BUCKEYE, AZ

PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

**NOTICE OF POSSIBLE QUORUM OF THE BUCKEYE CITY COUNCIL
A MAJORITY OF THE CITY COUNCIL MAY ATTEND THE REGULAR MEETING OF THE BUCKEYE PLANNING AND ZONING COMMISSION BUT NO LEGAL ACTION CAN OR WILL BE TAKEN BY THE CITY COUNCIL.**

CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
JUNE 11, 2024
AGENDA

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

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

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

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

2. MINUTES

2.A Approval of minutes from the May 28, 2024 Planning and Zoning Commission regular meeting.
Staff Liaison: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623) 349.6211

3. REGULAR AGENDA

3.A Sundance Station Multifamily - Site Plan (PLZSP-22-00044) Staff recommends the Planning and Zoning Commission conduct a public meeting and approve a Site Plan located approximately 1,000 feet southwest of the southwest corner of Interstate 10 and Watson Road, subject to Conditions a) through y).
Staff Liaison: Bart Wingard, Principal Planner, hwingard@buckeyeaz.gov (623) 208-8830

3.B ODFL - Site Plan with CUP (PLZU-23-00008) Conduct a Public Hearing and approve a Site Plan with CUP for the 79.01-acre ODFL Interstate Motor Freight Terminal located on the southwest corner of Yuma and Johnson Roads, subject to conditions a) through ddd).

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

4. COMMENTS FROM THE PUBLIC

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

Action Required: *None*

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

6. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

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

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

7. ADJOURNMENT

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 06/11/24	**AGENDA ITEM:** 2.A. MINUTES
DATE PREPARED: 06/08/24	**DISTRICT NO.:**
STAFF LIAISON: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623) 349.6211	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Minutes

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Approval of minutes from the May 28, 2024 Planning and Zoning Commission regular meeting.

SUMMARY

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
5.28.2024.PZC.Minutes.DRAFT.pdf

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

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

Members present: Vice Chairperson Ted Burton, Commissioner Rebecca Puppe participated virtually, Commissioner Gina Ragsdale participated virtually, Commissioner Deanna Kupcik, Commissioner Anthony DiMascio, Chairperson Nick Hudec, Alternate Charles Hester, Alternate Les Manuel, Alternate Douglas McDonald, Alternate Donald Bassler seated for District 5, Alternate Sebastian Trupiano

Members absent: Commissioner Ed Sumner, Alternate Ryan Belshee

Staff present: Senior Planner Sean Banda, Deputy Director of Planning Adam Copeland, Assistant City Attorney Tosca Henry, Management Assistant Keri Hernandez

2. MINUTES
2A. APPROVAL OF MINUTES FROM THE MAY 14, 2024 PLANNING AND ZONING COMMISSSION WORKSHOP AND REGULAR MEETING.
A motion was made by Commissioner Kupcik and seconded by Alternate Bassler to approve minutes as presented. Approval 7-0. Motion carried.

3. REGULAR AGENDA
3A. VERRADO MARKETPLACE (VESTAR) SITE PLAN – (PLZV-23-00009)
Senior Planner Sean Banda presented and was available to answer questions from the Commission. Chair Hudec asked for clarification on ingress and egress. City Traffic Engineer John Willett displayed the site plan exhibit and indicated all points of full access with traffic signals and the right-in right-out access points.
A motion was made by Commissioner Kupcik and seconded by Vice Chair Burton to approve with conditions ‘a – w’ 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 a possible update to the summer schedule for Planning and Zoning Commission meetings.

6. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

Commissioner Kupcik informed the board and public that there are three candidate forums upcoming: Monday, June 3 at John S. McCain Elementary School, Thursday, June 6 at Buckeye Elementary School and on Thursday, June 13 there will be a statewide candidate forum at the Palo Verde Education Center.

7. ADJOURNMENT
With there being no further business, Chair Hudec adjourned the meeting at 6:16 p.m.

_____
Nick Hudec, Chairperson

ATTEST:

_____
Keri Hernandez, Management Assistant

I hereby certify that the foregoing is a true a correct copy of the Planning and Zoning Commission Regular Meeting held on the 28th day of May 2024. I further certify that a quorum was present.

_____
Keri Hernandez, Management Assistant

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 06/11/24	**AGENDA ITEM:** 3.A. Sundance Station Multifamily - Site Plan - PLZSP-22-00044
DATE PREPARED: 06/08/24	**DISTRICT NO.:** Council District 3
STAFF LIAISON: Bart Wingard, Principal Planner, hwingard@buckeyeaz.gov (623) 208-8830	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Public Meeting / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Sundance Station Multifamily - Site Plan (PLZSP-22-00044) Staff recommends the Planning and Zoning Commission conduct a public meeting and approve a Site Plan located approximately 1,000 feet southwest of the southwest corner of Interstate 10 and Watson Road, subject to Conditions a) through y).

RELEVANT GOALS:
GOAL 3: A Well-Planned Urban Community

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

SUMMARY

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

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

FINANCIAL IMPACT STATEMENT:
Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city such as permit fees, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLZSP-22-00044 - Sundance Station - Site Plan - Staff Report - 061124.docx
Exhibit A - PLZSP-22-00044 - Sundance Station - Vicinity Map.pdf
Exhibit B - PLZSP-22-00044 - Sundance Station - Narrative.pdf
Exhibit C - PLZSP-22-00044 - Sundance Station - Site Plan.pdf
Exhibit D - PLZSP-22-00044 - Sundance Station - Apartment Elevations.pdf

Exhibit E - PLZSP-22-00044 - Sundance Station - Single and Duplex Elevations.pdf
Exhibit F - PLZSP-22-00044 - Sundance Station - Landscape.pdf

BUCKEYE, AZ

SITE PLAN

Report to the Planning and Zoning Commission

CASE NUMBER:	PLZSP-22-00044
TITLE:	Sundance Station Site Plan
MEETING DATE:	June 11, 2024

Applicant/Owner:	Jay Hicks of Dig Studios, Inc. on behalf of Ed Gorman of Sundance Village LLC
Request:	Site Plan for construction of a 413 unit rental community consisting of garden style apartments, duplexes, and single-family units
District	Council District 3
Location:	Generally located approximately 1,000 feet southwest of the southwest corner of Interstate 10 and Watson Road
Site size:	Approximately 30.30 acres
Density:	13.63 dwelling units per acre (du/ac)
Public input:	None received
Recommendation:	Staff recommends the Planning and Zoning Commission Approve the subject site plan subject to Conditions a) through y).

PROJECT DESCRIPTION

1. Jay Hicks of Dig Studios, Inc. on behalf of Ed Gorman of Sundance Village LLC, is requesting a site plan approval on 30.30 acres generally located approximately 1,000 feet southwest of the southwest corner of Interstate 10 and Watson Road.

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

3. A plat is also proposed to split the apartments from the BTRs. Access to each community will located central to the project at the internal roundabout.

AREA CONTEXT

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

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

PUBLIC PARTICIPATION

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

BACKGROUND

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

6. October 4, 2000: The Mayor and Town Council approved a Rezone for the subject and surrounding properties to Planned Community (PC) under Ordinance 86-00.

7. October 4, 2000: The Mayor and Town Council approved a Community Master Plan (CMP) for Sundance under Ordinance 86-00.

8. January 26, 2024: City Staff administratively approved a CMP amendment for Sundance CMP to modify setbacks for the subject multifamily community under Case PLZZ-22-00028.

9. March 12, 2024: The Planning and Zoning Commission held a public meeting regarding the multifamily project and, because of concerns with access and traffic, was continued indefinitely.

10. April 9, 2024: The applicant requested a continuance to study the access and circulation issues.

ANALYSIS

11. The Sundance CMP identifies the subject property as being an Employment designation. Multifamily is typically allowed within the Residential designation, but the Employment section of the CMP allows *"All uses permitted in the commercial land use designation."* Additionally, The Commercial designation allows *"All uses permitted in the Residential land use designation."* Through these allowances, multifamily uses are permitted by the CMP in the Employment land use designation."

12. The site developed is greater than 75,000 sq. feet therefore requires a review, discussion and decision at a Planning and Zoning Commission public meeting.

Circulation

13. Primary and Secondary access to the property is obtained from dual drives from Watson Road. The two (2) drives have access easements from the commercial properties to the east, and will be located on either side of the existing Lowe's Home Improvement Center on Watson Road. These drives are lined with sidewalks and landscaping to distinguish them from the surrounding parking lot areas.

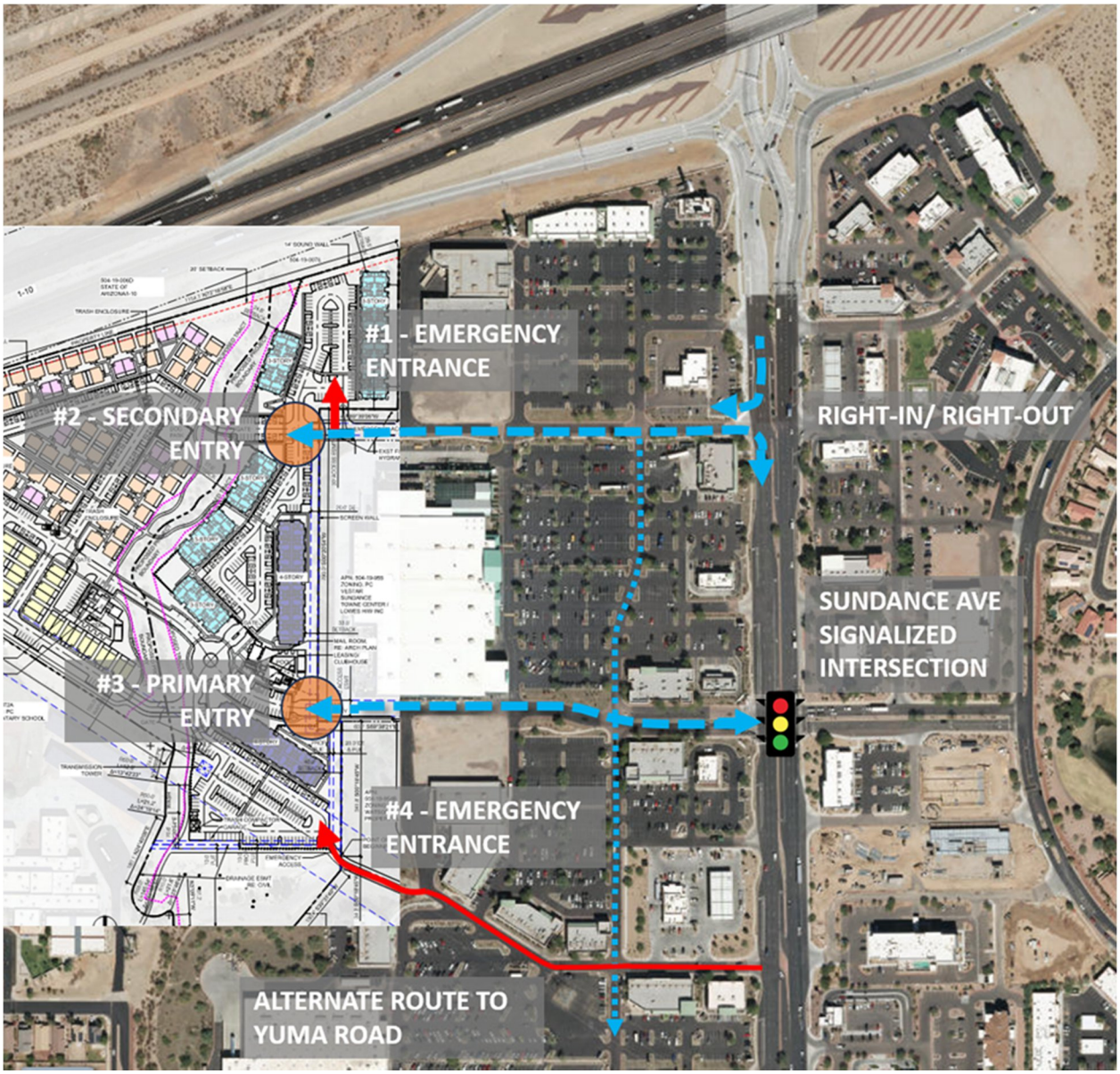
14. As shown on the graphic below, there are four (4) access points to the proposed multifamily facility:

    a. #1 – Emergency entrance located of the route of the #2 secondary entry providing emergency access to the northernmost apartment buildings

b. #2 – Secondary access located along the northern edge of the Lowe's home improvement facility. This drive leads to a right in / right out access point on Watson Road.

c. #3 – Primary access located on the southern edge of the Lowe's facility. This drive leads to a signalized intersection with Watson Road.

d. #4 – Emergency Entrance located on the southern portion of the project area. This drive extends southeasterly to a right in / right out intersection with Watson Road.



Open space / Trails

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

Architecture

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

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

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

Parking

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

Schools

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

Infrastructure

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

RECOMMENDATION

20. Staff recommends the Planning and Zoning Commission approve the subject Site Plan subject to Conditions a) through y) of PLZSP-22-00044 for the following reasons:

- Conformance with General Plan
- Conformance with Development Code
- All outstanding issues from reviewing departments will be addressed at improvement and building plans (Engineering, Fire, Public Works, Water Resources, and Development Services).

a) Development of the property shall be in general conformance with the site plan titled "Modus Companies Sundance Station", consisting of 21 pages, dated December 4, 2023, and stamp received December 5, 2023, except as modified by the following conditions/stipulations.

b) Development of the Apartments shall be in general conformance with the elevations titled "Sundance Apartments", consisting of 26 pages, dated August 30, 2023, and stamp received December 5, 2023, except as modified by the following conditions/stipulations.

c) Development of the single and duplex units shall be in general conformance with the elevations titled "Sundance Station", consisting of 31 pages, dated September 25, 2023, and stamp received December 5, 2023, except as modified by the following conditions/stipulations.

d) The property owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as a result of this approval.

e) All trash shall be collected through a City of Buckeye licensed trash hauler, including construction debris. Trash enclosures shall be in accordance with City of Buckeye Standards.

f) All projects are required to meet the most current adopted City of Buckeye (COB) Engineering Design Standards (EDS) as well as the most recent adopted MAG standards and specifications.

g) This project is subject to a Parkway Maintenance Improvement District (MID) formed pursuant to Arizona Revised Statute § 48-574 and in accordance with City of Buckeye Ordinance 42-06 and a Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. These shall be established prior to the recordation of the first Final Plat, Minor Subdivision, MOD, or any other related land division. Contact Jennifer Russo (jrusso@buckeyeaz.gov) with the City's Public Works department to begin establishing these improvement districts.

h) Prior to Final Plat recordation, all final civil construction plans and reports including landscaping, irrigation and all lighting improvement plans, shall be reviewed and approved by the City of Buckeye.

i) The Applicant will submit an electronic CAD and GIS file with full construction documents of the development to the City upon Final Plat approval in order to maintain current street records and assist in emergency dispatch and response.

j) Prior to Final Plat recordation, the City shall approve all engineering and construction plans and reports for the required infrastructure for the project.

k) At the time of improvement plan submittal, the Property Owner/Developer shall provide a comprehensive Drainage Master Plan, which addresses all on-site, half street and off-site drainage and redistribute it in a like manner and location to existing conditions. The Drainage Master Plan shall also identify the method by which existing 100-year floodplains will be mitigated.

l) The Owner/Developer shall submit a Traffic Impact Analysis at the time of Site Plan for review and approval by the City. The Site Plan shall make all accommodations to comply with the final approved Traffic Impact Analysis.

m) Prior to permit issuance, the Property Owner/Developer shall obtain approval from the applicable utility interests for easement location and width, as required for utility purposes.

n) Prior to the issuance of a Building Permit, the Property Owner/Developer shall pay a pro rata share, based on acreage, of the cost of up to nine (9) future traffic signals to be installed within this section of land. The sectional contribution is to be based on the

following allocation of costs: (i) 25 percent share of four (4) possible signals at arterial street intersections; (ii) 50 percent share of four (4) possible signals at half-mile collector street intersections or project entries; and (iii) 100 percent share of one (1) possible signal internal to this project. The cost shall be based on an anticipated signal cost as determined by the City.

o) A bi-directional WB-50 truck routing, including wheel paths, is required to be shown for all driveways, drive isles, streets and other access ways. The diagram is required to have a continuous drive path and line segments are not allowed. This includes a 2-foot shy distance to the curbs.

p) At the time of Improvement Plan submittal, the Property Owner/Developer shall submit for review and approval a Sewer Master Plan, which provides sizing calculations for all on-site and off-site sewers.

q) Prior to permit issuance, the Property Owner/Developer shall submit to the City for review and approval Water Master Plans.

r) The Property Owner/Developer is responsible for providing water at the project for construction purposes including obtaining the necessary water rights for the water supply to be used for construction purposes. This includes utilizing non-potable water for construction before using City potable water.

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

t) All onsite fire lines servicing multiple sprinklered buildings shall be installed with a double check backflow prevention device where jurisdiction goes from public to private.

u) All comments on the fourth review (4R) of the PLZSP-22-00044 Sundance Station site plan will be fully enforceable.

v) The Property Owner/Developer shall video the Sundance Towne Center private sewer system to determine compliance with approved as-builts and confirm routing of sewage to the public sewer system.

w) Prior to permit issuance, the status of the existing 404 wash as shown on the Site Plan shall be confirmed through coordination with the US Army Corps of Engineers. The Final Drainage Report shall include a discussion on any existing Section 404 wash designations and necessary procedures to modify existing conditions of Section 404 washes.

x) The Owner/Developer shall construct a sound wall to the ultimate ADOT sound requirements for current and future freeway lanes. The height of this sound wall shall be determined by recommendation of the Noise Analysis. The sound wall shall be placed on

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

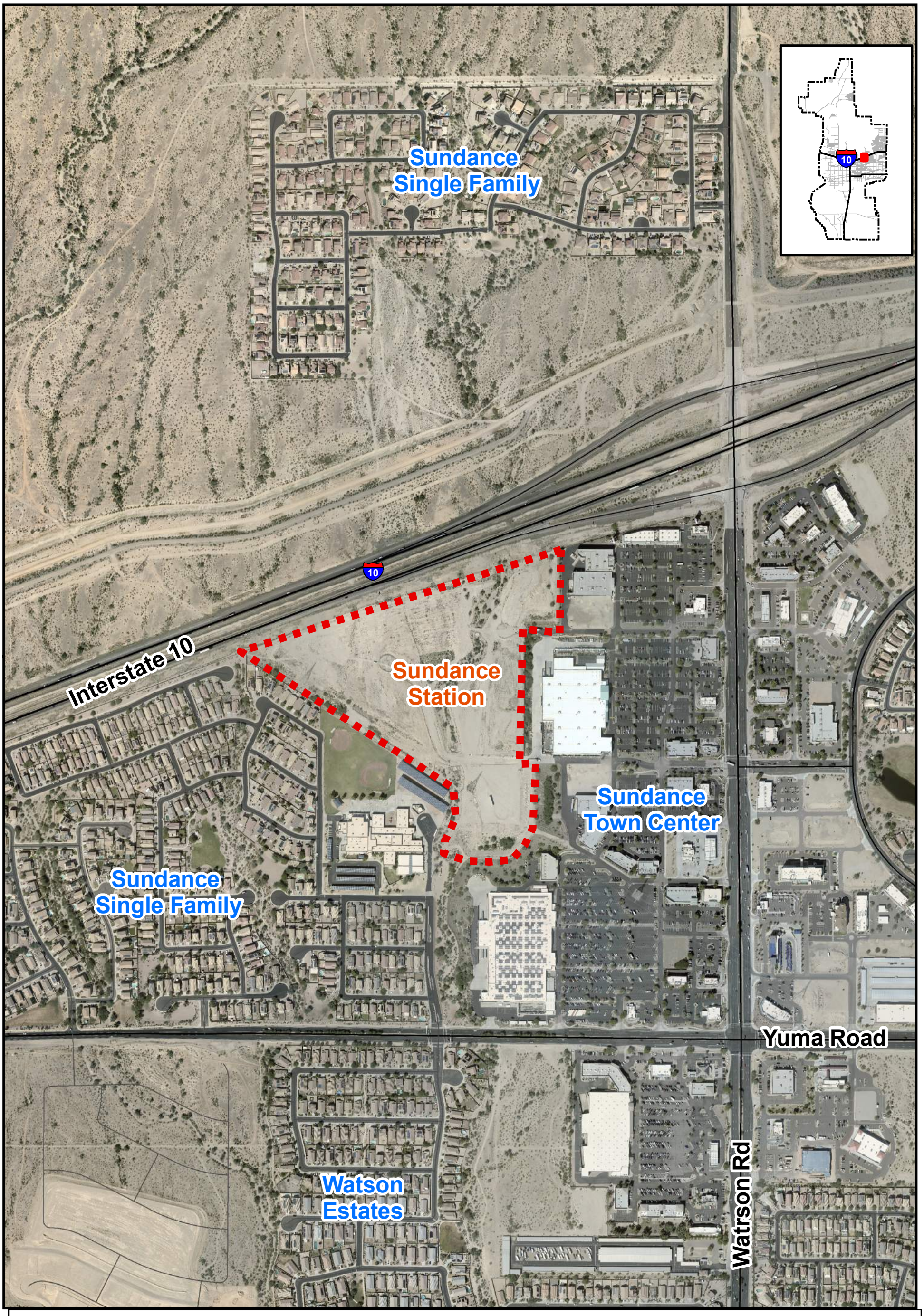
y) Letters of Adequate School Facilities from Buckeye Union High School and Buckeye Elementary School Districts will be required prior to issuing building permits for the subject site.

ATTACHMENTS

Exhibit A – Vicinity Map
Exhibit B – Applicant Narrative
Exhibit C – Site Plan
Exhibit D – Apartment Elevations
Exhibit E – Single and Duplex Elevations
Exhibit F – Conceptual Landscape

Prepared by:
Bart Wingard, Principal Planner

Reviewed By:
Adam Copeland, Deputy Director of Planning



VICINITY MAP

PLZSP-22-00044
Sundance Station Multifamily
City Council District 3

BUCKEYE, AZ

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3R PLZSP-22-00044 RECEIVED SEPT 25 2023 WD

MODUS
DEVELOPMENT

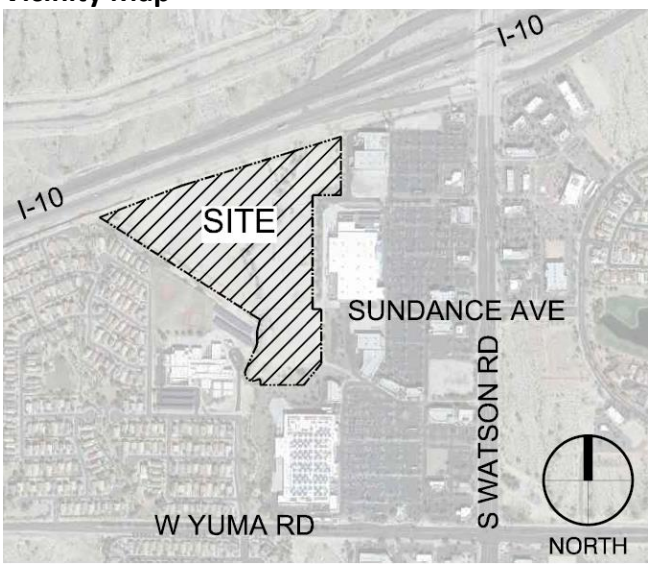
Sundance Station

Community Development

SITE PLAN SUBMITTAL
PROJECT NARRATIVE
September 6, 2023

Submitted by:	**Owner**	**Planner/Landscape Architect**
Dig Studio, Inc.	**MODUS Development**	**Dig Studio, Inc.**
Contact: Jay Hicks	Ed Gorman	Jay Hicks
jay@digstudio.com	ed@moduscompanies.com	jay@digstudio.com
602-363-1890	602-421-2221	602-363-1890

Project Address: 700 S Watson Rd, Buckeye, AZ 85326
APN: 504-19-007V, 504-19-973, & 504-19-974
Vicinity Map

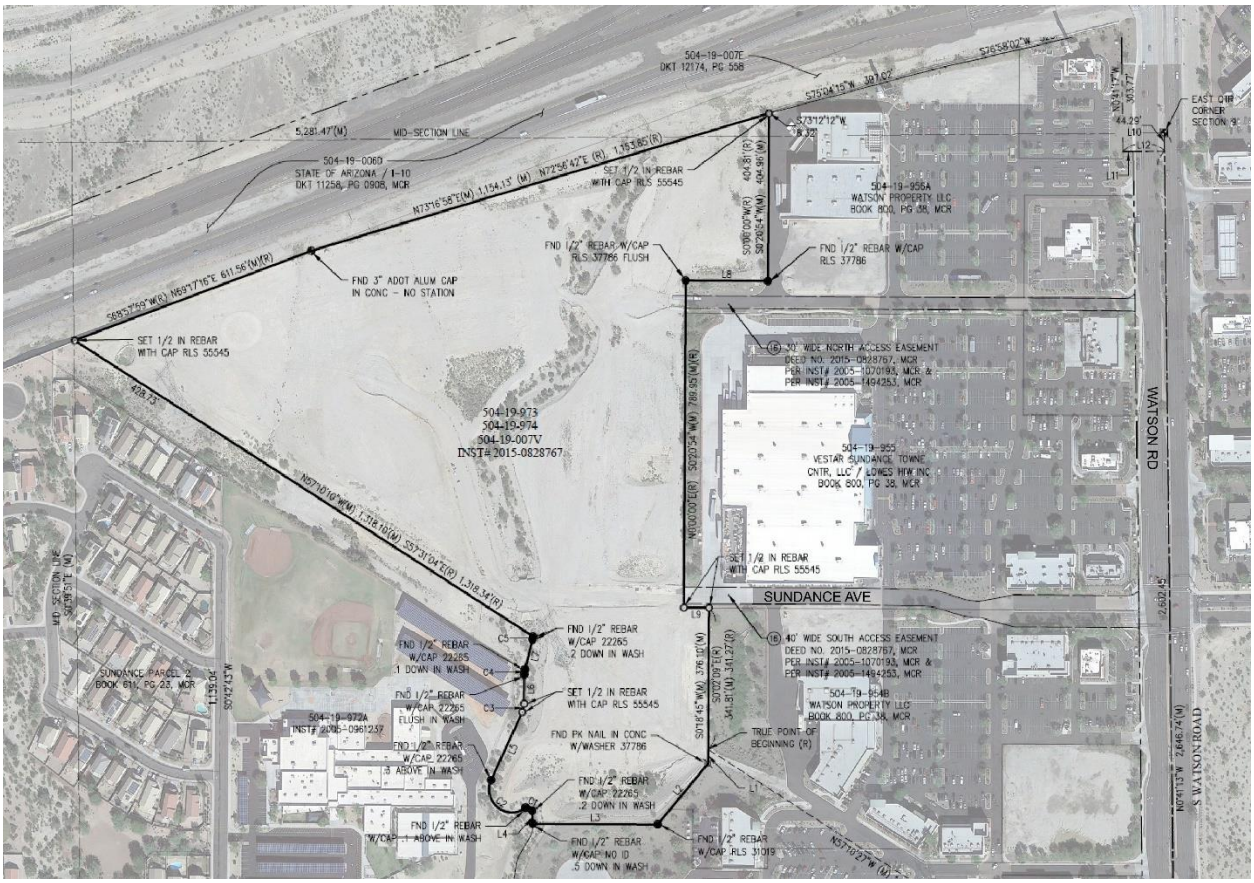


City of Buckeye Case #PLZSP-22-00044

General

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

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



Project Site

The Site

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

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

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

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

- Declaration of Easement, recorded, as 2005-1070191 and recorded 2005-1494253, of Official Records. This perpetual access easement for pedestrian and vehicular ingress and egress purposes was recorded over portions of the Sundance Towne Center. The instrument was recorded on July 28th of 2005. The Grantor was Vestar Sundance Commercial, LLC and the Grantee was Vestar Sundance Towne Center, LLC. The recording of this instrument gave access from Watson Road to the proposed community in two (2) locations.

- Drainage Easement, recorded, as 2005-1614466, of Official Records. This perpetual easement for Storm Drainage and Retention purposes was recorded over a portion of the proposed residential site. The instrument was recorded on October 26th of 2005. The Grantor was Arcadia Ranch, LLC and the Grantee was Vestar Sundance Towne Center, LLC. The recording of this instrument provided the necessary area for drainage and retention of storm water run-off from the Sundance Towne Center development. This recording also gave the Grantor the right to relocate the drainage and retention basin to another location, providing proper notice was given, and within the same property boundary.

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

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

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

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

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

Sundance Towne Center

Western Area Power Administration (WAPA) Easement

The Concept Site Plan

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

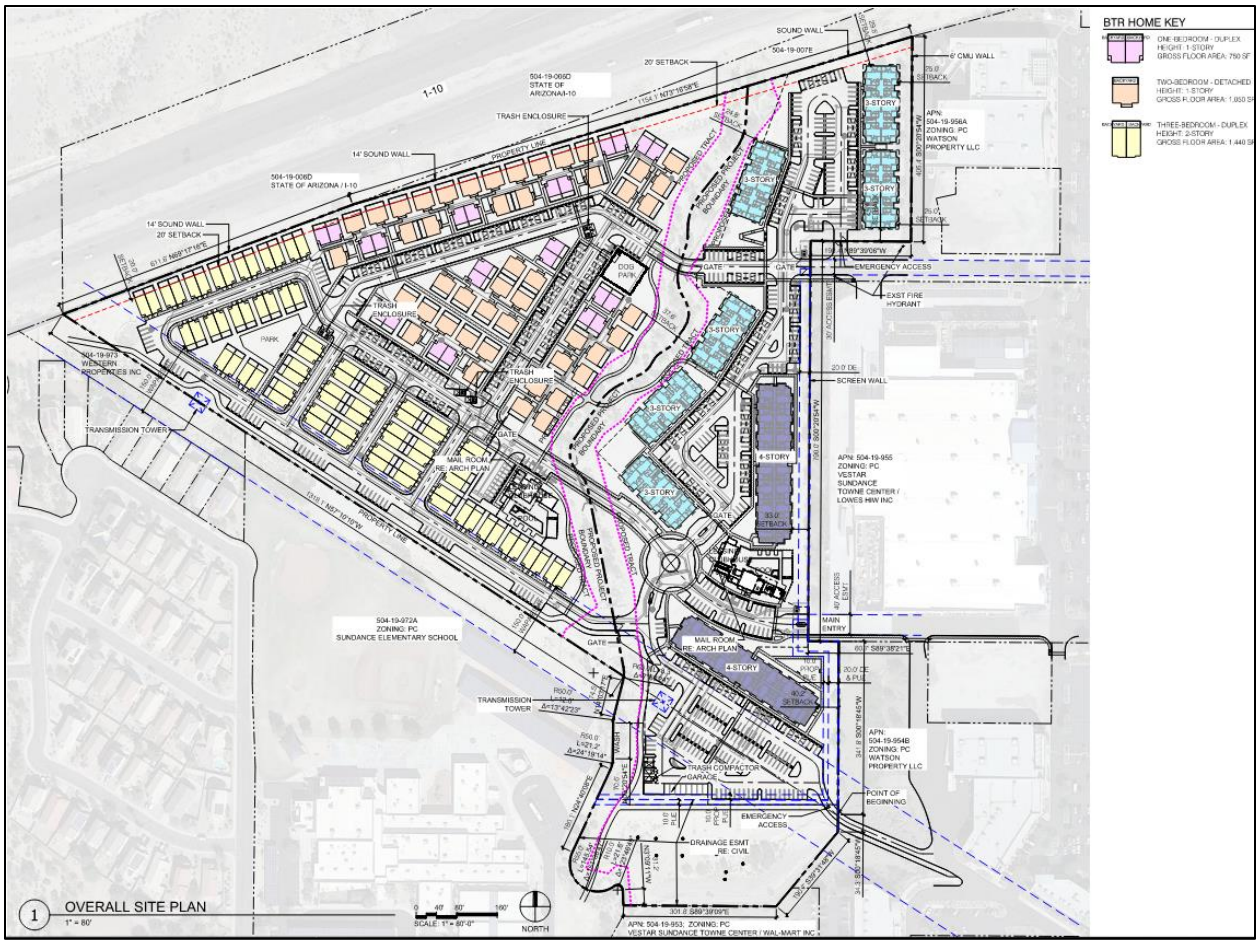
The site will undergo a subdivision to create two separate projects – the Garden Apartments on the east and Build-to-rent (BTR) on the west. The Garden Apartments will cover an area of 15.0 acres and will have a total of 272 units resulting in density of 18.1 dwelling units per acre (DU/AC). The BTR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

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

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

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

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



Concept Site Plan

The Architecture

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

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

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

Preliminary Water and Sewer Demand Summary

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

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

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

Home Unit Summary

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

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

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

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

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

Project Timing

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

Street Light Improvement District

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

Maintenance Improvement District (MID)

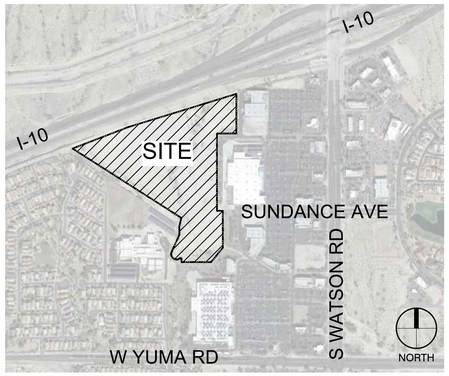
A Maintenance Improvement District is required due to the presence of the planned improved wash through the property.

End of Narrative

4R PLZSP-22-00044 RECEIVED DEC 05 2023 AL

SUNDANCE STATION

VICINITY MAP (NOT TO SCALE)



TEAM INFORMATION

OWNER:
SUNDANCE VILLAGE, LLC
ED GORMAN
7147 E. RANCHO VISTA DR., STE B01
SCOTTSDALE, AZ 85251
P: 602.421.2221
E:ed@moduscompanies.com

PLANNER/LANDSCAPE ARCHITECT:
DIG STUDIO, INC.
JAY HICKS
3003 N. CENTRAL AVE., STE 800
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E: jay@digstudio.com

CIVIL:
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RYAN H. RAAB, PE
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DEVELOPER:
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ARCHITECT:
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SERAFIN MARANAN
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P: 714.639.9860
E: serafinm@aoarchitects.com

FELTEN GROUP
ANDREW WHEELER
18325 N. ALLIED WAY #200
PHOENIX, AZ 85054
P: 602.867.2500
E: Andrew.Wheeler@Feltengroup.com

GENERAL INFORMATION

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

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

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

SUNDANCE CMP DESIGNATED LAND USE:
EMPLOYMENT

SITE DEVELOPMENT INFORMATION

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

REQUIRED SETBACK

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

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

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

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

STREET INFORMATION

STREET NAME	FUNCTION CLASS
WATSON RD	MAJOR ARTERIAL
SUNDANCE AVE	LOCAL

DEVELOPMENT DATA

BUILD-TO-RENT

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

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

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

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

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

APARTMENTS

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

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

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

*NOTE: GARAGE PARKING SPACES COUNT FOR HALF

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

LEGAL DESCRIPTION

PARCEL 1:

THAT CERTAIN PARCEL OF LAND IS LOCATED IN THE EAST HALF OF SECTION 9, TOWNSHIP 1 NORTH RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. THE PARCEL IS BOUNDED AS FOLLOWS:

ON THE NORTH BY INTERSTATE HIGHWAY 10, AS DEDICATED IN DOCKET 10599, PAGE 165, AND IN DOCKET 11258, PAGE 905, AND IN DOCKET 12174, PAGE 558, MARICOPA COUNTY RECORDS.

ON THE EAST AND SOUTH BY SUNDANCE TOWNE CENTER, AS RECORDED IN BOOK 800 OF MAPS, PAGE 38, MARICOPA COUNTY RECORDS.

ON THE WEST BY SUNDANCE PARCEL 2, AS RECORDED IN BOOK 611 OF MAPS, PAGE 23, MARICOPA COUNTY RECORDS, AND BY THAT PARCEL OF LAND CONVEYED TO BUCKEYE ELEMENTARY SCHOOL DISTRICT IN INSTRUMENT RECORDED DECEMBER 23, 2003, IN RECORDING NO. 2003-1723966, MARICOPA COUNTY RECORDS.

THE PARCEL IS ALL OF THAT CERTAIN PARCEL DESCRIBED AS "PARCEL I - COMMERCIAL SUNDANCE" IN INSTRUMENT RECORDED IN RECORDING NO. 2005-1070191, MARICOPA COUNTY RECORDS, AND BEING ALL OF THAT CERTAIN PARCEL DESCRIBED AS "PARCEL I - COMMERCIAL SUNDANCE" IN INSTRUMENT RECORDED IN RECORDING N. 2005-1070191, MARICOPA COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 9 BEARS NORTH 01 DEGREES 01 MINUTES 50 SECONDS WEST, 2,646.45 FEET.

THENCE NORTH 01 DEGREES 01 MINUTES 50 SECONDS WEST, ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, 429.67 FEET.

THENCE NORTH 57 DEGREES 31 MINUTES 04 SECONDS WEST, 1,342.96 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE WESTERLY LINE OF THE AFORESAID SUNDANCE TOWNE CENTER.

THENCE ALONG SAID WESTERLY LINE, THE FOLLOWING COURSES AND DISTANCES:

THENCE SOUTH 00 DEGREES 02 MINUTES 09 SECONDS EAST, 34.45 FEET.

THENCE SOUTH 39 DEGREES 10 MINUTES 54 SECONDS WEST, 190.92 FEET TO A POINT ON THE NORTH LINE OF LOT 1 OF SAID AFORESAID SUNDANCE TOWNE CENTER.

THENCE SOUTH 89 DEGREES 59 MINUTES 57 SECONDS WEST, ALONG SAID NORTH LINE OF LOT 1, 301.61 FEET TO A POINT ON THE EAST LINE OF AFORESAID SUNDANCE PARCEL 2.

THENCE ALONG SAID EAST LINE, THE FOLLOWING COURSES AND DISTANCES:

THENCE NORTH 03 DEGREES 29 MINUTES 16 SECONDS WEST, 31.20 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 86 DEGREES 30 MINUTES 44 SECONDS WEST, 10.00 FEET.

THENCE NORTHEASTERLY, WESTERLY, AND SOUTHWESTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 123 DEGREES 46 MINUTES 49 SECONDS, AN ARC DISTANCE OF 21.60 FEET TO THE BEGINNING OF A COMPOUND REVERSE CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS NORTH 37 DEGREES 16 MINUTES 05 SECONDS WEST, 55.00 FEET.

THENCE SOUTHWESTERLY, WESTERLY, AND NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 151 DEGREES 36 MINUTES 47 SECONDS, AN ARC DISTANCE OF 145.54 FEET TO A POINT OF TANGENCY.

THENCE NORTH 24 DEGREES 20 MINUTES 42 SECONDS EAST, 180.89 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE WESTERLY, WHOSE RADIUS POINT BEARS NORTH 65 DEGREES 39 MINUTES 18 SECONDS WEST, 50.00 FEET;

THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 24 DEGREES 19 MINUTES 14 SECONDS, AN ARC DISTANCE OF 21.22 FEET TO A POINT OF TANGENCY.

THENCE NORTH 0 DEGREES 01 MINUTES 28 SECONDS EAST, 70.60 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 89 DEGREES 58 MINUTES 32 SECONDS EAST, 50.00 FEET;

THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13 DEGREES 42 MINUTES 23 SECONDS, AN ARC DISTANCE OF 11.96 FEET TO A POINT OF NON-TANGENCY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE AFORESAID BUCKEYE ELEMENTARY SCHOOL DISTRICT PARCEL.

THENCE NORTH 13 DEGREES 43 MINUTES 51 SECONDS EAST, 74.47 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 76 DEGREES 16 MINUTES 09 SECONDS WEST, 50.00 FEET;

THENCE NORTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07 DEGREES 57 MINUTES 26 SECONDS, AN ARC DISTANCE OF 8.33 FEET TO A POINT OF NON-TANGENCY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE AFORESAID BUCKEYE ELEMENTARY SCHOOL DISTRICT PARCEL.

THENCE NORTH 57 DEGREES 31 MINUTES 04 SECONDS WEST, ALONG SAID NORTH LINE AND THE NORTH LINE OF THE AFORESAID SUNDANCE PARCEL 2, 1,318.34 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10;

THENCE ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 68 DEGREES 57 MINUTES 59 SECONDS EAST, 611.56 FEET;

THENCE NORTH 72 DEGREES 56 MINUTES 42 SECONDS EAST, 1,153.85 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF LOT 4 OF AFORESAID SUNDANCE TOWNE CENTER;

THENCE ALONG THE WEST LINE OF SAID SUNDANCE TOWNE CENTER, THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, 404.81 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 198.37 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 789.95 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 15 SECONDS EAST, 60.66 FEET;

THENCE SOUTH 00 DEGREES 02 MINUTES 09 SECONDS EAST, 341.27 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT ALL OF THE OIL AND GAS AS RESERVED IN THE PATENT TO SAID LAND.

PARCEL 2:

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

GENERAL NOTE

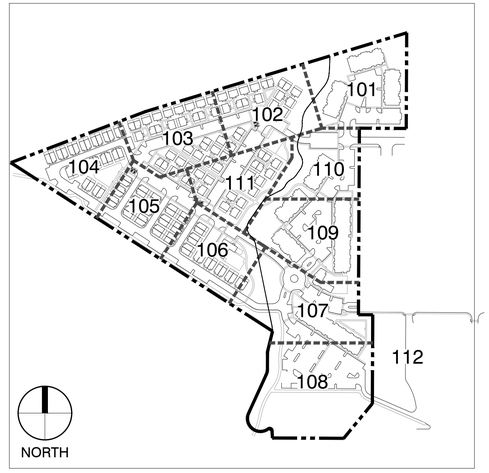
- SIGN REGULATIONS, PARKING REGULATIONS, AND ADDITIONAL REQUIREMENTS SHALL CONFORM TO THE CITY OF BUCKEYE DEVELOPMENT CODE.

SHEET INDEX

SITE PLAN
SP 001 COVER SHEET
SP 002 OVERALL SITE PLAN
SP 101A SITE PLAN
SP 102A SITE PLAN
SP 103A SITE PLAN
SP 104A SITE PLAN
SP 105A SITE PLAN
SP 106A SITE PLAN
SP 107A SITE PLAN
SP 108A SITE PLAN
SP 109A SITE PLAN
SP 110A SITE PLAN
SP 111A SITE PLAN
SP 112A SITE PLAN
SP 101B SITE PLAN & AERIAL OVERLAY
SP 102B SITE PLAN & AERIAL OVERLAY
SP 103B SITE PLAN & AERIAL OVERLAY
SP 104B SITE PLAN & AERIAL OVERLAY
SP 105B SITE PLAN & AERIAL OVERLAY
SP 106B SITE PLAN & AERIAL OVERLAY
SP 107B SITE PLAN & AERIAL OVERLAY
SP 108B SITE PLAN & AERIAL OVERLAY
SP 109B SITE PLAN & AERIAL OVERLAY
SP 110B SITE PLAN & AERIAL OVERLAY
SP 111B SITE PLAN & AERIAL OVERLAY
SP 112B SITE PLAN & AERIAL OVERLAY
SP 501 SITE PLAN NOTES
SP 502 SITE PLAN NOTES
SP 503 SITE PLAN NOTES
SP 504 SITE PLAN NOTES
SP 505 SITE PLAN NOTES
SP 506 SITE PLAN NOTES
SP 507 SITE PLAN NOTES

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

KEY PLAN: NTS



PLZSP-22-00044

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3003 N Central Ave. Ste 800
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602.595.4101 | DigStudio.com

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602.420.2221
MODUSCOMPANIES.COM

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

REVISIONS:

No.	DATE	DESCRIPTION	BY

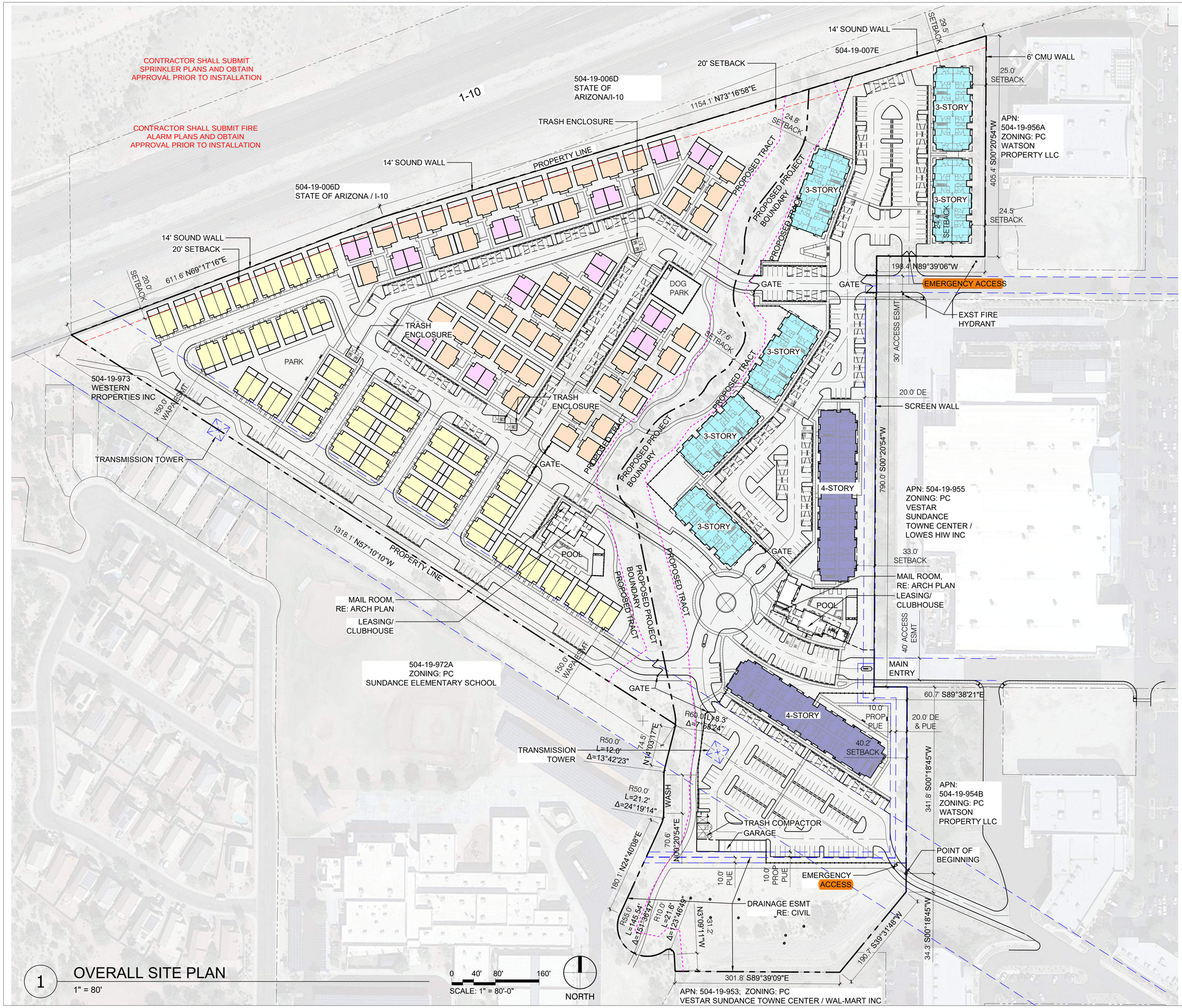
DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

DATE ISSUED:
12/4/2023

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
SP001



1 OVERALL SITE PLAN
1" = 80'

0 40' 80' 160'
SCALE: 1" = 80'-0"

NORTH

BTR HOME KEY

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

Buckeye Fire Medical Rescue Department

- ☐ Approved
- ☑ Approved with Comments
- ☐ Approved with Stipulations
- ☐ Revise & Resubmit

Date: 12/12/2023
Reviewed By: jbaca

Final approval subject to site inspection

PLZSP-22-00044

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MODUS COMPANIES

SUNDANCE STATION

700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

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

SEAL:

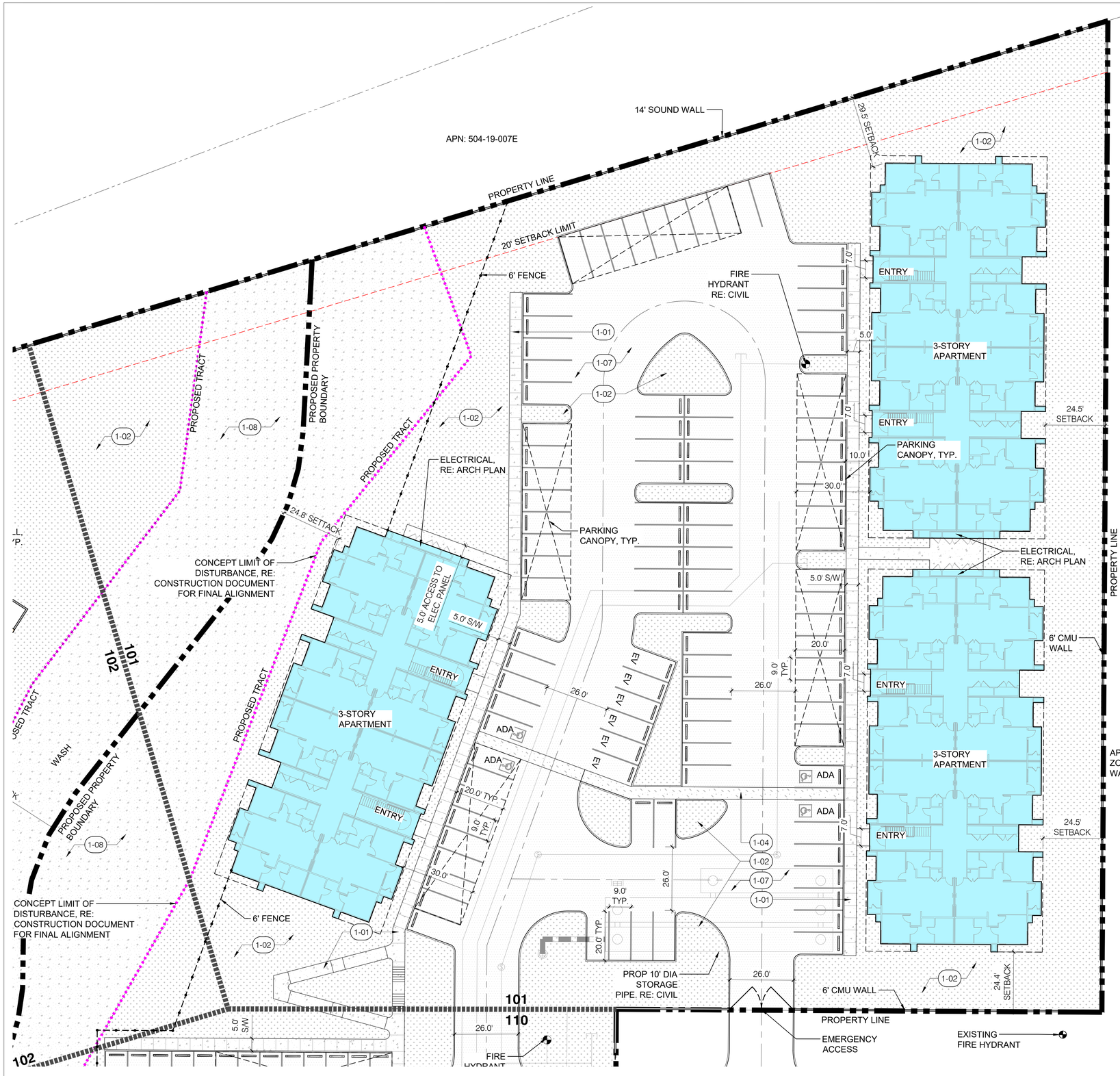
REGISTERED LANDSCAPE ARCHITECT
27181
JAY V. HICKS
12/4/2023
ARIZONA, U.S.A.

EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
SP002



1 SITE PLAN

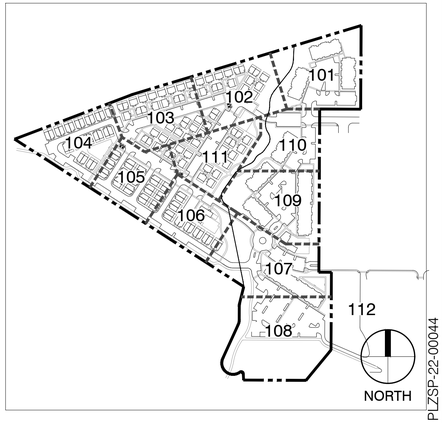
1" = 20'

0 10' 20' 40'

SCALE: 1" = 20'-0"

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

KEY PLAN: NTS



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602.420.2221
MODUSCOMPANIES.COM

MODUS COMPANIES

SUNDANCE STATION

700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

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

SEAL:

REGISTERED PROFESSIONAL ARCHITECT 27181 JAY V. HICKS 12/4/2023 ARIZONA, U.S.A.

EXP. 6/30/2025

DATE ISSUED:

12/4/2023

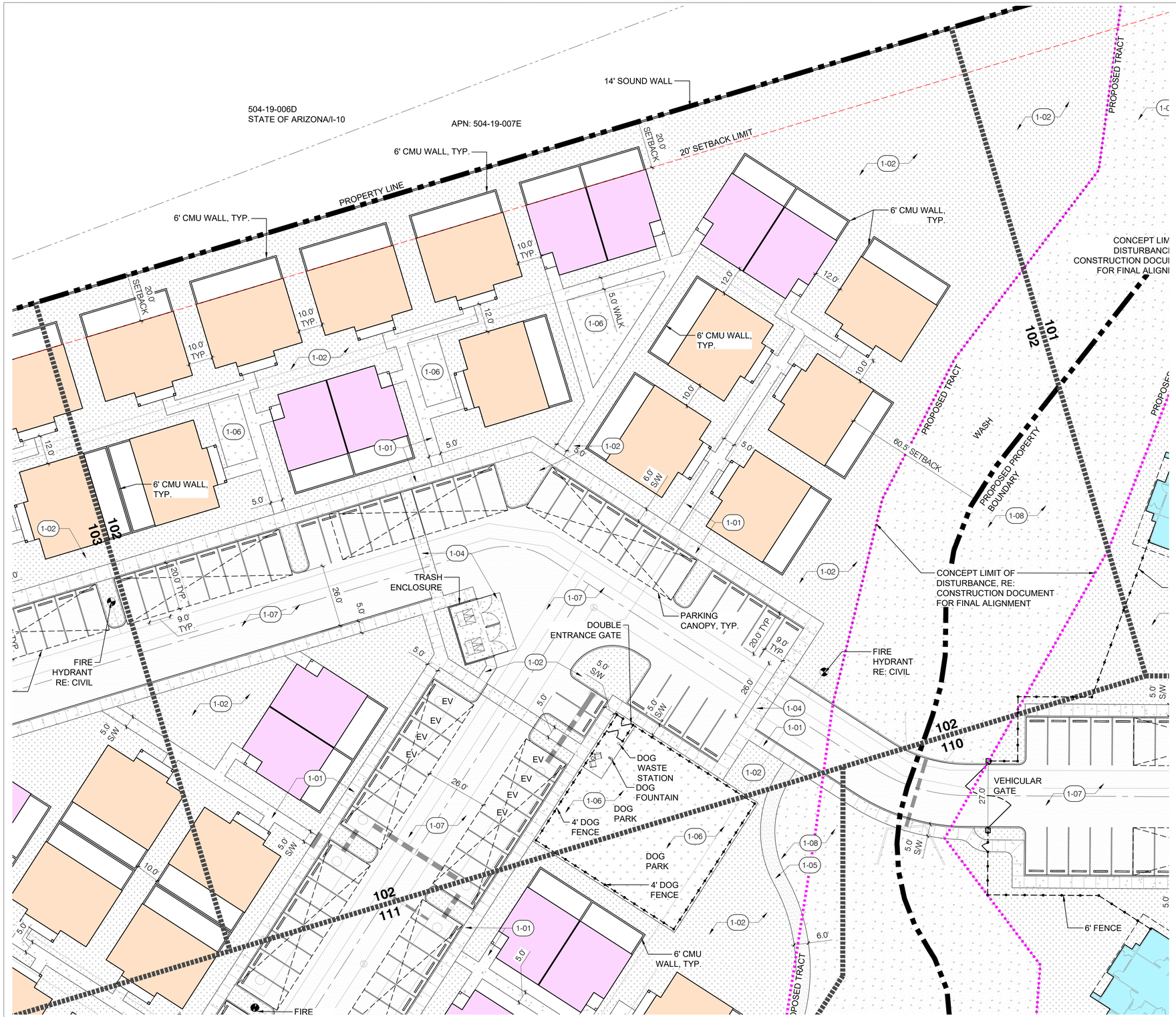
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

SP101A

PLZSP-22-00044



1 SITE PLAN
1" = 20'

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

NORTH

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

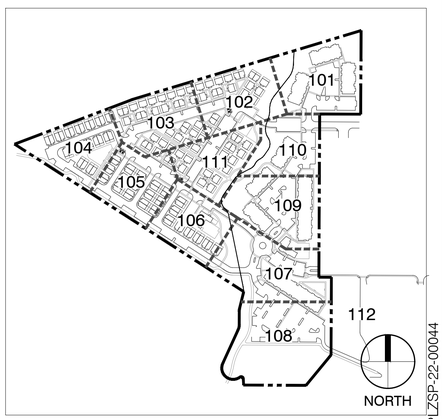
BTR HOME KEY

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

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

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

KEY PLAN: NTS



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602.420.2221
MODUSCOMPANIES.COM

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

REVISIONS:

No.	DATE	DESCRIPTION	BY

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

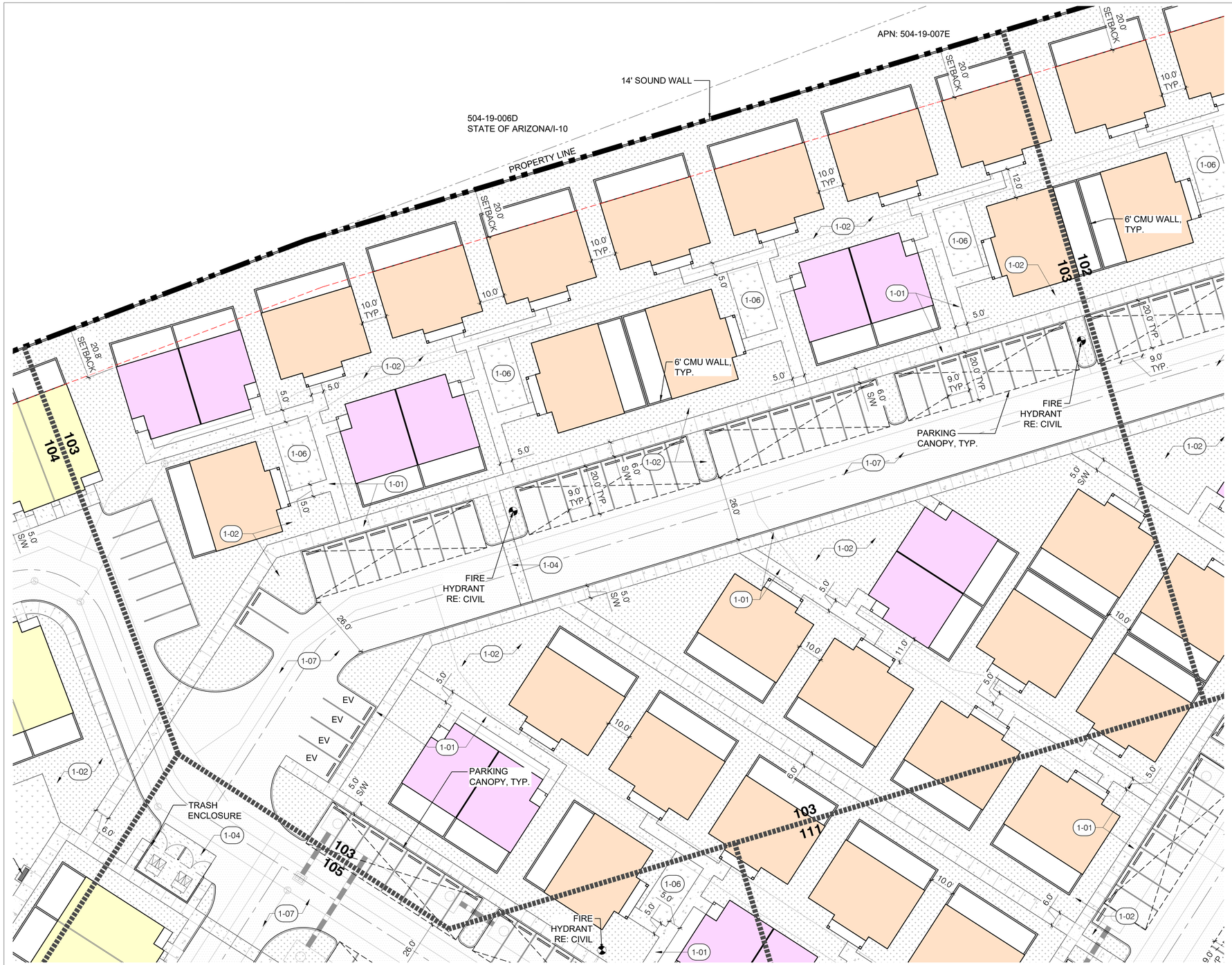
SEAL:

REGISTERED ARCHITECT 27181 JAY Y. HICKS STATE OF ARIZONA 12/4/2023 U.S.A.
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
SP102A



1 SITE PLAN
1" = 20'

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

NORTH

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

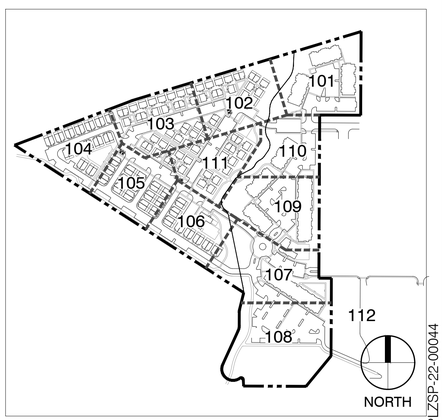
BTR HOME KEY

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

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

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

KEY PLAN: NTS



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SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

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

SEAL:

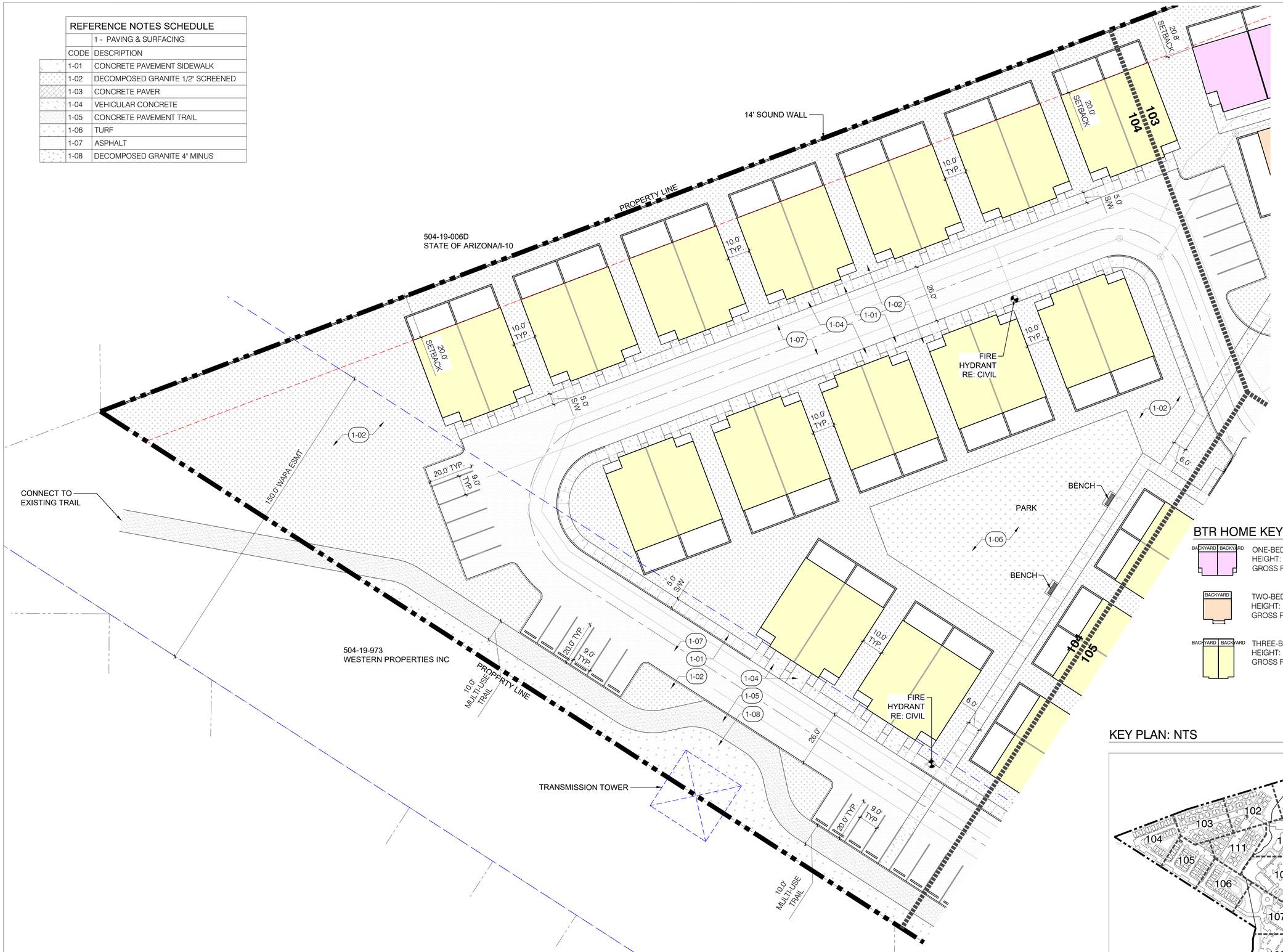
REGISTERED ARCHITECT 27181 JAY V. HICKS 12/4/2023 STATE OF ARIZONA U.S.A.
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
SP103A

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



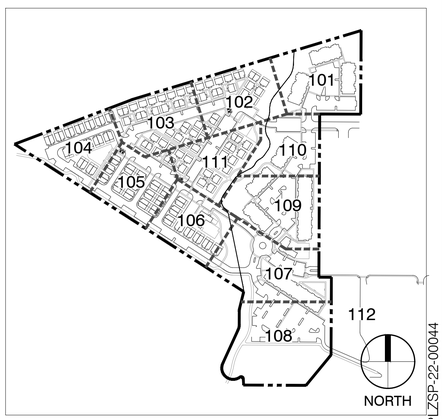
BTR HOME KEY

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

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

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

KEY PLAN: NTS



1 SITE PLAN
1" = 20'

SCALE: 1" = 20'-0"

NORTH

PLZSP-22-00044

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SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

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

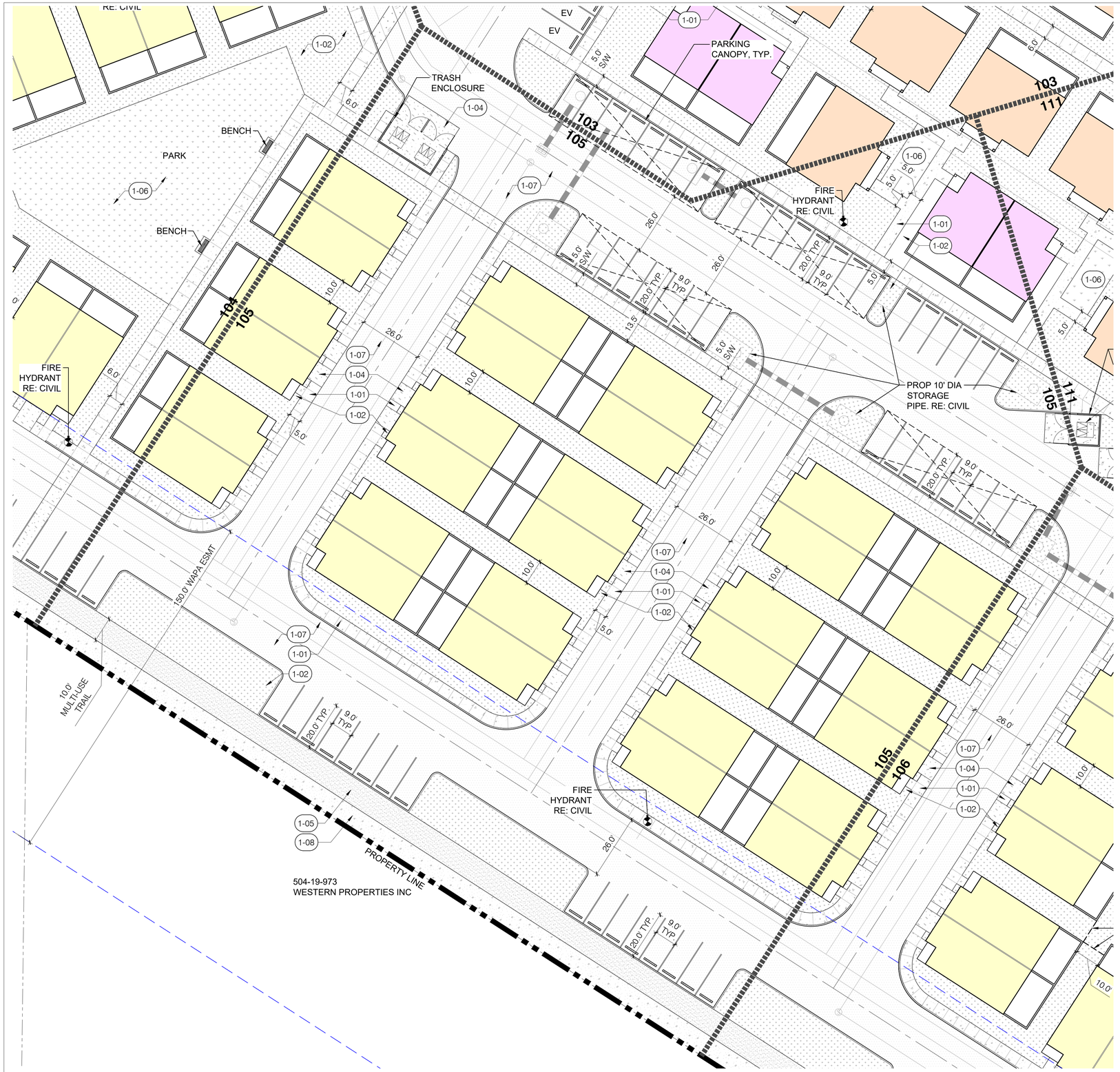
SEAL:

REGISTERED ARCHITECT 27181 JAY Y. HICKS STATE OF ARIZONA 12/4/2023 U.S.A.
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
SP104A



1 SITE PLAN
1" = 20'

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

NORTH

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

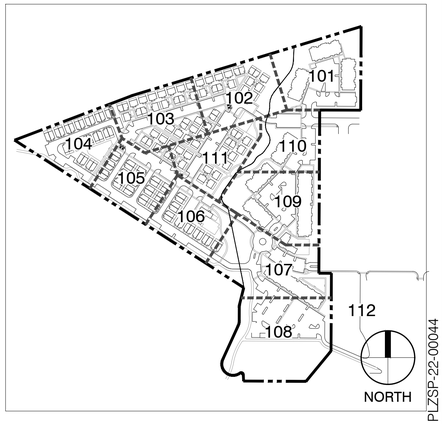
BTR HOME KEY

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

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

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

KEY PLAN: NTS



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SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

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

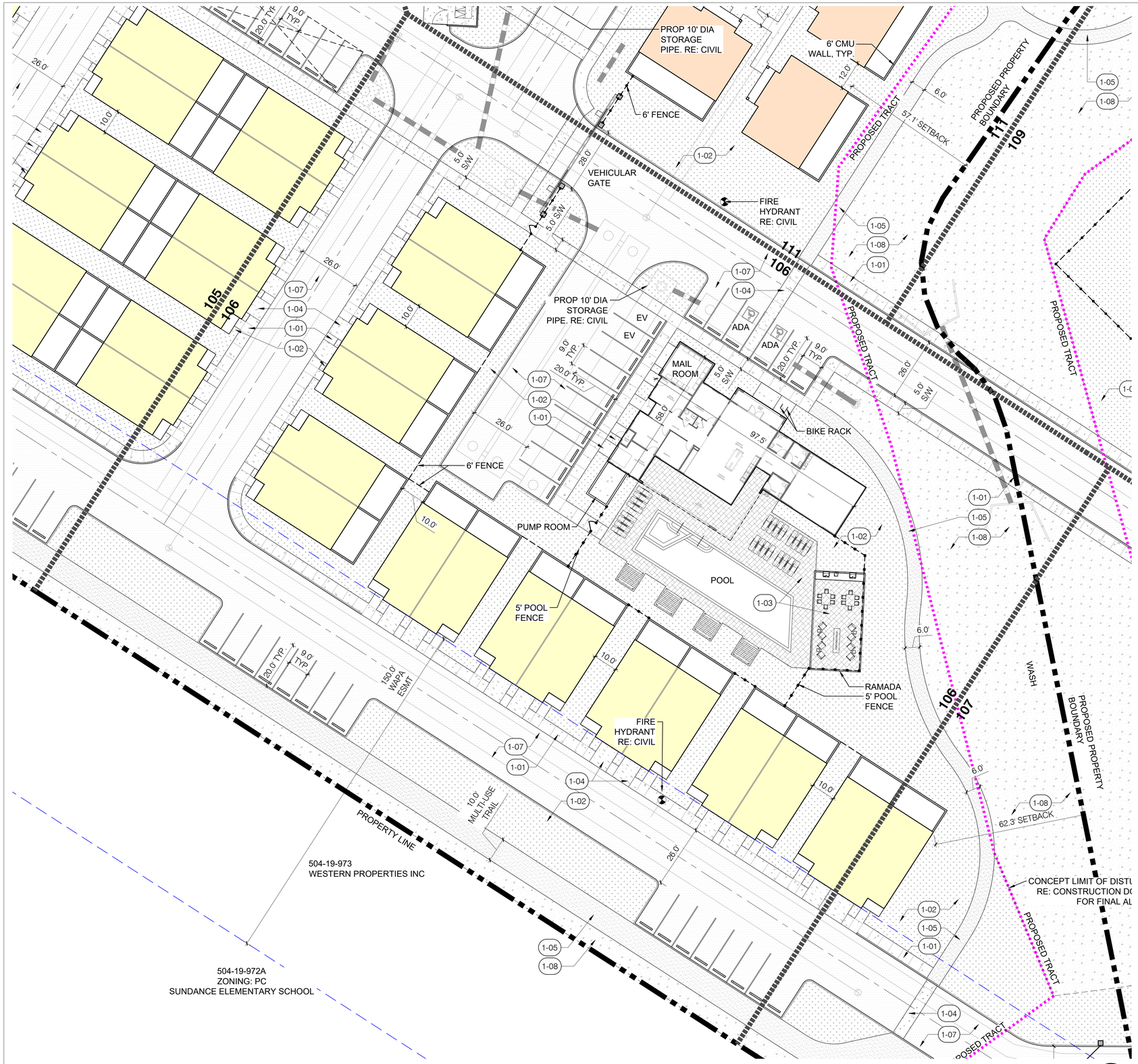
SEAL:

REGISTERED LANDSCAPE ARCHITECT
27181
JAY V.
HICKS
12/4/2023
ARIZONA, U.S.A.
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
SP105A



1 SITE PLAN

1" = 20'

SCALE: 1" = 20'-0"

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

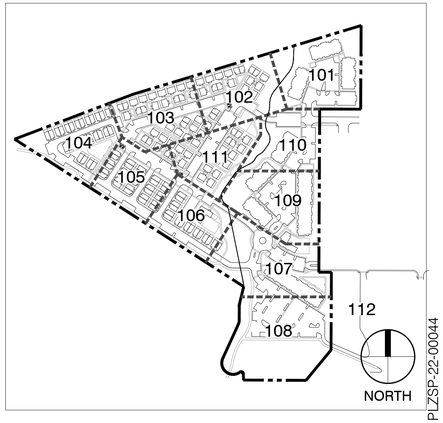
BTR HOME KEY

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

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

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

KEY PLAN: NTS



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700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

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

SEAL:

REGISTERED PROFESSIONAL ARCHITECT
27181
JAY V. HICKS
12/4/2023
ARIZONA, U.S.A.
EXP. 6/30/2025

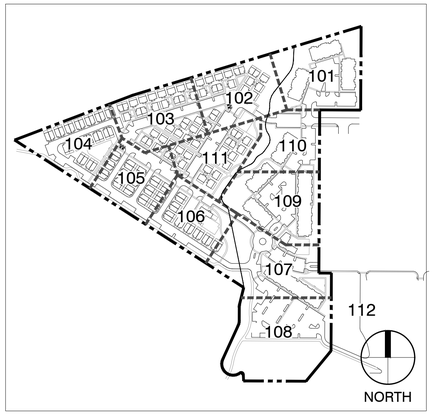
DATE ISSUED:
12/4/2023

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
SP106A

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

KEY PLAN: NTS



1 SITE PLAN
1" = 20'

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

NORTH

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700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

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

SEAL:

EXP. 6/30/2025

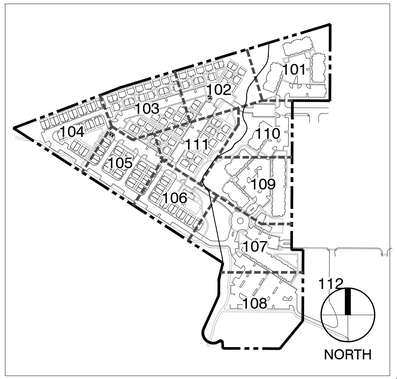
DATE ISSUED:
12/4/2023

SHEET TITLE:
SITE PLAN

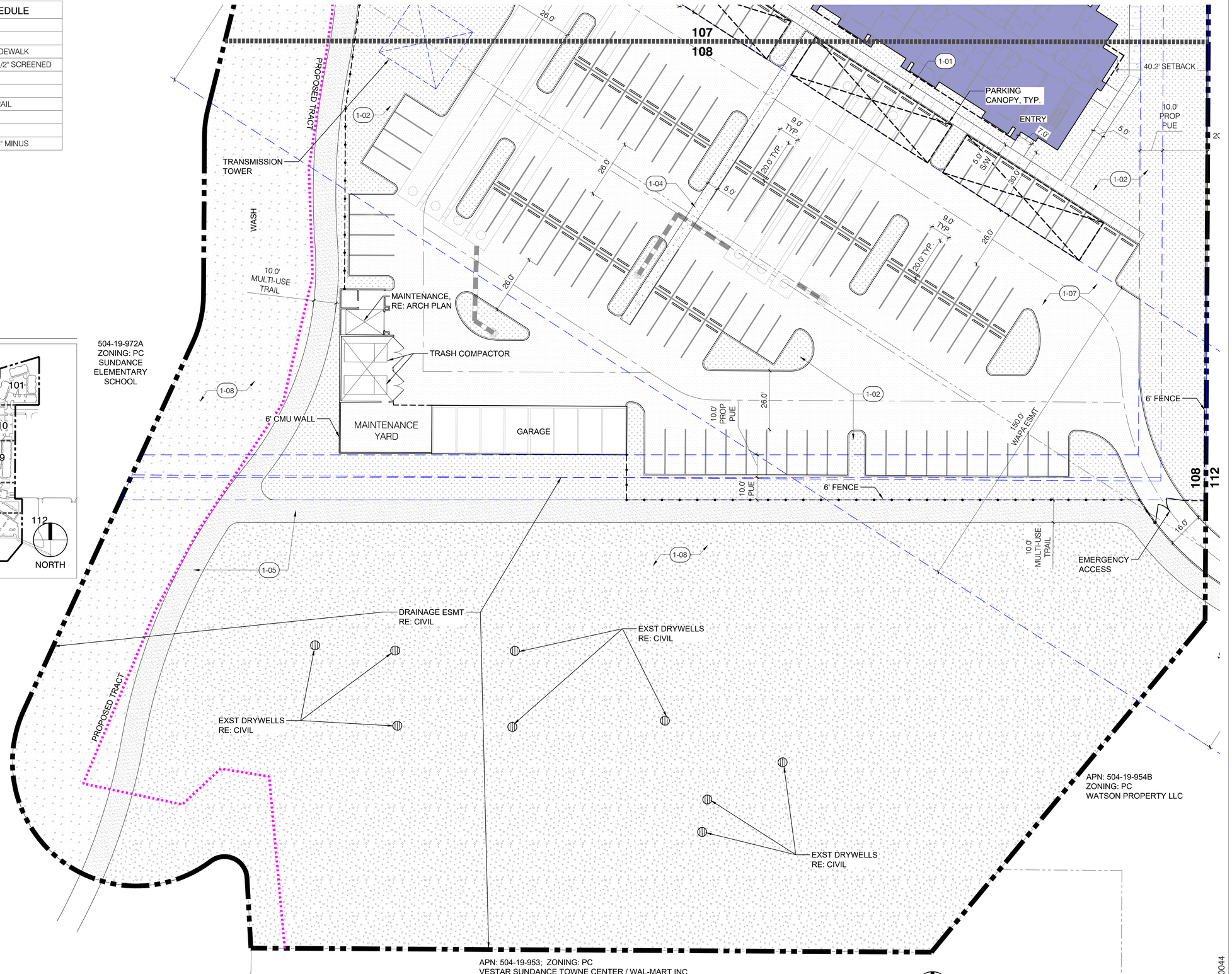
SHEET NUMBER:
SP107A

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

KEY PLAN: NTS



504-19-972A
ZONING: PC
SUNDANCE
ELEMENTARY
SCHOOL



1 SITE PLAN
1" = 20'

SCALE: 1" = 20'-0"

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SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

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

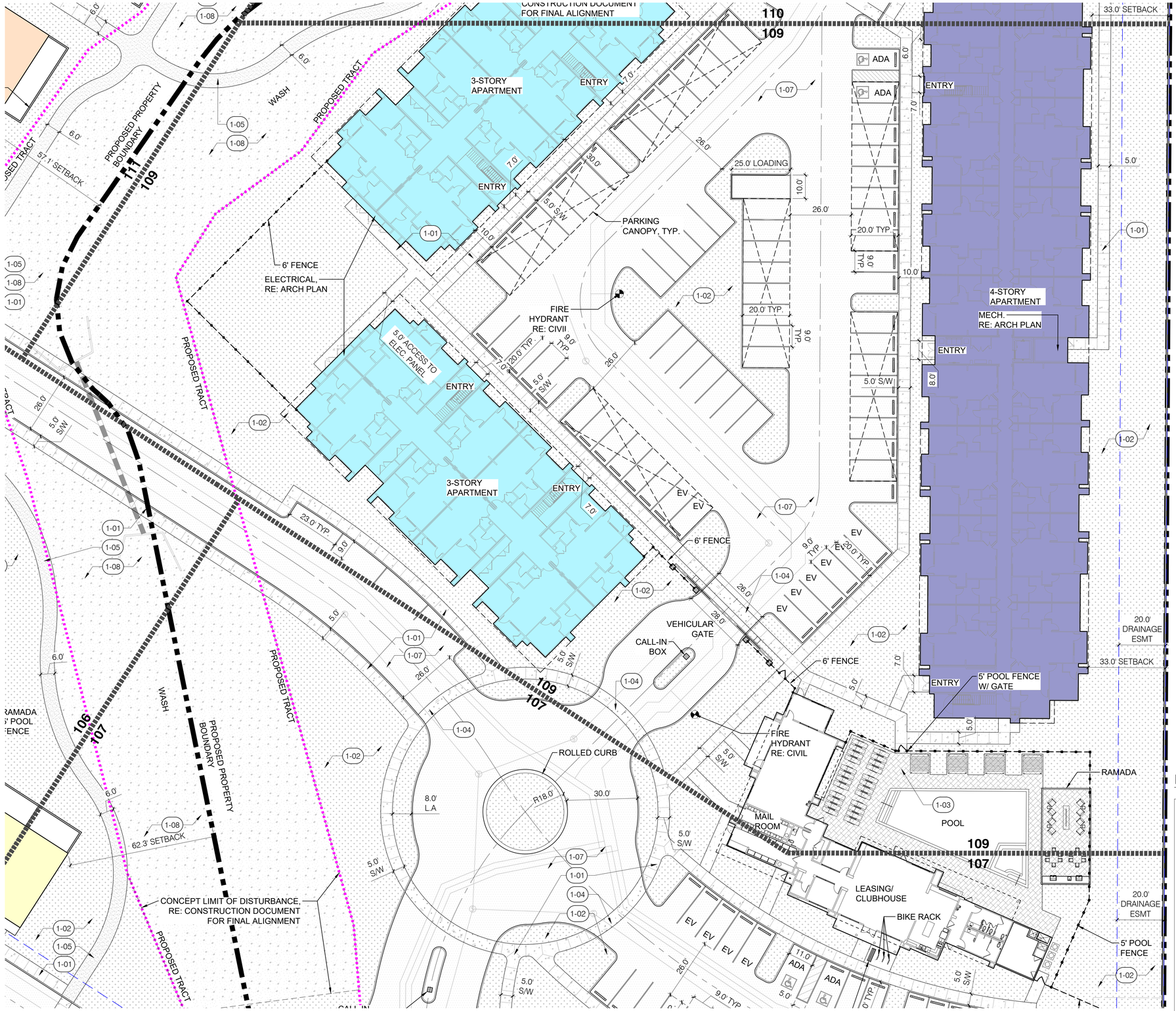
SEAL:

EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
SP108A



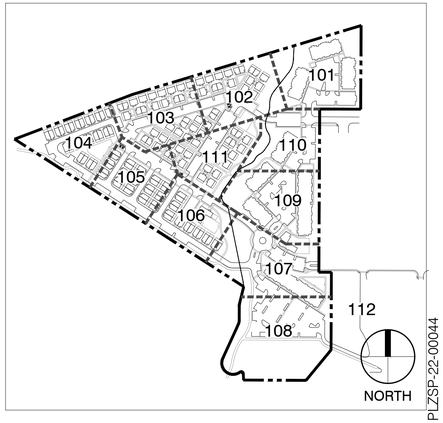
1 SITE PLAN
1" = 20'

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

NORTH

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

KEY PLAN: NTS



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

REVISIONS:

No.	DATE	DESCRIPTION	BY

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

SEAL:

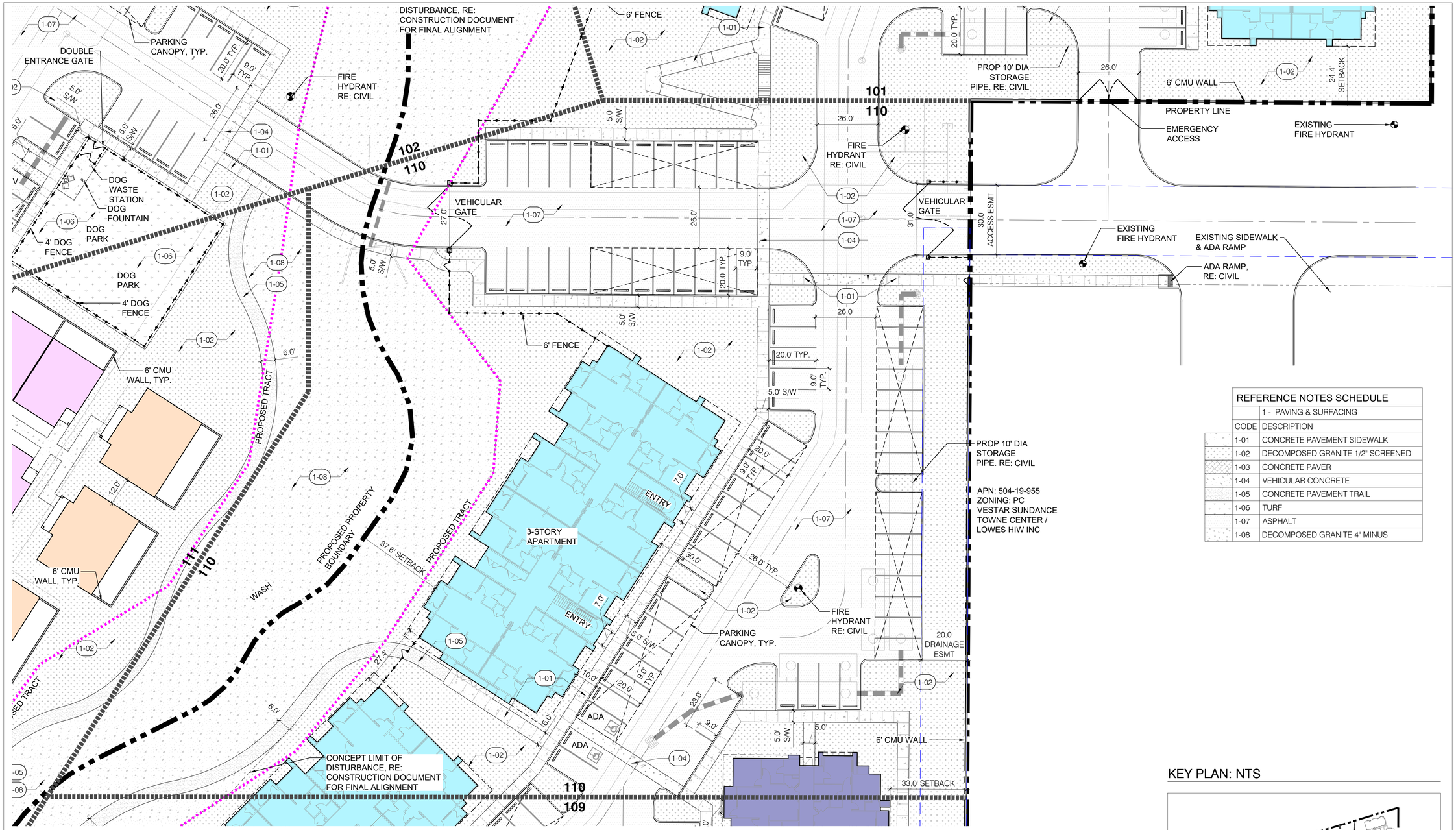
REGISTERED ARCHITECT 27181 JAY V. HICKS DATE SIGNED 12/4/2023 STATE OF ARIZONA U.S.A.
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
SP109A

PZSP-22-00044



1 SITE PLAN

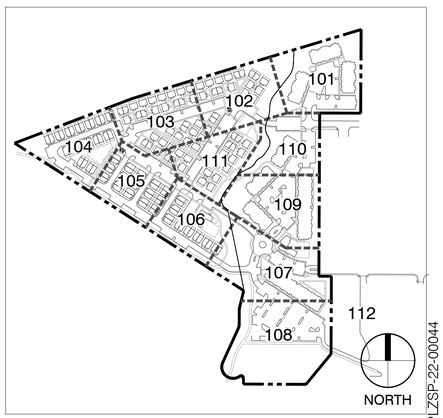
1" = 20'

SCALE: 1" = 20'-0"

NORTH

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

KEY PLAN: NTS



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SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

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

SEAL:

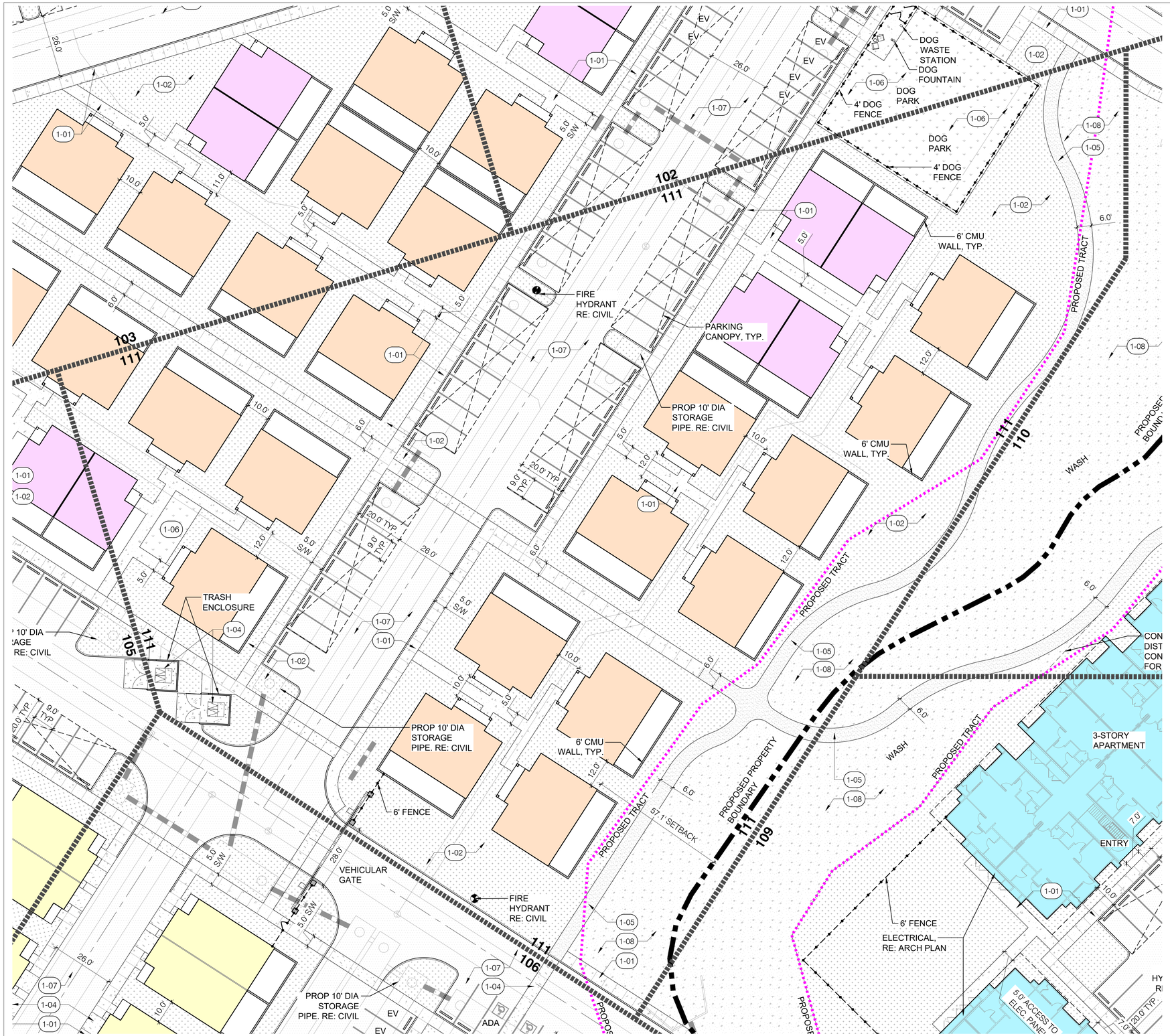
REGISTERED ARCHITECT 27181 JAY V. HICKS 12/4/2023 ARIZONA U.S.A.

EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
SP110A



1 SITE PLAN
1" = 20'

SCALE: 1" = 20'-0"

NORTH

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

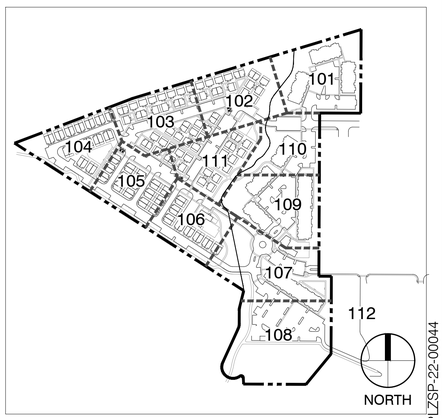
BTR HOME KEY

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

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

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

KEY PLAN: NTS



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REVISIONS:

No.	DATE	DESCRIPTION	BY

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

SEAL:

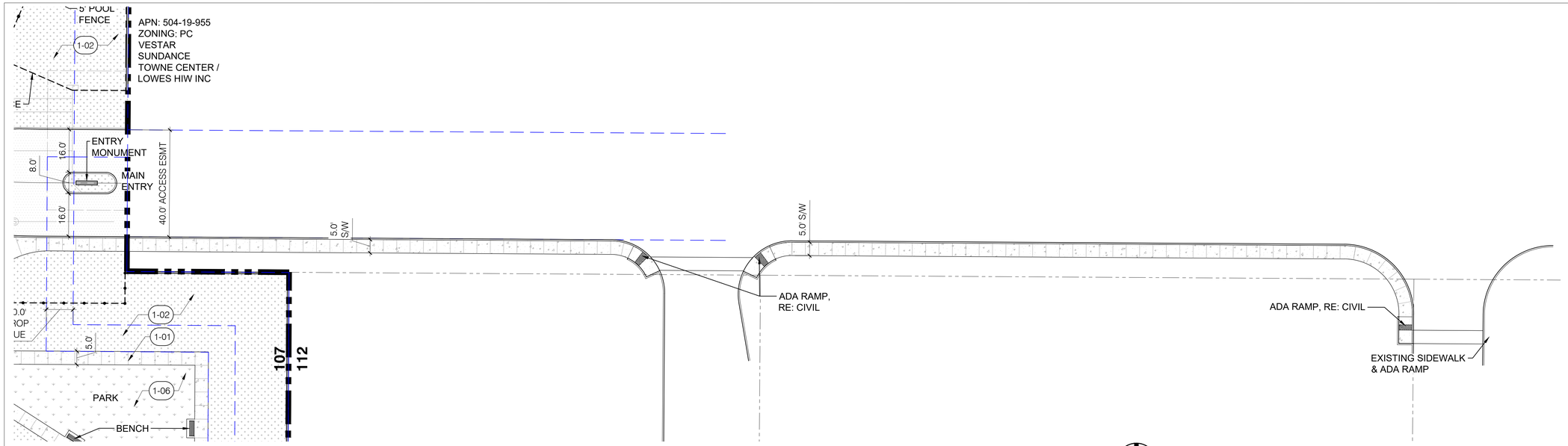
REGISTERED LANDSCAPE ARCHITECT 27181 JAY V. HICKS 12/4/2023 ARIZONA, U.S.A.

EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
SP111A



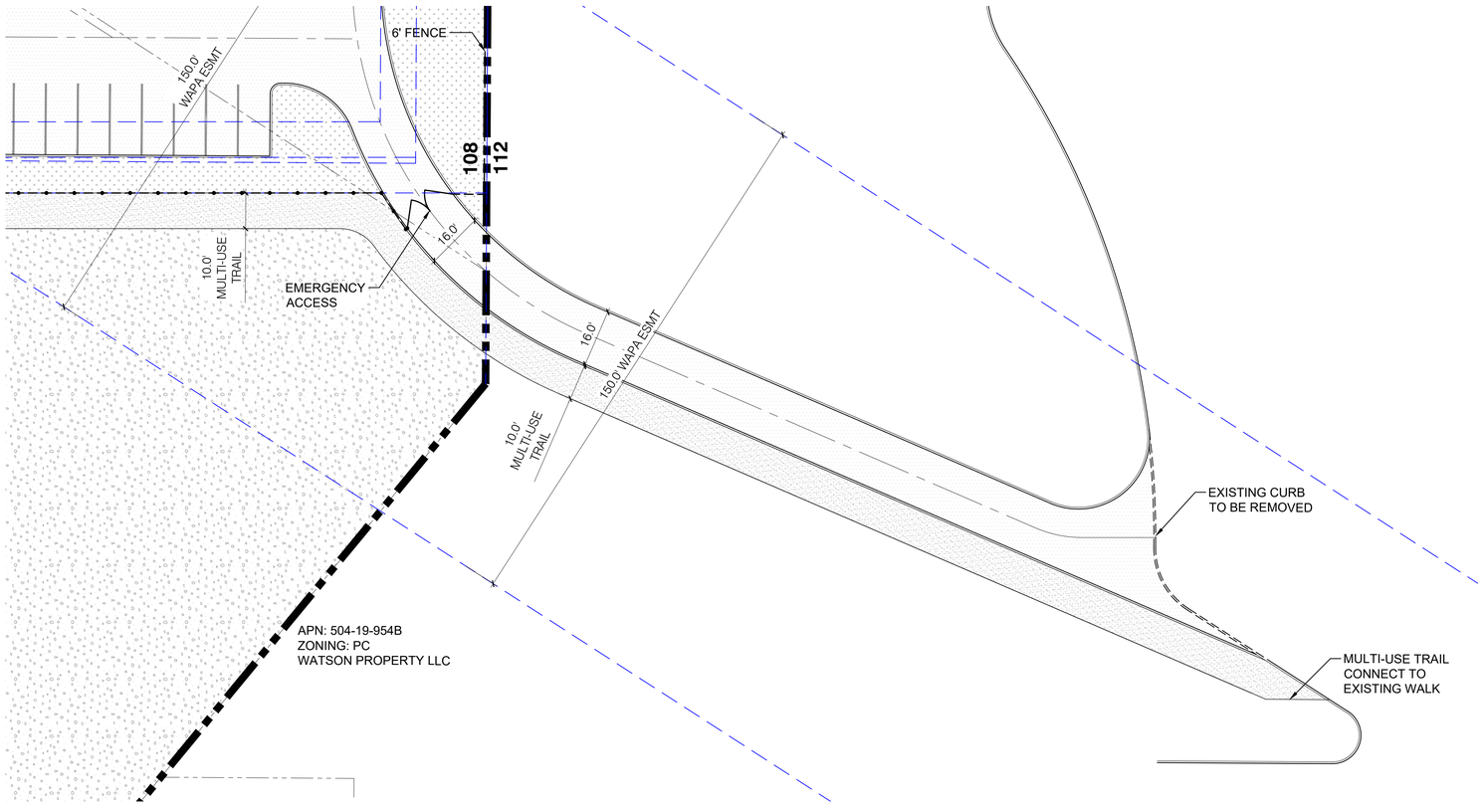
1 SITE PLAN - SIDEWALK CONNECTION AT MAIN ENTRY

1" = 20'

0 10' 20' 40'

SCALE: 1" = 20'-0"

NORTH



2 SITE PLAN - EMERGENCY ACCESS

1" = 20'

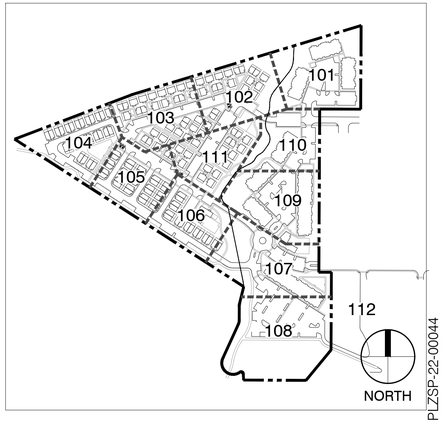
0 10' 20' 40'

SCALE: 1" = 20'-0"

NORTH

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

KEY PLAN: NTS



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

REVISIONS:

No.	DATE	DESCRIPTION	BY

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

SEAL:

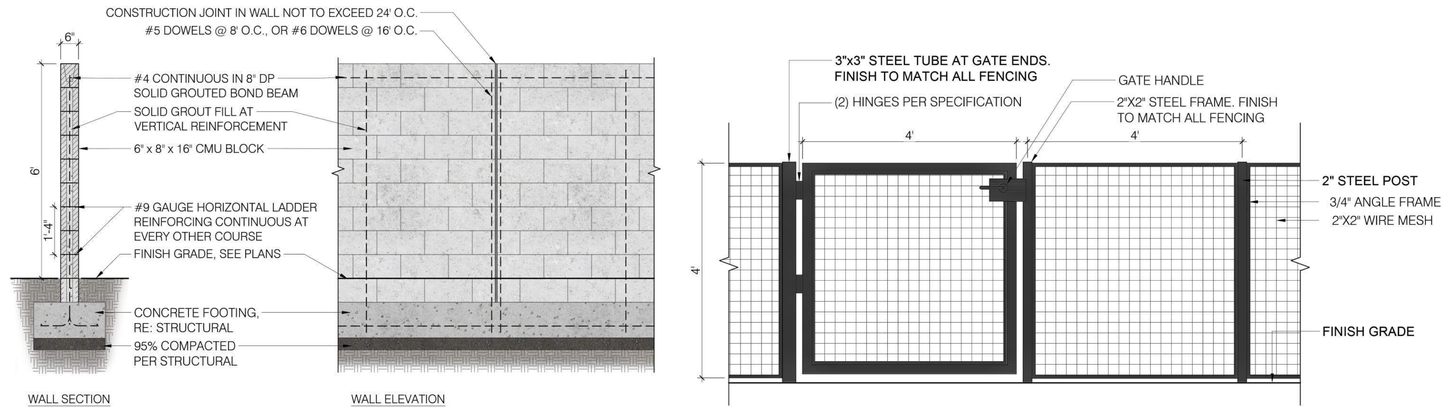
REGISTERED LANDSCAPE ARCHITECT 27181 JAY Y. HICKS DATE: 12/4/2023 ARIZONA, U.S.A.

EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
SP112A

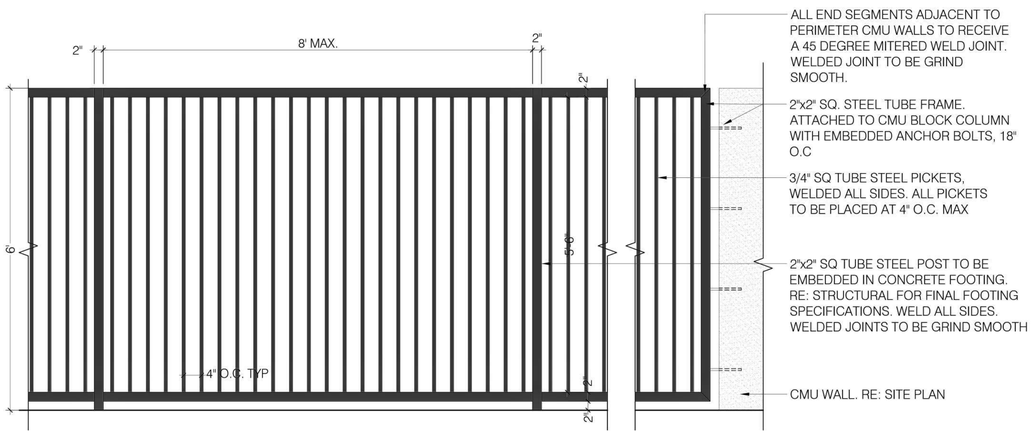


1 6' CMU WALL, TYP.

1/2" = 1'-0" P-MD3-59

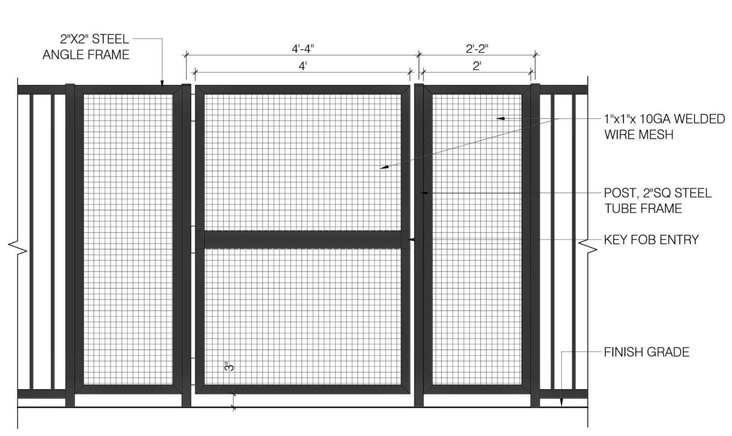
2 4' DOG FENCE WITH GATE

3/4" = 1'-0" P-MD3-48



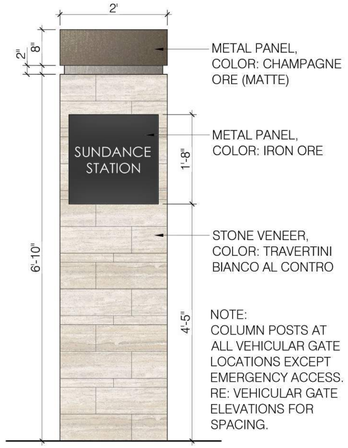
3 6' FENCE

3/4" = 1'-0" P-MD3-39



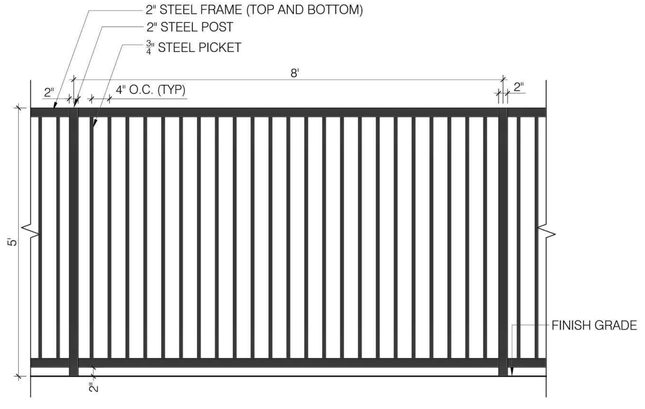
4 PEDESTRIAN FENCE GATE

3/4" = 1'-0" P-MD3-40



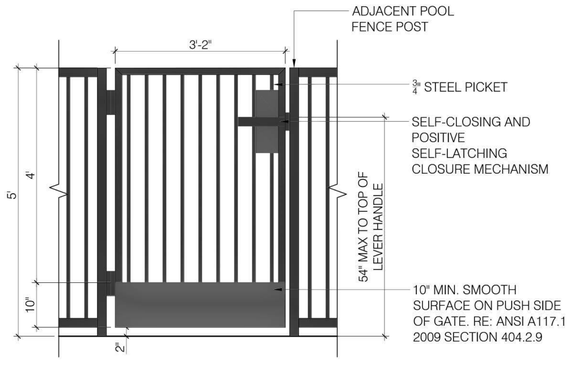
5 COLUMN POST

3/4" = 1'-0"



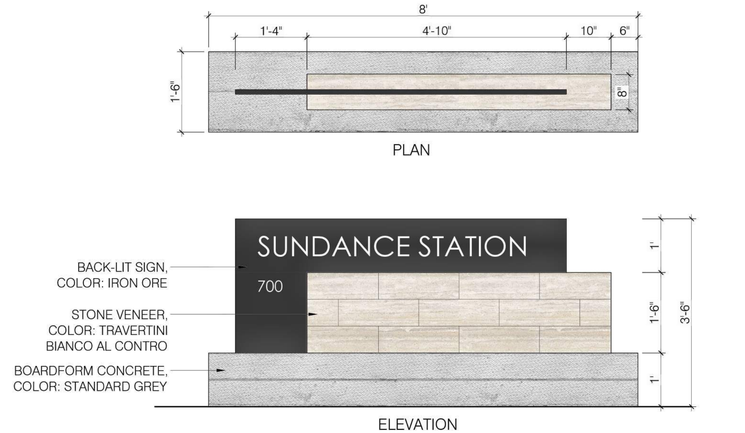
6 5' POOL FENCE

3/4" = 1'-0" P-MD3-41



7 POOL GATE ELEVATION

3/4" = 1'-0" P-MD3-42



8 ENTRY MONUMENT

3/4" = 1'-0" P-MD3-55

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700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

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

SEAL:

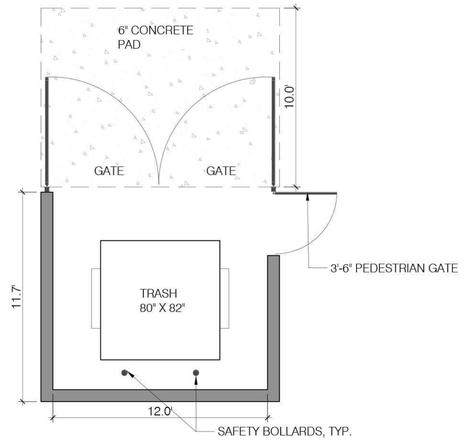
REGISTERED LANDSCAPE ARCHITECT
27181
JAY Y. HICKS
12/4/2023
STATE OF ARIZONA, U.S.A.
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
SITE PLAN NOTES

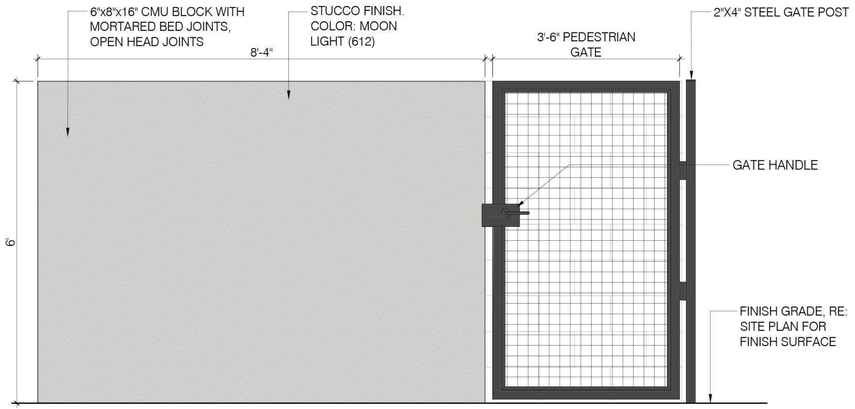
SHEET NUMBER:
SP501

PLZSP-22-00044

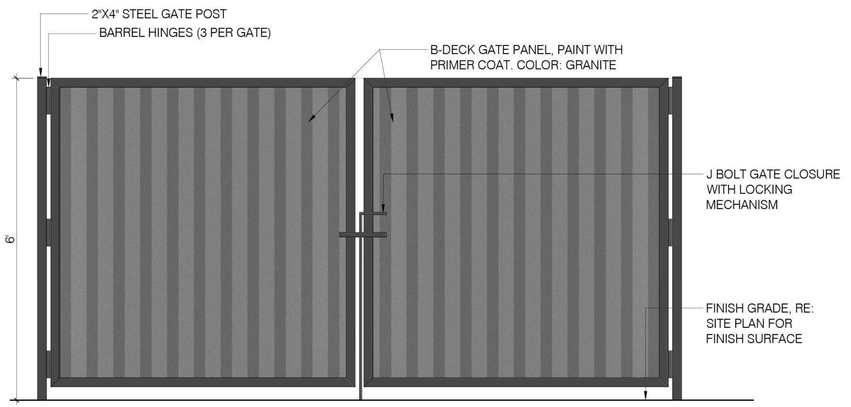


1 SINGLE BIN TRASH ENCLOSURE PLAN

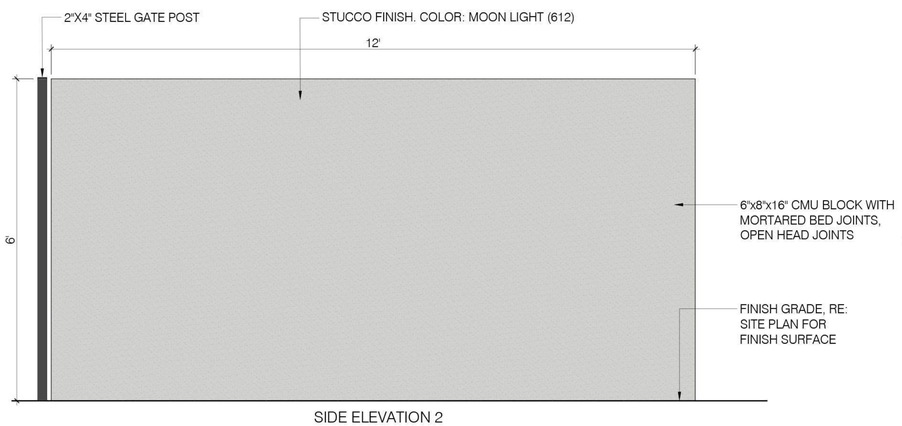
1" = 4'-0"



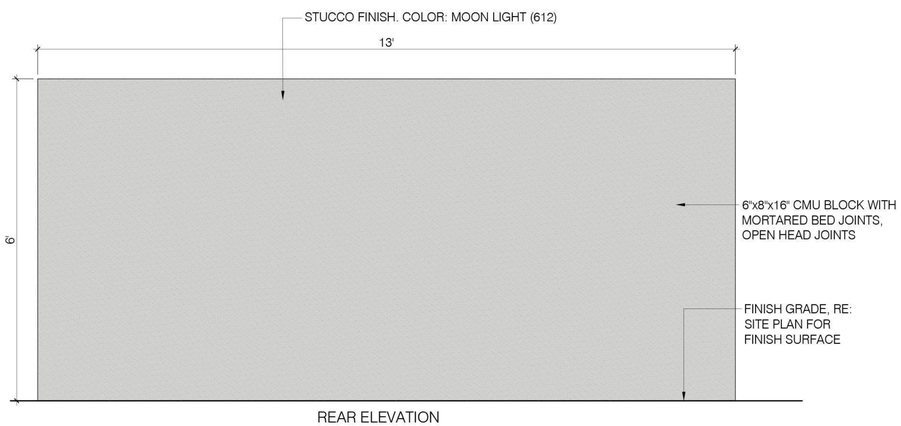
SIDE ELEVATION 1



FRONT ELEVATION



SIDE ELEVATION 2



REAR ELEVATION

2 TRASH ENCLOSURE ELEVATIONS

3/4" = 1'-0"

P-MD3-45

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REVISIONS:

No.	DATE	DESCRIPTION	BY

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

SEAL:

EXP. 6/30/2025

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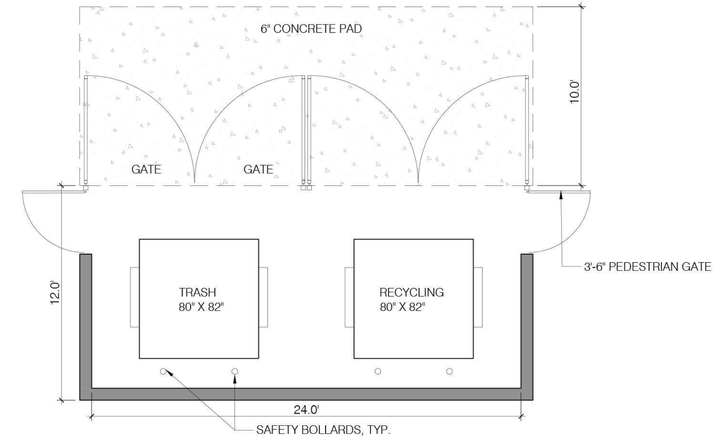
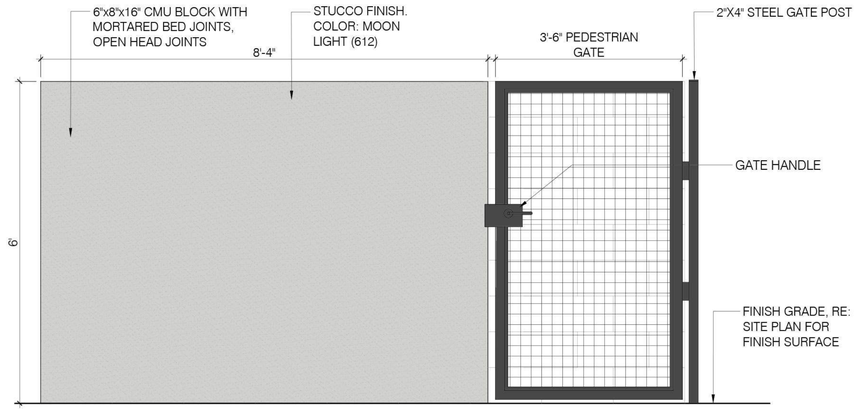
SITE PLAN NOTES

SHEET NUMBER:
SP502

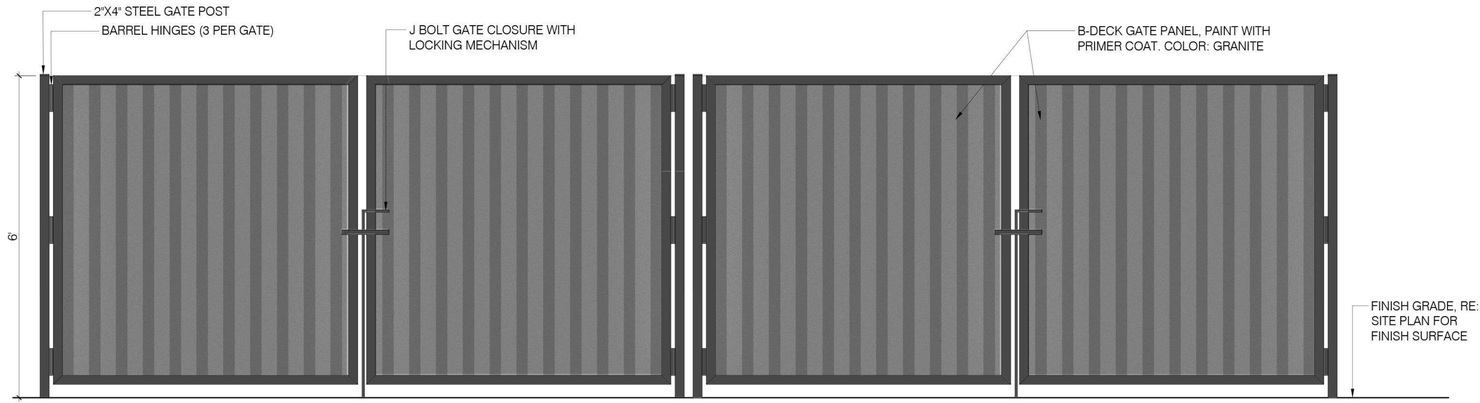


1 DOUBLE BIN TRASH ENCLOSURE PLAN

1" = 4'-0"



SIDE ELEVATION



FRONT ELEVATION

REAR ELEVATION

2 DOUBLE BIN TRASH ENCLOSURE ELEVATIONS

3/4" = 1'-0"

P-MD3-60

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SITE PLAN NOTES

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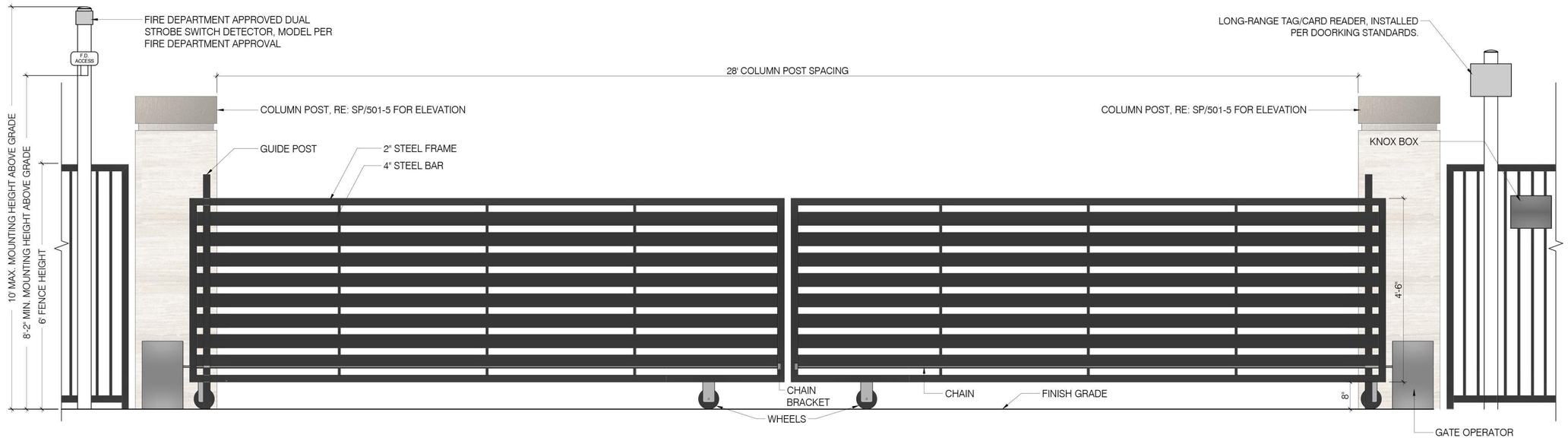
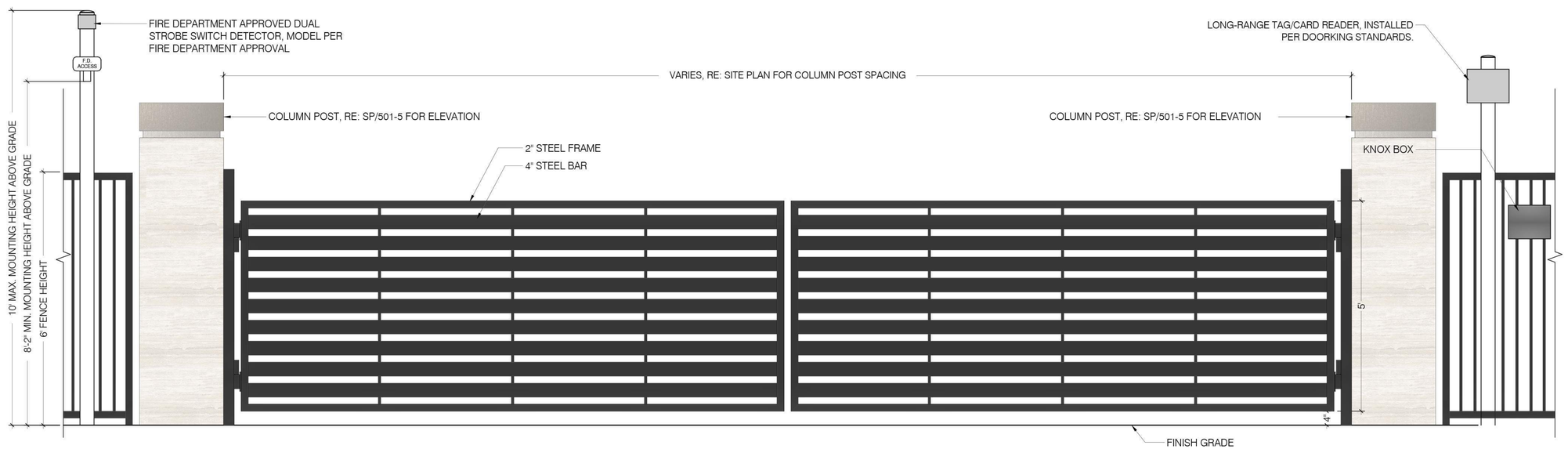
SP503

PLZSP-22-00044



1 VEHICULAR SLIDING GATE

3/4" = 1'-0"



2 VEHICULAR SWING GATE

3/4" = 1'-0"

P-MD3-51

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27181
JAY V.
HICKS
12/4/2023
ARIZONA, U.S.A.

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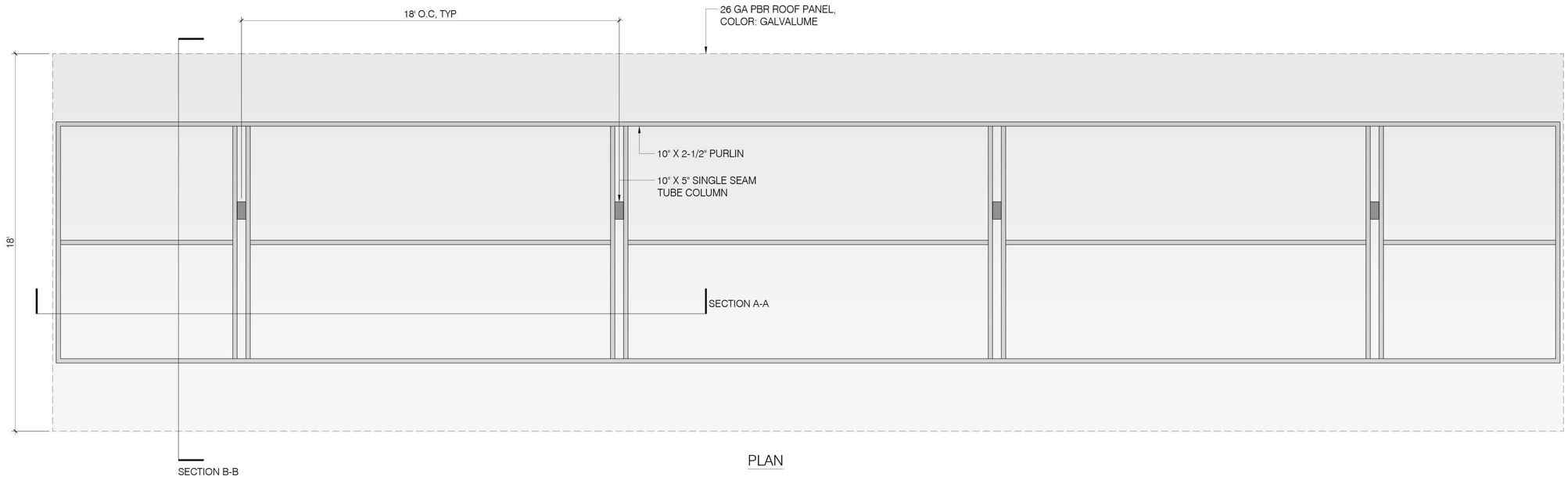
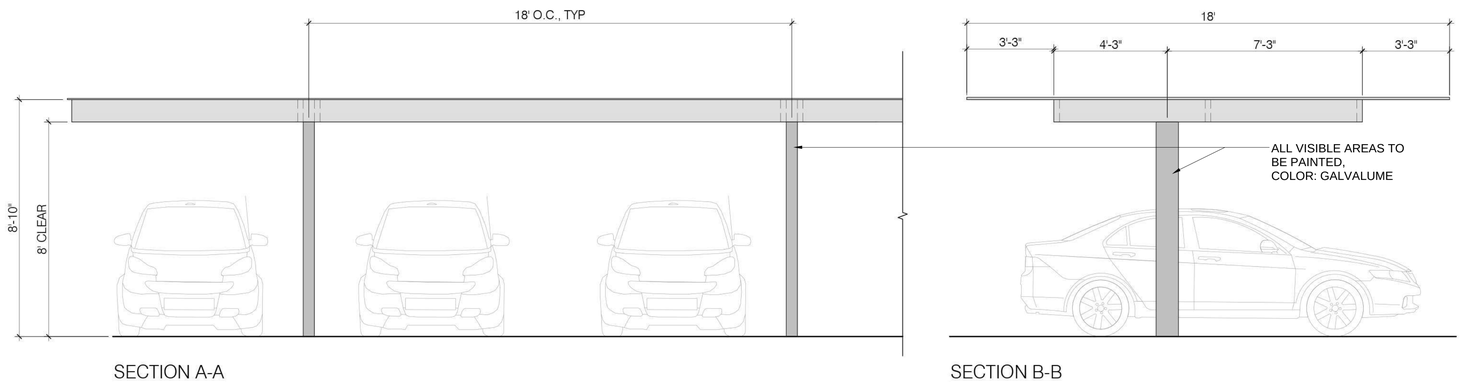
SP504



PLAN



SECTION A-A

SECTION B-B

1 CARPORT CANOPY ELEVATIONS

3/8" = 1'-0"

P-MD3-09

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SP505

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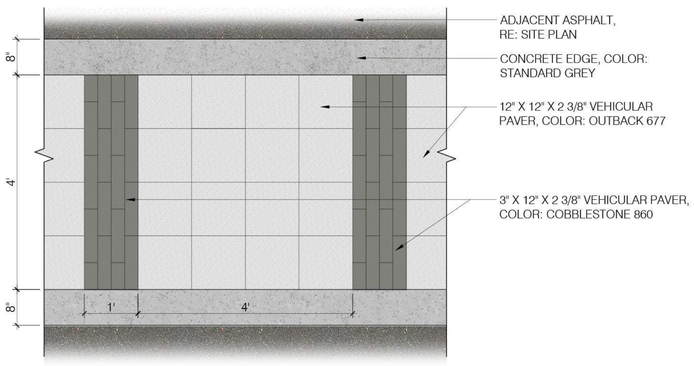
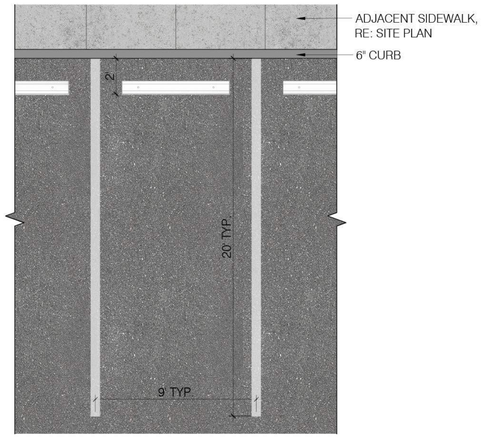


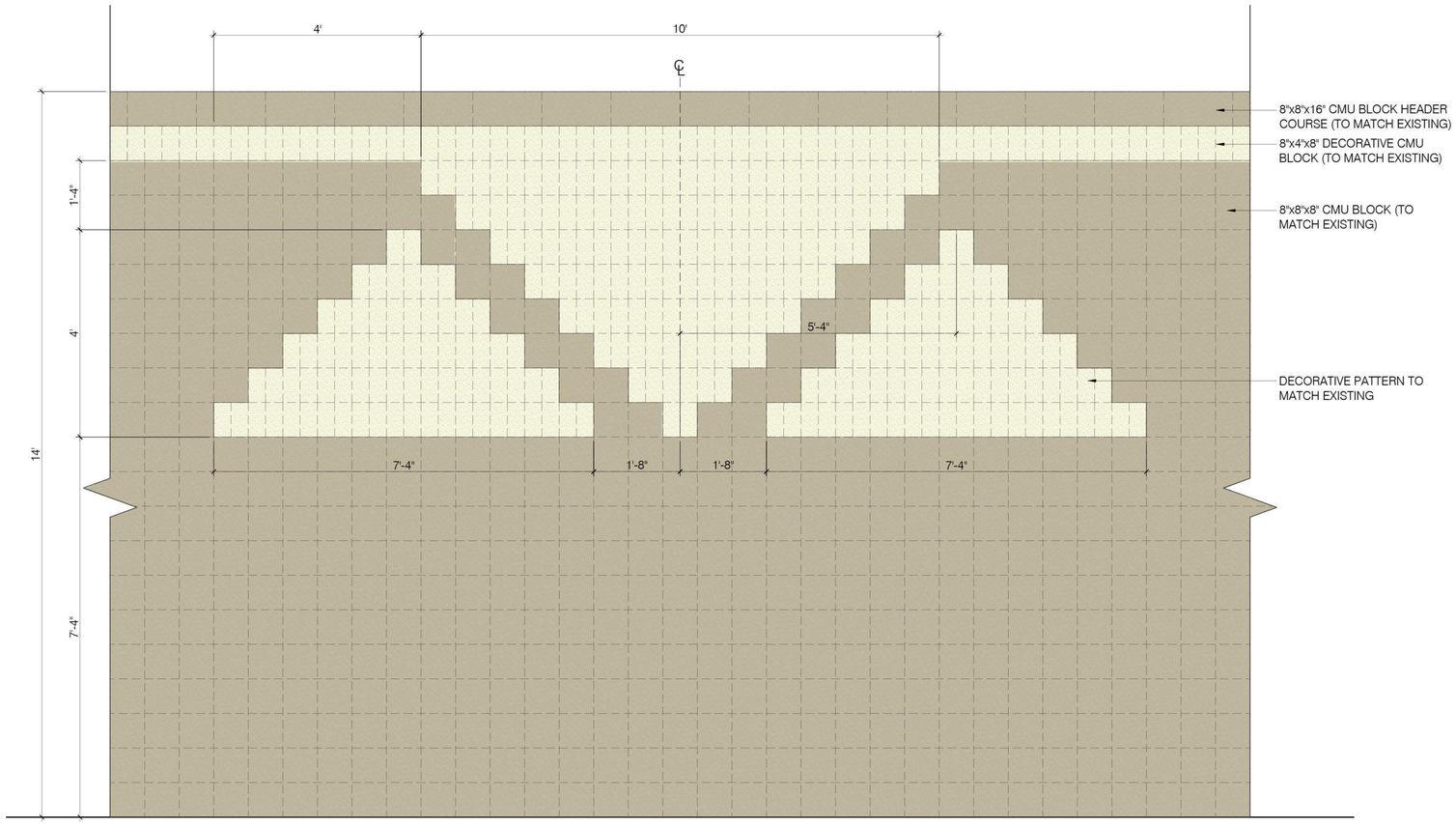
1 VEHICULAR CONCRETE PATTERN

3/4" = 1'-0" P-MD3-57



2 WHEEL STOPPER PLAN

1/4" = 1'-0" P-MD3-61



3 14' SOUND WALL ELEVATION

3/4" = 1'-0" P-MD3-62

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DRAWN BY: YL
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SEAL:

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12/4/2023

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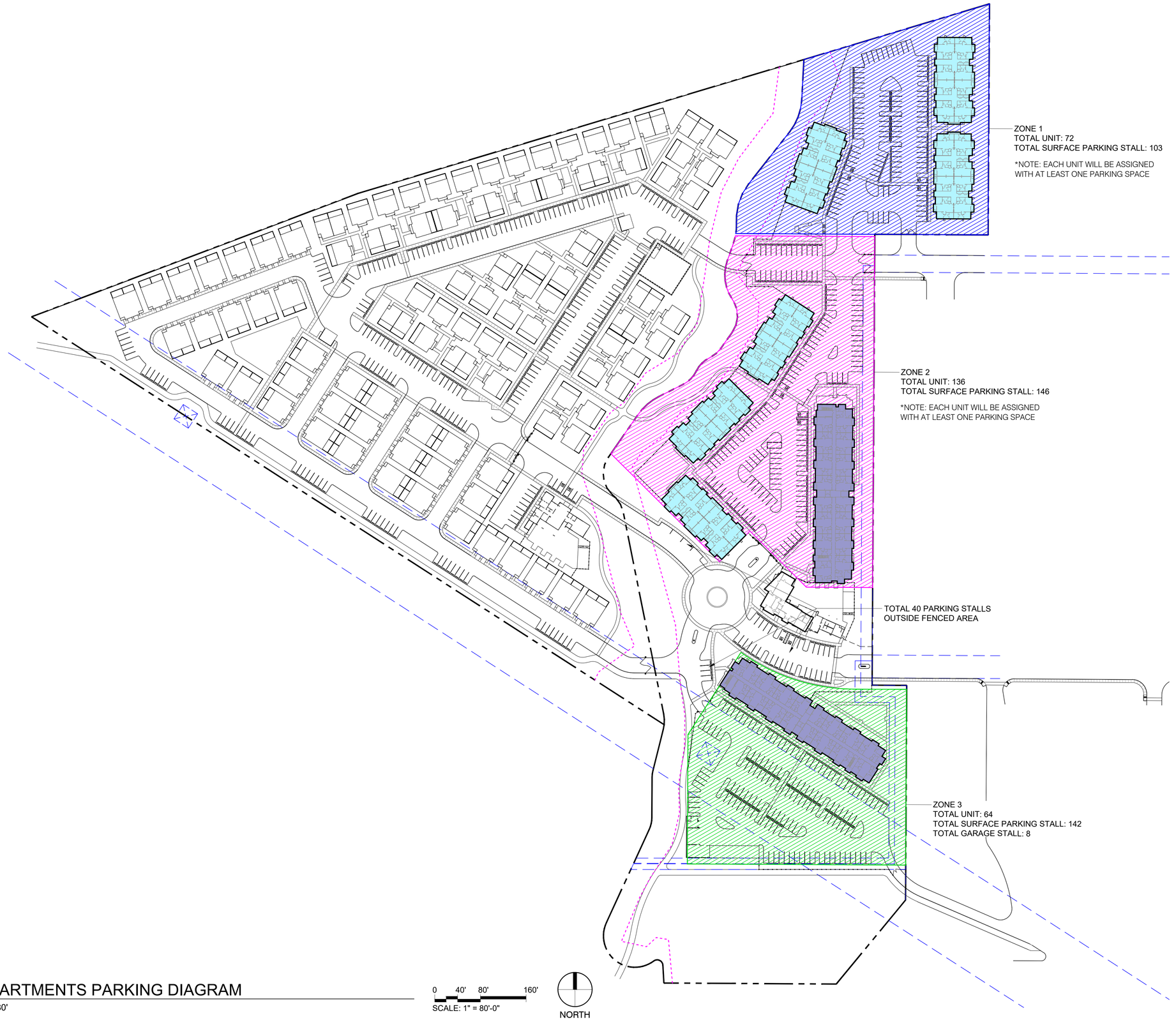
SITE PLAN NOTES

SHEET NUMBER:
SP506



1 APARTMENTS PARKING DIAGRAM
1" = 80'

0 40' 80' 160'
SCALE: 1" = 80'-0"

NORTH

PLZSP-22-00044

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SITE PLAN NOTES

SHEET NUMBER:
SP507

3R PLZSP-22-00044 RECEIVED SEPT 25 2023 WD

4R PLZSP-22-00044 RECEIVED DEC 05 2023 AL

SUNDANCE APARTMENTS
BUCKEYE, ARIZONA
AUG 30, 2023

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	ARCHITECTURE
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G1.1	PROJECT INFORMATION
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G1.3	VIEW AT AMENITY AREA
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A2.0	BLDG 7 & 8 TYPE A - 1ST, 2ND & 3RD LEVEL
A2.1	BLDG 7 & 8 TYPE A - 4TH & ROOF LEVEL
A2.2	BLDG 7 & 8 TYPE A - ELEVATIONS COLOR
A2.3	BLDG 7 & 8 TYPE A - ELEVATIONS COLOR
A2.4	BLDG 7 & 8 TYPE A - ELEVATIONS - B&W
A2.5	BLDG 7 & 8 TYPE A - ELEVATIONS - B&W
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A4.0	CLUBHOUSE/ LEASING FLOOR PLAN
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A4.2	CLUBHOUSE/ LEASING ELEVATIONS COLOR
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A4.4	CLUBHOUSE/ LEASING ELEVATIONS B&W
A4.5	TRASH & MAINTENANCE FLOOR & ELEVATIONS COLOR
A4.6	TRASH & MAINTENANCE FLOOR & ELEVATIONS B&W
A4.7	8 CAR GARAGE FLOOR PLAN & ELEVATIONS COLOR
A4.8	8 CAR GARAGE FLOOR PLAN & ELEVATIONS B&W
A5.0	UNIT PLANS
A6.0	COLOR MATERIAL BOARD

Project Team

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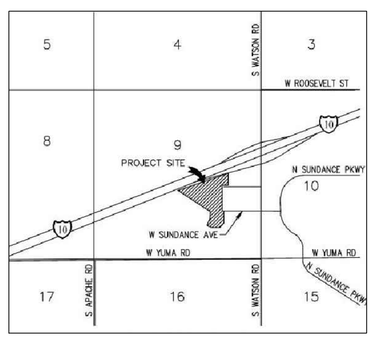
Andrew.Wheeler@Feltengroup.com

NORTH
N.T.S.



VICINITY MAP

G1.0

SUNDANCE APARTMENTS
BUCKEYE, ARIZONA
PLZSP-22-00044

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

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

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

Architecture.
Design.
Relationships.

Thursday, September 21, 2023 6:24:46 AM
R:\2022\2022-805 MODUS - 700 S WATSON - BUCKEYE, AZ\03 DESIGN\SCHEMATIC\CAD\22-805_G1.0 COVER SHEET.DWG

PRIVATE OPEN SPACE

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

COMMON OPEN SPACE REQUIRED

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

BUILDINGS GROSS SQFT.

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

PARKING SUMMARY REQUIRED

RESIDENTIAL PARKING REQUIRED OPEN SPACE (STANDARD 9 'X 20')

UNIT TYPE	QUANTITY	CITY REQUIRED PARKING PER UNIT	CITY REQUIRED PARKING PERCENTAGE	TOTAL REQUIRED
1 BEDROOM	100	1		100
2 BEDROOMS	156	1.5		234
3 BEDROOMS	16	2		32
TOTAL UNITS	**272**			
STALL REQUIRED - RESIDENTIAL				**366**
STALL REQUIRED - GUEST/20 UNITS			20%	**55**
OFFICE		2		**2**
ACCESIBLE REQUIRED FOR ASSIGNED PARKING INCLUDED IN COUNT			2%	**8**
TOTAL STALL REQUIRED				**423**
EVCS INCLUDED IN PARKING COUNT FOR RESIDENTS		366	5%	18
EVCS INCLUDED IN PARKING COUNT FOR GUESTS		55	5%	3
TOTAL EVCS INCLUDED IN PARKING COUNT				**21**

PARKING SUMMARY PROVIDED

RESIDENTIAL PARKING REQUIRED OPEN SPACE (STANDARD 9 'X 20')

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

SUNDANCE APARTMENTS, BUCKEYE, ARIZONA

PROJECT DESCRIPTION

A 272 UNIT PROJECT OF A 3-STORY & 4 STORY TYPE V-A RESIDENTIAL BUILDING

PARCEL # APN: 504-17-007V & 504-19-974

SITE AREA: NET = GROSS = 654743 SF. 15.0 ACRES
SITE ADDRESS: 700 S. WATSON ROAD, BUCKEYE, AZ 85326

TOTAL UNITS: 272 UNITS
DENSITY ON NET AREA 18.1 DU/AC
EXISTING ZONING: PLANNING COMMUNITY(PC) WITH THE SUNDANCE CMP OVERLAY
PROPOSE ZONING: PLANNING COMMUNITY(PC) WITH THE SUNDANCE CMP OVERLAY
EXISTING LAND USE VACANT
PROPOSE LAND USE RESIDENTIAL

BUILDING TYPE A (QTY 2) 4-STORY

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

BUILDING TYPE B (QTY 6) 3 STORY

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

UNIT SUMMARY

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

CODE SUMMARY

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

PROJECT INFORMATION

G1.1

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

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

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

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

Architecture. Design. Relationships.

VIEW CLUBHOUSE AT ROUNDABOUT

VIEW 1

G1.2

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

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Architecture.
Design.
Relationships.

VIEW AT AMENITY AREA

VIEW 2

G1.3

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

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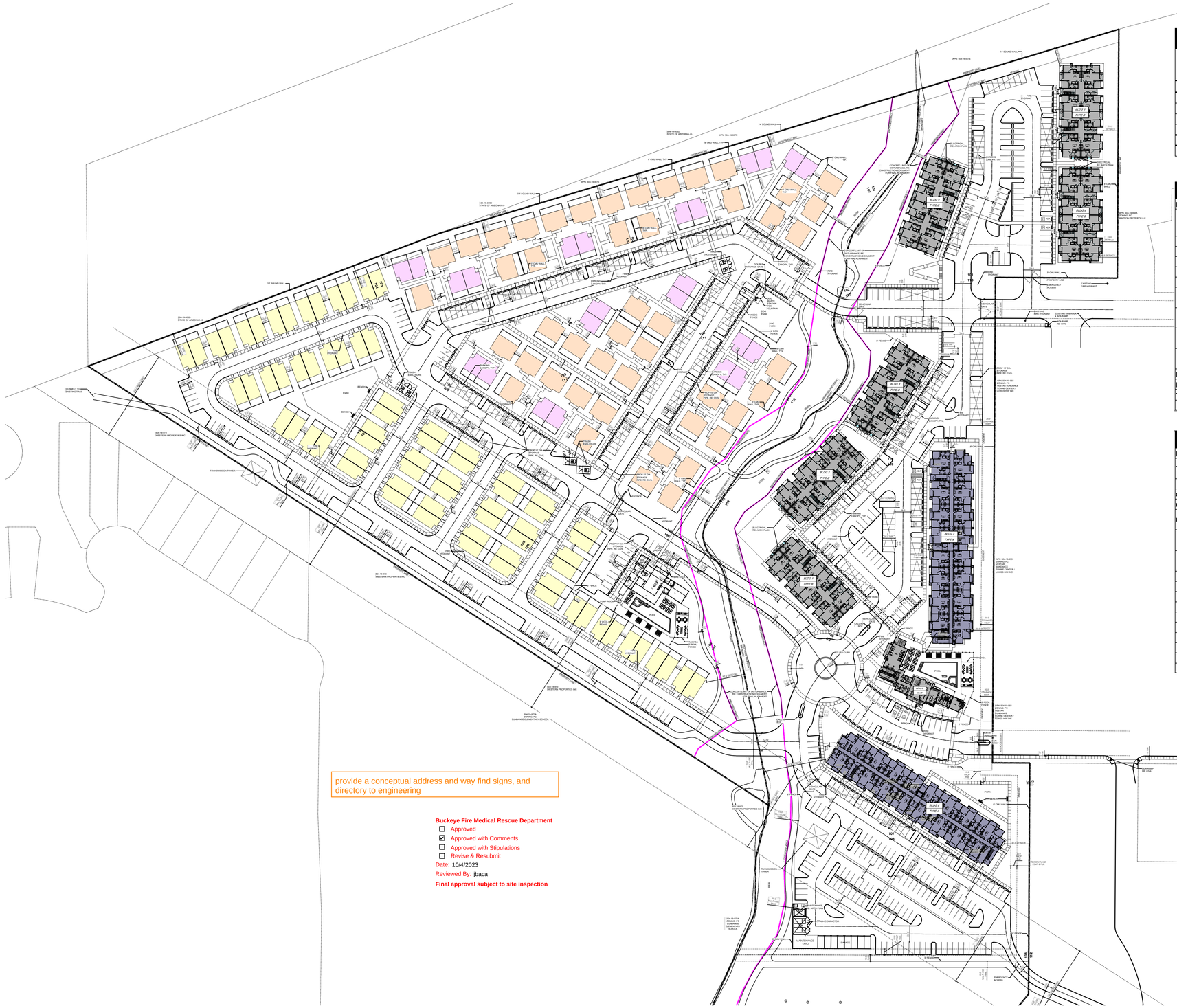
Relationships.



UNIT SUMMARY

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

PARKING SUMMARY REQUIRED

RESIDENTIAL PARKING REQUIRED OPEN SPACE (STANDARD 9 'X 20')

UNIT TYPE	QUANTITY	CITY		
		REQUIRED PARKING		TOTAL REQUIRED
		PER UNIT	PERCENTAGE	
1 BEDROOM	100	1		100
2 BEDROOMS	156	1.5		234
3 BEDROOMS	16	2		32
TOTAL UNITS	**272**			
STALL REQUIRED - RESIDENTIAL				**366**
STALL REQUIRED - GUEST/20 UNITS			20%	**55**
OFFICE		2		**2**
ACCESIBLE REQUIRED FOR ASSIGNED PARKING INCLUDED IN COUNT			2%	**8**
TOTAL STALL REQUIRED				**423**
EVCS INCLUDED IN PARKING COUNT FOR RESIDENTS		366	5%	18
EVCS INCLUDED IN PARKING COUNT FOR GUESTS		55	5%	3
TOTAL EVCS INCLUDED IN PARKING COUNT				**21**

PARKING SUMMARY PROVIDED

RESIDENTIAL PARKING REQUIRED OPEN SPACE (STANDARD 9 'X 20')

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

CONCEPTUAL SITE PLAN

A1.0

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

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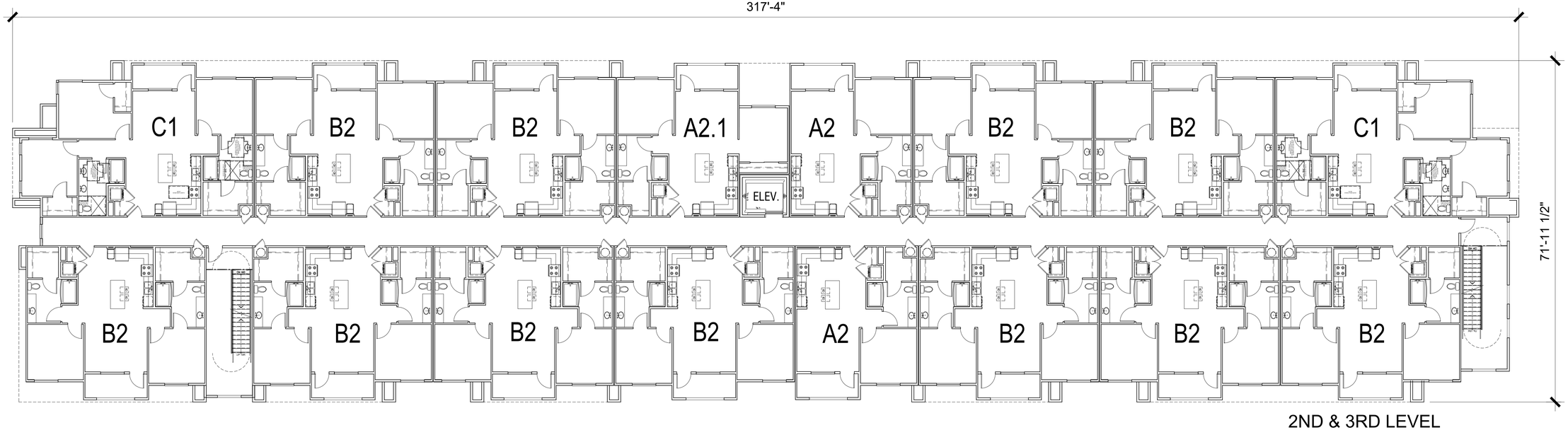
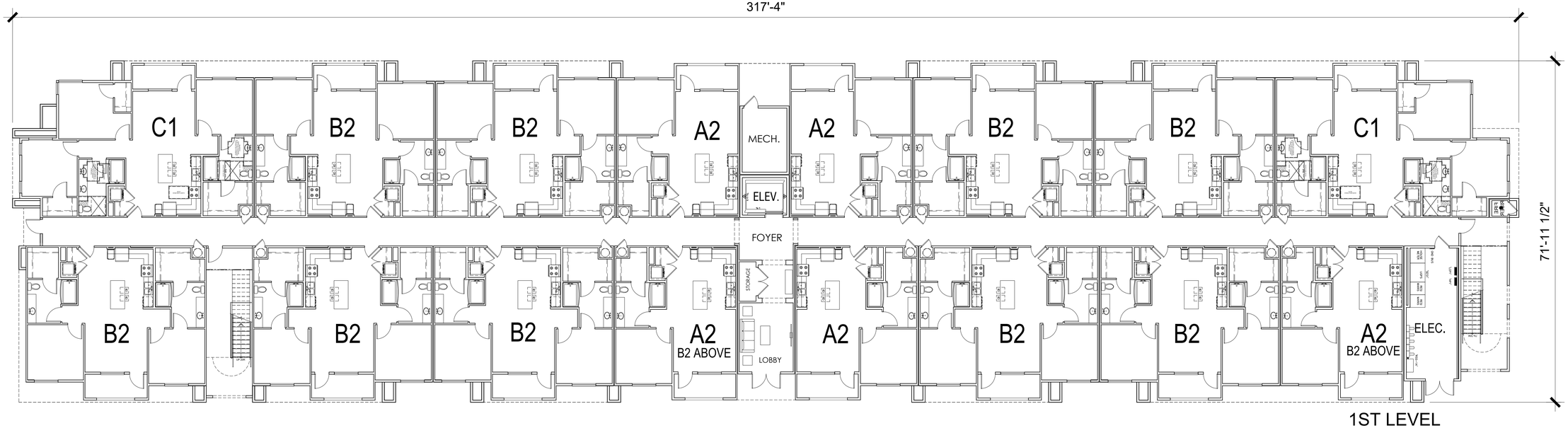


2ND & 3RD LEVEL



1ST LEVEL

BUILDING TYPE A FLOOR PLAN

A2.0

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

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

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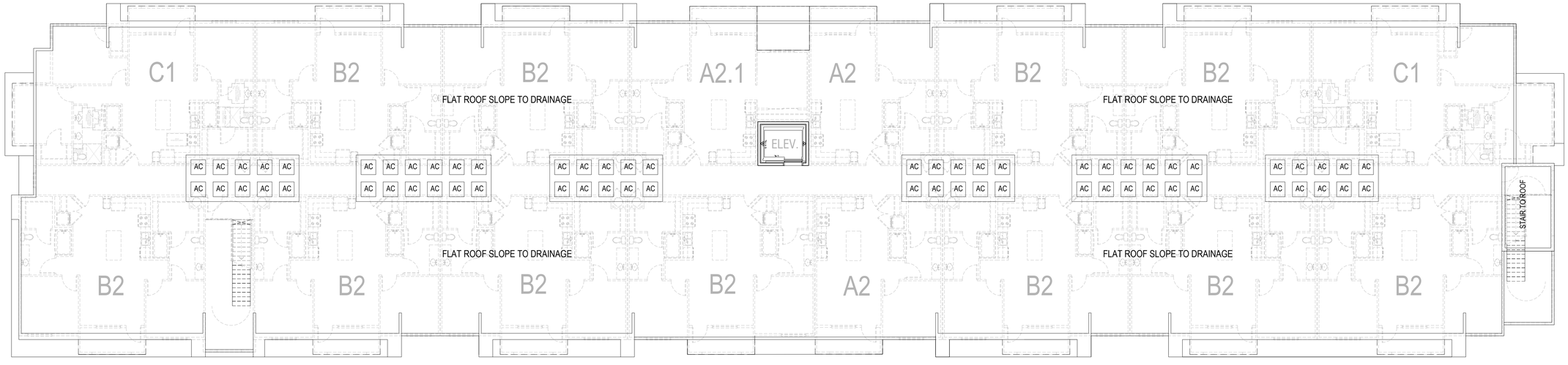
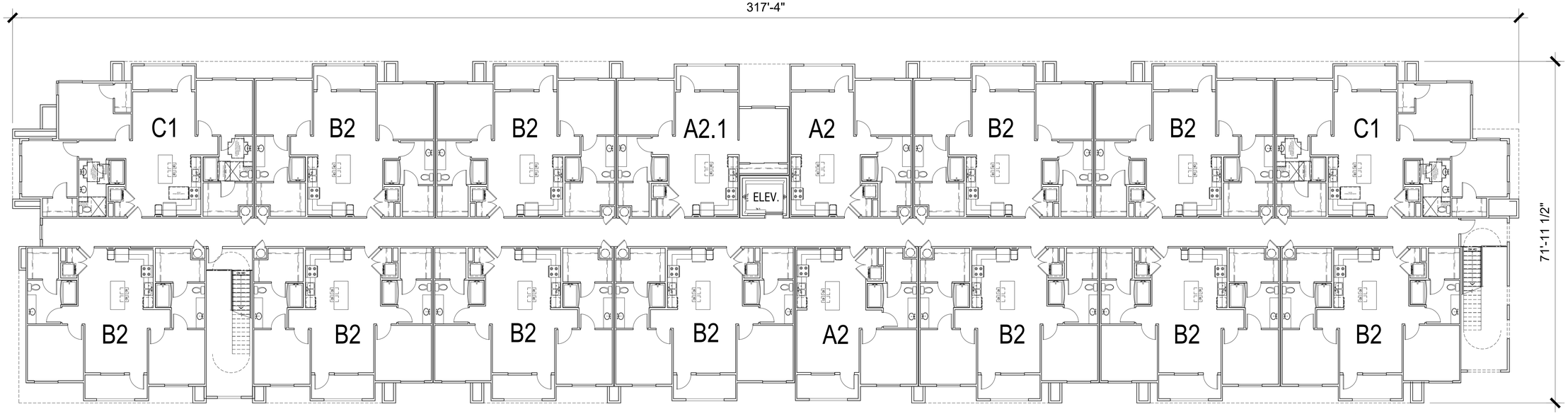


ROOF LEVEL



4TH LEVEL

BUILDING TYPE A FLOOR PLAN

A2.1

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

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

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

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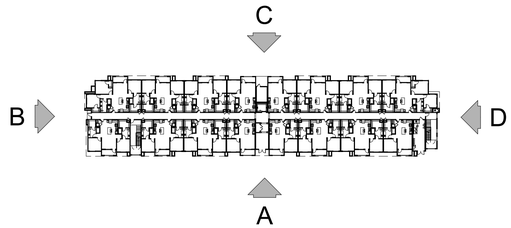
Architecture.
Design.
Relationships.

ELEVATION A

ELEVATION B

MATERIALS LEGEND

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



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

BUILDING 7 & 8 TYPE A ELEVATIONS

A2.2

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

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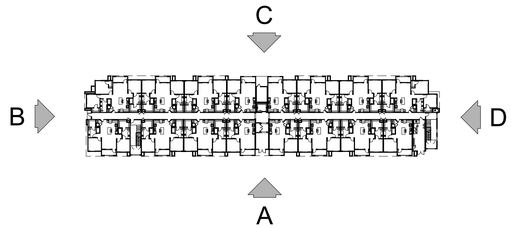
Architecture.
Design.
Relationships.

ELEVATION C

ELEVATION D

MATERIALS LEGEND

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



3/32"=1'-0"

0 8' 16' 32'

BUILDING 7 & 8 TYPE A ELEVATIONS

A2.3

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

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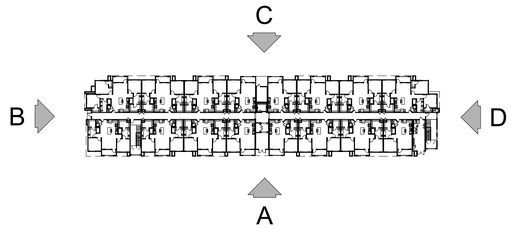
Architecture.
Design.
Relationships.

ELEVATION A

ELEVATION B

MATERIALS LEGEND

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



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

BUILDING 7 & 8 TYPE A ELEVATIONS

A2.4

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

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Architecture.
Design.
Relationships.

ELEVATION C

ELEVATION D

MATERIALS LEGEND

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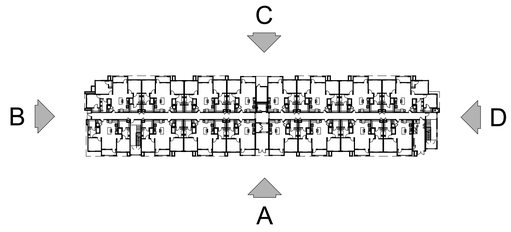
13	METAL GATE
14	STUCCO OVER CMU
15	SECTIONAL OVERHEAD DOOR



3/32"=1'-0"

0 8' 16' 32'

BUILDING 7 & 8 TYPE A ELEVATIONS

A2.5

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

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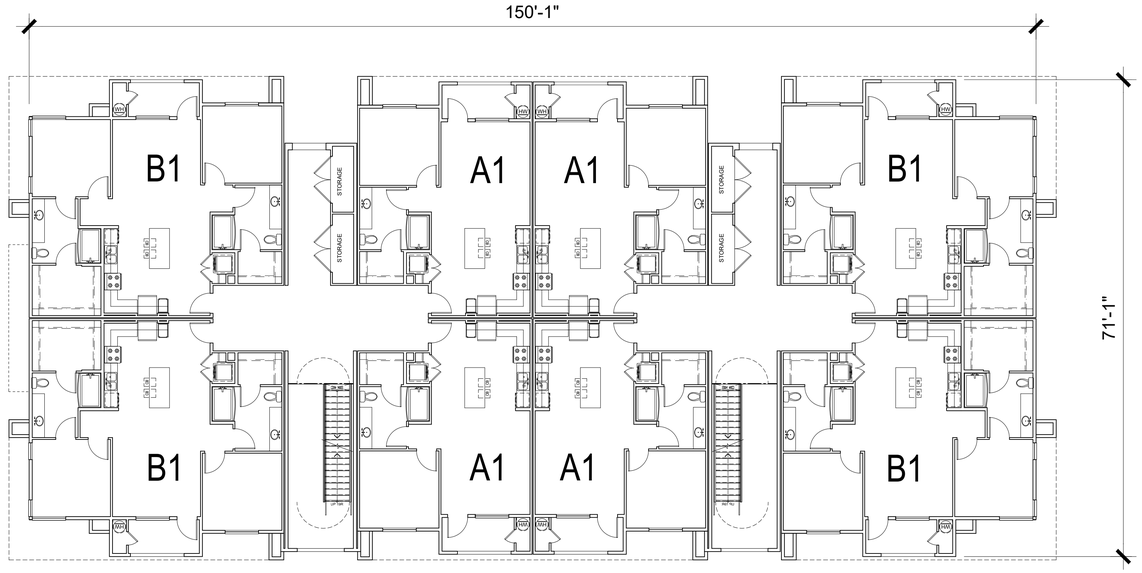
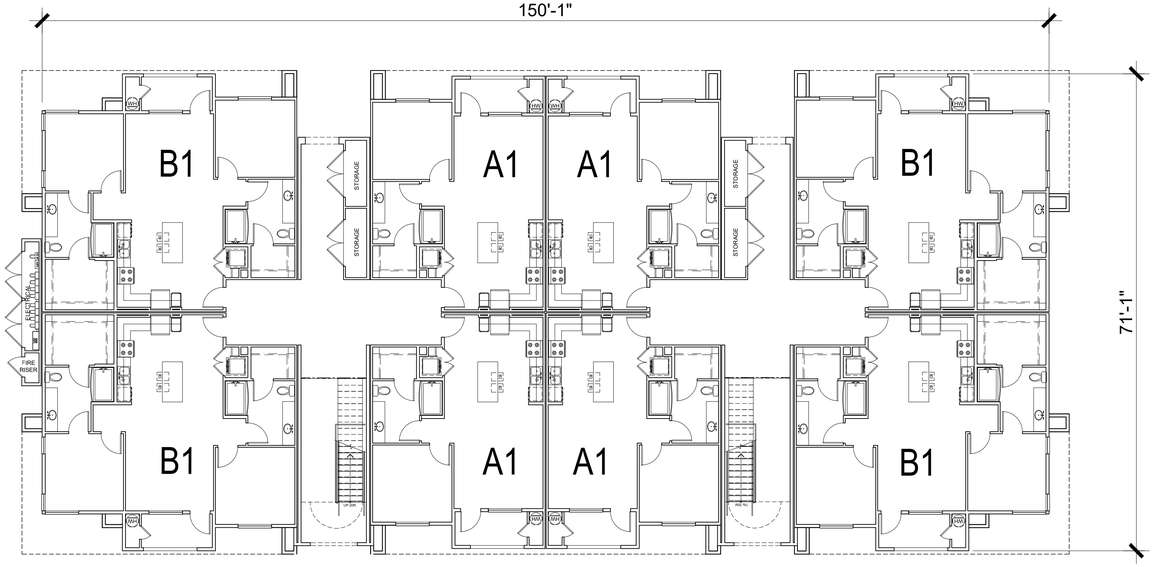


2ND LEVEL



1ST LEVEL

BUILDING TYPE B FLOOR PLAN

A3.0

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

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

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

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Design.
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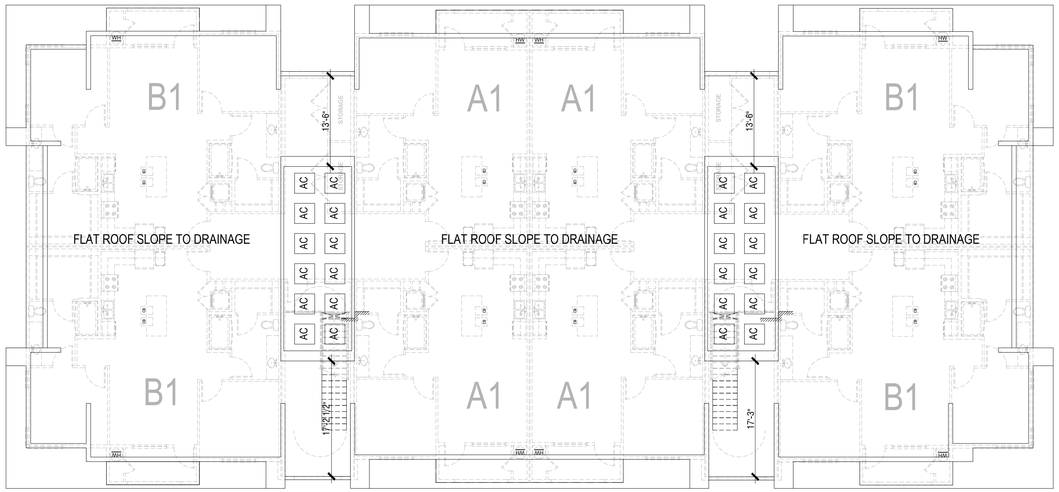
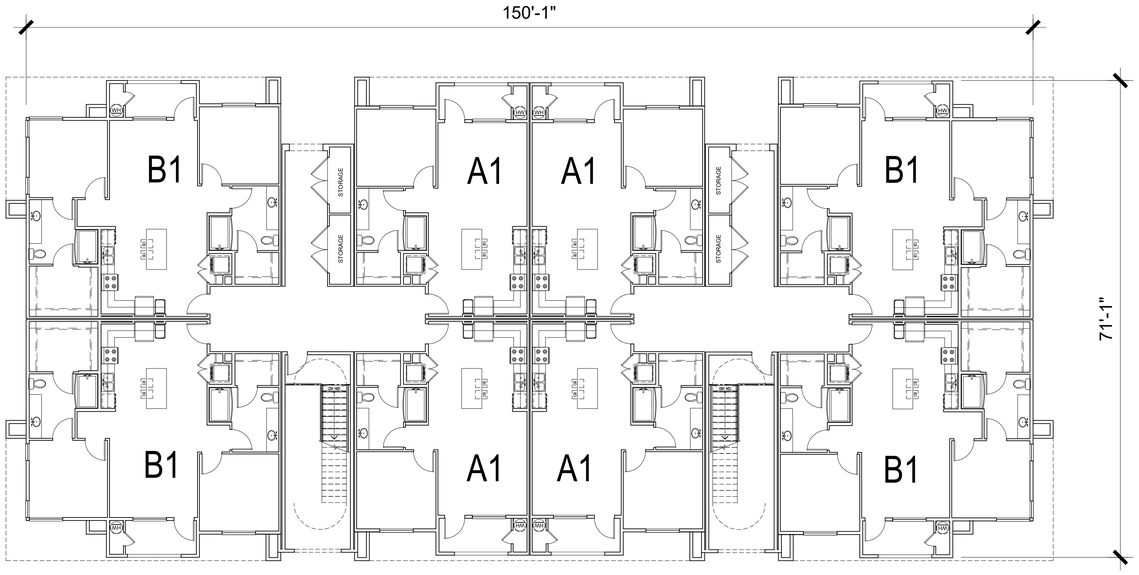


ROOF LEVEL



3RD LEVEL

BUILDING TYPE B FLOOR PLAN

A3.1

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

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

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Architecture.
Design.
Relationships.

ELEVATION B

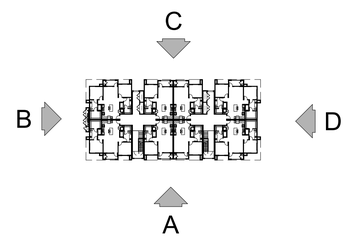
ELEVATION A

MATERIALS LEGEND

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

ELEVATION D

ELEVATION C



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

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

A3.2

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

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ELEVATION B

ELEVATION A

MATERIALS LEGEND

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12	CANOPY
13	METAL GATE
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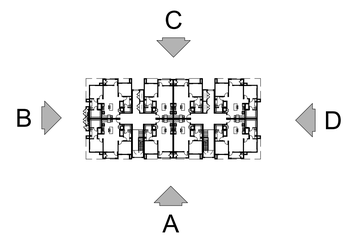
15	SECTIONAL OVERHEAD DOOR

ELEVATION D

ELEVATION C



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

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

A3.3

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

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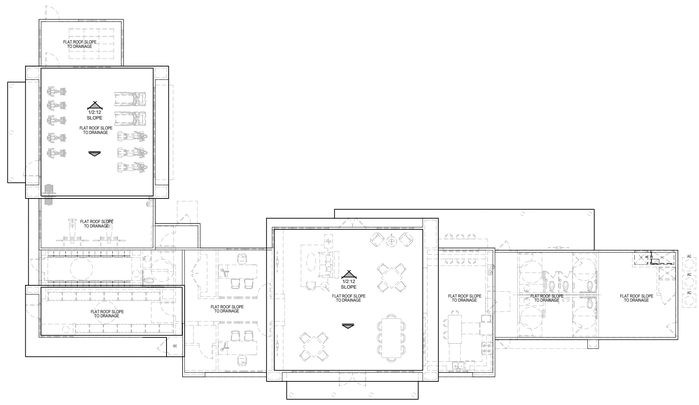
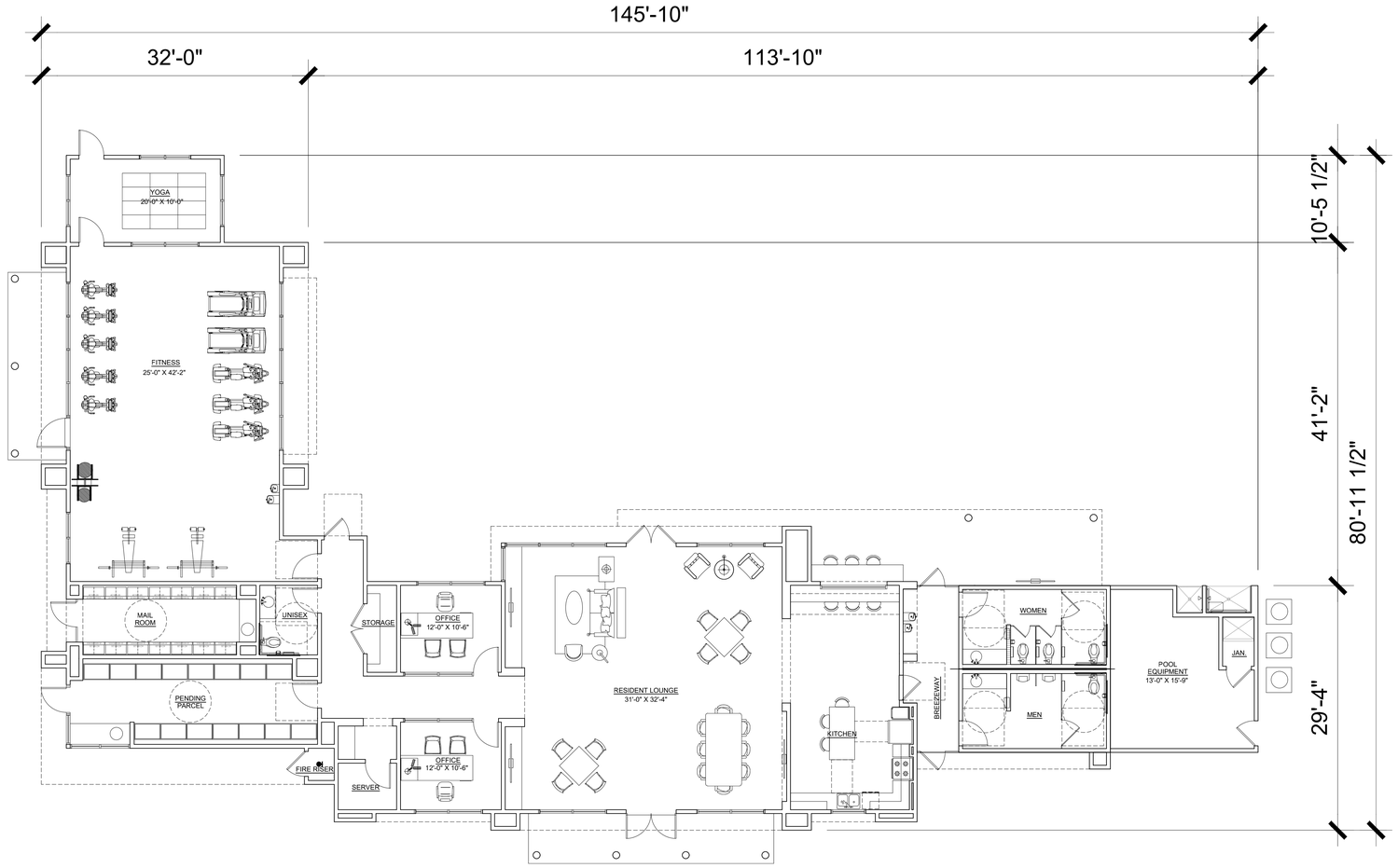


ROOF PLAN



FLOOR PLAN

CLUBHOUSE		
CONDITIONED AREA: RESIDENT LOUNGE, FITNESS, OFFICE	3644	SQ. FT.
UNCONDITIONED AREA: MAIL ROOM	170	SQ. FT.
CONDITIONED AREA: PARCEL PENDING	292	SQ. FT.
UNCONDITIONED AREA: POOL EQUIPMENT	270	SQ. FT.
UNCONDITIONED AREA: POOL BATHS & PORCH	846	SQ. FT.
TOTAL GROSS AREA UNDER COVERED ROOF	5221	SQ. FT.

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

NORTH

CLUBHOUSE LEASING FLOOR PLAN

A4.0

1/8"=1'-0" 0 4' 8' 16' 24'

DATE: 08-30-23
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SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

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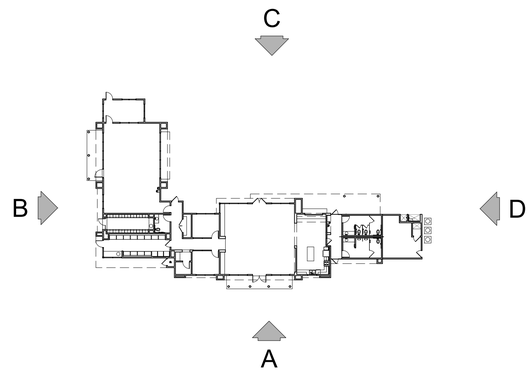
Architecture. Design. Relationships.

ELEVATION A

ELEVATION C

MATERIALS LEGEND

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



1/8"=1'-0" (0, 4', 8', 16', 24')

CLUBHOUSE ELEVATIONS

A4.1

SUNDANCE APARTMENTS

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Design.
Relationships.

ELEVATION B

ELEVATION D

MATERIALS LEGEND

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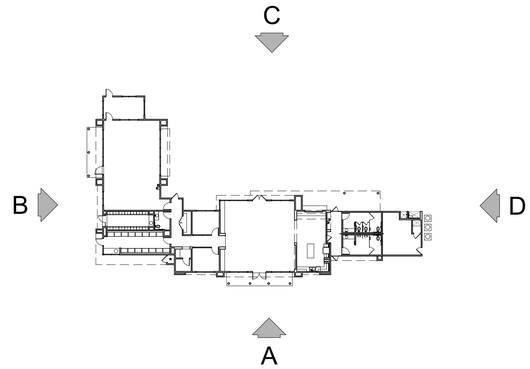
15	SECTIONAL OVERHEAD DOOR



1/8"=1'-0" 0 4' 8' 16' 24'

CLUBHOUSE ELEVATIONS

A4.2

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

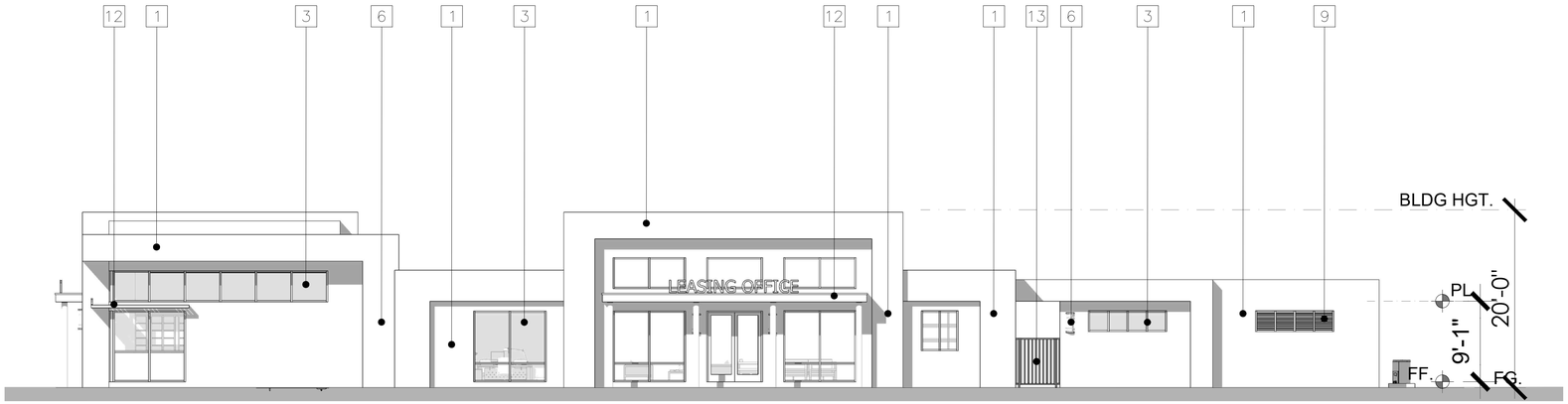
PLZSP-22-00044

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

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

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

Architecture.
Design.
Relationships.

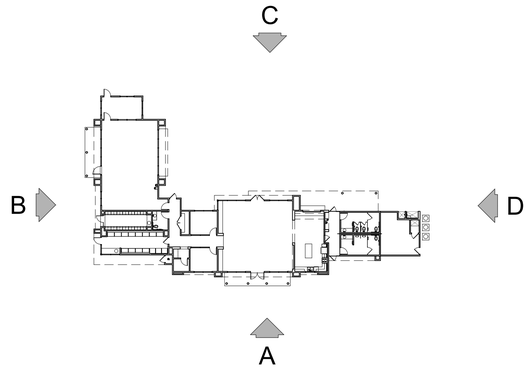


ELEVATION A

MATERIALS LEGEND

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

ELEVATION C



1/8"=1'-0" 0 4' 8' 16' 24'

CLUBHOUSE ELEVATIONS

A4.3

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

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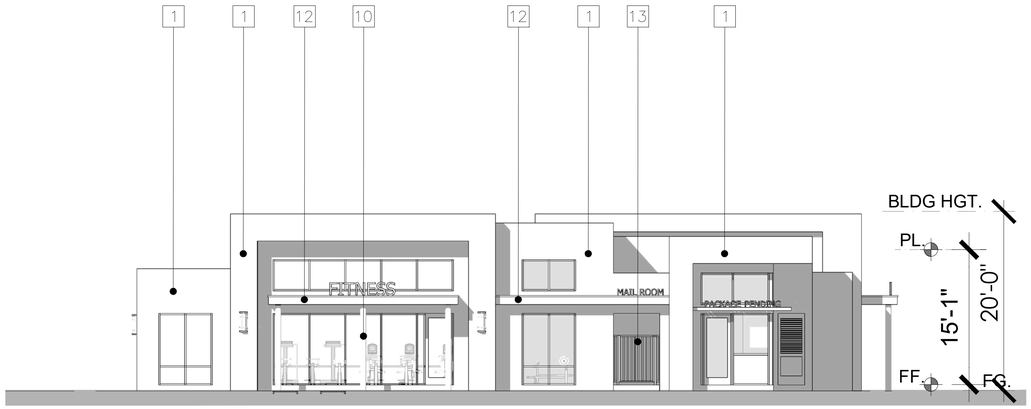
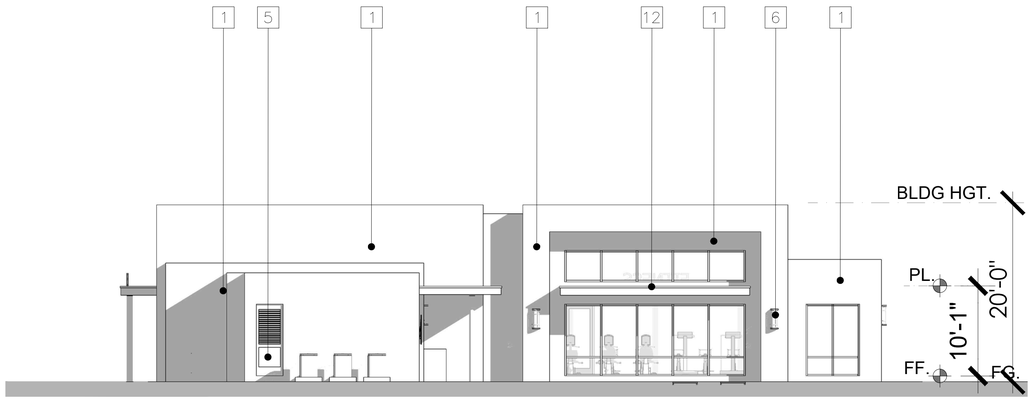
Design.
Relationships.



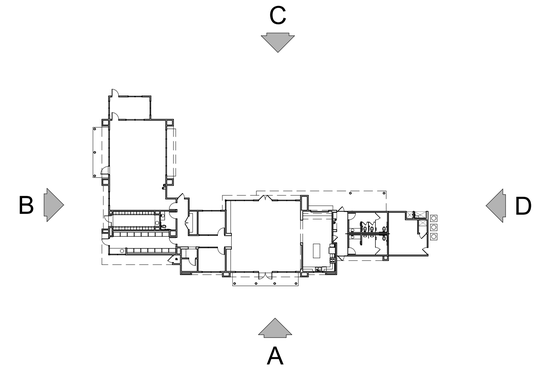
ELEVATION B



ELEVATION D

MATERIALS LEGEND

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



CLUBHOUSE ELEVATIONS

A4.4

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

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

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144 NORTH ORANGE ST., ORANGE, CA 92866
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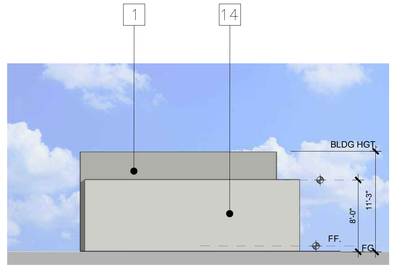
Architecture.
Design.
Relationships.



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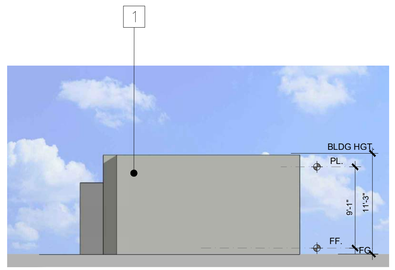
FRONT



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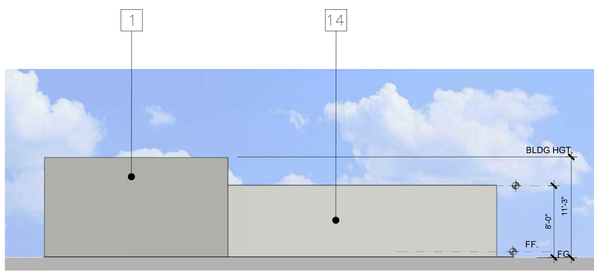
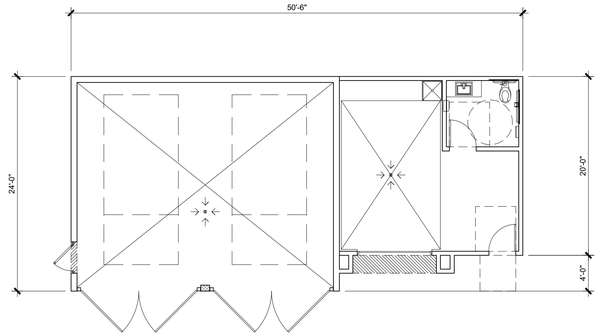


REAR

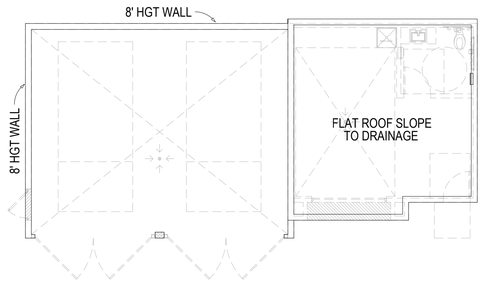
MATERIALS LEGEND

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



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

FLOOR PLAN



ROOF PLAN

TRASH & MAINTENANCE FLOOR PLAN & ELEVATIONS

4.5

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

DATE: 08-30-23
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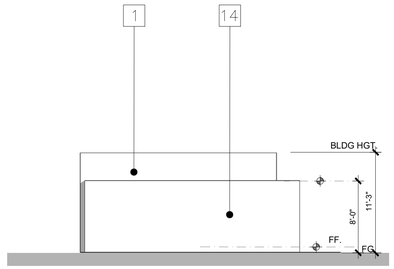
7147 E RANCHO VISTA DR. SUITE B01, SCOTTSDALE, AZ 85251

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

Architecture.
Design.
Relationships.



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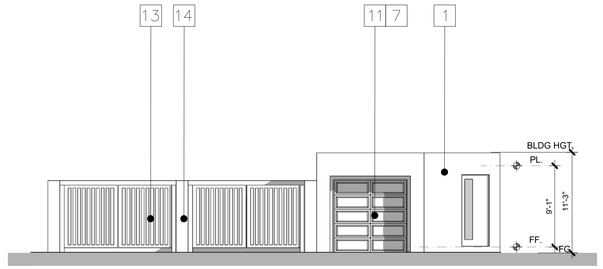
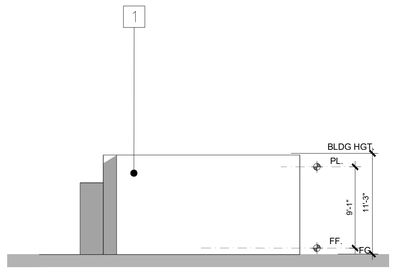
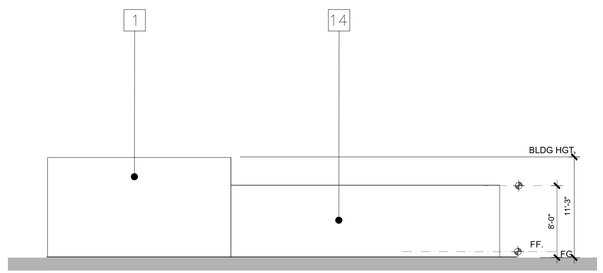


FRONT



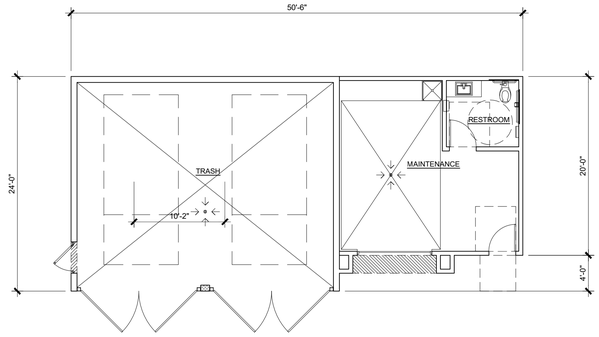
RIGHT



REAR

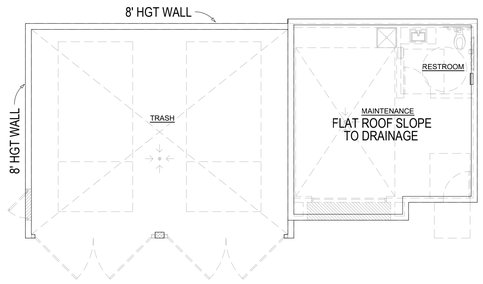
MATERIALS LEGEND

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



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

FLOOR PLAN



ROOF PLAN

TRASH & MAINTENANCE FLOOR PLAN & B&W ELEVATIONS

4.6

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

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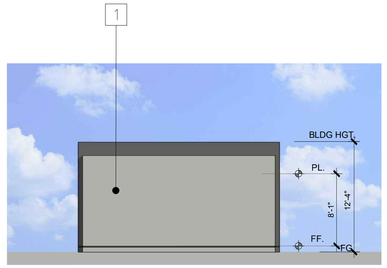
ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

Architecture.
Design.
Relationships.



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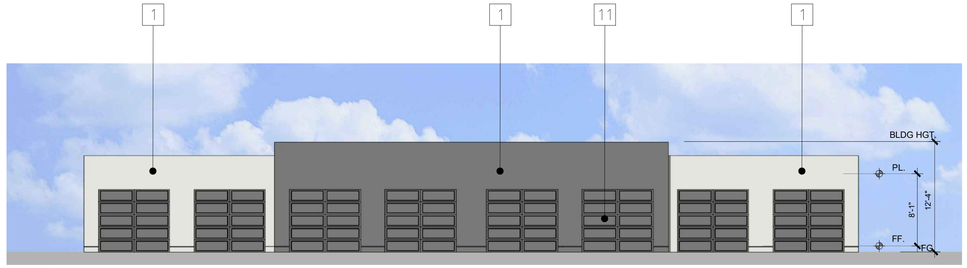

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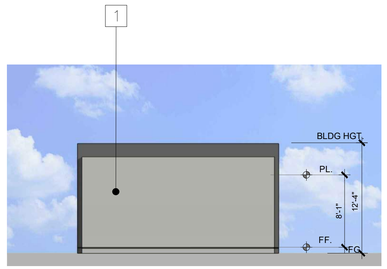

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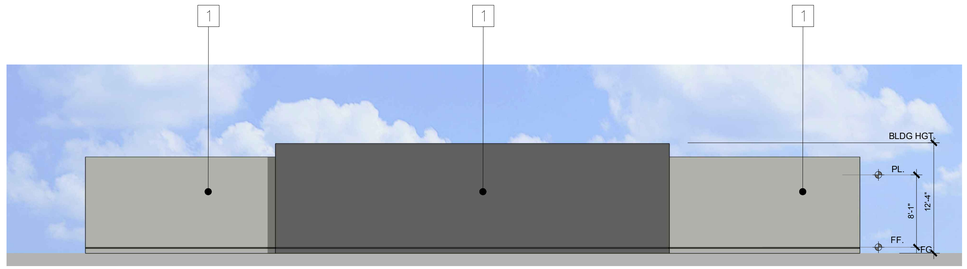
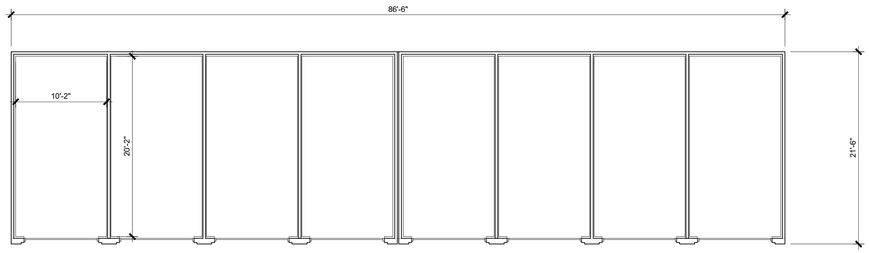


REAR

MATERIALS LEGEND

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



FLOOR PLAN

ROOF PLAN

8 CAR GARAGE FLOOR PLAN & ELEVATIONS

A4.7

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

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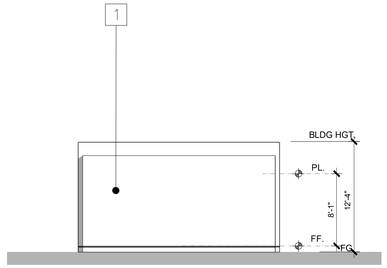
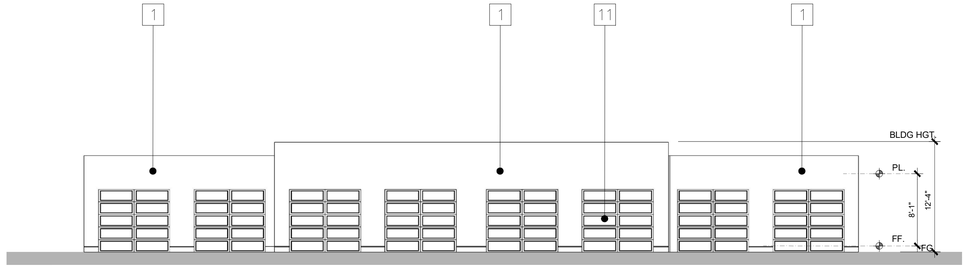
MODUS COMPANY
7147 E RANCHO VISTA DR. SUITE B01, SCOTTSDALE, AZ 85251

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

Architecture.
Design.
Relationships.



LEFT



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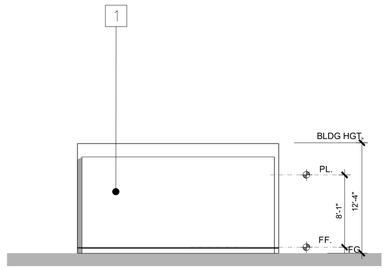

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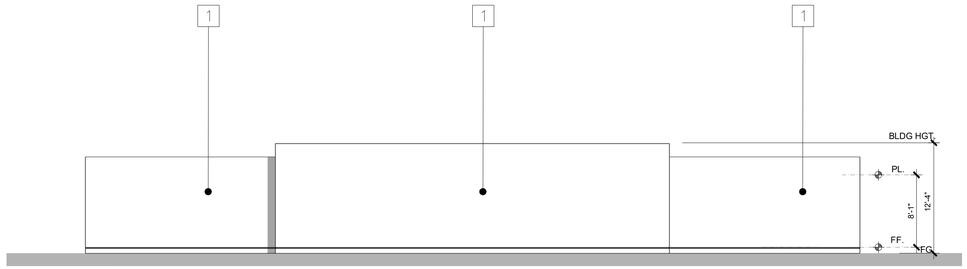
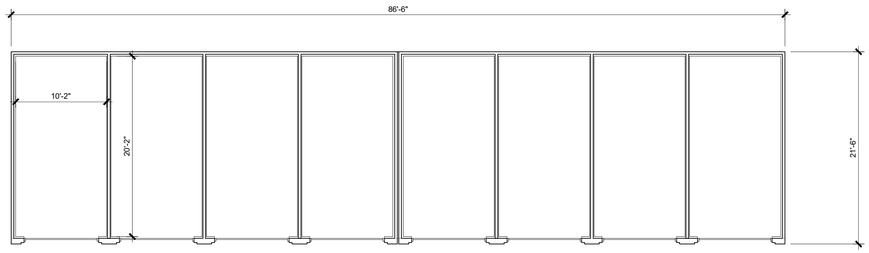


REAR

MATERIALS LEGEND

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



FLOOR PLAN

ROOF PLAN

8 CAR GARAGE FLOOR PLAN AND B&W ELEVATIONS

A4.8

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

DATE: 08-30-23
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ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
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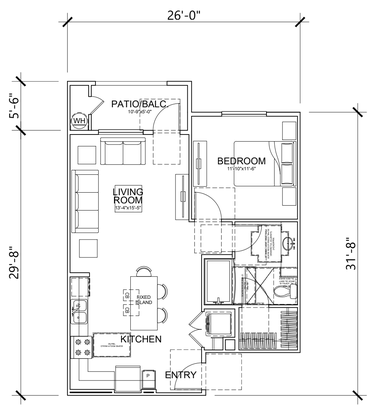
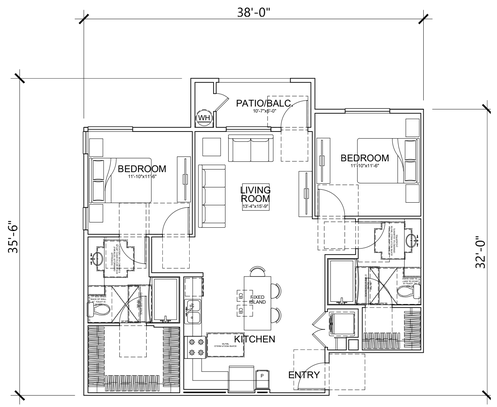
Architecture.
Design.
Relationships.

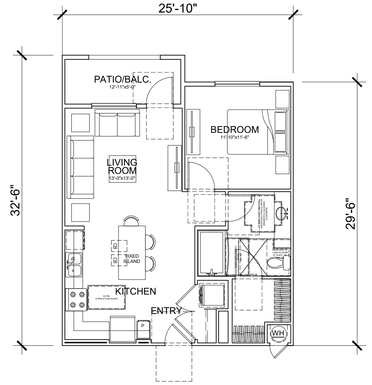


UNIT A1: 1BR / 1BA
LIVABLE AREA: 746 SQ. FT.
PATIO/ BALCONY AREA: 54 SQ. FT.
QUANTITY: 72 = 26%

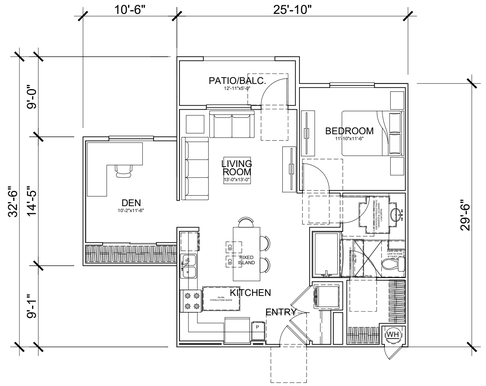


UNIT B1: 2BR / 2BA
LIVABLE AREA: 1113 SQ. FT.
PATIO/ BALCONY AREA: 53 SQ. FT.
QUANTITY: 72 = 26%

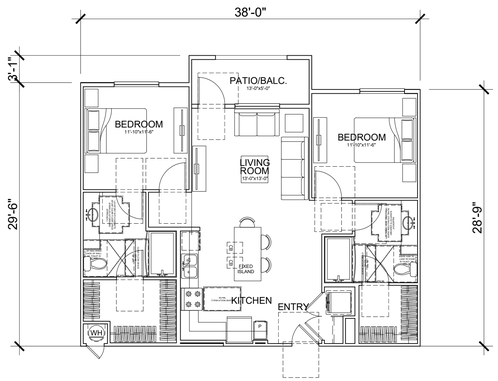
UNIT PLANS FOR BUILDING TYPE B



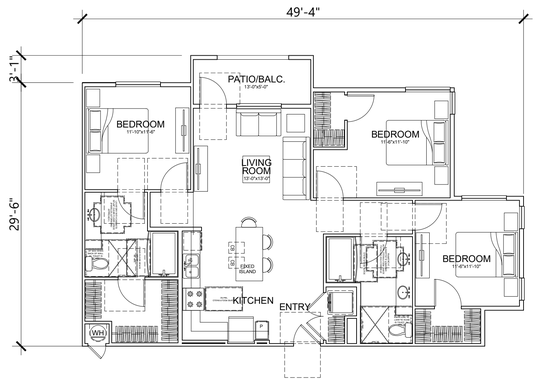
UNIT A2: 1BR / 1BA
LIVABLE AREA: 728 SQ. FT.
PATIO/ BALCONY AREA: 65 SQ. FT.
QUANTITY: 22 = 8%



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



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



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

UNIT PLANS FOR BUILDING TYPE A

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

1/8"=1'-0" (0, 4', 8', 16', 24')

UNITS PLAN

A5.0

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

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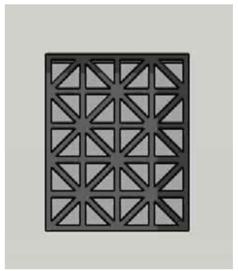
ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

Architecture. Design. Relationships.

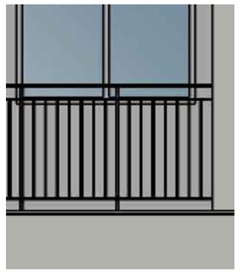
STUCCO 30 / 30
SAND FINISH
A

VYNIL WINDOW
WHITE
B

LIGHT FIXTURE
C



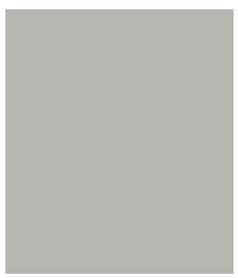
DECORATION
PANEL
D



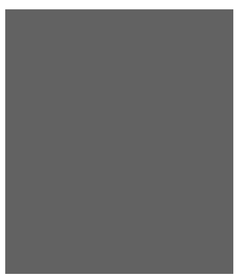
METAL RAILING
E

8" CMU WITH
2" CAPBLOCK
F

MOONLIGHT
DRYVIT 612
1



DUNN EDWARDS
CHURCH MOUSE
DET 603
2



DUNN EDWARDS
CHARCOAL SMUDGE
DE 6370
3

DUNN EDWARDS
IRON FIXTURE
DE6384
4

COLOR & MATERIALS

A6.0

SUNDANCE APARTMENTS

BUCKEYE, ARIZONA

PLZSP-22-00044

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

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

ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
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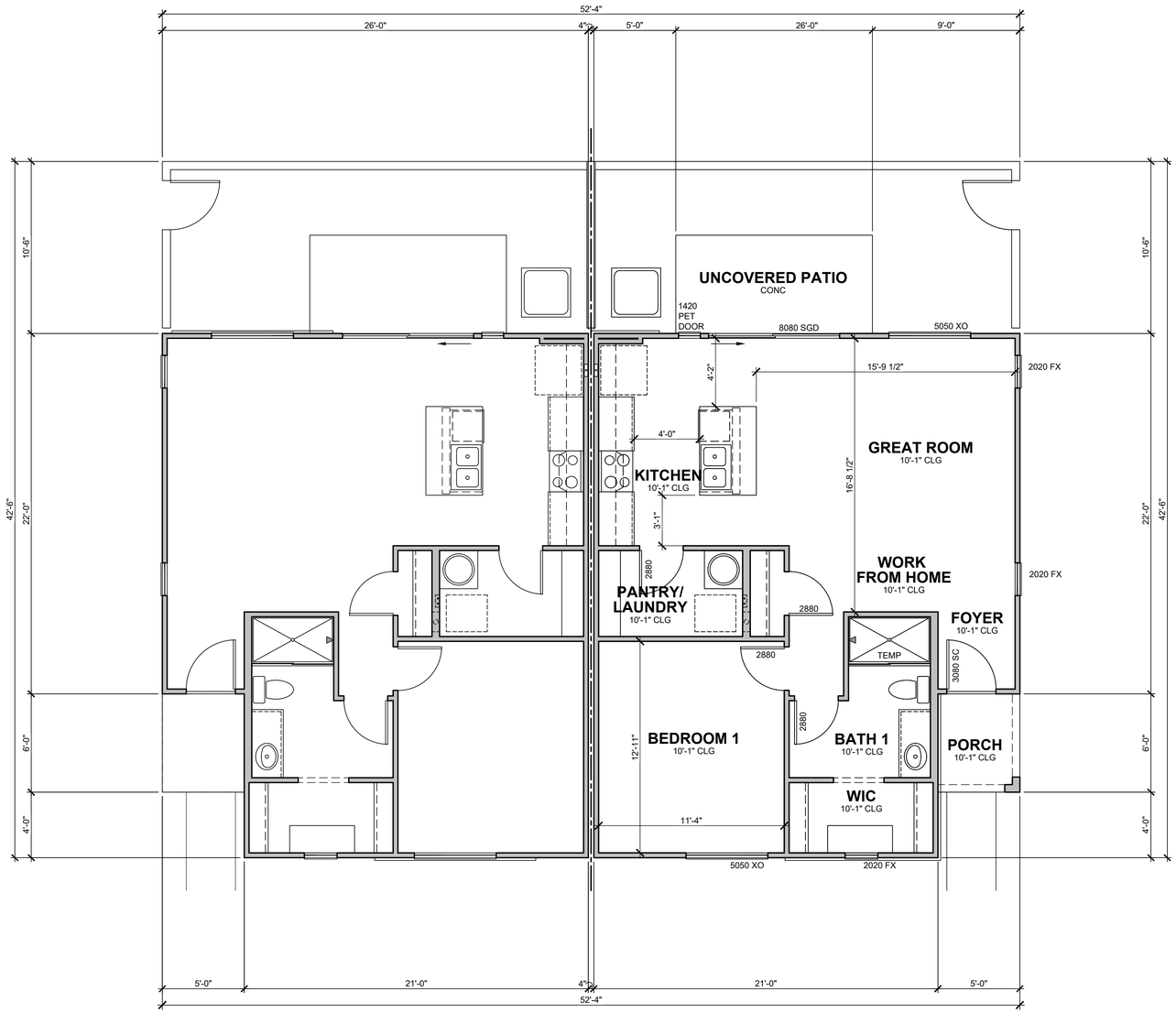
Architecture.
Design.
Relationships.

3R PLZSP-22-00044 RECEIVED SEPT 25 2023 WD



FLOOR PLAN

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

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

PLZSP-22-00044
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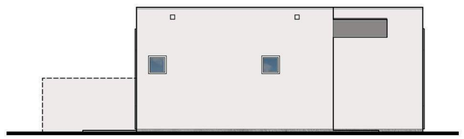
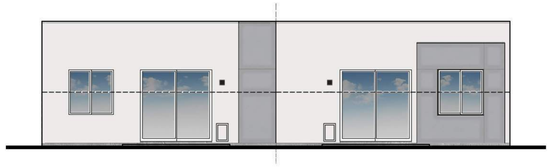
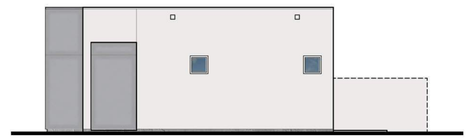


LEFT ELEVATION
ELEVATION A-B 1/8" = 1'-0"



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



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

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

COLOR SCHEME 2

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

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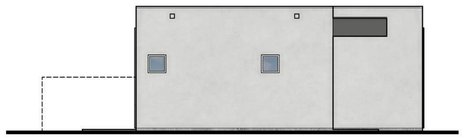
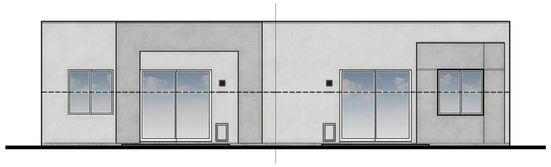
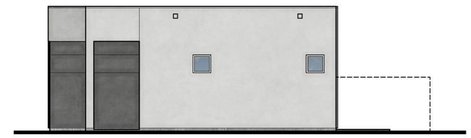


LEFT ELEVATION
ELEVATION A-C 1/8" = 1'-0"



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



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

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

COLOR SCHEME 1

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

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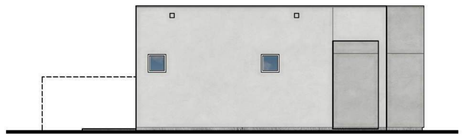
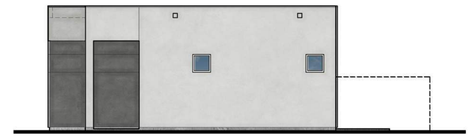


LEFT ELEVATION
ELEVATION B-C 1/8" = 1'-0"

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



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

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

COLOR SCHEME 1

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

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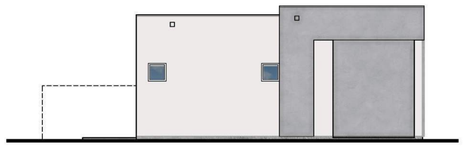
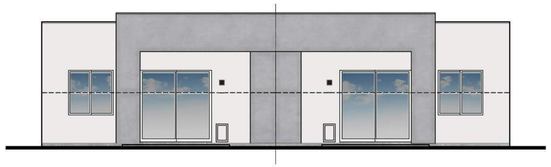
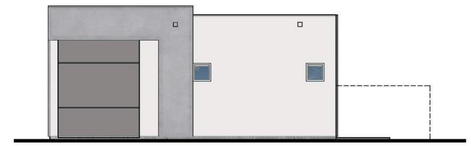


LEFT ELEVATION
ELEVATION E 1/8" = 1'-0"



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



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

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

COLOR SCHEME 2

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

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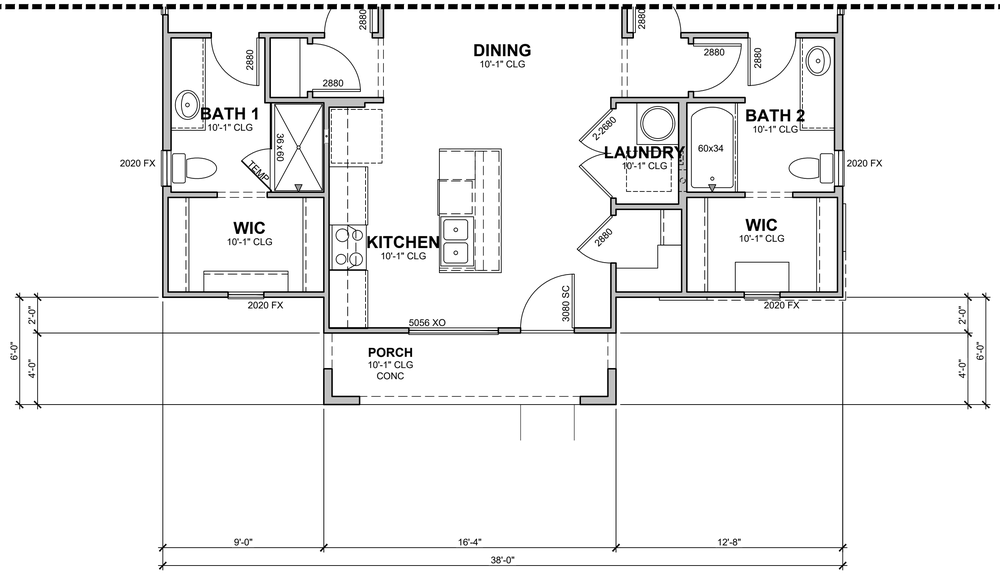
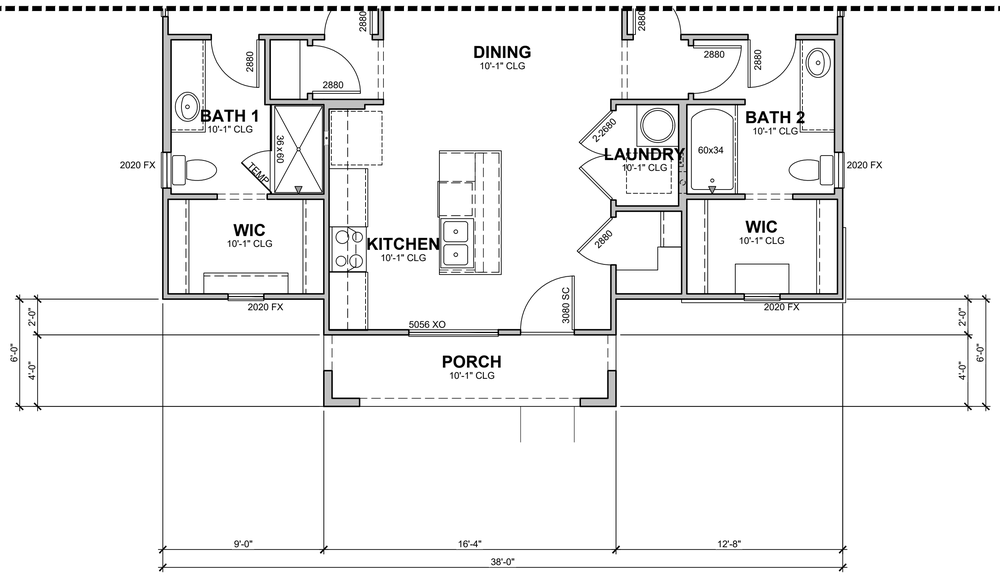
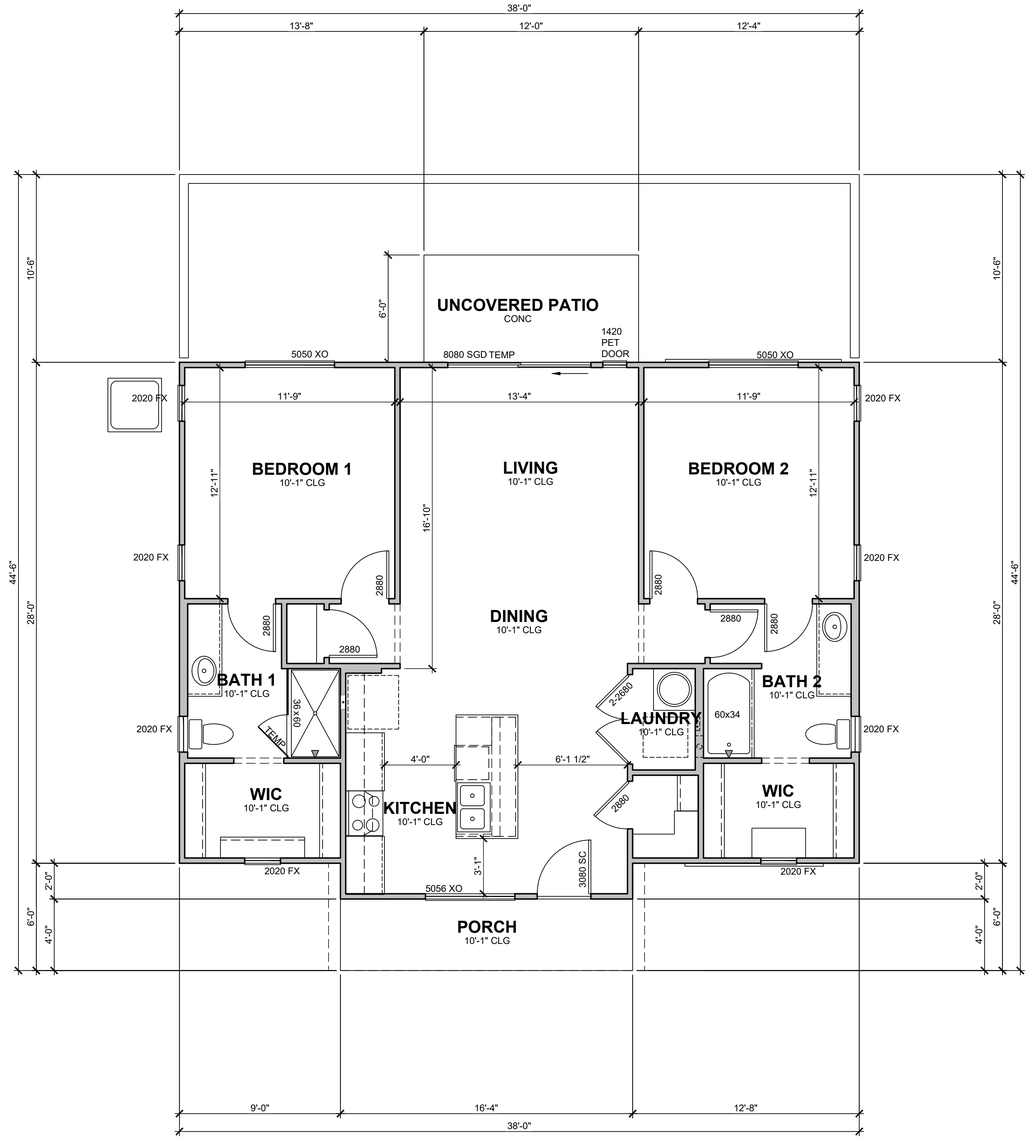


FLOOR PLAN
ELEVATION C 1/4" = 1'-0"



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



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

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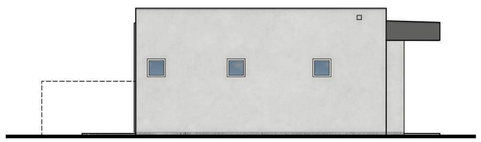
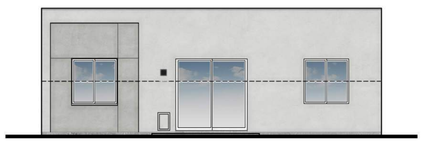
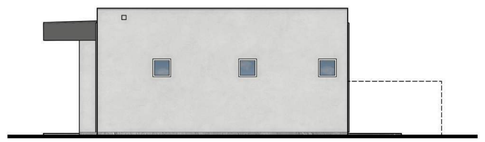


LEFT ELEVATION
ELEVATION A 1/8" = 1'-0"



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



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

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

COLOR SCHEME 1

PLAN 2 | SUNDANCE STATION | BUCKEYE, ARIZONA

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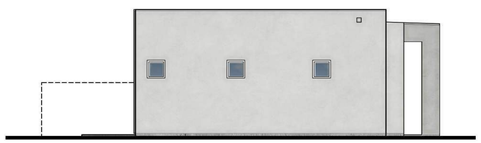
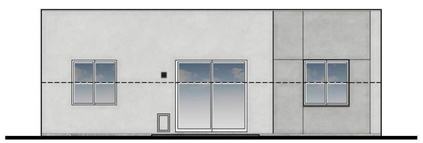


LEFT ELEVATION
ELEVATION B 1/8" = 1'-0"



REAR ELEVATION
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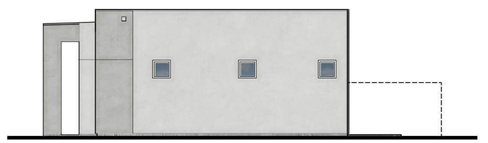

RIGHT ELEVATION
ELEVATION B 1/8" = 1'-0"

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

COLOR SCHEME 1

PLAN 2 | SUNDANCE STATION | BUCKEYE, ARIZONA

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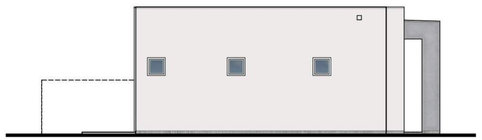
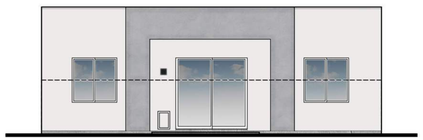
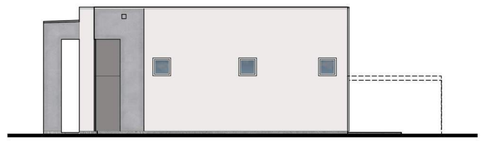


LEFT ELEVATION
ELEVATION C 1/8" = 1'-0"



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



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

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

COLOR SCHEME 2

PLAN 2 | SUNDANCE STATION | BUCKEYE, ARIZONA

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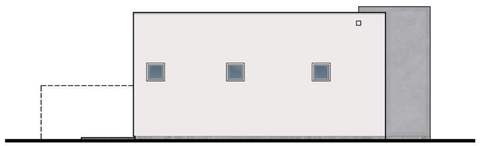
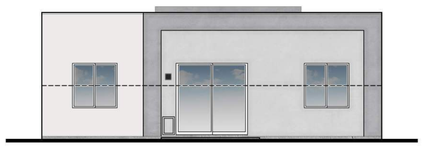
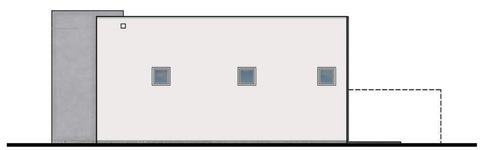


LEFT ELEVATION
ELEVATION D 1/8" = 1'-0"



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



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

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

COLOR SCHEME 2

PLAN 2 | SUNDANCE STATION | BUCKEYE, ARIZONA

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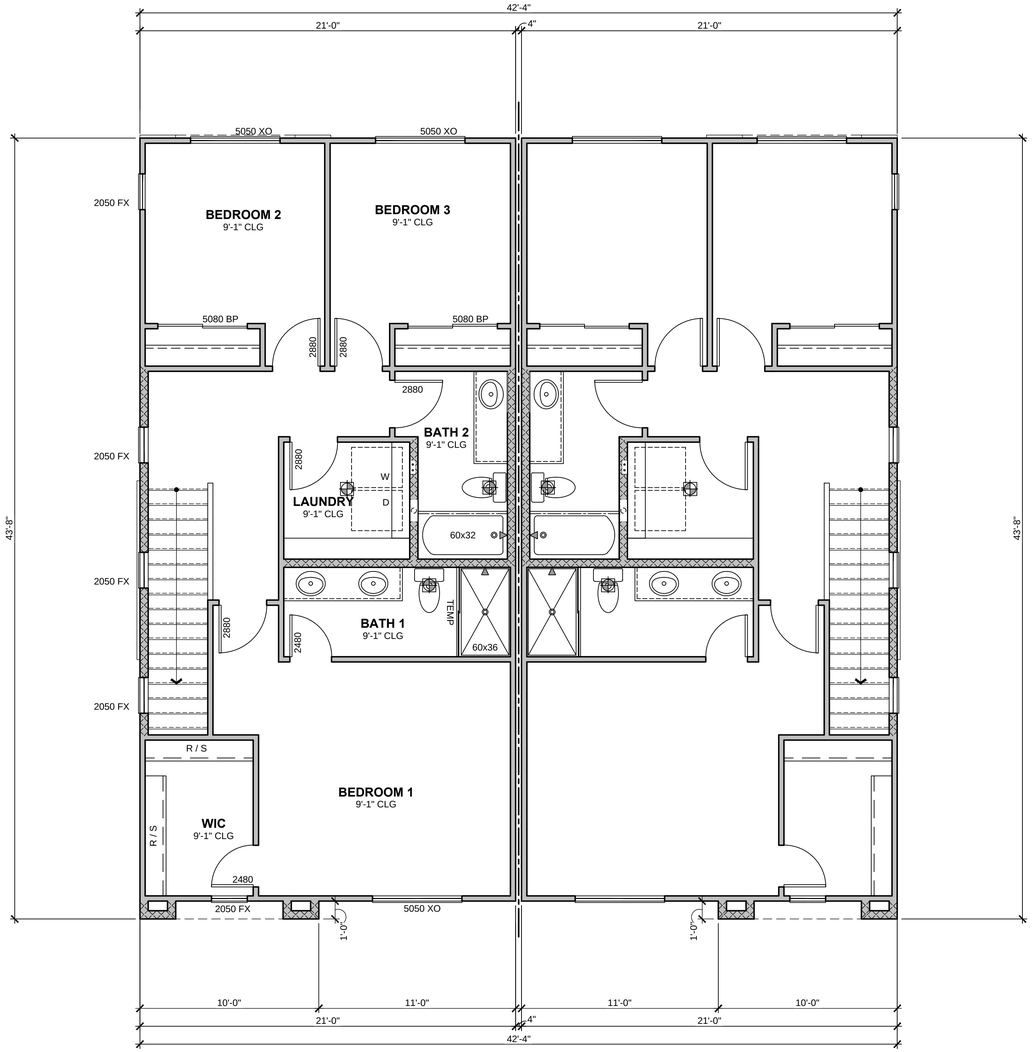
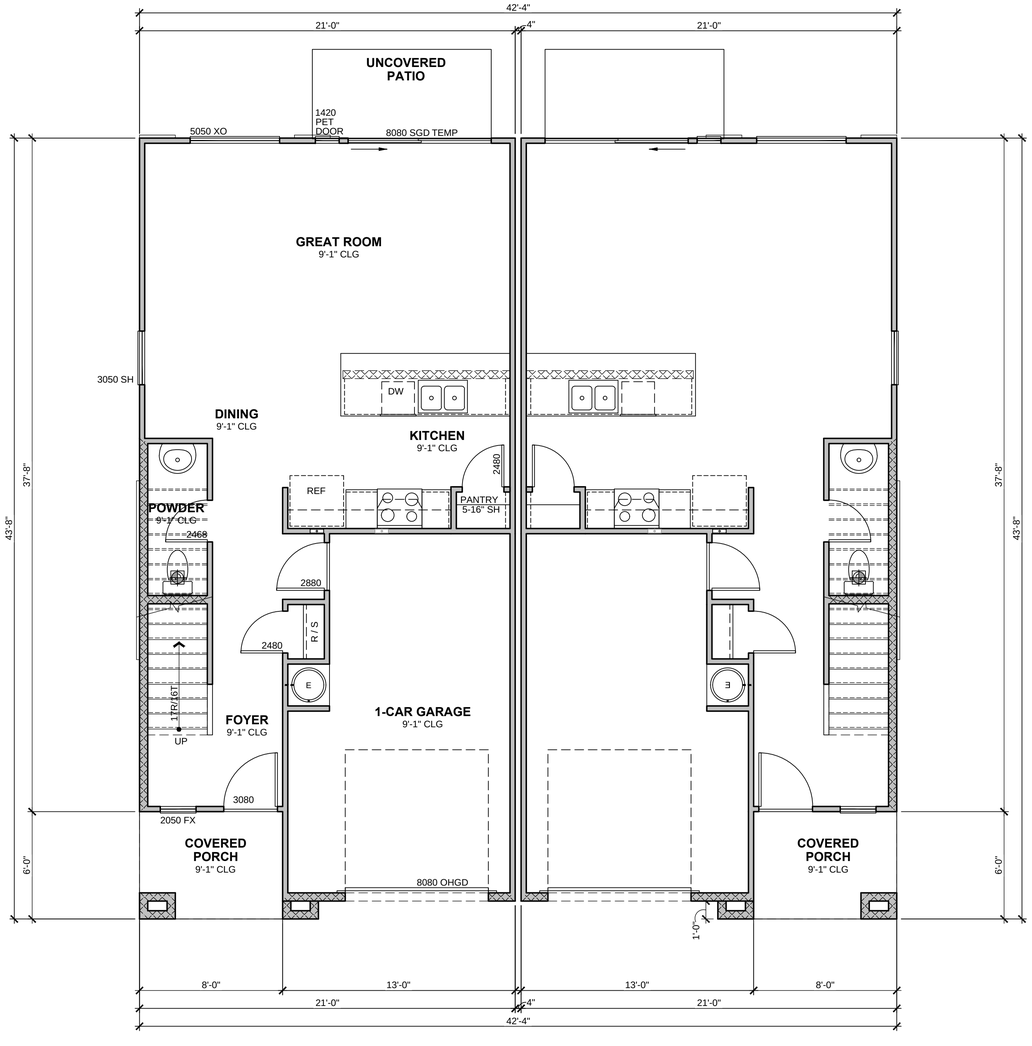


SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

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

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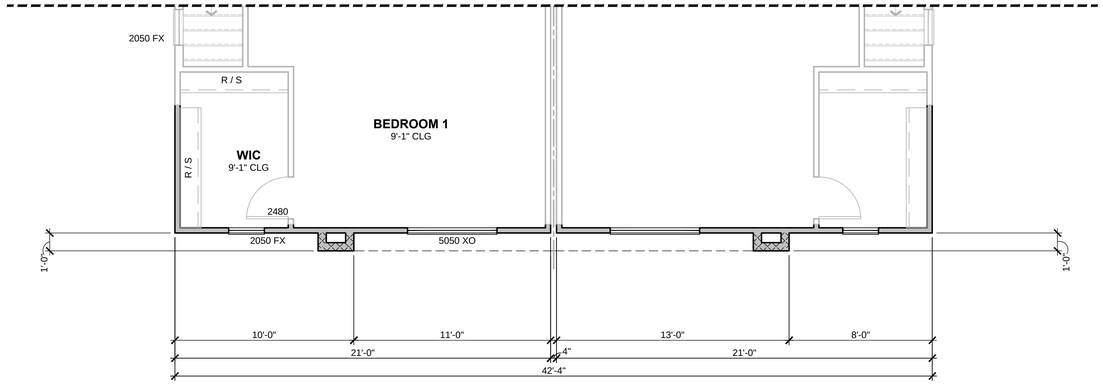
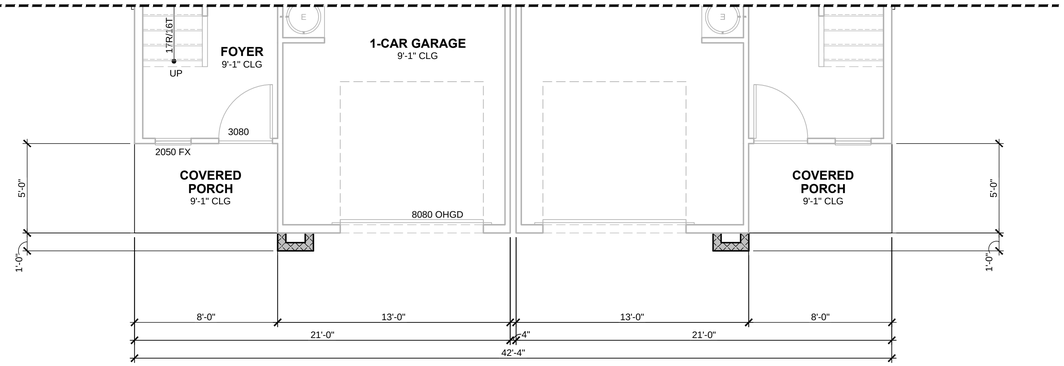
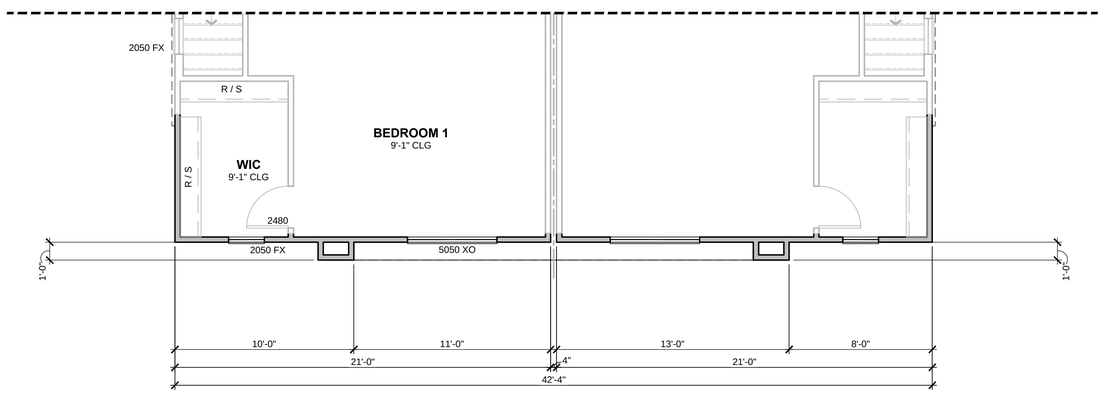


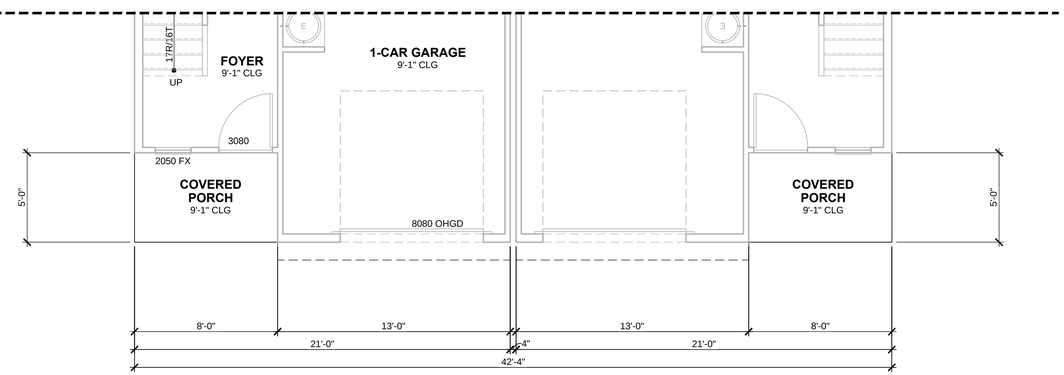
SECOND FLOOR PLAN
ELEVATION B-B 1/4" = 1'-0"



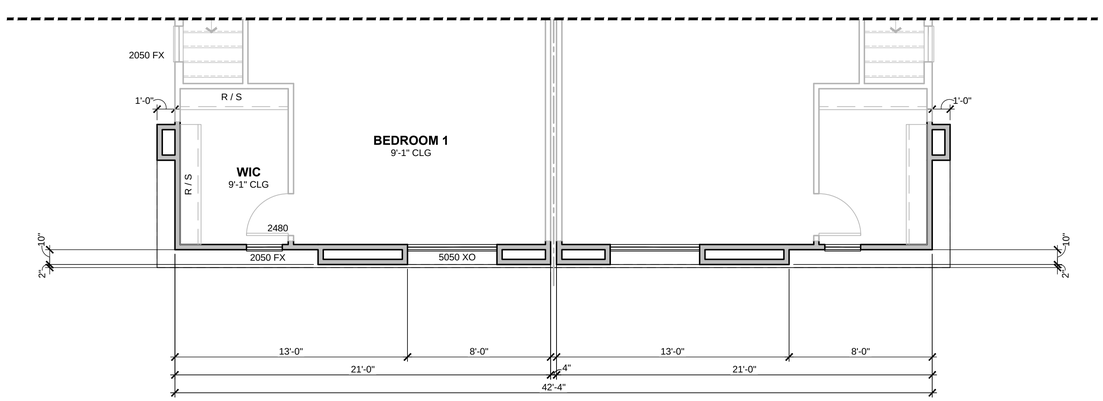
FIRST FLOOR PLAN
ELEVATION B-B 1/4" = 1'-0"



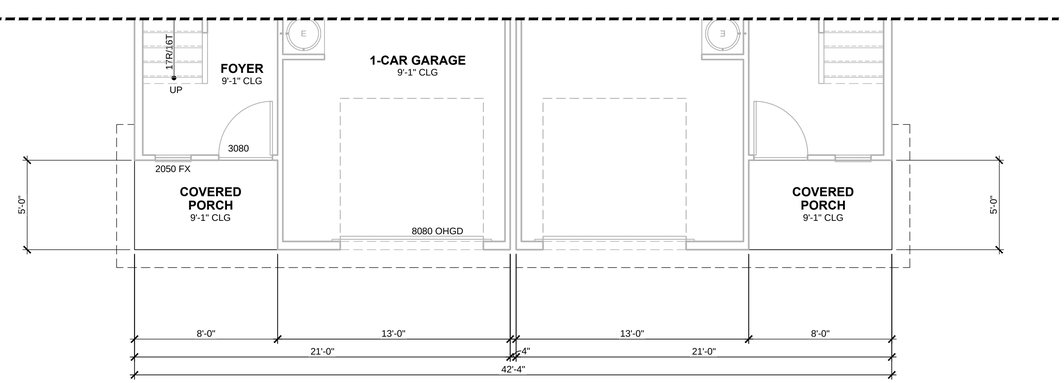
SECOND FLOOR PLAN
ELEVATION C-C 1/4" = 1'-0"



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



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



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

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

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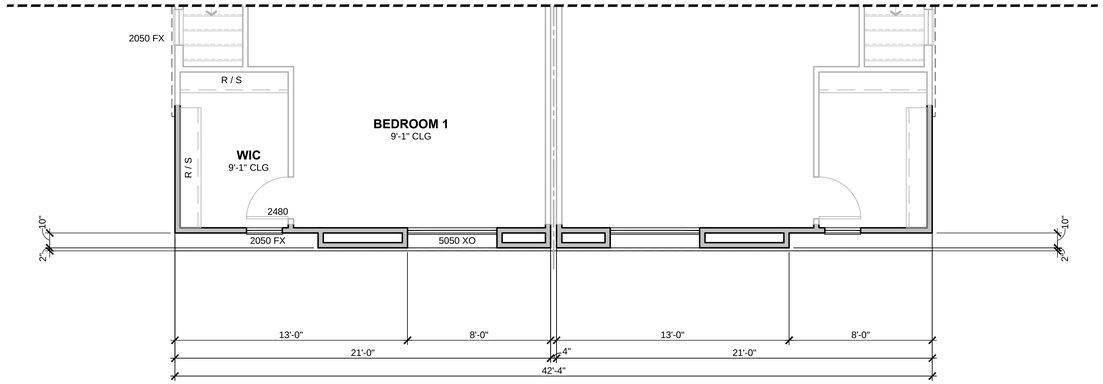
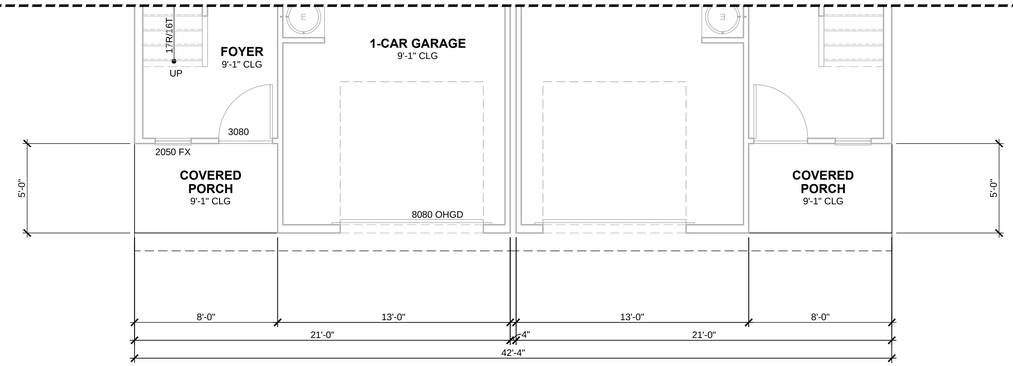


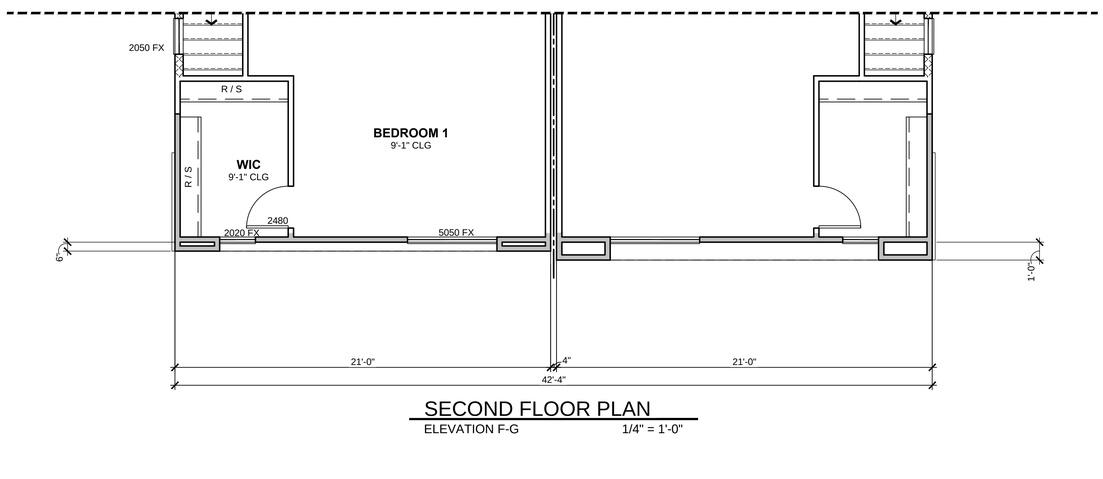
SECOND FLOOR PLAN

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



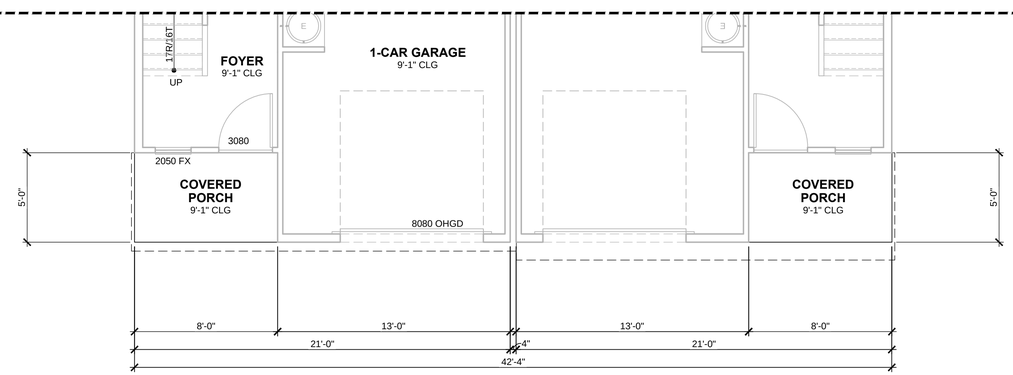
FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

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

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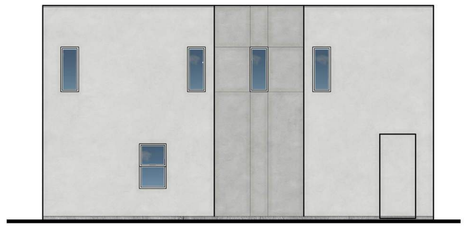

LEFT ELEVATION
ELEVATION A 1/8" = 1'-0"

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

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

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

COLOR SCHEME 1

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

PLZSP-22-00044
8-23-2023

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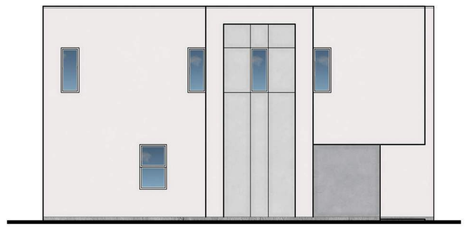
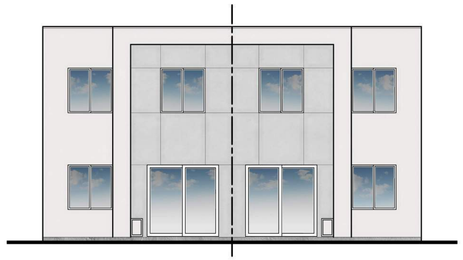


LEFT ELEVATION
ELEVATION B 1/8" = 1'-0"



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

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

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

COLOR SCHEME 2

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

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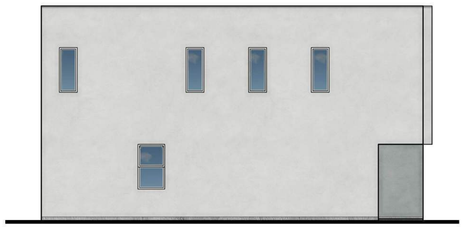
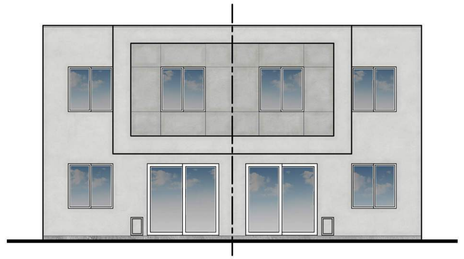
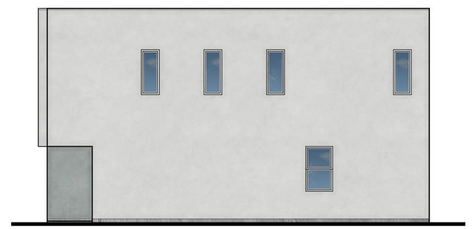


LEFT ELEVATION
ELEVATION C 1/8" = 1'-0"



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



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

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

COLOR SCHEME 1

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

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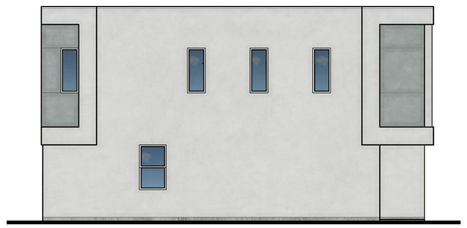
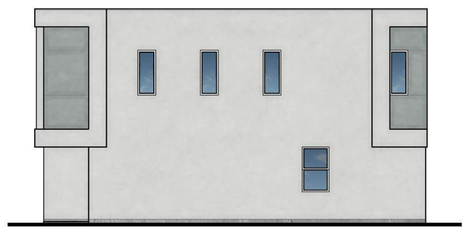


LEFT ELEVATION
ELEVATION D 1/8" = 1'-0"

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



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

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

COLOR SCHEME 1

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

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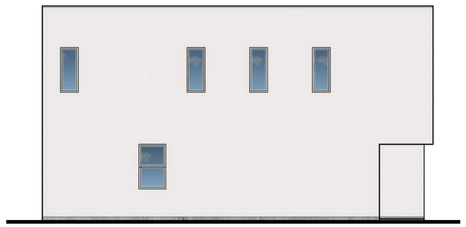
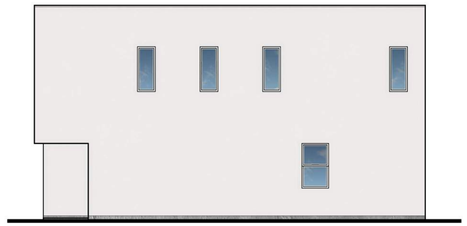


LEFT ELEVATION
ELEVATION E 1/8" = 1'-0"

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



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

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

COLOR SCHEME 2

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

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8-23-2023

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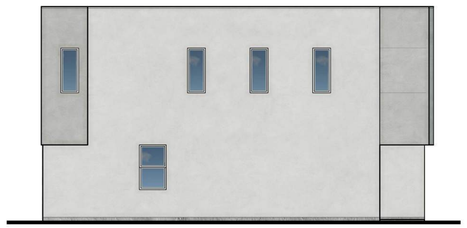
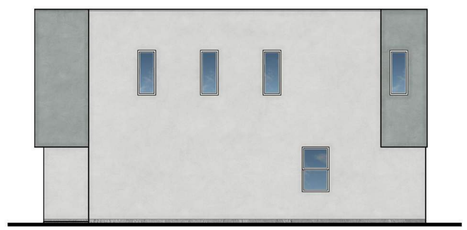


LEFT ELEVATION
ELEVATION F 1/8" = 1'-0"

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



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

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

COLOR SCHEME 1

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

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8-23-2023

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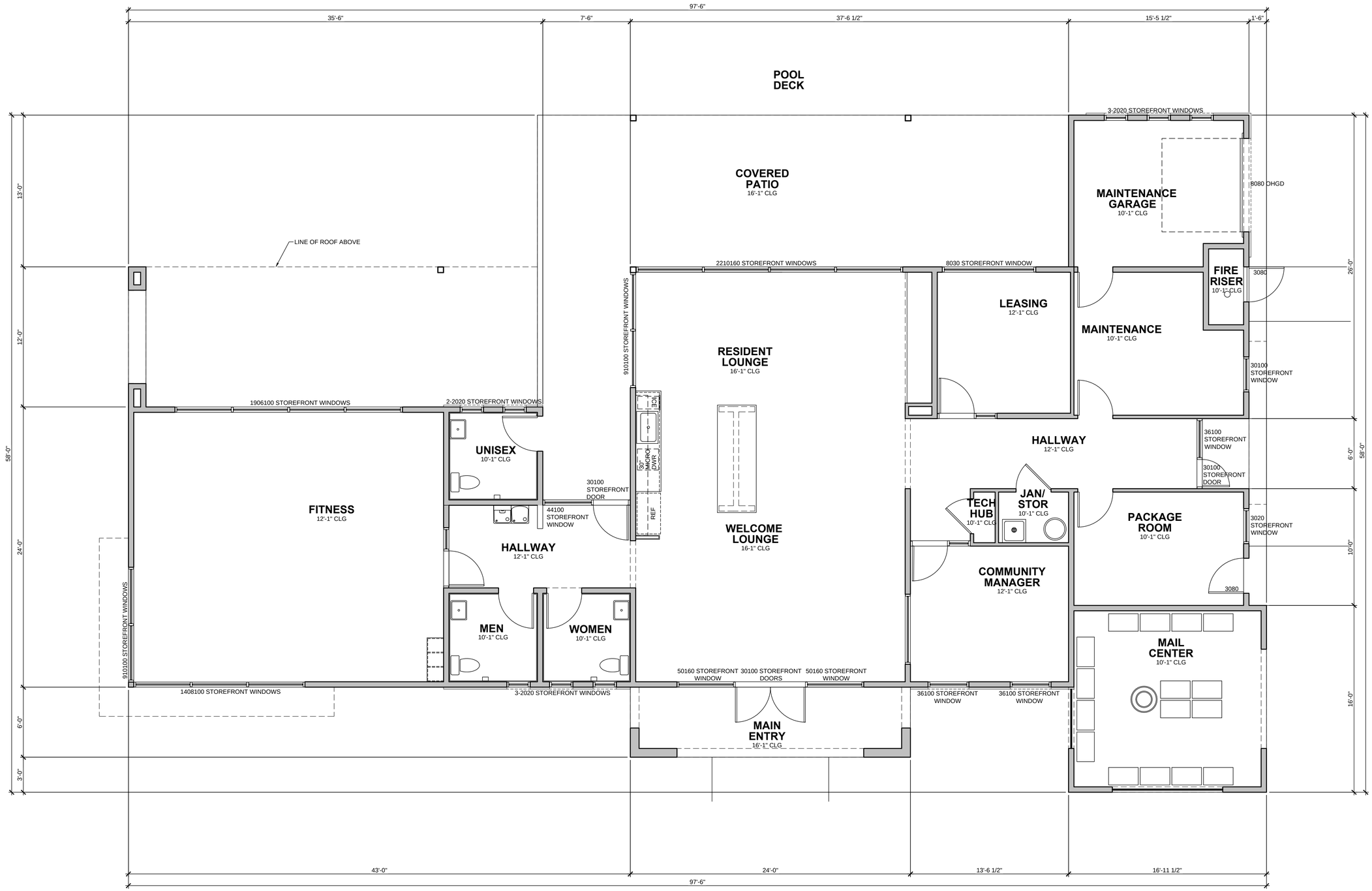

FLOOR PLAN
3/16" = 1'-0"

CLUBHOUSE | SUNDANCE STATION | BUCKEYE, ARIZONA

8-24-2023

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RIGHT ELEVATION

1/4" = 1'-0"

FRONT ELEVATION

1/4" = 1'-0"

CLUBHOUSE | SUNDANCE STATION | BUCKEYE, ARIZONA

8-29-2023

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

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

CLUBHOUSE | SUNDANCE STATION | BUCKEYE, ARIZONA

8-29-2023

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COLOR SCHEME-1

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

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

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

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

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

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

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FELTENGROUP
ARCHITECTURE | ENGINEERING | FORENSICS

COLOR SCHEME-2

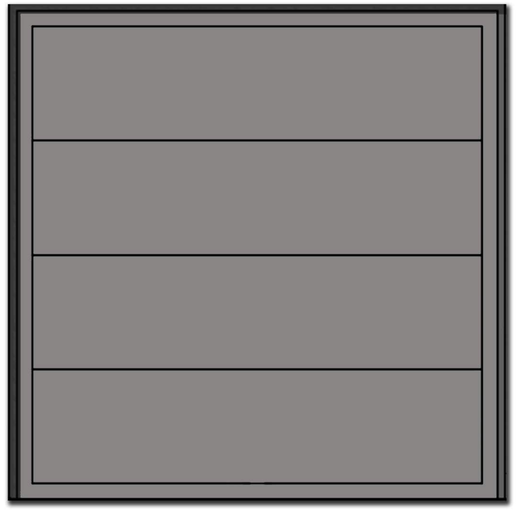
Main Body 1 :
Lace Veil (DE6372)
Mfr: Dryvit

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

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

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

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



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

BUCKEYE, ARIZONA

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MODUS
COMPANIES

SUNDANCE STATION

BUCKEYE, ARIZONA

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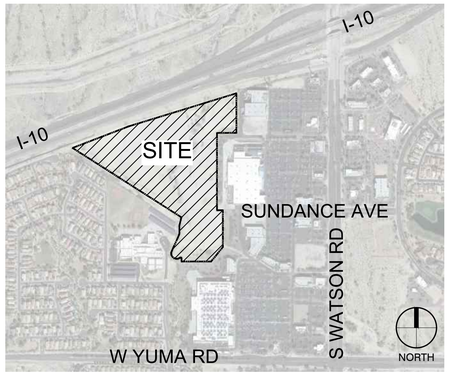
SUNDANCE STATION

VICINITY MAP (NOT TO SCALE)



GENERAL INFORMATION

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

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

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

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

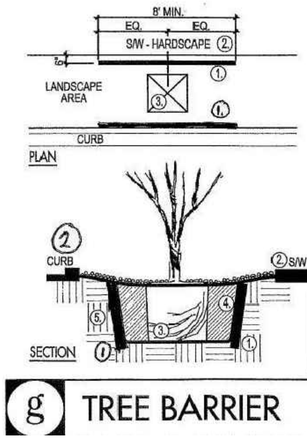
PROPOSED DENSITY
THE SITE WILL UNDERGO A SUBDIVISION TO CREATE TWO SEPARATE PROJECTS - THE GARDEN APARTMENTS ON THE EAST AND BUILD-TO-RENT (BTR) ON THE WEST. THE GARDEN APARTMENTS WILL COVER AN AREA OF 15.0 ACRES AND WILL HAVE A TOTAL OF 272 UNITS RESULTING IN DENSITY OF 18.1 DU/AC. THE BTR PROJECT WILL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

LANDSCAPE NOTES

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

TREE BARRIER DETAIL: NTS

GENERAL NOTES:
TREE BARRIERS ARE REQUIRED FOR ALL TREES ALONG PARKWAYS, LANDSCAPE ISLANDS, UNDERGROUND UTILITIES AND WHERE TREE CANOPY MAY OVERHANG PUBLIC RIGHT OF WAY

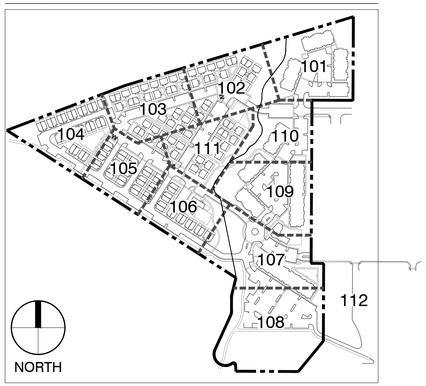


NOTES:
1. 24" DEEP - 8' LONG 'DEEP ROOT' MOLDED PANELS. TOP BURIED 1" BELOW SUB GRADE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. ADJACENT HARDSCAPE TO PROTECT.
3. TREE ROOTBALL TO REST ON UNDISTURBED SOIL.
4. AMENDED BACKFILL. REFER TO DETAIL A FOR TYPE.
5. NATIVE SOIL.

ROOT BARRIER:
MANUFACTURER: DEEP ROOT
MODEL: #UB-24-2
(OR APPROVED EQUAL)
SIZE: 24" DEEP x 24" WIDE

g TREE BARRIER

KEY PLAN: NTS



SHRUB LIST

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

BUILD-TO-RENT (BTR) COMMUNITY

SITE DATA

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

BUILDING SUMMARY

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

PARKING SUMMARY

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

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

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

SITE ENHANCEMENT: 323,979 SF

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

REQUIRED NUMBER OF TREE AND OTHER PLANTING

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

TOTAL REQUIRED TREES: 297

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

PLANT SCHEDULE - BTR

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

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

GARDEN APARTMENTS

SITE DATA

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

BUILDING SUMMARY

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

PARKING SUMMARY

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

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

*NOTE: GARAGE PARKING SPACES COUNT FOR HALF

SITE ENHANCEMENT: 351,781 SF

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

REQUIRED NUMBER OF TREE AND OTHER PLANTING

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

TOTAL REQUIRED TREES: 350

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

PLANT SCHEDULE - GARDEN APARTMENTS

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

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

PLZSP-22-00044

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602.420.2221
MODUSCOMPANIES.COM

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

REVISIONS:

No.	DATE	DESCRIPTION	BY

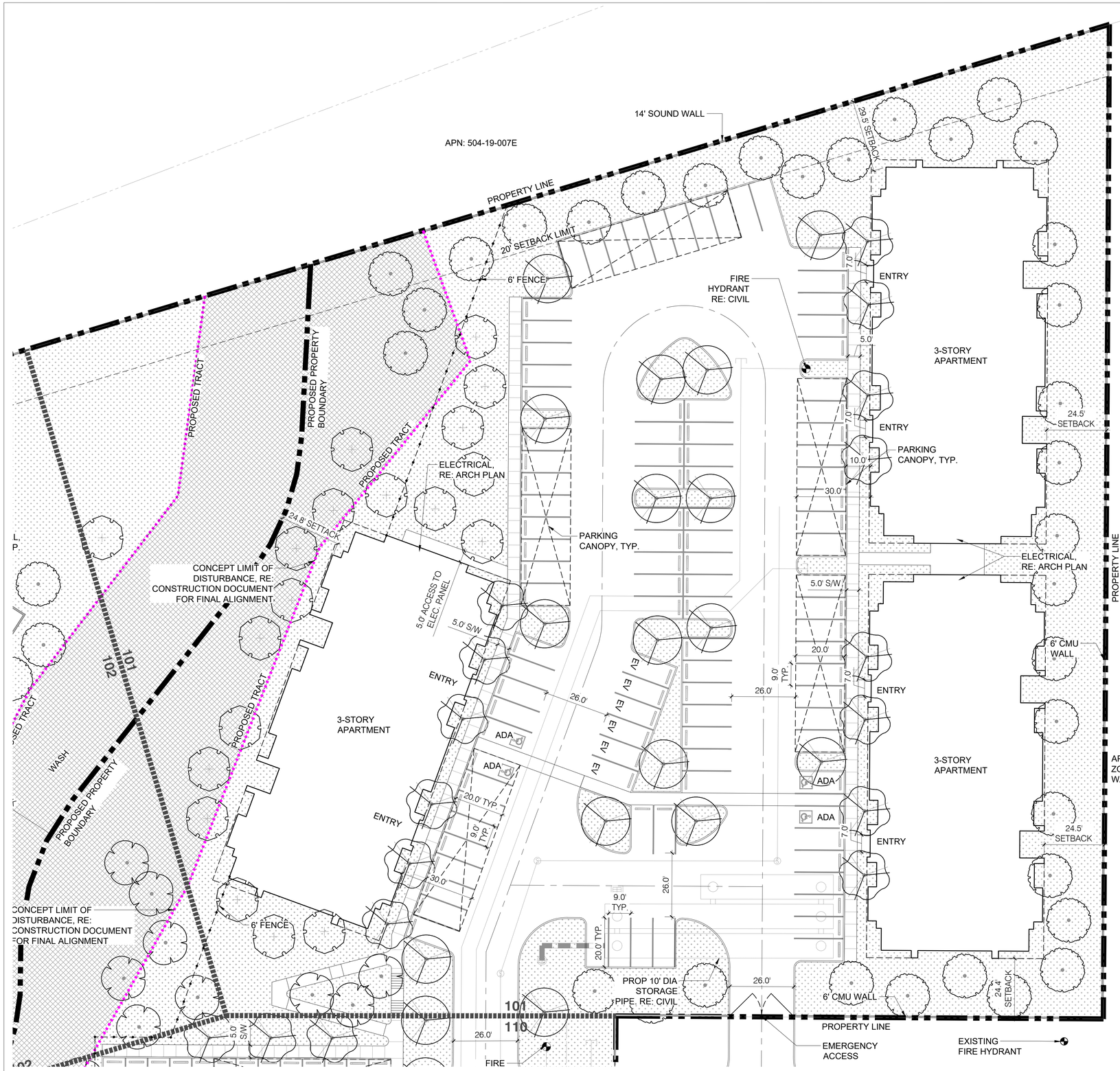
DESIGNED BY: JH / YL
DRAWN BY: YL
CHECKED BY: JH

SEAL:

DATE ISSUED:
12/4/2023

SHEET TITLE:
PLANTING PLAN COVER SHEET

SHEET NUMBER:
LP 001



1 PLANTING PLAN

1" = 20'

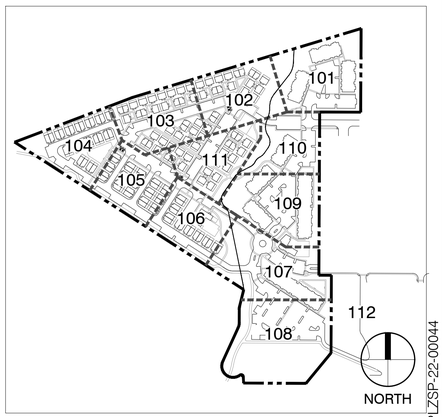
0 10' 20' 40'

SCALE: 1" = 20'-0"

NORTH

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

KEY PLAN: NTS



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SUNDANCE STATION

700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

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

SEAL:

REGISTERED LANDSCAPE ARCHITECT 27181 JAY V. HICKS ARIZONA, U.S.A. 12/4/2023

EXP. 6/30/2025

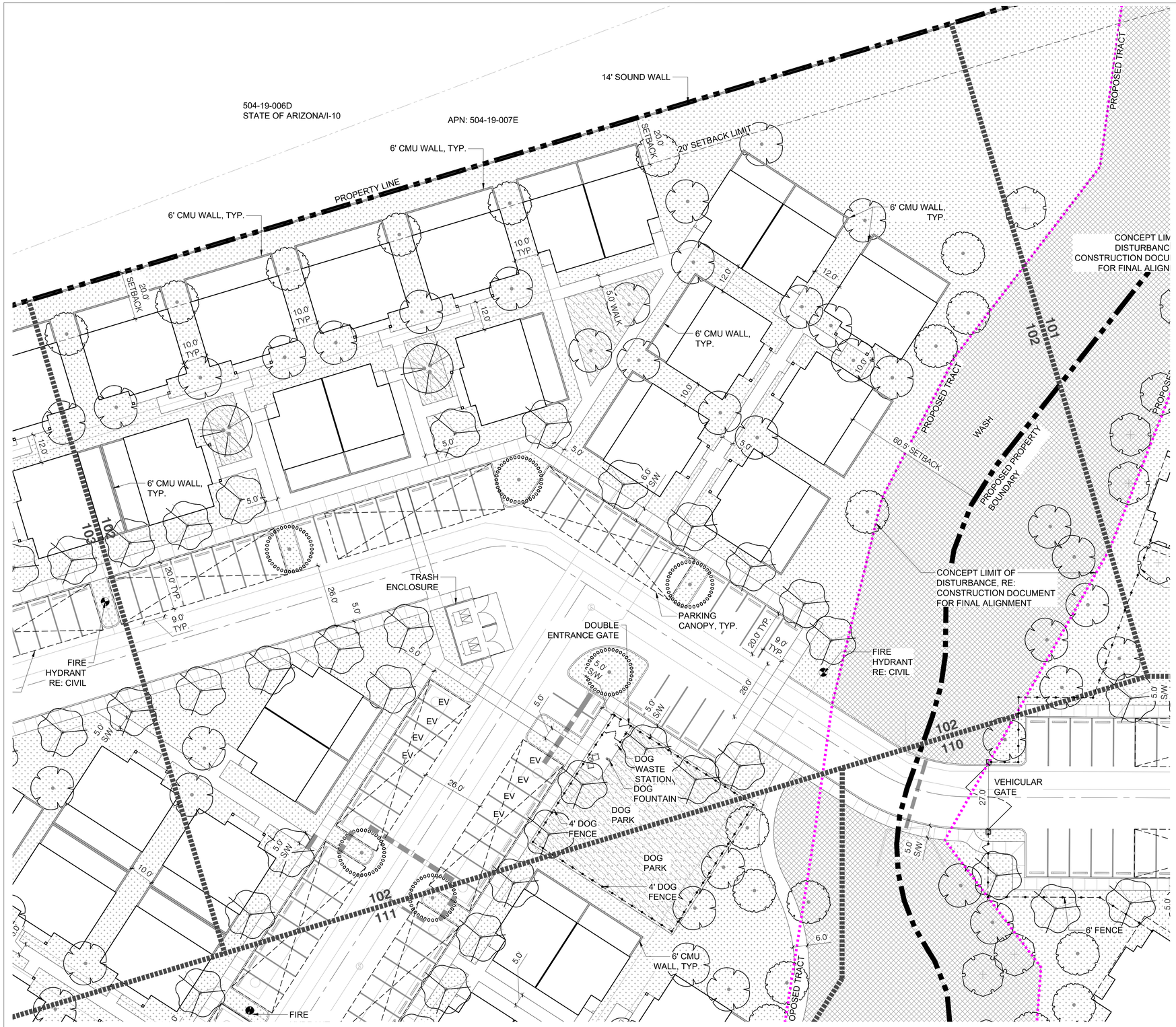
DATE ISSUED:
12/4/2023

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:

LP101

PLZSP-22-00044



1 PLANTING PLAN

1" = 20'

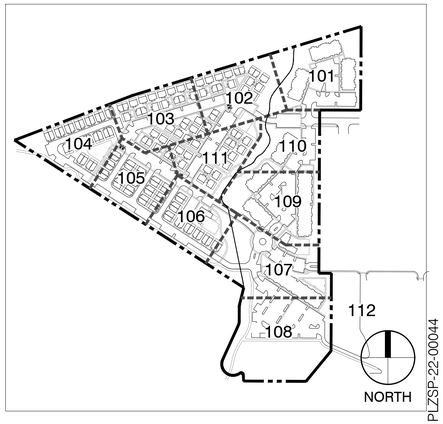
0 10' 20' 40'

SCALE: 1" = 20'-0"

NORTH

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

KEY PLAN: NTS



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SUNDANCE STATION

700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

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

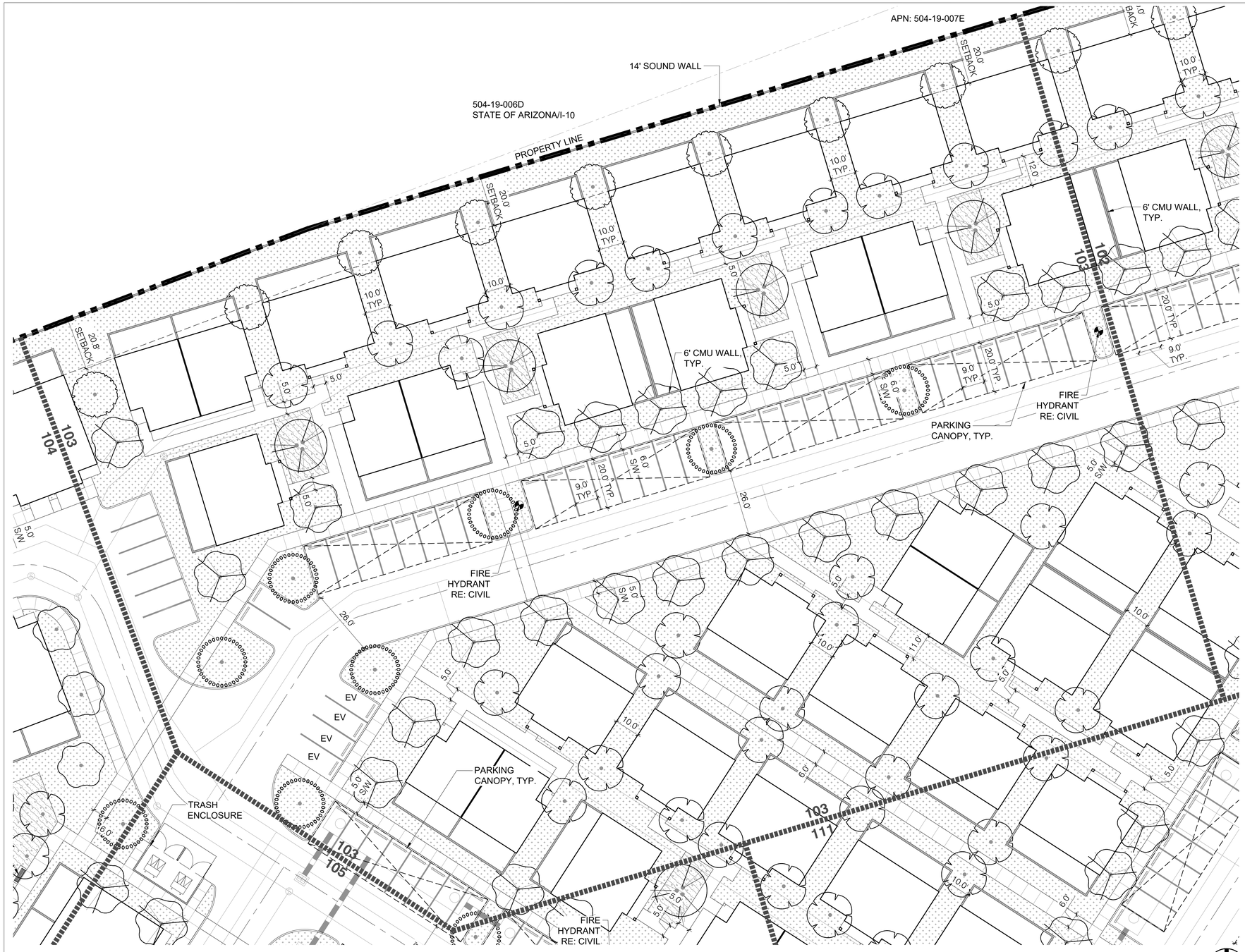
SEAL:

DATE ISSUED:
12/4/2023

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:

LP102



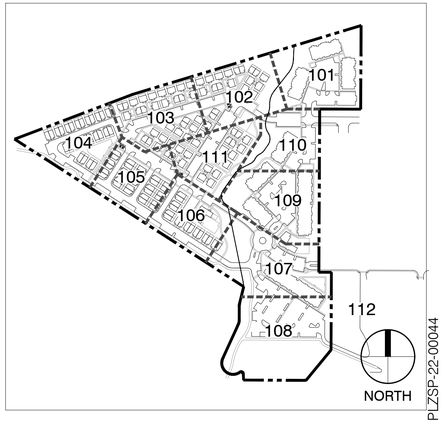
PLANT_SCHEDULE		
TREES	BOTANICAL / COMMON NAME	SIZE
	ACACIA ANEURA MULGA	24" BOX
	FRAXINUS VELUTINA 'BONITA' BONITA VELVET ASH	24" BOX
	PARKINSONIA X 'AZT' AZT THORNLESS PALO VERDE	24" BOX
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	36" BOX
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE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

1 PLANTING PLAN
1" = 20'

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

NORTH

KEY PLAN: NTS



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SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

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

SEAL:

EXP. 6/30/2025

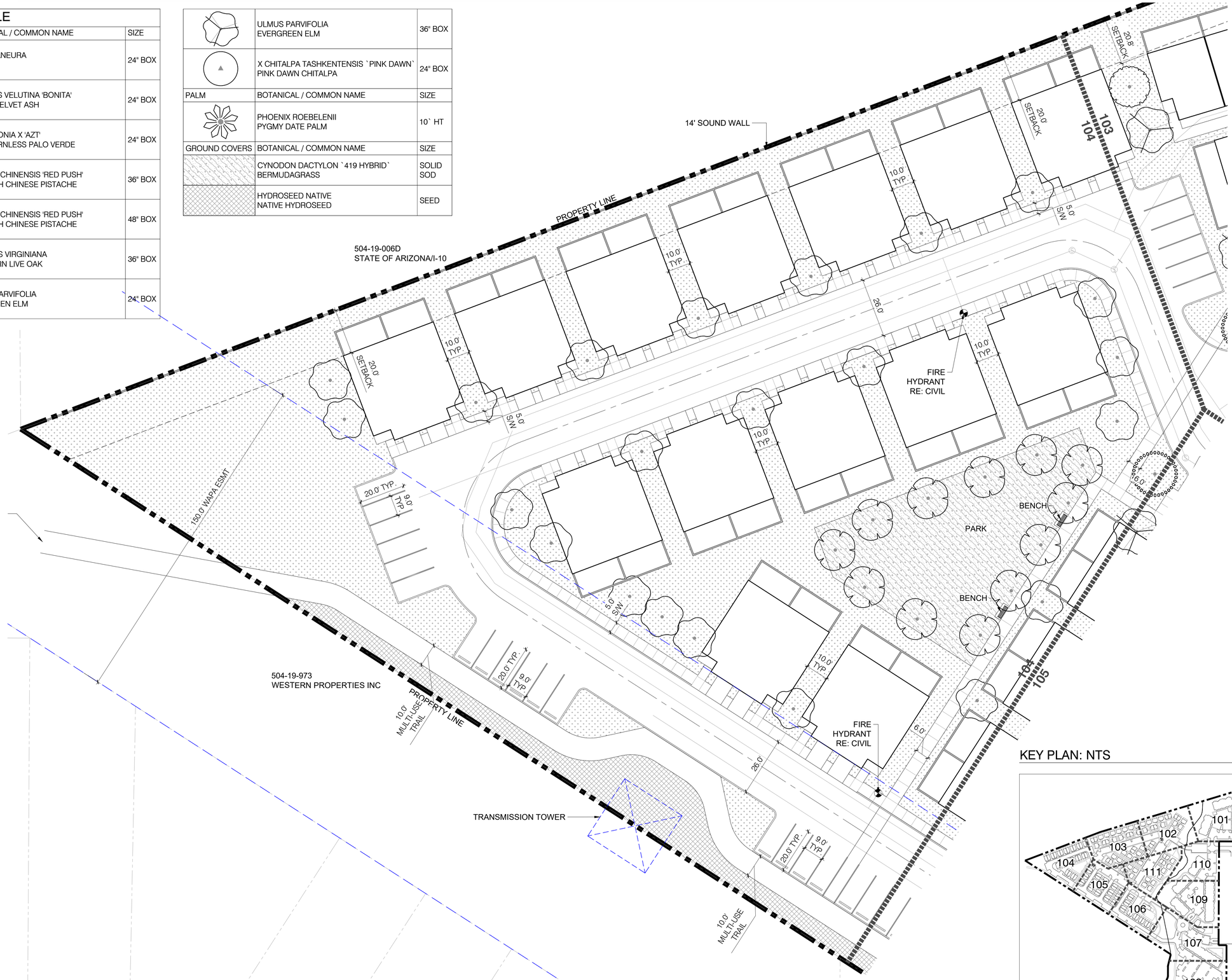
DATE ISSUED:
12/4/2023

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
LP103

PLANT_SCHEDULE

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

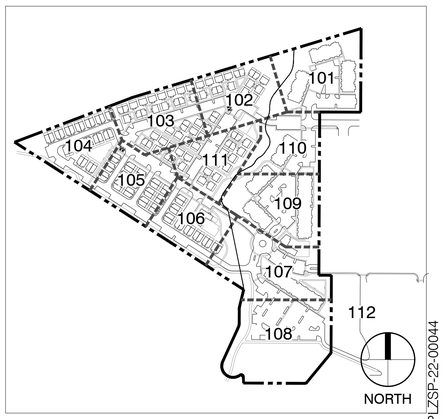


1 PLANTING PLAN
1" = 20'

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

NORTH

KEY PLAN: NTS



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SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

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

SEAL:

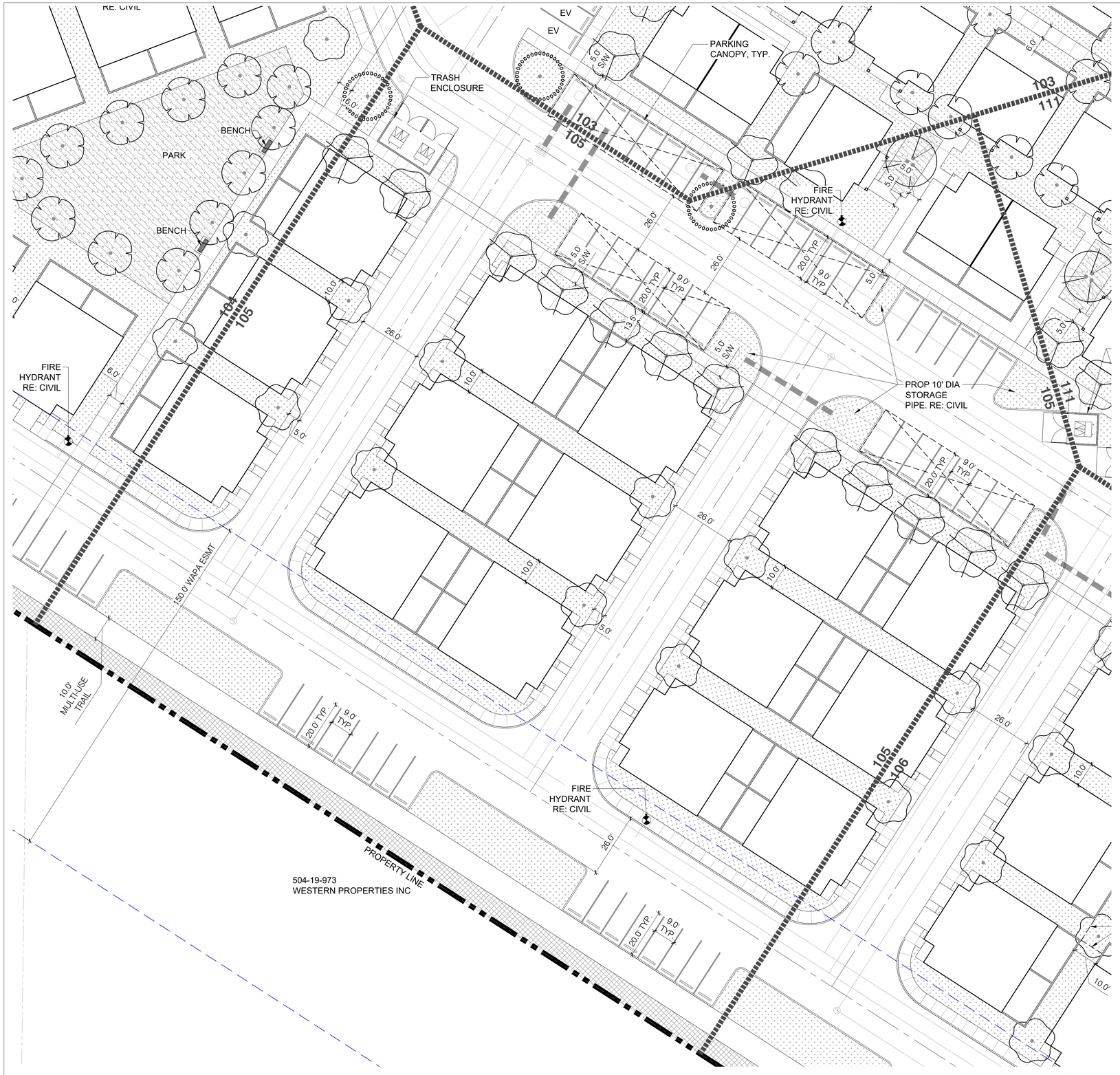
REGISTERED LANDSCAPE ARCHITECT 27181 JAY V. HICKS 12/4/2023 ARIZONA, U.S.A.
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
LP104

PLZSP-22-00044



1 PLANTING PLAN

1" = 20'

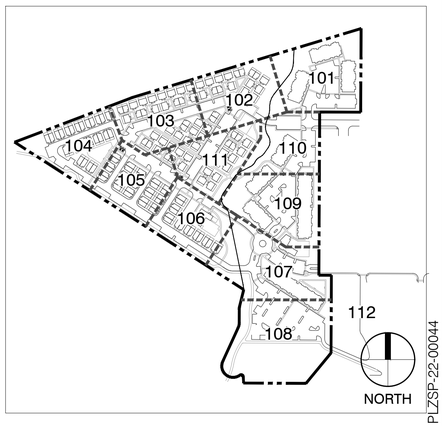
0 10' 20' 40'

SCALE: 1" = 20'-0"

NORTH

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

KEY PLAN: NTS



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MODUS COMPANIES

SUNDANCE STATION

700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

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

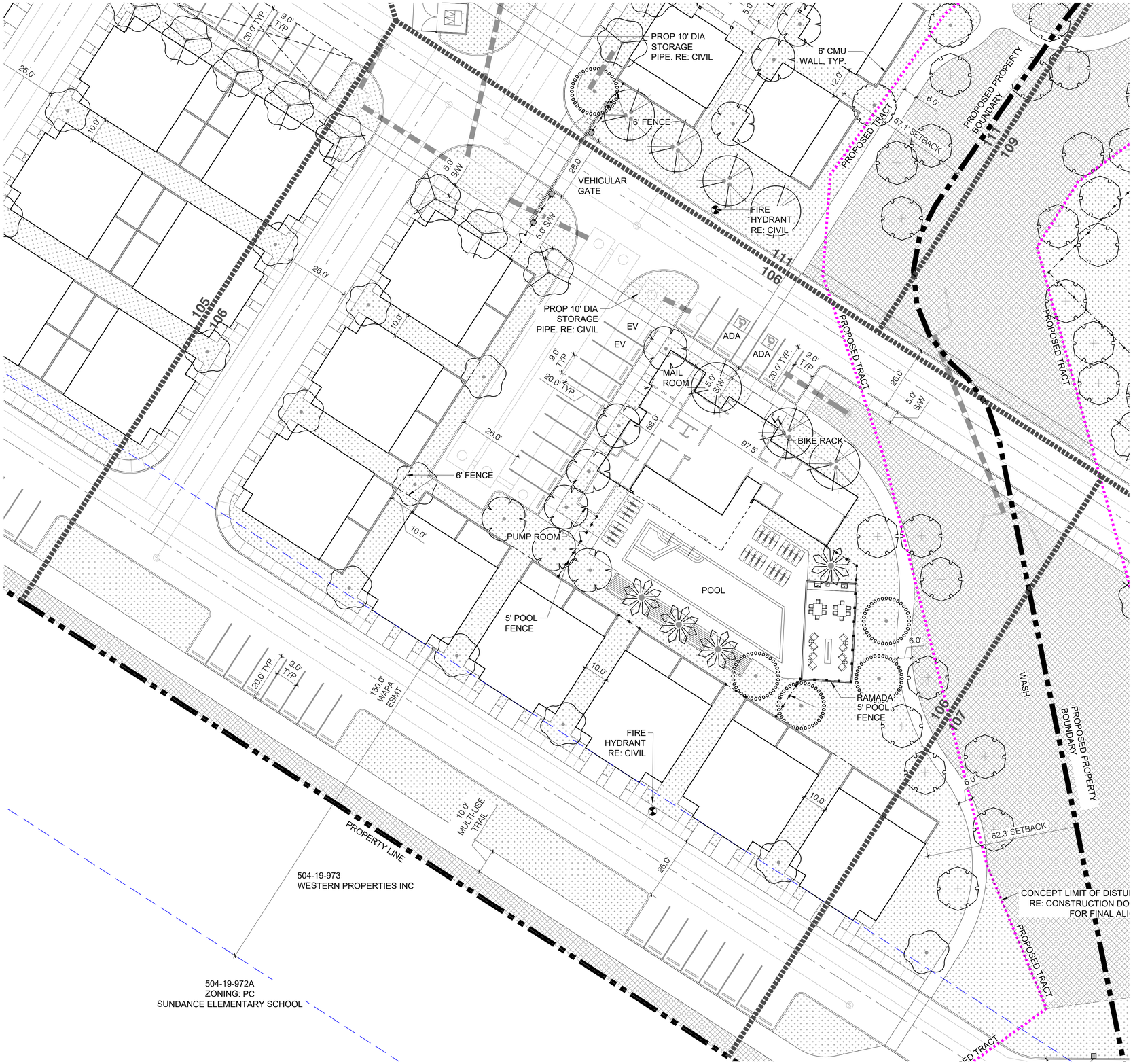
SEAL:

REGISTERED LANDSCAPE ARCHITECT
27181
JAY V. HICKS
12/4/2023
ARIZONA, U.S.A.
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
LP105



1 PLANTING PLAN

1" = 20'

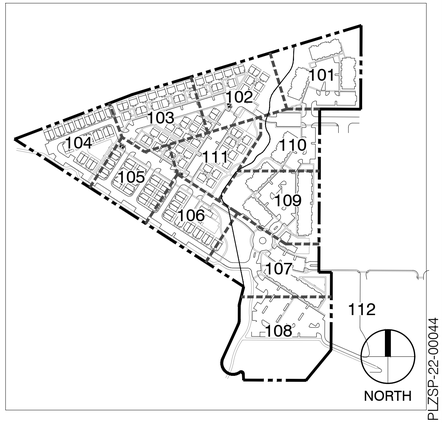
0 10' 20' 40'

SCALE: 1" = 20'-0"

NORTH

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

KEY PLAN: NTS



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MODUS COMPANIES

SUNDANCE STATION

700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

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

SEAL:

REGISTERED ENGINEER 27181 JAY Y. HICKS DATE SIGNED 12/4/2023 ARIZONA U.S.A.

EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:

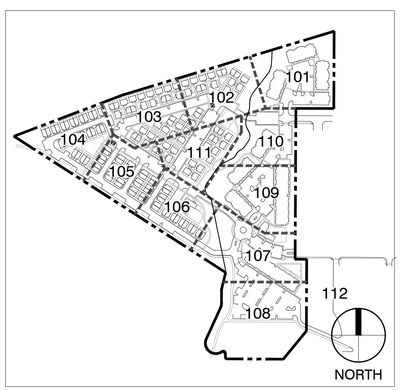
LP106

PLZSP-22-00044

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

RAMADA
5' POOL FENCE
WASH
PROPOSED PROPERTY BOUNDARY
PROPOSED TRACT
62.3' SETBACK
CONCEPT LIMIT OF DISTURBANCE
RE: CONSTRUCTION DOCUMENT
FOR FINAL ALIGNMENT
CALL-IN BOX
GATE
10.0' MULTI-USE TRAIL
102.3' SETBACK
ROLLED CURB
R18.0'
30.0'
5.0' S/W
MAIL ROOM
LEASING/ CLUBHOUSE
BIKE RACK
EV
11.0' ADA
5.0'
BENCH
FIRE HYDRANT
RE: CIVIL
20.0' DRAINAGE ESMT
5' POOL FENCE
6' FENCE
APN: 504-19-955
ZONING: PC
VESTAR SUNDANCE TOWNE CENTER / LOWES HIW INC
ENTRY MONUMENT
MAIN ENTRY
40.0' ACCESS ESMT
16.0'
8.0'
ENTRY
10.0' PROP PUE
4-STORY APARTMENT
MECH. RE: ARCH PLAN
PARK
BENCH
6' CMU WALL
PROP 10' DIA STORAGE PIPE. RE: CIVIL
VEHICULAR GATE
27.0'
7.0'
504-19-973
WESTERN PROPERTIES INC
M 150.0 WAPA ESMT
PARKING CANOPY, TYP.
PARKING
40.2' SETBACK
106
107
109
112
108

KEY PLAN: NTS



1 PLANTING PLAN
1" = 20'

SCALE: 1" = 20'-0"

NORTH

PLZSP-22-00044

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

REVISIONS:

No.	DATE	DESCRIPTION	BY

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

SEAL:

EXP. 6/30/2025

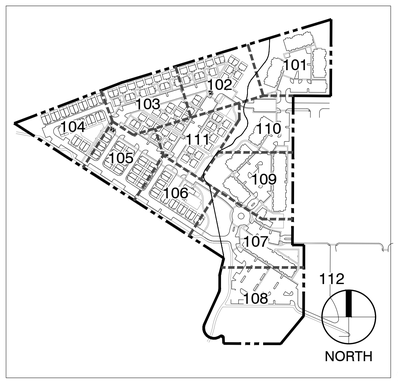
DATE ISSUED:
12/4/2023

SHEET TITLE:
PLANTING PLAN

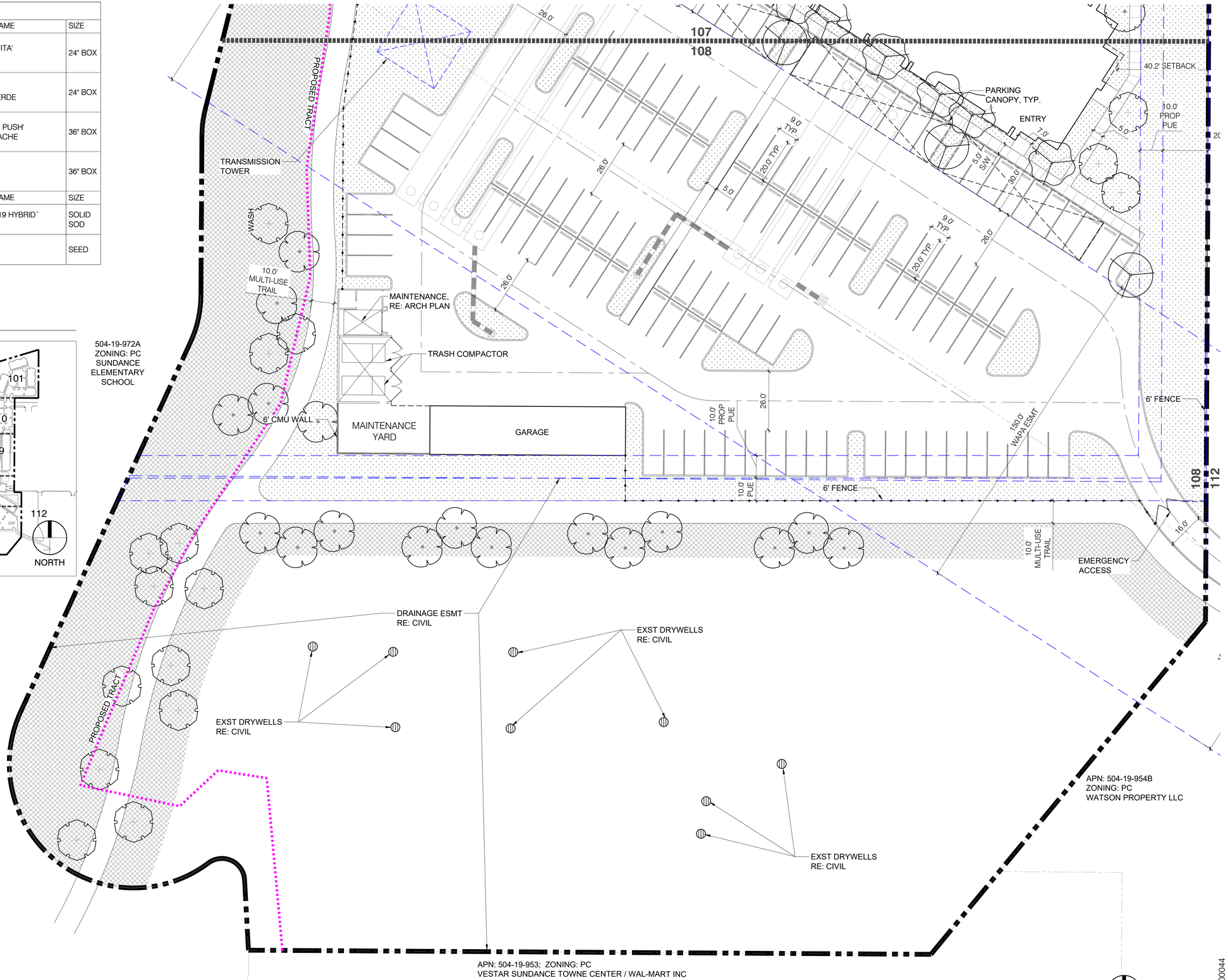
SHEET NUMBER:
LP107

PLANT_SCHEDULE		
TREES	BOTANICAL / COMMON NAME	SIZE
	FRAXINUS VELUTINA 'BONITA' BONITA VELVET ASH	24" BOX
	PARKINSONIA X 'AZT' AZT THORNLESS PALO VERDE	24" BOX
	PISTACIA CHINENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE	36" BOX
	ULMUS PARVIFOLIA EVERGREEN ELM	36" BOX
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE
	CYNODON DACTYLON `419 HYBRID` BERMUDAGRASS	SOLID SOD
	HYDROSEED NATIVE NATIVE HYDROSEED	SEED

KEY PLAN: NTS



504-19-972A
ZONING: PC
SUNDANCE
ELEMENTARY
SCHOOL



1 PLANTING PLAN
1" = 20'

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

NORTH

PLZSP-22-00044

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SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

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DRAWN BY: YL
CHECKED BY: JH

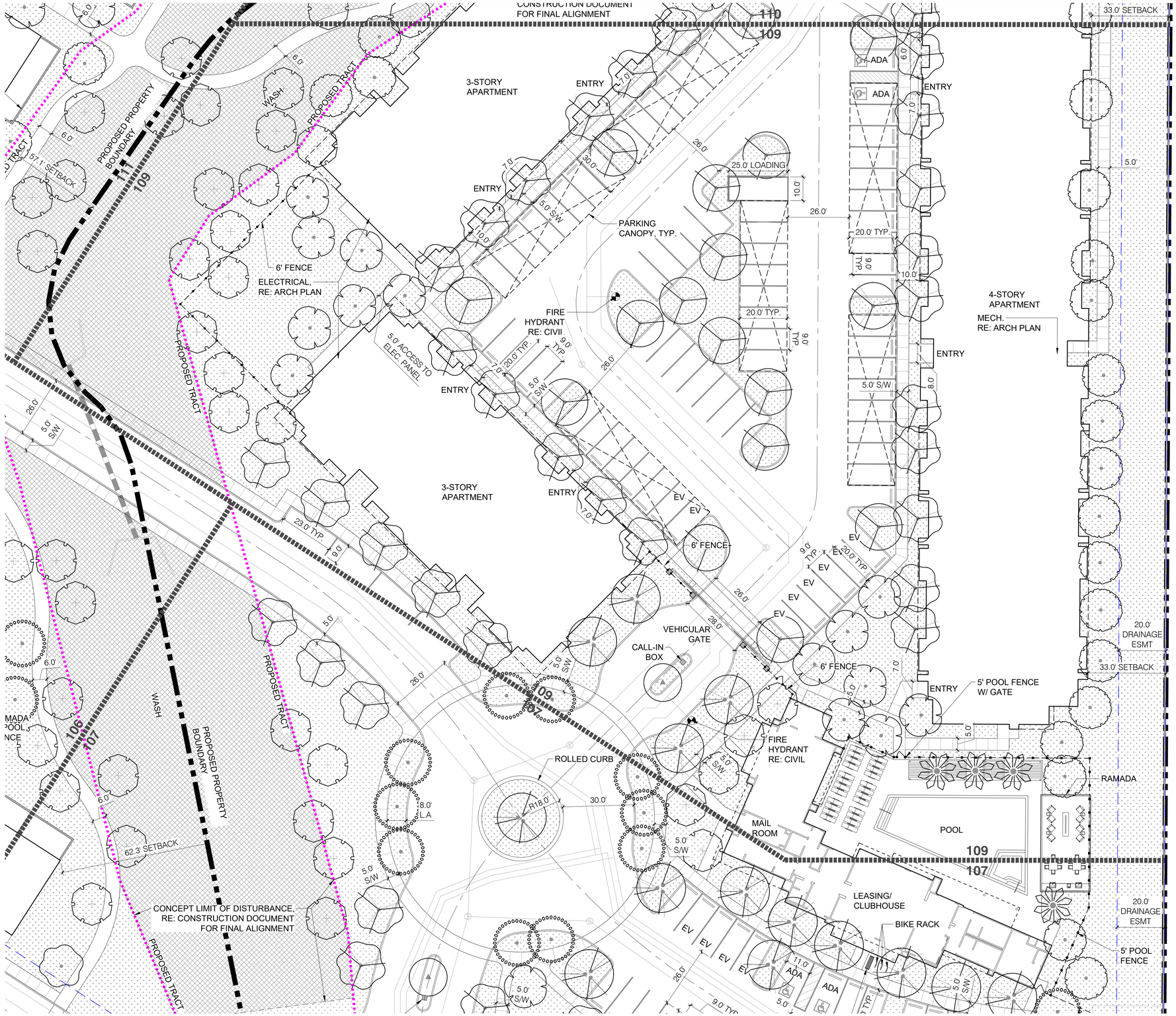
SEAL:

EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
LP108



1 PLANTING PLAN

1" = 20'

0 10' 20' 40'

SCALE: 1" = 20'-0"

NORTH

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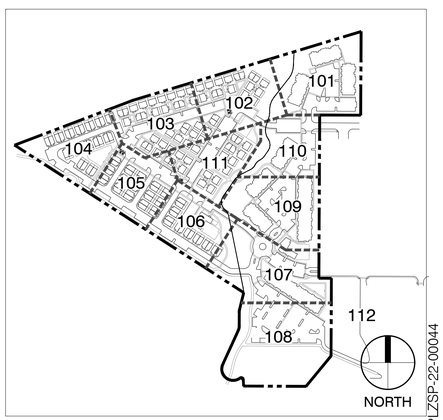
	X CHITALPA TASHKENTENSIS `PINK DAWN` PINK DAWN CHITALPA	24" BOX
PALM	BOTANICAL / COMMON NAME	SIZE
	PHOENIX ROEBELENII PYGMY DATE PALM	10` HT
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE
	CYNODON DACTYLON `419 HYBRID` BERMUDAGRASS	SOLID SOD
	HYDROSEED NATIVE NATIVE HYDROSEED	SEED

KEY PLAN: NTS



PLZSP-22-00044

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SUNDANCE STATION

700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

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

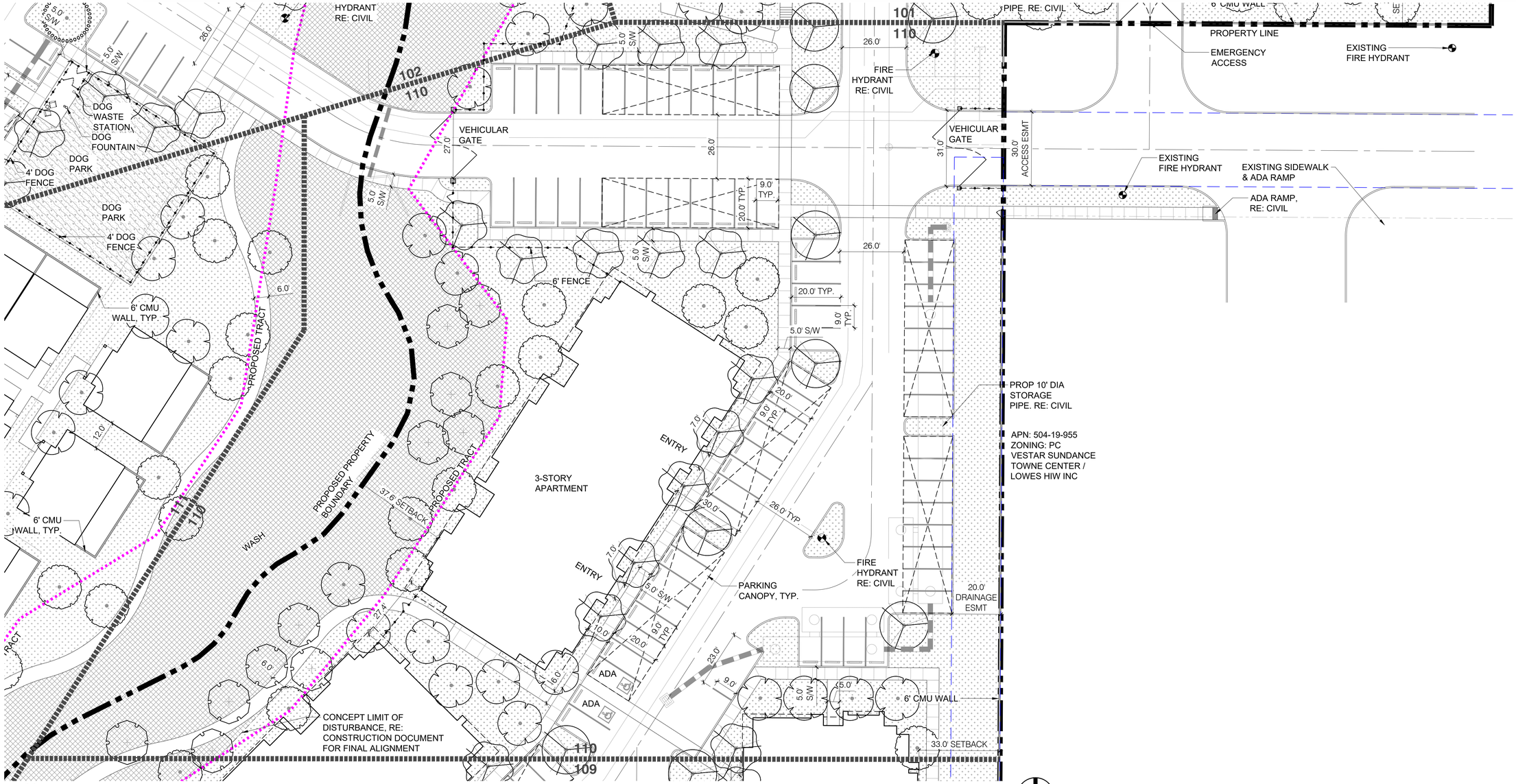
SEAL:

REGISTERED LANDSCAPE ARCHITECT
27181
JAY V.
HICKS
12/4/2023
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
LP109



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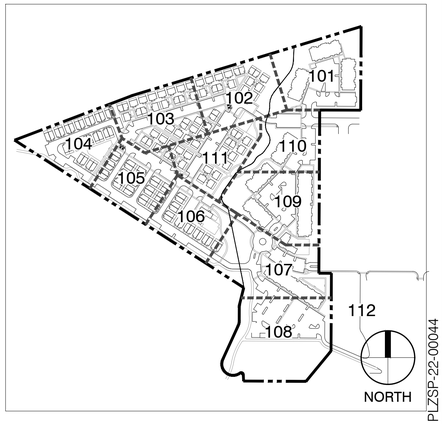

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SUNDANCE STATION

700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

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

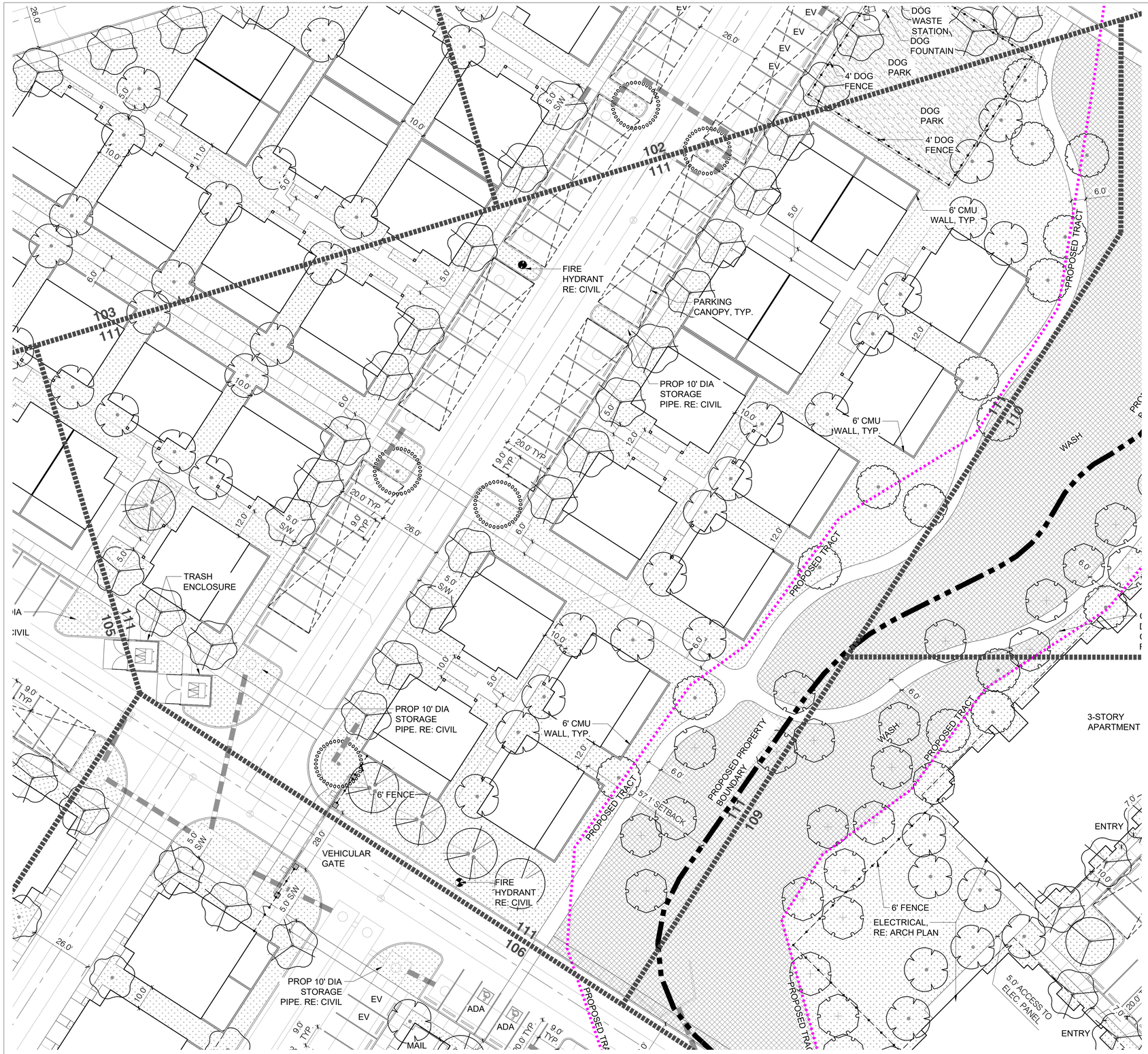
SEAL:

REGISTERED LANDSCAPE ARCHITECT
27181
JAY Y. HICKS
DATE SIGNED 12/4/2023
ARIZONA, U.S.A.
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
LP110



1 PLANTING PLAN

1" = 20'

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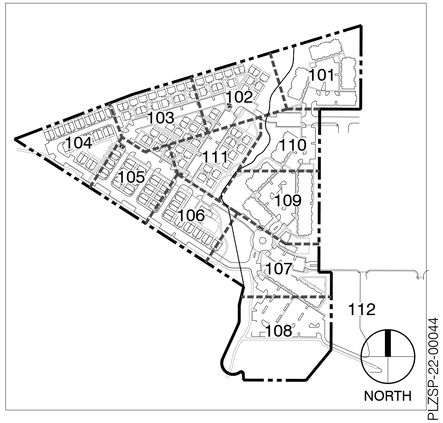
KEY PLAN: NTS



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SUNDANCE STATION
700 S WATSON RD, BUCKEYE, AZ 85326

REVISIONS:

No.	DATE	DESCRIPTION	BY

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

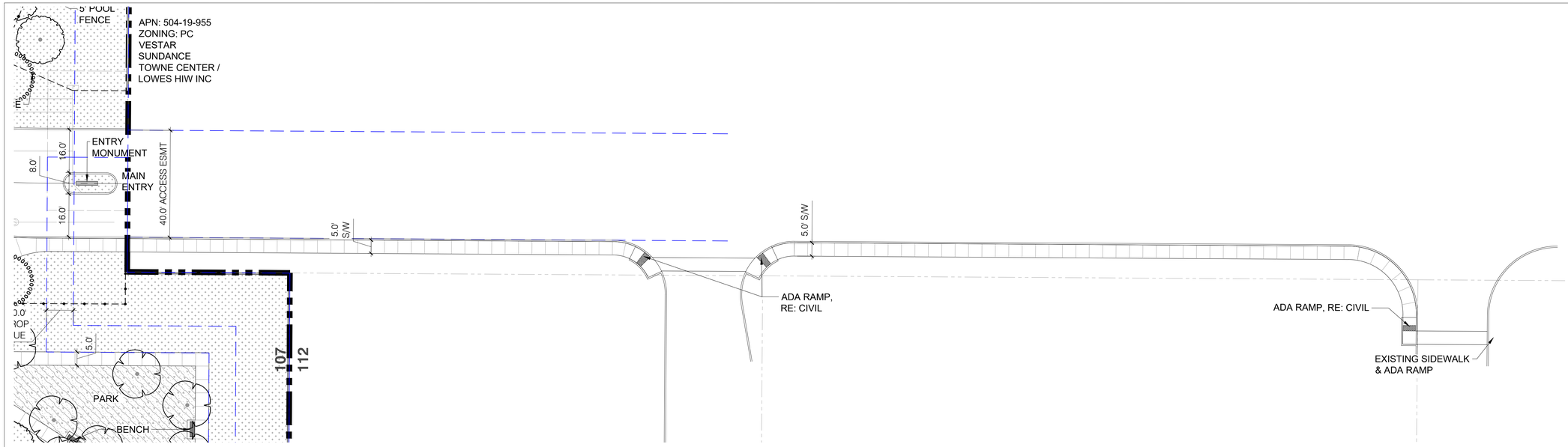
SEAL:

EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
LP111



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SCALE: 1" = 20'-0"

NORTH

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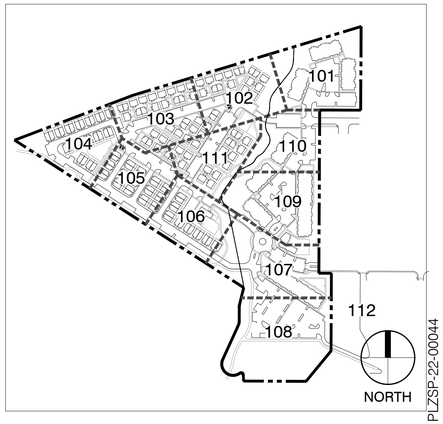

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REVISIONS:

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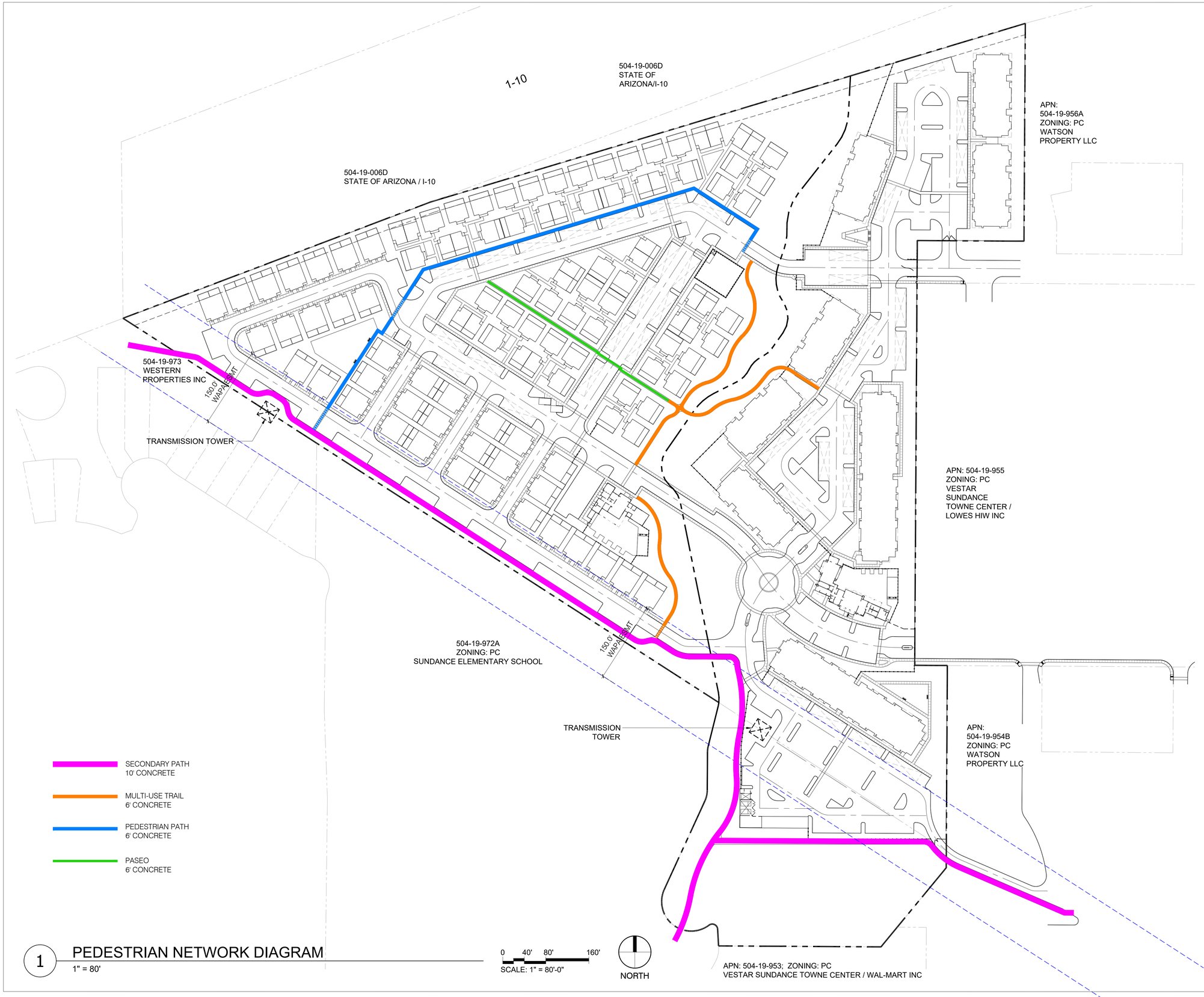
27181
JAY V. HICKS
12/4/2023
PHOENIX, U.S.A.

EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
PLANTING PLAN

SHEET NUMBER:
LP112



1 PEDESTRIAN NETWORK DIAGRAM
1" = 80'

0 40' 80' 160'
SCALE: 1" = 80'-0"

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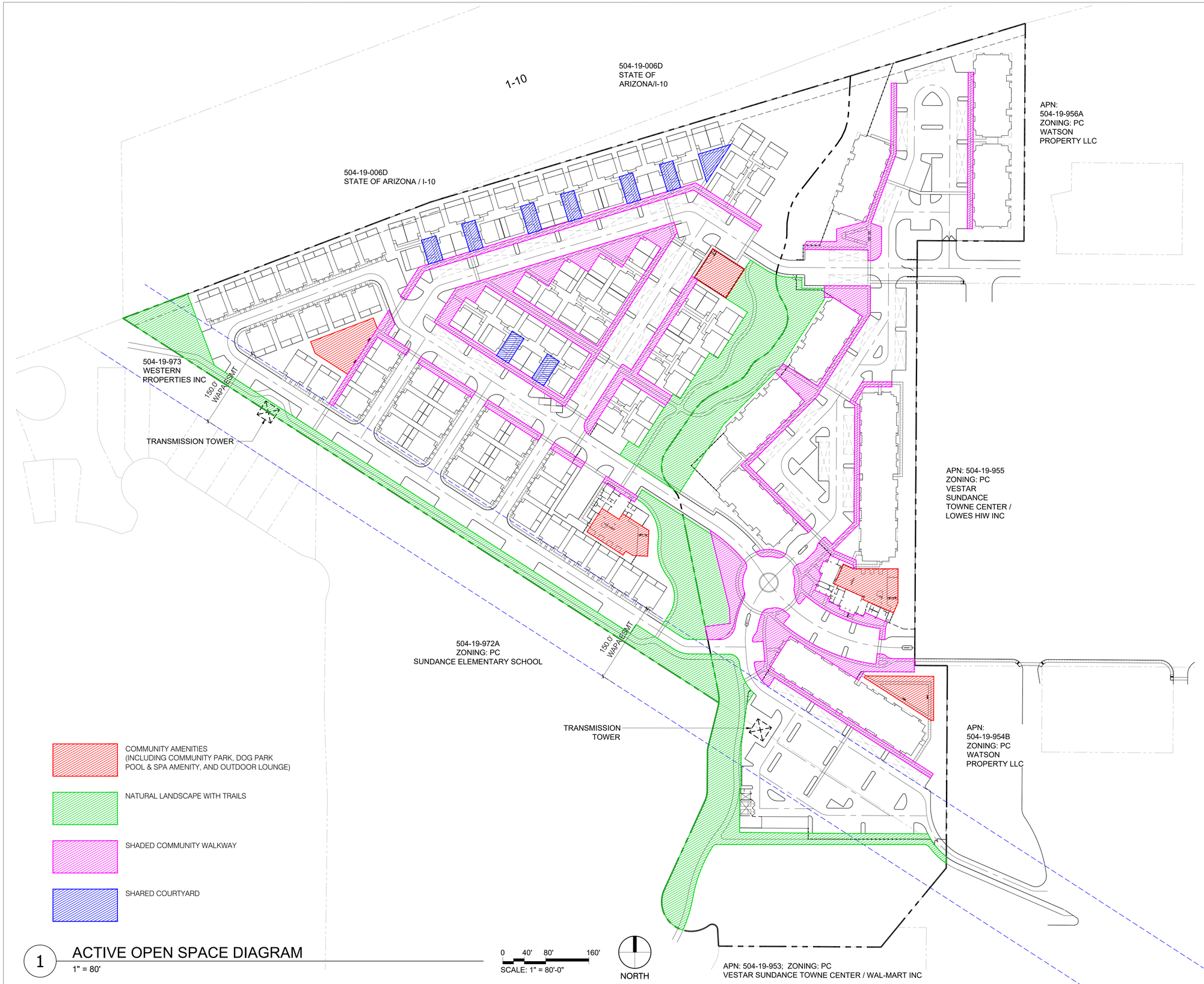
EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
LANDSCAPE NOTE

SHEET NUMBER:
LP501



1 ACTIVE OPEN SPACE DIAGRAM

1" = 80'

PLZSP-22-00044

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CHECKED BY: JH

SEAL:

EXP. 6/30/2025

DATE ISSUED:
12/4/2023

SHEET TITLE:
LANDSCAPE NOTE

SHEET NUMBER:
LP502

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 06/11/24	**AGENDA ITEM:** 3.B. Old Dominion Freight Lines (ODFL) - Site Plan with Conditional Use Permit (CUP) - PLZU-23-00008
DATE PREPARED: 06/08/24	**DISTRICT NO.:** Council District 1
STAFF LIAISON: Bart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623) 208-8830	
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) ODFL - Site Plan with CUP (PLZU-23-00008) Conduct a Public Hearing and approve a Site Plan with CUP for the 79.01-acre ODFL Interstate Motor Freight Terminal located on the southwest corner of Yuma and Johnson Roads, subject to conditions a) through ddd).

RELEVANT GOALS:
GOAL 2: Enhanced Economic Well-Being and Vitality

ADDITIONAL RELEVANT GOALS:
GOAL 3: A Well-Planned Urban Community

SUMMARY

PROJECT DESCRIPTION:
The applicant is requesting a CUP with Site Plan approval for a proposed interstate motor freight terminal named Old Dominion Freight Lines (ODFL). The proposed CUP with site plan provides for a single story, 27-foot-tall building totaling 105,896 square feet of building area on a parcel containing 79.01 acres.

BENEFITS:
The subject project will provide employment opportunities for the residents of Buckeye.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLZU-23-00008 - ODFL SP with CUP - Staff Report - 061124.pdf
Exhibit A - PLZU-23-00008 - ODFL SP CUP - Vicinity.pdf
Exhibit B - PLZU-23-00008 - ODFL SP CUP - Zoning.pdf
Exhibit C - PLZU-23-00008 - ODFL SP CUP - General Plan.pdf
Exhibit D - PLZU-23-00008 - ODFL SP CUP - Narrative.pdf
Exhibit E - PLZU-23-00008 - ODFL SP CUP - Site Plan.pdf
Exhibit F - PLZU-23-00008 - ODFL SP CUP - Elevations.pdf
Exhibit G - PLZU-23-00008 - ODFL SP CUP - Landscape.pdf
Exhibit H - PLZU-23-00008 - ODFL SP CUP - Citizen Participation.pdf
Exhibit I - PLZU-23-00008 - ODFL SP CUP - Support Letters.pdf

SITE PLAN WITH CONDITIONAL USE PERMIT

Report to the Planning and Zoning Commission

CASE NUMBER:	**PLZU-23-00008**
TITLE:	**ODFL Site Plan with Conditional Use Permit (CUP)**
MEETING DATE:	**June 11, 2024**

Applicant/Owner:	Kyle Hoyt, PE on behalf of Old Dominion Freight Lines (ODFL)
Request:	Approval of a Site Plan with CUP for the ODFL Interstate Motor Freight Terminal, a proposed development consisting of a primary building totaling 105,896 square feet on property zoned Light Industrial (I-1).
District	Council District 1
Location:	On the southwest corner of Yuma and Johnson Roads (Exhibits A, B, and C)
Site size:	79.01 acres
Public input:	An advertised neighborhood meeting was held on Wednesday November 15, 2023. The applicant, City staff, and two (2) residents from the area. All required notices of this public hearing have been completed. No additional comments or concerns have been received. Refer to Exhibit E, the Citizen Participation Plan Report.
Recommendation:	**Approve subject to conditions a) through ddd)**

PROJECT DESCRIPTION

1. Kyle Hoyt, PE on behalf of Old Dominion Freight Lines (ODFL), is requesting a CUP with Site Plan approval for a proposed interstate motor freight terminal named Old Dominion Freight Lines (ODFL). (Refer to Exhibits D and E) The proposed CUP with site plan provides for a single story, 27 foot tall building totaling 105,896 square feet of building area.

2. ODFL is a Less Than Truckload (LTL) freight carrier specializing in one (1) and two (2) day delivery markets. The operation can generally be described as picking up and delivering general commodities between the local community and all over the country.

3. The property is located on the southwest corner of Yuma and Johnson Roads approximately one (1) mile west of the Buckeye Airport. It is adjacent to the Cipriani CMP on the southern and western property lines, and Maricopa County rural residential lots to the north and east.

AREA CONTEXT

Existing Land Use, General Plan Designation, and Zoning District

	LAND USE	GENERAL PLAN	ZONING
Subject Property	**Vacant**	**Business Commerce**	**Light Industrial (I-1)**
North	Vacant/Residential	Business Commerce	Maricopa County RU-43
South	Vacant	Business Commerce	Light Industrial (I-1)
East	Vacant/Residential	Business Commerce	Maricopa County RU-43
West	Vacant	Master Planned Community	Planned Community (PC)

PUBLIC PARTICIPATION

4. A neighborhood meeting, providing an opportunity for interested parties to learn more about the request, was held on November 15, 2023, at 6:00 P.M. at the Coyote Branch of the Buckeye Public Library. As required by Buckeye Development Code, written notices to property owners within 500 feet of the subject site were mailed on October 30, 2023, over 15 days prior to the date of the meeting.

5. Except for the applicant and City staff, two (2) nearby residents attended the neighborhood meeting. The residents spoke with concern of the development of this site and the traffic it will bring. Outside of the speakers during the outreach meeting, staff has received several letters of support from the neighboring properties. (Refer to Exhibit G)

6. All required notifications of this public hearing were completed at least fifteen (15) days in advance of the meeting date, as follows:

Notification Element	Date
Published in the Arizona Republic	May 24, 2024
Site Posted	May 24, 2024
Mailing Notice to Property Owners Within 500 Feet of Site	May 24, 2024

BACKGROUND

7. *July 18, 2000*: The Mayor and City Council approved an annexation of the northern half of the site under Ordinance 23-00.

8. *2006:* The Mayor and City Council approved a rezone to Rural Residential of the northern half of the site under Ordinance 93-06.

9. *January 19, 2023:* The applicant held a Preapplication (PAC) meeting with staff under Case PLZM-23-00001.

10. *November 15, 2023:* A neighborhood meeting was held at the Coyote Branch Library.

11. *December 5, 2023:* The Mayor and City Council approved an Annexation of the southern half of the property under Ordinance 49-23.

12. *March 5, 2024:* The Mayor and City Council approved a General Plan Amendment to change the land use designation from Neighborhood and Business Commerce to Employment.

13. *March 5, 2024:* The Mayor and City Council approved a Rezone of the subject property from Single-Family Rural Residential (SF-43) and Rural Residential (RR) to Light Industrial (I-1).

ANALYSIS

Development Code and General Plan

14. The subject property is was rezoned to Light Industrial (I-1) on March 5, 2024. The use of Motor Freight Terminal is conditionally permitted within the subject Light Industrial (I-1) zoning district. The subject CUP with site plan adheres to the code requirements of the district including, but not limited to, uses, dimensional standards, design, landscaping, and lighting.

15. A Motor Freight Terminal is defined as a “facility for freight pick-up, distribution, and storage. This may include intermodal distribution facilities for truck or shipping transport.” As defined by the Buckeye Development Code.

16. The General plan designation was changed to Employment on March 5, 2024. Employment denotes areas of development that have a focus on employment opportunities that contribute to the overall local and regional economy. This may include industrial uses, such as warehouses and manufacturing facilities, as well as business parks. Industrial uses should be buffered and/or separated from existing or planned residential uses. Uses within the Employment designation should have vehicular access to major arterials as is the case with the subject proposal.

17. In accordance with Section 8.9.2 of the Development Code, any site planned for development that is more than 75,000 square feet in aggregate building area is to be reviewed and approved by the Planning Commission.

Site Design and Architecture

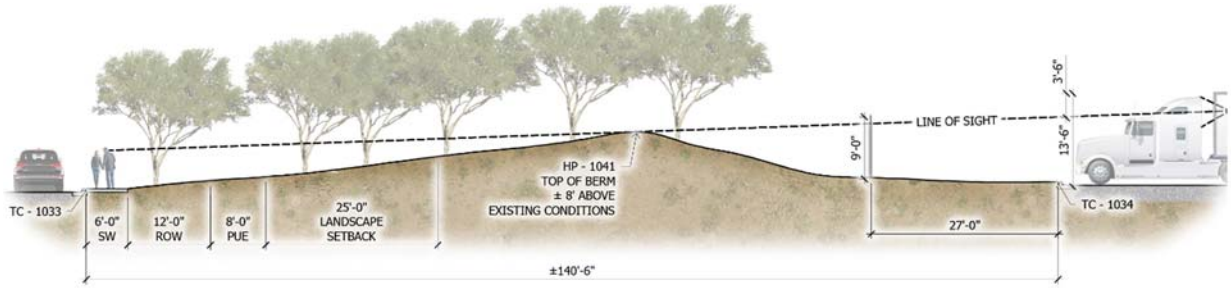
18. Development standards and dimensional requirements for the site are per the I-1 zoning district. The proposed site plan adheres to all such requirements, including minimum setbacks, buffering requirements, parking requirements, and maximum building heights.

19. The proposed site layout and building elevations meet the Industrial building standards and guidelines section of the Development Code. The proposed design provides for a functional design while providing a landscape berm/buffer that will minimize the visual impact on the surrounding environment.

20. The proposed building architecture is contemporary and is of the form and color of the typical ODFL facility design. The buildings feature building massing that is reduced through frequent non-repeating vertical and horizontal wall offsets and roofline variations (Exhibit F).

Landscape and Open Space

21. The development exceeds the City's minimum overall landscape requirement for industrial development (10 percent of net site area) providing nearly 20 percent open space. To screen the facility from view and provide an attractive landscape frontage, the applicant chose to surround the site with nine (9) foot landscape berms which will hide much of the architecture and trucks from the surrounding arterials.



22. A pedestrian pathway network is provided to connect the proposed buildings to the adjacent public sidewalks that will be constructed by the developer adjacent to Yuma and Johnson Roads.

23. On the corner of Yuma and Johnson Road, the applicant created an outdoor space for employees. This will also contribute towards the screening along these arterial roads.

24. Along the western portion of the property a regional trail, known as the Wash Trail, will dedicate a public easement while either providing the trail or by paying an in-lieu fee to construct at a later date.

Access, Circulation, Parking, Off-Site Improvements, and Phasing

25. Access to the site as well as vehicular circulation internal to the site, including drive aisle widths and turning radii, have been reviewed and approved by Planning, Engineering, and Fire. The proposed three (3) points of access, including two (2) full access and one (1) ¾ driveways, will provide sufficient accessibility to the site given the level of traffic anticipated. The drive along Johnson and the western drive along Yuma will have full access while the eastern drive along Yuma will be a ¾ access drive.

26. The majority of the project will be developed in a single phase. Future improvements include an extension of the primary structure to accommodate 50 additional doors/spaces and a proposed shop for onsite truck repair.

27. Half-street improvements to both Yuma and Johnson Roads will be completed by the developer in the initial phase.

28. A total of 390 passenger vehicle parking spaces are proposed, which exceeds City minimum requirements. Additionally, 926 Trailer spaces are included for the balance of the site.

Services

29. The subject parcel is currently subject to a water service agreement, recording number 1999-976742, which allows connection to the adjacent City water transmission lines for development. Section 3-1, Table 1, of the City Water Engineering Design Standards, based on the subject density, specifies the average daily demand is 362 gallons/unit; which, equates to a daily use of approximately 72,400 Gallons/day (GPD) for the subject parcels. The revision to the agreement proposes to specifically define an allotment of 72,400 GPD, excluding irrigation needs, given the specific development and rezoning.

30. The project will also provide a 150 foot by 150 foot well site along Yuma Road.

31. Wastewater treatment will be provided with a septic system until which time a wastewater solution is provided to this area.

32. Police services will be provided by the City of Buckeye Police Department (BPD). The nearest BPD station to the subject site is located in the downtown area located at 1101 Ash Avenue, approximately 12 miles (driving distance) away.

33. Fire and EMS services will be provided by the City of Buckeye Fire Department (BFD). The site will be serviced by Buckeye Fire Station 705 in Tartesso, approximately 3.5 miles (driving distance) north of the subject property.

RECOMMENDATION

34. Staff recommends the Planning and Zoning Commission approve the CUP with Site Plan for the ODFL interstate motor freight terminal, Application PLZU-23-00008, subject to conditions (a through (ddd, for the following reasons:

    - The Site Plan conforms to the property's General Plan designations of Employment.
    - The CUP with Site Plan conforms to all requirements of the Buckeye Development Code.
    - There are no outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services).

Planning

a) Development of the property shall be in general conformance with the Site Plan titled "ODFL Buckeye for Site Plan/Conditional Use", consisting of eight (8) sheets, dated May 1, 2024 and stamp received May 3, 2024, except as modified by the following conditions/stipulations.

b) Development of the primary building shall be in general conformance with the Elevations titled "ODFL Buckeye, AZ Exterior Perspectives", consisting of seven (7) sheets, date stamp received on May 3, 2024, except as modified by the following conditions/stipulations.

c) Development of the Fuel Canopy shall be in general conformance with the Elevations titled "ODFL Buckeye, AZ Exterior Elevations 1", consisting of three (3) sheets, dated May 26, 2024 and stamp received May 3, 2024, except as modified by the following conditions/stipulations.

d) Development of the property shall be in general conformance with the Landscape Plan titled "Old Dominion Freight Lines Preliminary Landscape Plans", consisting of 12 sheets, dated April 29, 2024 and stamp received May 3, 2024, except as modified by the following conditions/stipulations.

e) The property owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as a result of this approval.

f) The subject Site Plan with CUP is deemed not approved until which time platting providing required rights-of-ways has been approved by the Mayor and City Council.

g) The regional Trail along the western portion of the property, known as the Wash Trail, will be constructed as illustrated in the Buckeye Parks and Recreation Master Plan. The applicant will dedicate as a public easement while either providing the trail or by paying an in-lieu fee to construct at a later date.

h) The expansion of the primary structure and the fuel canopy a shown on the Site Plan will only require a building permit for administrative review.

Engineering

i) All projects are required to meet the most current adopted City of Buckeye (COB) Engineering Design Standards (EDS) as well as the most recent adopted MAG standards and specifications.

j) Where applicable, no structures may be built on slopes of 15% or greater.

k) The Developer shall be required to complete and sign a Public Infrastructure Assurance Agreement prior to the recordation of the first Final Plat. In addition, the Property Owner/Developers shall be required to build or otherwise provide the required infrastructure necessary to serve this project.

l) This subdivision is subject to a Parkway Maintenance Improvement District (MID) formed pursuant to Arizona Revised Statue § 48-574 and in accordance with City of Buckeye Ordinance 42-06 and a Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. These shall be established prior to the recordation of the first Final Plat.

m) All existing overhead power lines less than 69 kV capacity, or any other overhead utilities within the project area or along its boundaries, shall be installed underground.

n) Phasing of public infrastructure shall be subject to a phasing plan as approved by the Development Services Director and City Engineer.

o) Prior to Final Plat recordation, all final civil construction plans and reports including landscaping, irrigation and all lighting improvement plans, shall be reviewed and approved by the City of Buckeye.

p) The Applicant will submit an electronic CAD and GIS file with full construction documents of the development to the City Engineer, Public Works Department, and GIS Administrator upon Final Plat approval in order to maintain current street records and assist in emergency dispatch and response.

q) All existing irrigation facilities located on the site shall be abandoned, relocated, or installed underground. Any District-owned facilities to be located within the right-of-way shall be located near the rear of the right-of-way and the right-of-way shall be extended at least five (5) feet. Any additional right-of-way for District-owned facilities (not to exceed five feet) shall be placed outside of the right-of-way and the public utilities easement.

r) Prior to Final Plat recordation, the City Engineer shall approve all engineering and construction plans and reports for the required infrastructure for the project.

Drainage

s) At the time of improvement plan submittal, the Property Owner/Developer shall provide a comprehensive Drainage Master Plan, which addresses all on-site and off-

site drainage and redistribute it in a like manner and location top existing conditions. The Drainage Master Plan shall also identify the method by which existing 100-year floodplains will be mitigated.

t) Prior to Final Plat approval, the Property Owner/Developer shall provide a letter from the Flood Control District of Maricopa County approving the conceptual design of the proposed construction on the existing alluvial fans, flood plains, floodways or other flood feature managed by the Flood Control District that is affecting this project.

Public Safety

u) The Buckeye Fire Chief and City Engineer shall determine the number, location, and types of all fire hydrants.

v) Prior to delivery of any combustible materials to the site, the fire protection system shall be completely operational, with proper fire flow, and in accordance with the plans approved by the Buckeye Fire Chief and City Engineer.

Streets

w) The Owner/Developer shall submit a Traffic Impact Analysis at the time of Preliminary Plat or Site Plan for review and approval by the City. The Site Plan shall make all accommodations to comply with the final approved Traffic Impact Analysis.

x) Prior to Final Plat approval, the Property Owner/Developer shall obtain approval from the applicable utility interests for easement location and width, as required for utility purposes.

y) Prior to the issuance of a Building Permit, the Property Owner/Developer shall pay a pro rata share, based on acreage, of the cost of up to nine (9) future traffic signals to be installed within this section of land. The sectional contribution is to be based on the following allocation of costs: (i) 25 percent share of four (4) possible signals at arterial street intersections; (ii) 50 percent share of four (4) possible signals at half-mile collector street intersections or project entries; and (iii) 100 percent share of one (1) possible signal internal to this project. The cost shall be based on an anticipated signal cost as determined by the City Engineer.

z) Any traffic signals that are required by the Traffic Impact Analysis or due to traffic generated by this project shall be installed by the Property Owner/Developer when warranted.

aa) The Property Owner/Developer shall be responsible for the dedication and construction of all half-street right-of-way and improvements, at no cost to the City, for Yuma Road, Johnson Road (307th Avenue), based on City of Buckeye standards.

bb) The A bi-directional WB-50 turning diagram is required to be shown for all driveways, drive isles, streets and other access ways. The diagram is required to have a continuous drive path and line segments are not allowed.

Wastewater

cc) At the time of Improvement Plan submittal, the Property Owner/Developer shall submit for review and approval a Sewer Master Plan, which provides sizing calculations for all on-site and off-site sewers.

dd) Prior to Final Plat approval, an effluent/non-potable irrigation pipe (Purple Pipe) system shall be designed by the Property Owner/Developer and approved by the City Engineer in order to service all association maintained landscaping. At such time as an effluent delivery system is designed and developed by the City, the Property Owner/Developer is required to install and bring the development's system into full operation by connecting into the City's system.

Water

ee) Prior to Site Plan approval, the Property Owner/Developer shall submit to the City for review and approval Water Master Plans. In order to provide for water production, the Property Owner/Developer may be required to provide additional sites for production wells and water production site on the Site Plan or at off-site locations.

ff) The Property Owner/Developer is responsible for providing water at the project for construction purposes including obtaining the necessary water rights for the water supply to be used for construction purposes. This includes utilizing non-potable water for construction before using City potable water.

gg) To the extent allowed by law, all Type-I Non-irrigation and Irrigation Grandfathered Rights associated with the property shall be properly extinguished and the resulting extinguishment credits conveyed to the City of Buckeye or pledged to the City of Buckeye account at the Arizona Department of Water Resources prior to the issuance of any building permits.

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

Engineering - Project Specific

ii) Retention basins that are adjacent to or are designated as maintenance discharge locations for City well sites shall have an additional easement dedicated so the wells can discharge to the basins during well maintenance operations.

jj) All gated entry locations from public streets shall provide turn around locations for vehicles not allowed to access the property.

kk) Fuel Areas must be their own drainage areas with petrochemical drywell systems.

ll) This Development is required to provide 2 Well Sites. Well sites must be located adjacent to Public Roads when possible.

mm) A Wetland/WOTUS delineation has been recommended for the Wash on the West portion of the property. Offsite Flows must be accounted for, captured, and passed through the site at historical locations.

nn) The Fee in Lieu of the Wash Crossing and street improvements on the West side of the property must be finalized prior to permitting.

Traffic

oo) Any accesses, turn lanes and geometric improvements are approved in concept only and shall match the approved TIA. Tapers must meet all applicable standards.

pp) Yuma Road must be signed with an appropriate speed limit for the taper design.

qq) Yuma Rd is classified in the Transportation Master Plan as a Parkway which carries 100 feet of ½ street right of way. For this Old Dominion Freight Liners (ODFL) project the city is requesting the full ½ street parkway right of way be dedicated with the improvements being built utilizing the Major Arterial dimensions.

rr) Prior to the issuance of the first permit for the property, the Property Owner/Developer shall pay a pro rata share cost of up to nine (9) regional future traffic signals to be installed within this section of land. The pro rata share is based on a ratio of the project acreage to the developable acreage within the section. The sectional contribution is to be based on the following allocation of costs: (i) 25 percent share of four (4) possible signals at arterial street intersections; (ii) 50 percent share of four (4) possible signals at half-mile collector street intersections or project entries; and (iii) 100 percent share of one (1) possible signal internal to this project. The cost shall be based on an anticipated signal cost as determined by the City.

ss) All medians required for controlling site access shall be constructed with this development.

tt) In the event that access to and within the project is deemed a threat to public safety and security by the City, depending on the severity, the City could temporarily close the access until such time the Property Owner/Developer eliminates the safety concerns. The Property Owner/Developer is responsible for revising the roadway and access layout to alleviate the City's concerns with respect to public safety and security. Any such changes will be considered a minor change to existing site plan approvals and shall be approved by the City.

uu) ITS conduit per the City standards including splice boxes along the property frontage to Yuma Road and Johnson Road shall be installed.

vv) All major intersections will require right turn slip lanes and dual left turn lanes per City Detail 63300.

ww) This projects shall be responsible for constructing specific interim offsite improvements to Yuma, Johnson, Palo Verde and/or Southern where traffic levels of service are reduced because of traffic generated by this project.

xx) This project is required and agrees to be part of a regional funding solution, (i.e. Community Facilities District, Improvement District or other City approved funding mechanism), when requested by the City. This funding will be used construct the

regional Johnson Road Traffic Interchange on I-10 including Johnson Road from Yuma to McDowell Road which is in compliance with the Arizona Department of Transportation's requirements for construction of a Traffic Interchange on a freeway.

Public Works

yy) Plant material within the right-of-way shall not obstruct any regulatory signage or sight distance triangle as defined in the Engineering Development Standards.

zz) 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.

aaa) 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).

Fire Department

bbb) Prior to delivery of any combustible materials to the site, the fire protection system shall be completely operational, with proper fire flow, and in accordance with the plans approved by the Buckeye Fire Chief and City Engineer.

ccc) All buildings shall be equipped with a fire protection system as required by City of Buckeye Ordinance 03-22.

ddd) Where two (2) fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half (1/2) of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

ATTACHMENTS

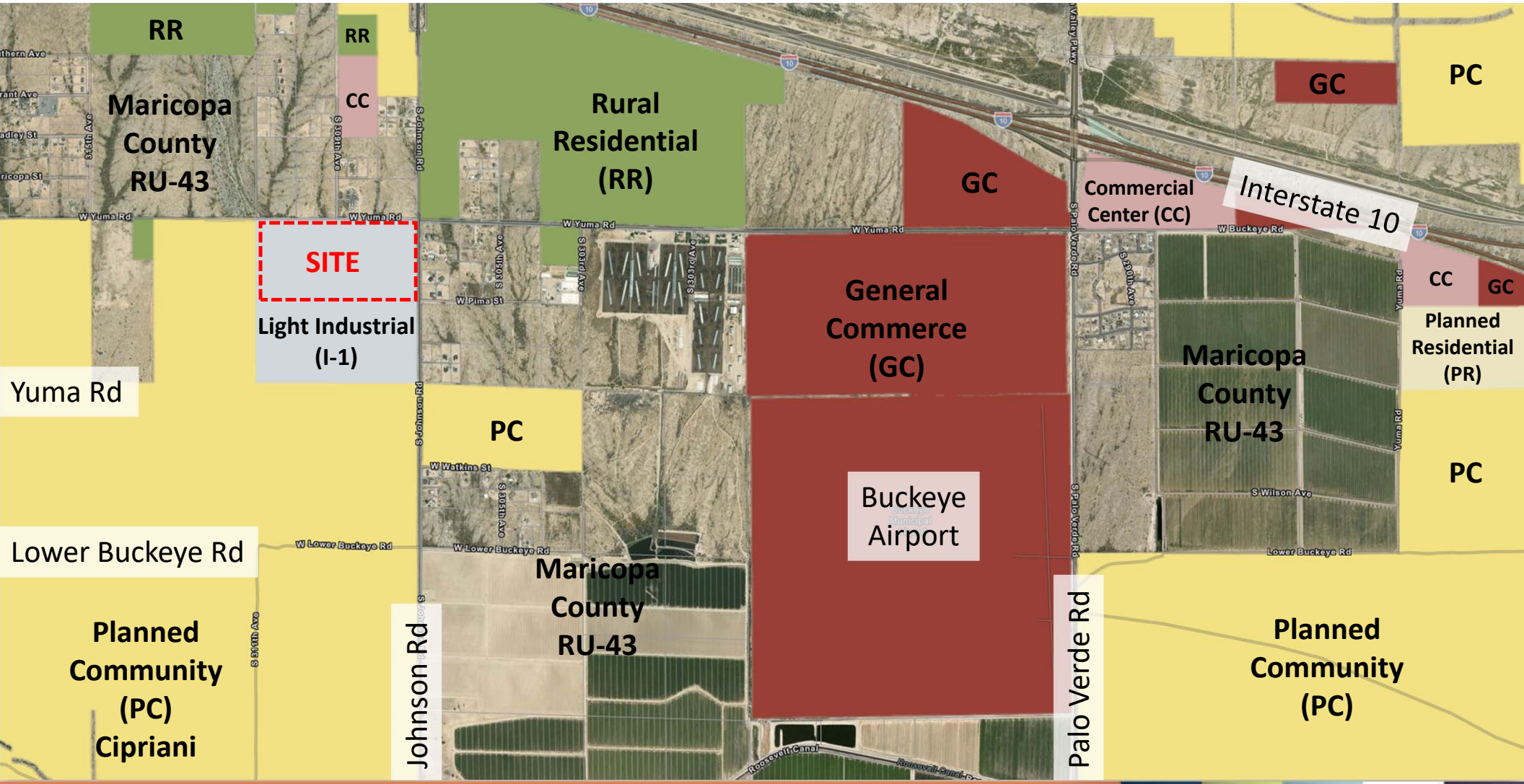
Exhibit A – Vicinity Map
Exhibit B – Zoning Map
Exhibit C – General Plan Land Use Map
Exhibit D – Site Plan Project Narrative
Exhibit E – Site Plan
Exhibit F – Building Elevations
Exhibit G – Conceptual Landscape Plan
Exhibit H – Citizen Review Summary
Exhibit I – Letters of Support

Prepared by:
Bart Wingard, Principal Planner

Reviewed by:
Adam Copeland, Deputy Planning Director

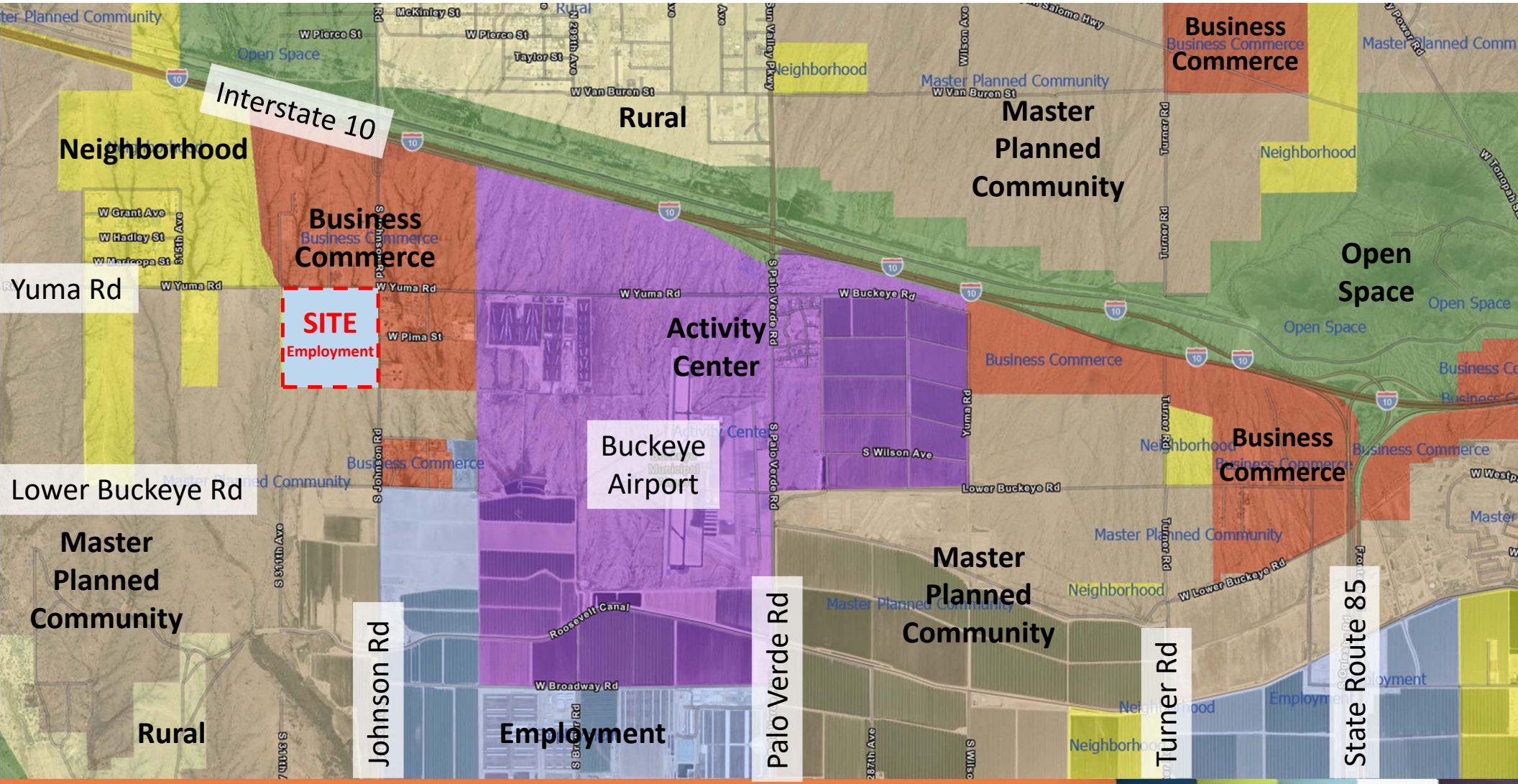
BUCKEYE, AZ

Vicinity Map



BUCKEYE, AZ

Zoning Map



BUCKEYE, AZ

General Plan Map

3R PLZU-23-00008 RECEIVED MAY 03 2024 WD

HOYT + BERENYI
engineers and consultants
PO Box 1470, Ladson, SC 29456 | (843)408-3546 | www.HoytBerenyi.com

May 1, 2024

RE: Project Narrative – ODFL Buckeye
Site Plan with Conditional Use Permit (CUP)
Associated Case PLZM-23-00001 (PAC)
Associated Case PLZM-23-00078 (Annexation)
Associated Case PLZU-23-00009 (GPA)
Associated Case PLZZ-23-00013 (Rezone)

In accordance with the Site Plan with Conditional Use Permit checklist, the Project Narrative is broken into the following categories:

1.0 Project Information and Description of Request
2.0 Land Information
3.0 Impact to City Services
4.0 Preliminary Water and Sewer Demand Summary
5.0 Conditional Use Statement

1.0 Project Information

Project Name:	ODFL Buckeye
General Location:	Southwest Corner of W Yuma Road and Johnson Road
Parcel APN #'s:	504-31-001J
Tracking #:	City of Buckeye Case PLZU-23-00008 HB Project #22-072

Vicinity Map:

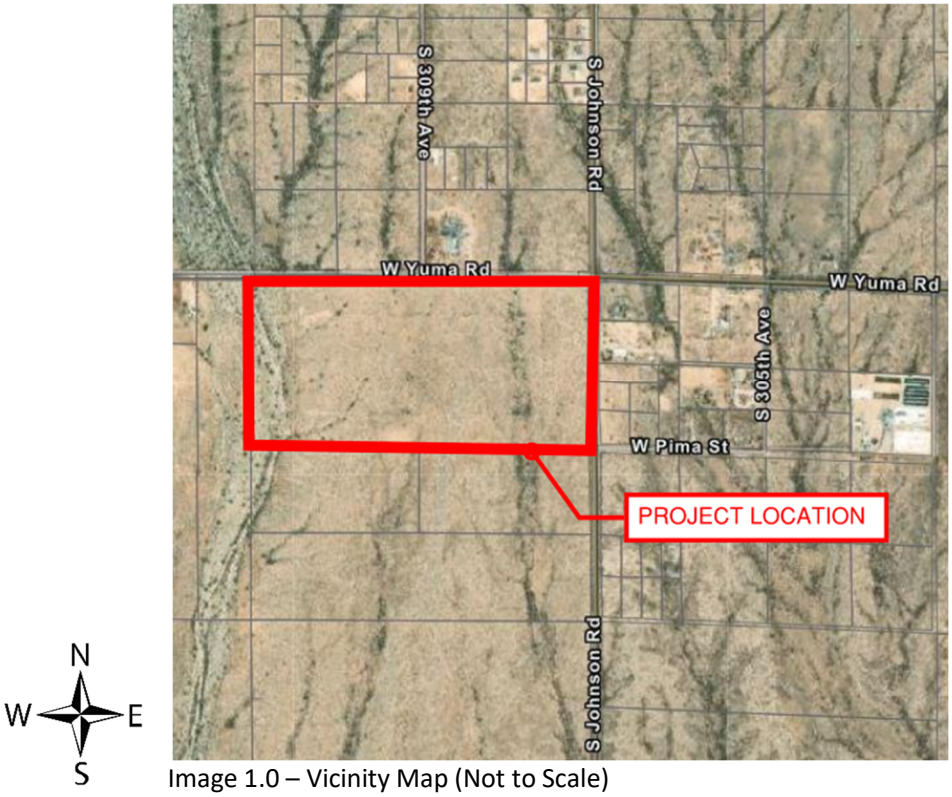


Image 1.0 – Vicinity Map (Not to Scale)

Description of Request:

The Old Dominion Freight Line (ODFL) Buckeye project includes the construction of a new Interstate Motor Freight Terminal. ODFL is a Less Than Truckload (LTL) freight carrier specializing in (1) one & (2) two-day delivery markets. The operation can generally be described as picking up and delivering general commodities between the local community and all over the country.

The proposed ODFL Buckeye facility will include approximately 200 dock doors with trailer, tractor, and employee parking required to support the facility; and is to be constructed on an approximately 72 acre portion of the combined parcel acreages totaling approximately 158 acres. The residual land is not proposed for development at this time, but the intent will be to readjust the property boundaries and have the residual property available for future development to be determined at a later date.

This request includes (2) Three Items:

1. Site Plan – This request includes review and approval of the proposed site plan.
2. Conditional Use – Motor Freight Terminal is a conditional use within the proposed I-1 zoning and this submittal includes a conditional use approval request.

Several parcels for this project have been already approved for rezoning under PLZZ-23-00013 and a general plan amendment has also already been approved under PLZU-23-00009.

Phasing:

The ODFL project will include provisions to expand the dock by 50 additional dock doors and also add an onsite maintenance shop at a later date. However, the timeline for that expansion is unknown at this time and the initial project will be done and completed under a single phase. It is also important to note, that there is no initial plan for the residual acreage outside of the ODFL development, but the initial phase will include platting, rezoning, and utility considerations to ensure the residual property is better suited for development.

In addition to the specific submittal criteria the proposal will advance the Goals and Policies of the Commercial Building standards and Guidelines as follows:

5.8.3.B*: "To ensure architectural compatibility in keeping with Buckeye's heritage, the City's location in the desert, and discouraging standardized prototypes."*

Response: The architecture for this terminal has been extensively modified from the standard prototypical Old Dominion Fright Line terminal to harmonize with the Southwestern heritage of Buckeye. The corporate colors have been limited to the round logo, and revised to Sonoran desert hues. No internally illuminated signage is proposed for the building or site. The massing and simple building planes are reminiscent of a western town with single story vertical facades with parapets extending above the roof. These parapets also serve to hide the roof top mechanical equipment on the office roof.

5.8.3.D: *"To ensure that buildings are designed to avoid long, unbroken walls and roof lines, and incorporate sufficient architectural detail to create a human-scaled environment."*

Response: The office and dock façades are designed on all four sides to have varying planes, heights, and colors and materials. The office consists of varying thickness and height concrete wall panels. Different color textured paint coatings on each section of panel break up the facade with additional darker color pre-cast reveals breaking up the monotony of the large panels. The front façade plane is further emphasized with prefinished aluminum canopies matching the accent and trim colors. The canopies also serve to limit direct solar heat gain to the windows below them and bring the front elevations down to a more human scale height. The dock design features varying designs of pre-finished flush metal wall panels with no exposed fasteners or ribs. The panels vary in joint patterning and undulate with varying depths on the façade on all sides. No section of the dock overhang will be more than 60'-0" in one plane. The concrete wall panels below will be field painted with a textured coating in three varying colors in the Sonoran Desert palette. Most of the emphasis to meet the design guidelines for interest, character, shading, and material & color changes is at the public side of the building at the office and for dock overhang design on the remaining three sides. The entire building facade has been designed to include multiple materials, colors and varying vertical and horizontal planes over all four sides of the building. These varying thickness concrete panels, parapet elevations, roof overhangs, reveals and canopies also introduce multiple shading planes as the desert sun revolves around the building.

5.8.3.E.2.a: *"Design visually prominent primary building entrances. Provide shade for pedestrians. Unless otherwise provided in this ordinance, use a combination of two or more of the following techniques:*
(i) Canopy, portico, archway, arcade, or similar projection that provides architectural interest and protection for pedestrians;
(ii) Prominent tower, dome, or spire;
(iii) Peaked roof;
(iv) Projecting or recessed entry;

(v) Outdoor features, such as seat walls, landscaping with seasonal color, or permanent landscape planters with integrated benches; or
(vi) Other comparable techniques."

Response: The front façade has been designed with the primary focus on the main entrance tower. This entrance tower is projected from the front face of the building façade by 4'-0" creating shadows on each side of it as the sun revolves around from east to west. This main entrance tower and two corner towers are projected higher than the main building parapet and at the sides of the office to proportionally emphasize the entrance and strengthen and integrate all three sides of the office. The entrance and two corner towers are proposed to be painted a complementary accent color to strengthen these elements. The front entrance tower includes a large canopy for pedestrian shading along with complimentary smaller canopies over each window. The intent is to reduce solar heat gain in the windows and shade pedestrians approaching the front entrance up the handicap ramp and entrance stairs. The Truck Drivers entrance landing on the side is also shaded by a canopy. The office coping and trim are proposed to be a darker trim color. These varying thickness concrete panels, parapet elevations, roof overhangs, reveals and canopies also introduce multiple shading planes as the desert sun revolves around the building. The dock overhangs will also develop shadows along the dock façade walls and reduce solar heat gain on the dock.

5.8.3.F: *"To ensure that developments utilize materials of high quality and durability appropriate to the desert climate."*

Response: All building construction and finish materials are proposed to be durable, high quality and permanent. The building envelope is proposed to be constructed with permanent structural and facade materials. The perimeter walls are concrete wall panels of varying thickness with a textured painted coating and a steel roof structure over the entire building with a white membrane low slope roof system. The dock overhang over the dock doors consists of a pre-finished primed steel structure with prefinished smooth metal wall panels matching the field color of the concrete wall panels. All exterior windows and storefront systems are proposed to be clear anodized with tinted insulated glazing. All trim and accent materials will be either prefinished metal in Sonoran desert colors if possible, or field painted with the same Sonoran Desert color palette.

2.0 Land Information

Design and Landscaping:

The design and landscaping will be in accordance with the City of Buckeye Development requirements. Detailed landscape plans and renderings are included with the overall requests. All comments received during the PAC, PLZM-23-00001 have been addressed through coordination with the City. A formal comment response letter is also available with the full request packages.

Current and Proposed Site Conditions:

The existing site consists of (6) six parcels totaling approximately 158 acres; and, is currently undeveloped. Approximately 15 acres on the western side of the property is a washout area and is currently planned to be undisturbed. The ODFL project will include the development of approximately 72.2 acres on the northern portion of the properties. The residual property, approximately 78.4 acres, will be replated for future, unknown, development.

The properties front on Johnson and Yuma Road. Under the proposed ODFL development all right of way dedication to accommodate the required half street improvements will be made. Following right of way dedication, the overall parcel acreage will be reduced to approximately 150.6 acres; 72.2 for the ODFL development and 78.4 acres for residual development. Half street improvements are also proposed for the frontage of the ODFL project.

Relationship to Surrounding Properties:

The majority of properties surrounding the project are undeveloped. The project is bordered on the north by W Yuma Road, on the east by Johnson Road, and to the south and west by lands within the Cipriani development. The properties also lie in close proximity to the Buckeye airport.

Proposed Percentage and Acreage of Parks and Open Space:

Approximately 15 acres on the western edge of the development, within and surrounding the washout area, will be left as undisturbed open space; which, is approximately 10% of the total site acreage. In addition, the site will be designed to provide all interior landscaping and perimeter buffering required by the City. Detailed planting plans and renderings are available with the requests.

Proposed Trails:

There are currently no dedicated trails within the property but a new 25' wide public path easement is proposed to be granted from the north to the south end of the property along the western side.

3.0 Impact to City Services

Accessibility and Circulation:

The property is bordered on two sides by Yuma Road and Johnson Road; which the City is identifying for Parkway and Major arterial respectively. The Right of Way for Yuma Road will be dedicated to Parkway width requirements but built to Major Arterial in the interim. Right of way dedication for both Johnson Road and Yuma Road is proposed under the ODFL project. Half street improvements are also proposed under the ODFL project and in accordance with the traffic study and City Standards.

Refuse Providers:

ODFL produces very little solid waste. The freight that is moved through the facility is generally already packaged; so, there is little to no biproduct (waste) produced as part of the freight operation. The facility will include an office and will have dock workers which will generate waste consistent with a small commercial development.

Fire and Police Protection:

Fire Protection – An private onsite tank and pump system will be provided for onsite fire protection needs. The tanks can be filled and makeup water will be available through the City agreement to provide water for the development. The buildings onsite will be equipped with automatic sprinkler systems. Hydrants will be placed throughout the site as needed for adequate coverage. The internal

site circulation will also easily accommodate emergency vehicle movements. Site and building entry points can be equipped Knox Box or other measures required for sufficient fire protection.

Police Protection - The site will be completely secured with a combination of screen walls, chain link fence and barbed wire, including the employee parking area. The freight yard will also include an interior electrical fence. The site will have security monitoring and will be well lit. All these provisions limit the amount of criminal activity.

Local Schools and Parks:

Depending on the City's structure for tax revenue and funding of local schools, and Parks, the ODFL development should positively impact the resources available to support the City's needs. No adverse impacts to local schools or parks will occur as a result of this development.

4.0 Preliminary Water and Sewer Demand Summary

The ODFL facility will require a domestic, fire, and irrigation water. An existing agreement with the City of Buckeye will provide potable water to the site. Private onsite tank and pump systems will be provided to have readily available delivery capacities. Based on historical information from the existing ODFL Phoenix facility we are anticipating the private domestic system to be designed for approximately 10,609 GPD. Fire water will be provided in accordance with the City of Buckeye Fire Code. Irrigation water will be determined based on final landscaping drawings and associated water needs.

Sewer will be via a combination of septic and petrochemical drywell system. All domestic sewer will be sent to a septic system. Any floor drains within the (3) three bay fuel area will be sent to a petrochemical/dry well system. The sewer system is setup to make a future connection to public sewer if made available in Johnson Road.

5.0 Conditional Use Statement

This section is intended to address the requirements of section 8.7.3(I) of the City of Buckeye Code. Motor Freight Terminal is listed as a conditional use in the I-1 zoning per Section 3.1 of the City Code. There are no specific requirements associated with the use. The approval criteria of section 8.7.3(I) are addressed as follows:

8.7.3(I) Approval Criteria:

1. **The proposed use is consistent with the General Plan and all applicable provisions of this Development Code and applicable state and federal regulations.**

   The ODFL Buckeye project includes a general plan amendment to designate the area as "Employment". This designation is consistent with the goals and objectives of the overall plans for the Buckeye Airport identified in the Buckeye 2040 General Plan and more recent plans specific to the Airport. ODFL is an extremely complimentary use to the airport and will be able to support the business functions of the airport and future surrounding uses. The ODFL area is more specifically considered an Employment Transition Area (ETA) within the Employment district and significant improvements including berms, landscaping, walls, architecture, and amenity space are being implemented to screen or minimize the impacts on residential uses. Half street improvements, as

well as other traffic improvements, are proposed to minimize any impacts associated with heavy truck traffic; and, the project will comply with all local, state, and federal regulations.

2. **The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards in Article 3 of this Development Code.**

   The ODFL Buckeye project includes the rezoning to I-1, Light Industrial District. The ODFL project will help strengthen the City's economic base and provide employment opportunities for local residents. Design measures such as berms, landscaping, walls, architecture, and amenity space have been incorporated to minimize any negative impact to nearby residential land uses. The proposed development is consistent with the purpose and intent of the I-1 zoning district.

3. **The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts).**

   In general the lands adjoining, or in close proximity, are undeveloped. Design measures including berms, landscaping, and screen walls have been implemented to screen any heavy operations from public view and to ensure compatibility with those nearby residential uses. In general the facility is set back approximately 80' from the right-of-way lines of adjoining Yuma and Johnson Roads. A traffic study has been prepared to determine that the adjacent roads are sufficient and any half-street road improvements required will be installed as part of the project. Lighting is full cutoff LED fixtures and no light will be projected onto adjacent properties or into the sky. Sufficient measures have been taken to ensure the development will be compatible to adjacent uses.

4. **Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable.**

   No adverse impacts are anticipated as a result of the development. A traffic study has been performed to determine the required mitigation for neighboring roads and sufficient design measures have been implemented to screen and buffer the development from neighboring roadways.

5. **Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.**

   All critical infrastructure can be improved or is already available to the property. Water is available to the property via an existing agreement with the City. The water supply will be used to fill onsite, private, storage and pump systems for domestic, fire, and irrigation water needs. The soils are sufficient for septic sewer and provisions are being incorporated to easily connect to public sewer in Johnson Road should it become available. A traffic study has been prepared and the proposed improvements include the recommended traffic mitigation. The development is very low impact in regards to utility, fire protection, police, and traffic impact needs.

6. **Adequate assurances of continuing maintenance have been provided.**

ODFL is a leader in the freight industry including committing resources to the ongoing maintenance of their facilities. This includes the facility itself, pavements, stormwater management features, utilities, and extends beyond to their operational equipment. Any required assurances for the construction and permanent operation will be provided.

7. **Any significant adverse impacts on the natural environment will be mitigated to the maximum extent practicable.**

   The ODFL Project proposes to leave a significant part of the western portion of the property, where an existing wash and jurisdictional channel are present, undisturbed. Environmental studies have been performed and determined there are no significant environmental, or cultural, resources present on the property. A hydrology study has also been performed to determine the appropriate location for (2) two future City water wells to be located on the property. Stormwater will be provided to completely retain the 100-year, 2 hour storm event, and all other environmental regulatory requirements will be implemented into the design of the project.

If there any questions regarding the details of the project, please do not hesitate to contact Kyle M. Hoyt, P.E. at 843-408-3546, or via email at khoyt@hoytberenyi.com.

ODFL BUCKEYE
FOR SITE PLAN/CONDITIONAL USE

JOHNSON AND YUMA
PART OF THE NORTHEAST 1/4 OF SECTION 13,
TOWNSHIP 1 NORTH, RANGE 5 WEST,
G&S.R.B&M. MARICOPA COUNTY, BUCKEYE ARIZONA

3R PLZU-23-00008 RECEIVED MAY 03 2024 WD

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07	08	09	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

PROJECT

VICINITY MAP
NTS

	YUMA RD / PROJECT	
14	13	18
	JOHNSON RD	
23	24	19
		W BROADWAY RD
26	25	30
		W SOUTHERN AVE

LOCATION MAP
NTS

SHEET INDEX

COVER SHEET	C1.0
OVERALL SITE PLAN	C4.0
PRELIMINARY SITE PLAN	C4.1
PRELIMINARY SITE PLAN	C4.2
PRELIMINARY SITE PLAN	C4.3
PRELIMINARY SITE PLAN	C4.4
PRELIMINARY SITE PLAN	C4.5
PRELIMINARY SITE PLAN	C4.6

DEVELOPER/OWNER

OLD DOMINION FREIGHT LINE, INC.
CONTACT: MAT NOWELL
500 OLD DOMINION WAY
THOMASVILLE, NC 27630
TEL 336-822-5778
EMAIL: MATT.NOWELL@ODFL.COM

LANDSCAPE ARCHITECT

ABLA
CONTACT: BRIAN ROGERS
310 E. RIO SALADO PKWY.
TEMPE, AZ 85281
TEL (480) 530-0387
EMAIL: BRIAN.ROGERS@ABLASTUDIO.COM

CIVIL ENGINEER

HOYT + BERENYI, LLC
CONTACT: ROB ZAHURAK, P.E.
346 SEACOAST PARKWAY, SUITE 200
MOUNT PLEASANT, SC 29464
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EMAIL: RZAHURAK@HOYTBERENYI.COM

BASIS OF BEARINGS

THE ARIZONA STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, BASED ON THE NORTH AMERICAN DATUM OF 1983, (2011), EPOCH 2010.00.
TWO–POINT METHOD
THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 5 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.
BEARING = NORTH 00 DEGREES 00 MINUTES 18 SECONDS EAST

BENCHMARK

GDACS PT # 40592-1
BRASS CAP FLUSH LOCATED AT THE INTERSECTION OF JOHNSON ROAD AND YUMA ROAD– ALSO BEING THE NORTHEAST CORNER OF SECTION 13, T1N, R5W.
ELEVATION = 1037.760 (NAVD88 DATUM)

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 5 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP FLUSH FOUND AT THE NORTHEAST CORNER OF SAID SECTION 13 FROM WHICH THE MARICOPA COUNTY ALUMINUM CAP IN HAND HOLE STAMPED RLS 36563 FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 13 BEARS SOUTH 00 DEGREES 00 MINUTES 18 SECONDS WEST A DISTANCE OF 2,641.58 FEET, SAID LINE BEING THE EAST LINE OF SAID NORTHEAST QUARTER, AND SAID LINE BEING THE BASIS OF BEARING OF THIS DESCRIPTION;

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, NORTH 89 DEGREES 21 MINUTES 19 SECONDS WEST A DISTANCE OF 110.01 FEET TO A POINT ON A LINE PARALLEL WITH AND 110.00 FEET DISTANT FROM SAID EAST LINE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID PARALLEL LINE, SOUTH 00 DEGREES 00 MINUTES 18 SECONDS WEST A DISTANCE 40.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 40.00 FEET DISTANT FROM SAID NORTH LINE;

THENCE ALONG LAST–MENTIONED PARALLEL LINE, SOUTH 89 DEGREES 21 MINUTES 19 SECONDS EAST A DISTANCE OF 70.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 40.00 FEET DISTANT FROM SAID EAST LINE;

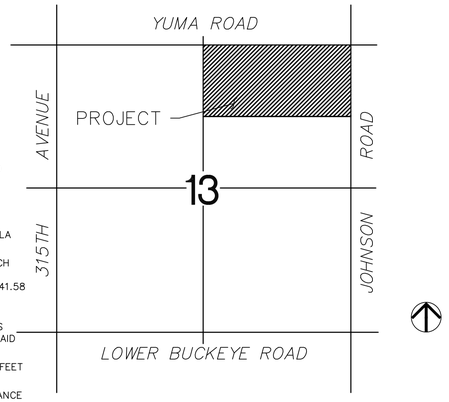
THENCE ALONG LAST–MENTIONED PARALLEL LINE, SOUTH 00 DEGREES 00 MINUTES 18 SECONDS WEST A DISTANCE OF 1,280.77 FEET TO A POINT ON THE SOUTH LINE OF NORTH HALF OF SAID NORTHEAST QUARTER;

THENCE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 20 MINUTES 26 SECONDS WEST A DISTANCE OF 2,611.95 FEET TO A HALF–INCH REBAR CAPPED RLS 11893 FOUND AT THE CENTER–NORTH SIXTEENTH CORNER OF SAID SECTION 13;

THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, NORTH 00 DEGREES 16 MINUTES 57 SECONDS EAST A DISTANCE OF 1,320.05 FEET TO A BRASS CAP FLUSH STAMPED RLS 11893 FOUND AT THE NORTH QUARTER CORNER OF SAID SECTION 13;

THENCE ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER, SOUTH 89 DEGREES 21 MINUTES 19 SECONDS EAST A DISTANCE OF 2,535.54 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 3,441,676 SQUARE FEET OR 79.010 ACRES, MORE OR LESS.



OVERALL DEVELOPMENT
NTS

PARKING TABULATION:

REQUIRED – 1 SPACE/1,500 SF GFA
X 155,550 SF (INCLUDES FUTURE)
104 SPACES REQUIRED

PROVIDED – 390 TOTAL SPACES
(20 SPACES, 5% MUST BE RESERVED FOR ELECTRIC VEHICLES)

FLOOD ZONE DESIGNATION

THE SUBJECT PREMISES LIE IN THE FOLLOWING FLOOD ZONES ARE FOUND ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 04013C2090L, DATED OCTOBER 16, 2013:
ZONE "X", THIS FLOOD ZONE HAS BEEN DETERMINED TO BE AN AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. ZONE "AE", THIS FLOOD ZONE HAS BEEN DETERMINED TO BE AN AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD EVENT DETERMINED BY DETAILED METHODS. BASE FLOOD ELEVATIONS (BFE'S) ARE KNOWN. MANDATORY FLOOD INSURANCE PURCHASE REQUIREMENTS AND FLOODPLAIN MANAGEMENT STANDARDS APPLY.
ZONE "AE FLOODWAY", THIS FLOOD ZONE HAS BEEN DETERMINED TO BE THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 100–YEAR FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

STORMWATER DRAINAGE CERTIFICATE

1. THE DEVELOPMENT WILL PROVIDE FOR ON-SITE RETENTION FOR THE RUNOFF FROM A 100-YEAR 2-HOUR STORM.
2. ALL FLOWS FROM THE 10-YEAR STORM WILL BE CONTAINED WITHIN THE STREET (FROM CURB TO CURB).
3. ALL STORM WATER RETENTION WILL BE DRAINED WITHIN 36-HOURS. IF BASINS DO NOT DRAIN WITHIN 36-HOURS, DEVELOPER/OWNER SHALL ENACT MEASURES TO CORRECT.
4. ALL DRAINAGE DESIGN WILL COMPLY WITH THE CITY OF BUCKEYE CURRENT GRADING AND DRAINAGE DESIGN STANDARDS.
5. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 14-INCHES ABOVE THE OUTFALL TOP OF CURB ELEVATION AND 12-INCHES ABOVE THE COMPUTED 100-YEAR WATER ELEVATIONS AND 1-FOOT ABOVE THE EMERGENCY OUTFALL ELEVATIONS AT ANY ADJACENT RETENTION BASIN, WHICH EVER IS GREATER.
6. ALL RETENTION BASINS SHALL HAVE A MINIMUM OF 1-FOOT OF FREEBOARD.

BY: _____
KYLE M. HOYT, P.E. DATE

AS-BUILT STATEMENT

I HEREBY CERTIFY THAT I HAVE REVIEWED THE "AS-BUILT" FOR THE ABOVE REFERENCED PROJECT AND CERTIFY THAT THE PROJECT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS AND REVISIONS THAT IT WILL FUNCTION AS DESIGNED AND PERMITTED.

BY: _____
KYLE M. HOYT, P.E.

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

BY: _____
REGISTERED SURVEYOR

ENGINEERS DECLARATION OF RESPONSIBLE CHARGES STATEMENT

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION R4-30-301 OF THE RULES OF THE ARIZONA STATE BOARD OF TECHNICAL REGISTRATION, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF THE PROJECT DRAWINGS AND SPECIFICATIONS BY MARICOPA COUNTY IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR THE PROJECT DESIGN.

FLOODPLAIN NOTE

NO WORK SHALL BE STARTED WITHIN THE FLOOPLAIN WITHOUT A FLOODPLAIN USE PERMIT.

MCDOT GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE REVISED EDITION OF THE UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION PUBLISHED BY THE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) AS AUTHORIZED AND MODIFIED BY THE MOST CURRENT MCDOT SUPPLEMENT TO THE MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND NON-CONFLICTING PROJECT SPECIAL PROVISIONS. ALL WORK MUST ALSO COMPLY WITH ORDINANCE P-36 "MARICOPA COUNTY ORDINANCE ADDRESSING REQUIREMENTS FOR PERMITS TO WORK IN RIGHT-OF-WAY WITHIN UNINCORPORATED MARICOPA COUNTY." ANY EXCEPTIONS MUST RECEIVE EXPLICIT APPROVAL FROM MCDOT AND SHALL BE IDENTIFIED ON THE PLANS AS HAVING EXPLICIT APPROVAL FROM MCDOT.
2. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY MCDOT. APPROVAL OF THESE PLANS IS FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT MCDOT FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, THE MCDOT ROADWAY DESIGN MANUAL, OR OTHER APPLICABLE DESIGN STANDARDS.
3. THE MOST CURRENT APPROVED SET OF PLANS SHALL BE ON THE SITE DURING CONSTRUCTION AND AVAILABLE TO MCDOT INSPECTORS.
4. ALL BOX CULVERTS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT) LATEST DESIGN SPECIFICATIONS AND STANDARDS.
5. CONTRACTOR TO OBTAIN MCDOT PERMITS PRIOR TO CONSTRUCTION WITHIN COUNTY RIGHT-OF-WAY, AND ALL NECESSARY PERMITS FROM OTHER AGENCIES AND FROM LOCAL GOVERNMENTS FOR WORK WITHIN THEIR JURISDICTION.
6. CONTRACTOR SHALL NOTIFY THE ASSIGNED MCDOT INSPECTOR LISTED ON PERMIT AT LEAST 24 HOURS IN ADVANCE OF ANY CONSTRUCTION.
7. CONTRACTOR PERFORMING CONSTRUCTION OR EXCAVATING OPERATIONS IS RESPONSIBLE FOR LOCATING AND RELOCATING ALL UTILITIES IN CONFLICT AT NO EXPENSE TO MARICOPA COUNTY. THE CONTRACTOR SHALL CONTACT ARIZONA 811 PRIOR TO BEGINNING CONSTRUCTION.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS FOR EARTH MOVING FROM MARICOPA COUNTY AIR QUALITY DEPARTMENT'S DUST COMPLIANCE DIVISION PRIOR TO CONDUCTING EXCAVATION OPERATIONS. A COPY OF THE PERMIT AND DUST CONTROL PLAN SHALL BE SUBMITTED TO THE COUNTY ENGINEER PRIOR TO COMMENCEMENT OF ANY EARTHMOVINGACTIVITIES.
9. PRIOR TO CONDUCTING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL OBTAIN FROM THE ARIZONA STATE HISTORICAL PRESERVATION OFFICER RECOMMENDATIONS REGARDING THE NEED FOR CULTURAL RESOURCES (ARCHAEOLOGICAL) CLEARANCE. ALL DISCOVERIES OF HUMAN REMAINS, CULTURAL ARTIFACTS, OR PALEONTOLOGICAL REMAINS SHALL BE REPORTED TO THE ARIZONA STATE MUSEUM AND MCDOT. UPON DISCOVERY, CONTRACTOR SHALL CEASE OPERATIONS IN THE VICINITY OF THE FIND AND PROTECT THE DISCOVERY AREA FROM FURTHER DISTURBANCE UNTIL THE FIND CAN BE PROFESSIONALLY INVESTIGATED BY THE ARIZONA STATE MUSEUM AND MCDOT.
10. EXCEPT UNDER EMERGENCY CONDITIONS, ROADS SHALL NOT BE CLOSED FOR CONSTRUCTION ACTIVITY UNLESS PRIOR APPROVAL IS OBTAINED FROM THE MCDOT TRANSPORTATION DIRECTOR.
11. PRIOR TO MOVING OR DESTROYING PROTECTED NATIVE PLANT SPECIES, THE CONTRACTOR SHALL FILE A FORMAL NOTICE OF INTENT WITH THE ARIZONA DEPARTMENT OF AGRICULTURE NATIVE PLANTS.
12. PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK, BASE COURSE AND WEARING SURFACE, A PAVEMENT VERIFICATION REPORT SUBMITTAL IS REQUIRED TO BE SUBMITTED TO MCDOT FOR REVIEW AND APPROVAL. IF SUBGRADE STABILIZATION IS REQUIRED, THE AREA STABILIZED SHALL BE FROM BACK OF SIDEWALK TO BACK OF SIDEWALK AND MATCH THE STABILIZATION DEPTH OF THE PAVEMENTSTRUCTURE.
13. ASPHALT MIX DESIGNS SHALL BE SUBMITTED TO MCDOT A MINIMUM OF TWO BUSINESS DAYS PRIOR TO PLACING ANY ASPHALT COURSES. (TRENCH WORK EXCLUDED.) ASPHALT MIX DESIGNS MUST BE APPROVED PRIOR TO PAVING ACTIVITIES. ALL PAVED TURNOUTS SHALL HAVE THE SAME ASPHALT AND BASE REQUIREMENTS AS THE ADJACENT ROADWAY UNLESS NOTEDOTHERWISE.
14. ALL ASPHALT CONCRETE PAVEMENT OF LOCAL AND MINOR COLLECTOR ROADS WITH A LONGITUDINAL GRADE LESS THAN 5% SHALL RECEIVE A PRESERVATIVE SEAL ("FILLED" ASPHALT SEALER) IN ACCORDANCE WITH SECTIONS 334 AND 718.3 OF THE MAG UNIFORM STANDARD SPECIFICATIONS.
15. EXCEPT FOR ARAC MIXES, ALL OTHER AC MIXES SHALL BE SUPERPAVE/GYRATORY TYPE UNLESS APPROVED BY MCDOT. AC MIX DESIGN USED ON LOCAL AND MINOR COLLECTOR STREETS SHALL BE FOR LOW TRAFFIC CONDITION. NOMINAL SIZE TO THICKNESS RATIO SHALL NOT EXCEED 1:3. THE NOMINAL SIZE DESIGNATION FOR THE SURFACE COURSE ON URBAN ROADWAYS SHALL BE A ½" MIX, UNLESS APPROVED BY MCDOT.
16. ALL COMPACTION AND BACKFILL WITHIN COUNTY RIGHT-OF-WAY SHALL CONFORM TO THE MCDOT SUPPLEMENT TO MAG SPECIFICATION SECTION 601. BACKFILL UNDER EXISTING PAVEMENT, CURB AND GUTTER, ROADWAY SHOULDERS, AND UNPAVED ROADWAYS SHALL CONSIST OF ONE-HALF (1/2) OR ONE SACK CLSM. UNPAVED ROADWAY AREAS INCLUDE THE TRAVELLED WAY PLUS FIVE FEET BEYOND THE TRAVELLED WAY.
17. ALL STRUCTURES, SUCH AS MANHOLES, VALVE BOX & COVERS, AND MONITORING WELLS MUST BE MARKED WITH AT LEAST TWO REFLECTIVE FLEXIBLE POSTS WHEN STRUCTURES ARE LOCATED OUTSIDE THE TRAVELED WAY AND WITHIN THE RIGHT-OF-WAY. (APPLIES ONLY WHEN THERE IS NO CURB.) ALL CLEAR ZONE HAZARDS SHALL BE MITIGATED IN A MANOR APPROVED BY MCDOT AT NO COST TO THE COUNTY.
18. PAVEMENT WIDENING AND PAVEMENT REPLACEMENT SHALL CONFORM TO THE REQUIREMENTS OF MAG SPECIFICATION SECTION 336 AND THE MCDOT SUPPLEMENT THERETO. PAVEMENT CUTS SHALL NOT BE LOCATED WITHIN A LANE WHEEL PATH. THE LANE WHEEL PATH IS THE ENTIRE LANE WIDTH EXCEPT THE AREA WITHIN ONE FOOT OF A LANE LINE STRIPE AND EXCEPT THE CENTER TWO FEET OF THE TRAVEL LANE.
19. ALL EXISTING PAVEMENT MARKINGS, TRAFFIC SIGNS AND SIGNAL EQUIPMENT TO BE REMOVED, REPLACED, RELOCATED OR REPAIRED DUE TO CONTRACTOR'S WORK WILL BE DONE BY THE CONTRACTOR AT THEIR EXPENSE. ALL SALVAGED SIGNS SHALL BE DELIVERED TO THE TRAFFIC OPERATIONS BUILDING AT 2909 W. DURANGO ST. ARRANGEMENTS CAN BE MADE FOR DELIVERY BY CALLING (602) 506-8662. ALL NEW STREET NAME SIGNS SHALL BE PROVIDED AND INSTALLED BY THE PERMITTEE AT NO EXPENSE TO MARICOPA COUNTY.
20. ALL PERMITTED CONSTRUCTION IS SUBJECT TO INSPECTION AND IS REQUIRED TO MEET ALL APPLICABLE STANDARDS PRIOR TO THE RELEASE OF THE CORRESPONDING BOND.
21. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS PER MAG 107.9. DISPOSAL OF ALL WASTE MATERIAL WILL BE THE RESPONSIBILITY OF THECONTRACTOR.
22. CHIPPED, CRACKED, OR IMPRINTED CURB, GUTTER, OR SIDEWALK IS NOT PERMITTED. CONCRETE PATCHING OF CURB, GUTTER, AND SIDEWALK IS NOT PERMITTED.
23. THE PERMITEE'S ENGINEER OF RECORD IS REQUIRED TO CERTIFY SUBDIVISION CONSTRUCTION IN ACCORDANCE WITH THE MCDOT SUBDIVISION INSPECTION GUIDELINES.

MCDOT LANDSCAPE NOTES

1) ALL LANDSCAPING IN COUNTY RIGHT-OF-WAY SHALL CONFORM TO CHAPTER NINE (9) OF THE LATEST ROADWAY DESIGN MANUAL.
2) LANDSCAPE IS NOT ALLOWED TO ENCROACH INTO THE ROADWAY OR DRIVEWAY ENTRANCES. LANDSCAPE WITH THIS POTENTIAL WILL BE RELOCATED OR REMOVAL BY OWNER/DEVELOPER EXPENSE.
3) LANDSCAPE INSIDE SIGHT TRIANGLES MUST NOT EXCEED 24 INCHES IN HEIGHT FROM TOP OF CURB LINE WHEN MATURE.
4) LANDSCAPE THAT OVERHANGS OFF-SITE SIDEWALKS MUST BE MAINTAINED (BY DEVELOPER) SO THAT A SEVEN (7) FOOT HIGH CLEARANCE IS PROVIDED AT ALL TIMES.
5) LANDSCAPE AND IRRIGATION SYSTEMS IN RIGHT-OF-WAY SHALL BE MAINTAINED AND PAID FOR BY DEVELOPER. THIS INCLUDES WATER USE.
6) ALL UNDERGROUND LANDSCAPE EQUIPMENT AND MAIN IRRIGATION LINES WITHIN FIVE (5) FEET OF BACK-OF-CURB, BACK-OF-WALK, OR WITHIN FIFTEEN (15) FEET OF EDGE-OF-PAVEMENT MUST HAVE THIRTY-SIX (36) INCH MINIMUM DEPTH OF COVER.
7) PRIOR TO MOVING OR DESTROYING PROTECTED NATIVE PLANT SPECIES, THE CONTRACTOR SHALL FILE A FORMAL NOTICE OF INTENT WITH THE ARIZONA DEPARTMENT OF AGRICULTURE (602) 542-6408.
8) LANDSCAPE IN COUNTY RIGHT-OF-WAY SHALL ONLY USE PLANTS LISTED IN THE LOW WATER USE/DROUGHT TOLERANT PLANT LIST FOR THE PHOENIX ACTIVE MANAGEMENT AREA PUBLISHED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES.
9) TREES, LARGE SHRUBS AND CACTI WHOSE TRUNK DIAMETER AT MATURITY WILL EXCEED FOUR (4) INCHES SHALL NOT BE PLANTED WITHIN THE CLEAR ZONE (TEN (10) FOOT MINIMUM FROM FACE OF CURB). REFER TO SECTION 5.25 FOR INFORMATION ON CLEAR ZONE WIDTH.
10) IF PROVISIONS ARE MADE FOR FUTURE IRRIGATION, SIX (6) INCH DIAMETER SCHEDULE 40 PVC SLEEVES SHALL BE INSTALLED UNDER STREETS, DRIVES AND IMPERVIOUS SURFACES. THE SLEEVES SHALL EXTEND BEYOND THE IMPERVIOUS SURFACE TO A LENGTH EQUAL TO THE DEPTH AT WHICH THE SLEEVES ARE PLACED.
11) ALL LANDSCAPING SHALL NOT IMPACT SIGHT VISIBILITY OF ANY EXISTING OR PROPOSED STREET SIGNS.

MCDOT UTILITY NOTES

1. ALL WORK SHALL CONFORM TO THE REVISED EDITION OF THE UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION PUBLISHED BY THE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) AS AUTHORIZED AND MODIFIED BY THE MOST CURRENT MCDOT SUPPLEMENT TO THE MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND NON-CONFLICTING PROJECT SPECIAL PROVISIONS. ALL WORK MUST ALSO COMPLY WITH RESOLUTION 2001-01 MARICOPA COUNTY RESOLUTION FOR PERMITS TO WORK IN DEDICATED RIGHT-OF-WAY AND RESOLUTION 2001-02 MARICOPA COUNTY RESOLUTION FOR STREET IMPROVEMENTS, INSTALLATION OF UTILITIES AND TRAFFIC CONTROL. ANY EXCEPTIONS MUST RECEIVE EXPLICIT APPROVAL FROM MCDOT AND SHALL BE IDENTIFIED ON THE PLANS AS HAVING EXPLICIT APPROVAL FROM MCDOT. ALL CLEAR ZONE HAZARDS SHALL BE MITIGATED IN A MANOR APPROVED BY MCDOT AT NO COST TO THE COUNTY.
2. THE ENGINEERING DESIGNS ON THESE PLANS ARE ONLY APPROVED BY MCDOT IN CONCEPT AND NOT IN DETAIL. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY MCDOT. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT MCDOT FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, THE MCDOT ROADWAY DESIGN MANUAL, OR OTHER DESIGN ISSUES.
3. AN APPROVED SET OF PLANS SHALL BE ON THE SITE DURING CONSTRUCTION AND AVAILABLE TO MCDOT AND OTHER INSPECTORS.
4. ALL BOX CULVERTS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT) LATEST DESIGN SPECIFICATIONS AND STANDARDS. MINIMUM CLEAR HEIGHT OF BOX CULVERT SHALL BE 4 FEET.
5. CONTRACTOR TO OBTAIN MCDOT PERMITS PRIOR TO CONSTRUCTION WITHIN COUNTY RIGHT-OF-WAY, AND ALL NECESSARY PERMITS FROM OTHER AGENCIES AND FROM LOCAL GOVERNMENTS FOR WORK WITHIN THEIR JURISDICTION.
6. CONTRACTOR SHALL NOTIFY THE MCDOT INSPECTION DEPT. AT LEAST 24 HOURS IN ADVANCE OF ANY CONSTRUCTION AT (602) 506-8606.
7. CONTRACTOR PERFORMING CONSTRUCTION OR EXCAVATING OPERATIONS IS RESPONSIBLE FOR LOCATING AND RELOCATING ALL UTILITIES IN CONFLICT AT NO EXPENSE TO MARICOPA COUNTY. THE CONTRACTOR SHALL CONTACT "BLUE STAKE" AT (602) 263-1100 PRIOR TO BEGINNING CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY REQUIRED PERMITS FOR EARTH MOVING FROM MARICOPA COUNTY AIR QUALITY DEPARTMENT'S DUST COMPLIANCE DIVISION (602) 506-6010 PRIOR TO CONDUCTING EXCAVATION OPERATIONS. A COPY OF THE PERMIT AND DUST CONTROL PLAN SHALL BE SUBMITTED TO THE COUNTY ENGINEER PRIOR TO COMMENCEMENT OF ANY EARTHMOVING ACTIVITIES.
9. PRIOR TO CONDUCTING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL OBTAIN FROM THE ARIZONA STATE HISTORICAL PRESERVATION OFFICER (602) 542-4009, RECOMMENDATIONS REGARDING THE NEED FOR CULTURAL RESOURCES (ARCHAEOLOGICAL) CLEARANCE. ALL DISCOVERIES OF HUMAN REMAINS, CULTURAL ARTIFACTS, OR PALEONTOLOGICAL REMAINS SHALL BE REPORTED TO THE ARIZONA STATE MUSEUM AND MCDOT. UPON DISCOVERY, CONTRACTOR SHALL CEASE OPERATIONS IN THE VICINITY OF THE FIND AND PROTECT THE DISCOVERY AREA FROM FURTHER DISTURBANCE UNTIL THE FIND CAN BE PROFESSIONALLY INVESTIGATED BY THE ARIZONA STATE MUSEUM AND MCDOT.
10. EXCEPT UNDER EMERGENCY CONDITIONS, ROADS SHALL NOT BE CLOSED FOR CONSTRUCTION ACTIVITY UNLESS PRIOR APPROVAL IS OBTAINED FROM THE MCDOT TRANSPORTATION DIRECTOR OR HIS REPRESENTATIVE.
11. PRIOR TO MOVING OR DESTROYING PROTECTED NATIVE PLANT SPECIES, THE CONTRACTOR SHALL FILE A FORMAL NOTICE OF INTENT WITH THE ARIZONA DEPARTMENT OF AGRICULTURE NATIVE PLANTS (602) 542-6408.
12. PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK, BASE COURSE AND WEARING SURFACE, SUBMIT SOIL TEST(S) OF SUBGRADE AND REVISED PAVEMENT DESIGN/CALCULATIONS TO MCDOT FOR REVIEW AND APPROVAL. IF SUBGRADE STABILIZATION IS REQUIRED, THE AREA STABILIZED SHALL BE FROM BACK OF SIDEWALK TO BACK OF SIDEWALK AND MATCH THE STABILIZATION DEPTH OF THE PAVEMENT STRUCTURE.
13. ASPHALT MIX DESIGN SHALL BE SUBMITTED TO MCDOT A MINIMUM OF 48 HOURS PRIOR TO PLACING ANY ASPHALT COURSES. (TRENCH WORK EXCLUDED.) ALL PAVED TURNOUTS SHALL HAVE THE SAME ASPHALT AND BASE REQUIREMENTS AS THE ADJACENT ROADWAY UNLESS NOTED OTHERWISE.
14. ALL COMPACTION AND BACKFILL WITHIN COUNTY RIGHT-OF-WAY SHALL CONFORM TO THE MCDOT SUPPLEMENT TO MAG SPECIFICATION SECTION 601. BACKFILL UNDER EXISTING PAVEMENT, CURB AND GUTTER, ROADWAY SHOULDERS, AND UNPAVED ROADWAYS SHALL CONSIST OF ONE-HALF (1/2) OR ONE SACK CLSM. UNPAVED ROADWAY AREAS INCLUDE THE TRAVELLED WAY PLUS FIVE FEET BEYOND THE TRAVELLED WAY.
15. ALL STRUCTURES, SUCH AS MANHOLES, VALVE BOX & COVERS, AND MONITORING WELLS MUST BE MARKED WITH AT LEAST TWO REFLECTIVE YELLOW FLEX POSTS WHEN STRUCTURES ARE LOCATED OUTSIDE THE TRAVELED WAY AND WITHIN THE RIGHT-OF-WAY. (APPLIES ONLY WHEN THERE IS NO CURB.)
16. PAVEMENT WIDENING AND PAVEMENT REPLACEMENT SHALL CONFORM TO REQUIREMENTS OF SPECIFICATION SECTION 336. PAVEMENT CUTS SHALL NOT BE LOCATED WITHIN A LANE WHEEL PATH. THE LANE WHEEL PATH IS THE ENTIRE LANE WIDTH EXCEPT THE AREA WITHIN ONE FOOT OF A LANE LINE STRIPE AND EXCEPT THE CENTER TWO FEET OF THE TRAVEL LANE.
17. ALL EXISTING PAVEMENT MARKINGS, TRAFFIC SIGNS AND SIGNAL EQUIPMENT THAT NEED TO BE REMOVED, REPLACED, RELOCATED OR REPAIRED BECAUSE OF CONTRACTOR'S WORK WILL BE DONE BY THE CONTRACTOR AT HIS EXPENSE. ALL SALVAGED SIGNS SHALL BE DELIVERED TO THE TRAFFIC OPS BUILDING AT 2909 W. DURANGO ST. ARRANGEMENTS CAN BE MADE FOR DELIVERY BY CALLING (602) 506-8662. ALL NEW STREET NAME SIGNS SHALL BE PROVIDED AND INSTALLED BY PERMITTEE AT NO EXPENSE TO MARICOPA COUNTY.
18. PAVEMENT MARKING, SIGNING AND SIGNAL WORK WILL BE INSPECTED AND SHALL MEET COUNTY STANDARDS BEFORE RELEASE OF BOND.
19. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY TO A CONDITION EQUAL TO OR BETTER THAN PRIOR EXISTING CONDITIONS PER MAG 107.9. DISPOSAL OF ALL WASTE MATERIAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
In Maricopa County: (602) 263-1100

MANAGING PROFESSIONAL ENGINEER: KYLE M. HOYT, P.E.
PROJECT COORDINATOR: ROB ZAHURAK, P.E.
DESIGN LAYOUT: KMH | DRAFTED: KMH | CHECKED: KMH
FIELD SURVEY: | DRAFTED: | CHECKED:
DRAWING SCALES: AS NOTED

PROJECT: ODFL BUCKEYE
SITE PLAN AND CONDITIONAL USE
PROJECT PLAN STAGE:

ENGINEER INFORMATION:
HOYT + BERENYI
P.O. Box 1470 Ladson, SC 29456 | 843.408.3546 | www.HoytBerenyi.com

SITE PLAN

REVISIONS:
1
2
3

ENGINEER INFORMATION
HOYT + BERENYI
P.O. Box 1470 Ladson, SC 29456 | 843.408.3546 | www.HoytBerenyi.com

SUBMITTAL: 1st SUBMITTAL

COB PERMITTING APPROVED SEAL | COB ENGINEERING APPROVED SEAL

(POSSIBLE AS-BUILT SEAL) | DESIGN SEAL
Registered Professional Engineer (Civil) CERTIFICATE NO. 76812 KYLE M. HOYT ARIZONA, U.S.A.

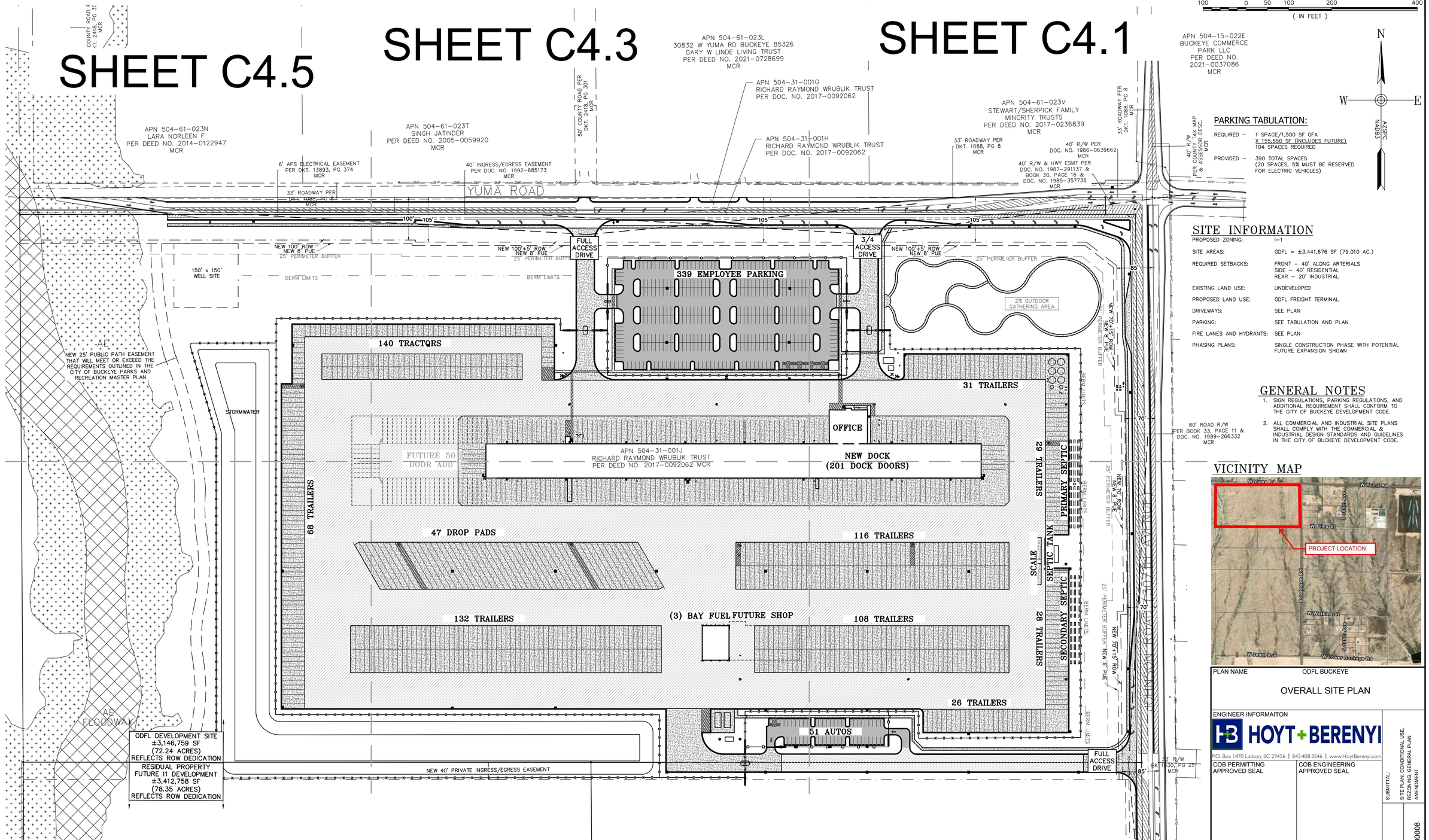
COB PLAN TRACKING # PLZU-23-00008
COB PERMIT # CITY OF BUCKEYE PLZU-23-00008

ORIGINAL PLAN DATE: 09-08-2023
LATEST REVISION DATE: 5-1-2024
PROJECT NUMBER: 22-072
SHEET NUMBER: C1.0 of 8

SHEET C4.5

SHEET C4.3

SHEET C4.1



SHEET C4.6

SHEET C4.4

SHEET C4.2

APN 504-31-001F
JK CHILDRENS HOLDING
EED NO. 2005-063367
OC. NO. 1984-397560
MCR

APN 504-31-001E
WRUBLIK CHILDRENS HOLDING LLC
PER DEED NO. 2005-0633675 &
DKT. 14719, PG 1419
MCR

100 0 50 100 200 400
(IN FEET)

N
W E
NAD83
AZSPCZ

PARKING TABULATION:

REQUIRED – 1 SPACE/1,500 SF GFA
X 155,550 SF (INCLUDES FUTURE)
104 SPACES REQUIRED

PROVIDED – 390 TOTAL SPACES
(20 SPACES, 5% MUST BE RESERVED FOR ELECTRIC VEHICLES)

SITE INFORMATION

PROPOSED ZONING:	I-1
SITE AREAS:	ODFL = ±3,441,676 SF (79.010 AC.)
REQUIRED SETBACKS:	FRONT – 40' ALONG ARTERIALS SIDE – 40' RESIDENTIAL REAR – 20' INDUSTRIAL
EXISTING LAND USE:	UNDEVELOPED
PROPOSED LAND USE:	ODFL FREIGHT TERMINAL
DRIVEWAYS:	SEE PLAN
PARKING:	SEE TABULATION AND PLAN
FIRE LANES AND HYDRANTS:	SEE PLAN
PHASING PLANS:	SINGLE CONSTRUCTION PHASE WITH POTENTIAL FUTURE EXPANSION SHOWN

GENERAL NOTES

1. SIGN REGULATIONS, PARKING REGULATIONS, AND ADDITIONAL REQUIREMENT SHALL CONFORM TO THE CITY OF BUCKEYE DEVELOPMENT CODE.
2. ALL COMMERCIAL AND INDUSTRIAL SITE PLANS SHALL COMPLY WITH THE COMMERCIAL & INDUSTRIAL DESIGN STANDARDS AND GUIDELINES IN THE CITY OF BUCKEYE DEVELOPMENT CODE.

VICINITY MAP

PLAN NAME ODFL BUCKEYE

OVERALL SITE PLAN

ENGINEER INFORMAITON

HOYT+BERENYI

P.O. Box 1470 Ladson, SC 29456 | 843.408.3546 | www.HoytBerenyi.com

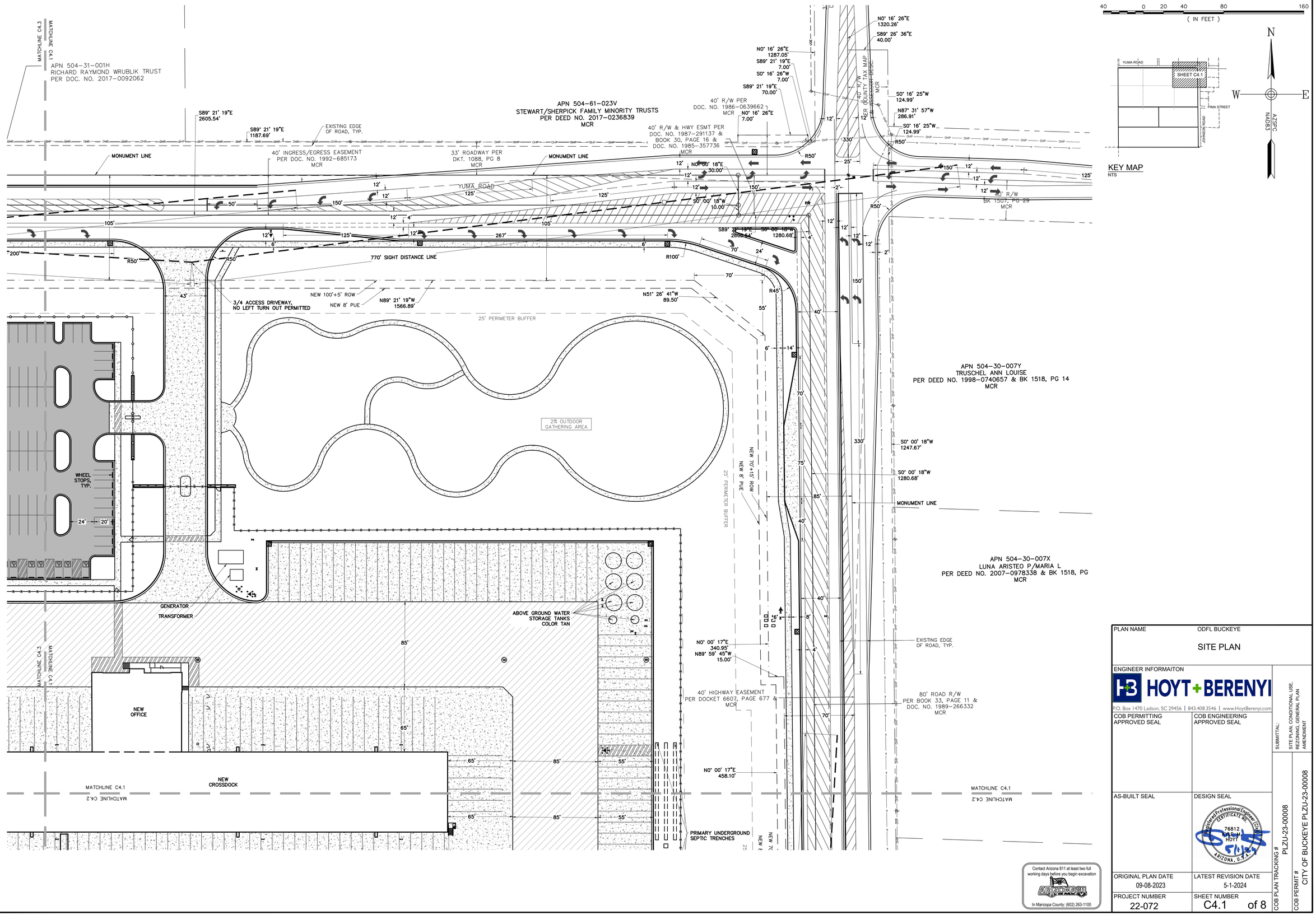
COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
AS-BUILT SEAL	DESIGN SEAL
ORIGINAL PLAN DATE 09-08-2023	LATEST REVISION DATE 5-1-2024
PROJECT NUMBER 22-072	SHEET NUMBER C4.0 of 8

SUBMITTAL: SITE PLAN, CONDITIONAL USE, REZONING, GENERAL PLAN AMENDMENT

COB PLAN TRACKING # PLZU-23-00008

COB PERMIT # CITY OF BUCKEYE PLZU-23-00008

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
In Maricopa County: (602) 263-1100



Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
In Maricopa County: (602) 263-1100

PLAN NAME: ODFL BUCKEYE

SITE PLAN

ENGINEER INFORMAITON

HOYT+BERENYI

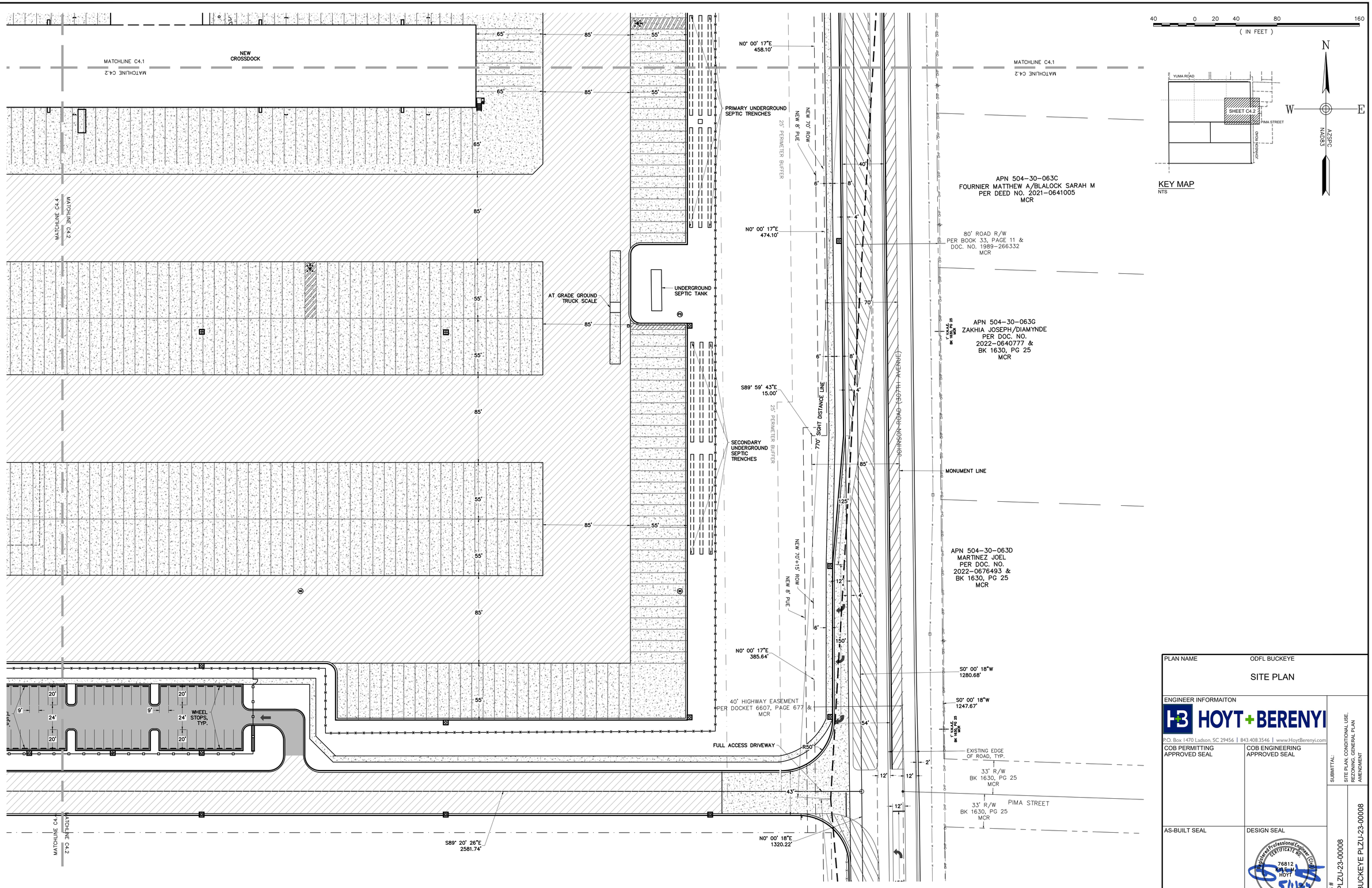
P.O. Box 1470 Ladson, SC 29456 | 843.408.3546 | www.HoytBerenyi.com

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
AS-BUILT SEAL	DESIGN SEAL
ORIGINAL PLAN DATE: 09-08-2023	LATEST REVISION DATE: 5-1-2024
PROJECT NUMBER: 22-072	SHEET NUMBER: C4.1 of 8

SUBMITTAL: SITE PLAN: CONDITIONAL USE, REZONING, GENERAL PLAN AMENDMENT

COB PLAN TRACKING #: PLZU-23-00008

COB PERMIT #: CITY OF BUCKEYE PLZU-23-00008



Contact Arizona 811 at least two full working days before you begin excavation

In Maricopa County: (602) 263-1100

PLAN NAME	ODFL BUCKEYE
	SITE PLAN
ENGINEER INFORMAITON	

HOYT + BERENYI
P.O. Box 1470 Ladson, SC 29456 | 843.408.3546 | www.HoytBerenyi.com

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
AS-BUILT SEAL	DESIGN SEAL
ORIGINAL PLAN DATE: 09-08-2023	LATEST REVISION DATE: 5-1-2024
PROJECT NUMBER: 22-072	SHEET NUMBER: C4.2 of 8

Registered Professional Engineer (Civil) CERTIFICATE NO. 76812 KEVIN M. HOYT ARIZONA, U.S.A.

SUBMITTAL: SITE PLAN, CONDITIONAL USE, REZONING, GENERAL PLAN AMENDMENT

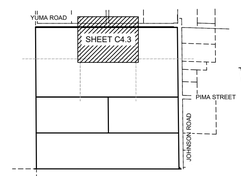
COB PLAN TRACKING # PLZU-23-00008

COB PERMIT # CITY OF BUCKEYE PLZU-23-00008

40 0 20 40 80 160
(IN FEET)

N
W E
AZSPC NAD83

KEY MAP
NTS



MATCHLINE C4.5
MATCHLINE C4.3
MATCHLINE C4.1

APN 504-61-023T
SINCH JATINDER
PER DEED NO. 2005-0059920
MCR

APN 504-31-001G
RICHARD RAYMOND WRUBLIK TRUST
PER DOC. NO. 2017-0092062

APN 504-61-023L
30832 W YUMA RD BUCKEYE 85326
GARY W LINDE LIVING TRUST
PER DEED NO. 2021-0728699
MCR

APN 50
RICHARD
PER DO

EXISTING EDGE OF ROAD, TYP.
S89° 21' 19"E 1187.69'
S89° 21' 19"E 2535.49'

MONUMENT LINE
40' INGRESS/EGRESS EASEMENT PER DOC. NO. 1992-685173 MCR
33' ROADWAY PER DKT. 1088, PG 8 MCR
YUMA ROAD
6' APS ELECTRICAL EASEMENT PER DKT. 13893, PG 374 MCR
770' SIGHT DISTANCE LINE
R50'
FULL ACCESS DRIVEWAY
NEW 100'+5' ROW
NEW 8' PUE
25' PERIMETER BUFFER
N89° 21' 19"W 924.19'
N0° 38' 41"E 5.00'
N89° 21' 19"W 1566.89'
WHEEL STOPS, TYP.
ADA STRPING, TYP.
FUTURE DOCK EXPANSION
NEW CROSSDOCK
MATCHLINE C4.3
MATCHLINE C4.4

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
In Maricopa County: (602) 263-1100

PLAN NAME	ODFL BUCKEYE
	SITE PLAN

ENGINEER INFORMAITON

HOYT+BERENYI

P.O. Box 1470 Ladson, SC 29456 | 843.408.3546 | www.HoytBerenyi.com

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
AS-BUILT SEAL	DESIGN SEAL
ORIGINAL PLAN DATE 09-08-2023	LATEST REVISION DATE 5-1-2024
PROJECT NUMBER 22-072	SHEET NUMBER C4.3 of 8

Registered Professional Engineer (Civil) CERTIFICATE NO. 76812 MATTHEW HOYT ARIZONA, U.S.A.

SUBMITTAL: SITE PLAN, CONDITIONAL USE, REZONING, GENERAL PLAN AMENDMENT

COB PLAN TRACKING # PLZU-23-00008

COB PERMIT # CITY OF BUCKEYE PLZU-23-00008

40 0 20 40 80 160
(IN FEET)

N
W E
AZSPC NAD83

YUMA ROAD
SHEET C4.4
PIMA STREET
JOHNSON ROAD

KEY MAP
NTS

FUTURE DOCK EXPANSION
NEW CROSSDOCK
MATCHLINE C4.3
MATCHLINE C4.4
MATCHLINE C4.6
MATCHLINE C4.2
65'
85'
110'
55'
NEW (3) THREE BAY FUEL
FUTURE SHOP
ABOVE GROUND FUEL STORAGE TANKS COLOR TAN
105'
ADA STRPING, TYP.
WHEEL STOPS, TYP.
9'
7'
20'
24'
UNDERGROUND OIL WATER SEPARATOR TANK
43'
NEW 40' PRIVATE INGRESS/EGRESS EASEMENT
APN 504-31-001F
WRUBLIK CHILDRENS HOLDING LLC
PER DEED NO. 2005-0633675 &
DOC. NO. 1984-397560
MCR
S0° 08' 37"W
660.16'
APN 504-31-001E
WRUBLIK CHILDRENS HOLDING LLC
PER DEED NO. 2005-0633675 &
DKT. 14719, PG 1419
MCR

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ARIZONA811
In Maricopa County: (602) 263-1100

PLAN NAME	ODFL BUCKEYE
	SITE PLAN

ENGINEER INFORMAITON
HOYT + BERENYI
P.O. Box 1470 Ladson, SC 29456 | 843.408.3546 | www.HoytBerenyi.com

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
AS-BUILT SEAL	DESIGN SEAL
ORIGINAL PLAN DATE 09-08-2023	LATEST REVISION DATE 5-1-2024
PROJECT NUMBER 22-072	SHEET NUMBER C4.4 of 8

Registered Professional Engineer (Civil) CERTIFICATE NO. 76812 HOYT ARIZONA, U.S.A.

SUBMITTAL: SITE PLAN, CONDITIONAL USE; REZONING; GENERAL PLAN AMENDMENT

COB PLAN TRACKING # PLZU-23-00008

COB PERMIT # CITY OF BUCKEYE PLZU-23-00008

APN 504-61-023N
LARA NORLEEN F
PER DEED NO. 2014-0122947
MCR

APN
SH
PER DEE

N89° 21' 19"W
1264.69'

S89° 21' 19"E
2605.54'

EXISTING EDGE
OF ROAD, TYP.

40' INGRESS/EGRESS EASEMENT
PER DOC. NO. 1992-685173
MCR

MONUMENT LINE

33' ROADWAY PER
DKT. 1085, PG 8
MCR

MATCHLINE C4.5

MATCHLINE C4.3

N0° 16' 57"E
30.00'

N0° 16' 57"E
10.00'

76'

330'

345'

10'

12'

12'

12'

4'

100'

100'

8'

6'

6'

YUMA ROAD

6" APS ELECTRICAL EASEMENT
PER DKT. 13893, PG 374
MCR

NEW 100' ROW

NEW 8' PUE

N89° 21' 19"W
924.19'

25' PERIMETER BUFFER

N89° 21' 19"W
924.19'

150' x 150'
WELL SITE

N0° 16' 57"E
1219.94'

REGULATORY
ZONE AE
FLOODWAY

REGULATORY
FLOODWAY

REGULATORY
ZONE AE
FLOODWAY

NEW 25' PUBLIC PATH EASEMENT
THAT WILL MEET OR EXCEED THE
REQUIREMENTS OUTLINED IN THE
CITY OF BUCKEYE PARKS AND
RECREATION MASTER PLAN

NEW DRY
RETENTION BASIN
TOP: 1031.2
BOTTOM: 1025.0

30'

40'

12'

30'

30'

85'

55'

110'

MATCHLINE C4.5

MATCHLINE C4.3

MATCHLINE C4.5

MATCHLINE C4.6

MATCHLINE C4.5

MATCHLINE C4.6

40 0 20 40 80 160
(IN FEET)

N

W E

AZSPC
NAD83

YUMA ROAD

SHEET C4.5

PIMA STREET

JOHNSON ROAD

KEY MAP
NTS

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
In Maricopa County: (602) 263-1100

PLAN NAME	ODFL BUCKEYE
	SITE PLAN
ENGINEER INFORMAITON	HOYT+BERENYI P.O. Box 1470 Ladson, SC 29456 | 843.408.3546 | www.HoytBerenyi.com
COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
AS-BUILT SEAL	DESIGN SEAL Registered Professional Engineer (Civil) CERTIFICATE NO. 76812 KYLE RAY HOYT ARIZONA, U.S.A.
ORIGINAL PLAN DATE 09-08-2023	LATEST REVISION DATE 5-1-2024
PROJECT NUMBER 22-072	SHEET NUMBER C4.5 of 8

SUBMITTAL:
SITE PLAN, CONDITIONAL USE, REGIONAL GENERAL PLAN AMENDMENT

COB PLAN TRACKING # PLZU-23-00008

COB PERMIT # CITY OF BUCKEYE PLZU-23-00008

MATCHLINE C4.5

MATCHLINE C4.6

REGULATORY ZONE AE FLOODWAY

REGULATORY FLOODWAY

REGULATORY ZONE AE FLOODWAY

N0° 16' 57"E
1219.94'

ODFL DEVELOPMENT SITE
±3,146,759 SF
(72.24 ACRES)
REFLECTS ROW DEDICATION

RESIDUAL PROPERTY
FUTURE 11 DEVELOPMENT
±3,412,758 SF
(78.35 ACRES)
REFLECTS ROW DEDICATION

NEW DRY
RETENTION BASIN
TOP: 1031.2
BOTTOM: 1025.0

MATCHLINE C4.4

MATCHLINE C4.6

55'

110'

55'

107'

85'

S89° 20' 26"E
2581.74'

40 0 20 40 80 160
(IN FEET)

YUMA ROAD

SHEET C4.6

PIMA STREET

CAMINO HORNERO

N

W E

AZSPC NAD83

KEY MAP
NTS

Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA811

In Maricopa County: (602) 263-1100

PLAN NAME ODFL BUCKEYE

SITE PLAN

ENGINEER INFORMAITON

HOYT + BERENYI

P.O. Box 1470 Ladson, SC 29456 | 843.408.3546 | www.HoytBerenyi.com

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
AS-BUILT SEAL	DESIGN SEAL
ORIGINAL PLAN DATE 09-08-2023	LATEST REVISION DATE 5-1-2024
PROJECT NUMBER 22-072	SHEET NUMBER C4.6 of 8

Registered Professional Engineer (Civil) CERTIFICATE NO. 76812 KYLE M. HOYT ARIZONA, U.S.A.

SUBMITTAL:
SITE PLAN, CONDITIONAL USE, REZONING, GENERAL PLAN AMENDMENT

COB PLAN TRACKING # PLZU-23-00008

COB PERMIT # CITY OF BUCKEYE PLZU-23-00008

2R PLZU-23-00008 RECEIVED APR 01 2024 WD

CONCRETE WALL PANEL AT CORNER TOWERS AND CENTER TOWER PAINTED WITH "ACCENT" COLOR SW 9591 "WHISPER"

PRE-FINISHED ALUMINUM CANOPIES OVER WINDOWS AND MAIN ENTRANCE TO MATCH BUILDING TRIM COLOR

CAST REVEALS PAINTED WITH "REVEAL" COLOR SW 6135 ECRU

CAST CONCRETE WALL PANEL PAINTED WITH "FIELD" COLOR SW 9516 "ACCOLADE"

2 EXTERIOR PERSPECTIVE 2

GUTTER SIZED UP AND SPLASH GUARD ADDED TO CATCH DRAINAGE FROM OFFICE ROOF

OFFICE ROOF SLOPED TO DRAIN TO DOCK GUTTERS TO ELIMINATE SCUPPERS AND DOWNSPOUTS AT OFFICE

GUTTER DOWNSPOUTS SIZED UP TO REDUCE NUMBER OF DOWNSPOUTS AND GROUPED AND COLORED TO MATCH ACCENT COLOR OR FIELD COLOR DEPENDING ON LOCATION TO REDUCE VISUAL IMPACT

1 EXTERIOR PERSPECTIVE 1

PAINTED WALL ACCENT COLOR: SW 9591 Whisper

PAINTED WALL FIELD COLOR: SW 9516 Accolade

PAINTED WALL REVEAL COLOR: SW 6135 Ecru

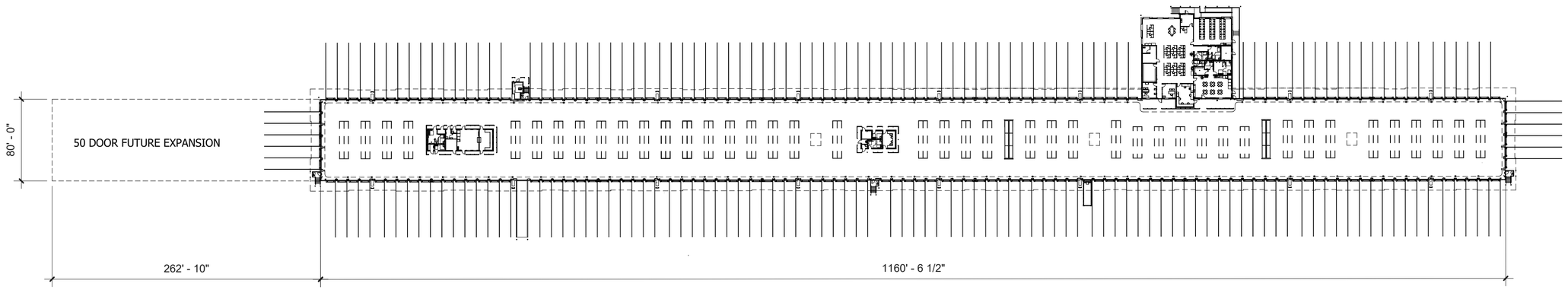
ODFL BUCKEYE, AZ
EXTERIOR PERSPECTIVES

18 x 24 =
11 x 17 = NO SCALE
A-1

PREFINISHED METAL CANOPIES AND TRIM COLOR: SW 7675 Sealskin

DMA
DAVID MOLLENKOPF, ARCHITECT
49 Music Square W·Suite 600
Nashville, Tennessee 37203
615.296.9146
www.theMDGllc.com

City of Buckeye Case Number PLZU-23-00008



1 ARCHITECTURAL FLOOR PLAN - 200 DOORS
1" = 80'-0"

NORTH

80 0 40 80 240

(IN INCHES)
1 Inch = 80 FT.

PAINTED WALL ACCENT COLOR: SW 9591 Whisper

PAINTED WALL FIELD COLOR: SW 9516 Accolade

PAINTED WALL REVEAL COLOR: SW 6135 Ecru

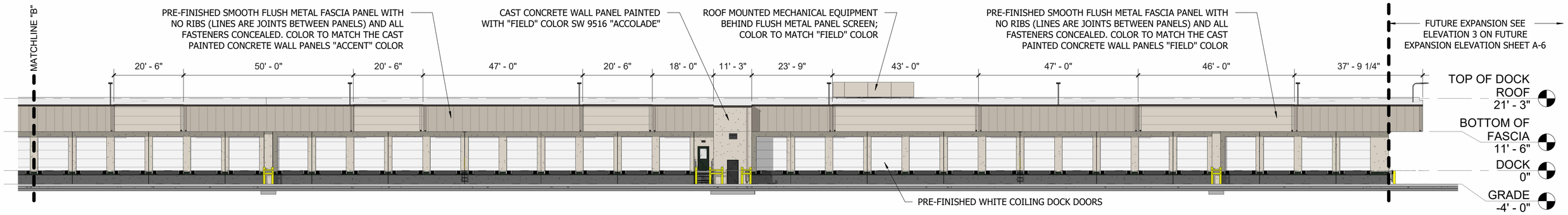
ODFL BUCKEYE, AZ
ARCHITECTURAL FLOOR PLAN

18 x 24 = 1" = 80'-0"
11 x 17 = NO SCALE
A-2

PREFINISHED METAL CANOPIES AND TRIM COLOR: SW 7675 Sealskin

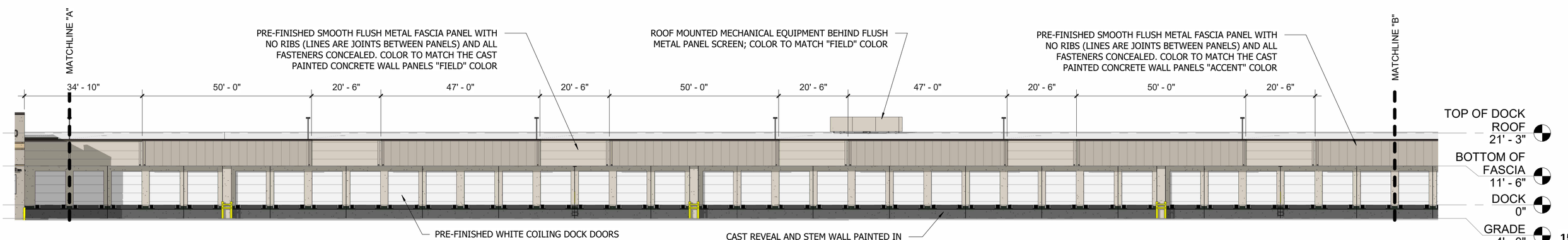
DAVID MOLLENKOPF, ARCHITECT
49 Music Square W·Suite 600
Nashville, Tennessee 37203
615.296.9146
www.theMDGllc.com

City of Buckeye Case Number PLZU-23-00008



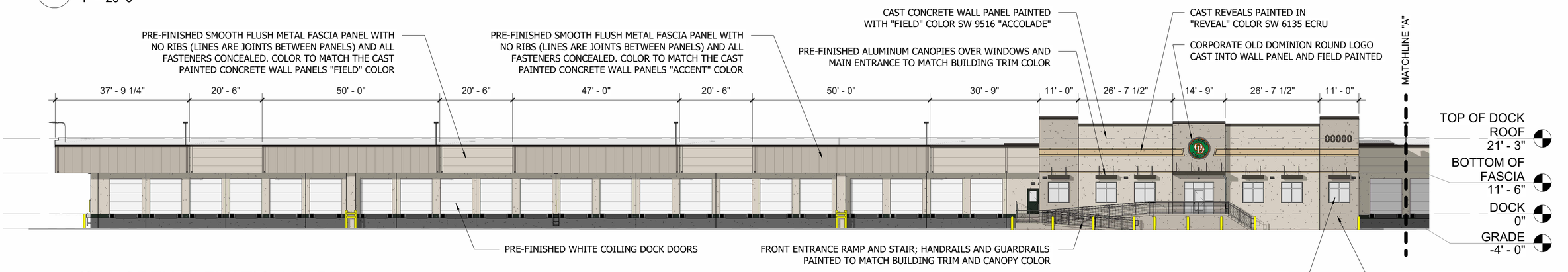
3 NORTH ELEVATION PART C

1" = 20'-0"



2 NORTH ELEVATION PART B

1" = 20'-0"



1 NORTH ELEVATION PART A

1" = 20'-0"

PAINTED WALL ACCENT COLOR: SW 9591 Whisper

PAINTED WALL FIELD COLOR: SW 9516 Accolade

PAINTED WALL REVEAL COLOR: SW 6135 Ecru

PREFINISHED METAL CANOPIES AND TRIM COLOR: SW 7675 Sealskin

ODFL BUCKEYE, AZ

EXTERIOR ELEVATIONS 1

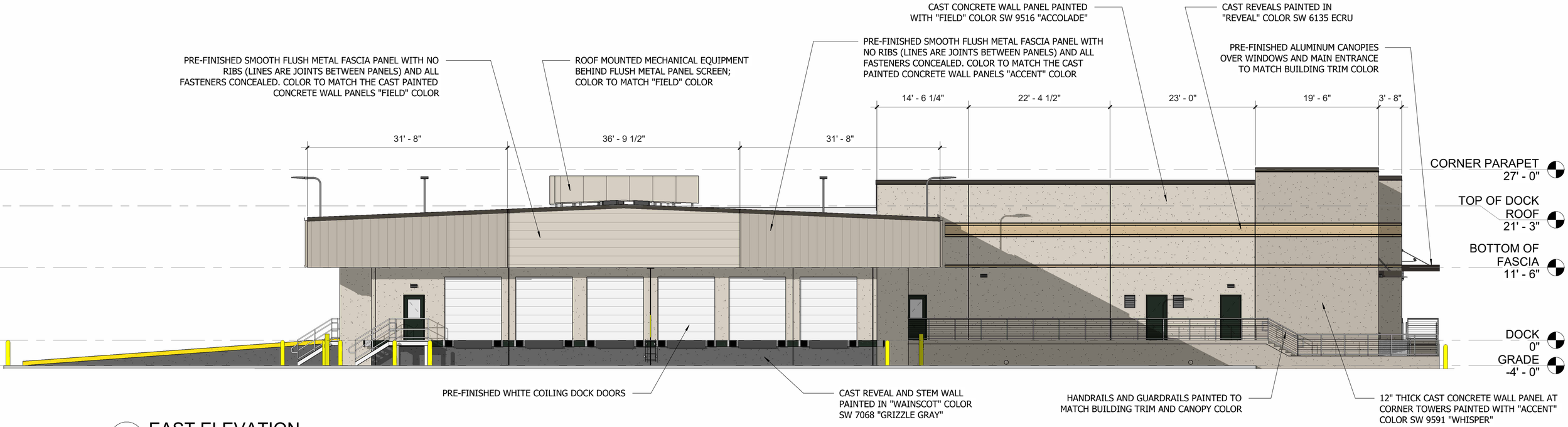
18 x 24 = 1" = 20'-0"

11 x 17 = NO SCALE

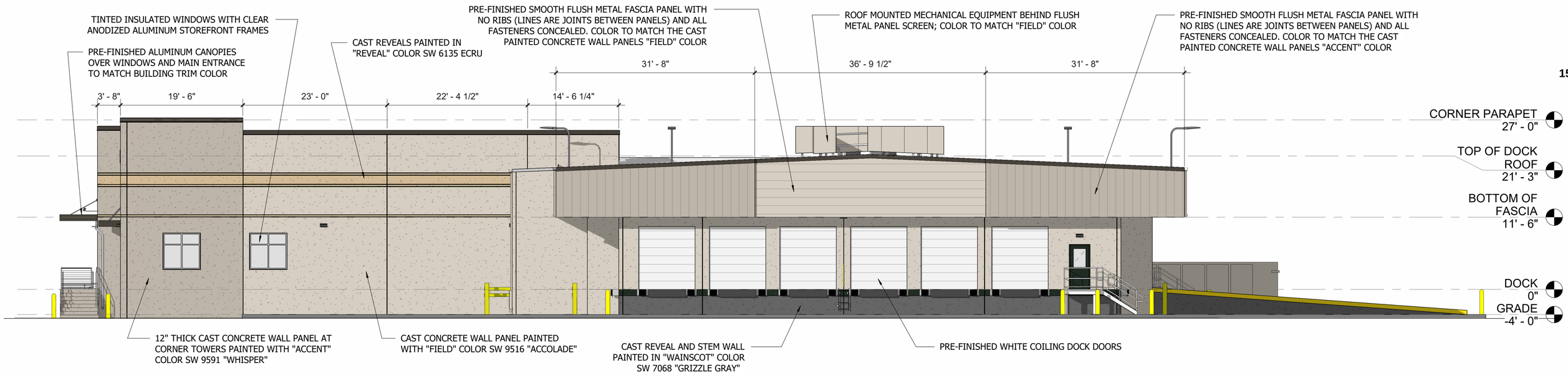
A-3

DMA
DAVID MOLLENKOPF, ARCHITECT
49 Music Square W·Suite 600
Nashville, Tennessee 37203
615.296.9146
www.theMDGllc.com

City of Buckeye Case Number PLZU-23-00008



2 EAST ELEVATION
3/32" = 1'-0"



1 WEST ELEVATION
3/32" = 1'-0"

OLD DOMINION FREIGHT LINE®

PAINTED WALL ACCENT COLOR:	SW 9591	Whisper
PAINTED WALL FIELD COLOR:	SW 9516	Accolade
PAINTED WALL REVEAL COLOR:	SW 6135	Ecru

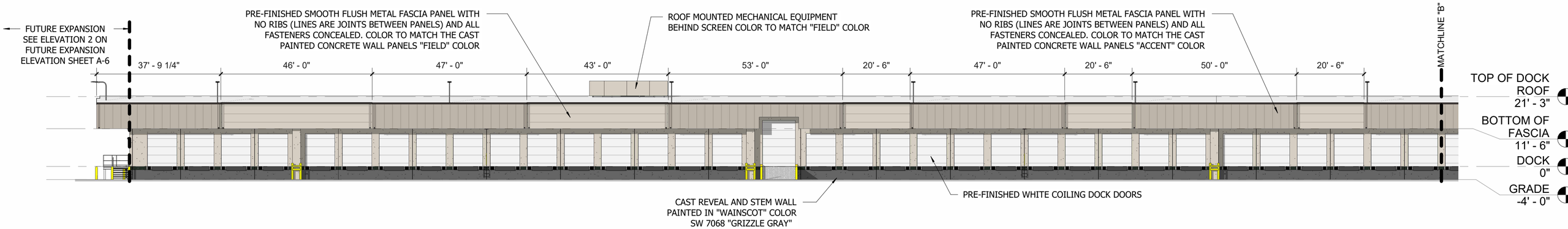
PREFINISHED METAL CANOPIES AND TRIM COLOR: SW 7675 Sealskin

ODFL BUCKEYE, AZ
EXTERIOR ELEVATIONS 1.1

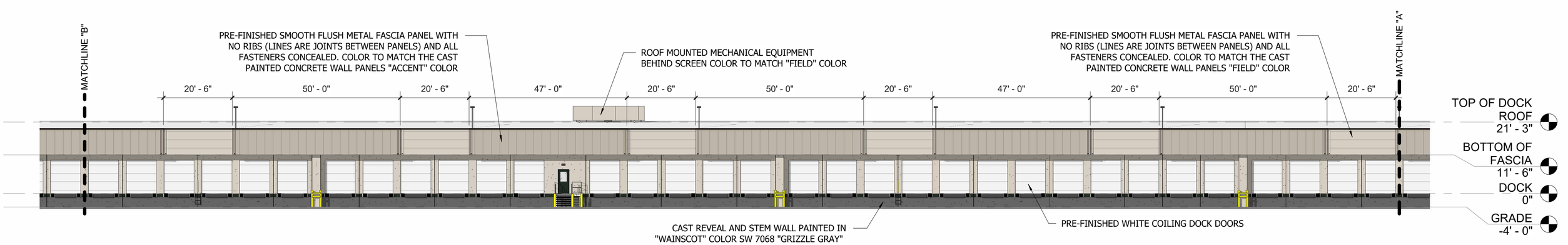
18 x 24 = 3/32" = 1'-0"
11 x 17 = NO SCALE
A-4

DMA
DAVID MOLLENKOPF, ARCHITECT
49 Music Square W·Suite 600
Nashville, Tennessee 37203
615.296.9146
www.theMDGllc.com

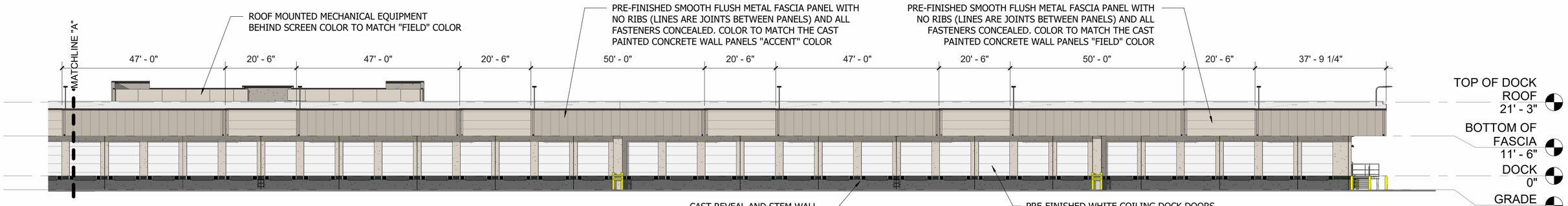
City of Buckeye Case Number PLZU-23-00008



3 SOUTH ELEVATION PART C
1" = 20'-0"



2 SOUTH ELEVATION PART B
1" = 20'-0"



1 SOUTH ELEVATION PART A
1" = 20'-0"

OLD DOMINION FREIGHT LINE ®

PAINTED WALL ACCENT COLOR:	SW 9591	Whisper
PAINTED WALL FIELD COLOR:	SW 9516	Accolade
PAINTED WALL REVEAL COLOR:	SW 6135	Ecru

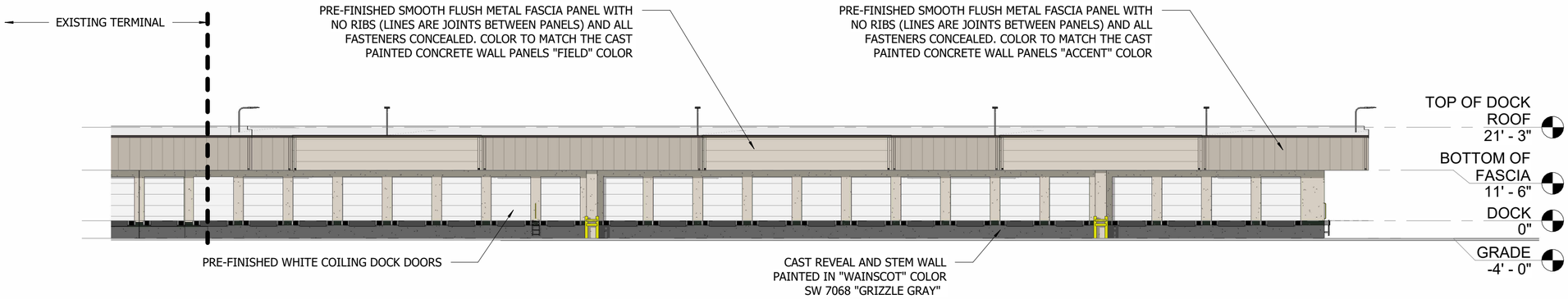
ODFL BUCKEYE, AZ
EXTERIOR ELEVATIONS 2

18 x 24 = 1" = 20'-0"
11 x 17 = NO SCALE
A-5

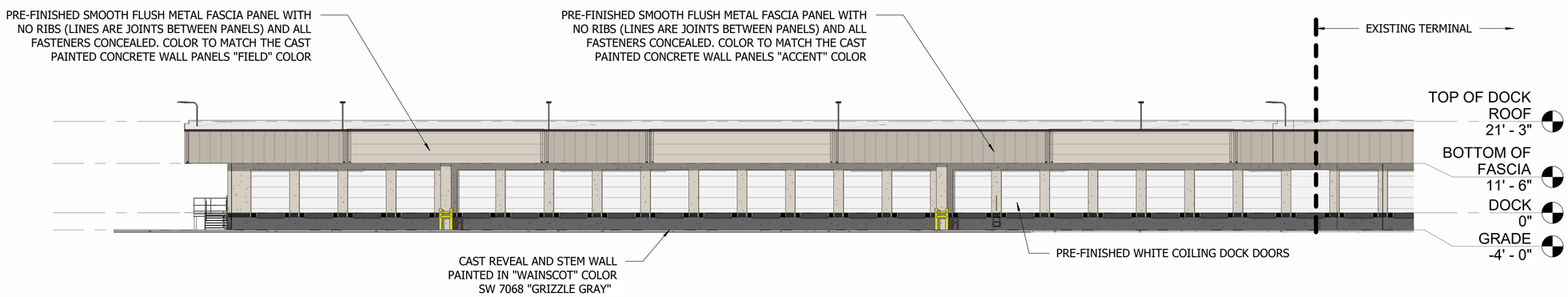
PREFINISHED METAL CANOPIES AND TRIM COLOR: SW 7675 Sealskin

DMA
DAVID MOLLENKOPF, ARCHITECT
49 Music Square W·Suite 600
Nashville, Tennessee 37203
615.296.9146
www.theMDGllc.com

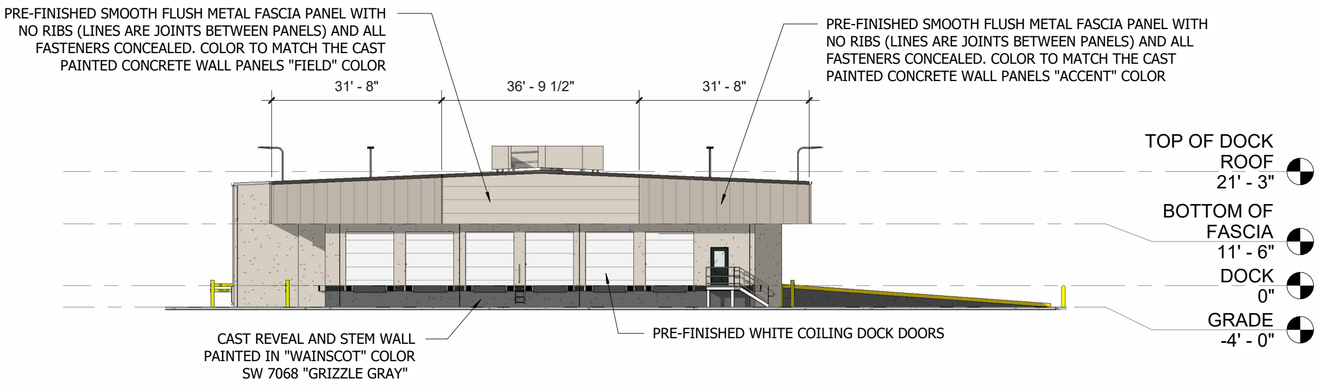
City of Buckeye Case Number PLZU-23-00008



3 NORTH ELEVATION FUTURE EXPANSION
1" = 20'-0"



2 SOUTH ELEVATION FUTURE EXPANSION
1" = 20'-0"



1 WEST ELEVATION FUTURE EXPANSION
1" = 20'-0"

PAINTED WALL ACCENT COLOR: SW 9591 Whisper

PAINTED WALL FIELD COLOR: SW 9516 Accolade

PAINTED WALL REVEAL COLOR: SW 6135 Ecru

PREFINISHED METAL CANOPIES AND TRIM COLOR: SW 7675 Sealskin

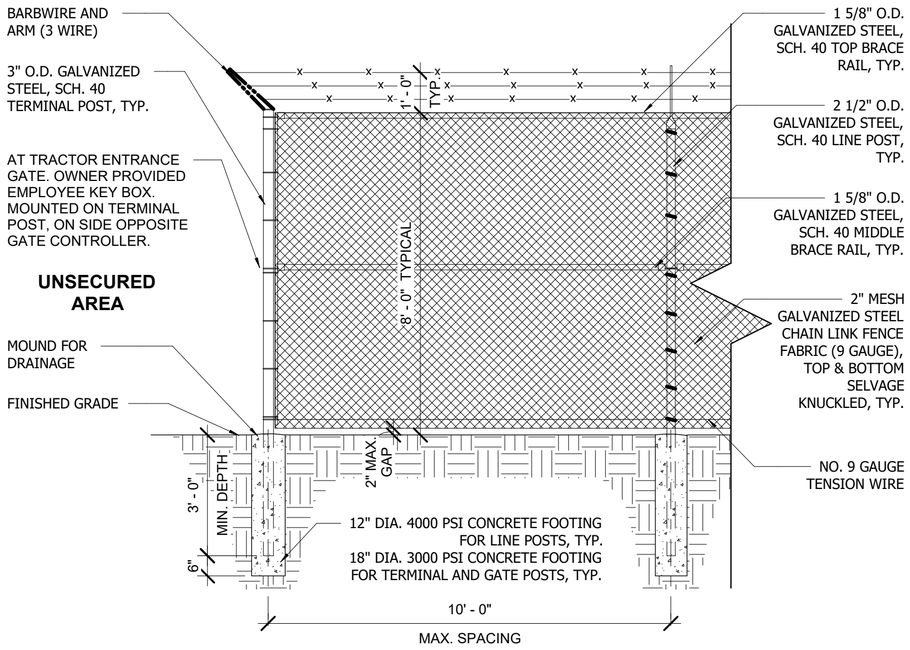
ODFL BUCKEYE, AZ

EXTERIOR ELEVATIONS FUTURE EXPANSION

18 x 24 = 1" = 20'-0"
11 x 17 = NO SCALE
A-6

DAVID MOLLENKOPF, ARCHITECT
49 Music Square W·Suite 600
Nashville, Tennessee 37203
615.296.9146
www.theMDGllc.com

City of Buckeye Case Number PLZU-23-00008



2 FENCE DETAIL - TYP CHAIN LINK ELEVATION
3/8" = 1'-0"

1 FENCE DETAIL - TYP PICKET FENCE ELEVATION
3/8" = 1'-0"

PAINTED WALL ACCENT COLOR: SW 9591 Whisper

PAINTED WALL FIELD COLOR: SW 9516 Accolade

PAINTED WALL REVEAL COLOR: SW 6135 Ecru

PREFINISHED METAL CANOPIES AND TRIM COLOR: SW 7675 Sealskin

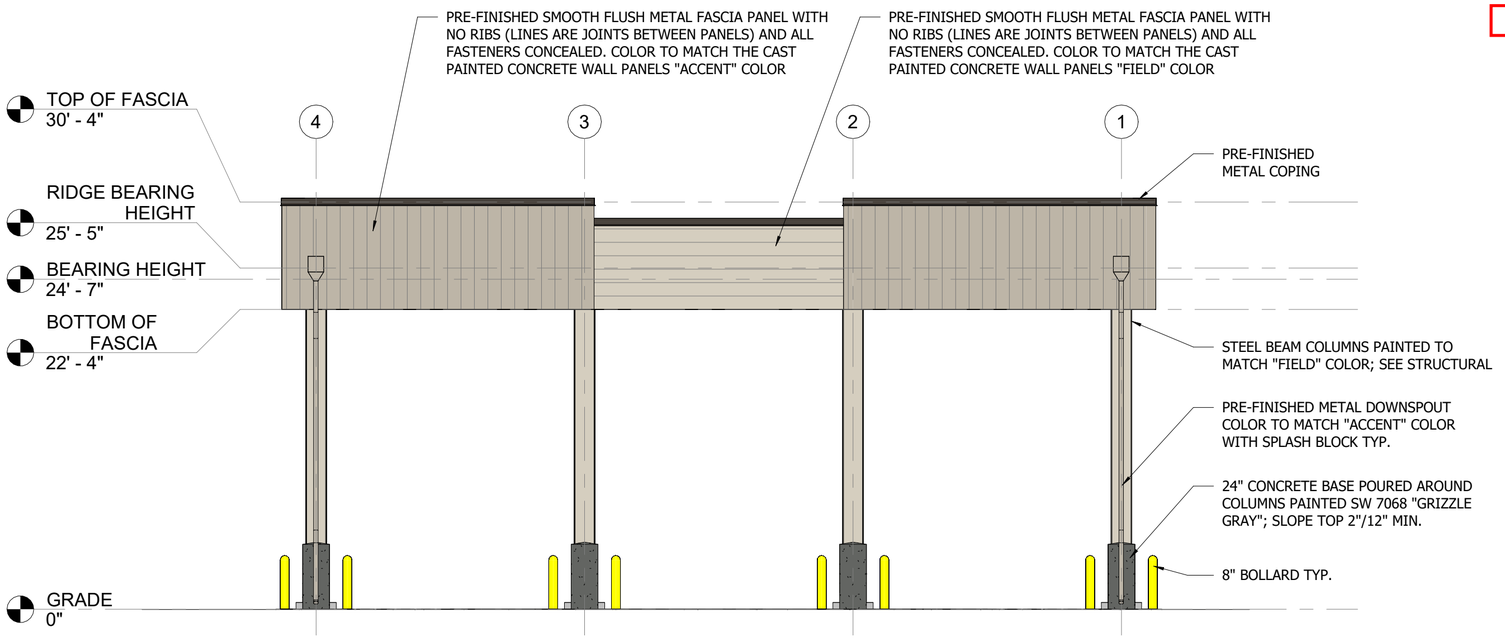
ODFL BUCKEYE, AZ
FENCE ELEVATIONS

18 x 24 = 3/8" = 1'-0"
11 x 17 = NO SCALE
A-7

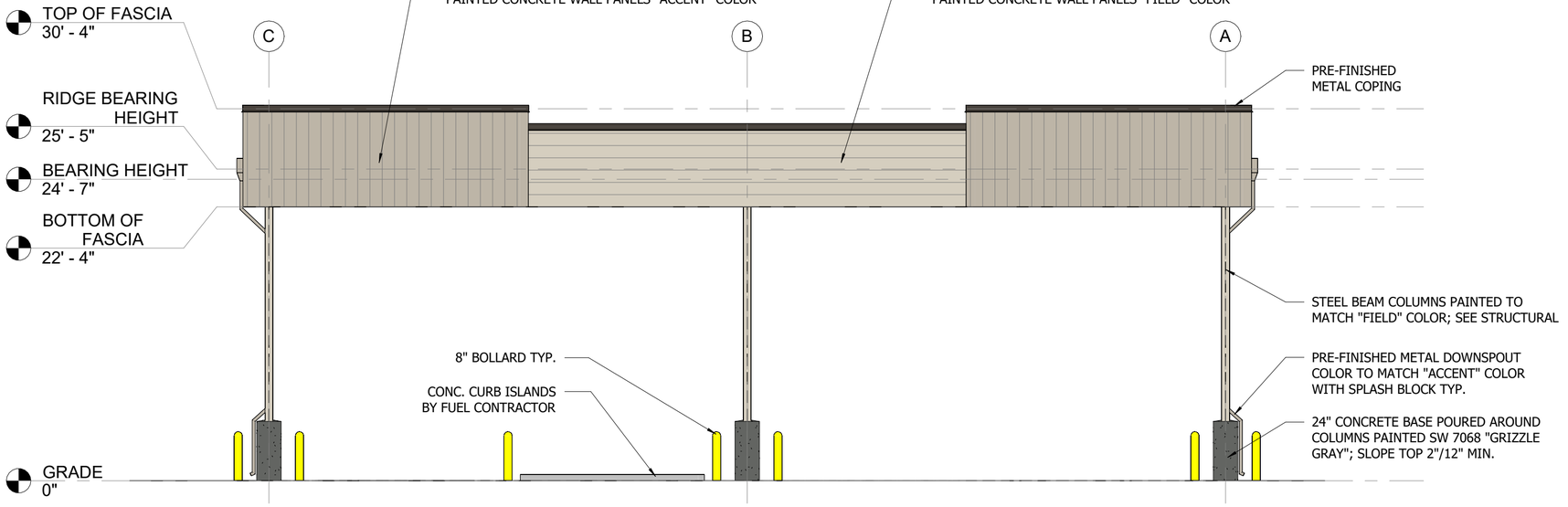
DAVID MOLLENKOPF, ARCHITECT
49 Music Square W·Suite 600
Nashville, Tennessee 37203
615.296.9146
www.theMDGllc.com

City of Buckeye Case Number PLZU-23-00008

3R PLZU-23-00008 RECEIVED MAY 03 2024 WD



1 NORTH ELEVATION PRESENTATION
1/8" = 1'-0"



2 EAST ELEVATION PRESENTATION
1/8" = 1'-0"

PAINTED WALL ACCENT COLOR: SW 9591 Whisper

PAINTED WALL FIELD COLOR: SW 9516 Accolade

PAINTED WALL REVEAL COLOR: SW 6135 Ecru

PREFINISHED METAL COPING COLOR: SW 7675 Sealskin

ODFL BUCKEYE, AZ

EXTERIOR ELEVATIONS 1

18 x 24 = 1/8" = 1'-0"

11 x 17 = NO SCALE

2024.04.26

DMA
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Nashville, Tennessee 37203
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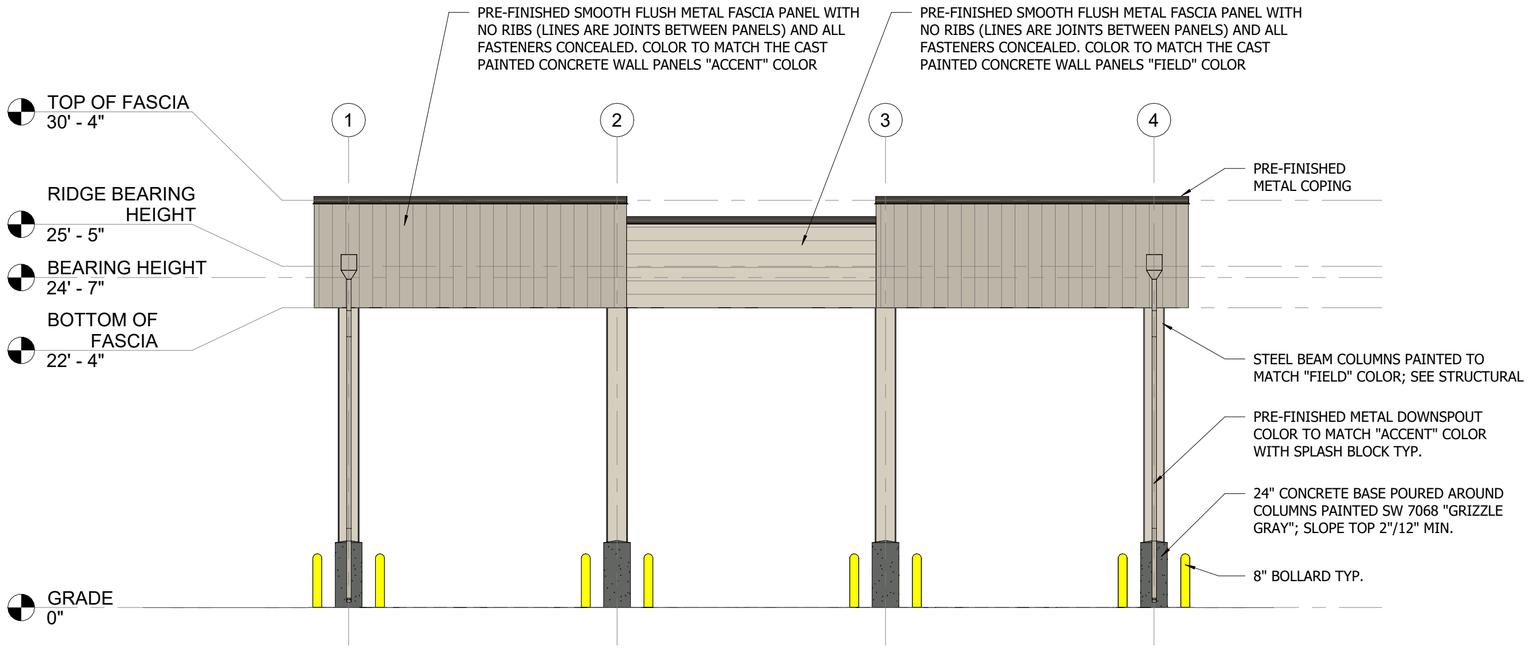
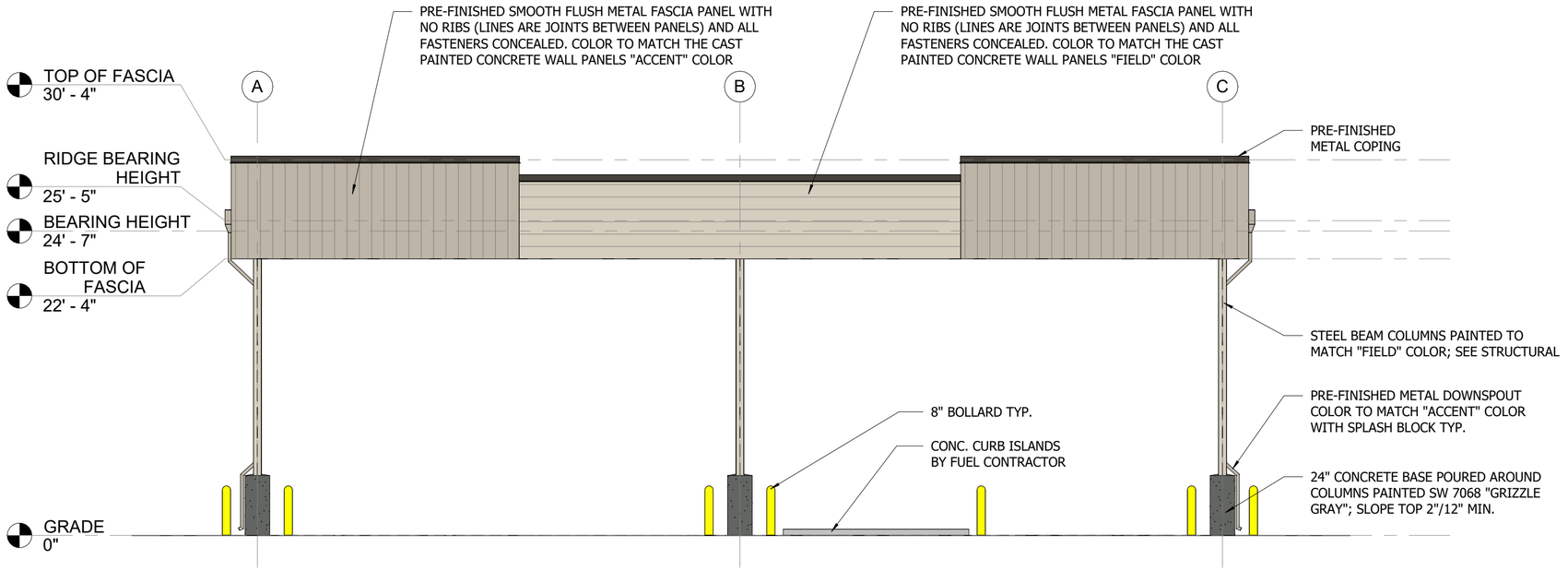


1 SOUTH ELEVATION PRESENTATION
1/8" = 1'-0"



2 WEST ELEVATION PRESENTATION
1/8" = 1'-0"

PAINTED WALL ACCENT COLOR: SW 9591 Whisper

PAINTED WALL FIELD COLOR: SW 9516 Accolade

PAINTED WALL REVEAL COLOR: SW 6135 Ecru

PREFINISHED METAL COPING COLOR: SW 7675 Sealskin

ODFL BUCKEYE, AZ
EXTERIOR ELEVATIONS 2

18 x 24 = 1/8" = 1'-0"
11 x 17 = NO SCALE
2024.04.26

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Nashville, Tennessee 37203
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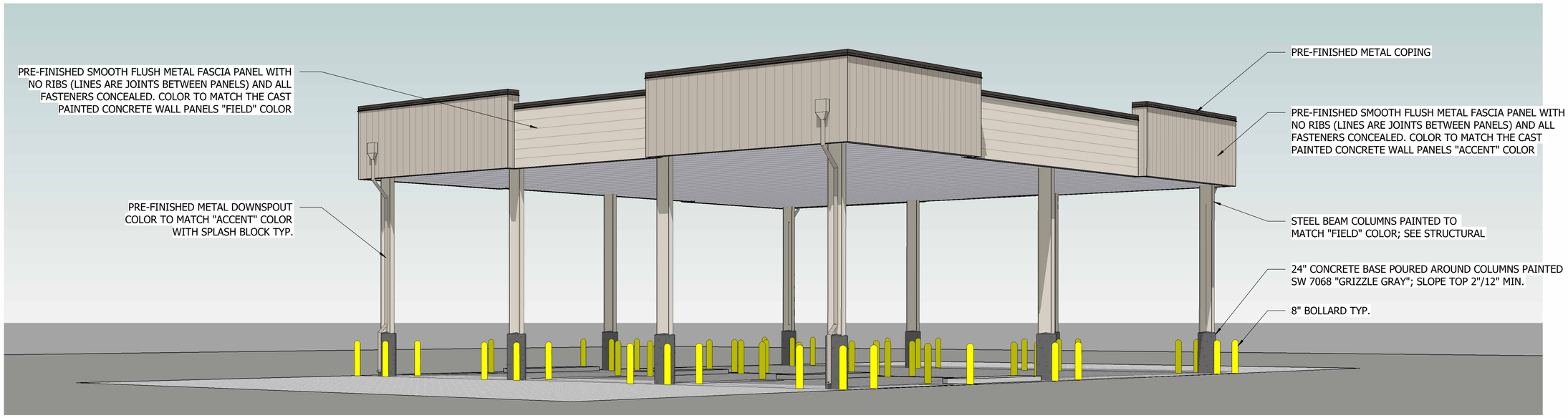

2 EXTERIOR PERSPECTIVE 2

1 EXTERIOR PERSPECTIVE 1

PAINTED WALL ACCENT COLOR: SW 9591 Whisper

PAINTED WALL FIELD COLOR: SW 9516 Accolade

PAINTED WALL REVEAL COLOR: SW 6135 Ecru

PREFINISHED METAL COPING COLOR: SW 7675 Sealskin

ODFL BUCKEYE, AZ
EXTERIOR PERSPECTIVES

18 x 24 =
11 x 17 = NO SCALE
2024.04.26

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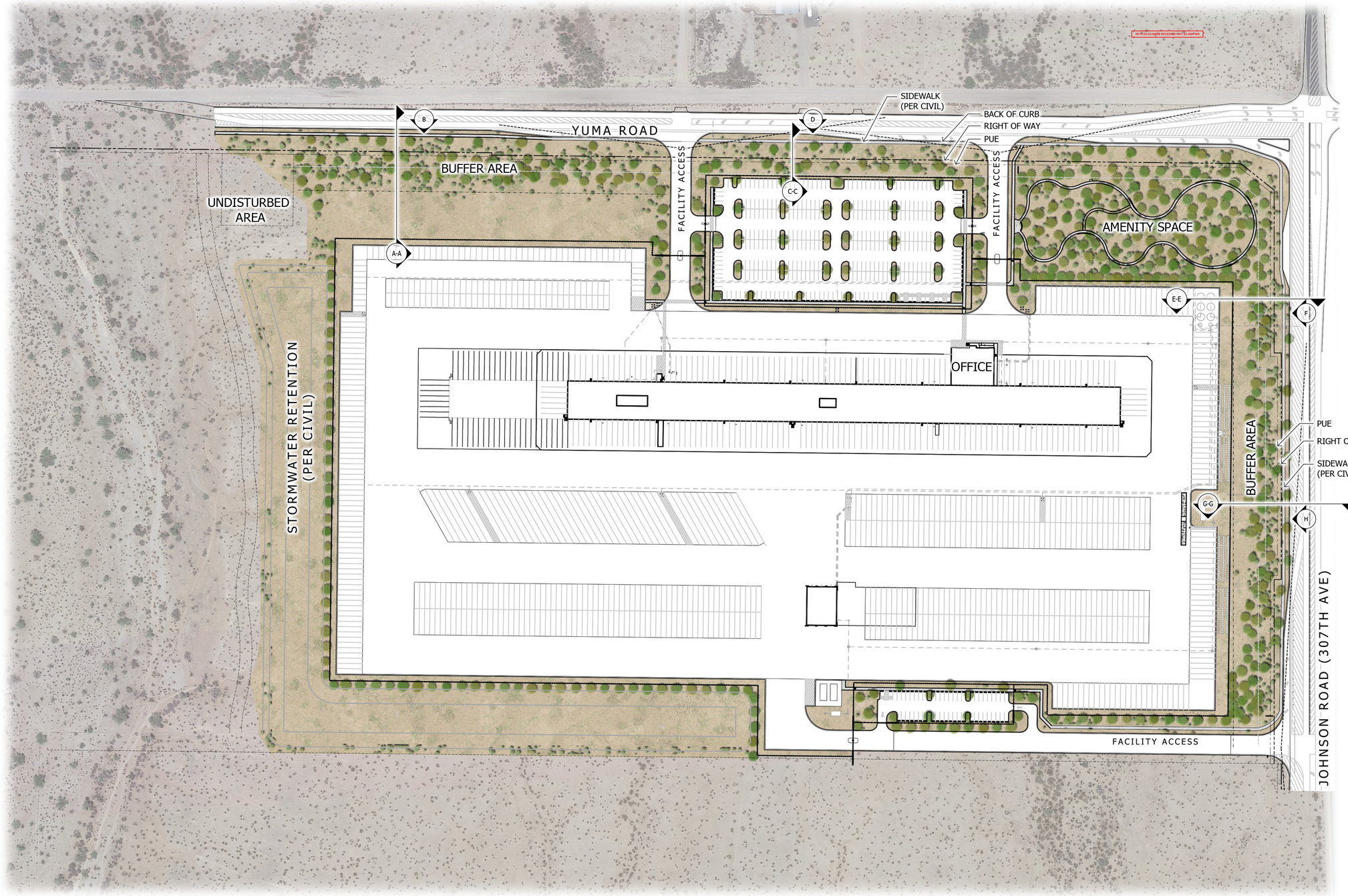


LANDSCAPE SITE DATA

Site Area	2,986,998 sf	68.57 acres
10% Open Space Required	298,700 sf	

Landscape Areas	Required	Provided
Perimeter Landscape:		
(3,237 Linear Feet @ Required 25' Setback)	80,925 sf	80,925 sf
Site Amenity Area Requirement (2% of Site Area)	59,740 sf	157,385 sf
Open Space Area	158,035 sf	329,544 sf
Total Landscape Open Space	**298,700 sf**	**567,854 sf**

Landscape Planting Requirements	Required	Provided
Tree Requirement (1 Tree per 600 sq.ft.)	363	357
Plant Requirement (5 plants per 600 sq. ft.)	1,815	1,275
Perimeter Landscape Planting Requirements		
Tree Requirement (1 Tree per 30 lin. ft.)	108	114
Plant Requirement (5 plants per 30 lin. ft.)	540	1,079
Parking Island Landscape Requirements		
Tree Requirement (1 Tree per Island)	31	31
Plant Requirement (3 Plants per Island)	93	93
Total Trees	**502**	**502**
Total Plants	**2,447**	**2,447**

Tree Box Size Requirements	Required	Provided
60% - 24" Box or Larger	301	301
35% - 36" Box or Larger	176	176
5% - 48" Box or Larger	25	25

Plant Materials Legend

Tree	Box	Qty
Caeselpinia cacalaco Cascalote	24"	23
Chilopsis linearis Desert Willow	24"	92
Ebenopsis ebano Texas Ebony	36"	121
Olneya tesota Desert Ironwood	24"	46
Parkinsonia floridum Blue Palo Verde	48"	28
Parkinsonia floridum Blue Palo Verde	24"	24
Parkinsonia microphylla Foothills Palo Verde	24"	31
Prosopis hybrid Thornless Mesquite	24"	71
Prosopis velutina Velvet Mesquite	36"	56
Quercus virginiana Southern Live Oak	24"	10

Extra Large Shrubs	Size	Qty
Tecoma Stans Yellow Bells	5 gal.	159
Vauquelinia californica Arizona Rosewood	5 gal.	62
Large Shrubs	**Size**	**Qty**
Cy Calliandra californica Red Fairy Duster	5 gal.	284
Lt Larrea tridentata Creosote	5 gal.	257
Ll Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	264
Vd Viguiera deltoidea Goldeneye	5 gal.	243
Medium Shrubs	**Size**	**Qty**
Ef Encelia farinosa Brittlebush	5 gal.	211
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	244
Groundcovers	**Size**	**Qty**
Verbena gooddingii Gooding Verbena	1 gal.	622
Cacti/ Accents	**Size**	**Qty**
Asclepias subulata Desert Milkweed	5 gal.	34
Dasylirion wheeleri Desert Spoon	5 gal.	26
Yucca pallida Pale Leaf Yucca	5 gal.	41

No Symbol Decomposed Granite

Stabilized Decomposed Granite

OLD DOMINION FREIGHT LINES - BUCKEYE

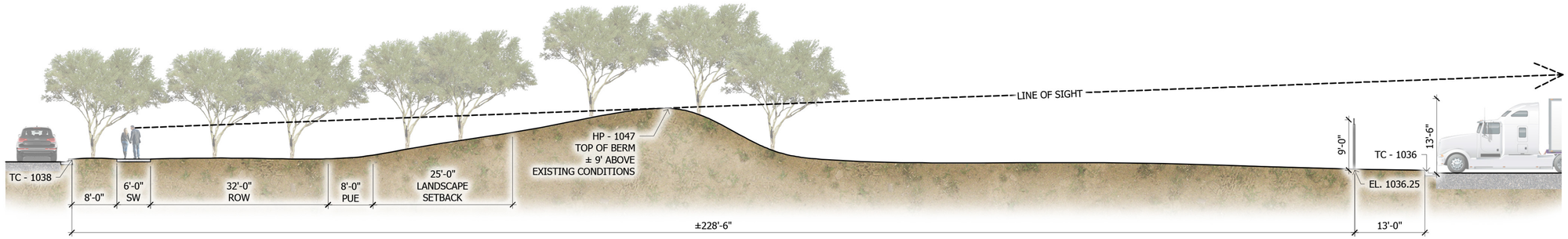
Preliminary Site Plan

N 100' 200' 300'

Plan Scale 1:100' Date:04-29-2024

ABLASTUDIO.COM

ABLA



A-A YUMA ROAD LANDSCAPE SECTION (TRAILER/TRUCK PARKING)
SCALE: 1:10

B YUMA ROAD LANDSCAPE ELEVATION (TRAILER/TRUCK PARKING)
SCALE: 1/4"=1'-0"

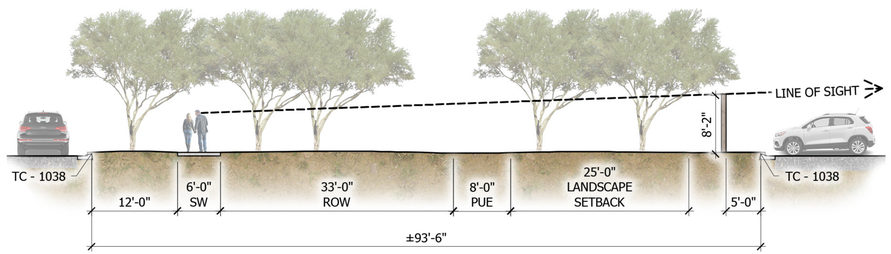
OLD DOMINION FREIGHT LINES - BUCKEYE

Preliminary Landscape Plan - Yuma Road Section/ Elevation (Trailer/Truck Parking)

Date:04-29-2024

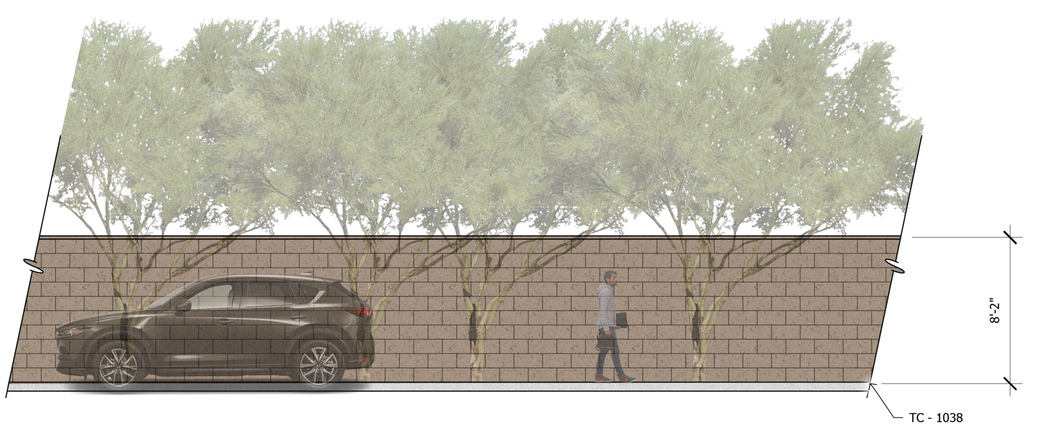
ABLASTUDIO.COM

AB LA



C-C YUMA ROAD LANDSCAPE SECTION (EMPLOYEE PARKING)

SCALE: 1:10



D YUMA ROAD LANDSCAPE ELEVATION (EMPLOYEE PARKING)

SCALE: 1/4"=1'-0"

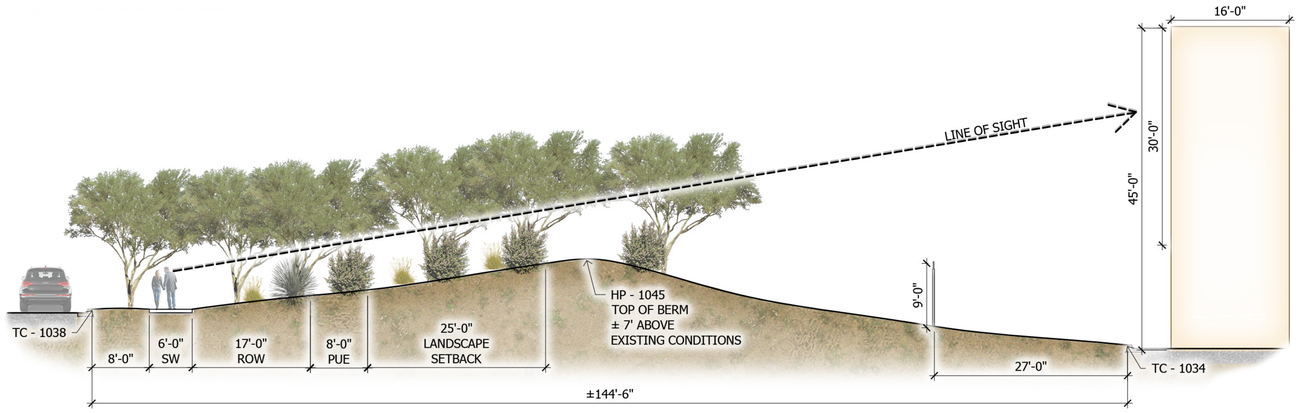
OLD DOMINION FREIGHT LINES - BUCKEYE

Preliminary Landscape Plan - Yuma Road Section/ Elevation (Employee Parking)

Date:04-29-2024

ABLASTUDIO.COM

AB LA



E-E JOHNSON ROAD LANDSCAPE SECTION (WATER TOWER)
SCALE: 1:10

F JOHNSON ROAD LANDSCAPE SECTION (WATER TOWERS)
SCALE: 1/4"=1'-0"

OLD DOMINION FREIGHT LINES - BUCKEYE

Preliminary Landscape Plan - Johnson Road Section/ Elevation (Water Towers)

Date:05-01-2024

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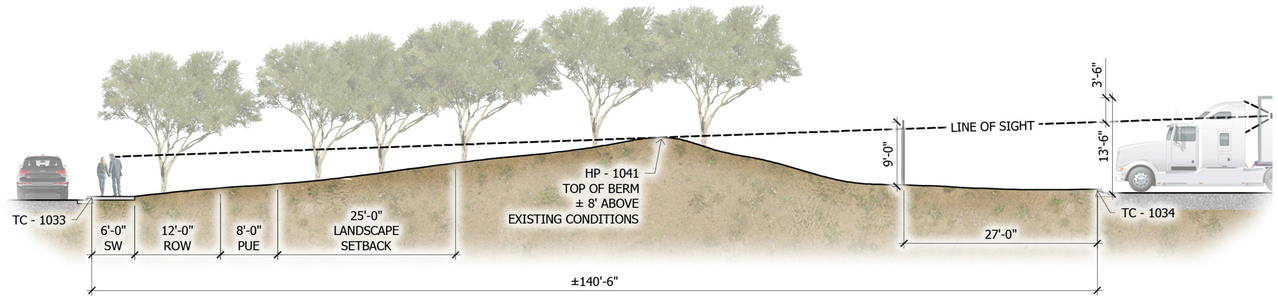
AB LA



G-G JOHNSON ROAD LANDSCAPE SECTION (TRAILER/TRUCK PARKING)
SCALE: 1:10

H JOHNSON ROAD LANDSCAPE SECTION (TRAILER/TRUCK PARKING)
SCALE: 1/4"=1'-0"

OLD DOMINION FREIGHT LINES - BUCKEYE

Preliminary Landscape Plan - Johnson Road Section/ Elevation (Trailer/Truck Parking)

Date:04-29-2024

ABLASTUDIO.COM

AB LA

1R PLZU-23-00008 RECEIVED SEPT 28 2023 WD

HOYT + BERENYI
engineers and consultants
PO Box 1470, Ladson, SC 29456 | (843)408-3546 | www.HoytBerenyi.com

September 18, 2023

RE: Citizen Participation Plan – ODFL Buckeye

This Citizen Participation Plan is being submitted in accordance with the City of Buckeye Land Development Code. The ODFL Buckeye project requires annexation, rezoning, general plan amendment, conditional use, and site plan reviews. Due to the project size it has been determined that adjacent property owners within 500' should be included in participation requirements associated with the project. Contact information for the adjacent owners has been compiled from the Maricopa County Assessor's online records and a list has been provided with the rezoning and conditional use application packages. In addition to the adjacent property owners, the office of the local district Council Representative, will be contacted to identify any important organizations, or other persons, that may be important to include in the public participation process.

All citizens and organizations pertinent to the project will be notified of the annexation at the end of September or first of October via mailing, posting, and publication, prior to the scheduled October 17th first council hearing.

All citizens and organizations will also be notified of the site plan application within (15) fifteen days of the application. The notification of the site plan will also outline the other components of the project to better help define the upcoming procedures associated with the rezoning, general plan amendment, and conditional use.

A neighborhood meeting is required as part of the rezoning and conditional use applications. The community meeting is tentatively planned to be held sometime in October or November, well in advance of any public hearing associated with the rezoning and conditional use. Mailed notice will be provided in accordance with 8.2.6, 15 days prior to the meeting. Notice of the neighborhood meeting will also be provided to the Development Services Department 14 days prior to the meeting. The meeting will be held on a weekday evening at a public location such as a library, or community center. Hoyt + Berenyi will host the meeting and outline to interested parties in attendance the details of the project including improvements, impacts, and schedule. The meeting will also include time for the citizens, neighbors, or interested parties to ask questions.

Public notification via mailing, posting, and publication will also be provided prior to public hearings in accordance with the application requirements.

A citizen participation report outlining the results of the neighborhood meeting and citizen participation efforts will be provided to the assigned planner prior to the first public hearing for the rezoning and conditional use.

If there are any questions regarding the Citizen Participation Plan, please do not hesitate to contact Kyle M. Hoyt, P.E. at 843-408-3546, or via email at khoyt@hoytberenyi.com.

NEIGHBORHOOD MEETING – A neighborhood meeting was held on November 15th, 2023 at 6:30 PM at the Buckeye Public Library, Coyote Branch. Written notification was sent via first class mail (15) fifteen days prior to the property owners within 500'. Kyle M. Hoyt, P.E. and Matt Nowell, Director of Real Estate for ODFL, presented the proposed project and all major review components including site plan, conditional use, rezoning, and general plan amendment. (2) Two neighbors attended the neighborhood meeting along with (2) two Wrublik Children (property owners) and Bart Wingard with the City of Buckeye. The (2) two neighbors present were understandably not excited to see the proposed change to the property currently being used for agricultural purposes; but were accepting of the reasons behind the location of the proposed ODFL facility and logical components supporting the request. Kyle M. Hoyt, P.E. provided direct contact information to the neighbors for any continued questions or information needed throughout the process. Email notification, in addition to mail notification, regarding the February 13th Planning and Zoning Commission has also been provided to the neighbors present at the neighborhood meeting.

Notifications regarding Site Plan with CUP

Planning and Zoning Commission – June 11, 2024

Affidavit of Mailing Notice

Case Number:	PLZU-23-00008
Project Name:	ODFL Buckeye
Applicant Name:	Kyle M. Hoyt
Location:	Western side of Johnson Road, extending south of the Intersection Yuma Road approximately 1,300'.

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

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

See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: _____

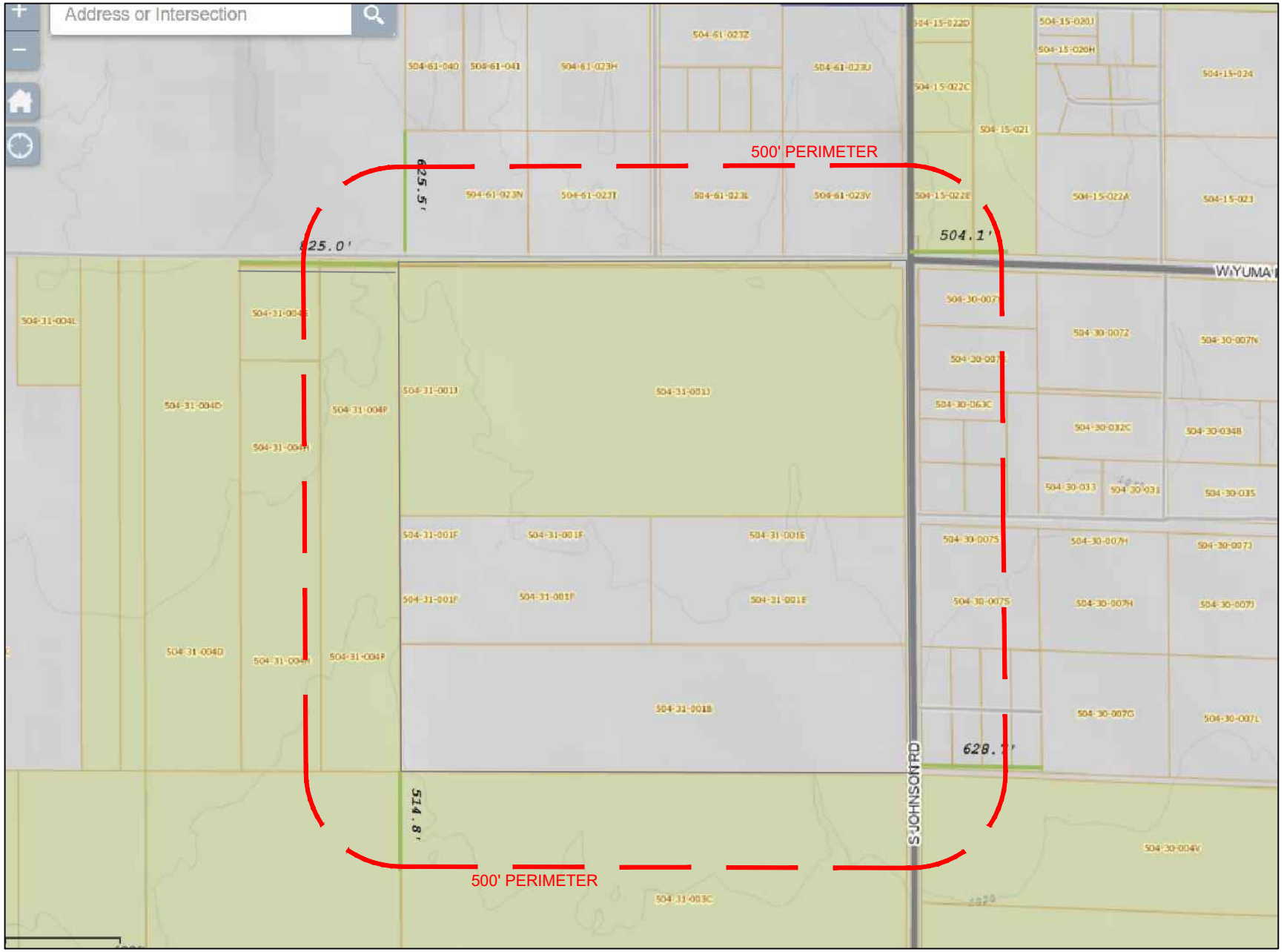
SUBSCRIBED AND SWORN before me this 24 day of May, 2024, by:

_____ Jakob G. Bereny
Notary Public

My Commission Expires:

5/4/28

JAKOB G. BERENYI NOTARY PUBLIC SOUTH CAROLINA MY COMMISSION EXPIRES 5/4/2028



HOYT+BERENYI P.O. Box 1470 Ladson, SC 29456 | 843.408.3546 | www.HoytBerenyi.com	JOB NUMBER: 22-072	JOB NAME: ODFL Buckeye	TITLE: Adjacent Parcels - 500 FT	Sheet: 1 of 2
	DATE: 05/24/2024	SCALE: As Shown	DRAWN BY: KMH	CHECKED BY: KMH

	Parcel Number	Owner	Mailing Address	Secondary Address
1	S04-1S-022E	BUCKEYE COMMERCE PARK LLC	PO BOX S31210 HENDERSON NV USA 890S2	
2	S04-1S-021	BUCKEYE COMMERCE PARK LLC	PO BOX S31210 HENDERSON NV USA 890S2	
3	S04-30-007Y	LALLIAN FAMILY TRUST	S63S N SCOTTSDALE ROAD, SUITE 170-C1, SCOTTSDALE, AZ 8S2S0	
4	S04-30-007X	LUNA ARISTEO P/MARIA L	1221 S JOHNSON RD BUCKEYE AZ USA 8S326	
5	S04-30-063C	MARQUEZ SAMUEL	19939 W WILSON ST BUCKEYE AZ USA 8S326	
6	S04-30-062	ZAVALA NASHIELI	4812 W. CHRISTY DR GLENDALE AZ USA 8S304	
7	S04-30-063G	ZAKHIA JOSEPH/DIAMYNDE	1448 S 306TH LN BUCKEYE AZ USA 8S326	
8	S04-30-063F	BURTCHETT TRAVIS/REGINA	1439 S 306TH LN BUCKEYE AZ USA 8S326	
9	S04-30-063D	MARTINEZ JOEL	1S06 S 306TH LN BUCKEYE AZ USA 8S326	
10	S04-30-063E	GUERRERO JULIO ALBERTO/LEYVA ALEJANDRA FL	1S03 S 306TH LN BUCKEYE AZ USA 8S326	
11	S04-30-007S	CYNTHINIA G COTTON TRUST/MARGIE J SCOTT TRUST/KELLY SNOW/CHRISTOPHER VINGER	12S6S N BEACON CT, PLATTE CITY, MO 64079	
12	S04-30-064A	ES INVESTMENTS LLC	1417S W INDIAN SCHOOL RD STE B4-S42 GOODYEAR AZ USA 8S39S	9102 W MISSOURI AVE GLENDALE AZ 8S305
13	S04-30-064B	ES INVESTMENTS LLC	1417S W INDIAN SCHOOL RD STE B4-S42 GOODYEAR AZ USA 8S39S	9102 W MISSOURI AVE GLENDALE AZ 8S30S
14	S04-30-064C	OSBORN LOGAN T/STACY E	30624 W HOPI ST BUCKEYE AZ USA 8S326	
15	S04-30-064D	ES INVESTMENTS LLC	1417S W INDIAN SCHOOL RD STE B4-S42 GOODYEAR AZ USA 8S39S	9102 W MISSOURI AVE GLENDALE AZ 8S30S
16	S04-30-06SA	ES INVESTMENTS LLC	1417S W INDIAN SCHOOL RD STE B4-S42 GOODYEAR AZ USA 8S39S	9102 W MISSOURI AVE GLENDALE AZ 8S305
17	S04-30-065B	ES INVESTMENTS LLC	1417S W INDIAN SCHOOL RD STE B4-S42 GOODYEAR AZ USA 8S39S	9102 W MISSOURI AVE GLENDALE AZ 8S30S
18	S04-30-06SC	YEA CLAUDIA G/LOPEZ AUDON	30627 W HOPI ST BUCKEYE AZ USA 8S326	
19	S04-30-065D	ES INVESTMENTS LLc	1417S W INDIAN SCHOOL RD STE B4-S42 GOODYEAR AZ USA 8S39S	9102 W MISSOURI AVE GLENDALE AZ 8S30S
20	S04-30-004V	CIRPRIANI HOLDINGS LLC	7181 E CAMELBACK RD UNIT 401 SCOTTSDALE AZ USA 8S251	
21	S04-31-003C	CIRPRIANI HOLDINGS LLC	7181 E CAMELBACK RD UNIT 401 SCOTTSDALE AZ USA 8S2S1	
22	S04-31-002B	CIRPRIANI HOLDINGS LLC	7181 E CAMELBACK RD UNIT 401 SCOTTSDALE AZ USA 8S2S1	
23	S04-31-004H	CIRPRIANI HOLDINGS LLC	7181 E CAMELBACK RD UNIT 401 SCOTTSDALE AZ USA 8S2S1	
24	S04-31-004P	CIRPRIANI HOLDINGS LLC	7181 E CAMELBACK RD UNIT 401 SCOTTSDALE AZ USA 8S2S1	
25	S04-31-004S	CIRPRIANI HOLDINGS LLC	7181 E CAMELBACK RD UNIT 401 SCOTTSDALE AZ USA 8S251	
26	S04-61-023N	LARA NORLEEN F	72SS E BROADWAY RD APT 238 MESA AZ USA 8S208	
27	S04-61-023T	SINGH JATINDER	309 YUMA BUCKEYE AZ USA 8S326	
28	S04-61-023L	GARY W LINDE LIVING TRUST	30832 W YUMA RD BUCKEYE AZ USA 8S326	
29	S04-61-023V	STEWART/SHERPICK FAMILY MINORITY TRUSTS	88 KESINGTON RD PORTSMOUTH NH USA 03801	

HOYT + BERENYI
engineers and consultants
PO Box 1470, Ladson, SC 29456 | (843)408-3546 | www.HoytBerenyi.com

May 24, 2024

RE: ODFL Buckeye – Site Plan with Conditional Use Permit Request
City Project #PLZU-23-00008
Parcel # 504-31-001J

To Our Neighbors:

We would like to inform you that Hoyt + Berenyi, LLC. has applied for a Site Plan with Conditional Use of a trucking terminal on Parcel Number 504-31-001J. These parcels are located on the western side of Johnson Road extending approximately 1,300 ft south of the intersection of Yuma Road. An exhibit of the property location, site plan, and landscaping plan are attached to better illustrate the subject parcels and associated requests. The City of Buckeye Planning and Zoning Commission will be holding a public hearing to consider this request at the June 11th meeting. Details of this meeting are as follows:

City of Buckeye Planning and Zoning Commission

Date:	June 11th, 2024
Time:	6:00 PM
Where:	City Council Chambers 530 E Monroe Avenue Buckeye, AZ
Case #:	PLZU-23-00008
Applicant/Contact Person:	Attn: Kyle M. Hoyt, P.E. Hoyt + Berenyi, LLC. 346 Seacoast Parkway, Suite 200 Mount Pleasant, SC 29464 (843) 408-3546 khoyt@hoytberenyi.com

If you have any questions, please do not hesitate to reach out to Kyle M. Hoyt at the information listed above. You may also contact the City of Buckeye Planning & Zoning Division at planningandzoning@buckeyeaz.gov, or by phone at 623-349-6211.

THE ARIZONA REPUBLIC

PO Box 194, Phoenix, Arizona 85001-0194

Phone 1-602-444-7315 Fax 1-877-943-0443

This is not an invoice

PNI-Arizona Republic

AFFIDAVIT OF PUBLICATION

HOYT & BERENYI
346 SEACOAST PKWY # 200
MOUNT PLEASANT, SC 29464-8383

Order # LAZS0106321

Issue Dated:

05/24/24

City Of Buckeye

NOTICE IS HEREBY GIVEN that the City of Buckeye Planning and Zoning Commission will hold a public hearing on Tuesday, June 11th, 2024 to be held at the City Council Chambers, located at 530 E Monroe Avenue at 6:00 p.m., for the purpose of hearing all persons for or against the following request:

Case No. PLZU-23-00008: Request by Hoyt + Berenyi, LLC. for the approval of a Site Plan with Conditional Use Permit, for Parcel Number 504-31-001J located at the western side of Johnson Road, extending south of the Intersection Yuma Road approximately 1,300', being in the NE 1/4 of Section 13 T1N R5W.

For additional information, please contact the Development Services Department at (623) 349-6211
Publication Dates
L00000000

I confirm the copy hereto attached is a true copy of the advertisement published in the Arizona Republic, a newspaper of general circulation in the counties of Maricopa, Coconino, Pima, and Pinal, in the State of Arizona, in the issue date indicated.

Applicant's / Representative's signature: _____

SUBSCRIBED AND SWORN before me this 24 day of May, 2024, by:

_____ Jakob G. Berenyi
Notary Public

JAKOB G. BERENYI
MY COMMISSION
EXPIRES
5/4/2028
NOTARY PUBLIC
SOUTH CAROLINA

My Commission Expires:

5/4/28

Affidavit of Sign Posting

Case Number:	PLZU-23-00008
Project Name:	ODFL Buckeye
Applicant Name:	Kyle M. Hoyt
Location:	Western side of Johnson Road, extending south of the Intersection Yuma Road approximately 1,300'.

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

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

See attached date stamped photo exhibit of posted signs.

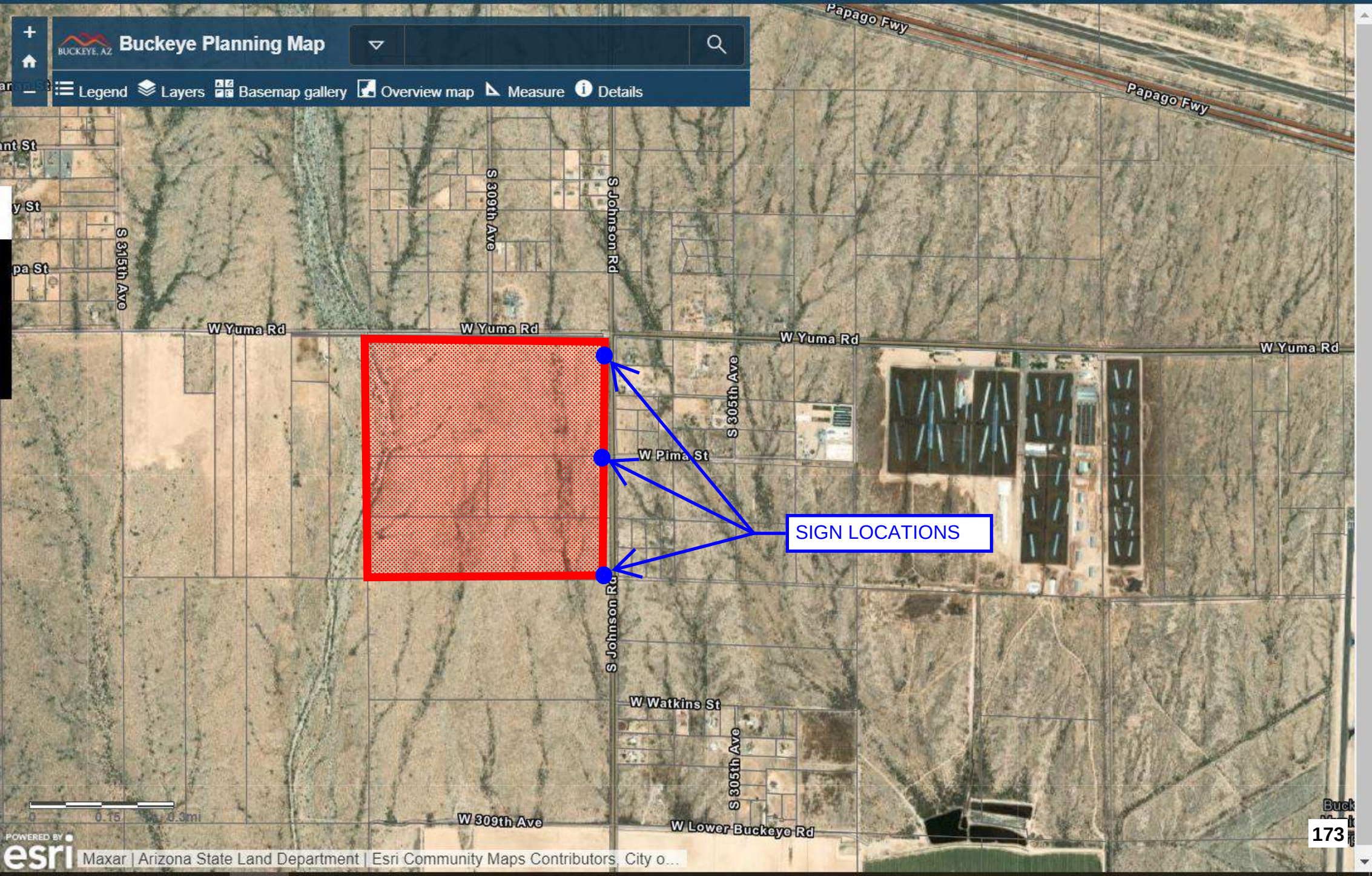
Applicant's / Representative's signature: _____

SUBSCRIBED AND SWORN before me this 24 day of May, 2024, by:

_____ Jakob G Bereny
Notary Public

My Commission Expires:
5/4/28

JAKOB G. BERENYI
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 5/4/2028


Buckeye Planning Map
Legend
Layers
Basemap gallery
Overview map
Measure
Details
Papago Fwy
Papago Fwy
S 315th Ave
S 309th Ave
S Johnson Rd
W Yuma Rd
W Yuma Rd
W Yuma Rd
W Yuma Rd
S 305th Ave
W Pima St
SIGN LOCATIONS
S Johnson Rd
W Watkins St
S 305th Ave
W 309th Ave
W Lower Buckeye Rd
0
0.15
0.3mi
POWERED BY esri
Maxar | Arizona State Land Department | Esri Community Maps Contributors, City o...

City of Buckeye

PUBLIC HEARING

Planning and Zoning Commission: June 11, 2024 at 6:00 PM

LOCATION OF HEARINGS:

City Council Chambers
530 E Monroe Ave at 6:00 PM

REQUEST: SITE PLAN WITH CONDITIONAL USE PERMIT

PROPOSAL: PROPOSED SITE PLAN AND CONDITIONAL USE OF AN INTERSTATE MOTOR FREIGHT TERMINAL ON PARCEL 504-31-001J

GENERAL LOCATION: WESTERN SIDE OF JOHNSON RD, EXTENDING APPROXIMATELY 1,300' SOUTH OF THE INTERSECTION WITH YUMA RD.

SIZE: 72 ACRES

CASE #: PLZU-23-00008

APPLICANT/CONTACT: KYLE M. HOYT, P.E.
PHONE #: 843-408-3546

Development Services Department: 623-349-6211

Posting Date: MAY 27, 2024

FRIDAY, MAY 24, 2024

City of Buckeye

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Planning and Zoning Commission: June 11, 2024 at 6:00 PM

LOCATION OF HEARINGS:

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PHONE #: 843-408-3546

Development Services Department: 623-349-6211

Posting Date: MAY 27, 2024

FOR SALE
623-977-4900
WESTERNLAND.COM

FRIDAY, MAY 24, 2024

City of Buckeye

PUBLIC HEARING

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Posting Date: MAY 27, 2024

FRIDAY, MAY 24, 2024

Exhibit I

Public Comments

Old Dominion Freight Lines

Site Plan with CUP

PLZU-23-00008

STEWART/SHERPICK FAMILY MINORITY TRUST

88 Kesington Road
Portsmouth, NH 030801

January 31, 2024

Attn: Hobart Wingard, Principal Planner
City of Buckeye
530 E. Monroe Avenue
Buckeye, AZ 85326

RE: Letter of Support – Old Dominion Freight Line (ODFL)
City of Buckeye Project #'s PLZU-23-00008, PLZU-23-00009, PLZZ-23-00013
Parcel #'s 504-31-001B, 504-31-001E, 504-31-001F, 504-31-001G, 504-31-001H, and 504-31-001J
Southwest Corner of Johnson Road and Yuma Road

Mr. Wingard:

As a vested property owner in the vicinity of the Old Dominion Freight Line (ODFL) project, please accept this letter as a formal letter of support for the referenced site plan, conditional use, rezoning, and minor general plan amendment applications.

Sincerely,

STEWART/SHERPICK FAMILY MINORITY TRUST
Owner: 504-61-023V

Walter Stewart
Signature

Walter Stewart, Trustee
Printed Name and Title

EMILY ANN/JULIA CARSON/SARAH LOUISE STEWART

88 Kensington Road
Portsmouth, NH 03801

January 31, 2024

Attn: Hobart Wingard, Principal Planner
City of Buckeye
530 E. Monroe Avenue
Buckeye, AZ 85326

RE: Letter of Support – Old Dominion Freight Line (ODFL)
City of Buckeye Project #'s PLZU-23-00008, PLZU-23-00009, PLZU-23-00013
Parcel #'s 504-31-001B, 504-31-001E, 504-31-001F, 504-31-001F, 504-31-001G, 504-31-001H, 504-31-001J
Southwestern Corner of Johnson Road and Yuma Road

Mr. Wingard:

As vested property owners in the vicinity of Old Dominion Freight Line (ODFL) project, please accept this letter as a formal letter of support for the referenced site plan, conditional use, rezoning, and minor general plan amendment applications.

Sincerely,

Emily Ann/Julia Carson/Sarah Louise Stewart

Owner: 504-61-023U

_____
Emily Ann Stewart, Property Owner

_____
Julia Carson Stewart, Property Owner

_____
Sarah Louise Stewart, Property Owner

BUCKEYE COMMERCE PARK LLC
P.O. Box 531210
Henderson, NV 89069

January 31, 2024

Attn: Hobart Wingard, Principal Planner
City of Buckeye
530 E. Monroe Avenue
Buckeye, AZ 85326

RE: Letter of Support – Old Dominion Freight Line (ODFL)
City of Buckeye Project #'s PLZU-23-00008, PLZU-23-00009, PLZZ-23-00013
Parcel #'s 504-31-001B, 504-31-001E, 504-31-001F, 504-31-001G, 504-31-001H, and 504-31-001J
Southwest Corner of Johnson Road and Yuma Road

Mr. Wingard:

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Sincerely,

BUCKEYE COMMERCE PARK LLC
Owner: 504-15-022E, 504-15-021, 504-15-022C, 504-15-022D, 504-15-017C, 504-15-017B, 504-15-015E, 504-15-015G, 504-15-015F, 504-15-016, 504-15-019D, 504-15-019C, 504-15-019E, 504-15-019B, 504-15-019F, 504-15-019A, 504-15-018C, 504-15-030C

Signature, Eddie Gutzman

Signature, Walter Stewart

Its: Managers

GEM IRREVOCABLE TRUST

7849 Rancho Mirage Drive
Las Vegas, NV 89113

January 31, 2024

Attn: Hobart Wingard, Principal Planner
City of Buckeye
530 E. Monroe Avenue
Buckeye, AZ 85326

RE: Letter of Support – Old Dominion Freight Line (ODFL)
City of Buckeye Project #'s PLZU-23-00008, PLZU-23-00009, PLZZ-23-00013
Parcel #'s 504-31-001B, 504-31-001E, 504-31-001F, 504-31-001G, 504-31-001H, and 504-31-001J
Southwest Corner of Johnson Road and Yuma Road

Mr. Wingard:

As a vested property owner in the vicinity of the Old Dominion Freight Line (ODFL) project, please accept this letter as a formal letter of support for the referenced site plan, conditional use, rezoning, and minor general plan amendment applications.

Sincerely,

GEM IRREVOCABLE TRUST
Owner: 504-61-023X, 504-61-023W, 504-61-038, 504-61-039

Gabriel Martinez
Signature

Gabriel Martinez
Printed Name and Title

JOHN E/MARIE D FOLTZ
9830 N 79th Place
Scottsdale, AZ 85258

January 31, 2024

Attn: Hobart Wingard, Principal Planner
City of Buckeye
530 E. Monroe Avenue
Buckeye, AZ 85326

RE: Letter of Support – Old Dominion Freight Line (ODFL)
City of Buckeye Project #'s PLZU-23-00008, PLZU-23-00009, PLZZ-23-00013
Parcel #'s 504-31-001B, 504-31-001E, 504-31-001F, 504-31-001G, 504-31-001H, and 504-31-001J
Southwest Corner of Johnson Road and Yuma Road

Mr. Wingard:

As a vested property owner in the vicinity of the Old Dominion Freight Line (ODFL) project, please accept this letter as a formal letter of support for the referenced site plan, conditional use, rezoning, and minor general plan amendment applications.

Sincerely,

JOHN E/MARIE D FOLTZ
Owner: 504-30-007G, 504-30-007K, 504-30-007L, 504-30-007M

DocuSigned by:
7166365CE9AE443...

Signature

John Foltz

Printed Name and Title

2/1/2024 | 05:01:38 PST