation, the City shall approve all engineering and construction plans and reports for the required infrastructure for the project.
- k) At the time of improvement plan submittal, the Property Owner/Developer shall provide a comprehensive Drainage Master Plan, which addresses all on-site, half street and off-site drainage and redistribute it in a like manner and location to existing conditions. The Drainage Master Plan shall also identify the method by which existing 100-year floodplains will be mitigated.
- l) The Owner/Developer shall submit a Traffic Impact Analysis at the time of 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) Prior to permit issuance, the Property Owner/Developer shall obtain approval from the applicable utility interests for easement location and width, as required for utility purposes.
- n) Prior to the issuance of a Building Permit, the Property Owner/Developer shall pay a pro rata share, based on acreage, of the cost of up to nine (9) future traffic signals to be installed within this section of land. 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.

- o) A bi-directional WB-50 truck routing, including wheel paths, is required to be shown for all driveways, drive isles, streets and other access ways. The diagram is required to have a continuous drive path and line segments are not allowed. This includes a 2-foot shy distance to the curbs.
- p) At the time of Improvement Plan submittal, the Property Owner/Developer shall submit for review and approval a Sewer Master Plan, which provides sizing calculations for all on-site and off-site sewers.
- q) Prior to permit issuance, the Property Owner/Developer shall submit to the City for review and approval Water Master Plans.
- r) The Property Owner/Developer is responsible for providing water at the project for construction purposes including obtaining the necessary water rights for the water supply to be used for construction purposes. This includes utilizing non-potable water for construction before using City potable water.
- s) The Property Owner/Developer shall allocate any surface water rights to the City prior to the issuance of any building permits.
- t) All onsite fire lines servicing multiple sprinklered buildings shall be installed with a double check backflow prevention device where jurisdiction goes from public to private.
- u) All comments on the fourth review (4R) of the PLZSP-22-00044 Sundance Station site plan will be fully enforceable.
- v) The Property Owner/Developer shall video the Sundance Towne Center private sewer system to determine compliance with approved as-builts and confirm routing of sewage to the public sewer system.
- w) Prior to permit issuance, the status of the existing 404 wash as shown on the Site Plan shall be confirmed through coordination with the US Army Corps of Engineers. The Final Drainage Report shall include a discussion on any existing Section 404 wash designations and necessary procedures to modify existing conditions of Section 404 washes.
- x) The Owner/Developer shall construct a sound wall to the ultimate ADOT sound requirements for current and future freeway lanes. The height of this sound wall shall be determined by recommendation of the Noise Analysis. The sound wall shall be placed on

private property unless otherwise determined by ADOT. Coordination with ADOT shall determine ultimate height, location, and aesthetics of the sound wall.

- y) Letters of Adequate School Facilities from Buckeye Union High School and Buckeye Elementary School Districts will be required prior to issuing building permits for the subject site.

ATTACHMENTS

Exhibit A – Vicinity Map

Exhibit B – Applicant Narrative

Exhibit C – Site Plan

Exhibit D – Apartment Elevations

Exhibit E – Single and Duplex Elevations

Exhibit F – Conceptual Landscape

Prepared by:

Bart Wingard, Principal Planner

Reviewed By:

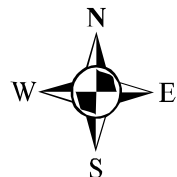
Adam Copeland, Deputy Director of Planning



VICINITY MAP

PLZSP-22-00044

Sundance Station Multifamily
City Council District 3





Sundance Station

Community Development

SITE PLAN SUBMITTAL
PROJECT NARRATIVE
September 6, 2023

Submitted by:
Dig Studio, Inc.
 Contact: Jay Hicks
jay@digstudio.com
 602-363-1890

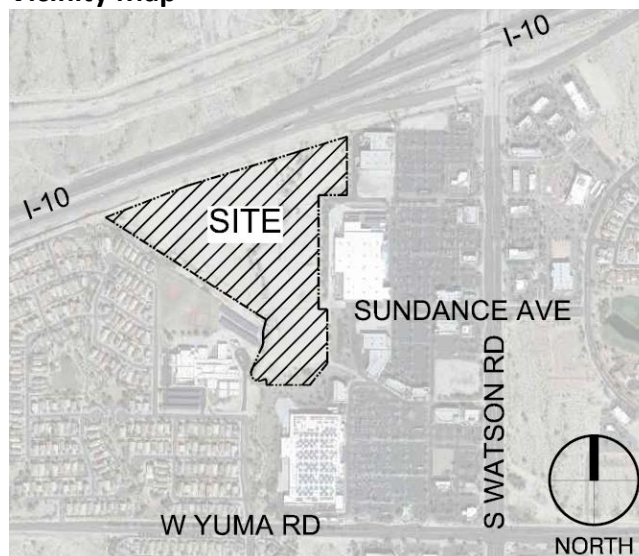
Owner
MODUS Development
 Ed Gorman
ed@moduscompanies.com
 602-421-2221

Planner/Landscape Architect
Dig Studio, Inc.
 Jay Hicks
jay@digstudio.com
 602-363-1890

Project Address: 700 S Watson Rd, Buckeye, AZ 85326

APN: 504-19-007V, 504-19-973, & 504-19-974

Vicinity Map

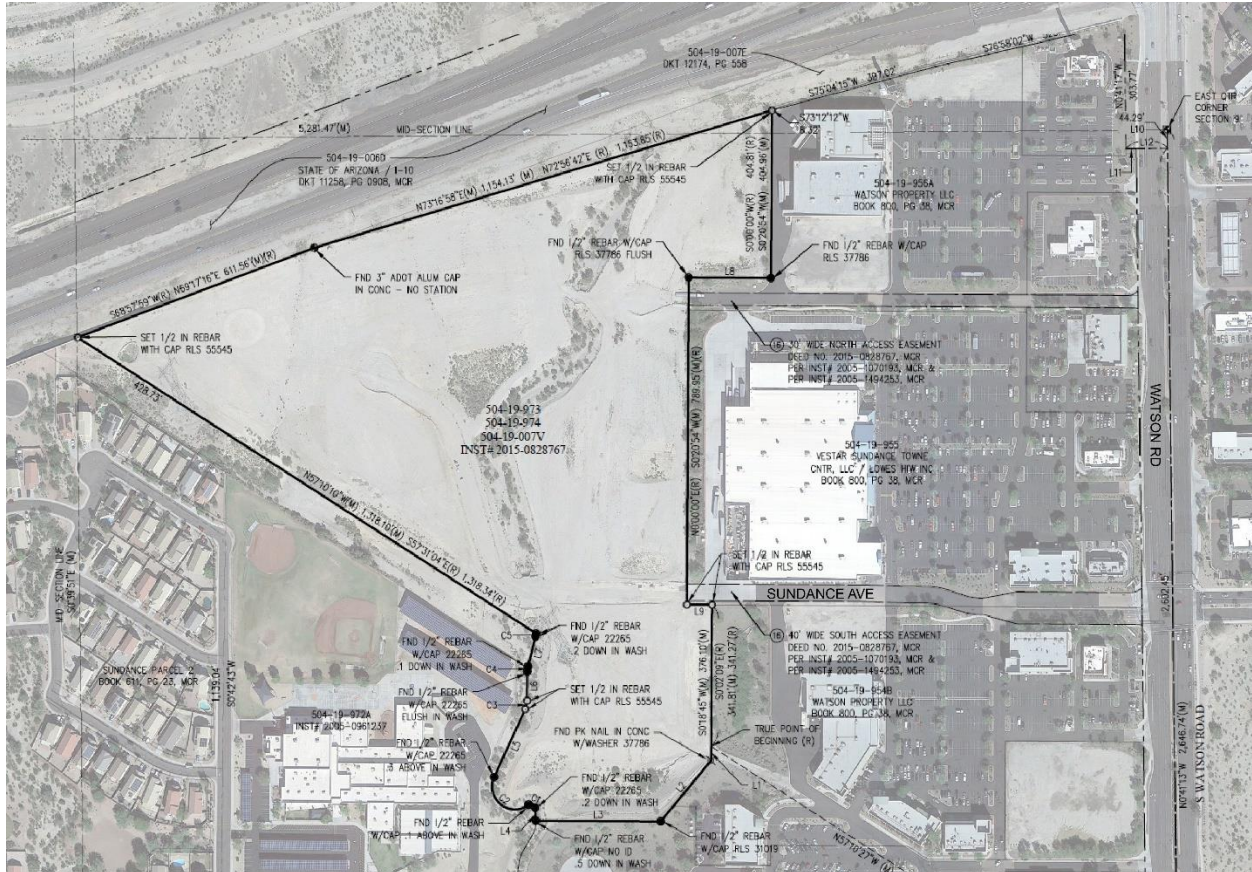


City of Buckeye Case #PLZSP-22-00044

General

MODUS Development is a Scottsdale-based real estate investment and development company known for award-winning residential projects that are modern, urban, and smart.

MODUS Development is proposing to develop a new 413-unit for rent residential community on a 30.3-acre site immediately south of I-10 Interstate Highway and west of Sundance Towne Center on 700 S Watson Rd. The new project will feature two different styles of living community – garden style apartments on east side of the existing wash, and built-to-rent (BTR) homes on the west.



Project Site

The Site

The property is located within Section 9, Township 1 North, Range 3 West of the Gila and Salt River Meridian, Maricopa County, Arizona. The site is approximately 30.3 acres and has an irregular shape which generally slopes from north to south. The estimated acreage of 30.3 includes APN's 504-19-973, 504-19-974 and 504-19-007V. The site is bounded on the north by Interstate I-10, on the east and south by Sundance Towne Center, a commercial development, and on the southwest by Sundance Parcel 2, a single-family subdivision, and Buckeye School District (Sundance Elementary School).

Located in the center of the site is a major wash with two existing box culvert crossings. Pads and roadway subgrades have been graded on both sides of the wash with retention basins constructed throughout the site. The largest of all retention basins is located south of the Western Area Power

Administration (WAPA) Easement. Interstate I-10 abuts the property along the entire north end of the site. An existing wire fence separates the ADOT property and does provide for restricted access to Interstate I-10. Major access to the proposed community will be from W Sundance Ave. The secondary access will be from Watson Road and through the drive immediate north of Lowe's Home Improvement Store. Along the southern portion of the site and traversing in a southeasterly direction is the Western Area Power Administration (WAPA) Easement. This WAPA Easement acts as a buffer between this site and the Buckeye School District. An agreement with WAPA is required for construction within their easement. The agreement will be initiated during the improvement phase of the project.

Sundance Towne Center, located to the east, is a commercial development that fronts Watson Road. This site was started in 2005 with improvements completed sometime thereafter. During 2005 there were two reciprocal easements of importance that were recorded between the Sundance Towne Center development and the owners of the proposed commercial site. These easements are as follows:

- Declaration of Easement, recorded, as 2005-1070191 and recorded 2005-1494253, of Official Records. This perpetual access easement for pedestrian and vehicular ingress and egress purposes was recorded over portions of the Sundance Towne Center. The instrument was recorded on July 28th of 2005. The Grantor was Vestar Sundance Commercial, LLC and the Grantee was Vestar Sundance Towne Center, LLC. The recording of this instrument gave access from Watson Road to the proposed community in two (2) locations.
- Drainage Easement, recorded, as 2005-1614466, of Official Records. This perpetual easement for Storm Drainage and Retention purposes was recorded over a portion of the proposed residential site. The instrument was recorded on October 26th of 2005. The Grantor was Arcadia Ranch, LLC and the Grantee was Vestar Sundance Towne Center, LLC. The recording of this instrument provided the necessary area for drainage and retention of storm water run-off from the Sundance Towne Center development. This recording also gave the Grantor the right to relocate the drainage and retention basin to another location, providing proper notice was given, and within the same property boundary.

As a note to the drainage requirements, the I-10 / Watson TI drains to the south basin. Though no changes in the drainage pattern is proposed, any modification will be coordinated with ADOT.

Due to time constraints not all utility maps were received for this project. Based on surrounding improvements it appears feasible to serve the site with dry utilities. However, final determination cannot be made until all utility maps are accounted for.

The Site is located within a FEMA Zone X, and the site will be designed retain the 100-year 6-hour storm event. A drainage report will be submitted under a separate cover.

City and State Agencies have strict guidelines with regards to plant salvage. The existing site area vegetation will remain in-place or be salvage for use in the general landscaping of the site. Salvage of native plant material will conform to the requirements of the City and Arizona Native Plant Laws.

With regards to zoning and land use designation, the site is currently zoned as Planned Community and is within the Sundance Master Planned Community. According to Sundance Master Planned Community, the land use is currently Employment. Per the CMP, the Employment land use designation permits Residential land use (Sundance Community Master Plan, Page II-8, Approved 01/15/2008).



Sundance Towne Center



Western Area Power Administration (WAPA) Easement

The Concept Site Plan

The project features two different styles of living community – 272 garden style apartments and 141 build-to-rent (BTR) units in form of single-family and duplexed home within the 30.3 acres for a total density of 13.6 dwelling units per acre (DU/AC).

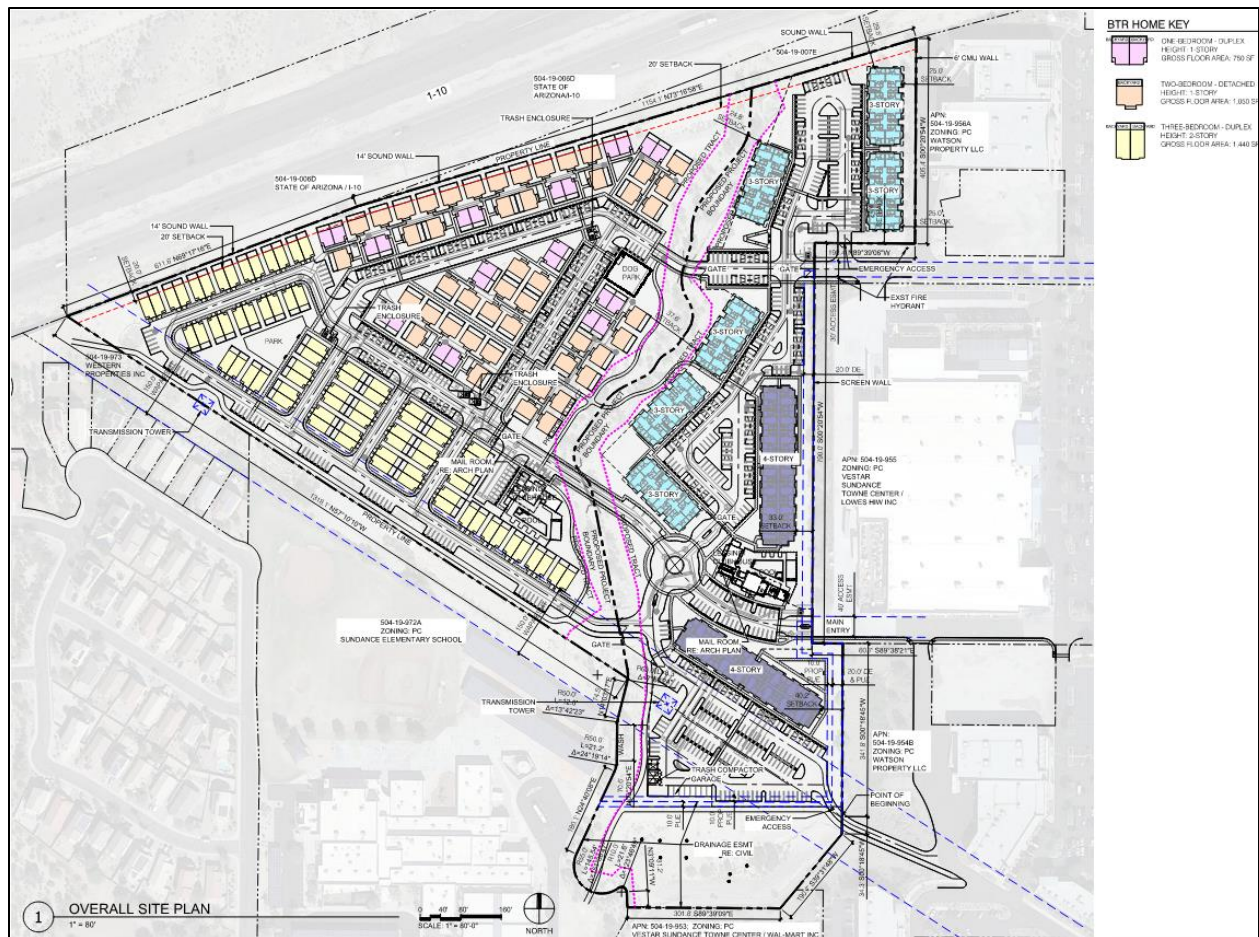
The site will undergo a subdivision to create two separate projects – the Garden Apartments on the east and Build-to-rent (BTR) on the west. The Garden Apartments will cover an area of 15.0 acres and will have a total of 272 units resulting in density of 18.1 dwelling units per acre (DU/AC). The BTR project will occupy 15.3 acres and will have 141 units resulting in density of 9.2 DU/AC.

The access to each community split near the entry round-about and will be gated separately. Upon entry into each community, the pool amenity is the focal point, as well as the community clubhouse and leasing office building.

Parking for the BTR is equally distributed throughout the site. Due to the parcel configuration of the apartment site, and to meet the parking requirements, a large parking area has been located on the

south end of the site. To aid residents, (1) short-term delivery parking space has been identified for the each of the 3-story apartments and (2) short-term delivery parking spaces at the 4-story unit. The south 4-story apartment does not have a delivery space due to its proximity to the south parking lot. The short-term parking is to provide convenience parking close to their units for grocery and furnishings delivery.

The existing wash traverses the site from the north to the south, and has several mature trees and dense vegetation within it. We will evaluate the area vegetation and improve the wash outside of the 404 designation, serving as a linear park, as well as retaining the natural drainage corridor. A 6' multi-use trail traverses along the existing desert wash and a 10' concrete secondary path along WAPA Easement that will provide recreational opportunities for pedestrians and cyclists, and adhere to the Sundance CMP master trails plan. Note, WAPA does not allow trees within their easement. Overall open space totals 12.6 acres (41.6% of site area), including 6.8 acres of active amenities (open space, pool and park amenities, trails, shaded walkways, and shared courtyards).



Concept Site Plan

The Architecture

The garden style apartment community consists of (6) three-story buildings and (2) four-story buildings with an elevator. The eight apartment buildings will provide (100) 1-bedroom and (156) 2-bedroom and

(16) 3-bedroom units. The units range in size from 700 square feet for 1-bedroom, 1,098 square feet for 2-bedroom and to 1,297 square feet for 3-bedroom.

The BTR residential design is a combination of single-story (24) 1-bedroom duplex units, (47) single-story detached 2-bedroom units, and (70) two-story 3-bedroom duplex units. The units ranging in size from 750 square feet for one-bedroom, 1,050 square feet for two-bedroom and to 1,440 square feet for three-bedroom excluding the one-car garage ready for electric vehicle charging. Three elevations, with three color schemes are provided for each BTR building type. Additionally, no home elevation will be located adjacent to the same home elevation.

Preliminary Water and Sewer Demand Summary

Residential use is proposed for the entire site. The site will undergo a subdivision to create two separate projects – the Garden Apartments on the east and Build-to-rent (BTR) on the west. The Garden Apartments will cover an area of 15.0 acres and will have a total of 272 units resulting in density of 18.1 dwelling units per acre (DU/AC). The BTR project will occupy 15.3 acres and will have 141 units resulting in density of 9.2 DU/AC.

According to City engineering standards, for High Density Residential use, average day water demand is 283 gallons, and average daily flow of wastewater is 200 gallons per unit. Based on the proposed use and City engineering standards, the proposed daily water demand is 116,879 gallons, and wastewater flow is 82,600 gallons.

Details of home unit summary and City engineering design criteria are shown as below:

Home Unit Summary

	1-Bedroom	2-Bedroom	3-Bedroom	Total
Garden Apartments	100	156	16	272
Built-to-rent (BTR)	24	47	70	141

Average Day Water Demand (3-1.202 Design Criteria, Table 1)

Land Use	Capita/DU	Use	Total Use	Unit
High Density (Greater than 8 DU/AC)	2.5	113	283 gallons	Per unit

Wastewater Design Flow Criteria (4-1.202 Design Criteria, Table 1)

Land Use	Average Daily Flow	
High Density Residential (8 or more units per acre)	Use 2.5 persons per dwelling unit	80 Gallons per person per day (200 Gallons/Unit)

Project Timing

Once we receive approval, we will move toward permitted plans and construction. We anticipate start of construction in Spring 2024.

Street Light Improvement District

A Streetlight Improvement District (SLID) is required, which will encompass the development and Sundance elementary School (as an exempt property) to the centerlines of S 238th Lane and W Hadley Street.

Maintenance Improvement District (MID)

A Maintenance Improvement District is required due to the presence of the planned improved wash through the property.

End of Narrative

SUNDANCE STATION

VICINITY MAP (NOT TO SCALE)



TEAM INFORMATION

OWNER: SUNDANCE VILLAGE, LLC ED GORMAN 7147 E. RANCHO VISTA DR., STE B01 SCOTTSDALE, AZ 85251 P: 602.421.2221 E:ed@moduscompanies.com	DEVELOPER: MODUS DEVELOPMENT CHRIS FRETTOLOSO 7147 E. RANCHO VISTA DR., SUITE B01 SCOTTSDALE, AZ 85251 P: 602.793.8778 E:chris@moduscompanies.com
PLANNER/LANDSCAPE ARCHITECT: DIG STUDIO, INC. JAY HICKS 3003 N. CENTRAL AVE., STE 800 PHOENIX, ARIZONA 85012 P: 602.363.1890 E: jay@digstudio.com	ARCHITECT: ARCHITECTS ORANGE SERAFIN MARANAN 144 N. ORANGE ST ORANGE, CA 92886 P: 714.639.9860 E: serafinm@aearchitects.com
CIVIL: HUITT-ZOLLARS RYAN H. RAAB, PE 5050 N. 40TH ST, SUITE 100 PHOENIX, ARIZONA 85018 P: 602.812.4416 E: rraab@Huitt-Zollars.com	FELTEN GROUP ANDREW WHEELER 18325 N. ALLIED WAY #200 PHOENIX, AZ 85054 P: 602.867.2500 E: Andrew.Wheeler@Feltengroup.com

GENERAL INFORMATION

PROJECT ADDRESS:
700 SOUTH WATSON ROAD, BUCKEYE, AZ 85326

PARCEL NUMBER:
APN: 504-19-007V, 504-19-973, & 504-19-974

ZONING:
PLANNED COMMUNITY (PC) WITH THE SUNDANCE CMP OVERLAY

SUNDANCE CMP DESIGNATED LAND USE:
EMPLOYMENT

SITE DEVELOPMENT INFORMATION

LOT AREA
NET AREA: 1,320,252 SF OR 30.309 ACRES (AS SURVEYED)
GROSS AREA: SAME AS NET AREA

REQUIRED SETBACK	
PERIMETER SETBACK	MAX. BUILDING HEIGHT
20 FEET	30 FEET
24 FEET	35 FEET
28 FEET	45 FEET

LAND USE
EXISTING LAND USE: VACANT
PROPOSED LAND USE: RESIDENTIAL
SURROUNDING USE: INTERSTATE I-10 TO THE NORTH, COMMERCIAL TO THE EAST, AND SINGLE-FAMILY RESIDENTIAL AND SCHOOL DISTRICT TO THE SOUTHWEST.

PROPOSED DENSITY
THE SITE WILL UNDERGO A SUBDIVISION TO CREATE TWO SEPARATE PROJECTS - THE GARDEN APARTMENTS ON THE EAST AND BUILD-TO-RENT (BTR) ON THE WEST. THE GARDEN APARTMENTS WILL COVER AN AREA OF 15.0 ACRES AND WILL HAVE A TOTAL OF 272 UNITS RESULTING IN DENSITY OF 18.1 DU/AC. THE BTR PROJECT WILL OCCUPY 15.3 ACRES AND WILL HAVE 141 UNITS RESULTING IN DENSITY OF 9.2 DU/AC.

BUILDING COVERAGE
PROPOSED: 247,612 SF (5.7 AC)

STREET INFORMATION	
STREET NAME	FUNCTION CLASS
WATSON RD	MAJOR ARTERIAL
SUNDANCE AVE	LOCAL

DEVELOPMENT DATA

BUILD-TO-RENT		
SITE DATA		
	AREA (SF)	PERCENTAGE
LOT AREA	665,511	100.0%
BUILDING COVERAGE	140,152	21.1%
VEHICULAR ACCESS	160,480	24.1%
PRIVATE YARDS	40,900	6.1%
SITE ENHANCEMENT	323,979	48.7%
(AMENITIZED OPEN SPACE)	(157,433)	(23.6%)

PARKING SUMMARY		
	REQUIRED	PROVIDED
STANDARD PARKING	250	231
GARAGE PARKING	-	70
ADA PARKING	-	2
EV PARKING	13	14
TOTAL	263	282

APARTMENTS		
SITE DATA		
	AREA (SF)	PERCENTAGE
LOT AREA	654,736	100.0%
BUILDING COVERAGE	107,460	16.4%
VEHICULAR ACCESS	195,495	29.9%
SITE ENHANCEMENT	351,781	53.7%
(AMENITIZED OPEN SPACE)	(138,366)	(21.1%)

PARKING SUMMARY		
	REQUIRED	PROVIDED
STANDARD PARKING	394	399
GARAGE PARKING	-	8
ADA PARKING	8	10
EV PARKING	21	22
TOTAL	423	435

LEGAL DESCRIPTION

PARCEL 1:
THAT CERTAIN PARCEL OF LAND IS LOCATED IN THE EAST HALF OF SECTION 9, TOWNSHIP 1 NORTH RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. THE PARCEL IS BOUNDED AS FOLLOWS:
ON THE NORTH BY INTERSTATE HIGHWAY 10, AS DEDICATED IN DOCKET 10599, PAGE 165, AND IN DOCKET 11258, PAGE 905, AND IN DOCKET 12174, PAGE 558, MARICOPA COUNTY RECORDS.
ON THE EAST AND SOUTH BY SUNDANCE TOWNE CENTER, AS RECORDED IN BOOK 800 OF MAPS, PAGE 38, MARICOPA COUNTY RECORDS.
ON THE WEST BY SUNDANCE PARCEL 2, AS RECORDED IN BOOK 611 OF MAPS, PAGE 23, MARICOPA COUNTY RECORDS, AND BY THAT PARCEL OF LAND CONVEYED TO BUCKEYE ELEMENTARY SCHOOL DISTRICT IN INSTRUMENT RECORDED DECEMBER 23, 2003, IN RECORDING NO. 2003-1723966, MARICOPA COUNTY RECORDS.
THE PARCEL IS ALL OF THAT CERTAIN PARCEL DESCRIBED AS "PARCEL I - COMMERCIAL SUNDANCE" IN INSTRUMENT RECORDED IN RECORDING NO. 2005-1070191, MARICOPA COUNTY RECORDS, AND BEING ALL OF THAT CERTAIN PARCEL DESCRIBED AS "PARCEL I - COMMERCIAL SUNDANCE" IN INSTRUMENT RECORDED IN RECORDING N. 2005-1070191, MARICOPA COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 9 BEARS NORTH 01 DEGREES 01 MINUTES 50 SECONDS WEST, 2,646.45 FEET.
THENCE NORTH 01 DEGREES 01 MINUTES 50 SECONDS WEST, ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, 429.67 FEET.
THENCE NORTH 57 DEGREES 31 MINUTES 04 SECONDS WEST, 1,342.96 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE WESTERLY LINE OF THE AFORESAID SUNDANCE TOWNE CENTER.
THENCE ALONG SAID WESTERLY LINE, THE FOLLOWING COURSES AND DISTANCES:
THENCE SOUTH 00 DEGREES 02 MINUTES 09 SECONDS EAST, 34.45 FEET.
THENCE SOUTH 39 DEGREES 10 MINUTES 54 SECONDS WEST, 190.92 FEET TO A POINT ON THE NORTH LINE OF LOT 1 OF SAID AFORESAID SUNDANCE TOWNE CENTER.
THENCE SOUTH 89 DEGREES 59 MINUTES 57 SECONDS WEST, ALONG SAID NORTH LINE OF LOT 1, 301.61 FEET TO A POINT ON THE EAST LINE OF AFORESAID SUNDANCE PARCEL 2.
THENCE ALONG SAID EAST LINE, THE FOLLOWING COURSES AND DISTANCES:
THENCE NORTH 03 DEGREES 29 MINUTES 16 SECONDS WEST, 31.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 86 DEGREES 30 MINUTES 44 SECONDS WEST, 10.00 FEET.
THENCE NORTHEASTERLY, WESTERLY, AND SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 123 DEGREES 46 MINUTES 49 SECONDS, AN ARC DISTANCE OF 21.60 FEET TO THE BEGINNING OF A COMPOUND REVERSE CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS NORTH 37 DEGREES 16 MINUTES 05 SECONDS WEST, 55.00 FEET.
THENCE SOUTHWESTERLY, WESTERLY, AND NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 151 DEGREES 36 MINUTES 47 SECONDS, AN ARC DISTANCE OF 145.54 FEET TO A POINT OF TANGENCY.
THENCE NORTH 24 DEGREES 20 MINUTES 42 SECONDS EAST, 180.89 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, WHOSE RADIUS POINT BEARS NORTH 65 DEGREES 39 MINUTES 18 SECONDS WEST, 50.00 FEET;
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 24 DEGREES 19 MINUTES 14 SECONDS, AN ARC DISTANCE OF 21.22 FEET TO A POINT OF TANGENCY.
THENCE NORTH 0 DEGREES 01 MINUTES 28 SECONDS EAST, 70.60 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 89 DEGREES 58 MINUTES 32 SECONDS EAST, 50.00 FEET;
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13 DEGREES 42 MINUTES 23 SECONDS, AN ARC DISTANCE OF 11.96 FEET TO A POINT OF NON-TANGENCY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE AFORESAID BUCKEYE ELEMENTARY SCHOOL DISTRICT PARCEL.
THENCE NORTH 13 DEGREES 43 MINUTES 51 SECONDS EAST, 74.47 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 76 DEGREES 16 MINUTES 09 SECONDS WEST, 50.00 FEET;
THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07 DEGREES 57 MINUTES 26 SECONDS, AN ARC DISTANCE OF 8.33 FEET TO A POINT OF NON-TANGENCY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE AFORESAID BUCKEYE ELEMENTARY SCHOOL DISTRICT PARCEL.
THENCE NORTH 57 DEGREES 31 MINUTES 04 SECONDS WEST, ALONG SAID NORTH LINE AND THE NORTH LINE OF THE AFORESAID SUNDANCE PARCEL 2, 1,318.34 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10;
THENCE ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 68 DEGREES 57 MINUTES 59 SECONDS EAST, 611.56 FEET;
THENCE NORTH 72 DEGREES 56 MINUTES 42 SECONDS EAST, 1,153.85 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF LOT 4 OF AFORESAID SUNDANCE TOWNE CENTER;
THENCE ALONG THE WEST LINE OF SAID SUNDANCE TOWNE CENTER, THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, 404.81 FEET;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 198.37 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 789.95 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 15 SECONDS EAST, 60.66 FEET;
THENCE SOUTH 00 DEGREES 02 MINUTES 09 SECONDS EAST, 341.27 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT ALL OF THE OIL AND GAS AS RESERVED IN THE PATENT TO SAID LAND.

PARCEL 2:
A PERPETUAL, NON-DELEGABLE, NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AS SET FORTH IN THE DECLARATION OF EASEMENT RECORDED JULY 28, 2005, AS 2005-1070191, OF OFFICIAL RECORDS.

BUILDING SUMMARY					
	BUILDING DATA			BUILDING COVERAGE	
	# OF BUILDING	UNIT/BUILDING	UNIT TOTAL	COVERAGE (SF)	TOTAL COVERAGE (SF)
1-BEDROOM DUPLEX	12	2	24	1,624	19,488
2-BEDROOM DETACHED	47	1	47	1,162	54,614
3-BEDROOM DUPLEX	35	2	70	1,790	62,650
LEASING/CLUB HOUSE	1	-		3,400	3,400
TOTAL	95		141		140,152

*NOTES:
1. THE SITE PLAN PROVIDED (14) EV PARKING STALLS, PLUS (70) THREE-BEDROOM HOMES WITH GARAGE READY FOR EV CHARGING.
2. GARAGE PARKING SPACES COUNT FOR HALF
TOTAL PARKING REQUIRED: 263 INCLUDING (5) PERCENT EV PARKING
1/STUDIO OR ONE-BEDROOM UNIT
1.5/TWO-BEDROOM UNIT
2/THREE-BEDROOM UNIT
1 GUEST/5UNITS

BUILDING SUMMARY					
	BUILDING DATA			BUILDING COVERAGE	
	# OF BUILDING	UNIT/BUILDING	UNIT TOTAL	COVERAGE (SF)	TOTAL COVERAGE (SF)
3-STORY APARTMENT	6	24	144	9,800	58,800
4-STORY APARTMENT	2	64	128	20,540	41,080
LEASING/CLUB HOUSE	1			5,320	5,320
MAINTENANCE	1			400	400
GARAGE	1			1,860	1,860
TOTAL	11		272		107,460

*NOTE: GARAGE PARKING SPACES COUNT FOR HALF
TOTAL PARKING REQUIRED: 423 INCLUDING (5) PERCENT EV PARKING AND (2) PERCENT ADA PARKING
1/STUDIO OR ONE-BEDROOM UNIT
1.5/TWO-BEDROOM UNIT
2/THREE-BEDROOM UNIT
1 GUEST/5UNITS

GENERAL NOTE

- SIGN REGULATIONS, PARKING REGULATIONS, AND ADDITIONAL REQUIREMENTS SHALL CONFORM TO THE CITY OF BUCKEYE DEVELOPMENT CODE.

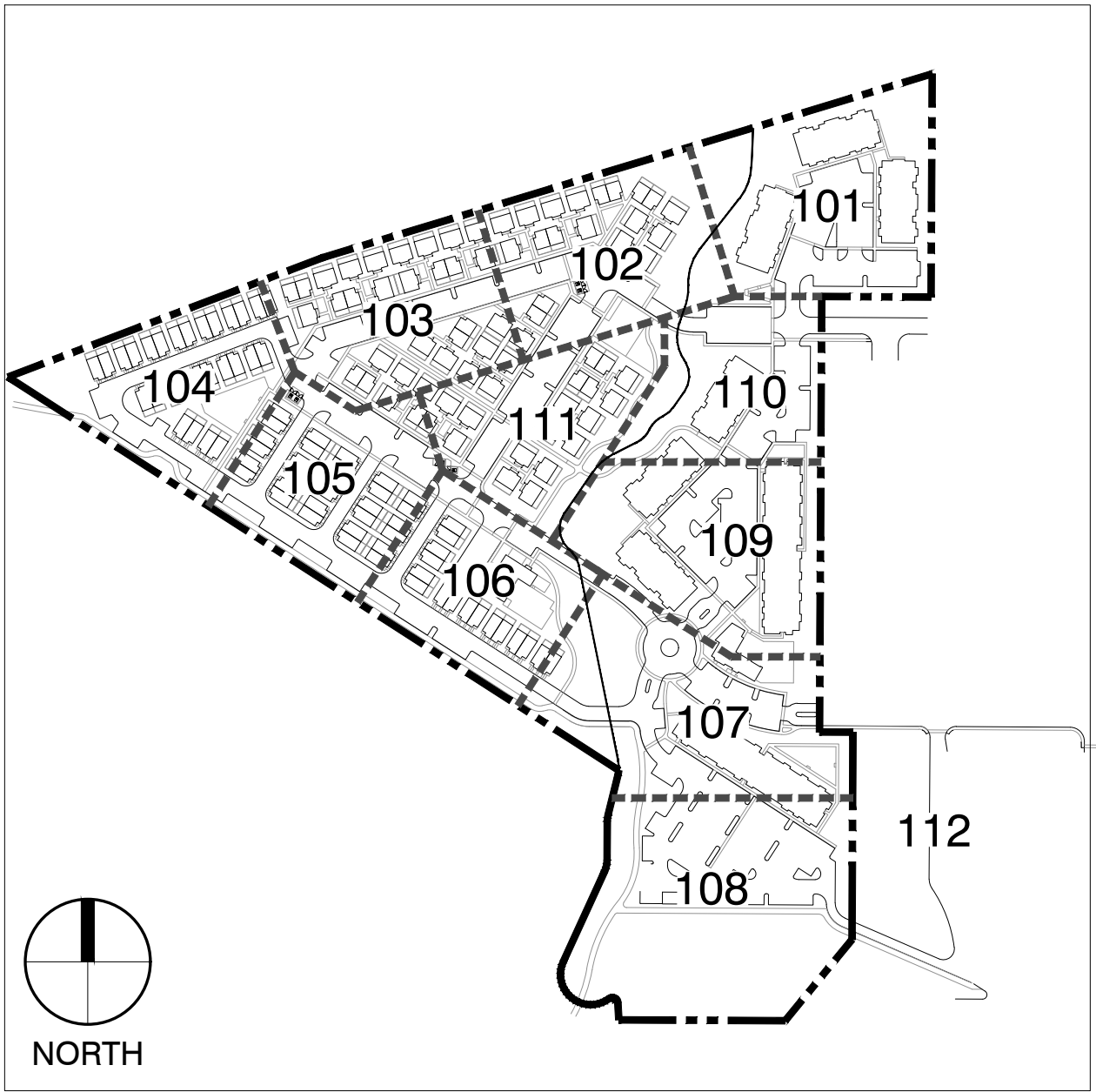
SHEET INDEX

SITE PLAN	COVER SHEET		
SP 001	OVERALL SITE PLAN		
SP 002			
SP 101A	SITE PLAN	SP 101B	SITE PLAN & AERIAL OVERLAY
SP 102A	SITE PLAN	SP 102B	SITE PLAN & AERIAL OVERLAY
SP 103A	SITE PLAN	SP 103B	SITE PLAN & AERIAL OVERLAY
SP 104A	SITE PLAN	SP 104B	SITE PLAN & AERIAL OVERLAY
SP 105A	SITE PLAN	SP 105B	SITE PLAN & AERIAL OVERLAY
SP 106A	SITE PLAN	SP 106B	SITE PLAN & AERIAL OVERLAY
SP 107A	SITE PLAN	SP 107B	SITE PLAN & AERIAL OVERLAY
SP 108A	SITE PLAN	SP 108B	SITE PLAN & AERIAL OVERLAY
SP 109A	SITE PLAN	SP 109B	SITE PLAN & AERIAL OVERLAY
SP 110A	SITE PLAN	SP 110B	SITE PLAN & AERIAL OVERLAY
SP 111A	SITE PLAN	SP 111B	SITE PLAN & AERIAL OVERLAY
SP 112A	SITE PLAN	SP 112B	SITE PLAN & AERIAL OVERLAY

SP 501	SITE PLAN NOTES
SP 502	SITE PLAN NOTES
SP 503	SITE PLAN NOTES
SP 504	SITE PLAN NOTES
SP 505	SITE PLAN NOTES
SP 506	SITE PLAN NOTES
SP 507	SITE PLAN NOTES

CONCEPTUAL LANDSCAPE PLAN	
LP 001	PLANTING PLAN COVER SHEET
LP 101	PLANTING PLAN
LP 102	PLANTING PLAN
LP 103	PLANTING PLAN
LP 104	PLANTING PLAN
LP 105	PLANTING PLAN
LP 106	PLANTING PLAN
LP 107	PLANTING PLAN
LP 108	PLANTING PLAN
LP 109	PLANTING PLAN
LP 110	PLANTING PLAN
LP 111	PLANTING PLAN
LP 112	PLANTING PLAN
LP 501	LANDSCAPE NOTE
LP 502	LANDSCAPE NOTE

KEY PLAN: NTS



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SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:



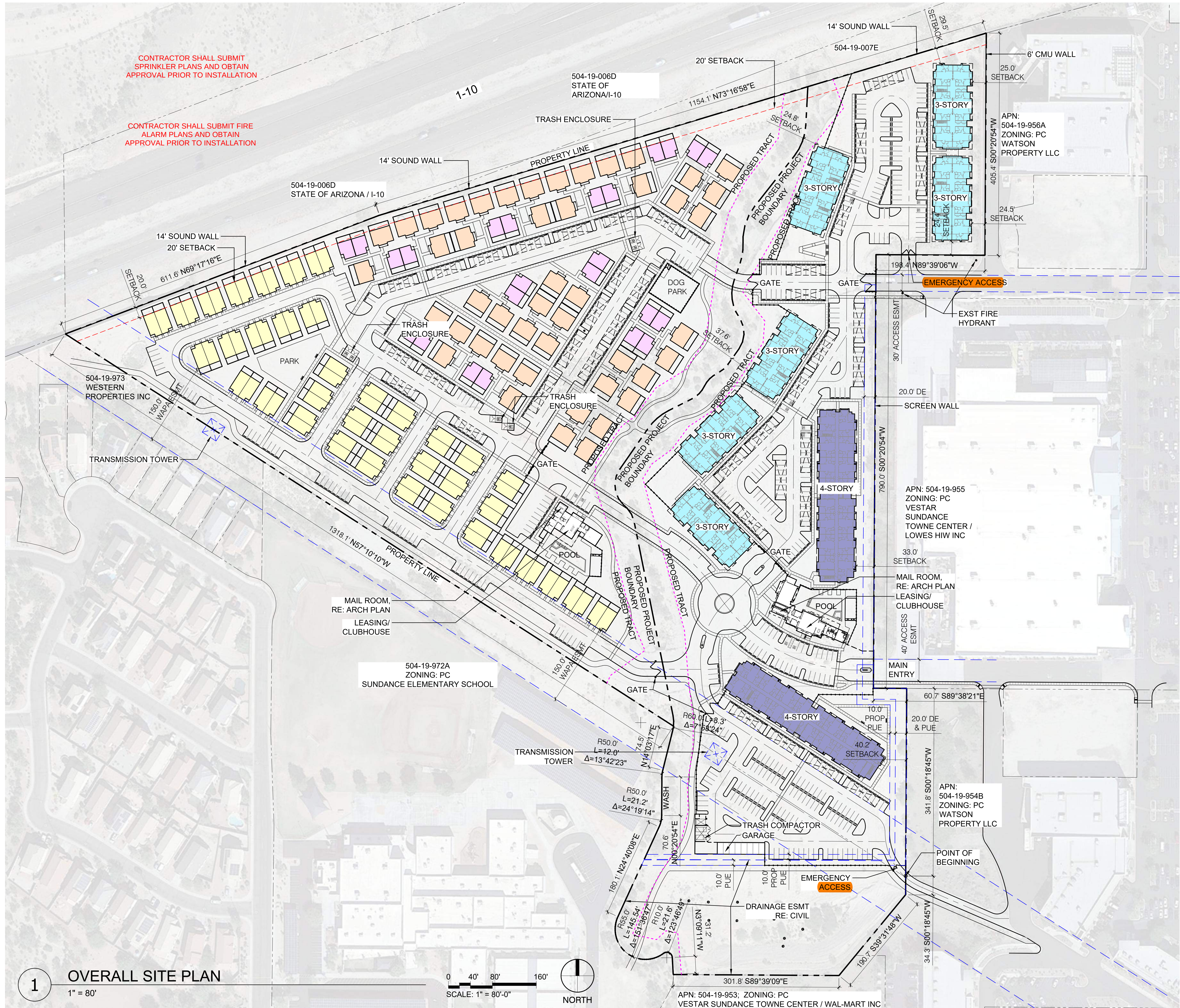
DATE ISSUED:
12/4/2023

SHEET TITLE:
COVER SHEET

SHEET NUMBER:

SP001

PLZSP-22-00044



BTR HOME KEY

ONE-BEDROOM - DUPLEX
HEIGHT: 1-STORY
GROSS FLOOR AREA: 750 SF

TWO-BEDROOM - DETACHED
HEIGHT: 1-STORY
GROSS FLOOR AREA: 1,050 SF

THREE-BEDROOM - DUPLEX
HEIGHT: 2-STORY
GROSS FLOOR AREA: 1,440 SF

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700 S WATSON RD, BUCKEYE, AZ 85326

Buckeye Fire Medical Rescue Department

☐ Approved

☒ Approved with Comments

☐ Approved with Stipulations

☐ Revise & Resubmit

Date: 12/12/2023

Reviewed By: jBaca

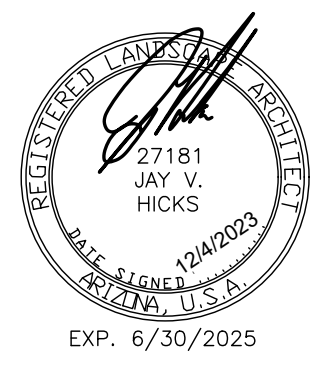
Final approval subject to site inspection

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:



DATE ISSUED:
12/4/2023

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
SP002

1 OVERALL SITE PLAN

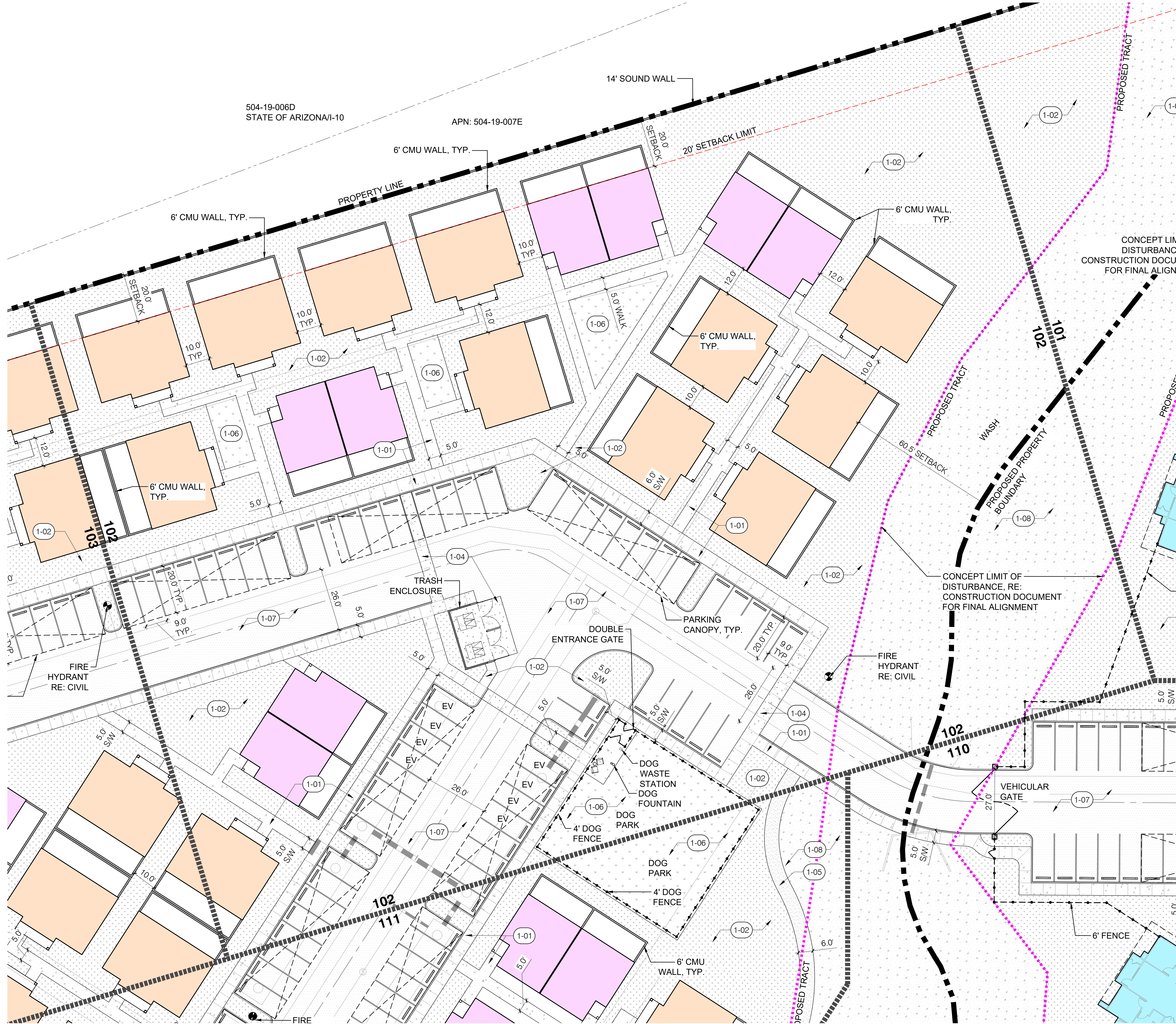
1" = 80'

0 40' 80' 160'

SCALE: 1" = 80'-0"

NORTH

PLZSP-22-00044



REFERENCE NOTES SCHEDULE	
1 -	PAVING & SURFACING
CODE	DESCRIPTION
1-01	CONCRETE PAVEMENT SIDEWALK
1-02	DECOMPOSED GRANITE 1/2" SCREENED
1-03	CONCRETE PAVER
1-04	VEHICULAR CONCRETE
1-05	CONCRETE PAVEMENT TRAIL
1-06	TURF
1-07	ASPHALT
1-08	DECOMPOSED GRANITE 4" MINUS

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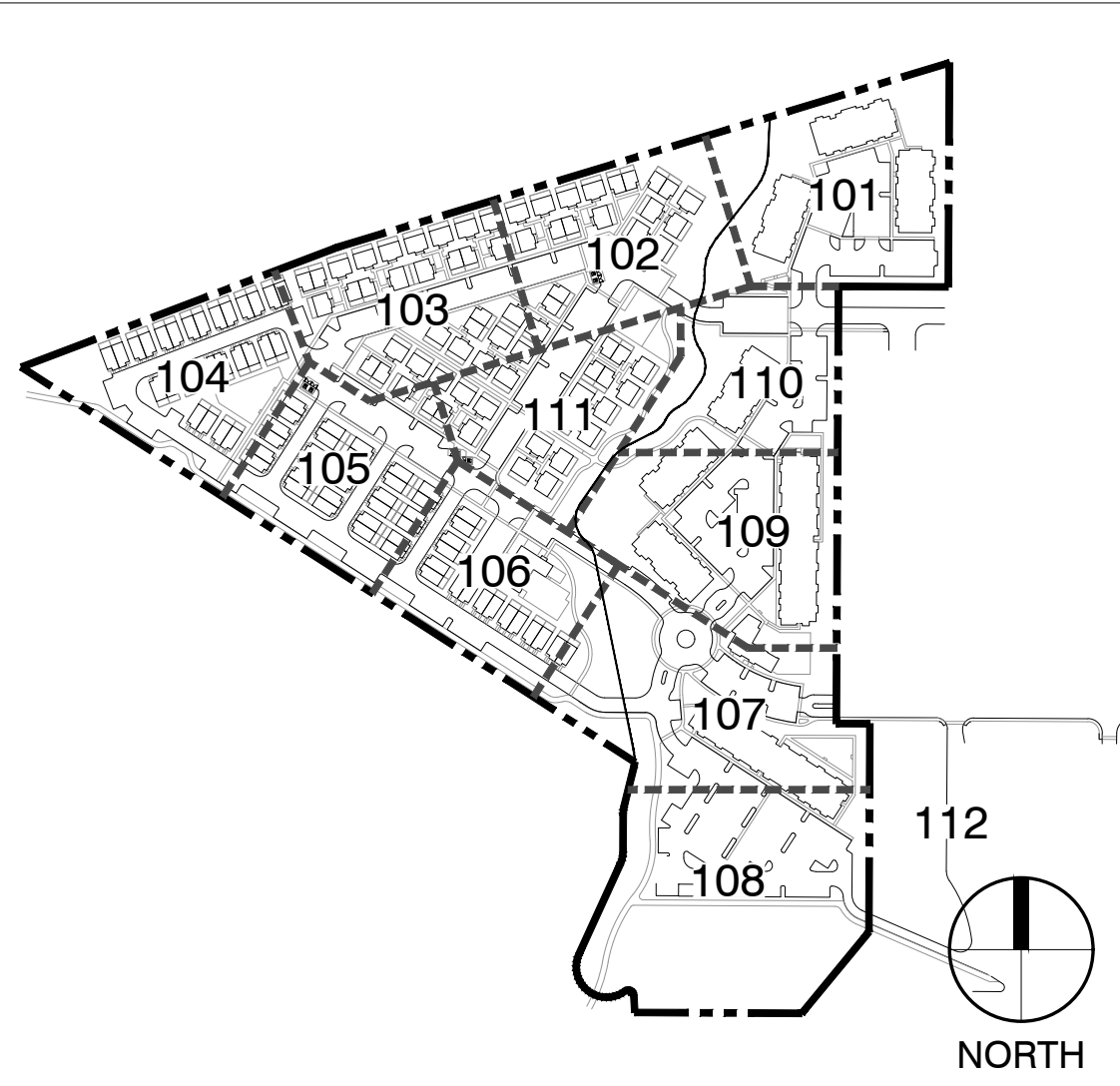
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BTR HOME KEY

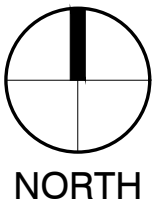
	ONE-BEDROOM - DUPLEX HEIGHT: 1-STORY GROSS FLOOR AREA: 750 SF
	TWO-BEDROOM - DETACHED HEIGHT: 1-STORY GROSS FLOOR AREA: 1,050 SF
	THREE-BEDROOM - DUPLEX HEIGHT: 2-STORY GROSS FLOOR AREA: 1,440 SF

KEY PLAN: NTS



1 **SITE PLAN**
1" = 20'

0 10' 20' 40'
SCALE: 1" = 20'-0"

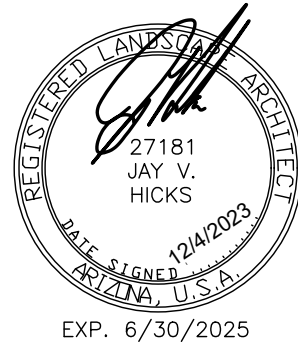


REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:



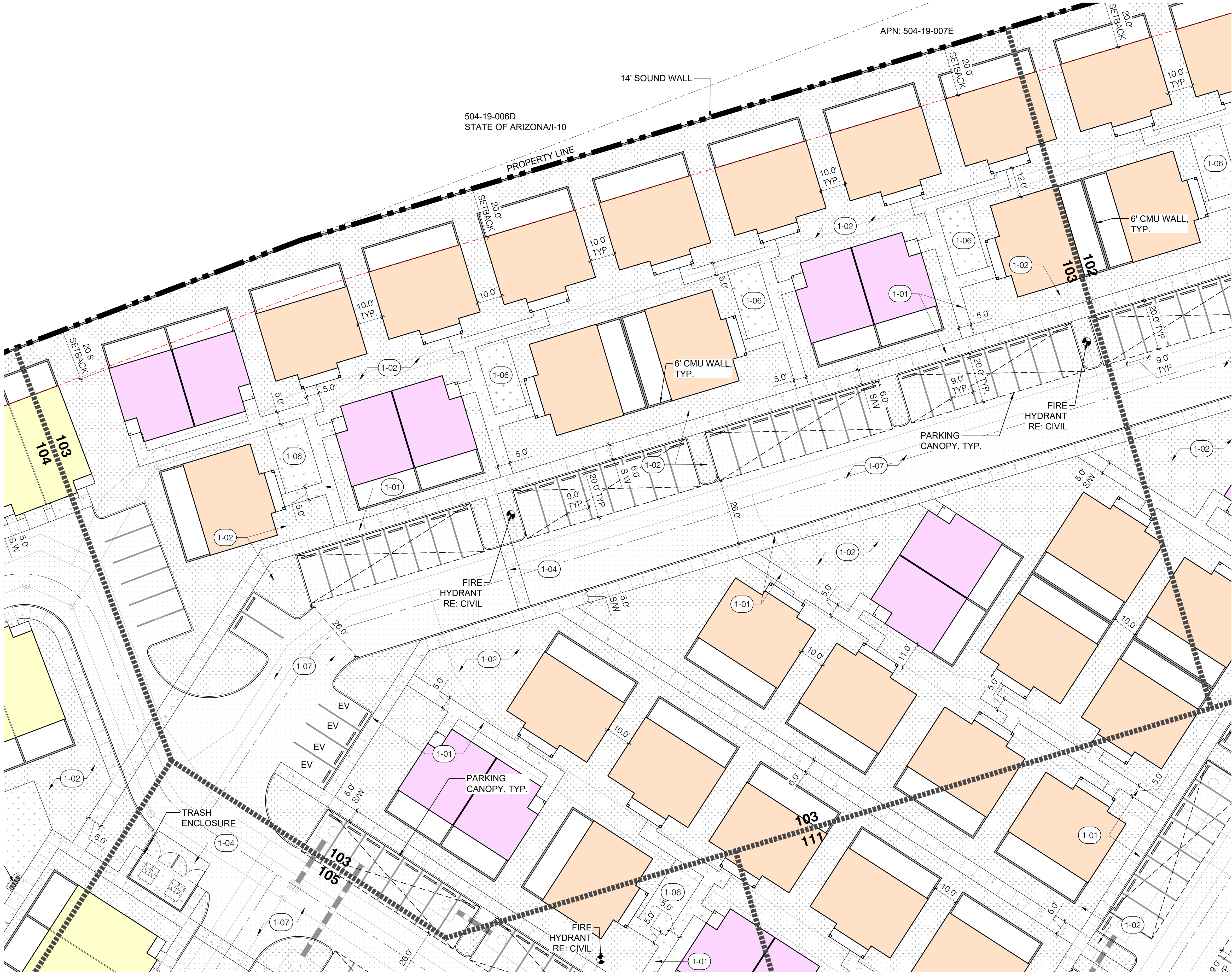
DATE ISSUED:
12/4/2023

SHEET TITLE:
SITE PLAN

SHEET NUMBER:

SP102A

PLZSP-22-00044



REFERENCE NOTES SCHEDULE	
1 -	PAVING & SURFACING
CODE	DESCRIPTION
1-01	CONCRETE PAVEMENT SIDEWALK
1-02	DECOMPOSED GRANITE 1/2" SCREENED
1-03	CONCRETE PAVER
1-04	VEHICULAR CONCRETE
1-05	CONCRETE PAVEMENT TRAIL
1-06	TURF
1-07	ASPHALT
1-08	DECOMPOSED GRANITE 4" MINUS

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BTR HOME KEY

- BACKYARD

BACKYARD

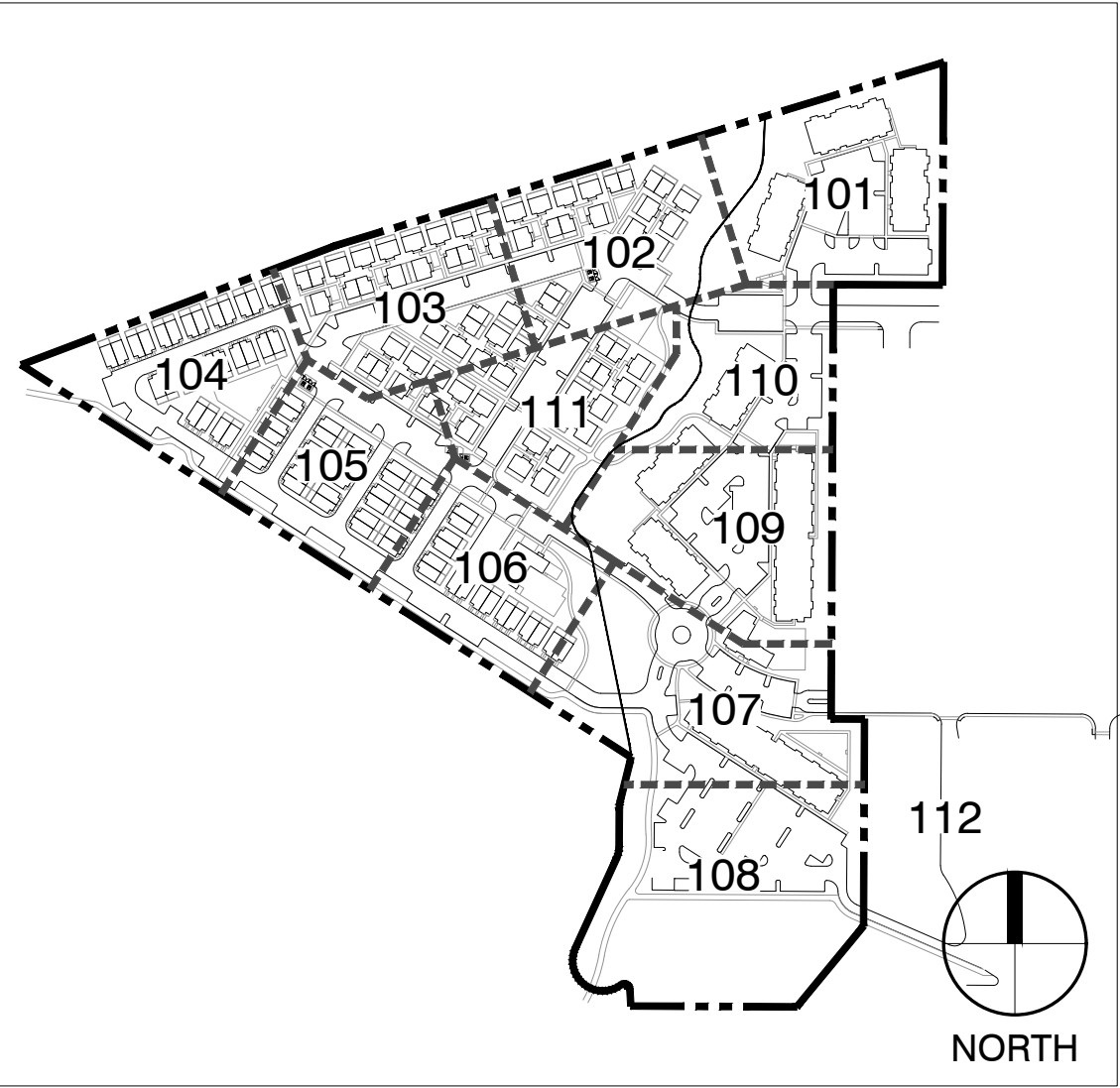
ONE-BEDROOM - DUPLEX
HEIGHT: 1-STORY
GROSS FLOOR AREA: 750 SF
- BACKYARD

TWO-BEDROOM - DETACHED
HEIGHT: 1-STORY
GROSS FLOOR AREA: 1,050 SF
- BACKYARD

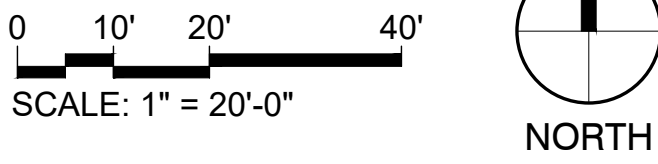
BACKYARD

THREE-BEDROOM - DUPLEX
HEIGHT: 2-STORY
GROSS FLOOR AREA: 1,440 SF

KEY PLAN: NTS



1 SITE PLAN
1" = 20'



REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:



DATE ISSUED:
12/4/2023

SHEET TITLE:
SITE PLAN

SHEET NUMBER:

SP103A

PLZSP-22-00044

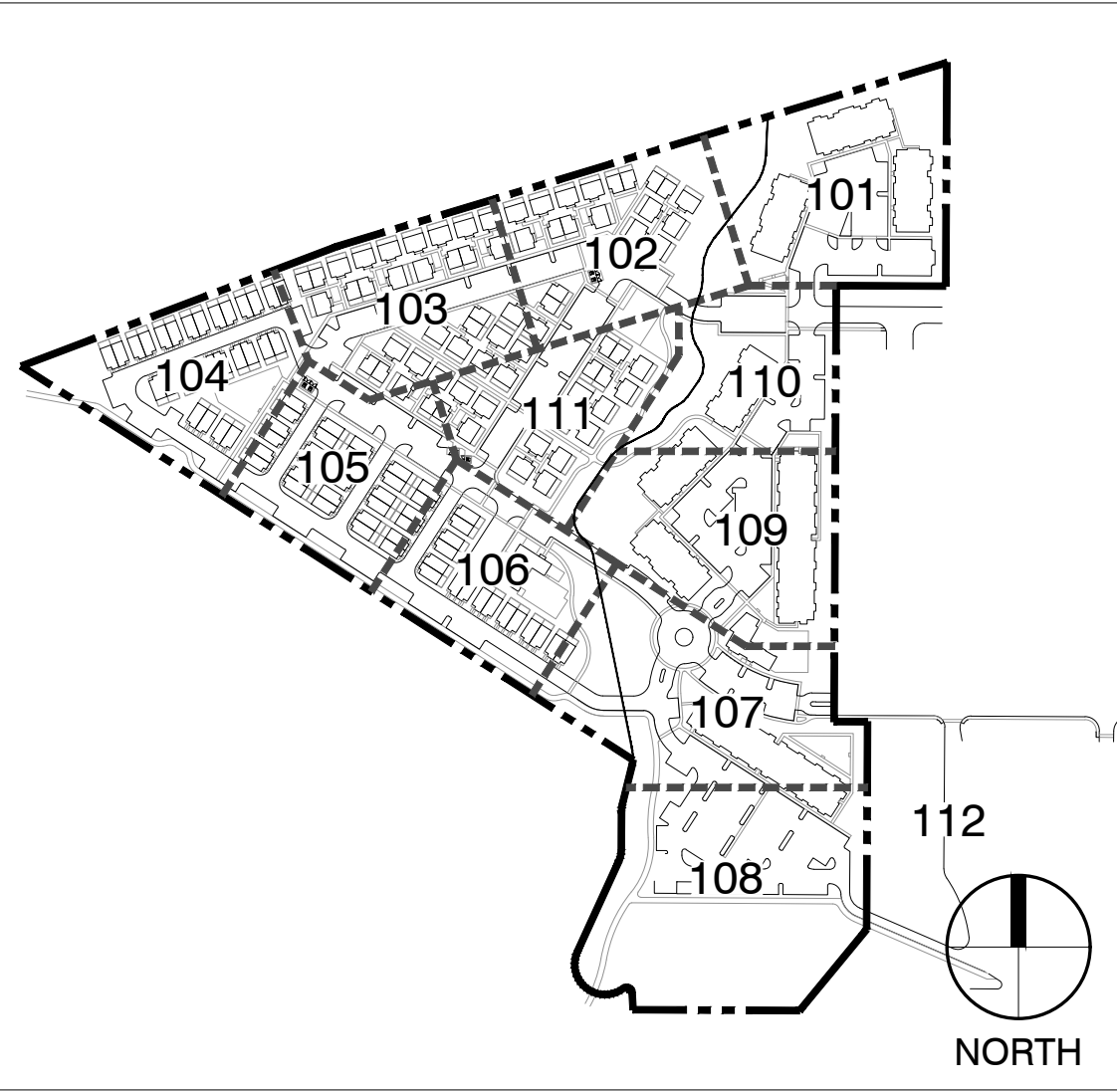
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CODE	DESCRIPTION
1-01	CONCRETE PAVEMENT SIDEWALK
1-02	DECOMPOSED GRANITE 1/2" SCREENED
1-03	CONCRETE PAVER
1-04	VEHICULAR CONCRETE
1-05	CONCRETE PAVEMENT TRAIL
1-06	TURF
1-07	ASPHALT
1-08	DECOMPOSED GRANITE 4" MINUS



BTR HOME KEY

	ONE-BEDROOM - DUPLEX HEIGHT: 1-STORY GROSS FLOOR AREA: 750 SF
	TWO-BEDROOM - DETACHED HEIGHT: 1-STORY GROSS FLOOR AREA: 1,050 SF
	THREE-BEDROOM - DUPLEX HEIGHT: 2-STORY GROSS FLOOR AREA: 1,440 SF

KEY PLAN: NTS



1 SITE PLAN
1" = 20'

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DESIGNED BY: JH / YL
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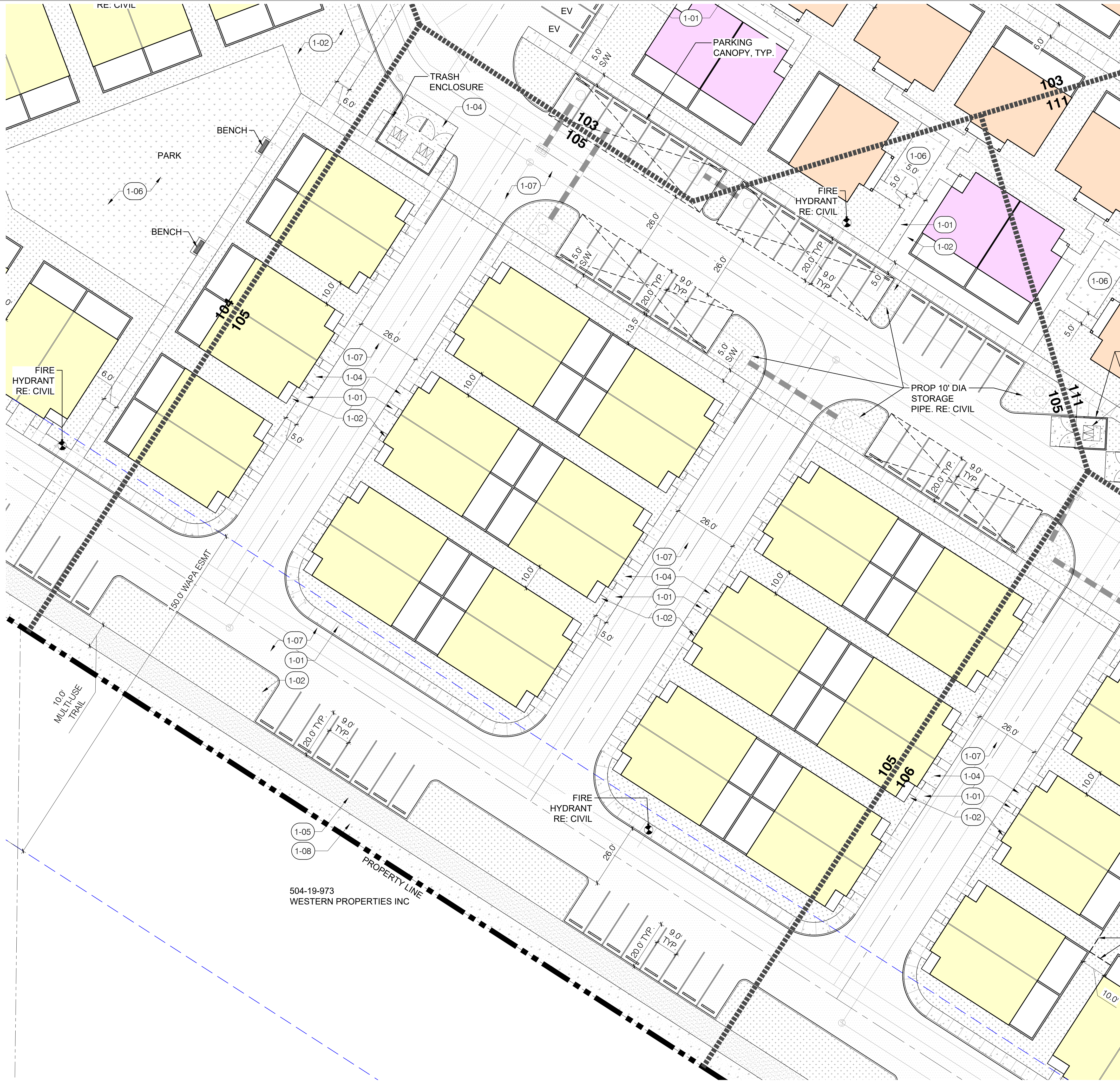
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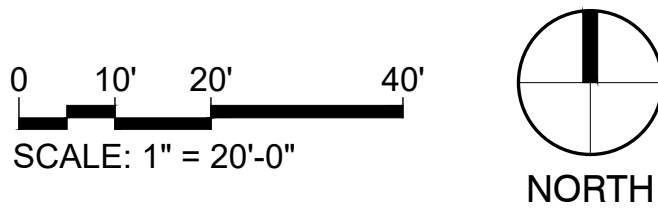
SHEET TITLE:
SITE PLAN

SHEET NUMBER:

SP104A



1 SITE PLAN
1" = 20'

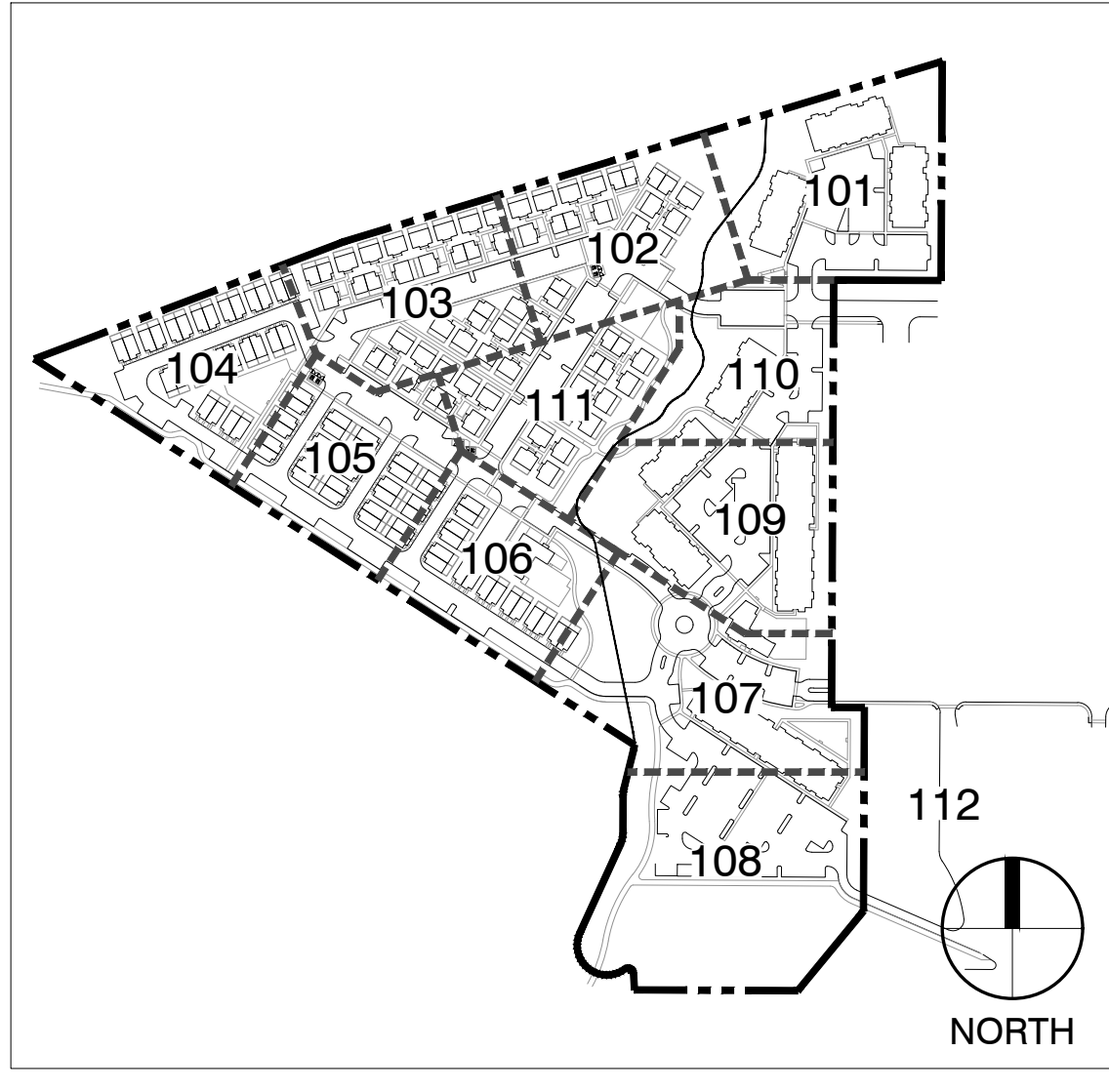


REFERENCE NOTES SCHEDULE	
	1 - PAVING & SURFACING
CODE	DESCRIPTION
1-01	CONCRETE PAVEMENT SIDEWALK
1-02	DECOMPOSED GRANITE 1/2" SCREENED
1-03	CONCRETE PAVER
1-04	VEHICULAR CONCRETE
1-05	CONCRETE PAVEMENT TRAIL
1-06	TURF
1-07	ASPHALT
1-08	DECOMPOSED GRANITE 4" MINUS

BTR HOME KEY

	ONE-BEDROOM - DUPLEX HEIGHT: 1-STORY GROSS FLOOR AREA: 750 SF
	TWO-BEDROOM - DETACHED HEIGHT: 1-STORY GROSS FLOOR AREA: 1,050 SF
	THREE-BEDROOM - DUPLEX HEIGHT: 2-STORY GROSS FLOOR AREA: 1,440 SF

KEY PLAN: NTS



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REVISIONS:			
No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

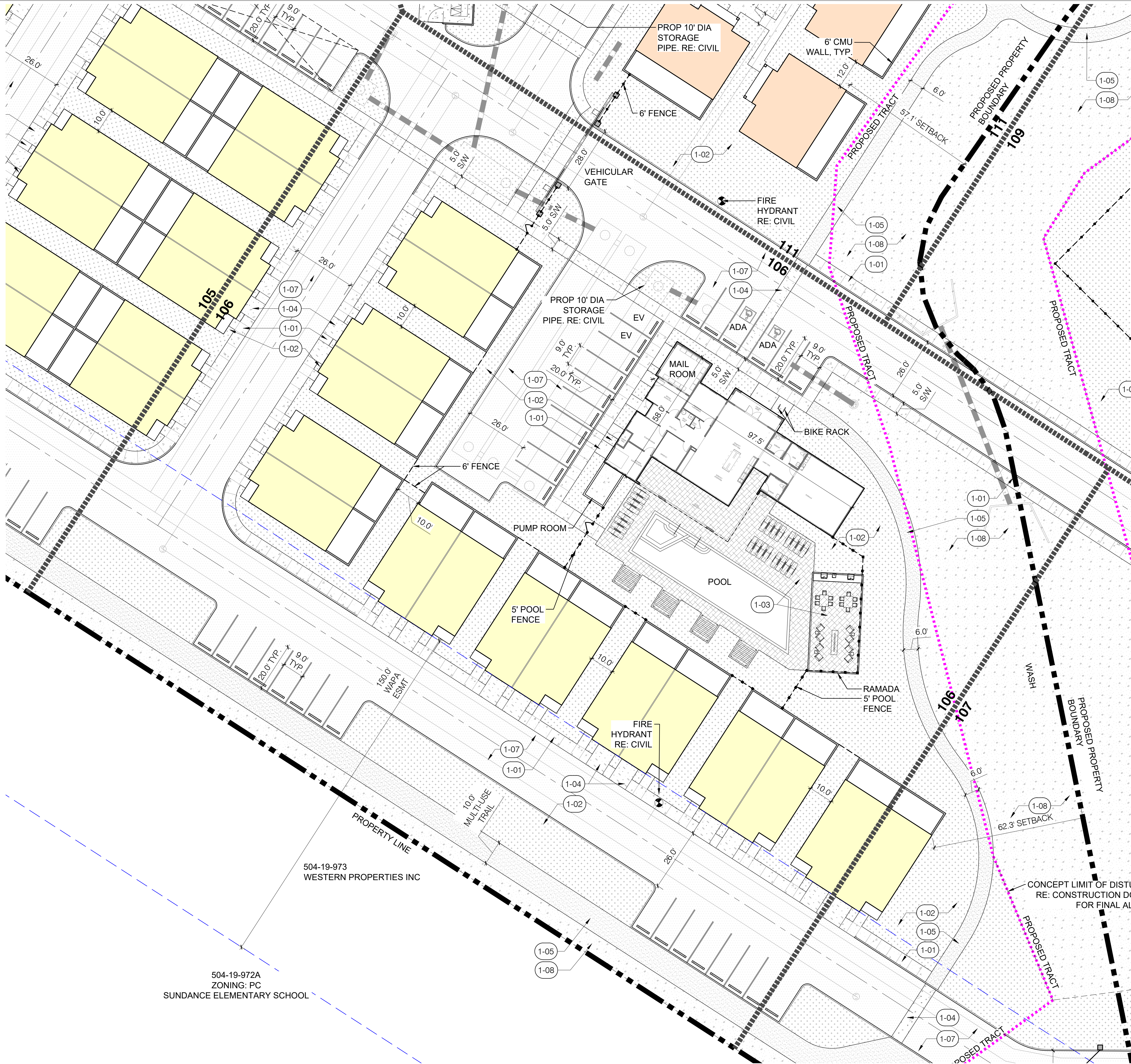
SEAL:

DATE ISSUED:
12/4/2023

SHEET TITLE:
SITE PLAN

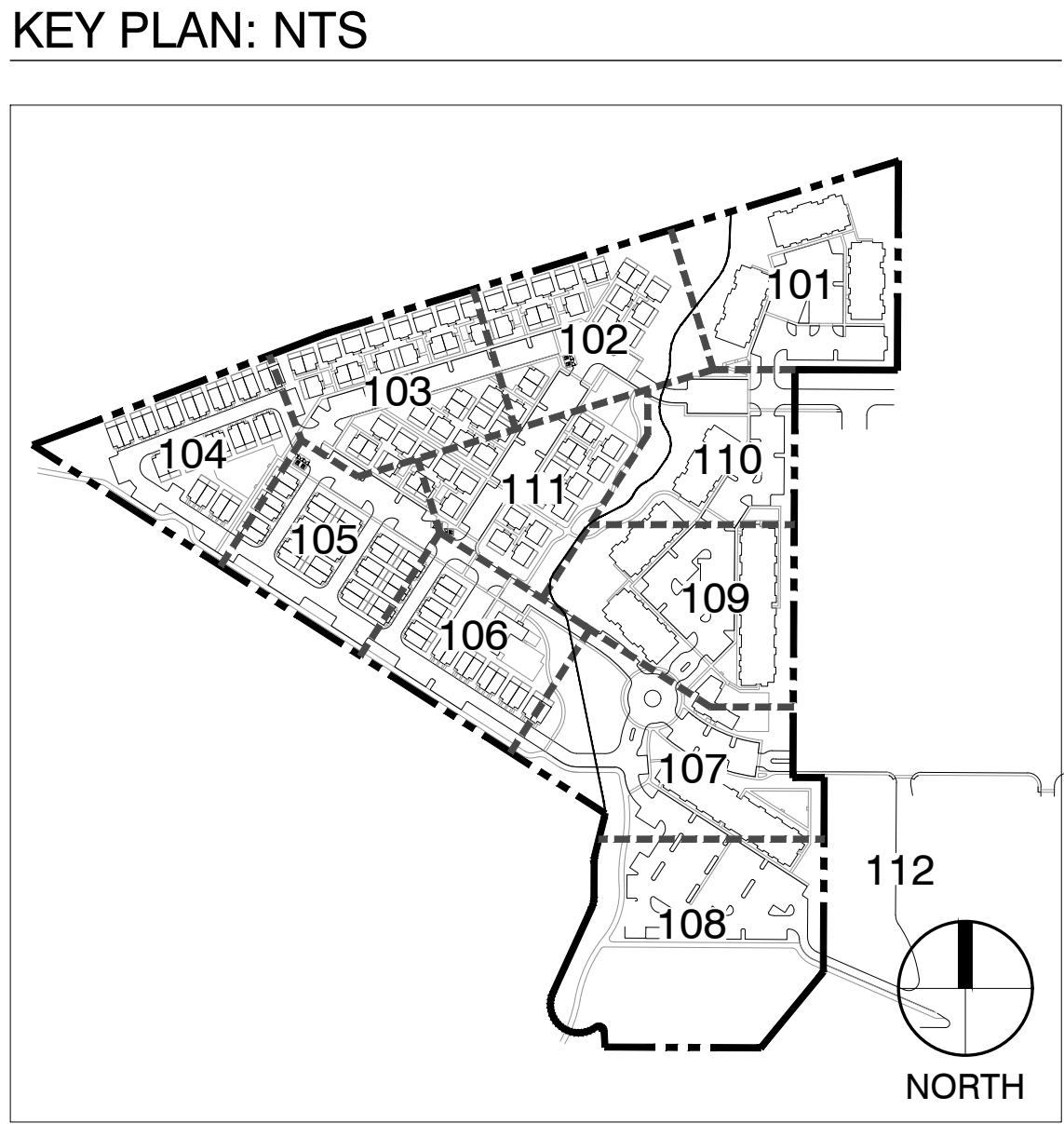
SHEET NUMBER:

SP105A



REFERENCE NOTES SCHEDULE	
	1 - PAVING & SURFACING
CODE	DESCRIPTION
1-01	CONCRETE PAVEMENT SIDEWALK
1-02	DECOMPOSED GRANITE 1/2" SCREENED
1-03	CONCRETE PAVER
1-04	VEHICULAR CONCRETE
1-05	CONCRETE PAVEMENT TRAIL
1-06	TURF
1-07	ASPHALT
1-08	DECOMPOSED GRANITE 4" MINUS

BTR HOME KEY	
	ONE-BEDROOM - DUPLEX HEIGHT: 1-STORY GROSS FLOOR AREA: 750 SF
	TWO-BEDROOM - DETACHED HEIGHT: 1-STORY GROSS FLOOR AREA: 1,050 SF
	THREE-BEDROOM - DUPLEX HEIGHT: 2-STORY GROSS FLOOR AREA: 1,440 SF



1 SITE PLAN

1" = 20'



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MODUS COMPANIES SUNDANCE STATION 700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:



DATE ISSUED:

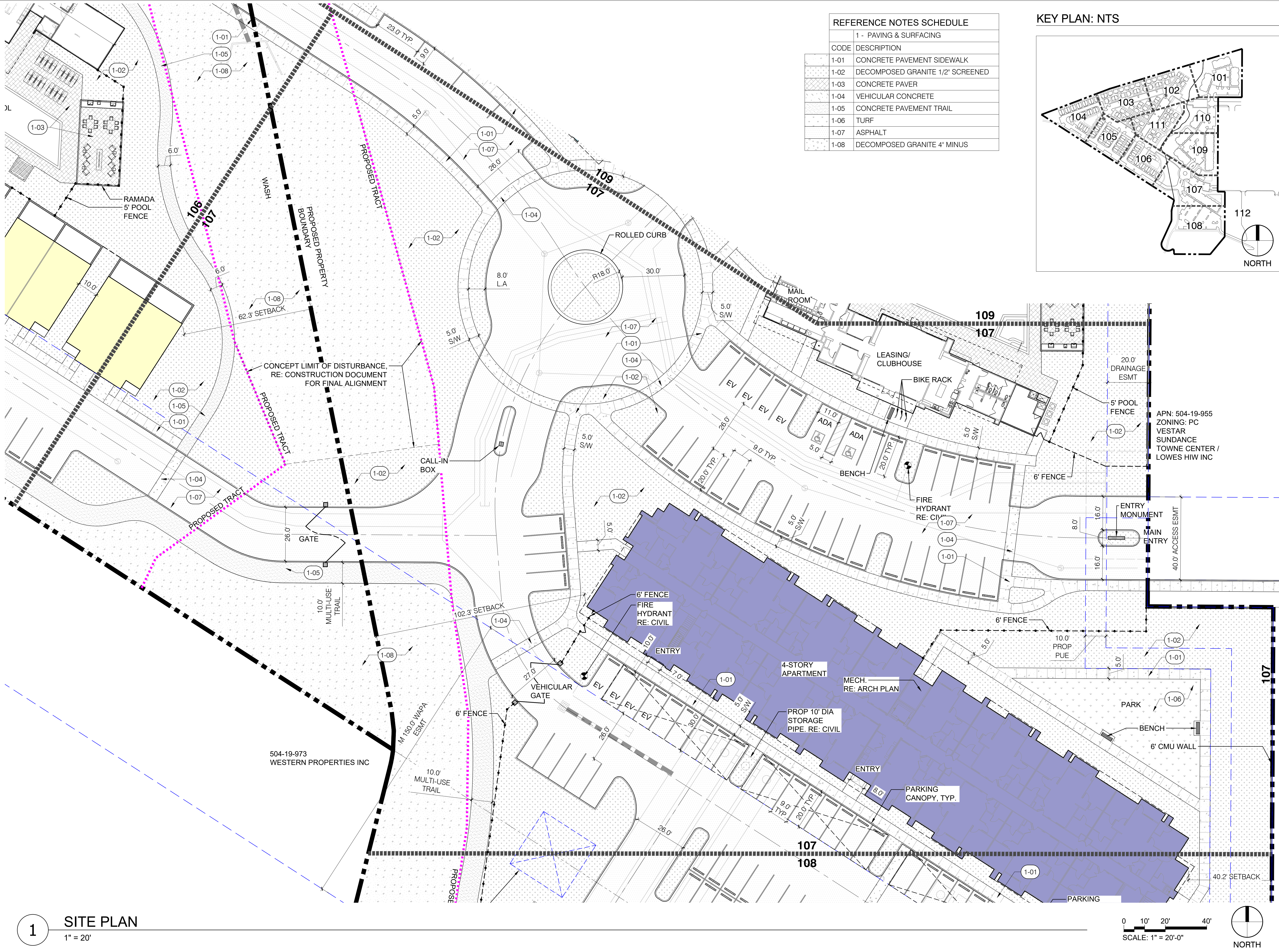
12/4/2023

SHEET TITLE:

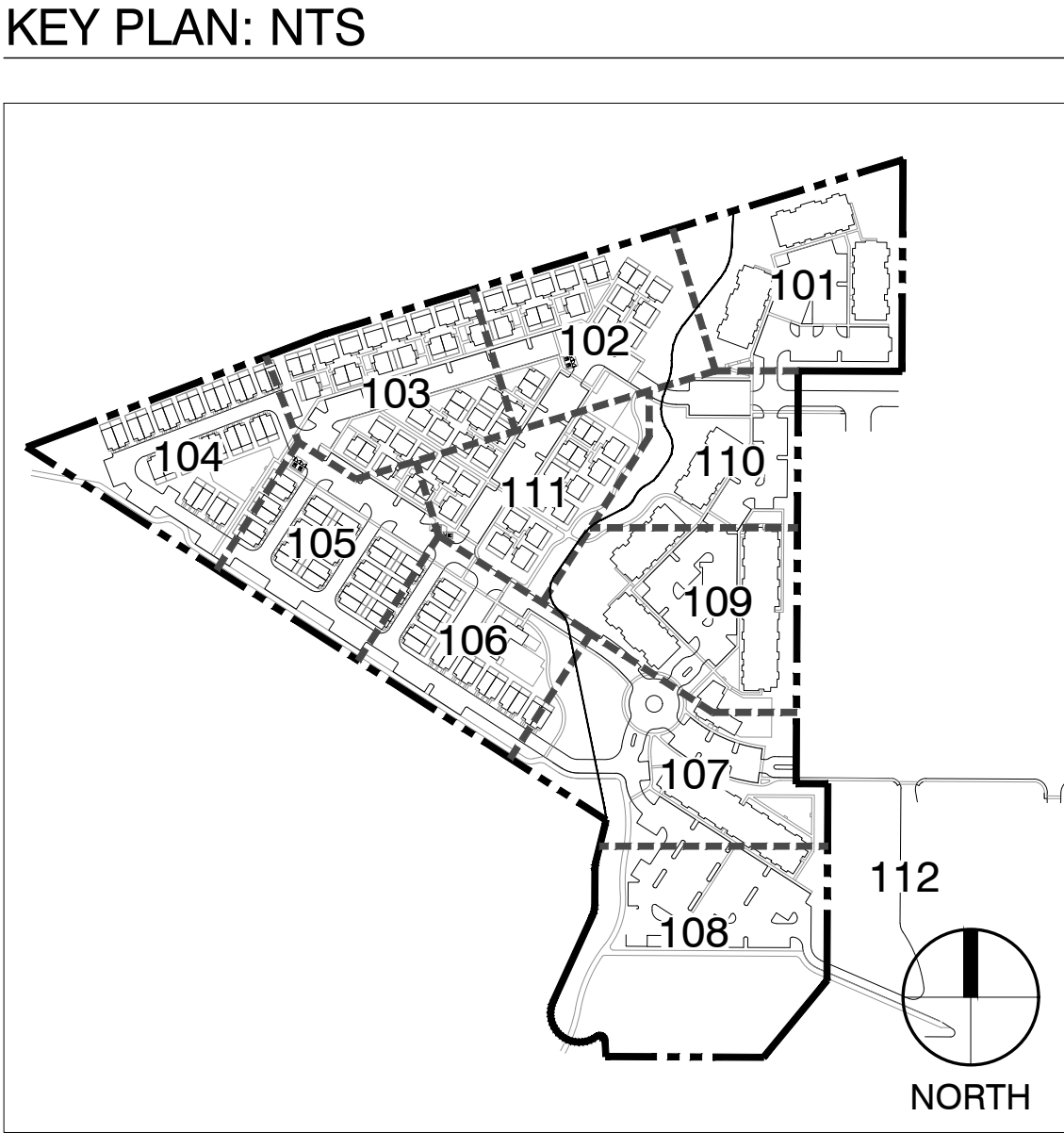
SITE PLAN

SHEET NUMBER:

SP106A



REFERENCE NOTES SCHEDULE	
	1 - PAVING & SURFACING
CODE	DESCRIPTION
1-01	CONCRETE PAVEMENT SIDEWALK
1-02	DECOMPOSED GRANITE 1/2" SCREENED
1-03	CONCRETE PAVER
1-04	VEHICULAR CONCRETE
1-05	CONCRETE PAVEMENT TRAIL
1-06	TURF
1-07	ASPHALT
1-08	DECOMPOSED GRANITE 4" MINUS



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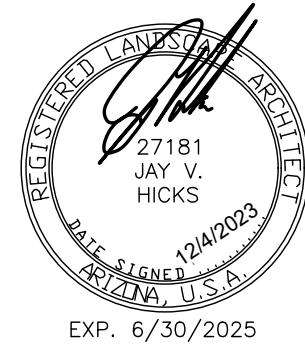
MODUS COMPANIES
SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:



DATE ISSUED:
12/4/2023

SHEET TITLE:
SITE PLAN

SHEET NUMBER:

SP107A

1 SITE PLAN
1" = 20'

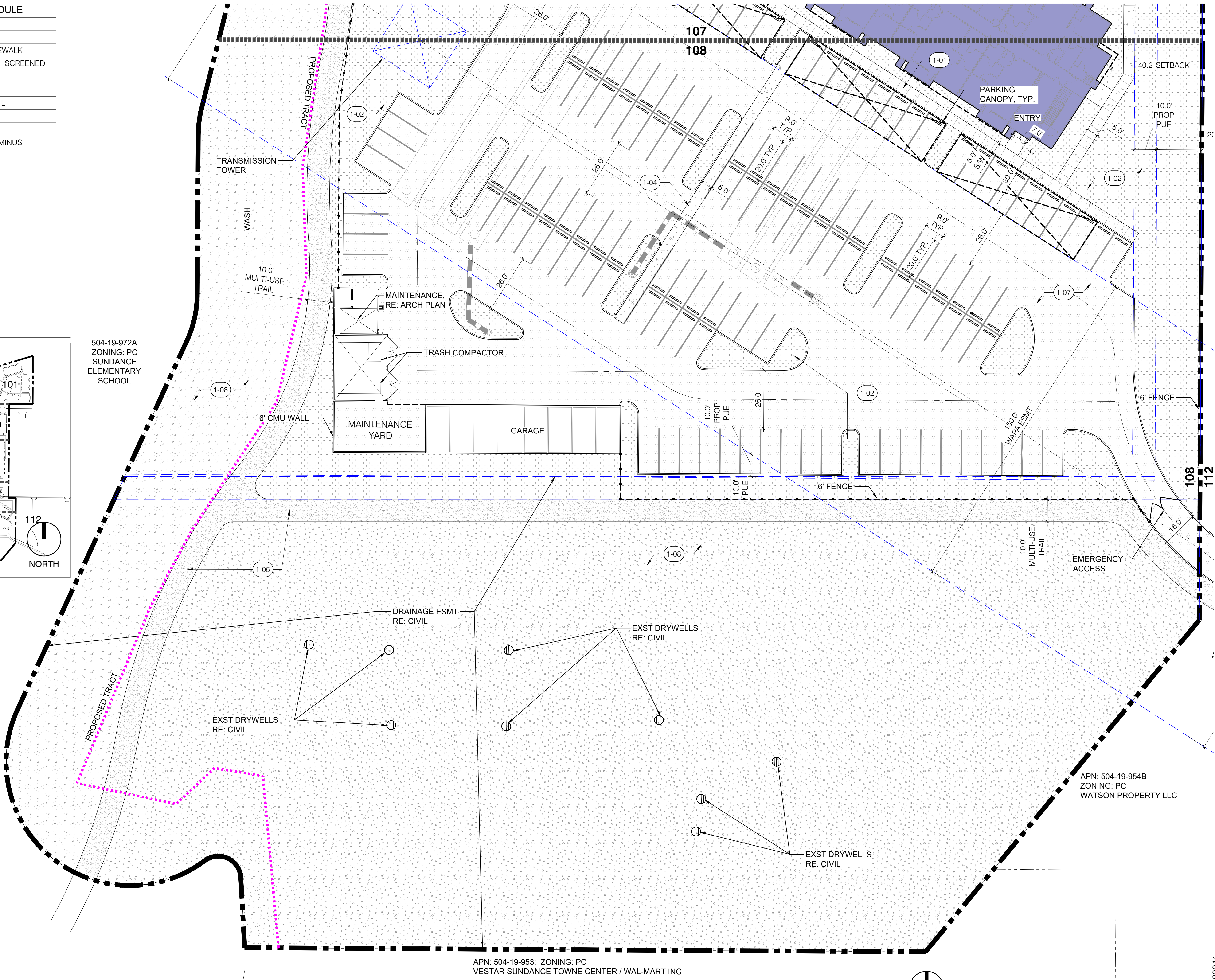
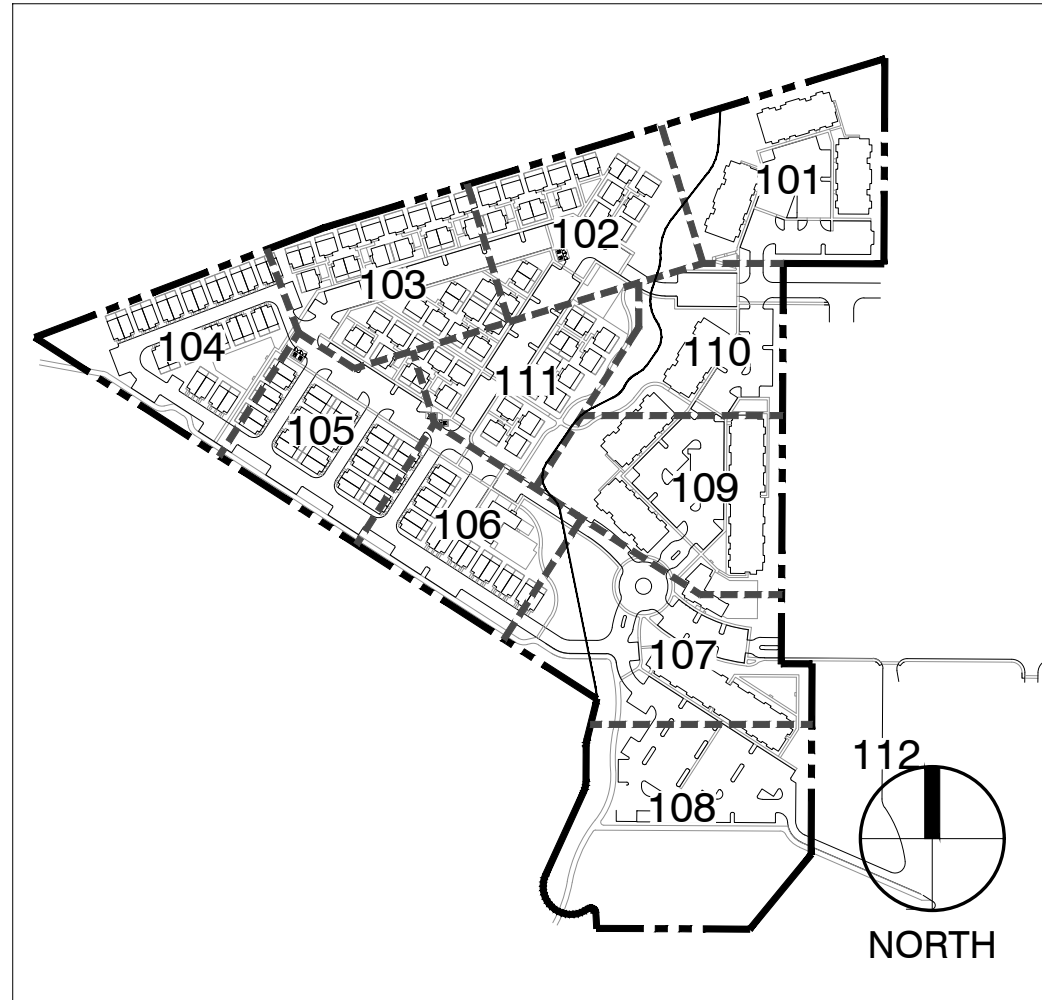
0 10' 20' 40'
SCALE: 1" = 20'-0"



PLZSP-22-00044

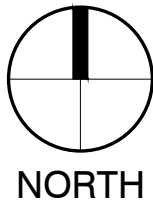
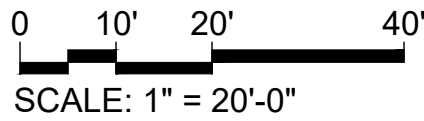
REFERENCE NOTES SCHEDULE	
	1 - PAVING & SURFACING
CODE	DESCRIPTION
1-01	CONCRETE PAVEMENT SIDEWALK
1-02	DECOMPOSED GRANITE 1/2" SCREENED
1-03	CONCRETE PAVER
1-04	VEHICULAR CONCRETE
1-05	CONCRETE PAVEMENT TRAIL
1-06	TURF
1-07	ASPHALT
1-08	DECOMPOSED GRANITE 4" MINUS

KEY PLAN: NTS



APN: 504-19-953; ZONING: PC
VESTAR SUNDANCE TOWNE CENTER / WAL-MART INC

APN: 504-19-954B
ZONING: PC
WATSON PROPERTY LLC



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SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:



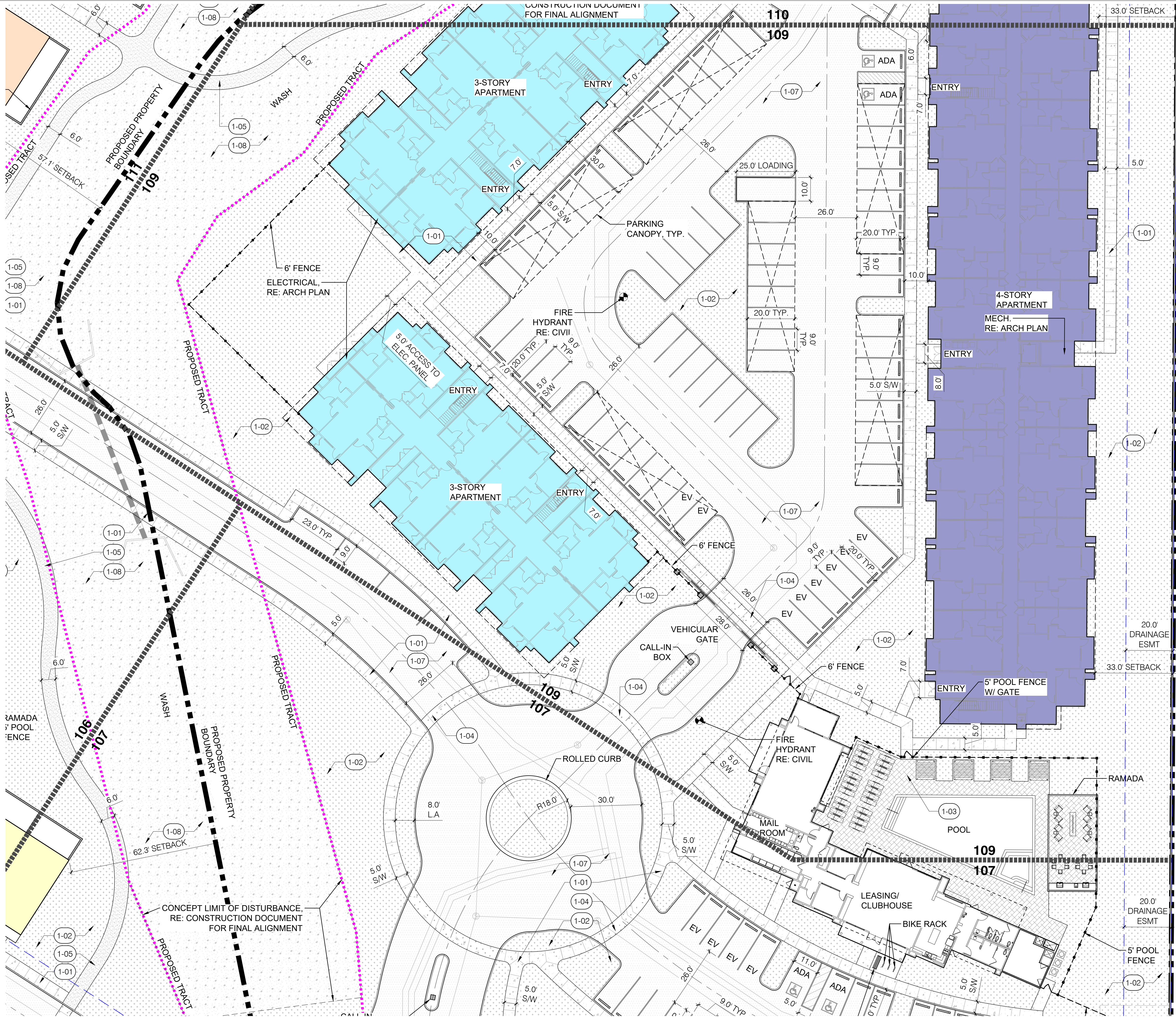
DATE ISSUED:
12/4/2023

SHEET TITLE:
SITE PLAN

SHEET NUMBER:

SP108A

PLZSP-22-00044



REFERENCE NOTES SCHEDULE	
1 - PAVING & SURFACING	
CODE	DESCRIPTION
1-01	CONCRETE PAVEMENT SIDEWALK
1-02	DECOMPOSED GRANITE 1/2" SCREENED
1-03	CONCRETE PAVER
1-04	VEHICULAR CONCRETE
1-05	CONCRETE PAVEMENT TRAIL
1-06	TURF
1-07	ASPHALT
1-08	DECOMPOSED GRANITE 4" MINUS

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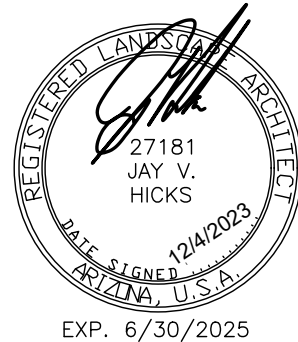
MODUS COMPANIES
SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:



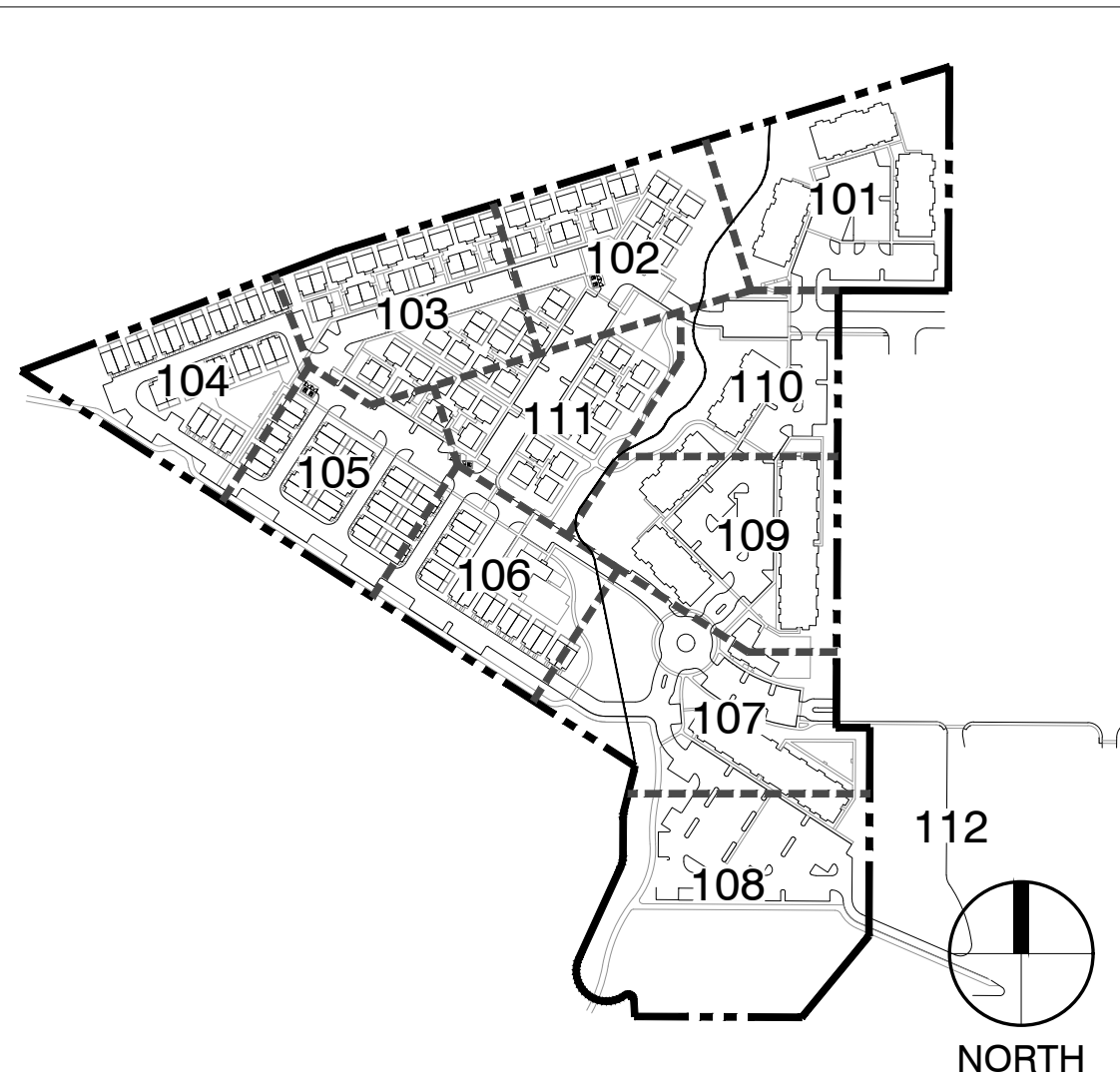
DATE ISSUED:
12/4/2023

SHEET TITLE:
SITE PLAN

SHEET NUMBER:

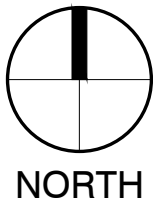
SP109A

KEY PLAN: NTS

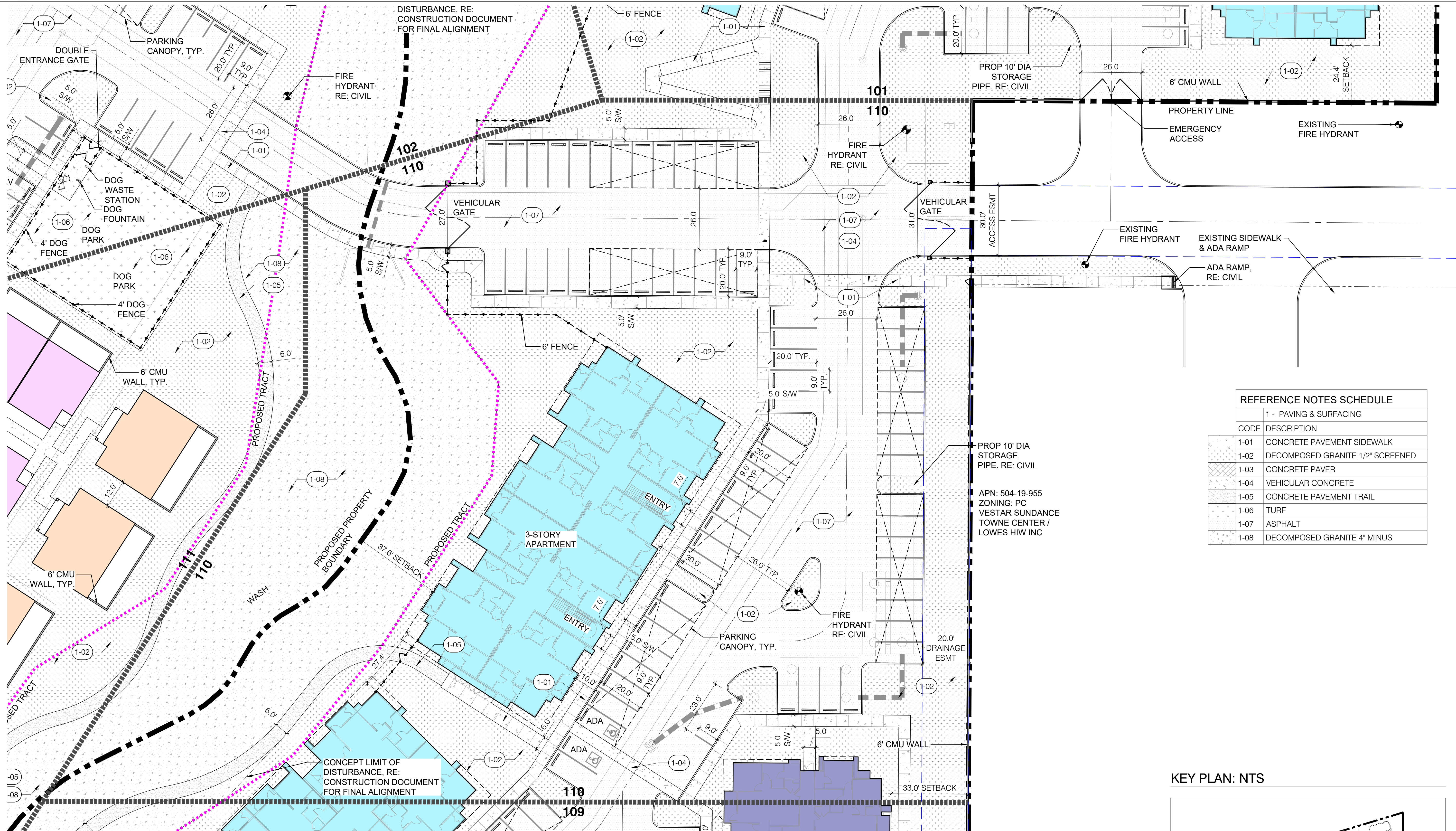


1 SITE PLAN
1" = 20'

0 10' 20' 40'
SCALE: 1" = 20'-0"



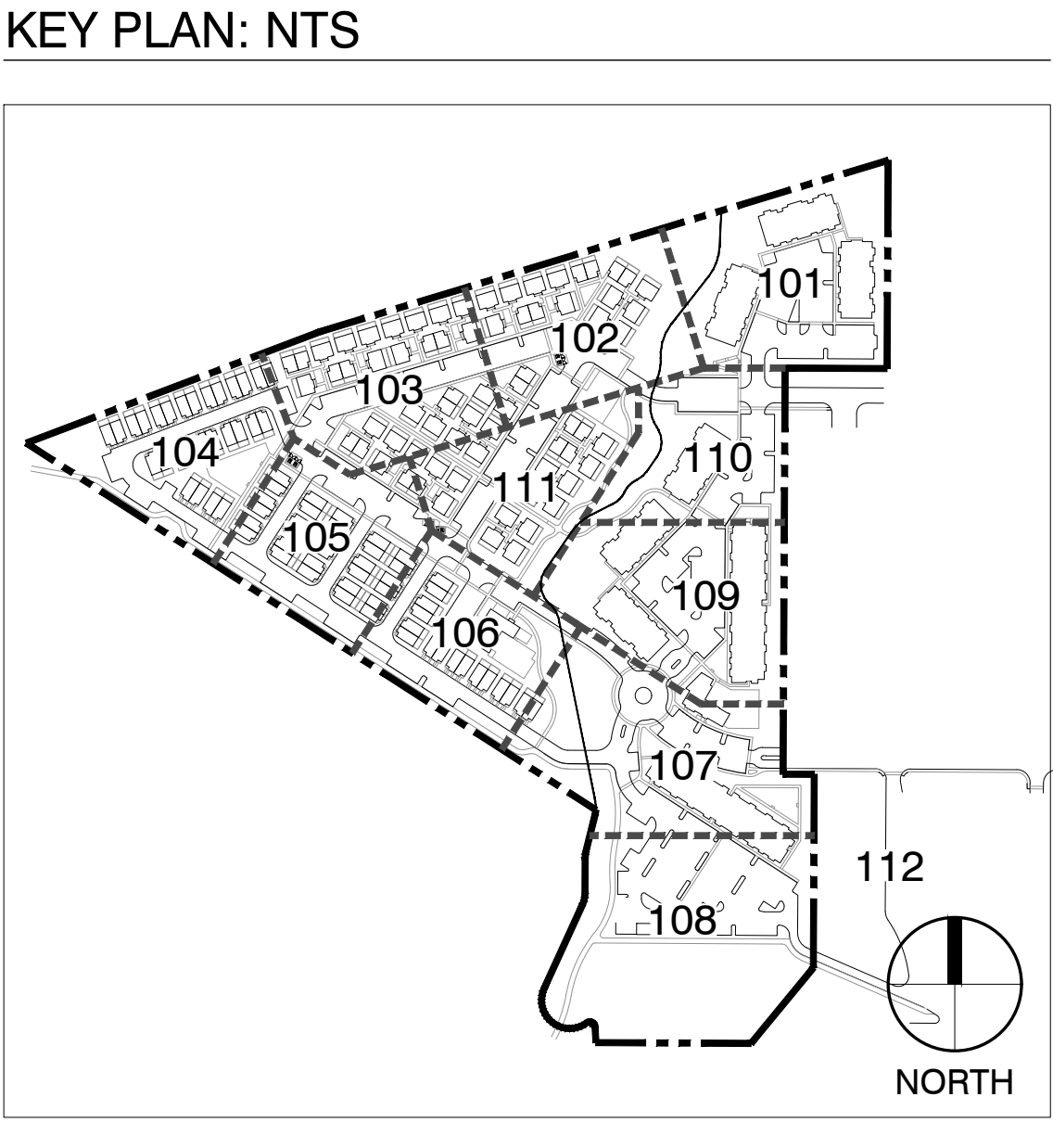
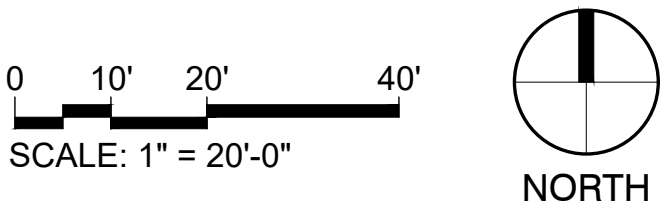
PLZSP-22-00044



REFERENCE NOTES SCHEDULE	
CODE	DESCRIPTION
1-01	CONCRETE PAVEMENT SIDEWALK
1-02	DECOMPOSED GRANITE 1/2" SCREENED
1-03	CONCRETE PAVER
1-04	VEHICULAR CONCRETE
1-05	CONCRETE PAVEMENT TRAIL
1-06	TURF
1-07	ASPHALT
1-08	DECOMPOSED GRANITE 4" MINUS

APN: 504-19-955
ZONING: PC
VESTAR SUNDANCE
TOWNE CENTER /
LOWES HIW INC

1 SITE PLAN
1" = 20'



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SUNDANCE STATION

700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:			
No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:



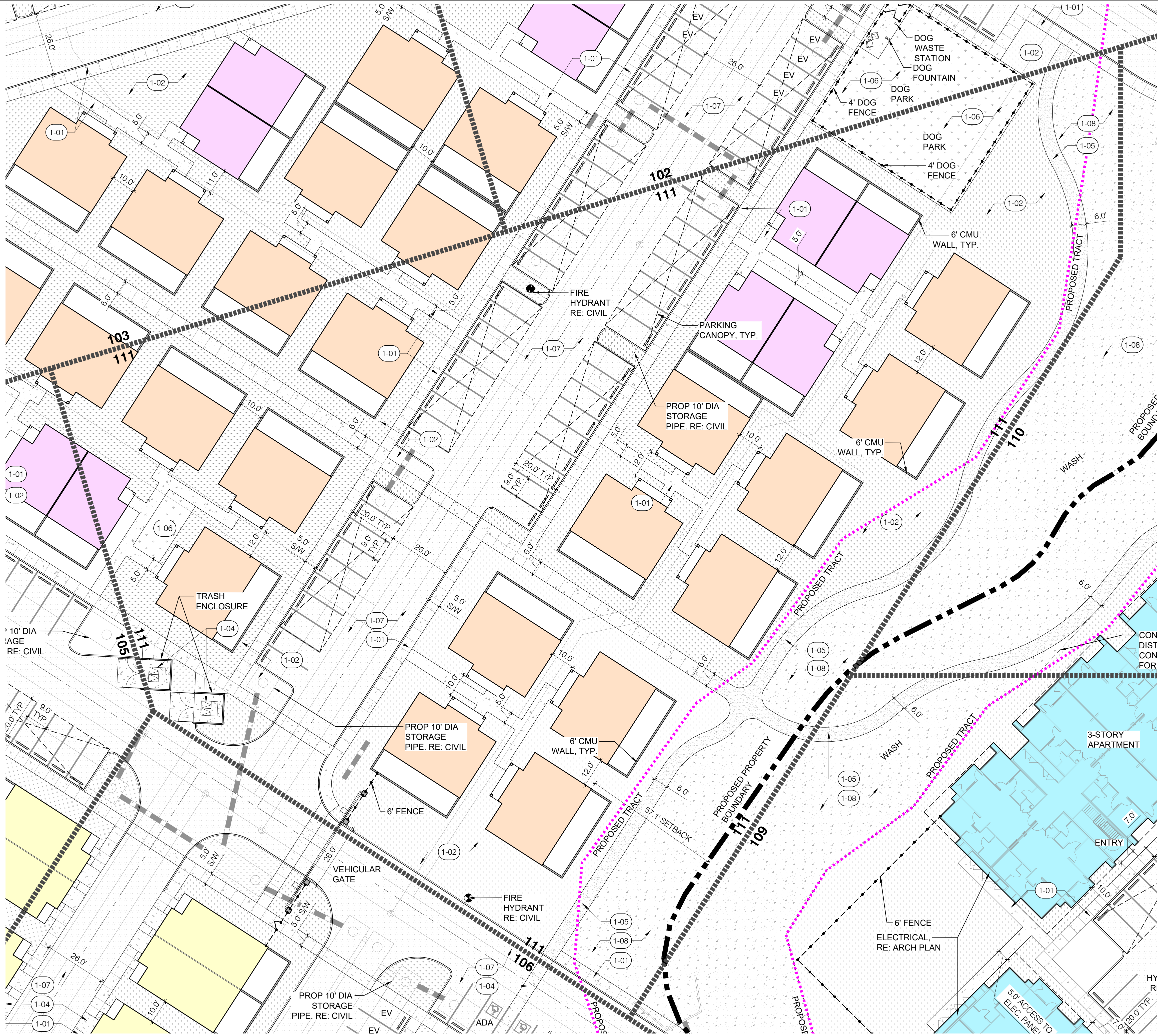
DATE ISSUED:
12/4/2023

SHEET TITLE:
SITE PLAN

SHEET NUMBER:

SP110A

PLZSP-22-00044



REFERENCE NOTES SCHEDULE	
	1 - PAVING & SURFACING
CODE	DESCRIPTION
1-01	CONCRETE PAVEMENT SIDEWALK
1-02	DECOMPOSED GRANITE 1/2\"/>
1-03	CONCRETE PAVER
1-04	VEHICULAR CONCRETE
1-05	CONCRETE PAVEMENT TRAIL
1-06	TURF
1-07	ASPHALT
1-08	DECOMPOSED GRANITE 4\"/>

BTR HOME KEY

BACKYARD

BACKYARD

ONE-BEDROOM - DUPLEX
HEIGHT: 1-STORY
GROSS FLOOR AREA: 750 SF

BACKYARD

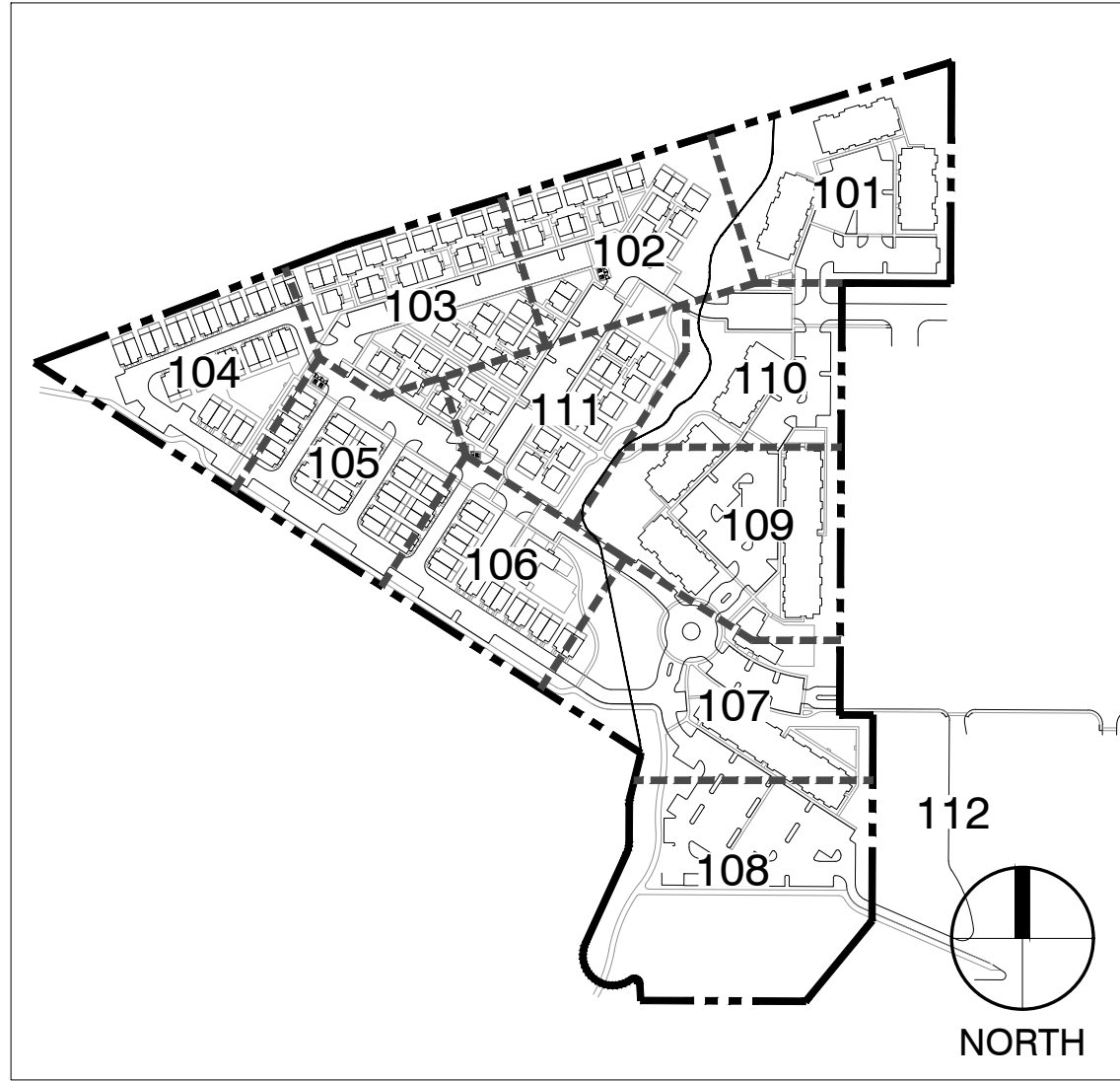
TWO-BEDROOM - DETACHED
HEIGHT: 1-STORY
GROSS FLOOR AREA: 1,050 SF

BACKYARD

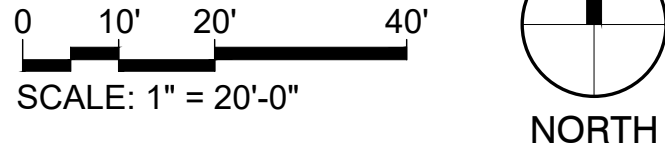
BACKYARD

THREE-BEDROOM - DUPLEX
HEIGHT: 2-STORY
GROSS FLOOR AREA: 1,440 SF

KEY PLAN: NTS



1 SITE PLAN
1" = 20'



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SUNDANCE STATION

700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:			
No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

REGISTERED LAND ARCHITECT

27181
JAY V. HICKS
DATE: 12/14/2023
PHOENIX, U.S.A.
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
SITE PLAN

SHEET NUMBER:

SP111A

PLZSP-22-00044

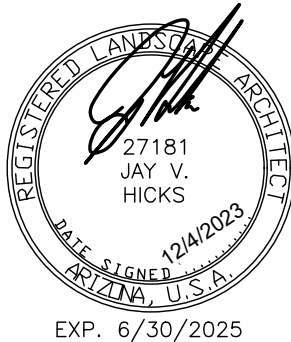
MODUS COMPANIES
SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

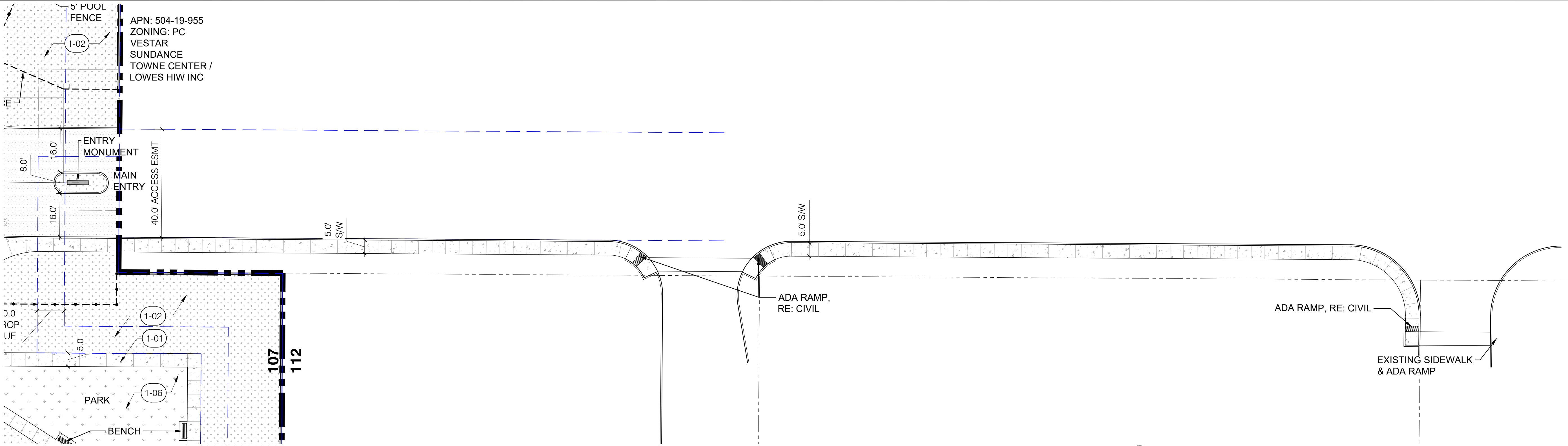


DATE ISSUED:
12/4/2023

SHEET TITLE:
SITE PLAN

SHEET NUMBER:

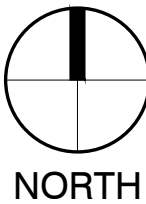
SP112A



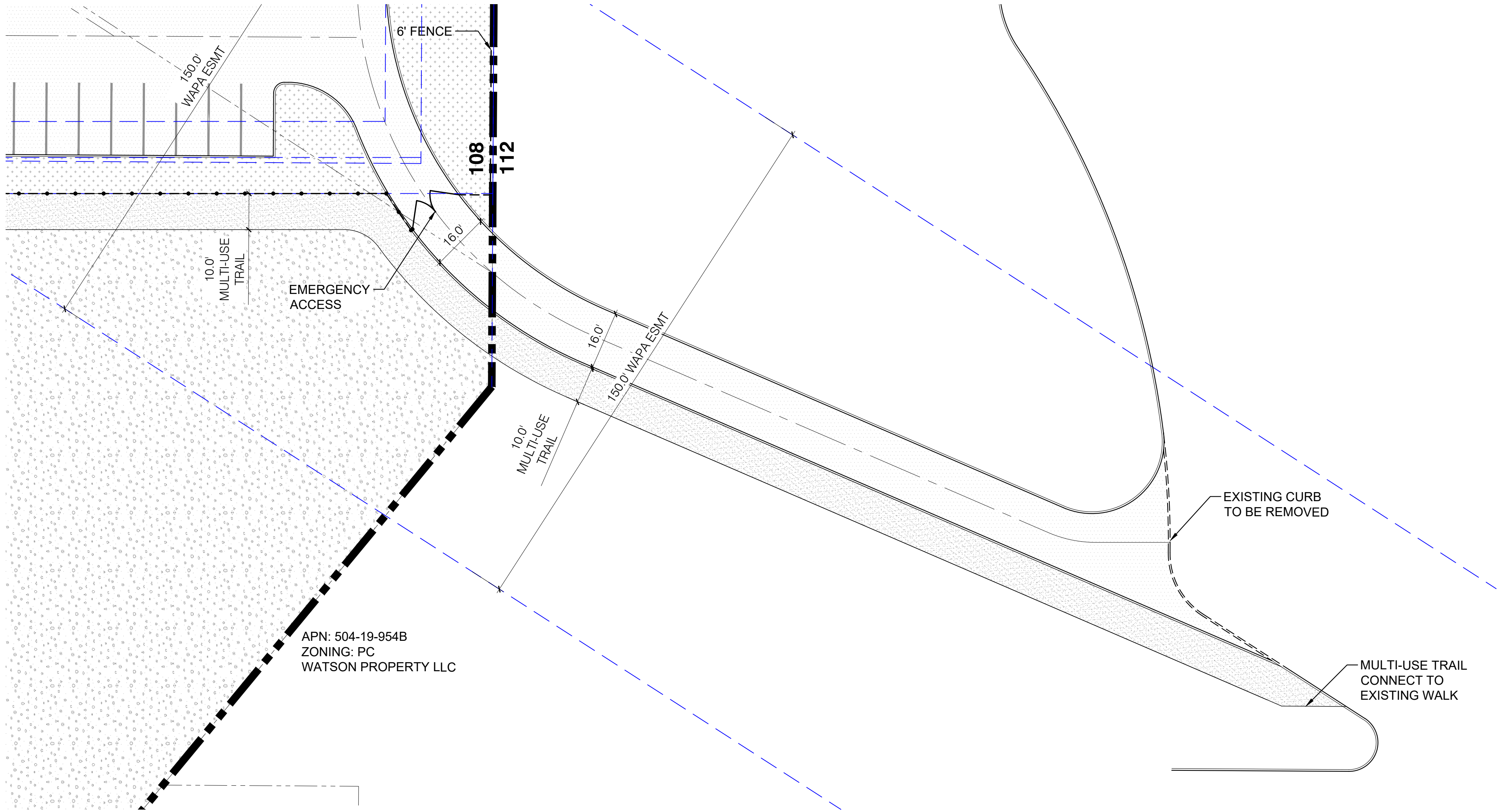
1 SITE PLAN - SIDEWALK CONNECTION AT MAIN ENTRY

1" = 20'

0 10' 20' 40'
SCALE: 1" = 20'-0"



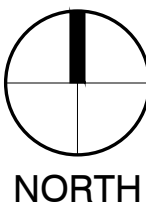
REFERENCE NOTES SCHEDULE		
1 - PAVING & SURFACING		
CODE	DESCRIPTION	
1-01	CONCRETE PAVEMENT SIDEWALK	
1-02	DECOMPOSED GRANITE 1/2" SCREENED	
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1-05	CONCRETE PAVEMENT TRAIL	
1-06	TURF	
1-07	ASPHALT	
1-08	DECOMPOSED GRANITE 4" MINUS	



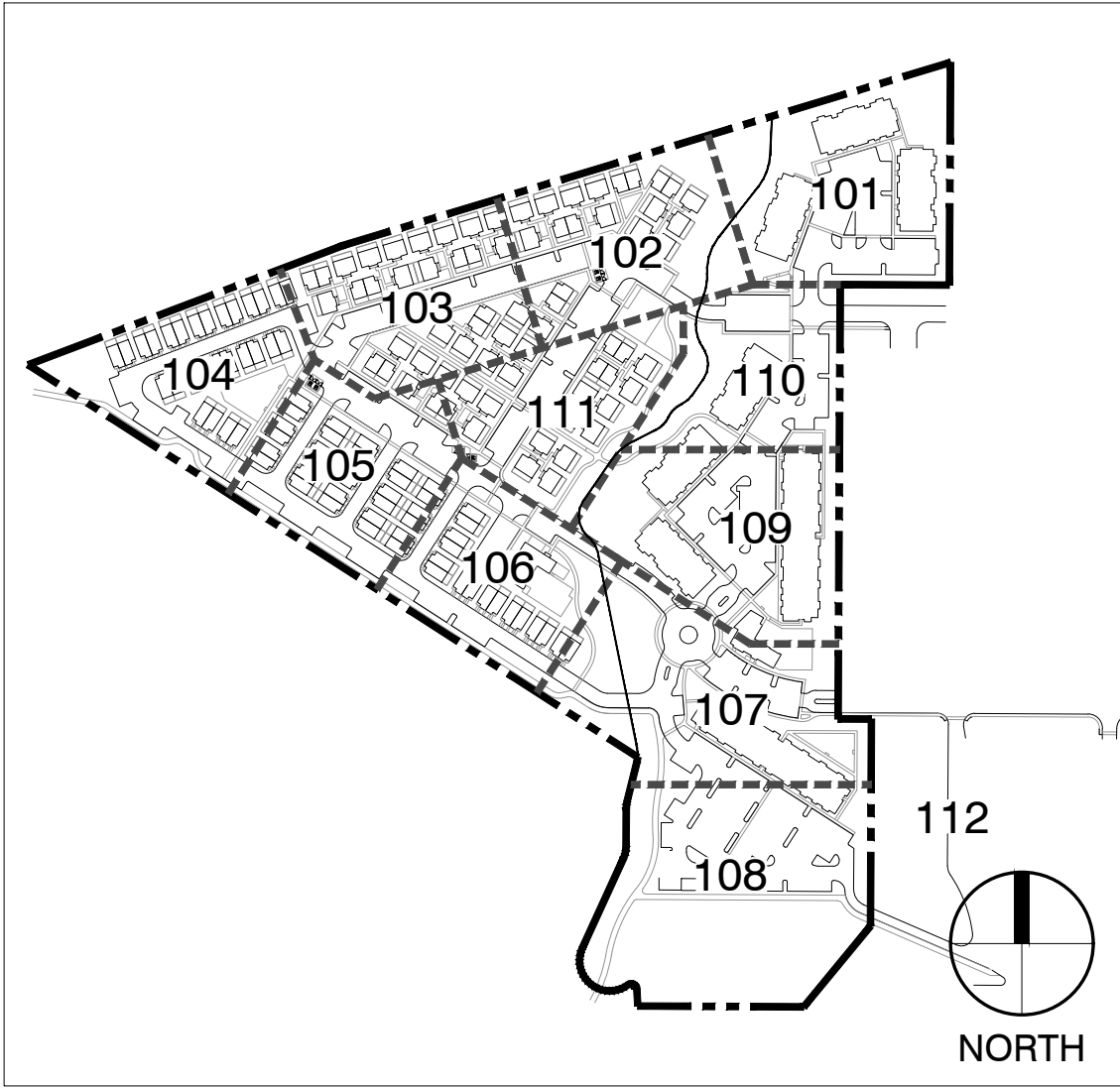
2 SITE PLAN - EMERGENCY ACCESS

1" = 20'

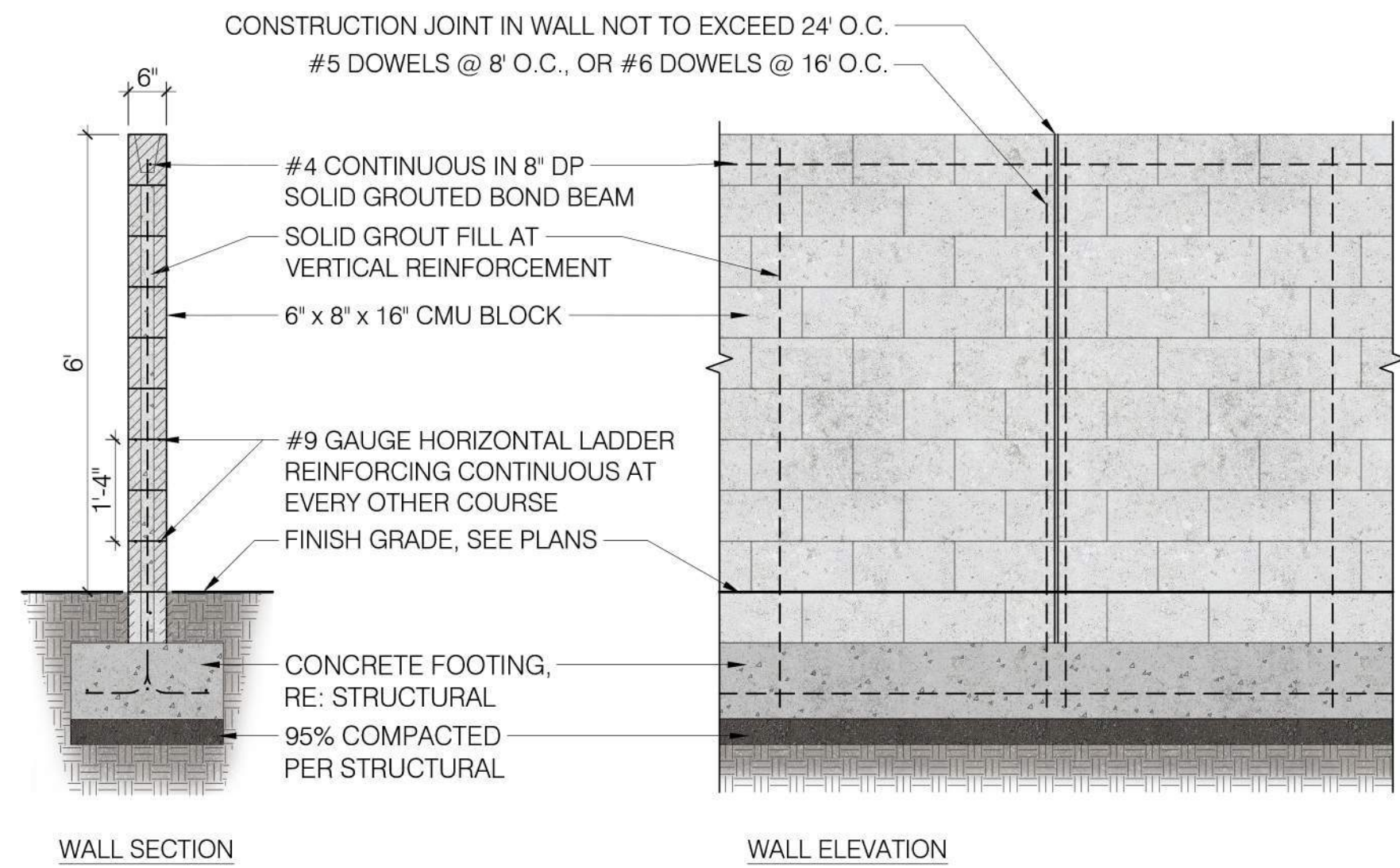
0 10' 20' 40'
SCALE: 1" = 20'-0"



KEY PLAN: NTS

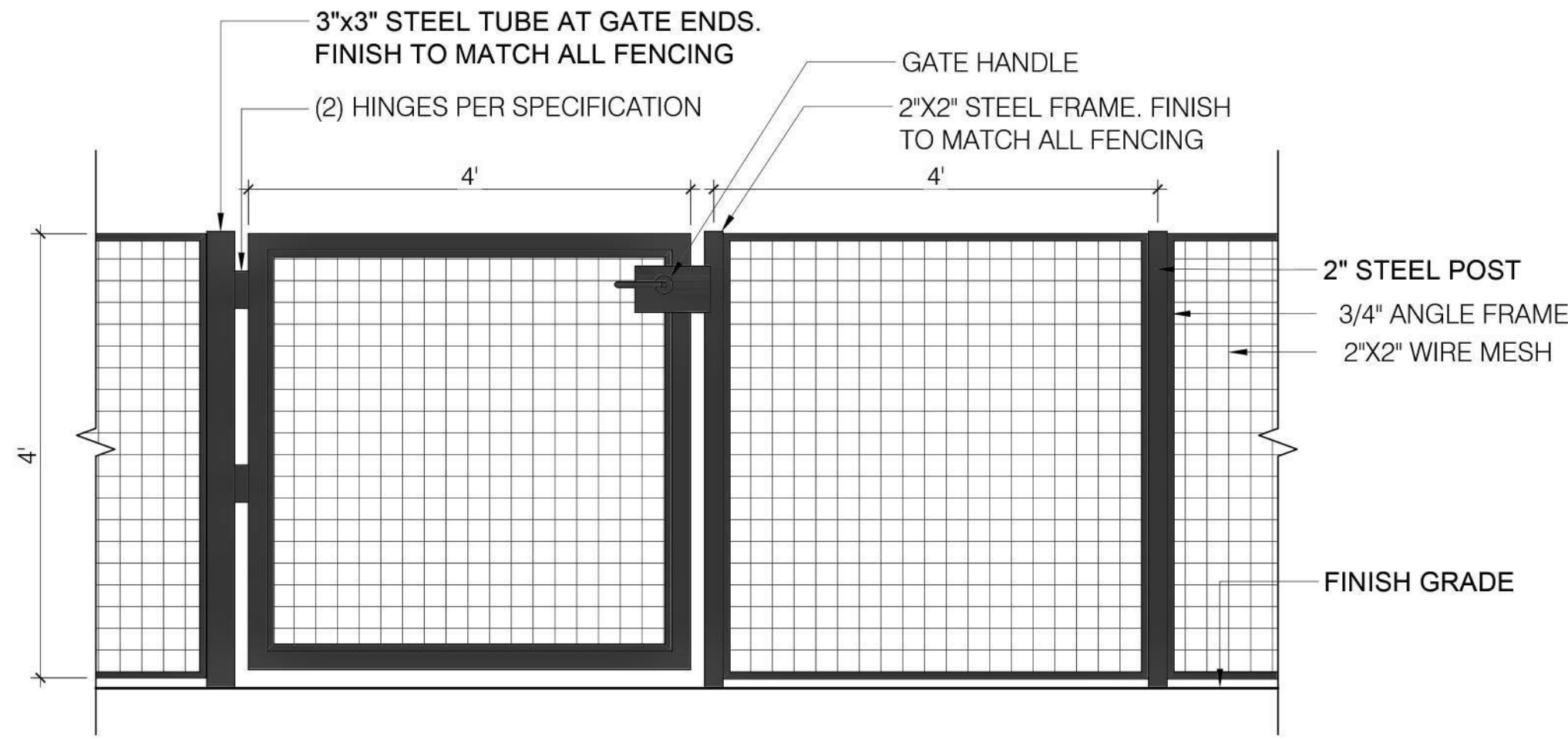


PLZSP-22-00044



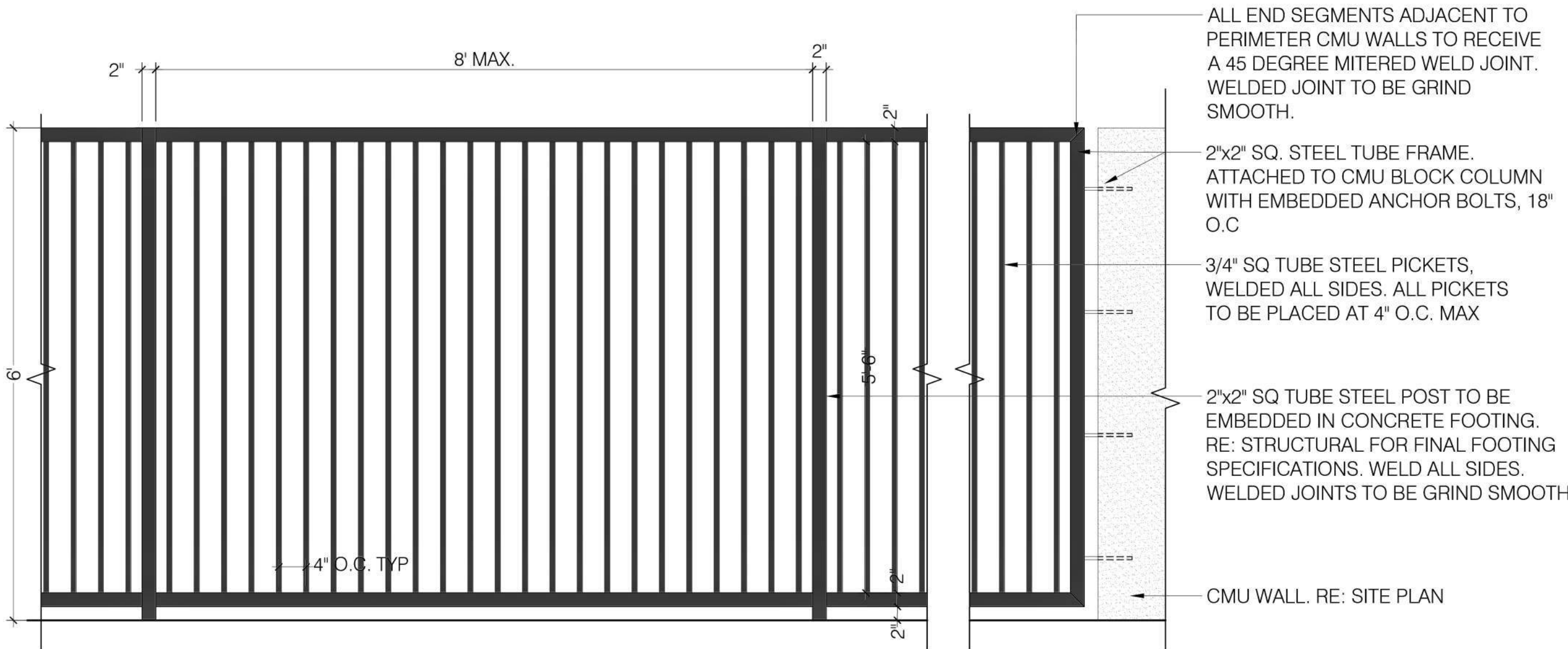
1 6' CMU WALL, TYP.
1/2" = 1'-0"

P-MD3-59



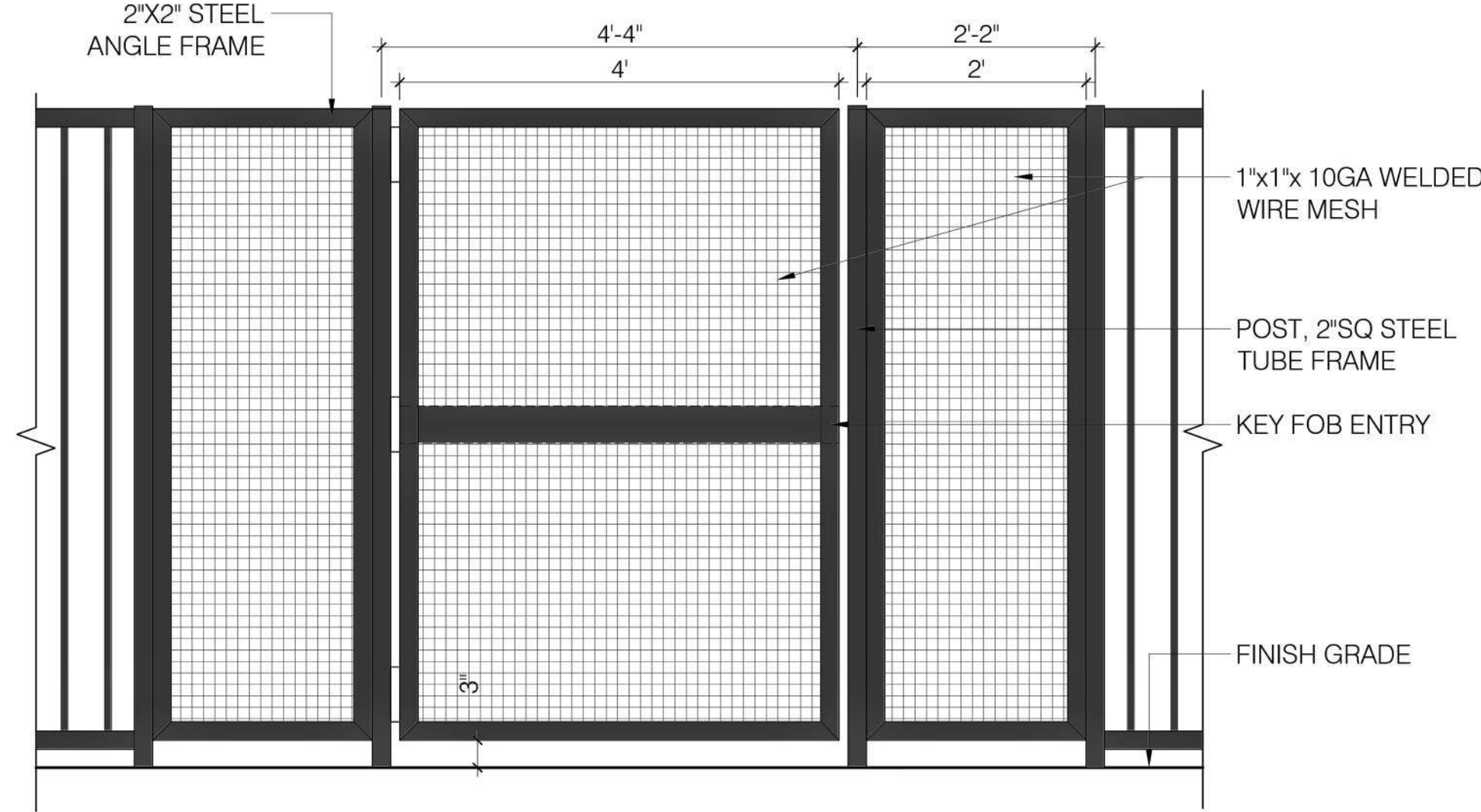
2 4' DOG FENCE WITH GATE
3/4" = 1'-0"

P-MD3-48



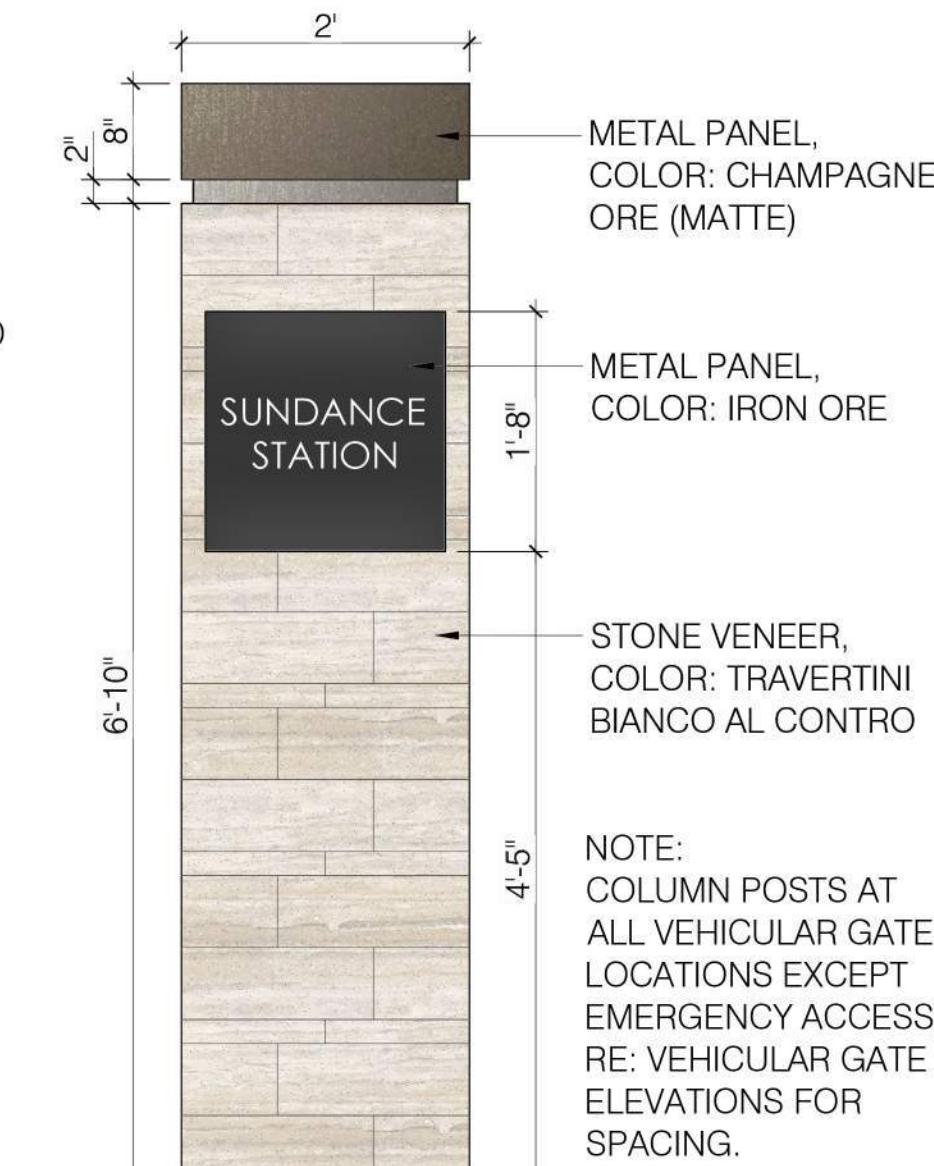
3 6' FENCE
3/4" = 1'-0"

P-MD3-39

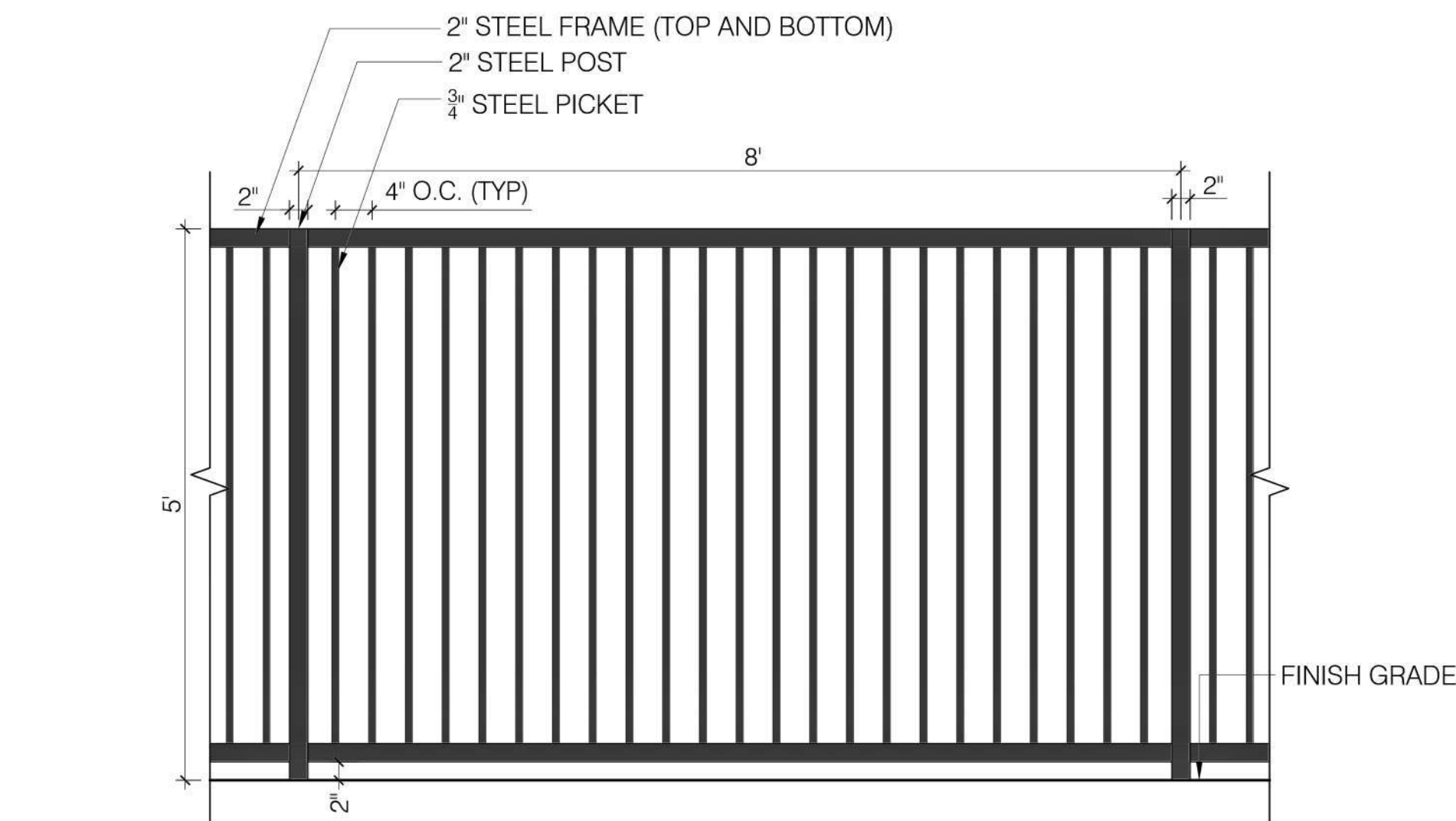


4 PEDESTRIAN FENCE GATE
3/4" = 1'-0"

P-MD3-40

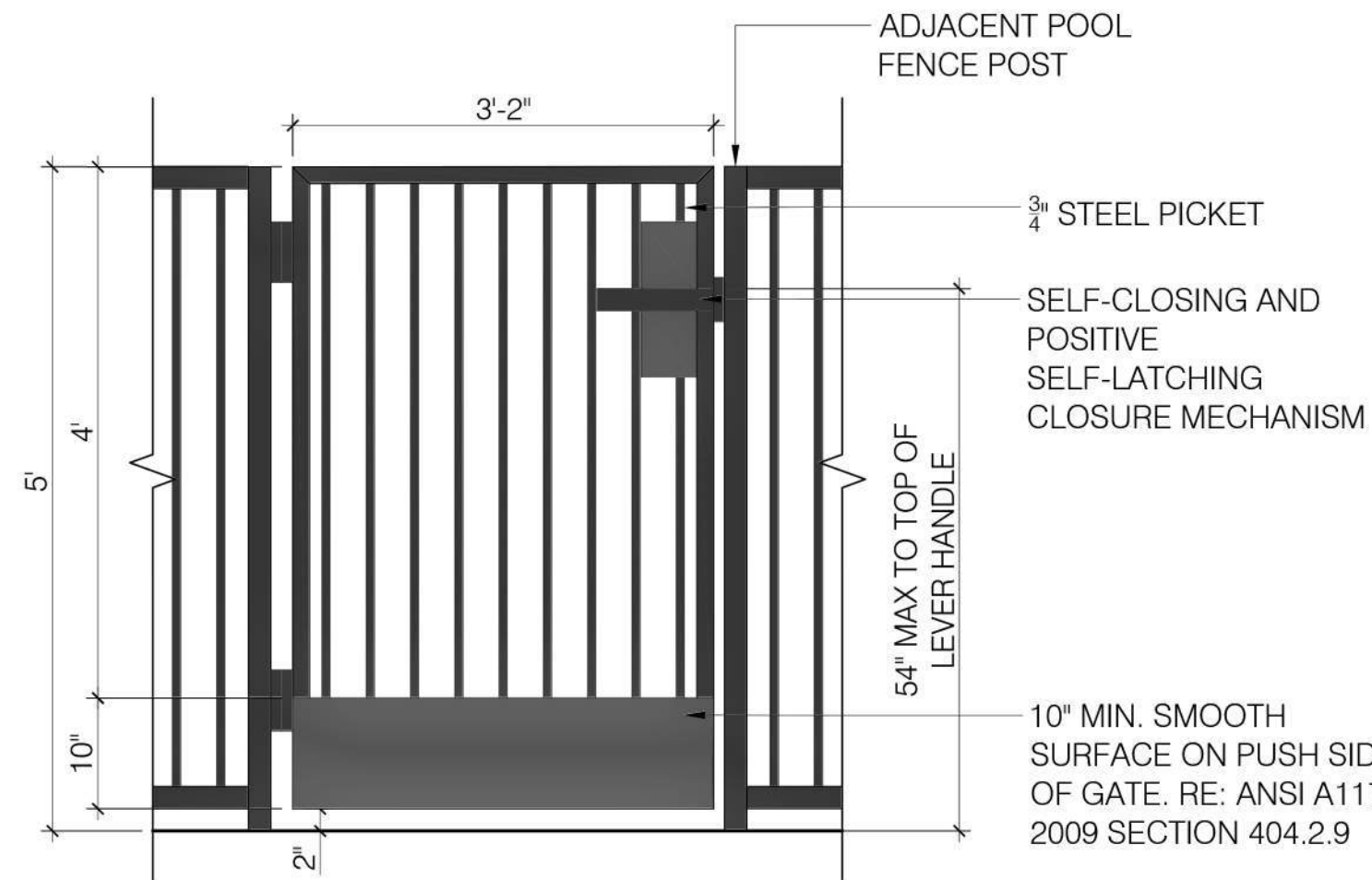


5 COLUMN POST
3/4" = 1'-0"



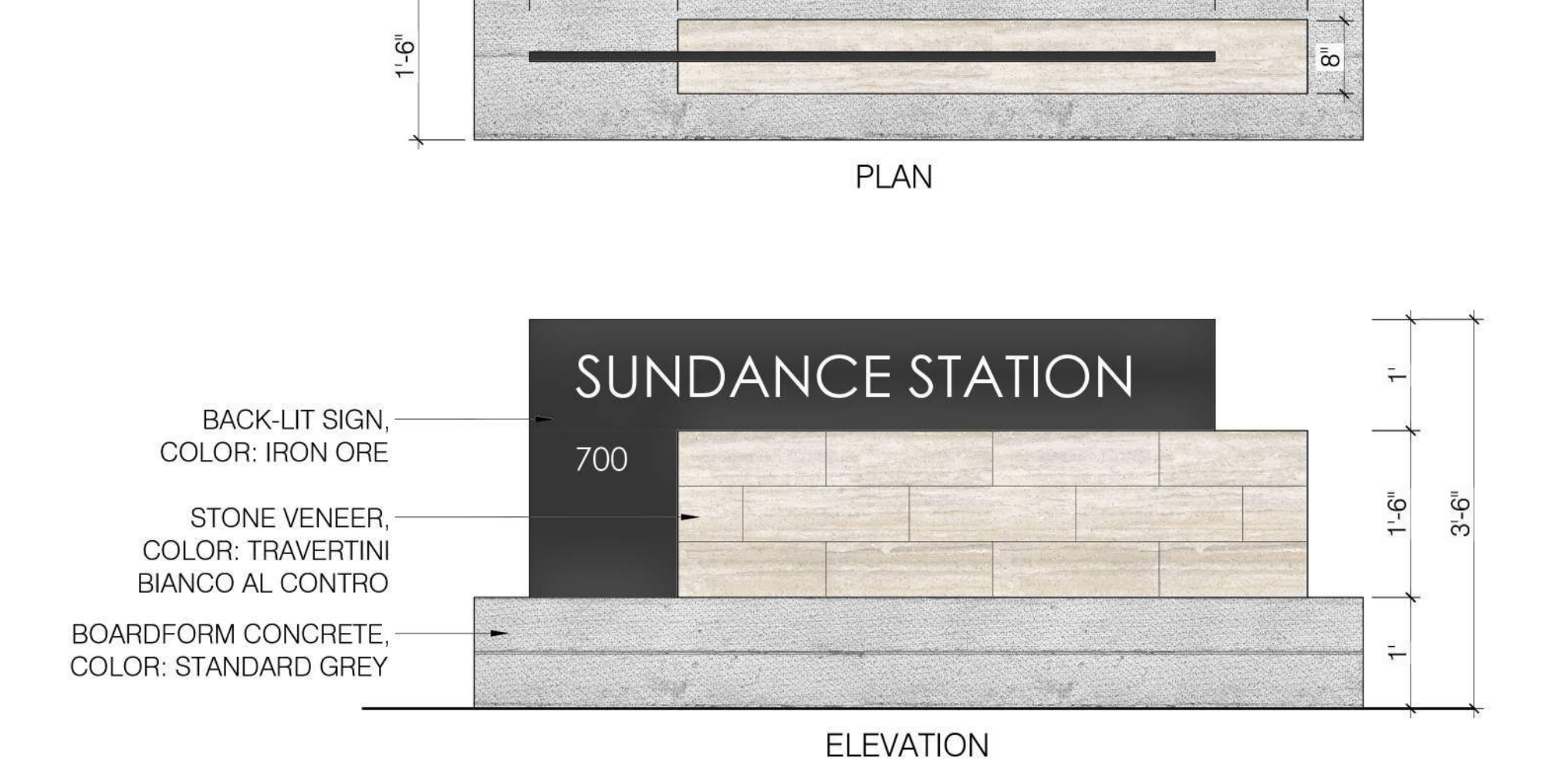
6 5' POOL FENCE
3/4" = 1'-0"

P-MD3-41



7 POOL GATE ELEVATION
3/4" = 1'-0"

P-MD3-42



8 ENTRY MONUMENT
3/4" = 1'-0"

P-MD3-55

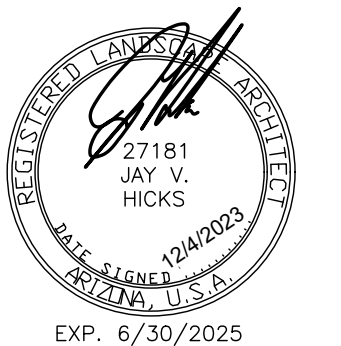
MODUS COMPANIES
SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:



DATE ISSUED:
12/4/2023

SHEET TITLE:
SITE PLAN NOTES

SHEET NUMBER:

SP501

PLZSP-22-00044

MODUS COMPANIES
SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:



DATE ISSUED:

12/4/2023

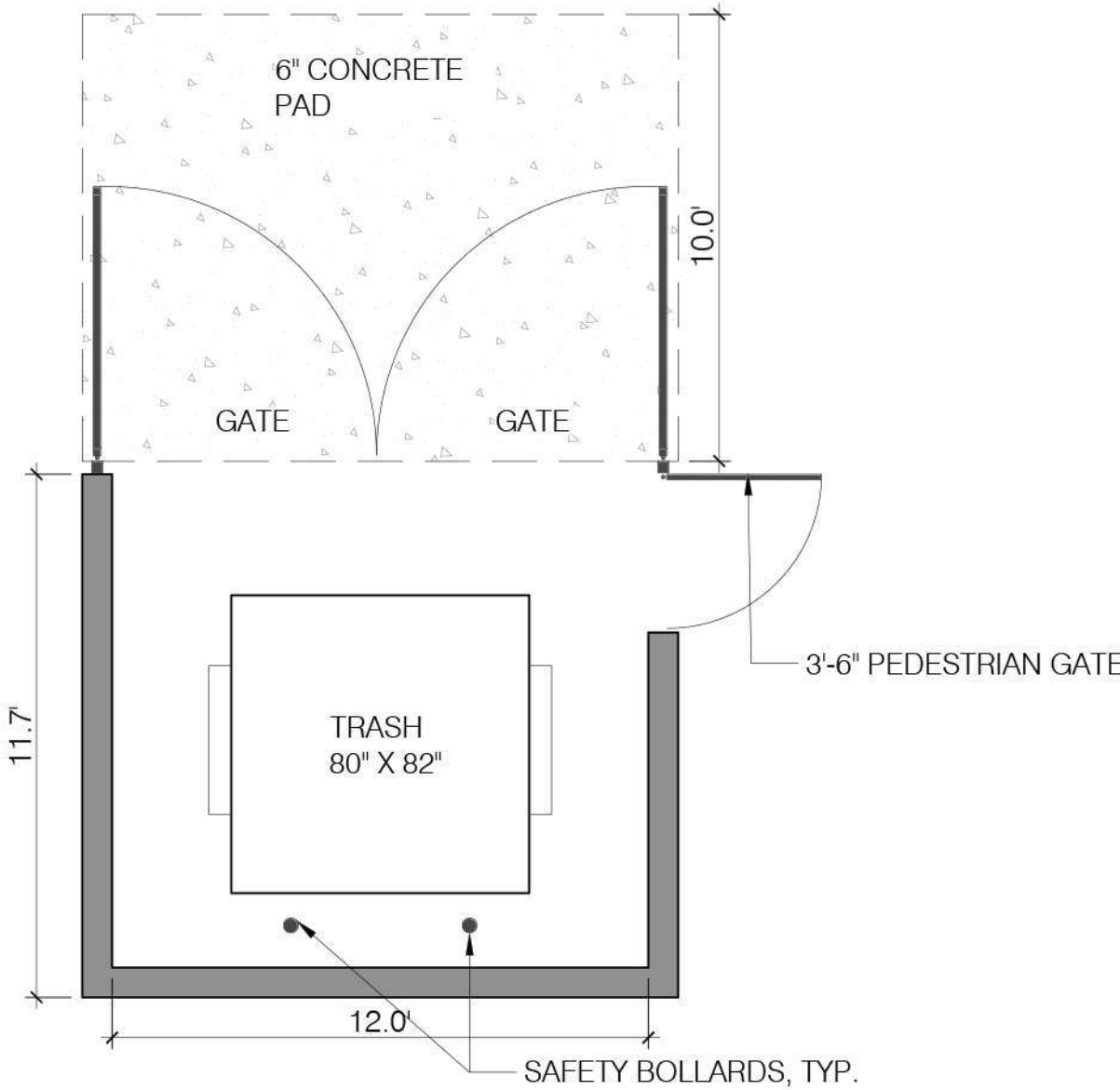
SHEET TITLE:

SITE PLAN NOTES

SHEET NUMBER:

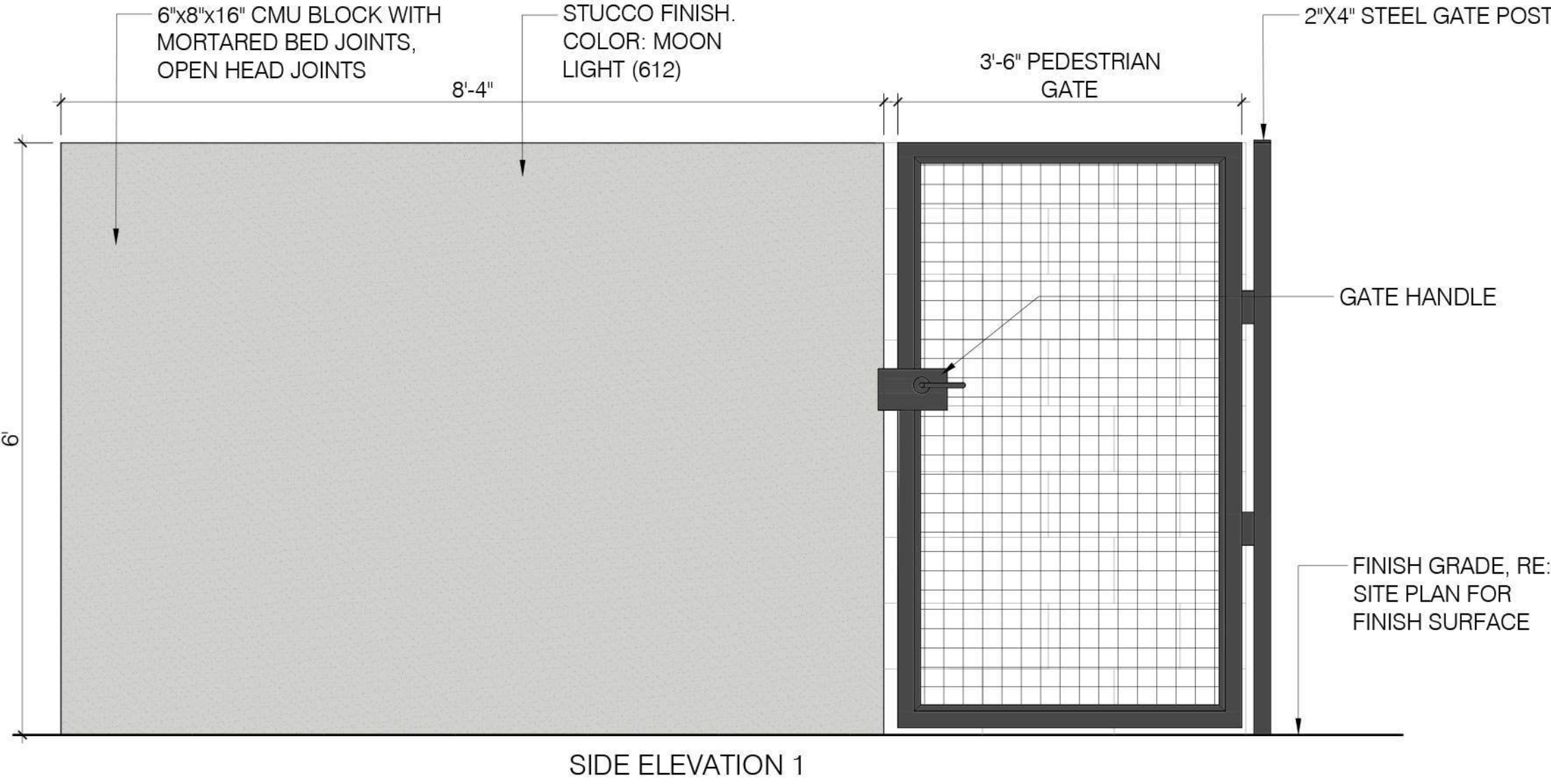
SP502

PLZSP-22-00044

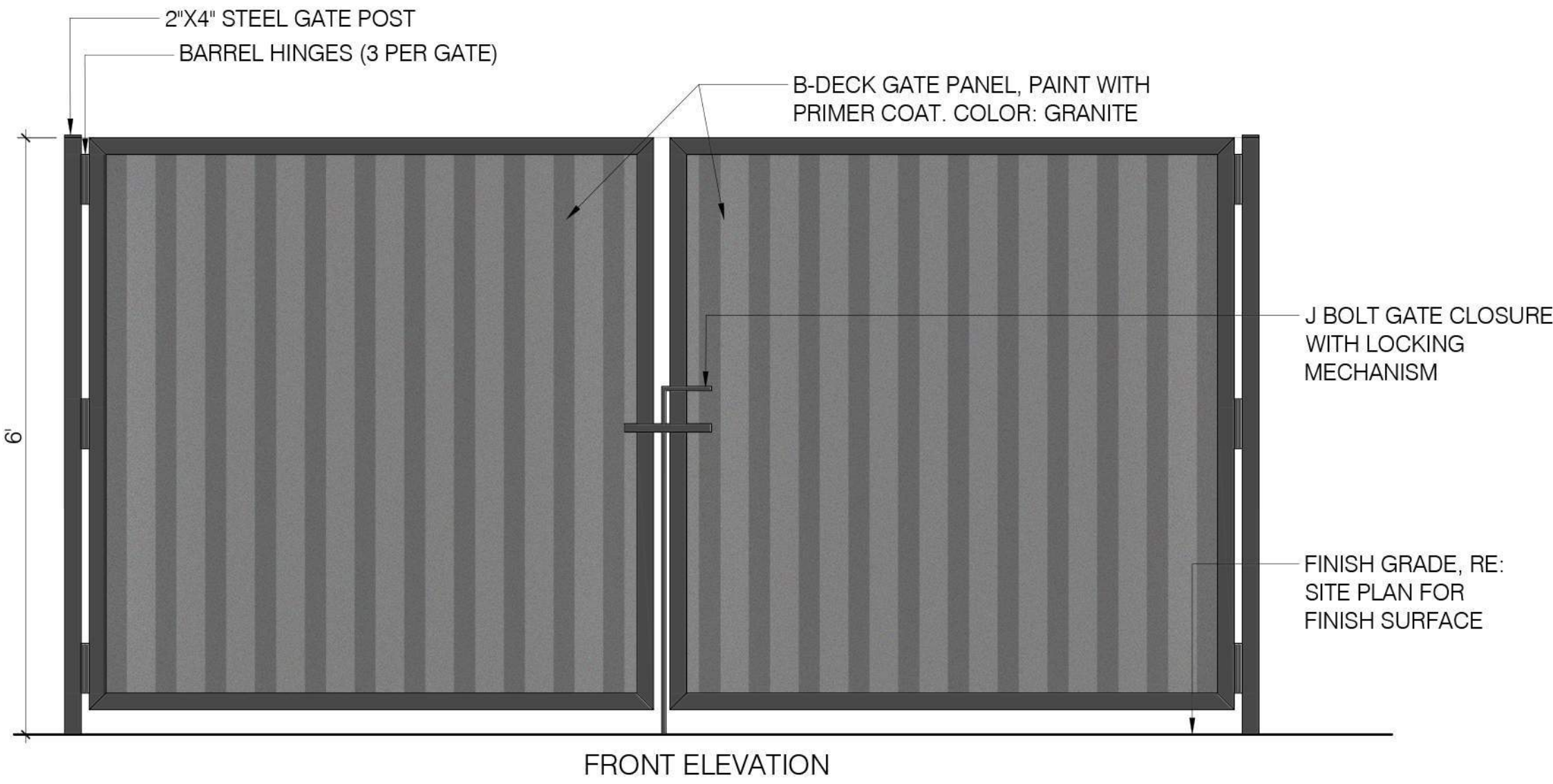


1 SINGLE BIN TRASH ENCLOSURE PLAN

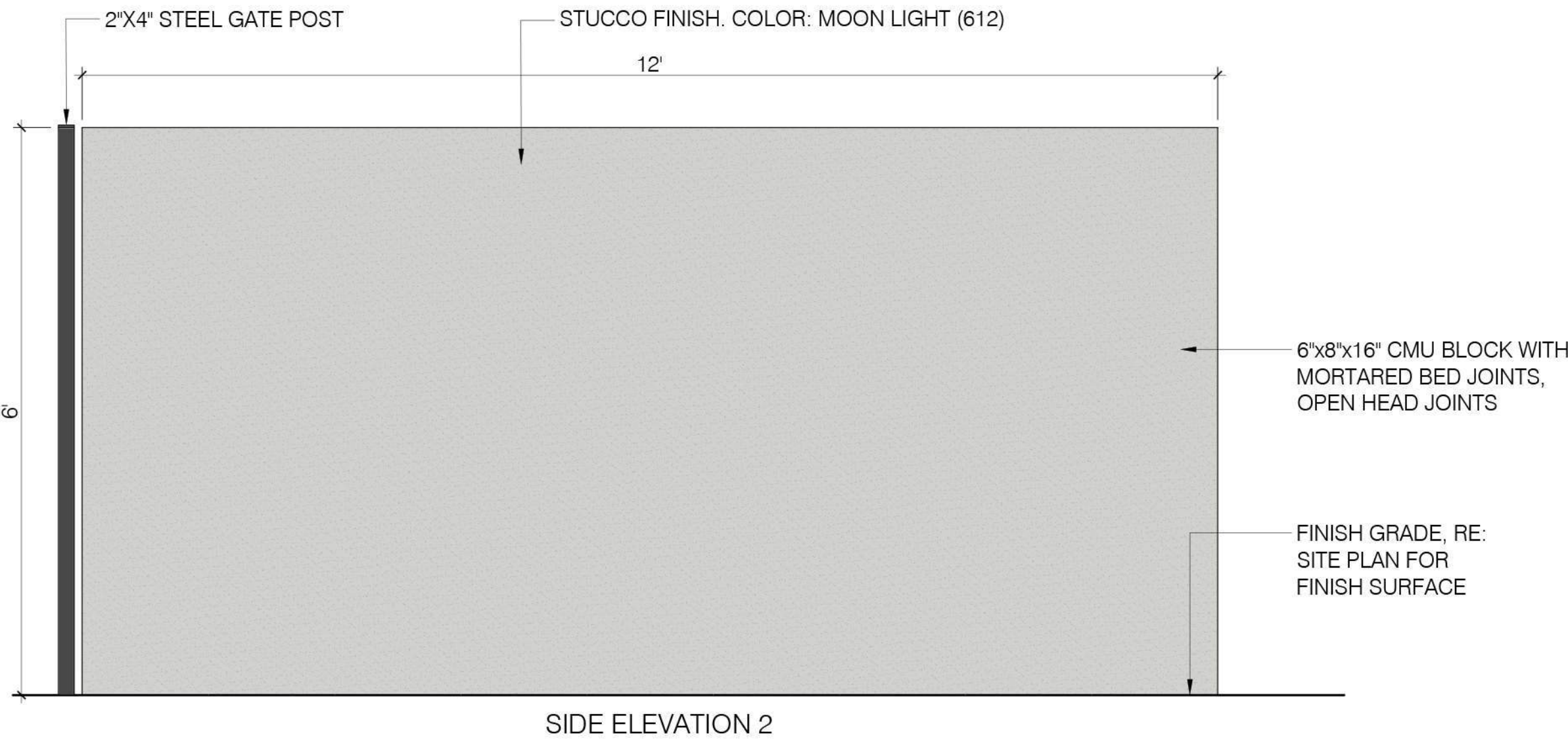
1" = 4'-0"



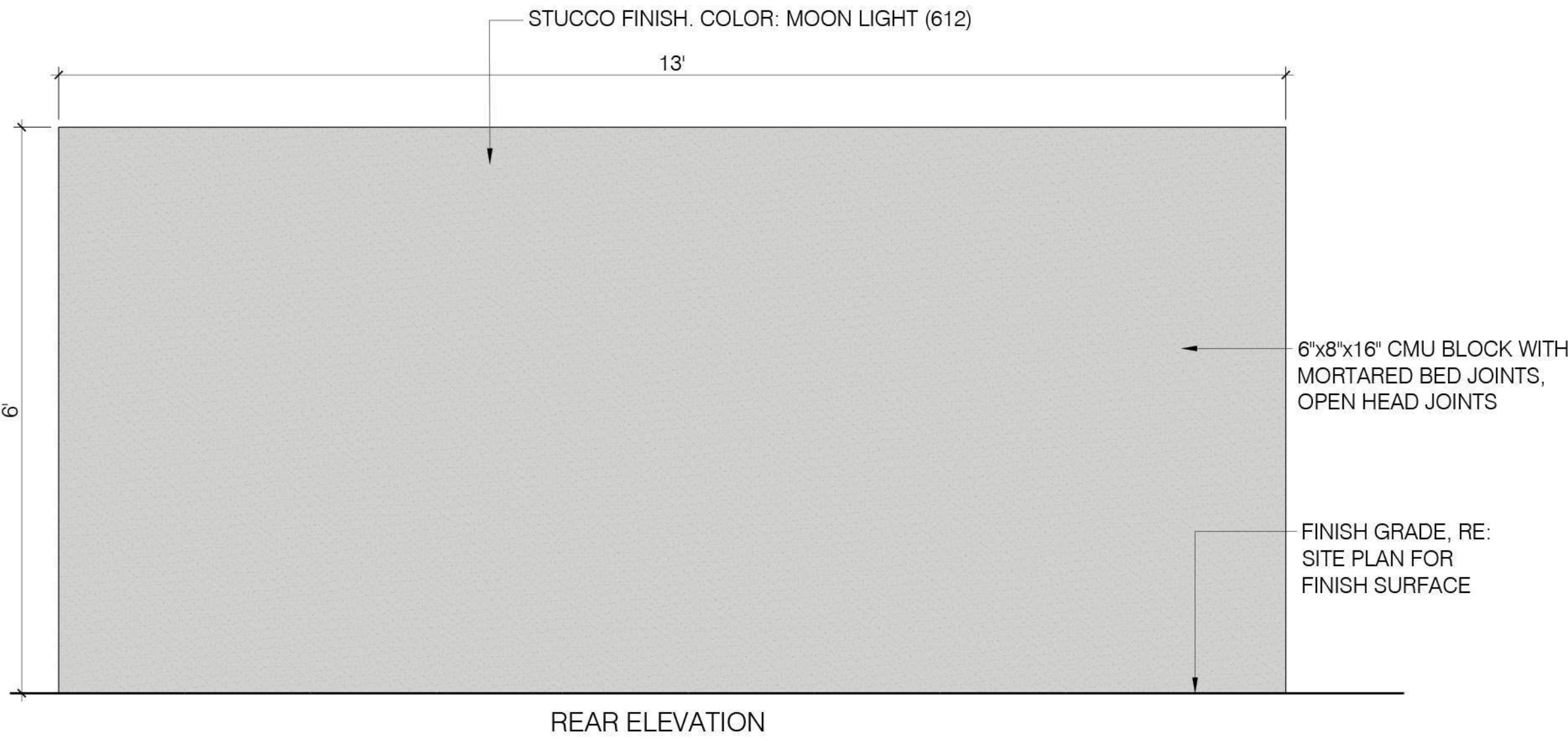
SIDE ELEVATION 1



FRONT ELEVATION



SIDE ELEVATION 2

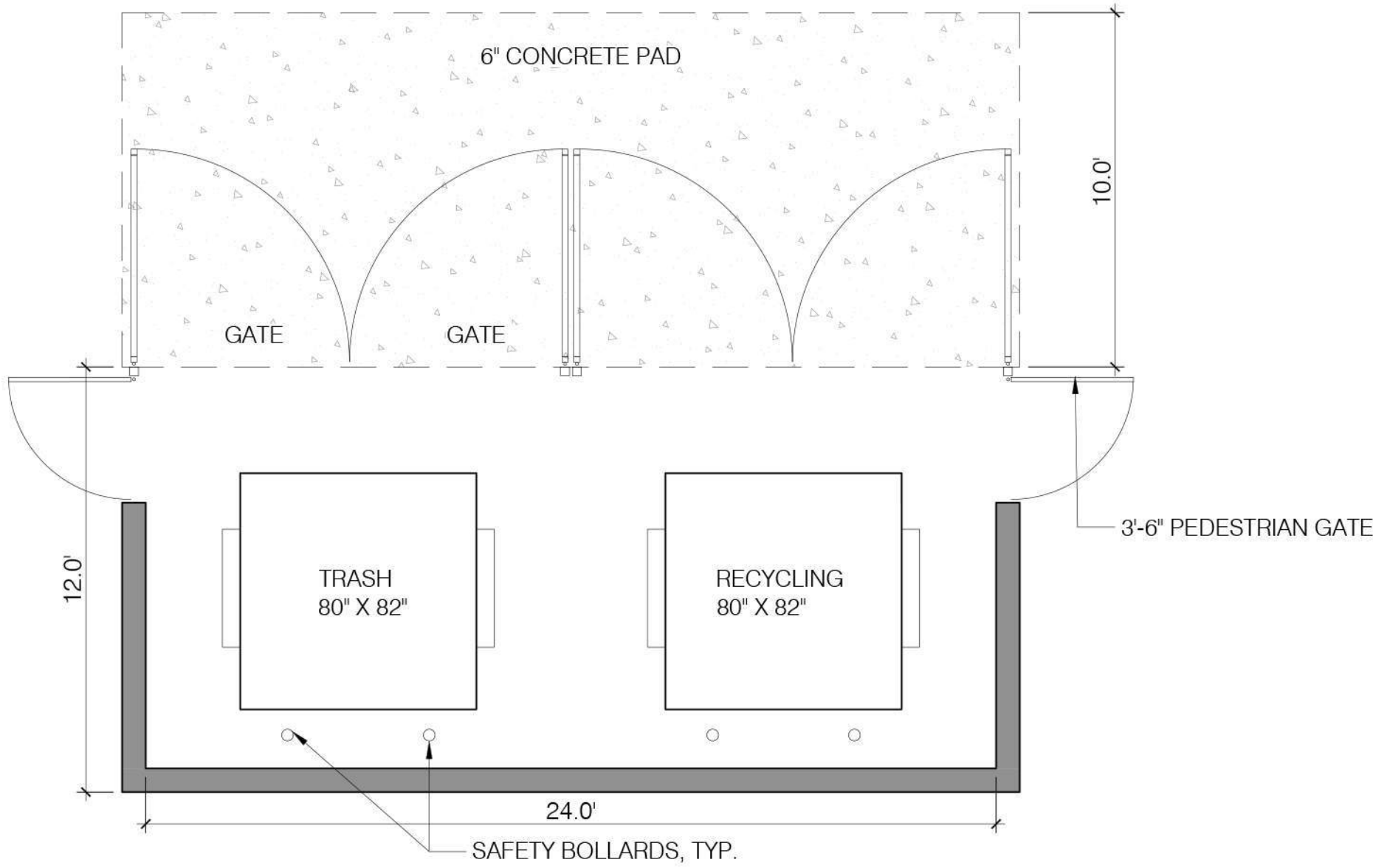


REAR ELEVATION

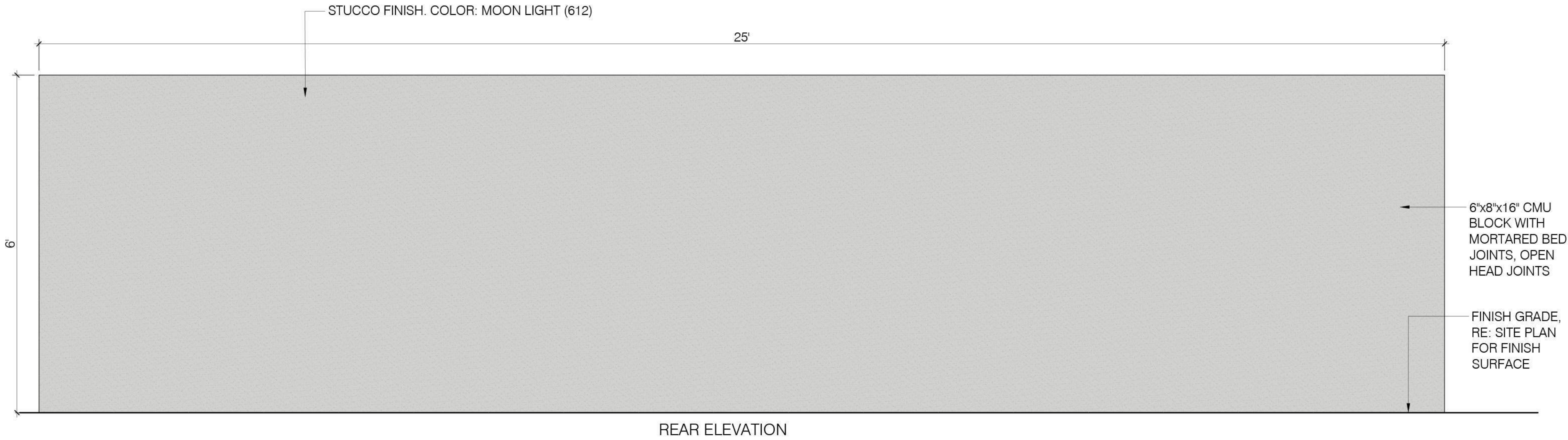
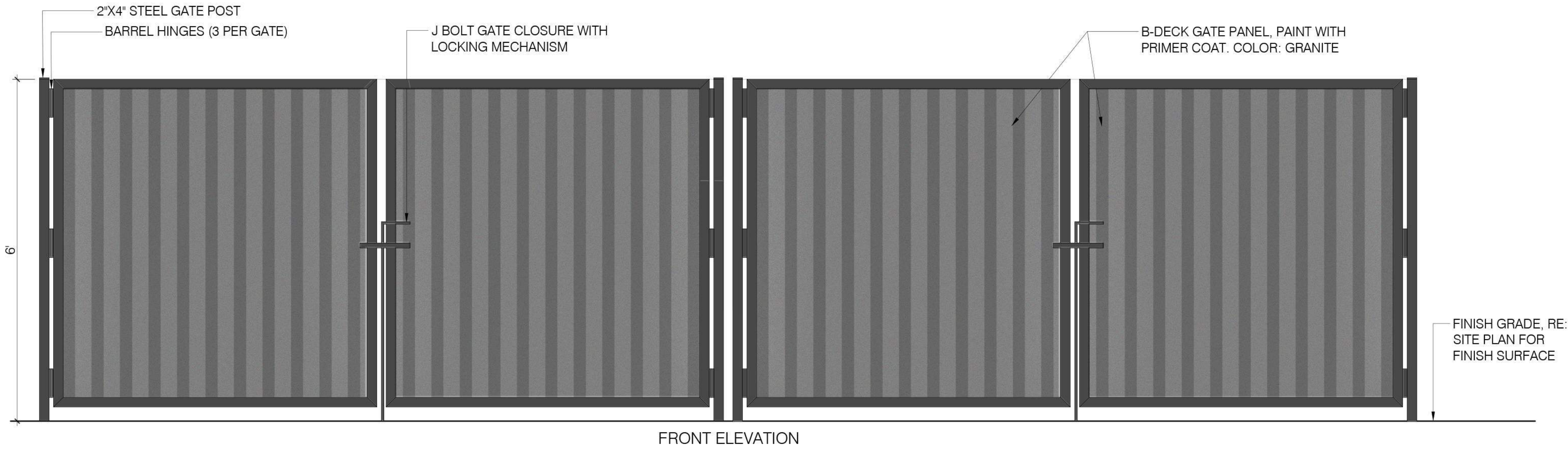
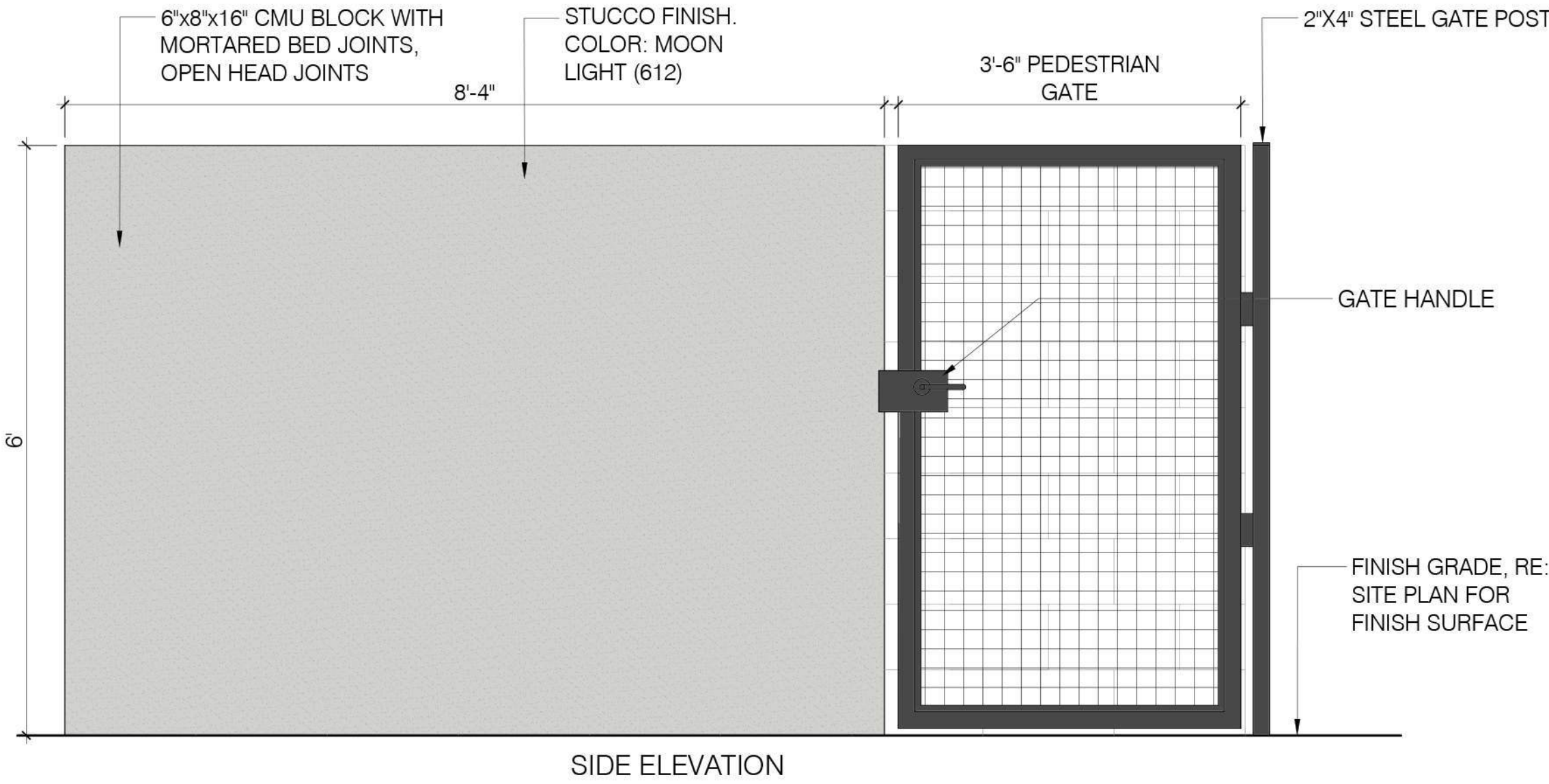
2 TRASH ENCLOSURE ELEVATIONS

3/4" = 1'-0"

P-MD3-45



1 DOUBLE BIN TRASH ENCLOSURE PLAN



2 DOUBLE BIN TRASH ENCLOSURE ELEVATIONS

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:



DATE ISSUED:

12/4/2023

SHEET TITLE:

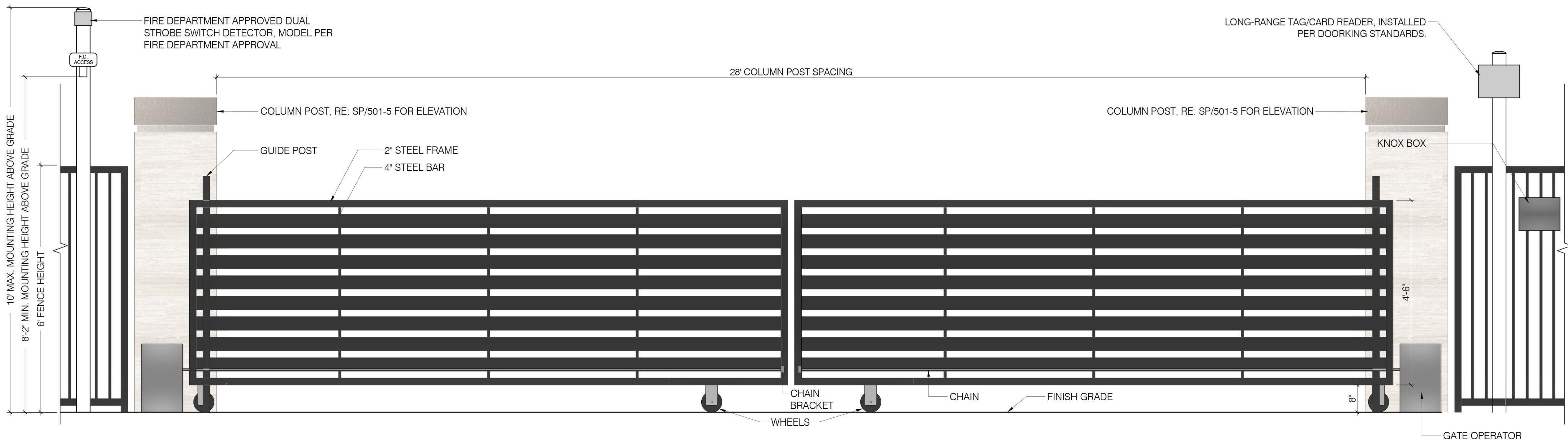
SITE PLAN NOTES

SHEET NUMBER:

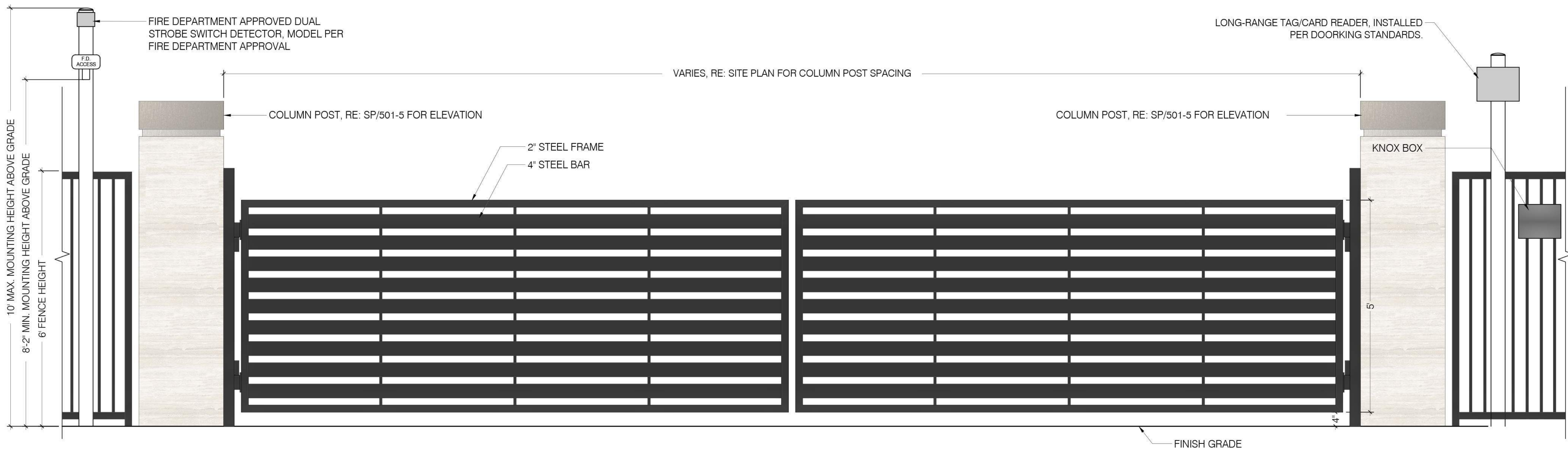
SP503

PLZSP-22-00044

P-MD3-60



1 VEHICULAR SLIDING GATE
3/4" = 1'-0"

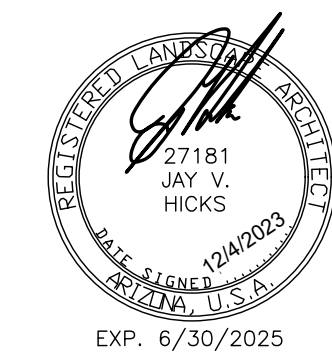


2 VEHICULAR SWING GATE
3/4" = 1'-0"

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700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:			
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DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH
SEAL:

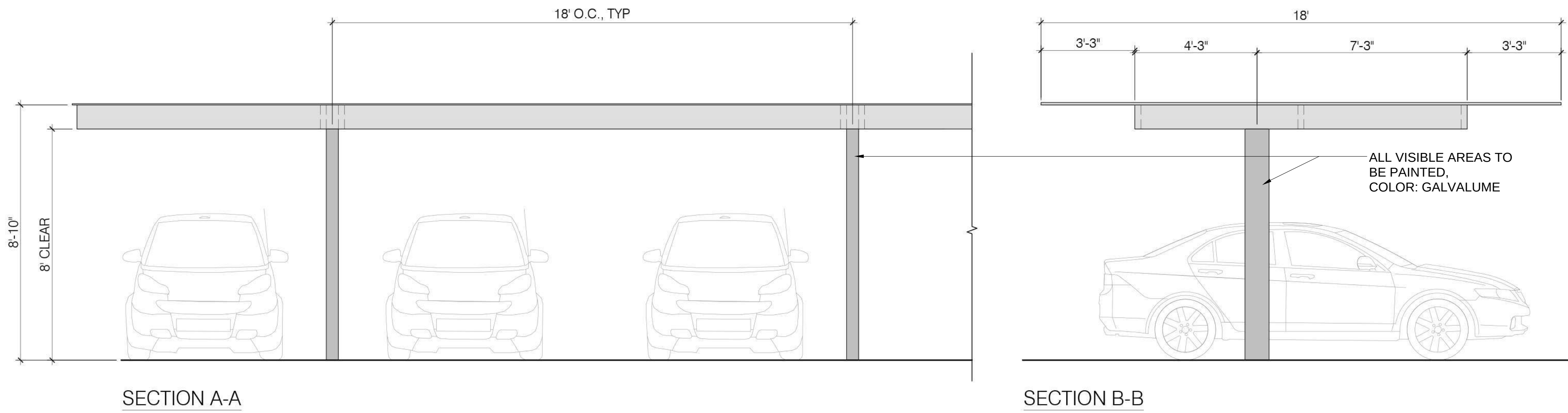
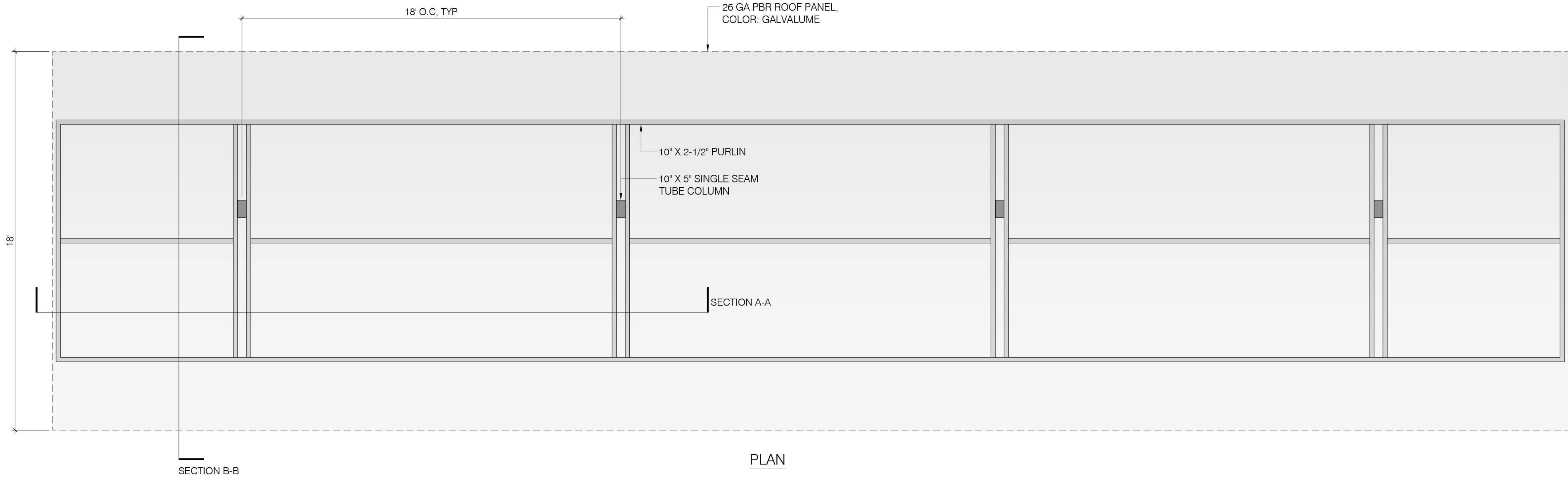


DATE ISSUED:
12/4/2023
SHEET TITLE:
SITE PLAN NOTES
SHEET NUMBER:

SP504

PLZSP-22-00044

P-MD3-51



1 CARPORT CANOPY ELEVATIONS

3/8" = 1'-0"

P-MD3-09

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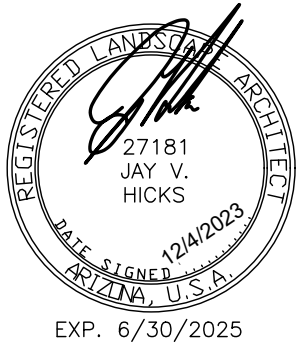
MODUS COMPANIES
SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:



DATE ISSUED:

12/4/2023

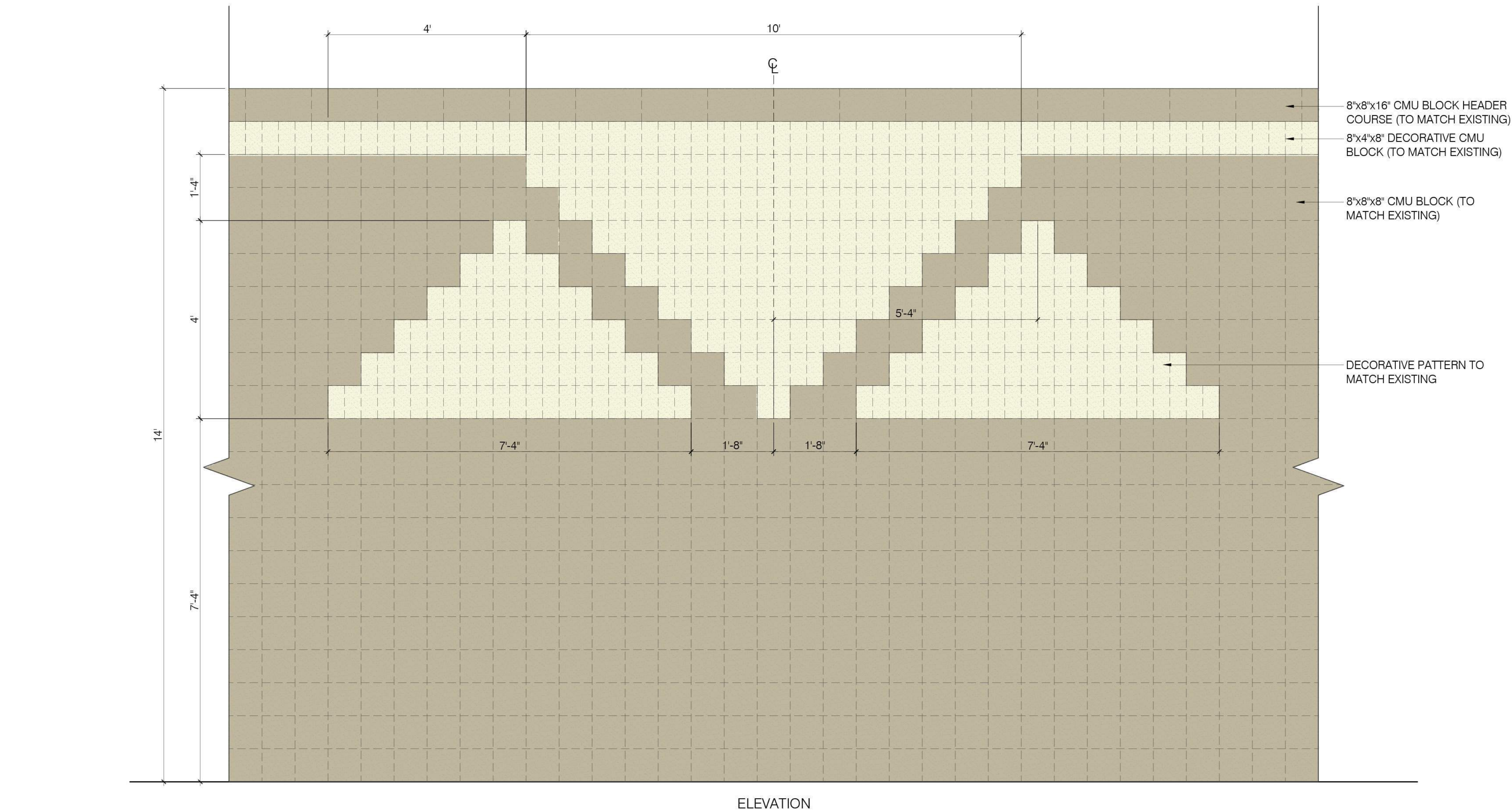
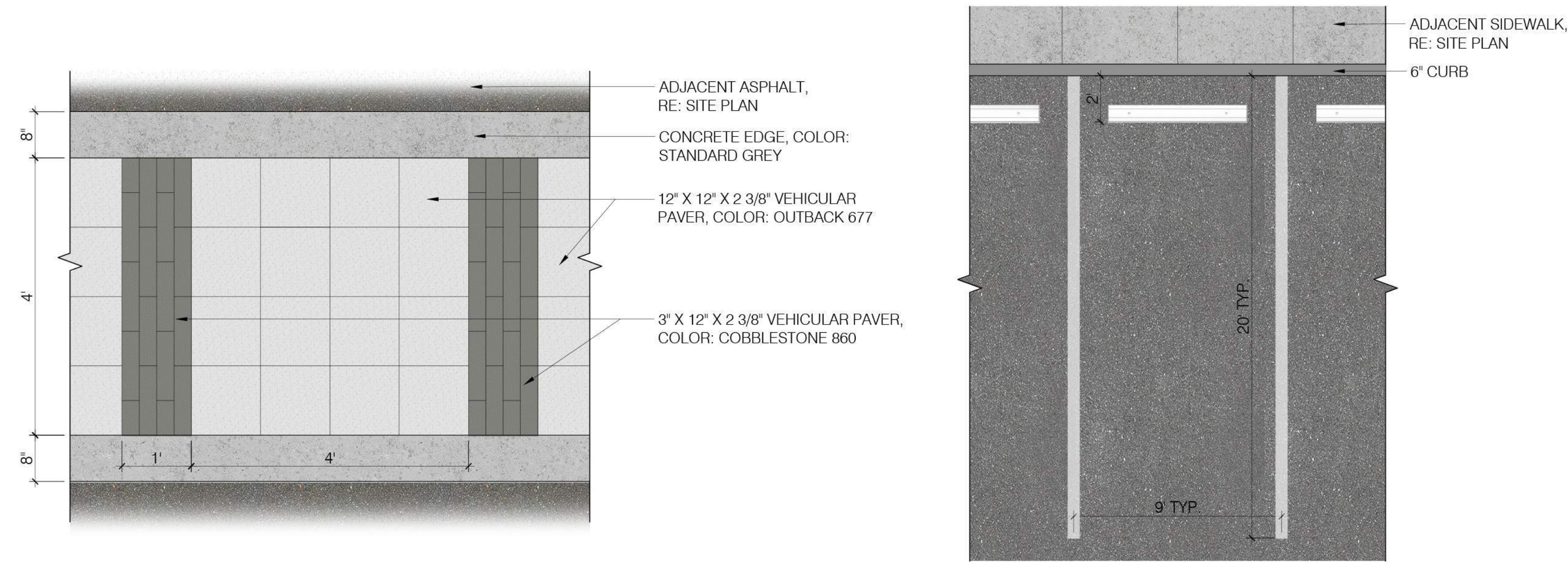
SHEET TITLE:

SITE PLAN NOTES

SHEET NUMBER:

SP505

PLZSP-22-00044



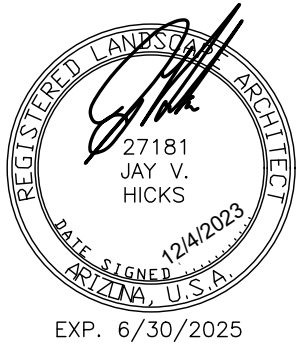
MODUS COMPANIES
SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:



DATE ISSUED:

12/4/2023

SHEET TITLE:

SITE PLAN NOTES

SHEET NUMBER:

SP506

PLZSP-22-00044

MODUS COMPANIES

SUNDANCE STATION

700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

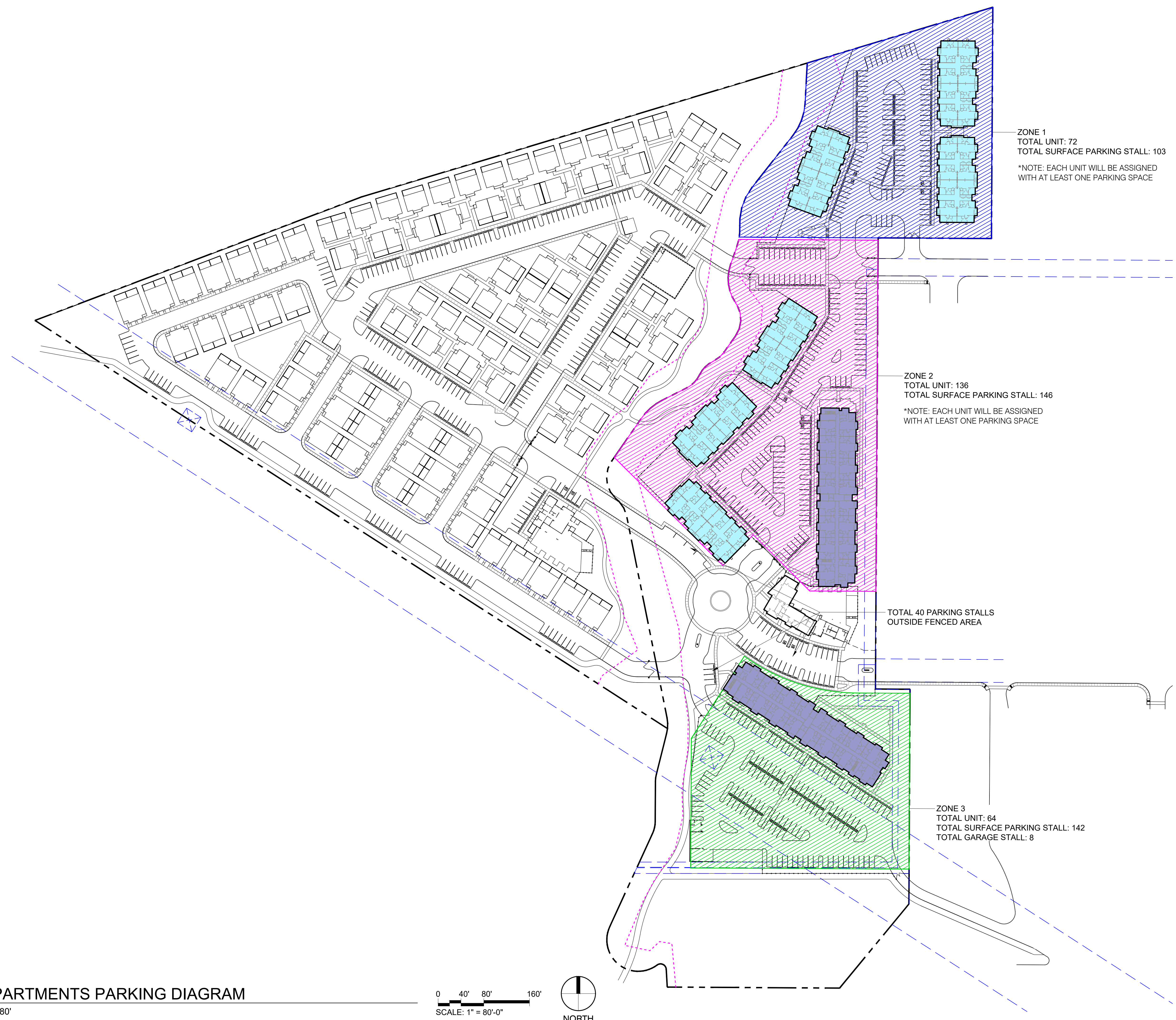


DATE ISSUED:
12/4/2023

SHEET TITLE:
SITE PLAN NOTES

SHEET NUMBER:

SP507



PLZSP-22-00044

[illegible]

G1.0

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860



PRIVATE OPEN SPACE			
UNIT TYPE	PATIO/ BALCONY	NUMBER OF UNITS	TOTAL SQ. FT.
A1	54	72	3,888
A2	65	22	1,430
A2.1	65	6	390
B1	53	72	3,816
B2	66	84	5,544
C1	66	16	1,056
TOTAL PROVIDED		272	16,124

COMMON OPEN SPACE REQUIRED			
UNIT TYPE	OPEN SPACE	NUMBER OF UNITS	TOTAL SQ. FT.
A1	150	72	10,800
A2	150	22	3,300
A2.1	150	6	900
B1	300	72	21,600
B2	300	84	25,200
C1	300	16	4,800
TOTAL REQUIRED		272	66,600

BUILDINGS GROSS SQFT.						
BUILDING TYPE	LEVEL 1 SQFT.	LEVEL 2 SQFT.	LEVEL 3 SQFT.	LEVEL 4 SQFT.	# OF BLDG	TOTAL SQFT.
A	20,825	20,828	20,828	20,292	2	165,546
B	10,006	9,940	9,451		6	176,382
CLUBHOUSE	5,221				1	5,221
TRASH& MAINT	1,130				1	1,130
GARAGES	1,860				1	1,860
TOTAL	109,897	FOOTPRINTS			10	350,139

PARKING SUMMARY REQUIRED				
RESIDENTIAL PARKING REQUIRED OPEN SPACE (STANDARD 9' X 20')			CITY	
UNIT TYPE	QUANTITY	REQUIRED PARKING		TOTAL REQUIRED
		PER UNIT	PERCENTAGE	
1 BEDROOM	100	1		100
2 BEDROOMS	156	1.5		234
3 BEDROOMS	16	2		32
TOTAL UNITS	272			
STALL REQUIRED - RESIDENTIAL				366
STALL REQUIRED - GUEST/20 UNITS OFFICE			20%	55
		2		2
ACCESSIBLE REQUIRED FOR ASSIGNED PARKING INCLUDED IN COUNT			2%	8
TOTAL STALL REQUIRED				423
EVCS INCLUDED IN PARKING COUNT FOR RESIDENTS		366	5%	18
EVCS INCLUDED IN PARKING COUNT FOR GUESTS		55	5%	3
TOTAL EVCS INCLUDED IN PARKING COUNT				21

PARKING SUMMARY PROVIDED				
RESIDENTIAL PARKING REQUIRED OPEN SPACE (STANDARD 9' X 20')				
TYPE OF PARKING	QUANTITY	COVERED PARKING	OPEN STALLS	TOTAL PROVIDED
GARAGES	8 (count .5) 4	172		172
CARPORTS	168			
OPEN STALLS	STANDARD 262		262	263
STALL FOR USPS INCLUDED IN COUNT			1	
TOTAL STALL PROVIDED		172	263	
		PARKING RATIO		1.60
ACCESSIBLE PARKING PROVIDED INCLUDED IN COUNT				
CARPORTS				3
OPEN SPACES				7
TOTAL INCLUDED 1 VAN				10
EVCS INCLUDED IN PARKING COUNT		REQUIRED		
CARPORTS				5
OPEN STALLS				17
TOTAL INCLUDED 1 VAN				22

SUNDANCE APARTMENTS, BUCKEYE, ARIZONA	
PROJECT DESCRIPTION	
A 272 UNIT PROJECT OF A 3-STORY & 4 STORY TYPE V-A RESIDENTIAL BUILDING	
PARCEL # APN: 504-17-007V & 504-19-974	
SITE AREA:	NET = GROSS = 654743 SF. 15.0 ACRES
SITE ADDRESS:	700 S. WATSON ROAD, BUCKEYE, AZ 85326
TOTAL UNITS:	272 UNITS
DENSITY ON NET AREA	18.1 DU/A C
EXISTING ZONING:	PLANNING COMMUNITY(PC) WITH THE SUNDANCE CMP OVERLAY
PROPOSE ZONING:	PLANNING COMMUNITY(PC) WITH THE SUNDANCE CMP OVERLAY
EXISTING LAND USE	VACANT
PROPOSE LAND USE	RESIDENTIAL

BUILDING TYPE A (QTY 2) 4-STORY							
UNIT TYPE	UNIT NET SQ. FT.	UNITS PER BUILDING	NUMBER OF BUILDING	TOTAL UNITS	TOTAL NET SQ. FT.	%	UNIT%
A2	728	11	2	22	16,016	17%	22%
A2.1	880	3	2	6	5,280	5%	
B2	1,070	42	2	84	89,880	66%	66%
C1	1,297	8	2	16	20,752	13%	13%
TOTAL	1031 AVERAGE	64		128	131,928	100%	

BUILDING TYPE B (QTY 6) 3 STORY							
UNIT TYPE	UNIT NET SQ. FT.	UNITS PER BUILDING	NUMBER OF BUILDING	TOTAL UNITS	TOTAL NET SQ. FT.	%	UNIT%
A1	746	12	6	72	53,712	50%	50%
B1	1,113	12	6	72	80,136	50%	50%
TOTAL	930 AVERAGE	24		144	133,848	100%	

UNIT SUMMARY					
UNIT TYPE	UNIT NET SQ. FT.	NUMBER OF UNITS	TOTAL NET SQ. FT.	%	UNIT %
A1	746	72	53,712	26%	37%
A2	728	22	16,016	8%	
A2.1	880	6	5,280	2%	
B1	1,113	72	80,136	26%	57%
B2	1,070	84	89,880	31%	
C2	1,297	16	20,752	6%	
TOTAL	977 AVERAGE	272	265,776	100%	

CODE SUMMARY	
CODE	ADOPTED EDITION
A	2018 INTERNATIONAL BUILDING CODE
B	2018 RESIDENCE CODE
C	2018 INTERNATIONAL MECHANICAL CODE
D	2018 INTERNATIONAL FUEL & GAS CODE
E	2018 INTERNATIONAL PLUMBING CODE
F	2018 INTERNATIONAL FIRE CODE
G	2018 INTERNATIONAL ENERGY CONSERVATION CODE
H	2017 NATIONAL ELECTRIC CODE
I	ICC A117.1-2009 (FOR ADA)
J	LOCAL MUNICIPAL CODE AND AMENDMENTS



VIEW CLUBHOUSE AT ROUNDABOUT

VIEW 1

G1.2

SUNDANCE APARTMENTS

MODUS COMPANY
7147 E RANCHO VISTA DR. SUITE B01, SCOTTSDALE, AZ 85251

BUCKEYE, ARIZONA

PLZSP-22-00044

DATE: 09-22-23
JOB NO.: 2022-805

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VIEW AT AMENITY AREA

SUNDANCE APARTMENTS

MODUS COMPANY
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VIEW 2

G1.3

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UNIT SUMMARY					
UNIT TYPE	UNIT NET SQ. FT.	NUMBER OF UNITS	TOTAL NET SQ. FT.	%	UNIT %
A1	746	72	53,712	26%	37%
A2	728	22	16,016	8%	
A2.1	880	6	5,280	2%	
B1	1,113	72	80,136	26%	57%
B2	1,070	84	89,880	31%	
C2	1,297	16	20,752	6%	
TOTAL	977 AVERAGE	272	265,776	100%	

PARKING SUMMARY REQUIRED				
RESIDENTIAL PARKING REQUIRED OPEN SPACE (STANDARD 9' X 20')		CITY		
UNIT TYPE	QUANTITY	REQUIRED PARKING		TOTAL REQUIRED
		PER UNIT	PERCENTAGE	
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3 BEDROOMS	16	2		32
TOTAL UNITS	272			
STALL REQUIRED - RESIDENTIAL				366
STALL REQUIRED - GUEST/20 UNITS OFFICE				55
ACCESSIBLE REQUIRED FOR ASSIGNED PARKING INCLUDED IN COUNT				2
TOTAL STALL REQUIRED				8
EVCS INCLUDED IN PARKING COUNT FOR RESIDENTS				423
EVCS INCLUDED IN PARKING COUNT FOR GUESTS				18
TOTAL EVCS INCLUDED IN PARKING COUNT				3
				21

PARKING SUMMARY PROVIDED				
RESIDENTIAL PARKING REQUIRED OPEN SPACE (STANDARD 9' X 20')				
TYPE OF PARKING	QUANTITY		COVERED	TOTAL PROVIDED
			PARKING	
GARAGES	8 (count .5)	4	172	172
CARPORTS	168			
OPEN STALLS	STANDARD	262	262	263
	STALL FOR USPS INCLUDED IN COUNT		1	
TOTAL STALL PROVIDED			172	435
ACCESSIBLE PARKING PROVIDED INCLUDED IN COUNT			PARKING RATIO 1.60	
CARPORTS				3
OPEN SPACES				7
TOTAL INCLUDED 1 VAN				10
EVCS INCLUDED IN PARKING COUNT			REQUIRED	
CARPORTS				5
OPEN STALLS				17
TOTAL INCLUDED 1 VAN				22

SUNDANCE APARTMENTS

MODUS COMPANY

7147 E RANCHO VISTA DR. SUITE B01, SCOTTSDALE, AZ 85251

BUCKEYE, ARIZONA

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CONCEPTUAL SITE PLAN

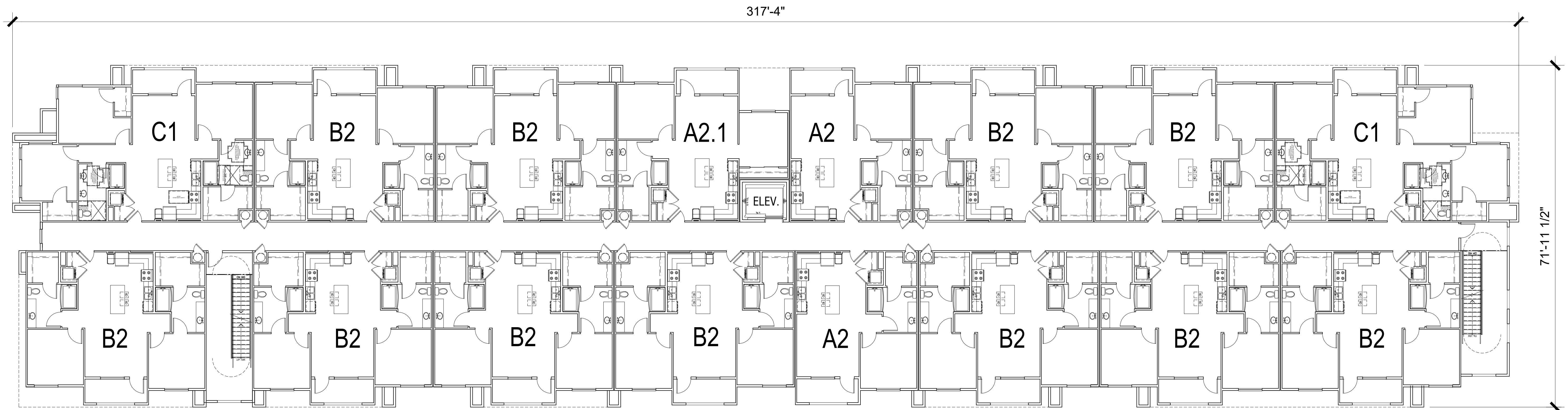
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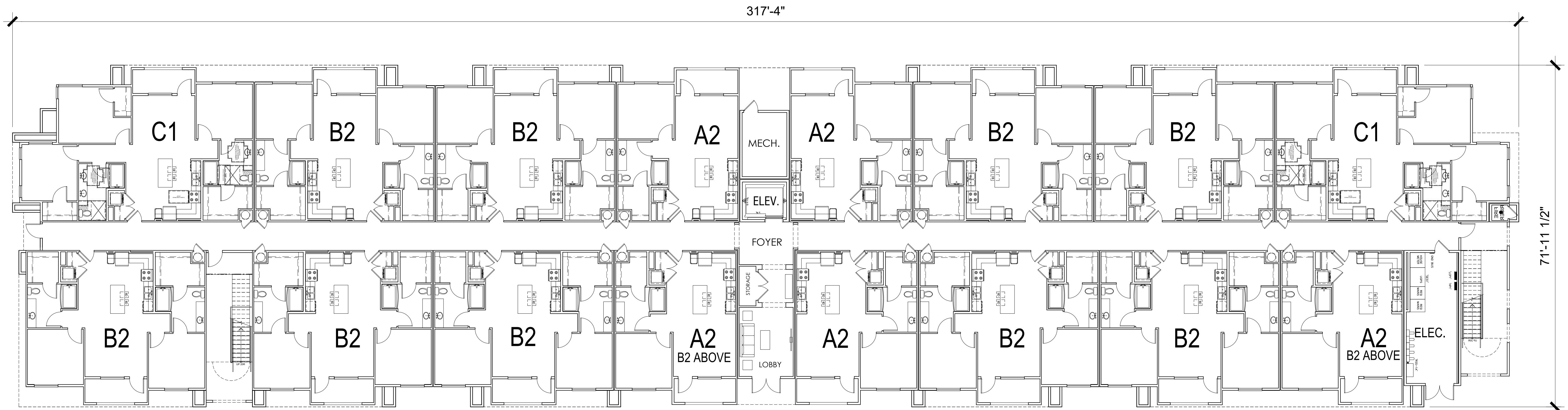
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A1.0





2ND & 3RD LEVEL



1ST LEVEL

BUILDING TYPE A FLOOR PLAN

A2.0

SUNDANCE APARTMENTS

MODUS COMPANY

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BUCKEYE, ARIZONA

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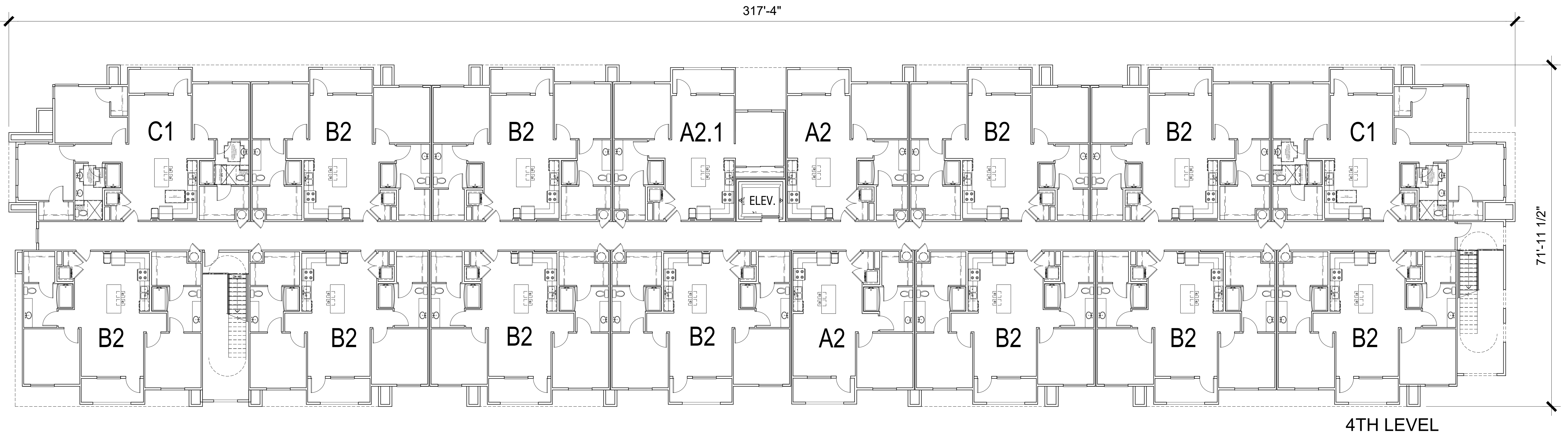
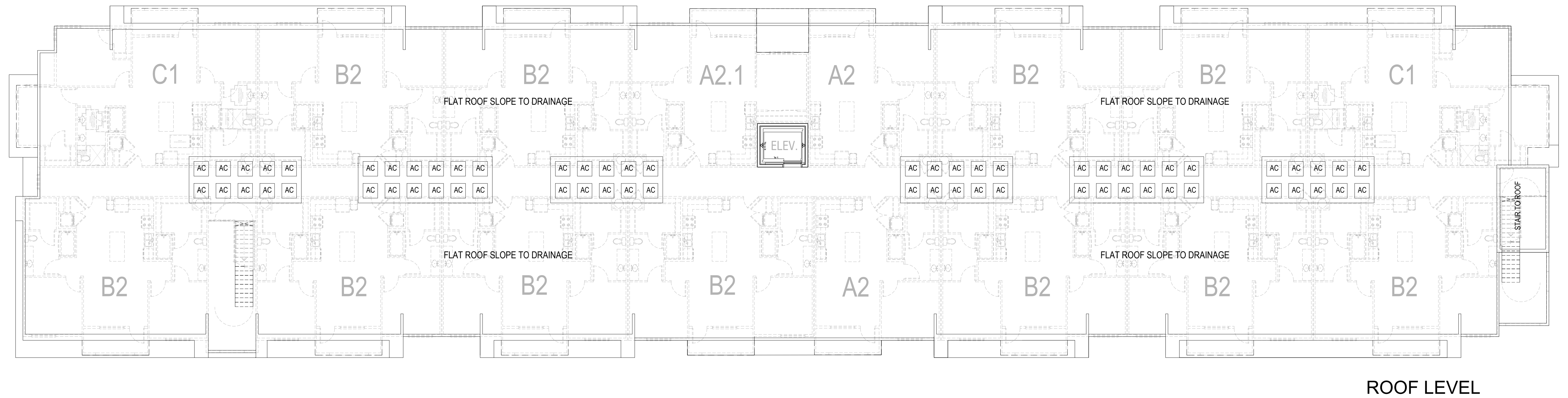


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SUNDANCE APARTMENTS

MODUS COMPANY

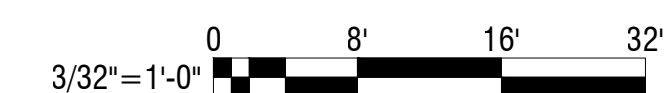
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BUCKEYE, ARIZONA

PLZSP-22-00044

BUILDING TYPE A FLOOR PLAN

A2.1

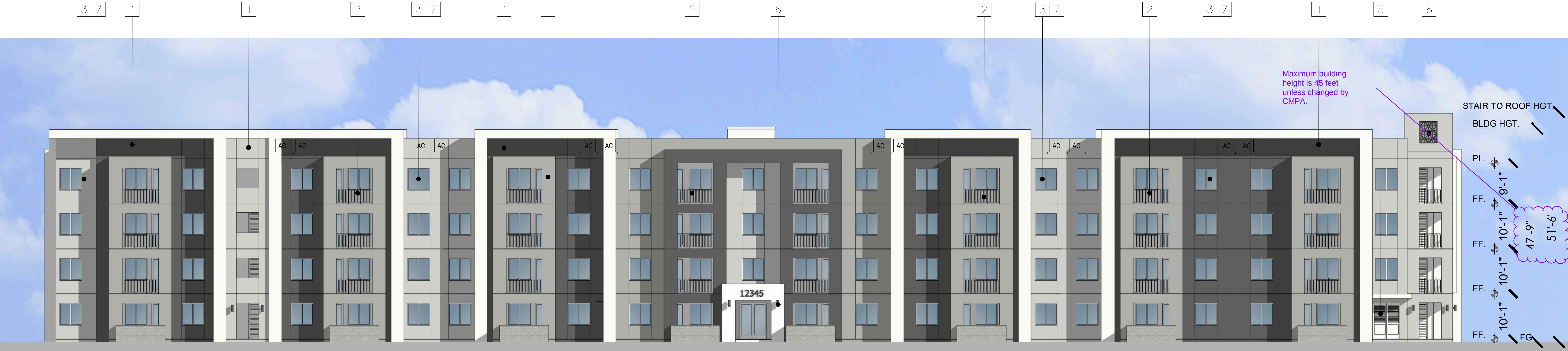


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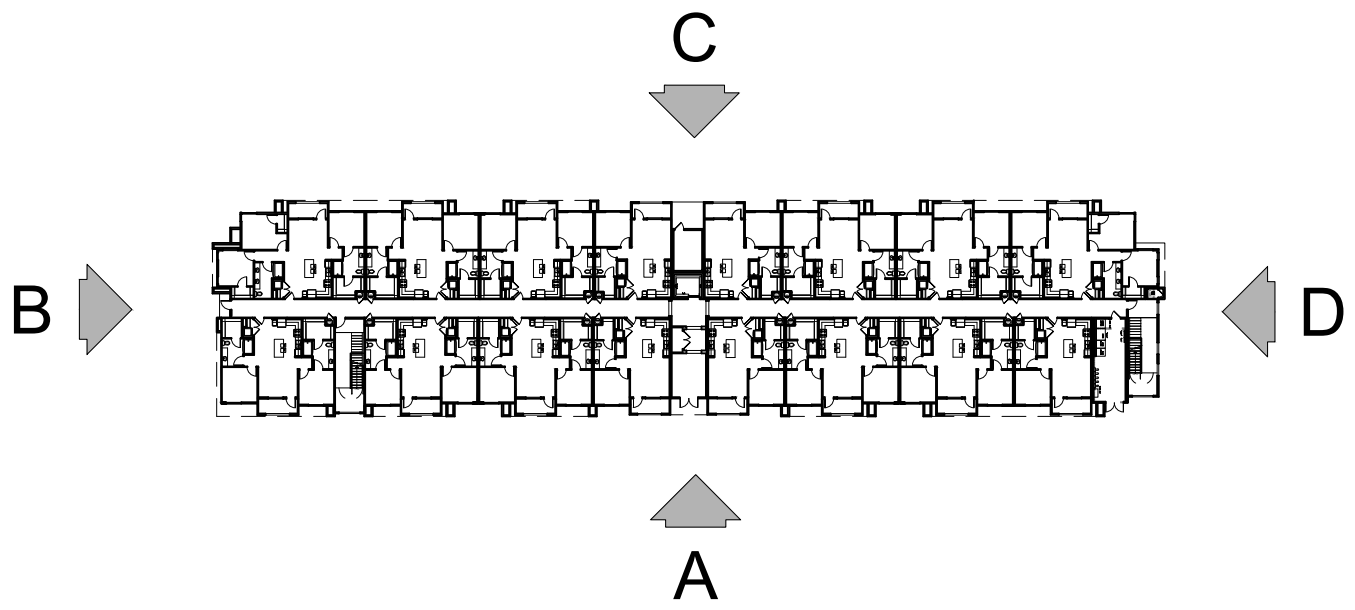


ELEVATION A



ELEVATION B

- MATERIALS LEGEND
- 1 STUCCO
 - 2 METAL RAILING
 - 3 VINYL WINDOW
 - 4 STAIR TO ROOF
 - 5 UTILITY DOOR
 - 6 LIGHT FIXTURES
 - 7 RECESSED DOOR
 - 8 DECORATION METAL SHEET
 - 9 METAL LOUVER
 - 10 STEEL COLUMN
 - 11 SECTIONAL WOOD GRAIN GARAGE DOOR
 - 12 CANOPY
 - 13 METAL GATE
 - 14 STUCCO OVER CMU
 - 15 SECTIONAL OVERHEAD DOOR



3/32"=1'-0" 0 8' 16' 32'

BUILDING 7 & 8 TYPE A ELEVATIONS

A2.2

SUNDANCE APARTMENTS

MODUS COMPANY

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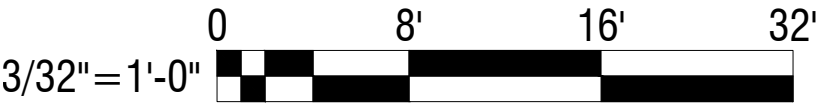
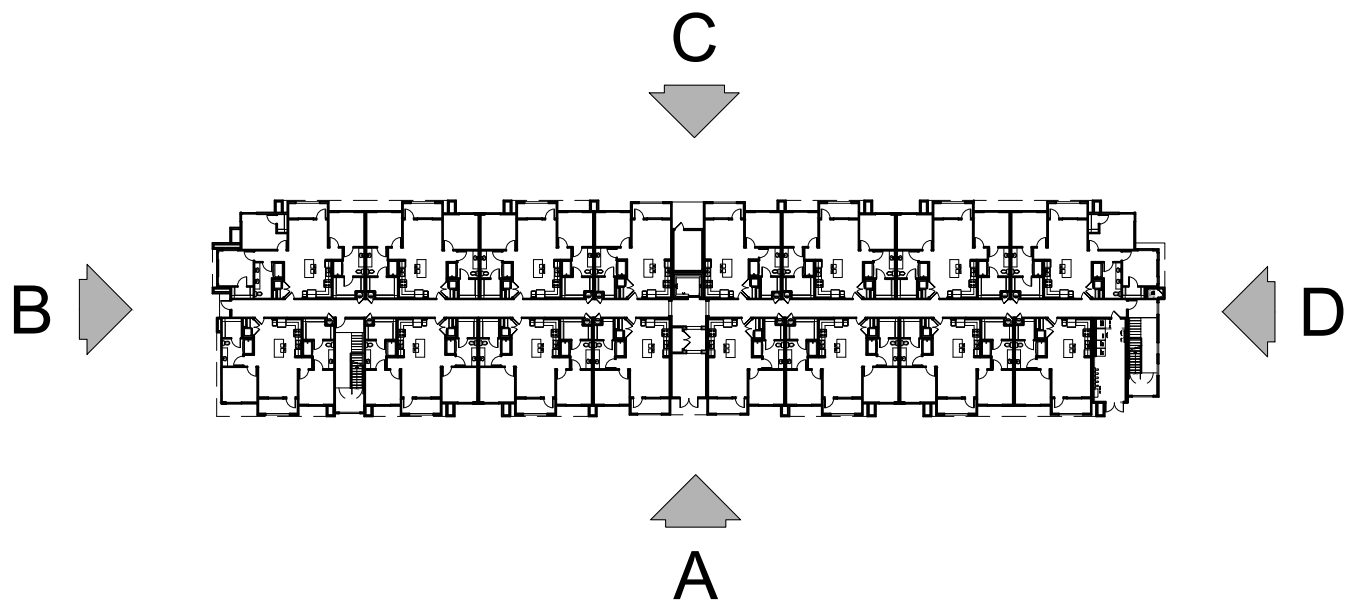


ELEVATION C



ELEVATION D

- MATERIALS LEGEND
- 1 STUCCO
 - 2 METAL RAILING
 - 3 VINYL WINDOW
 - 4 STAIR TO ROOF
 - 5 UTILITY DOOR
 - 6 LIGHT FIXTURES
 - 7 RECESSED DOOR
 - 8 DECORATION METAL SHEET
 - 9 METAL LOUVER
 - 10 STEEL COLUMN
 - 11 SECTIONAL WOOD GRAIN GARAGE DOOR
 - 12 CANOPY
 - 13 METAL GATE
 - 14 STUCCO OVER CMU
 - 15 SECTIONAL OVERHEAD DOOR



BUILDING 7 & 8 TYPE A ELEVATIONS

A2.3

SUNDANCE APARTMENTS

MODUS COMPANY

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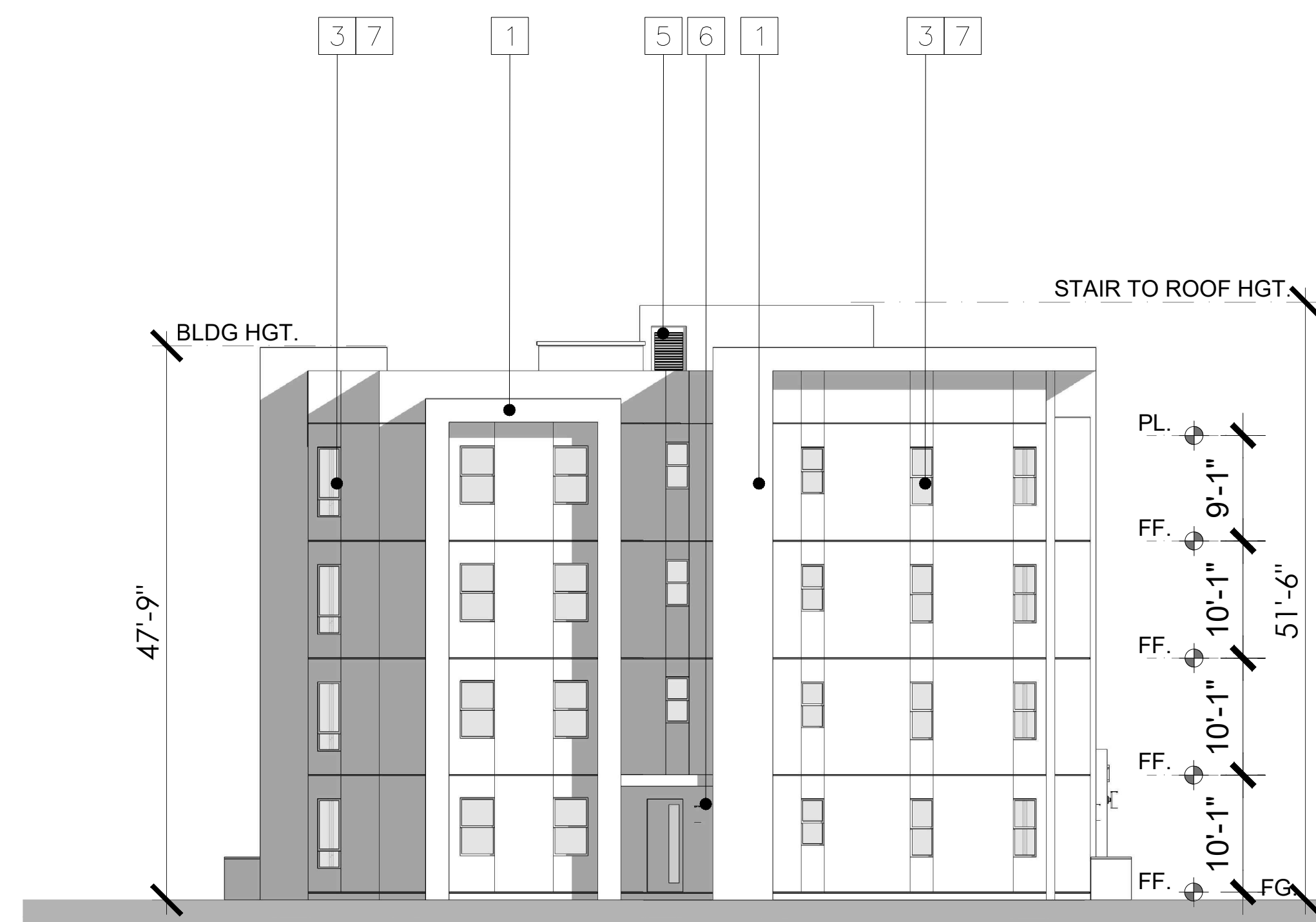
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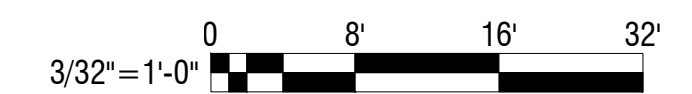
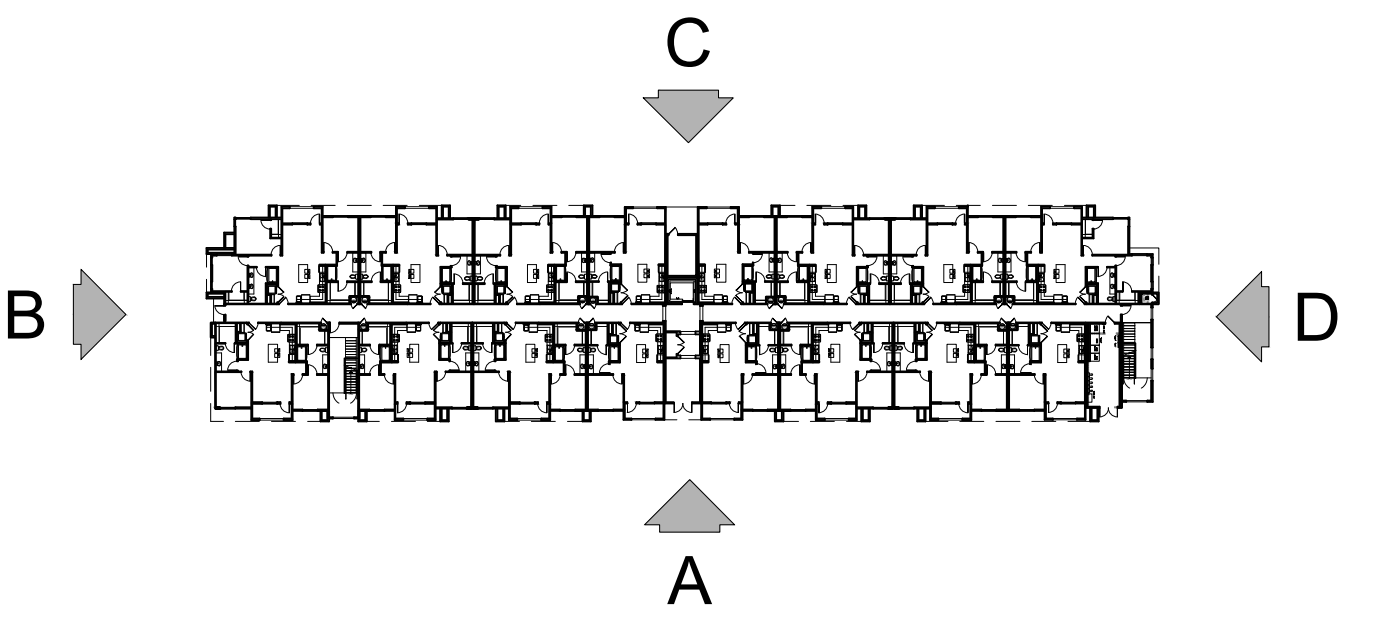
ELEVATION A



ELEVATION B

MATERIALS LEGEND

- 1 STUCCO
- 2 METAL RAILING
- 3 VINYL WINDOW
- 4 STAIR TO ROOF
- 5 UTILITY DOOR
- 6 LIGHT FIXTURES
- 7 RECESSED DOOR
- 8 DECORATION METAL SHEET
- 9 METAL LOUVER
- 10 STEEL COLUMN
- 11 SECTIONAL WOOD GRAIN GARAGE DOOR
- 12 CANOPY
- 13 METAL GATE
- 14 STUCCO OVER CMU
- 15 SECTIONAL OVERHEAD DOOR



BUILDING 7 & 8 TYPE A ELEVATIONS

A2.4

SUNDANCE APARTMENTS

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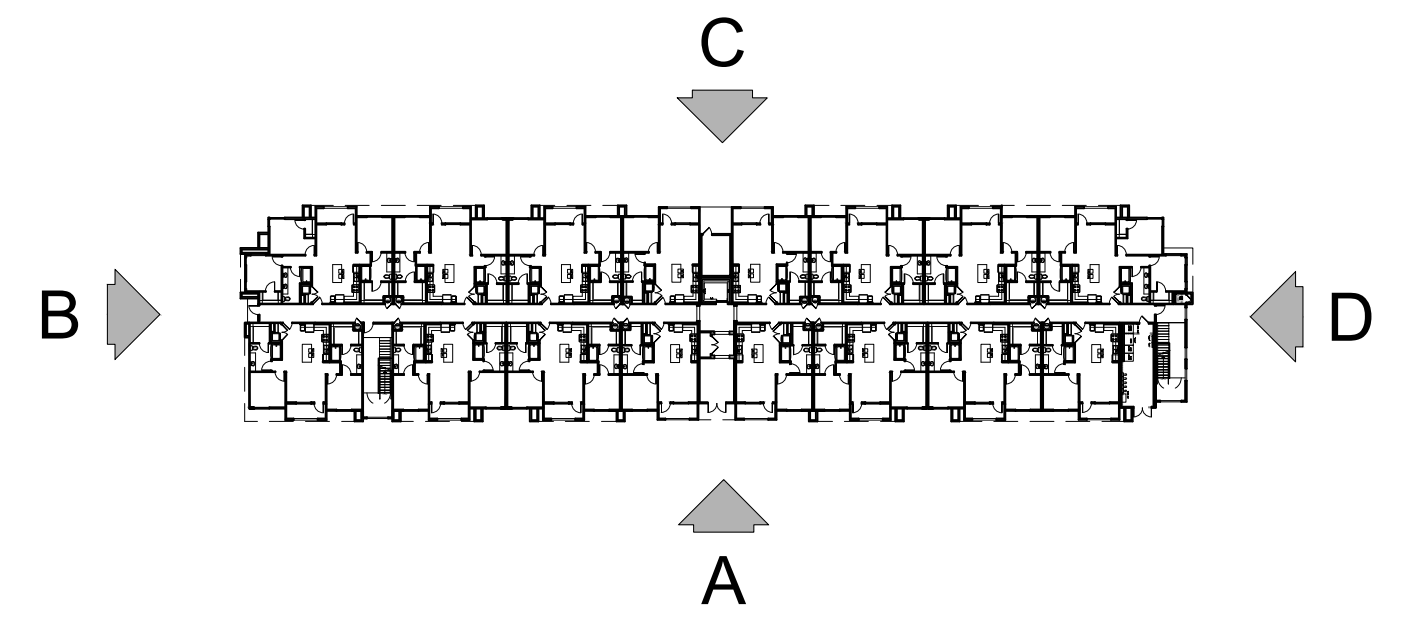


ELEVATION C



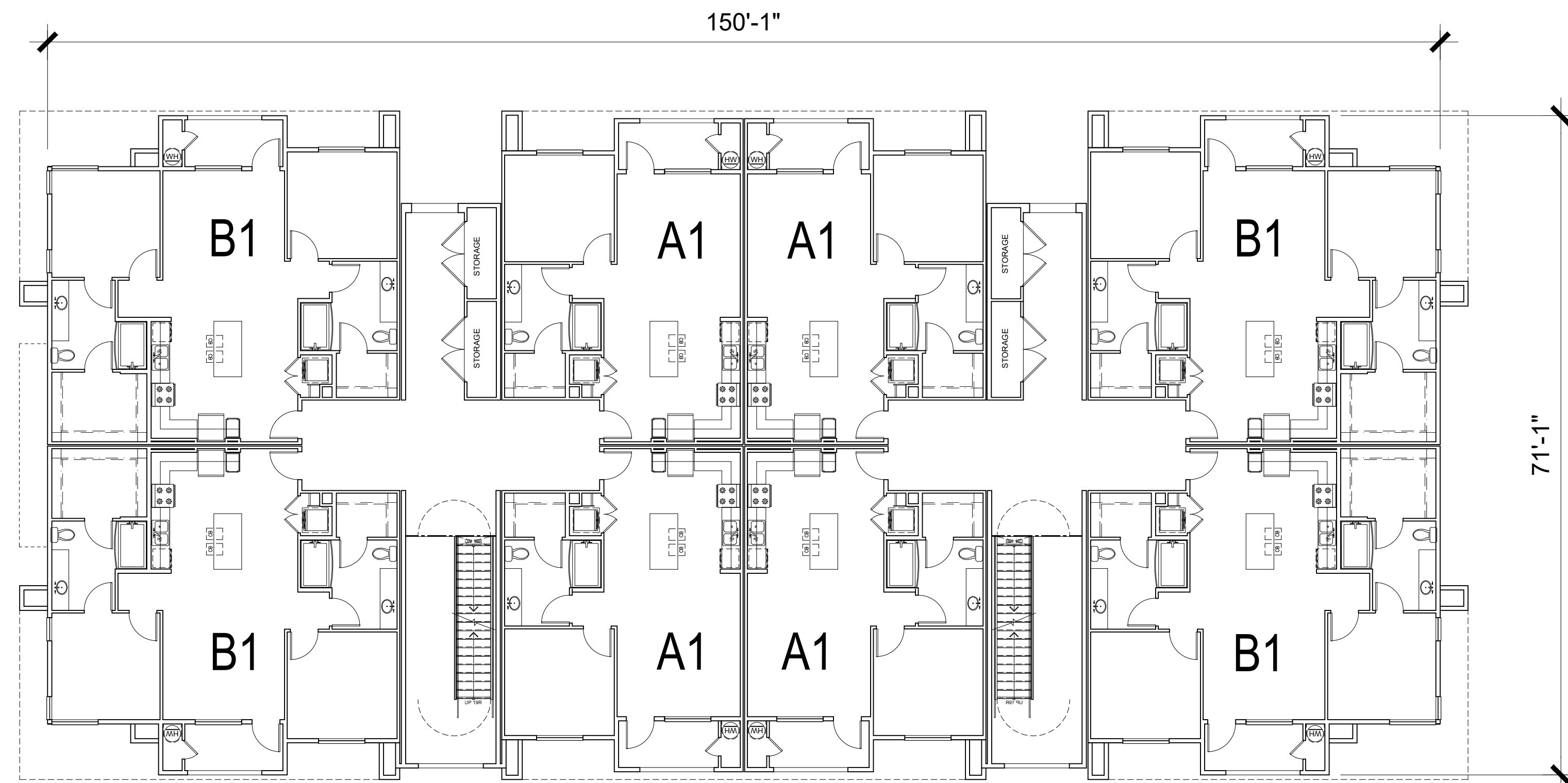
ELEVATION D

- MATERIALS LEGEND
- 1 STUCCO
 - 2 METAL RAILING
 - 3 VINYL WINDOW
 - 4 STAIR TO ROOF
 - 5 UTILITY DOOR
 - 6 LIGHT FIXTURES
 - 7 RECESSED DOOR
 - 8 DECORATION METAL SHEET
 - 9 METAL LOUVER
 - 10 STEEL COLUMN
 - 11 SECTIONAL WOOD GRAIN GARAGE DOOR
 - 12 CANOPY
 - 13 METAL GATE
 - 14 STUCCO OVER CMU
 - 15 SECTIONAL OVERHEAD DOOR

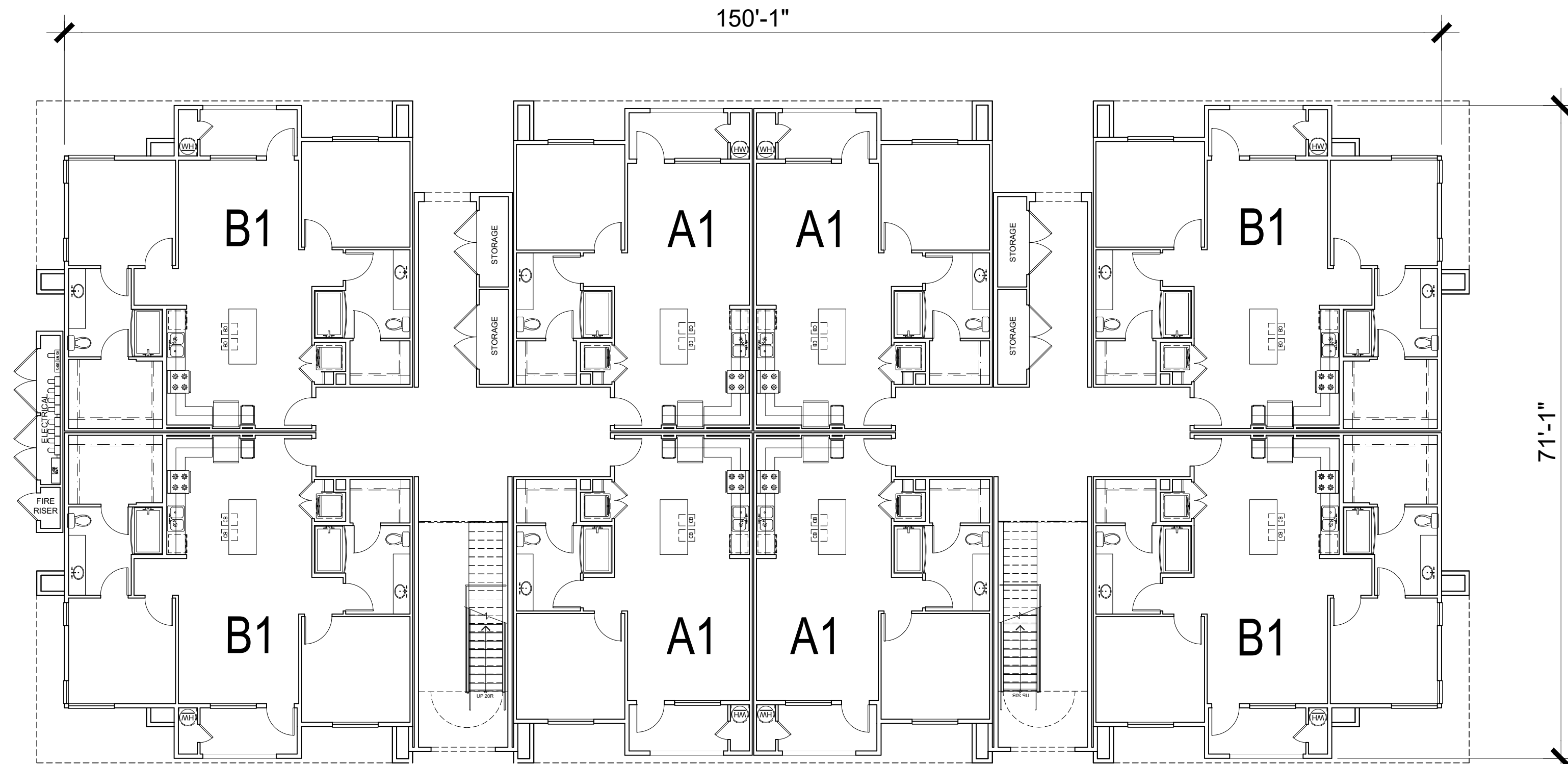


BUILDING 7 & 8 TYPE A ELEVATIONS

A2.5



2ND LEVEL



1ST LEVEL

BUILDING TYPE B FLOOR PLAN

A3.0

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

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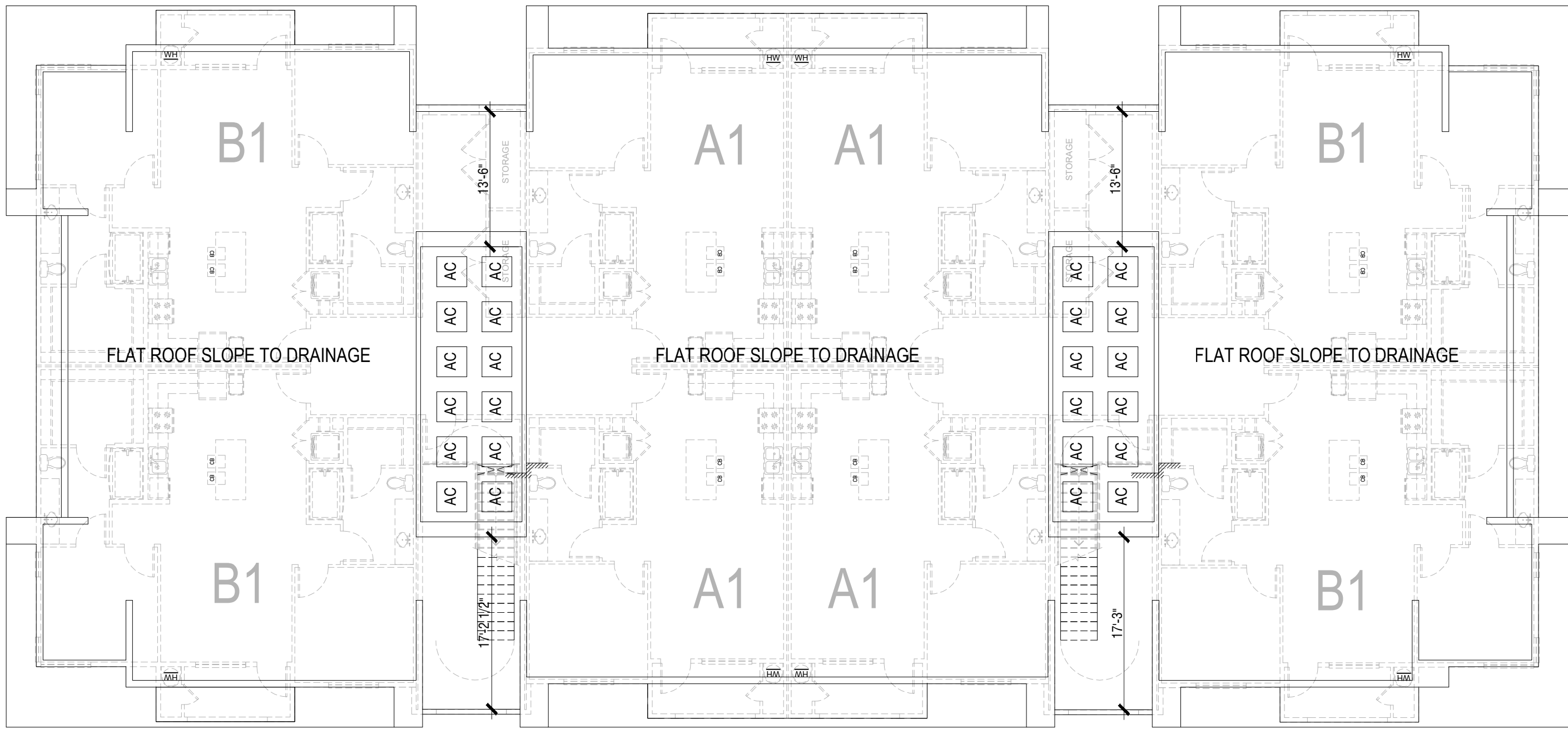
MODUS COMPANY

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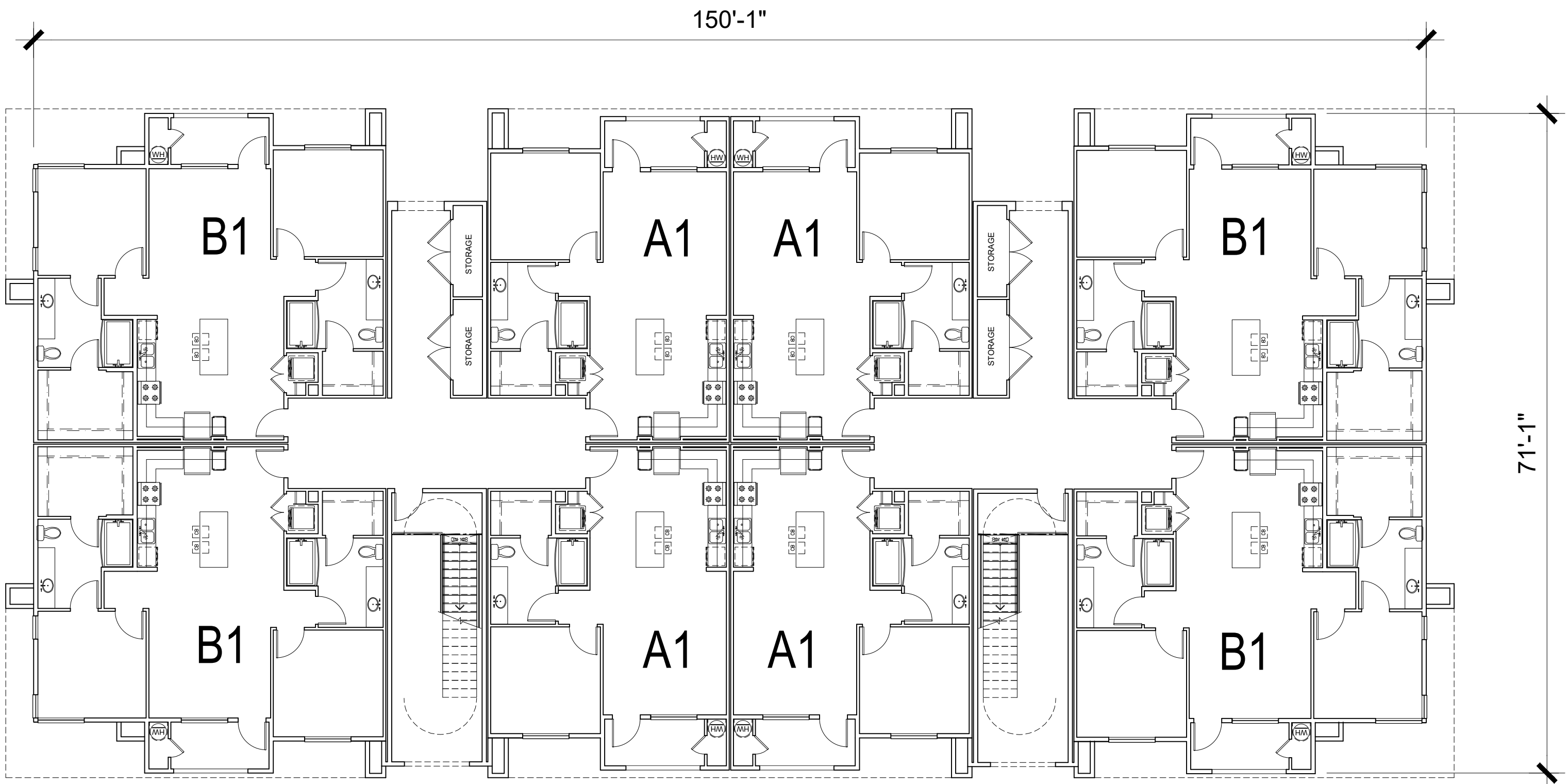
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ROOF LEVEL



3RD LEVEL

BUILDING TYPE B FLOOR PLAN

A3.1

SUNDANCE APARTMENTS

MODUS COMPANY

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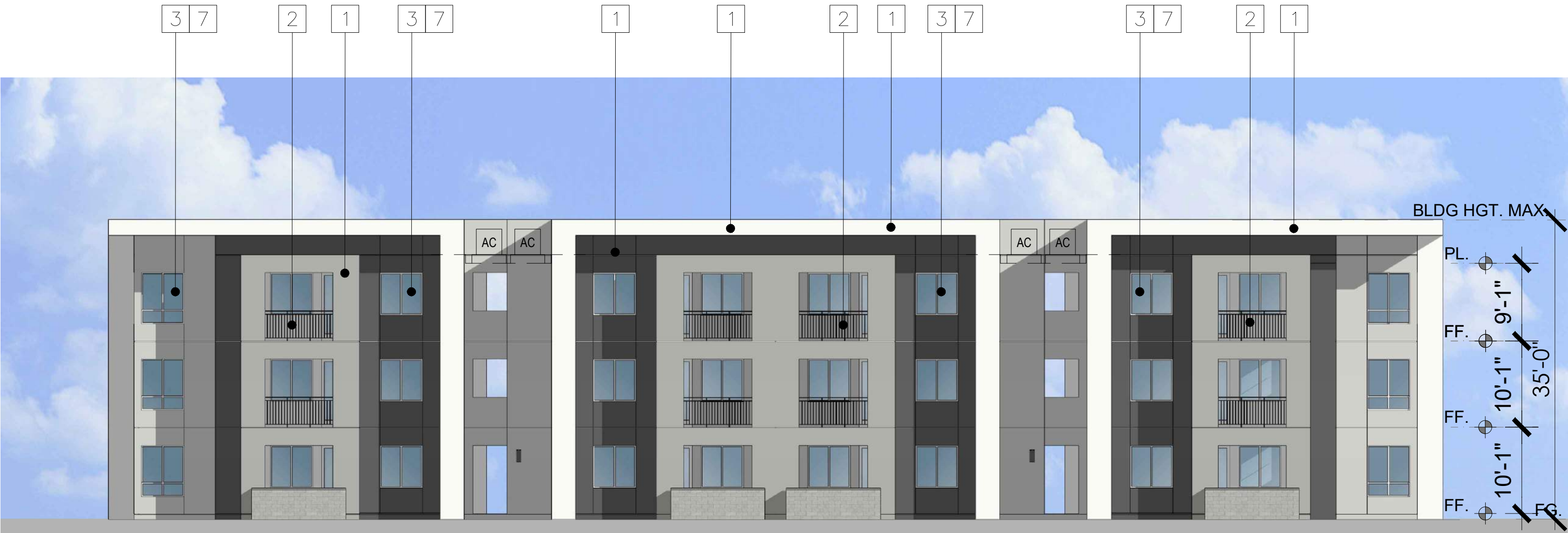
ELEVATION B



ELEVATION A

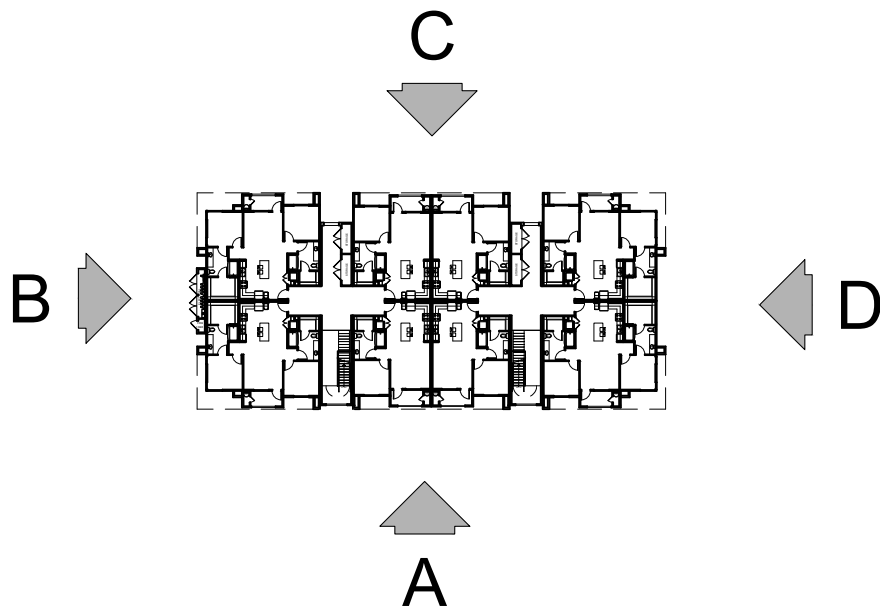


ELEVATION D



ELEVATION C

- MATERIALS LEGEND
- 1 STUCCO
 - 2 METAL RAILING
 - 3 VINYL WINDOW
 - 4 STAIR TO ROOF
 - 5 UTILITY DOOR
 - 6 LIGHT FIXTURES
 - 7 RECESSED DOOR
 - 8 DECORATION METAL SHEET
 - 9 METAL LOUVER
 - 10 STEEL COLUMN
 - 11 SECTIONAL WOOD GRAIN GARAGE DOOR
 - 12 CANOPY
 - 13 METAL GATE
 - 14 STUCCO OVER CMU
 - 15 SECTIONAL OVERHEAD DOOR



BUILDING 1, 2, 3, 4, 5 & 6 TYPE B ELEVATIONS

A3.2

SUNDANCE APARTMENTS

MODUS COMPANY

7147 E RANCHO VISTA DR. SUITE B01, SCOTTSDALE, AZ 85251

BUCKEYE, ARIZONA

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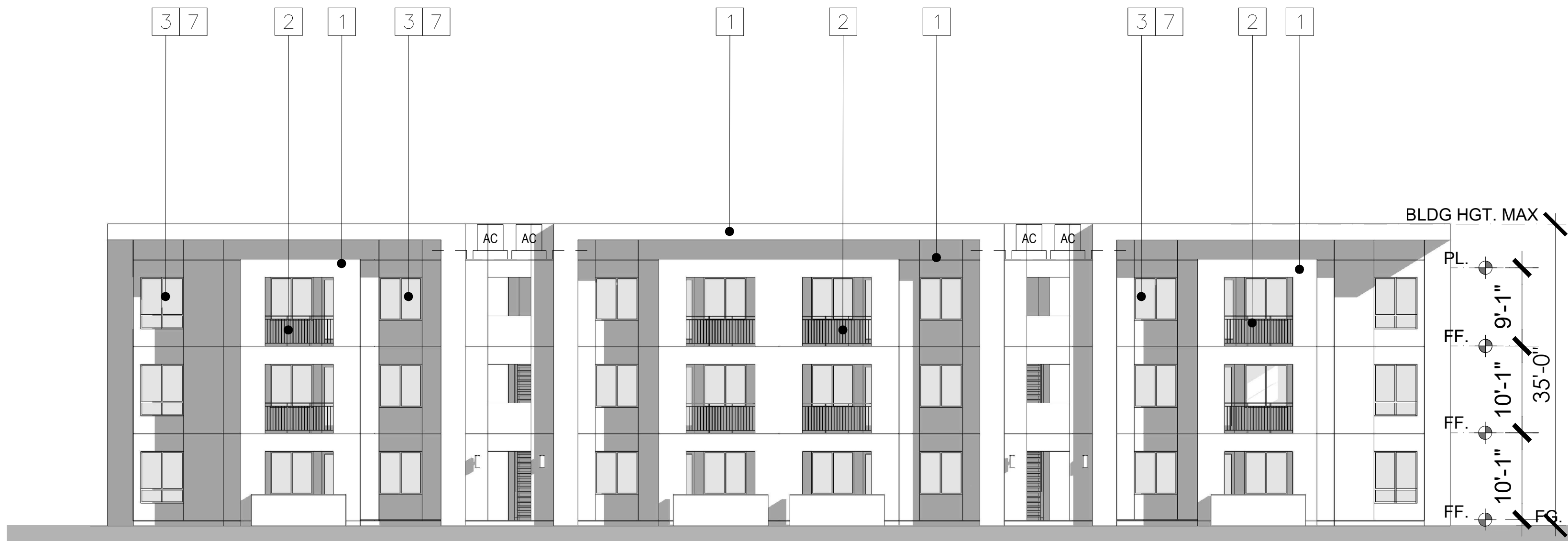
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ELEVATION B



ELEVATION A

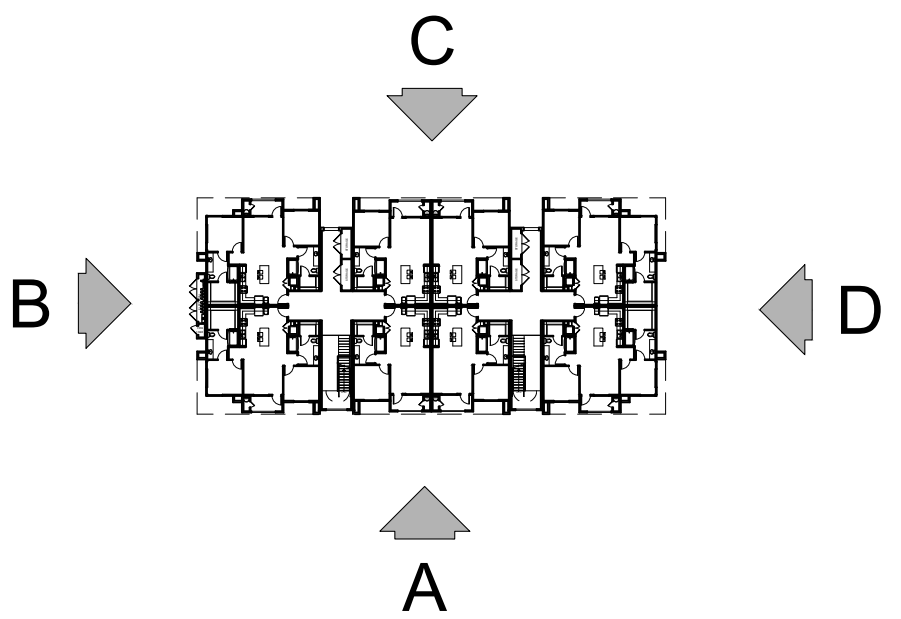


ELEVATION D



ELEVATION C

- MATERIALS LEGEND
- 1 STUCCO
 - 2 METAL RAILING
 - 3 VINYL WINDOW
 - 4 STAIR TO ROOF
 - 5 UTILITY DOOR
 - 6 LIGHT FIXTURES
 - 7 RECESSED DOOR
 - 8 DECORATION METAL SHEET
 - 9 METAL LOUVER
 - 10 STEEL COLUMN
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 - 12 CANOPY
 - 13 METAL GATE
 - 14 STUCCO OVER CMU
 - 15 SECTIONAL OVERHEAD DOOR



BUILDING 1, 2, 3, 4, 5 & 6 TYPE B ELEVATIONS

A3.3

SUNDANCE APARTMENTS

MODUS COMPANY

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BUCKEYE, ARIZONA

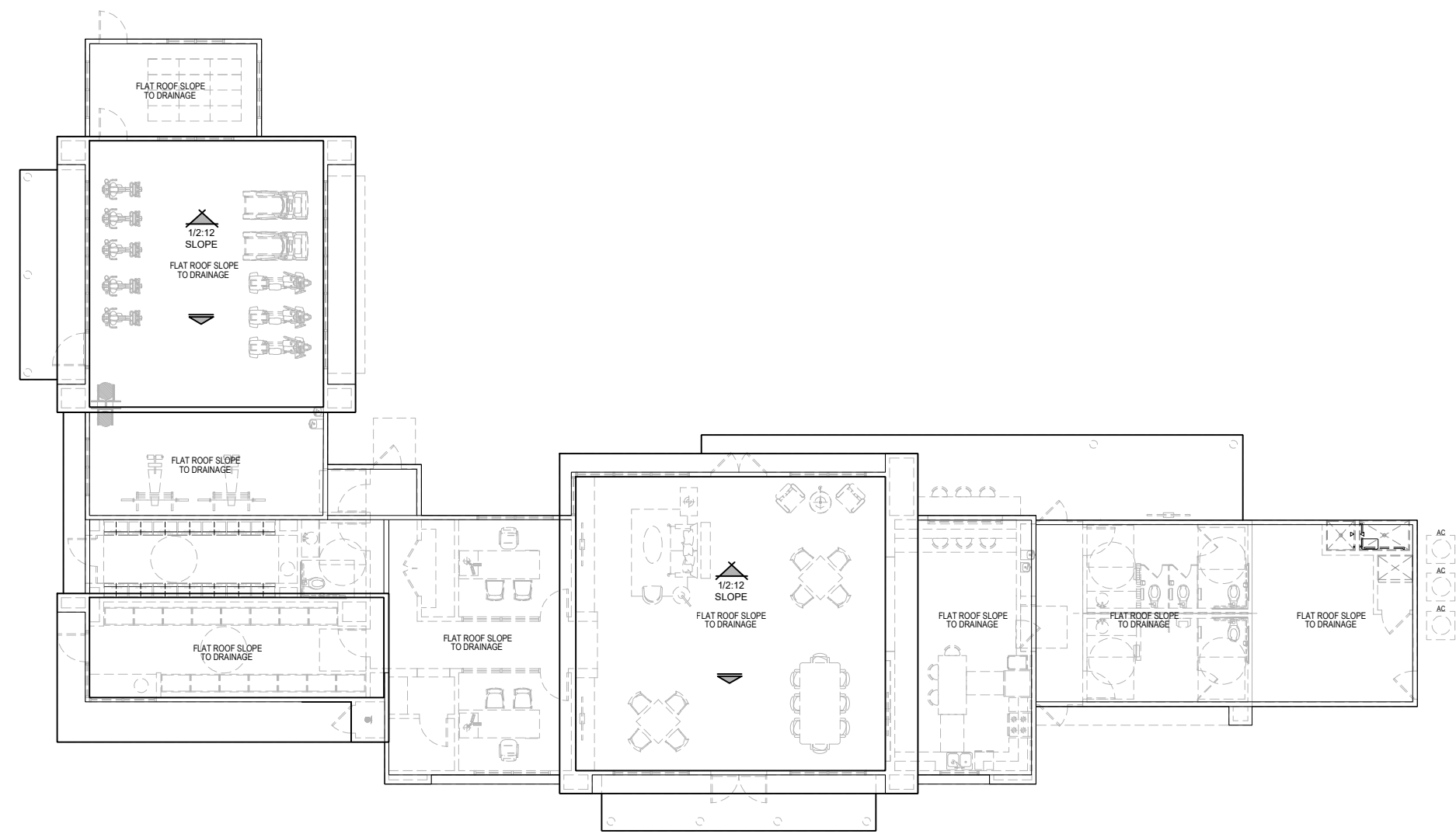
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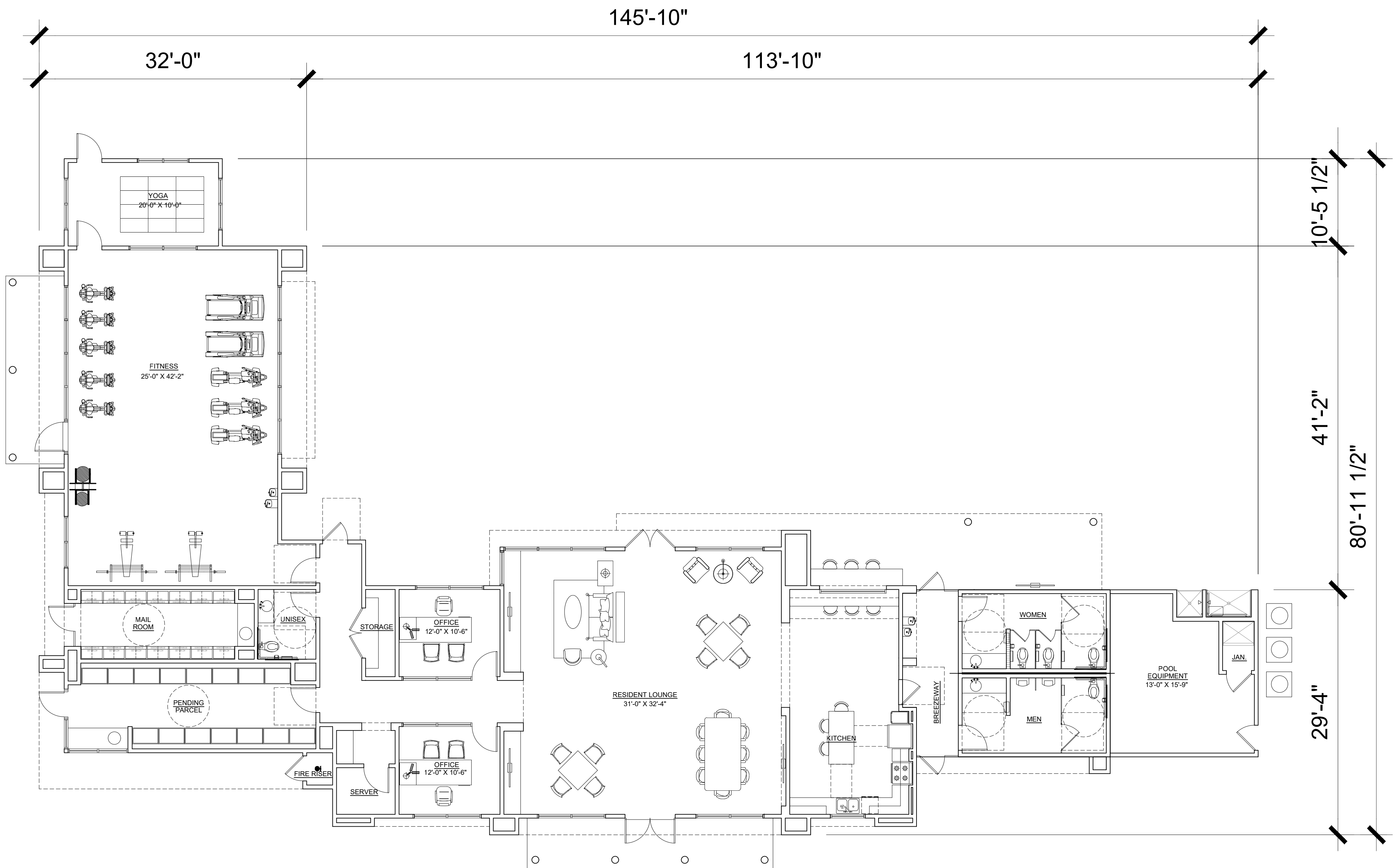
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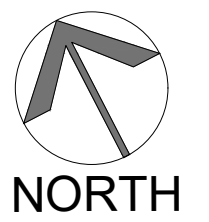
ROOF PLAN



FLOOR PLAN

CLUBHOUSE		
CONDITIONED AREA: RESIDENT LOUNGE, FITNESS, OFFICE	3644	SQ. FT.
UNCONDITIONED AREA: MAIL ROOM	170	SQ. FT.
CONDITIONED AREA: PARCEL PENDING	292	SQ. FT.
UNCONDITIONED AREA: POOL EQUIPMENT	270	SQ. FT.
UNCONDITIONED AREA: POOL BATHS & PORCH	848	SQ. FT.
TOTAL GROSS AREA UNDER COVERED ROOF	5221	SQ. FT.

CLUBHOUSE (IBC TABLE 1004.1.2)			
	SQ. FT.	OCC. FACTOR	OCC. LOAD
RESIDENT LOUNGE	2,106	15	140
FITNESS	1,220	50	24
MAIL ROOM	170	100	2
PARCEL PENDING	292	100	3



CLUBHOUSE LEASING FLOOR PLAN

A4.0

SUNDANCE APARTMENTS

MODUS COMPANY

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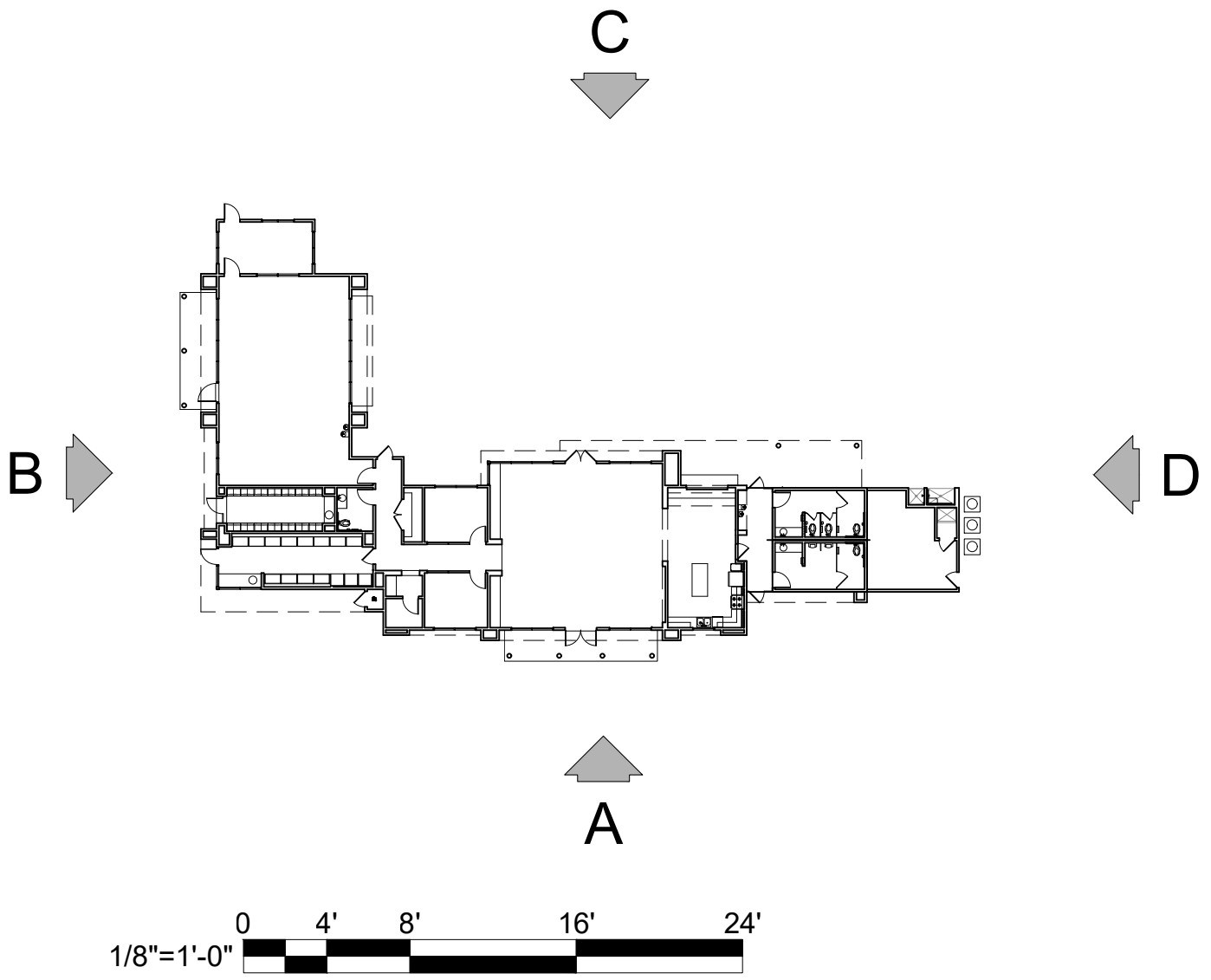


ELEVATION A

- MATERIALS LEGEND**
- 1 STUCCO
 - 2 METAL RAILING
 - 3 VINYL WINDOW
 - 4 STAIR TO ROOF
 - 5 UTILITY DOOR
 - 6 LIGHT FIXTURES
 - 7 RECESSED DOOR
 - 8 DECORATION METAL SHEET
 - 9 METAL LOUVER
 - 10 STEEL COLUMN
 - 11 SECTIONAL WOOD GRAIN GARAGE DOOR
 - 12 CANOPY
 - 13 METAL GATE
 - 14 STUCCO OVER CMU
 - 15 SECTIONAL OVERHEAD DOOR



ELEVATION C



CLUBHOUSE ELEVATIONS

A4.1

SUNDANCE APARTMENTS

MODUS COMPANY
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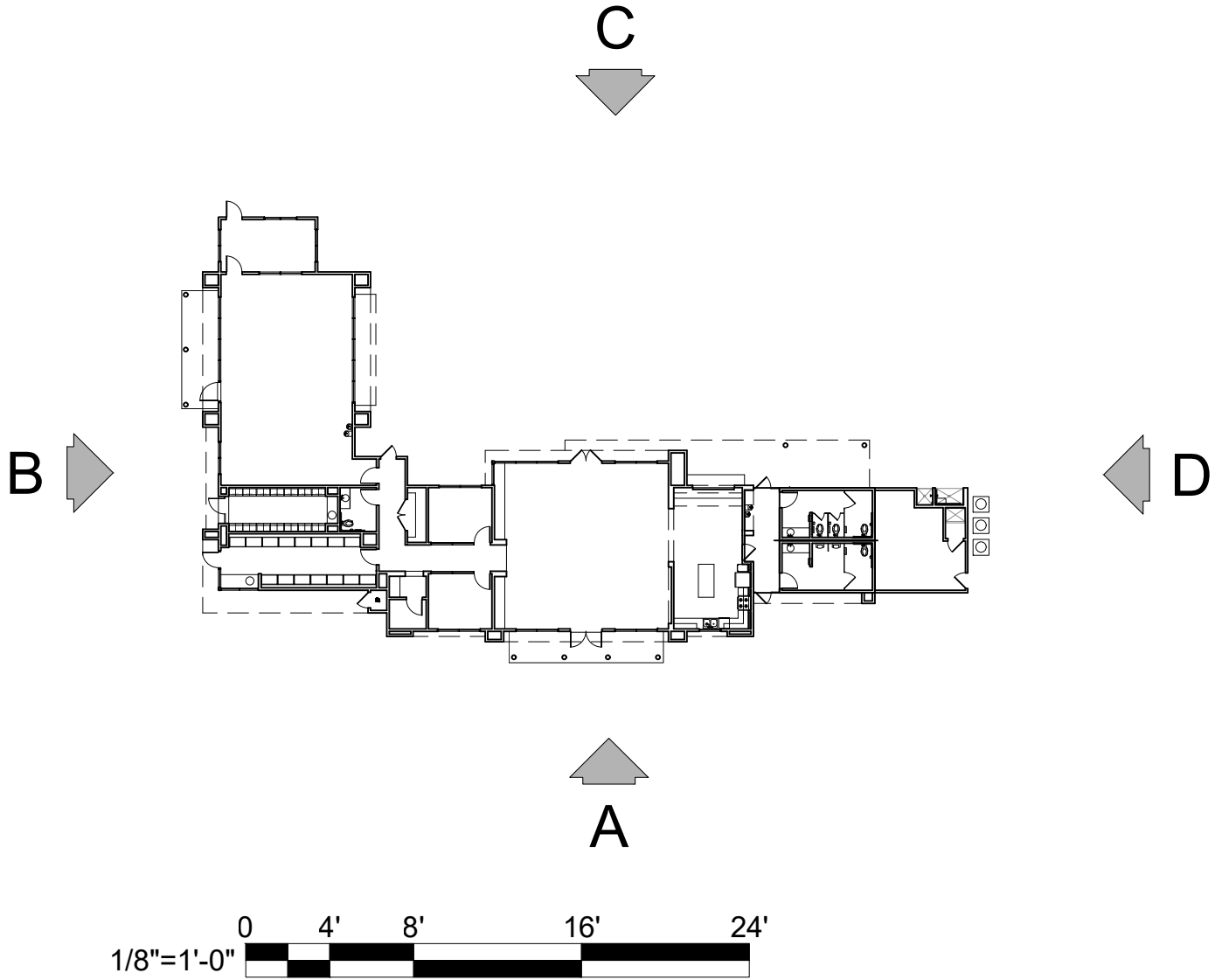
ELEVATION B



ELEVATION D

MATERIALS LEGEND

- 1 STUCCO
- 2 METAL RAILING
- 3 VINYL WINDOW
- 4 STAIR TO ROOF
- 5 UTILITY DOOR
- 6 LIGHT FIXTURES
- 7 RECESSED DOOR
- 8 DECORATION METAL SHEET
- 9 METAL LOUVER
- 10 STEEL COLUMN
- 11 SECTIONAL WOOD GRAIN GARAGE DOOR
- 12 CANOPY
- 13 METAL GATE
- 14 STUCCO OVER CMU
- 15 SECTIONAL OVERHEAD DOOR



CLUBHOUSE ELEVATIONS

A4.2

SUNDANCE APARTMENTS

MODUS COMPANY

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BUCKEYE, ARIZONA

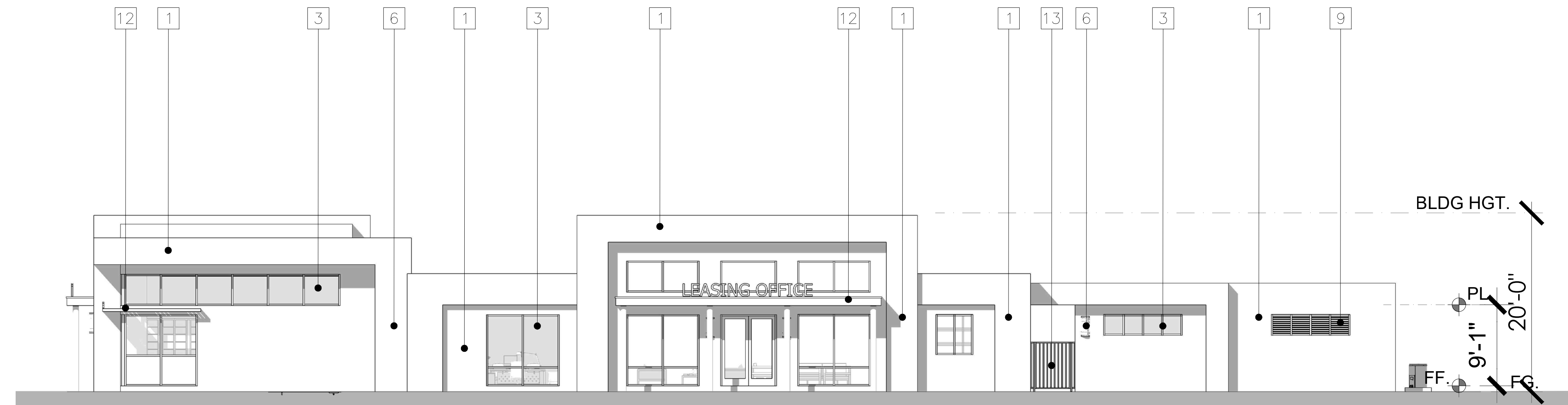
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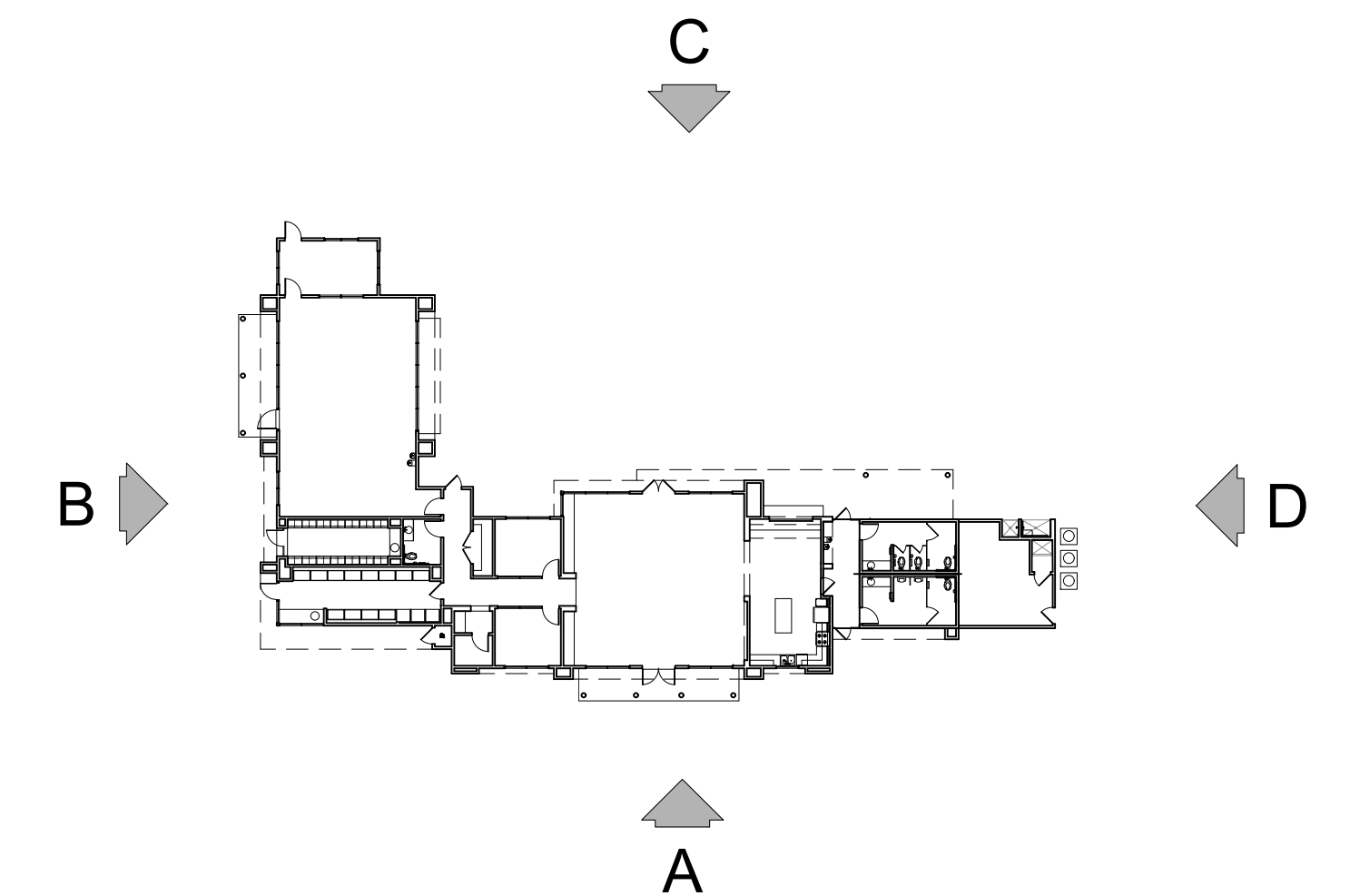


ELEVATION A

- MATERIALS LEGEND**
- 1 STUCCO
 - 2 METAL RAILING
 - 3 VINYL WINDOW
 - 4 STAIR TO ROOF
 - 5 UTILITY DOOR
 - 6 LIGHT FIXTURES
 - 7 RECESSED DOOR
 - 8 DECORATION METAL SHEET
 - 9 METAL LOUVER
 - 10 STEEL COLUMN
 - 11 SECTIONAL WOOD GRAIN GARAGE DOOR
 - 12 CANOPY
 - 13 METAL GATE
 - 14 STUCCO OVER CMU
 - 15 SECTIONAL OVERHEAD DOOR



ELEVATION C



1/8"=1'-0"

CLUBHOUSE ELEVATIONS

A4.3

SUNDANCE APARTMENTS

MODUS COMPANY

7147 E RANCHO VISTA DR. SUITE B01, SCOTTSDALE, AZ 85251

BUCKEYE, ARIZONA

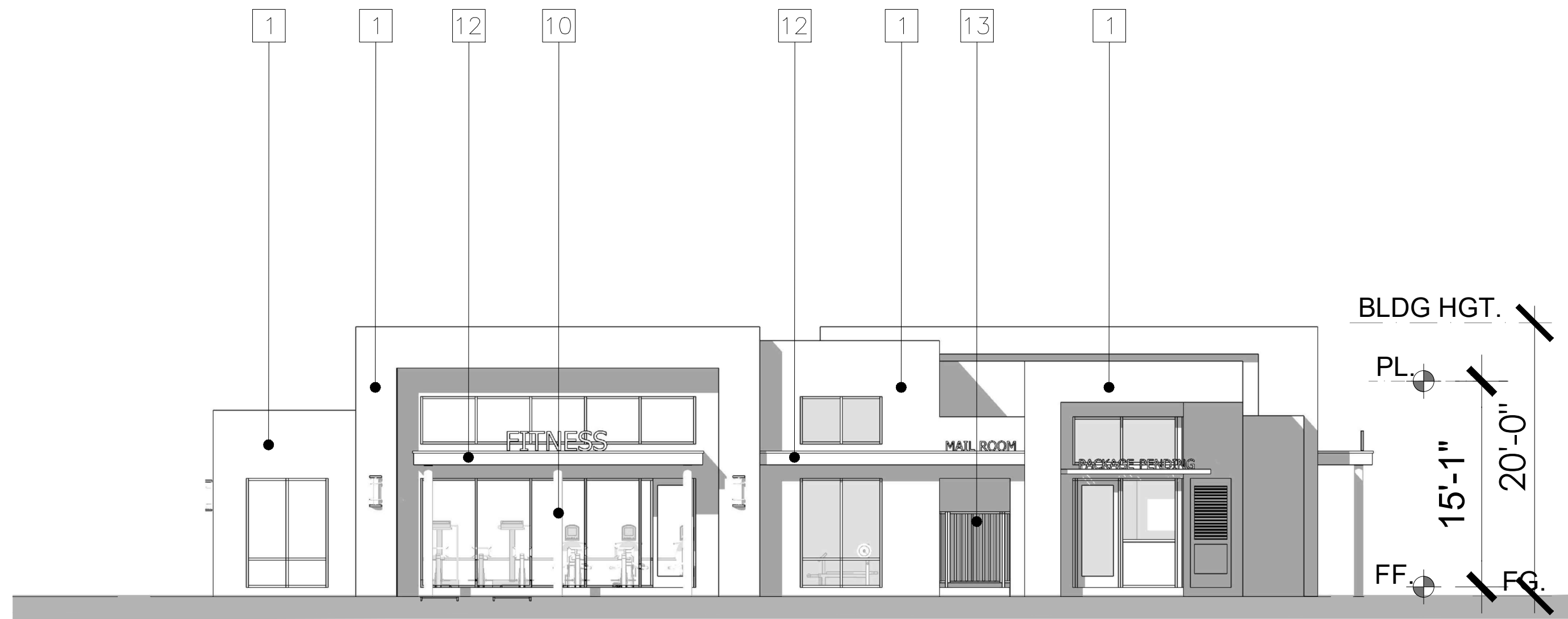
PLZSP-22-00044

DATE: 08-30-23
JOB NO.: 2022-805

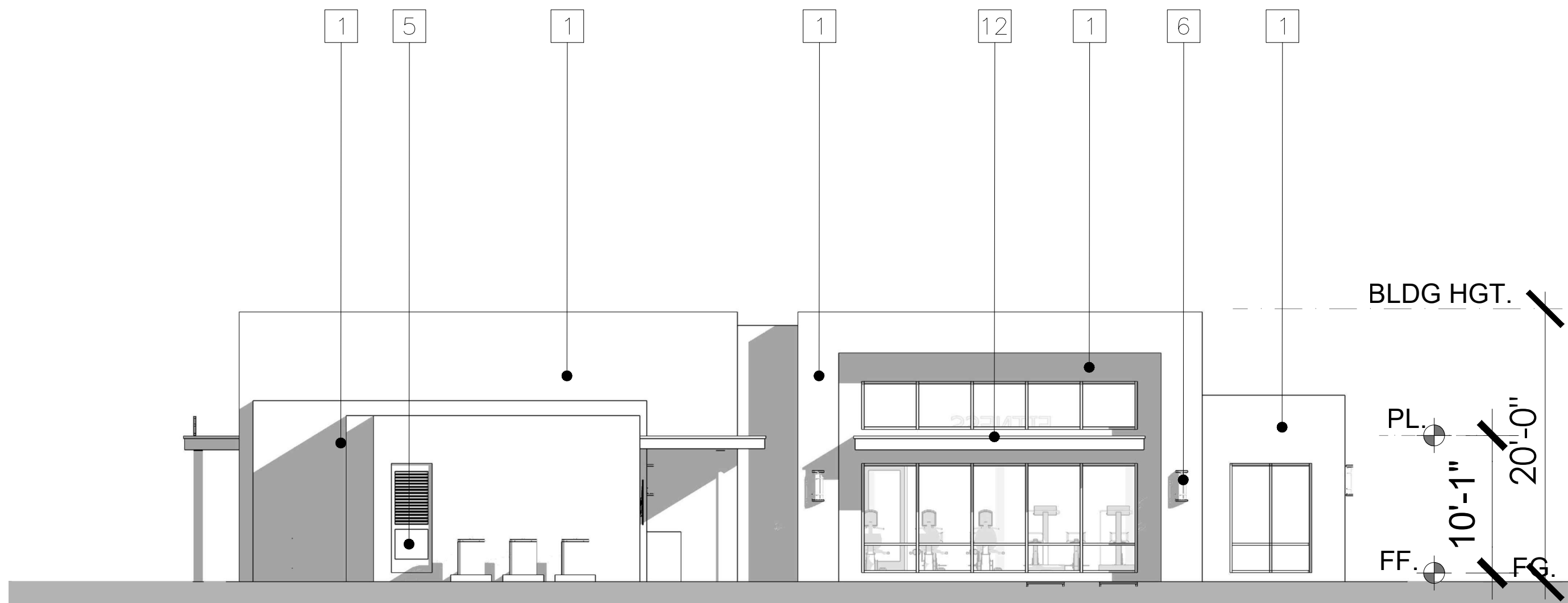
ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860





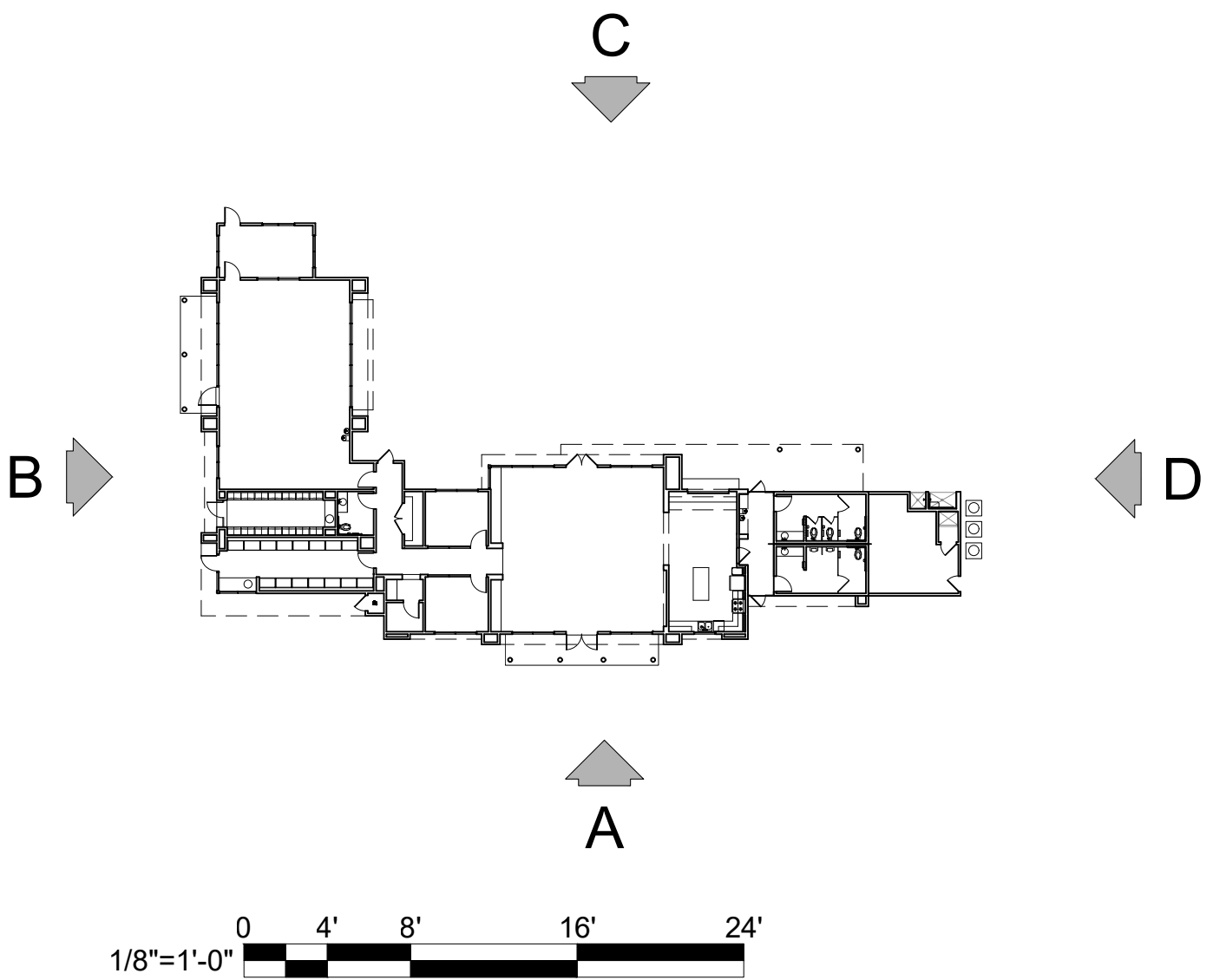
ELEVATION B



ELEVATION D

MATERIALS LEGEND

- 1 STUCCO
- 2 METAL RAILING
- 3 VINYL WINDOW
- 4 STAIR TO ROOF
- 5 UTILITY DOOR
- 6 LIGHT FIXTURES
- 7 RECESSED DOOR
- 8 DECORATION METAL SHEET
- 9 METAL LOUVER
- 10 STEEL COLUMN
- 11 SECTIONAL WOOD GRAIN GARAGE DOOR
- 12 CANOPY
- 13 METAL GATE
- 14 STUCCO OVER CMU
- 15 SECTIONAL OVERHEAD DOOR



CLUBHOUSE ELEVATIONS

A4.4

SUNDANCE APARTMENTS

MODUS COMPANY

7147 E RANCHO VISTA DR. SUITE B01, SCOTTSDALE, AZ 85251

BUCKEYE, ARIZONA

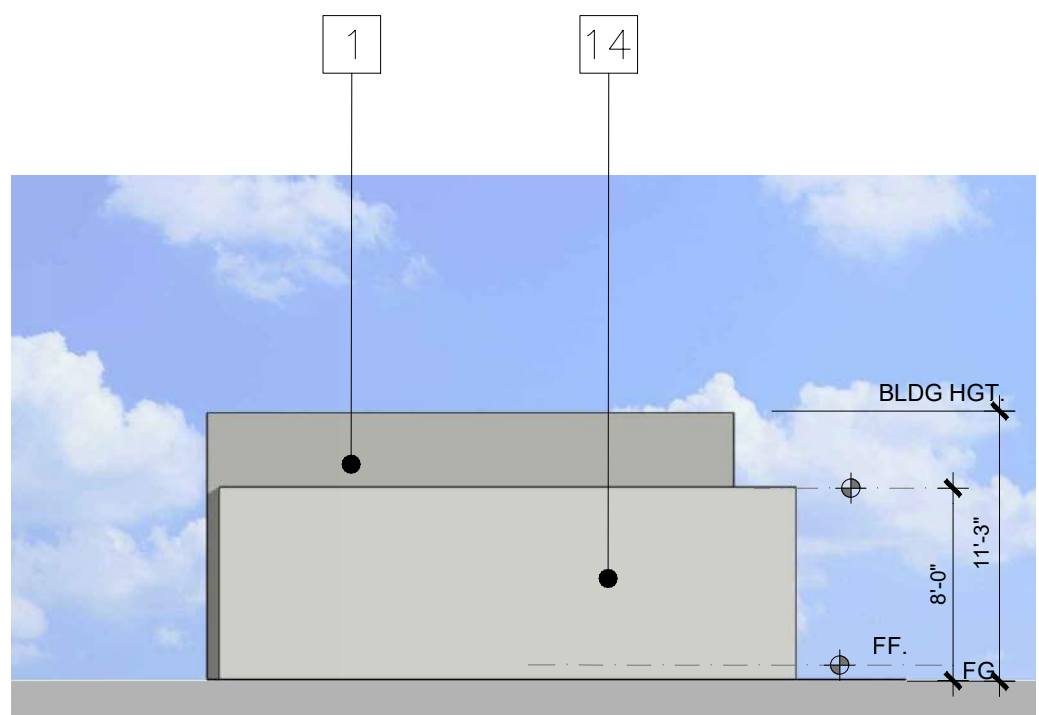
PLZSP-22-00044

DATE: 08-30-23
JOB NO.: 2022-805

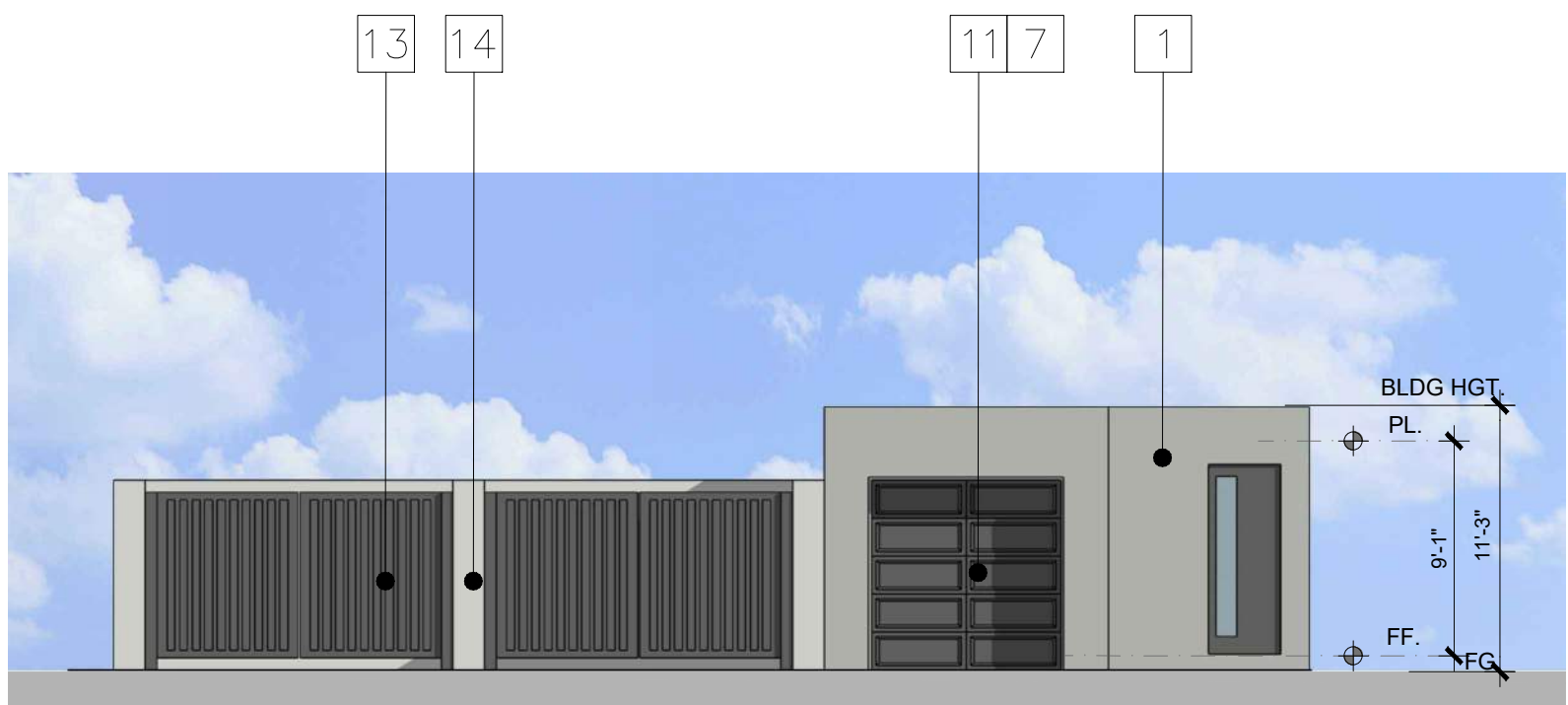
ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

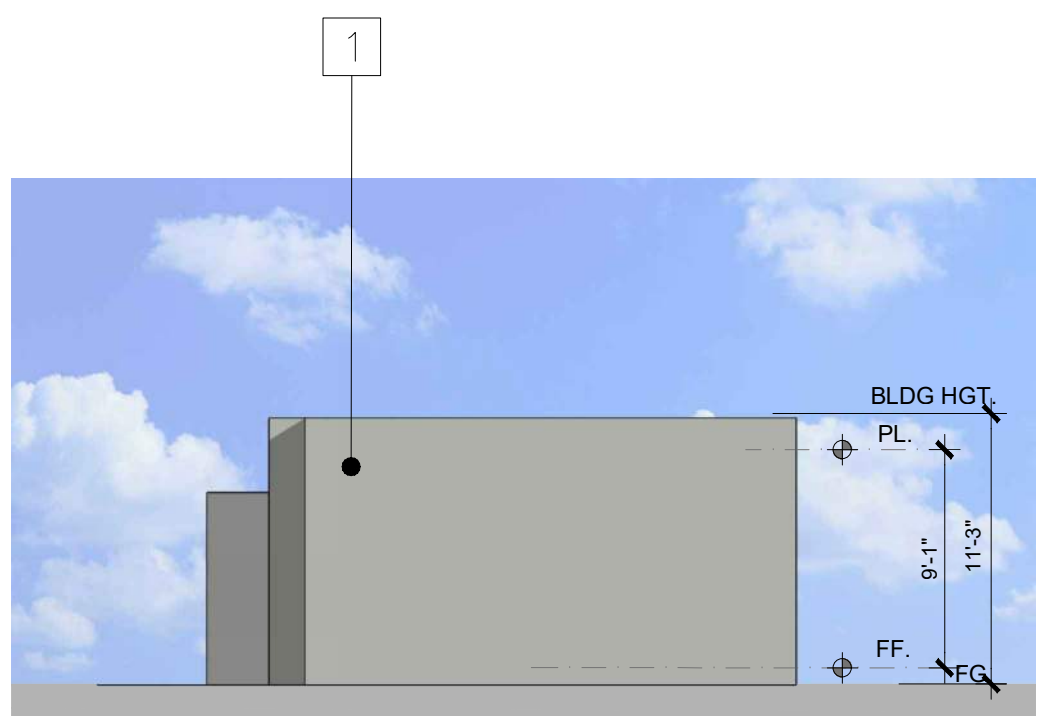




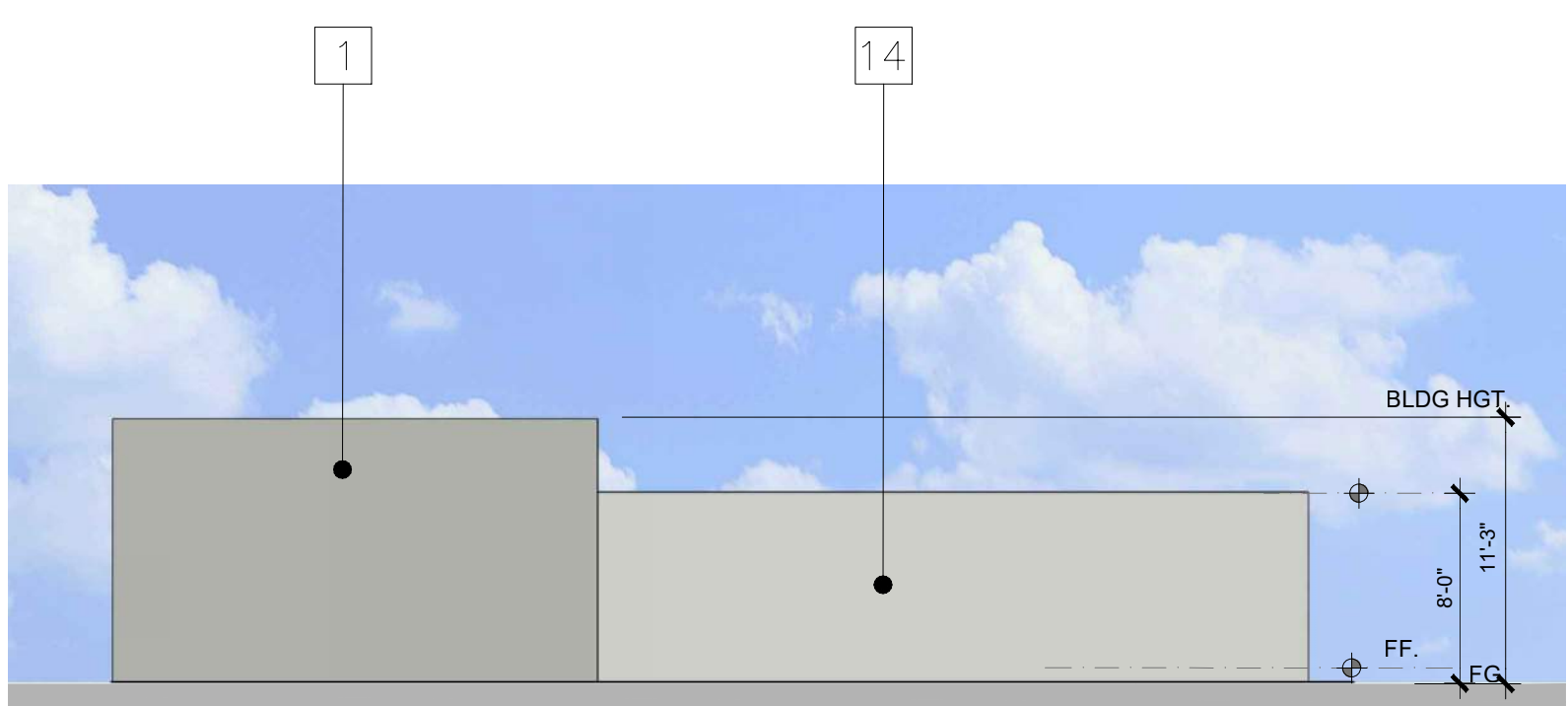
LEFT



FRONT

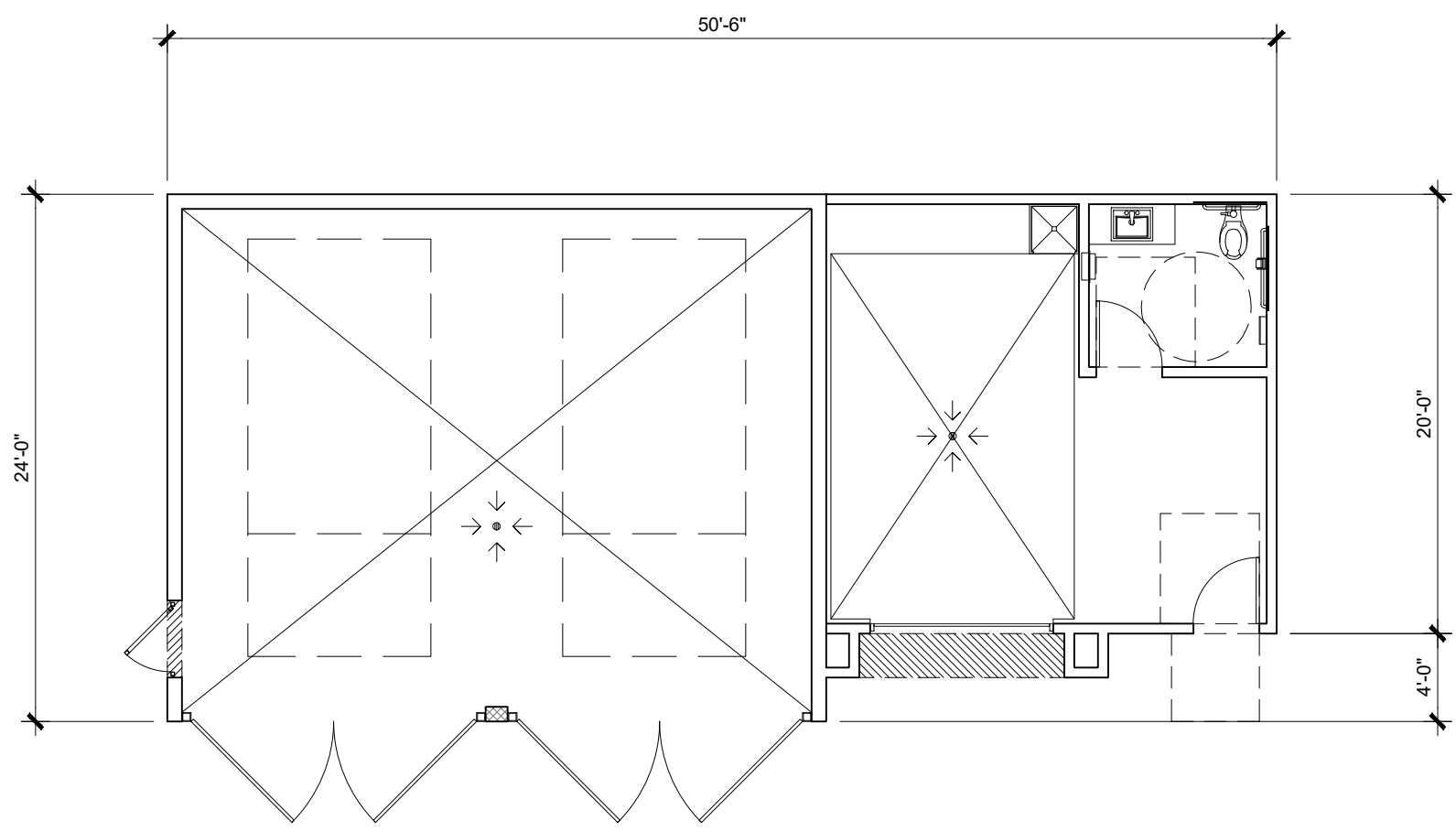


RIGHT



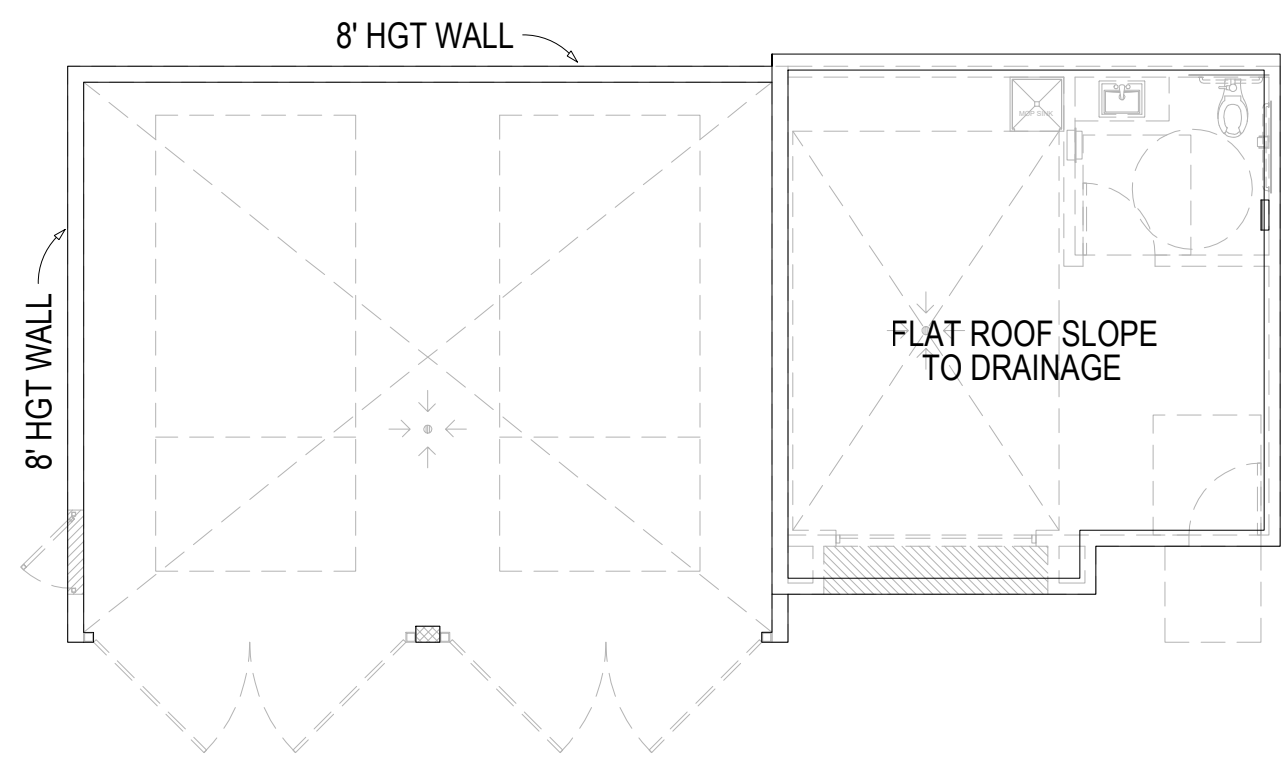
REAR

- MATERIALS LEGEND**
- 1 STUCCO
 - 2 METAL RAILING
 - 3 VINYL WINDOW
 - 4 STAIR TO ROOF
 - 5 UTILITY DOOR
 - 6 LIGHT FIXTURES
 - 7 RECESSED DOOR
 - 8 DECORATION METAL SHEET
 - 9 METAL LOUVER
 - 10 STEEL COLUMN
 - 11 SECTIONAL WOOD GRAIN GARAGE DOOR
 - 12 CANOPY
 - 13 METAL GATE
 - 14 STUCCO OVER CMU
 - 15 SECTIONAL OVERHEAD DOOR



FLOOR PLAN

TRASH & MAINTENANCE	11'00'
AREA - TRASH	720 S.F.
AREA - MAINTENANCE	410 S.F.
OCCUPANT LOAD - 410/ 100 +	6'00'



ROOF PLAN

TRASH & MAINTENANCE FLOOR PLAN & ELEVATIONS

4.5

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

DATE: 08-30-23
JOB NO.: 2022-805

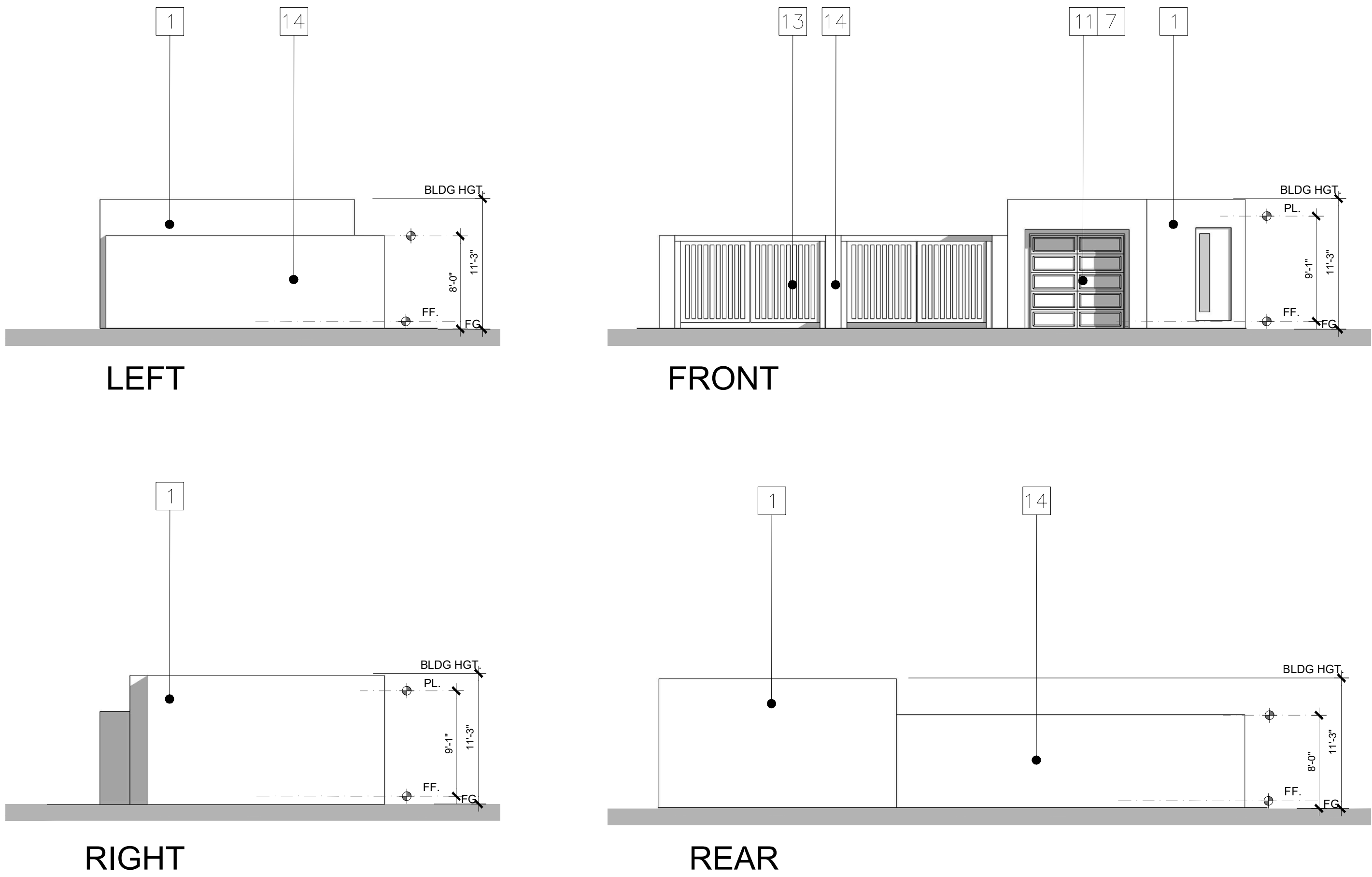
MODUS COMPANY

7147 E RANCHO VISTA DR. SUITE B01, SCOTTSDALE, AZ 85251

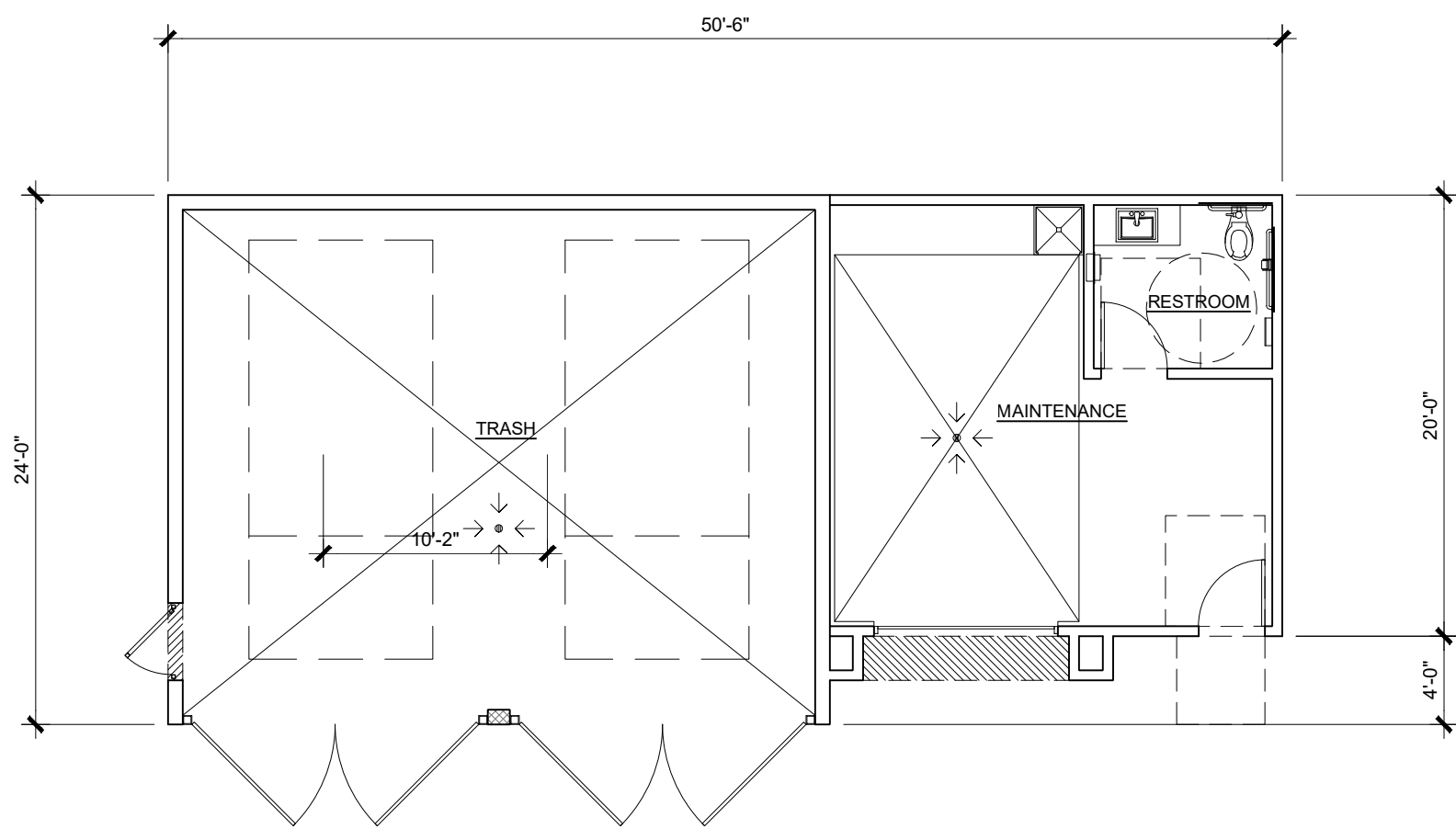
ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

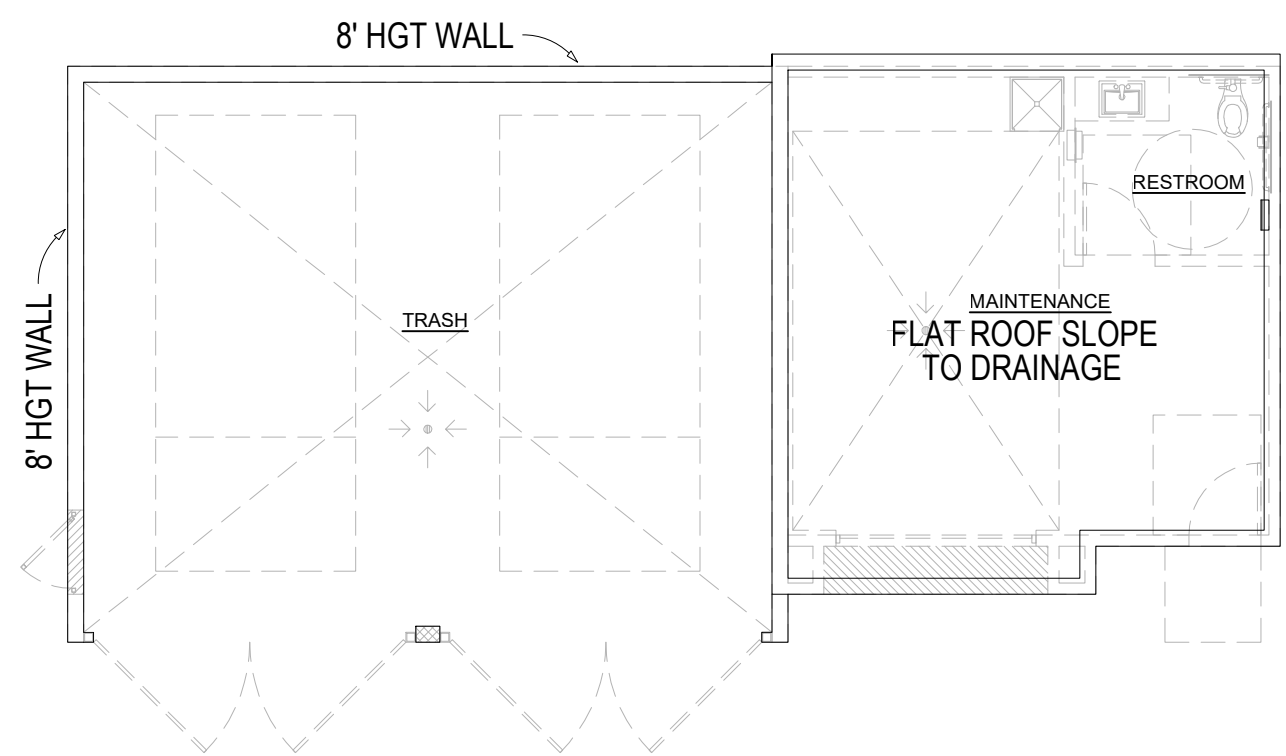




- MATERIALS LEGEND**
- 1 STUCCO
 - 2 METAL RAILING
 - 3 VINYL WINDOW
 - 4 STAIR TO ROOF
 - 5 UTILITY DOOR
 - 6 LIGHT FIXTURES
 - 7 RECESSED DOOR
 - 8 DECORATION METAL SHEET
 - 9 METAL LOUVER
 - 10 STEEL COLUMN
 - 11 SECTIONAL WOOD GRAIN GARAGE DOOR
 - 12 CANOPY
 - 13 METAL GATE
 - 14 STUCCO OVER CMU
 - 15 SECTIONAL OVERHEAD DOOR



TRASH & MAINTENANCE	U. OCC.
AREA - TRASH	720 S.F.
AREA - MAINTENANCE	410 S.F.
OCCUPANT LOAD - 410/ 100 +	6 OCC.



FLOOR PLAN

ROOF PLAN

TRASH & MAINTENANCE FLOOR PLAN & B&W ELEVATIONS

4.6

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

DATE: 08-30-23
JOB NO.: 2022-805

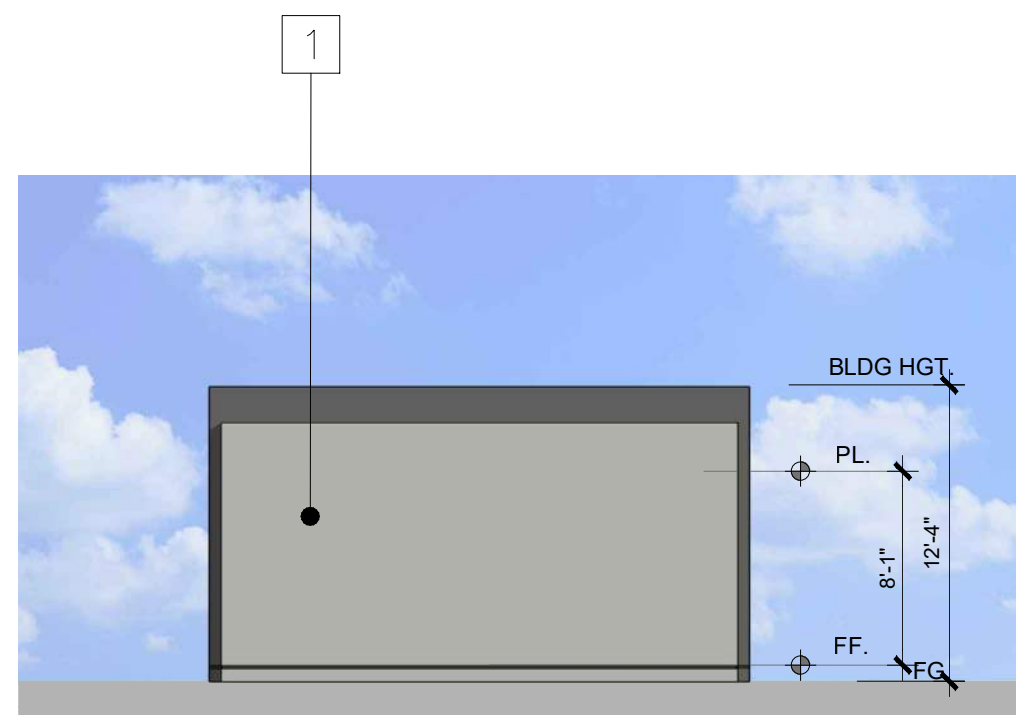
MODUS COMPANY

7147 E RANCHO VISTA DR. SUITE B01, SCOTTSDALE, AZ 85251

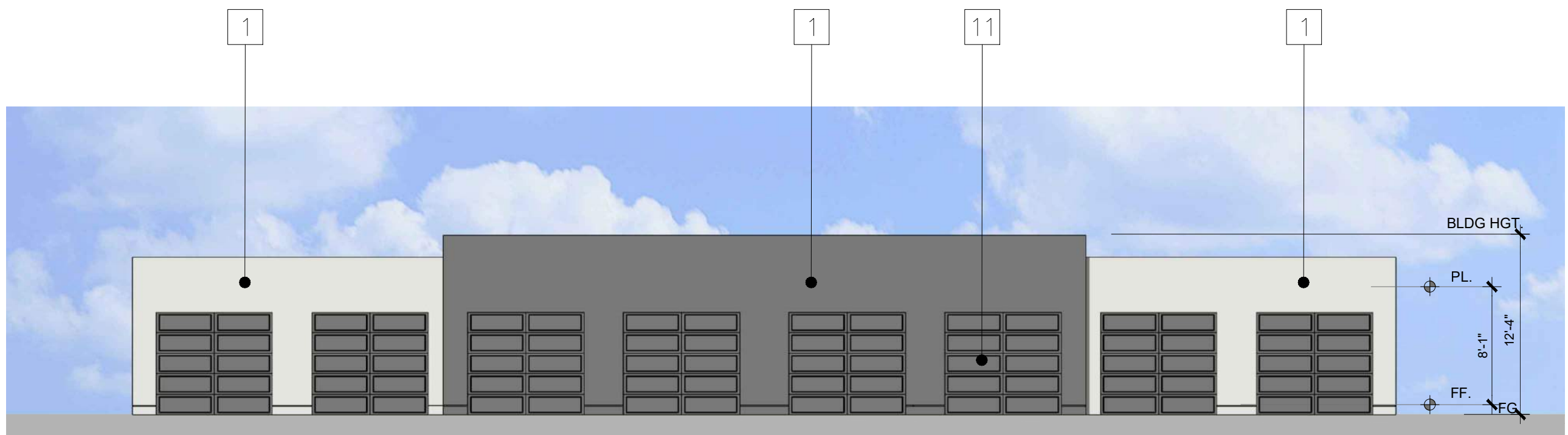
ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

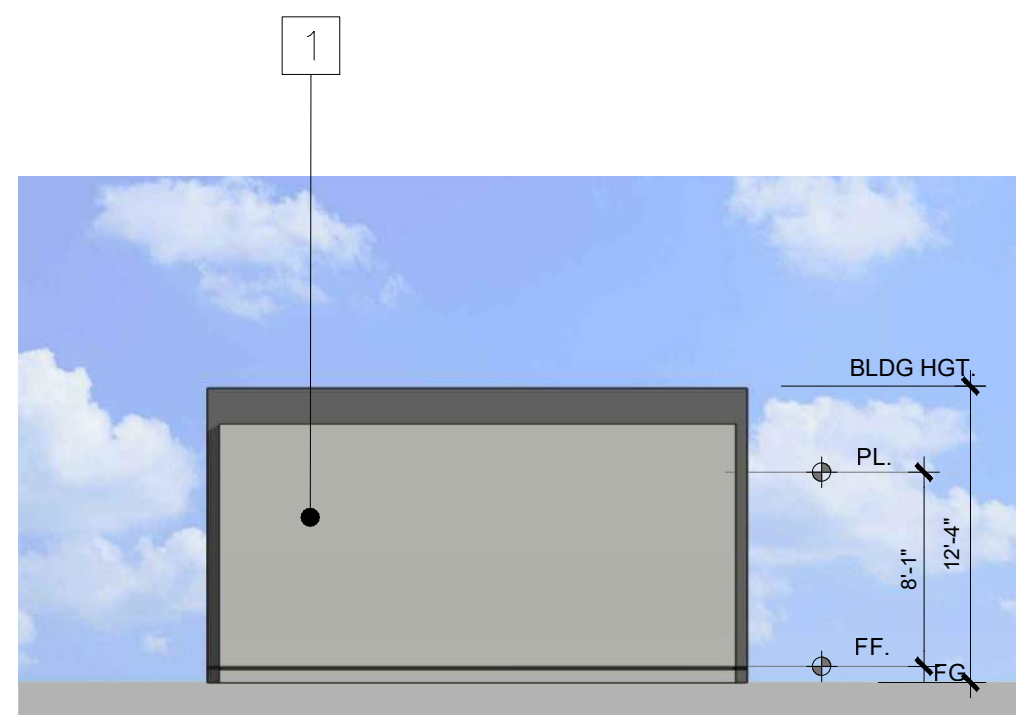




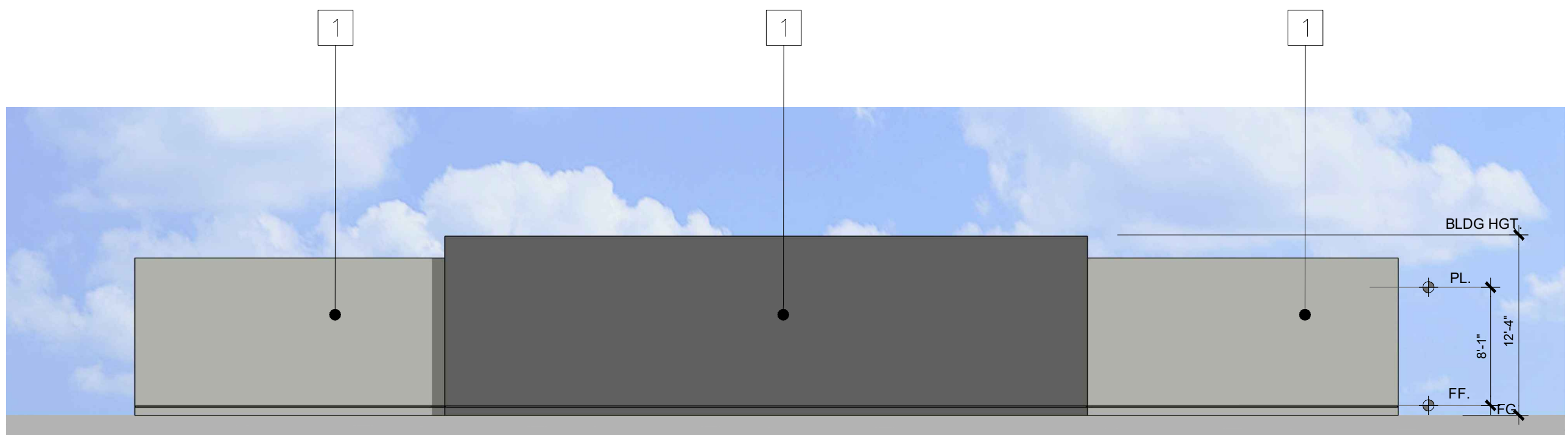
LEFT



FRONT

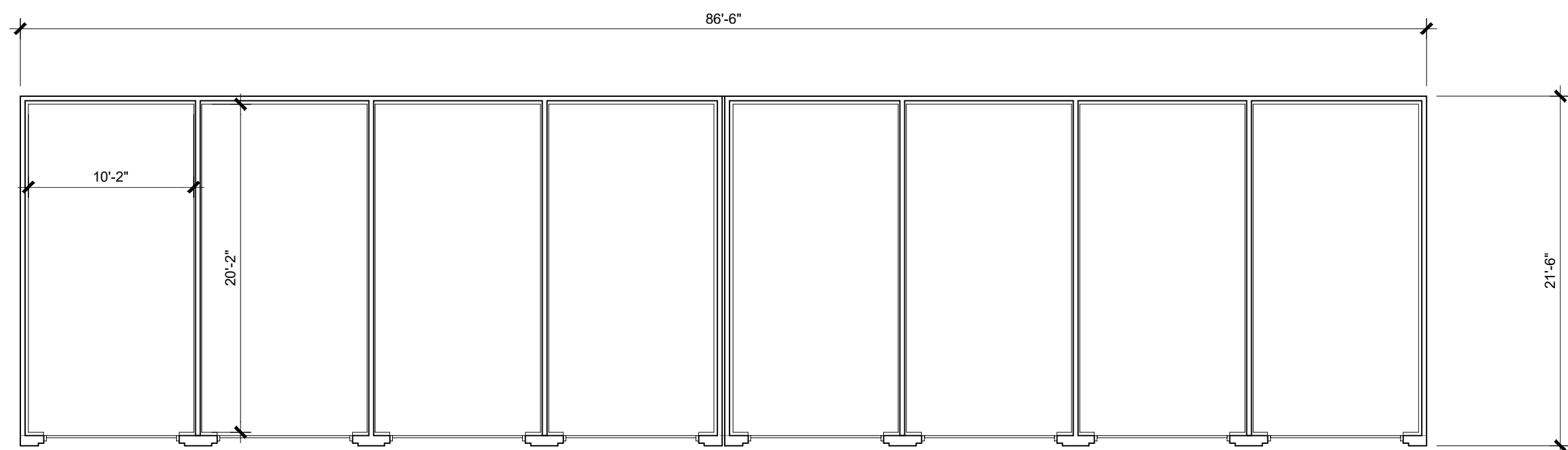


RIGHT



REAR

- MATERIALS LEGEND**
- 1 STUCCO
 - 2 METAL RAILING
 - 3 VINYL WINDOW
 - 4 STAIR TO ROOF
 - 5 UTILITY DOOR
 - 6 LIGHT FIXTURES
 - 7 RECESSED DOOR
 - 8 DECORATION METAL SHEET
 - 9 METAL LOUVER
 - 10 STEEL COLUMN
 - 11 SECTIONAL WOOD GRAIN GARAGE DOOR
 - 12 CANOPY
 - 13 METAL GATE
 - 14 STUCCO OVER CMU
 - 15 SECTIONAL OVERHEAD DOOR



FLOOR PLAN



ROOF PLAN

8 CAR GARAGE FLOOR PLAN & ELEVATIONS

A4.7

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

DATE: 08-30-23
JOB NO.: 2022-805

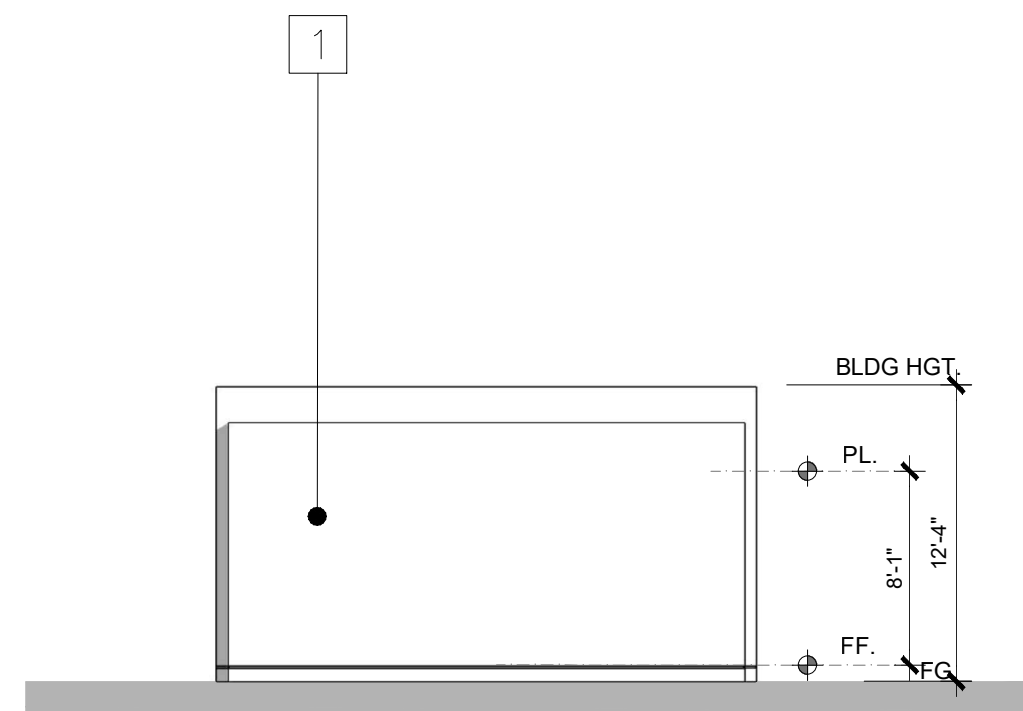
MODUS COMPANY

7147 E RANCHO VISTA DR. SUITE B01, SCOTTSDALE, AZ 85251

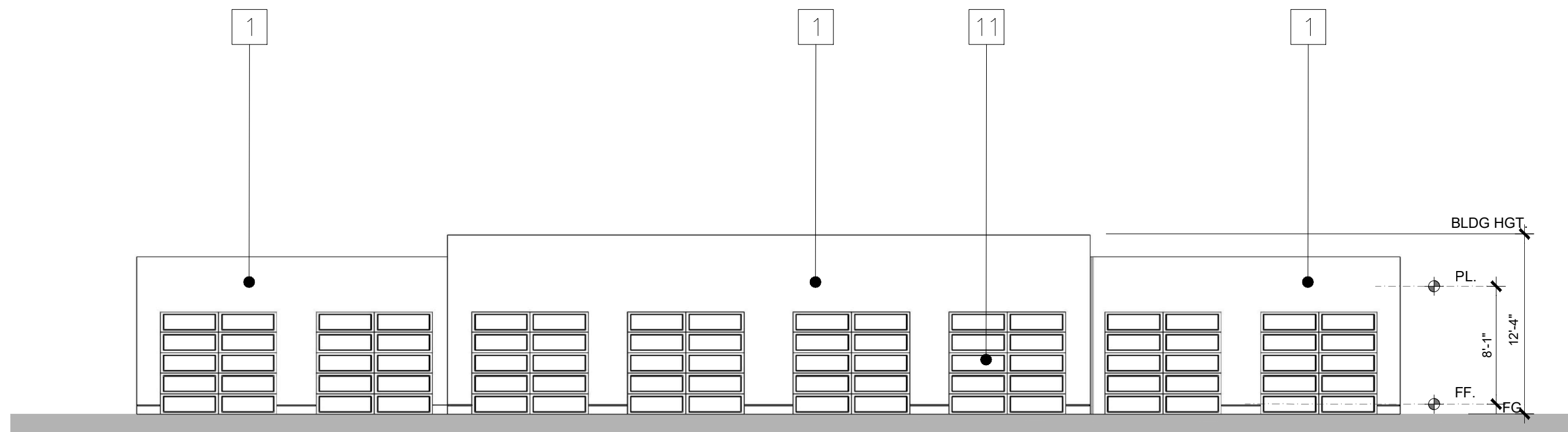
ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CA 92866
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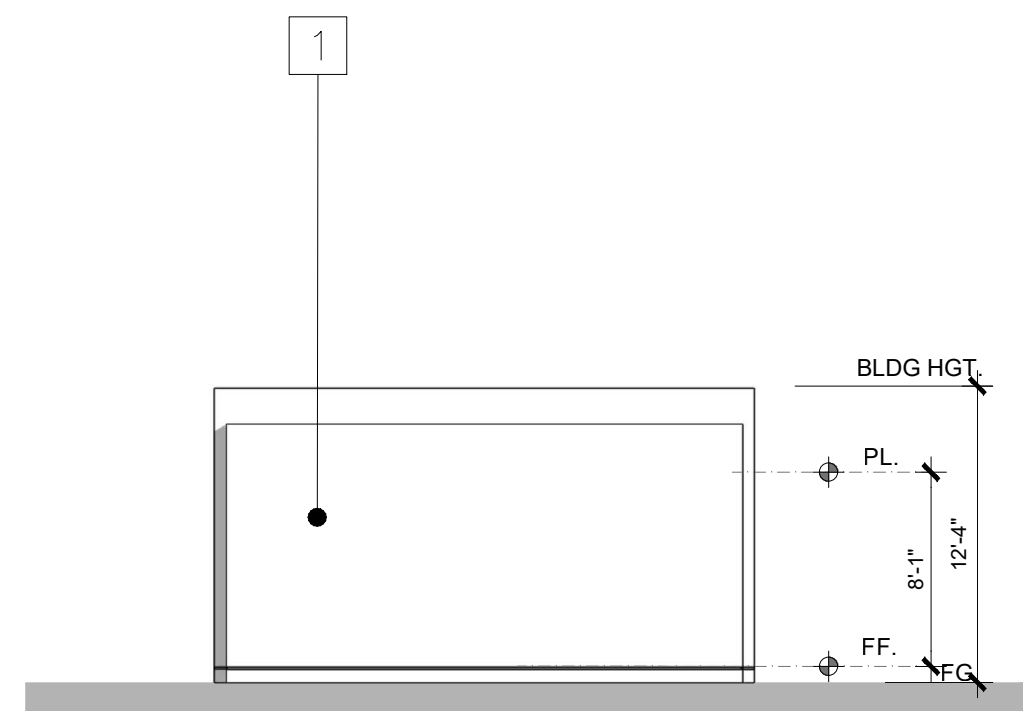




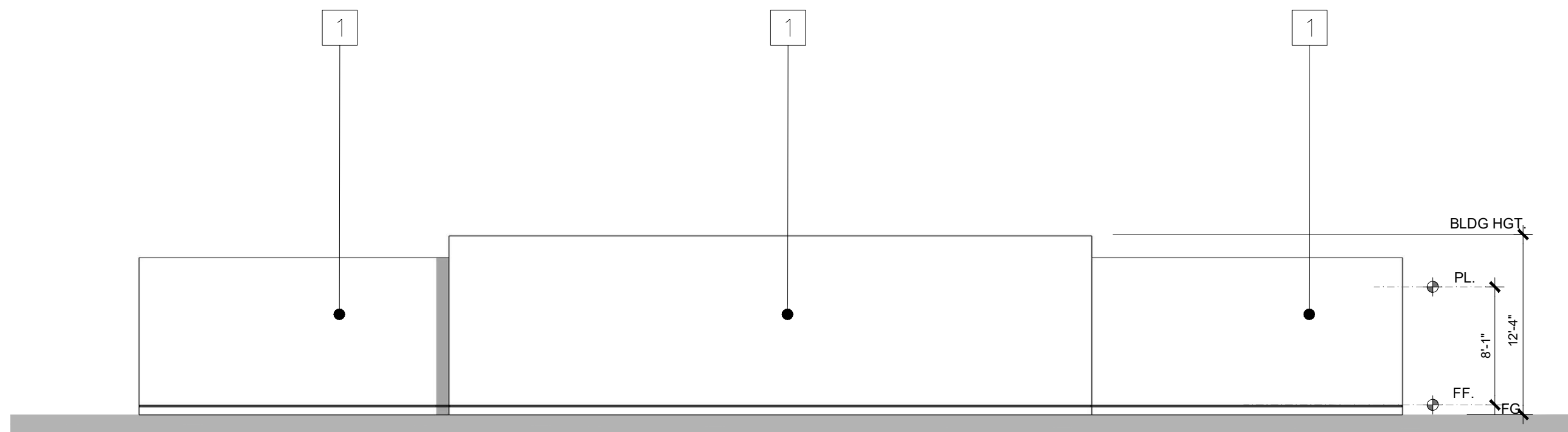
LEFT



FRONT

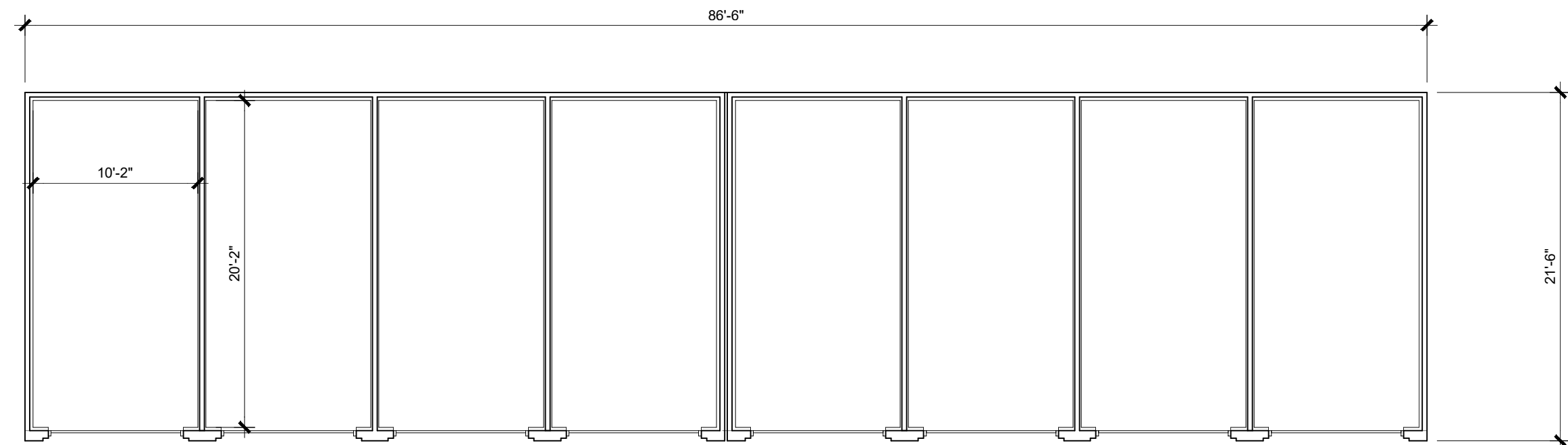


RIGHT



REAR

- MATERIALS LEGEND
- 1 STUCCO
 - 2 METAL RAILING
 - 3 VINYL WINDOW
 - 4 STAIR TO ROOF
 - 5 UTILITY DOOR
 - 6 LIGHT FIXTURES
 - 7 RECESSED DOOR
 - 8 DECORATION METAL SHEET
 - 9 METAL LOUVER
 - 10 STEEL COLUMN
 - 11 SECTIONAL WOOD GRAIN GARAGE DOOR
 - 12 CANOPY
 - 13 METAL GATE
 - 14 STUCCO OVER CMU
 - 15 SECTIONAL OVERHEAD DOOR



FLOOR PLAN



ROOF PLAN

8 CAR GARAGE FLOOR PLAN AND B&W ELEVATIONS

A4.8

SUNDANCE APARTMENTS

MODUS COMPANY

7147 E RANCHO VISTA DR. SUITE B01, SCOTTSDALE, AZ 85251

BUCKEYE, ARIZONA

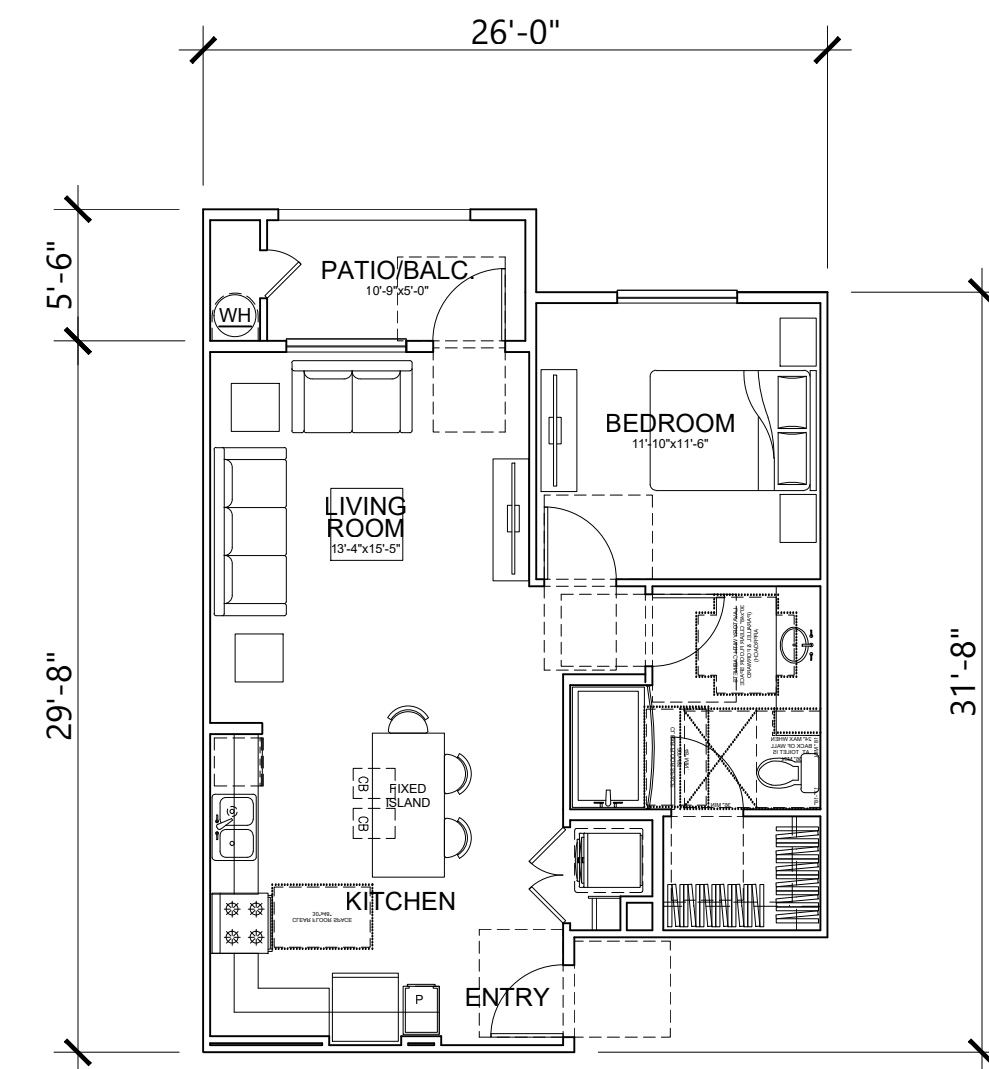
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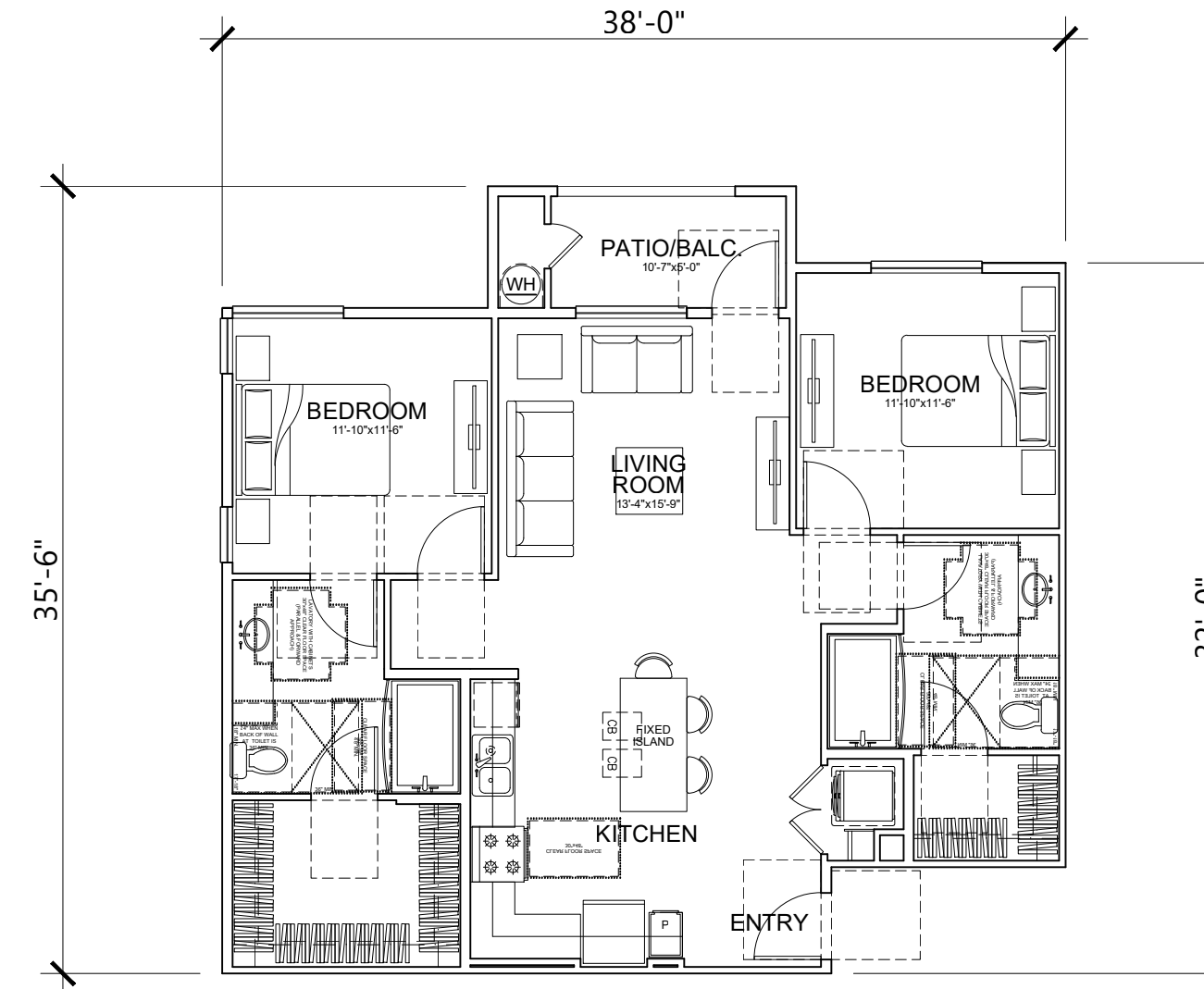
ARCHITECTS ORANGE

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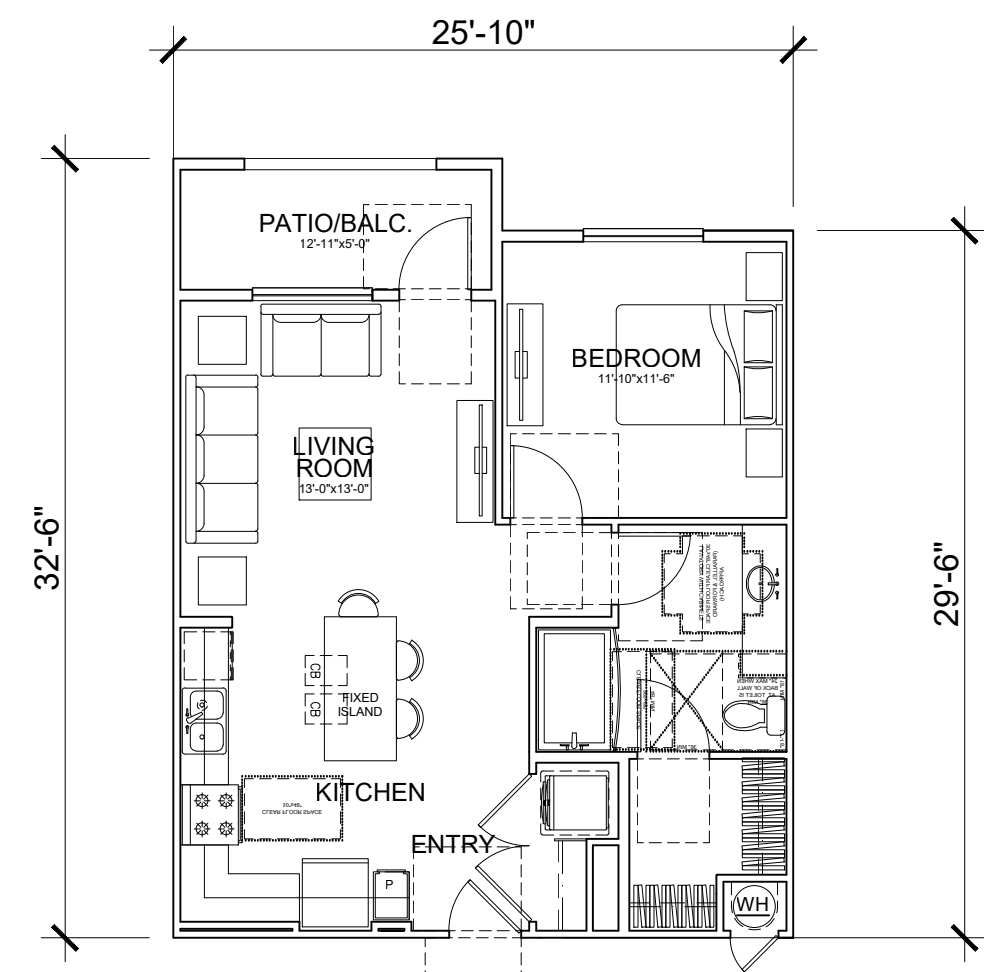


UNIT A1: 1BR / 1BA
LIVABLE AREA: 746 SQ. FT.
PATIO/ BALCONY AREA: 64 SQ. FT.
QUANTITY: 72 = 26%

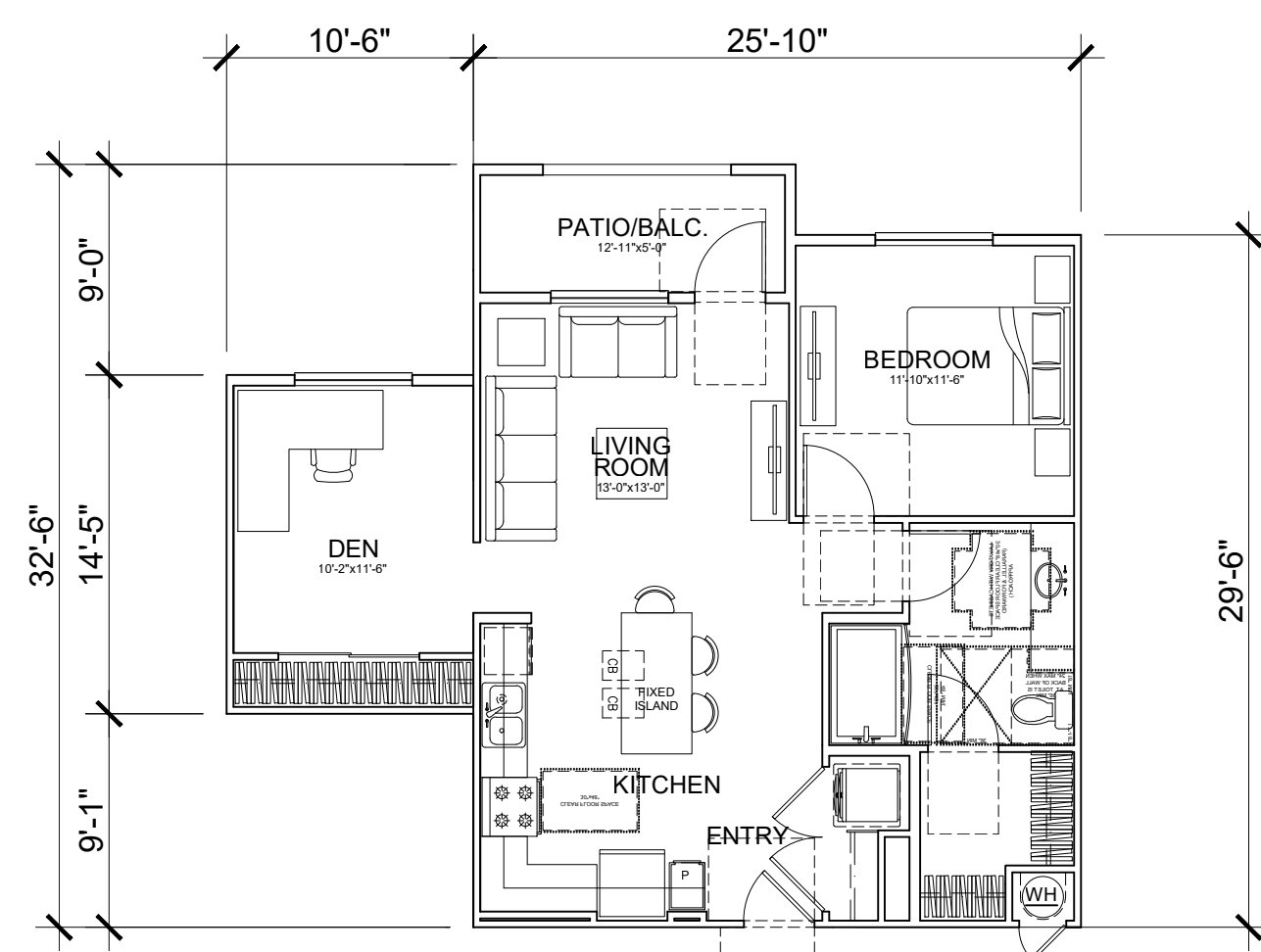


UNIT B1: 2BR / 2BA
LIVABLE AREA: 1113 SQ. FT.
PATIO/ BALCONY AREA: 64 SQ. FT.
QUANTITY: 72 = 26%

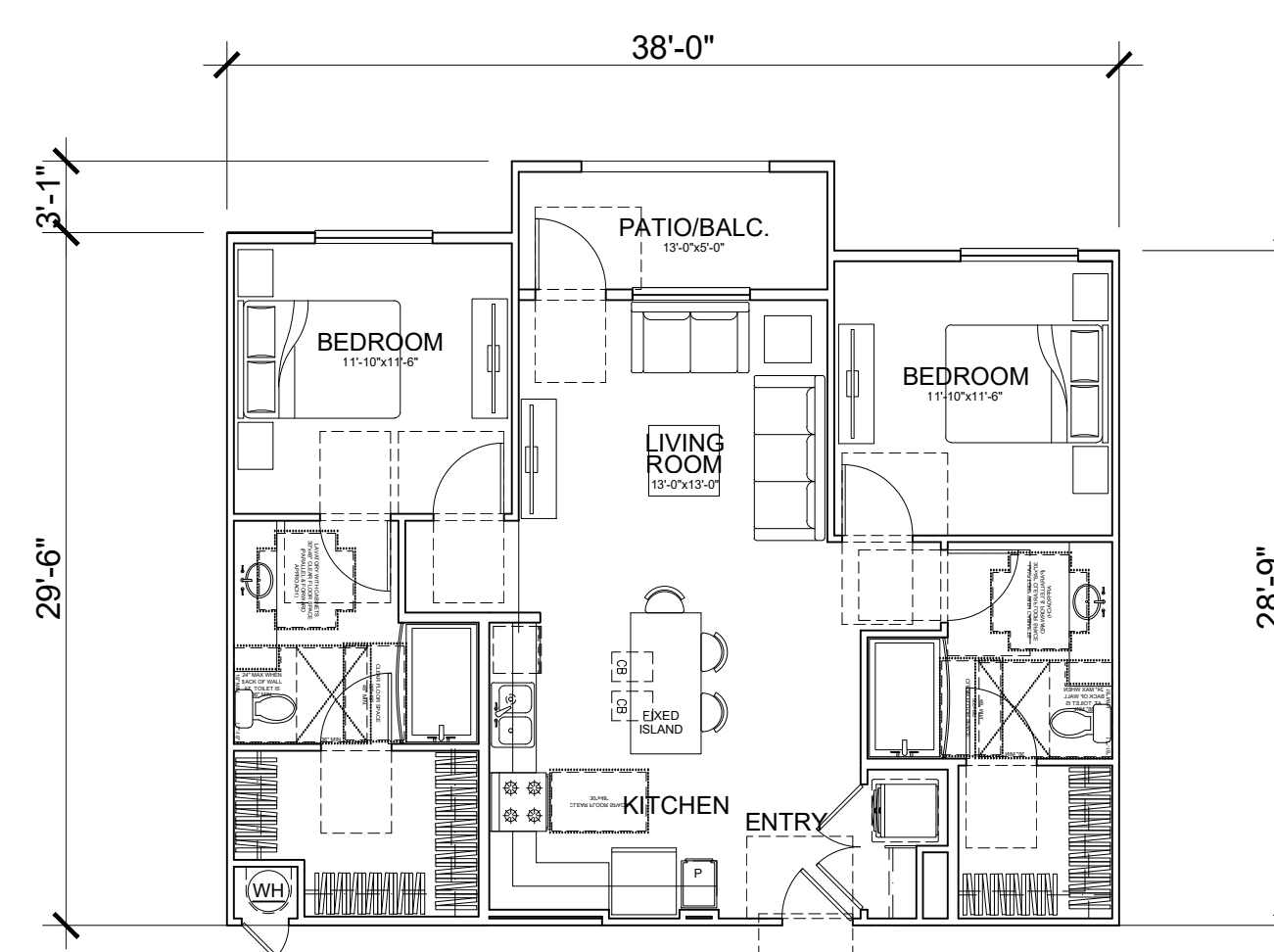
UNIT PLANS FOR BUILDING TYPE B



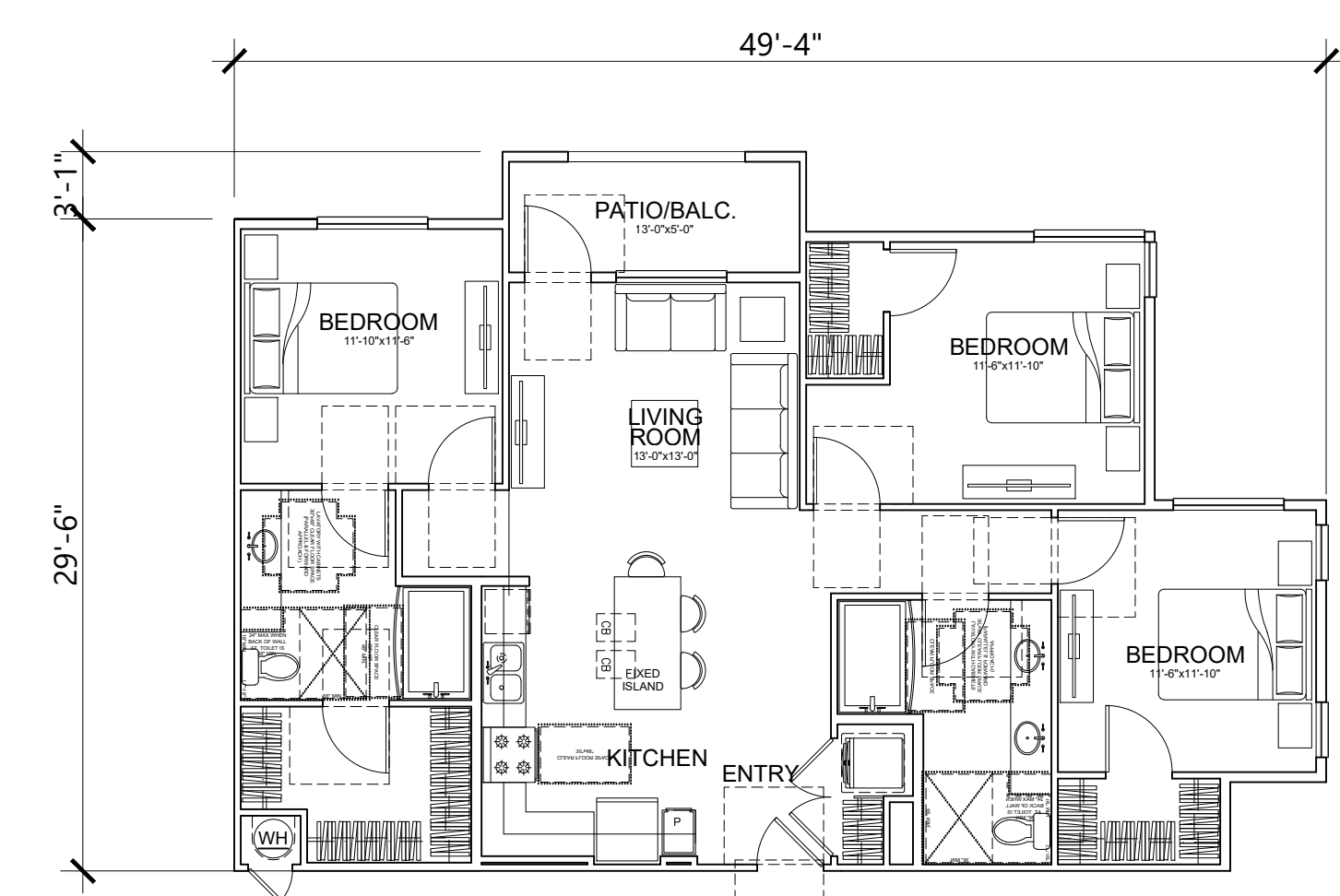
UNIT A2: 1BR / 1BA
LIVABLE AREA: 728 SQ. FT.
PATIO/ BALCONY AREA: 65 SQ. FT.
QUANTITY: 22 = 8%



UNIT A2.1: 1BR / 1BA
LIVABLE AREA: 880 SQ. FT.
PATIO/ BALCONY AREA: 65 SQ. FT.
QUANTITY: 6 = 2%



UNIT B2: 2BR / 2BA
LIVABLE AREA: 1070 SQ. FT.
PATIO/ BALCONY AREA: 66 SQ. FT.
QUANTITY: 84 = 31%



UNIT C1: 3BR / 2BA
LIVABLE AREA: 1297 SQ. FT.
PATIO/ BALCONY AREA: 66 SQ. FT.
QUANTITY: 16 = 6%

UNIT PLANS FOR BUILDING TYPE A

SUNDANCE APARTMENTS

MODUS COMPANY

7147 E RANCHO VISTA DR. SUITE B01, SCOTTSDALE, AZ 85251

BUCKEYE, ARIZONA

PLZSP-22-00044



UNITS PLAN

DATE: 08-30-23
JOB NO.: 2022-805

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A5.0





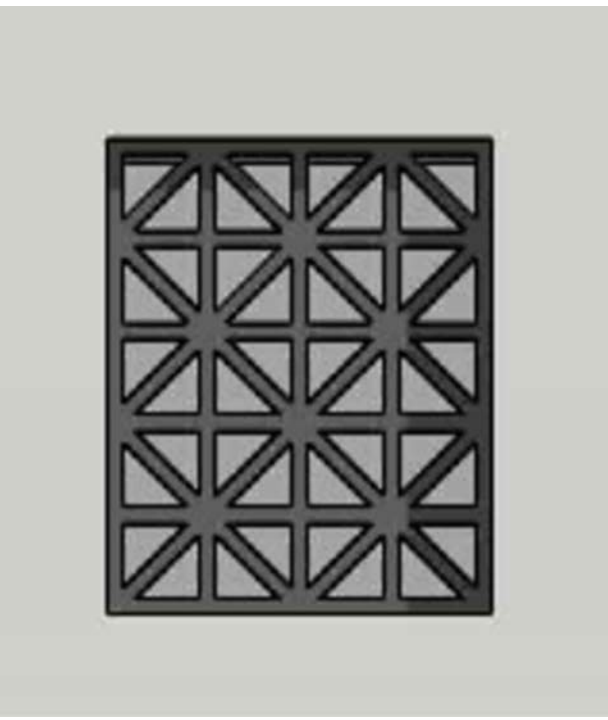
STUCCO 30 / 30 SAND FINISH A



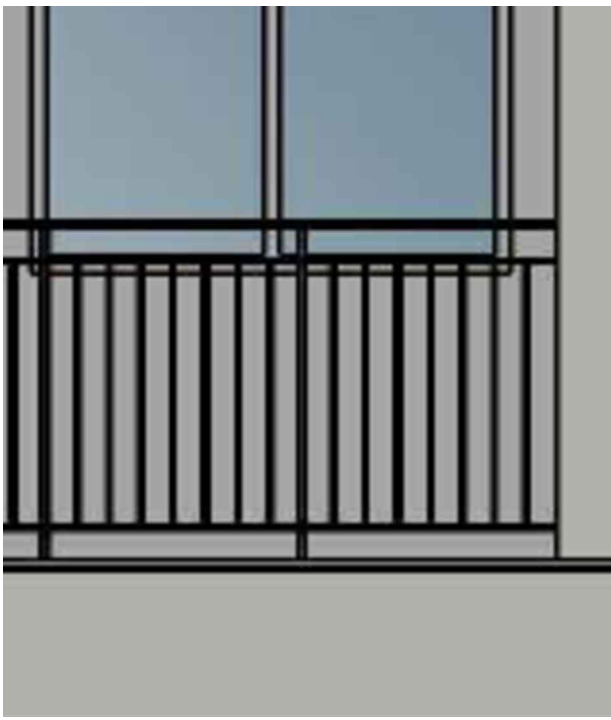
VYNIL WINDOW WHITE B



LIGHT FIXTURE C



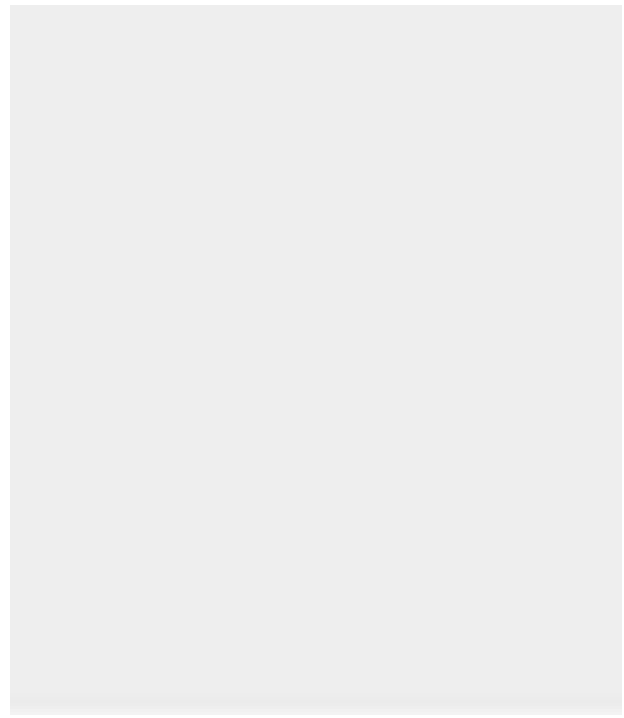
DECORATION PANEL D



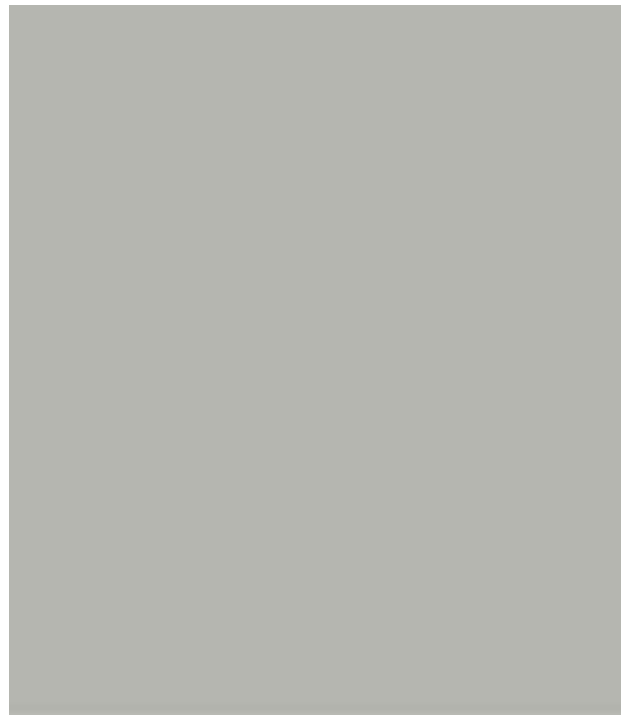
METAL RAILING E



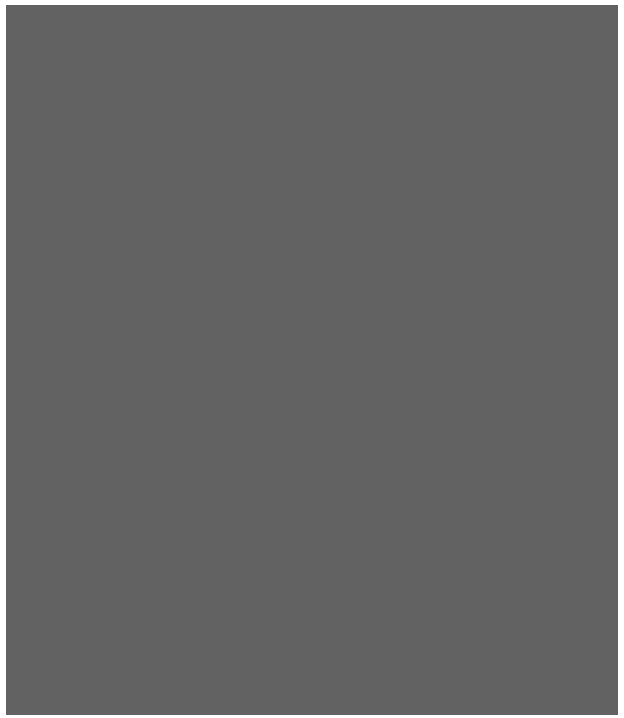
8" CMU WITH 2" CAPBLOCK F



MOONLIGHT DRYVIT 612 1



DUNN EDWARDS CHURCH MOUSE DET 603 2



DUNN EDWARDS CHARCOAL SMUDGE DE 6370 3



DUNN EDWARDS IRON FIXTURE DE6384 4

COLOR & MATERIALS

A6.0

SUNDANCE APARTMENTS

MODUS COMPANY

7147 E RANCHO VISTA DR. SUITE B01, SCOTTSDALE, AZ 85251

BUCKEYE, ARIZONA

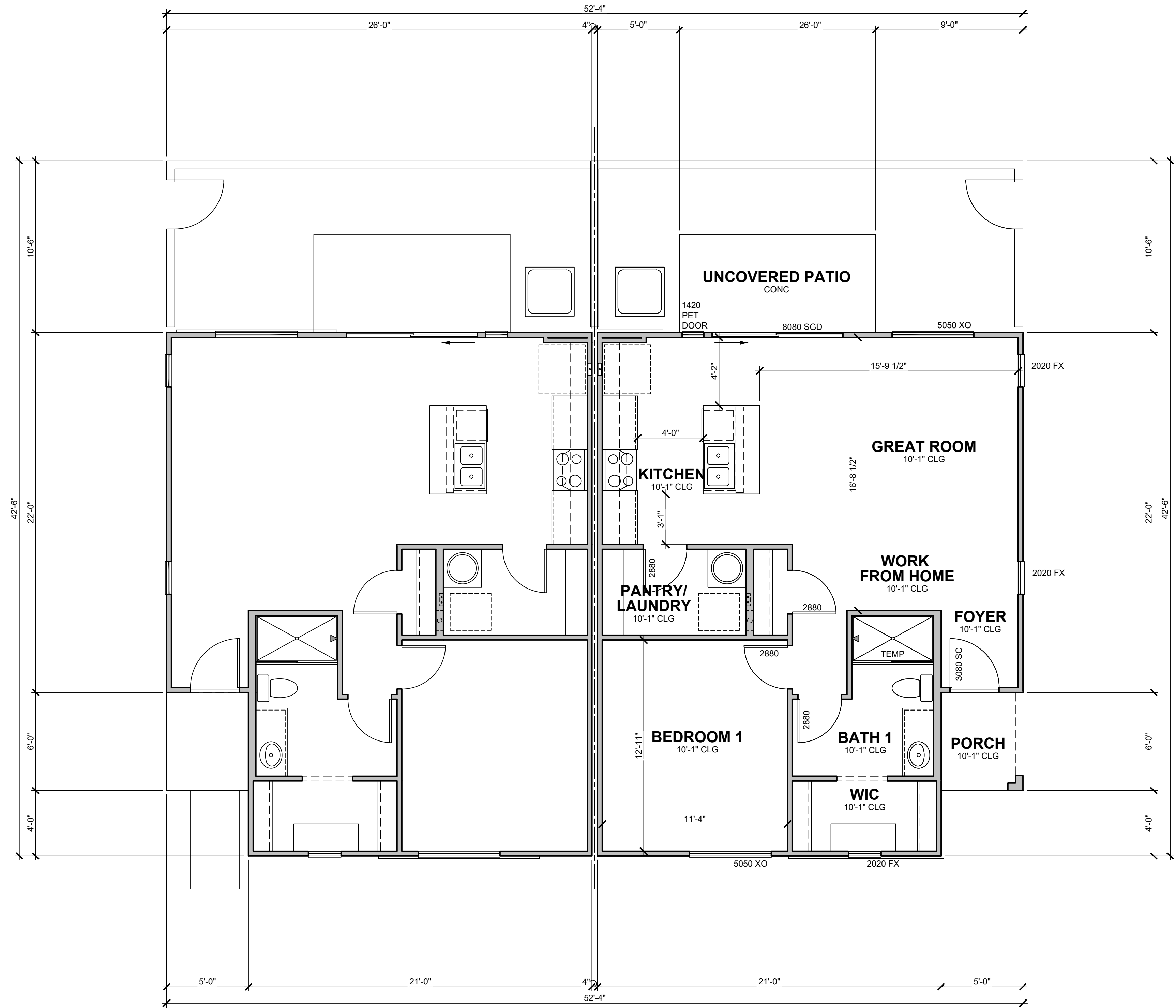
PLZSP-22-00044

DATE: 09-22-23
JOB NO.: 2022-805

ARCHITECTS ORANGE

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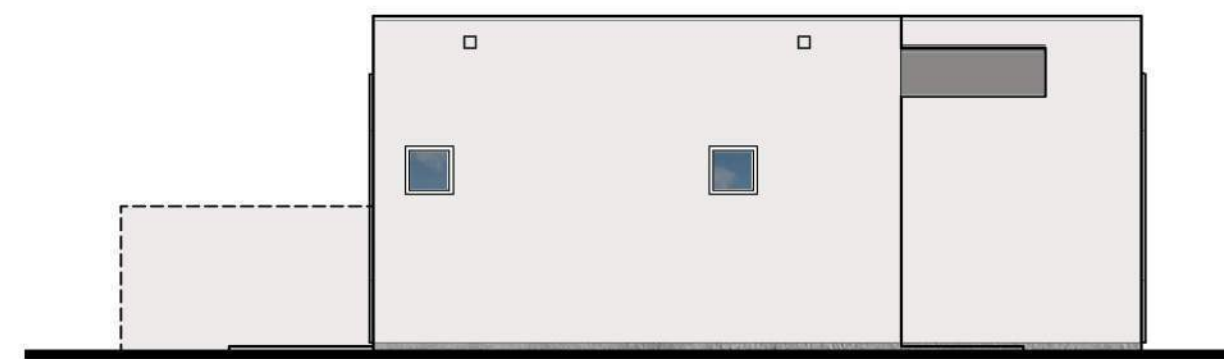
FLOOR PLAN
PLAN 1 ELEVATION A-B 1/4" = 1'-0"

PLAN 1 - ELEVATION A-B | SUNDANCE STATION | BUCKEYE, ARIZONA

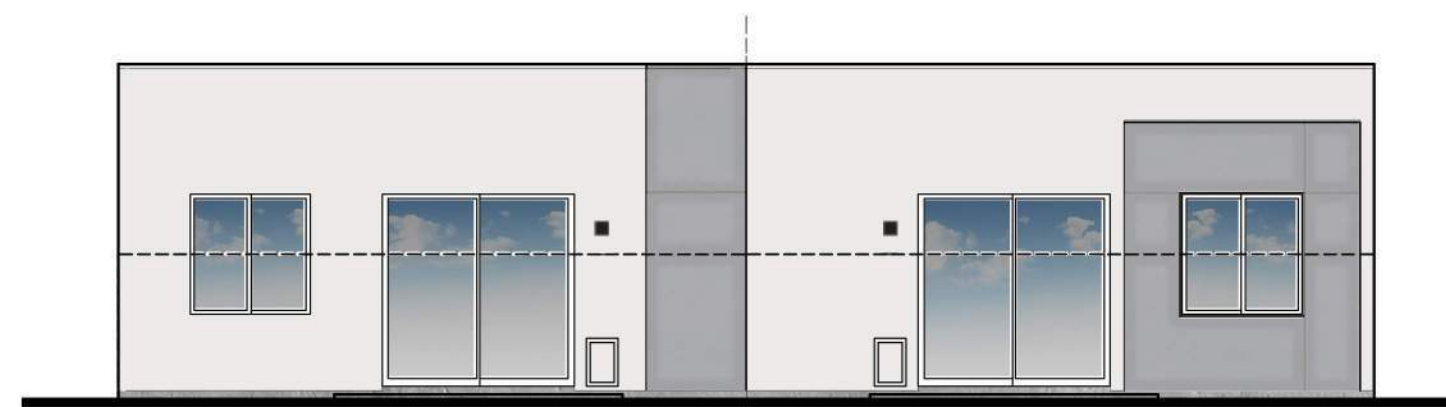
PLZSP-22-00044
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Phoenix, AZ 85018

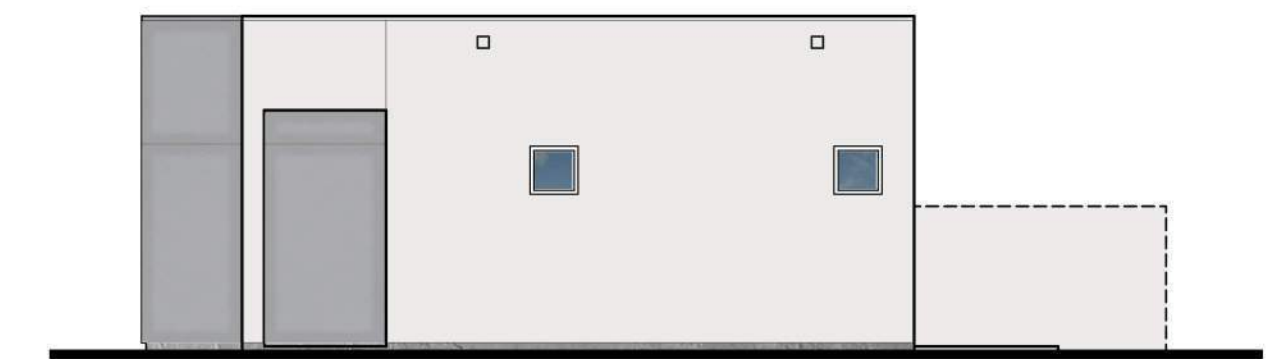
FELTENGGROUP
PHONE: 602.867.2500 WWW.FELTENGROUP.COM
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LEFT ELEVATION
ELEVATION A-B 1/8" = 1'-0"



REAR ELEVATION
ELEVATION A-B 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION A-B 1/8" = 1'-0"



FRONT ELEVATION
ELEVATION A-B 1/4" = 1'-0"

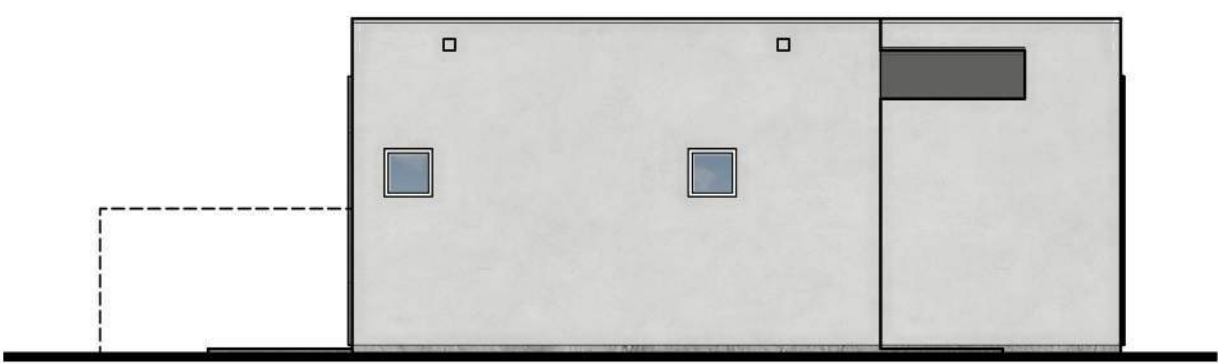
- PARAPET ROOF
- CANTILEVERED PORCH ROOF
- STUCCO BODY SAND FINISH
- DECORATIVE COACH LIGHT
- MODERN FLUSH FRONT DOOR
- SCORED STUCCO POP-OUT (+2) SAND FINISH

COLOR SCHEME 2
PLAN 1 - ELEVATION A - B | SUNDANCE STATION | BUCKEYE, ARIZONA

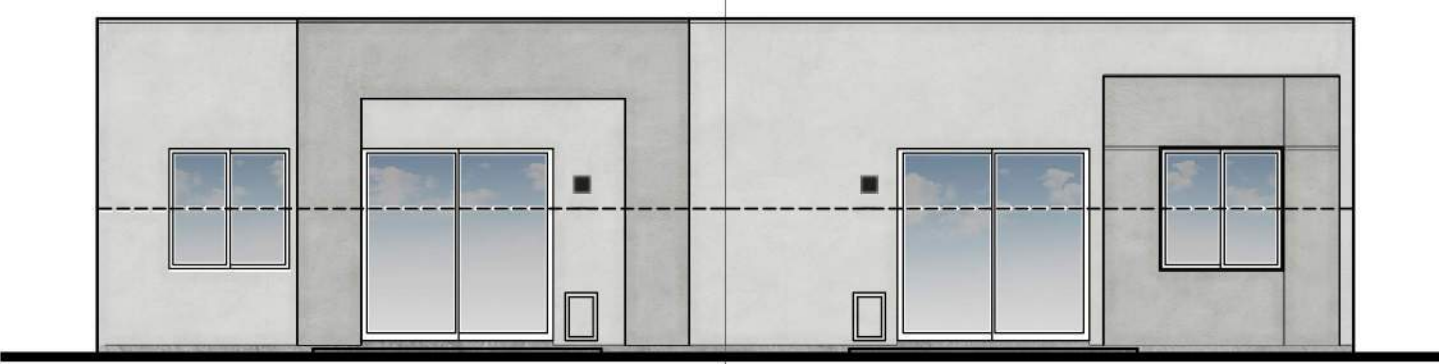
PLZSP-22-00044
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3219 E Camelback Rd, Suite #291
Phoenix, AZ 85018

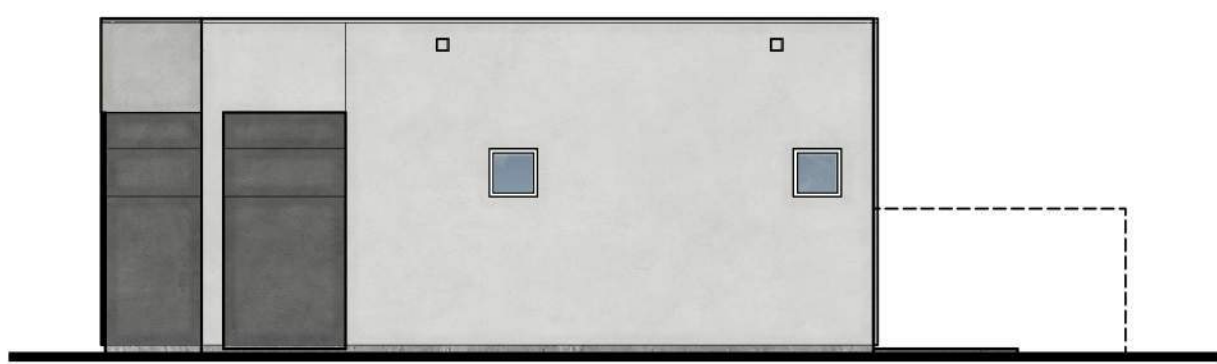
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LEFT ELEVATION
ELEVATION A-C 1/8" = 1'-0"



REAR ELEVATION
ELEVATION A-C 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION A-C 1/8" = 1'-0"



FRONT ELEVATION
ELEVATION A-C 1/4" = 1'-0"

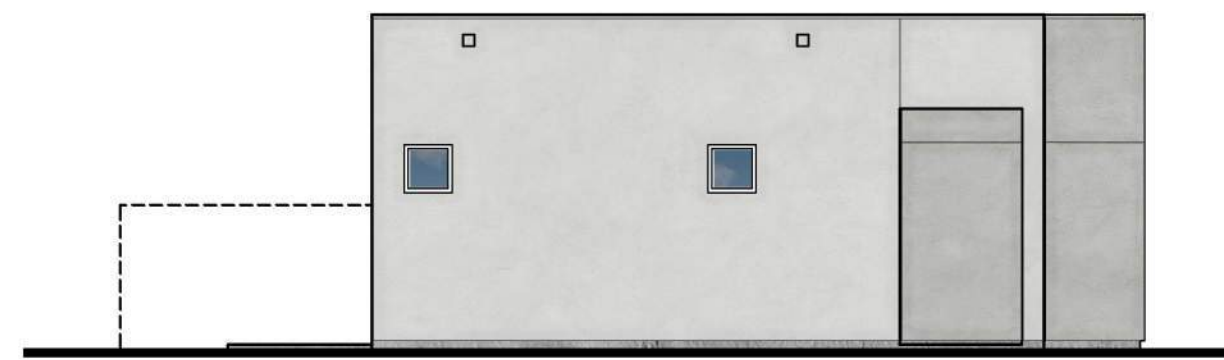
- CANTILEVERED PORCH ROOF
- PARAPET ROOF
- STUCCO BODY SAND FINISH
- MODERN FLUSH FRONT DOOR
- DECORATIVE COACH LIGHT
- SCORED STUCCO POP-OUT (+2) SAND FINISH

COLOR SCHEME 1
PLAN 1 - ELEVATION A - C | SUNDANCE STATION | BUCKEYE, ARIZONA

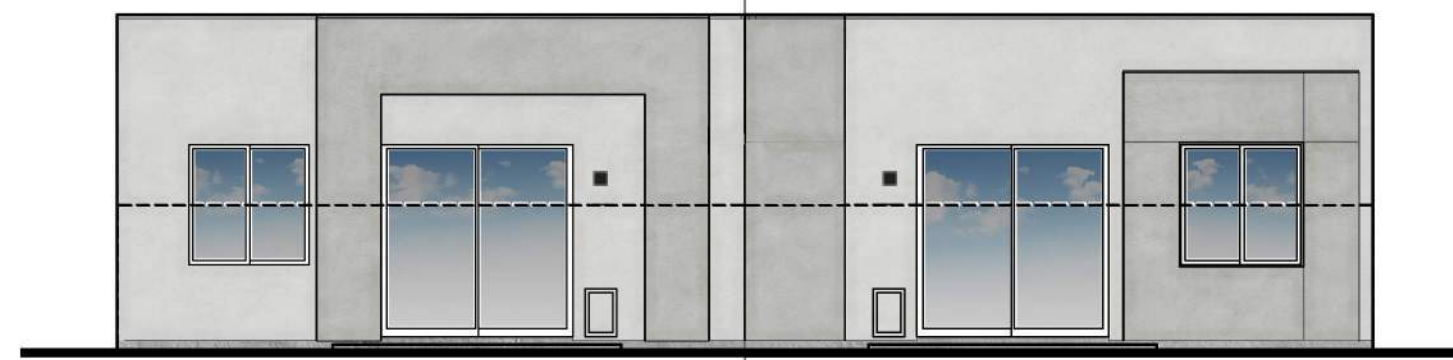
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Phoenix, AZ 85018

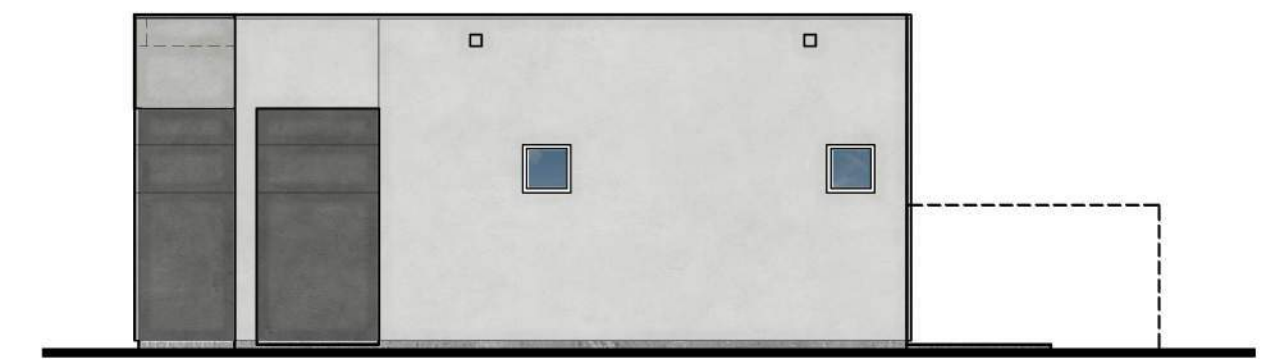
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LEFT ELEVATION
ELEVATION B-C 1/8" = 1'-0"



REAR ELEVATION
ELEVATION B-C 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION B-C 1/8" = 1'-0"



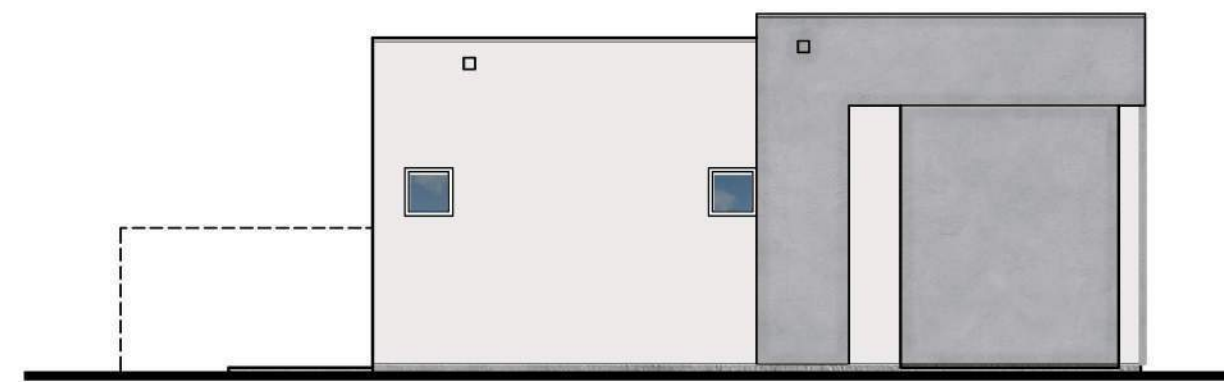
FRONT ELEVATION
ELEVATION B-C 1/4" = 1'-0"

COLOR SCHEME 1
PLAN 1 - ELEVATION B - C | SUNDANCE STATION | BUCKEYE, ARIZONA

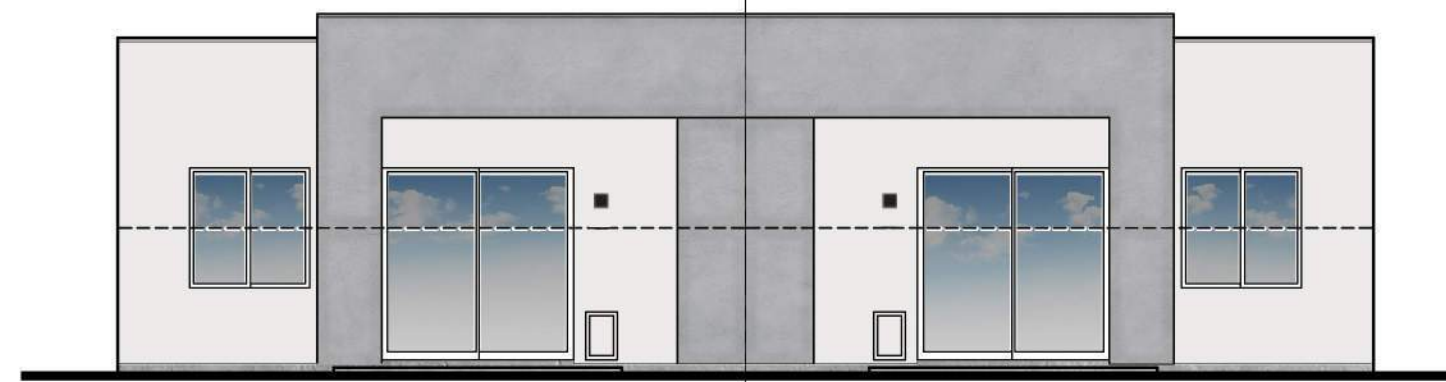
PLZSP-22-00044
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3219 E Camelback Rd, Suite #291
Phoenix, AZ 85018

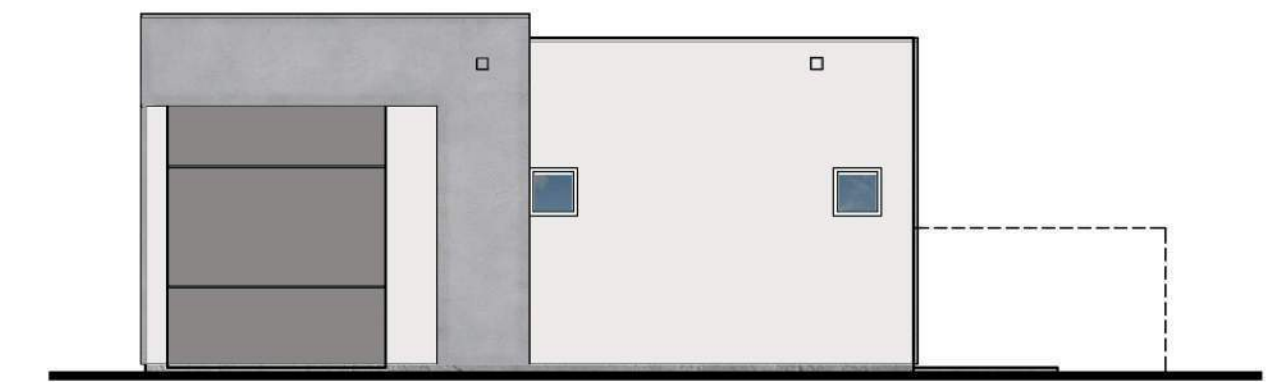
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LEFT ELEVATION
ELEVATION E 1/8" = 1'-0"



REAR ELEVATION
ELEVATION D-E 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION D 1/8" = 1'-0"



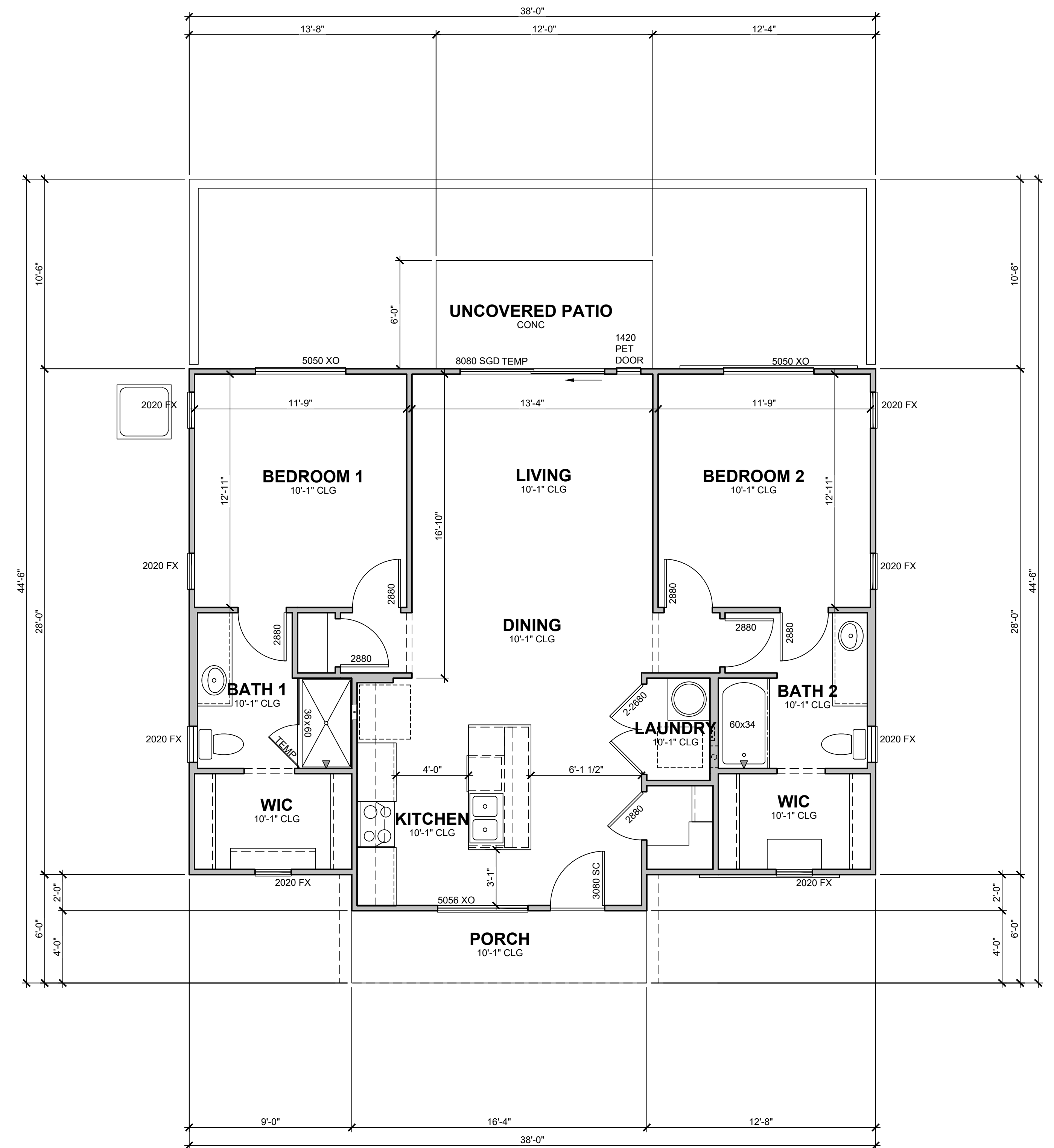
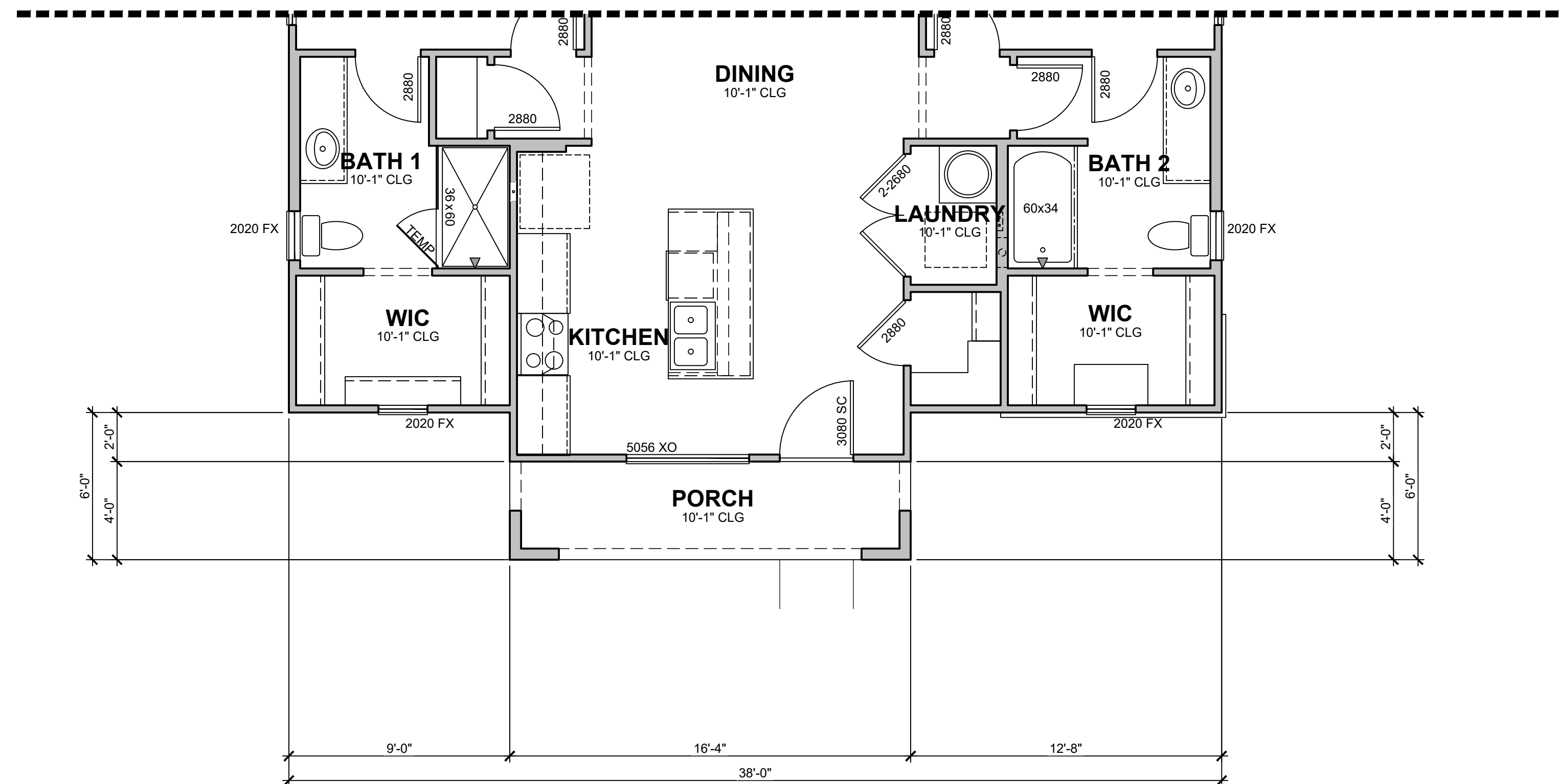
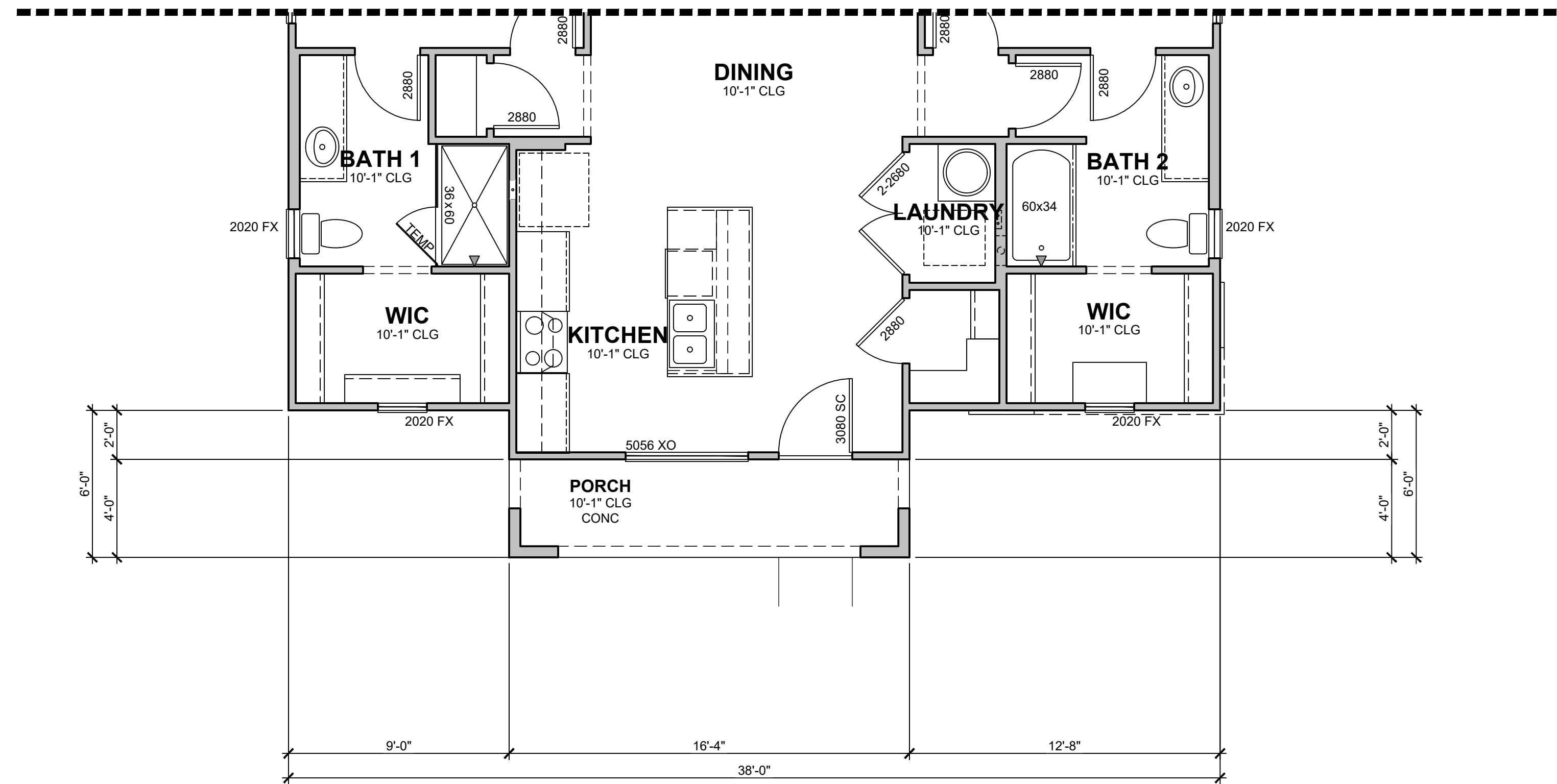
FRONT ELEVATION
ELEVATION E-D 1/4" = 1'-0"

COLOR SCHEME 2
PLAN 1 - ELEVATION E - D | SUNDANCE STATION | BUCKEYE, ARIZONA

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PLAN 2 | SUNDANCE STATION | BUCKEYE, ARIZONA

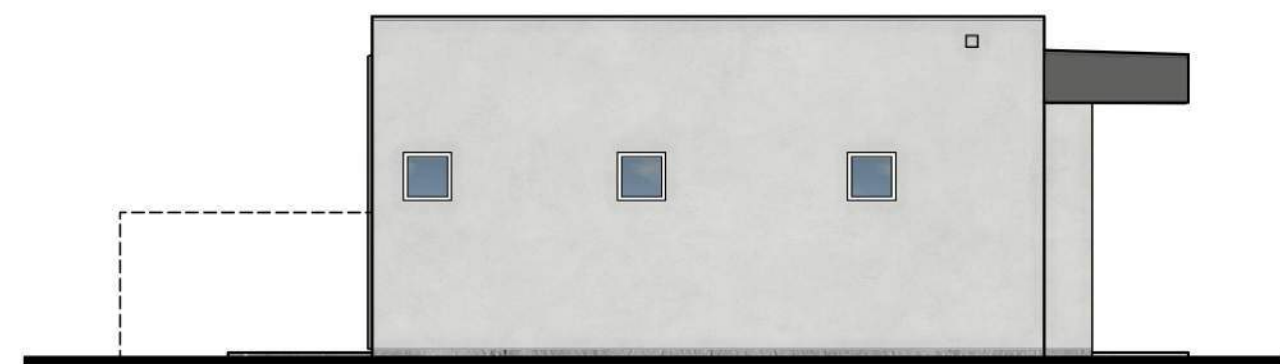
PLZSP-22-00044
4-26-2023

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3219 E Camelback Rd, Suite #291
Phoenix, AZ 85018

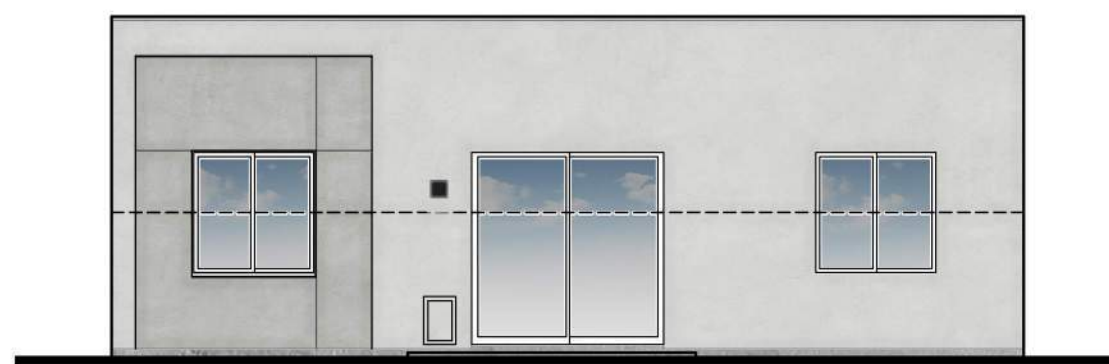
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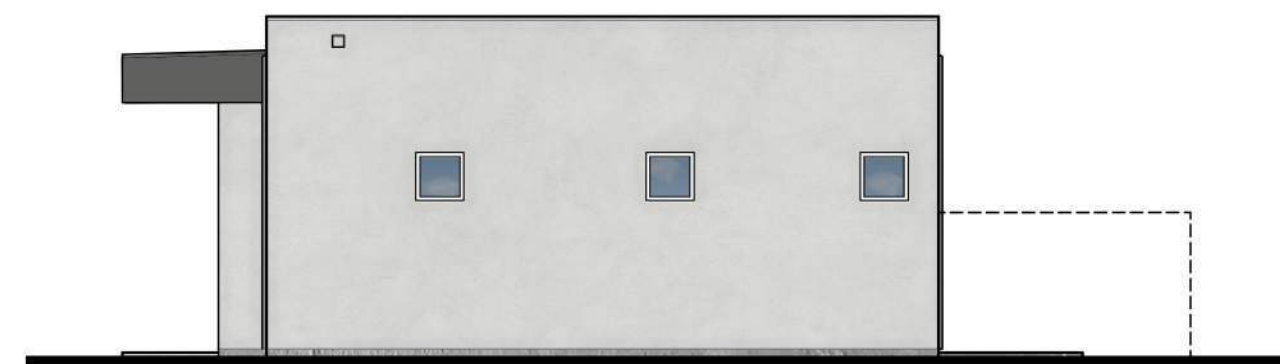
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LEFT ELEVATION
ELEVATION A
1/8" = 1'-0"



REAR ELEVATION
ELEVATION A
1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION A
1/8" = 1'-0"



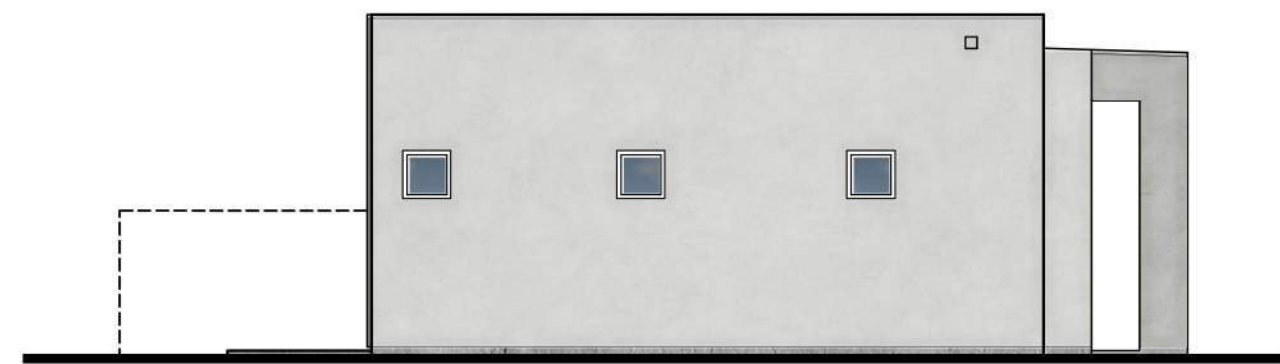
FRONT ELEVATION
ELEVATION A
1/4" = 1'-0"

COLOR SCHEME 1
PLAN 2 | SUNDANCE STATION | BUCKEYE, ARIZONA

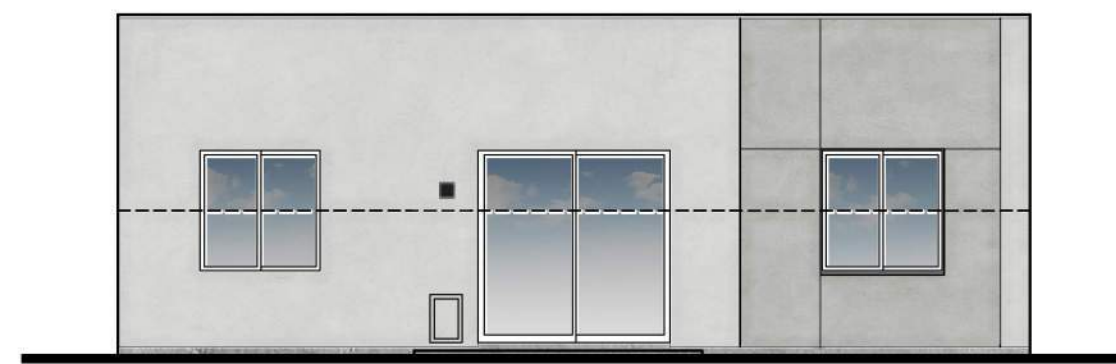
PLZSP-22-00044
8-29-2023

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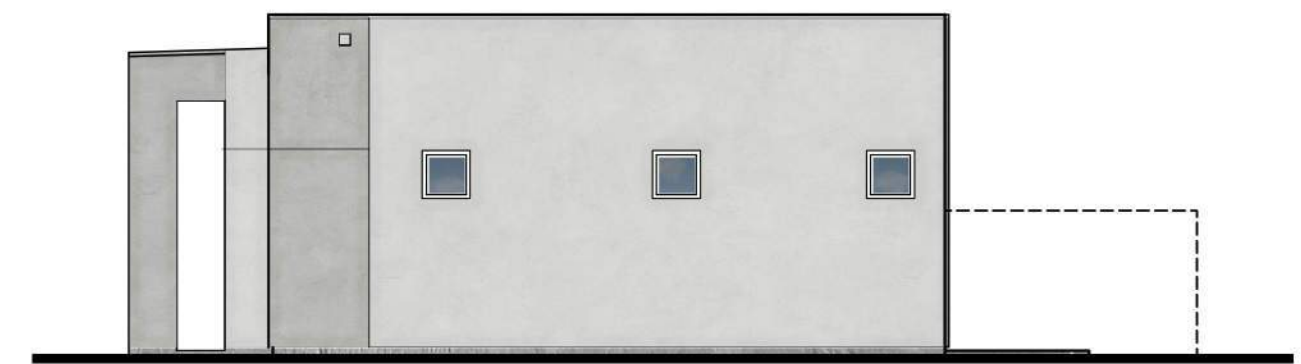
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LEFT ELEVATION
ELEVATION B 1/8" = 1'-0"



REAR ELEVATION
ELEVATION B 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION B 1/8" = 1'-0"



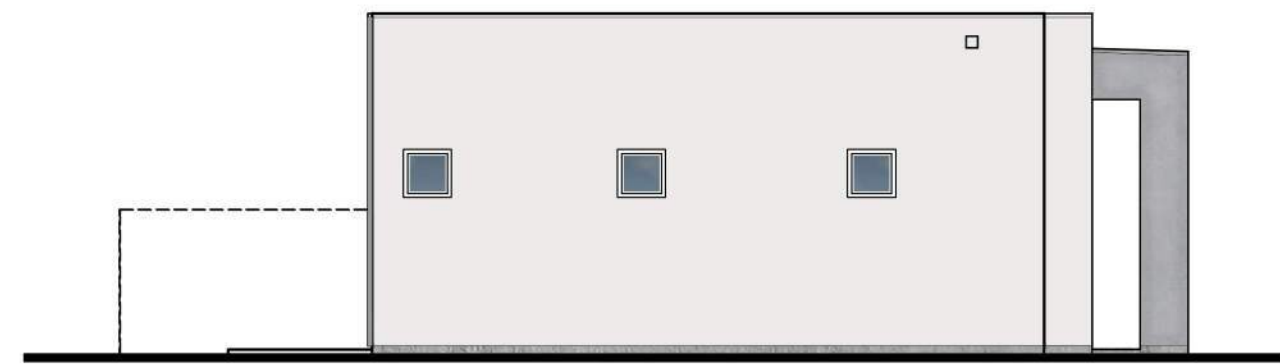
FRONT ELEVATION
ELEVATION B 1/4" = 1'-0"

COLOR SCHEME 1
PLAN 2 | SUNDANCE STATION | BUCKEYE, ARIZONA

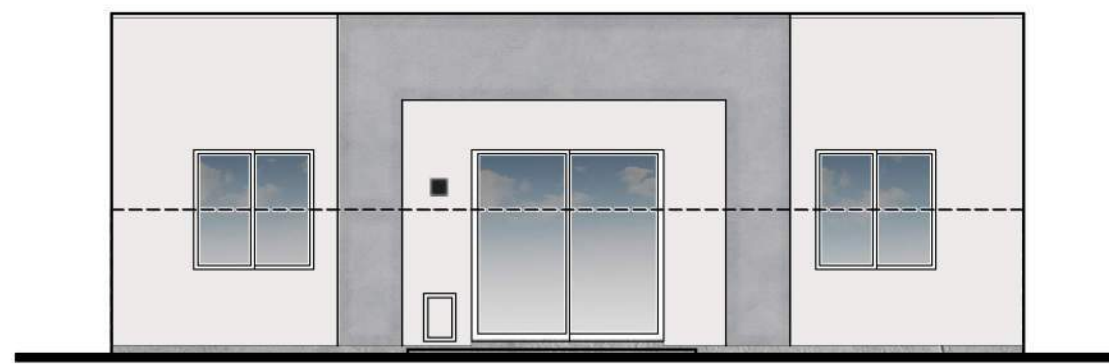
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8-29-2023

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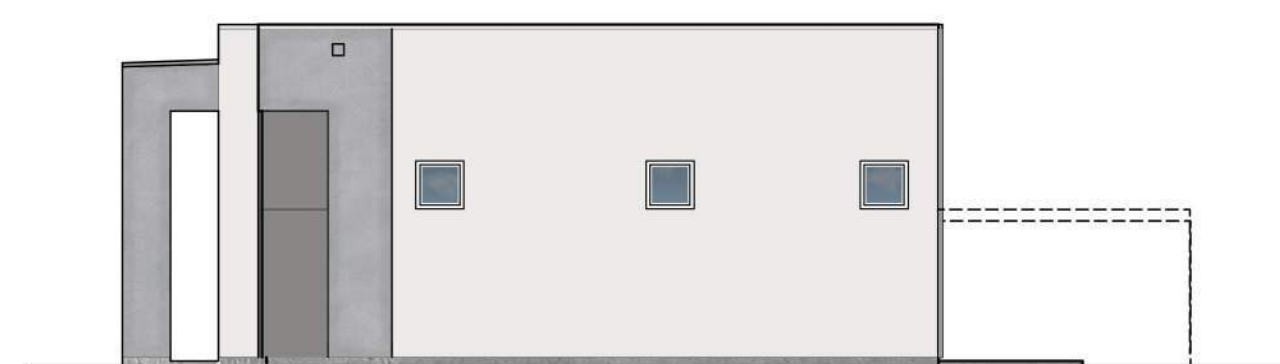
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LEFT ELEVATION
ELEVATION C 1/8" = 1'-0"



REAR ELEVATION
ELEVATION C 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION C 1/8" = 1'-0"



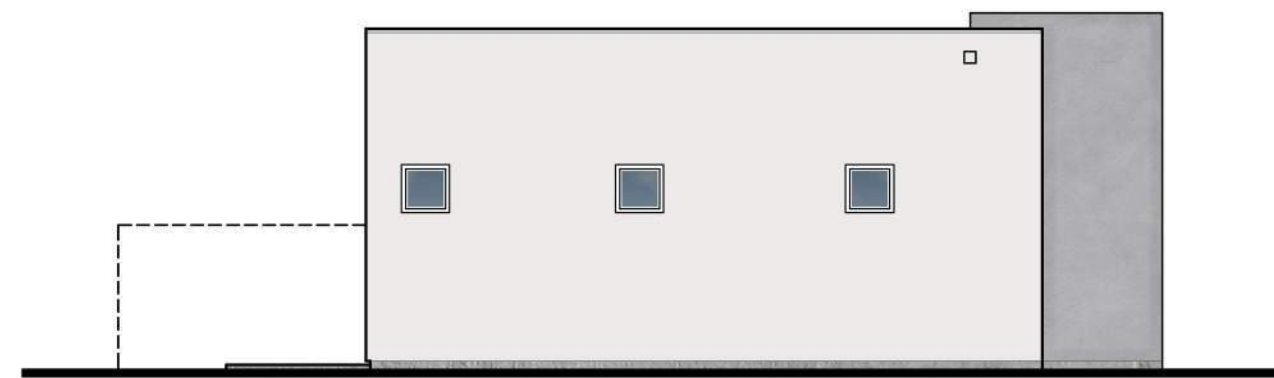
FRONT ELEVATION
ELEVATION C 1/4" = 1'-0"

COLOR SCHEME 2
PLAN 2 | SUNDANCE STATION | BUCKEYE, ARIZONA

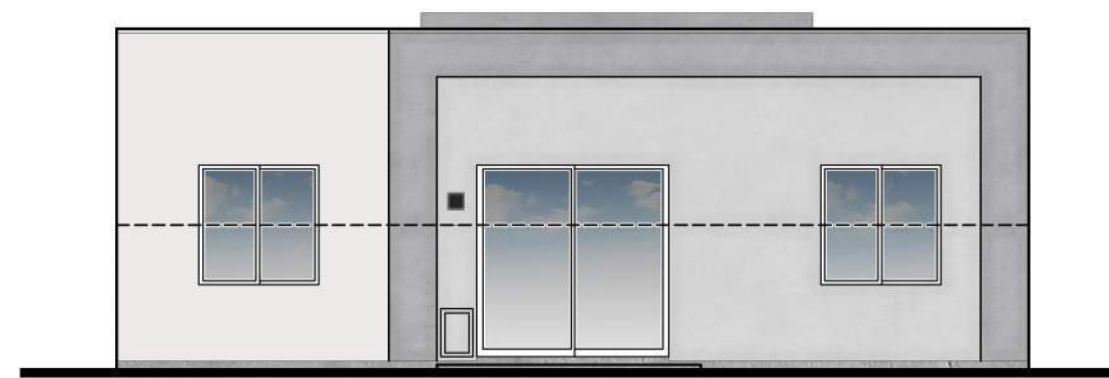
PLZSP-22-00044
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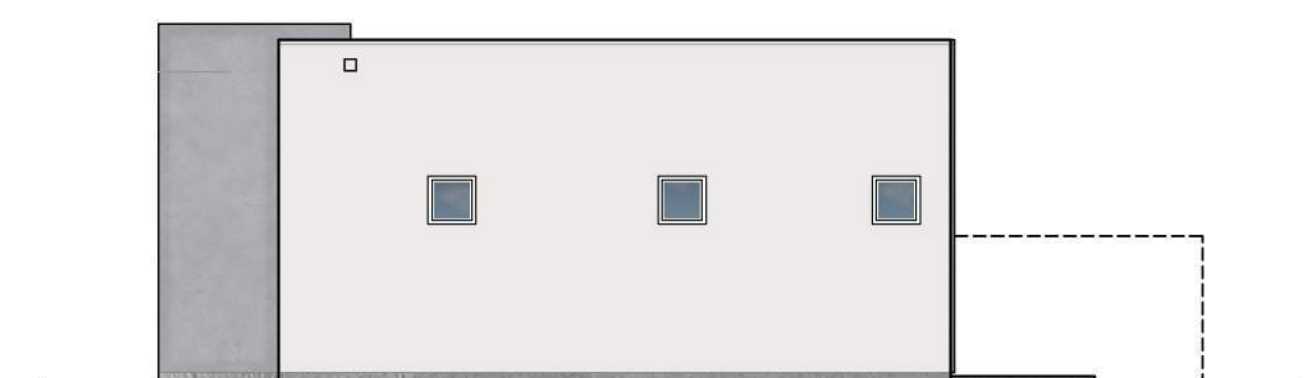
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LEFT ELEVATION
ELEVATION D 1/8" = 1'-0"



REAR ELEVATION
ELEVATION D 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION D 1/8" = 1'-0"



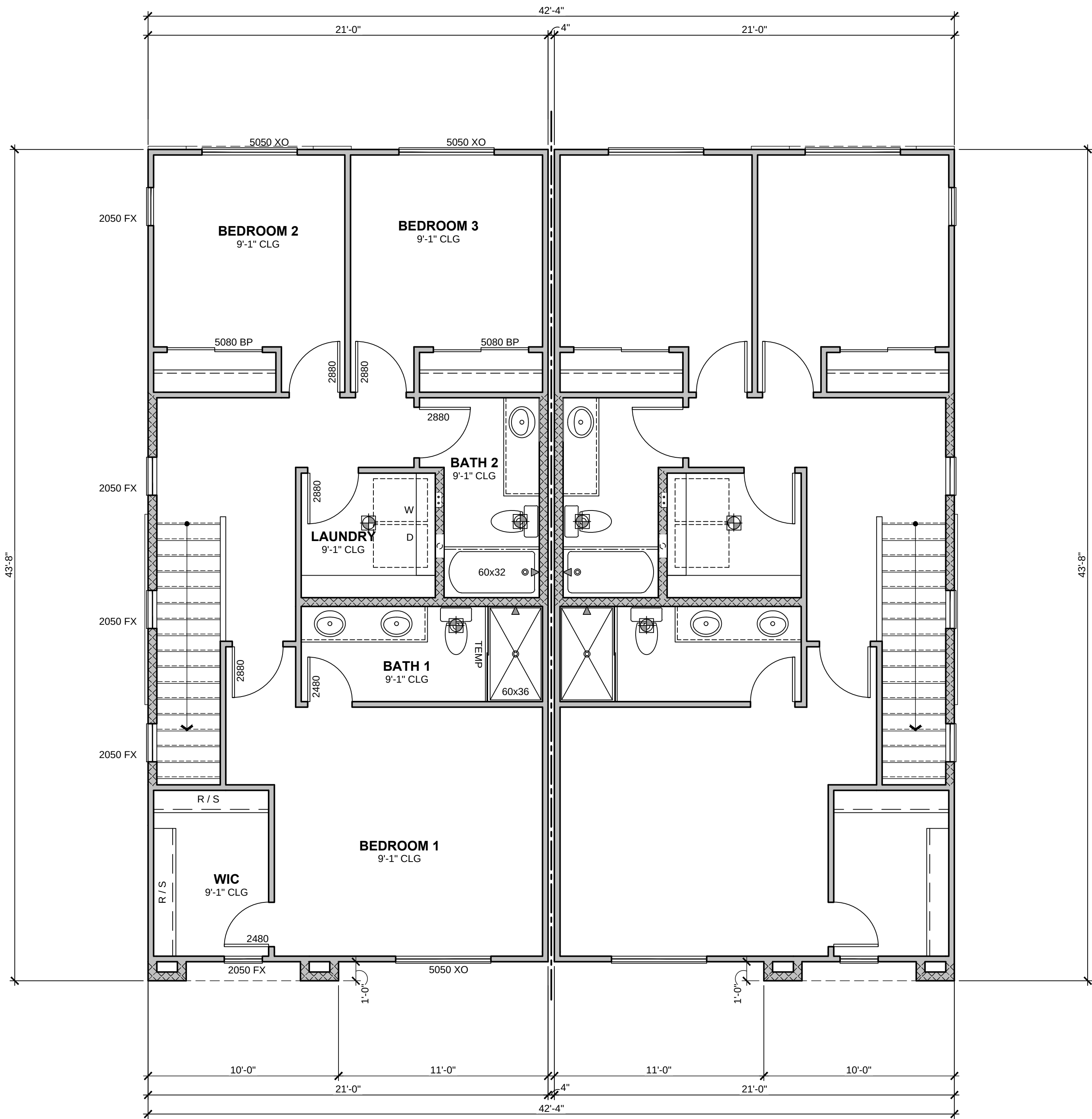
FRONT ELEVATION
ELEVATION D 1/4" = 1'-0"

COLOR SCHEME 2
PLAN 2 | SUNDANCE STATION | BUCKEYE, ARIZONA

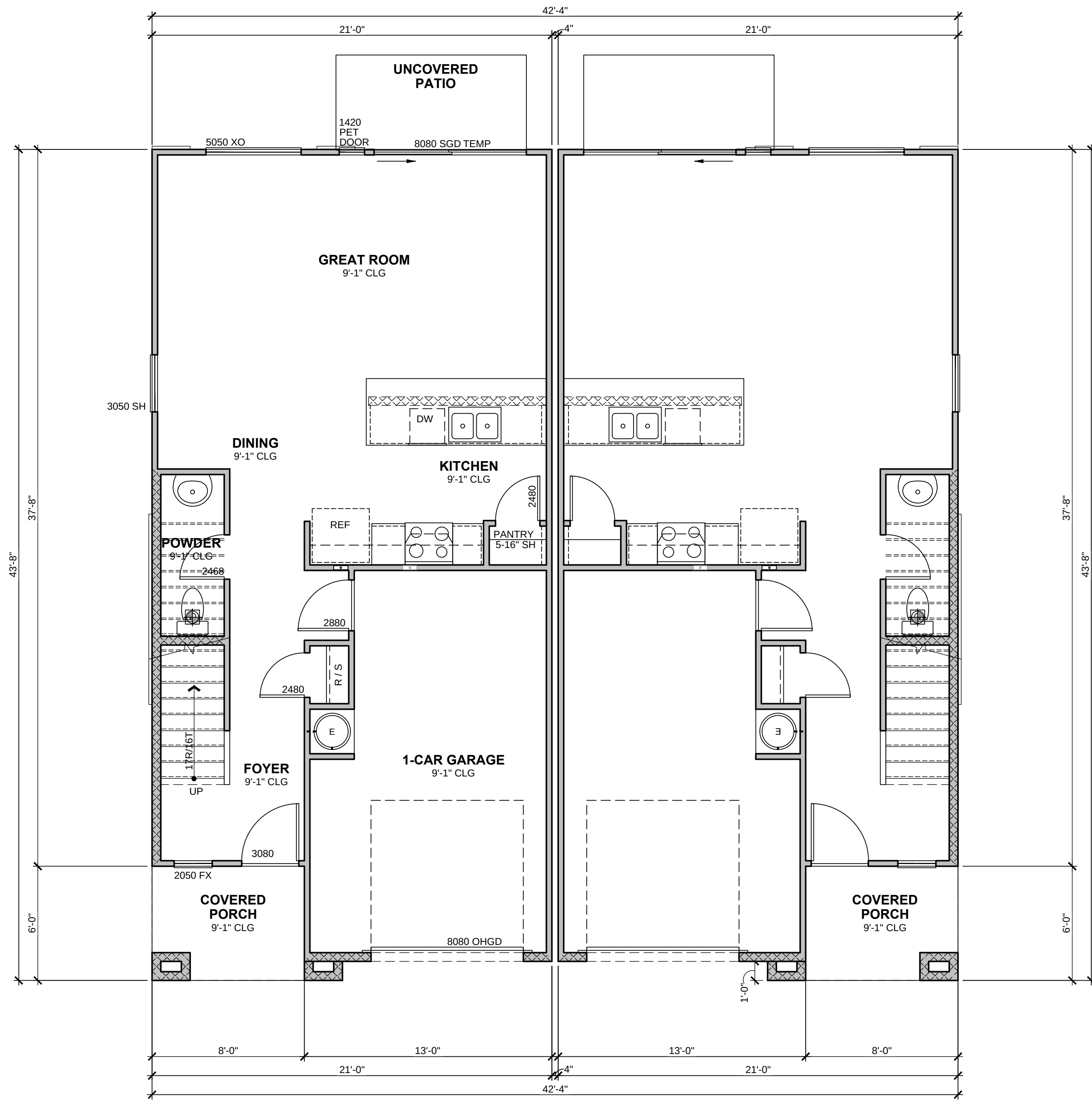
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SECOND FLOOR PLAN
ELEVATION A-A 1/4" = 1'-0"



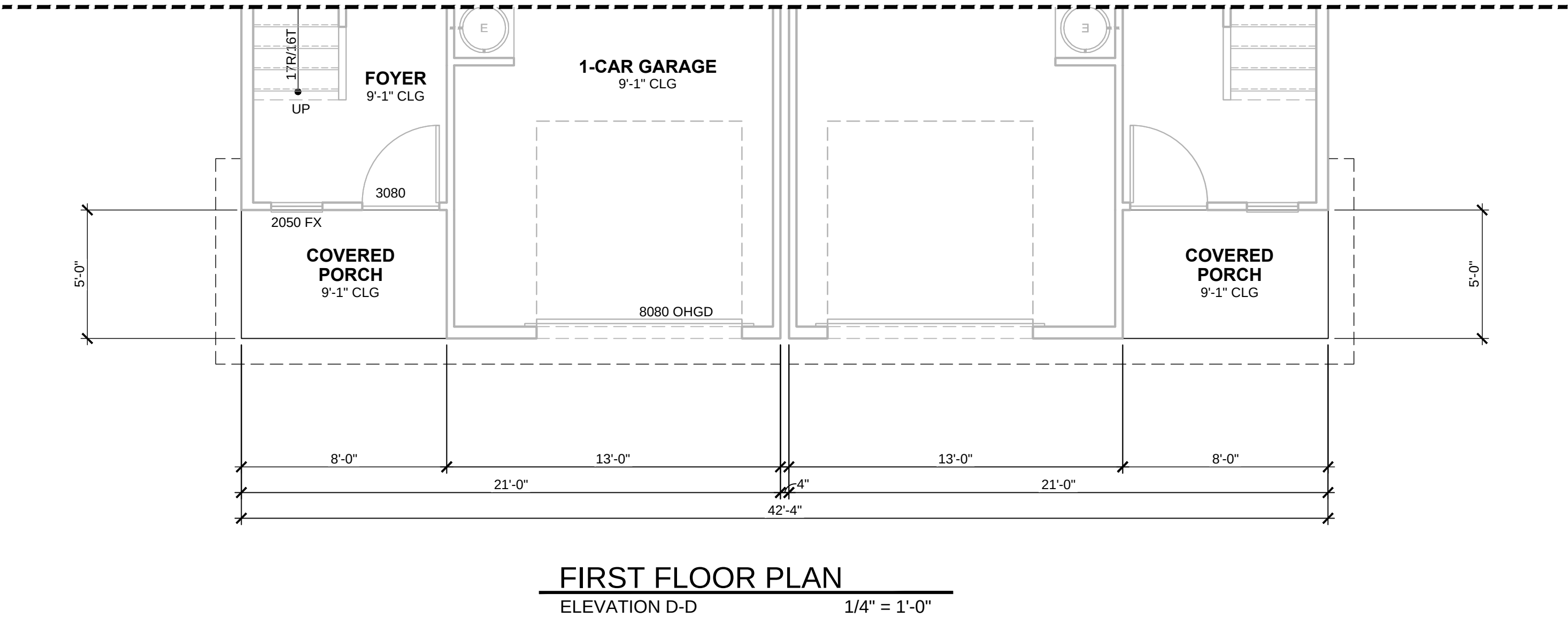
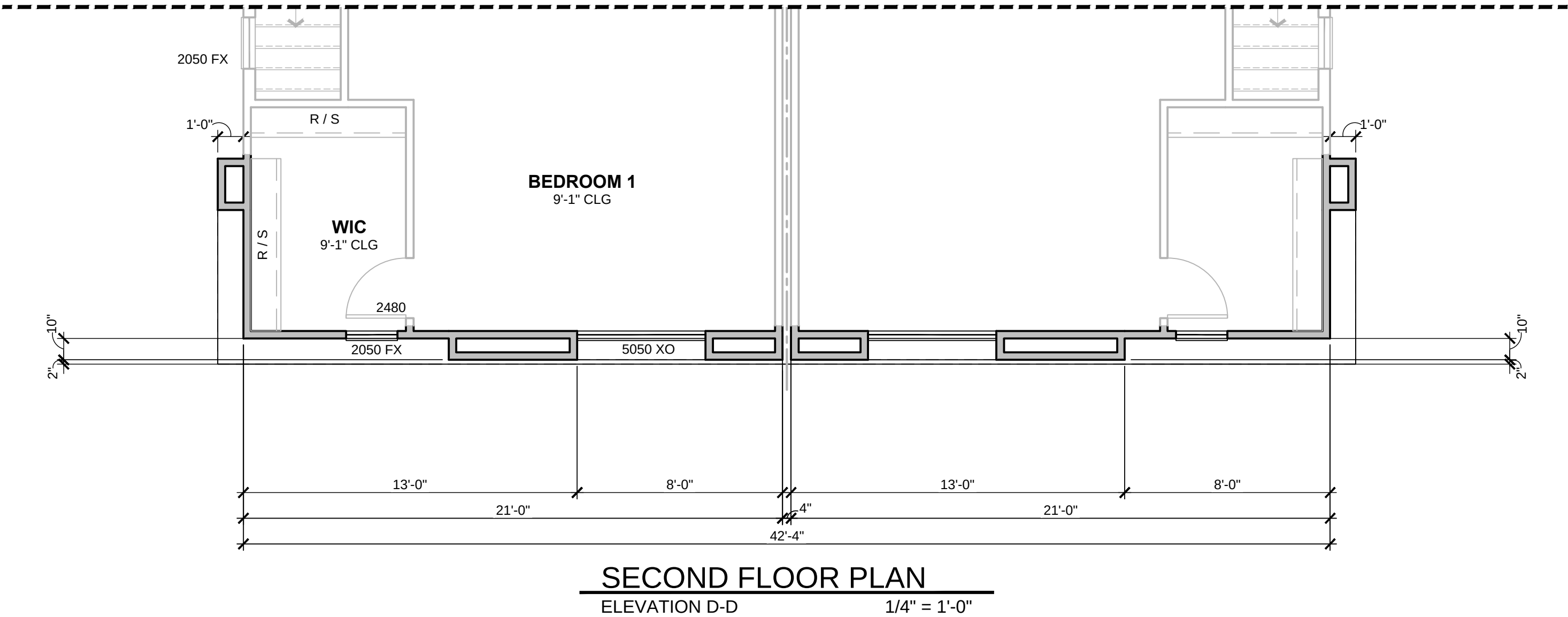
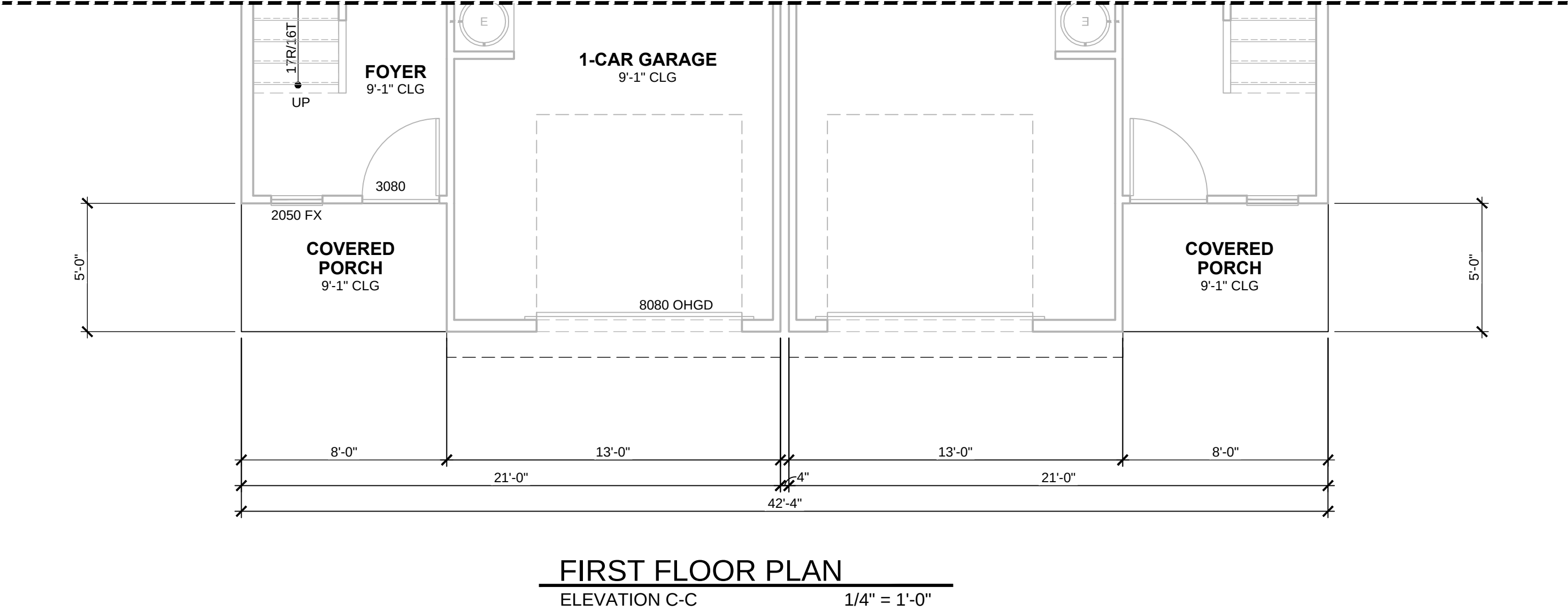
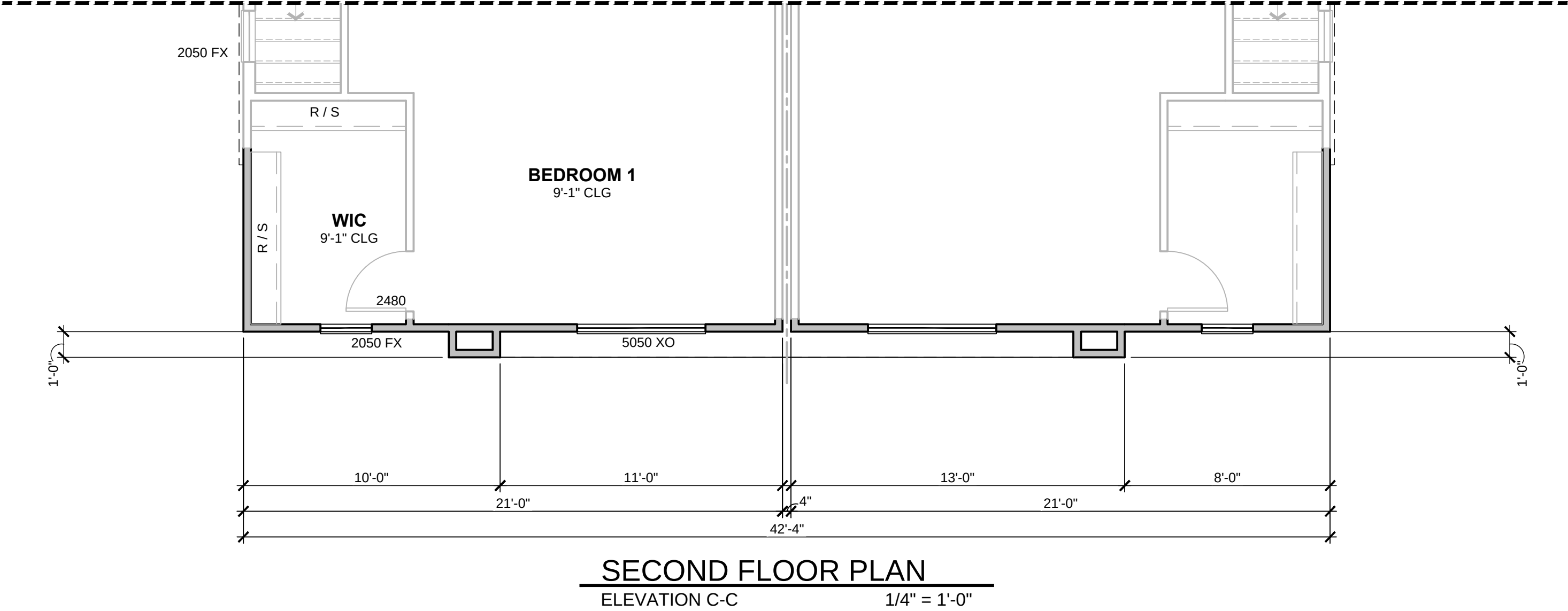
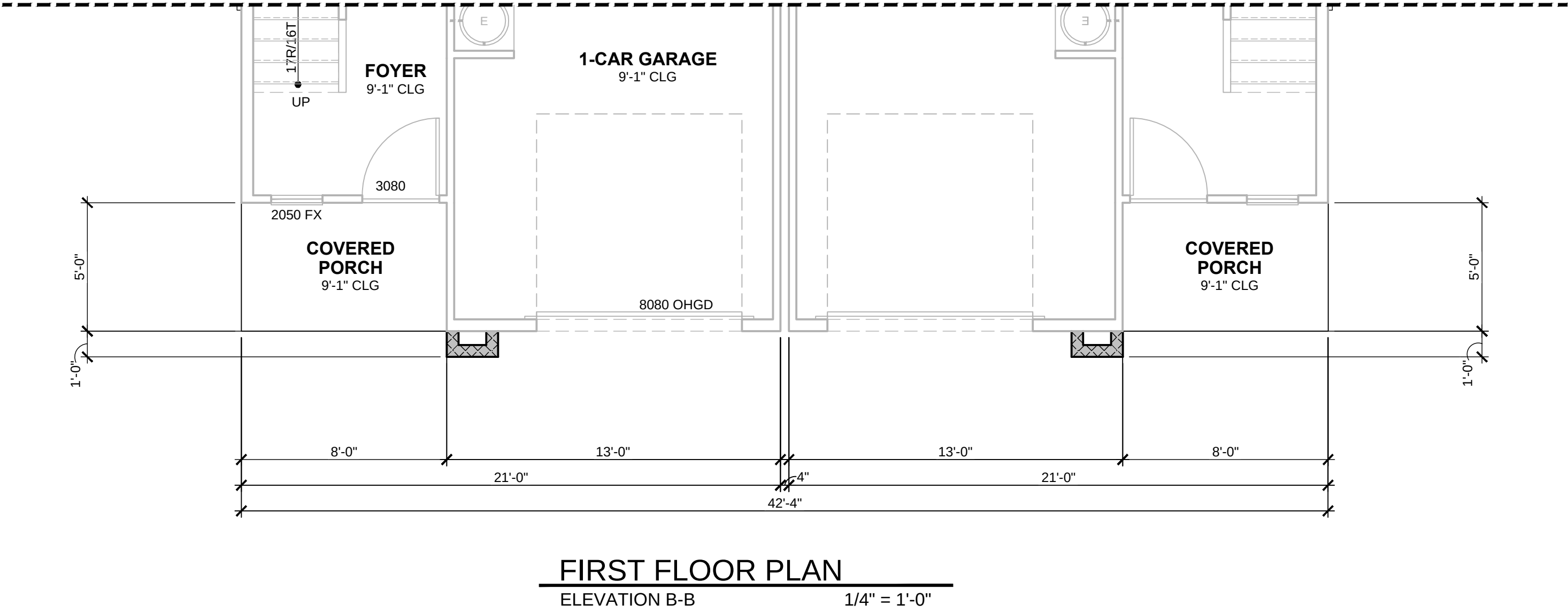
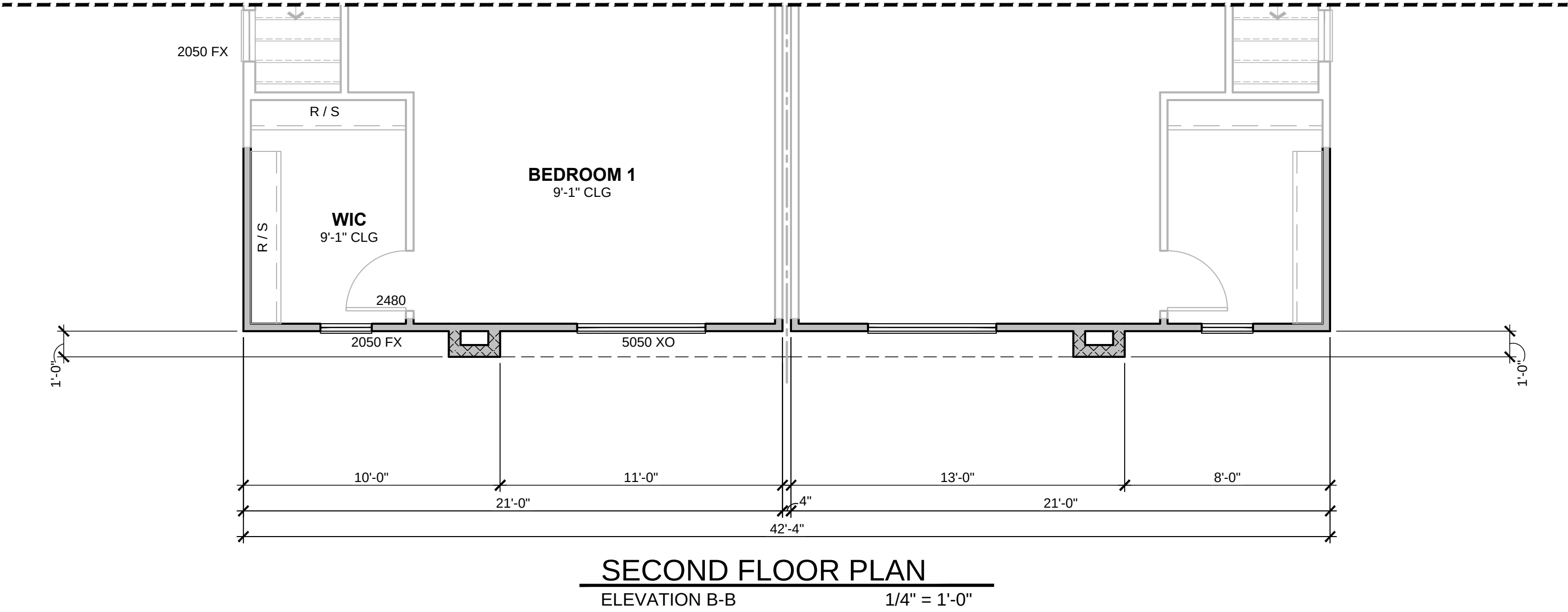
FIRST FLOOR PLAN
ELEVATION A-A 1/4" = 1'-0"

PLAN 4 - ELEVATION A - A | SUNDANCE STATION | BUCKEYE, ARIZONA

8-24-2023

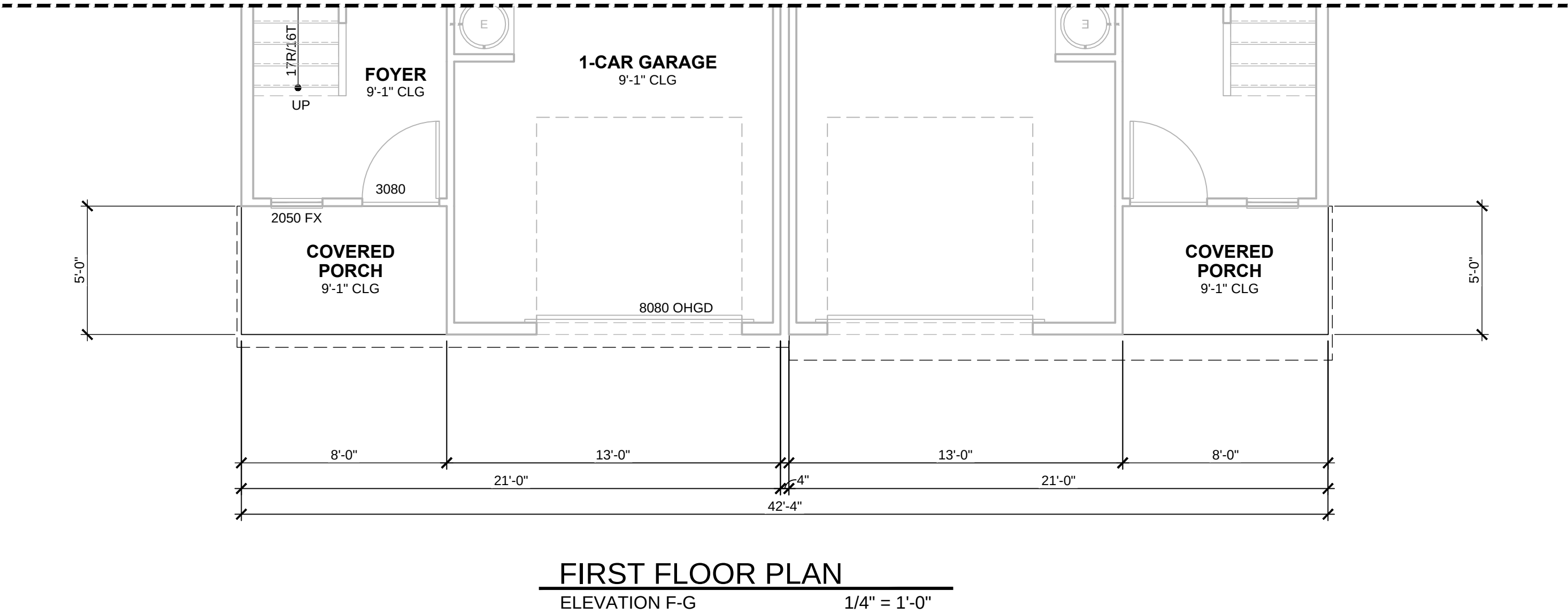
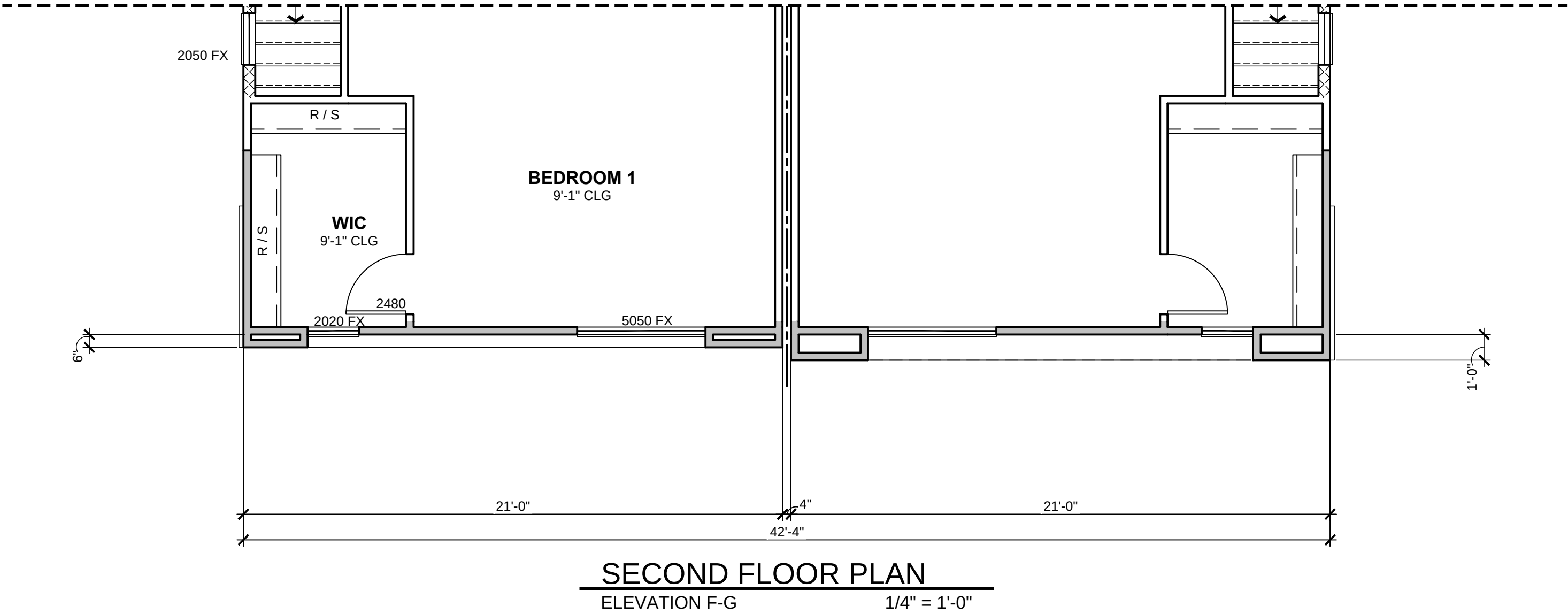
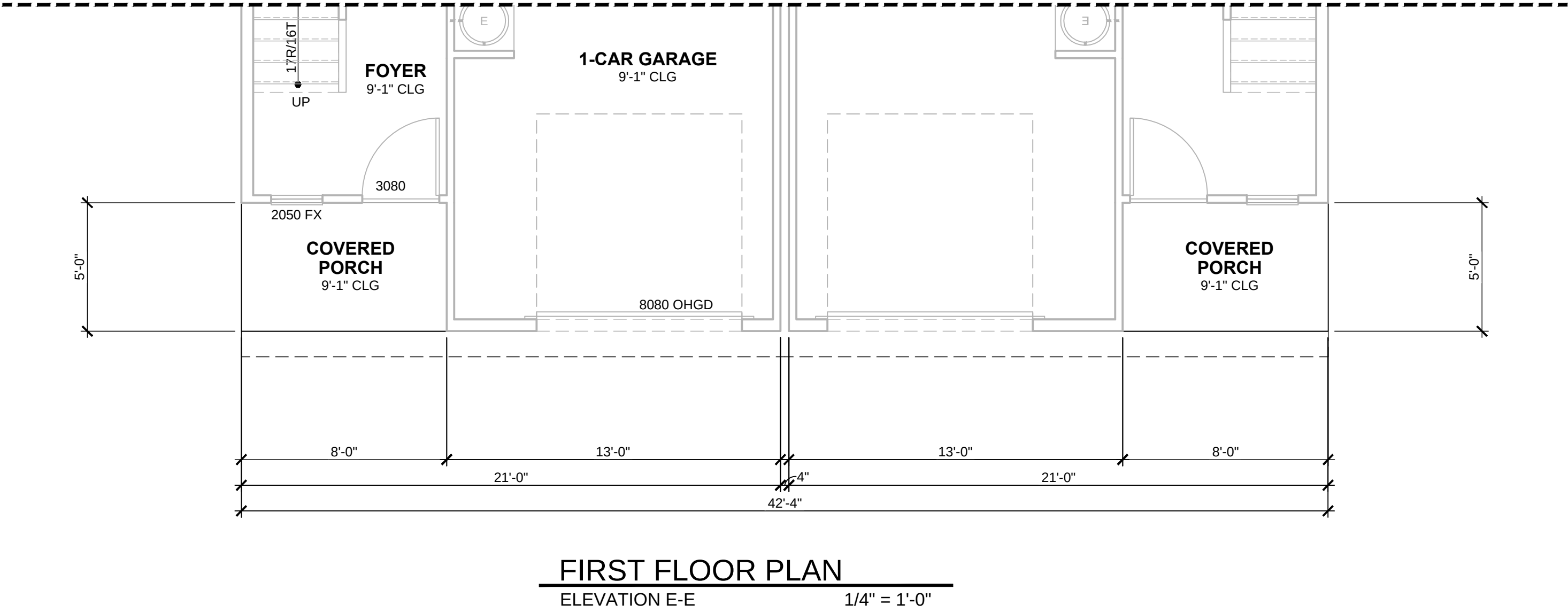
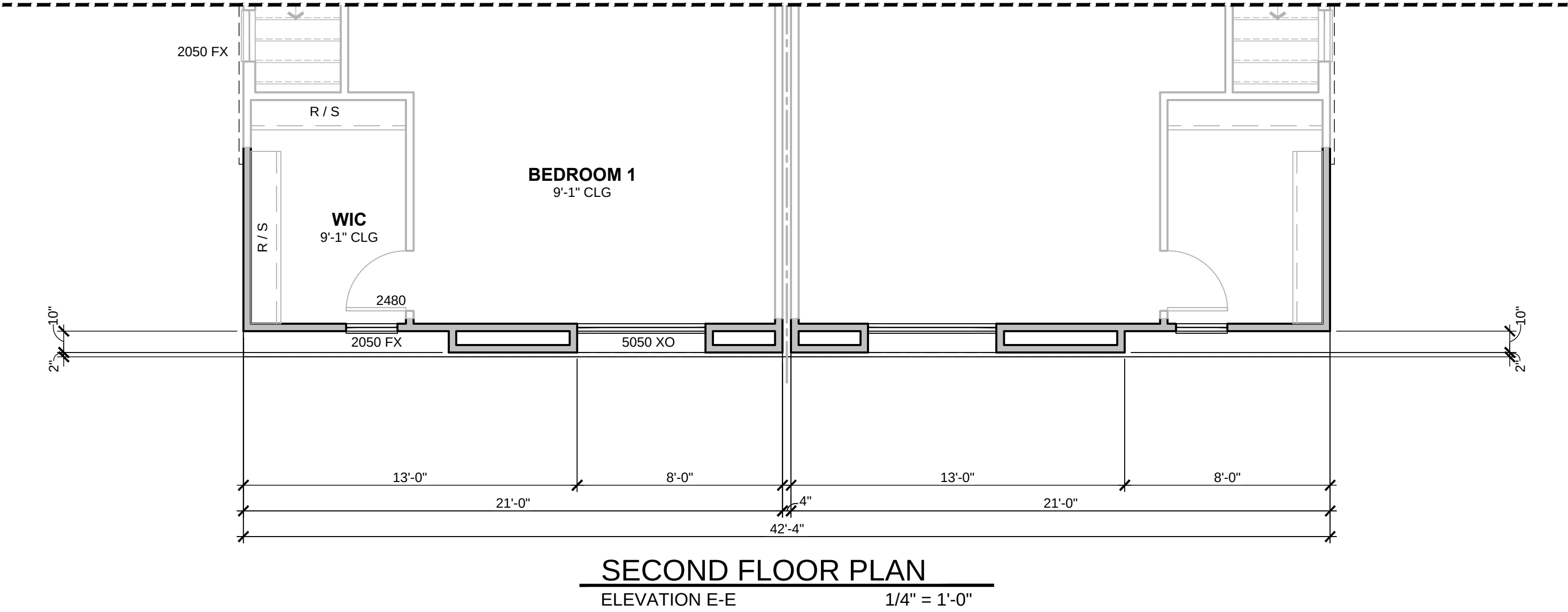
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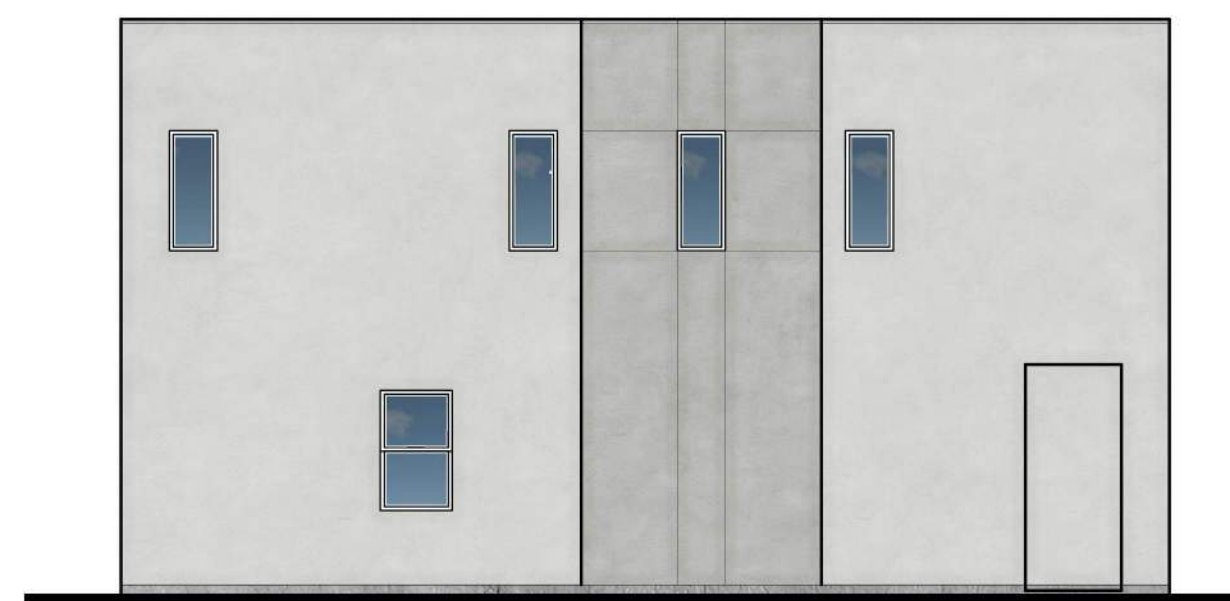
PLAN 4 - ELEVATION B,C,D | SUNDANCE STATION | BUCKEYE, ARIZONA

8-24-2023



PLAN 4 - ELEVATION E, F-G | SUNDANCE STATION | BUCKEYE, ARIZONA

8-24-2023



LEFT ELEVATION

ELEVATION A

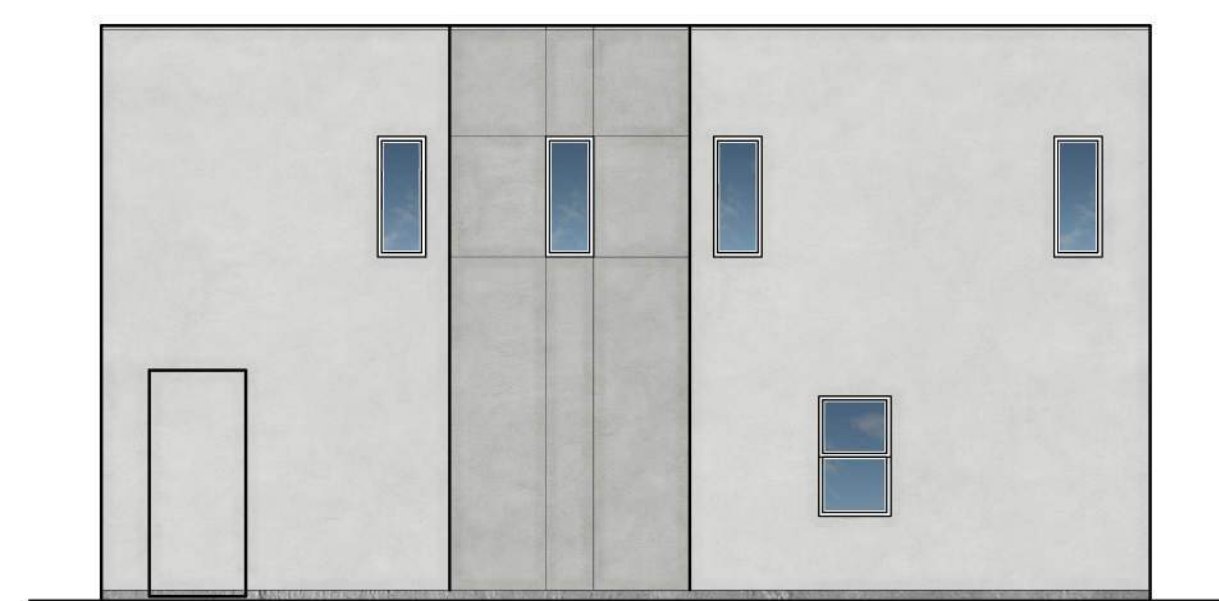
1/8" = 1'-0"



REAR ELEVATION

ELEVATION A-A

1/8" = 1'-0"



RIGHT ELEVATION

ELEVATION A

1/8" = 1'-0"



FRONT ELEVATION

ELEVATION A-A

1/4" = 1'-0"

COLOR SCHEME 1

PLAN 4 - ELEVATION A - A | SUNDANCE STATION | BUCKEYE, ARIZONA

PLZSP-22-00044

8-23-2023

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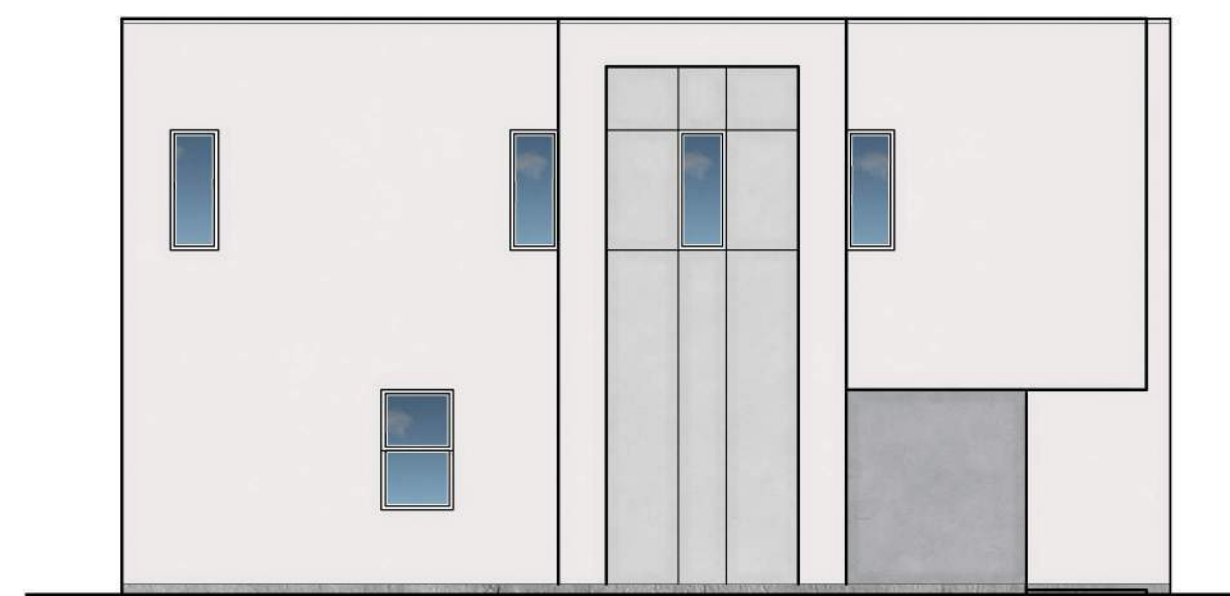
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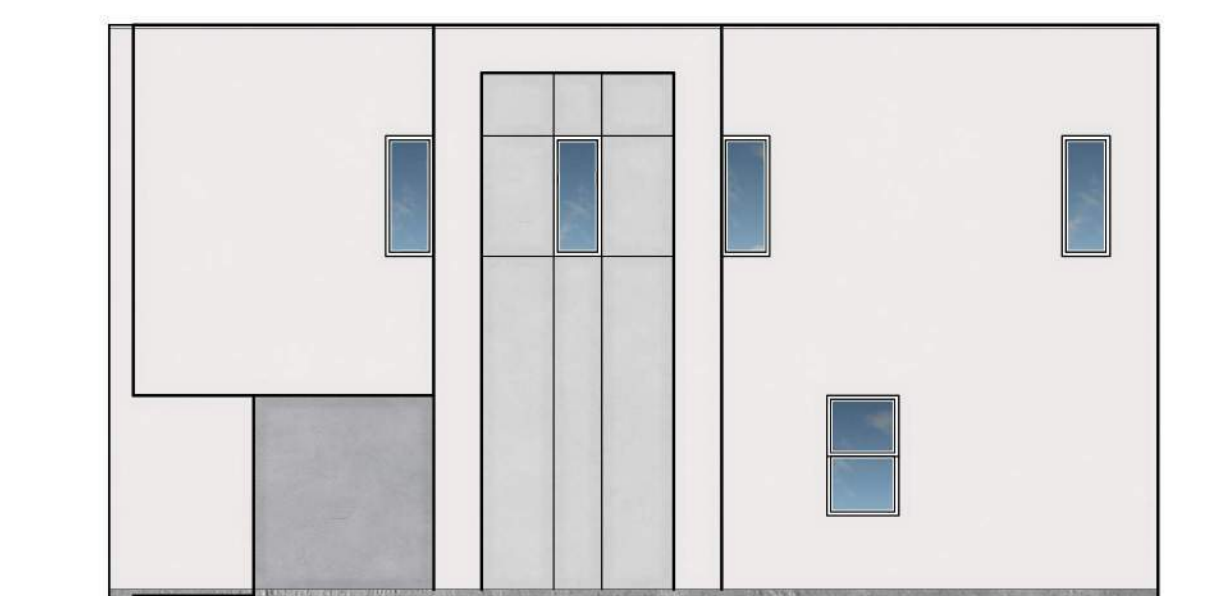
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LEFT ELEVATION
ELEVATION B 1/8" = 1'-0"



REAR ELEVATION
ELEVATION B-B 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION B 1/8" = 1'-0"



FRONT ELEVATION
ELEVATION B-B 1/4" = 1'-0"

COLOR SCHEME 2
PLAN 4 - ELEVATION B - B | SUNDANCE STATION | BUCKEYE, ARIZONA

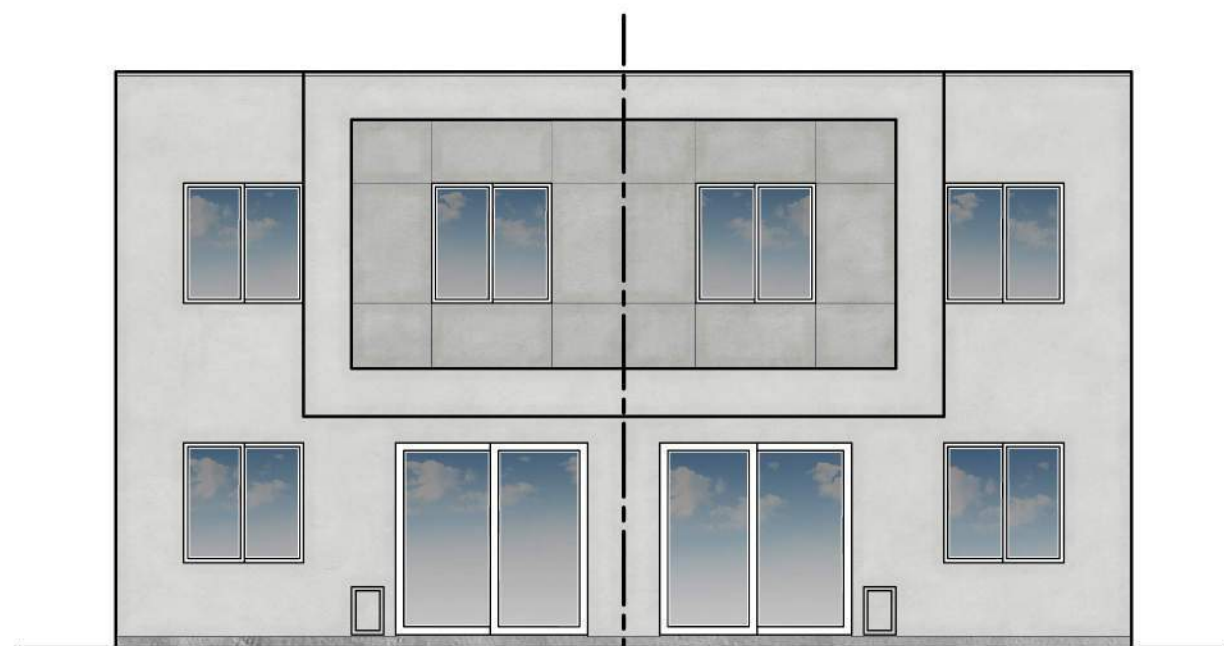
PLZSP-22-00044
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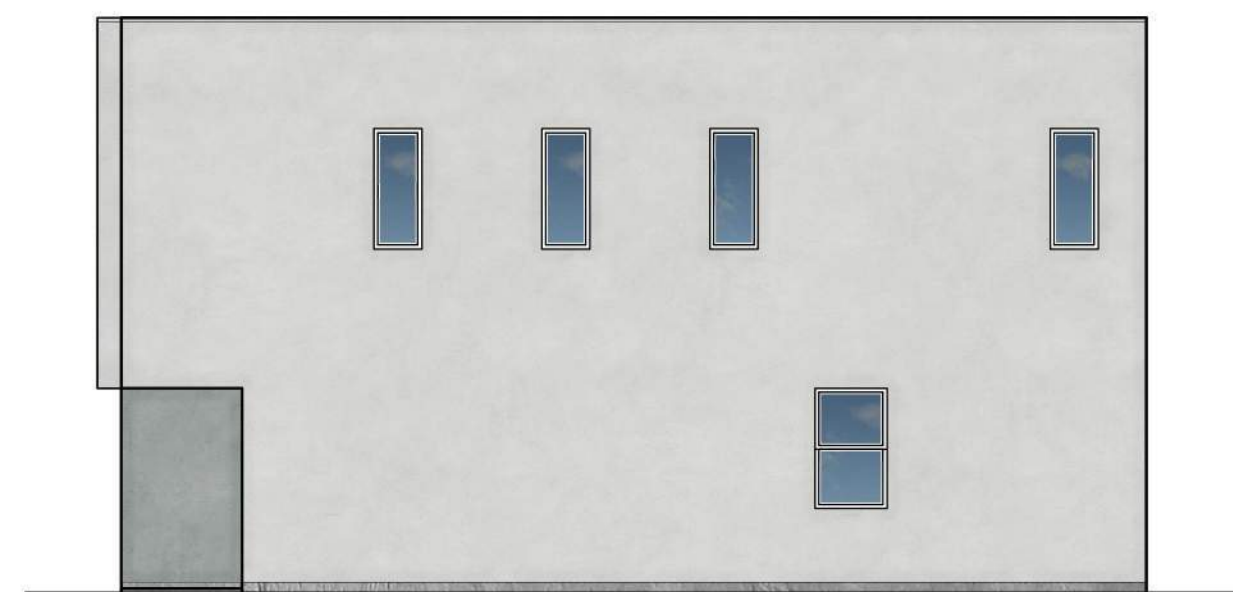
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LEFT ELEVATION
ELEVATION C 1/8" = 1'-0"



REAR ELEVATION
ELEVATION C-C 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION C 1/8" = 1'-0"



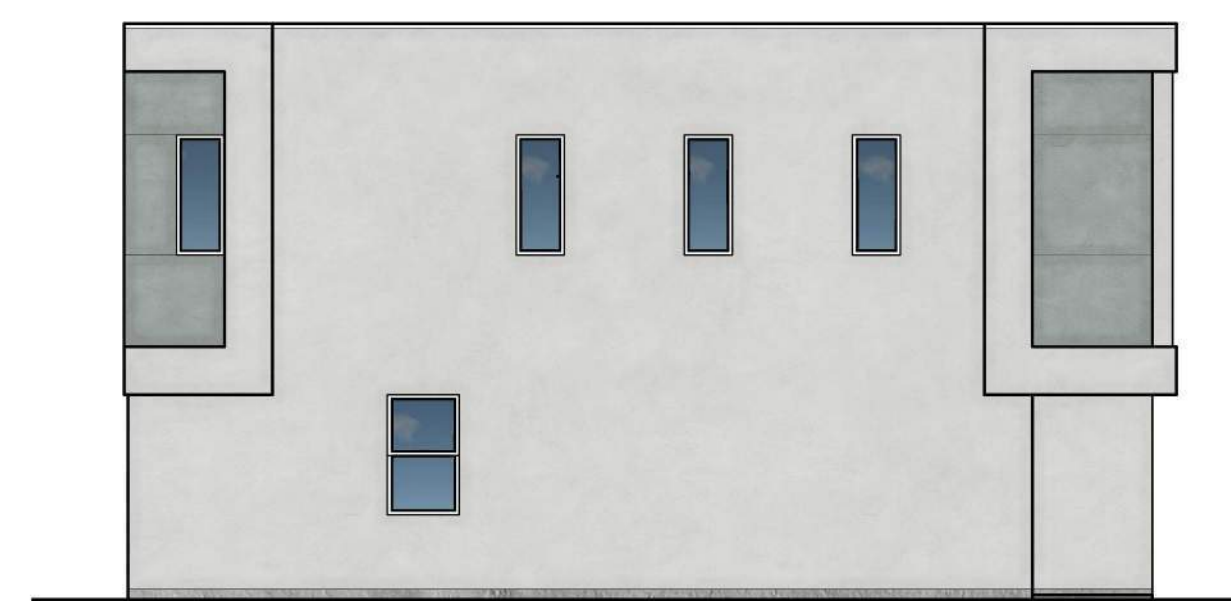
FRONT ELEVATION
ELEVATION C-C 1/4" = 1'-0"

COLOR SCHEME 1
PLAN 4 - ELEVATION C - C | SUNDANCE STATION | BUCKEYE, ARIZONA

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COLOR SCHEME 1

PLAN 4 - ELEVATION D - D | SUNDANCE STATION | BUCKEYE, ARIZONA

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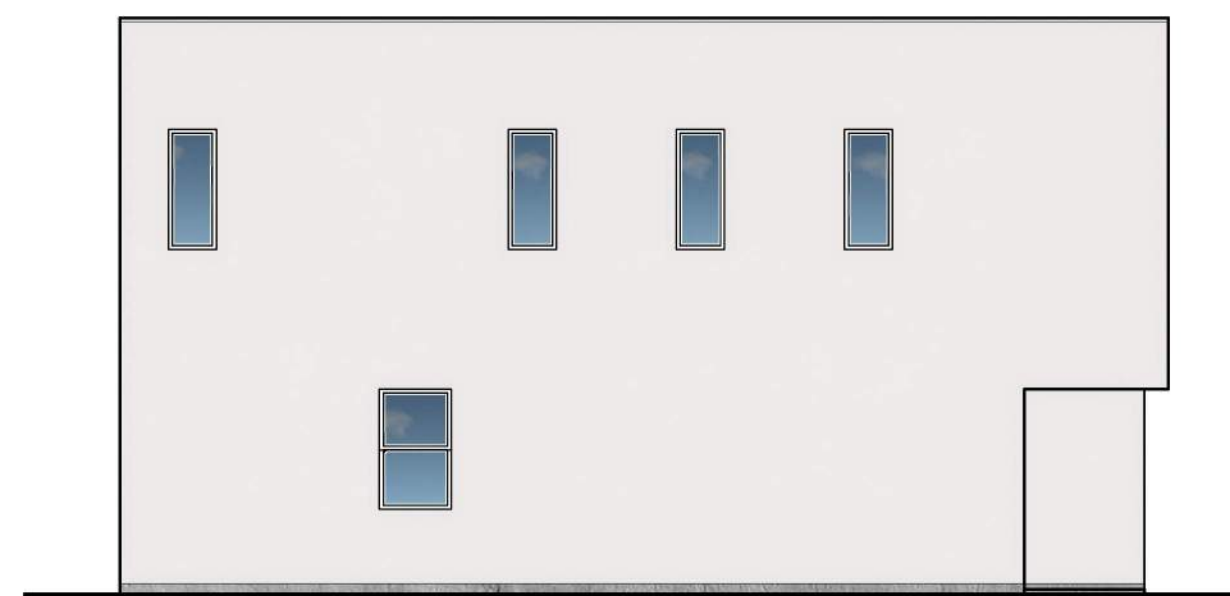
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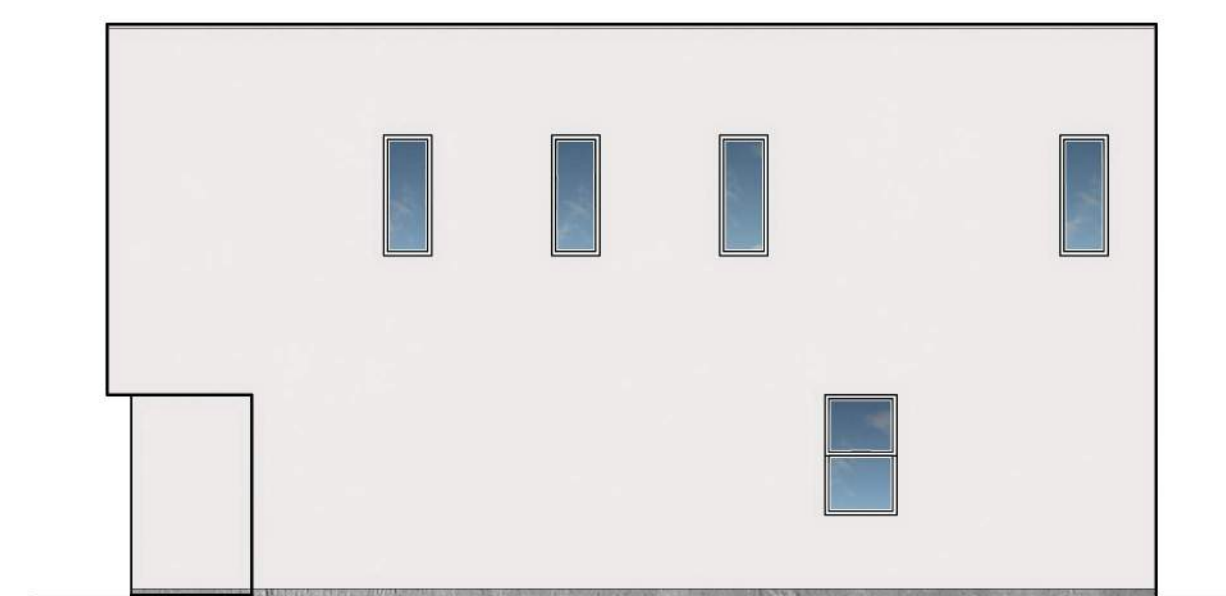
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LEFT ELEVATION
ELEVATION E 1/8" = 1'-0"



REAR ELEVATION
ELEVATION E-E 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION E 1/8" = 1'-0"



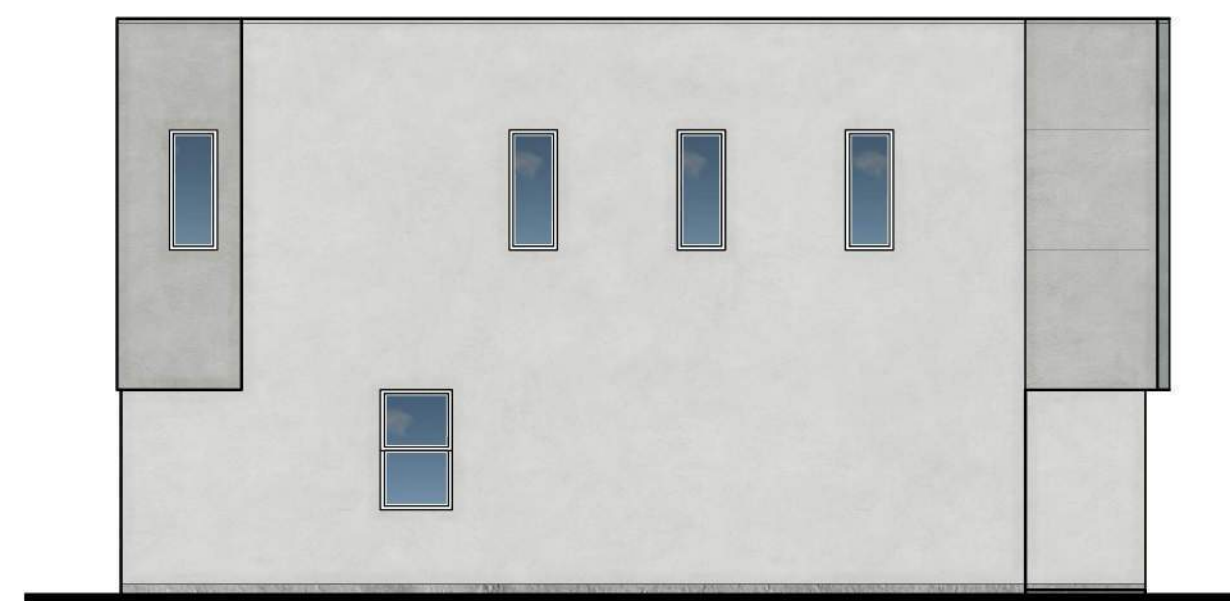
FRONT ELEVATION
ELEVATION E-E 1/4" = 1'-0"

COLOR SCHEME 2
PLAN 4 - ELEVATION E - E | SUNDANCE STATION | BUCKEYE, ARIZONA

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8-23-2023

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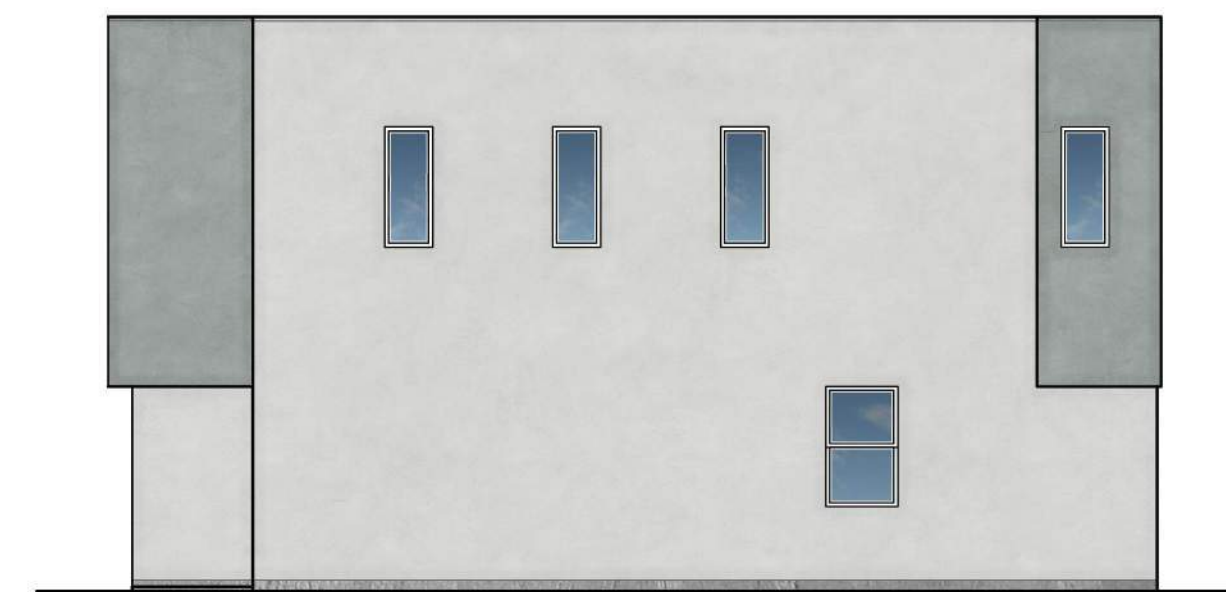
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LEFT ELEVATION
ELEVATION F 1/8" = 1'-0"



REAR ELEVATION
ELEVATION F-G 1/8" = 1'-0"



RIGHT ELEVATION
ELEVATION G 1/8" = 1'-0"



FRONT ELEVATION
ELEVATION F-G 1/4" = 1'-0"

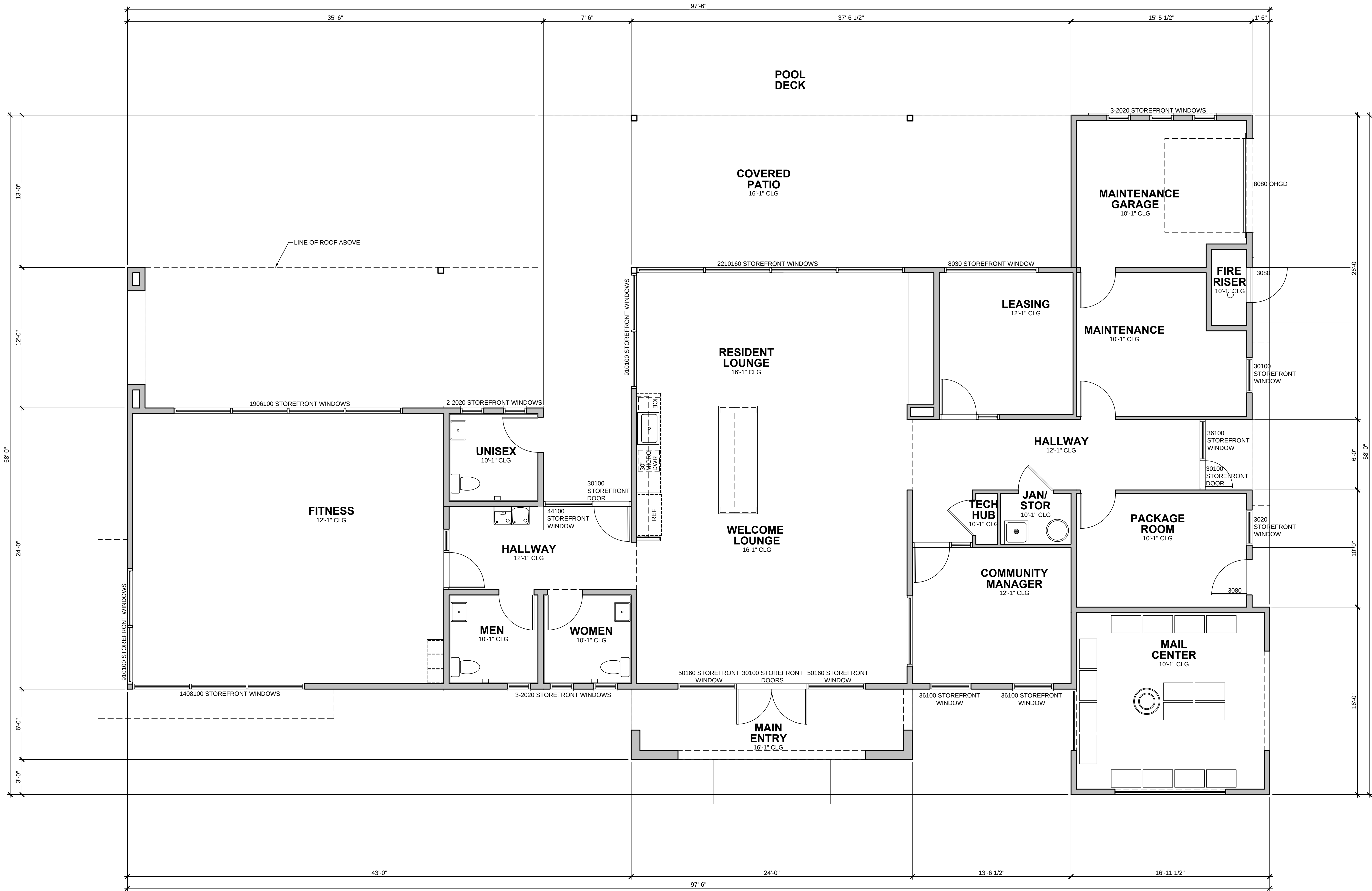
COLOR SCHEME 1

PLAN 4 - ELEVATION F-G | SUNDANCE STATION | BUCKEYE, ARIZONA

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FLOOR PLAN
3/16" = 1'-0"

CLUBHOUSE | SUNDANCE STATION | BUCKEYE, ARIZONA

8-24-2023



RIGHT ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"

CLUBHOUSE | SUNDANCE STATION | BUCKEYE, ARIZONA

8-29-2023

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REAR ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"

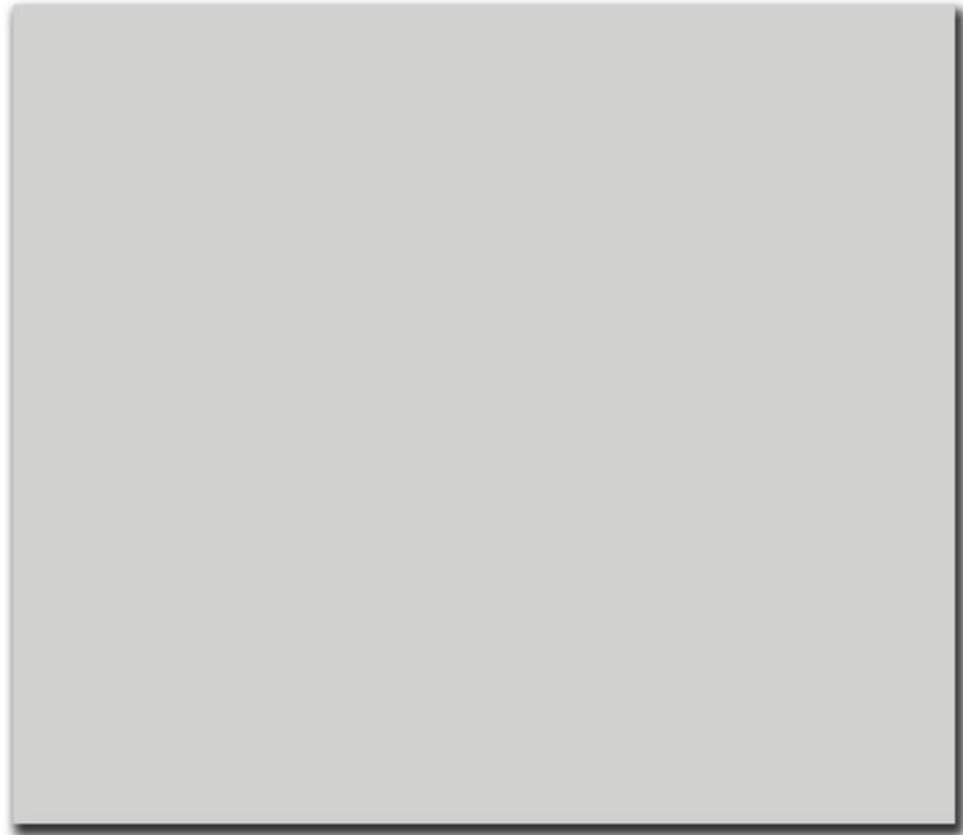
CLUBHOUSE | SUNDANCE STATION | BUCKEYE, ARIZONA

8-29-2023

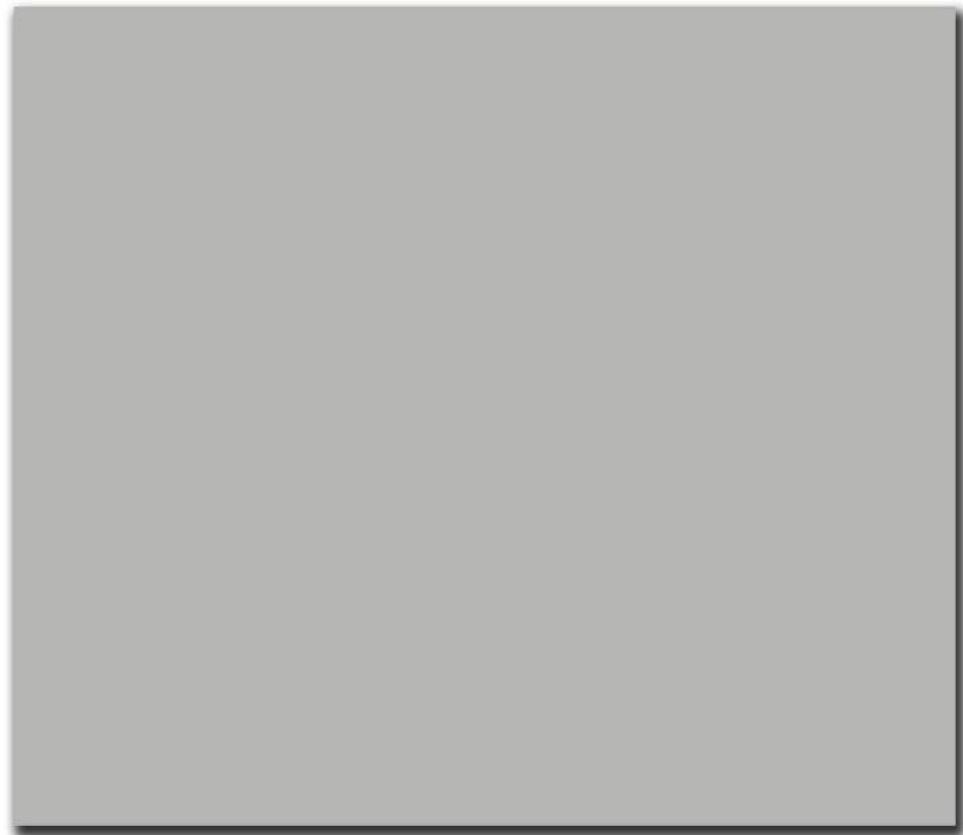
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COLOR SCHEME-1



Main Body 1 :
Moon Light (612)
Mfr: Dryvit



Main Body 2 :
Church Mouse (DE603)
Mfr: Dunn Edwards



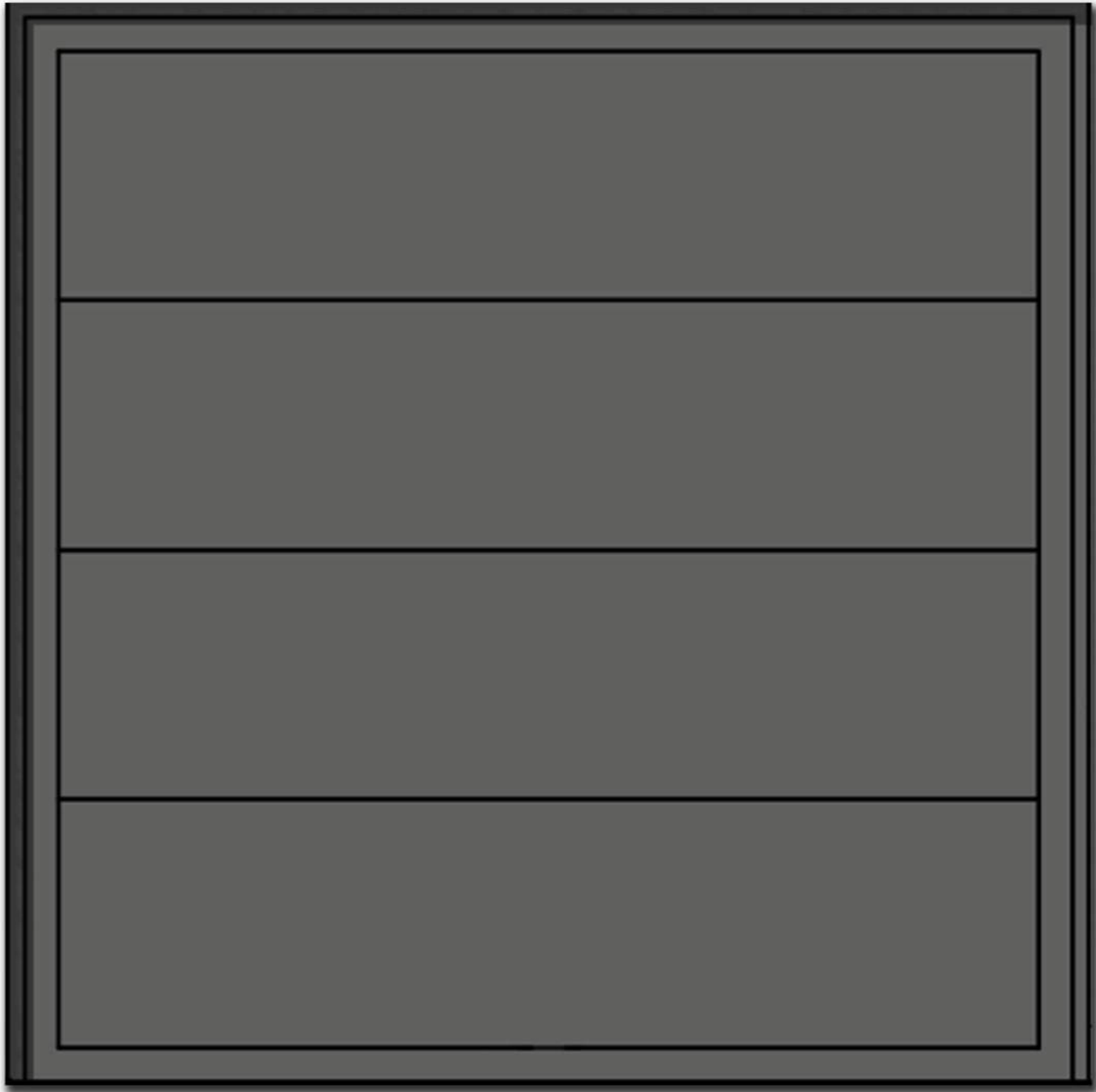
Accent Body 1:
Charcoal Smudge (DE6370)
Mfr: Dunn Edwards



Accent Body 2:
Light Gray (DEC789)
Mfr: Dunn Edwards



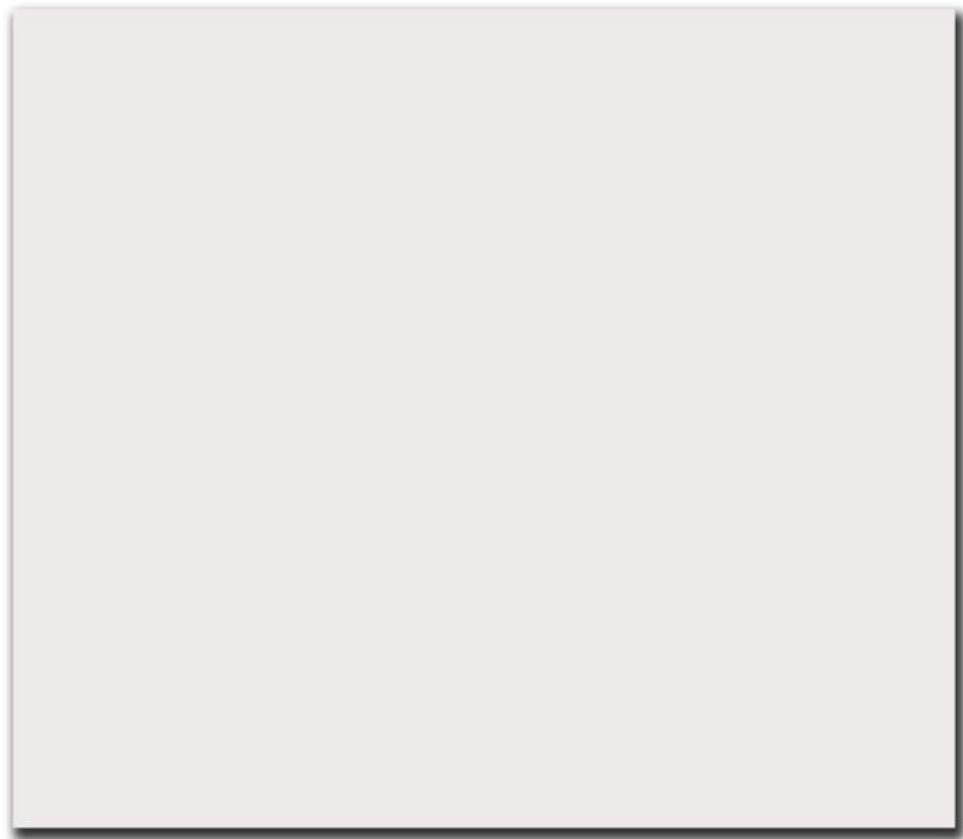
Front Door:
Flush Panel Door
Fiber-Classic Oak Collection
Mfr: ThermaTRu



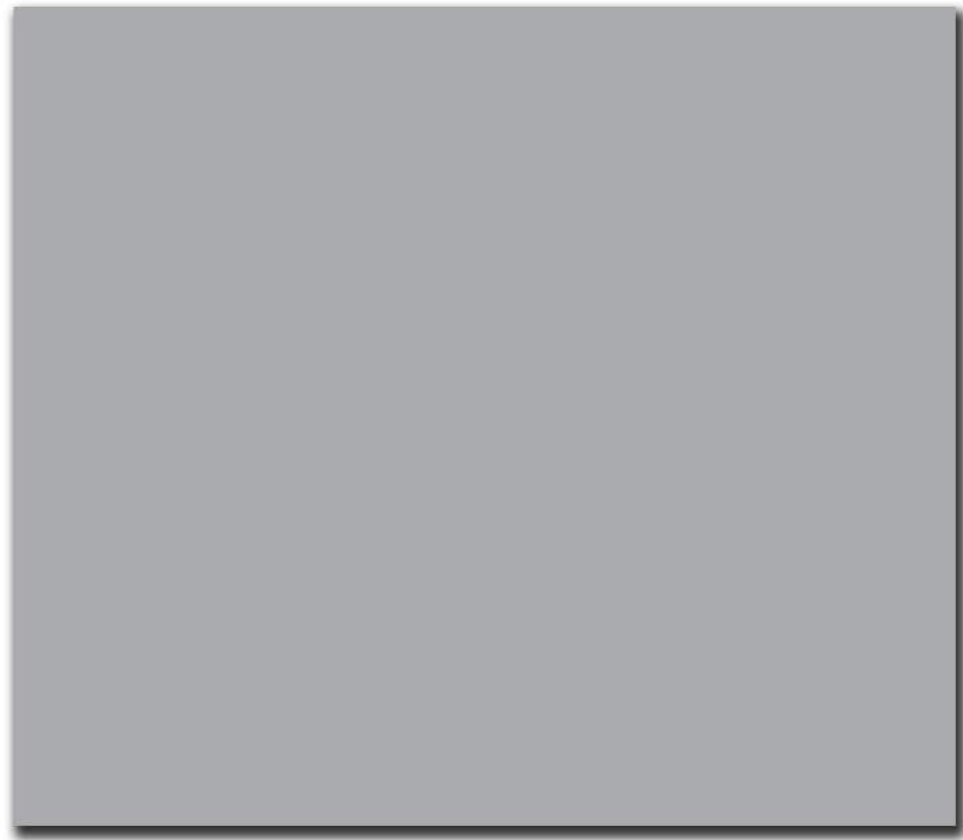
Garage Door:
Contemporary
Classic Steel Garage Door
Mfr: Wayne Dalton

BUCKEYE, ARIZONA

COLOR SCHEME-2



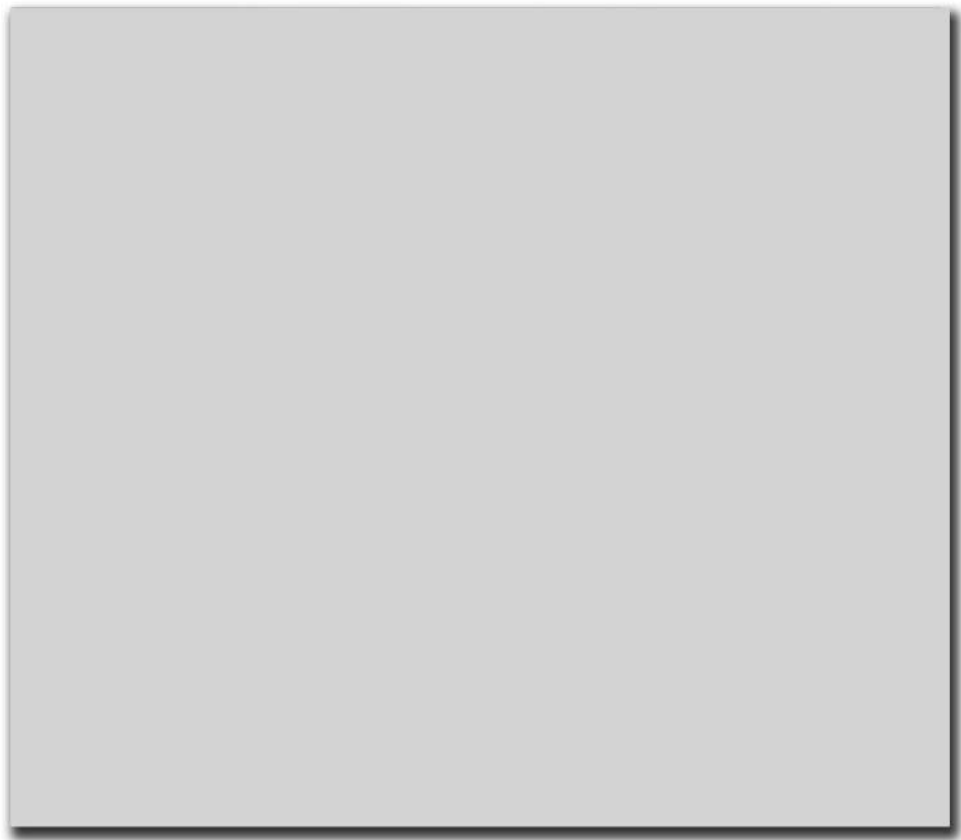
Main Body 1 :
Lace Veil (DE6372)
Mfr: Dryvit



Main Body 2 :
Castlerock (DE6375)
Mfr: Dunn Edwards



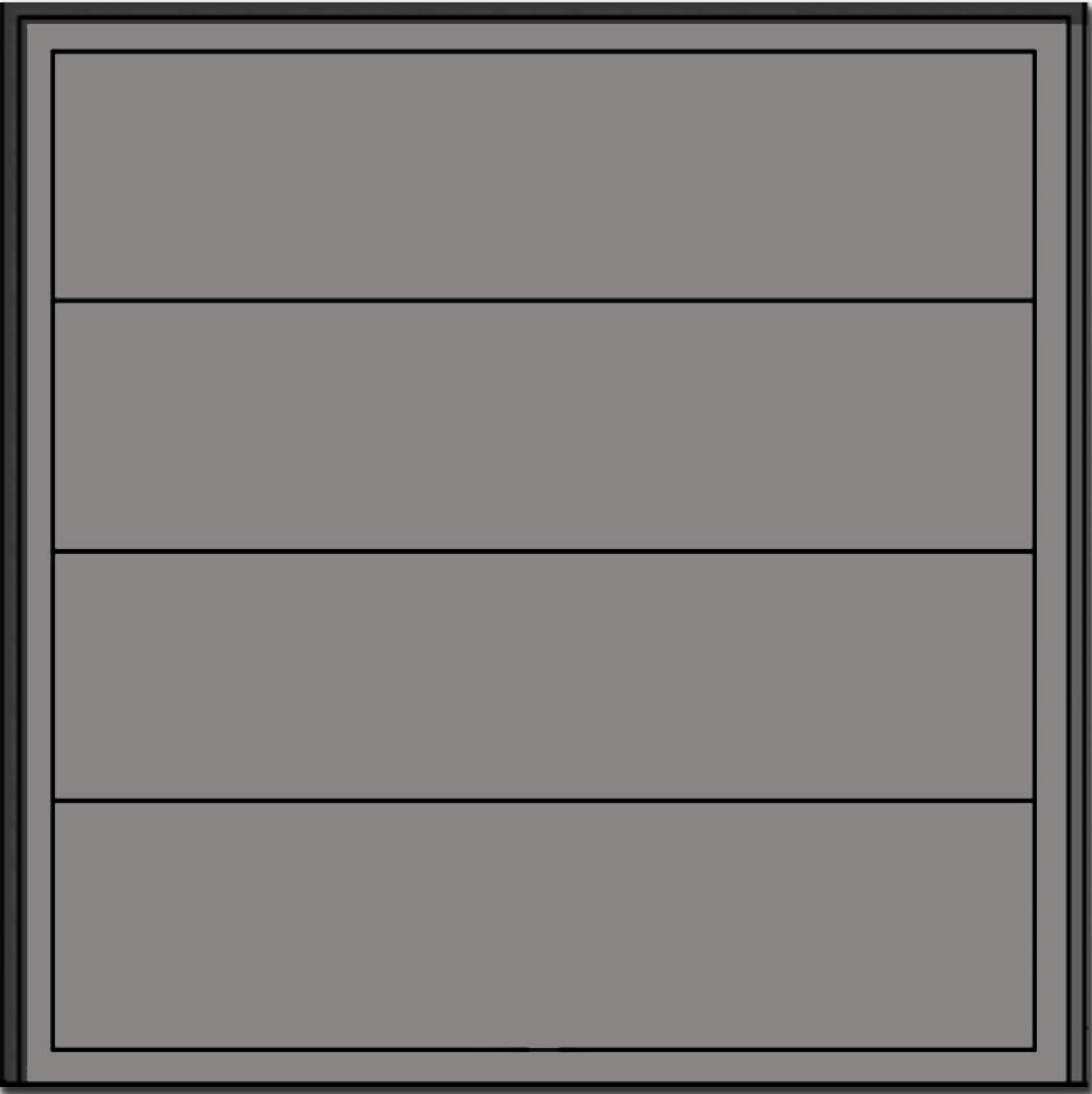
Accent Body 1:
Looking Glass (DE6376)
Mfr: Dunn Edwards



Accent Body 2:
Silver Polish (DE6374)
Mfr: Dunn Edwards



Front Door:
Flush Panel Door
Fiber-Classic Oak Collection
Mfr: ThermaTRu



Garage Door:
Contemporary
Classic Steel Garage Door
Mfr: Wayne Dalton

BUCKEYE, ARIZONA



MODUS
COMPANIES

SUNDANCE STATION

BUCKEYE, ARIZONA

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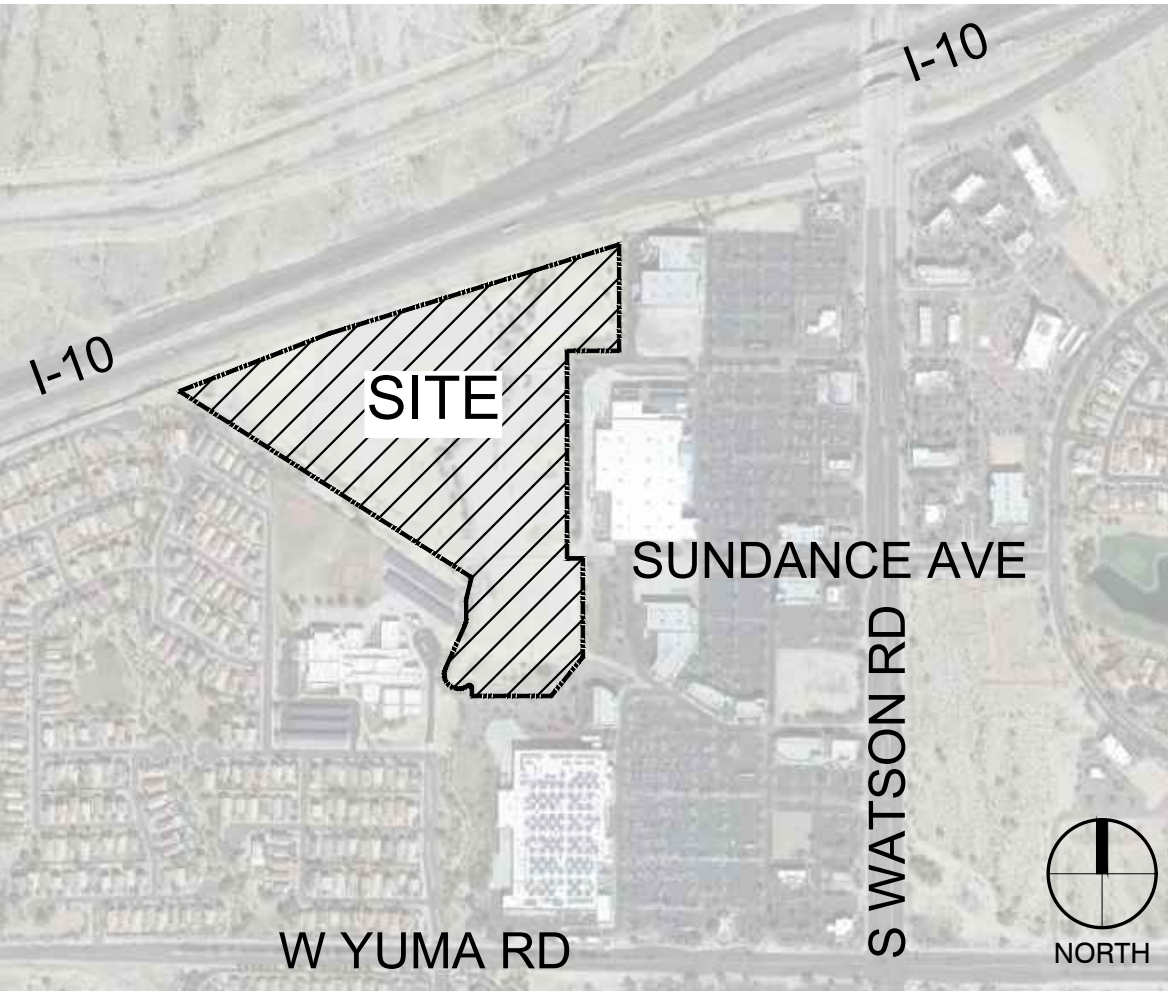




SUNDANCE STATION, BUCKEYE, ARIZONA

SUNDANCE STATION

VICINITY MAP (NOT TO SCALE)



GENERAL INFORMATION

PROJECT ADDRESS:
700 SOUTH WATSON ROAD, BUCKEYE, AZ 85326

PARCEL NUMBER:
APN: 504-19-007V, 504-19-973, & 504-19-974

ZONING:
PLANNED COMMUNITY (PC) WITH THE SUNDANCE CMP OVERLAY

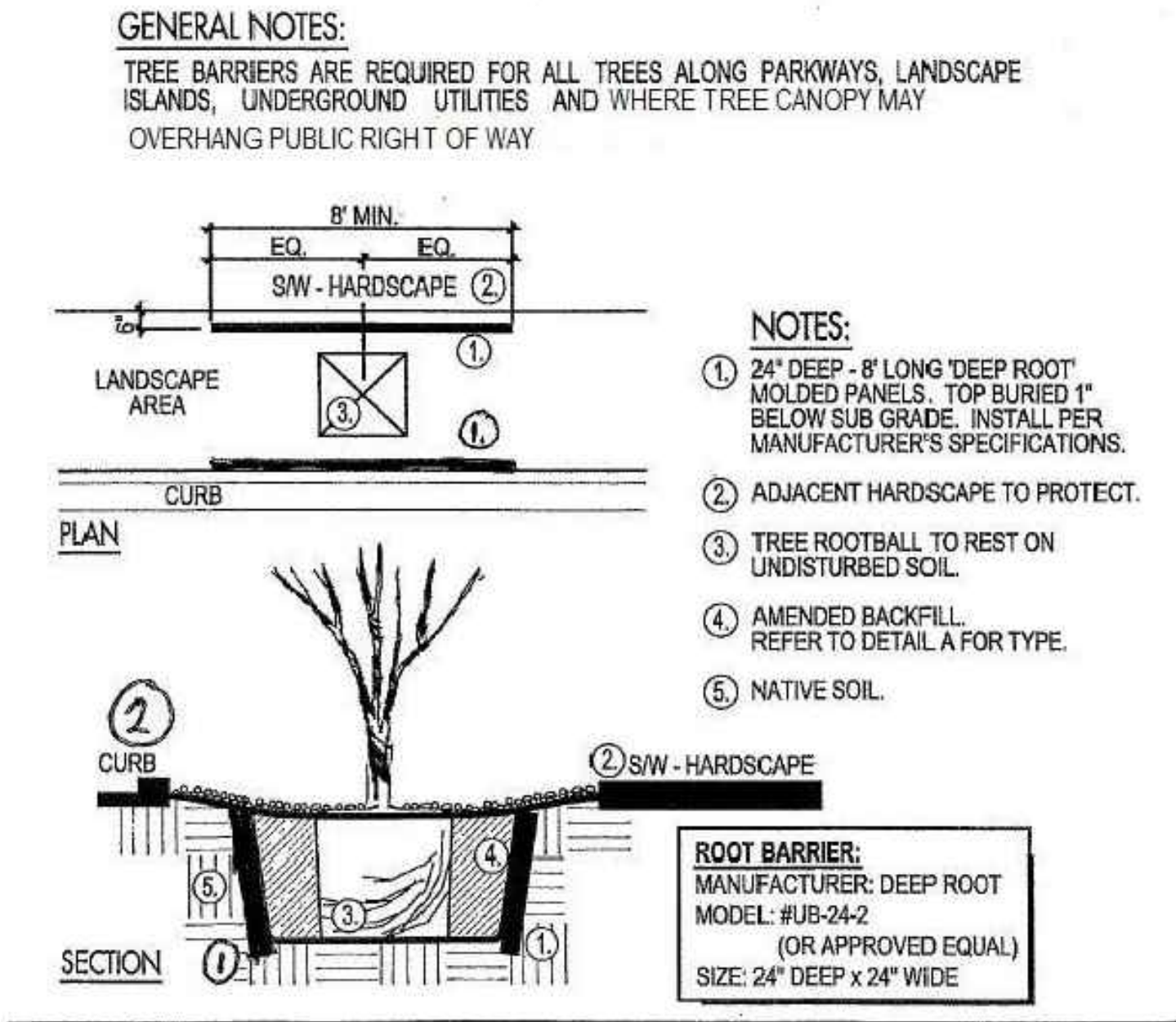
LOT AREA:
NET AREA: 30.31 AC (1,320,252 SF) INCLUDING 3.91 AC (170,135 SF) OF WAPA EASEMENT

PROPOSED DENSITY
THE SITE WILL UNDERGO A SUBDIVISION TO CREATE TWO SEPARATE PROJECTS - THE GARDEN APARTMENTS ON THE EAST AND BUILD-TO-RENT (BTR) ON THE WEST. THE GARDEN APARTMENTS WILL COVER AN AREA OF 15.0 ACRES AND WILL HAVE A TOTAL OF 272 UNITS RESULTING IN DENSITY OF 18.1 DU/AC. THE BTR PROJECT WILL OCCUPY 15.3 ACRES AND WILL HAVE 141 UNITS RESULTING IN DENSITY OF 9.2 DU/AC.

LANDSCAPE NOTES

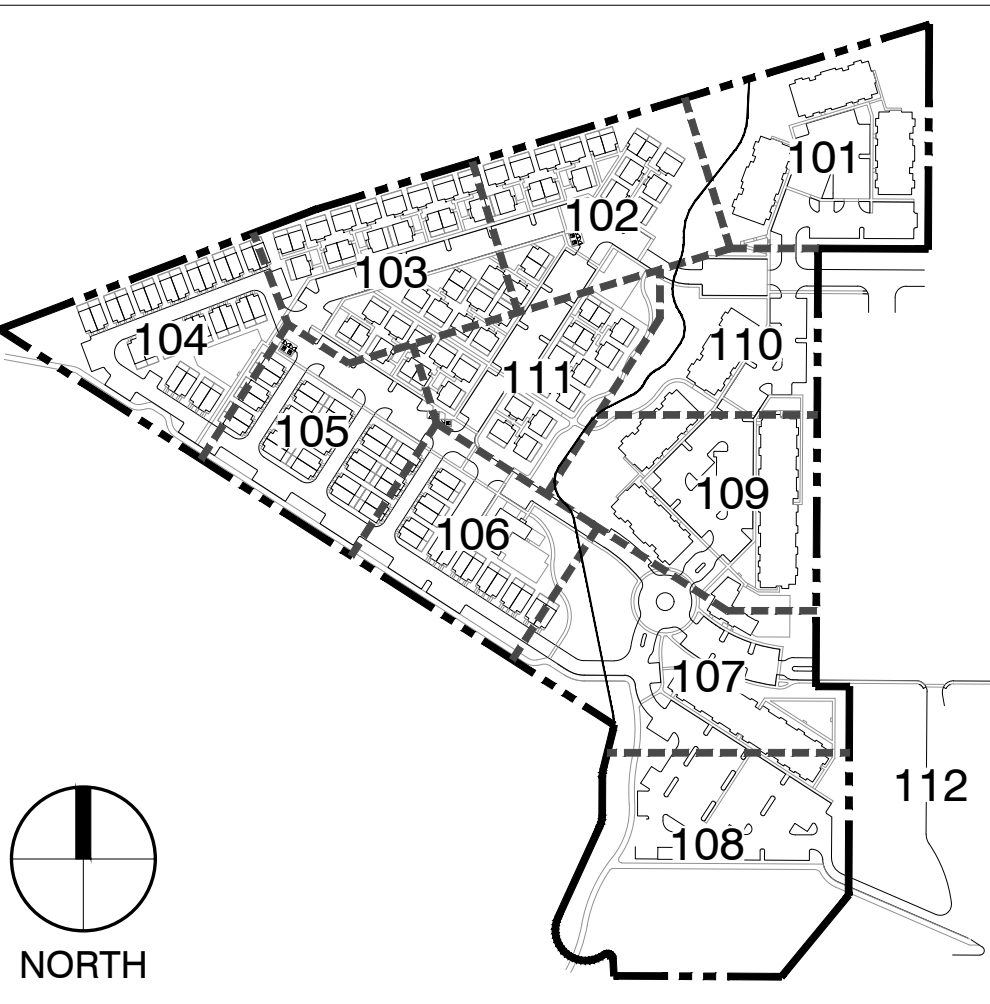
- ALL LANDSCAPE AREAS TO RECEIVE MINIMUM 2" DEPTH OF 1/2" DECOMPOSED GRANITE MULCH.
- ALL LANDSCAPE TO BE IRRIGATED WITH A PERMANENT IRRIGATION SYSTEM.

TREE BARRIER DETAIL: NTS



g TREE BARRIER

KEY PLAN: NTS



SHRUB LIST

SHRUBS	SIZE
AGAVE DESMETTIANA / DWARF CENTURY PLANT	5 GAL
ECHINOCACTUS GRUSONII / GOLDEN BARREL CACTUS	5 GAL
EUPHORBIA TIRUCALLI `STICKS ON FIRE` / PENCIL TREE	5 GAL
HESPERALOE FUNIFERA / GIANT HESPERALOE	5 GAL
HESPERALOE PARVIFLORA / RED YUCCA	5 GAL
LANTANA CAMARA `NEW GOLD` / NEW GOLD LANTANA	5 GAL
MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	5 GAL
MUHLENBERGIA CAPILLARIS `PINK FLAMINGO` / PINK FLAMINGO	5 GAL
MUHLENBERGIA RIGENS / DEER GRASS	5 GAL
MYRTUS COMMUNIS `COMPACTA` / DWARF MYRTLE	5 GAL
PACHYCEREUS MARGINATUS / MEXICAN FENCE POST	15 GAL
PACHYCEREUS MONTROSUS / TOTEM POLE CACTUS	15 GAL
PARTHENOCISSUS QUINQUEFOLIA / HACIENDA CREEPER	5 GAL
PEDILANTHUS MACROCARPUS / SLIPPER	5 GAL
RUELLIA BRITTONIANA / RUELLIA	5 GAL
SPHAGNETICOLA TRILOBATA / CREEPING WEDELIA	5 GAL
YUCCA PALLIDA / PALE LEAF YUCCA	5 GAL

BUILD-TO-RENT (BTR) COMMUNITY

SITE DATA		
	AREA (SF)	PERCENTAGE
LOT AREA	665,511	100.0%
BUILDING COVERAGE	140,152	21.1%
VEHICULAR ACCESS	160,480	24.1%
PRIVATE YARDS	40,900	6.1%
SITE ENHANCEMENT	323,979	48.7%
(AMENITIZED OPEN SPACE)	(157,433)	(23.6%)

BUILDING SUMMARY					
	BUILDING DATA			BUILDING COVERAGE	
	# OF BUILDING	UNIT/BUILDING	UNIT TOTAL	COVERAGE (SF)	TOTAL COVERAGE (SF)
1-BEDROOM DUPLEX	12	2	24	1,624	19,488
2-BEDROOM DETACHED	47	1	47	1,162	54,614
3-BEDROOM DUPLEX	35	2	70	1,790	62,650
LEASING/CLUB HOUSE	1	-		3,400	
TOTAL	95		141		140,152

PARKING SUMMARY		
	REQUIRED	PROVIDED
STANDARD PARKING	250	231
GARAGE PARKING	-	70
ADA PARKING	-	2
EV PARKING	13	14
TOTAL	263	282

TOTAL PARKING REQUIRED: 263 INCLUDING (5) PERCENT EV PARKING
1/STUDIO OR ONE-BEDROOM UNIT
1.5/TWO-BEDROOM UNIT
2/THREE-BEDROOM UNIT
1 GUEST/5UNITS

*NOTES:

- THE SITE PLAN PROVIDED (14) EV PARKING STALLS, PLUS (70) THREE-BEDROOM HOMES WITH GARAGE READY FOR EV CHARGING.
- GARAGE PARKING SPACES COUNT FOR HALF

SITE ENHANCEMENT: 323,979 SF				
	REQUIRED		PROVIDED	
	SF	PERCENTAGE	SF	PERCENTAGE
LANDSCAPED AREA	80,995	25%	231,038	71.3%
AMENITIZED OPEN SPACE	40,497	12.5%	157,433	48.6%

REQUIRED NUMBER OF TREE AND OTHER PLANTING				
		SITE DATA		REQUIRED
		TREE	SHURB	
SITE ENHANCEMENT (SF)	1 TREE, 5 SHRUBS/600 SF	80,995	135	675
SITE PERIMETER (LF)	1 TREE, 5 SHRUBS/30 LF	4,068	136	678
LANDSCAPING INSIDE PARKING AREA	1 TREE, 3 SHRUBS/ISLAND	26	26	78
BUILDING FOUNDATION (LF)	1 SHRUB/8LF	15,084		44
TOTAL			297	1,475

TOTAL REQUIRED TREES: 297			
TREE SIZE	REQUIRED	PROVIDED	
	PERCENTAGE	NUMBER OF TREES	NUMBER OF TREES
48" BOX OR LARGER	5%	15	15
36" BOX OR LARGER	35%	104	104
24" BOX OR LARGER	60%	178	178
TOTAL	100%	297	297

GARDEN APARTMENTS

SITE DATA		
	AREA (SF)	PERCENTAGE
LOT AREA	654,736	100.0%
BUILDING COVERAGE	107,460	16.4%
VEHICULAR ACCESS	195,495	29.9%
SITE ENHANCEMENT	351,781	53.7%
(AMENITIZED OPEN SPACE)	(138,366)	(21.1%)

BUILDING SUMMARY					
	BUILDING DATA			BUILDING COVERAGE	
	# OF BUILDING	UNIT/BUILDING	UNIT TOTAL	COVERAGE (SF)	TOTAL COVERAGE (SF)
3-STORY APARTMENT	6	24	144	9,800	58,800
4-STORY APARTMENT	2	64	128	20,540	41,080
LEASING/CLUB HOUSE	1			5,320	5,320
MAINTENANCE	1			400	400
GARAGE	1			1,860	1,860
TOTAL	11		272		107,460

PARKING SUMMARY		
	REQUIRED	PROVIDED
STANDARD PARKING	394	399
GARAGE PARKING	-	8
ADA PARKING	8	10
EV PARKING	21	22
TOTAL	423	435

TOTAL PARKING REQUIRED: 423 INCLUDING (5) PERCENT EV PARKING AND (2) PERCENT ADA PARKING
1/STUDIO OR ONE-BEDROOM UNIT
1.5/TWO-BEDROOM UNIT
2/THREE-BEDROOM UNIT
1 GUEST/SUNITS

*NOTE: GARAGE PARKING SPACES COUNT FOR HALF

SITE ENHANCEMENT: 351,781 SF				
	REQUIRED		PROVIDED	
	SF	PERCENTAGE	SF	PERCENTAGE
LANDSCAPED AREA	105,534	30%	316,681	90.0%
AMENITIZED OPEN SPACE	52,767	15.0%	138,366	39.3%

REQUIRED NUMBER OF TREE AND OTHER PLANTING				
		SITE DATA		REQUIRED
		TREE	SHURB	
SITE ENHANCEMENT (SF)	1 TREE, 5 SHRUBS/600 SF	105,534	176	879
SITE PERIMETER (LF)	1 TREE, 5 SHRUBS/30 LF	4,552	152	759
LANDSCAPING INSIDE PARKING AREA	1 TREE, 3 SHRUBS/ISLAND	22	22	66
BUILDING FOUNDATION (LF)	1 SHRUB/8LF	4,908		614
TOTAL			350	2,318

TOTAL REQUIRED TREES: 350			
TREE SIZE	REQUIRED	PROVIDED	
	PERCENTAGE	NUMBER OF TREES	NUMBER OF TREES
48" BOX OR LARGER	5%	17	18
36" BOX OR LARGER	35%	122	133
24" BOX OR LARGER	60%	210	211
TOTAL	100%	350	362

PLANT SCHEDULE - BTR				
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ACA LRA	30	ACACIA ANEURA MULGA	24" BOX
	FRA VNT	92	FRAXINUS VELUTINA 'BONITA' BONITA VELVET ASH	24" BOX
	PAR EAY	15	PARKINSONIA X 'AZT' AZT THORNLESS PALO VERDE	24" BOX
	PIS RE3	15	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	48" BOX
	QUE VIR	22	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX
	ULM PAR	41	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX
	ULM PA3	82	ULMUS PARVIFOLIA EVERGREEN ELM	36" BOX
PALM	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	PHO ROE	4	PHOENIX ROEBELENI PYGM DATE PALM	10` HT
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	CYN HYB	14,441 SF	CYNODON DACTYLON `419 HYBRID` BERMUDAGRASS	SOLID SOD
	HYD	25,969 SF	HYDROSEED NATIVE NATIVE HYDROSEED	SEED

173,071 OF LANDSCAPE AREA TO RECEIVE MINIMUM 2" DEPTH OF 1/2" SCREENED DECOMPOSED GRANITE IN COLOR OF DESERT BROWN.

PLANT SCHEDULE - GARDEN APARTMENTS				
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ACA LRA	68	ACACIA ANEURA MULGA	24" BOX
	FRA VNT	70	FRAXINUS VELUTINA 'BONITA' BONITA VELVET ASH	24" BOX
	PAR EAY	71	PARKINSONIA X 'AZT' AZT THORNLESS PALO VERDE	24" BOX
	PIS RE2	43	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	36" BOX
	PIS RE3	18	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	48" BOX
	QUE VIR	14	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX
	ULM PA3	76	ULMUS PARVIFOLIA EVERGREEN ELM	36" BOX
	CHI PIN	2	X CHITALPA TASHKENTENSIS `PINK DAWN` PINK DAWN CHITALPA	24" BOX
PALM	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	PHO ROE	4	PHOENIX ROEBELENI PYGM DATE PALM	10` HT
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	CYN HYB	2,597 SF	CYNODON DACTYLON `419 HYBRID` BERMUDAGRASS	SOLID SOD
	HYD	104,391 SF	HYDROSEED NATIVE NATIVE HYDROSEED	SEED

156,126 OF LANDSCAPE AREA TO RECEIVE MINIMUM 2" DEPTH OF 1/2" SCREENED DECOMPOSED GRANITE IN COLOR OF DESERT BROWN.

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SUNDANCE STATION

700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:



DATE ISSUED:

12/4/2023

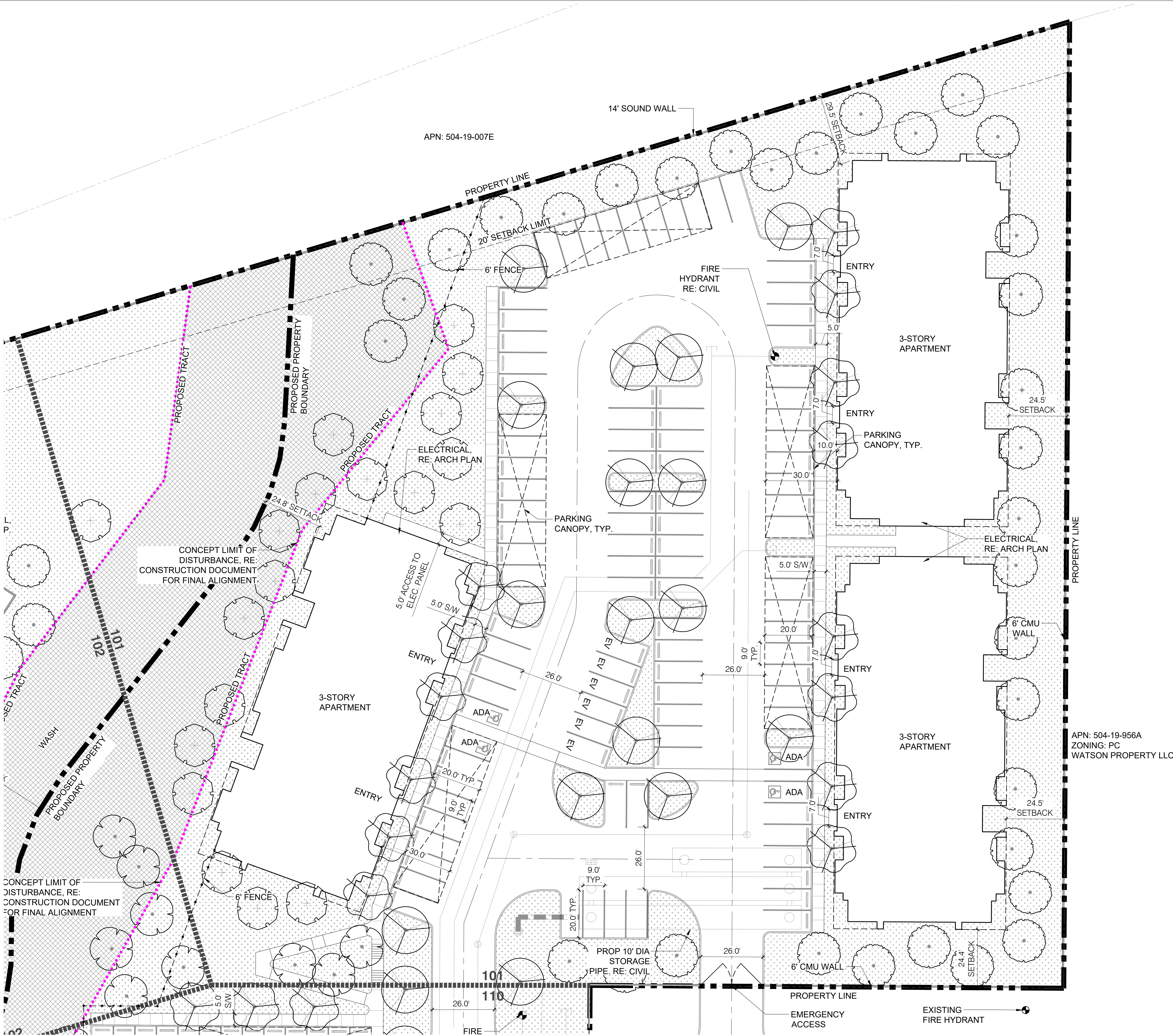
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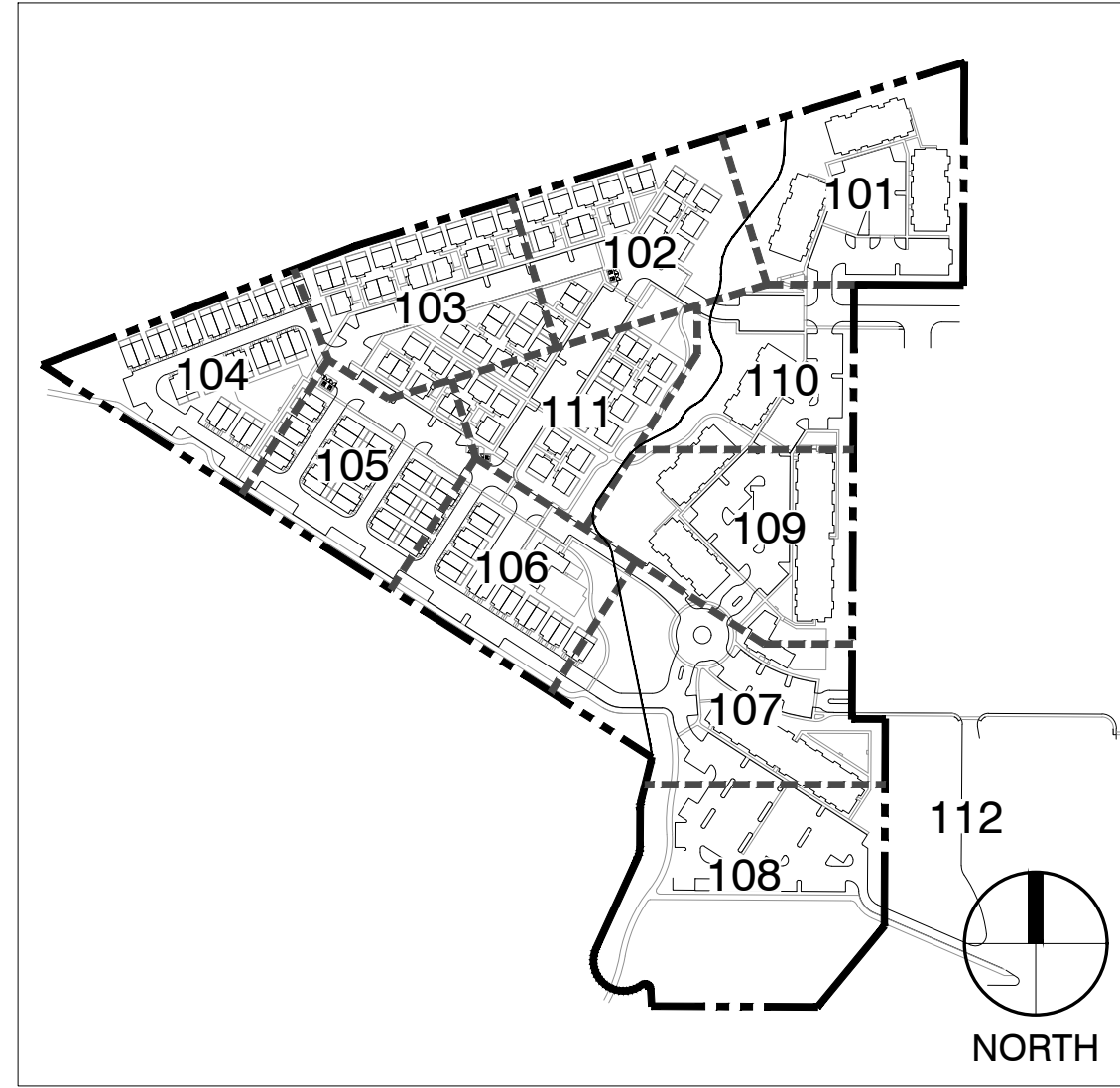
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PLZSP-22-00044

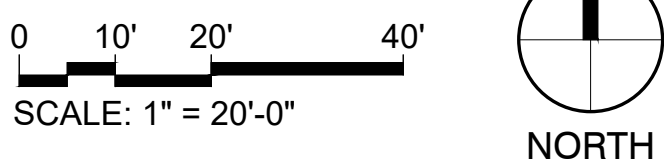


PLANT_SCHEDULE		
TREES	BOTANICAL / COMMON NAME	SIZE
	ACACIA ANEURA MULGA	24" BOX
	FRAXINUS VELUTINA 'BONITA' BONITA VELVET ASH	24" BOX
	PARKINSONIA X 'AZT' AZT THORNLESS PALO VERDE	24" BOX
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	36" BOX
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	48" BOX
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX
	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX
	ULMUS PARVIFOLIA EVERGREEN ELM	36" BOX
	X CHITALPA TASHKENTENSIS 'PINK DAWN' PINK DAWN CHITALPA	24" BOX
PALM	BOTANICAL / COMMON NAME	SIZE
	PHOENIX ROEBELENI PYGMY DATE PALM	10' HT
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE
	CYNODON DACTYLON '419 HYBRID' BERMUDAGRASS	SOLID SOD
	HYDROSEED NATIVE NATIVE HYDROSEED	SEED

KEY PLAN: NTS



1 PLANTING PLAN
1" = 20'



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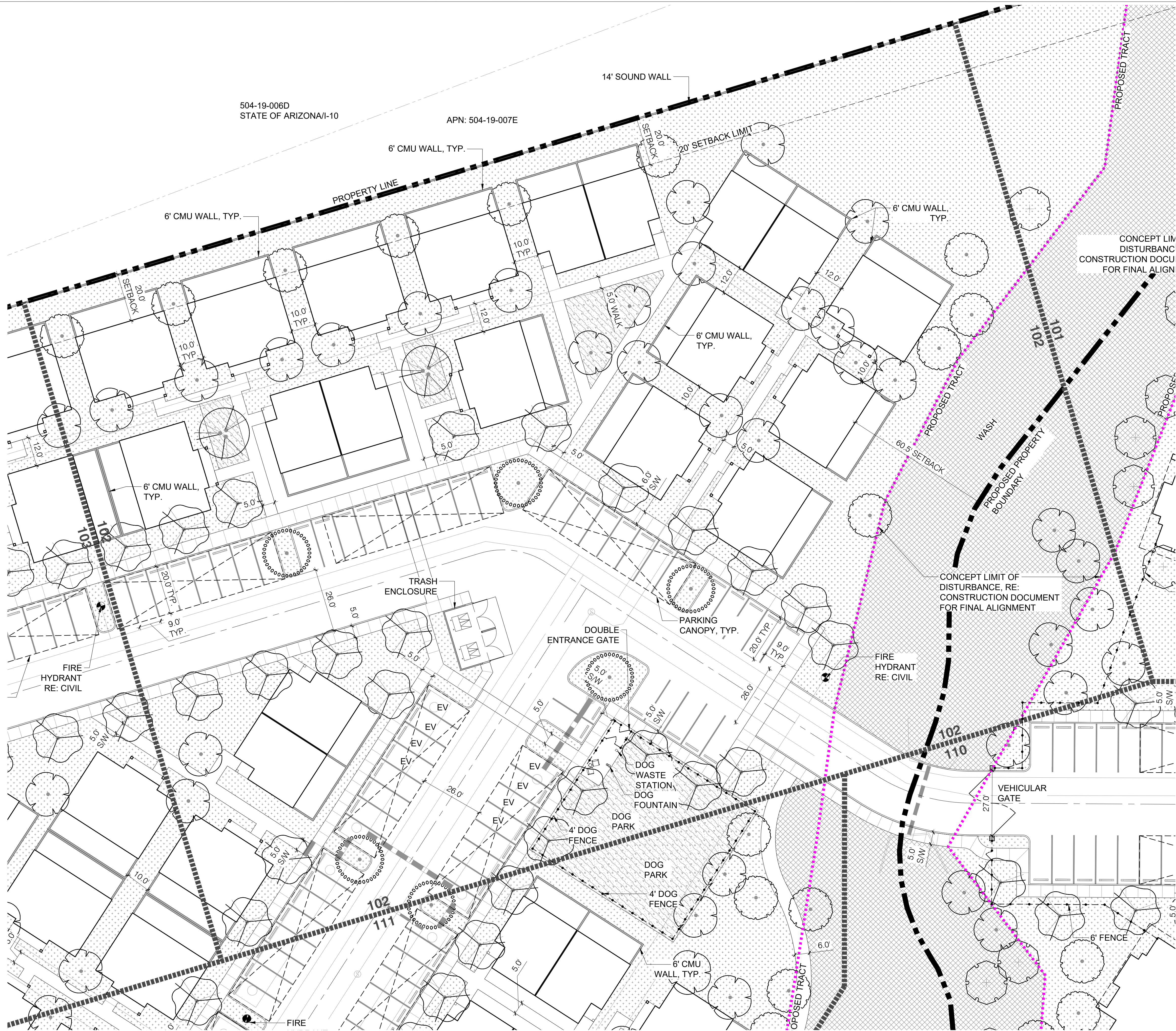
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PLANTING PLAN

SHEET NUMBER:

LP101



PLANT_SCHEDULE		
TREES	BOTANICAL / COMMON NAME	SIZE
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	FRAXINUS VELUTINA 'BONITA' BONITA VELVET ASH	24" BOX
	PARKINSONIA X 'AZT' AZT THORNLESS PALO VERDE	24" BOX
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	36" BOX
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	48" BOX
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX
	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX
	ULMUS PARVIFOLIA EVERGREEN ELM	36" BOX
	X CHITALPA TASHKENTENSIS 'PINK DAWN' PINK DAWN CHITALPA	24" BOX
PALM	BOTANICAL / COMMON NAME	SIZE
	PHOENIX ROEBELENI PYGMY DATE PALM	10' HT
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE
	CYNODON DACTYLON '419 HYBRID' BERMUDAGRASS	SOLID SOD
	HYDROSEED NATIVE NATIVE HYDROSEED	SEED

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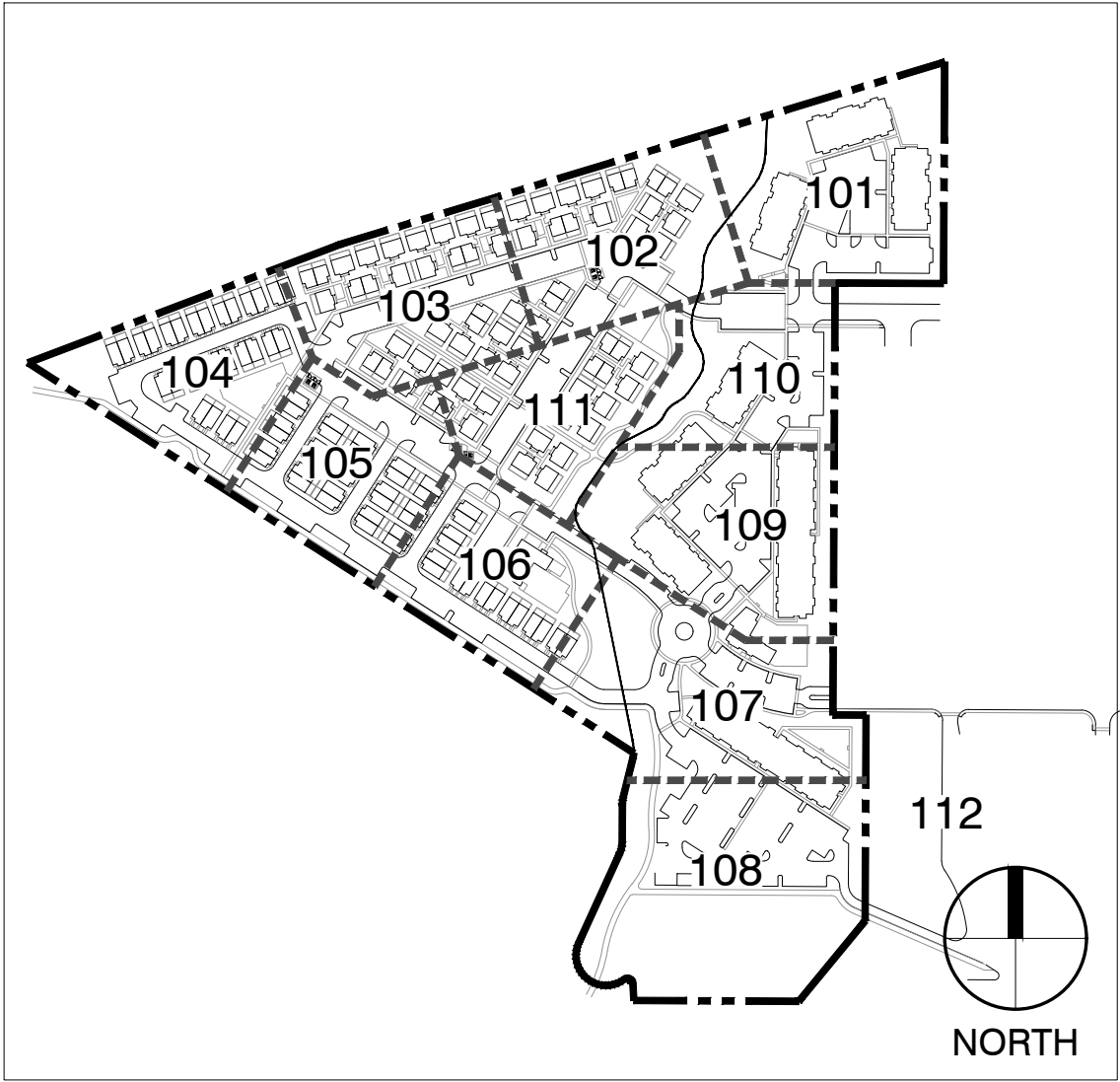
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SHEET NUMBER:

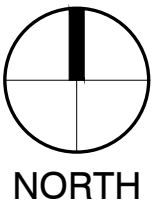
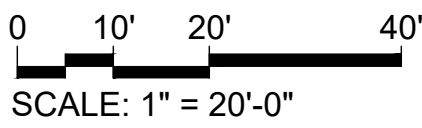
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KEY PLAN: NTS

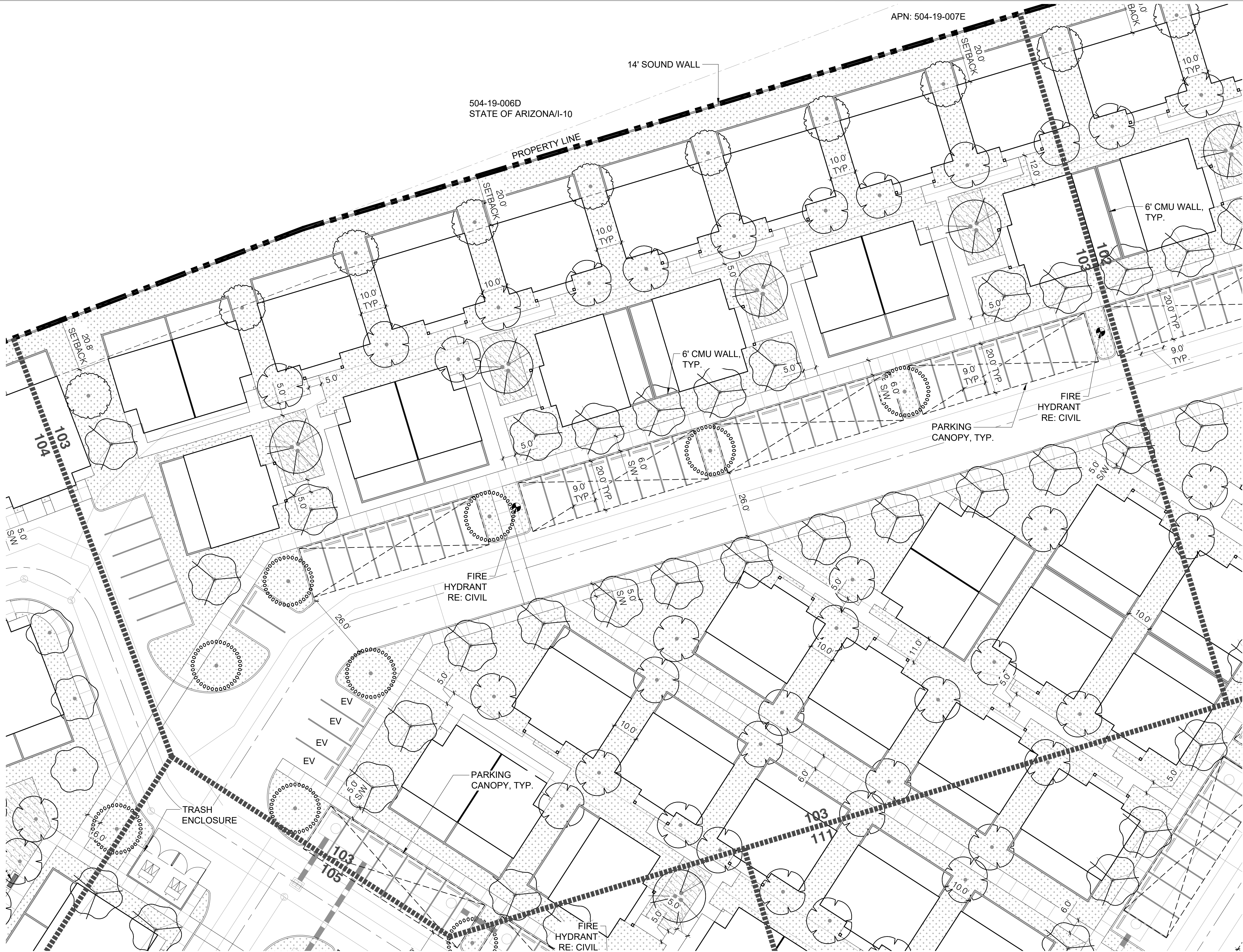


1 PLANTING PLAN

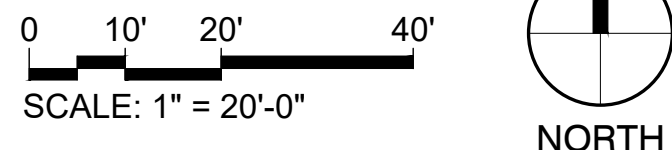
1" = 20'



PLZSP-22-00044

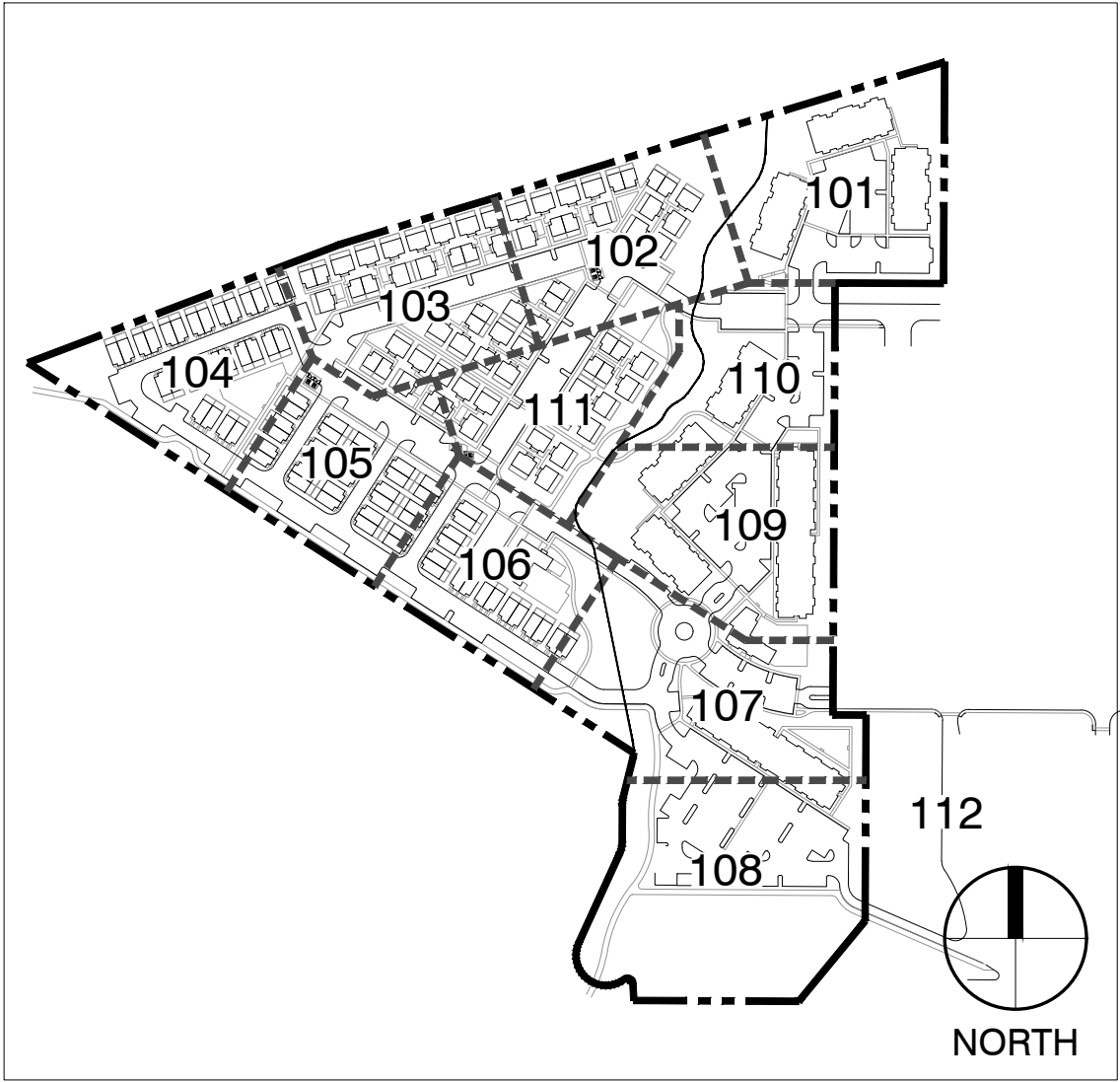


1 PLANTING PLAN
1" = 20'



PLANT_SCHEDULE		
TREES	BOTANICAL / COMMON NAME	SIZE
	ACACIA ANEURA MULGA	24" BOX
	FRAXINUS VELUTINA 'BONITA' BONITA VELVET ASH	24" BOX
	PARKINSONIA X 'AZT' AZT THORNLESS PALO VERDE	24" BOX
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	36" BOX
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	48" BOX
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX
	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX
	ULMUS PARVIFOLIA EVERGREEN ELM	36" BOX
	X CHITALPA TASHKENTENSIS 'PINK DAWN' PINK DAWN CHITALPA	24" BOX
PALM	BOTANICAL / COMMON NAME	SIZE
	PHOENIX ROEBELENI PYGMY DATE PALM	10' HT
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE
	CYNODON DACTYLON '419 HYBRID' BERMUDAGRASS	SOLID SOD
	HYDROSEED NATIVE NATIVE HYDROSEED	SEED

KEY PLAN: NTS



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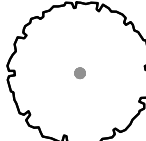
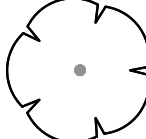
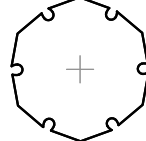
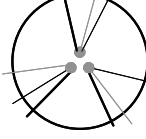
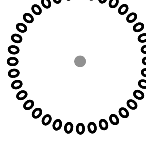
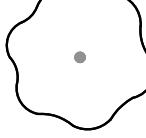
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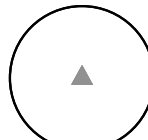
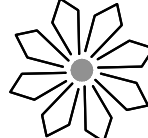
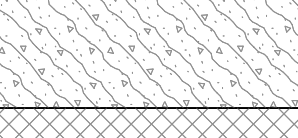
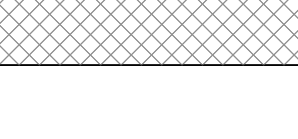
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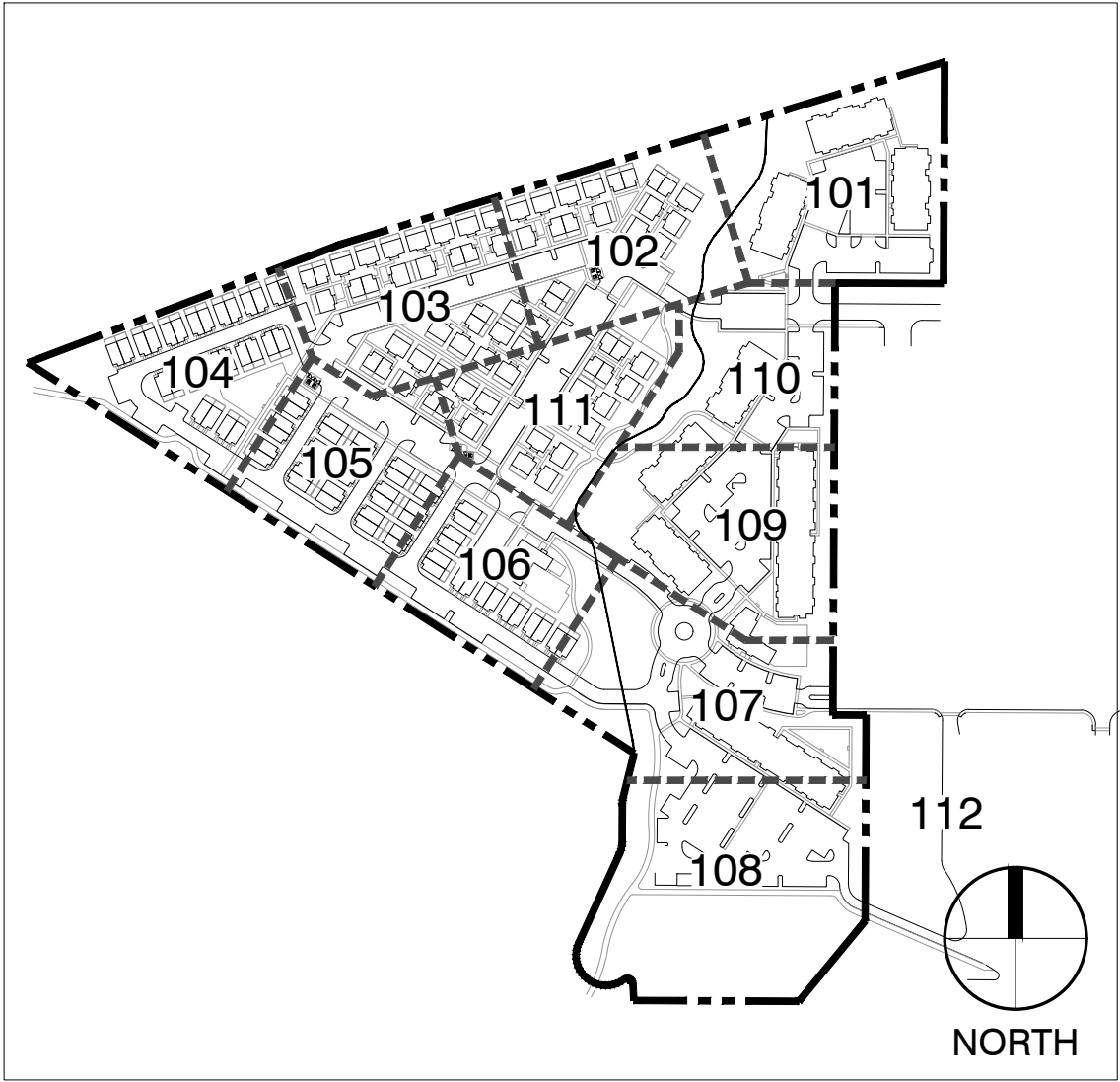
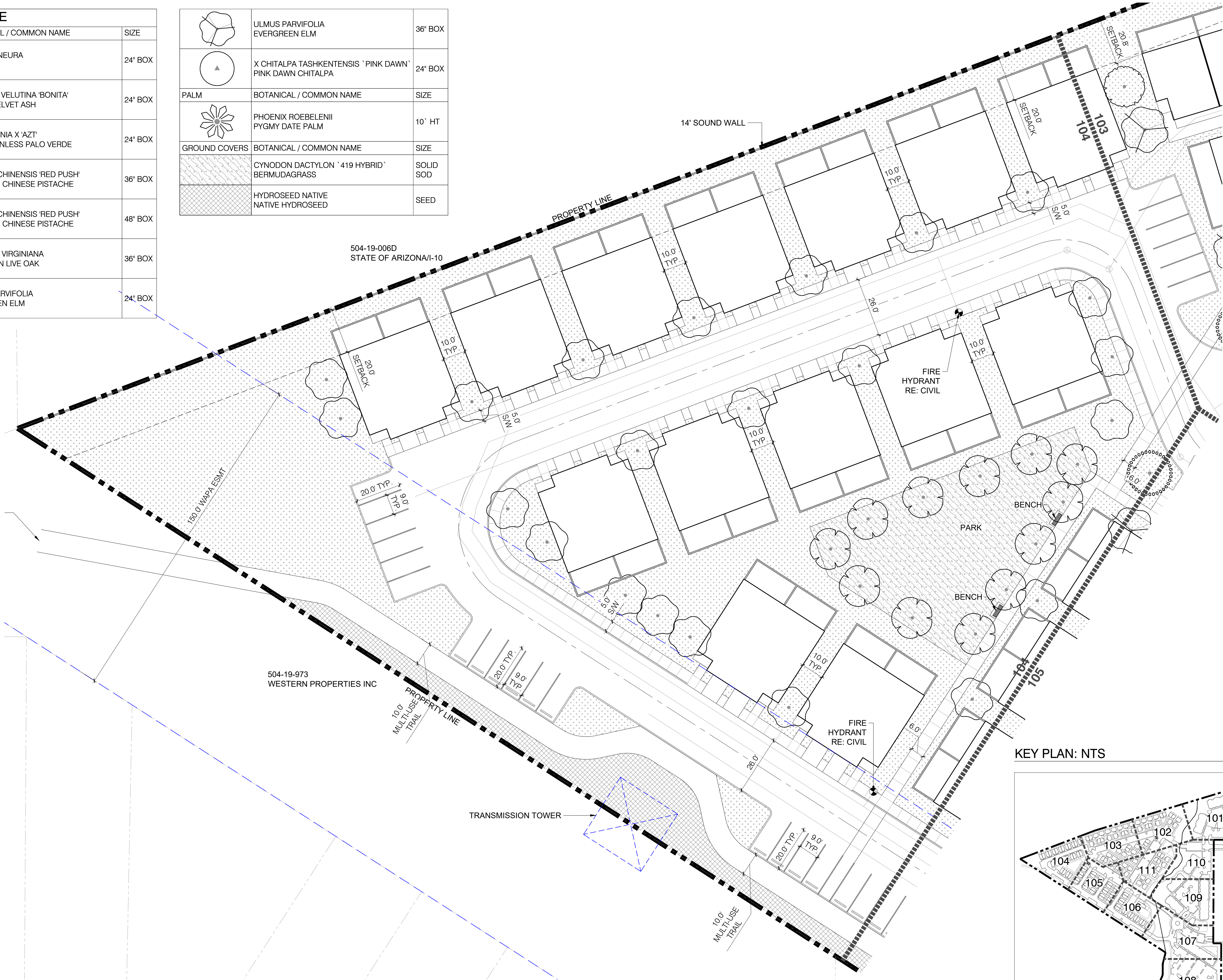
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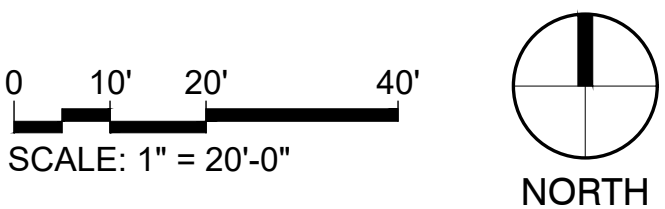
PLZSP-22-00044

PLANT_SCHEDULE		
TREES	BOTANICAL / COMMON NAME	SIZE
	ACACIA ANEURA MULGA	24" BOX
	FRAXINUS VELUTINA 'BONITA' BONITA VELVET ASH	24" BOX
	PARKINSONIA X 'AZT' AZT THORNLESS PALO VERDE	24" BOX
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	36" BOX
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	48" BOX
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX
	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX

	ULMUS PARVIFOLIA EVERGREEN ELM	36" BOX
	X CHITALPA TASHKENTENSIS 'PINK DAWN' PINK DAWN CHITALPA	24" BOX
PALM	BOTANICAL / COMMON NAME	SIZE
	PHOENIX ROEBELENI PYGMY DATE PALM	10' HT
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE
	CYNODON DACTYLON '419 HYBRID' BERMUDAGRASS	SOLID SOD
	HYDROSEED NATIVE NATIVE HYDROSEED	SEED



1 PLANTING PLAN
1" = 20'



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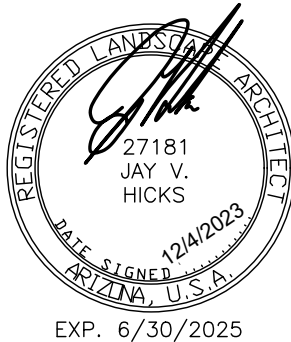
SUNDANCE STATION

700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:			
No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:



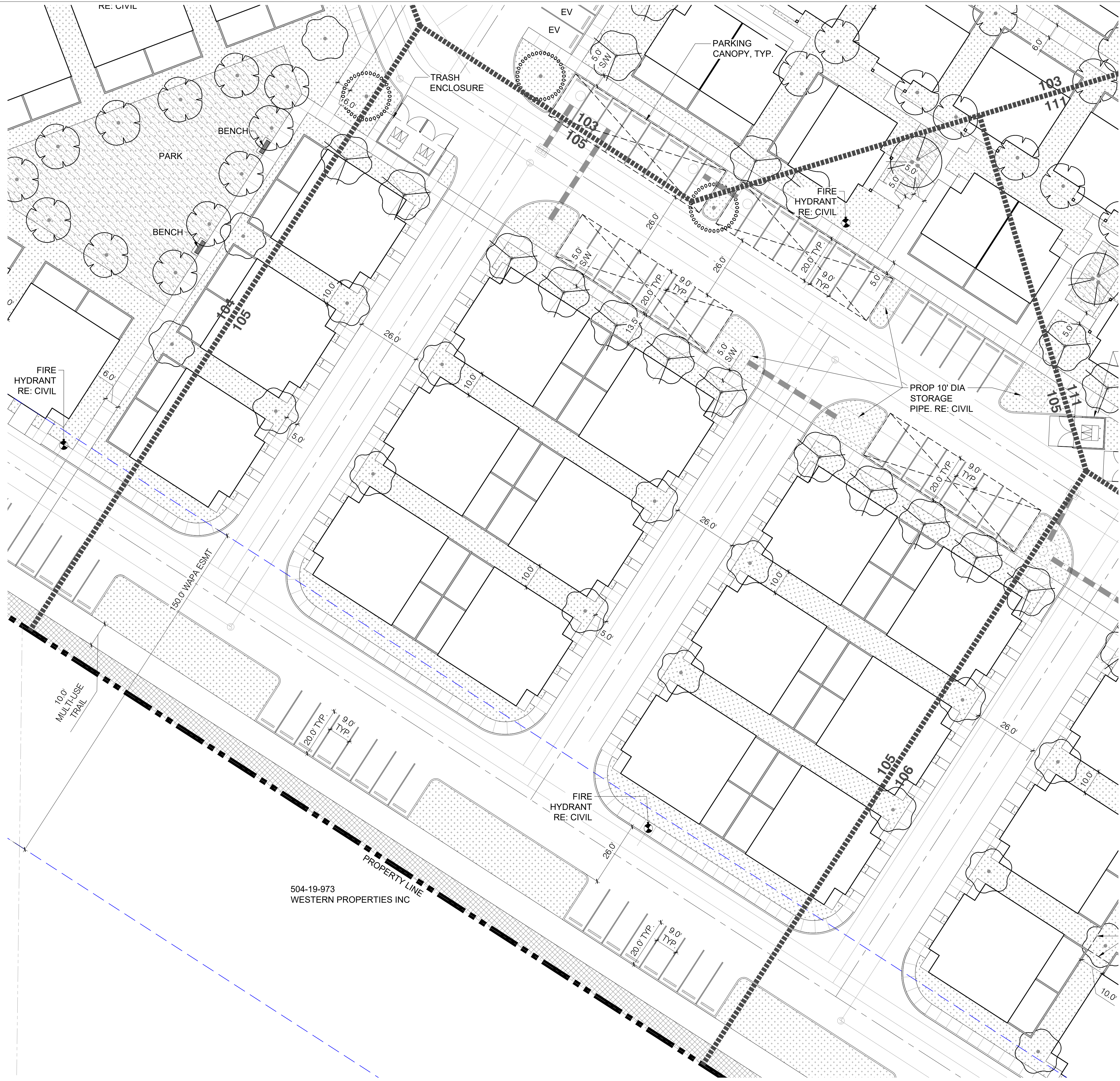
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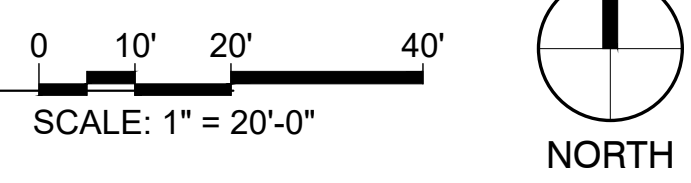
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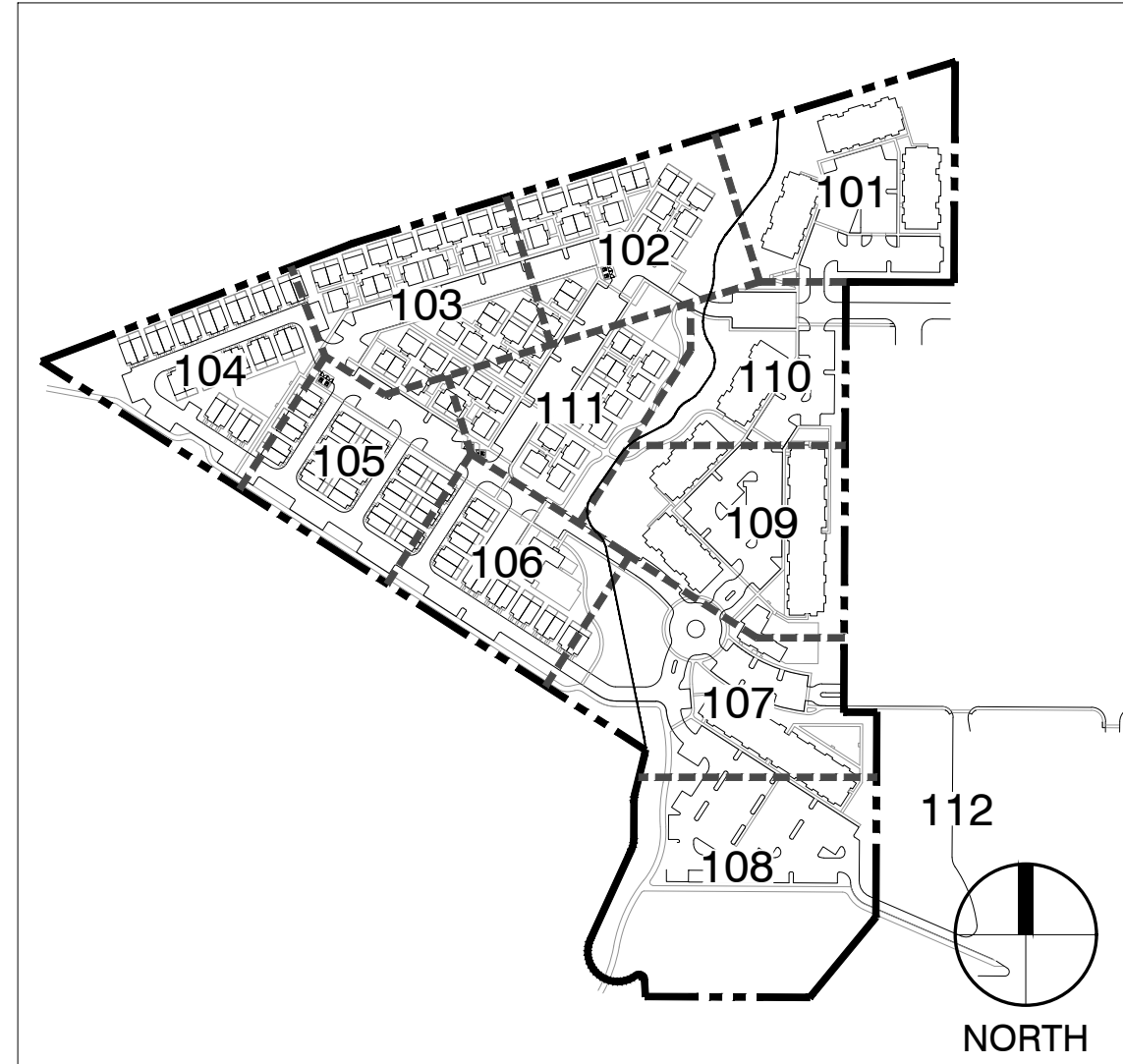


1 PLANTING PLAN
1" = 20'



PLANT_SCHEDULE		
TREES	BOTANICAL / COMMON NAME	SIZE
	ACACIA ANEURA MULGA	24" BOX
	FRAXINUS VELUTINA 'BONITA' BONITA VELVET ASH	24" BOX
	PARKINSONIA X 'AZT' AZT THORNLESS PALO VERDE	24" BOX
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	36" BOX
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	48" BOX
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX
	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX
	ULMUS PARVIFOLIA EVERGREEN ELM	36" BOX
	X CHITALPA TASHKENTENSIS 'PINK DAWN' PINK DAWN CHITALPA	24" BOX
PALM	BOTANICAL / COMMON NAME	SIZE
	PHOENIX ROEBELENI PYGMY DATE PALM	10' HT
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE
	CYNODON DACTYLON '419 HYBRID' BERMUDAGRASS	SOLID SOD
	HYDROSEED NATIVE NATIVE HYDROSEED	SEED

KEY PLAN: NTS



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REVISIONS:			
No.	DATE	DESCRIPTION	BY

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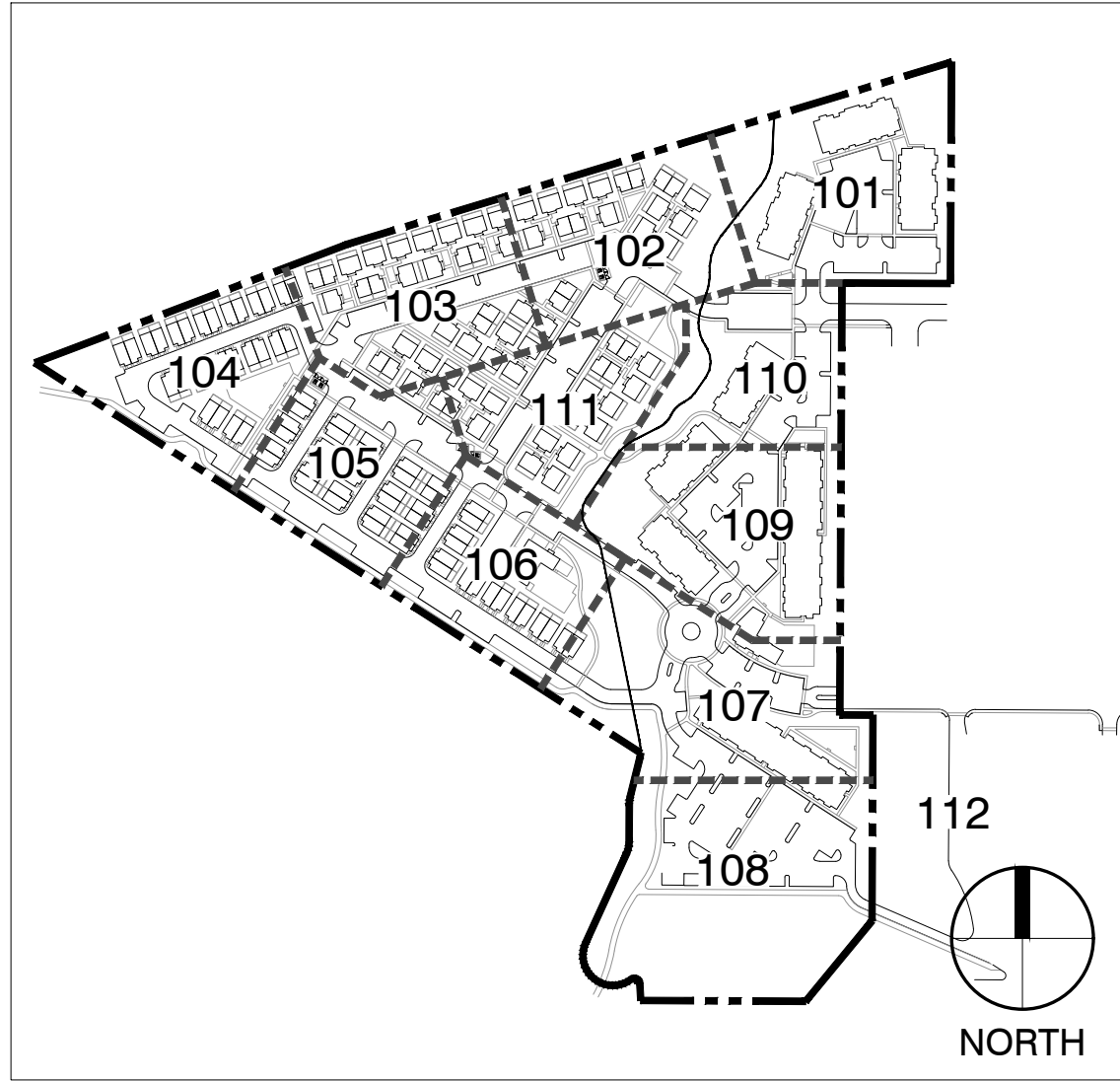
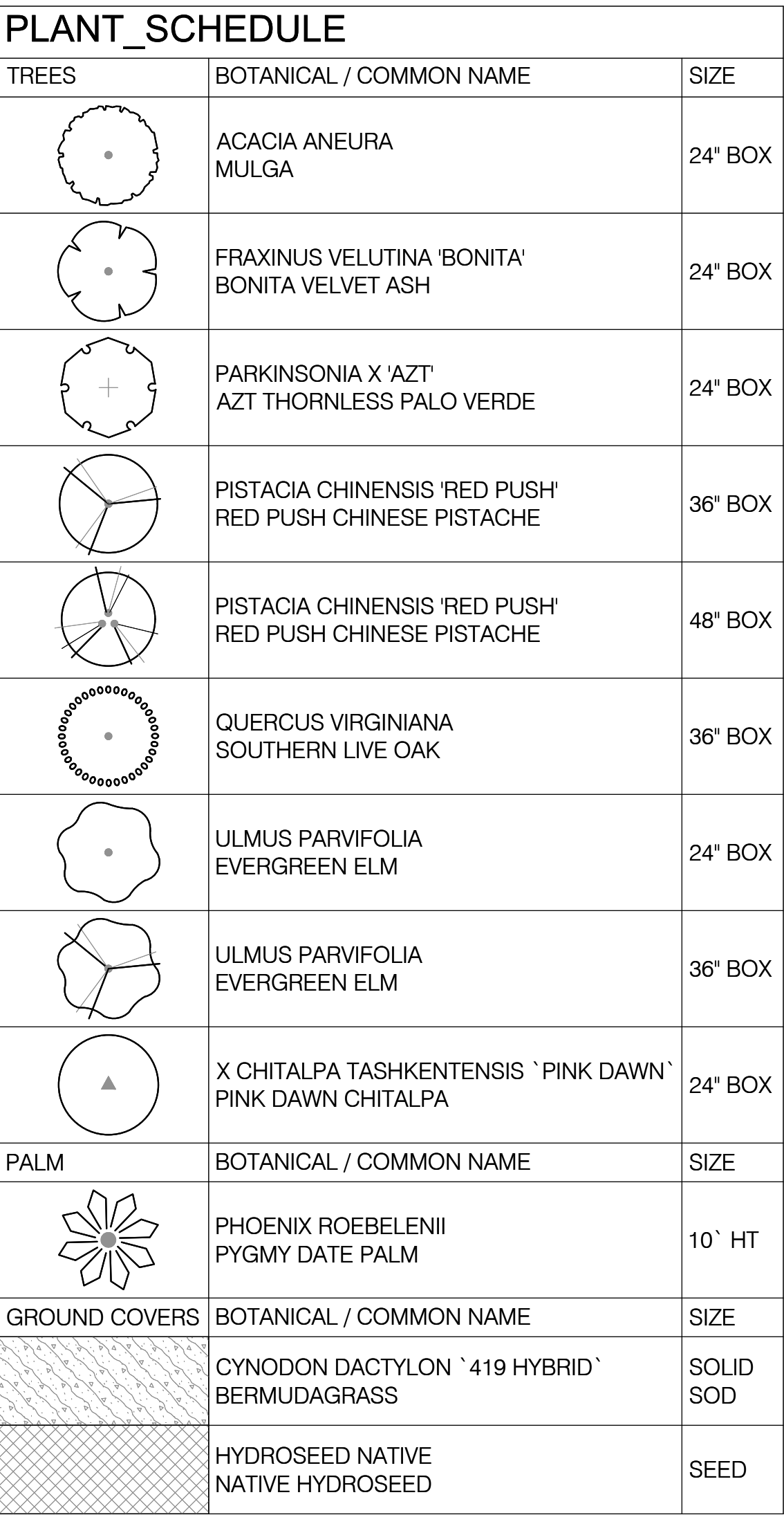
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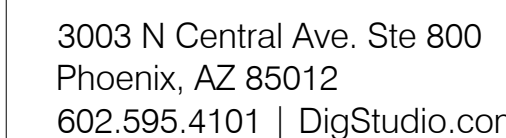
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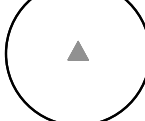
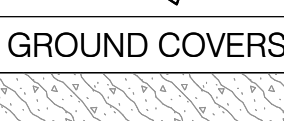
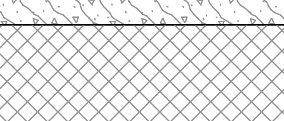
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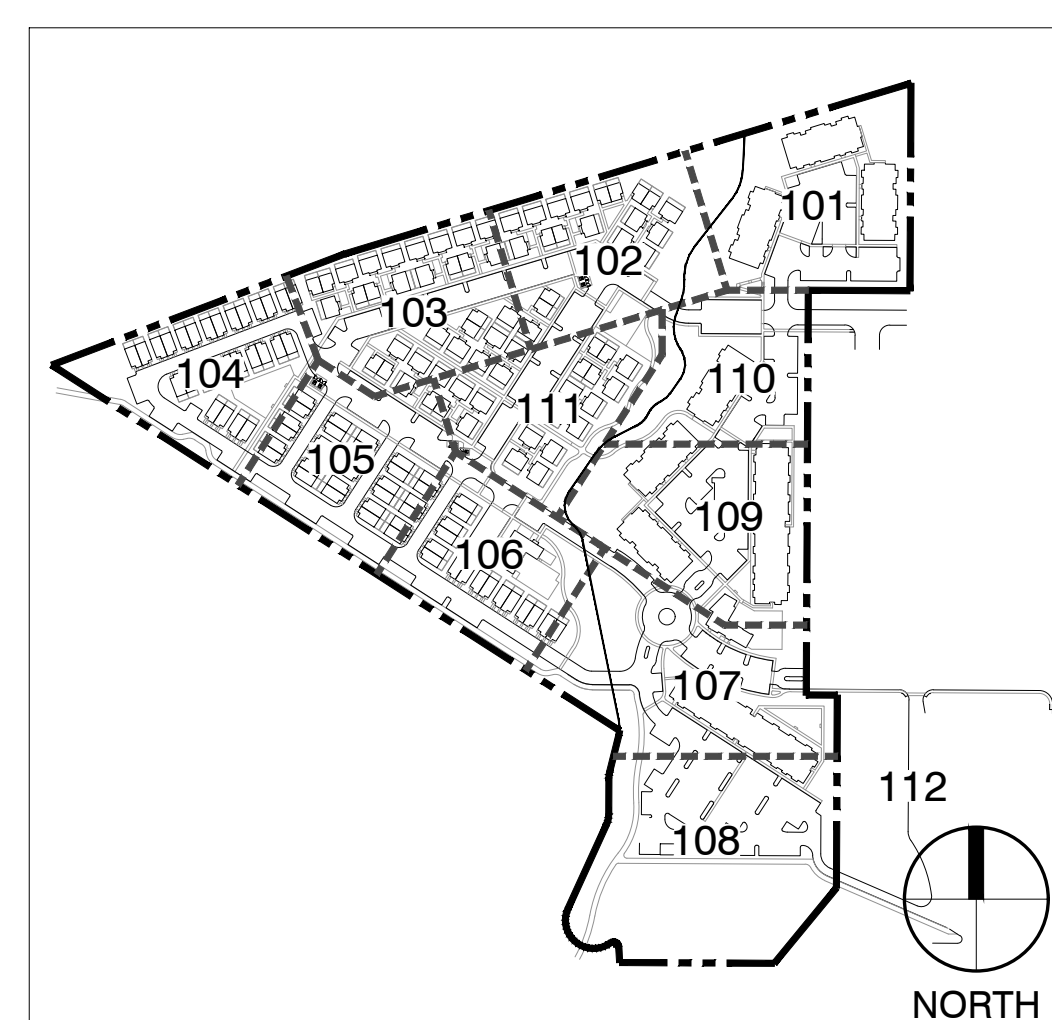
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SHEET TITLE:
PLANTING PLAN

LP107

	ULMUS PARVIFOLIA EVERGREEN ELM	36" BO
	X CHITALPA TASHKENTENSIS `PINK DAWN` PINK DAWN CHITALPA	24" BO
PALM	BOTANICAL / COMMON NAME	SIZE
	PHOENIX ROEBELENI PYGMY DATE PALM	10` HT
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE
	CYNODON DACTYLON `419 HYBRID` BERMUDAGRASS	SOLID SOD
	HYDROSEED NATIVE NATIVE HYDROSEED	SEED



504-19-973
WESTERN PROPERTIES INC

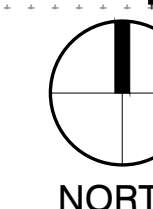
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PLANTING PLAN

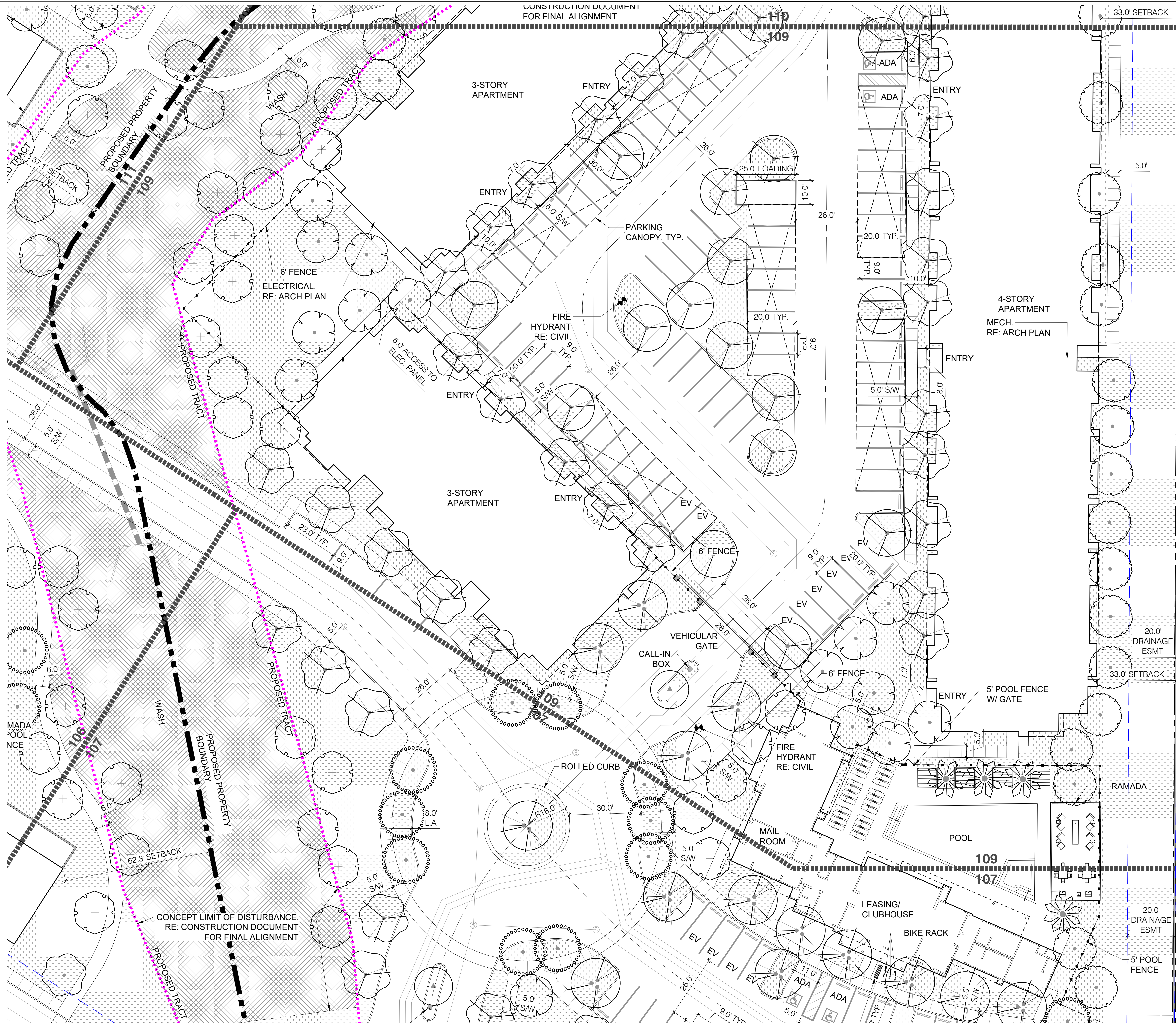
1" = 20

0 10' 20' 40'

SCALE: 1" = 20'-0"



○



PLANT_SCHEDULE		
TREES	BOTANICAL / COMMON NAME	SIZE
	ACACIA ANEURA MULGA	24" BOX
	FRAXINUS VELUTINA 'BONITA' BONITA VELVET ASH	24" BOX
	PARKINSONIA X 'AZT' AZT THORNLESS PALO VERDE	24" BOX
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	36" BOX
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	48" BOX
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	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX
	ULMUS PARVIFOLIA EVERGREEN ELM	36" BOX
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	PHOENIX ROEBELENI PYGMY DATE PALM	10" HT
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE
	CYNODON DACTYLON '419 HYBRID' BERMUDAGRASS	SOLID SOD
	HYDROSEED NATIVE NATIVE HYDROSEED	SEED

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SUNDANCE STATION

700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:



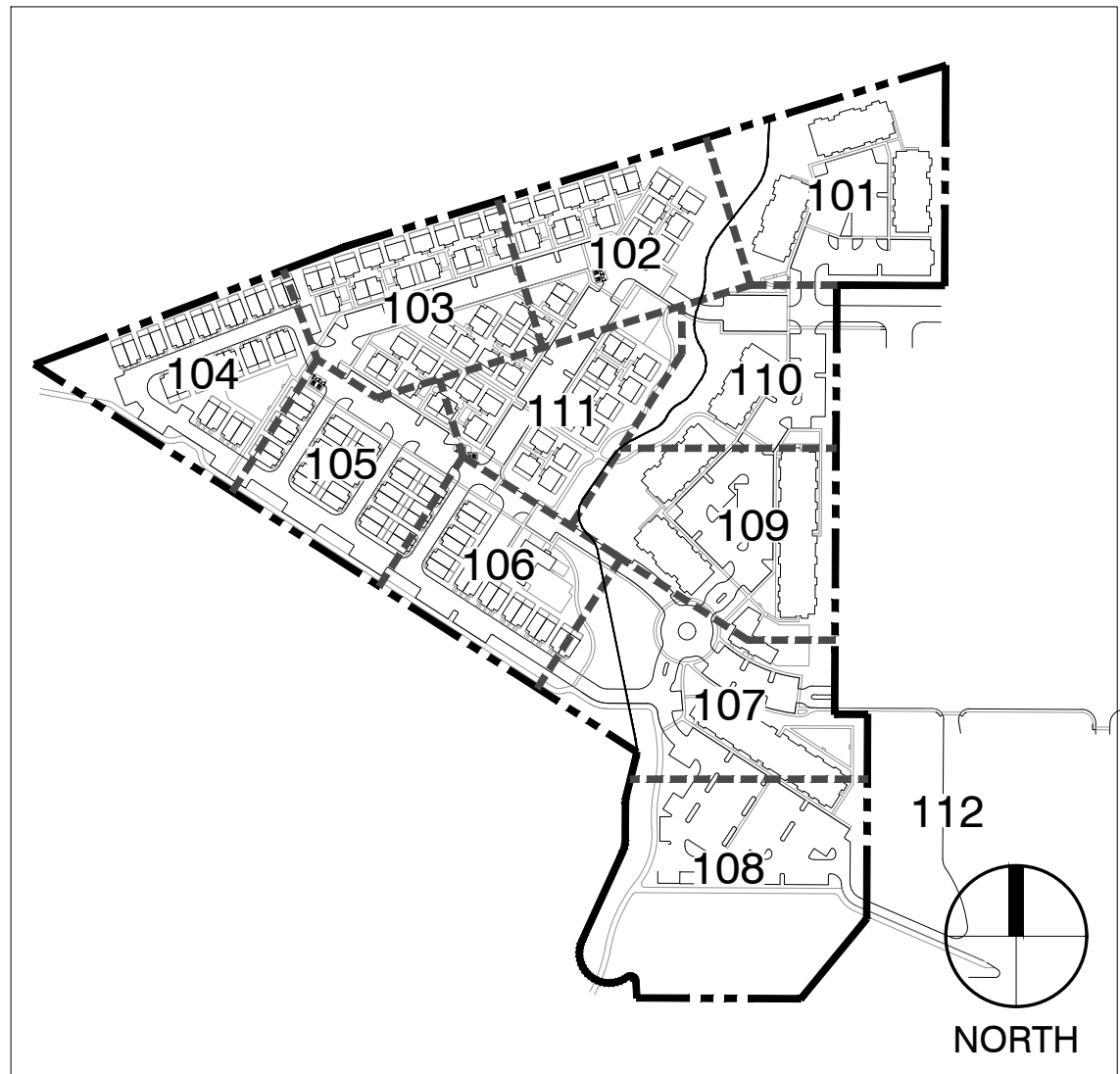
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12/4/2023

SHEET TITLE:
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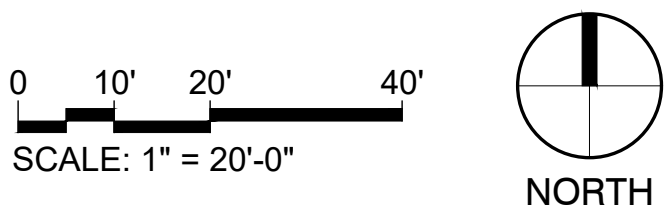
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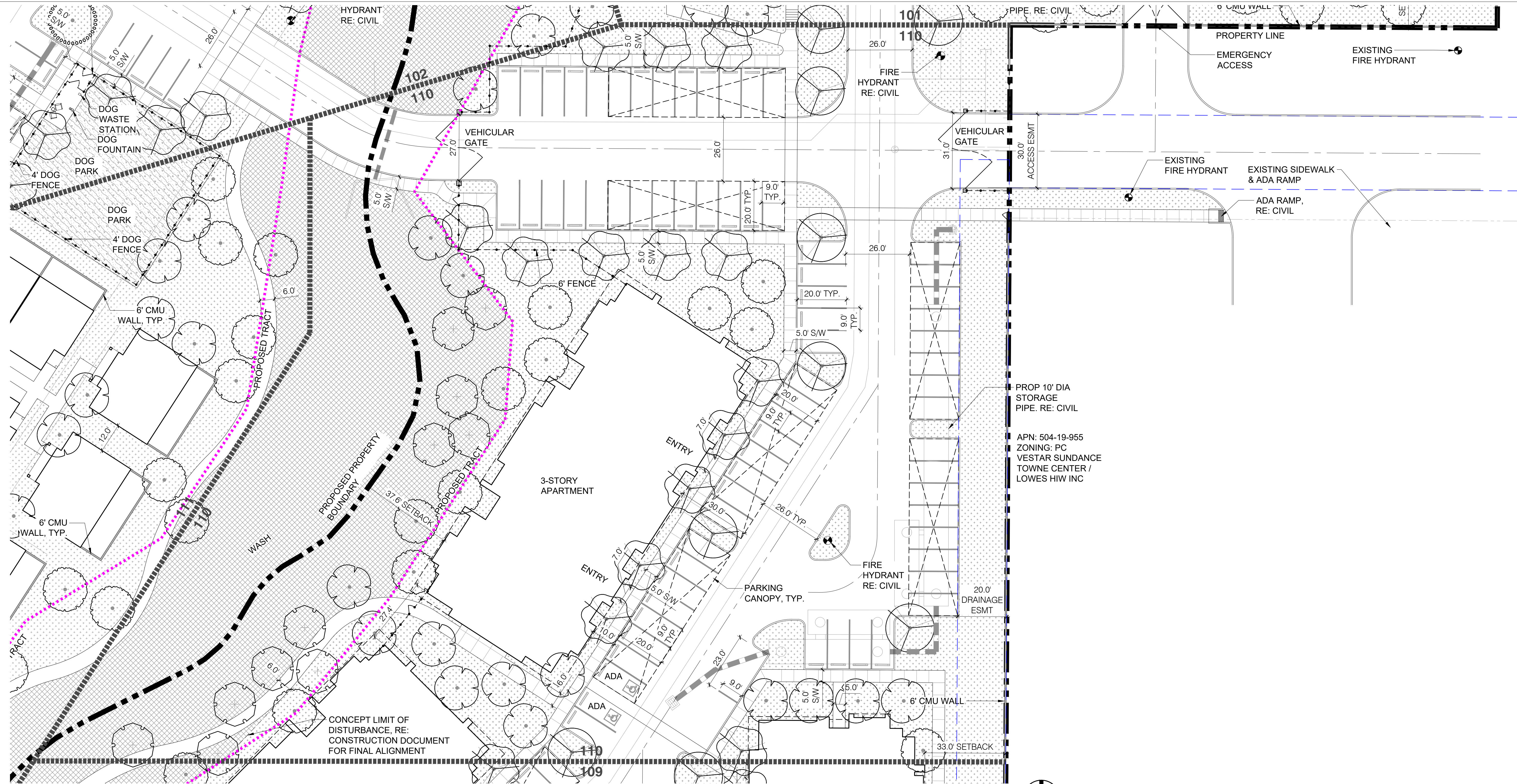
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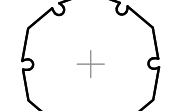
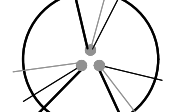
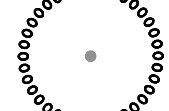
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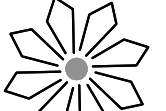
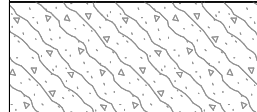
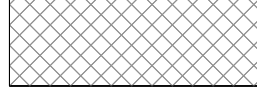


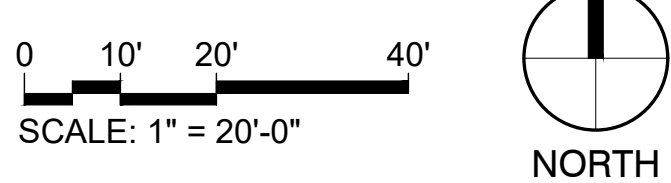
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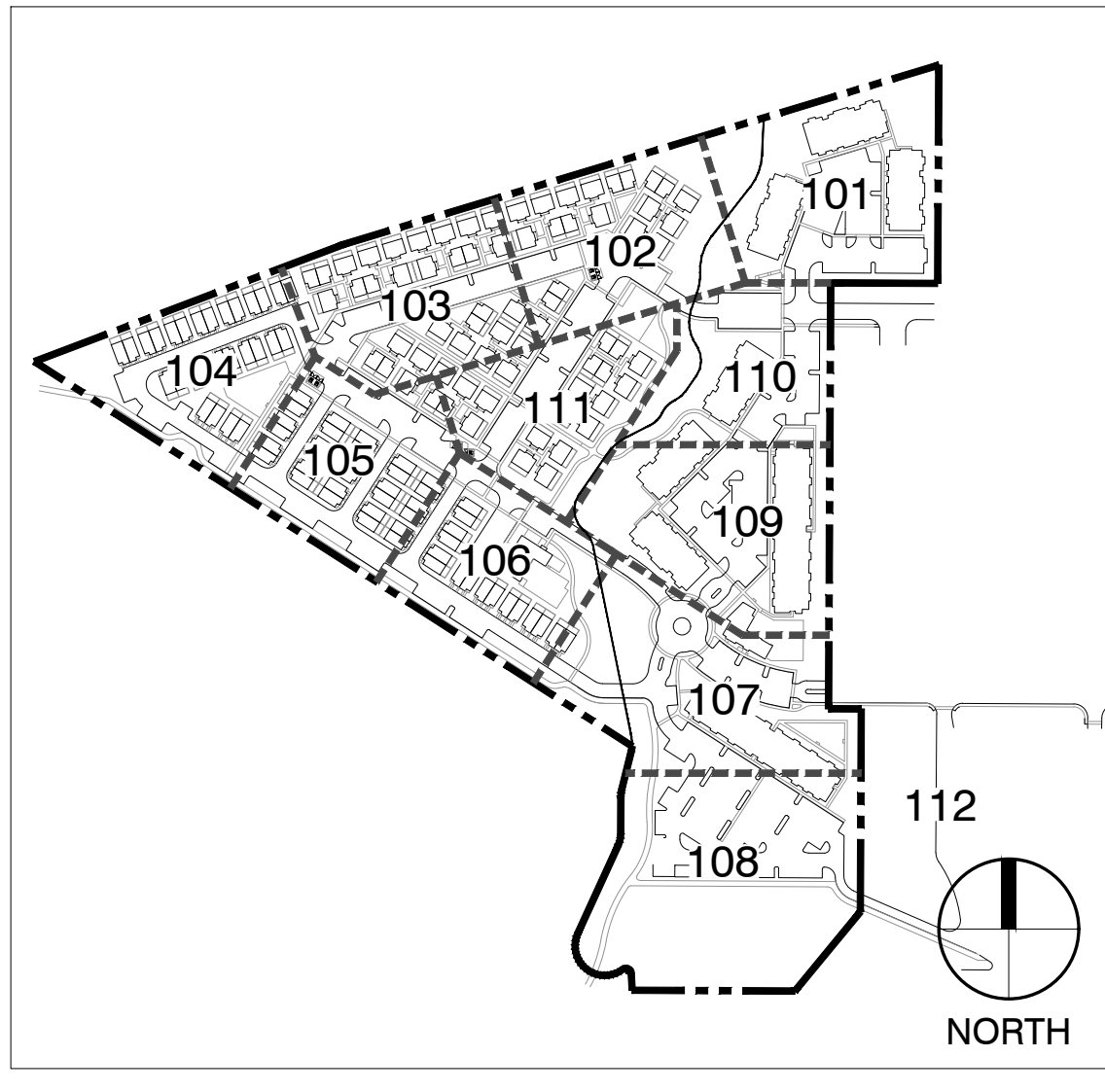
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1" = 20'

PLANT_SCHEDULE		
TREES	BOTANICAL / COMMON NAME	SIZE
	ACACIA ANEURA MULGA	24" BOX
	FRAXINUS VELUTINA 'BONITA' BONITA VELVET ASH	24" BOX
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PALM	BOTANICAL / COMMON NAME	SIZE
	PHOENIX ROEBELENI PYGMY DATE PALM	10' HT
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE
	CYNODON DACTYLON '419 HYBRID' BERMUDAGRASS	SOLID SOD
	HYDROSEED NATIVE NATIVE HYDROSEED	SEED



KEY PLAN: NTS



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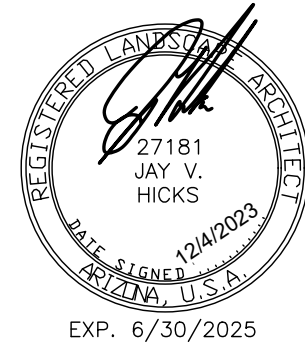
SUNDANCE STATION

700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:			
No.	DATE	DESCRIPTION	BY

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DRAWN BY: YL
CHECKED BY: JH

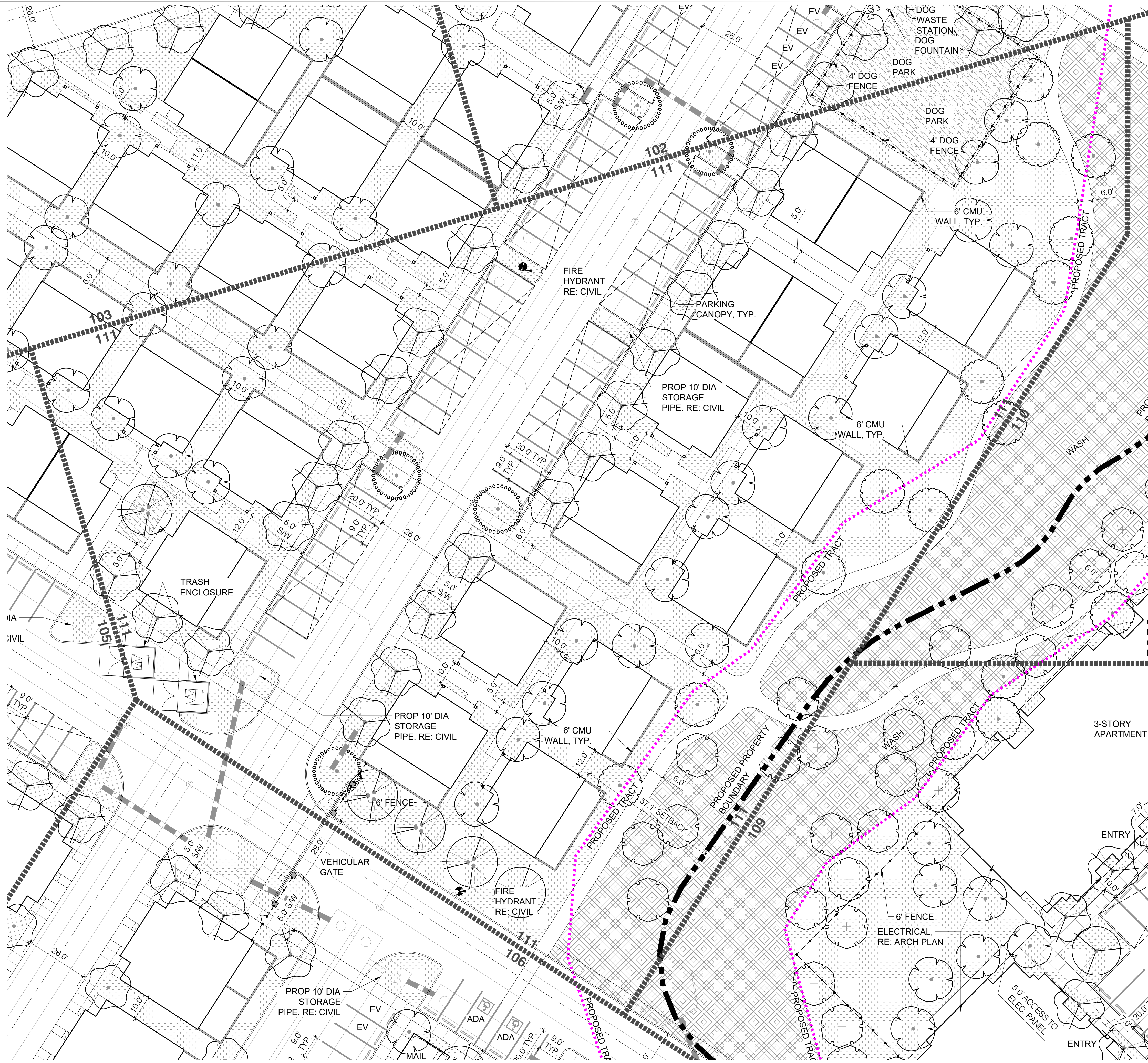
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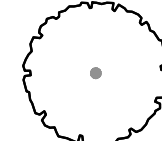
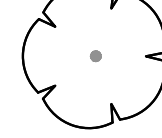
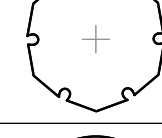
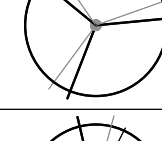
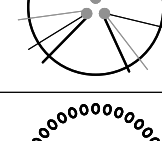
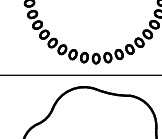
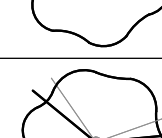
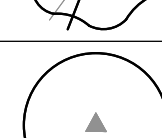
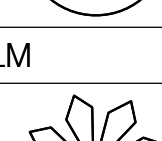
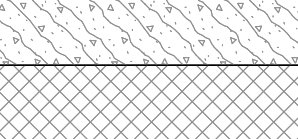
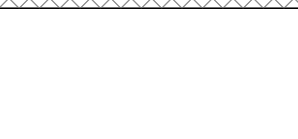


DATE ISSUED:
12/4/2023

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
LP110



PLANT_SCHEDULE		
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	FRAXINUS VELUTINA 'BONITA' BONITA VELVET ASH	24" BOX
	PARKINSONIA X 'AZT' AZT THORNLESS PALO VERDE	24" BOX
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	36" BOX
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PALM	BOTANICAL / COMMON NAME	SIZE
	PHOENIX ROEBELENI PYGMY DATE PALM	10' HT
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE
	CYNODON DACTYLON '419 HYBRID' BERMUDAGRASS	SOLID SOD
	HYDROSEED NATIVE NATIVE HYDROSEED	SEED

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SUNDANCE STATION

700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:



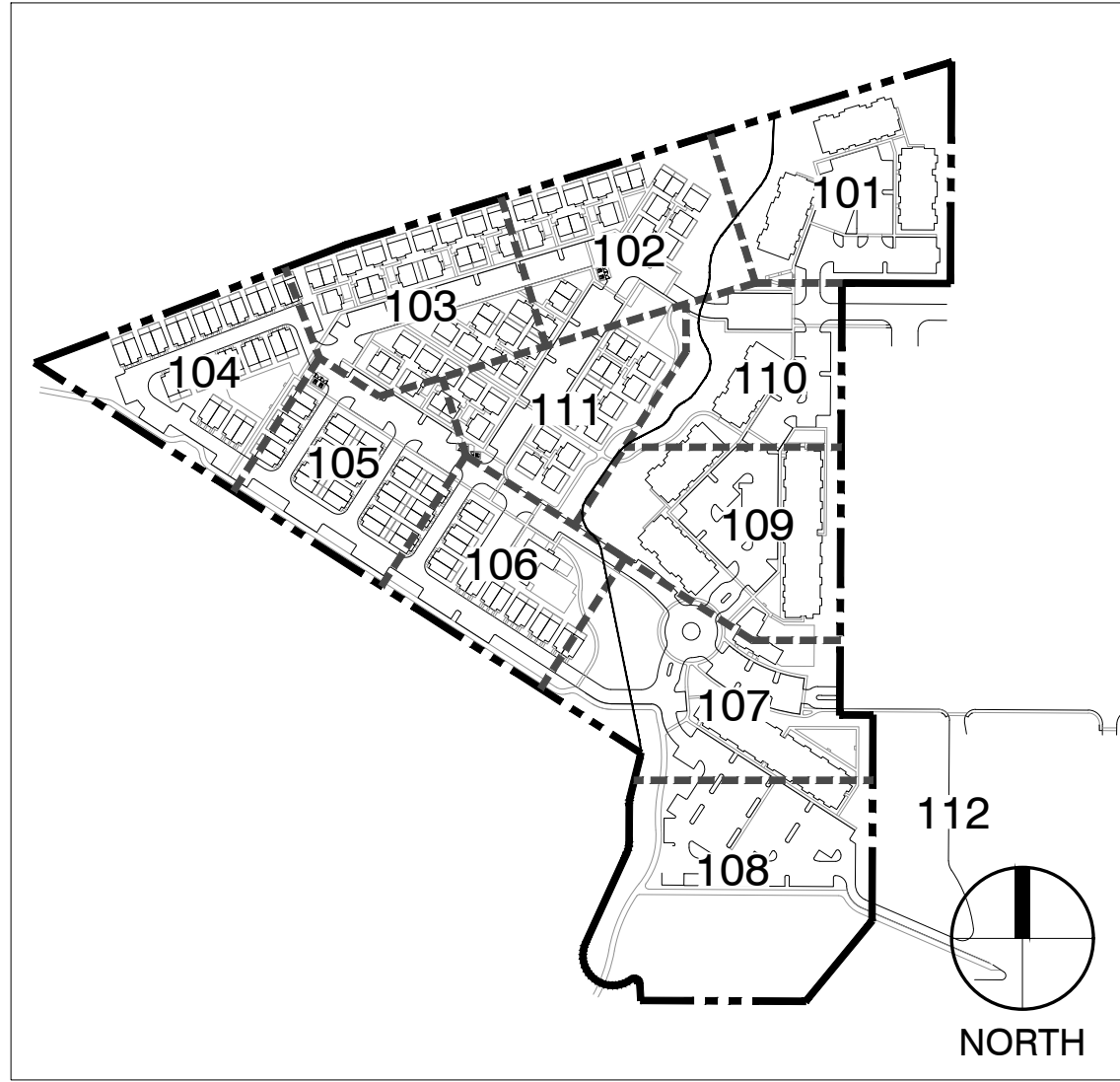
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12/4/2023

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SHEET NUMBER:

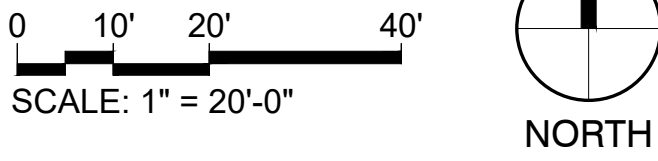
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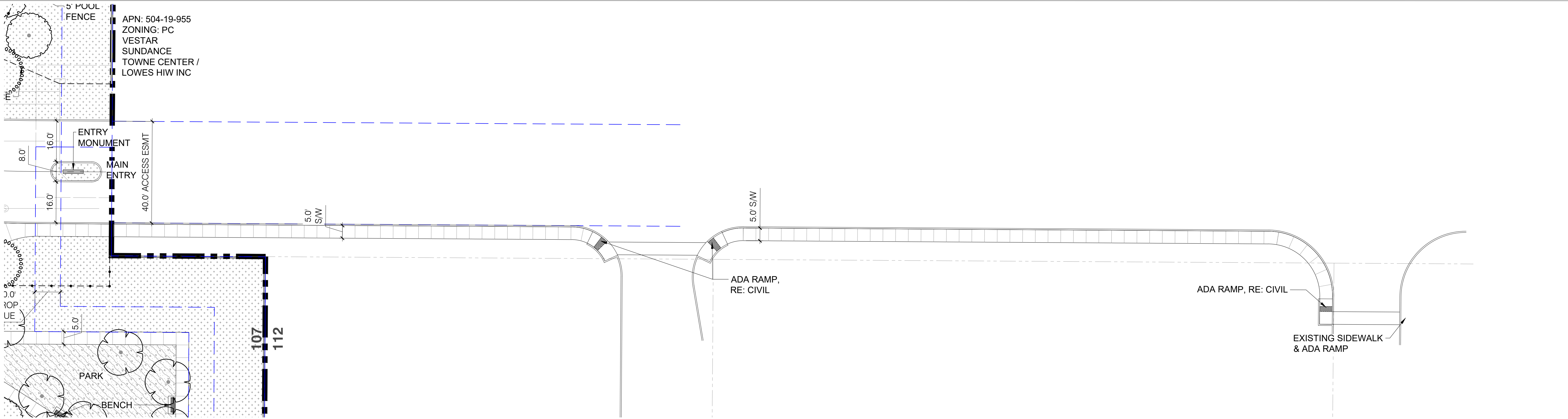
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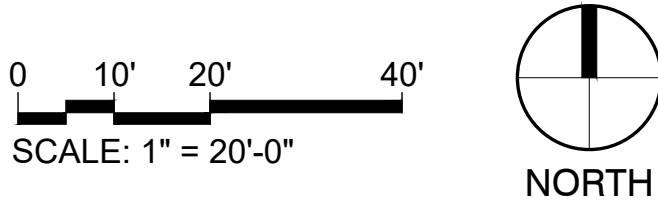
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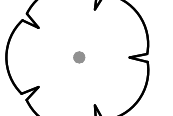
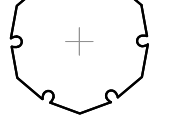
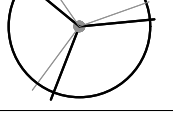
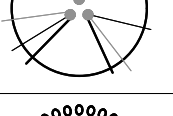
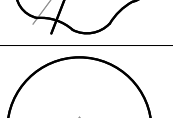
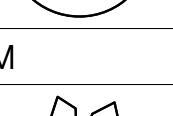
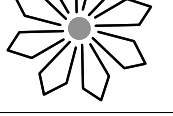
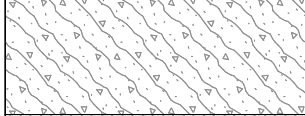




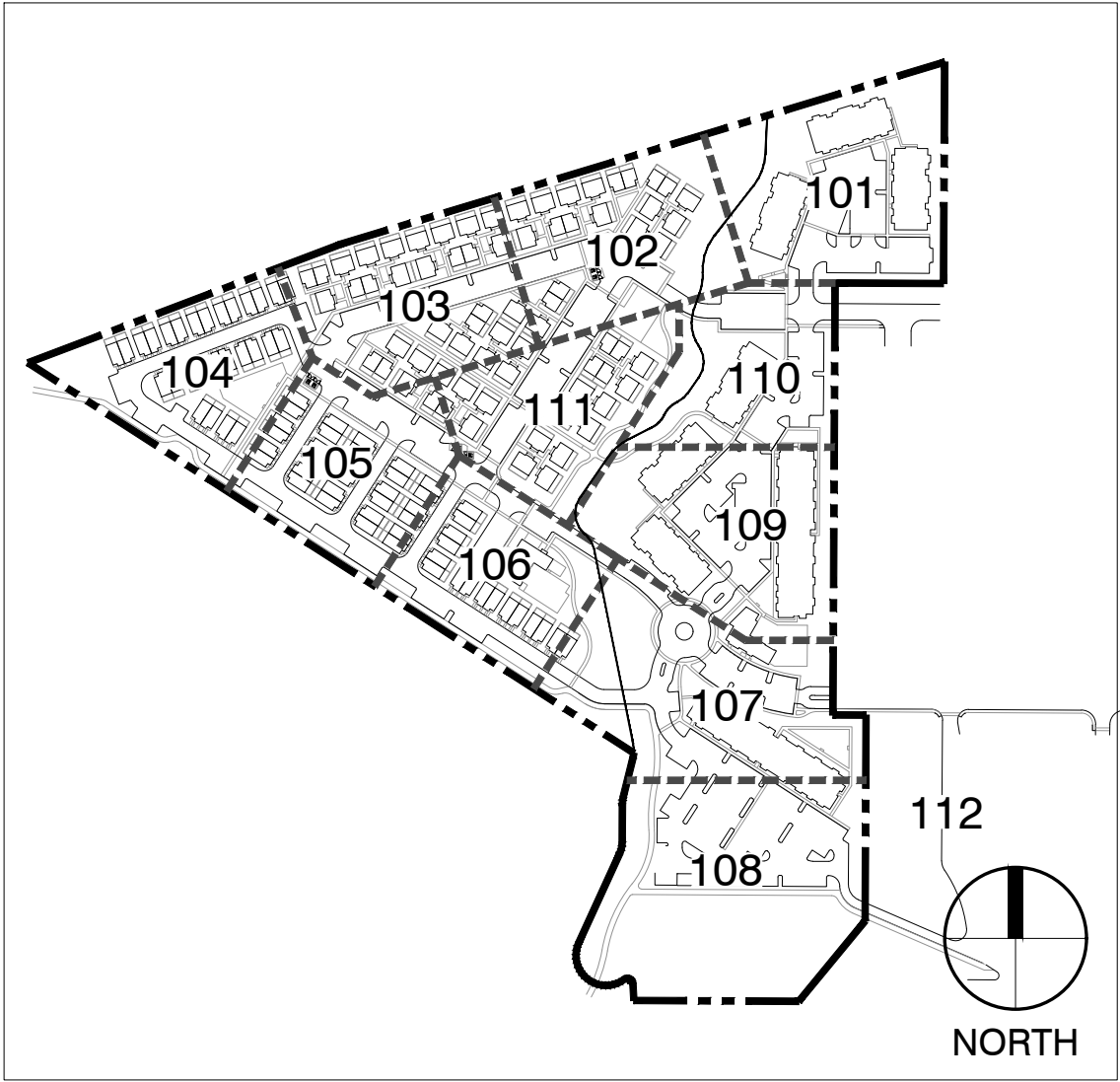
1 PLANTING PLAN

1" = 20'



PLANT_SCHEDULE		
TREES	BOTANICAL / COMMON NAME	SIZE
	ACACIA ANEURA MULGA	24" BOX
	FRAXINUS VELUTINA 'BONITA' BONITA VELVET ASH	24" BOX
	PARKINSONIA X 'AZT' AZT THORNLESS PALO VERDE	24" BOX
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PALM	BOTANICAL / COMMON NAME	SIZE
	PHOENIX ROEBELENI PYGMY DATE PALM	10' HT
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE
	CYNODON DACTYLON '419 HYBRID' BERMUDAGRASS	SOLID SOD
	HYDROSEED NATIVE NATIVE HYDROSEED	SEED

KEY PLAN: NTS



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SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:



DATE ISSUED:

12/4/2023

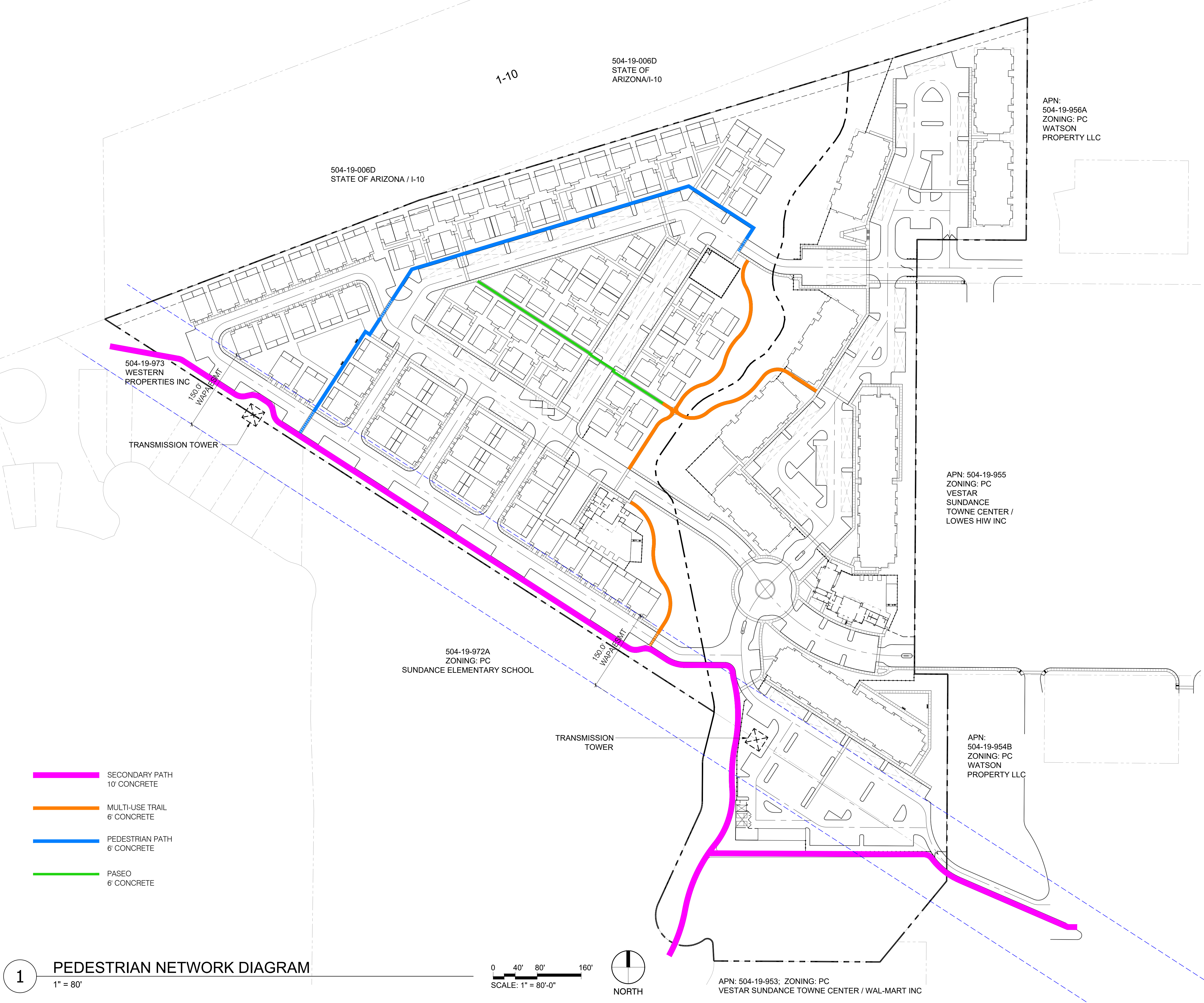
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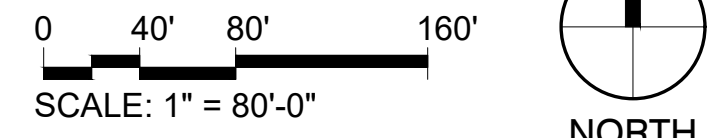
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LP112

PLZSP-22-00044



1 PEDESTRIAN NETWORK DIAGRAM
1" = 80'



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SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:



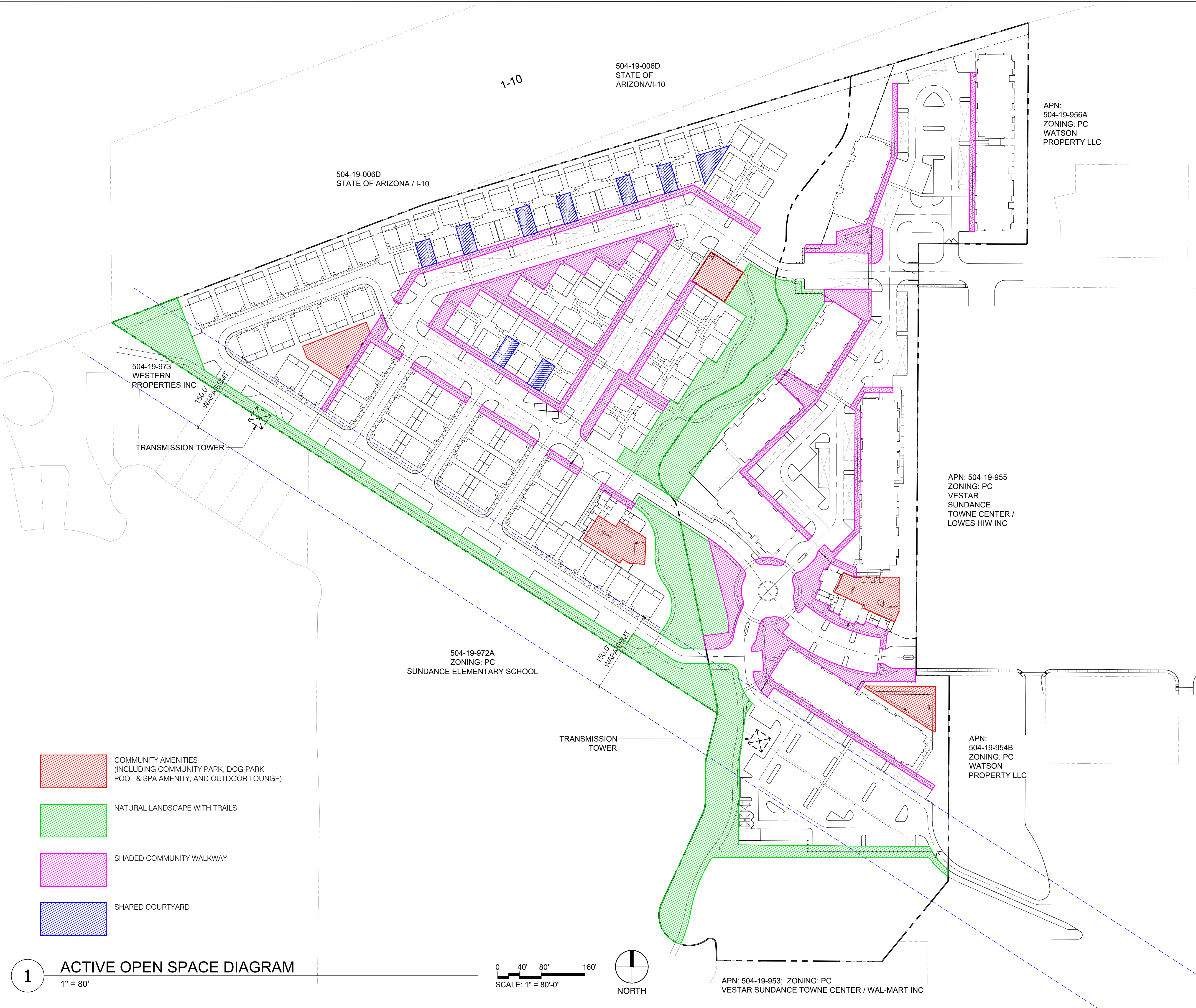
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12/4/2023

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LANDSCAPE NOTE

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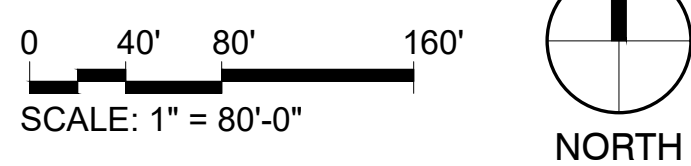
LP501

PLZSP-22-00044



- COMMUNITY AMENITIES
(INCLUDING COMMUNITY PARK, DOG PARK
POOL & SPA AMENITY, AND OUTDOOR LOUNGE)
- NATURAL LANDSCAPE WITH TRAILS
- SHADED COMMUNITY WALKWAY
- SHARED COURTYARD

1 ACTIVE OPEN SPACE DIAGRAM
1" = 80'



APN: 504-19-953; ZONING: PC
VESTAR SUNDANCE TOWNE CENTER / WAL-MART INC

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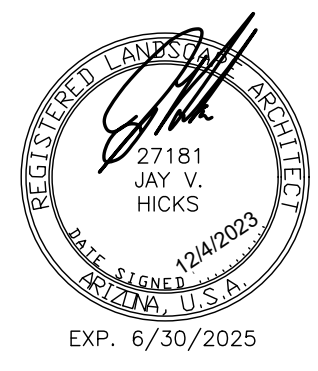
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700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH
SEAL:



DATE ISSUED:
12/4/2023
SHEET TITLE:
LANDSCAPE NOTE
SHEET NUMBER:

LP502

PLZSP-22-00044

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 04/23/24	AGENDA ITEM: 4.B. Kuiper Family Trust Property - Downtown Specific Area Plan (DSAP) Amendment - Case PLZU-24-0003
DATE PREPARED: 04/19/24	DISTRICT NO.: No. 2
STAFF LIAISON: Ken Galica, Principal Planner, kgalica@buckeyeaz.gov, (623) 349-6214	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Public Hearing / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Kuiper Family Trust Property - Downtown Specific Area Plan (DSAP) Amendment - Case PLZU-24-0003 - Conduct a public hearing and recommend approval to the Mayor and City Council of a Minor Amendment to the Downtown Specific Area Plan (DSAP), changing the land use designation of approximately 33 acres located east of the southeast corner of Monroe Avenue and the Apache Road alignment from Mixed Use Core to Downtown Residential and relocating an approximate 8-acre future park site from the south side of Monroe Avenue to the north side of Monroe Avenue.

RELEVANT GOALS:

GOAL 3: A Well-Planned Urban Community

ADDITIONAL RELEVANT GOALS:

GOAL 2: Enhanced Economic Well-Being and Vitality

SUMMARY

PROJECT DESCRIPTION:

At the conclusion of a two year public process that involved significant stakeholder input, the Downtown Specific Area Plan (DSAP) was adopted by the City Council in October 2023 to guide and support both short-term and long-term revitalization and redevelopment of Buckeye's downtown area as a regional destination that capitalizes on the historical and cultural assets available in the 2,946-acre area generally bounded by Rooks Road to the west, the Watson Road alignment to the east, Maricopa Road to the north, and the Gila River on the south.

The approved DSAP identifies twelve future land use categories that specify the type of land uses as well as the character of development that is envisioned on a particular property; the categories are assigned to individual properties by the Future Land Use Framework Map (Figure 3.1). Land uses range from intense, pedestrian oriented mixed-use districts, applied to the "core" area of the downtown, to more suburban-influenced commercial, employment, and residential districts, applied on the periphery.

As the DSAP was nearing adoption, representatives of the Kuiper Family Trust, owner of over 150 acres of land located at the southeast corner of Monroe Avenue and the Apache Road alignment, contacted City staff to share the concern that too large a portion of their property was designated for vertically oriented mixed-use development that, in their estimation, would likely not be economically viable for some time. At the DSAP adoption hearing in October 2023, City Council directed staff to work with the Kuiper Trust to determine a more suitable mix of uses for the property, which the City would then initiate and process a DSAP Amendment for.

As directed by the City Council, and at the request of the Kuiper Family Trust, the Development Services

Department has initiated an amendment to the DSAP Future Land Use Framework. The proposed amendment, which is supported by the property ownership, will revise the land use designation of approximately 33 acres located east of the southeast corner of Monroe Avenue and the Apache Road alignment from Mixed Use Core to Downtown Residential and relocate an approximate 8-acre future park site from the south side of Monroe Avenue to the north side of Monroe Avenue.

See attached staff report and exhibits for additional information.

BENEFITS:

The proposed amendment preserves the overarching vision for Downtown East to serve as a future extension of the existing downtown core, providing for urban mixed-use development along the Monroe Avenue frontage transitioning to a gridded single-family residential two blocks to the south, a development pattern consistent with the existing downtown core and the residential areas to the north and south of Monroe Avenue.

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

ATTACHMENTS:

[PLZU-24-0003 Kuiper Property DSAP Amendment - PZ Staff Report - PZ 042324.docx](#)

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

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

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

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

[Exhibit E - Excerpt of DSAP Land Use Descriptions.pdf](#)

[Exhibit F - Written Request from Kuiper Family Trust.pdf](#)



AREA PLAN AMENDMENT

Report to the Planning and Zoning Commission

CASE NUMBER: PLZU-24-0003

TITLE: Downtown Specific Area Plan (DSAP) Amendment – Kuiper Family Trust Property

MEETING DATE: April 23, 2024

Applicant: City of Buckeye Development Services Department

Owner(s): Kuiper Family Trust and City of Buckeye

Request: Minor Amendment to the Downtown Specific Area Plan (DSAP), changing the land use designation of approximately 33 acres located east of the southeast corner of Monroe Avenue and the Apache Road alignment from Mixed Use Core to Downtown Residential and relocating an approximate 8-acre future park site from the south side of Monroe Avenue to the north side of Monroe Avenue.

District: No. 2

Location: East of the southeast corner of Monroe Avenue and the future Apache Road alignment (Exhibits A, B, and C)

Site size: Approximately 58 acres

Public input: An advertised neighborhood meeting was held on March 11, 2024; with the exception of the property owner and City staff, no persons attended the meeting. All required notices of this public hearing have been completed. To date, staff has not been made aware of any concerns related to this request.

Recommendation: Conduct a public hearing and recommend that City Council approve the proposed Downtown Specific Area Plan Amendment

PROJECT DESCRIPTION

1. At the conclusion of a two year public process that involved significant stakeholder input, the Downtown Specific Area Plan (DSAP) was adopted by the City Council in October 2023 to guide and support both short-term and long-term revitalization and redevelopment of Buckeye's downtown area as a regional destination that capitalizes on the historical and cultural assets available in the 2,946-acre area generally bounded by Rooks Road to the west, the Watson Road alignment to the east, Maricopa Road to the north, and the Gila River on the south.
2. The approved DSAP identifies twelve future land use categories that specify the type of land uses as well as the character of development that is envisioned on a particular property; the categories are assigned to individual properties by the Future Land Use Framework Map (Figure 3.1). Land uses range from intense, pedestrian oriented mixed-use districts, applied to the “core” area of the downtown, to more suburban-influenced commercial, employment, and residential districts, applied on the periphery.
3. The traditional downtown core, which contains the bulk of the downtown’s retail and restaurant activity, is an eight-block area located adjacent to Monroe Avenue that extends from Miller Road (1st Street) to 9th Street. In anticipation that the DSAP would be successful in reinvigorating this traditional core and additional land would be needed to expand “main street” in the future, the plan identified an area to the east of the core where Monroe Avenue could be extended and fronted with urban, mixed-use buildings that are reflective of a traditional main street. This area was termed “Downtown East”.
4. The majority of properties that front on the future extension of the Monroe Avenue alignment within Downtown East were designated as “Mixed Use Core” by the Land Use Framework. Properties with the Mixed-Use Core designation are intended to develop with vertically integrated mixed use projects containing first-floor retail and commercial uses (e.g., boutique hotels, entertainment, restaurants, cafes, bakeries, boutiques, salons, and other commercial or special uses) with residential, office, and services uses on upper floors, ensuring a seamless transition between the traditional downtown core and the expanded, new core.
5. Properties located within Downtown East that did not have frontage on Monroe Avenue were assigned various residential designations to ensure there was ample opportunity for housing within the Downtown, increasing the local population to serve as a built-in

customer base for existing and future businesses within the traditional core and Downtown East core.

6. The Kuiper Family Trust owns over 150 acres of land located at the southeast corner of Monroe Avenue and the future Apache Road alignment within the Downtown East area (Exhibits A, B, and C). With regard to the Kuiper Family Trust property, the DSAP Future Land Use Framework applied the following land uses (Exhibit E):

- The Mixed-Use Core land use, previously described, was assigned to approximately 50 acres of the property adjacent to the future Monroe Avenue extension, east of Apache Road.
- The northeast 20 acres of the property, located directly at the southeast corner of the future intersection of Apache Road and Monroe Avenue, was assigned a Multi-Family Residential land use. This category, which accommodates medium-to-high density residential multi-family uses including apartment buildings designed with a pedestrian orientation, was applied to the property. to create symmetry with the planned Lanai Living multi-family project under construction to the north of the future Monroe Avenue alignment.
- The southernmost 67-acre portion of the property, adjacent to Belloat Road, was assigned the Suburban Residential land use. This category provides for single-family neighborhoods designed in a more suburban style, featuring curvilinear streets and cul-de-sacs.
- Two potential 8-acre public park sites, designated Parks and Recreation, were identified on the Kuiper property, one within the Mixed-Use Core area and the second within the Suburban Residential area. Given that the property is under private ownership and the City must allow a property owner to develop their land for commercial gain, however, the DSAP identified that those locations could be alternatively developed per the adjacent land use categories, increasing the total acreage of the Mixed-Use Core on the property to around 58 acres and the acreage of the Suburban Residential area to approximately 75 acres.

7. As the DSAP was nearing adoption, representatives of the Kuiper Family Trust contacted City staff to share the concern that 60 acres of vertically integrated mixed-use development would likely not be economically viable for some time, requesting staff and the Council consider alternative land uses that could be applied to their property. At the

adoption hearing, City Council directed staff to work with the Kuiper Trust to determine a more suitable mix of uses for the property, which the City would then initiate and process a DSAP Amendment for.

8. As directed by the City Council, and at the request of the Kuiper Family Trust (Exhibit F), the Development Services Department has initiated an amendment to the DSAP Future Land Use Framework. The proposed amendment (Exhibit D), which is supported by the property ownership, will revise the property's land use designations, as follows:

- The Mixed-Use Core land use designation, requiring vertically oriented mixed-use development, will remain in place on approximately 25 acres of the site directly adjacent to the future Monroe Avenue extension, allowing Monroe to develop as a seamless extension of the core as originally envisioned.
- The Downtown Residential land use designation has been applied to approximately 33 acres of the site, directly south of the Mixed-Use Core and north of the Suburban Residential area. The Downtown Residential category accommodates medium density, single-family detached residential units on a grid street network with a character similar to downtown's older, more established residential streets (e.g. Eason Avenue, Edison Avenue).
- The future public park site has been relocated directly north of the previously shown location, to the north side of Monroe Avenue, on property owned by the City of Buckeye.
- The portions of the Kuiper property featuring Multi-Family Residential and Suburban Residential land use designations are untouched.

9. Because the proposed amendment impacts less than 160 acres, it is to be processed as a Minor Amendment, with procedural requirements identical to those which apply to Minor General Plan Amendments. Upon recommendation of the Planning & Zoning Commission, the item will require final approval by the City Council.

AREA CONTEXT:

10. The following table describes properties surrounding the Kuiper Family Trust property:

	LAND USE	FUTURE LAND USE	ZONING
Subject Property	Active agricultural use	Mixed Use Core, Multi-Family Residential, Suburban Residential,	Planned Community (PC)

		Parks and Recreation	
North	Active agricultural use; Multi-Family Residential (under construction)	Mixed Use Core	Multi-Family 2 (MF-2), Rural Residential
East	Active agricultural use	Neighborhood (not included in DSAP boundary)	Planned Residential (PR), Commercial Center (CC), General Commerce (GC)
South	Active agricultural use	Suburban Residential, El Rio District	Planned Residential (PR), County Rural 43
West	Active agricultural use	Downtown Residential, Multi-Family Residential, Downtown Core, Suburban Residential	Planned Residential (PR)

PUBLIC PARTICIPATION SUMMARY:

11. A neighborhood open house, providing an opportunity for interested parties to learn more about the request, was held on March 11, 2024, in the Executive Conference Room at Buckeye City Hall. As required by Buckeye Development Code, written notices to property owners within 500 feet of the subject site were mailed over fifteen (15) days prior to the date of the meeting. With the exception of City staff and representatives of the Kuiper Family Trust, the meeting had no attendees.
12. No public comment has been received pertaining to this request.
13. All required notifications of this public hearing were completed at least fifteen (15) days in advance of the meeting date, as follows:

Notification Element	Date
Published in the Arizona Republic	April 3, 2024
Site Posted	April 4, 2024
Mailing Notice to Property Owners Within 500 Feet of Site	March 27, 2024

BACKGROUND:

14. *February 1987:* The property was annexed by approval of Ordinance 2-87

15. *August 1996:* The property was zoned Planned Community (PC) through approval of Ordinance 6-96.
16. *October 2023:* The Downtown Specific Area Plan was approved. At the request of the property owner, City Council directed City staff to work with the applicant to identify an alternate vision for development of the site, reducing the acreage planned for vertically integrated mixed-use development as part of the Mixed-Use Core land use category.

ANALYSIS:

17. The overarching vision for Downtown East to serve as a future extension of the downtown core is preserved through the proposed amendment. The Mixed-Use Core designation is maintained on approximately 25 acres directly adjacent to Monroe Avenue, an area roughly the size of the current downtown core, including both the north and south sides of Monroe Avenue from 1st Street to 9th Street.
18. Application of the Downtown Residential land use to the parcel directly south of the Mixed-Use Core area is consistent with the historic development pattern directly north and south of the existing downtown core on streets such as Eason Avenue, Edison Avenue, Jackson Avenue and Clanton Avenue. Development consistent with this category will bring additional residents to the area to support of the retail and restaurants envisioned along Monroe Avenue.
19. The application of the Downtown Residential category to the “middle” of the property will create a natural transition in intensity and character, from high intensity, urban mixed use on the north end to less intense, suburban character along Beloit Road.
20. The City cannot require a private owner to develop their property for a public purpose, such as with a City park facility. Shifting the proposed park location to the north side of Monroe, to property owned by the City of Buckeye, rectifies an oversight in Land Use Framework Map that was overlooked during plan preparation and is significantly more likely to result in a park actually being built to anchor the future Downtown East core.

RECOMMENDATION:

21. Staff recommends the Planning and Zoning Commission conduct a public hearing and recommend approval of the proposed Downtown Specific Plan Amendment for the Kuiper Family Trust property, Case PLZU-24-0003, to the Mayor and City Council.

ATTACHMENTS:

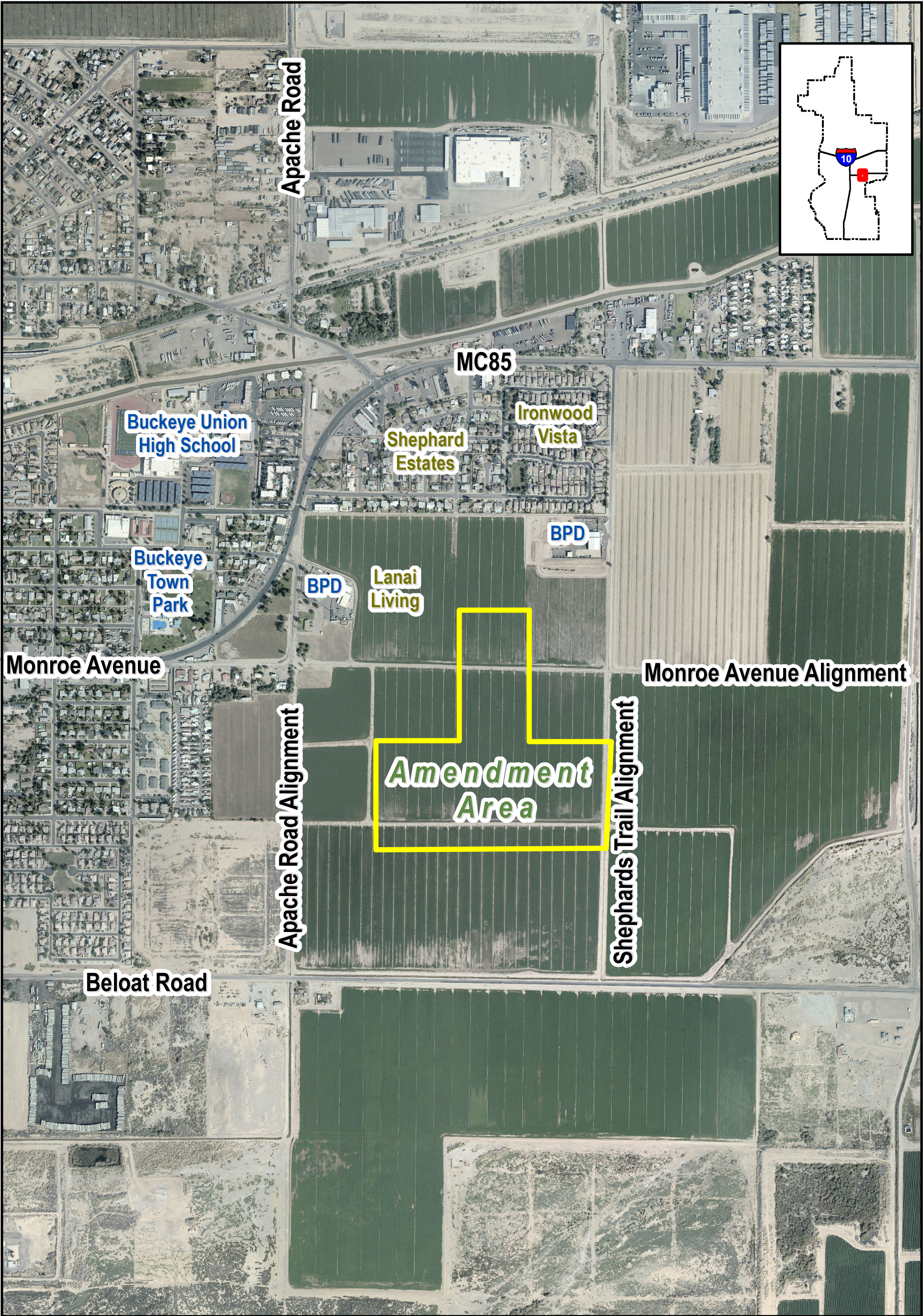
- Exhibit A – Aerial Vicinity Map
- Exhibit B – Zoning Vicinity Map
- Exhibit C –Existing DSAP Land Use Framework Map
- Exhibit D - Proposed DSAP Land Use Framework Map
- Exhibit E – Excerpt of DSAP Land Use Category Descriptions
- Exhibit F – Written request for DSAP Amendment from Kuiper Family Trust

Prepared By:

Ken Galica, Principal Planner

Reviewed By:

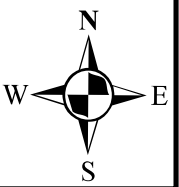
Adam Copeland, Deputy Planning Director

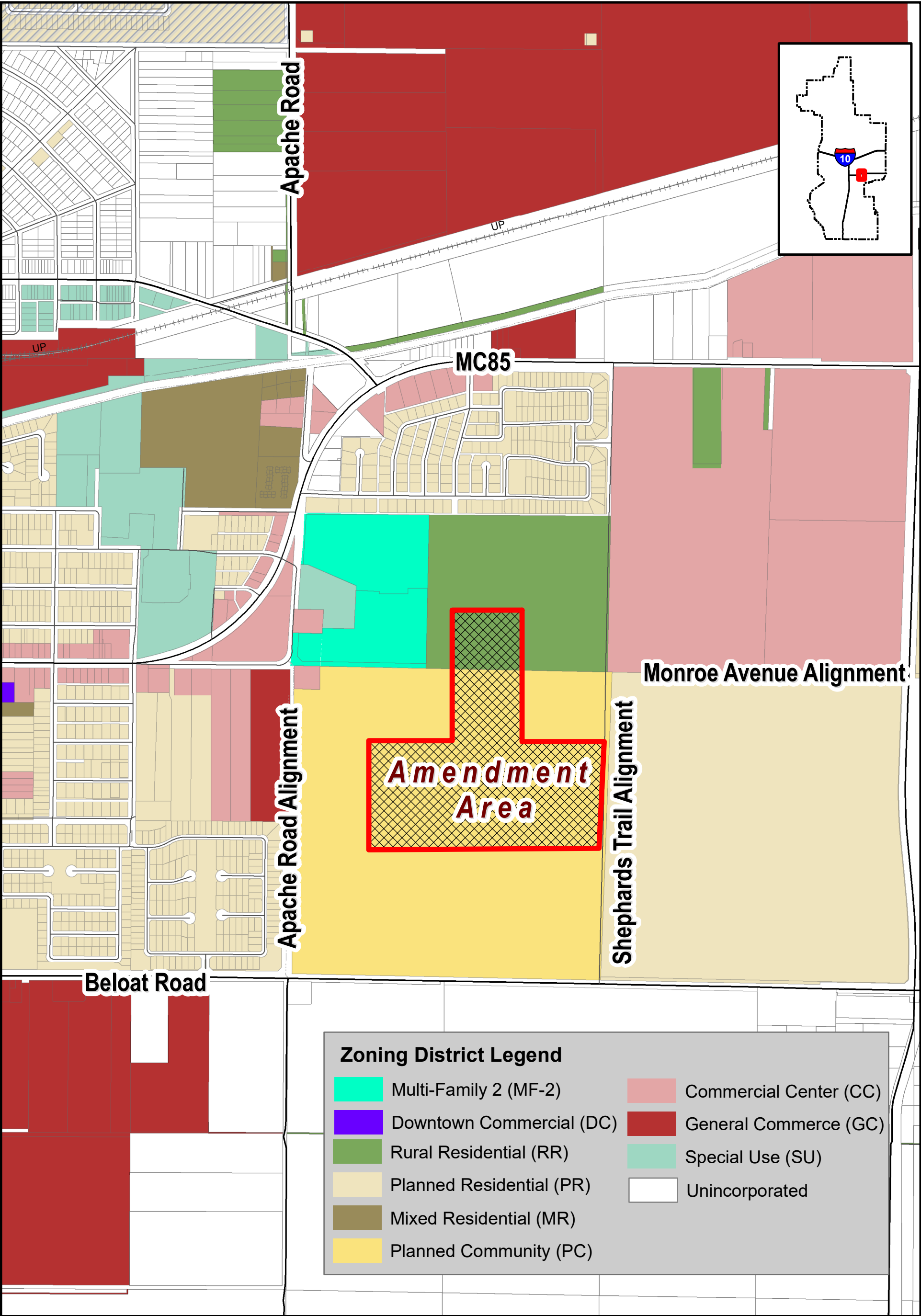


VICINITY MAP

PLZU-24-0003

DSAP Amendment - Kuiper Site
Council District #2

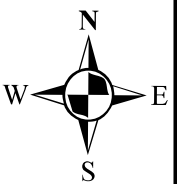


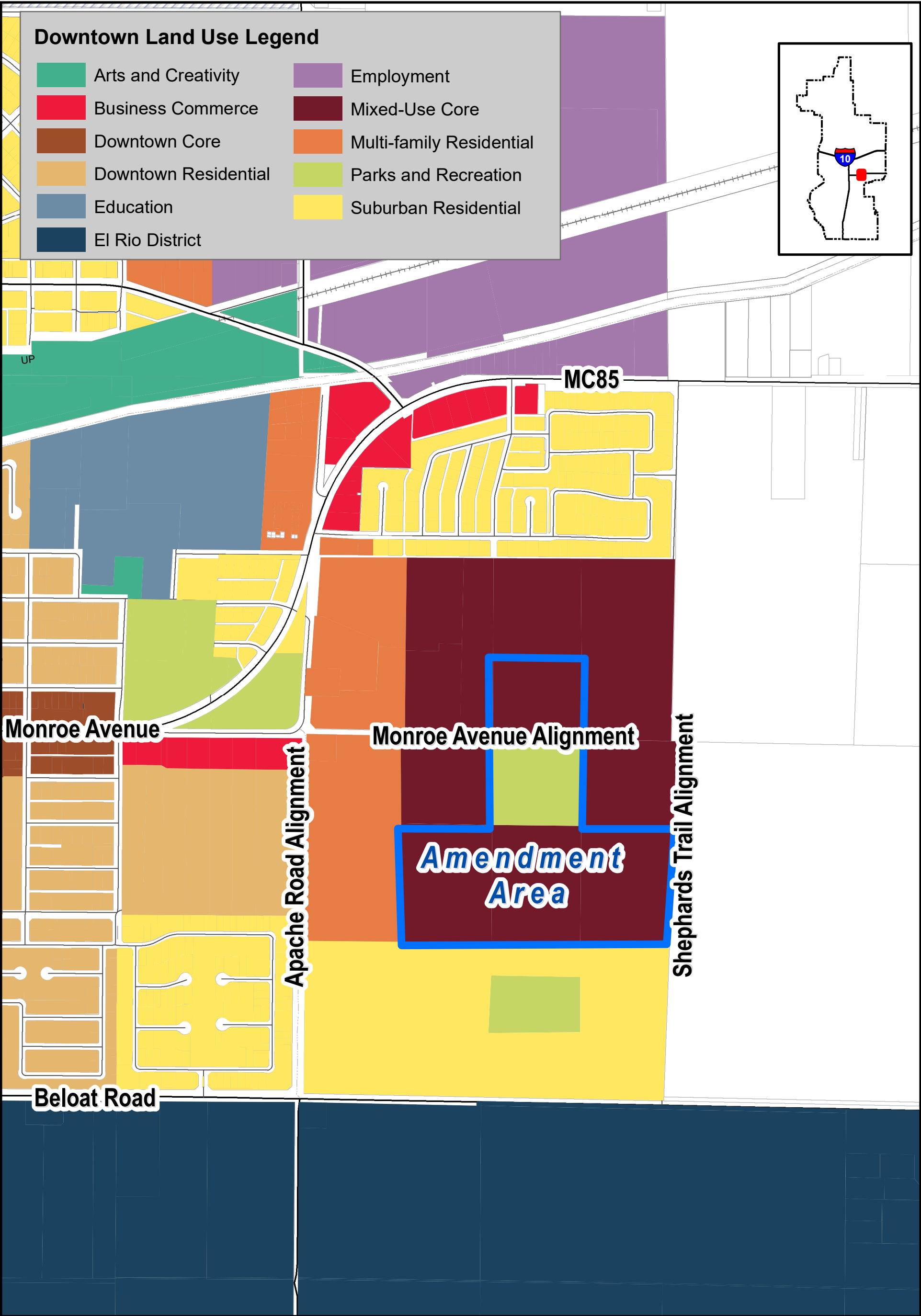


ZONING MAP

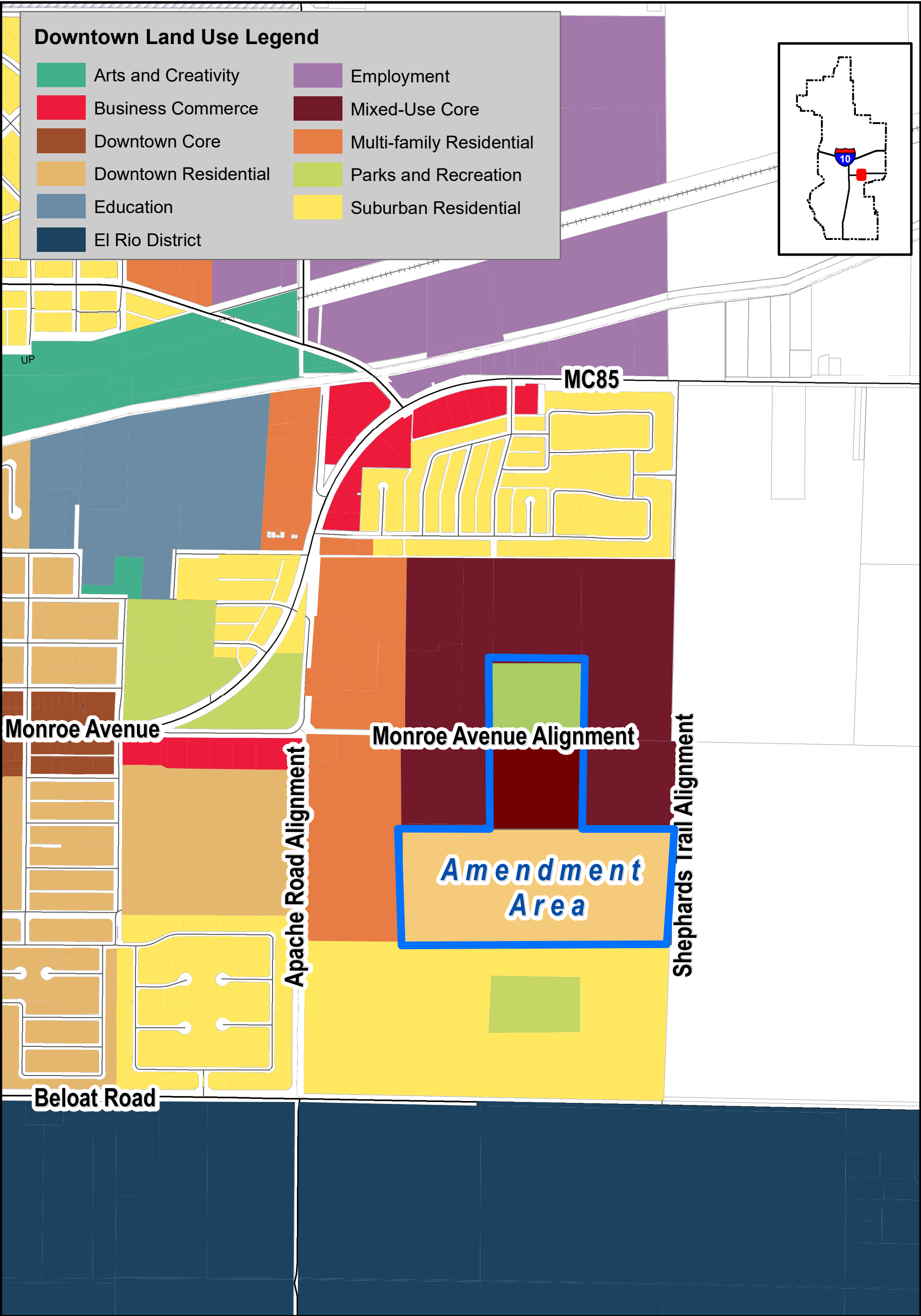
PLZU-24-0003

DSAP Amendment - Kuiper Site
Council District #2





DSAP LAND USE MAP - EXISTING



DSAP LAND USE MAP - PROPOSED

PLZU-24-0003

DSAP Amendment - Kuiper Site
Council District #4



MIXED-USE CORE

Purpose, Placement, and Character

This use is typically designated along key road corridors, seeking to leverage transportation infrastructure and economic development potential. This category—which makes up the majority of DE—includes multiple uses within a given site that employ various uses vertically within a single building. First-floor retail and commercial uses (e.g., boutique hotels, entertainment, restaurants, cafes, bakeries, boutiques, salons, and other commercial or special uses) with residential, office, and services uses largely on the stories above are typical. Civic and public uses are appropriate within this category, as well. Most commonly, Mixed-Use Core includes larger-scale tenants, restaurants, commercial retailers, and mixed-use developments. Adjacent uses could include denser residential uses with pedestrian scale connectivity.

This category is often centered around a community anchor, such as a large employer and/or community or regional shopping center. This is a diverse category where a higher intensity mixture of uses exists. This use typically draws from multiple neighborhoods and patrons from surrounding areas—becoming a regional draw depending on the tenants.

Buildings and sites up to six stories tall should be designed with modern amenities, context-sensitive building materials, and attractive destinations that encourage walkability and diverse destinations within an area. Continuous traditional street walls should be emphasized, with buildings located at or near the sidewalk, with minimal or no front and side yard setbacks, and oriented to the front of the property. All surface parking lots should utilize screening, landscaping, and other treatments to provide a street wall effect along roadway frontages. These areas should be accessible via major corridors and include proximity to open space and public uses.

This land use provides an opportunity for a new type of development that this area of Buckeye does not currently feature.

This land use is in the eastern portion of the planning area and is bisected by the eastern portion of Monroe Avenue. It is bounded by Apache Road to the west and Shepards Trail to the east.



Verrado, Buckeye, AZ

Guidelines

- Should feature adequate internal and external connectivity and access, especially to/from nearby residential areas to help reduce trip lengths, keep some automobiles off arterials, and encourage walking or bicycling.
- Should foster a “park once” environment.
- Should include a local, internal street network that is well-connected via a grid, with small blocks.
- If transit service is available, should include mobility hubs with transit stations, pick-up and drop-off areas, bike parking and share, and micro-mobility options to accommodate people without access to a vehicle.
- Should accommodate large numbers of pedestrians through wide and well-maintained sidewalks with hardscape amenity zones or landscape zones, including consistently tree-lined streets.
- Should include buildings typically no taller than six stories, designed with modern amenities, context-sensitive building materials, and attractive destinations that encourage walkability and diverse destinations within the area.
- Should encourage vertical mixed-use development with ground floor uses that contribute to the activity and excitement along the sidewalks and streets; in general, residential and office uses should be discouraged in favor of commercial businesses on the ground floor.
- Should encourage ground floors to have a high degree of transparency using clear glass windows and doors.
- Should feature continuous traditional street walls, with buildings located at or near the sidewalk, with minimal or no front and side yard setbacks, and oriented to the front of the property.
- Should include residential uses in the form of multi-level mixed-use buildings with ground floor commercial, or residential uses on the perimeter of the development area.
- Should supply parking via structure, on-street, or (if lots are necessary) oriented to the rear of properties and accessed from alleys or side streets where feasible.
- May include numerous improved open spaces such as plazas, patios, and courtyards that may include landscaping.
 - Plazas, patios, and courtyards can be located between or behind buildings when situated along higher traffic roadways.
- Should allow for sidewalk dining and sidewalk sales.
- Should allow for parklets within the parallel parking lanes.
- Should include regular site furnishings, landscaped areas, hardscape variety and detail, and downtown branding elements.
- Should include public gathering areas with ample shade and furnishings.
- Should include secure bike parking.
- May include public art installations.



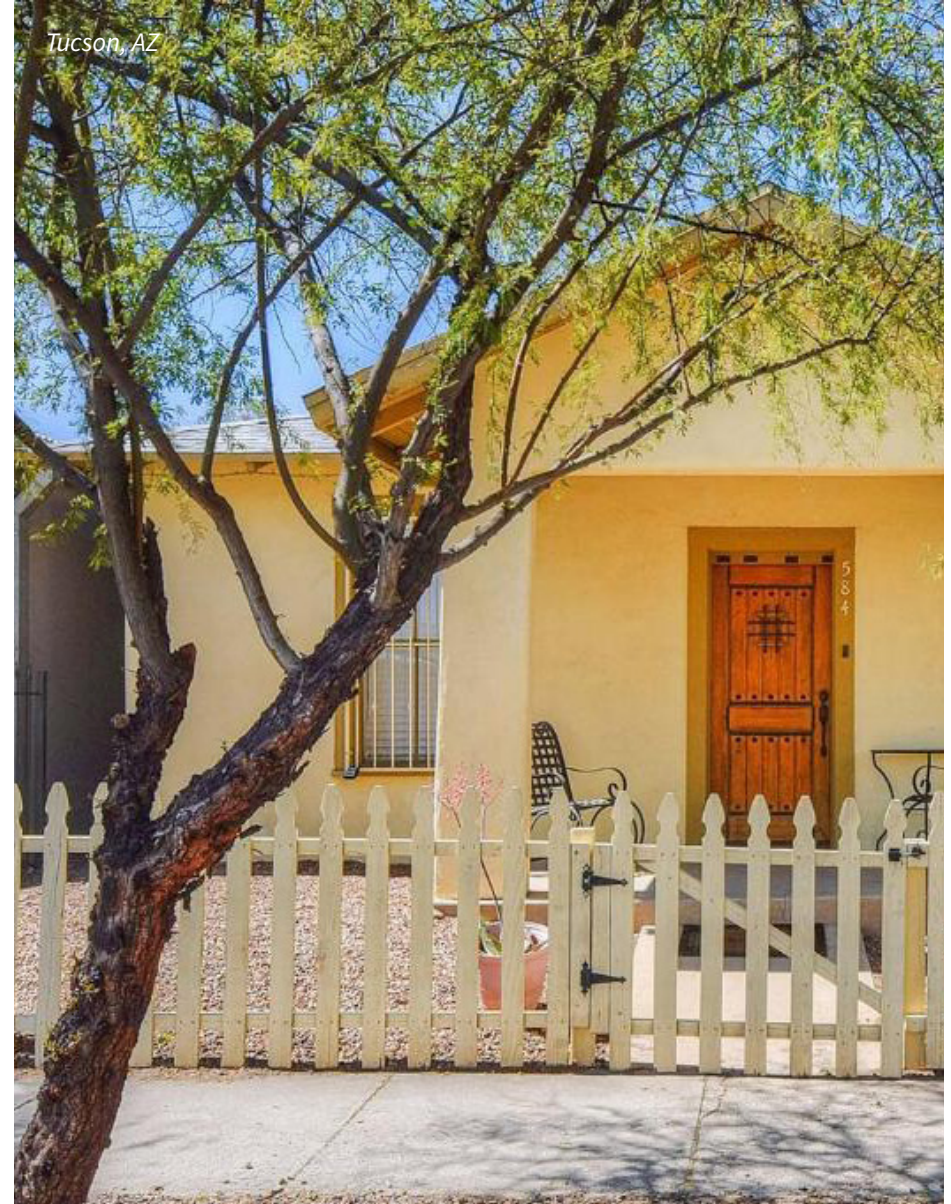
DOWNTOWN RESIDENTIAL

Purpose, Placement, and Character

This category includes medium density, single-family detached residential units on a grid street network, located near the downtown core. Downtown Neighborhood Residential areas are located within a walkable distance of the downtown core and adjacent to commercial uses, mixed-use areas, civic areas, and other uses. The purpose of this category is to accommodate residential neighborhood areas that fit seamlessly into the fabric of downtown. Context-sensitive design that organically integrates residences into the downtown character is important. Some flexibility in form including single-family detached units and infill development including accessory dwelling units and duplexes is preferred. Such areas are characterized by their longstanding single-family homes, safe and comfortable appeal, and walkable, tree-lined neighborhood streets that connect residents to surrounding areas. Other uses that fit within this category include religious institutions, community centers, and schools.

Specifically, within one block of the downtown Monroe corridor, home businesses are appropriate, such as offices, restaurants, cafes, bakeries, boutiques, salons, and other commercial or special uses. See Strategy M-4.2 and **Figure 1.3 Commercial/Residential Transition Zone** for more information.

This category is located on all sides of the downtown Monroe corridor.



Guidelines

- Includes primarily medium density residential, including single-family detached residential units.
- Permits duplexes and accessory dwelling units.
- New construction should be sensitive to the context of the existing residential structures and proximity to the downtown core.
- Includes consistently tree-lined streets and maintained and continuous sidewalks.
- Parking should be oriented toward the rear of properties and accessed from side streets or alleys where feasible.
- Should deemphasize attached and detached garages through landscape and site/building design.
- Should encourage porches/front patios.
- Must include a well-connected and dense street grid network with short blocks.
- May include wider sidewalks and should include planting strips and shade trees to create a comfortable walking environment.
- Typically features buildings not more than two stories, with small setbacks.
- Includes buildings that are designed with active ground floors—either residential (or in some cases, economically viable commercial [see **Figure 1.3**])—to support a vibrant pedestrian environment.
- May include public open spaces such as small parks, greenways, and natural open spaces.
- May include on-street parking.



PARKS AND RECREATION

Purpose, Placement, and Character

This category largely includes parks and public open spaces that can be used for active and passive recreational activities and programming. Designs should foster activity and community through flexible and dynamic space. Parks and Recreation land uses should be integrated into surrounding land uses including Suburban Residential, Multi-Family Residential, Downtown Residential, Mixed-Use, Mixed-Use Core, Education, Arts and Creativity, Employment, and El Rio District. Parks and Recreation uses represent public lands dedicated to parkland and public lands utilized for sports, active play, or recreational uses. Parks and Recreation uses may include natural areas with undeveloped lands, trails, or natural features. Amenities may be included with these land uses, such as public restrooms, playground equipment, and recreational facilities or structures.

Within **Figure 3.1**, this category is located within four areas throughout downtown including Buckeye Town Park, located immediately north of MC85 and Monroe Avenue and east of 9th Street, Earl Edgar Recreational Park, east of Miller Road and south of Centre Avenue, and two locations south of Monroe Avenue between Apache Road and Shepards Trail.



Downtown Mesa, AZ, Pioneer Park

Guidelines

- Includes an appropriate amount of surface parking, especially at Buckeye Town Park and Earl Edgar Recreational Facility; some on-street parking should be considered for the other two identified parking areas (parking requirements also vary depending on the site's traffic levels and intensity of development).
- May use permeable and impermeable materials.
- Includes an internal transportation infrastructure that encourages safe and comfortable access by all transportation modes, especially walking and biking.
- Provides access specifically for recreational uses; varies between needing Major Arterial, Minor Arterial, Major Collector, Minor Collector, or Local street access.
- Encourage deliberate links and connections to/from adjacent developments.
- Typically includes recreation facilities or structures, playground equipment, nature centers, restroom facilities, shelters, maintenance buildings, and accessory commercial structures such as concession stands.
 - Varied building sizes based on purpose of the building and the setting; typically one-story buildings.
- Locates active uses and structures to provide minimal impact to sensitive environmental features.





January 25, 2024

Brian Craig, Development Services Director
City of Buckeye
530 E. Monroe Ave.
Buckeye, AZ 85326

RE: Downtown Specific Area Plan Amendment Process – Kuiper Family Trust Property

Dear Mr. Craig:

As you are aware, we represent Darrel Kuiper and the Kuiper Family Trust (“Property Owner”) property located at the southeast corner of Apache Road alignment and Monroe Ave. (“Property”) in Downtown Buckeye, AZ. We were present for and spoke at the City of Buckeye’s (“City”) October 3, 2023, City Council public hearing regarding the adoption of the Downtown Specific Area Plan (“DSAP”). As you recall, we had an issue with the land use designation on a portion of the Property designated with the Mixed-Use Core land use designation. At the hearing, the motion to approve the DSAP was conditioned upon the Property Owner having until 10/3/2024 to request in writing an amendment to the DSAP adjusting the Mixed-Use Core acreage on the Property. In that motion, it was specifically stated that the City would then initiate and process the written amendment request.

After considering the City’s goals and plans for the Downtown-East, we have proposed a ‘compromise’ land use alternative to the approved DSAP Figure 3.1, Long-Term Future Land Use Framework (“DSAP Land Use Map”). Refer to **Tab 1** for the approved DSAP Land Use Map. Refer to **Tab 2** for the proposed request to amend the DSAP Land Use Map for the Property. As you can see, we leave the Mixed-Use Core along the south side of Monroe Ave. and change the Parks and Recreation designation to a solid land use of Mixed-Use Core. This will allow the City’s Mixed-Use Core vision to continue along both sides of Monroe Ave. for the Downtown-East area of the DSAP. We are requesting to amend the remainder of the Mixed-Use Core to the Downtown Residential land use designation between the Mixed-Use Core along Monroe Ave. and the approved Suburban Residential land use designation on the south side of the Property.

If you recall, the client expressed concerns that approximately ½ of his property was encumbered with a land use designation that would not allow the property to develop over time because the Mixed Use Core ‘requires’ mixed uses vertically within that land use designation. We fully understand the City’s goals of lining the east end of Downtown with a mixed use core. However, the large amount of Mixed Use Core north of Monroe, combined with the recently approved Mixed Use Core on the Kuiper property, limits a large portion of the property to evolve over time and as a result handicaps the future use of the Kuiper property until a vertically mixed-use market is attainable in Downtown Buckeye. Our compromise allows for the City to maintain a Mixed Use Core along both sides of Monroe creating a mixed use environment along Buckeye’s signature downtown roadway and then provides for the needed residential south of the core area to support the mix of uses planned for Downtown Buckeye. The gridded land uses provide for logical transitions and separations by streets,



**TIFFANY
& BOSCO**
P.A.

alleys or buffers. The attached land use plan is a compromise the City and Property Owner were seeking at the final City Council hearing when the DSAP was approved.

We respectfully request the City to initiate this request per the conditional approval by the City Council and begin processing the DSAP amendment. If you have any question or need any clarification on this request, please do not hesitate to contact me. Thank you for this opportunity.

Sincerely,

Kurt Jones,
Senior Planner

CC: Darrel Kuiper

TAB 1

0' 1,000' 2,000' 3,000' 4,000'

1-inch

NORTH

W BASELINE RD

MONROE AVE

S MILLER RD

N MILLER RD

W BELMONT RD

FUTURE SR 20

DSAP Planning Area Boundary

Future Land Uses

- Parks and Recreation
- Suburban Residential
- Downtown Residential
- Multi-family Residential
- Mixed-Use
- Mixed-Use Core
- Business Commerce*
- Downtown Core
- Education
- Arts and Creativity
- Employment*
- El Rio District**

*Land use category is in the Imagine Buckeye 2040 General Plan (2018)

**Area of proposed El Rio District Area Plan (2018); reference Reclaim the River; Enliven the Banks El Rio District Area Plan for land use guidance

FIGURE 3.1
Long-Term
Future Land Use Framework

Data Sources: City of Buckeye, CoreLogic, and Olsson Studio

TB
TIF
& BO
PA 204

TAB 2

Tab 2

Approved Mixed-Use Core &
Park



Propose Mixed-Use Core along
Monroe Avenue
Proposed Downtown Residential for the
Remainder of the proposed change

