



PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

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

**CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
MARCH 22, 2022
AGENDA**

City Council Chambers

530 E. Monroe Ave.

Buckeye, AZ 85326

Live streaming will be available via YouTube

6:00 PM

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

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

IMPORTANT INFORMATION REGARDING PUBLIC PARTICIPATION:

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

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

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL**
- 2. MINUTES**
- 2.A** [Approval of minutes from the March 8, 2022 Planning and Zoning Commission regular meeting.](#)
Staff Liaison: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623) 349-6211
- 3. REGULAR AGENDA**

- 3.A** Jackrabbit Ranch Marketplace Comprehensive Sign Plan (PLZDR-21-00087) Recommend to approve a Comprehensive Sign Plan for the Jackrabbit Ranch Marketplace commercial center located on the southeast corner of Indian School Road and Jackrabbit Trail (195th Avenue).
Staff Liaison: Bart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623) 349-6207
- 3.B** Encanto 38 Rezone (PLZZ-21-00030) Public hearing and motion to recommend approval, subject to conditions, a request to rezone approximately 40-acre property located on the southeast corner of Encanto Boulevard and Jackrabbit Trail/195th Avenue from Single-Family Residential 43 (SF-43) to Commercial 2 (C-2) and Single-Family 6 (SF-6) with a Planned Area Development (PAD) overlay.
Staff Liaison: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov, (623) 349-6215
- 3.C** Verrado Regent Hills Phase 2 Preliminary Plat (PLZV-21-00046) Public meeting and consider approval of the Preliminary Plat.
Staff Liaison: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov (623) 349-6215
- 3.D** Airport Overlay District Development Code Amendment PLZM-19-00043) Recommend approval to the Mayor and City Council.
Staff Liaison: Hobart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623) 349-6207
- 4. COMMENTS FROM THE PUBLIC**
Any members of the audience may comment on non-agenda items. However, State Open Meeting Law does not permit the Commission to discuss items not specifically on the agenda. The Commission may direct inquiries to City staff.
Action Required: None
- 5. DEPUTY DIRECTOR OF PLANNING REPORT AND SUMMARY OF CURRENT EVENTS**
- 6. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS**
Any regular or alternate Commissioner or Council Liaison may present a brief summary on current events
Action Required: None; there will be no discussion, deliberation, proposals, or legal action.
- 7. ADJOURNMENT**

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 03/22/22	AGENDA ITEM: 2.A. MINUTES
DATE PREPARED: 03/17/22	DISTRICT NO.:
STAFF LIAISON: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623) 349-6211	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Minutes

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members)
Approval of minutes from the March 8, 2022 Planning and Zoning Commission regular meeting.

SUMMARY

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

ATTACHMENTS:

[3.08.2022.PZC.MinutesDRAFT.pdf](#)



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
MARCH 8, 2022

City of Buckeye

530 East Monroe Avenue

Buckeye, AZ 85326

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

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

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

Members present: Vice Chairperson Ted Burton, Chairperson Deanna Kupcik, Commissioner Anthony DiMascio attended virtually, Commissioner Nick Hudec, Alternate Charles Hester arrived at 5:02 p.m., Alternate Rebecca Puppe seated for District 1, Alternate Jennie Ragsdale seated for District 2, Alternate Darwin Meighen attended virtually, Alternate Larry Draves seated for District 5, Alternate Sebastian Trupiano,

Members absent: Commissioner Alan Ladd, Commissioner Preston Hundley, Commissioner Ed Sumner, Alternate Douglas McDonald

Staff present: Deputy Director of Planning Adam Copeland, Senior Planner-Special Projects Andrea Marquez, Management Assistant Keri Hernandez, City Attorney Shiela Schmidt.

2. MINUTES

2A. APPROVAL OF MINUTES FROM THE FEBRUARY 22, 2022 PLANNING AND ZONING COMMISSION REGULAR MEETING.

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

3. REGULAR AGENDA

3A. VISTA BONITA REZONE (PLZZ-21-00021)

Senior Planner- Andrea Marquez presented and was available to answer questions from the Commission.

Commissioner Hudec asked for the reasoning for modification in lot size. Consultant David Hughes informed the Commission that the width adjustment is being requested to accommodate the product width potentially being built in the development. Developer James Kai informed the Commission that the 2 acres are being brought into the rest of the project for continuity purposes.

A public hearing was opened at 6:11 p.m.

Alternate Hester asked if there will be a hazardous material inspection prior to building. Mr. Copeland informed the Commission that once the project reaches the final plat submittal stages, a Phase I Environmental report will be required, and possibly a Phase II Environmental report if there are stains or questionable areas of soil is observed, and the Public Works Environmental Division will review that for the city. Mr. Hughes informed the Commission that the Phase I Environmental report has been completed.

Alternate Trupiano asked what the northern portion of the two-acre addition would be used for. Mr. Hughes indicated that that portion would be landscaped and used for off-site flow of water.

With there being no further comments from the public, the public hearing closed at 6:15 p.m.

Mr. Hughes indicated that all conditions have been agreed upon.

A motion was made by Commissioner Hudec and seconded by Vice Chairperson Burton to recommend approval as conditioned to Council. Approval 7-0. Motion carried.

4. COMMENTS FROM THE PUBLIC

None.

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

Mr. Copeland informed the Commission of upcoming March 22, 2022 workshop topics, general housekeeping, and other future workshop topics.

6. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

None

7. ADJOURNMENT

A motion was made by Vice Chairperson Burton and seconded by Alternate Ragsdale to adjourn at 6:19 p.m. Motion carried.

Deanna Kupcik, Chairperson

ATTEST:

Keri Hernandez, Management Assistant

I hereby certify that the foregoing is a true and correct copy of the Planning and Zoning Commission Regular Meeting held on the 8th day of March 2022. I further certify that a quorum was present.

Keri Hernandez, Management Assistant

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 03/22/22	AGENDA ITEM: 3.A. PLZDR-21-00087 - Jackrabbit Ranch Marketplace Comprehensive Sign Plan
DATE PREPARED: 03/17/22	DISTRICT NO.: 6
STAFF LIAISON: Bart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623) 349-6207	
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) Jackrabbit Ranch Marketplace Comprehensive Sign Plan (PLZDR-21-00087) Recommend to approve a Comprehensive Sign Plan for the Jackrabbit Ranch Marketplace commercial center located on the southeast corner of Indian School Road and Jackrabbit Trail (195th Avenue).

RELEVANT GOALS:

GOAL 2: Enhanced Economic Well-Being and Vitality

ADDITIONAL RELEVANT GOALS:

GOAL 3: A Well-Planned Urban Community

SUMMARY

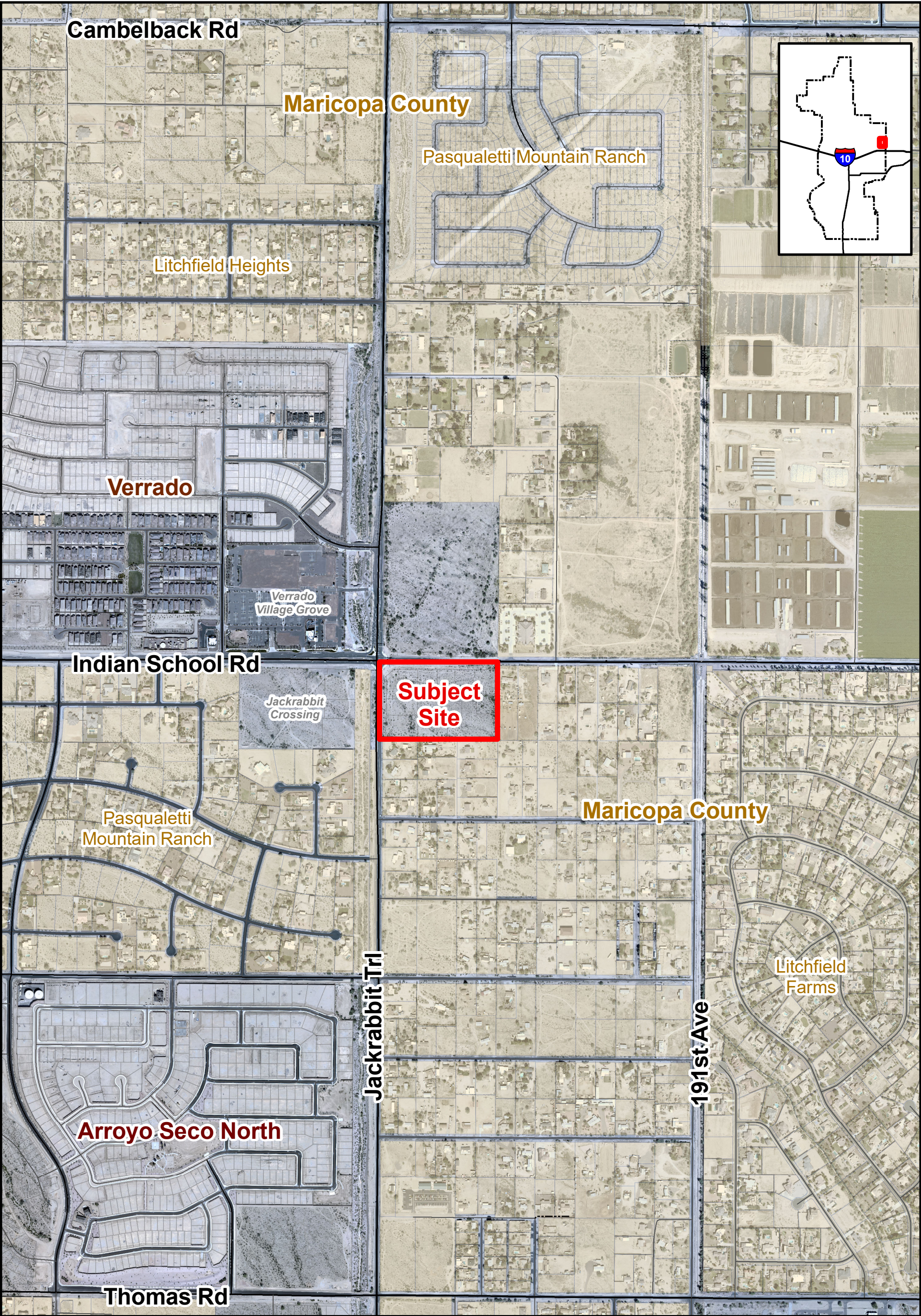
PROJECT DESCRIPTION:

The applicant for Jackrabbit Ranch Marketplace commercial center is proposing a Comprehensive Sign Plan to modify standards for wall and monument signage.

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

ATTACHMENTS:

- 01 - PLZDR-21-00087 - Jackrabbit Ranch Marketplace CSP - Vicinity Map - PZ 032222.pdf
- 02 - PLZDR-21-00087 - Jackrabbit Ranch Marketplace CSP - Staff Report - PZ 032222.pdf
- 03 - PLZDR-21-00087 - Jackrabbit Ranch Marketplace CSP - Sign Package - PZ 032222.pdf

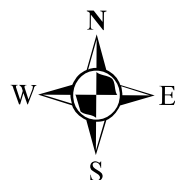


VICINITY MAP

PLZDR-21-00087

Jackrabbit Marketplace CSP

City Council District #6





COMPREHENSIVE SIGN PLAN

Report to the Planning and Zoning Commission

CASE NUMBER: PLZDR-21-00087
TITLE: Jackrabbit Ranch Marketplace Comprehensive Sign Plan
MEETING DATE: March 22, 2022

Applicant/Owner: Arizona Commercial Signs on behalf of SimonCRE Rubicon II, LLC
Request: Comprehensive Sign Plan for the Jackrabbit Ranch Marketplace Commercial Center
District: 6
Location: The site is located on the southeast corner of Indian School Road and Jackrabbit Trail (195th Avenue)
Site size: 12.45 acres
Density: N/A
Public input: None
Recommendation: **Approve** with conditions

PROJECT DESCRIPTION

1. Arizona Commercial Signs on behalf of SimonCRE Rubicon II, LLC is requesting Comprehensive Sign Plan (CSP) approval for a project known as Jackrabbit Ranch Marketplace, located on an approximately 12.45-acre site at the southeast corner of Indian School Road and Jackrabbit Trail. The Jackrabbit Ranch Marketplace commercial center is currently under construction.

AREA CONTEXT

2. The subject property is located on the southeast corner of Indian School Road and Jackrabbit Trail, Maricopa County APNs 502-63-931, 932, 933, 934, and 935.

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Jackrabbit Ranch Marketplace	Business Commerce	Commercial Center (CC)
North	Vacant lands	Business Commerce	Commercial Center (CC)
South	Residential	Rural	Rural-43 (RU-43) Unincorporated Maricopa County
East	Residential	Rural	Rural-43 (RU-43) Unincorporated Maricopa County
West	Jackrabbit Crossings Commercial Center	Business Commerce	Community Commercial (CC) with Jackrabbit Crossings PAD Overlay

PUBLIC PARTICIPATION

3. Public notice is not required for items that do not require a public hearing. The agenda was made available prior to the meeting on the City website and posted in public locations in accordance with Open Meeting Law.

BACKGROUND

4. The applicant for the Jackrabbit Ranch Marketplace is proposing a Comprehensive Sign Plan to modify standards for wall and monument signage.
5. The current City of Buckeye Sign Code for wall signage in a commercial districts allow for one (1) square foot of sign area for each linear foot of building facing the street frontage.

6. The applicant proposes a sign ratio of one and one half (1.5) square foot of sign area for each linear foot of building. The sides of buildings that face residential will be unlit with the exception of Pad E, a proposed vehicle repair facility, which will allow illuminated signage only on the northernmost portion of the building along Indian School Road.
7. The current City of Buckeye Sign Code for monument signage allows for only one (1) free-standing sign per parcel or one free-standing sign for every ten (10) acres of development, whichever is less. In the subject case, a single 20-foot sign would be allowed.
8. The Applicant proposes a series of five (5) 11-foot tall monument signs across the nearly 1,600 linear foot frontage along Indian School Road and Jackrabbit Trail; Two (2) along Jackrabbit and three (3) along Indian School. The distance between monument signs vary from 275 to 341 feet. Design of the signs is consistent with the colors and materials used elsewhere in the commercial center.
9. Portions of the request exceeds the 10 percent sign code variation, therefore is subject to Planning and Zoning Commission approval.

ANALYSIS

10. The City of Buckeye Sign Code (Article 5.11) describes the specific standard sign regulations for all signage in the City. The code also allows for comprehensive sign plans (CSPs). CSPs allow residential, commercial, and industrial developments to develop specific sign programs for which may not comply with the strict application of the sign code so that sign size, location, design, materials, and other aspects are coordinated throughout the development.
11. In regards to wall signage, planning staff has no concerns with the increase in signage ratio from 1:1 to 1:1.5. With the upcoming comprehensive Development Code update, staff will be exploring this ratio as many municipalities have increase the ratio because taller elevations due to required parapet walls can make the 1:1 ration appear small and out of scale.
12. The location and spacing of the monument signage appears appropriate for the commercial center setting. Commercial development to west and northwest have multiple monument signs as allowed by their CMP (Fry's Marketplace) and CSP (Jackrabbit Crossings). Additionally, the 11-foot high signage is considerably lower than the 20-foot allowed by code.
13. With these considerations, staff feels the proposed CSP would be appropriately placed in this location and would no negative impacts to the area.

RECOMMENDATION

14. Staff recommends the Planning and Zoning Commission motion for **approval** with conditions a. through b. of Case **PLZDR-21-00087** for the following reasons:
- Conformance with the General Plan
 - Conformance with Development Code
 - No outstanding issues from reviewing departments
- a. Development of the property signage shall be in general conformance to the Comprehensive Sign Plan entitled, “Jackrabbit Ranch Marketplace Comprehensive Sign Plan”, consisting of nineteen (19) pages, dated and received February 24, 2022, except as modified by the following conditions.
- b. The property owner(s) and their successor(s) waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as result of this approval.

ATTACHMENTS

1. Vicinity Map
2. Comprehensive Sign Plan

Prepared by:
Bart Wingard, Principal Planner

Reviewed By:
Adam Copeland, Deputy Director of Planning

PLZDR-21-00087

2R RECEIVED
February 24 2022
CITY OF BUCKEYE by: DM

COMPREHENSIVE SIGN PLAN



S.E.C.
West Indian School Road
&
North 195th Avenue
Buckeye, Arizona 85396



CITY OF BUCKEYE CASE NUMBER:
PLZDR-21-00087

 SIGN CRITERIA

This criteria has been developed to insure design compatibility among all signs at S.E.C. W. Indian School Rd. & N. 195th Ave. Conformance to this criteria will be strictly enforced. Any sign installed that is not conforming to this criteria and not approved by Developer/Landlord must be removed or brought into conformance by the Applicant and/or its Sign Contractor. The Landlord shall approve all signs, in writing, prior to installation. Sign permits must be obtained from the City of Buckeye.

The following is a description of the design criteria:

 GENERAL SIGNAGE REQUIREMENTS

Any reference herein to the word Tenant or Tenants shall be construed to be the same as Owner or Owners.

1. The Landlord shall review the shop drawings and specification of the (2) two sets and (1) one set returned to the Applicant marked “Approved”, “Approved as Noted”, or “Revised and Re-Submit”.
2. “Revise and Re-Submit” drawings will be returned to the Applicant with comments. These drawings shall be revised by the Applicant and re-submitted to the Landlord for its approval.
3. Upon receipt of the Landlord’s approval, Applicant shall proceed with City of Buckeye permit process. Subsequent to city approval, Applicant may proceed with installation.
4. No signs, advertisements, notices, or other lettering shall be exhibited, inscribed, painted, Or affixed on any part of a sign, except lettering and/or graphics which have received the prior written approval of the Developer/Landlord and City of Buckeye.
5. Applicant or its Representatives shall obtain all permits for its exterior sign and its installation. Applicant shall be responsible for all requirements and specifications.
6. Applicant shall have the sole responsibility for compliance with all applicable statues/codes, ordinances, or other regulations for all work performed on the premises by or on behalf of the Applicant.
7. The Landlord’s approval of Applicant’s plans, specifications, calculations, or work shall not constitute an implication, representation, or certification by the Landlord that said items are in compliance with applicable statues/codes, ordinances, or other regulations.

8. All signage is subject to City of Buckeye approval and this comprehensive sign plan (CSP). Developer/Landlord will support all applications for signs in compliance with this exhibit but cannot guarantee city approval.
9. Tenants can have (4) four signs total, (1) one per elevation, including modifiers and descenders. Lit signs are not to face residential properties. PAD E is permitted to provide a single sign on its eastern side along the northernmost portion of the building.
10. Tenants shall be allowed a maximum of (400) square feet aggregate total of wall signage.
11. Signs shall be constructed and installed at Tenant’s expense.
12. Tenant and the Tenant’s Contractor shall be responsible for the repair of any damage caused by installation or removal of any signage.
13. All sign bolts, fastenings, sleeves, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass, or bronze and no black iron material of any type will be permitted.
14. No labels shall be permitted on the exposed surface of signs, except those required by local ordinance. Those required shall be applied in an inconspicuous location.
15. Any penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.
16. All exposed metals shall be painted to render them inconspicuous.
17. No exposed tubing, conduit, will be permitted. All conductors, transformers, and other equipment shall be concealed. Raceways at Landlords discretion.
18. All electrical signs shall bear the UL label and be mounted on top of letters.
19. All signs shall conform to the Uniform Building Code Standards.
20. All electrical signs shall conform to the National Electrical Code Standards.
21. Tenant shall be liable for the operation of their Sign Contractor.
22. Painted lettering will not be permitted.

- 23. Flashing, moving, or audible signs will not be permitted with the exception of drive-thru menu boards and speakers.
- 24. Logos may be permitted. All logos may be pan-channel or reverse pan channel with company graphics and must be approved by the Landlord.
- 25. Standard white vinyl die cut copy may be used to display hours of business, emergency numbers, etc. All window graphics and displays shall be subject to the approval of the Developer/Landlord prior to fabrication or implementation and are limited to 20% of the window area.
- 26. Wall signs shall consist of individual internally illuminated LED illuminated pan-channel letters or halo-illuminated reverse pan channel letters. These letters shall be mounted on the building fascia in the area allocated for sign by the Developer/Landlord.
- 27. Letter style and color shall be subject to the approval by the Developer/Landlord.

 ANCHOR PAD TENANT

- 1. An Anchor Pad Tenant is defined as a free standing building in the shopping complex. Anchor Pad Tenants may have (1) sign per elevation, depending on building elevations. Lit signs are not to face residential properties.
- 2. All signage for Anchor Pad Tenants shall be calculate signage by the following formula: (1.25) square foot to (1) linear foot maximum (using street frontage elevation), (1) square foot to (1) lineal foot of frontage for all other elevations. No sign to exceed 80% of leased front. Maximum 400 square feet aggregate total.
- 3. Type of Signage: Pan-Channel Letters or Halo-illuminated Reverse Pan Channel.
 - A. Pan-channel letters: Returns 5” or 8”, made of aluminum. Reverse Pan Channel: 3”-5” made of aluminum.
 - B. Major Tenant’s faces may use corporate colors per individual corporate identities.
 - C. Trim cap colors may use corporate colors per individual corporate identities.
 - D. Letter returns may use more corporate colors per individual corporate identities.
 - E. Letters with a greater stroke of 5.5” must be double stroke LED’s.
 - F. LED color to match acrylic faces.

- G. Logos may be pan-channel letters or reverse pan channel letters with company graphics. Returns to match.
- H. Maximum Letter Height: Not to exceed 60” height one line of copy. Two lines of copy may not exceed 72”.
- I. Maximum Logo Height: Not to exceed 60”.
- J. National Franchise may use their custom National colors.

 RESTAURANT TENANT

- 1. Restaurant Tenants may have (1) sign per elevation, depending on building elevations. Lit signs are not to face residential properties.
- 2. All signage for Restaurant Tenants shall be calculate signage by the following formula: (1.25) square foot to (1) linear foot maximum (using street frontage elevation), (1) square foot to (1) lineal foot of frontage for all other elevations. No sign to exceed 80% of leased front. Maximum 400 square feet aggregate total.
- 3. Type of Signage: Pan-Channel Letters or Halo-illuminated Reverse Pan Channel.
 - A. Pan-channel letters: Returns 5” or 8”, made of aluminum. Reverse Pan Channel: 3”-5” made of aluminum.
 - B. Major Tenant’s faces may use corporate colors per individual corporate identities.
 - C. Trim cap colors may use corporate colors per individual corporate identities.
 - D. Letter returns may use more corporate colors per individual corporate identities.
 - E. Letters with a greater stroke of 5.5” must be double stroke LED’s.
 - F. LED color to match acrylic faces.
 - G. Logos may be pan-channel letters with company graphics. Definition (pan-channel) .125” acrylic face, 3/4” trim cap, 5”-8” returns. Returns to match.
 - H. Maximum Letter Height: Not to exceed 60”, one or two lines of copy.
 - I. Maximum Logo Height: Not to exceed 60”.

J. National Franchise may use their custom National colors.

 IN-LINE TENANTS

1. In-Line Tenants may have (1) one sign per elevation, depending on building elevations. Lit signs are not to face residential properties.
2. All signage for In-Line Tenants shall be calculate signage by the following formula: (1.25) square foot to (1) linear foot maximum (using street frontage elevation), (1) square foot to (1) lineal foot of frontage for all other elevations. No sign to exceed 80% of leased front. Maximum 400 square feet aggregate total.
3. Type of signage: Pan Channel Letters or Halo-illuminated Reverse Pan Channel Letters.
 - A. Pan-channel letters: Returns 5” or 8”, made of aluminum. Reverse Pan Channel: 3”-5” made of aluminum.
 - B. Major Tenant’s faces may use corporate colors per individual corporate identities.
 - C. Trim cap colors may use corporate colors per individual corporate identities.
 - D. Letter returns may use more corporate colors per individual corporate identities.
 - E. Letters with a greater stroke of 5.5” must be double stroke LED’s.
 - F. LED color to match acrylic faces.
 - G. Logos may be pan-channel letters with company graphics. Returns to match.
 - H. Maximum Letter Height: Not to exceed 36” height one or two lines of copy.
 - I. Maximum Logo Height: Not to exceed 36”.
 - J. National Franchise may use their custom National colors.

 MONUMENT SIGNS

1. There will be (5) five monument sign & (3) on W. Indian School Rd., and (2) on N. 195th Ave.
2. Signs will be 11 ft in height, with embellishment allowed.
3. Square footage of each sign will be 47.00 square feet.
4. Tenant copy will be rout out back up/push thru acrylic.
5. Panels will be opaque.
6. Signs will reflect architecture and color of the buildings.





TYPICAL PAN CHANNEL ILLUMINATION ILLUSTRATION



TYPICAL REVERSE PAN CHANNEL ILLUMINATION ILLUSTRATION

INSTALLATION/BUILD DETAILS

Wall

5"

Aluminum Back & 5" Returns

3/4" Trim Cap

1/8" White Acrylic Face(s)

Low Voltage Wiring

White LED Module(s)

3M™ Trans. Vinyl Overlay(s)

J-box & Service Disconnect Switch Power Provided By Customers Electrical Contractor

1/4" Weep Hole At Low Points & Bottom Area Of Each Letter

☒ U.L. REQUIRED

☐ OTHER

☐ NON U.L. REQUIRED

(1) 20 AMP CIRCUITS REQUIRED

ACTUAL AMP LOAD **2.5A**

☒ 120 VOLTS

☐ 277 VOLTS

☐ OTHER

Low voltage transformer in waterproof box

LASTS LONGER!

ALUMINUM CONSTRUCTION

NO RUSTING!

Attachment As Required

LED ILLUMINATED PAN CHANNEL LETTERS AND LOGO FLUSH MOUNTED TO WALL

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SIGN(S) TO BE MANUFACTURED TO U.L. SPECIFICATIONS AND WILL BEAR THE U.L. LABEL(S). INSTALL IN ACCORDANCE WITH NATIONAL ELECTRICAL CODES.

2018

2018

SIGN INSTALLATION COMPLIANCY IN ACCORDANCE WITH 2018 IBC® AND 2018 NEC™ AS ADOPTED BY LOCAL JURISDICTION.

INSTALLATION/BUILD DETAILS

Wall

5"

Aluminum Back & 5" Black Returns

3/4" Black Trim Cap

1/8" White Acrylic Face(s) w/(1st) Surf. 3M Trans. Vinyl Overlay(s)

1/4" Weep Hole At Low Points & Bottom Area Of Each Letter

☒ U.L. REQUIRED

☐ OTHER

☐ NON U.L. REQUIRED

(1) 20 AMP CIRCUITS REQUIRED

ACTUAL AMP LOAD **2.5A**

☒ 120 VOLTS

☐ 277 VOLTS

☐ OTHER

Low voltage transformer in waterproof box

LASTS LONGER!

ALUMINUM CONSTRUCTION

NO RUSTING!

Attachment As Required

NON-ILLUMINATED PAN CHANNEL LETTERS FLUSH MOUNTED TO WALL

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SIGN(S) TO BE MANUFACTURED TO U.L. SPECIFICATIONS AND WILL BEAR THE U.L. LABEL(S). INSTALL IN ACCORDANCE WITH NATIONAL ELECTRICAL CODES.

2018

2018

SIGN INSTALLATION COMPLIANCY IN ACCORDANCE WITH 2018 IBC® AND 2018 NEC™ AS ADOPTED BY LOCAL JURISDICTION.

INSTALLATION/BUILD DETAILS

Exterior Wall

3"

(1") Alum. Spacers Painted To Spec's

(.063) Alum. Return(s) Painted To Spec's

Low Voltage Wiring

L.E.D. Lighting Modules ON BACKERS

(.090) Alum. Face(s) Painted To Spec's

(3/16") Clear Lexan Backer(s)

Attachment Toggle Bolt Fastener W/ "L" Clip Attachment To Letter(s) Min. 3 Per Letter (Typical)

Service ON/OFF Toggle Switch

Power Supply In Outdoor Rated Enclosure 120v/20a Circuit

☒ U.L. REQUIRED

☐ OTHER

☐ NON U.L. REQUIRED

(1) 20 AMP CIRCUITS REQUIRED

ACTUAL AMP LOAD **2.5A**

☒ 120 VOLTS

☐ 277 VOLTS

☐ OTHER

LASTS LONGER!

ALUMINUM CONSTRUCTION

NO RUSTING!

Attachment As Required

HALO-ILLUMINATED REVERSE PAN CHANNEL LETTER(S) CLIP MOUNTED TO WALL

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SIGN(S) TO BE MANUFACTURED TO U.L. SPECIFICATIONS AND WILL BEAR THE U.L. LABEL(S). INSTALL IN ACCORDANCE WITH NATIONAL ELECTRICAL CODES.

2018

2018

SIGN INSTALLATION COMPLIANCY IN ACCORDANCE WITH 2018 IBC® AND 2018 NEC™ AS ADOPTED BY LOCAL JURISDICTION.

INSTALLATION/BUILD DETAILS

Exterior Wall

3"

(.080) Alum. Return(s) Painted To Spec's

(.080) Alum. Face(s) Painted To Spec's

Attachment: "L" Clip Attachment To Letter(s) Min. 3 Per Letter (Typical)

☒ U.L. REQUIRED

☐ OTHER

☐ NON U.L. REQUIRED

(1) 20 AMP CIRCUITS REQUIRED

ACTUAL AMP LOAD **2.5A**

☒ 120 VOLTS

☐ 277 VOLTS

☐ OTHER

LASTS LONGER!

ALUMINUM CONSTRUCTION

NO RUSTING!

Attachment As Required

NON-ILLUMINATED REVERSE PAN CHANNEL LETTER(S) CLIP MOUNTED TO WALL

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SIGN(S) TO BE MANUFACTURED TO U.L. SPECIFICATIONS AND WILL BEAR THE U.L. LABEL(S). INSTALL IN ACCORDANCE WITH NATIONAL ELECTRICAL CODES.

2018

2018

SIGN INSTALLATION COMPLIANCY IN ACCORDANCE WITH 2018 IBC® AND 2018 NEC™ AS ADOPTED BY LOCAL JURISDICTION.

SIMONCRE - JACKRABBIT RETAIL - CSP - 010720 - R19 DESIGN

16

4



TYPICAL PAN CHANNEL ILLUMINATION ILLUSTRATION



TYPICAL REVERSE PAN CHANNEL ILLUMINATION ILLUSTRATION

TYPICAL INSTALLATION/BUILD DETAILS

Aluminum Back & 5" Black Returns
3/4" Black Trim Cap
3/16" White Acrylic Face(s)
Low Voltage Wiring
White LED Module(s)
Low voltage transformer in waterproof box
J-box & Service Disconnect Switch Power Provided By Customers Electrical Contractor
1/4" Weep Hole At Low Points & Bottom Area Of Each Letter

ELECTRICAL SPECIFICATIONS
☒ U.L. REQUIRED ☐ OTHER
☐ NON U.L. REQUIRED
(1) 20 AMP CIRCUITS REQUIRED
ACTUAL AMP LOAD **2.5A**
☒ 120 VOLTS ☐ 277 VOLTS
☐ OTHER

Attachment As Required

LED FACE-ILLUMINATED PAN CHANNEL LETTERS FLUSH MOUNTED ATOP AWNING

UL THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SIGN(S) TO BE MANUFACTURED TO U.L. SPECIFICATIONS AND WILL BEAR THE U.L. LABEL(S). INSTALL IN ACCORDANCE WITH NATIONAL ELECTRICAL CODES.

2018 IBC 2018

SIGN INSTALLATION COMPLIANCY IN ACCORDANCE WITH 2018 IBC® AND 2018 NEC™ AS ADOPTED BY LOCAL JURISDICTION.

TYPICAL INSTALLATION/BUILD DETAILS

Aluminum Back & 5" Black Returns
3/4" Black Trim Cap
3/16" White Acrylic Face(s)
1/4" Weep Hole At Low Points & Bottom Area Of Each Letter

ELECTRICAL SPECIFICATIONS
☒ U.L. REQUIRED ☐ OTHER
☐ NON U.L. REQUIRED
(1) 20 AMP CIRCUITS REQUIRED
ACTUAL AMP LOAD **2.5A**
☒ 120 VOLTS ☐ 277 VOLTS
☐ OTHER

Attachment As Required

NON-ILLUMINATED PAN CHANNEL LETTERS FLUSH MOUNTED ATOP AWNING

TYPICAL INSTALLATION/BUILD DETAILS

(.125") Thick Alum. Backer Painted To Spec's
(1") Alum. Spacers Painted To Spec's
(.063) Alum. Return(s) Painted To Spec's
Low Voltage Wiring
L.E.D. Lighting Modules ON BACKERS
(.090) Alum. Face(s) Painted To Spec's
(3/16") Clear Lexan Backer(s)
Attachment Toggle Bolt Fastener W/ "L" Clip Attachment To Letter(s) Min. 3 Per Letter (Typical)
J-box & Service Disconnect Switch Power Provided By Customers Electrical Contractor

ELECTRICAL SPECIFICATIONS
☒ U.L. REQUIRED ☐ OTHER
☐ NON U.L. REQUIRED
(1) 20 AMP CIRCUITS REQUIRED
ACTUAL AMP LOAD **2.5A**
☒ 120 VOLTS ☐ 277 VOLTS
☐ OTHER

Attachment As Required

LED HALO-ILLUMINATED REVERSE PAN CHANNEL LETTERS ON BACKER FLUSH MOUNTED ATOP AWNING

UL THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SIGN(S) TO BE MANUFACTURED TO U.L. SPECIFICATIONS AND WILL BEAR THE U.L. LABEL(S). INSTALL IN ACCORDANCE WITH NATIONAL ELECTRICAL CODES.

2018 IBC 2018

SIGN INSTALLATION COMPLIANCY IN ACCORDANCE WITH 2018 IBC® AND 2018 NEC™ AS ADOPTED BY LOCAL JURISDICTION.

TYPICAL INSTALLATION/BUILD DETAILS

(.125") Thick Alum. Backer Painted To Spec's
(1") Alum. Spacers Painted To Spec's
(.063) Alum. Return(s) Painted To Spec's
(.090) Alum. Face(s) Painted To Spec's
(3/16") Clear Lexan Backer(s)
Attachment Toggle Bolt Fastener W/ "L" Clip Attachment To Letter(s) Min. 3 Per Letter (Typical)

ELECTRICAL SPECIFICATIONS
☒ U.L. REQUIRED ☐ OTHER
☐ NON U.L. REQUIRED
(1) 20 AMP CIRCUITS REQUIRED
ACTUAL AMP LOAD **2.5A**
☒ 120 VOLTS ☐ 277 VOLTS
☐ OTHER

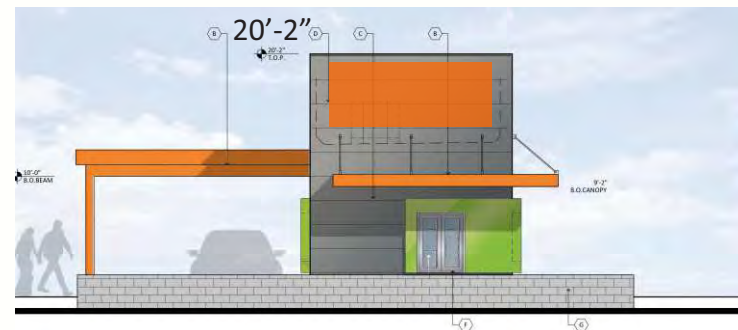
Attachment As Required

NON-ILLUMINATED REVERSE PAN CHANNEL LETTERS ON BACKER FLUSH MOUNTED ATOP AWNING

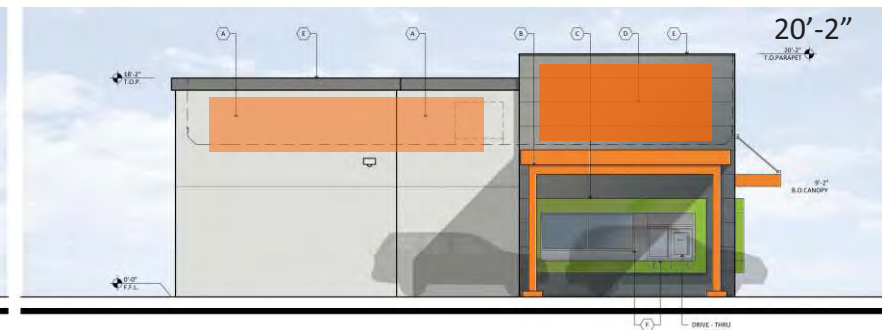


PAD A1 WALL SIGNS

NORTH-EAST



SOUTH-EAST



SOUTH-WEST



NORTH-WEST



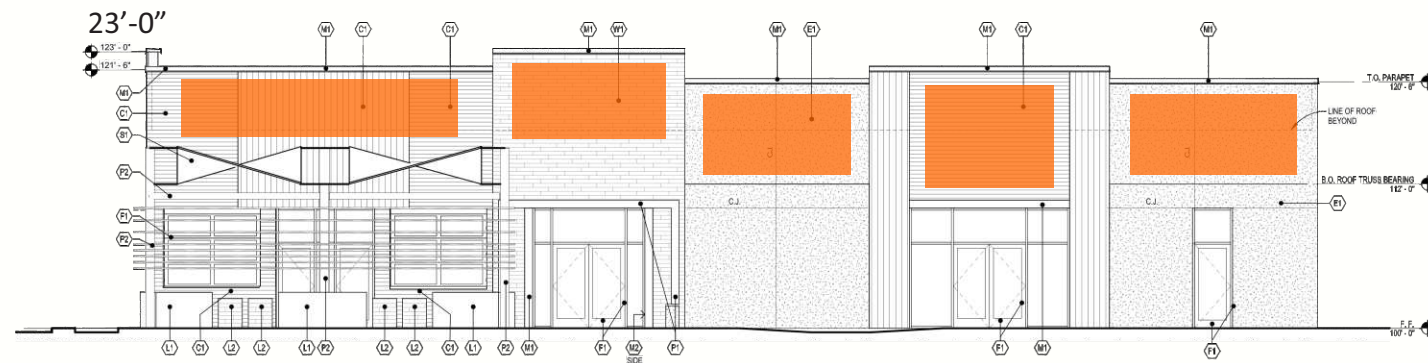
WALL SIGNS NOT EXCEED 80% OF SIGN BAND AREA WIDTH AND HEIGHT,
NOT TO EXCEED SQUARE FOOTAGE ALLOWANCE of 1.5:1 LINEAL FOOT OF
OCCUPANCY FRONTAGE

= SIGN BAND [ILLUMINATED]

PAD B

WALL SIGNS

WEST



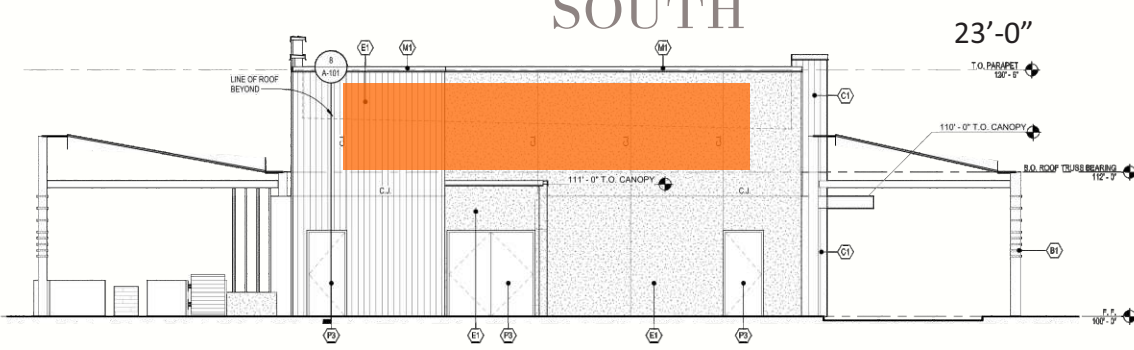
NORTH



EAST



SOUTH



WALL SIGNS NOT EXCEED 80% OF SIGN BAND AREA WIDTH AND HEIGHT,
NOT TO EXCEED SQUARE FOOTAGE ALLOWANCE of 1.5:1 LINEAL FOOT OF
OCCUPANCY FRONTAGE

■ = SIGN BAND [ILLUMINATED]

PAD C

WALL SIGNS

EAST



NORTH



WEST



SOUTH



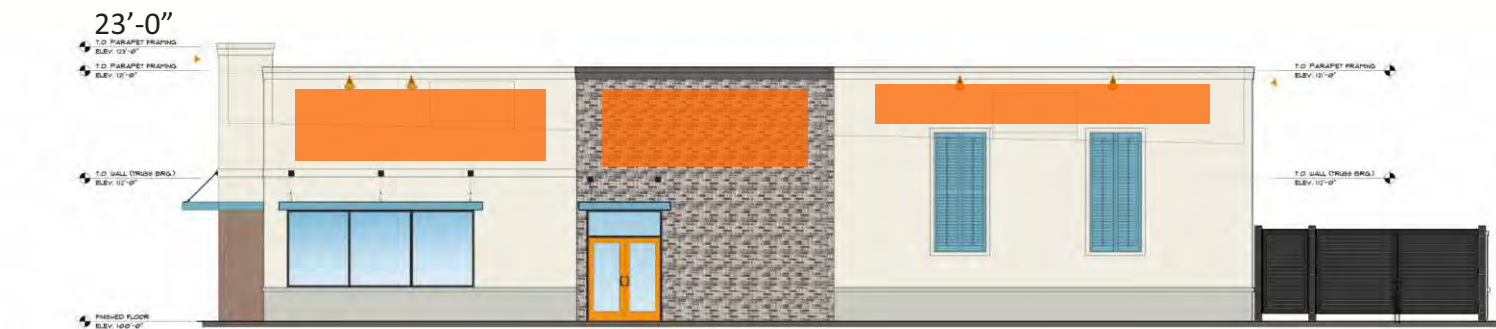
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NOT TO EXCEED SQUARE FOOTAGE ALLOWANCE of 1.5:1 LINEAL FOOT OF
OCCUPANCY FRONTAGE

 = SIGN BAND [ILLUMINATED]

PAD D

WALL SIGNS

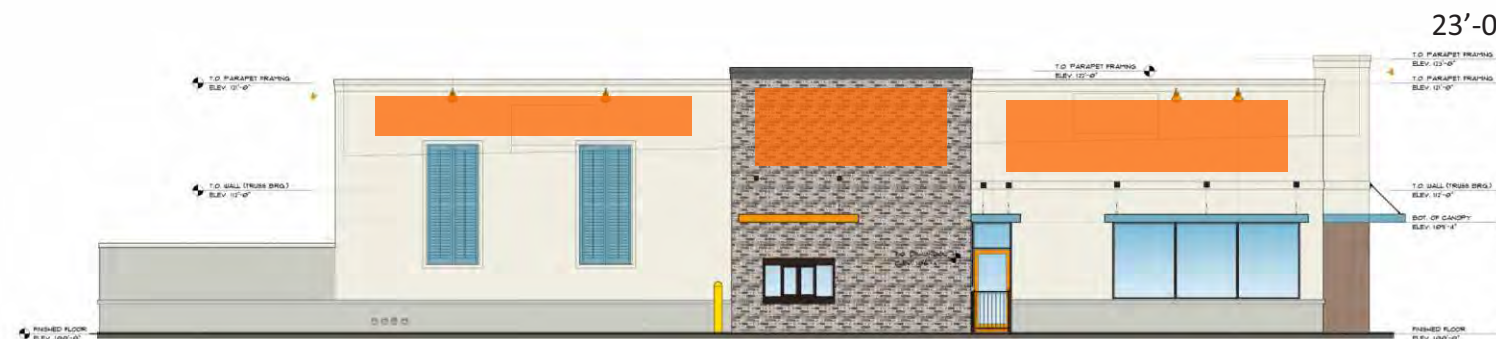
WEST



NORTH



EAST



SOUTH



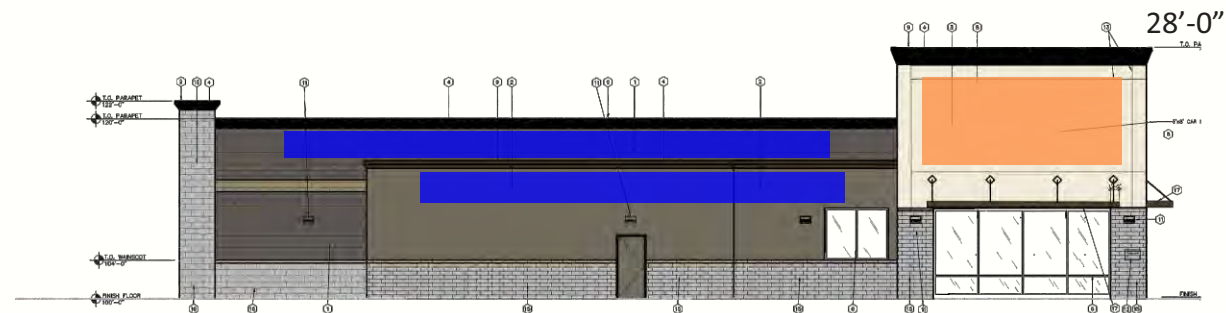
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NOT TO EXCEED SQUARE FOOTAGE ALLOWANCE of 1.5:1 LINEAL FOOT OF
OCCUPANCY FRONTAGE

■ = SIGN BAND [ILLUMINATED]

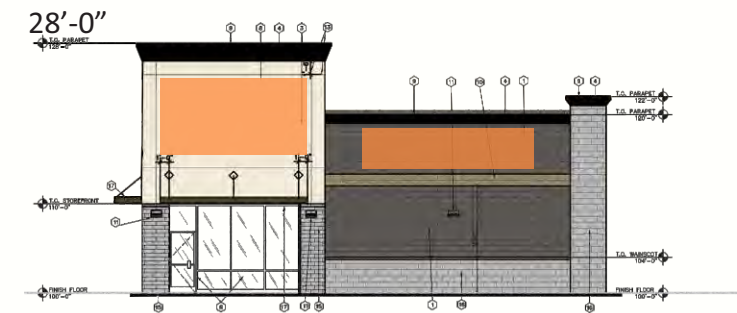
PAD E

WALL SIGNS

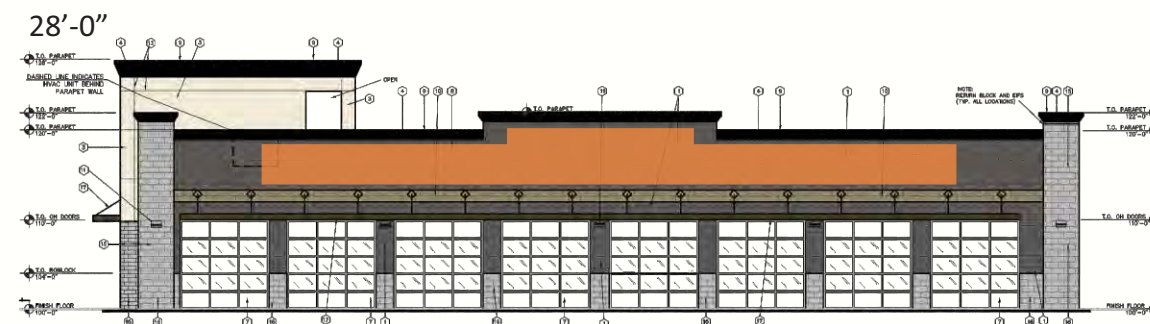
EAST



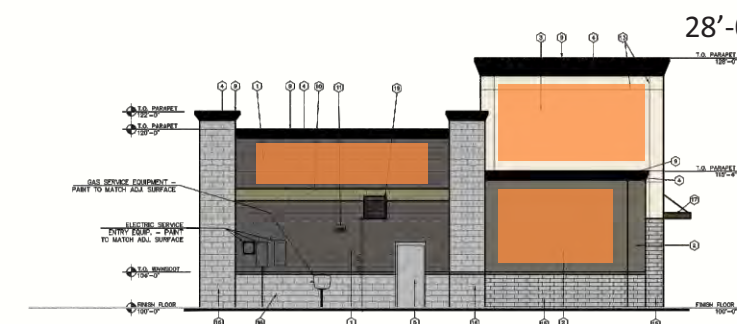
NORTH



WEST



SOUTH



■ = SIGN BAND [NON-ILLUMINATED]
 ■ = SIGN BAND [ILLUMINATED]

WALL SIGNS NOT EXCEED 80% OF SIGN BAND AREA WIDTH AND HEIGHT,
 NOT TO EXCEED SQUARE FOOTAGE ALLOWANCE of 1.5:1 LINEAL FOOT OF
 OCCUPANCY FRONTAGE

PAD G

WALL SIGNS

EAST



NORTH



WEST



SOUTH



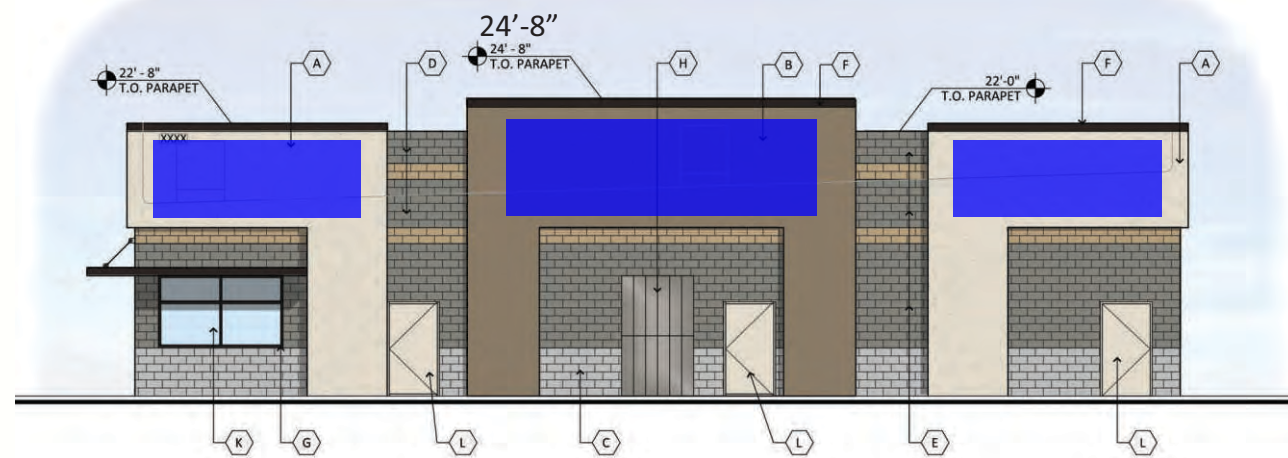
- = SIGN BAND [NON-ILLUMINATED]
- = SIGN BAND [ILLUMINATED]

WALL SIGNS NOT EXCEED 80% OF SIGN BAND AREA WIDTH AND HEIGHT,
NOT TO EXCEED SQUARE FOOTAGE ALLOWANCE of 1.5:1 LINEAL FOOT OF
OCCUPANCY FRONTAGE

PAD H

WALL SIGNS

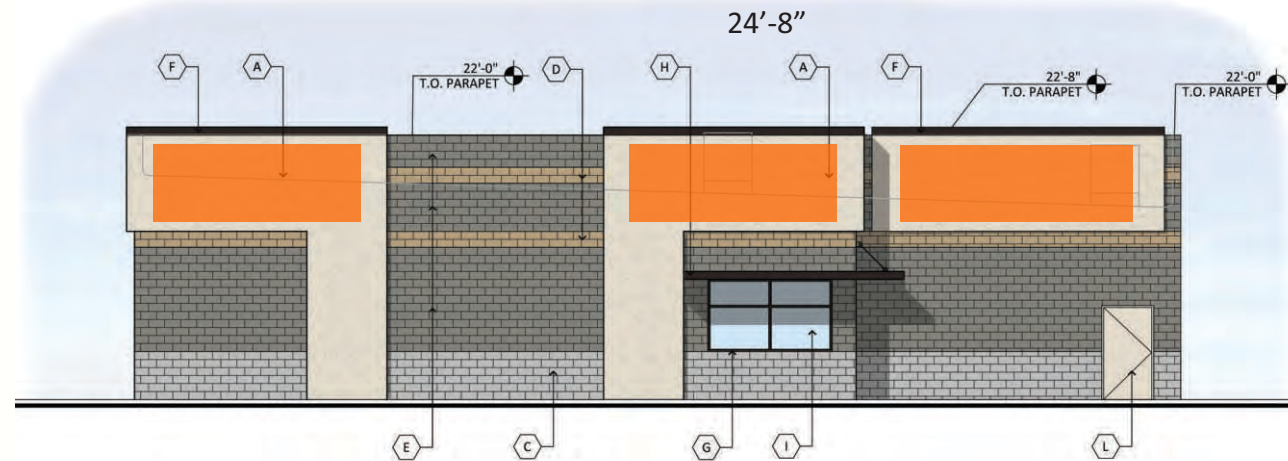
SOUTH



WEST



NORTH



EAST



- = SIGN BAND [NON-ILLUMINATED]
- = SIGN BAND [ILLUMINATED]

WALL SIGNS NOT EXCEED 80% OF SIGN BAND AREA WIDTH AND HEIGHT,
NOT TO EXCEED SQUARE FOOTAGE ALLOWANCE OF 1.5:1 LINEAL FOOT OF
OCCUPANCY FRONTAGE

PAD J

WALL SIGNS

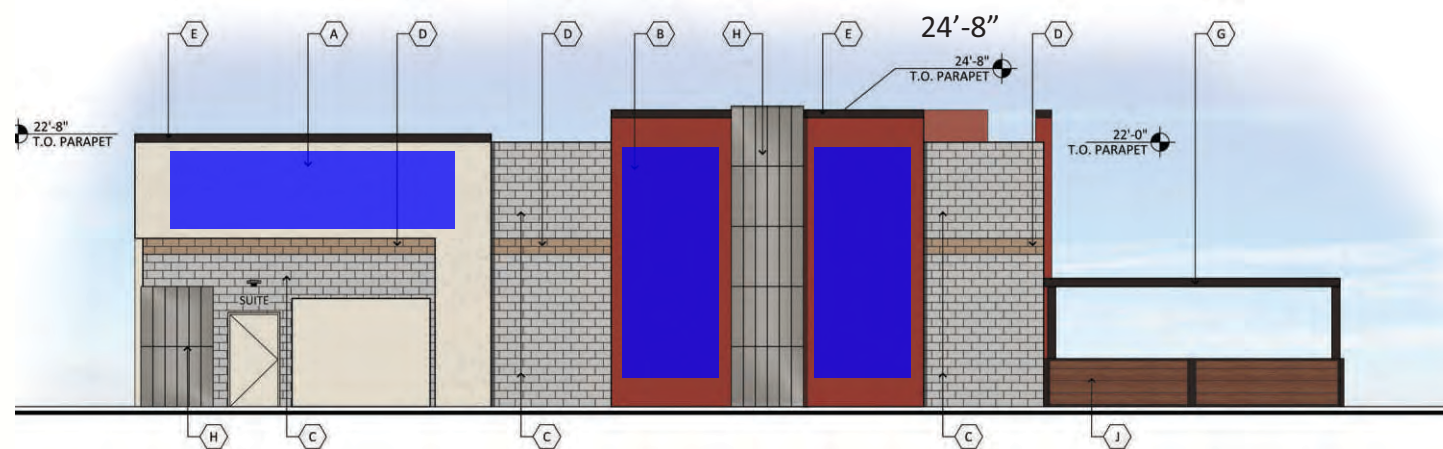
NORTH



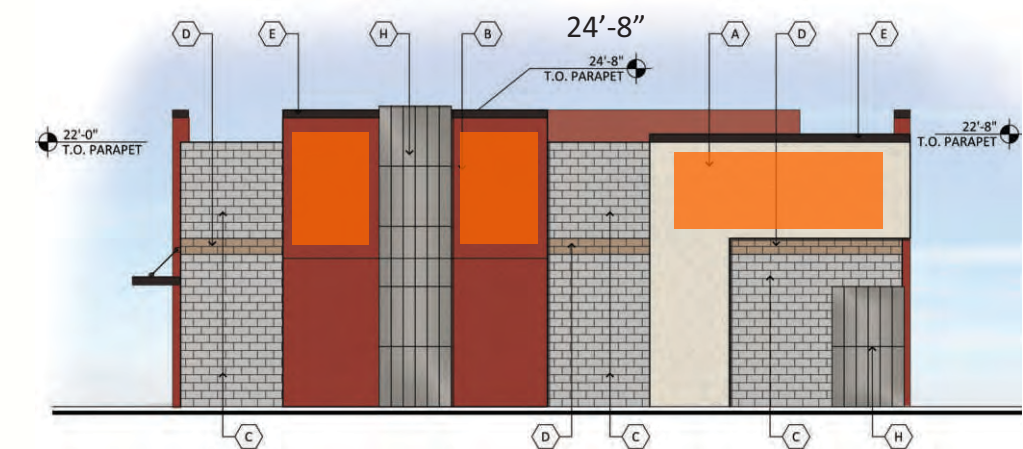
EAST



SOUTH



WEST



■ = SIGN BAND [NON-ILLUMINATED]
 ■ = SIGN BAND [ILLUMINATED]

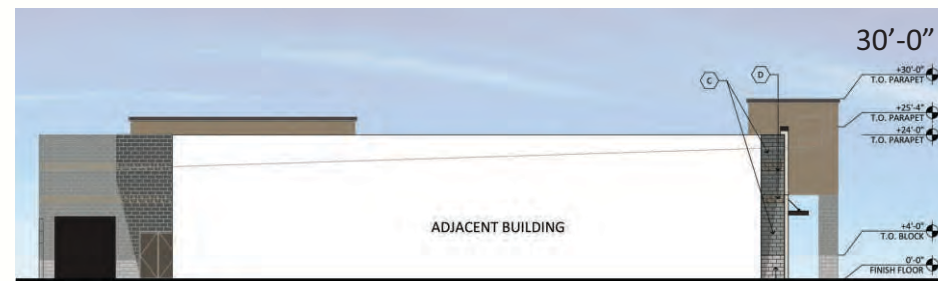
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 NOT TO EXCEED SQUARE FOOTAGE ALLOWANCE OF 1.5:1 LINEAL FOOT OF
 OCCUPANCY FRONTAGE

MAJOR A WALL SIGNS

NORTH



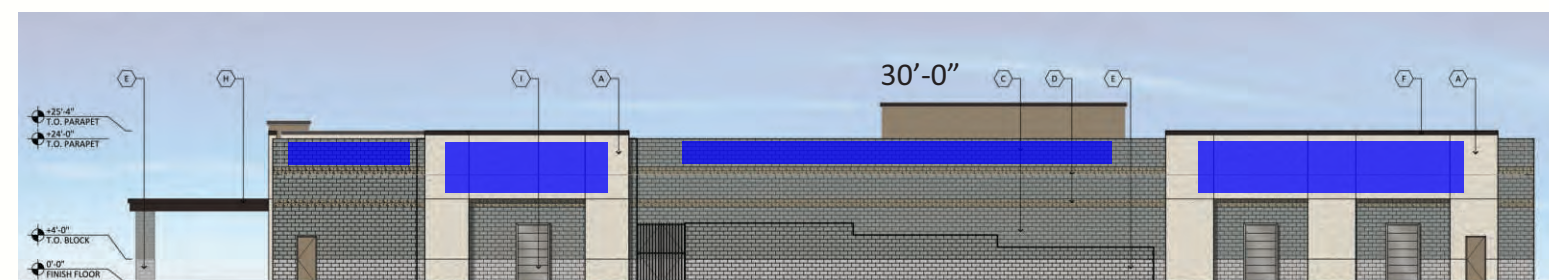
EAST



WEST



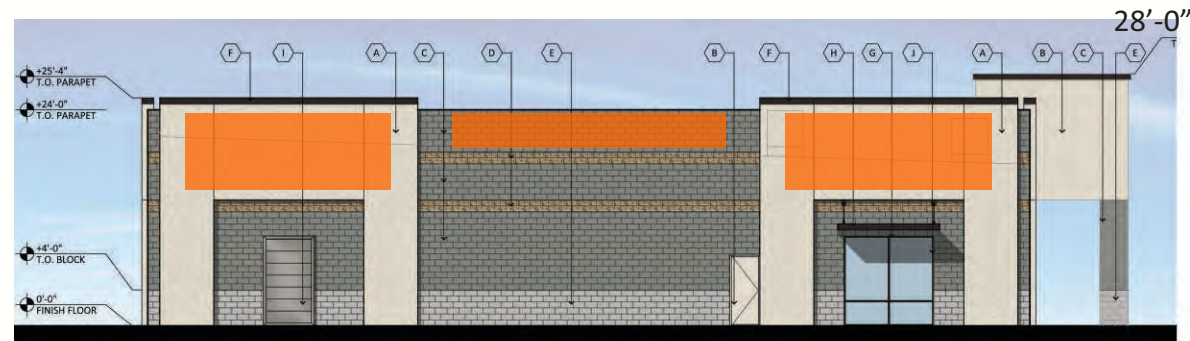
SOUTH



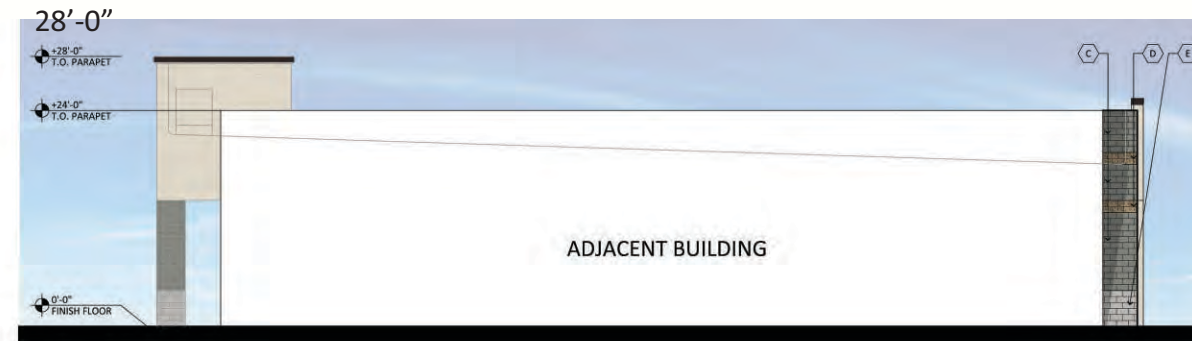
- = SIGN BAND [NON-ILLUMINATED]
- = SIGN BAND [ILLUMINATED]

WALL SIGNS NOT EXCEED 80% OF SIGN BAND AREA WIDTH AND HEIGHT,
NOT TO EXCEED SQUARE FOOTAGE ALLOWANCE OF 1.5:1 LINEAL FOOT OF
OCCUPANCY FRONTAGE

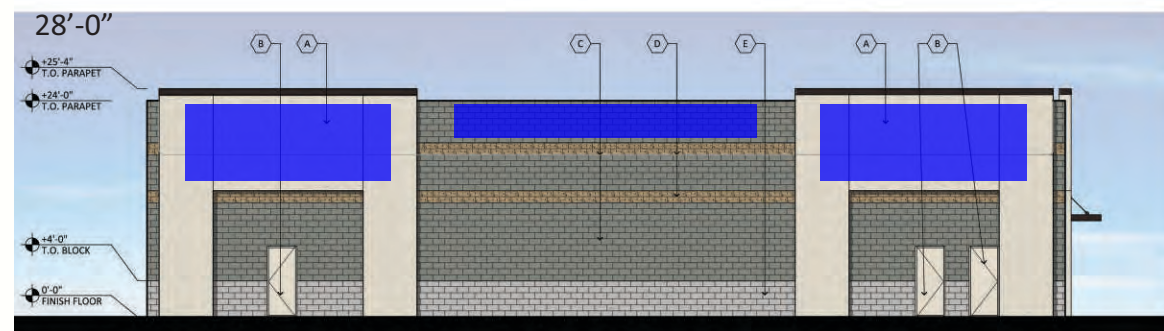
JUNIOR BOX WALL SIGNS



EAST



WEST



SOUTH



NORTH

■ = SIGN BAND [NON-ILLUMINATED]
 ■ = SIGN BAND [ILLUMINATED]

WALL SIGNS NOT EXCEED 80% OF SIGN BAND AREA WIDTH AND HEIGHT,
 NOT TO EXCEED SQUARE FOOTAGE ALLOWANCE OF 1.5:1 LINEAL FOOT OF
 OCCUPANCY FRONTAGE

ALUM.	ACRYLIC	PAINT	PAINT	PAINT	PAINT	PAINT	BLOCK
1	2	3	4	5	6	7	8
Coast® Aluminum [.090"] Grade Thickness [NO GRAIN][CAB.] "Aluminum" RAW FINISH	Acrylite® Acrylic [1"] Thickness [PUSH-THRU] [3/4"] Protrusion "White" [SG] GLOSS FINISH	Matthews® Paints TO MATCH BRAND COLORATION "Pantone® 4975 C" SATIN FINISH [TBD]	Matthews® Paints TO MATCH BRAND COLORATION "Pantone® 4270 C" SATIN FINISH [TBD]	Matthews® Paints TO MATCH BRAND COLORATION "Pantone® 7527 C" SATIN FINISH [TBD]	Matthews® Paints TO MATCH BRAND COLORATION "White" SATIN FINISH	Matthews® Paints TO MATCH BRAND COLORATION "Black" SATIN FINISH	Superlite® Block Integral "Pebble Beach" SMOOTH BLOCK FINISH

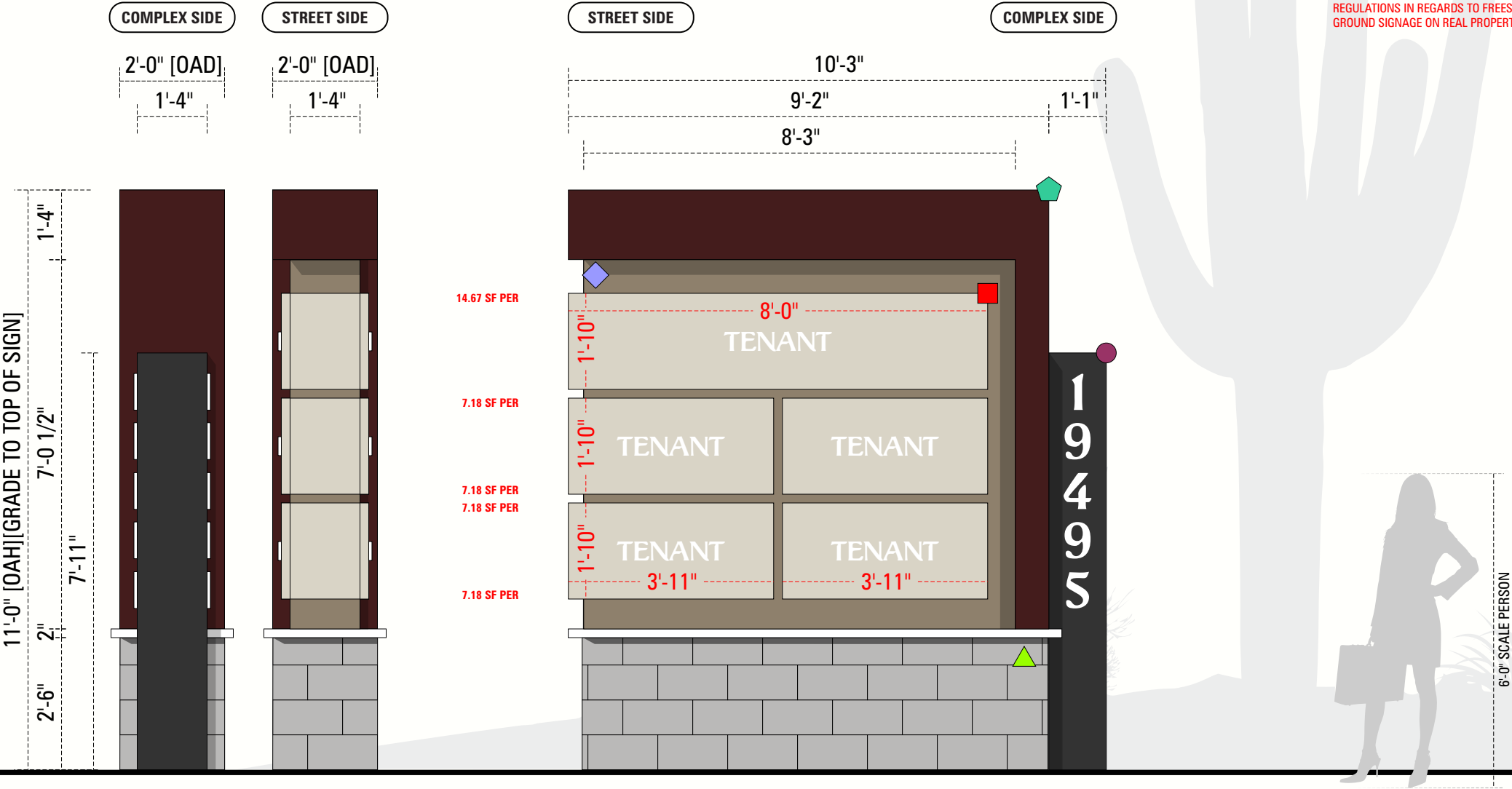
MANUFACTURE AND INSTALL, (5) FIVE TOTAL;
DOUBLE-FACED UL LISTED WHITE L.E.D. INT.-ILL.
FREE-STANDING ALUMINUM CONSTRUCTED
MONUMENT STRUCTURE AS FOLLOWS:

- (.090) GRADE ALUMINUM CONSTRUCTED EMBELLISHMENT CAP PAINTED TO COMPLEX COLORATION STANDARDS WITH L.E.D. LIGHTING TRACK TO ACCENTUATE EMBELLISHMENT AT NIGHT.
- (.090) GRADE ALUMINUM CONSTRUCTED MAIN CABINET WITH SMOOTH SATIN PAINTED FINISH TO MATCH COMPLEX BUILDING COLORATION PER CITY/COUNTY REGULATIONS WITH (1) ONE (2") DEEP ALUMINUM PAN TENANT PANEL(S) WITH REVERSE-ROUT PUSH-THRU COPY.
- (.090) GRADE ALUMINUM CONSTRUCTED EMBELLISHMENT WITH REVERSE-ROUT PUSH-THRU ADDRESS NUMERAL COPY PER CITY/COUNTY REGULATIONS WITH (1") THICK WHITE ACRYLIC WITH (3/4") PROTRUSION.
- (8"x8"x16") SUPERLITE INTEGRAL SMOOTH FACE [C.M.U.] CONCRETE-MASONRY-UNIT BASE WITH "PEBBLE BEACH" FINISH PER CITY/COUNTY REG'S. TO MATCH ONSITE COMPLEX MASONRY BLOCK.

FLUSH MOUNTED TO GRADE AS DEMONSTRATED.
PROPERTY GRADING WILL DETERMINE ACTUAL SIGN
HEIGHTS FROM GRADE IN ALTA SURVEY.

*** REQUIRES ONSITE SAKRETE CONCRETE
FOOTING POUR AND PIPE SETTING. REQUIRES
A.S.A. SIGN ENGINEERING FOR WIND LOAD &
TINSEL STRENGTH. REQUIRES LANDLORD
APPROVAL ON LAYOUT, COLOR(S) & LOCATION.
REQUIRES CITY/COUNTY DESIGN REVIEW &
PERMITTING.

REQUIRES FIELD SURVEY
FOR PRODUCTION MEASUREMENTS
RETURN TO ART DEPARTMENT
FOR PRODUCTION FILE CREATION



PROJECT PERMIT INFORMATION:

PROJECT ADDRESS:
■ S.E.C. WEST INDIAN SCHOOL ROAD & NORTH 195TH AVENUE
BUCKEYE, ARIZONA 85396

DEED NUMBER(S):
■ 090454692, 071146767

ARIZONA PARCEL NUMBER [APN]:
■ 502-63-931, 502-63-932,
502-63-933, 502-63-934,
502-63-935

PROPERTY ZONING:
■ CC [Commercial]

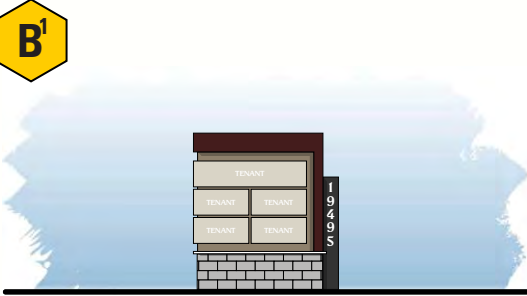
PARCEL USE CODE [PUC]:
■ 0024

MARICOPA COUNTY RECORDS [MCR]:
■ 68,381 SQ.FT.,
503,884 SQ.FT.

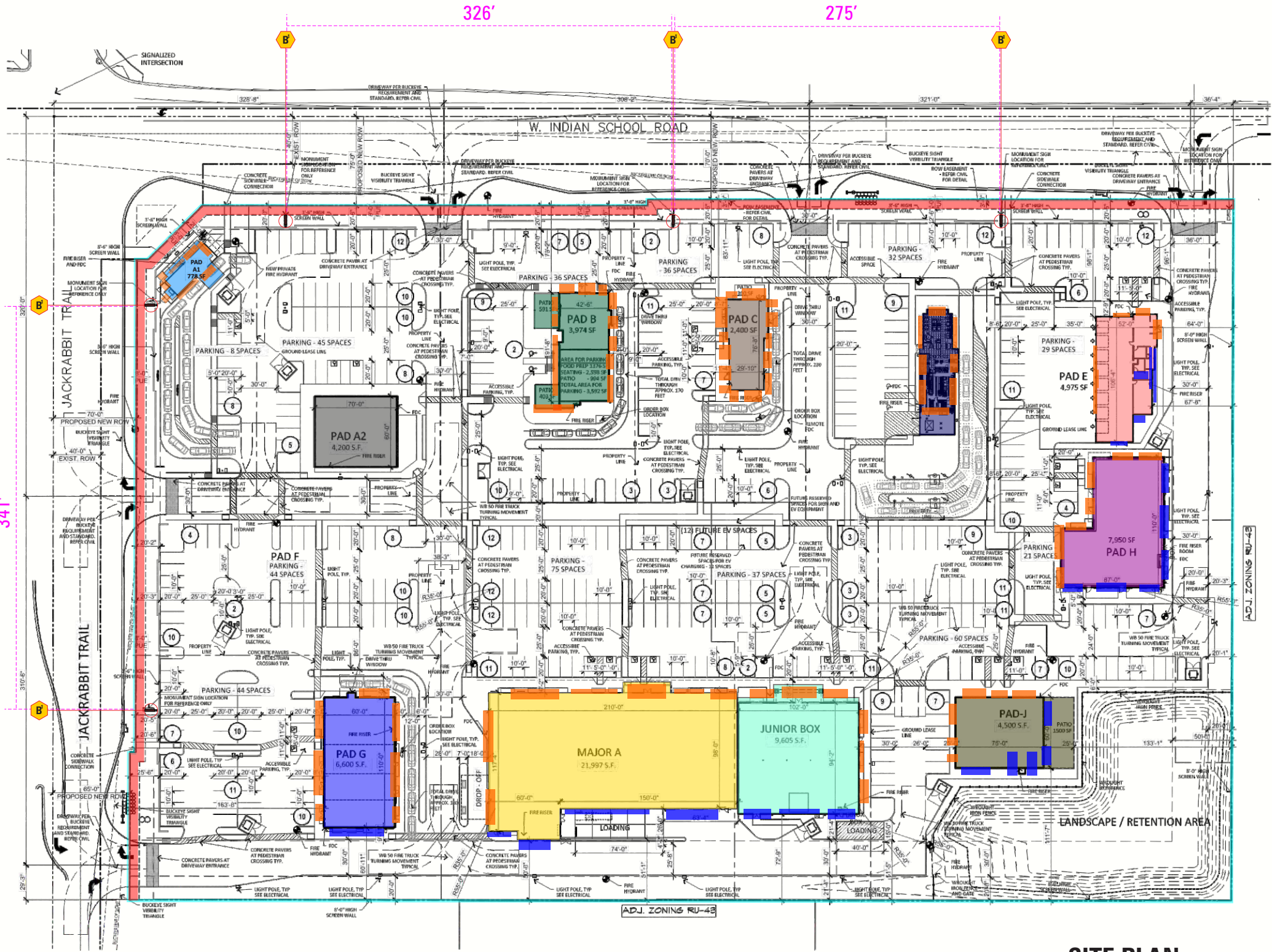
JURISDICTION:
■ CITY OF BUCKEYE - MARICOPA COUNTY



PROJECT DETAILS:



- = PROPERTY/PARCEL LINE
- = PAD [A1]
- = PAD [A2]
- = PAD [B]
- = PAD [C]
- = PAD [D]
- = PAD [E]
- = PAD [G]
- = PAD [H]
- = PAD [J]
- = MAJOR [A]
- = JUNIOR BOX
- = IDENTIFIED SIGN BAND(S) - ILLUMINATED
- = IDENTIFIED SIGN BAND(S) - NON-ILLUMINATED
- = IDENTIFIED FREESTANDING [A][B]
- = BACK OF PROPERTY- LINE TO LEADING
EDGE OF FREESTANDING [8'-0"] [P.U.E.]
- = DISTANCE BETWEEN FREESTANDING
[A][B] WITHIN PROPERTY/PARCEL



SITE PLAN



PROJECT PERMIT INFORMATION:

PROJECT ADDRESS:
■ S.E.C. WEST INDIAN SCHOOL ROAD & NORTH 195TH AVENUE
BUCKEYE, ARIZONA 85396

DEED NUMBER(S):
■ 090454692, 071146767

ARIZONA PARCEL NUMBER (APN):
■ 502-63-931, 502-63-932,
502-63-933, 502-63-934,
502-63-935

PROPERTY ZONING:
■ CC [Commercial]

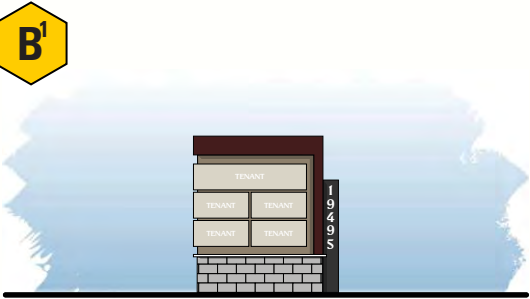
PARCEL USE CODE (PUC):
■ 0024

MARICOPA COUNTY RECORDS (MCR):
■ 68,381 SQ.FT.,
503,884 SQ.FT.

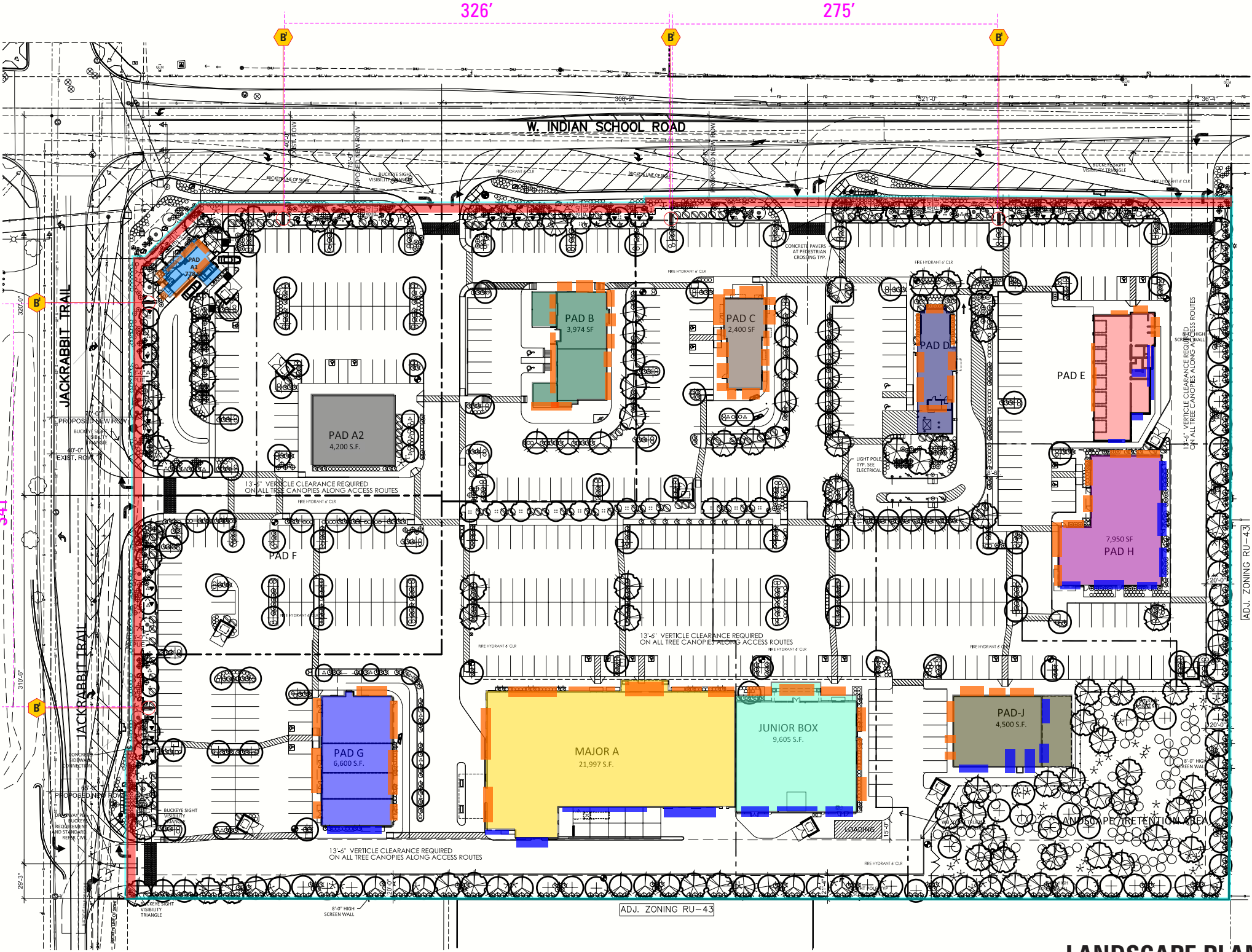
JURISDICTION:
■ CITY OF BUCKEYE - MARICOPA COUNTY



PROJECT DETAILS:



- = PROPERTY/PARCEL LINE
- = PAD [A1]
- = PAD [A2]
- = PAD [B]
- = PAD [C]
- = PAD [D]
- = PAD [E]
- = PAD [G]
- = PAD [H]
- = PAD [J]
- = MAJOR [A]
- = JUNIOR BOX
- = IDENTIFIED SIGN BAND(S) - ILLUMINATED
- = IDENTIFIED SIGN BAND(S) - NON-ILLUMINATED
- = IDENTIFIED FREESTANDING [A][B]
- = BACK OF PROPERTY-LINE TO LEADING
EDGE OF FREESTANDING [8'-0"] [P.U.E.]
- = DISTANCE BETWEEN FREESTANDING
[A][B] WITHIN PROPERTY/PARCEL



LANDSCAPE LEGEND

- CERCIDIA HYBRID
- DESERT MUSEUM PALO VERDE
36" BOX (64)
- QUERCUS VIRGINIANA
LIVE OAK
24" BOX (70)
- ACACIA SALICINA
WILLOW ACACIA
24" BOX (33)
- PROSOPIS CHILENSIS
CHILEAN MESQUITE (THORNLESS)
24" BOX (10)
- ACACIA ANEURA
MUECA (SPRAY APPROVED)
48" BOX (12)
- CHILOPSIS LINEARIS 'ART'S SEEDLESS'
SEEDLESS WILLOW
36" BOX (17)
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON (151)
- TEGOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (76)
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (63)
- DASYLIRION WHEELERI
DESERT SPOON
5 GALLON (129)
- AGAVE GEMINIFLORA
TWIN FLOWERED AGAVE
5 GALLON (49)
- LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON (213)
- EREMOPHILA GLABRA
MINI GLOW GOLD
5 GALLON (32)
- RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON (274)
- CAESALPINIA CACALACO 'SMOOTHIE'
CASCALOTE
24" BOX (17)
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (428)
- LANTANA MONTEVIDENSIS
'TRAILING PURPLE'
1 GALLON (293)
- ACACIA REDOLENS
'DESERT CARPET' TM
1 GALLON (130)
- BOUGAINVILLEA 'BARBARA KARST'
BOUGAINVILLEA
5 GALLON (43)
- 3/4"X3/4" SURFACE SELECT
GRANITE BOLDERS
MINIMUM 2000lbs EACH (37)
- 1/2" SCREENED SADDLEBACK BROWN
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE CALCULATIONS:
NET SITE AREA: 542,701 SQ.FT.
ON-SITE LANDSCAPE AREA REQUIRED: 108,540 SQ.FT. (20%)
ON-SITE LANDSCAPE AREA PROVIDED: 118,655 SQ.FT. (21%)
PARKING LOT AREA: 190,967 SQ.FT.
PARKING LOT LANDSCAPE REQUIRED: 19,099 SQ.FT. (10%)
PARKING LOT LANDSCAPE PROVIDED: 19,454 SQ.FT. (10%)

LANDSCAPE PLAN



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P. (602) 265-0320
EMAIL: tmmcqueen@tjma.net



CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 03/22/22	AGENDA ITEM: 3.B. PLZZ-21-00030-Encanto 38 Rezone with a PAD Overlay
DATE PREPARED: 03/17/22	DISTRICT NO.: 6
STAFF LIAISON: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov, (623) 349-6215	
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) Encanto 38 Rezone (PLZZ-21-00030) Public hearing and motion to recommend approval, subject to conditions, a request to rezone approximately 40-acre property located on the southeast corner of Encanto Boulevard and Jackrabbit Trail/195th Avenue from Single-Family Residential 43 (SF-43) to Commercial 2 (C-2) and Single-Family 6 (SF-6) with a Planned Area Development (PAD) overlay.

RELEVANT GOALS:

GOAL 3: A Well-Planned Urban Community

SUMMARY

PROJECT DESCRIPTION:

Proposed rezoning of an approximate 40-acre subject property located on the southeast corner of Encanto Boulevard and Jackrabbit Trail/195th Avenue. Approval of the request will change the property's zoning from Single-Family Residential 43 (SF-43) to a combination of Community Commercial (C-2) and Single-Family 6 (SF-6) with a Planned Area Development (PAD) overlay to accommodate development of a single-family residential subdivision with an adjoining pad site for future commercial use.

FUTURE ACTION:

City Council consideration of Ordinance No. 10-22 on April 19, 2022.

FISCAL YEAR:

NA

FUND/DEPARTMENT:

NA

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

ATTACHMENTS:

[PLZZ-21-00030-Vicinity Map.docx](#)

[PLZZ-21-00030_Encanto_38_Rezone_PZC_Staff_Report Rev..docx](#)

[3R PLZZ-21-00030 ENCANTO 38 RE-ZONE - Legal Description.pdf](#)

[3R PLZZ-21-00030 ENCANTO 38 RE-ZONE - Narrative.pdf](#)

[PLZZ-21-00030-Public Comments Combined.pdf](#)







REZONE WITH PAD OVERLAY

Report to the Planning and Zoning Commission

CASE NUMBER: PLZZ-21-00030
TITLE: Encanto 38 Rezone
MEETING DATE: March 22, 2022

Applicant/Owner: Jason Morris of Withey Morris, PLC, on behalf of Encanto 2020, LLC

Request: Rezone from Single-Family Residential 43 (SF-43) to Community Commercial (C-2) and Single-Family 6 (SF-6) with a Planned Area Development (PAD) Overlay.

District: District 6

Location: Located on the southeast corner of Encanto Boulevard and Jackrabbit Trail/195th Avenue.

Site size: Approximately 40 acres

Density: N/A

Public input: Adjacent resident concerns regarding the proposed annexation, and rezoning are attached.

Recommendation: Public Hearing and recommendation of approval subject to conditions a-g.

PROJECT DESCRIPTION

1. Jason Morris of Withey Morris, PLC, on behalf of Encanto 2020, LLC, is requesting approval of a rezone with a PAD Overlay on approximately 40 acres located southeast corner of Encanto Boulevard and Jackrabbit Trail. Currently, the site is located in the jurisdiction of Maricopa County with rural (RU-43) zoning; an application to annex the property and assign equivalent City zoning of Single-Family 43 (SF-43) is currently in process.
2. The review of this rezone request is running concurrently with the annexation request. The City Council held a public hearing meeting on March 15, 2022 regarding the blank annexation petition as required by A.R.S. 9-471, and will hold the second public hearing meeting on April 19, 2022 for consideration and adoption of the proposed annexation.
3. This rezoning request is to allow: (i) commercial uses in accordance with the Community Commercial (C-2) zoning district on the west 3.82-acre portion of the subject property; and (ii) a single-family residential subdivision on the remaining east 36.18-acre portion of the subject property to develop according to the permitted uses and development standards of the Single-Family 6 (SF-6) district with modifications through a Planned Area Development (PAD) overlay.

AREA CONTEXT

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Undeveloped	Business Commerce/Rural/Neighborhood	Upon Annexation: Single-Family Rural Residential 43 (SF-43)
North	One-acre residential	Rural	County (RU-43)
South	One-acre residential	Business Commerce/Rural/Neighborhood	County (RU-43)
East	Undeveloped Paloma Vista Commerce Center	Employment	Light Industrial
West	Undeveloped commercial/Buckeye Park and Ride/Future Arroyo Seco Subdivision	Business Commerce	Commercial Center (CC)

PUBLIC PARTICIPATION

5. The applicant has advertised in accordance with Section 8 of the Development Code via mailed notice to those property owners within 500 feet of the subject site, posting of notice signs on the property, and advertisement in the Daily Independent newspaper.

Table 2: Public Notice

Notification Element	Date
Mailing to Property Owners w/in 500'	March 7, 2022
Legal Notice – Daily Independent Newspaper	March 7, 2022
Sign Posting	March 7, 2022

6. Due to the COVID-19 pandemic concerns, applicants are allowed to follow the Interim Citizen Review Process with regard to neighborhood meetings. The applicant held two (2) neighborhood meetings virtually (August 2021 and March 7, 2022), notifying residents in the vicinity of the site through mailed notices. The most recent neighborhood meeting was held on March 7, 2022. The applicant has received comments and concerns and has provided a summarized Citizen Participation Plan, attached.
7. The primary concerns of the adjacent neighbors were with maintaining the character of the current rural neighborhood (density, lighting etc.) and limiting use of the existing owner maintained roadways to the north to minimize use by residents of the planned Encanto 38 development.
8. Staff has received written comment from only one adjacent resident.

BACKGROUND

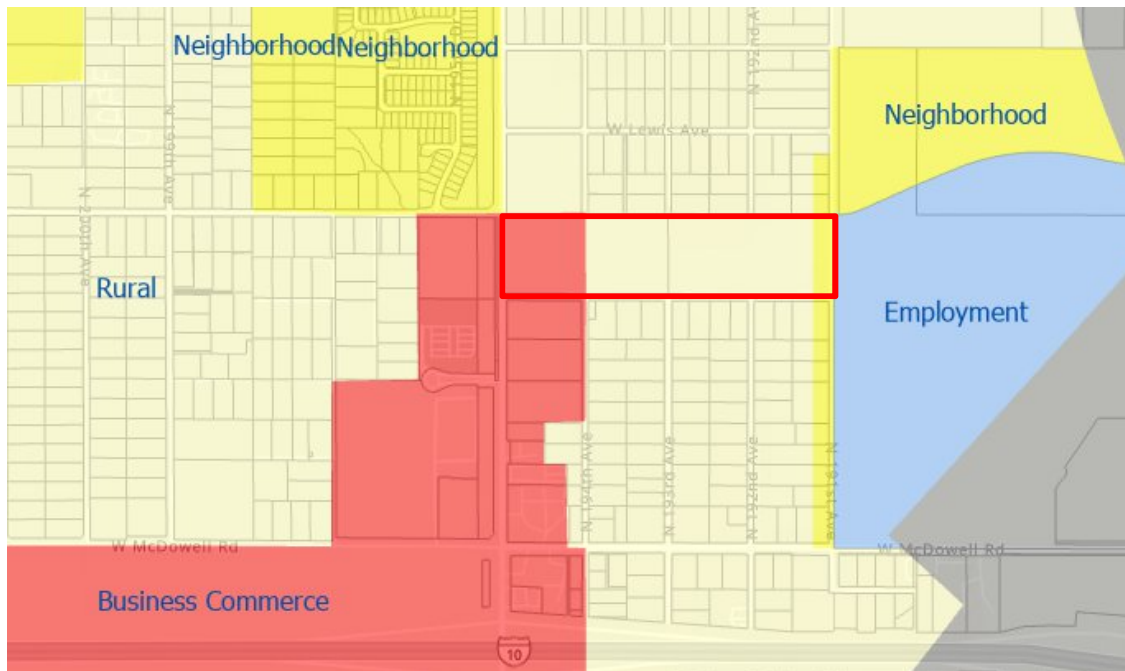
9. The annexation request is currently being processed. The 1st Public Meeting held on March 15, 2022 with the 2nd Public Meeting to be held on April 19, 2022 for adoption of the annexation Ordinance No. 09-22.

ANALYSIS

10. Conformance with the General Plan. The General Plan Land Use Map specifies the subject area in three land use categories; Business Commerce, Rural and Neighborhood. The

proposed request to Rezone with a PAD Overlay has been determined to be consistent with the intent of the General Plan.

11. Staff has worked with the applicant to take the three Land Uses and agreed to blend the overall density across the approximately 40-acre project. For example Neighborhood Land Use allows Multi-Family 2 (MF-2) Zoning. According to the development standards MF-2 is a minimum density of 15.1 du/ac. And Rural Land Use allows Single-Family 18 (SF-18) Zoning. And according to the development standards SF-18 allows for 100' wide lots and a density of 2.42 du/ac. Staff worked with the applicant taking into account the densities and allowances of the Land Use Districts to allow up to 99 units across the entirety of the project.
12. *Exhibit 1: General Plan Map*



13. The property is currently zoned County RU-43 and will be zoned SF-43 upon completion of the annexation.
14. The proposed rezone with a PAD overlay, if approved, will implement the policies of the General Plan, primarily under the Growth section of the General Plan:
Goals G-2 Residential development is considerate of existing adjacent residential development.

Policy G-2.1 which promotes, “New development should provide appropriate buffers, lot sizes, and/or setbacks when adjacent to existing residential uses. Specifically, new subdivisions should be designed with adequate transitions to existing subdivisions and land uses.”

15. The only modification to underlying zoning through proposed application of the PAD overlay is to modify development standards of the SF-6 district. A comparison of SF-6 standards and proposed modifications is included in the table below. Staff is supportive of the proposed setback and lot coverage modifications since the lot widths proposed exceed the minimum dimensional standards.

Exhibit 2: Encanto 38 PAD Overlay Development Standards:

Encanto 38 PAD Overlay Development Standards		
Development Standard	SF-6	PAD
MAX. HEIGHT	35'	35'
MIN. FRONT YARD	10' FOR LIVABLE AREAS 15' FOR SIDE LOADED GARAGES 18' FOR FRONT LOADED GARAGES	10' FOR LIVABLE AREAS, PORCHES, AND SIDE LOADED GARAGES 18' FRONT LOADED GARAGES
MIN. SIDE YARD	5' W/ 15' AGGREGATE	5'/5' SIDES
MIN. STREET-SIDE YARD	10'	5' STREET SIDE (CORNER) ACCOMPANIED WITH A 10' LANDSCAPE TRACT
MIN. REAR YARD	20'	15'
MIN. LOT AREA	6,000 SQ. FT.	6,000 SQ. FT.
MIN. LOT WIDTH	55'	60'
MIN. LOT AREA PER DWELLING UNIT	6,000 SQ. FT.	7,101 SQ. FT.
MAX. LOT COVERAGE	50%	55%
MIN. DISTANCE BETWEEN BUILDINGS	15'	10'

16. According to the request the intent is develop a 99 residential lot community (2.48 du/ac). The minimum lot width proposed is 60' wide, but the applicant has ensured with this request that the lots on the north and south sides of the property will be 100' wide to be a better buffer with the existing lower density.
17. According to narrative the intent is to be sensitive to the adjacent rural properties with lighting plan that acknowledges the existing low light properties. A specific lighting plan will be reviewed as part of the preliminary plat review.

18. No specific commercial use has been identified for the proposed approximately 3.82-acre C-2 portion of this request. Uses in C-2 include: retail, service and repair as well as personal services. The district is not intended for industrial or manufacturing uses. According to the Development Code; “The Community Commercial district is intended to provide for the development of commercial corridors with community-serving uses with a three to five mile market area. The C-2 district is intended to provide for a full range of community-oriented retail and service commercial uses, but is not intended to accommodate large scale commercial or retail uses with a city-wide or regional market area.”
19. The overall intent of this Rezone with a PAD Overlay is to create a mix of commercial and residential zoning uses that as a whole meet the intent of the General Plan designations of Rural and Business Commerce applied to the site.

RECOMMENDATION

20. Staff recommends the Planning and Zoning Commission motion for approval with conditions a-g of PLZZ-21-00030 for the following reasons:
 - Conformance with General Plan
 - Conformance with Development Code
 - No outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services).
- a. Approval of Encanto 38 Rezone with a PAD Overlay is contingent on the approval of Encanto 38 Annexation, case PLZM-21-00257 scheduled for consideration at the April 19, 2022 City Council meeting.
- b. Development of the property shall be in general conformance to the project narrative report entitled “Project Narrative-Encanto 38” consisting of 22 pages, dated February 2022, except as modified by the following stipulations.
- c. The property owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as result of this approval.
- d. The conceptual preliminary plat identified in the narrative is for illustrative purposes only and does not constitute an approved plat. Any plat on the site will require a separate preliminary submittal, review, and approval and shall conform to all City of Buckeye codes and regulations at the time of submittal.

- e. All residential lots adjacent to the north and south boundary of this will be required to be a minimum of 100' wide as part of this PAD.
- f. Final roadway classifications, street names, and site layout are to be determined through preliminary plat or site plan, and ultimately construction documents.
- g. Final access locations and improvements along Jackrabbit Trail/195th Avenue are to be ultimately coordinated with Maricopa County Department of Transportation in addition to the City.

ATTACHMENTS

- Vicinity Map
- Narrative & exhibits

Prepared by:
Sean Banda, Senior Planner

Reviewed By:
Adam Copeland, Deputy Director of Planning

**3RD REVIEW
RECEIVED
Feb 02 22
CITY OF BUCKEYE
PLANNING & ZONING
DM**

December 17, 2021

LEGAL DESCRIPTION FOR
ENCANTO 38
SITE DESCRIPTION

The North Half of the North Half of the Southwest Quarter of Section 33, Township 1 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the Maricopa County Department of Transportation Brass Cap in hand hole marking the West Quarter Corner of said Section 33;

Thence South 89°34'32" East, along the North line of said Southwest Quarter, a distance of 2,640.79 feet to the 1/2" Rebar with cap LS#33315 marking the Center of said Section 33;

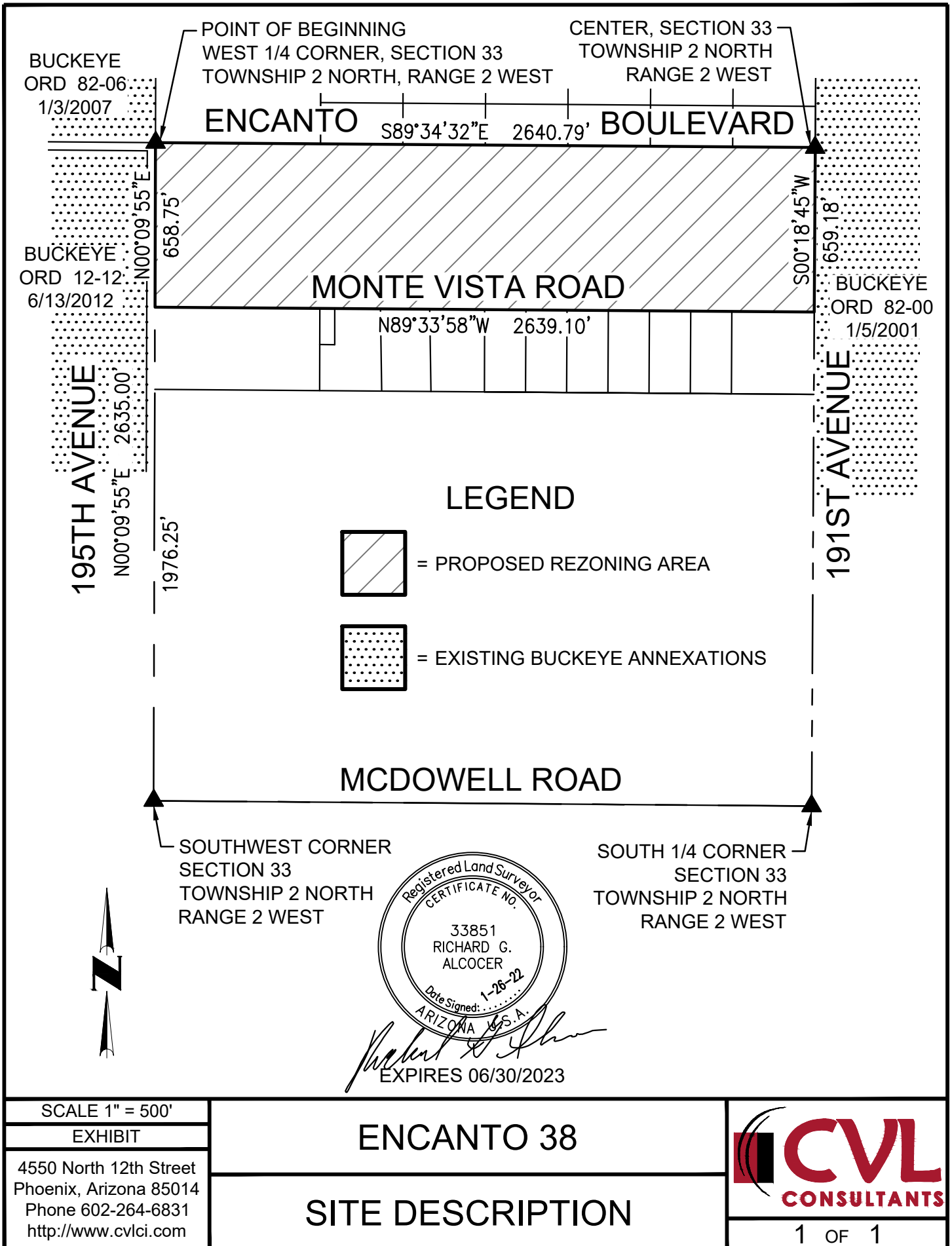
Thence South 00°18'45" West, along the East line of said Southwest Quarter, a distance of 659.18 feet to the Southeast Corner of the North Half of the North Half of the Southwest Quarter of said Section 33;

Thence North 89°33'58" West, along the South line of the North Half of the North Half of the Southwest Quarter of said Section 33, a distance of 2,639.10 feet to the Southwest Corner thereof;

Thence North 00°09'55" East, along the West line of said Southwest Quarter, a distance of 658.75 feet to the True Point of Beginning.

Containing 1,739,624 Square Feet or 39.936 Acres, more or less.





ENCANTO 38

PLZZ-21-00030

**3RD REVIEW
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PLANNING & ZONING
DM**

**PAD Rezone and Pre-Plat
Narrative**

Case No. PLZZ-21-0030

SEC of Encanto Boulevard & 195th Avenue

3rd Submittal: February 2022

2nd Submittal: December 2021

1st Submittal: July 2021

Development Team

Property Owner: **Jackencanto LLC**
3020 E. Camelback Road, Suite 350
Phoenix, Arizona 85016

Planning/Engineering: **CVL**
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Exhibits

- A. Vicinity Map
- B. Aerial Map
- C. Adjacent Ownership Map
- D. Current Zoning Map
- E. Current General Plan Map
- F. Proposed Zoning Map
- G. Conceptual Site Plan
- H. Open Space Exhibit
- I. Roadway Circulation Plan
- J. Conceptual Trails Plan
- K. Conceptual Wall Plan
- L. Conceptual Wall Details
- M. Conceptual Lighting Plan

ENCANTO 38

PLANNED AREA DEVELOPMENT

A. Introduction

This is a request for establishment of a Planned Area Development and preliminary plat for the approximately 39.94-acre vacant site located at the southeast corner of 195th Avenue and Encanto Boulevard, otherwise commonly known as Maricopa County Assessor's Parcel Numbers (APNs) 502-67-026B and -026A (the "Property"). See **Exhibit A, Vicinity Map** and **Exhibit B, Aerial Map**. The Property is currently within Maricopa County and will be annexed into Buckeye.

The Property is a long-time vacant site and given the trends in the area and current and foreseeable market demand for quality living opportunities in the west valley and greater Phoenix area, as well as the desire to diversify the land use pattern in the area, the applicant requests approval of "Encanto 38", a new 99-lot (2.5 du/ac) single-family subdivision.

The proposed community will be a benefit to the City of Buckeye, as it will provide new context appropriate residential living opportunities close to existing and future employment uses and major transportation arteries. Ultimately, the community will activate an underutilized property with new, quality development that will enhance the area and provide certainty for this infill property.

B. Property Description / Site Conditions

The Property is approximately 40 acres of unimproved land located at the southeast corner of 195th Avenue and Encanto Boulevard. The Property is uniquely situated with proximity to two (2) freeway transportation corridors including the I-10 Freeway (less than 1 mile to the south) and 303 Freeway (2.5 miles to the east).

The Property is undisturbed native desert, containing no notable improvements with the exception of existing irrigation ditches along the projects northern frontage, and an existing agricultural well site feeding the irrigation ditch near the northwest corner of the site. There is also an existing regional drainage ditch along the Project's eastern frontage, which is part of a flood plain area which encumbers the site's eastern boundary. This area will be reconfigured and maintained as part of the projects proposed grading, drainage, and recreational open space design.

Future proposed improvements to the project site include construction of full ½ street improvements along the projects western, eastern, and southern frontages. The proposed lotting design for the project includes 60' x 120' lots within the interior of the site, and 100' x 120' lots along the projects northern and southern frontages to provide an appropriate transition in lot sizes with those existing lots to the north and south of the project site. Notably, the conceptual site plan also provides a landscape tract along the north perimeter that is approximately 30' wide, allowing for additional buffering for the existing residences to the north.

Lastly, the conceptual site plan includes a proposed 3.82-acre commercial (C-2) parcel located along the Property's western frontage, adjacent to 195th Avenue. The proposed commercial component is included in this rezoning request; however, a Preliminary Plat will be processed for the 3.82-acre Commercial parcel at

a later time, once an end user has been identified. A conceptual site layout for the Commercial parcel is included on the overall conceptual site plan to demonstrate viable use of the parcel; however, any development proposal for the Commercial parcel will be reviewed via a future site plan review application.

The Property is adjacent to a combination of uses as detailed in the table below. See also **Exhibit C, Adjacent Ownership Map**.

SURROUNDING LAND USES AND ZONING			
	Description of Use:	2040 General Plan Use:	Zoning:
North	Rural Residential / Vacant	Rural	RU-43
South	Rural Residential / Vacant	Rural	RU-43
East	Vacant Industrial	Employment	I-1/PAD
West	Vacant Commercial	Business Commerce	SF-43 / CC

C. Current Property Entitlements

The Property is zoned County RU-43 (See **Exhibit D**, Current Zoning Map) and is within Buckeye's Planning Area. The Buckeye General Plan Land Use Map designates the Property as "Business Commerce / Rural / Neighborhood". See **Exhibit E**, Current General Plan Map.

D. Request

Upon annexation, the Property's initial zoning designation will be SF-43. The applicant is initiating this rezoning to establish a Planned Area Development ("PAD") for the Property to allow: (i) commercial uses on the west 3.82-acre portion of the Property (the "Commercial Portion"); and, (ii) a new 36.12-acre single-family residential (SF-6) community on the remainder of the Property (the "Residential Portion"). See **Exhibit F, Proposed Zoning Map and Exhibit G, Conceptual Site Plan**.

A preliminary plat will also be requested for the Residential Portion; **Exhibit H** is a copy of the conceptual plat being processed under separate cover. This is provided for reference only.

E. PAD Permitted Uses

Residential Portion: Permitted SF-6 land uses; and, customary residential accessory uses and temporary uses in accordance with Articles 3.3 and 3.4, respectively, of the Buckeye Development Code.

Commercial Portion: All uses permitted in the C-2 zoning district, except as modified below; and, customary commercial accessory uses and temporary uses in accordance with Articles 3.3 and 3.4, respectively, of the Buckeye Development Code.

Commercial Portion (Additional Permitted Uses)

- a. Mini-Storage (Indoor)

**In the event that a specific regulation is not addressed in this PAD, the City of Buckeye Development Code shall apply. Where the regulations in the PAD and the City of Buckeye Development Code conflict, the less restrictive regulation shall apply.*

F. Plans for Development

1. Conceptual Residential Site Plan

The proposed single-family community is a 99 residential lot (2.5 dwelling units per acre) subdivision which will include a mix of 60' x 120' lots and 100' x 120' lots. The larger 100-foot-wide lots are planned for the north and south perimeter of the Community to ensure compatibility with the existing large lot residential to the north and south. On the west and east, 60-foot-wide lots are proposed to ensure an appropriate transition from the arterial roadway and future commercial site, as well as the planned industrial to the east. 60-foot-wide lots are also planned internal to the community. It is anticipated that the width of housing product will range from approximately 45 feet to 55 feet, and there will be a minimum of 3 elevation styles per plan with a minimum of 3 color schemes per elevation style. Architectural elevations and final site layout will be reviewed administratively at the time of site plan review.

The community will feature perimeter landscaping, and approximately 7.58 acres (21 %) of open space, including a centralized amenity area (See **Exhibit I**). Primary access to the community is proposed via Monte Vista Road, which provides two (2) access points along the south boundary of the community. See **Exhibit J, Roadway Circulation Plan**). Final access locations will be determined via the preliminary plat.

2. Residential Development Standards

The Development Standards for the Residential Portion will be those identified in Section 4.113 of the Buckeye Development Code for SF-6 uses, except as modified in the table below:

Encanto 38 PAD Overlay Development Standards		
Development Standard	SF-6	PAD
MAX. HEIGHT	35'	35'
MIN. FRONT YARD	10' FOR LIVABLE AREAS 15' FOR SIDE LOADED GARAGES 18' FOR FRONT LOADED GARAGES	10' FOR LIVABLE AREAS, PORCHES, AND SIDE LOADED GARAGES 18' FRONT LOADED GARAGES
MIN. SIDE YARD	5' W/ 15' AGGREGATE	5'/5' SIDES
MIN. STREET-SIDE YARD	10'	5' STREET SIDE (CORNER) ACCOMPANIED WITH A 10' LANDSCAPE TRACT
MIN. REAR YARD	20'	15'
MIN. LOT AREA	6,000 SQ. FT.	6,000 SQ. FT.
MIN. LOT WIDTH	55'	60'

MIN. LOT AREA PER DWELLING UNIT	6,000 SQ. FT.	7,101 SQ. FT.
MAX. LOT COVERAGE	50%	55%
MIN. DISTANCE BETWEEN BUILDINGS	15'	10'

* For accessory buildings, a 5-foot minimum setback is required.

**The overall Property area will be used for the aggregate density calculation as confirmed by The City of Buckeye.

Deviations & Justification

In keeping with the character of the surrounding area, the building height for the Property will be limited to single-story only. Additionally, the subdivision has been designed to include generous landscape buffers adjacent to rural residential lots, which is an important enhancement beyond that which is typically required. However, to practically implement these provisions, there is a need for some flexibility from rigid development standards commonly used to mitigate impacts of two-story product. Therefore, minor relief is specifically requested for the rear and side yard setbacks, maximum lot coverage and minimum distance between buildings for the Residential Portion. This minor relief will provide flexibility of future single-story housing product and reasonable development of the Residential Portion; and, it will facilitate achieving the superior characteristics of the community including the addition of 100-foot-wide lots and a surplus of open space.

The requested deviations are appropriate given the significant mitigation measures provided (i.e. landscape buffers and single-story product) and the requested relief will not be detrimental to the surrounding area.

3. Commercial Portion Development Standards

While a commercial user is not yet identified, the Development Standards for the Commercial Portion will be per the standards identified in Section 4.1-3 of the Buckeye Development Code for C-2 uses.

4. Residential Open Space

In 2016 The City of Buckeye adopted by resolution a Parks and Recreation Master Plan which envisions minimum open space areas and park space areas. Given the size of the proposed residential community, which is 36.12 acres, the Parks and Recreation Master Plan encourages a minimum 20% open space, of which 5% is park (active) open space. The conceptual site plan for the Residential Portion includes 7.58 acres (21%) of open space including 2.0 acres of usable (park) open space, exceeding the requirements of the Parks and Recreation Master Plan.

5. Walls

A mix of wall types including a builder theme wall, secondary wall, partial view wall and ranch rail fencing will be provided around the perimeter of the community, as shown on **Exhibit L** and **Exhibit M**.

6. Trails

Buckeye City Council adopted the Parks and Recreation Master Plan in 2016, which provides the requirements for parks, trails and open space for development. In accordance with the approved Parks and Recreation Master Plan, future development of the Property will provide for pedestrian circulation via attached

sidewalks constructed as part of both internal residential streets, and adjacent collector roadways, and also provide for an additional pedestrian trail connecting the northwest corner of the project site to the central point of project site, as shown on **Exhibit K, Conceptual Trails Plan**. A multi-use equestrian trail is also proposed along the east perimeter of the Property to support equestrian connectivity for the area.

7. Water and Wastewater

Wastewater Service for Encanto 38 is to be provided by The City of Buckeye. A lift station is proposed at the southeast corner of the site to provide sewer service to the project. The lift station is required to meet the invert of the adjacent existing gravity sewer system.

Water Service for Encanto 38 is to be provided by Arizona Water Company. Two connection points to the existing 12-inch waterline south of the project within Monte Vista Road are proposed. An internal system of 8-inch lines is proposed to serve the project. Compliance with the City of Buckeye's fire looping requirements is required.

8. Roadway Circulation

Primary access to the community is proposed via Monte Vista Road, which provides two (2) access points along the south boundary of the community. An internal loop road is provided to provide adequate circulation and emergency vehicle access throughout the community. Final access locations will be determined with the preliminary plat.

9. Fire and Police Protection

Buckeye Fire Department Station 703 is located approximately 3.3 miles from the Property and the nearest Buckeye Police Department is located approximately 4.8 miles from the Property.

10. Impact to Local Schools

The Agua Fria Union #216 High School District and Litchfield Elementary School District are the school districts for the subject Property.

11. Trash and Recycling

Trash and recycling services will be provided by the City of Buckeye through curbside cart collection with separate carts for trash and recycling.

Disposal will occur at the Southwest Regional Landfill, owned by the City of Buckeye and the Buckeye Pollution Control Corporation and operated by Republic Services

12. Street Lights and Maintenance

This development will have a Street Light Improvement District formed to pay for the power to the streetlights that will be provided both on the residential streets, as well as the surrounding arterials and collectors. Internal street lighting will also be provided. Please see **Exhibit N** for a Conceptual Lighting Plan which illustrates the various conceptual lighting intensities for the development. The development will also have a Maintenance Improvement District formed to ensure that the Homeowners Association performs its required maintenance

of the retention and/or detention basins, as well as the landscaping in all of the rights of way of the residential and surrounding arterials and collector roads.

13. Phasing

The development will be built in one phase. The intent is to initially install infrastructure and improve the street frontage, access ways, and retention basins. Following overall site improvements, plans for individual homes will be submitted to the City of Buckeye to ensure proper and orderly development.

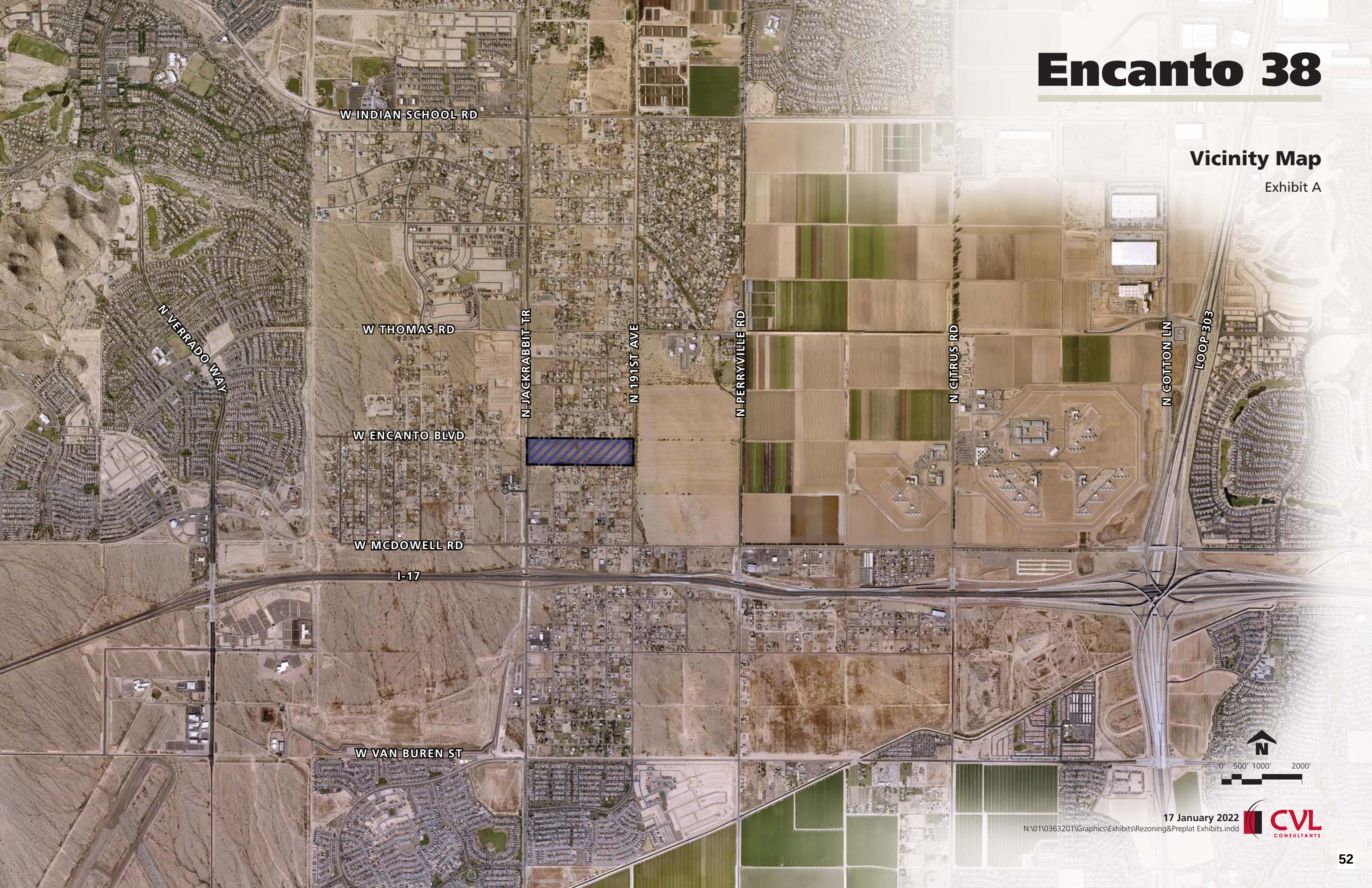
G. Conclusion

This PAD provides an opportunity to meaningfully activate a long-time vacant infill site with new residential living opportunities, and a future commercial use, close to growing employment corridors and major transportation arteries. Ultimately, this rezone provides the highest and best use for the Property, while respecting the established surrounding residential character through appropriate buffering techniques. This proposal is an excellent low-impact development which is consistent with the City's vision for the area and the City's General Plan. In summary, this request will support orderly growth and development.

Encanto 38

Vicinity Map

Exhibit A



W INDIAN SCHOOL RD

W THOMAS RD

W ENCANTO BLVD

W MCDOWELL RD

I-17

W VAN BUREN ST

N JACKRABBIT TR

N 191ST AVE

N PERRYVILLE RD

N CITRUS RD

N COTTON LN

LOOP 303



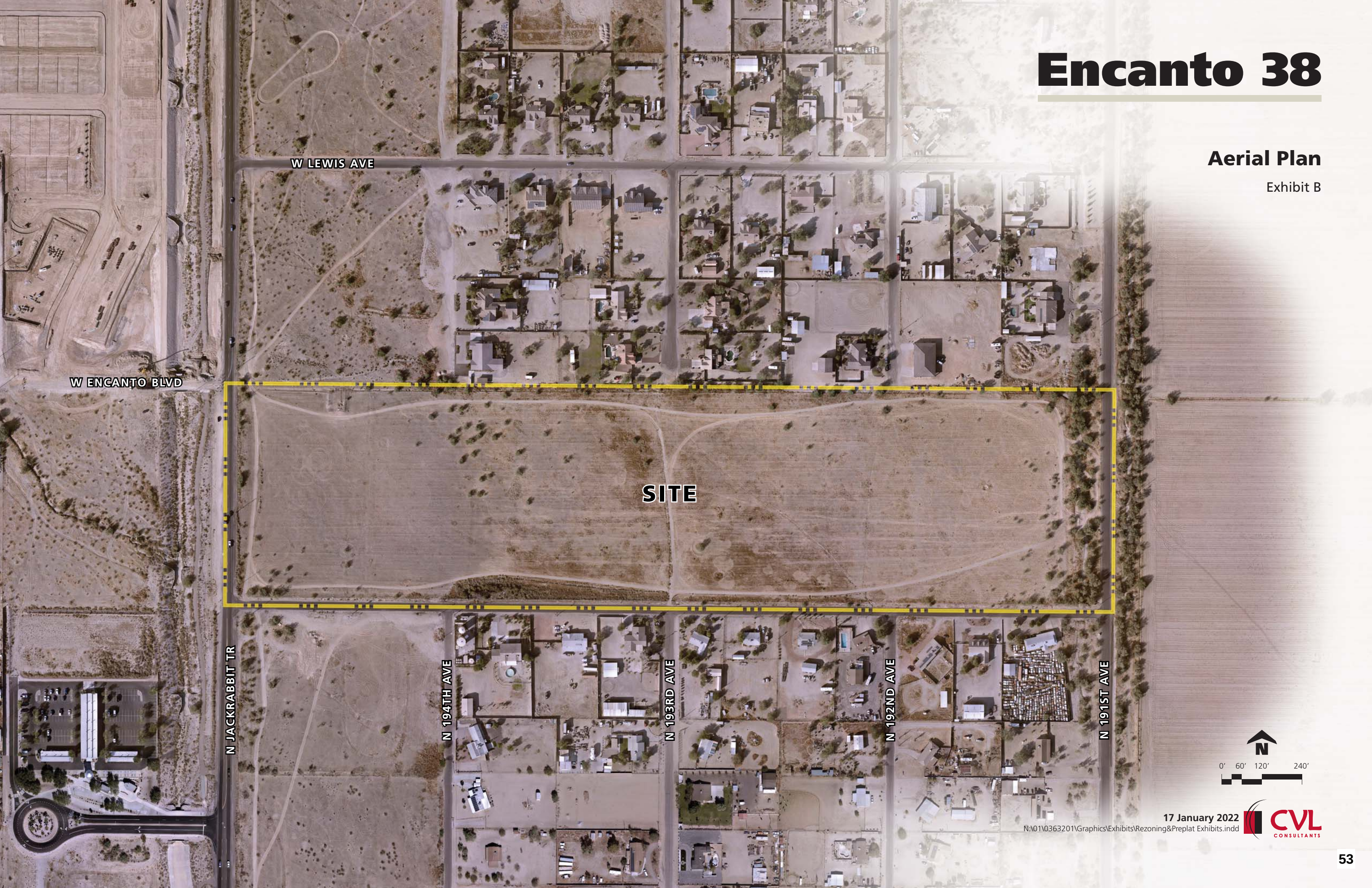
0' 500' 1000' 2000'

17 January 2022

Encanto 38

Aerial Plan

Exhibit B



SITE

W LEWIS AVE

W ENCANTO BLVD

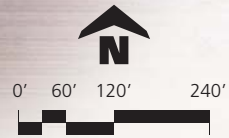
N JACKRABBIT TR

N 194TH AVE

N 193RD AVE

N 192ND AVE

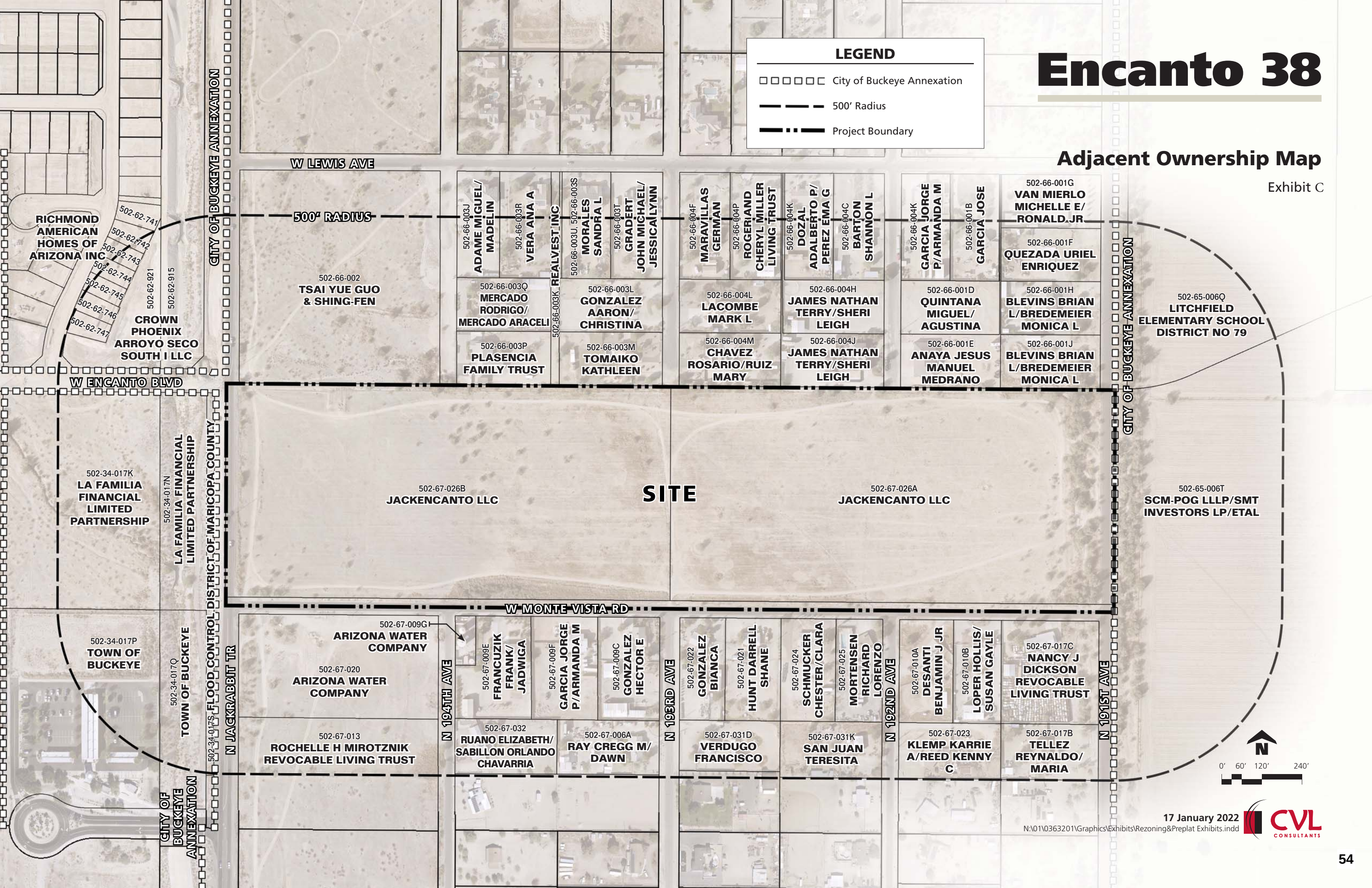
N 191ST AVE



Encanto 38

Adjacent Ownership Map

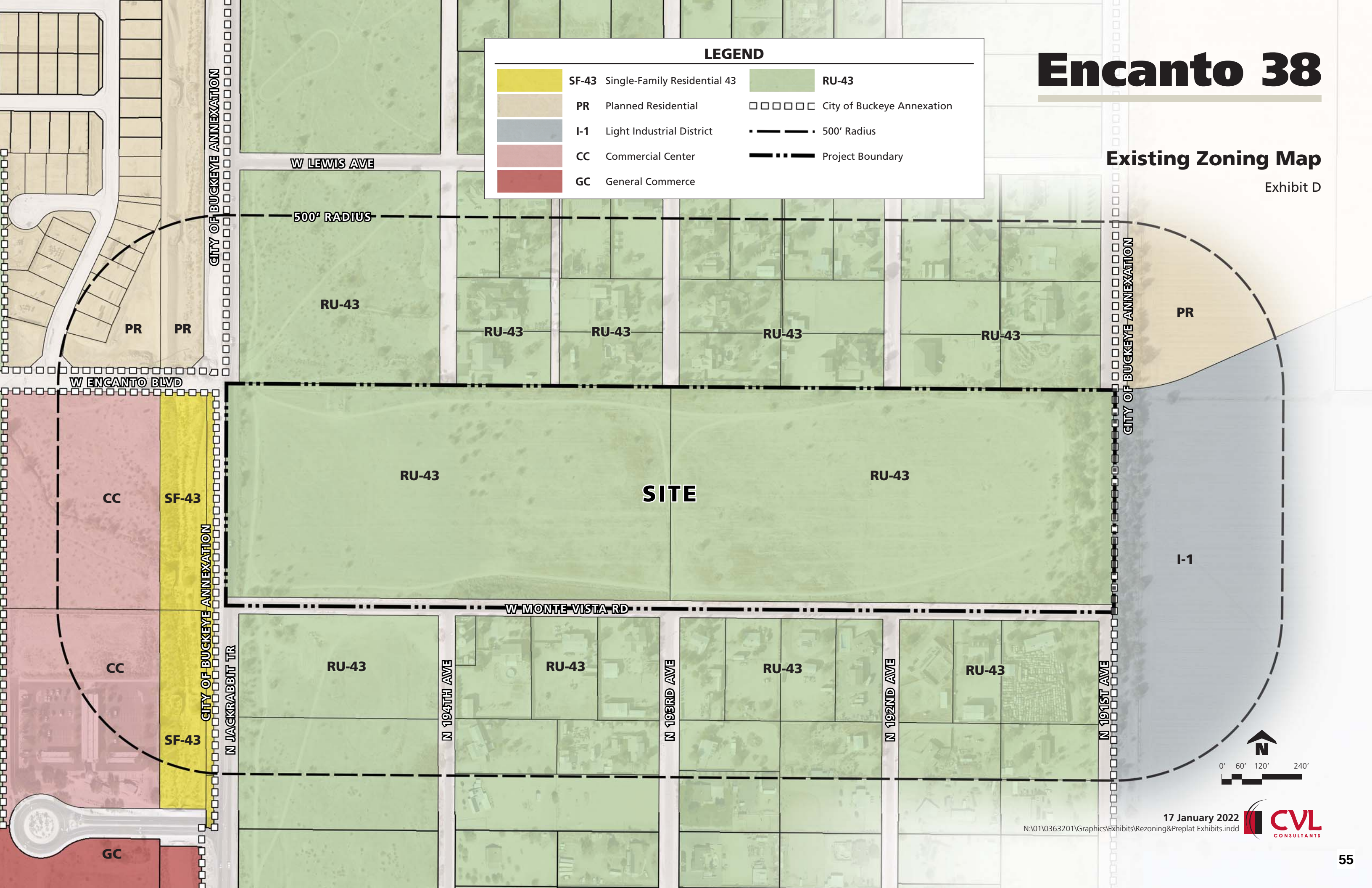
Exhibit C



Encanto 38

Existing Zoning Map

Exhibit D



LEGEND

SF-43

Single-Family Residential 43

PR

Planned Residential

I-1

Light Industrial District

CC

Commercial Center

GC

General Commerce

RU-43

City of Buckeye Annexation

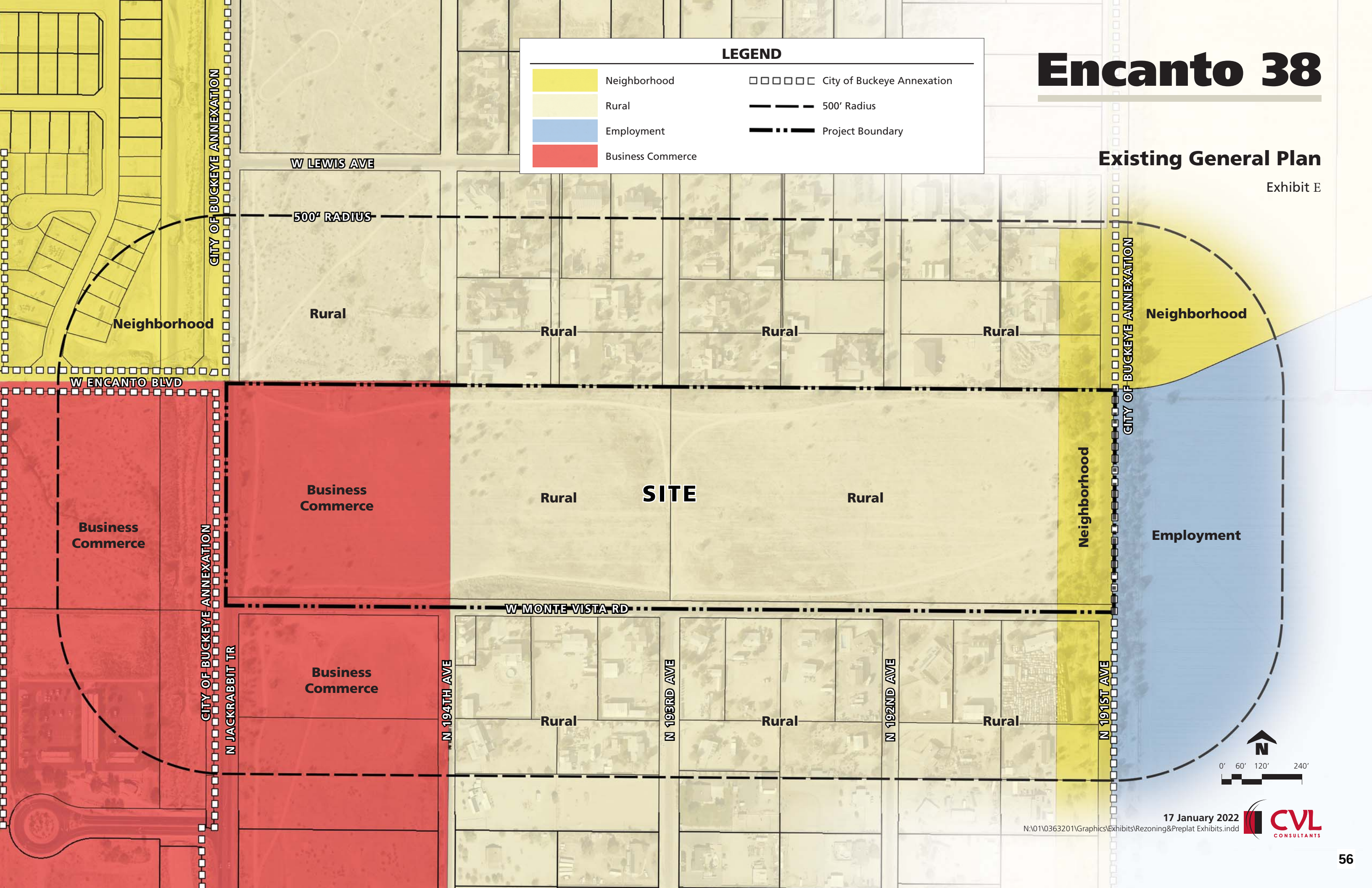
500' Radius

Project Boundary

Encanto 38

Existing General Plan

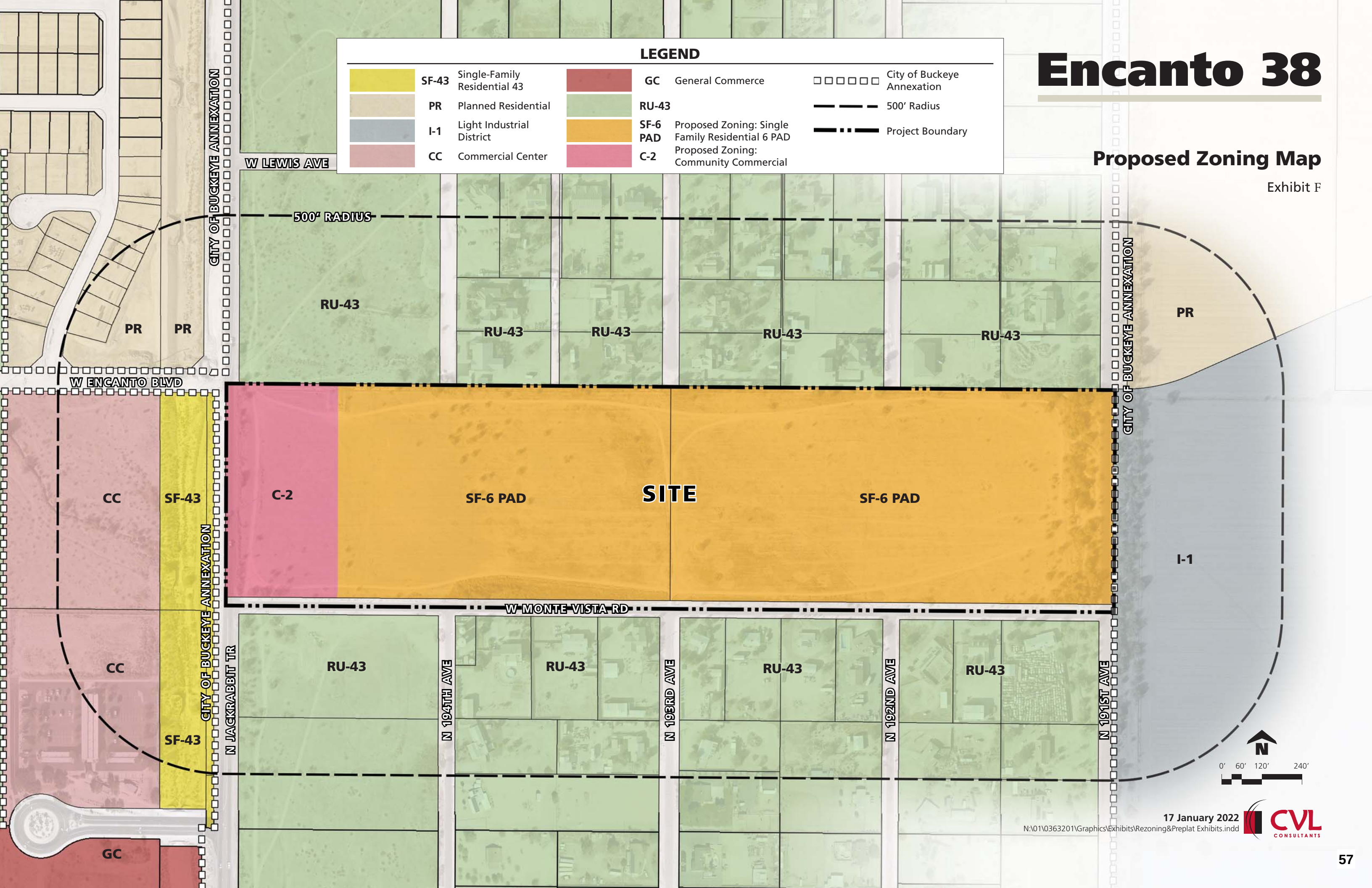
Exhibit E



Encanto 38

Proposed Zoning Map

Exhibit F



Encanto 38

Site Plan
Exhibit G

Site Summary Table					
Zoning	SF-6 & C2		Lot Mix	Mix Yield	Mix %
Gross Area	39.94 ac	1,739,623 sf	100' X 120'	32	32.0%
*Net Area	38.91 ac	1,695,013 sf	60' X 120'	68	68.0%
Local Street	5.19 ac	226,100 sf	Total Number Of Lots	100	100.0%
Collector Street	2.18 ac	94,929 sf	***Tract Open Space		
Arterial Street	1.02 ac	44,610 sf	7.58 ac		
Assessors Parcel Number (APN#)	502-67-026A, 502-67-026B		19%		
Parcel Areas			Useable Open Space		
			2.00 ac		
			5%		
			Density Provided Per Gross		
			2.50 du/ac		
Residential (SF-6)			* Net Area Is Gross Area Minus Arterial Road		
36.12 ac			90%		
**Commercial (C-2)			** Commercial Area Excludes Adjacent Roadways		
3.82 ac			10%		
Total			*** Open Space Total Includes Corner Landscape Tracts		
39.94 ac			100%		

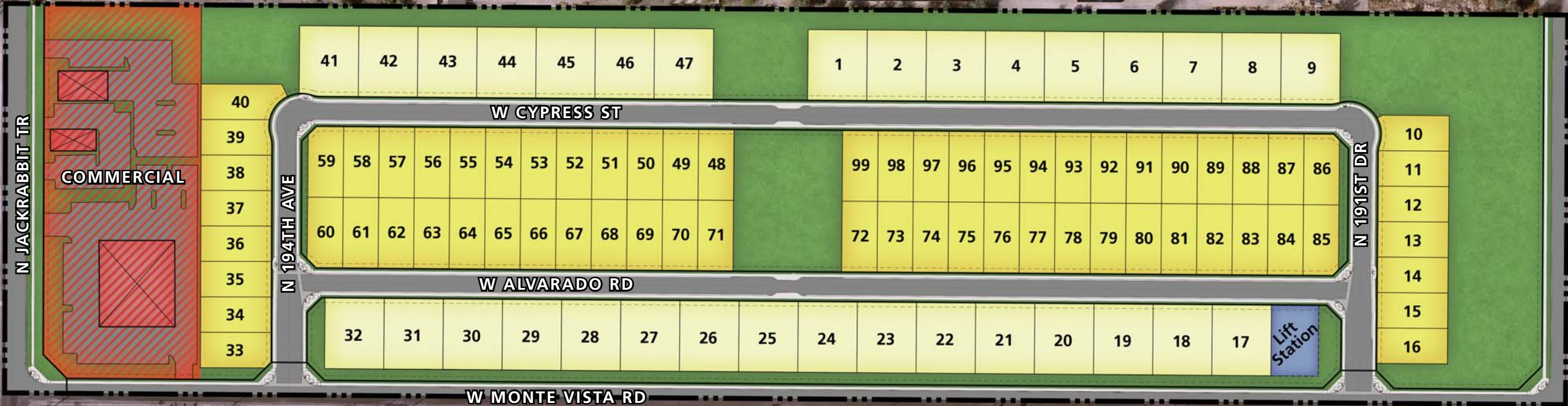
LEGEND

100' x 120'

60' x 120'

Commercial

Project Boundary



Encanto 38

Conceptual Open Space Plan

Exhibit H



17 January 2022

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Encanto 38

Roadway Circulation Plan

Exhibit I

LEGEND

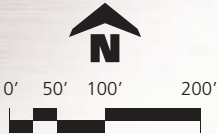
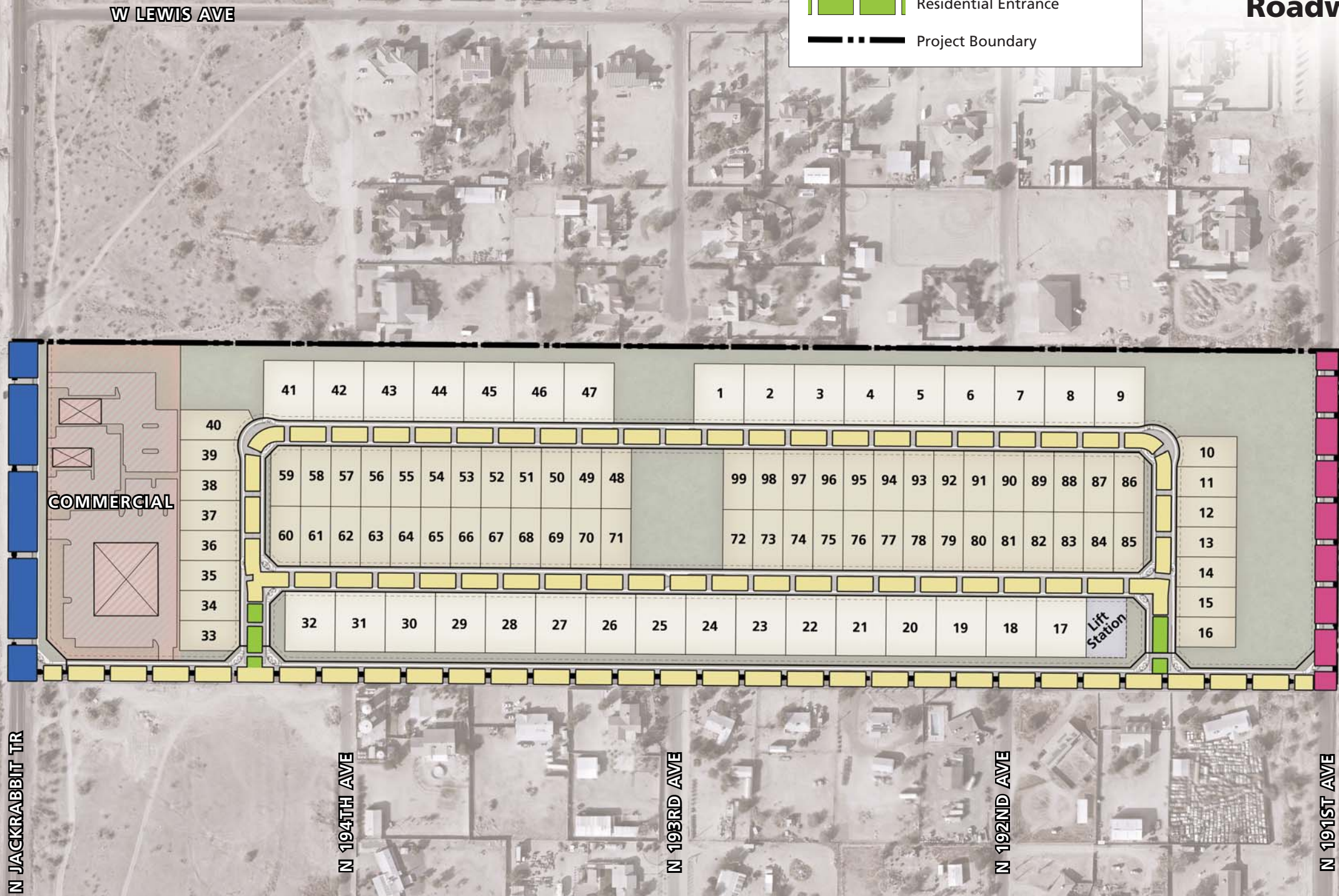
Arterial

Local Collector

Local Road

Residential Entrance

Project Boundary



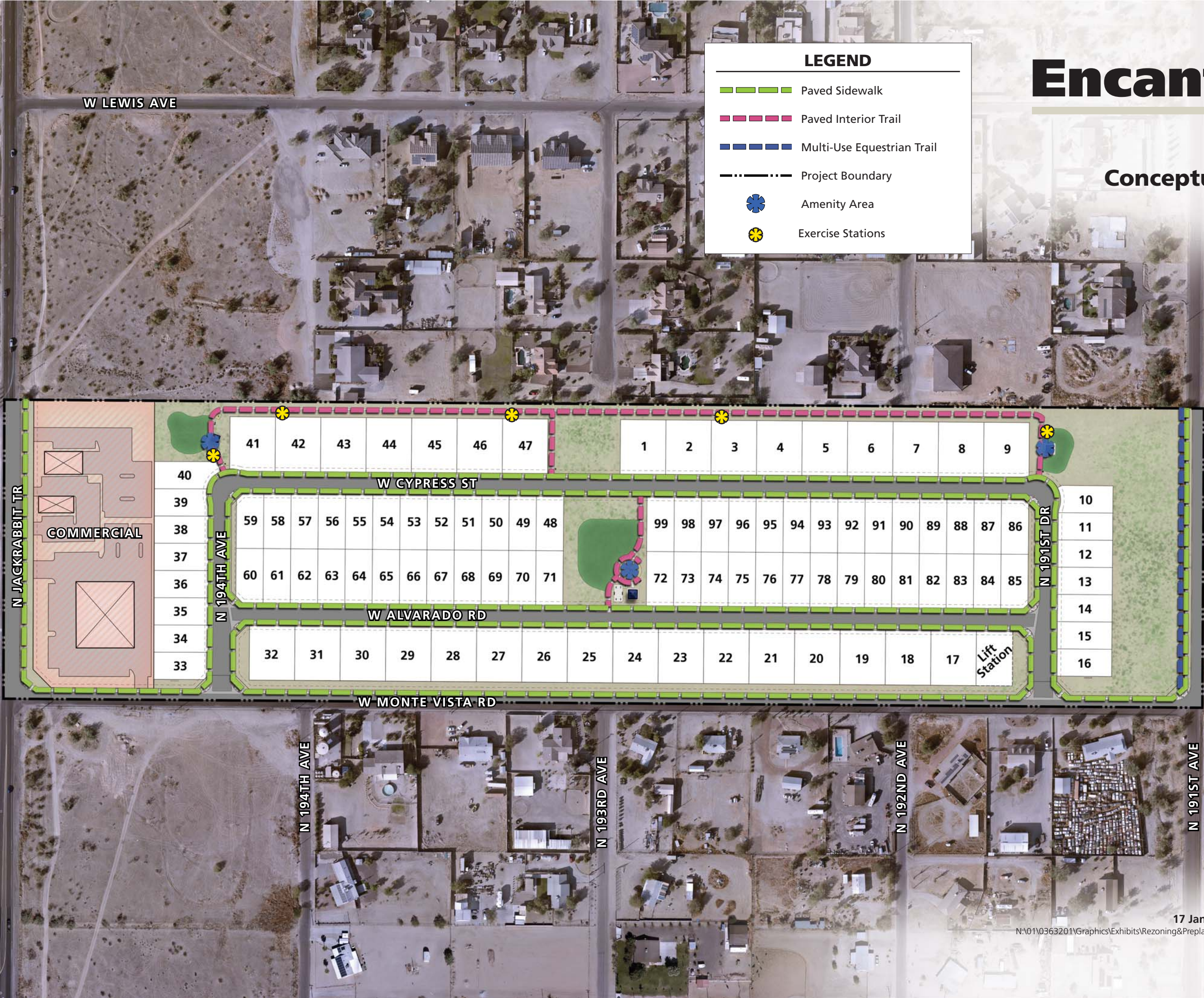
Encanto 38

Conceptual Trail Plan

Exhibit J

LEGEND

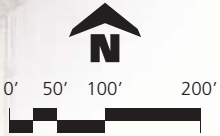
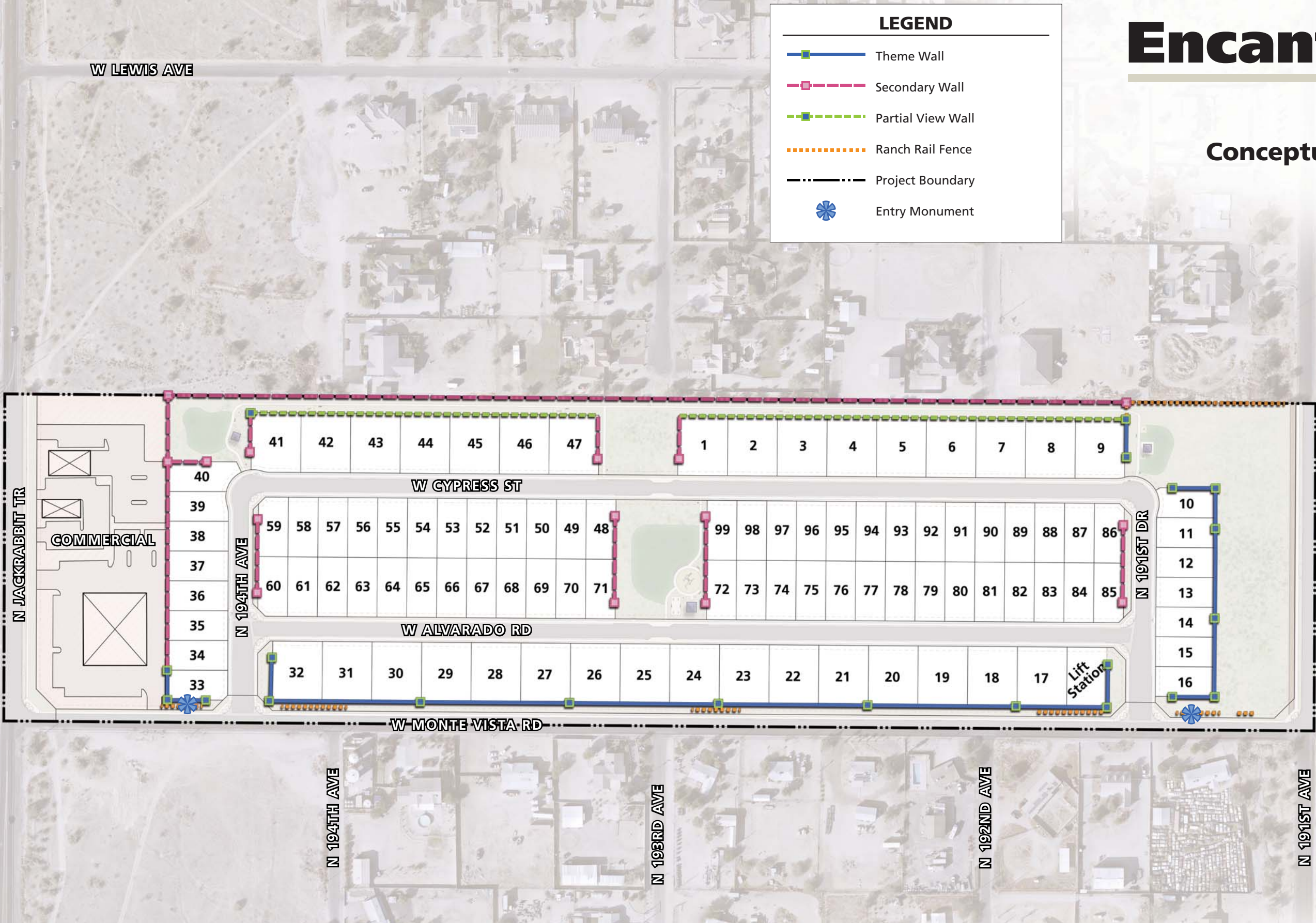
- Paved Sidewalk
- Paved Interior Trail
- Multi-Use Equestrian Trail
- Project Boundary
- Amenity Area
- Exercise Stations



Encanto 38

Conceptual Wall Plan

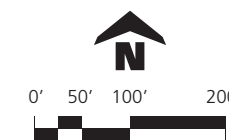
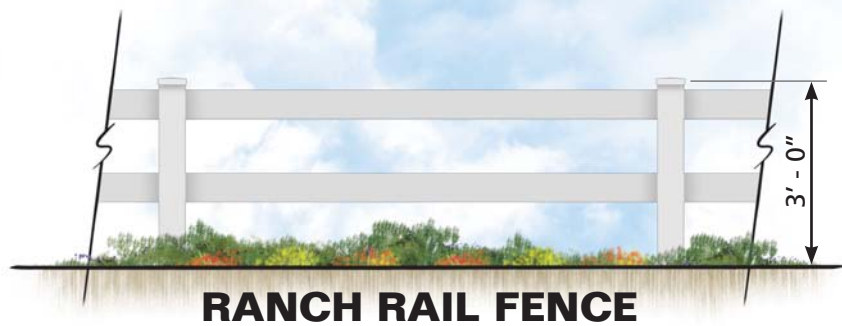
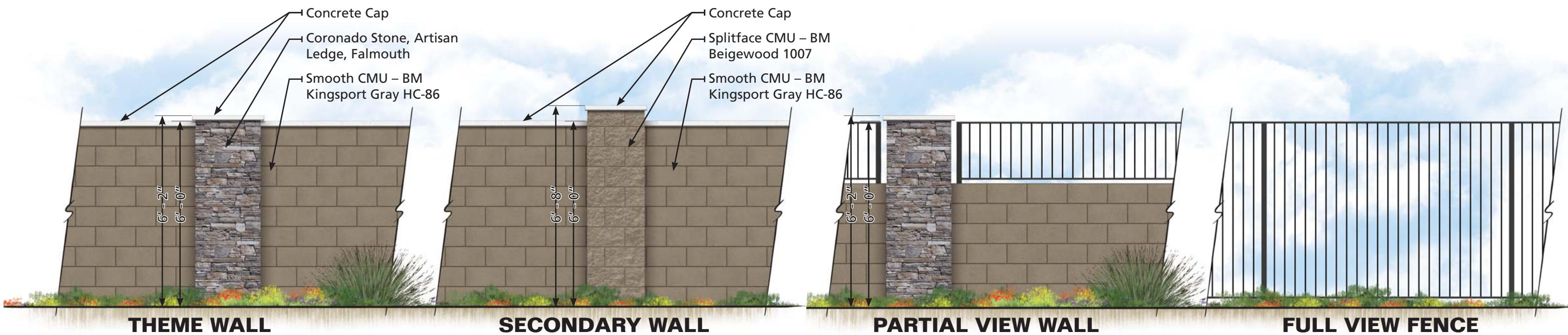
Exhibit K



Encanto 38

Entry Monument & Wall Elevations

Exhibit L



Encanto 38

Conceptual Lighting Plan

Exhibit M

LEGEND

Open Space Zone

Low Light Intensity

-Pedestrian Bollards

-Playground Area Lighting

Entry Zone

Medium Intensity

-Monument Lighting

Commercial Lighting Zone

Medium/ High Light Intensity

- Signage Lighting

- Pole Mounted Area Lighting

City Zone

-City Standard Street Lighting

Project Boundary

W LEWIS AVE

N JACKRABBIT TR

COMMERCIAL

N 194TH AVE

W CYPRESS ST

W ALVARADO RD

W MONTE VISTA RD

N 191ST DR

N 194TH AVE

N 193RD AVE

N 192ND AVE

N 191ST AVE

Lift Station

Lot numbers: 41, 42, 43, 44, 45, 46, 47, 1, 2, 3, 4, 5, 6, 7, 8, 9, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 99, 98, 97, 96, 95, 94, 93, 92, 91, 90, 89, 88, 87, 86, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 10, 11, 12, 13, 14, 15, 16

17 January 2022

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64

Public Comment 1-August 27, 2021: Kathleen Tomaiko

Good afternoon my name is Kathleen Tomaiko and I live at 193rd Ave. and approximately Encanto I have just received notification of a request to annex the property adjacent to my property. This is called Encanto 38. Please contact me and let me know of any hearings I strongly oppose this as do my neighbors.

The project has already committed several zoning violations even before it starts and Maricopa County planning issued them a cease and desist yesterday. They are indicating that they are going to have an access to their property from the private road at my house which is in the county. This project is right up against all our rural horse properties.

There is no reason to incorporate this into the city of Buckeye and no reason to have this property when we just have a Arroyo seco Going in right across the street. My number is 602-284-7556. Thank you

Katie /
Sent from my iPhone

Public Comment 2-September 2, 2021: Kathleen Tomaiko

Good morning

I previously sent notification that the applicants were violating zoning laws in maricopa county. They have submitted a concept plan which includes ingress egress onto the private road at my residence and an entrance at 191 ave .

This is a direct attempt to avoid improving jackrabbit.

They want to add a storage facility to Jackrabbit. How congested and ugly can jackrabbit be?

A dump truck storage , a bar a gas station a water company parking lot and now a rv storage ?

I feel this plan is in violation of ars 9 471L

The developer is not acting in the community or the city's best interest and I oppose annexation at this time.

Public Comment 3-November 02, 2021:

Good Morning!

This project has set a one hour neighborhood meeting.

They did not make any changes at all to the original plan.

In addition they did not obtain a permit to correct the zoning violation and to ensure the flood plan would not cause issues for the neighborhood.

The dust is a problem for the thousands of tons of dirt they dumped and they have taken no corrective action on their own .

Just checking in to let you know of the ongoing issues...at this point they can expect opposition to the request for annexation and rezoning. They are not good neighbors.

Thanks !

Public Comment 4-March 8, 2022: Kathleen Tomaiko

Good afternoon Mr. Banda

I saw that you attended the community meeting last night. I was disappointed in the flip answers that I was given by the developer.

I just wanted to reiterate my concerns that they are developing an area with old infrastructure for Internet and field that somehow the people who develop the business portion of the property should be the ones to put in new fiber.

I talked to CenturyLink at length and they told me that the current situation is barely holding on with their box at 191st Ave. and Thomas and this is only going to make it worse. They indicated to me that the options are for the developer to put in new fiber from the wire to the box which is existing or to put in a new box at the original site or one closer. Not adding the necessary resources for this new development is unacceptable to me.

In addition the lift station answer was not answered at all. They do not have any plans for maintenance. I believe they indicated at the meeting that this would be taken care of by the H O A They indicated they did not want a problem for their homeowners but they are not the builders they are just the developers. I am concerned about a lift station for the neighbors on Monte Vista. By the time it becomes a problem it'll be too late to do anything about it. They did not even discuss other options to avoid having a lift station.

I still feel that the density is too high on this portion of Jackrabbit. Any of the changes that they made were only to accommodate their flood problems.

Thank you for your time.

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 03/22/22	AGENDA ITEM: 3.C. PLZV-21-00046 - Verrado Regent Hills Phase 2 - Preliminary Plat
DATE PREPARED: 03/17/22	DISTRICT NO.: 6
STAFF LIAISON: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov (623) 349-6215	
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) Verrado Regent Hills Phase 2 Preliminary Plat (PLZV-21-00046) Public meeting and consider approval of the Preliminary Plat.

RELEVANT GOALS:

GOAL 3: A Well-Planned Urban Community

SUMMARY

PROJECT DESCRIPTION:

This approximately 25.23 acre preliminary plat is intended to create 53 single-family residential lots and nine private tracts to be developed as a gated subdivision in the Regent Hills District of the Verrado Community Master Plan (CMP).

BENEFITS:

Creation of additional housing opportunities within the Verrado Regent Hills District.

FUTURE ACTION:

These proposed lots will need to be platted through a final plat and approved by City Council.

FINANCIAL IMPACT STATEMENT:

NA

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

ATTACHMENTS:

[PLZV-21-00046-Vicinity Map.docx](#)

[PLZV-21-00046-Verrado Regent Hills Phase 2-PrePlat-PZC.docx](#)

[2R - PLZV 21-00046 Regent Hills - Ph 2 Narrative - Rev 1.pdf](#)

[2R - PLZV-21-00046 Regent Hills Ph 2 - Preliminary Plat.pdf](#)

[PLZV-21-00046 REGENT HILLS PH 2 - Prelim Landscape Plan.pdf](#)

[Potential Future Lost Creek Trailhead Access Plan.pdf](#)

[PLZV-21-00046-Public Comments Combined.pdf](#)





PRELIMINARY PLAT

Report to the Planning and Zoning Commission

CASE NUMBER: PLZV-21-00046

TITLE: Verrado Regent Hills Phase 2

MEETING DATE: March 22, 2022

Applicant: Tom Ryan, Huitt-Zollars, Inc

Owner: DMB White Tank, LLC

Request: Approval of a Preliminary Plat creating 53 single-family residential lots and nine (9) tracts in the Planned Community (PC) Zoning District and Verrado Community Master Plan (CMP) Zoning Overlay District

District: 6

Location: Generally located south of Lost Creek Drive and west of Golf Hole #15

Site size: Approximately 25.23 acres

Density: 2.1 du/ac (gross)

Public input: NA

Recommendation: Approve with conditions "a"-"u"

AREA CONTEXT

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Undeveloped desert	Master Planned Community	PC, Planned Community
North	Regent Hills Phase 3&4	Master Planned Community	PC, Planned Community
South	Regent Hills Parcel 5.801	Master Planned Community	PC, Planned Community
East	Regent Hills Parcel 5.801	Neighborhood	PR, Planned Residential
West	BLM Land/Open Desert	Open Space	NA/BLM Land

PUBLIC PARTICIPATION SUMMARY:

1. The applicant sent out a “Notice of Application” to all property owners within 300 feet of all property lines of the subject property on September 27, 2021
2. The City has received significant feedback from the public in regard to the proposed plat. Concerns have been primarily focused on the proposal being out of character with the surrounding area in regard to lot size, design, and housing product type (non-custom homes) and potential related impacts on the value of surrounding homes.

The property is zoned Planned Community and is governed by the Verrado Community Master Plan (CMP) Zoning Overlay District. The proposed plat is consistent with the allowances within the Verrado CMP, which allows for densities between 0 and 35 dwelling units per acre and does not prescribe densities to specific areas within the overall master plan.

3. An additional resident-raised concern relates to the interim Lost Creek Trailhead, which will be displaced with development of this project. In 2016, the City submitted a Recreation and Public Purposes(R&PP) Lease Application to the Bureau of Land Management (BLM) for two parcels totaling 640 acres on the east side of Skyline Regional Park adjacent to Verrado. There is a potential opportunity to coordinate with the Verrado CMP to construct a permanent trailhead on the BLM property, though it may take several years for the City to receive approval of the R&PP lease from BLM. Project representatives have been in contact with residents since October 2021, indicating the developer is looking for a future permanent solution and expressing an interest in providing capital

funds to expedite construction of a permanent trailhead once the City is able to obtain the lease from Bureau of Land Management (BLM). In the interim, the owner has been coordinating with City staff to provide 18 new interim parking spaces along Lost Creek Drive to facilitate use of the trail.

Table 2: Public Notice

Notification Element	Date
Published	NA
Site Posted	NA
Mailing to Property Owners w/in 300'	September 27, 2021

BACKGROUND:

4. Annexation and relevant case history
 - a. A99-11 – Annexation into the Town of Buckeye – Approved by Town Council in 1999
 - b. CMP99-22 - Verrado Community Master Plan – Approved by Town Council on November 2, 1999

ANALYSIS:

5. Conformance with General Plan: The City of Buckeye Imagine Buckeye 2040 General Plan designates this property as Master Planned Community. Through implementation of the approved CMP, Verrado is developing consistent with this land use designation.
6. Land Use: The property is zoned Planned Community and is governed by the Verrado CMP, adopted in 1999 with an accompanying development agreement. The Verrado CMP covers 8,816 acres includes seven Planning Units. Commercial sites are also included within the CMP, providing for neighborhood retail, office, major retail, public facilities, and more. The proposed plat, providing for “Residential Very Low” lot types within this phase, is consistent with the allowances within the Verrado CMP, which allows for densities between 0 and 35 dwelling units per acre but does not prescribe densities to specific areas within the overall master plan.

Setback and Lot Data

Table 3: Verrado Regent Hills Phase 2

Verrado CMP Land Use Designation – Residential Very Low

Lots:	53
Standard Lot Dimensions	80'x130'
Average Lot Area	11,350 sf
Maximum Building Height Allowed Per CMP:	30'
Minimum Front Setback	18' garage, 10' side garage, and 12' living
Minimum Rear Setback	20'
Minimum Side Setback	0';13' aggregate, minimum of 5'and additional 5' for side abutting street
Maximum Lot Coverage	60%

Schools

7. The Verrado community features two elementary schools, a middle school and a high school. The proposed 53 lot subdivision will not create a need for additional schools beyond those that are existing.

Circulation

8. All street widths and designs conform to the approved Verrado CMP, Master Circulation Plan, and updated Planning Unit Circulation and Streets Plan. The City Engineer and Fire Department have reviewed and approved the proposed street sections. Access to the proposed preliminary plat is from two points along Lost Creek Drive.

Open Space/Recreation

9. Open Space/Recreation within this Preliminary Plat consists of trails and open space that is part of the larger network of trails through the Verrado CMP and the rest of Verrado. Additionally, tracts to be developed with trails and a park/amenity space are provided near the project entrance.
10. The existing interim Lost Creek trailhead is located on the subject property. The project owner is working with Buckeye's Community Services Department to identify a location for a permanent trailhead and obtain legal access to the BLM land and Skyline Regional Park to the west. Until a permanent solution is identified, the developer will be providing 16-18 parallel parking spaces along Lost Creek Drive to provide interim trail access.

Landscaping

11. All final landscaping will be required to be reviewed and approved in accordance with the associated Planning Unit Environmental Design Plan for Verrado Regent Hills District according to the Verrado CMP.

Infrastructure

12. Water: EPCOR Water Company will be the water provider. This plat is in Zone 5 and will connect to an existing 8-inch water line located in West Lost Creek Drive.
13. Sewer: EPCOR Water Company provides sewer service to the site. An 8-inch gravity sewer will serve this plat which was analyzed as part of the Upper Lost Creek/West Coves Trunk. The wastewater will outfall into the existing wastewater reclamation facility, located north of McDowell Road adjacent to the Tuthill Road alignment.

Fire/Police

14. Fire and Police services are provided by Buckeye. The closest fire and police station to the proposed plat are at the Verrado Fire Station 703 located approximately 2.5 miles away on the southwest corner of Verrado Way and Thomas Road.

RECOMMENDATION:

15. Staff recommends the Planning and Zoning Commission motion for approval with conditions a-u, for the following reasons:
 - Conformance with General Plan
 - Conformance with the Verrado Community Master Plan
 - No outstanding issues from reviewing departments (Development Services, Engineering, Fire, Police, Public Works, Community Services and Water Resources)
- a. Development of this project shall be in conformance with the Preliminary Plat entitled "Regent Hills-Phase 2" consisting of seven (7) sheets, dated January 26, 2022 except as modified by the following stipulations.
- b. Preliminary plat approval is valid for a period of two (2) years. For a preliminary plat that identifies phases, the preliminary plat shall remain valid for a period not to exceed two (2) years from the date of recording of any final plat that conforms to the approved preliminary plat. The Development Services Director or Designee may grant a one-time

extension of 12 months, if in the opinion of the Director; satisfactory progress has been made towards completion of the final plat or for the next phase of subdivision development.

- c. The number of residential units/lots depicted on the on the preliminary plat shall not increase greater than ten (10) percent than what was depicted on the preliminary plat to be considered to be in conformance with the preliminary plat.
- d. Any change to the Development Option or changes to lot or product type within any final plat of any portion of the preliminary plat are acceptable provided overall number of lots proposed in the preliminary plat is not exceeded by 10%.
- e. The following root barrier requirements shall be followed:
 - 1. Root barriers shall be designed and incorporated for all trees that are in the public right of way to ensure vertical root growth and avoid adjacent curb, sidewalk or pavement upheaval due to tree roots.
 - 2. Linear root barriers shall be used along public improvements that are only on one side of a tree.
 - 3. Surround root barriers shall be used when a tree is within the sidewalk or within a median.
- f. All addressing must be reviewed and approved by the City of Buckeye Fire Marshal, prior to issuing building permits.
- g. The Buckeye Fire Chief and City Engineer shall determine the number, location, and types of all fire hydrants.
- h. 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.
- i. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.
- j. Residential developments where the number of dwelling units exceeds 20 shall be provided with two separate and approved fire apparatus access roads.

- k. The City of Buckeye adopted Fire Code amendment referencing the residential fire sprinkler requirement note will need to be on the final plat.
- l. Minimum fire flow is 1500gpm for duration of 2 hours and or meet the requirements per IFC 2012 Appendix "B" Section B105 based on the size and building classification.
- m. Prior to issuance of civil permits, fire flow test shall be completed to demonstrate EPCOR water system can provide the required fire flow to the subdivision.
- n. Prior to issuance of final grading permits, design of proposed channel along western property line shall clearly demonstrate the use of armoring to protect adjacent properties.
- o. Prior to issuance of final grading permits, a developed condition channel model shall be provided in the drainage report and include accurate mapping of offsite flows impacting western boundary.
- p. Scour analysis shall be completed and included in the drainage report for channel along western boundary. Scour protection shall be provided as required in the scour analysis.
- q. Finish floors shall meet or exceed the minimum requirements set forth in the City of Buckeye Engineering Design Standards DM 500.
- r. Final drainage design shall be determined at final engineering and construction documents.
- s. 2nd Review redline comments on the site plan and preliminary engineering documents shall be addressed in the submission of the final construction and engineering documents.
- t. Prior to any certificate of occupancy, Lost Creek Drive shall be constructed and complete.
- u. Prior to Final Plat approval, the Property Owner/Developer will be required to submit for review and approval a complete package of construction drawings consisting of but not limited to wash crossing plans and report, paving, storm drain, grading, erosion & sediment control, water, sewer, street lighting, and landscaping plans, address map, and final drainage, water, and sewer reports per the requirements set forth in the Engineering Design Standards (EDS).

ATTACHMENTS

- Vicinity Map (Aerial Photo)
- Applicant's Narrative
- Preliminary Plat
- Preliminary Landscape Plan

Prepared By:

Sean Banda, Senior Planner

Reviewed By:

Adam Copeland, Deputy Planning Director



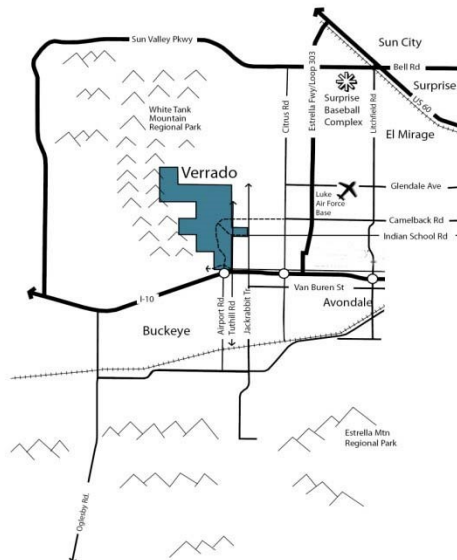
Regent Hills District

Regent Hills – Phase 2 Narrative to accompany Preliminary Plat PLZV-21-00046 Second Submittal (January 2022)

Background

Verrado is an 8,816 acre master planned community located north and south of I-10 and east and west of Verrado Way ("Verrado") as shown on *Exhibit A*. In 1999, the City of Buckeye (the "City") approved the Pre-Annexation and Development Agreement (the "PADA") and the Community Master Plan ("CMP"), both of which provide the planning and zoning entitlement framework for Verrado.

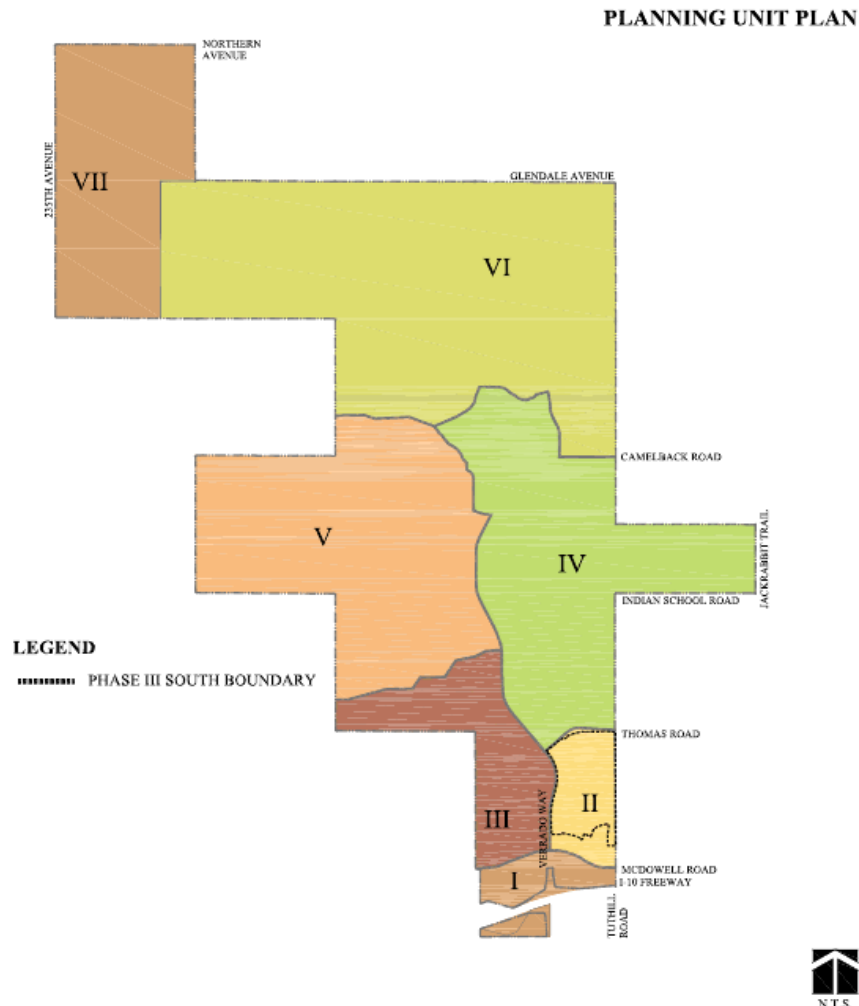
Exhibit A



In 2004, the City approved an amendment to the CMP that added an additional sixteen (16) acres to the entitlements. The CMP, as amended, allows for a maximum of 14,080 residential dwelling units, 4,234,550 square feet of commercial/mixed use and 1,000 resort rooms. A

Land Use Budget allocates these densities/intensities throughout the 8,816 acre property into seven (7) Planning Units as depicted in *Exhibit B*.

Exhibit B



Description of Request

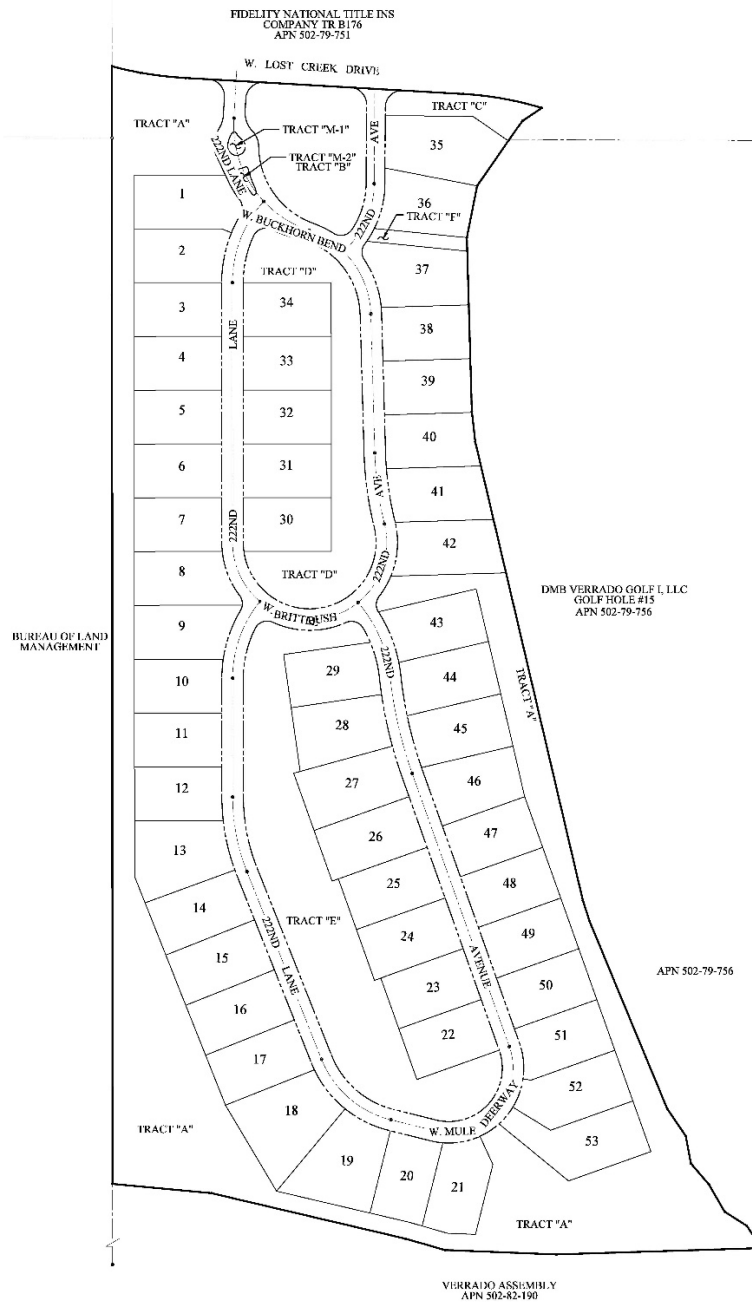
The purpose of this application is to request the approval of the Preliminary Plat for Regent Hills - Phase 2 of the Verrado Regent Hills District. The proposed Preliminary Plat consists of approximately twenty five (25) acres and is located south of the extension of Lost Creek Drive and west of the Verrado golf hole #15 (the "Property") as shown on *Exhibit C*.

The Preliminary Plat will create fifty three (53) residential lots and several private tracts that will be utilized for open space and landscape. The site will be developed in one phase and will be a gated community.

The Property has two (2) gated points of access onto Lost Creek Drive. The engineering plans and Map of Dedication for Lost Creek Drive are currently being prepared by LDE Team.

As noted, this is a gated community and the streets will be private, maintained by the HOA. The streets will be thirty-two (32) feet in width and no sidewalks.

Exhibit C



Regent Hills District

Verrado was planned and designed as a sustainable community with a strong identity and vision that integrates diverse residential neighborhoods with commercial uses and is responsive to the market. The Verrado Community Master Plan ("CMP") provides a framework to preserve and celebrate the natural features of the Property. Early phases of Verrado were designed as more traditional near-town neighborhoods on gently sloping terrain, which created an opportunity for smaller, more integrated neighborhoods designed around neighborhood parks and with more access to each of the neighborhoods. Recent phases continue to be planned and developed in response to ongoing demand to offer new residents several housing options within the community at a variety of price points. The Regent Hills District was originally platted and developed in 2004 within the Main Street District.

Current Site Conditions

The Property is currently undeveloped and consists of either undeveloped desert and/or areas of disturbed desert. Disturbed areas were utilized as part of the Caterpillar proving grounds operation, which concluded approximately 30 years ago.

Current General Plan Designation

The entire 8,816 Verrado property is designated as *Master Planned Community* in the City of Buckeye General Plan (ratified by voters May 20, 2008) as shown in **Exhibit E**. Additionally, portions of the Verrado property are shown as Floodway Transition Areas. The updated Planning Unit Drainage Plan and Update to the Master Drainage Plan submittal addresses any drainage issues related to this land use designation.

Exhibit E



Current Zoning Designation

Verrado is zoned Planned Community District (“PC”) with an approved CMP and PADA as noted above. The CMP identifies several Development Options which specify allowed uses and development criteria. In accordance with the CMP, Development Options are chosen at the time of preliminary plat approval. Development Options for the Regent Hills - Phase 2 Preliminary Plat will be identified on the plat.

Planning Unit Plans

The CMP requires that a Planning Unit Environmental Design Plan (“PUEDP”) be approved by the Planning Director. The purpose of the PUEDP is to provide more specificity in terms of generalized character of the area to be developed. The PUEDP addresses site conditions, paths and trails, public facilities, landscaping themes, signage, and lighting. Additionally, plans for drainage, water, sewer and transportation will be submitted concurrently with the final plats to ensure compliance with CMP requirements. A PUEDP for Victory has been approved.

The Regent Hill District is located within one (1) planning units - Planning Units V.

Surrounding Vicinity Information

	North	South	East	West
Existing Use	Undeveloped – Phase 3A & 3B	Undeveloped – Drainage Corridor	Verrado Golf Hole #15	BLM
Existing Zoning	PCD	PCD	PCD	N/A
Planning Unit Plan Designation	PU V	PU V	N/A	N/A
Verrado “Districts”	Regent Hills	Regent Hills	N/A	N/A

Water Management Plan

EPCOR Water¹ is the water service provider for Verrado. A Zone 5 water line will be extended from the existing point of connection in Lost Creek Drive westerly, to the west entrance of the Property.

Wastewater Management Plan

EPCOR Water is also the wastewater service provider for Verrado. A sewer line, from the Property will be extended to the southeast and connect into an existing sewer line located south of golf hole #15. The wastewater will outfall into existing wastewater reclamation facility, located north of McDowell Road adjacent to the Tuthill Road alignment.

¹ EPCOR is a private utility provider service to Verrado and other areas in Maricopa County.

Fire & Police Protection

Fire, Police and emergency services are provided by the City. The Verrado Fire Station 703 located at 2582 North Verrado Way is approximately 2½ miles from the Property. Station 703 is a joint fire/police station that was partially funded by Verrado through the donation of land as well as cash donation as specified in the PADA.

Impact on Local Schools

The Property is located within three (3) school districts including 1) the Litchfield Elementary School District, 2) the Agua Fria Union High School District, and 3) the Saddle Mountain Elementary School District. The proposed Preliminary Plat is in compliance with land use intensities allowed within the land use budget.

In addition to the Litchfield elementary and middle schools in Verrado's first phase Main St. District and the Verrado High School within East District, a new elementary school recently opened in the Heritage District near the northwest corner of Thomas Road and Verrado Way within Verrado. The proposed densities were anticipated in the design and capacities of the schools.

Transportation/Roadways

Lost Creek Drive, a Minor Collector, will provide access to the Property. The residential streets will be minimum width of thirty-two (32) feet back-of-curb, with parking allowed on both sides of the street. Sidewalks will not be provided on the internal streets.

Response to first review comment: the existing temporary parking on Lost Creek Drive will be removed in order to construct lost Creek Drive extension to Regent Hills Phase 2 as well Phase 3. The temporary parking will be "replaced" with on-street parallel parking on Lost Creek Drive extended just west of the Phase 3 entrance. It is important to note; however, there will be NO PARKING AVAILABLE during construction of Lost Creek Dr. since the only access to the trails off of Lost Creek would be through an active construction zone.

Development Standards

The Preliminary Plat illustrates 53 residential lots as well as several private "tracts" that will be used for several uses including open space, landscape and drainage. The residential lots will fall within the Development Options of Residential Low with lot sizes of 80' x 130'. Below is an abbreviated summary of the Development Options with proposed lot development standards:

Development Option	Lot Size (CMP)		Min. Width & Depth		Max. Lot Coverage
	CMP	Prop.	CMP	Prop.	CMP
Residential Very Low	10,000	10,400 (80 x 130)	80'	80'/130'	60%

Verrado Design Guidelines

Design Guidelines have been developed to address the unique character that will be created in this portion of Verrado. The Regent Hills design guidelines are similar to the existing Verrado Design Guidelines that are utilized to guide the unique architectural and land planning character that has made this community unique.

Summary

The proposed Preliminary Plat represents Regent Hills – Phase 2 will blend in seamlessly with Verrado, yet will be developed with its own character and qualities, which will ensure the success of the community.

PRELIMINARY PLAT
FOR
REGENT HILLS - PHASE 2

SITUATED IN A PART OF THE SOUTHWEST QUARTER SECTION 24 & NORTHWEST QUARTER SECTION 25,
TOWNSHIP 2 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, CITY OF BUCKEYE, ARIZONA

GENERAL NOTES

1. THE INTENT OF THIS PRELIMINARY PLAT IS TO MEET THE REQUIREMENTS OF THE VERRADO COMMUNITY MASTER PLAN APPROVED BY THE CITY OF BUCKEYE ON NOVEMBER 17, 1999 AND INCORPORATED BY REFERENCE INTO THAT CERTAIN PRE-ANNEXATION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF BUCKEYE AND DMB WHITE TANK, LLC, AN ARIZONA LIMITED LIABILITY COMPANY RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY AS DOCUMENT NO. 99-1071208 (THE "CMP"), INCLUDING ALL MAJOR AND MINOR AMENDMENTS THERETO.
2. THIS PRELIMINARY PLAT SHALL CONFORM TO THE MINIMUM REQUIREMENTS AS SET FORTH IN THE APPROVED POTABLE WATER AND MASTER WASTEWATER PLANS AS DESCRIBED IN VOLUMES 3.0A AND 3.0B OF THE PLANNING UNIT PLAN FOR PORTIONS OF PLANNING UNITS II, III, IV AND V BOTH DATED 2/10/2006.
3. WASTEWATER DISPOSAL FOR THE DEVELOPMENT WILL BE PROVIDED AT AN ON-SITE WATER RECLAMATION FACILITY "WRF" TO BE LOCATED NORTH OF MCDOWELL ROAD IN THE SE 1/4 OF SECTION 31, TOWNSHIP 2N, RANGE 2W. THE WASTEWATER WILL BE TREATED TO STATE AND COUNTY EFFLUENT REUSE WATER QUALITY STANDARDS FOR USE AS GOLF COURSE IRRIGATION. AN ON-SITE RECHARGE FACILITY WILL BE CONSTRUCTED FOR RECHARGE OF EXCESS EFFLUENT. BOTH THE "WRF" AND RECHARGE FACILITIES WILL BE OWNED, OPERATED AND MAINTAINED BY EPCOR WATER INC., A PRIVATE WATER COMPANY.
4. POTABLE WATER FOR THE DEVELOPMENT IS PROVIDED BY BOTH ON-SITE AND OFF-SITE PRODUCTION WELLS. IF NECESSARY TO MEET POTABLE DRINKING WATER STANDARDS, A BLENDING FACILITY OR WATER TREATMENT FACILITY IS LOCATED ON-SITE NORTH OF INDIAN SCHOOL ROAD IN THE SE 1/4 OF SECTION 20, TOWNSHIP 2N, RANGE 2W.
5. THE DEVELOPER HAS APPLIED TO THE ARIZONA DEPARTMENT OF WATER RESOURCES FOR A CERTIFICATE OF ASSURED WATER SUPPLY FOR THE PROJECT.
6. REGENT HILLS PHASE 2s WILL BE SUBJECTED TO THE COVENANTS, CONDITIONS, RESTRICTIONS, AND OTHER PROVISIONS CONTAINED IN THE COVENANT FOR COMMUNITY FOR VERRADO RECORDED IN DOCUMENT NUMBER 2002-1008904, AS SAME MAY BE AMENDED FROM TIME TO TIME, AND PRIOR TO DEVELOPMENT WILL BE SUBJECTED TO THE COMMUNITY CHARTER FOR VERRADO RECORDED IN DOCUMENT NUMBER 2002-1008906. ALL OTHER LOTS IN THIS PARCEL WILL BECOME MEMBERS OF THE HOMEOWNER'S ASSOCIATION ESTABLISHED BY THE COMMUNITY CHARTER FOR VERRADO.
7. ALL SETBACKS SHALL CONFORM WITH THE VERRADO CMP AND ALL MAJOR AND MINOR AMENDMENTS THERETO.
8. FINISH FLOOR ELEVATION SHALL BE SET A MINIMUM OF 12" ABOVE THE ADJACENT 100-YEAR WATER SURFACE ELEVATIONS AND AT LEAST 14" ABOVE THE LOW LOT OUTFALL ELEVATION.
9. 2 POINTS OF CONNECTION FOR WATER FIRE FLOW REQUIRED.
10. 2 ACCESS POINTS FOR EMERGENCY ACCESS MEETING THE IFC 2012 D104.3 REMOTENESS REQUIREMENT, IS REQUIRED.
11. CROSSING MUST MEET A 75,000LB. LIVE LOAD FOR EMERGENCY VEHICLES.
12. LOST CREEK DRIVE SHALL BE BUILT AND COMPLETE PRIOR TO ISSUANCE OF BUILDING PERMITS.
13. ALL RESIDENTIAL STRUCTURES WILL REQUIRE AN AUTOMATIC FIRE SPRINKLER SYSTEM
14. ANY GATES WILL BE REQUIRED TO MEET THE CITY OF BUCKEYE EMERGENCY ACCESS REQUIREMENTS

FLOODPLAIN INFORMATION

THE MARICOPA COUNTY, ARIZONA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 04013C1665L, 04013C2110L, AND 04013C2130L DATED OCTOBER 16, 2013 INDICATES THAT THE SITE FALLS WITHIN ZONES "AE", AND "X" (SHADED). REFER TO EXHIBIT 4 - FIRM MAP FOR SITE LOCATION AND FIRM MAP INFORMATION. IN THE PRELIMINARY DRAINAGE REPORT.

ZONE "X" (SHADED) IS DEFINED BY FEMA AND PER THE FIRM PANEL AS FOLLOWS:
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FORM 1% ANNUAL CHANCE FLOOD.

BASIS OF BEARING

HELD A BEARING OF N00°04'11"W FOR THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER MERIDIAN AS SHOWN ON THE RESULTS OF SURVEY FOR "VERRADO", RECORDED AS BOOK 602 PAGE 30, MCR.

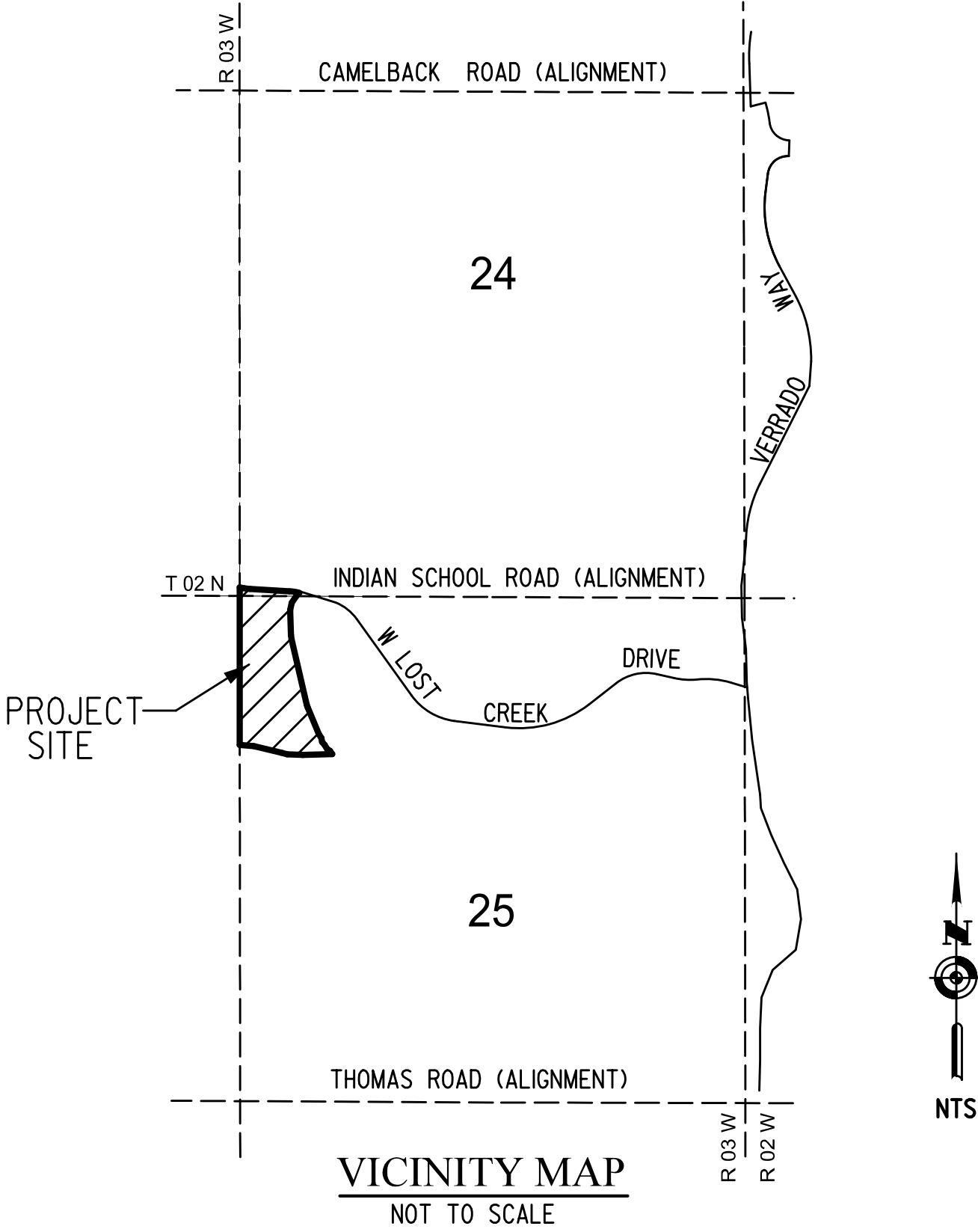
CMP DEVELOPMENT OPTIONS	
REGENT HILLS PHASE 2	
DEVELOPMENT OPTION	RESIDENTIAL VERY LOW
PRODUCT	80C
NUMBER OF LOTS	53
STANDARD LOT SIZE (FT)	80'x130'
STANDARD LOT SIZE (SF)	10,400
MINIMUM LOT WIDTH (FT)	80
MINIMUM LOT SIZE (SF)	6,000
SMALLEST LOT SIZE (SF)	10,400
LARGEST LOT SIZE (SF)	14,694
AVERAGE LOT SIZE (SF)	11,350

PROJECT SUMMARY	
RESIDENTIAL	AREA (Acres)
LOT AREAS	13.83
TRACTS	8.70
PRIVATE ROADWAY (TRACT G)	2.70
REGENT HILLS PHASE 2 TOTAL	25.23 AC
NET DENSITY	2.10 DU/AC

LEGEND			
---	RIGHT OF WAY LINE	R	RADIUS
---	EASEMENT LINE	EX	EXISTING
---	CENTERLINE	PUE	PUBLIC UTILITY EASEMENT
---	MATCH LINE	P	PAVEMENT
8" W	PROPOSED WATER LINE	VNAE	VEHICLE NON ACCESS EASEMENT
8" S	PROPOSED SEWER LINE	BK	BOOK
⊙	PROPOSED MANHOLE	PG	PAGE
⊗	PROPOSED WATER VALVE	MCR	MARICOPA COUNTY RECORDS
⊕	PROPOSED FIRE HYDRANT	EX S	EXISTING SEWER LINE
⌋	STORM DRAIN SYSTEM	① TYP	INDICATES LINE OF SIGHT (SEE DETAIL SHEET 3)
⊙	STORM DRAIN MANHOLE	② TYP	INDICATES SIGHT DISTANCE LINE (SEE DETAIL SHEET 3)
→	FLOW ARROW (DRAINAGE)		
⊙	SURVEY MONUMENT		
EX W	EXISTING WATER LINE		
●	SEWER CLEANOUT		
SDE	STORM DRAIN EASEMENT		

TRAFFIC STATEMENT

USING THE TRIP GENERATION RATE OF 0.30 TRIPS PER UNIT (PER ITE FOR SENIOR ADULT HOUSING -DETACHED), THE PROPOSED SUBDIVISION GENERATES 16 TRIPS IN PM PEAK HOUR.



PROPERTY OWNER

FIDELITY NATIONAL TITLE
14000 N. PIMA ROAD, SUITE 100
SCOTTSDALE, ARIZONA 85260
TEL (480) 367-7619
CONTACT: DAVE NILSEN
EMAIL: DNILSEN@DMBINC.COM

ENGINEER

HUITT-ZOLLARS, INC.
5050 N. 40TH STREET, SUITE 100
PHOENIX, AZ. 85018
TEL (602) 252-8384, EXT. 11304
FAX (602) 252-8385
CONTACT: TOM RYAN
EMAIL: TRYAN@HUITT-ZOLLARS.COM

SHEET INDEX

- 1 - COVER SHEET, LEGEND & NOTES
- 2 - KEY MAP & STREET SECTIONS
- 3 - LOT AREAS, CURVE DATA, AND TRACT AREAS TABLE, DETAILS & SIGHT VISIBILITY EASEMENT
- 4-6 - PRELIMINARY PLAT SHEETS
- 7 - WBSO AND DETAILS
- L-1 - CONCEPTUAL LANDSCAPE PLAN

UTILITIES

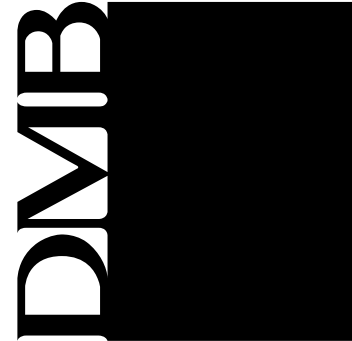
- TELEPHONE - CENTURYLINK/COX COMMUNICATIONS
- ELECTRIC - APS
- GAS - SOUTHWEST GAS
- CABLE TV - COX COMMUNICATIONS
- SEWER - EPCOR WATER
- WATER - EPCOR WATER
- POLICE - CITY OF BUCKEYE
- FIRE - CITY OF BUCKEYE
- REFUSE - CITY OF BUCKEYE
- SANITATION - CITY OF BUCKEYE

BENCHMARK

MARICOPA COUNTY GEODETIC CONTROL MONUMENT
BRASS CAP FLUSH IN CONCRETE
NATIONAL GEODETIC SURVEY PID B8CM34
PROJECT BASED ON NGVD29 DATUM=1063.15
LOCATED 430 FEET SOUTH OF SOUTH OFFRAMP OF JACKRABBIT ROAD OFF-10
7 FEET NORTH OF CANAL ACCESS GATE
7 FEET WEST OF GUARDRAIL ON WEST SIDE OF JACKRABBIT ROAD
PROJECT DATA (NGVD29) +2.04=NAVD 88

VERRADO SITE BENCHMARK *1
BRASS MONUMENT ON HEADWALL AT INDIAN SCHOOL ROAD
AND VERRADO WAY = 1305.85 (NGVD29 DATUM)

VERRADO SITE BENCHMARK *2
BRASS MONUMENT ON HEADWALL AT INDIAN SCHOOL ROAD
AND ACACIA WAY = 1219.86 (NGVD29 DATUM)



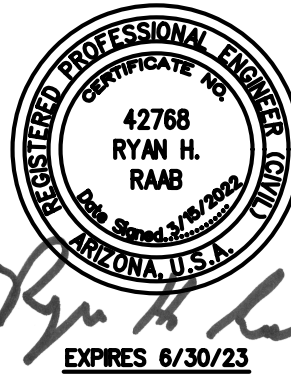
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REVISIONS:

REGENT HILLS - PHASE 2

PRELIMINARY PLAT

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DESIGNED: TR

DRAWN: STAFF

CHECKED: TR

PLOT DATE:
3/15/2022

SHEET 1 OF 7

PROJECT NO. R313610.04





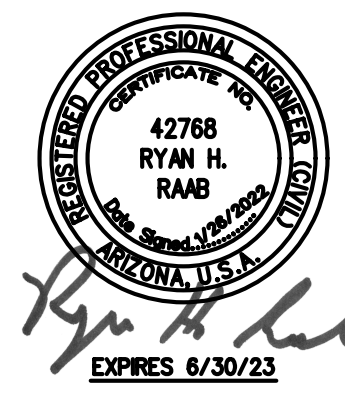
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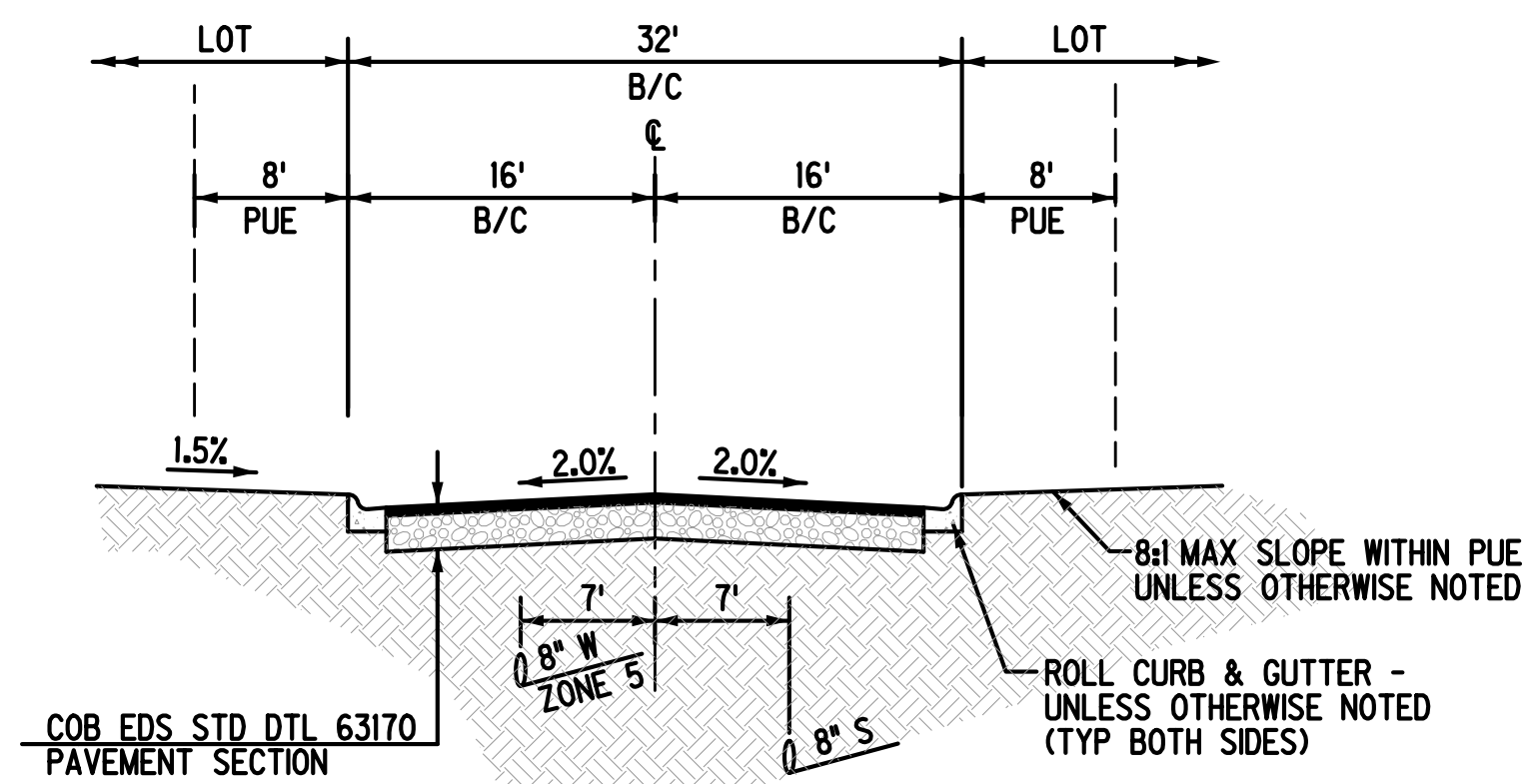
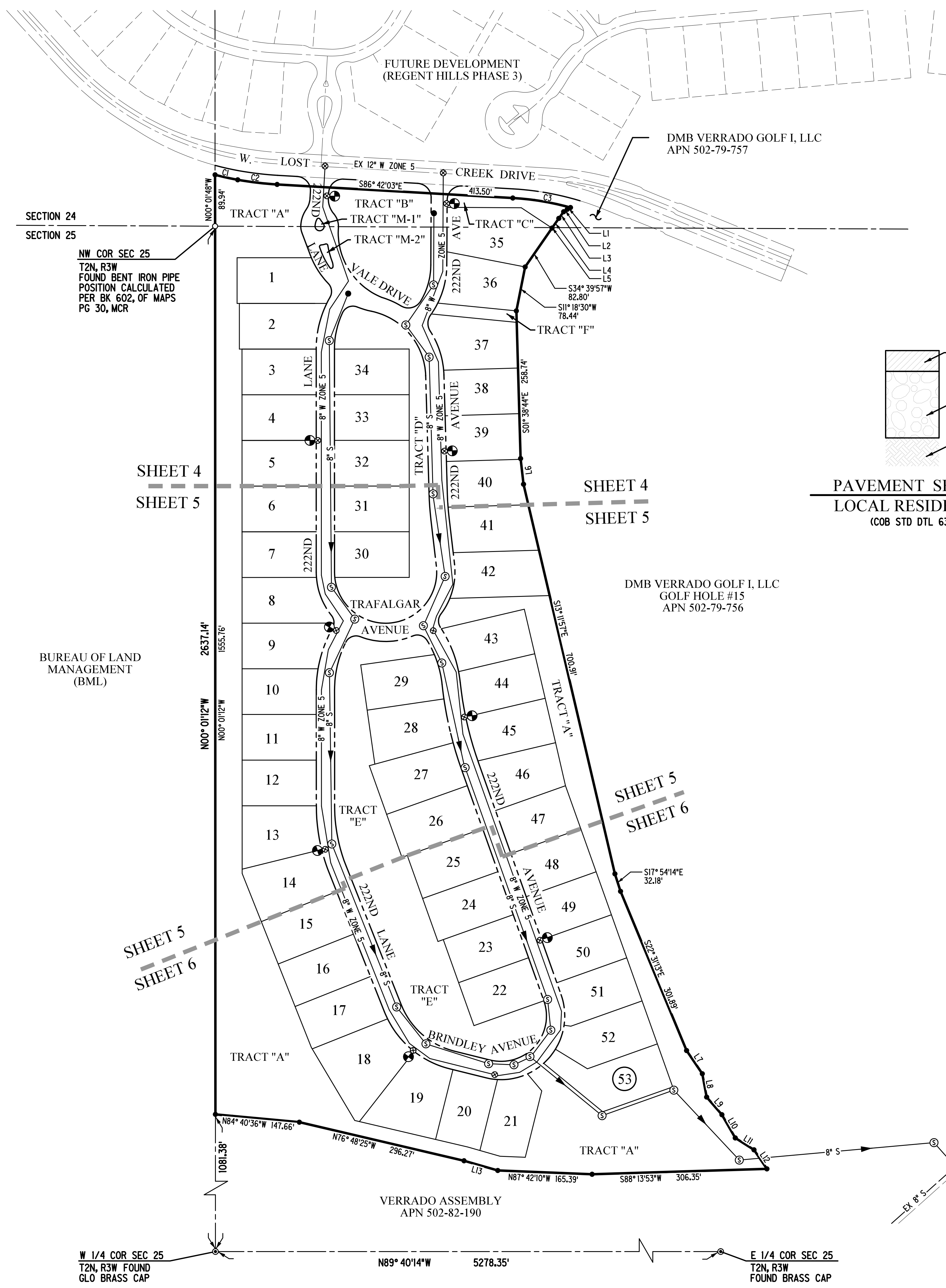
RECENT HILLS - PHASE 2

PRELIMINARY PLAT

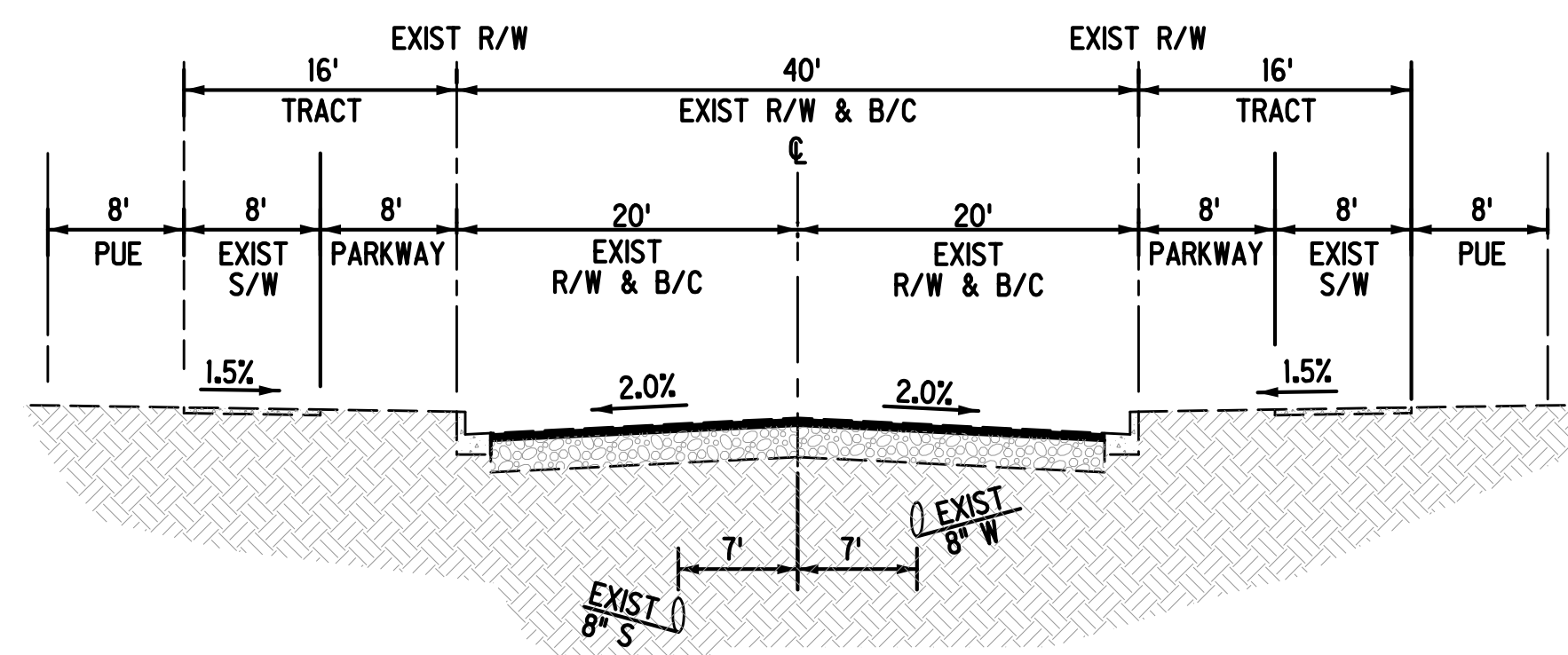
Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying



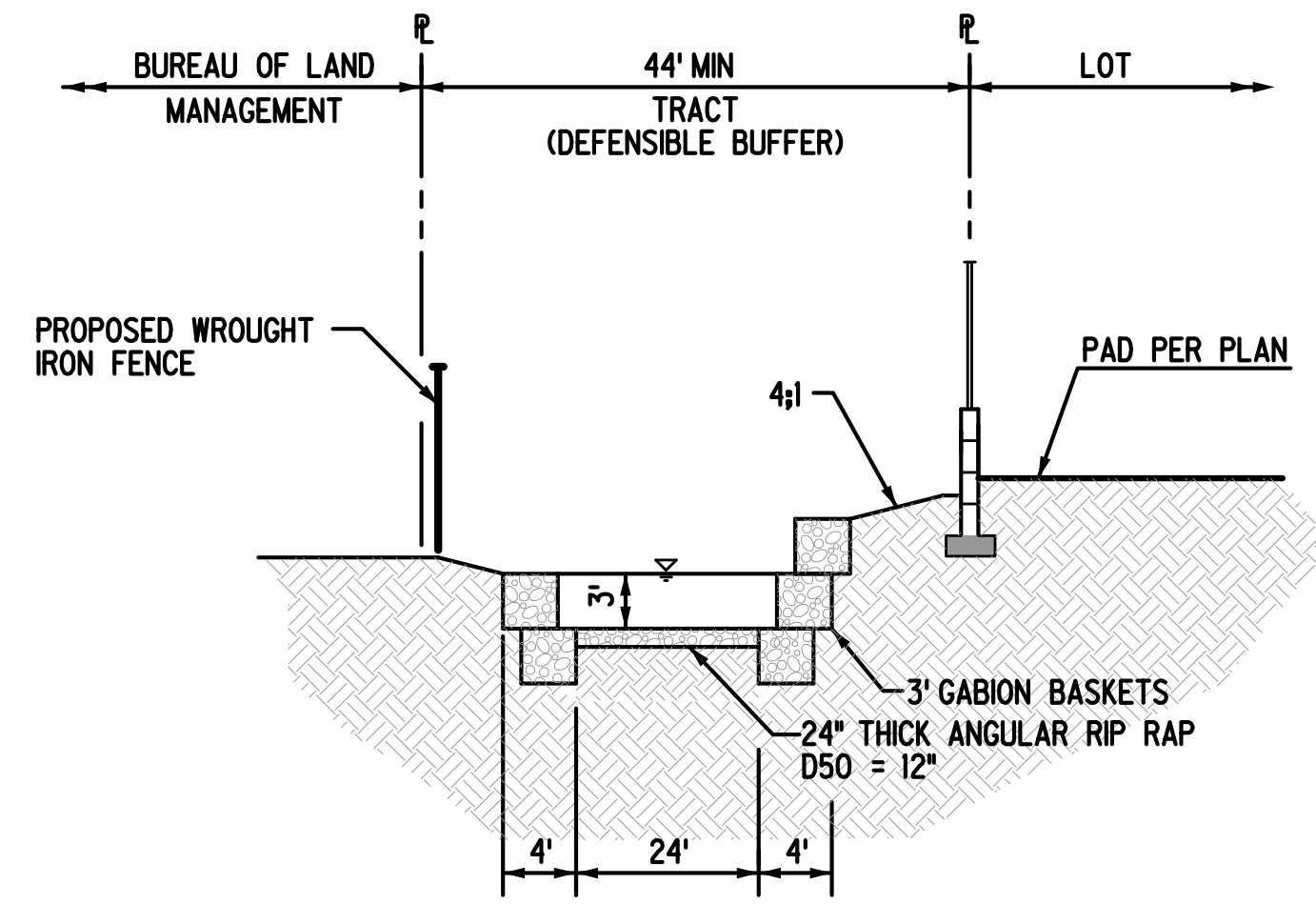
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SHEET 2 OF 7
PROJECT NO. R313610.04



TYPICAL LOCAL RESIDENTIAL PRIVATE ROADWAY
(5' S/W INSIDE LOOP ENTRANCE ROAD ONLY)



PROPOSED W. LOST CREEK DRIVE (MINOR COLLECTOR)

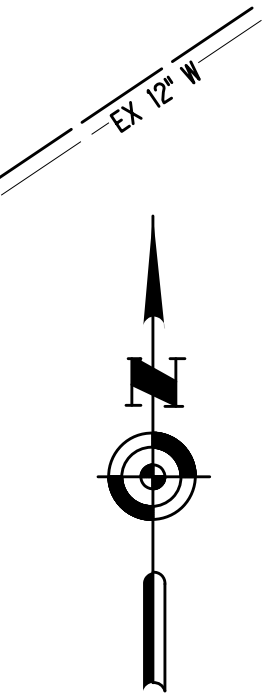


SECTION A-A

LEGEND	
---	MATCH LINE
⊙	SEWER MANHOLE
⊕	FIRE HYDRANT
⊗	WATER VALVE

FOR CURVE & LINE DATA
TABLE SEE SHEET 3

PRELIMINARY
NOT FOR
CONSTRUCTION



1"=100'

REVIEWED BY	DATE
DRAFTED BY	DATE
CHECKED BY	DATE

BUREAU OF LAND
MANAGEMENT
(BML)

W 1/4 COR SEC 25
T2N, R3W FOUND
GLO BRASS CAP

VERRADO ASSEMBLY
APN 502-82-190

E 1/4 COR SEC 25
T2N, R3W FOUND
BRASS CAP

PLZV-21-00046

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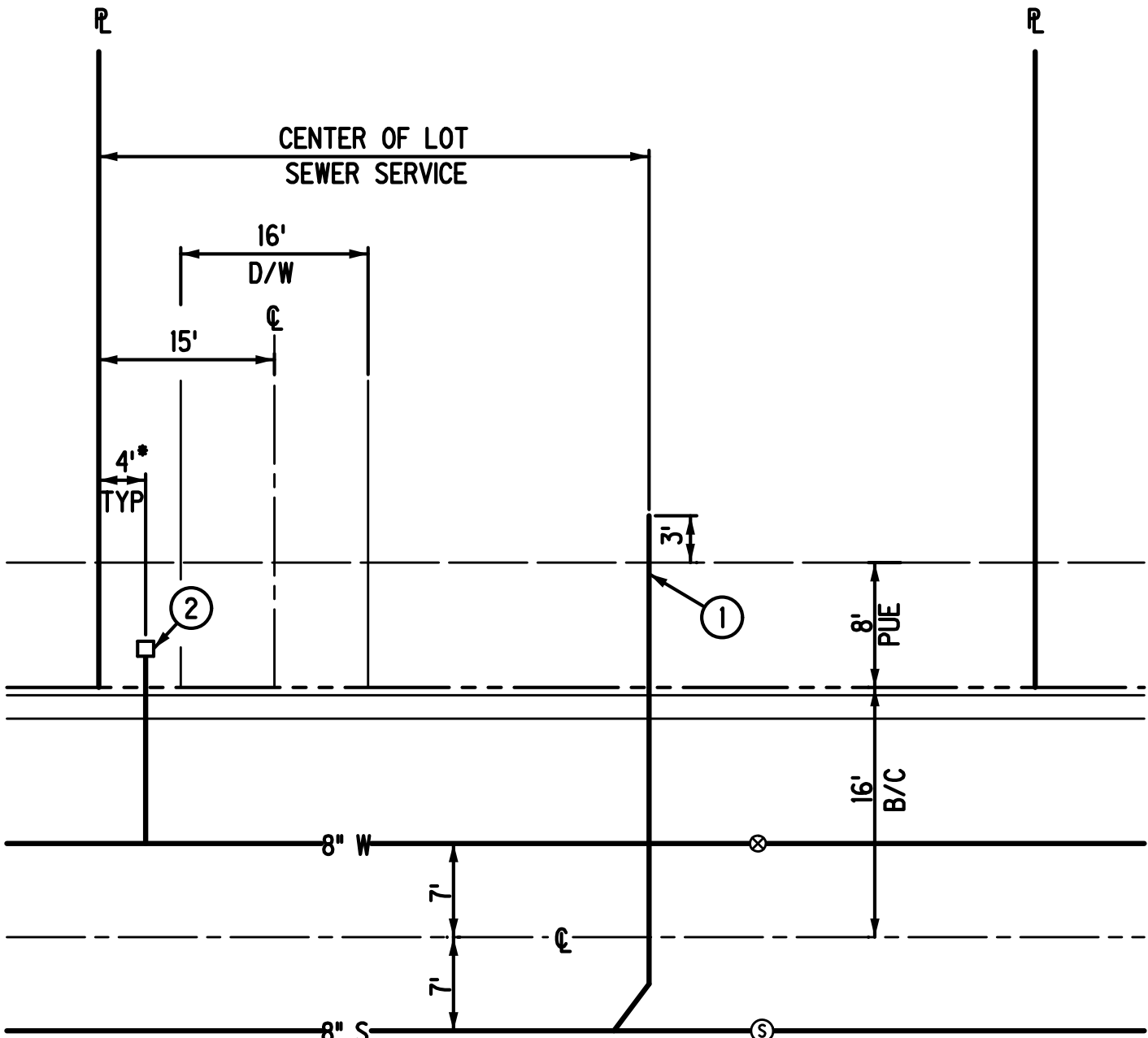
LOT AREA TABLE		
LOT NO.	AREA (SF)	AREA (ACRE)
1	12,125	0.278
2	11,246	0.258
3	10,400	0.239
4	10,400	0.239
5	10,400	0.239
6	10,400	0.239
7	10,401	0.239
8	11,437	0.263
9	11,630	0.267
10	10,438	0.240
11	10,400	0.239
12	10,400	0.239
13	12,585	0.289
14	12,584	0.289
15	11,360	0.261
16	11,360	0.261
17	11,362	0.261
18	16,417	0.377
19	14,128	0.324
20	10,069	0.231
21	10,898	0.250
22	10,400	0.239
23	10,400	0.239
24	11,200	0.257
25	11,200	0.257
26	12,000	0.275
27	12,752	0.293
28	12,010	0.276
29	10,745	0.247
30	10,471	0.240
31	10,472	0.240
32	10,472	0.240
33	10,472	0.240
34	10,472	0.240
35	14,740	0.338
36	11,419	0.262
37	12,716	0.292
38	10,401	0.239
39	10,400	0.239
40	10,756	0.247
41	11,653	0.268
42	12,705	0.292
43	11,265	0.259
44	11,231	0.258
45	11,382	0.261
46	11,402	0.262
47	10,400	0.239
48	10,400	0.239
49	10,400	0.239
50	10,400	0.239
51	10,663	0.245
52	12,284	0.282
53	14,187	0.326
TOTAL	602,310	13.831

CENTERLINE CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	
C1	165.00'	51°50'26"	149.29'	
C2	165.00'	23°15'44"	66.99'	
C3	135.00'	25°32'06"	60.17'	
C4	135.00'	48°21'45"	113.95'	
C5	135.00'	44°10'01"	104.07'	
C6	166.00'	41°59'30"	121.66'	
C7	105.50'	52°31'03"	96.68'	
C8	105.50'	75°36'36"	139.19'	
C9	105.50'	58°28'43"	107.66'	
C10	500.00'	04°58'50"	43.46'	
C11	201.80'	37°18'48"	131.39'	
C12	300.00'	21°40'21"	113.48'	
C13	150.00'	54°20'34"	142.27'	
C14	95.50'	123°33'16"	205.90'	
C15	630.00'	13°30'29"	148.53'	
C16	200.00'	35°40'08"	124.51'	

BOUNDARY CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	
C1	505.00'	04°36'30"	40.62'	
C2	586.00'	06°47'52"	69.53'	
C3	484.00'	12°09'09"	102.66'	

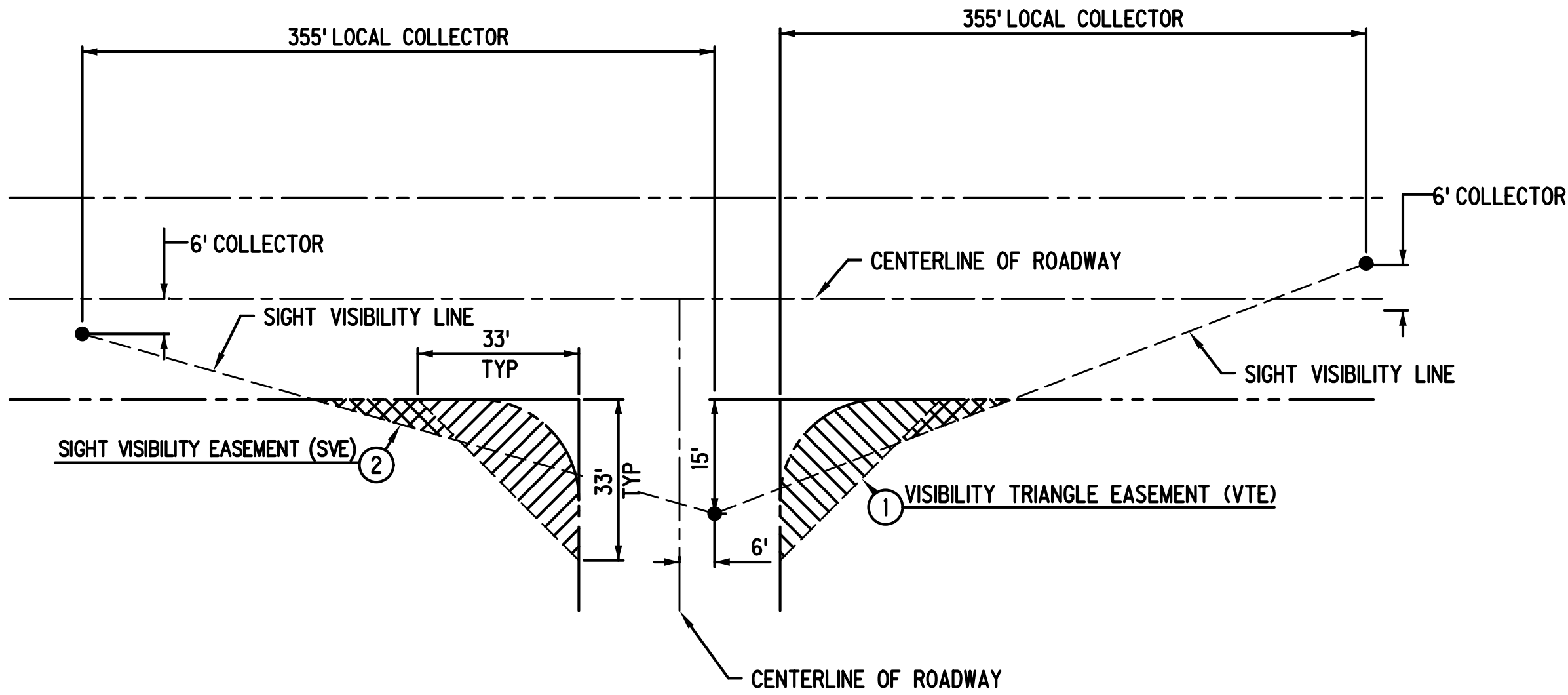
BOUNDARY LINE TABLE			
LINE NO.	DIRECTION	LENGTH	
L1	S61°10'52"W	6.53'	
L2	S56°18'04"W	7.58'	
L3	S36°04'41"W	14.38'	
L4	S34°57'59"W	19.68'	
L5	S34°57'59"W	1.05'	
L6	S06°30'53"E	45.38'	
L7	S34°10'43"E	49.07'	
L8	S10°31'20"E	41.59'	
L9	S40°51'46"E	40.84'	
L10	S29°54'03"E	46.97'	
L11	S57°34'21"E	38.88'	
L12	S34°10'43"E	40.28'	
L13	N73°58'01"W	61.47'	

TRACT AREA & USE TABLE		
TRACT NAME	AREA (SF)	AREA (ACRE)
TRACT "A"	232,298	5.333
TRACT "B"	29,233	0.671
TRACT "C"	4,786	0.110
TRACT "D"	32,622	0.749
TRACT "E"	76,513	1.756
TRACT "F"	2,880	0.066
TRACT "G"	117,477	2.697
TRACT "M-1"	252	0.006
TRACT "M-2"	490	0.011
TOTAL	496,551	11.399



TYPICAL DRIVEWAY &
SERVICE LOCATION

- ① 4" SEWER SERVICE - MAG STD DET 440, TYPE "A"
(MAINTAIN 6' OF COVER OVER 4" SEWER SERVICE AT THE BACK OF THE PUE)
- ② 1" WATER SERVICE WITH METER BOX - EPCOR 342-2
EACH LOT TO HAVE A SEWER AND WATER SERVICE. IF PLAN VIEW DOES NOT SHOW A SERVICE PLEASE CONTACT ENGINEER
• UNLESS OTHERWISE NOTED



① VISIBILITY EASEMENTS DETAIL



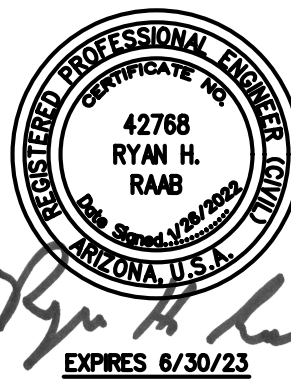
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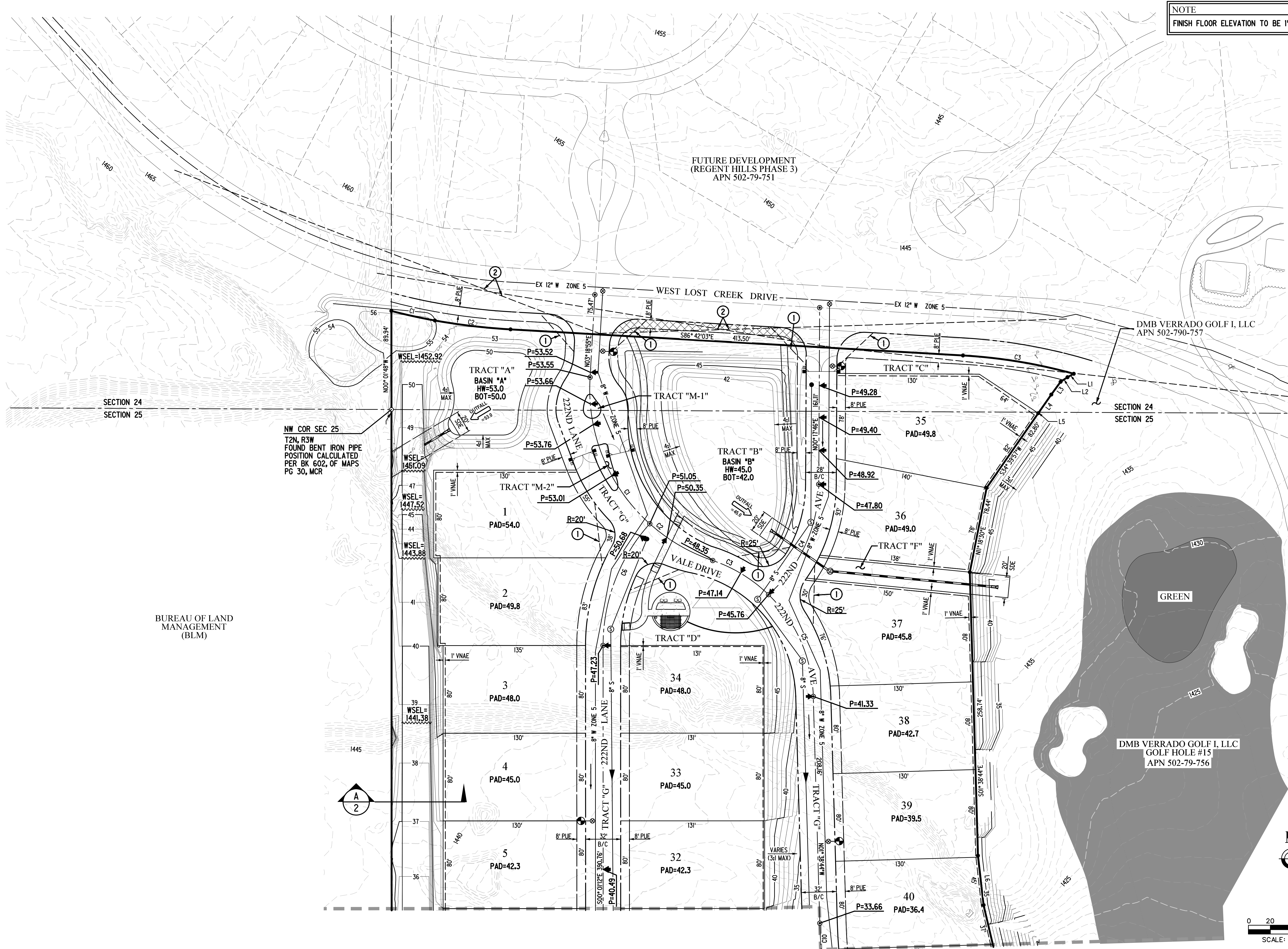
PRELIMINARY PLAT

Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying



DESIGNED: TR
DRAWN: STAFF
CHECKED: TR
PLOT DATE: 12/20/22
SHEET 3 OF 7
PROJECT NO. R313610.04

REVIEWED BY _____ DATE _____
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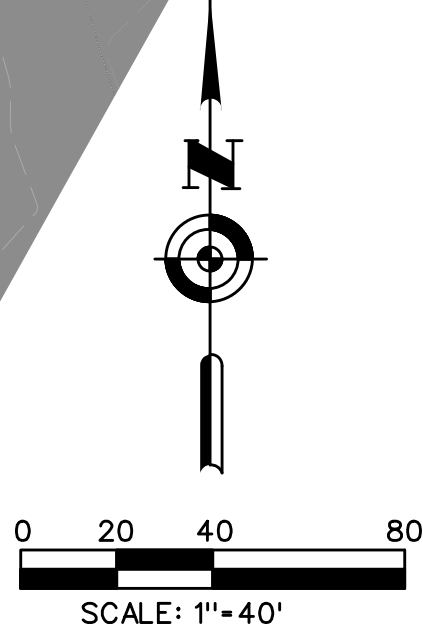
NOTE
FINISH FLOOR ELEVATION TO BE 1' ABOVE PAD

BUREAU OF LAND
MANAGEMENT
(BLM)

FUTURE DEVELOPMENT
(REGENT HILLS PHASE 3)
APN 502-79-751

DMB VERRADO GOLF I, LLC
APN 502-790-757

DMB VERRADO GOLF I, LLC
GOLF HOLE #15
APN 502-79-756



MATCH SHEET 5

FOR CURVE & LINE DATA
TABLE SEE SHEET 3

PRELIMINARY
NOT FOR
CONSTRUCTION

Contact Arizona 811 at least two full
working days before you begin excavation
ARIZONA
Call 811 or click Arizona811.com

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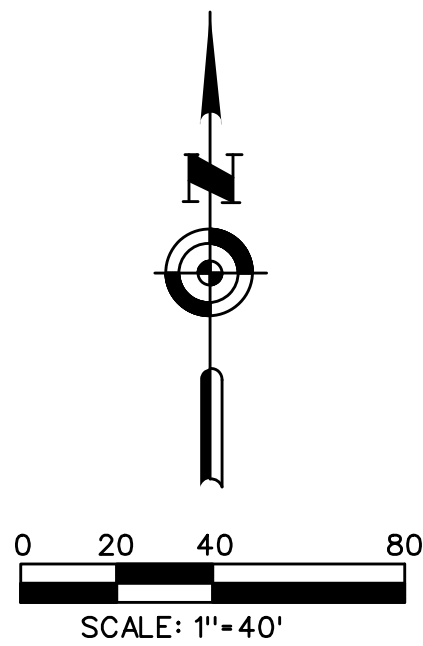
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SHEET 4 OF 7
PROJECT NO. R313610.04

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CHECKED BY _____ DATE _____

BUREAU OF LAND
MANAGEMENT
(BLM)



NOTE
FINISH FLOOR ELEVATION TO BE 1' ABOVE PAD



FOR CURVE & LINE DATA
TABLE SEE SHEET 3

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ARIZONA
Call 811 or click Arizona811.com

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1/26/2022
SHEET 5 OF 7
PROJECT NO. R313610.04



RECENT HILLS - PHASE 2

PRELIMINARY PLAT

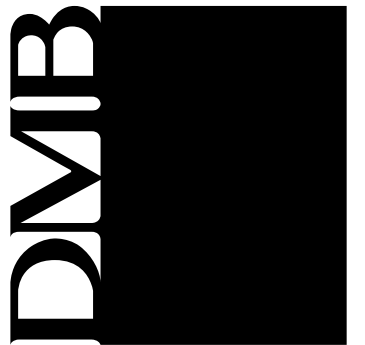
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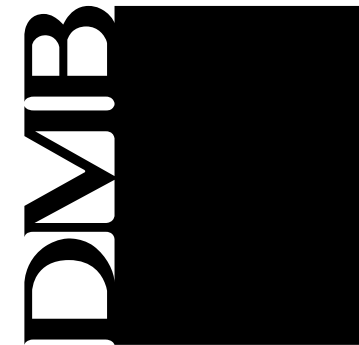
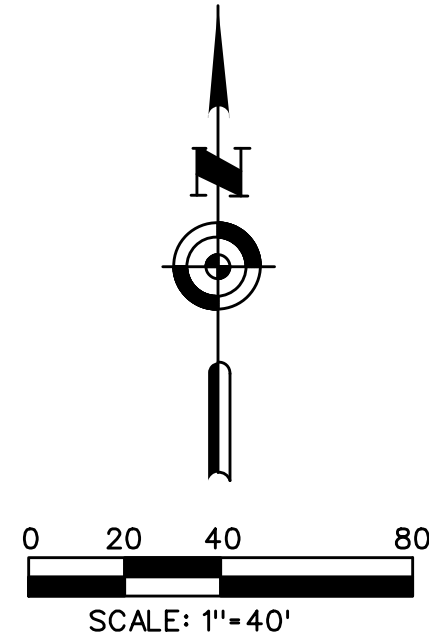


PLZV-21-00046
88

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NOTE
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REGENT HILLS - PHASE 2

PRELIMINARY PLAT

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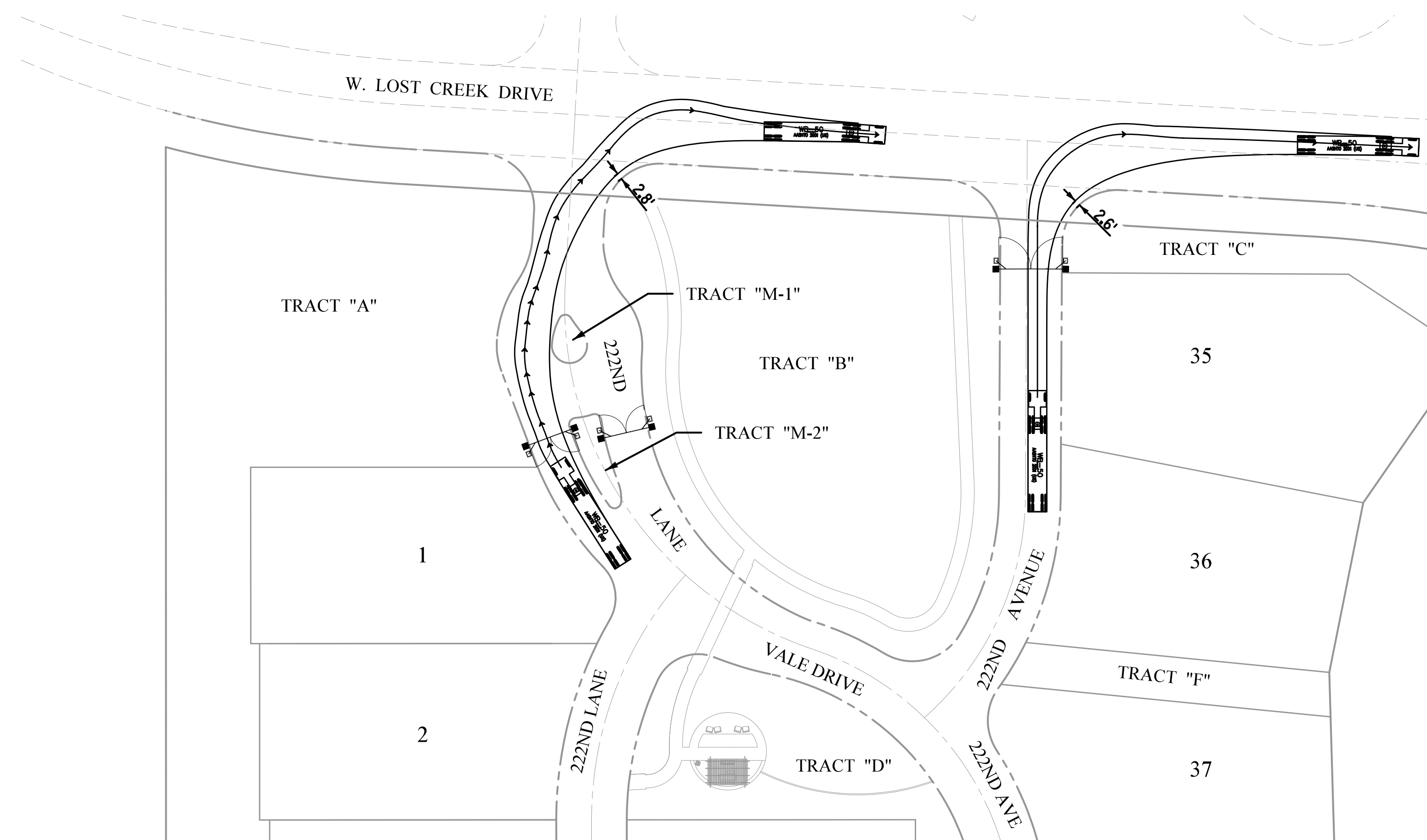
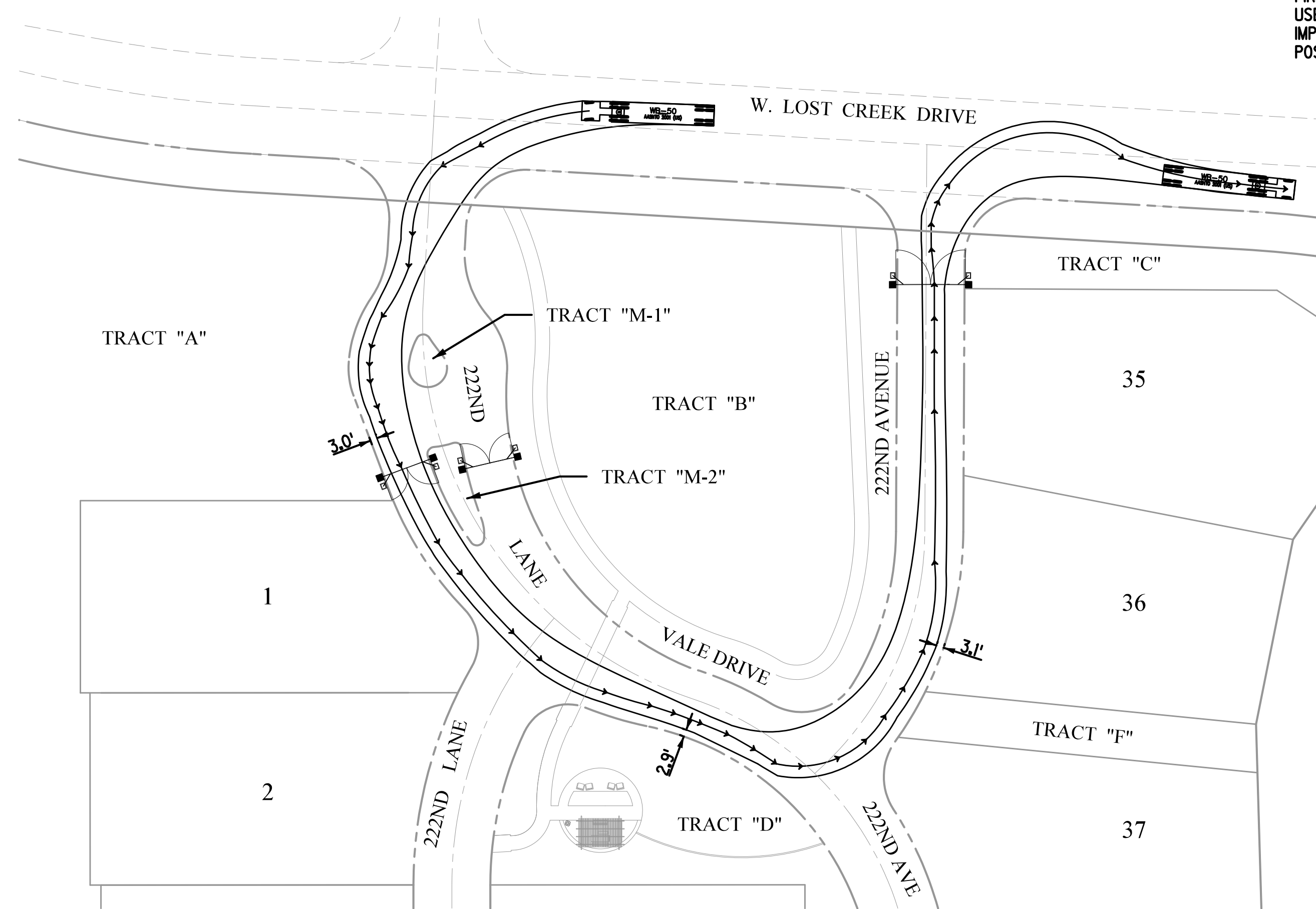
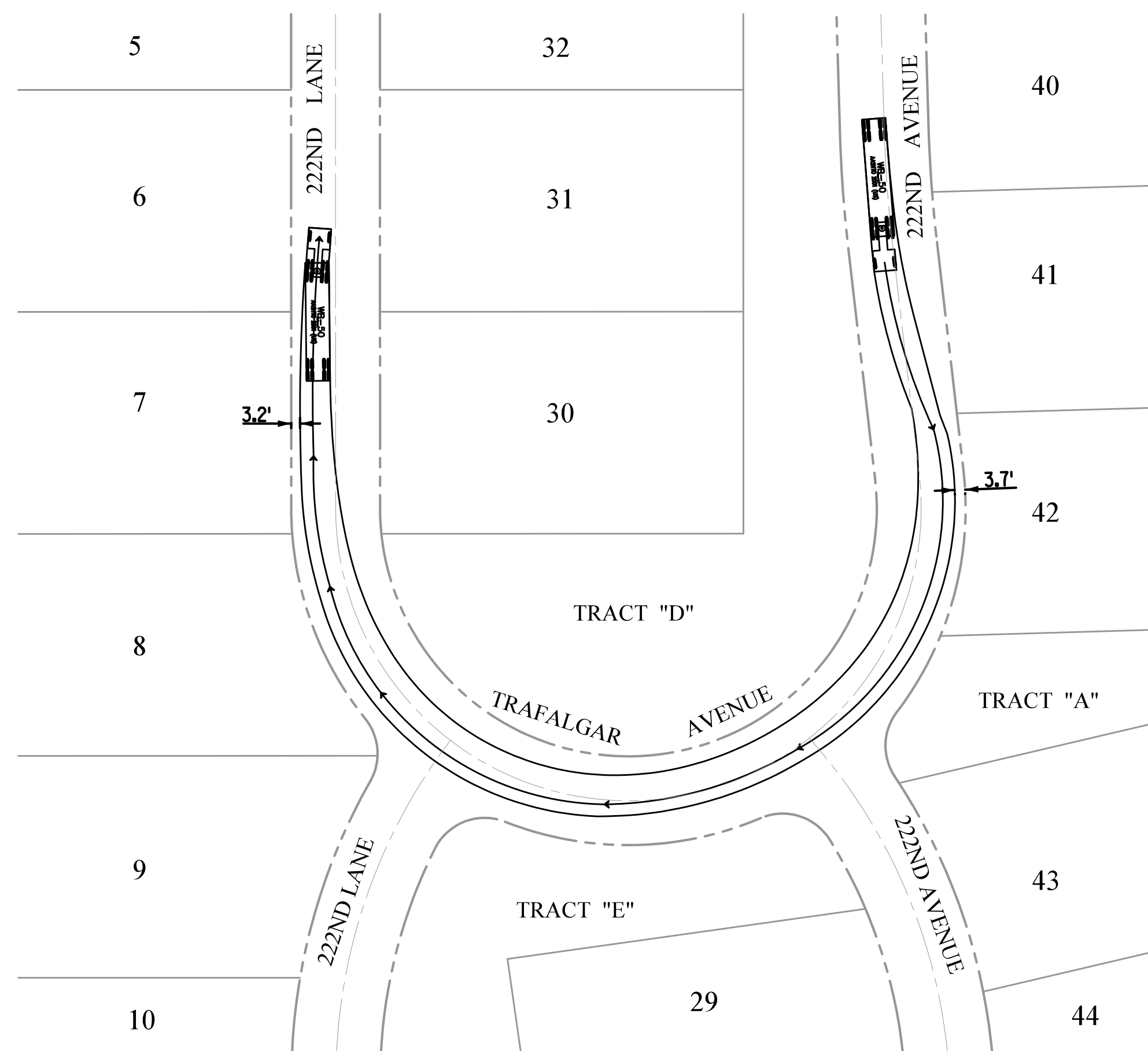
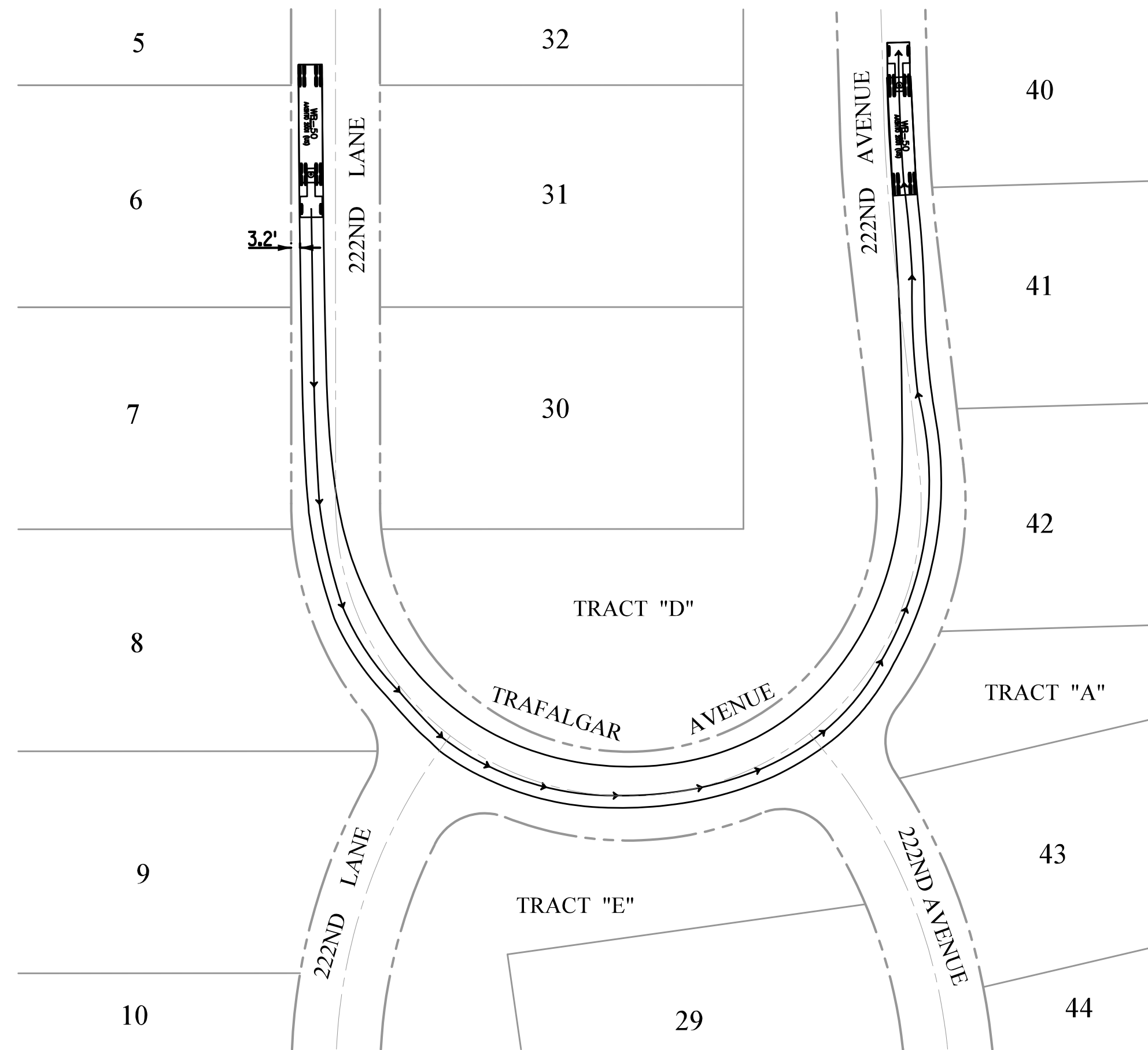
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DRAWN: STAFF	CHECKED: TR
SHEET 6 OF 7	PROJECT NO. R313610.04

FOR CURVE & LINE DATA
TABLE SEE SHEET 3

PRELIMINARY
NOT FOR
CONSTRUCTION

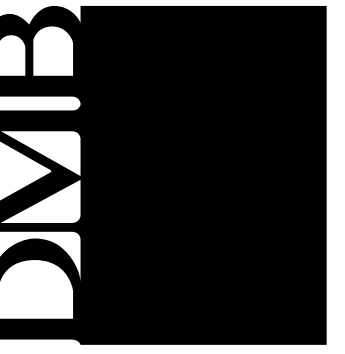


Contact Arizona 811 at least two full
working days before you begin excavation
Call 811 or click Arizona811.com



FIRE LANE NOTES

FIRE TRUCK DESIGN VEHICLE USED IS WB-50. MINIMUM TURNING RADIUS USED IS 42 FEET. GOAL IS TO KEEP STREET PARKING INTACT ALONG IMPACTED AREAS AS MUCH AS POSSIBLE. WHERE CLEARANCE IS NOT POSSIBLE WITH PARKING, "NO PARKING" SIGNS WILL BE INSTALLED.



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ADVANCEDDESIGNSM

REGENT HILLS - PHASE 2

PRELIMINARY PLAIN

• Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying



DESIGNED: TR

DRAWN: STAFF

CHECKED: TR

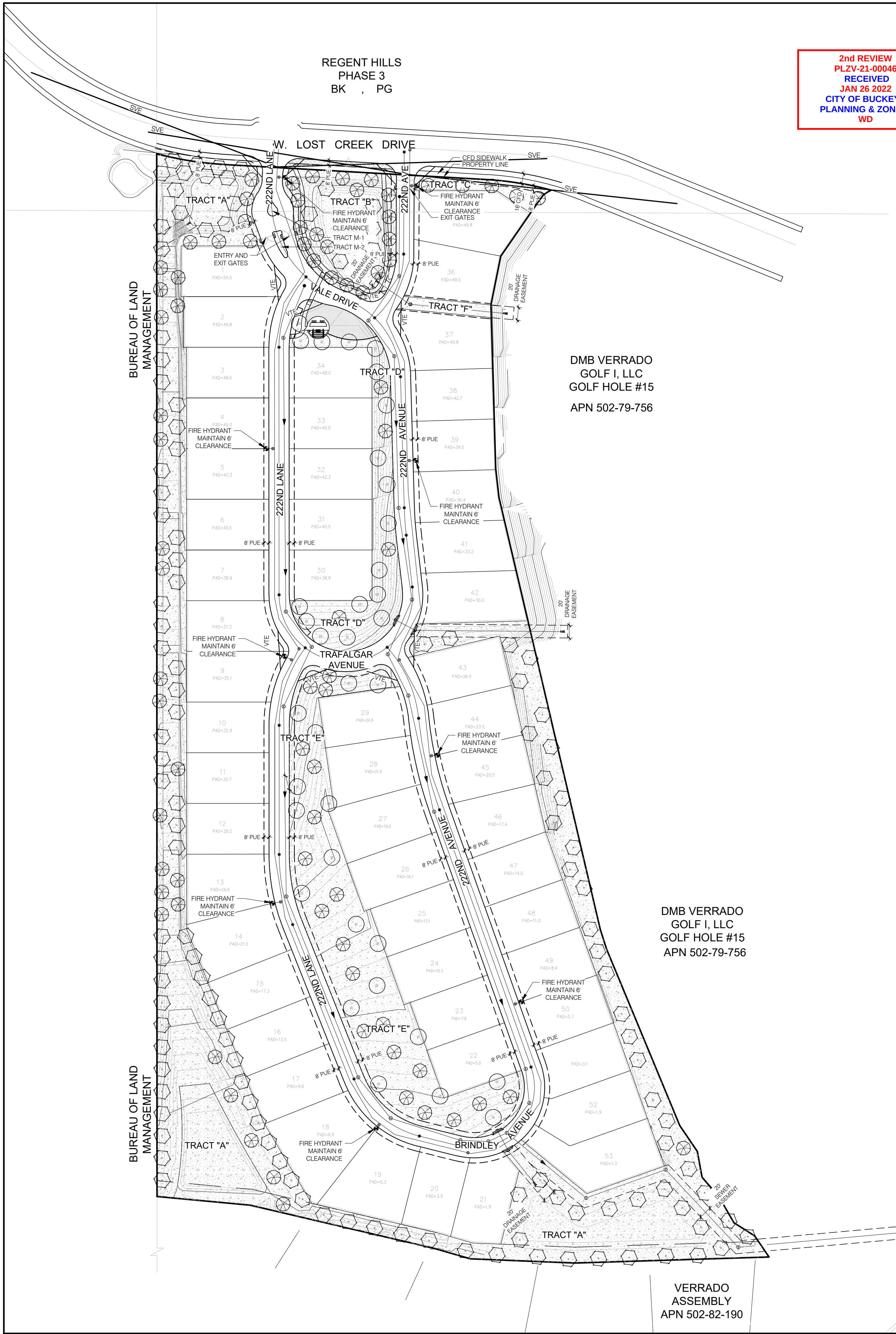
PLOT DATE:

SHEET 7 OF 7

PROJECT NO. R313610.04

SCALE=1"=40'

REVIEWED BY _____ DATE _____
DRAFTED BY _____ DATE _____
CHECKED BY _____ DATE _____



PLANT SCHEDULE

TREES	SIZE
OLNEYA TESOTA / DESERT IRONWOOD	24" BOX
PROSOPIS VELUTINA / VELVET MESQUITE	24" BOX
PROSOPIS X 'PHOENIX' TM / HYBRID MESQUITE	36" BOX
CARNEGIEA GIGANTEA / SAGUARO	6" SPEAR

SHRUBS	SIZE
AGAVE AMERICANA 'MARGINATA' / VARIEGATED CENTURY PLANT	5 GAL
AGAVE MURPHEYI / MURPHEY'S CENTURY PLANT	5 GAL
BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLUE GRAMA	5 GAL
BULBINE FRUTESCENS 'TINY TANGERINE' / TINY TANGERINE BULBINE	5 GAL
CAREX X 'PHOENIX GREEN' / ICE DANCE SEDGE	5 GAL
DASYLIRION QUADRANGULATUM / TOOTHLESS DERSERT SPOON	5 GAL
DASYLIRION WHEELERI / GREY DESERT SPOON	5 GAL
EREMOPHILA GLABRA 'MINGENW GOLD' / OUTBACK SUNRISE EMU	1 GAL
EREMOPHILA MACULATA 'VALENTINE' / SPOTTED EMU BUSH	5 GAL
FOUQUIERIA SPLENDENS / OCOTILLO	15 GAL

SHRUBS	SIZE
HESPERALOE FUNIFERA / GIANT HESPERALOE	5 GAL
HESPERALOE PARVIFLORA 'PERPA' TM / BRAKELIGHTS RED YUCCA	5 GAL
LANTANA MONTEVIDENSIS 'PURPLE' / PURPLE LANTANA	1 GAL
LARREA TRIDENTATA / CREOSOTE BUSH	5 GAL
LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM / RIO BRAVO SAGE	5 GAL
MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM / MUHLY	5 GAL
MUHLENBERGIA EMERSLEYI 'EL TORO' / BULLGRASS	5 GAL
SIMMONDSIA CHINENSIS / JOJOBA	5 GAL

- NOTES:
1. PLACE ROOT BARRIER ON ALL TREES WITHIN OR OVERHANGING 10'-0" OF STORM DRAINS.
 2. ALL LANDSCAPE TO BE IRRIGATED WITH A PERMANENT IRRIGATION SYSTEM.
 3. TREES THAT OVERHANG THE SIGHT VISIBILITY EASEMENT MUST BE TRIMMED TO 7'-0" CLEAR CANOPY. PER THE VERRADO COMMUNITY MASTER PLAN MINOR AMENDMENT #9: TREES WITHIN SIGHT DISTANCE TRIANGLES AND SAFE STOPPING SIGHT DISTANCE AREAS MAY BE ALLOWED IN THE PUBLIC RIGHT-OF-WAY IF BRANCHES ARE TRIMMED UP TO SIX (6) FEET ABOVE GROUND LEVEL.
 4. A 6' CLEARANCE AROUND ALL FIRE HYDRANTS SHALL BE MAINTAINED.
 5. A 20' CLEARANCE AROUND ALL NEW & EXISTING STREET LIGHTS.
 6. ALL DISTURBED AREAS TO RECEIVE DESERT PAVEMENT AT 2" DEPTH.

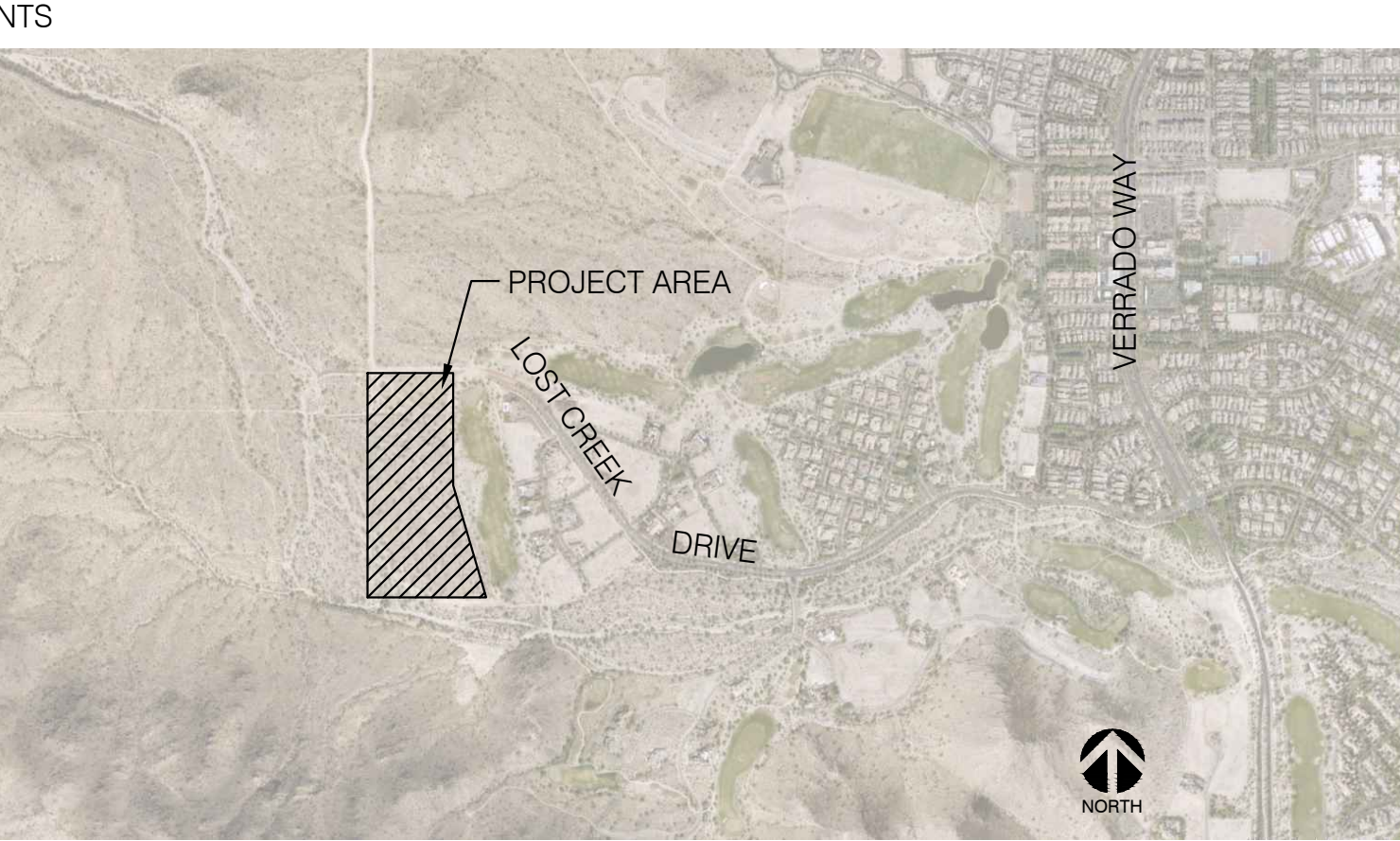
PRECEDENT IMAGERY FOR AMENITY



TEAM INFORMATION:

OWNER/DEVELOPER:	LANDSCAPE ARCHITECT:	CIVIL ENGINEER:
DMB WHITE TANK LLC DAVE NILSEN 6263 N. SCOTTSDALE RD, SUITE 330 SCOTTSDALE, ARIZONA 85250 P: 480.367.7619	DIG STUDIO INC. JAY HICKS, PLA 600 N. 4TH ST., SUITE D PHOENIX, AZ 85004 P: 602.595.4101	HUITT-ZOLLARS, INC THOMAS B. RYAN 5050 N. 40TH STREET, SUITE 100 PHOENIX, ARIZONA 85018 P: 602.252.8384

VICINITY MAP



VERRADO
BUCKEYE, ARIZONA
VERRADO REGENT HILLS PHASE 2 -
PRE PLAT
CONCEPTUAL LANDSCAPE PLAN

REVISIONS:	
1	
2	
3	
COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
AS-BUILT SEAL	DESIGN SEAL
ORIGINAL PLAN DATE 09/21/21	LATEST REVISION DATE 01/20/22
PROJECT NUMBER -----	SHEET NUMBER L001
SUBMITTAL: 2nd SUBMITTAL	
COB PLAN TRACKING # PLZV-21-00046 COB PERMIT #	

CONTACT ARIZONA 811 AT LEAST TWO
FULL WORKING DAYS BEFORE YOU BEGIN
EXCAVATION

Dig Studio
202 N. 4TH STREET
PHOENIX, ARIZONA 85004
PH: 602.595.4101 | WWW.DIGSTUDIO.COM

DMB
DMB Associates, Inc.
7600 E. Doubletree Ranch Rd., #300
Scottsdale, Arizona 85258-2137
Telephone: (480) 367-7000

POTENTIAL FUTURE SKYLINE TRAILHEAD ACCESS

February 22, 2022

Osborn Wash Flow Path

**16-18 Parallel Parking
Replaces Existing
Trailhead Parking Spaces**

**Potential Future Trailhead
Access Road. Removes Portion
of Center Median and Parallel
Parking**

**Potential Future
Skyline Trailhead**

WINDOW OF
ACCESS
ROAD

Lost Creek Drive

Regents Phase 2

Public Comment 1-November 01, 2021: Doug Walker, PhD

Mr. Jones,

Thank you for your reply.

My responses to your email are the following:

1. You indicated that the Regent Hills Phase 2 preliminary plat is consistent with the long-term planning efforts. As I pointed out in my previous analysis report (attached again for your reference) you are changing the initial layout of the proposed Regent Phase 2 area and as such, your proposed lot density is not consistent with the surrounding parcel areas. See my analysis for the maximum number of lots to be consistent. If I am mistaken in my analysis, please point out my error.

2. You have provided no details on what will be happening to the Lost Creek Trailhead with the development of the Regent Phase 2 entrance. As I have indicated and provided evidence of, over a short 2 day period of 2 hours each while I was at the Lost Creek Trailhead, I had 92 hikers and users of the trail who are concerned enough with what DMB is doing sign my petition supporting my analysis report recommendations. DMB owes Verrado residents and users of the trail detail plans on what is being proposed.

3. I have requested reports on the following:

- a. Environmental impact studies on the Regent Hills Phase 2 and surrounding Sonora Desert area
- b. Endangered species studies on the same areas
- c. Archaeological studies on the area sites and plans to protect and maintain these areas.

Please provide these reports so I and the other concerned Verrado residents and users of the regional trails can be assured that DMB has taken into consideration the preservation and protection of the Sonora region as much as possible in conjunction with the proposed development.

Thank you,
Douglas Walker, PhD

Public Comment 2-November 01, 2021: Kaye Nagle-Wood

Thank you for the update, Kurt. I do understand that the trailhead was intended to be temporary, and it is my hope that the permanent trailheads you mention will actually come to fruition. It would add to our quality of life and home values to have undisputedly permanent access to hiking trails from our community. We all need fresh air sometimes!

Thanks again for the communication.

Best,

Kaye

On Mon, Nov 1, 2021 at 11:35 AM Kurt A. Jones <kajones@tblaw.com> wrote:

Kaye, sorry for the delayed response. Thank you for reaching out to us on our proposed Regent Hills Phase 2 preliminary plat submittal to the City of Buckeye. The proposed land use and lotting is consistent with our long-term planning efforts, our zoning and entitlements. We have also worked closely with the City of Buckeye to satisfy their emergency access requirements. The temporary community trailhead at the end of Lost Creek Drive was intended to provide a connection point with a trail which extends off Verrado property to Skyline Park and to the north south Caterpillar Road only during the time prior to development of this area. This area, like all areas in Verrado that are designated for future development, will be planned to include routes that can be connected to the permanent VCA owned and maintained permanent trail system.

We understand the desire for additional trailhead parking and permanent trails and the Developer is working with their planning team and the City to identify opportunities for permanent local trailheads with access to designated trails, within Verrado and connecting with existing official trails on adjacent City/BLM controlled land.

Public Comment 3-November 15, 2021: C. LeRae White

Mr. Jones and Mr. Kelly,

As a new resident to the area, I was just made aware that a trailhead near my home is in danger. I moved into my home in April, and I've already enjoyed hiking and taking friends/visitors to the Verrado Petroglyphs area several times. This news that the easy to access trailhead is in jeopardy because of high density housing projects and that there is NO current plan to relocate or make accommodations for it doesn't sit well with me as a new home owner. Part of why my family chose to live in this area is the location to trails near our home, plus the simplicity and calm quiet in our area.

I implore you to address this concern immediately. Residents and people who frequent the trail deserve a response and most importantly, an acceptable plan to reasonably accommodate access to this area, or relocate it accordingly. Please provide me copies of the following:

- environmental impact studies on the Regent Hills Phase 2 and surrounding Sonora Desert area
- Endangered species studies on the same
- Archaeological studies on the area sites and the plans to protect/maintain these area

Residents in this community deserve your due diligence in this matter, and that means considering more than just the money in the pockets of the developers. Consider if your favorite assets in your neighborhood/backyard were destroyed and your concerns were simply ignored. That wouldn't sit well with you; nor does it sit well with us.

Thank you in advance for addressing our concerns.

Public Comment 4-November 30, 2021: Doug Walker and Bob & Kim Strash

30 November 2021

Concern

The proposed development to subdivide parcel no. 502-82-191 of the Regent Hills Phase 2 into 53 lots within the Verrado's Regent Hills area is causing concern to many of the current residents. Residents were under the impression (admittely which was wrongly understood) that future development around the area would be custom home sites or ar least a mixture of custom and builder development. Homeowners are concerned for establishment of track type housing being potentially constructed across the fairway. These could potentially damage and degrade the current value home prices.

A proposal to remedy this situation would consist of the following:

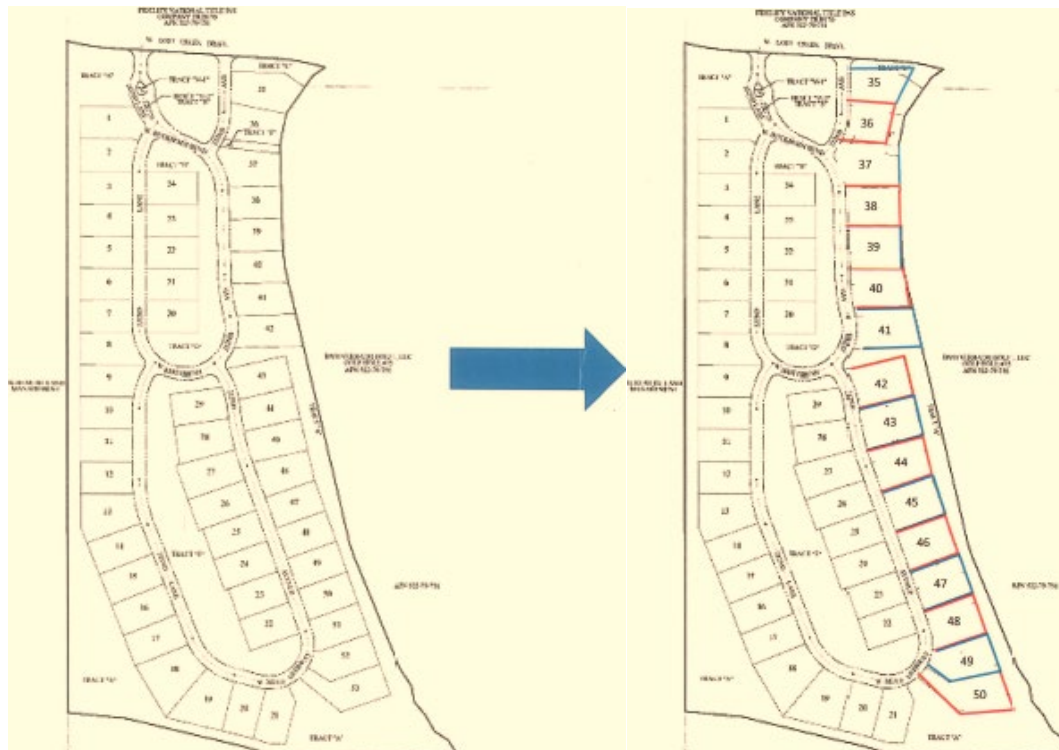
1. Designate the lots which back up to the 15th fairway as custom/semi-custom homesites.
2. Increase the lot widths from 80 to 100 ft.
3. Keep the same building design and construction restrictions as per the custom home areas.

This area would mimic the style and value of the custom lots in Verrado Parcel 5.701 along N Golf Drive. This would result in the following changes to the current DMB proposal to the City of Buckeye Zoning and Planning:

1. The lot count from decrease for 53 to 50 lots.
2. Lots would be designated as custom lots for individual homeowners and custom builder lots where developers can build a selection of their high-end homes.

This would afford the following benefits:

1. The lot density would be reduced to be more inline with the lot density of the surrounding parcels maintaing the consistency and beauty of Verrado.
2. Since these would now be custom lots, DMB could price the lots at a higher premium which could potentially increase revenue or be revenue neutral at the worse case.
3. A mixture of custom lots in the Regent Hills Phase 2 development would offer more options for high-end home owners looking to move into the area. This would increase positive publicity for DMB as a deveioper.
4. The custom lots on the fairway would provide a smooth transition from custom home sections to the builder sections.
5. Homeowners would be comfortable that DMB is concerned for the astestics of their neighborhood and be more likely to embrace the new development versus opposing it.



Sean,

I am writing to you to express my concern regarding DMB's proposed development of residential lots in the Regent Hills Phase 2 area of Verrado. My wife and I are homeowners directly adjacent to this development on the east side of the Verrado Founders Golf course, hole #15, and we also own an undeveloped lot next door to our house.

Consistent with the existing Verrado Master Plan all existing homes and lots in our area are custom home lots which carry a DMB development designation of RE (residential estate). When we purchased our lots we were aware of the potential for development of the lots in the Regent Hills 2 area, and while the Verrado Community Master Plan did not designate these lots as custom home sites, these lots did carry a designation of RVL (Residential Very Low), which is a DMB imposed classification for lots that are one category below custom lots, in terms of quality and size. There are several completed developments in Verrado which carry this same RVL designation and these lots in general are approximately 12,000 square feet or larger, with lot frontages of 100' or larger. The currently proposed lots for Regent Hills 2 are approximately 10,400 square feet with 80' frontages which are considerably smaller than what would be appropriate for RVL lots.

Our concern is not only that the proposed lot size is not consistent with the master plan that has been in effect for many years, but more importantly, is not consistent with the character or quality of other adjacent properties. We believe that this departure from the long-standing Master Plan will have a negative impact on the value of all properties in this area and is a cost which could not have been anticipated by any of the current property owners.

Our request is that DMB be required to comply with the Master Plan lot designations and that they maintain the character and quality of our neighborhood thru appropriately sized lots and building covenants that are equally as restrictive as those of the adjacent home sites.

Thank you in advance for your consideration.

Respectfully,

Bob Strasheim

Mechanical Systems, Inc.

1313 West Lincolnway, Cheyenne, Wyoming 82001

office 307.634.7419 | cell 307.630.7526 | fax 307.632.6110

bobs@msiwyo.com | <https://www.mechanicalsystemswyo.com/> | [facebook](#)

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 03/22/22	AGENDA ITEM: 3.D. Development Code Amendment - Airport Overlay District (PLZM-19-00043)
DATE PREPARED: 03/17/22	DISTRICT NO.: 1
STAFF LIAISON: Hobart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623) 349-6207	
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) Airport Overlay District Development Code Amendment PLZM-19-00043) Recommend approval to the Mayor and City Council.

RELEVANT GOALS:

GOAL 2: Enhanced Economic Well-Being and Vitality

ADDITIONAL RELEVANT GOALS:

GOAL 5: Responsive and Accountable Government and Effective Public Services

SUMMARY

PROJECT DESCRIPTION:

The City of Buckeye is anticipating exiting growth on and around the Buckeye Municipal Airport. Currently, an Airport Master Plan, a Specific Area Plan for the Buckeye Airport Activity Center, and the subject Airport Overlay District are proceeding concurrently. The purpose of this Development Code Amendment is to provide economic opportunities, streamline review and approval procedures, and provide aviation specific development standards within the overlay area while providing an aesthetically pleasing frontage along Palo Verde Road.

BENEFITS:

The proposed Development Code Amendment is intended to further streamline development within the Buckeye Municipal Airport.

FUTURE ACTION:

The Mayor and City Council will consider the subject request on April 5, 2022.

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

ATTACHMENTS:

00 - PLZM-19-00043 - AOD DCA - Staff Report - PZ 032222.pdf

01 - PLZM-19-00043 - AOD DCA - Vicinity Map - PZ 032222.pdf

02 - PLZM-19-00043 - AOD DCA - DCA Document - PZ 032222.pdf



DEVELOPMENT CODE AMENDMENT

Report to the Planning and Zoning Commission

CASE NUMBER: PLZM-19-00043
TITLE: Development Code Amendment – Airport Overlay District
MEETING DATE: March 22, 2022

Applicant: City of Buckeye
Owner: City of Buckeye
Request: Development Code Amendment (DCA)
District: 1
Location: Generally on the southwest corner of Yuma and Palo Verde Roads
Site size: Approximately 820 Acres
Density: N/A
Public input: None received
Recommendation: **Recommend Approval to the Mayor and City Council**

PROJECT DESCRIPTION

1. The City of Buckeye is anticipating exciting growth on and around the Buckeye Municipal Airport. Currently, an Airport Master Plan, a Specific Area Plan for the Buckeye Airport Activity Center, and the subject Airport Overlay District are proceeding concurrently.
2. The purpose of this DCA is to enhance economic opportunities, streamline review and approval procedures, and provide aviation specific development standards within the overlay area while providing an aesthetically pleasing frontage along Palo Verde Road.
3. The overlay area is generally bounded by West Yuma Road to the north, South Palo Verde Road to the east, West Elwood Street alignment to the south, and South Bruner Road alignment to the west, encompassing approximately 820 acres. Boundaries are subject to change as the Airport acquires additional real property for airport expansion and development.

ANALYSIS:

4. City staff feels the modifications proposed are consistent with operations of an airport complex. Current Development Code requirements regarding architecture, fencing and walls, screening, and review procedures are not conducive to airport functionality and a modification is needed to allow for appropriately measured regulations.

MODIFICATIONS:

5. Following are the modifications to Section 2.7, Overlay Districts, of the Development Code.
 - a. Architectural Standards: Standards are provided for aeronautical uses within the airport as typical structures, such as hangars and control towers, need flexibility in design and materials that are typical of airport settings. Non-aeronautical uses such as restaurants and offices located along Palo Verde Road will follow current Development Code requirements to ensure the Palo Verde corridor remains attractive and conducive to economic development.
 - b. Landscaping: Specific landscape requirements are required in the airport overlay area for safety and security as the Federal Aviation Administration (FAA) has regulations pertaining to the safe operations of airport facilities including limiting the height, density, and plant materials. Plant materials need a clear viewing zone (measured from the top of shrubs and groundcovers to the underside canopy of any trees), be of a variety not to contribute debris that can be ingested by aircraft engines, and will not attract birds that may interfere with aircraft operations.
 - c. Walls, fences, and screening: Like the architectural standards, aesthetic walls will be provided along the Palo Verde corridor. Chain link with barbed wire will be required around aeronautical uses in conformance with the FAA.
 - d. General procedures: A conceptual site plan, landscape plan and building elevations will be submitted for administrative review and approval by the Development Services Director and the Airport Manager. Site plan, landscaping plan, and building design approval constitutes authorization for submittal of final construction and civil improvement plans and reports.

RECOMMENDATION:

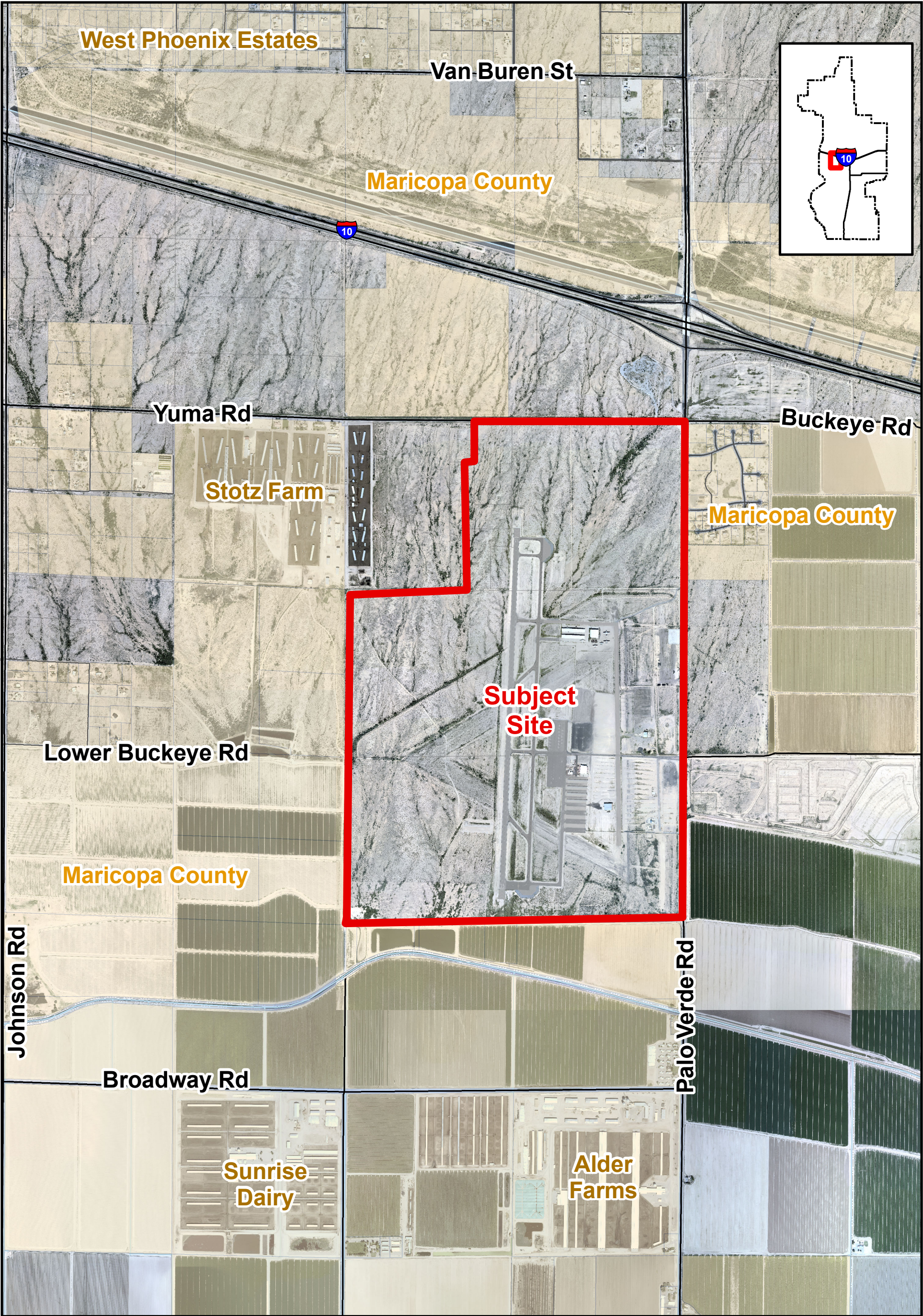
6. Staff recommends the Planning and Zoning Commission recommend approval to the City Council for **Case PLZM-19-00043** for the following reasons:
- Conformance with General Plan
 - No outstanding issues from the following reviewing departments; Planning, Fire, Engineering, Public Works, and Water Resources

ATTACHMENTS:

1. Vicinity Map
2. Article 7, Section 2.7 – Buckeye Development Code – Track Changes

Prepared By:
Hobart Wingard, Principal Planner

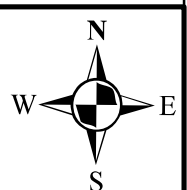
Reviewed By:
Adam Copeland, Deputy Director of Development Services, Planning



VICINITY MAP



PLZM-19-00043
Airport Overlay District
City Council District #1



PLZM-19-00043 – Airport Overlay District – Track Changes

2.7. - OVERLAY DISTRICTS

- 2.7.1. **Community Master Plan (CMP).** The Community Master Plan overlay district is established to provide an alternative to conventional development, and requires approval under the procedures in Section 8.6, *Community Master Plans*, of this Development Code. The CMP overlay designation is available only for projects that include a minimum of 640 acres. The district is intended to accomplish the following purposes:
- A. To permit and encourage innovative land development while maintaining appropriate limitations on the character and intensity of use and assuring compatibility with adjoining and proximate properties;
 - B. To permit greater flexibility within the development to best utilize the physical features of the particular site, in exchange for greater public benefits than would otherwise be achieved through development under this Development Code;
 - C. To ensure that larger, planned developments function as integrated communities, with community amenities and benefits and with enhanced design not required or available in standard subdivision development;
 - D. To encourage the provision and preservation of open space that can provide meaningful recreational opportunities or connect to and supplement adjacent open spaces to provide more valuable public amenities;
 - E. To encourage integrated and unified design and function of the various uses comprising the CMP;
 - F. To encourage a more productive use of land consistent with the public objectives and standards of accessibility, safety, infrastructure and land use compatibility; and
 - G. To foster a strong sense of community based on the distinctive character of the development and a shared physical and economic environment.
- 2.7.2. **Planned Area Development (PAD).** The Planned Area Development overlay district is established to provide an alternative to conventional development, and requires approval under the procedures in Section 8.6, *Community Master Plans*, of this Development Code (the procedures and criteria applicable to the establishment of CMPs also apply to PADs). The PAD overlay designation is available for projects that include a minimum of 10 acres but less than 640 acres. This district is intended to accomplish all of the following purposes:
- A. To permit greater flexibility within the development to best utilize the physical features of the particular site in exchange for greater public benefits than would otherwise be achieved through development under this Development Code;
 - B. To ensure that any development impacts that occur through the use of greater flexibility are mitigated to the greatest extent feasible so as not to create adverse impacts on neighboring properties or the surrounding neighborhood;
 - C. To encourage the provision and preservation of meaningful open space;
 - D. To encourage integrated and unified design and function of the various uses comprising the PAD; and
 - E. To encourage a more productive use of land consistent with the public objectives and standards of accessibility, safety, infrastructure and land use compatibility.
- 2.7.3. **Apache-Rainbow Employment Overlay District (AREOD).**
- A. **Purpose.** The Apache-Rainbow Employment Overlay District is established to enhance economic opportunities, streamline review and approval procedures, and provide an alternative

to conventional industrial development standards within the overlay area. It is the intent of these provisions to provide context-sensitive, design flexibility and enhance land use compatibility between industrial-employment based uses and adjacent existing and future residential neighborhoods.

- B. **Boundaries.** The boundaries of the Buckeye Employment Overlay District are established as shown on Figure 2.7-A generally bounded by Southern Avenue, Apache Road, The Union Pacific Rail Road and Rainbow Road.

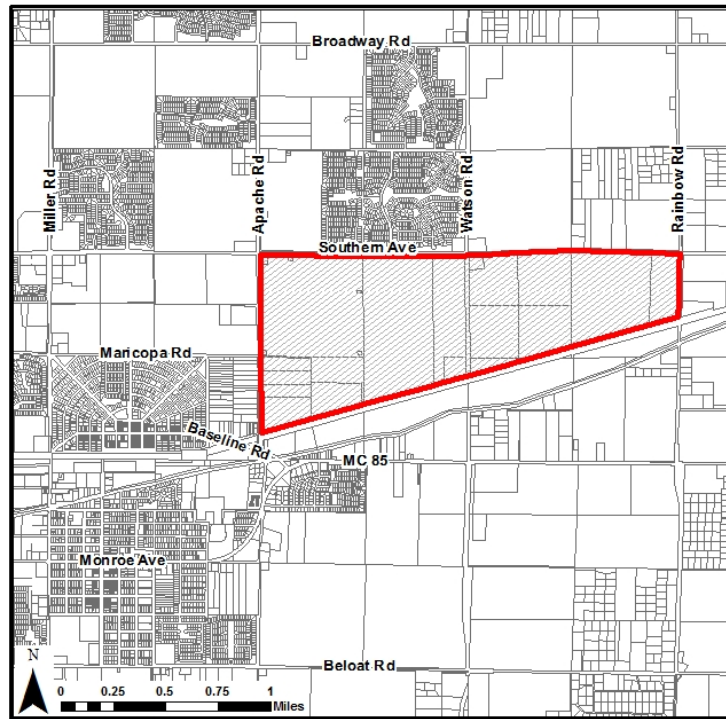


Figure 2.7-A: Apache-Rainbow Employment Overlay District

C. **General Regulations.**

1. **General Applicability.** Unless otherwise specifically identified in this section, all guidelines and standards of Development Code shall apply to all development within the district.
2. **Governmental Exemption.** Section 1.5.3 shall not apply. Development by any municipal, county, state, or federal government agency within the district boundaries shall not be subject to the provisions of the Development Code.
3. **Building Design Standards.**
 - a. **Architectural Character.** Large-scale industrial process often require specialized building designs which accommodate long-run assembly, manufacturing, research and other industrial methods. The standards and guidelines of sections 5.8.2.B., 5.8.3.B., 5.8.3.D., and 5.8.3.E.2.a may impact these operations and shall not apply to industrial or manufacturing uses in buildings over 50,000 square feet within the district. However, designs which incorporate these standards and guidelines are encouraged.
 - b. **Preferred Wall Materials.** Section 5.8.3.F. shall not apply. The following materials are preferred for use on exterior building walls, individually or in combination:
 - i. Brick;
 - ii. Stone (natural or simulated);

- iii. Painted, stained, or integrally-colored concrete masonry units (CMU), split face or ground face;
- iv. Tilt-up concrete panels, with or without reveals;
- v. Stucco;
- vi. Exterior Insulation and Finish Systems (EIFS);
- vii. Clear and tinted glass;
- viii. Tile;
- ix. Wood; and
- x. Architectural metal;

Other materials may be used provided they are of comparable quality, durability, and character, as determined by the Director.

- c. **Alternative Wall Materials.** The following materials are additional alternative permitted wall materials for buildings which exceed 50,000 square feet and contain industrial/manufacturing uses. They may be used individually or in combination with any material listed in section 2.7.3.C.3.b.
 - i. Pre-fabricated Metal Panels; and
 - ii. Corrugated or rolled Metal.

4. **Landscaping.**

- a. **Site Perimeter Landscaping.** Section 5.4.3.B shall not apply. A minimum landscape buffer of up to 150 feet of the required setback shall be provided along all arterial streets from the edge of the right-of-way.
 - i. Under all circumstances, a 50-foot minimum landscaping buffer shall be provided adjacent to Watson Road right-of-way.
 - ii. Except for the buffer adjacent to Watson Road, this buffer may be reduced to 20-feet if buildings which abut the landscape buffer are composed of the Preferred Wall Materials listed in 2.7.3.C.
 - iii. If the 150-foot buffer is required, outdoor storage and parking may encroach into the site perimeter landscaping buffer 75-feet provided that a minimum 6-foot tall architectural screen wall is located between the outdoor storage and/or parking and the adjacent right-of-way line. In no case shall the materials or equipment stored as outdoor storage or parking exceed the height of the screen wall.
 - iv. This site perimeter landscaping shall count towards the Site Enhancement Landscaping required by section 5.4.3.A.
 - v. Drainage facilities may be located within the site perimeter landscaping buffer.
- b. **Building Foundation Plantings.** Section 5.4.3.D shall not apply. All development shall provide a minimum of one shrub for each eight lineal feet of building facade along all building facades that are adjacent to or facing public streets or parking areas. Four (4) shrubs can be replaced with one tree. Plant may be placed in-ground within 15 feet of the building façade. As an alternative, required plantings may be placed in adjacent yards to aid in screening.
- c. **Entryways (Landscaping).** Section 5.4.3.E shall not apply.

5. **Fencing, Walls, and Screening.**

- a. Section 5.4.5 shall not apply.

b. **Fences and Walls.**

- i. **Height.** No fence or wall located between the principal structure and street-side and front property lines shall exceed six feet in height; additional height of up to 2-feet may be granted for retaining walls, sites with elevated foundations or to enhance screening of outdoor storage. No fence or wall located between the principal structure and the rear or side property line shall exceed eight feet in height. Columns, pilasters and other narrow features are allowed to exceed the maximum fence height by eight (8) inches for no more than 2-feet of run.
- ii. **Articulation.** Walls and fences shall be articulated to avoid continuous, unbroken expanses. No wall or fence facing an arterial or highway may extend continuously, without articulation, for more than 200 feet, or 100 feet for walls or fences facing any other type of Public Street. Fences or walls may be articulated using any combination of the following:
 - 1) Changes in material or texture, including the use of view walls that allow for views into the site;
 - 2) Offsets (projections or recessions of at least 2-feet);
 - 3) Columns, pilasters or other vertical changes at regular intervals;
 - 4) Landscape pockets and/or runs of landscaping along fence lines; or
 - 5) Similar features as approved.
- iii. **Wall and Fence Materials.** Walls and fences shall be constructed with any combination of the following materials:
 - 1) Integrally-colored, split-face, or ground-face concrete masonry units (CMU);
 - 2) Concrete masonry units that have been painted, stuccoed, or faced with another permitted material;
 - 3) Stone (natural or simulated);
 - 4) Brick;
 - 5) Wrought-iron or other decorative metal;
 - 6) Chain-link fencing (industrial/manufacturing uses only).
- iv. **Wall and Fence Placement.** No walls or fences may be placed within the public right-of-way.

c. **Screening of Refuse Collection and Mechanicals.**

- i. Solid waste collection areas and ground-level mechanical equipment shall be screened from the view of a person standing on the property line on the far side of an adjacent public street.
- ii. Individual screening of rooftop mechanical equipment is prohibited. Best efforts shall be taken so that rooftop units are either grouped together and screened "penthouse style" or screened with a parapet wall the entire length of the building. Such screening shall be designed consistent with the architecture of the building and parapet wall shall be designed to be integral to the overall architecture of the building.

- d. **Screening of Services and Impact Mitigation.** Loading docks, truck parking, outdoor storage, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building and landscaping so that the acoustic impacts of these functions are contained to the maximum extent feasible, and so that

such features are fully screened and out of view from public streets. Use screening materials for solid waste collection and loading areas that are the same and of equal quality to the materials used for the primary building and landscaping.

- e. **Screening of Utilities.** All site utilities shall be located underground, including but not limited to electric lines less than 69kV, telephone, cable, water, and sewer systems, per applicable utility requirements and specifications. Where feasible, locate above-ground utility facilities, such as utility cabinets and meters, in areas that do not conflict with site circulation or visibility areas. Screen these facilities with dense landscaping or decorative walls and/or integrate into the building design as appropriate.

D. General Procedures.

1. **General Applicability.** Unless otherwise specifically identified in this section, all procedures of Article 8, *Review and Approval Procedures*, shall apply to all development within the district.
2. **Review Procedures and Criteria.**
 - a. **Site Plan, Landscaping and Building Design Review Procedures.** Section 8.9 shall not apply. A conceptual site plan, landscape plan and building elevations shall be submitted for administrative review and approval by the Development Services Director or their designee. Neighborhood notification shall be mailed to all adjacent property owners within 300-feet of the project site prior to approval. Site plan, landscaping plan, and building design approval constitutes authorization for submittal of final construction and civil improvement plans and reports.
 - b. **Approval Criteria.**
 - i. The site plan is consistent with the General Plan;
 - ii. The site plan is consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable;
 - iii. The site plan complies with all applicable development and design standards set forth in this Development Code; and
 - iv. The development proposed in the plan and its general location is or will be compatible with the character of surrounding land uses.
3. **Opt-out.** Property owners who wish not to utilize the customized standards, guidelines and procedures of this district shall opt-out within three (3) years of the date of adoption of this code (ORD 12-16, June 7, 2016). Such request shall [be] sent to the attention of the Development Services Director and be made in writing. It shall include the parcel address(es), APN of the parcel(s), owner name, owner address, and owner's signature.

2.7.4 Airport Overlay District (AOD).

A. Purpose. The Airport Overlay District is established to enhance economic opportunities, streamline review and approval procedures, and provide aviation specific development standards within the overlay area.

B. Boundaries. The boundaries of the Buckeye Airport Overlay District are established as shown on Figure 2.7-B generally bounded by West Yuma Road to the north, South Palo Verde Road to the east, West Elwood Street alignment to the south, and South Bruner Road alignment to the west. Boundaries are subject to change as the Airport acquires additional real property for airport expansion and development.

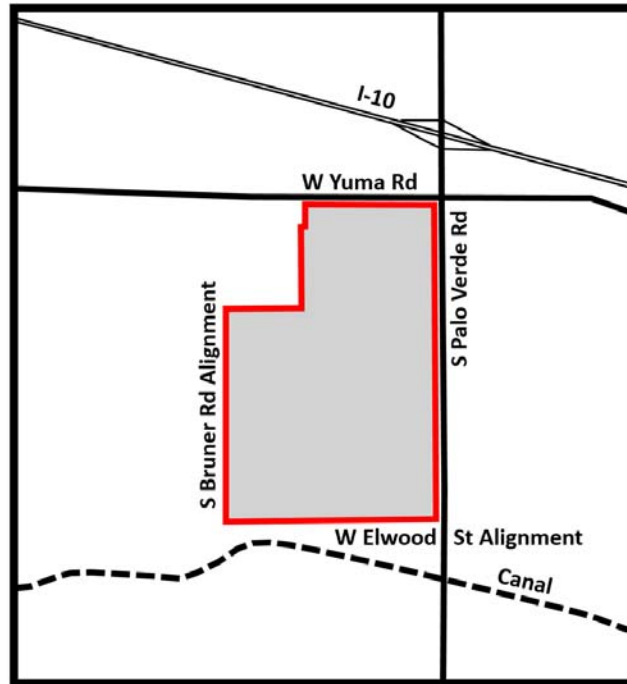


Figure 2.7-B: Airport Overlay District (AOD)

C. General Regulations.

1. **General Applicability.** Unless otherwise specifically identified in this section, all guidelines and standards of Development Code shall apply to all development within the district.
2. **Governmental Exemption.** Section 1.5.3 shall not apply. Development by any municipal, county, state, or federal government agency within the district boundaries shall not be subject to the provisions of the Development Code.

3. Building Design Standards.

a. Architectural Character.

- i. **Aeronautical Related Uses.** Aeronautical uses often require specialized building designs which accommodate hangars, offices, fueling facilities, warehouses and other aviation related structures that require direct or indirect access to taxiways and the runway. The standards and guidelines of Section 5.8 may impact these operations and shall not apply to buildings with aeronautical uses within the district. However, designs which incorporate these standards and guidelines are encouraged where practical in accordance with the Airport Layout Plan (ALP) as amended.
- ii. **Non-aeronautical Uses.** Located primarily along the frontage of Palo Verde Road, non-aeronautical uses such as restaurants, commercial offices, aviation related businesses, and retail that do not require airport access, as determined by the Airport Manager and as shown ALP, will follow the zoning regulations of the underlying zoning district and will be subject to the provisions of section 5.8 where compatible with the ALP. Any future area plans that address design and development will apply to the non-aeronautical uses as described herein.

- b. **Preferred Wall Materials for Aviation Related Uses.** Section 5.8.3.F. shall not apply. The following materials are preferred for use on exterior building walls, individually or in combination:

- i. Brick;

- ii. Stone (natural or simulated);
 - iii. Painted, stained, or integrally-colored concrete masonry units (CMU), split face or ground face;
 - iv. Concrete: The use of concrete in walls (prefabricated, cast in place, tilt up, etc.);
 - v. The use of Stucco (or Exterior Insulation and Finish Systems (EIFS)/Western One Coat) should be minimized. When stucco is utilized, specify smooth finish and highlight with other finish materials such as brick or metal;
 - vi. Window Materials: Windows will be, at a minimum, double paned, low E coated and/or tinted. Window glazing shall be angled downward or perpendicular to the ground plane to reduce glare.
- c. **Prohibited Exterior Building Materials.** The following materials shall not be used within the entire Airport Overlay District:
- a. Wood materials on the exterior of any building, except for decorative accents;
 - b. Galvanized roofing materials due to reflectivity;
 - c. The use of fabrics on the exterior of the building envelope;
 - d. Chrome or other highly polished reflective materials that may cause glare;
 - e. Asphalt or wood shingles;
 - f. Ballasted or asphaltic roofing;
 - g. Solar panels are authorized on roofs if they can be certified to pass all glare requirements as noted in Federal Register 78 FR 63726, FAA Interim Policy for Solar Energy System Projects on Federally Obligated Airports.
- d. **Alternative Wall Materials.** The following materials are permitted wall materials for aeronautical structures. They may be used individually or in combination with any material listed in Section 2.7.3.C.3.b.
- i. Pre-fabricated metal panels; and/or
 - ii. Corrugated or rolled metal.
- e. **Pre-engineered Buildings.** Pre-engineered buildings are permitted structures within the Airport Overlay District for use on aeronautical facilities (hangars).
4. **Landscaping.** The requirements of section 5.4 shall not apply to the Airport Overlay District. Landscaping within the AOD is modified from standard requirements for reasons of safety and security. The following shall apply:
- a. **Aeronautical Area:** Landscaping is limited to plants less than eighteen inches in height (and not requiring irrigation), pavement, or landscape rock. All proposed landscaping shall be free of materials that can be ingested by aircraft engines, known as Foreign Object Debris (FOD);
 - b. **Non-Aeronautical Area:** "Xeriscape" approach to landscaping shall be utilized that provides an uncluttered, clean, and orderly representation of the Southwest Desert; however, plantings shall not be such that wildlife or birds are attracted to the plantings.
 - c. **Air/Non-Aeronautical Buffer:** Due to the need to provide visual surveillance from the non-aeronautical side to the aeronautical side, there shall be a twenty-foot buffer on the non-aeronautical side for any proposed plantings. Trees planted outside the twenty-foot boundary shall be forever trimmed to seven feet clear and in no case shall

the mature canopy be greater than twenty feet in diameter. Within the twenty-foot buffer, all plantings are limited to eighteen inches in height. See Figure 2.7-C.

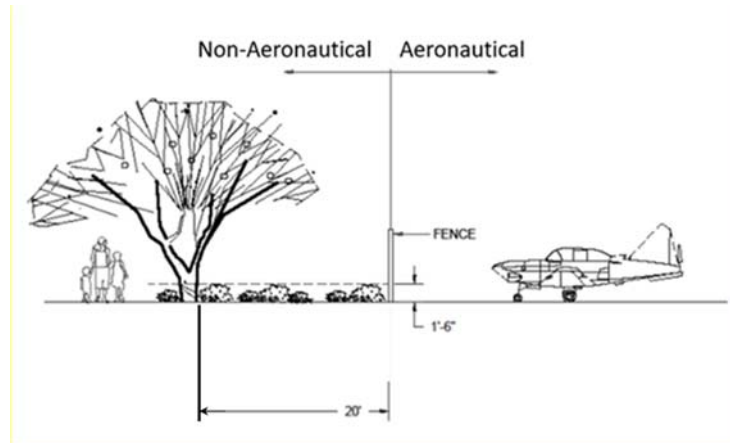


Figure 2.7-C - Landscape Buffer

5. Fencing, Walls, and Screening.

a. Section 5.4.5 shall not apply to Aeronautical Areas as defined by the ALP.

b. Non-Aeronautical Area Fences and Walls.

i. **Height.** No fence or wall located between a structure and street-side property lines shall exceed six (6) feet in height. Additional height of up to two (2) feet may be granted for retaining walls, sites with elevated foundations, security measures, or to enhance screening of outdoor storage. No fence or wall located between structures and the rear or side property line shall exceed eight (8) feet in height. Columns, pilasters and other narrow features are allowed to exceed the maximum fence height by eight (8) inches for no more than two (2) feet of run.

ii. **Articulation.** Walls and fences shall be articulated to avoid continuous, unbroken expanses. No wall or fence facing an arterial or highway may extend continuously, without articulation, for more than 200 feet, or 100 feet for walls or fences facing any other type of Public Street. Fences or walls may be articulated using any combination of the following:

- 1) Changes in material or texture, including the use of view walls that allow for views into the site;
- 2) Offsets (projections or recessions of at least two (2) feet);
- 3) Columns, pilasters or other vertical changes at regular intervals;
- 4) Landscape pockets and/or runs of landscaping along fence lines; or
- 5) Similar features as approved by staff.

iii. **Wall and Fence Materials.** Walls and fences shall be constructed with any combination of the following materials:

- 1) Integrally-colored, split-face, or ground-face concrete masonry units (CMU);
- 2) Concrete masonry units that have been painted, stuccoed, or faced with another permitted material;
- 3) Stone (natural or simulated);

4) Brick;

5) Wrought-iron or other decorative metal;

6) Minimum 6-foot tall chain-link fencing with three strand barbed wire. Where fencing is required along S. Palo Verde Road due to non-aeronautical land lease development that would require access to South Palo Verde Road, subsections (1) through (5) would be required; however, the interior border separating aeronautical activity of the land leased non-aeronautical parcels may use a minimum 6-foot tall chain-link fencing with three strand barbed wire, as approved by the Airport Director.

iv. **Wall and Fence Placement.** No walls or fences may be placed within the public right-of-way.

c. **Aeronautical/Non-aeronautical Area Requirements:** Fencing that separates the Aeronautical and non-aeronautical areas shall meet FAA security fencing requirements (FAA Advisory Circular 150/5370-10G, Change 8, as amended). No construction or "climbable" objects on the non-aeronautical side will be closer than ten feet to any Aeronautical Area's perimeter fencing.

d. **Screening of Refuse Collection and Mechanicals.**

i. Solid waste collection areas and ground-level mechanical equipment shall be screened from the view. Solid Waste and ground-level mechanical equipment enclosures shall be located on the non-aeronautical side of the hangar fence to allow collection and/or servicing from the vehicle access road.

ii. Individual screening of rooftop mechanical equipment is prohibited. Best efforts shall be taken to screen rooftop equipment from the perspective of adjacent public rights-of-way so that rooftop units are either grouped together and screened "penthouse style" or screened with a parapet wall the entire length of the building. Such screening shall be designed consistent with the architecture of the building and parapet wall shall be designed to be integral to the overall architecture of the building.

e. **Screening of Services and Impact Mitigation.** Outdoor storage, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building and landscaping so that the acoustic impacts of these functions are contained to the maximum extent feasible, and so that such features are fully screened and out of view from public streets. Use screening materials for solid waste collection and loading areas that are the same and of equal quality to the materials used for the primary building and landscaping.

f. **Screening of Utilities.** All site utilities shall be located underground, including but not limited to electric lines less than 69kV, telephone, cable, water, and sewer systems, per applicable utility requirements and specifications. 69kV and larger electric lines will be undergrounded when interfering with airport operations as determined by the Airport Manager. Where feasible, locate above-ground utility facilities, such as utility cabinets and meters, in areas that do not conflict with site circulation or visibility areas. Screen these facilities with dense landscaping or decorative walls and/or integrate into the building design as appropriate.

D. General Procedures.

1. **General Applicability.** Unless otherwise specifically identified in this section, all procedures of Article 8, *Review and Approval Procedures*, shall apply to all development within the district.

2. **Review Procedures and Criteria.**

a. **Site Plan, Landscaping and Building Design Review Procedures for Aeronautical Uses.** Section 8.9 shall not apply. A conceptual site plan, landscape plan and building elevations shall be submitted for administrative review and approval by the Development Services Director and the Airport Manager. Site plan, landscaping plan, and building design approval constitutes authorization for submittal of final construction and civil improvement plans and reports.

b. **Approval Criteria.**

- v. The site plan is consistent with the General Plan;
- vi. The site plan is consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable;
- vii. The site plan complies with all applicable development and design standards set forth in this Development Code; and
- viii. The development proposed in the plan and its general location is or will be compatible with the character of surrounding land uses.