



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
NOVEMBER 23, 2021
AGENDA**

**City Council Chambers
530 E. Monroe Ave.
Buckeye, AZ 85326
**Live stream available on 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	Alan Ladd	Preston Hundley	Deanna Kupcik <i>Vice Chair</i>	Anthony DiMascio	Ed Sumner	Charles Trullinger <i>Chair</i>
Charles Hester <i>(Alternate)</i>	Rebecca Puppe <i>(Alternate)</i>	Jennie Ragsdale <i>(Alternate)</i>	Darwin Meighan <i>(Alternate)</i>	Douglas McDonald <i>(Alternate)</i>	Larry Draves <i>(Alternate)</i>	Nick Hudec <i>(Alternate)</i>
<i>Council Liaison:</i> Craig Heustis						

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

2. MINUTES

2.A [Approval of minutes from the November 9, 2021 Planning and Zoning Commission Workshop.](#)
Staff Liaison: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov, (623) 349-6211

2.B [Approval of minutes from the November 9, 2021 Planning and Zoning Commission regular](#)

meeting.

3. CANCELLATION OF DECEMBER 28, 2021 PLANNING AND ZONING COMMISSION REGULAR MEETING

4. REGULAR AGENDA

4.A Bungalows on Yuma and Apache - PAD Overlay (PLZZ-21-00023)

Recommend approval to the City Council a PAD overlay on a Commercial Center (CC) zoning district of approximately 36.1 acres.

Staff Liaison: Randy Proch, AICP, Senior Planner, rproch@buckeyeaz.gov, (623) 349-6293

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: 11/23/21	AGENDA ITEM: 2.A. Approval of minutes from the November 9, 2021 Planning and Zoning Commission Workshop
DATE PREPARED: 11/18/21	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 November 9, 2021 Planning and Zoning Commission Workshop.

SUMMARY

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

ATTACHMENTS:

[11.09.2021.PZC.WORKSHOP.MinutesDRAFT.pdf](#)



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
WORKSHOP MINUTES
NOVEMBER 9, 2021

Executive Conference Room

530 East Monroe Avenue

Buckeye, AZ 85326

4:45 p.m.

****Audio recording of this workshop, is available on YouTube**

1. CALL TO ORDER/ROLL CALL

Chairperson Trullinger called the workshop to order at 4:45 p.m.

Members present: Commissioner Ted Burton, Commissioner Preston Hundley, Vice Chairperson Deanna Kupcik, Commissioner Anthony DiMascio, Commissioner Ed Sumner, Chairperson Charles Trullinger, Alternate Charles Hester seated for District 1, Alternate Douglas McDonald, Alternate Nick Hudec.

Members absent: Commissioner Ladd, Alternate Rebecca Puppe, Alternate Jennie Ragsdale, Alternate Larry Draves

Staff present: Senior Planner Ranch Proch, Management Assistant Keri Hernandez, Council Liaison Craig Heustis, Planner I Jennifer Fostino, Principal Planner Ken Galica

2. WORKSHOP ITEMS

2A. FOOD TRUCKS

Randy Proch, AICP, Senior Planner, presented information on Food Truck rules and regulations and was available to answer questions from the Commission.

3. ADJOURNMENT

A motion was made by Chairperson Trullinger and seconded by Commissioner Sumner to adjourn at 5:45 p.m. Motion carried.

Charles Trullinger, Chairperson

ATTEST:

Keri Hernandez, Management Assistant

I hereby certify that the foregoing is a true and correct copy of the Planning and Zoning Commission Workshop held on the 9th day of November 2021. I further certify that a quorum was present.

Keri Hernandez, Management Assistant

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 11/23/21	AGENDA ITEM: 2.B. Approval of minutes from the November 9, 2021 Planning and Zoning Commission regular meeting
DATE PREPARED: 11/18/21	DISTRICT NO.:
STAFF LIAISON:	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Minutes

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members)
Approval of minutes from the November 9, 2021 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:

[11.09.2021.PZC.RegularMeeting.Minutes.DRAFT.pdf](#)



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
NOVEMBER 9, 2021

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

Members present: Commissioner Ted Burton, Commissioner Preston Hundley, Vice Chairperson Deanna Kupcik, Commissioner Anthony DiMascio, Commissioner Ed Sumner, Chairperson Charles Trullinger, Alternate Charles Hester seated for District 1, Alternate Douglas McDonald, Alternate Nick Hudec.

Members absent: Commissioner Alan Ladd, Alternate Rebecca Puppe, Alternate Jennie Ragsdale, Alternate Larry Draves

Staff present: Principal Planner Hobart Wingard, Senior Planner Randy Proch, Management Assistant Keri Hernandez, Council Liaison Craig Heustis.

Staff available online: Deputy Director of Planning Adam Copeland, Planner II Robert Busick, City Attorney Shiela Schmidt,

2. MINUTES

2A. APPROVAL OF MINUTES FROM THE OCTOBER 26, 2021 PLANNING AND ZONING COMMISSION WORKSHOP.

Alternate Charles Hester abstained from voting on the minutes from the meeting prior to his district appointment.

A motion was made by Vice Chairperson Kupcik and seconded by Commissioner Sumner, to approve minutes as presented. Approval 6-0. Motion carried.

2B. APPROVAL OF MINUTES FROM THE OCTOBER 26, 2021 PLANNING AND ZONING COMMISSION REGULAR MEETING.

Alternate Charles Hester abstained from voting on the minutes from the meeting prior to his district appointment.

A motion was made by Vice Chairperson Kupcik and seconded by Commissioner Sumner to approve minutes as presented. Approval 6-0. Motion carried.

3. REGULAR AGENDA

3A. DEVELOPMENT CODE AMENDMENT - SIGNAGE (PLZM-21-00247)

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

Vice Chairperson Kupcik asked for clarification on what 'incorrect reference' language referred to. Mr. Wingard explained that all references were verified throughout the document, and those that were no longer supported, had been removed. Ms. Kupcik requested clarification of the added language 'for

lighting to be cut off'. Mr. Hobart explained that this was in reference to all lighting will be required to be directed to the sign only and no light shining into the sky. Ms. Kupcik asked for definition of the sight visibility triangle. Mr. Hobart explained that every corner shall be free of obstruction for a clear line of sight.

Chairperson Trullinger asked if the changes had been reviewed and approved by legal. Mr. Wingard informed the Commission that the majority of the changes made were for clarity and legal staff has reviewed the updated material.

Commissioner Burton asked for clarification of 'viewpoint neutrality'. Mr. Wingard explained that with viewpoint neutrality, only the physical sign is examined and not the message on it.

Council Liaison Heustis inquired that if an HOA maintains a sidewalk and surrounding area but remains city property, where a sign can be located. Mr. Wingard confirmed that a sign can be placed in that maintained city property surrounding the sidewalk.

A Public Hearing opened at 6:17 p.m.

With there being no comments from the public, the Public Hearing closed at 6:17 p.m.

A motion was made by Vice Chairperson Kupcik and seconded by Commissioner Hundley to recommend approval to City Council as presented. Approval 7-0. Motion carried.

3B. TRILLIUM VILLAGE 3 UNIT 2 – PRELIMINARY PLAT (PLZS-21-00113)

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

Commissioner Burton asked if the Fire Station currently in Tartesso would be able to service this new area. Mr. Wingard indicated that the emergency service currently in Tartesso was not located close enough to provide adequate response times to the Trillium community.

Applicant David George of HilgartWilson indicated all conditions have been reviewed and agreed upon.

A motion was made by Commissioner Sumner and seconded by Vice Chairperson Kupcik to approve with conditions 'a-nn' as presented. Approval 7-0. Motion carried.

3C. LEGACY TRAILS – PRELIMINARY PLAT (PLZS-20-00053)

Robert Busick, Planner II, presented and was available to answer questions from the Commission.

Applicant Mike Cronin indicated that all conditions have been reviewed and agreed upon.

Vice Chairperson Kupcik asked for clarification of where the entry points for this development would be located. Mr. Busick indicated on the exhibit, the entry points will be located on Rainbow Road and Dean Road with Elwood Street planned to connect the two entry points through the site. Ms. Kupcik asked if traffic signals are planned for this project. Mr. Cronin reminded the Commission of condition 'jj' that requires the applicant to contribute when warranted, to traffic signals where Elwood Road intersects Dean and Rainbow.

Alternate Hudec asked for clarity on the driveway length. Mr. Busick explained that driveway length is based on development code standard.

A motion was made by Vice Chairperson Kupcik and seconded by Chairperson Trullinger to approve with conditions 'a-aaa' as presented. Approval 7-0. Motion carried.

3D. INDUSTRIAL BUILDINGS AT VERRADO AND ROOSEVELT – SITE PLAN (PLZSP-21-00042)

Randy Proch, AICP, Senior Planner, presented and was available to answer questions from the Commission.

Applicant Nicholas Maxwell indicated that all conditions have been reviewed and agreed upon.

Vice Chairperson Kupcik asked if there will be multiple tenants for this location.

Mr. Proch indicated that an end user has not been determined at this time.

Commissioner Sumner asked if this would primarily be used for warehouse space. Mr. Proch indicated that although the business park zoning district does permit a myriad of different uses that could be located on this site, there will not be heavy manufacturing, but light assembly use could work in this situation.

A motion was made by Chairperson Trullinger and seconded by Commissioner Hunley to approve with conditions 'a-ss' as presented. Approval 7-0. Motion carried.

4. COMMENTS FROM THE PUBLIC

Council Liaison Heustis thanked those that were involved with the Veteran's Day parade and events.

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

Adam Copeland updated Commission on items previously approved at the latest City Council meeting.

6. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

None

7. ADJOURNMENT

A motion was made by Chairperson Trullinger and seconded by Vice Chairperson Kupcik to adjourn at 7:08 p.m. Motion carried.

Deanna Kupcik, Vice Chairperson

ATTEST:

Keri Hernandez, Management Assistant

I hereby certify that the foregoing is a true and correct copy of the Planning and Zoning Commission Regular Meeting held on the 9th day of November 2021. I further certify that a quorum was present.

Keri Hernandez, Management Assistant

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 11/23/21	AGENDA ITEM: 4.A. PLZZ-21-00023 Bungalows on Yuma and Apache Planned Area Development (PAD) Overlay
DATE PREPARED: 11/18/21	DISTRICT NO.: 3, 4
STAFF LIAISON: Randy Proch, AICP, Senior Planner, rproch@buckeyeaz.gov, (623) 349-6293	
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)
 Bungalows on Yuma and Apache - PAD Overlay (PLZZ-21-00023)
 Recommend approval to the City Council a PAD overlay on a Commercial Center (CC) zoning district
 of approximately 36.1 acres.

SUMMARY

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

ATTACHMENTS:

[PLZZ-21-00023 Yuma and 247th Bungalows PAD Overlay Staff Report.docx](#)

1. [Vicinity Map.pdf](#)
2. [General Plan Map.pdf](#)
3. [Zoning Map.pdf](#)
4. [Citizen Participation Plan.pdf](#)
5. [Project Narrative.pdf](#)



REZONE

Report to the Planning and Zoning Commission

CASE NUMBER: PLZZ-21-00023
TITLE: Bungalows at Yuma and Apache PAD Overlay
MEETING DATE: November 23, 2021

Applicant/Owner: RVi Planning and Landscape Architecture, on behalf of Advanced Acquisitions, LLC

Request: A PAD Overlay within the Commercial Center (CC) zoning district to facilitate the construction of a single-family rental community

District: District 3, 4

Location: The southwest corner of Apache Road and Yuma Road

Site size: 36.1 acres

Density: 10.3 dwelling units to the acre

Public input: No input received

Recommendation: Approve with conditions

PROJECT DESCRIPTION

1. The applicant is requesting to add a Planned Area Development (PAD) overlay within a portion of land designated as Commercial Center (CC) for the construction of a single-family rental community. The project will include 1, 2, and 3-bedroom units, with one and two-story products containing three different elevation styles, associated site improvements and open space amenities.

AREA CONTEXT

2. The subject property is located at the southwest corner of Apache Road and Yuma Road, Maricopa County APN 504-63-004E and 504-63-003C, as shown in Attachment 1. The property is uniquely shaped and is located directly north of the planned Villages at Sundance community and the Leaf Verde RV Resort. The surrounding parcels are mostly undeveloped, other than the Jones Ford dealership located directly north, northwest across Yuma Road, as notated in Table 1 below.

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant	Business Commerce	Commercial Center (CC)
North	Jones Ford	Master Planned Community	Planned Community (PC)
South	Villages at Sundance future residential development	Neighborhood	Planned Residential (PR)
East	Vacant	Neighborhood	Commercial Center (CC)
West	Vacant	Business Commerce	General Commerce (GC)

PUBLIC PARTICIPATION

3. The applicant has advertised in accordance with Section 8 of the Development Code via mailed notice to those property owners within 500 feet of the subject site, as well as advertising within the Buckeye Star newspaper and site posting. The required notifications are further notated in Table 2 below.
4. In addition, while not required due to the COVID-19 pandemic, a virtual Neighborhood Meeting was held in accordance with Section 8.2.2. of the Buckeye Development Code.
5. The developer has provided the Citizen Participation Report, and is included as Attachment 4.

Table 2: Public Notice

Notification Element	Date
Notice of Application Mailing to Property Owners within 500 feet	7/1/2021
Virtual Neighborhood Meeting Notice	7/1/2021
Virtual Neighborhood Meeting	7/20/2021
Notice of Hearing Mailing to Property Owners within 500 feet	11/2/2021
Legal Notice – Newspaper	11/5/2021
Sign Posting	11/8/2021

BACKGROUND

6. 1996: Zoned Commercial Center (CC) District: Ord. 6-96; Approved 8/19/1996

ANALYSIS

General Plan

7. The subject property is located within the Business Commerce Land Use designation, as shown in Attachment 2. The proposal supports surrounding business and industrial uses by providing an additional housing product type. Additionally, the proposal will exclude approximately 2.5 acres of the site at the southeast corner of 247th Avenue and Yuma Road for future commercial development.

Development Code

8. The subject property is proposing to apply a Planned Area Development (PAD) overlay to the existing Commercial Center (CC) zoning district designation, as shown in Attachment 3. The CC district allows multi-family homes by right, and the subject of the PAD request is only to change the Building Separation requirement from 20 feet to 8 feet, in order to construct the proposed single-family rental community.

Public Comments

9. No comments have been received as of the date of this report.

RECOMMENDATION

10. Staff recommends the Planning and Zoning Commission motion for approval with conditions a. – o. of PLZZ-21-00023 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. Development of the property shall be in general conformance to the Project Narrative report entitled “Bungalows at Yuma and Apache” consisting of 11 pages, dated August 2021, and stamped received September 22, 2021, except as modified by the following conditions.
 - b. The property owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as result of this approval.
 - c. Ultimate number of units will be determined through site plan and construction document review.
 - d. Ultimate site layout, unit numbering, offsite improvements, and access point design will be determined through site plan and construction document review.
 - e. This subdivision is subject to a Parkway Maintenance Improvement District (MID) and in accordance with City of Buckeye Ordinance 42-06. The MID shall be established prior to the recordation of the first Final Plat as determined in the MID guidelines and submitted with the first final plat or before.
 - f. This subdivision is subject to a Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. The SLID shall be established prior to the recordation of the first Final Plat as determined in the SLID guidelines and submitted with the first final plat or before.
 - g. All landscaped areas within the public rights of way, whether to be maintained by the City of Buckeye or if delegated to the adjacent property owner, homeowners’ association or other property maintenance association, shall be designed and sealed by a landscape architect licensed by the Arizona Board of Technical Registration. (The above described MID requirement ensures protection of the city in case maintenance of the ROW landscaping is not kept up or is abandoned by the responsible owner.) The City Public Works Department shall review all irrigation plans for material selection only; therefore, the landscape architect shall coordinate with the Public Works Department early in the design to ensure the most efficient means of landscape irrigation that will reduce both long term maintenance costs and keep watering to the absolute minimum required for healthy growth of landscaping along the roadways of the City of Buckeye.
 - h. Artificial or synthetic turf shall be allowed on all surfaces where turf can be used. No individual or association may impose private covenants, conditions, restrictions, deed clauses or other agreements between parties which prevent individuals from utilizing artificial or synthetic turf as an alternative to any landscaping where turf can be used. The quality of the artificial or synthetic turf may be subject to the requirements of individuals or associations.
 - i. No new natural turf shall be installed in a public right-of-way or median. Areas with up to 10,000 square feet of turf within a public right-of-way at gateways, entrances to major communities, or

special landscaping designs approved by the city's development services department are exempt from the restrictions of this stipulation.

- j. Shrubbery in the right of way shall not obstruct any regulatory signage or sight distance triangle as defined in the Engineering Development Standards; therefore, shall be trimmed to less than 2'-0".
- k. Landscaping within the public-right-of-way will require:
 - 1. All landscaped areas, except those intentionally maintained with native plants, shall include an automatic irrigation system.
 - 2. All native plant landscaping plans shall include an establishment maintenance plan that ensures long term growth of all plantings.
 - 3. Establishment maintenance plan shall be sealed by a registered Landscape Architect.
 - 4. Water-efficient systems (e.g., drip, mini-spray, bubbler-type, or similar drip systems) shall be used whenever feasible. Low-flow sprinkler heads with matched precipitation rates shall be used when spray or rotor-type heads are specified for watering shrubs and ground cover areas.
 - 5. Multi-program weather sensing controllers with separated valves and circuits shall be used when the project contains more than one type of landscape treatment (e.g., lawn, ground cover, shrub, tree areas), or a variety of solar aspects.
 - 6. Soil moisture-sensing devices and rain sensors shall be used on all projects within public rights of way and in landscape tracts. The use of satellite based controllers is encouraged.
 - 7. Root barriers shall be designed and incorporated for all trees that are in the public right of way to ensure vertical root growth and avoid adjacent curb, sidewalk or pavement upheaval due to tree roots.
 - 8. Linear Root barriers shall be used along public improvements that are only on one side of a tree.
 - 9. Surround Root barriers shall be used when a tree is within the sidewalk or within a median.
 - 10. Tree canopies extending into the right of way shall be trimmed to the following minimum standards: 18'-0" over any public roadway, 7'-0" over any public sidewalk.
- l. 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.
- m. Prohibited Trees: The following trees are prohibited from any landscaping plans in accordance with Chapter 9 of City Code (Section 9-10):
 - 1. Male Mulberry Tree (*Morus Alba*).
 - 2. Olive Tree (*Olea Europea*).
 - 3. Additionally, North Indian Rosewood Trees (*Dalbergia Sissoo*) shall not be planted within the rights of way (and are suggested not be planted within the property) due to their destructive and invasive root structure
- n. Storm Drainage: The City of Buckeye is permitted as a Phase 2 MS4 and is now subject to more stringent standards for stormwater discharge. All stormwater plans must now meet the requirements of the City of Buckeye's MS4 permit as issued by ADEQ (Permit Number AZG2016-002)
- o. The Developer shall dedicate a Public Easement for the 8-foot wide stabilized decomposed granite path and associated improvements such as landscaping located within the 100' power line corridor for use as a pedestrian trail. Developer shall construct trail improvements to the City's

standards. Developer to maintain the trail which obligation shall continue for the life of the trail, as determined by City.

ATTACHMENTS

1. Vicinity Map
2. General Plan Map
3. Zoning Map
4. Citizen Participation Plan
5. Project Narrative

Prepared by:

Randy Proch, AICP, Senior Planner

Reviewed by:

Adam Copeland, Deputy Director of Planning

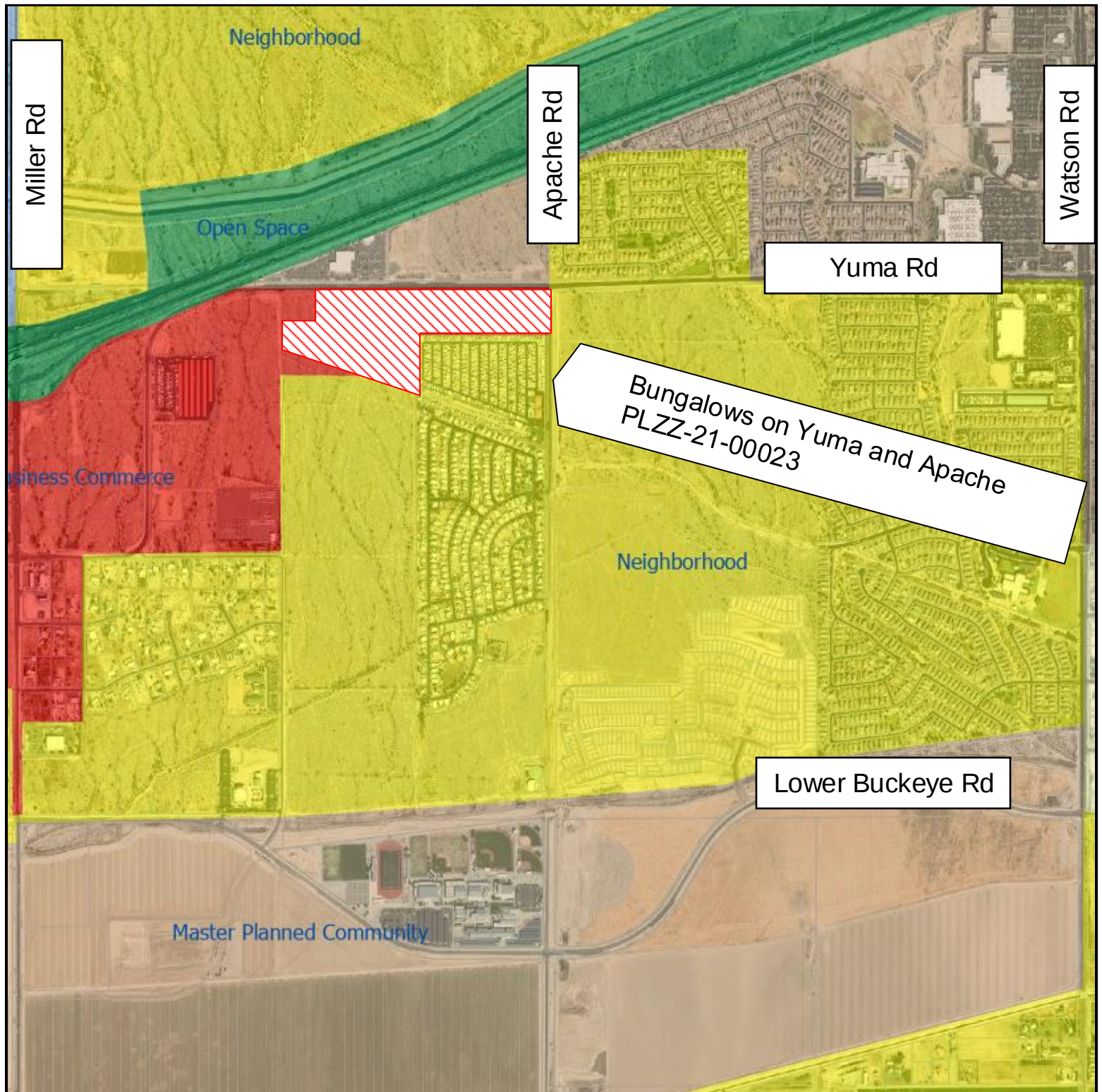
Attachment 1. Vicinity Map



0 0.125 0.25 0.375 0.5 Mile



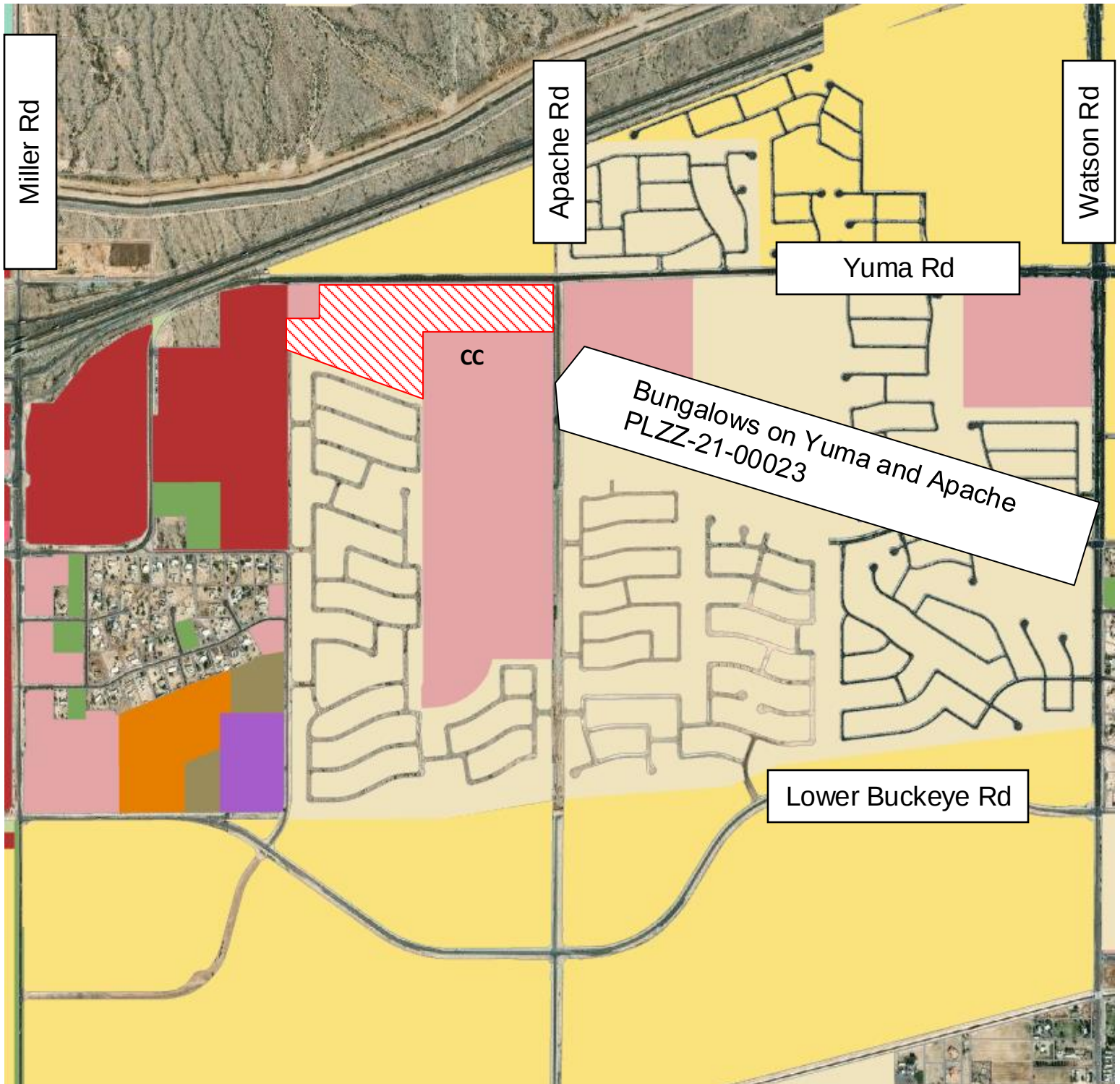
Attachment 2. General Plan Map



0 0.125 0.25 0.375 0.5 Mile



Attachment 3. Zoning Map



0 0.125 0.25 0.375 0.5 Mile



Attachment 4. Citizen Participation Plan

2nd Submittal

PLZZ-21-00023

RECEIVED

SEPT 22 2021

CITY OF BUCKEYE by:
WD

CITIZEN PARTICIPATION PLAN

Bungalows on Yuma and Apache PAD and Site Plan Applications

Case #'s: PLZZ-21-00023 and PLZSP-21-00047

City of Buckeye
July 28, 2021



Introduction

Every development application in the City of Buckeye that requires a public hearing in shall be accompanied by a Citizen Participation Plan designed to provide effective, early, and continuous public participation. The following sections document the public outreach as it relates to the Bungalows at Yuma and Apache project proposed in the City of Buckeye.

Interim Citizen Review Process during COVID-19

In response to this emergency declaration, both the Development Services and Engineering Departments have developed a specific continuity of operations plan to maintain the safety and health of staff as well as a seamless operation during the evolution of the COVID-19 situation. These interim operations have been posted on the Department's webpages and distributed electronically to the development industry. In further response, the following interim citizen review process will commence effective March 30, 2020 and will cease once the emergency declaration is officially withdrawn.

A.R.S9-462.03 requires an adopted citizen review process to include the following:

- Adjacent landowners and other potential affected citizens will be notified of the application.
- The municipality will inform adjacent landowners and other potential affected citizens of the substances of the proposed rezoning.
- Adjacent landowners and other potential affected citizens will be provided an opportunity to express any issues or concerns that they may have with the proposed rezoning before the public hearing.

Notification Method

The applicant shall deposit notices into first-class mail at least 15 days prior to the scheduled date of the hearing. In computing such period, the day of posting shall not be counted, but the day of the hearing shall be counted. Written notice shall be provided by the applicant to all persons listed on the records of the County Assessor as owners of land subject to the application or as owners of the parcels within 500 feet of the outer boundary of the land subject to the application.

The following items were included in the 500' required notification area on July, 1st 2021 as provided by **Exhibit 1: Affidavits of Mailing Notice.**

1. Neighborhood Meeting Notification
2. PAD Application Submittal Notification
3. Site Plan Application Submittal Notification

Public Outreach

As required by the Zoning Ordinance, neighborhood meeting notifications were sent to all property owners within 500' of all exterior boundaries of the site. See **Exhibit 2: Notification List.** The notice of neighborhood meeting was provided to all address within the notification list as provided by the Maricopa County Assessors records 19 days before the scheduled neighborhood meeting. See **Exhibit 3: Neighborhood Notification Letter.**

A neighborhood meeting was held via Zoom platform on July 20, 2021 from 6:00 PM to 7:06 PM. There was one member from the public in attendance. A summary of this neighborhood meeting is provided below.

The applicant introduced the project via a PowerPoint presentation and described the specifics of the project as outlined in **Exhibit 4: Neighborhood Meeting Presentation**. Upon conclusion of the formal presentation, the applicant answered questions from the one resident in attendance. The following section highlights the questions asked and the responses from the applicant at the neighborhood meeting.

Question: Where else is this style of development and what are the current rental rates for these apartment homes?

Answer: This product has been developed across the valley including the City of Phoenix, Peoria, Surprise, Buckeye, Casa Grande, Prescott Valley and Flagstaff to name a few. We will plan to follow up with Randy Proch to provide a list of a few of the similar developments that are currently completed or under construction for reference.

For this type of product, the rental rates vary depending on the unit size and geographic location. The provided units range from 766 sq. ft. for one-bedroom units, up to 1400 sq. ft. for 3 bedroom units. The exact rental rates are determined by the geographic market and currently are unknown for this development at this time. However, similar developments across the valley are considered “market rate” apartments and have provided a range of monthly rents from \$1200 - \$2000 a month.

Question: Have we received any feedback regarding the project?

Answer: No phone calls or emails have been received regarding this project.

Question: Have we started moving dirt on this site?

Answer: We are yet to do any work on this specific site which includes preliminary grading. We are yet to receive any approvals on these applications.

Ongoing Coordination

Throughout the processing of the rezoning application, the development team will engage with all interested parties to provide up to date information and tracking to the schedule public hearings. To date, no additional phone calls or email conversations have occurred as it relates to either application.

Exhibit 1: Affidavit of Mailing Notices

Case Number: PLZZ-21-00023
Project Name: BUNGALOWS ON YUMA & APACHE
Applicant Name: RVi Planning + Landscape Architecture
Location: SWC OF YUMA RD AND APACHE RD

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

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

See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: Jessica Chisholm

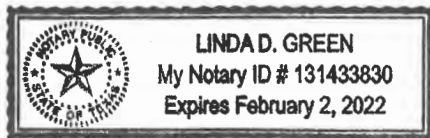
SUBSCRIBED AND SWORN before me this 1st day of July, 2021, by:

Linda D. Green

Notary Public

My Commission Expires:

2/2/2022



Affidavit of Mailing Notice

Case Number: PLZSP-21-00047
Project Name: BUNGALOWS ON YUMA & APACHE
Applicant Name: RVi Planning + Landscape Architecture
Location: SWC OF YUMA RD AND APACHE RD

In order to assist in providing adequate notice of application for interested parties, the applicant for site plans 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 a notice of application to each said owner no less than fifteen (15) days from the date of application.

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 notice of application to each said owner.

See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: Jessica Chisholm

SUBSCRIBED AND SWORN before me this 1st day of July, 2021, by:

Linda D. Green

Notary Public

My Commission Expires:
2/2/2022

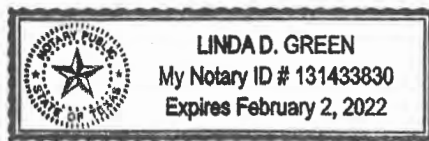
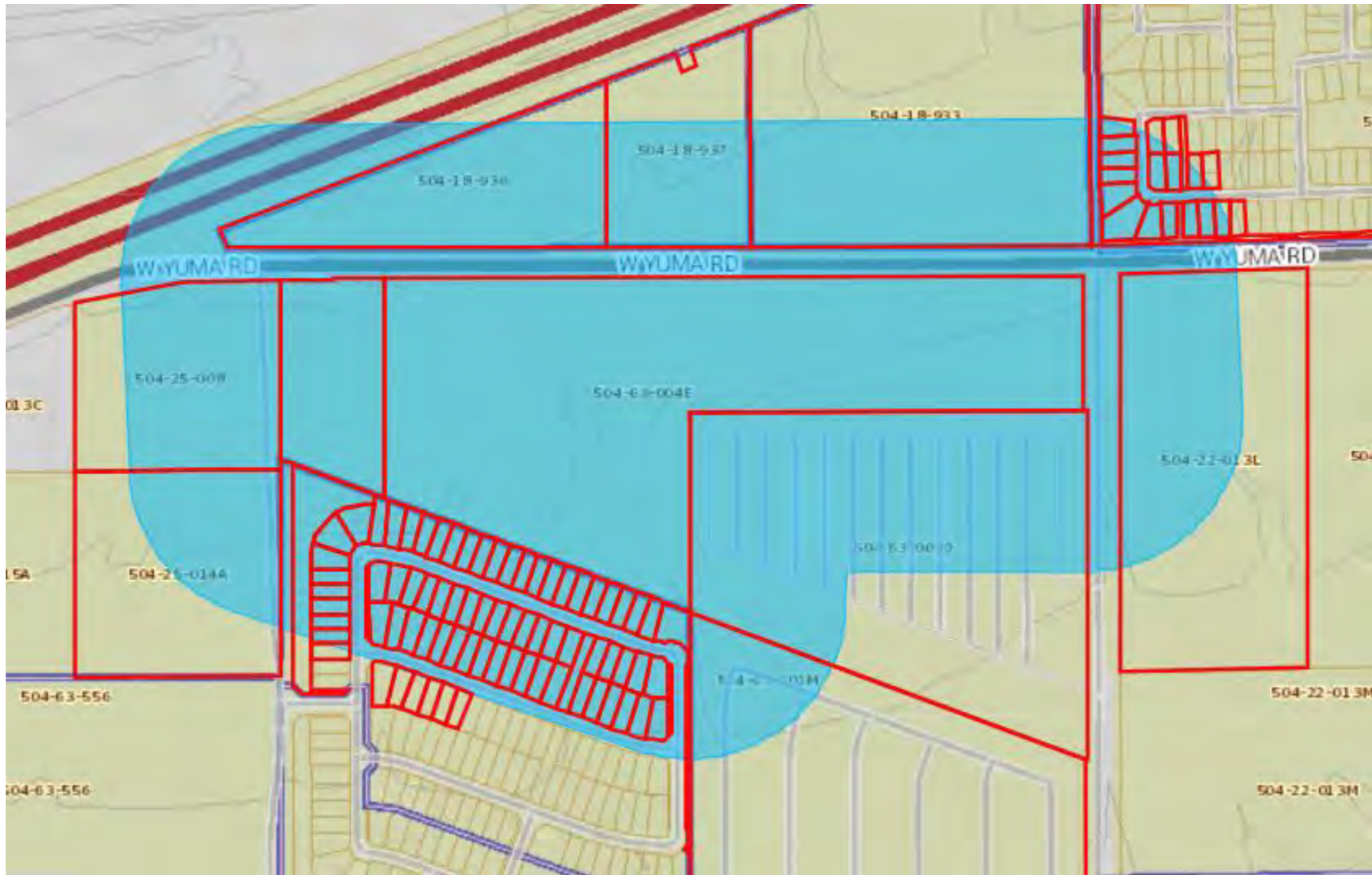


Exhibit 2: Notification List
500' Buffer Map – Maricopa County Assessors Map Tool



Parcel Number	Owner	Property Address	Mailing Address	MAIL_ADDR1	MAIL_CITY	MAIL_STAT	MAIL_ZIP
504-18-012F	WESTERN PROPERTIES INC		85 S WASHINGTON ST STE 211 SEATTLE WA 98104	85 S WASHINGTON ST STE 211	SEATTLE	WA	98104
504-18-936	JONES BROTHERS INVESTMENTS LLC	24600 W YUMA RD BUCKEYE 85326	24600 W YUMA RD BUCKEYE AZ 85326	24600 W YUMA RD	BUCKEYE	AZ	85326
504-22-013L	FER PROPERTIES		11111 W MCDOWELL RD AVONDALE AZ 85392	11111 W MCDOWELL RD	AVONDALE	AZ	85392
504-25-008	YUMA RD 247 AVE 18 ACRES LLC		7181 E CAMELBACK RD NO 401 SCOTTSDALE AZ 85251	7181 E CAMELBACK RD NO 401	SCOTTSDALE	AZ	85251
504-58-597	VENTURA REYNALDO/FRANCISCA	24225 W DESERT BLOOM ST BUCKEYE 85326	24225 W DESERT BLOOM ST BUCKEYE AZ 85326	24225 W DESERT BLOOM ST	BUCKEYE	AZ	85326
504-58-598	VILLEGAS JUAN C CASTANEDA/MONTANEZ VALERIE E	24231 W DESERT BLOOM ST BUCKEYE 85326	24231 W DESERT BLOOM ST BUCKEYE AZ 85236	24231 W DESERT BLOOM ST	BUCKEYE	AZ	85236
504-58-599	COLLANTES JESUS	24237 W DESERT BLOOM ST BUCKEYE 85326	24237 W DESERT BLOOM ST BUCKEYE AZ 85326	24237 W DESERT BLOOM ST	BUCKEYE	AZ	85326
504-58-600	DURAN CHRISTOPHER	24243 W DESERT BLOOM ST BUCKEYE 85326	19321 W HURON LN BUCKEYE AZ 85326	19321 W HURON LN	BUCKEYE	AZ	85326
504-58-601	CARLSON MARK/NOVICKI COLETTE	24249 W DESERT BLOOM ST BUCKEYE 85326	9 EDGERIDGE CLOSE N W CALGARY AB CANADA T3A6K4	9 EDGERIDGE CLOSE N W	CALGARY	AB	T3A6K4
504-58-602	VELAZQUEZ JOSE LUIS	24255 W DESERT BLOOM ST BUCKEYE 85326	24255 W DESERT BLOOM ST BUCKEYE AZ 85326	24255 W DESERT BLOOM ST	BUCKEYE	AZ	85326
504-58-603	GARCIA GABRIEL/LINDA E	24261 W DESERT BLOOM ST BUCKEYE 85326	24261 W DESERT BLOOM ST BUCKEYE AZ 85326	24261 W DESERT BLOOM ST	BUCKEYE	AZ	85326
504-58-604	SALCIDO RITA	1132 S 242ND LN BUCKEYE 85326	1132 S 242ND LN BUCKEYE AZ 85326	1132 S 242ND LN	BUCKEYE	AZ	85326
504-58-605	RAYGOZA MIGUEL C/MARIA E	1118 S 242ND LN BUCKEYE 85326	PO BOX 903 GILA BEND AZ 85337	PO BOX 903	GILA BEND	AZ	85337
504-58-606	AHP VI LLC	1102 S 242ND LN BUCKEYE 85326	11811 N TATUM BLVD NO 1051 PHOENIX AZ 85028	11811 N TATUM BLVD NO 1051	PHOENIX	AZ	85028
504-58-607	CAIN ALEXANDER DAVID	1086 S 242ND LN BUCKEYE 85326	1086 S 242ND LN BUCKEYE AZ 85326	1086 S 242ND LN	BUCKEYE	AZ	85326
504-58-608	LEWIS CALEB/MIRIAM	1070 S 242ND LN BUCKEYE 85326	1070 S 242ND LN BUCKEYE AZ 85326	1070 S 242ND LN	BUCKEYE	AZ	85326
504-58-623	PELAYO ROSALIO/ADELINA	24247 W TONTO ST BUCKEYE 85326	24247 W TONTO ST BUCKEYE AZ 85326	24247 W TONTO ST	BUCKEYE	AZ	85326
504-58-624	WITZIG ROBERT	24253 W TONTO ST BUCKEYE 85326	7501 E MCDOWELL RD APT 3073 SCOTTSDALE AZ 85257	7501 E MCDOWELL RD APT 3073	SCOTTSDALE	AZ	85257
504-58-625	NOEL J AND JOY A GARY LIVING TR	24254 W DESERT BLOOM ST BUCKEYE 85326	1910 HILLCREST DR GODDARD KS 67052	1910 HILLCREST DR	GODDARD	KS	67052
504-58-626	BILLMAN THOMAS/JENNIFER	24248 W DESERT BLOOM ST BUCKEYE 85326	24248 W DESERT BLOOM ST BUCKEYE AZ 85326	24248 W DESERT BLOOM ST	BUCKEYE	AZ	85326
504-58-627	DRAMAN REBECCA L	24242 W DESERT BLOOM ST BUCKEYE 85326	24242 W DESERT BLOOM ST BUCKEYE AZ 85326	24242 W DESERT BLOOM ST	BUCKEYE	AZ	85326
504-58-628	MARQUEZ MARIA	24236 W DESERT BLOOM ST BUCKEYE 85326	24236 W DESERT BLOOM ST BUCKEYE AZ 85326	24236 W DESERT BLOOM ST	BUCKEYE	AZ	85326
504-58-828	ACACIA CROSSING-BUCKEYE HOMEOWNERS ASSOC INC		PO BOX 7751 SURPRISE AZ 85374	PO BOX 7751	SURPRISE	AZ	85374
504-58-838	ACACIA CROSSING-BUCKEYE HOMEOWNERS ASSOC INC		8765 W KELTON LN BLDG A-1 STE 102 PEORIA AZ 85382	8765 W KELTON LN BLDG A-1 STE 102	PEORIA	AZ	85382
504-63-002M	SUN BUENA VISTA MH LLC	2000 S APACHE RD BUCKEYE 85326	27777 FRANKLIN RD STE 200 SOUTHFIELD MI 48034	27777 FRANKLIN RD STE 200	SOUTHFIELD	MI	48034
504-63-003C	SAGE CREEK B18 LLC		7356 E VAQUERO DR SCOTTSDALE AZ 85258	7356 E VAQUERO DR	SCOTTSDALE	AZ	85258
504-65-092	CENTURY COMMUNITIES OF ARIZONA LLC		7702 E DOUBLE TREE RANCH RD STE 303 SCOTTSDALE AZ 85258	7702 E DOUBLE TREE RANCH RD STE 303	SCOTTSDALE	AZ	85258



July 1, 2021

Bungalows on Yuma and Apache Application Submittal and Neighborhood Meeting Notification Letter

Dear Neighbor,

RVi Planning + Landscape Architecture, on behalf of Advanced Acquisitions, LLC has submitted a Planned Area Development (PAD) and Major Site Plan request to the City of Buckeye to develop a portion of two vacant parcels as a single family for rent community including approximately 333 units at 10.3 du/ac. The subject property is located at the southwest corner of Yuma Rd and Apache Rd, assessor parcel numbers 504-63-003C and 504-63-004E.

The proposed development request will allow for the development of a professionally managed, single family detached gated community with one and two-story rental homes designed in a cluster configuration on a single lot. The proposed development will incorporate various lifestyle amenities and a lush landscape and open space plan that will offer a luxury residential rental community to support the growing population within the City of Buckeye.

Time and Location

As a part of the City of Buckeye rezoning process, we will be holding a neighborhood meeting for neighbors of the property to speak with our development team and ask questions or voice your support and concerns. Due to the current situation with COVID-19, we will be holding the meeting virtually on an internet video conference platform called Zoom. The information for the meeting is as follows:

Meeting: Bungalows on Yuma and Apache

Location: Virtual Zoom Meeting

Project Website: <https://bit.ly/3hkmb1v> (Type into browser, accessible via Google Chrome, Firefox, or Microsoft Edge)

Date and Time: Tuesday, July 20th 6:00 PM

Instructions for Access to Virtual Neighborhood Meeting

The neighborhood meeting will be held on the Zoom, which can be accessed through your internet browser. To access the meeting, navigate to the project website through the following link through use of any supported internet browser including Google Chrome, Mozilla Firefox, or Microsoft Edge: <https://bit.ly/3hkmb1v>.

Once on the webpage, scroll down to the Virtual Neighborhood Meeting Info section. From there, you will see a link to access the virtual Zoom neighborhood meeting. Please note, to access the meeting, you will be required to register (the information required is similar to signing-in for a typical neighborhood meeting) for documentation purposes. The meeting registration information will be shared with the City and may also be used to keep you informed of changes or future meetings via email as well as traditional mail. At the beginning of the meeting, we will provide a brief overview of the meeting procedures and instructions for asking question, followed by a brief presentation of the project after which we will open the floor for questions and answers.

If you cannot join via computer through our website or wish to participate over phone only, please call in on your phone using the following information:

Call-in Number: +1 346 248 7799

Meeting ID: 970 4796 4337

Passcode (if needed): 448762

Please be advised that future meetings and hearings before the City of Buckeye Planning and Zoning Commission and City Council have not yet been set. Additional notification letters will be provided in the coming months with information regarding the hearing time and location.

If you have any questions about this letter or the project itself, please contact me or the City planner assigned to this case (contact information included below).

Kyle Barichello, RVi Planning + Landscape Architecture

Email: kbarichello@rviplanning.com

Phone: 815-674-1412

Randy Proch, Senior Planner, City of Buckeye

Email: rproch@buckeyeaz.com

Phone: 623-986-0701

We look forward to meeting with you.

Sincerely,

Kyle Barichello
Project Manager
RVi Planning + Landscape Architecture



Neighborhood Meeting

July 20, 2021

The Bungalows on Yuma and Apache, City of Buckeye

Aerial Map



Request for Development

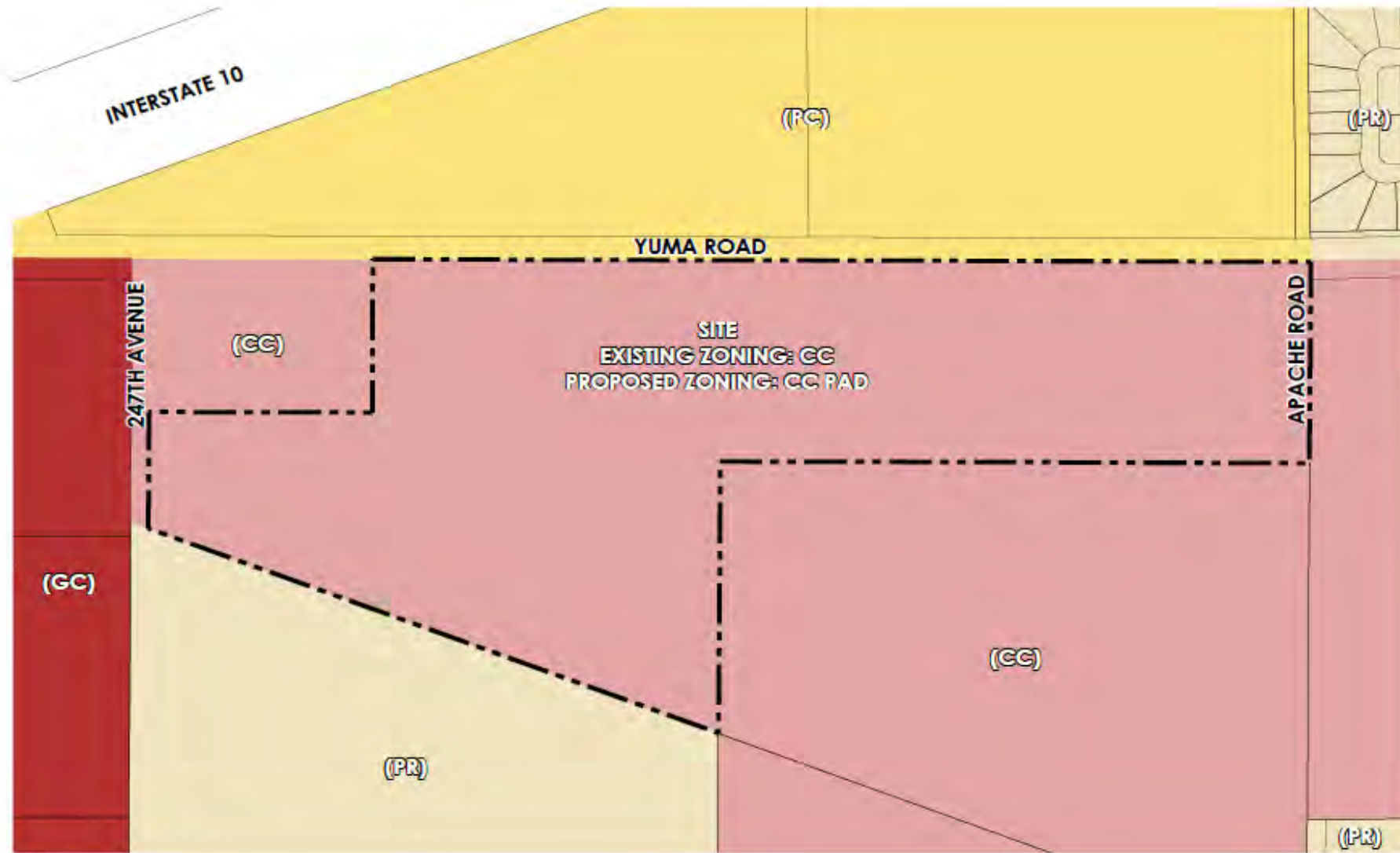
- PAD Overlay
 - Proposed use is currently permitted in the current zoning CC (Commercial Center) District
 - Amend one standard of the CC district
 - Minimum building separation from 20' to 8'
- Site Plan Application
 - Ensure conformance of Site Plan to meet required development standards and design guidelines.



City of Buckeye Planning and Zoning Project Application

DO NOT WRITE IN THIS AREA-OFFICIAL USE ONLY	
Date: _____ Planner: _____ Case No: _____	
PROPERTY INFORMATION: Project Name: <u>Bungalows on Yuma & Apache</u> Associated Cases: <u>PLZM-20-00109</u> Project Address/Location: <u>SWC OF YUMA RD AND APACHE RD</u> Current Zoning District: <u>Commercial Center (CC)</u> Parcel Number(s): <u>504-63-003C, 504-63-004E</u> Quarter Section: <u>T01N R03W 17</u> Request: <u>PAD overlay to reduce minimum building separation to 8'</u>	
CASE TYPE: ☐ Community Master Plan ☒ Planned Area Development ☐ Other: _____ ☐ CMP Major Amendment ☐ PAD Major Amendment ☐ CMP Minor Amendment ☐ PAD Minor Amendment	
IMPORTANT NOTE ABOUT PROJECT CONTACT(S):	The property owner may designate an agent as the coordinator for the project. This person (the applicant) will receive any technical comments and decision letters and will communicate all case information to other parties as required. All contact for this project will be made through the applicant listed below.
APPLICANT/OWNER AUTHORIZED AGENT INFORMATION: Name: <u>MARK REDDIE</u> Company: <u>RVI Planning + Landscape Architecture</u> E-mail: <u>MREDDIE@RVIPLANNING.COM</u> Business Phone: <u>480-994-0994</u> Home Phone: _____ Mobile Phone: _____ Other Phone: _____ Fax: _____ Address: <u>120 S. Ash Ave. Ste. 201</u> City: <u>Tempe</u> State: <u>AZ</u> Zip: <u>85281</u> Address Type: ☒ Physical ☐ Mailing Contact Preference: ☒ Email ☐ Business Phone ☐ Home Phone ☐ Mobile Phone ☐ Other Phone ☐ Address	SECONDARY APPLICANT CONTACT INFORMATION: Name: _____ Company: _____ E-mail: _____ Business Phone: _____ Home Phone: _____ Mobile Phone: _____ Other Phone: _____ Fax: _____ Address: _____ City: _____ State: _____ Zip: _____ Address Type: ☐ Physical ☐ Mailing Contact Preference: ☐ Email ☐ Business Phone ☐ Home Phone ☐ Mobile Phone ☐ Other Phone ☐ Address

Proposed Zoning



Zoning Legend

PC – Planned Community

GC – General Commercial

PR – Planned Residential

Development Plan

- 36 acres – One and two story residential luxury rental community
- Site Plan Features:
 - ~333 proposed 1, 2 and 3 BR units
 - Cluster configuration, varying rooflines
 - Front porches and private backyards
 - Gated community
 - Looped circulation and parking
 - Garage / shaded space for each unit
 - Access to adjacent commercial
 - Primary access from Yuma Road
 - Decorative theme wall, view fencing
 - Guest parking incorporated throughout



Development Plan

- Amenities:
 - Community Clubhouse
 - Resort-style spa
 - 20-30% overall open space
 - Central park space
 - Lawn gaming area
 - Shade ramadas with seating
 - Shaded pedestrian paths
 - 8' DG trail along southern edge
 - Pocket parks and open space
 - Landscaping throughout



Representative Imagery



Representative Imagery: Site Exterior



Representative Imagery: Building Exterior



Representative Imagery: Community Clubhouse

- Leasing Office
- Meeting Space
- Outdoor Patio
- 4-Sided
Architecture



Representative Imagery: Interior Units



Privacy of single-family living with apartment-like amenities, rental terms, and management

Representative Imagery: Interior units

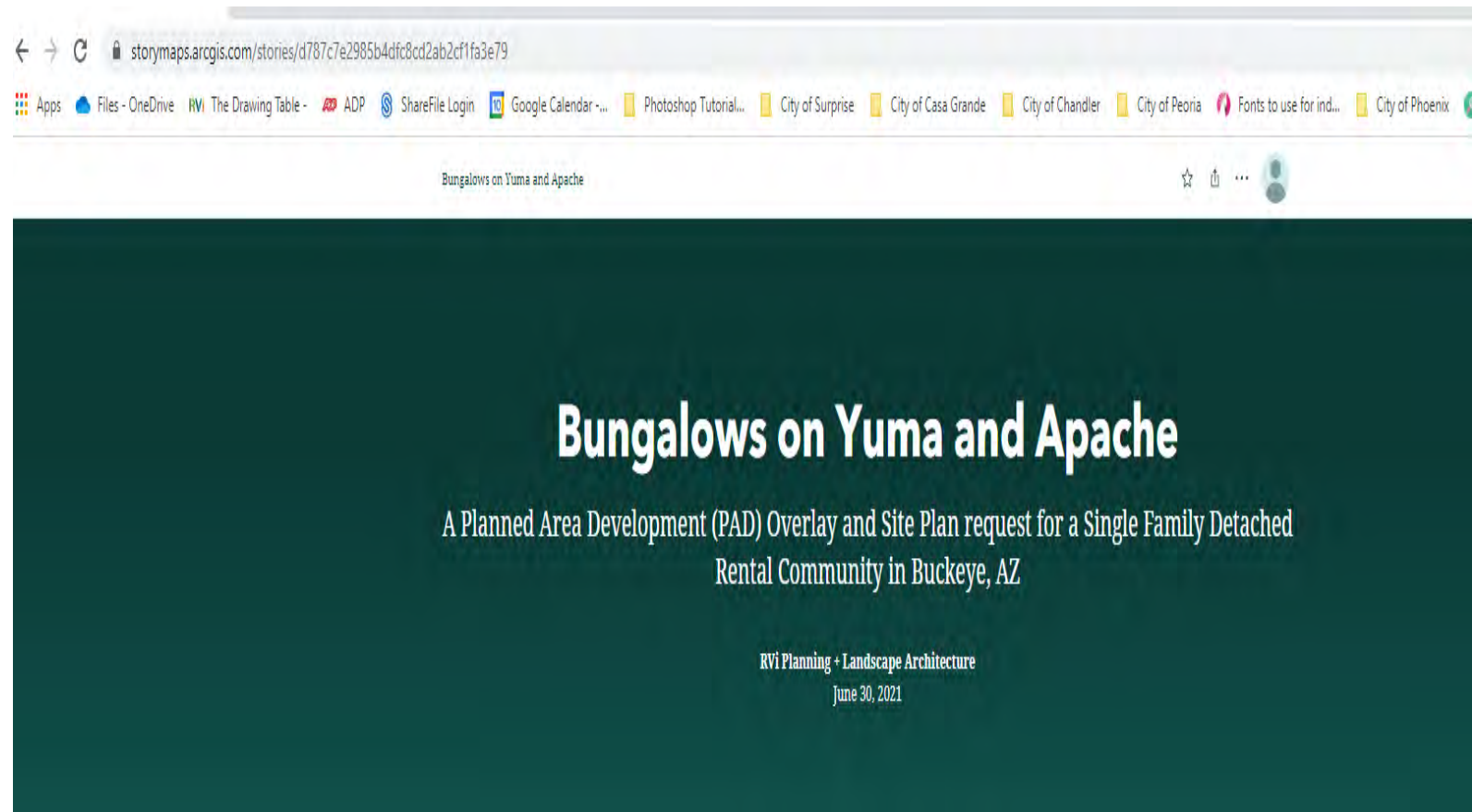


Stainless steel appliances, 10-foot ceilings, wood-like floors, quartz counters, private backyards

Project Website

<https://bit.ly/3hkmb1v>

(Accessible via Google Chrome, Firefox,
or Microsoft Edge)





Questions?



Contact Information

- Mark Reddie, Vice President, RVi Planning + Landscape Architecture
 - mreddie@rviplanning.com, 480-586-2349
- Kyle Barichello, Project Manager, RVi Planning + Landscape Architecture
 - kbarichello@rviplanning.com, 480-586-2358

Attachment 5. Project Narrative

Bungalows at Yuma and Apache

SWC of Yuma and Apache Roads

PAD Overlay Zoning & Major Site Plan Project Narrative

Buckeye Fire Medical Rescue Department
☒ Approved
☐ Approved with Comments
☐ Approved with Stipulations
☐ Revise & Resubmit
Date: 10/14/2021
Reviewed By: jbaica
Final approval subject to site inspection



2nd Submittal

PLZZ-21-00023

RECEIVED

SEPT 22 2021

**CITY OF BUCKEYE by:
WD**

Submitted by:

RVi Planning + Landscape Architecture

Mark Reddie

120 South Ash Avenue

Tempe, AZ 85281

Phone: (480) 994-0994



Civil Engineer

George Krall

2141 E. Highland Ave

Phoenix, AZ 85016

Phone: (602) 730-3814



On Behalf of:



August 2021

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Project Narrative

1. Introduction

RVi Planning + Landscape Architecture, on behalf of Advanced Acquisitions, LLC (an affiliate of Cavan Companies), is pleased to submit this PAD Zoning request for a residential development on an approximate 36.1-acre vacant property located within the City of Buckeye on the Southwest corner of Yuma and Apache Roads. The proposed development request will allow for the development of a professionally managed, single family detached gated community with one and two-story rental homes designed in a cluster configuration on a single lot. The proposed development will incorporate various lifestyle amenities and a lush landscape and open space plan that will offer a luxury residential rental community to support the growing population within the City of Buckeye. Excluded from this request is an approximately 4.3-acre parcel that will remain designated for commercial uses at the corner of Yuma & 247th. This parcel was carved out with the intent to maximize frontage along Yuma Road while maintaining the necessary depth for this use to be successfully designed at a later date.

2. Purpose of Request

The Applicant requests the following to the City of Buckeye:

1. PAD Overlay zoning using the existing CC base district to amend the building separation requirement from 20' to 8'.
2. Major Site Plan review, to include the site plan, landscape plan, conceptual building elevations, grading and drainage plan and utility plans.

3. Existing Site Conditions

The subject site is currently vacant with relatively flat topography. There is an existing 100' wide electrical easement on the south edge of the property. To the north across Yuma Road is a car dealership, zoned Planned Community (PC). To the east across Apache Road is vacant land zoned Commercial Center (CC). To the Southeast is the Leaf Verde RV resort, zoned CC. To the south and west of the site is more vacant land, zoned Planned Residential (PR) and General Commerce (GC) respectively. See **Figure 1** for *Vicinity Map* of the property and surrounding area.

Table 1: Adjacent Land Uses

Direction	General Plan Land Use	Existing Zoning	Existing Use
Property	Business Commerce	CC (Commercial Center)	Vacant
North	Master Planned Community	PC (Planned Community)	Vacant, Car Dealership
East	Neighborhood	CC (Commercial Center)	Residential, Vacant
South	Neighborhood	CC (Commercial Center)	Leaf Verde RV Park
West	Business Commerce	CC (Commercial Center) GC (General Commerce)	Vacant

General Plan and Designation

The Imagine Buckeye 2040 General Plan identifies this site as being within the Business Commerce designation which supports community and regional commercial development. However, the past general plan envisioned this area to be mixed use residential and commercial. Since no change in base zoning is requested, the existing zoning district and permitted uses proposed do not require a general plan amendment.

Existing Zoning

The property is currently zoned Commercial Center (CC), an Obsolete District which allows multi-family development by right. The obsolete districts in the City of Buckeye Development Code are carried forward from the prior superseded edition of the Buckeye Development Code. Development on property having an obsolete zoning district classification is permitted subject to the development standards in Appendix B and occupied by uses in Appendix C of the Development Code or otherwise modified by the PAD.

The Commercial Center Zoning District was designed to accommodate a variety of commerce and specialized development, including various commercial uses and multi-family residential by right. Since the proposed bungalow style (multi-family) development is a permitted use on the property, no base zoning amendment is needed. The proposed development density will be under 15 du/ac which is consistent with the modern day equivalent multi-family zoning district's (MF-1) maximum density allowance.

However, a PAD overlay is necessary to deviate from one single development standard related to building separation from 20' to 8' to allow this unique and innovative product style. Traditional multi-family residential developments include large, multi-unit buildings which warrant a larger building separation requirement. However, the Bungalows include one and two-story individual detached residential units which resemble more like single family homes, thus a reduced building separation is appropriate and justified to accommodate this unique product design. See **Figure 2** for existing and proposed *Zoning Map*.

4. Development Plan Concept

The Yuma & Apache Bungalows is a proposed multi-family luxury residential rental community comprised of approximately 333 detached one and two-story residential units. The plan includes a mix of 1, 2- and 3-bedroom units with an overall net density of 10.3 du/net ac. Each unit will include a private landscaped backyard patio in addition to an abundance of common open space. The community will be gated and will include a central project amenity area at the primary entry with a leasing office, resort-style pool and spa, shaded gathering areas, fire pits, turf lawn, landscaped areas and/or other active and passive amenities for residents. See **Figure 3** for *Conceptual Development Plan*.

Table 2: Unit Distribution

Units	Count	% of Total
1 bedroom 1-story	49	15%
1 bedroom 2-story	55	17%
2 bedroom 1-story	144	43%
3 bedroom 1-story	46	14%
3 bedroom 2-story	39	12%
Total	333	100%

One of the main premises for the proposed development is to develop a highly desired and innovative multi-family product in the residential marketplace. Based on the developer's extensive experience in delivering high-quality rental housing, the proposed housing product has proven attractive to residents for many reasons. While still living like an apartment complex, the project is set up more like single-family homes, which have no units above or below as in the case of traditional apartments, and no common walls. This arrangement provides much more personal privacy, allows more natural lighting to enter each unit and provides private backyard space for each unit along with an abundance of common open space found in more traditional multi-family developments.

The residential units are designed in a cluster configuration, with typically 4-8 units clustered around a common connected pedestrian courtyard area. Along the perimeter and throughout the site, no more than two like units shall be directly adjacent. In cases where two units are located together, there shall be a reversed orientation of the buildings which will provide varied rooflines and elevation views along the streetscape to avoid monotony. Additionally, multiple color schemes via three different elevations have been carefully distributed throughout the community providing further variety. Common amenities and open spaces are provided in central locations, including a linear spine through the center of the community, providing easy access for residents to the central amenity. Each unit will also include a private backyard patio with a shade tree for additional private outdoor space for residents. The provided variety of shade trees includes Willow Acacia, Smoothie Thornless Cascalote, Texas Mountain Laurel, or a Mastic Tree. All building structures will be provided with an automatic fire sprinkler system. Additionally, for any unit layout that exceeds the 150' hose pull requirement, dry horizontal standpipes may be required, and additional attic fire sprinkler coverage will be provided.

Primary access to the site will include a full-access driveway on Yuma Road. The proposed plan will include a prominent entry feature with a landscaped median that creates a sense of arrival into the development. The entry leads to a distinctive leasing office/clubhouse building that establishes the overall theme and character for the development. Branching out from the primary entry, gates will provide security and a luxury feel as residents enter the community into a series of looped private driveway and parking areas. A secondary right in/right out access driveway will be provided on the east edge of the property out to Apache Road and will include a right turn lane into the property. A third exit only and emergency access driveway is provided along the west edge of the property with direct access to 247th Avenue.

5. Open Space and Amenities

As shown on the preliminary site plan, the proposed development will offer a generous amount of landscaping, courtyards, amenities, and a connected pedestrian circulation system. The private open space areas include private back yard enclosures maintained by the professionally managed ownership entity. These areas will enable each owner to enjoy greater privacy, space for pets, and will provide room to locate a table, shade umbrella, and seating. The project site will also feature a central community amenity area, which may include, but is not limited to, a welcoming clubhouse building, a resort-style pool and spa, turf lawn, BBQ amenities, dog park, lawn games, and gathering areas with seating, shade trees and shade structures. Secondary open space amenities include connecting pathways with landscaping and shading, and outdoor seating.

The overall sidewalk design will focus connectivity from each cluster to the open space amenity areas while not connecting each cluster together to maintain some level of privacy for residents within the cluster courtyard areas. Perimeter landscaping including street appropriate trees, buffer, and additional landscaping as appropriate.

Additionally, an 8' wide stabilized DG trail will be included along the southern boundary within the powerline corridor which connects to a regional trail as identified in the City's Parks & Recreation Master Plan. This trail will be constructed in a dedicated public access easement.

6. Circulation

Vehicular Circulation

The main entrance will be located off Yuma Road and will be aligned with the existing future access to the development to the north of Yuma Road. The proposed plan for this entryway will include a prominent corridor with a landscaped median that creates a sense of entry. It will lead to a distinctly designed residential clubhouse and leasing accommodations building. Branching off from the main entry are code-compliant gated driveways that connect to a looped system of private drives and parking areas. Secondary access points are located at the far southeast and southwest corners of the site.

The proposed parking plan will offer a covered space for every unit, and open public parking which will address the anticipated parking demand for residents and visitors. After designing and building many developments with this product type across the state, our team has determined that a minimum parking requirement of 1.05 spaces per bedroom will always be provided. This project exceeds this internal requirement at 1.07 spaces per bedroom, in addition to exceeding the City's parking requirements. Our team assures that there will not be any issues with parking availability in this community.

To minimize the impact of the waste disposal containers, enclosures will be located and situated to promote site safety and functionality for the collection vehicles. All entrances and circulation will be in conformance with applicable City standards and require turning radius.

Pedestrian Circulation

Pedestrian paths and connections will be provided throughout the site, connecting residents to open space and amenity areas, as well as the adjacent commercial development from two separate pedestrian gates. The pedestrian plan creates a hierarchy of space that flows efficiently from private space to semi-private/public to public spaces within the development. This hierarchy creates richness and depth in the open space plan that distinguishes this hybrid type of multi-family residential development.

As shown on the submitted plans, sidewalks and pathways link the various site uses and center on the shared open space amenities and clubhouse/pool amenity, while preserving the private feel at each cluster of homes to promote privacy, safety, and an enhanced lifestyle this development offers. As mentioned in the previous section, this site will provide an additional trail along the southern boundary of the property as recommended by the City's Parks and Recreation Master Plan.

7. Development Standard Requirements

The subject site proposes to add a Planned Area Development (PAD) overlay to specify the development standards of the development. The Planned Area Development overlay district is requested to provide an alternative to conventional development and is intended to promote greater flexibility within the development to best utilize the physical features of a development site in exchange for greater public benefits than would otherwise be achieved through development under the City of Buckeye Development

Code. The following table shows the existing CC Zoning District development standards as well as the proposed PAD standards.

Table 3: Amended Development Standards

	City of Buckeye Commercial Center (CC)	Proposed Zoning CC/PAD
Min. Lot Area per unit	10,000 sq. ft. or 3,000 sq. ft. per dwelling unit	10,000 sq. ft. or 3,000 sq. ft. per dwelling unit
Min. Lot Width	100'	100'
Min. Lot Depth	NA	NA
Open Space %	20%	20%
Max. Dwelling Unit Density	18 du/ac	18 du/ac
Max. Lot Coverage	50%	50%
Max. Building Height	45'	45'
Min. Interior Building Setbacks		
Front	0'	0'
Interior Side	0'	0'
Street Side	0'	0'
Rear	15'	15'
Minimum Building Separation	20'	8'
Min. Landscape Buffers		
Front	20'	20'
Street-side	10'	10'

Generally, there are several development standards that are not applicable to the proposed development due to the hybrid residential development style and because the property will not be subdivided further. However, in those cases where the development standards apply, such as Open Space, the proposed development meets or exceeds the standard requirements. All other development standards outside of the requirements of CC zoning district, including minimum parking requirements, will also be met.

After additional review, the only proposed applicable deviation of this development is the building separation requirement. Further justification is provided below.

Justification for Modified Development Standards

a. Building Separation

Since the project is set up more like single-family detached homes with no units above or below and no common walls as in the case of traditional apartments, the residential buildings function similar to a single family detached development. Additionally, since the site is developed as a single lot, there are no side yards or lot lines typical of single-family development that require a minimum width or lot separation requirements for side-yard access. As such, an 8-foot building separation is entirely appropriate and justified for this unique and innovative development plan.

This justification is further supported by each buildings' smaller scale, reduced impact on the surrounding properties, and the generous open space areas that increase the benefits of light, space, and views to and from the Property. Individual buildings will be clustered and oriented toward pedestrian and open space open space pathways and will comply with all applicable building code requirements. Between the buildings, sidewalks will be laid out with landscaping, shading, and a pattern of shared common space.

8. Conclusion

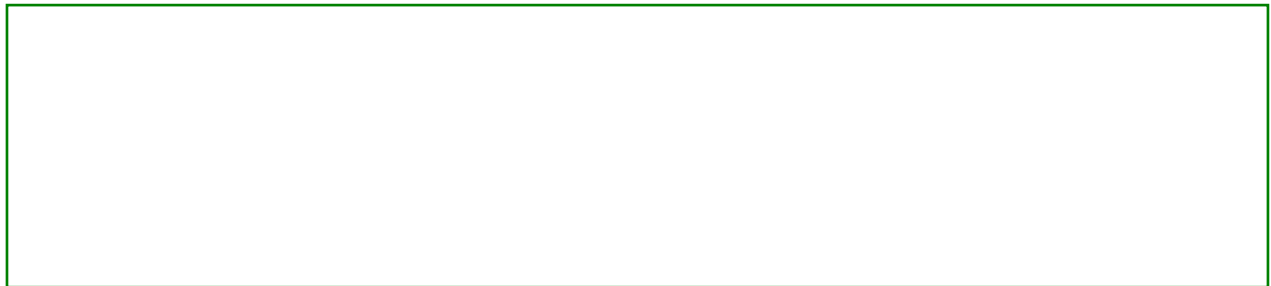
The proposed development will bring a quality addition to the area and establish a unique, high quality residential development that is not currently provided in this area of the Buckeye market. The community design, product types, and open space plan are sensitively designed to be compatible with the surrounding area. The proposed plans meet or exceed standards and possesses the elements of a viable and sustainable place in which to live within the City of Buckeye.

9. Exhibits

[Figure 1: Vicinity Map](#)

[Figure 2: Zoning Map](#)

[Figure 3: Conceptual Site Plan](#)





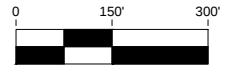
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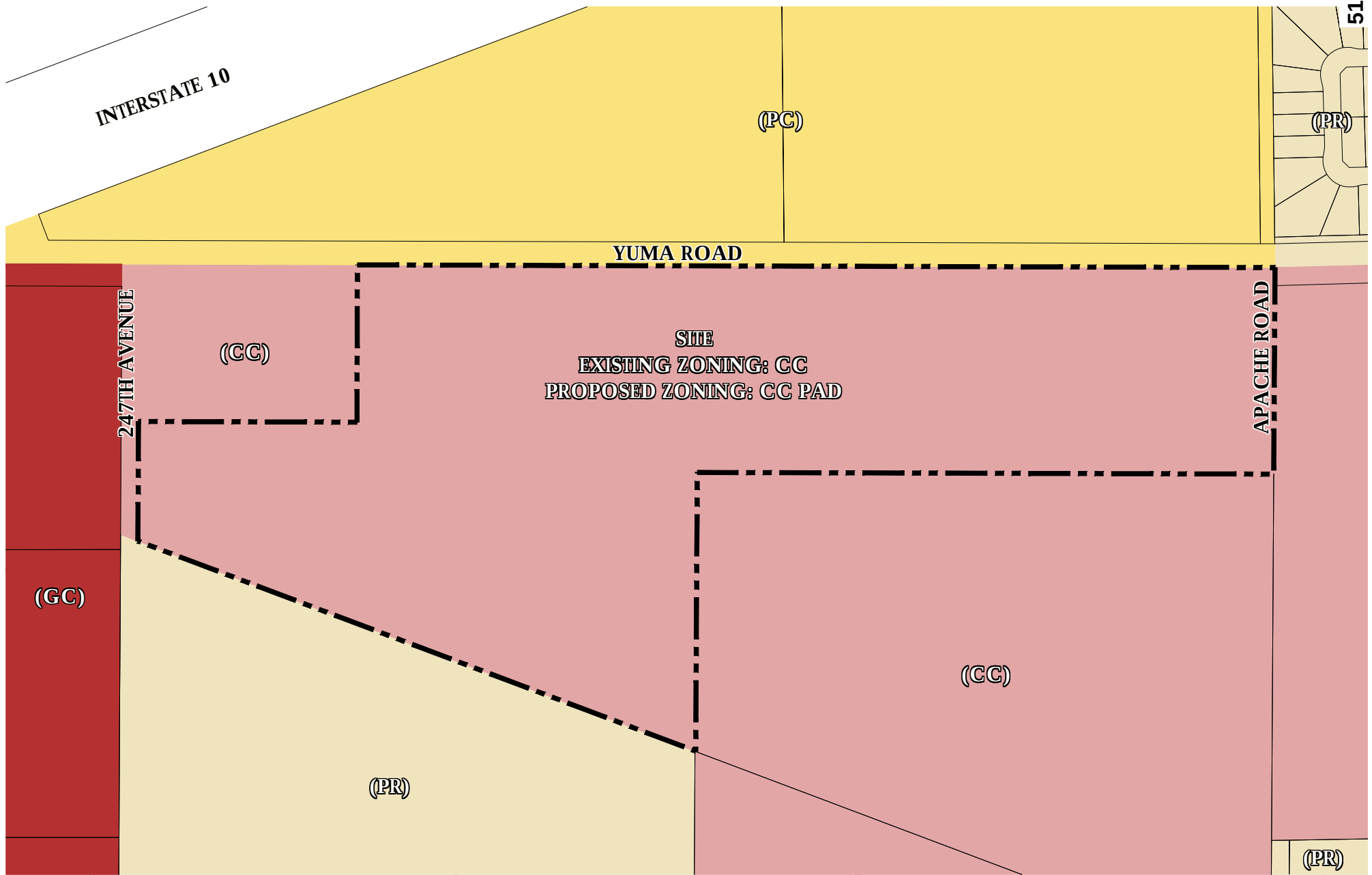
BUNGALOWS AT YUMA & APACHE • FIGURE 1 • VICINITY MAP

- 📍 BUCKEYE, AZ
- 📅 2021-05-17
- # 20002663
- 🏠 CAVAN



SCALE: 1" = 300'-0"

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BUNGALOWS AT YUMA & APACHE • FIGURE 2 • ZONING MAP

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- 📅 2021-05-17
- # 20002663
- 👤 CAVAN



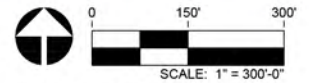
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BUNGALOWS AT YUMA & APACHE • FIGURE 3: CONCEPTUAL SITE PLAN

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