



PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

NOTICE OF POSSIBLE QUORUM OF THE CITY OF BUCKEYE PLANNING AND ZONING COMMISSION OR OTHER COUNCIL APPOINTED BOARD: PLEASE NOTE THAT THERE MAY BE A QUORUM PRESENT BUT THERE WILL BE NO VOTING TAKING PLACE BY THE CITY PLANNING AND ZONING COMMISSION OR OTHER COUNCIL APPOINTED BOARD AT THIS MEETING.

**CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
MARCH 8, 2022
AGENDA**

**City Council Chambers
530 E. Monroe Ave.
Buckeye, AZ 85326
*Live streaming will be available via YouTube
6:00 PM**

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

IMPORTANT INFORMATION REGARDING PUBLIC PARTICIPATION:

This meeting will be open to the public. Adherence to COVID-19 safety measures are recommended. If you would like to make a public comment, either in person or remotely, please review the information on the City's website and complete and submit the comment form found here: <https://www.buckeyeaz.gov/government/city-clerk/meeting-agendas-minutes/meetings-agendas-minutes>

At Large	District 1	District 2	District 3	District 4	District 5	District 6
Ted Burton <i>Vice Chair</i>	Alan Ladd	Preston Hundley	Deanna Kupcik <i>Vice Chair</i>	Anthony DiMascio	Ed Sumner	Nick Hudec
Charles Hester <i>(Alternate)</i>	Rebecca Puppe <i>(Alternate)</i>	Jennie Ragsdale <i>(Alternate)</i>	Darwin Meighen <i>(Alternate)</i>	Douglas McDonald <i>(Alternate)</i>	Larry Draves <i>(Alternate)</i>	Sebastian Trupiano <i>(Alternate)</i>
Council Liaison: Craig Heustis						

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

2. MINUTES

2.A [Approval of minutes from the February 22, 2022 Planning and Zoning Commission regular meeting.](#)

Staff Liaison: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623) 349-6211

3. REGULAR AGENDA

- 3.A** Vista Bonita Rezone (PLZZ-21-00021) Public Hearing and Motion to recommend approval as conditioned to the City Council, a rezone from Single-Family Rural Residential (SF-43) to Single-Family Residential 6 (SF-6), containing approximately 2 acres generally located east of the southeast corner of Apache and Broadway roads.

Staff Liaison: Andrea Marquez, Senior Planner Special Projects, amarquez@buckeyeaz.gov, (623) 349-6220

4. COMMENTS FROM THE PUBLIC

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

Action Required: None

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

6. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

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

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

7. ADJOURNMENT

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 03/08/22	AGENDA ITEM: 2.A. Approval of Minutes
DATE PREPARED: 03/02/22	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 February 22, 2022 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:

[2.22.2022.PZC.MinutesDRAFT.pdf](#)



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
FEBRUARY 22, 2022

City of Buckeye

530 East Monroe Avenue

Buckeye, AZ 85326

****Audio recording of this meeting is available on YouTube**

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

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

Members present: Vice Chairperson Ted Burton, Commissioner Alan Ladd, Chairperson Deanna Kupcik, Commissioner Anthony DiMascio attended virtually, Commissioner Nick Hudec, Alternate Jennie Ragsdale seated for District 2, Alternate Darwin Meighen attended virtually, Alternate Larry Draves seated for District 5, Alternate Sebastian Trupiano, Alternate Charles Hester arrived at 5:02 p.m.

Members absent: Commissioner Preston Hundley, Commissioner Ed Sumner, Alternate Rebecca Puppe, Alternate Douglas McDonald

Staff present: Deputy Director of Planning Adam Copeland, Principal Planner Ken Galica, Senior Planner Randy Proch, Management Assistant Keri Hernandez, City Attorney Shiela Schmidt.

2. MINUTES

2A. APPROVAL OF MINUTES FROM THE FEBRUARY 8, 2022 PLANNING AND ZONING COMMISSION REGULAR MEETING.

A motion was made by Alternate Draves and seconded by Vice Chairperson Burton to approve minutes as presented. Approval 7-0. Motion carried.

3. REGULAR AGENDA

3A. STATE ROUTE 85 (SR85) CORRIDOR – GENERAL PLAN AMENDMENT (PLZU-22-00001)

Principal Planner Ken Galica presented and was available to answer questions from the Commission. Commissioner Hudec asked if there will be better identified uses on this amendment as the public hearings approach. Mr. Galica confirmed that once this amendment is approved, each property owner will apply for a rezone independently.

Commissioner Ladd commented that he would like to see an approved color pallet to blend in with the natural landscape better.

3B. CRIMSON CANYON – SITE PLAN (PLZSP-21-00061)

Senior Planner Randy Proch presented and was available to answer questions from the Commission. Commissioner Ladd inquired of the overall concerns in regards to the lighting and setbacks at the public meeting. Mr. Proch informed the Commission that Councilmember Hess was present and showed support at the Westpark neighborhood meetings and had adequate interaction with the residents. Alternate Draves asked what the difference is for cross-docking and warehousing use, what the expense is of the southern perimeter wall and who would be financially responsible. Mr. Proch informed the Commission that discussions are taking place and being worked out between the HOA and incoming project.

Commissioner Hudec asked for clarification on the exhibits, if the western wall is a block wall. Mr. Proch confirmed and explained the layout of the landscape and wall installation.

Vice Mayor Heustis inquired if the distance of notice for the project was three hundred feet and if any homeowners had been notified. Mr. Proch informed the Commission that notice went out to dozens of homes that were within the three hundred foot radius of the presented area. Mr. Heustis asked if this would be a spec warehouse or if it would be occupied. Mr. Proch informed the Commission that the owner has not designated an end user at this time. Mr. Heustis asked what the height of the west block wall, if it is intended to block sound, and what the distance from the wall to the homes. Mr. Proch informed the Commission that the wall will be six feet-eight inches tall and it not engineered to block a vast amount of sound, rather just a screen wall. Mr. Proch indicated that the wall would be twenty feet to the residential wall. Mr. Heustis asked what the future plans for Durango Street are and what the current posted speed limit is. Mr. Proch indicated that the owner would be responsible for the south side half street improvements including right turn lanes into the site. City Traffic Engineer informed the Commission that the posted speed limit is forty miles per hour.

Daniel Macias with LGE Design Group confirmed that all conditions have been agreed upon with the developer.

A motion was made by Vice Chairperson Burton and seconded by Alternate Draves to approve as presented. Approval 7-0. Motion carried.

4. COMMENTS FROM THE PUBLIC

None.

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

Mr. Copeland informed the Commission of upcoming workshop topics and general housekeeping.

6. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

Commissioner Hudec reminded the Commission and the public of the Family Hopefest on February 26, 2022.

Commissioner Ladd commended the City of Buckeye of the success with the Buckeye Airfair recently.

Chairperson Kupcik commended the City of Buckeye of the success with the Buckeye Airfair.

Council Liaison updated the Commission that there is an upcoming event for the Veterans.

7. ADJOURNMENT

A motion was made by Alternate Ragsdale and seconded by Commissioner Ladd to adjourn at 6:52 p.m. Motion carried.

Deanna Kupcik, Chairperson

ATTEST:

Keri Hernandez, Management Assistant

I hereby certify that the foregoing is a true and correct copy of the Planning and Zoning Commission Regular Meeting held on the 22nd day of February 2022. I further certify that a quorum was present.

Keri Hernandez, Management Assistant

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 03/08/22	AGENDA ITEM: 3.A. PLZZ-21-00021 Vista Bonita Rezone
DATE PREPARED: 03/02/22	DISTRICT NO.: 1
STAFF LIAISON: Andrea Marquez, Senior Planner Special Projects, amarquez@buckeyeaz.gov, (623) 349-6220	
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) Vista Bonita Rezone (PLZZ-21-00021) Public Hearing and Motion to recommend approval as conditioned to the City Council, a rezone from Single-Family Rural Residential (SF-43) to Single-Family Residential 6 (SF-6), containing approximately 2 acres generally located east of the southeast corner of Apache and Broadway roads.

RELEVANT GOALS:

GOAL 3: A Well-Planned Urban Community

SUMMARY

FUTURE ACTION:

City Council approval of Ordinance 05-22.

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

ATTACHMENTS:

[Vista Bonita Vicinity Map.pdf](#)

[3R-PLZZ-21-00021 Vista Bonita Rezone - Rezone Narrative.pdf](#)

[3R-PLZZ-21-00021 Vista Bonita Rezone - Zoning Legal Description.pdf](#)

[PLZZ-21-00021 - Zoning Exhibit.pdf](#)

[PLZZ-21-00021 Vista Bonita Rezone Minor Modification Decision Letter signed with attachment.pdf](#)

[PLZZ-21-00021 Vista Bonita Rezone PZC Staff Report.pdf](#)

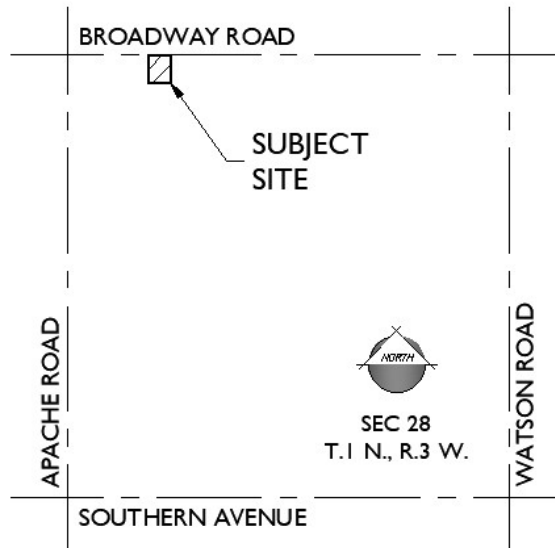
[Vista Bonita General Plan Map.pdf](#)

Vicinity Map



Vista Bonita
Rezone Project Narrative (SF-43 to SF-6)
CASE No. PLZZ-21-00021

Submitted: May 5, 2021
Revised: December 7, 2021
Revised: January 26, 2022



DEVELOPER

Villa Bonita Vista, LLC
7440 N. Oracle Road, Suite 2
Tucson, AZ 85704
Contact: James Kai
Tel: 520-791-2409

CONSULTANT

EPS Group, Inc.
1130 N. Alma School, Suite 120
Mesa, AZ 85210
Contact: David Hughes
Tel: 480-503-2250

Submitted to City of Buckeye



3rd REVIEW
PLZZ-21-00021
RECEIVED
JAN 26 2022
CITY OF BUCKEYE
PLANNING & ZONING
WD

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1. Introduction and Purpose of Request

Kai Enterprises proposes to rezone a small property located east of the southeast corner of Broadway Road and Apache Road into the City of Buckeye. The site is Maricopa County Assessor Parcel Numbers (APN) 504-41-006L and is approximately 2 acres in size. The property has an existing farm residence of a larger, surrounding agricultural property located on it. This request is to rezone the subject property from the existing SF-43 zoning district to the SF-6 zoning district. Once the property is rezoned, the desire is to incorporate the 2-acre parcel into the surrounding Vista Bonita subdivision. The development of this property will facilitate infrastructure and other improvements benefiting the subject property, the Vista Bonita subdivision, and the community at large, as well as expand housing opportunities for residents in an established and mature area of the county where resources and infrastructure are in place to facilitate orderly and efficient growth.

Project Data	
A.P.N.	504-41-006L
Related Case No.'s	PLZM-21-00213, PLZS-21-00118
Current Land Use	Agricultural
Existing General Plan	Neighborhood
Existing Zoning District	SF-43
Proposed Zoning District	SF-6
Gross Area	2.15 acres
Net Area	1.71 acres (Excludes Broadway Road R/W)
No. of Lots	5
Minimum Lot Size	50' x 120'
Gross Density	2.3 du/ac
Open Space	1.03 acres (47.9% of gross area)

2. Existing Conditions

Project is currently an existing farm house residence bounded by an active agricultural field on the east, west, and south sides. The site is within FEMA flood zone X designation per FIRM Panel 04013C2115L. The existing site has a general slope which falls from the northwest to the southeast. No significant offsite flows impact the site.

3. Description of Proposal

The original Vista Bonita preliminary plat (PP05-41) was approved by the City of Buckeye's Planning and Development Board on November 22, 2005. At the time, the community was designed around a small county island (APN 504-41-006L) as there is an existing farm house residence located on the property. After the subject property is annexed into the City, Kai Enterprises desires to rezone it from the existing SF-43 zoning district to the SF-6 zoning district in order to incorporate it into the surrounding Vista Bonita subdivision. To facilitate the development of the subject property as part of the larger Vista Bonita development project, the developer requests for the review and approval of this rezone application.

An annexation application (PLZM-21-00213) to annex the subject property into the City of Buckeye and a preliminary plat application (PLZS-21-00118) of the proposed Vista Bonita community, which includes the subject property, are running concurrently with this rezone application.

Rezoning

Once the county island (subject property) is annexed into the City, it will establish the most complimentary zoning district under the City of Buckeye Development Code. The property is currently zoned RU-43 of the Maricopa County Zoning Ordinance and shall establish a Single-Family Rural Residential (SF-43) zoning after annexation is approved. The request of this application is to rezone the 2-acre property from SF-43 to the SF-6 zoning district. The zone change to SF-6 is desired because the SF-6 development standards are closely compared to the proposed development standards of the overall Vista Bonita preliminary plat (PLZS-21-00118) and will help create a more harmonious community overall. Please see Exhibit A – Zoning Exhibit.

The City of Buckeye's SF-6 zoning district lot development standards proposed for Vista Bonita are outlined in the table below, see Exhibit B – Development Standards & Lot Diagram. A minor modification to allow for the deviation of the minimum lot width to 50 feet from the standard 55 feet was approved by the City's Development Services Department, see Exhibit C – Minor Modification Memo.

Vista Bonita Development Standards	
Development Standard	Base Zoning District Regulations (SF-6)
Minimum Lot Size	6,000 Sq. Ft.
Minimum Lot Width (1)	50'*
Minimum Front Setback	
Front-loaded Garage	18'
Side-entry Garage	15'
Living	10'
Minimum Side Setback (2)	5' with 15' aggregate
Minimum Rear Setback (3)	20'
Maximum Lot Coverage	50%
Maximum Building Height	35'

Notes:

1. Lot width is measured at front building line.
2. An additional 5 feet of setback shall be required for all corner lots adjacent to public right-of-way, unless a minimum 10-foot, wide landscape tract is provided.
3. For accessory buildings, a 5-foot minimum setback.

* See Exhibit C – Minor Modification Memo

4. Relationship to Surrounding Properties

The subject site is currently an existing farmhouse residence. The property is bound by large agricultural fields to the north, west, and south, and east, which are proposed to be concurrently developed with the subject property as part of the Vista Bonita community.

North: Agricultural Field (& PR)

East: Agricultural Field (PR)

South: Agricultural Field (PR)

West: Agricultural Field (PR)

The proposed development has been designed to be compatible with the existing surrounding developments.

5. Location and Accessibility

The site is located east of the southeast corner of Broadway Road and Apache Road. Access to Interstate I-10 is a short drive a mile to the west, then just under two miles to the north on Miller Road. The proximity to the freeway will provide the future residents convenient access to a nearby hospital, shopping, dining, entertainment, sporting facilities and connection to other major freeways.

6. Circulation System

The existing circulation system of the area supports the proposed single-family residential development at this location. The primary point of access into the community shall be from the north along Broadway Road. Broadway Road is currently a two-lane paved roadway with no curb, gutter or sidewalk, but Vista Bonita shall dedicate the southern 70 feet of right of way at minimum and construct 54 feet from centerline to back of curb with a 6-foot detached sidewalk. A secondary access point is along the western edge of the community off of Apache Road. Apache Road is currently a two-lane paved roadway with no curb, gutter or sidewalk, but Vista Bonita shall dedicate at minimum the eastern 60 feet of right of way and construct 42 feet from centerline to back of curb with a 6-foot detached sidewalk.

The two points of access off the adjacent arterials shall be constructed in accordance with the City of Buckeye's Residential Entrance standard detail of 60 feet of right of way with an 8-foot landscaped median. Internal local streets will include a 50' right of way designed to City of Buckeye standard detail with 32 feet from back of curb to back of curb and 5-foot attached sidewalks. A tertiary point of access shall also be provided via local street to the proposed Montana Vista subdivision to the south. All streets will be constructed in accordance with the MAG design standards. Upon acceptance of the public streets, City of Buckeye will be responsible for maintaining the public streets. The overall lot and circulation layout can be reviewed in further detailed on the Conceptual Development Plan (Exhibit D).

7. Community Facilities and Services

The development shall create a Vista Bonita Home Owners' Association which shall own, manage, and maintain all common areas and open space facilities. All landscaped tracts, open space and retention areas will be maintained by the association.

8. Public Utilities and Services

This application request will not adversely affect municipal and private facilities and services. The request will not have an adverse effect on existing or future public and private open space, recreation, schools or library facilities. The following list identifies public and private services for the Vista Bonita development:

Water:	City of Buckeye	Elementary Schools:	Buckeye Elementary School District #33
Wastewater:	City of Buckeye	High Schools:	Buckeye Union High School District
Power:	Arizona Public Service (APS)	Police:	City of Buckeye
Gas:	Southwest Gas	Fire/Medical:	City of Buckeye
Solid Waste:	City of Buckeye		

9. Conclusion

After the subject property is rezoned to the SF-6 zoning district, the property will be incorporated into the overall Vista Bonita development, which will be a vibrant residential community in City of Buckeye, offering a variety of housing types and recreational opportunities for families and individuals. The development team is committed to ensuring the creation of a high-quality neighborhood. We look forward to working with City of Buckeye and progressing with this exciting project. The development team respectfully requests your favorable consideration and approval of this rezone application and associated documents.

10. Exhibits

Exhibit A – Zoning Legal Description

Exhibit B – Zoning Exhibit

Exhibit C – Development Standards & Lot Diagram

Exhibit D – Minor Modification Memo

Exhibit E – Conceptual Development Plan

Exhibit A – Zoning Legal Description

**VISTA BONITA
LEGAL DESCRIPTION
EXHBIT A**

Job No. 19-1227

JANUARY 20, 2022

THE EAST 261.00 FEET OF THE WEST 1218.00 FEET OF THE NORTH 358.50 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 28. TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPTING THEREFROM THE NORTH 33.00 FEET THEREOF;

SAID PORTION OF LAND CONTAINING 84,956 SQUARE FEET, OR 1.9503 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

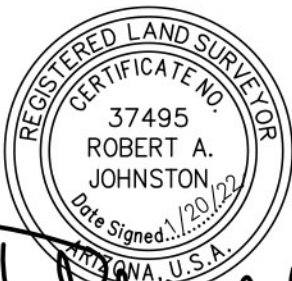
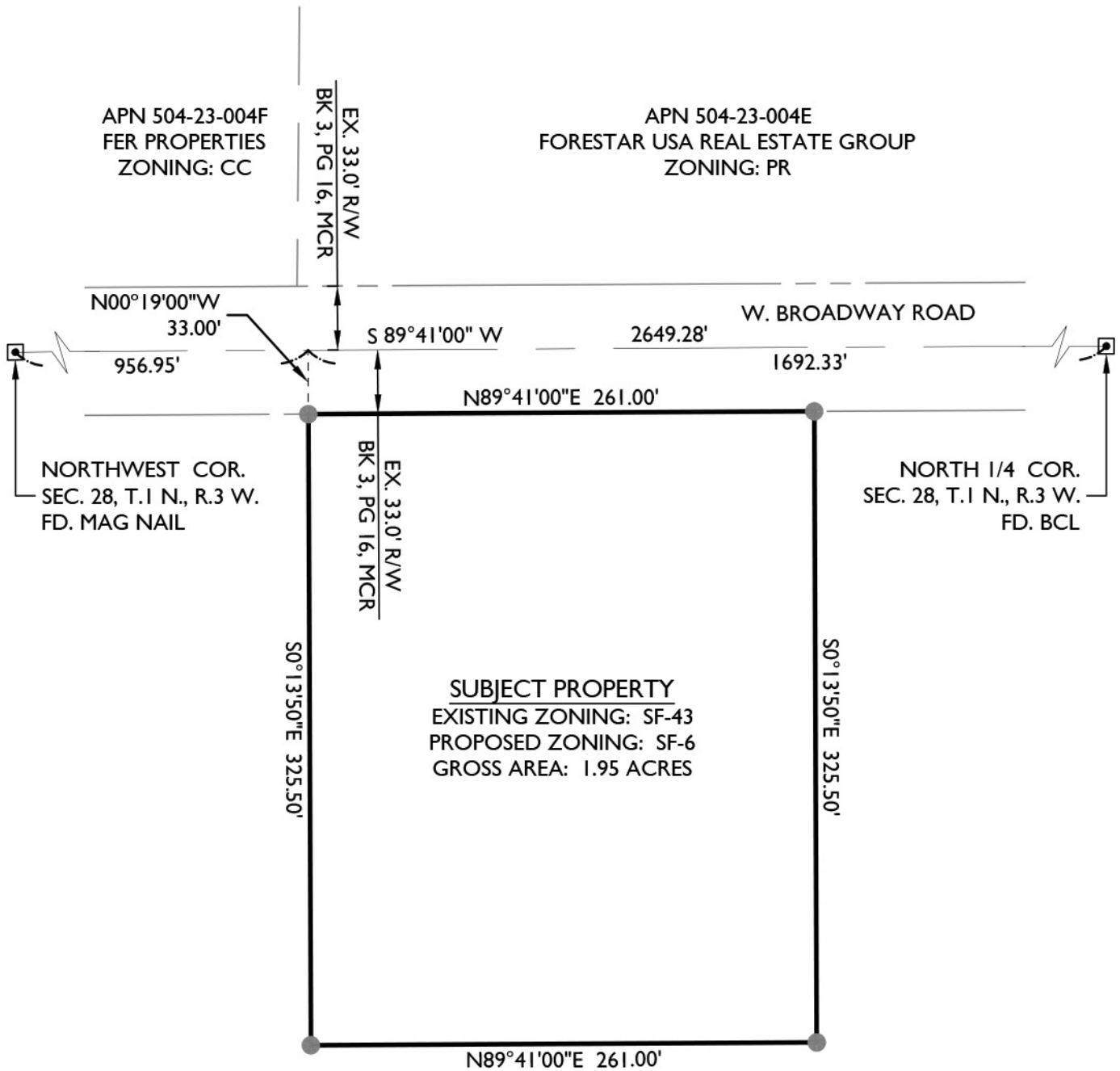
THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.



Exhibit B – Zoning Exhibit

APN 504-23-004F
FER PROPERTIES
ZONING: CC

APN 504-23-004E
FORESTAR USA REAL ESTATE GROUP
ZONING: PR



exp. 3/31/23

APN 504-41-724
VILLA BONITA VISTA LLC
ZONING: PR



19-1227

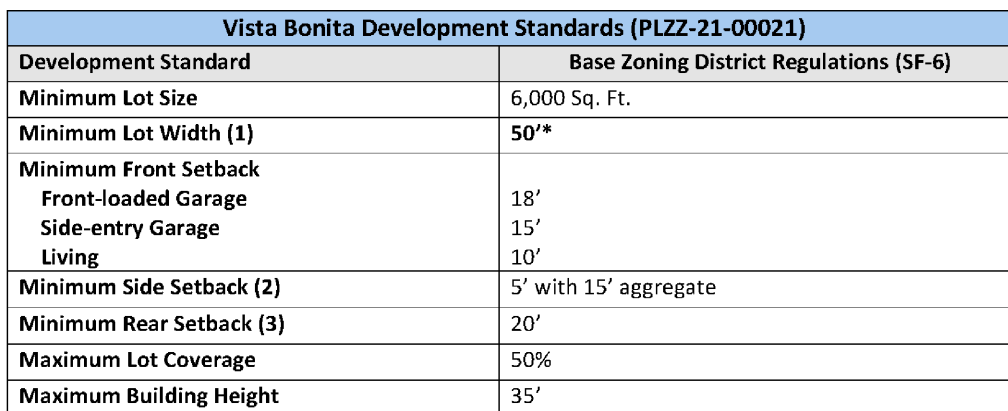
Vista Bonita

Zoning Exhibit



1130 N. Alma School Rd
Suite 120 Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

Exhibit C – Development Standards & Lot Diagram



1. LOT WIDTH IS MEASURED AT FRONT BUILDING LINE.
2. AN ADDITIONAL 5 FEET OF SETBACK SHALL BE REQUIRED FOR ALL CORNER LOTS ADJACENT TO PUBLIC RIGHT-OF-WAY, UNLESS A MINIMUM 10-FOOT, WIDE LANDSCAPE TRACT IS PROVIDED.
3. FOR ACCESSORY BUILDINGS, A 5-FOOT MINIMUM SETBACK.

* SEE EXHIBIT C - MINOR MODIFICATION MEMO

Exhibit D – Minor Modification Memo

Date: December 7, 2021

To: Brian Craig
City of Buckeye
Development Services
530 East Monroe Avenue
Buckeye, AZ 85326

From: David Hughes
EPS Group, Inc
1130 N. Alma School, Suite 120
Mesa, AZ 85201
David.Hughes@epsgroupinc.com
480-503-2250

RE: **Vista Bonita Rezone (PLZZ-21-00021) – Minor Modification Memo**

Brian,

As part of the rezone case for Vista Bonita (PLZZ-21-00021), EPS Group, Inc. requests a deviation from the SF-6 zoning district lot development standards per Section 8.12 of the City of Buckeye Development Code regarding Minor Modifications. The specific deviation is the reduce the minimum lot width of 55 feet for SF-6 zoning districts per Table 4.1-1 of the Development Code to a minimum lot width of 50 feet. The 5-foot reduction of the minimum lot width is only a 9% deviation from the standard which is below the maximum 10% allowed. The requested minor modification will allow the subject property to develop housing product on similar lot sizes to the surrounding Vista Bonita development (PLZZ-21-00118) to create a more harmonious community overall. The development team respectfully requests your favorable consideration of the proposed minor modification.

Sincerely,



David Hughes
EPS Group, Inc.

Brian Craig, AICP
Development Services Director
City of Buckeye

Exhibit E – Conceptual Development Plan

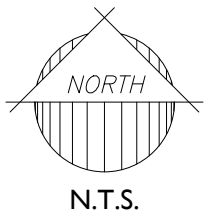
APACHE ROAD

BROADWAY ROAD

WELL SITE

SUBJECT PROPERTY
PROPOSED
SF-6 ZONING

PROPOSED VISTA BONITA
SUBDIVISION
(SEE PLZS-21-00118)



Vista Bonita

Conceptual Development Plan

1130 N. Alma School Rd
Suite 120 Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com



JOB NO
19-1227

SHEET
1
OF 1

3rd REVIEW
PLZZ-21-00021
RECEIVED
JAN 26 2022
CITY OF BUCKEYE
PLANNING & ZONING
WD



**VISTA BONITA
LEGAL DESCRIPTION
EXHBIT A**

Job No. 19-1227

JANUARY 20, 2022

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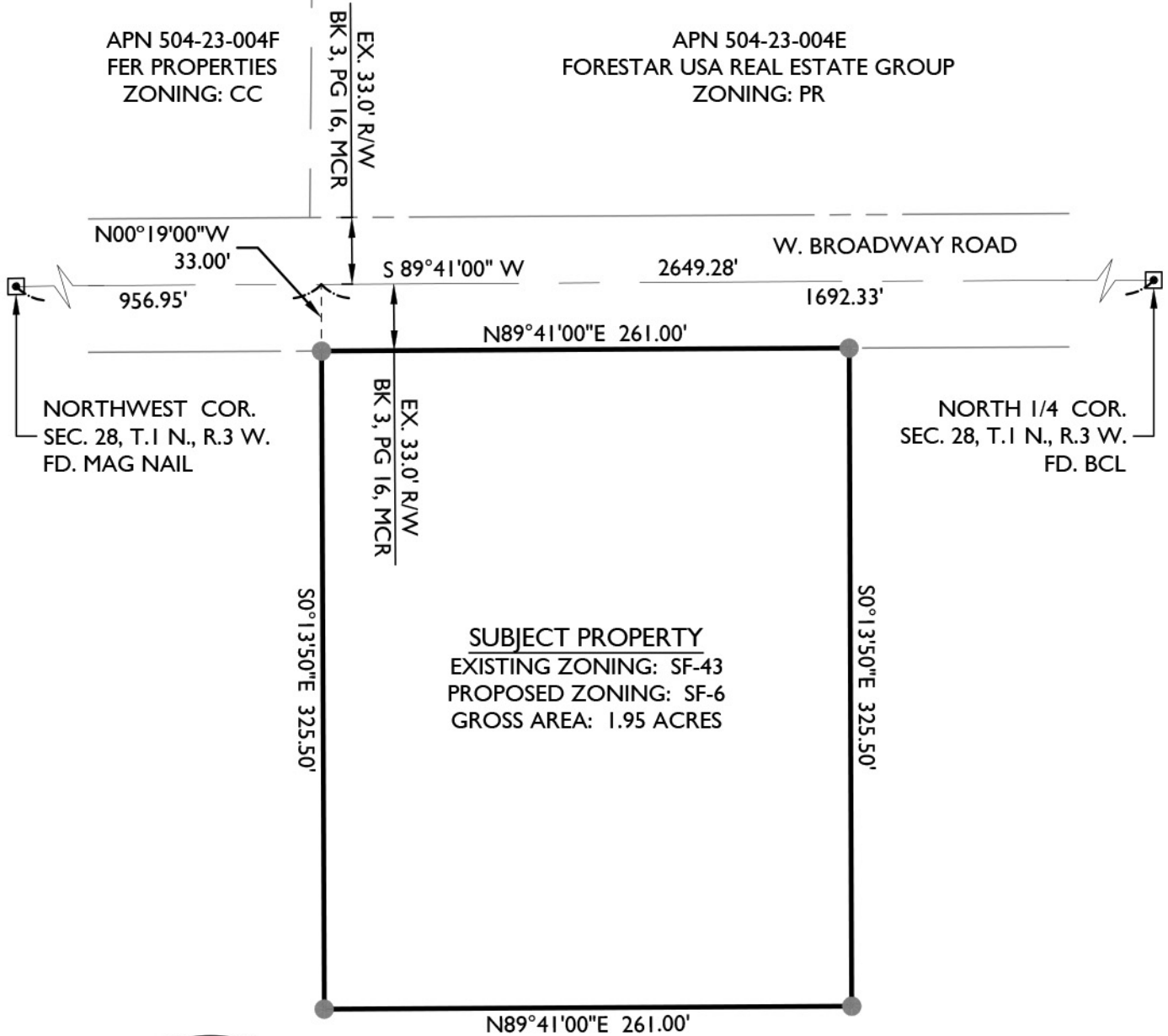
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APN 504-23-004F
FER PROPERTIES
ZONING: CC

APN 504-23-004E
FORESTAR USA REAL ESTATE GROUP
ZONING: PR



[Signature]
exp. 3/31/23

APN 504-41-724
VILLA BONITA VISTA LLC
ZONING: PR



19-1227

Vista Bonita

Zoning Exhibit



1130 N. Alma School Rd
Suite 120 Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com



CITY OF BUCKEYE
Development Services

February 7, 2022

David Hughes
EPS Group, Inc
1130 N. Alma School, Suite 120
Mesa, AZ 85201

via-email: David.Hughes@epsgroupinc.com

RE: Vista Bonita Rezone Minor Modification
No. PLZZ-21-00021

The City of Buckeye's development review team has concluded its review and has approved the request for the Vista Bonita rezone minor modification, attached. As the substance of this minor deviation from the SF-6 development standard from 55-foot wide lot minimum to an allowance of a 50-foot wide lot minimum qualifies as a minor amendment to the Table 4.1-1 Dimensional Standards-Residential Districts, per 8.12.2.A.1. This approval letter with my signature renders the modification effective immediately, for the above-mentioned rezone known as Vista Bonita.

Please do not hesitate to contact me at 623.349.6210 or acopeland@buckeyeaz.gov should you have any questions or concerns.

Regards,

Adam Copeland | Deputy Director of Planning, Development Services

Date: February 3, 2022

To: Brian Craig
City of Buckeye
Development Services
530 East Monroe Avenue
Buckeye, AZ 85326

From: David Hughes
EPS Group, Inc
1130 N. Alma School, Suite 120
Mesa, AZ 85201
David.Hughes@epsgroupinc.com
480-503-2250

RE: **Vista Bonita Rezone (PLZZ-21-00021) – Minor Modification Memo**

Brian,

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Sincerely,

A handwritten signature in black ink, appearing to read 'D. Hughes'.

David Hughes
EPS Group, Inc.



REZONE

Report to the Planning and Zoning Commission

CASE NUMBER: PLZZ-21-00021
TITLE: Vista Bonita Rezone
MEETING DATE: March 8, 2022

Applicant/Owner: David Hughes, EPS Group, Inc., on behalf of Villa Vista Bonita, LLC

Request: Rezone from Single-Family Rural Residential 43 (SF-43) to Single-Family 6 (SF-6).

District District 1

Location: Generally located east of the southeast corner of Broadway and Apache Roads

Site size: Approximately 2 acres

Density: N/A

Public input: None Known

Recommendation: **Approve** with conditions

PROJECT DESCRIPTION

1. David Hughes, EPS Group, Inc., on behalf of Villa Vista Bonita, LLC, is requesting a rezone approval on approximately 2 acres generally located east of the southeast corner of Broadway Road and Apache Road. Currently the site zoned SF-43 and there is an existing residential structure, which it will not remain due to the current preliminary plat to include as part of the Vista Bonita subdivision as planned lots and open space.
2. The review of this rezone request is running concurrently with the annexation request. The City Council held a public hearing meeting on February 15, 2022 for the “Blank Annexation Petition” and will hold the second public hearing meeting on March 15th for consideration and adoption of the proposed annexation.
3. Once rezoned, the desire is to incorporate the 2-acre parcel into the proposed 264 single-family residential subdivision known as Vista Bonita.

AREA CONTEXT

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Residential	Neighborhood	Single-Family Rural Residential 43 (SF-43)
North	Agricultural Field	Neighborhood	Planned Residential (PR)
South	Agricultural Field	Neighborhood	Planned Residential (PR)
East	Agricultural Field	Activity Center	Planned Residential (PR)
West	Agricultural Field	Neighborhood	Planned Residential (PR)

PUBLIC PARTICIPATION

5. 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 January 3, 2022.
6. Due to the COVID-19 pandemic concerns, the neighborhood meeting requirements are allowed to follow the Interim Citizen Review Process. A mailed notice in accordance with the City’s emergency guidelines and policies, have been met. The applicant has not received any concerns and has provided a summarized Citizen Participation Plan.

7. **Table 2: Public Notice**

Notification Element	Date
Mailing to Property Owners w/in 300'	January 3, 2022
Neighborhood Meeting/Notice	Link was provided in mailing
Legal Notice – Newspaper	February 28, 2022
Sign Posting	January 31, 2022
Mailed Legal Notice w/in 300'	February 28, 2022

BACKGROUND

8. The annexation request is currently being processed, the 1st Public Meeting held on February 15, 2022, 2nd Public Meeting to be held on March 15, 2022 for adoption of Ordinance 04-22.

ANALYSIS

9. Conformance with the General Plan. The General Plan Land Use Map specifies the subject area as Neighborhood. The proposed rezoning request to Single Family-6 (SF-6) is consistent with this land use.
10. The property is currently zoned Single-Family Residential Rural 43 (SF-43) district.
11. The proposed rezone, if approved, will also implement the policies of the General Plan, primarily under:
- Goals 1.0 Aspire for Quality Neighborhoods, and more specifically refer to Policy 1.8 which promotes, "...infill development and targeted redevelopment in Downtown Buckeye and surrounding neighborhoods to improve existing physical conditions, enhance sustainability by making efficient use of existing community amenities and infrastructure, provide choice of housing types and densities, and maintain compatibility with adjacent land uses".
12. SF-6 district is intended for single-family dwellings and prohibits commercial and industrial use. The district has a minimum lot size of 6,000 square foot, lot minimum of 55 foot wide, and setbacks are as depicted in the 4.1.1: Dimensional Standards-Residential Districts table (see below).

4.1.1. Residential Districts

TABLE 4.1-1: DIMENSIONAL STANDARDS – RESIDENTIAL DISTRICTS										
[Bracketed numbers refer to notes at the bottom of the table.]										
District		SF-43	SF-18	SF-10	SF-6	SF-3	SF-1	MF-1	MF-2	MH
Density, maximum (du/gross acre)		-	-	-	-	-	-	15.0	no max; 15.1 min	8.0
Lot Dimensions, minimum	Lot Size (sq. ft.)	43,000	18,000	10,000	6,000	3,000	1,000	-	-	4,500 MH 1,500 RV
	Lot Width (ft) [1]	140	100	80	55	30	20	-	-	35
Setbacks, minimum	Front (ft)	40	25	21	Front-loaded garage – 18 Side-loaded garage – 15 Living – 10	8	0	15	0	10
	Side (ft) [2]	20	15	10	5 w/ 15 aggregate	5	0 w/ 5 aggregate	5	0	5
	Rear(ft) [3]	30	30	25	20	10	8	15	10	10
Lot Coverage, maximum(%) [4]		30	45	45	50	65	65	70	95	40
Building Height, maximum (feet)		35	35	35	35	45	50	50	-	30
NOTES: [1] Lot width is measured at front building line. [2] An additional 5 feet of setback shall be required for all corner lots adjacent to public right-of-way. [3] For accessory buildings, a 5-foot minimum setback. [4] Lots that have an RV Garage within an SF-18 and SF-10 Districts shall be allowed up to 55% lot coverage. ¹⁷										

13. A modification request for a deviation from the 55-foot minimum lot width to an allowance of a 50-foot minimum lot width has been reviewed and approved (approval attached). The deviation from the SF-6 development standard lot width minimum is below 10 percent and qualifies as a minor amendment to Table 4.1-1, Dimensional Standards-Residential Districts, per Section 8.12.2.A.1. of the Development Code. The modified Development standards apply to the subject parcel only.
14. The “Vista Bonita Development Standards” will apply to the property as depicted in the attached legal description. Any proposed development will be reviewed against the following development standards below:

Vista Bonita Development Standards	
Development Standard	Base Zoning District Regulations (SF-6)
Minimum Lot Size	6,000 Sq. Ft.
Minimum Lot Width (1)	50'*
Minimum Front Setback	
Front-loaded Garage	18'
Side-entry Garage	15'
Living	10'
Minimum Side Setback (2)	5' with 15' aggregate
Minimum Rear Setback (3)	20'
Maximum Lot Coverage	50%
Maximum Building Height	35'

Notes:

1. Lot width is measured at front building line.
2. An additional 5 feet of setback shall be required for all corner lots adjacent to public right-of-way, unless a minimum 10-foot, wide landscape tract is provided.
3. For accessory buildings, a 5-foot minimum setback.
- * See Exhibit C – Minor Modification Memo

15. The overall intent of this rezone is to incorporate the rural 2-acre parcel into the planned Vista Bonita subdivision that is currently in review under the PLZS-21-00118 Vista Bonita Preliminary Plat application.

RECOMMENDATION

16. Staff recommends the Planning and Zoning Commission motion for **approval** with conditions a-d of **PLZZ-21-00021** for the following reasons:
 - Conformance with General Plan
 - Conformance with Development Code
 - No outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services).
 - a. Approval of Vista Bonita rezone is contingent on the approval of Vista Bonita Annexation, case PLZM-21-00213 scheduled for consideration at the March 15, 2022 City Council meeting.
 - b. The property owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as result of this approval.
 - c. 50-foot Minimum lot widths apply for the property depicted in the legal description and map exhibits attached to the Narrative date stamped by the EPS Group Engineer on January 20, 2022. All other development standards for SF-6 stand as stated in the Buckeye Development Code Table 4.1-1 Dimensional Standards-Residential Districts.

- d. The conceptual preliminary plat identified in the narrative is for illustrative purposes only and does not constitute an approved plat. Any plat on the site will require a separate preliminary submittal, review, and approval and shall conform to all City of Buckeye codes and regulations at the time of submittal.

ATTACHMENTS

- Vicinity Map
- General Plan Map
- Narrative & exhibits
- Vista Bonita Rezone Minor Modification Request

Prepared by:

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Reviewed By:

Adam Copeland, Deputy Director of Planning

General Plan Map

