



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
JANUARY 25, 2022
AGENDA**

**City Council Chambers
530 E. Monroe Ave.
Buckeye, AZ 85326
Live stream 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>
Council Liaison: Craig Heustis						

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

2. MINUTES

Approval of minutes

2.A [Approval of minutes from the January 11, 2022 Planning and Zoning Commission regular meeting.](#)

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

3. REGULAR AGENDA

- 3.A** Verrado Victory District Phase 6 Units B&C-Preliminary Plat (PLZV-21-00042)
A Preliminary Plat for 145 attached single-family residential lots on approximately 18.95 acres in the Planned Community (PC) Zoning District and Verrado Community Master Plan (CMP) Zoning Overlay District.

Staff Liaison: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov (623) 349-6215

- 3.B** Bungalows on Yuma and Apache-Site Plan (PLZSP-21-00047)
Recommendation to approve a 333-unit single family rental community at the southeast corner of 247th Avenue and Yuma Road.

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

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: 01/25/22	AGENDA ITEM: 2.A. Approval of minutes.
DATE PREPARED: 01/19/22	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 January 11, 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:

[01.11.2022.PZC.MinutesDRAFT.pdf](#)



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
JANUARY 11, 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

Vice Chairperson Kupcik called the meeting to order at 6:01 p.m.

Members present: Commissioner Ted Burton, Vice Chairperson Deanna Kupcik, Commissioner Anthony DiMascio via MS Teams, Alternate Charles Hester seated for District 1, Alternate Jennie Ragsdale seated for District 2, Alternate Darwin Meighan via MS Teams, Alternate Douglas McDonald, Alternate Draves seated for District 5, Alternate Nick Hudec seated for District 6.

Members absent: Commissioner Alan Ladd, Commissioner Preston Hundley, Commissioner Ed Sumner, Alternate Rebecca Puppe, Chairperson Charles Trullinger

Staff present: Deputy Director of Planning Adam Copeland, Planner II Andrea Marquez, Fire Chief Jake Rhoades, Fire Marshal Nate Ryan, Management Assistant Keri Hernandez, Council Liaison Craig Heustis.

Staff online: City Attorney Shiela Schmidt

2. ELECTION OF OFFICERS

A motion was made by Alternate Hudec and seconded by Alternate Ragsdale to nominate Deanna Kupcik as Chairperson. Unanimous decision.

A motion was made by Alternate Ragsdale and seconded by Alternate Hudec to nominate Ted Burton as Vice Chairperson. Unanimous decision.

3. MINUTES

3A. APPROVAL OF MINUTES FROM THE NOVEMBER 23, 2021 PLANNING AND ZONING COMMISSION REGULAR MEETING.

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

4. REGULAR AGENDA

4A. MONTANA VISTA – PRELIMINARY PLAT (PLZS-21-00130)

Andrea Marquez, Planner II, presented and was available to answer questions from the Commission. Ms. Marquez indicated that a condition will be added as 'bbb' and will read "Prior to Final Plat approval, Water Resources will require a new fire flow test and updated water model."

Applicant James Alexander with Beazer Homes indicated that he is open for questions from the Commission.

Alternate Hudec asked if access points to Apache would be available at the southern points of the development. Ms. Marquez confirmed and indicated the northern and southern access points leading to Apache Road.

Alternate Draves asked for definition of decomposed granite. Ms. Marquez informed the Commission that decomposed granite is a finer crushed granite for a smoother and more stabilized surface for foot traffic.

Vice Chair Burton asked clarification on the water pressure information. Applicant representative Mike LoTempio of EPS explained that an additional flow test would be required at the final plat stage to ensure adequate pressure and supply.

Chair Kupcik asked who is responsible for the guaranteed water supply for projects. Ms. Marquez informed the Commission that the applicant provides a certificate of adequate water supply for their own project. Mr. Copeland indicated that preliminary plats expire after two years and would be required to renew their certificate in that case.

Council Liaison Heustis asked for confirmation that Roeser Road would be connected to Apache Road. Ms. Marquez confirmed that Roeser Road will be completed and connect directly to Apache Road. A motion was made by Alternate Ragsdale and seconded by Vice Chair Burton to recommend approval, as modified, to conditions 'a-bbb'. Approval 7-0. Motion carried.

4B. AMENDMENT TO BUILDING REGULATIONS – FIRE CODE UPDATES

Nate Ryan, Fire Marshal, presented and was available to answer questions from the Commission.

Mr. Hester asked about disposal of batteries and improper storage, and if the city currently has this in the code. Mr. Ryan informed the Commission that the previous fire associated with APS lithium battery storage, was due to a failed tray, and early detection of problems are currently being studied and monitored, and that Buckeye has an evolving program that is available for the disposal of the batteries.

Mr. Draves asked if there is a monitoring system. Mr. Ryan confirmed that there is an active monitoring system of the current program.

Chair Kupcik asked if trade shows were included in the amendment. Mr. Ryan confirmed that the updates for trade shows are included in the Amendment to Building regulations-Fire Code Update.

Council Liaison Heustis asked if the inert gas systems are still in use for fire suppression. Mr. Ryan informed the Commission that the Halon System was eliminated due to displacement of the ozone.

A motion was made by Alternate Draves and seconded by Vice Chair Burton to recommend approval of Chapter 12 as presented. Approval 7-0. Motion carried.

5. COMMENTS FROM THE PUBLIC

None.

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

Adam Copeland stated that the next workshop is planned to include food trucks, Commission orientation, update of Planning and Zoning Commission bylaws, and an overall report of the 2021 activity within Development Services.

7. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

Chair Kupcik announced that the Buckeye Days events are coming up.

8. ADJOURNMENT

A motion was made by Alternate Ragsdale and seconded by Alternate Hester to adjourn at 6:49 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 11th day of January 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: 01/25/22	AGENDA ITEM: 3.A. PLZV-21-00042-Verrado Victory District Phase 6 Units B&C-Preliminary Plat
DATE PREPARED: 01/19/22	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 Victory District Phase 6 Units B&C-Preliminary Plat (PLZV-21-00042)
A Preliminary Plat for 145 attached single-family residential lots on approximately 18.95 acres in the Planned Community (PC) Zoning District and Verrado Community Master Plan (CMP) Zoning Overlay District.

SUMMARY

PROJECT DESCRIPTION:

This approximately 18.95 acre two-phased plat is intended to create 145 attached single-family residential lots and several private tracts that will be utilized as a neighborhood park and trail connections within the Verrado Victory District.

BENEFITS:

Creation of additional housing opportunities within the Verrado Victory 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-21-00042 Victory Phase 6 Units B & C- Narrative.pdf](#)

[PLZV-21-00042 Victory Phase 6 Units B & C- Preliminary Plat.pdf](#)

[PLZV-21-00042 Victory Phase 6 Units B & C- Preliminary Landscape Plans.pdf](#)

[PLZV-21-00042-Verrado Victory Phase 6 Units B&C-Preliminary Plat-Staff Report Rev..docx](#)

[PLZV-21-00042-Vicinity Map.pdf](#)

**3RD REVIEW
RECEIVED
Jan 10 22
CITY OF BUCKEYE
PLANNING & ZONING
DM**



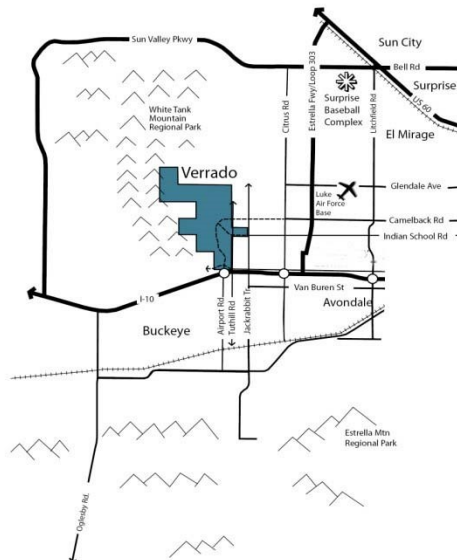
Victory District™

Verrado® Victory District
Preliminary Plat –Phase 6, Unit B & Unit C
Narrative to accompany Preliminary Plat
PLZM-21-00042)
(January 4, 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.

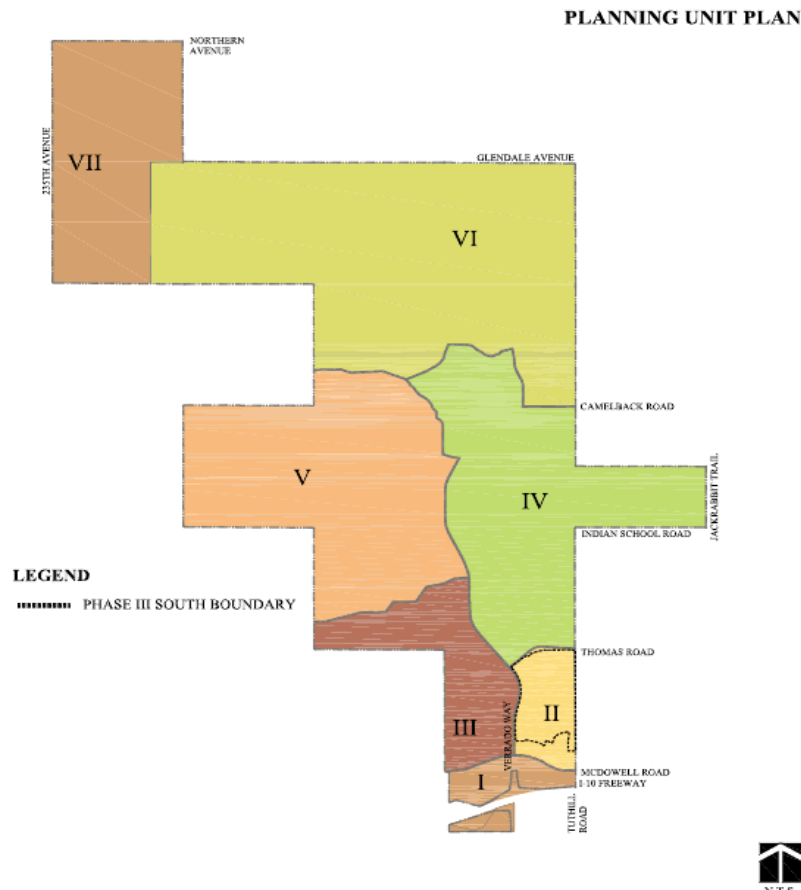
Exhibit A



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. As

of late 2021, approximately 55% of the total dwelling units have been platted. 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 pre-application submittal is to request the approval of the preliminary plat for Phase 6, Unit B & C of the Verrado Victory District ("Victory"). The proposed preliminary plat consists of approximately eighteen (18) acres and is located west of Sunrise Lane and north of Tiger Mountain (the "Property") as shown on *Exhibit C*. The parcel lies east of the Victory Phase 7B Final Plat.

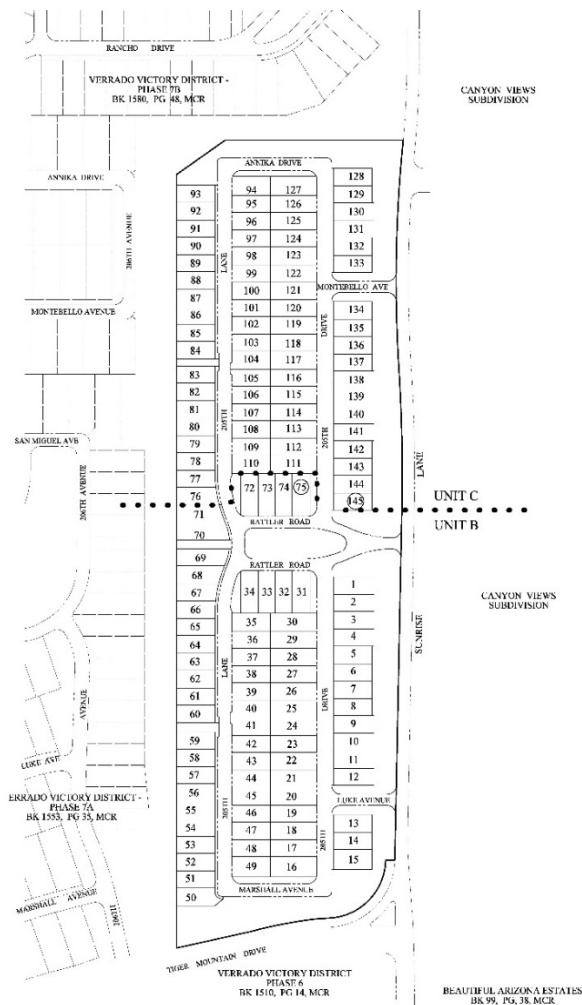
The Preliminary Plat will create one hundred forty five (145) attached single family residential lots and several private tracts that will be utilized for a neighborhood park and trail connections to other trails designed with the previous Victory parcels. The site will be developed in two phases (2). Each phase will be based on construction sequencing, maintaining two points of access and properly functioning utilities (wet and dry) from phase to phase. The Preliminary Plat, as submitted, graphically illustrates the two proposed phases.

Phase 6, Unit B & Unit C has three (3) points of access along Sunrise Lane – Phase 7B. The Sunrise Lane – Phase 7B final engineering design plans has been submitted to the City for approval and is currently out to bid. The right of way for Sunrise Lane – Phase 7B has been dedicated with the Final Plat for the Phase 7B Final Plat. Construction of Sunrise Lane – Phased 7B is estimated to start summer of 2021.

Streets in Phase 6, Unit B & Unit C will be thirty-two (32) feet in width with a five foot attached sidewalk on one side only, along with a trail system that connects to the proposed sidewalk along the west side of Sunrise Lane and an extensive trail system currently being constructed with Phase 7 & 8.

Similar, to the previous Victory attached single family residential product, sprinklers for all lots will be required.

Exhibit C



Background Victory District

The Victory District is in the area northern portions of Verrado located north of Indian School Road. Victory is an area in Verrado that is exclusively for active adults. This represents a unique opportunity to create a convergence of complementary lifestyles which will add to the diversity and charm of Verrado. The Victory District has been planned with an emphasis on the following features:

1. Connectivity/Exclusivity in Balance
2. Emphasis on a safe and connected path and trail system within Victory which connects to Verrado and adjacent regional parks
3. Public play Golf Course
4. Age-Restricted Community Center which will be the hub of Victory and include uses such as a fitness center, pools, multi-purpose gathering spaces, kitchen, outdoor gathering spaces, tennis, pickleball and bocce courts and other such uses
5. Lifestyle programming

Consistent with planning for Verrado, DMB has conducted a significant amount of analysis and study on active adult communities with the goal of creating a place that will meet the needs of the active adult population, but also which will seamlessly blend into the community of Verrado. While Victory will have its own personality and qualities, separate and apart from the rest of Verrado, it will complement and blend so as to create the sense that you are still in the same place and that the community has developed organically over many years and phases. It will also be a place where all types of housing are available and individuals can live here from the first time homebuyer, to families to older adults.

Current Site Conditions

The Property has been mass graded with the development of Phase 7 & 8.

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 show 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 Phase 6, Unit B & Unit C 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 Victory District is located within two (2) planning units including Planning Units IV and VI.

Surrounding Vicinity Information

	North	South	East	West
Existing Use	Developed – Phase 7B & 8	Developed – Phase 6	Sunrise Lane	Developed – Phase 7B & 8
Existing Zoning	PCD	PCD	N/A	PCD
Planning Unit Plan Designation	PU IV and VI	PU IV	N/A	PU V
Verrado “Districts”	Victory	Victory	Victory	Victory

Water Management Plan

EPCOR Water¹ is the water service provider for Verrado. Zone 3 water systems will be extended north within Sunrise Lane – Phase 7B, which provides service the Property. Water storage will initially be provided by the Zone 3 South Reservoir. EPCOR Water will initiate the design and construction of the Zone 3 North Reservoir in the near future.

Wastewater Management Plan

EPCOR Water is also the wastewater service provider for Verrado. The wastewater distribution systems will be extended to service the Property from the proposed Tuthill sewer trunk line that directs the wastewater to the existing wastewater reclamation facility, located north of McDowell Road adjacent to the Tuthill Road alignment.

Fire & Police Protection

Fire, Police and emergency services are provided by the City. The Verrado Fire Station 703 is located approximately 3½ miles to the south of the Property at 2582 North Verrado Way. 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 and further, will not impact the school districts by creating a need for additional schools because the project is age restricted. As part of the preliminary plat process, the districts will be notified of the proposed Preliminary Plat.

Transportation/Roadways

Sunrise Lane – Phase 7B, extended north from the intersection of Tiger Mountain and Sunrise Lane, provides access to Phase 6, Unit B & Unit C. The residential streets will have a sidewalk

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

on one side only, five (5) feet in width and will be a minimum width of thirty-two (32) feet back-of-curb, with parking allowed on both sides of the street.

Development Standards

The Preliminary Plat illustrates 145 residential lots as well as several private “tracts” that will be used for a neighborhood park, trails and drainage. The residential lots per the CMP Development Options are Residential High per the abbreviated summary, as shown below:

Development Option	Lot Size (CMP)		Min. Width & Depth		Max. Lot Coverage
	CMP	Prop.	CMP	Prop.	CMP
Residential High	1,000	3,108 (37 x 84) 3,276 (39 x 84)	20'	37	75%

Verrado Design Guidelines

Design Guidelines for Victory have been developed to address the unique character that will be created in this portion of Verrado. The Victory 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.

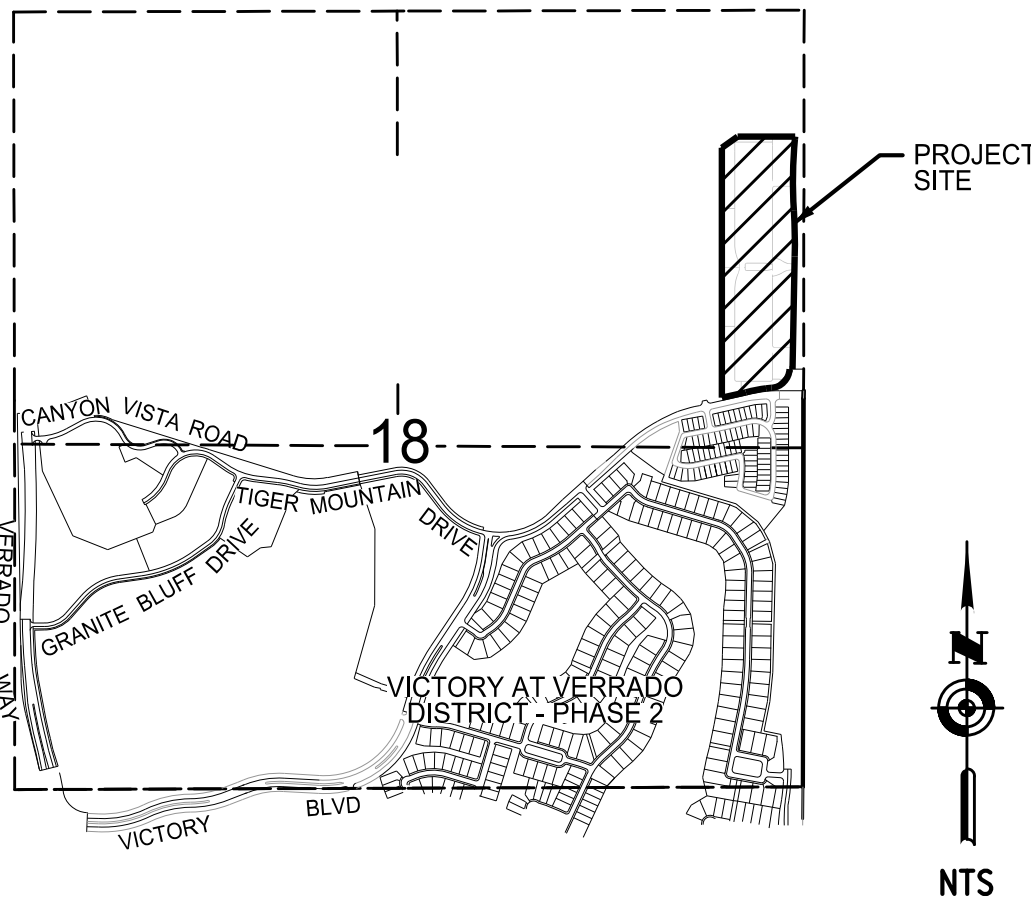
Summary

The proposed Preliminary Plat represents Phase 6, Units B & C of the Victory District. Victory will blend in seamlessly with Verrado, yet will be developed with its own character and qualities which will ensure the success of the community. Overall, Victory will be internally and externally connected and will be developed with the same exacting standards as the existing portions of Verrado. The blending of different types of housing and generational housing will ensure Verrado continues to lead in creating a true mixed-use and sustainable community.

\\dmcofs1\DMBCorp_Entitlements\Verrado\ARC\subdivisions\pre plats\Phase 1a\pre application\Narrative Report 001.docx

PRELIMINARY PLAT
FOR
VERRADO VICTORY DISTRICT
PHASE 6 UNIT B & UNIT C

SITUATED IN A PART OF SECTIONS 18, TOWNSHIP 2 NORTH, RANGE 2 WEST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



VICINITY MAP
NOT TO SCALE

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. VERRADO VICTORY DISTRICT PHASE 6 UNIT B & UNIT C 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. RESIDENTIAL FIRE SPRINKLERS REQUIRED FOR ALL LOTS.

FLOODPLAIN INFORMATION

THE MARICOPA COUNTY, ARIZONA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAPS (FIRM) MAP NUMBERS 04013C1645L AND 04013C1665L, DATED OCTOBER 16, 2013 INDICATES THAT THE SITE FALLS WITHIN ZONES "AE", AND "X" (SHADED). REFER TO THE FIRM MAP (FIGURE 2) FOR FLOODPLAIN LOCATION IN THE PRELIMINARY DRAINAGE REPORT.

ZONE "AE" IS DEFINED BY FEMA AND PER THE FIRM PANEL AS FOLLOWS:
SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED.

BASIS OF BEARING:

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 2 WEST, OF THE GILA & SALT RIVER BASE & MERIDIAN, HAVING A BEARING OF SOUTH 89° 52' 23" WEST, AS SHOWN ON RESULTS OF SURVEY RECORDED IN BOOK 602 OF MAPS, PAGE 30, RECORDS OF MARICOPA COUNTY, ARIZONA.

CMP DEVELOPMENT OPTIONS		
VERRADO VICTORY DISTRICT PHASE 6 UNIT B & UNIT C		
	UNIT B	UNIT C
DEVELOPMENT OPTION	RH	RH
PRODUCT	37C	39C
NUMBER OF LOTS	75	70
STANDARD LOT SIZE (FT)	37' x 84'	37' x 84'
STANDARD LOT SIZE (FT)	39' x 84'	39' x 84'
MINIMUM LOT WIDTH (FT)	37'	37'

PROJECT SUMMARY	
RESIDENTIAL	AREA (Acres)
LOT AREAS	11.37
SIDEWALK, PARKWAY AND PARK TRACTS	4.50
RIGHT OF WAY AREAS	3.08
TOTAL VERRADO VICTORY DISTRICT PHASE 6 UNIT B & UNIT C	18.95
NET DENSITY	7.8 DU/AC

LEGEND			
----	RIGHT OF WAY LINE	R	RADIUS
----	EASEMENT LINE	EX	EXISTING
----	CENTERLINE	PUE	PUBLIC UTILITY EASEMENT
-- --	MATCH LINE	LDSCP	LANDSCAPE
— 8" W —	PROPOSED WATER LINE	PKWY	PARKWAY
— 8" S —	PROPOSED SEWER LINE	PVMT	PAVEMENT
— (M) —	PROPOSED MANHOLE	P	PAVEMENT
— (V) —	PROPOSED WATER VALVE	C	CONCRETE
— (H) —	PROPOSED FIRE HYDRANT	MOD	MAP OF DEDICATION
— (S) —	STORM DRAIN SYSTEM	VNAE	VEHICLE NON ACCESS EASEMENT
— (M) —	STORM DRAIN MANHOLE	SDE	STORM DRAIN EASEMENT
— (A) —	FLOW ARROW (DRAINAGE)	EXISTING PAVEMENT	
— (M) —	SURVEY MONUMENT	EXISTING CURB & GUTTER	
— EX W —	EXISTING WATER LINE	— EX S —	EXISTING SEWER LINE
① TYP	INDICATES LINE OF SIGHT (SEE DETAIL SHEET 3)	● ● ● ●	UNIT LINE
② TYP	INDICATES SIGHT DISTANCE LINE (SEE DETAIL SHEET 3)	●	EX DG TRAIL PATH
—	PROPOSED SIDEWALK	—	EX SIDEWALK
LSWE	LANDSCAPE AND SIDEWALK EASEMENT	●	SEWER CLEANOUT
→	ULTIMATE OUTFALL		

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
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

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| 4 | - STREET SECTIONS |
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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 BBCM34
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)

PLZV-21-00042

2ND REVIEW

RECEIVED

Nov 08 2021

CITY OF BUCKEYE
PLANNING & ZONING
DM

PRELIMINARY
NOT FOR
CONSTRUCTION



DESIGNED: TR	PLOT DATE: 10/28/2021
DRAWN: STAFF	
CHECKED: TR	SHEET 1 OF 8
PROJECT NO. R314191.01	

HUITT-ZOLLARS

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ADVANCED DESIGN

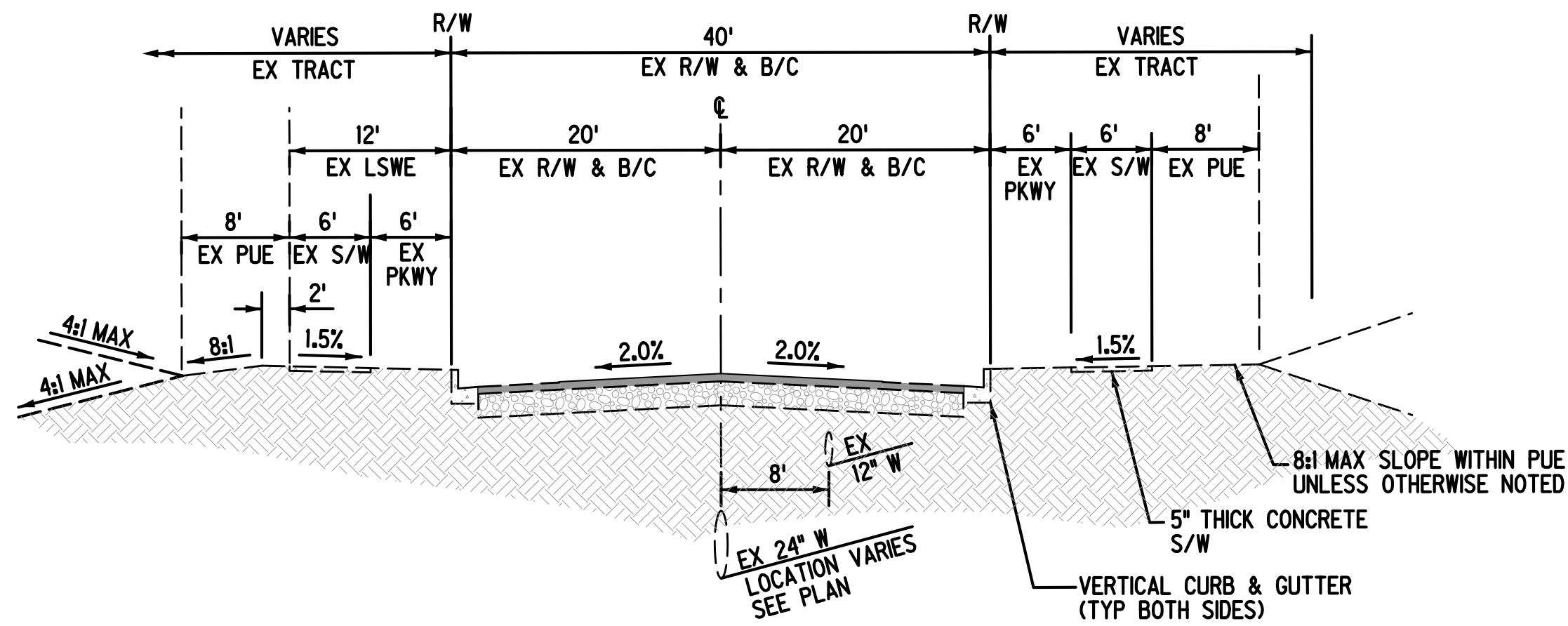
VERRADO VICTORY DISTRICT
PHASE 6 UNIT B & UNIT C

PRELIMINARY PLAT

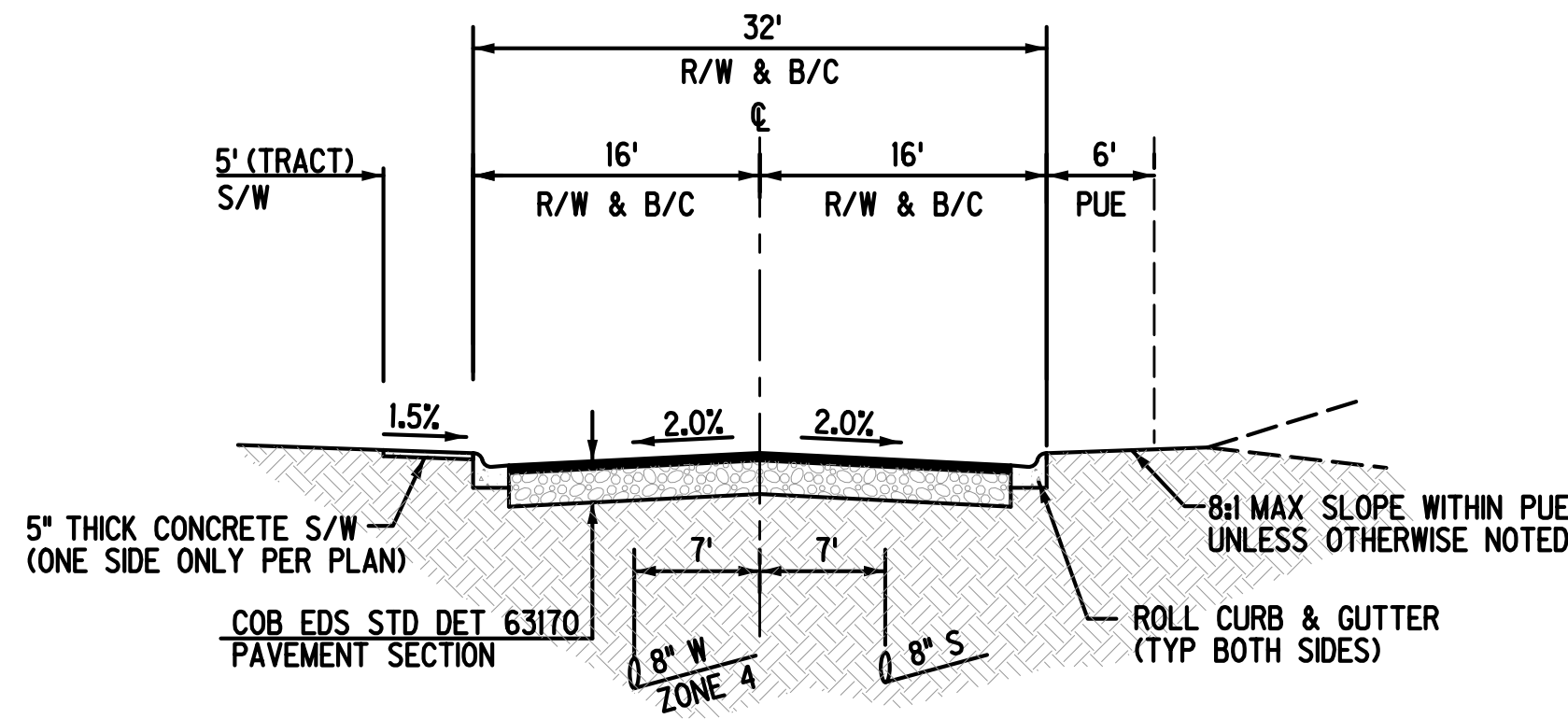
Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying

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

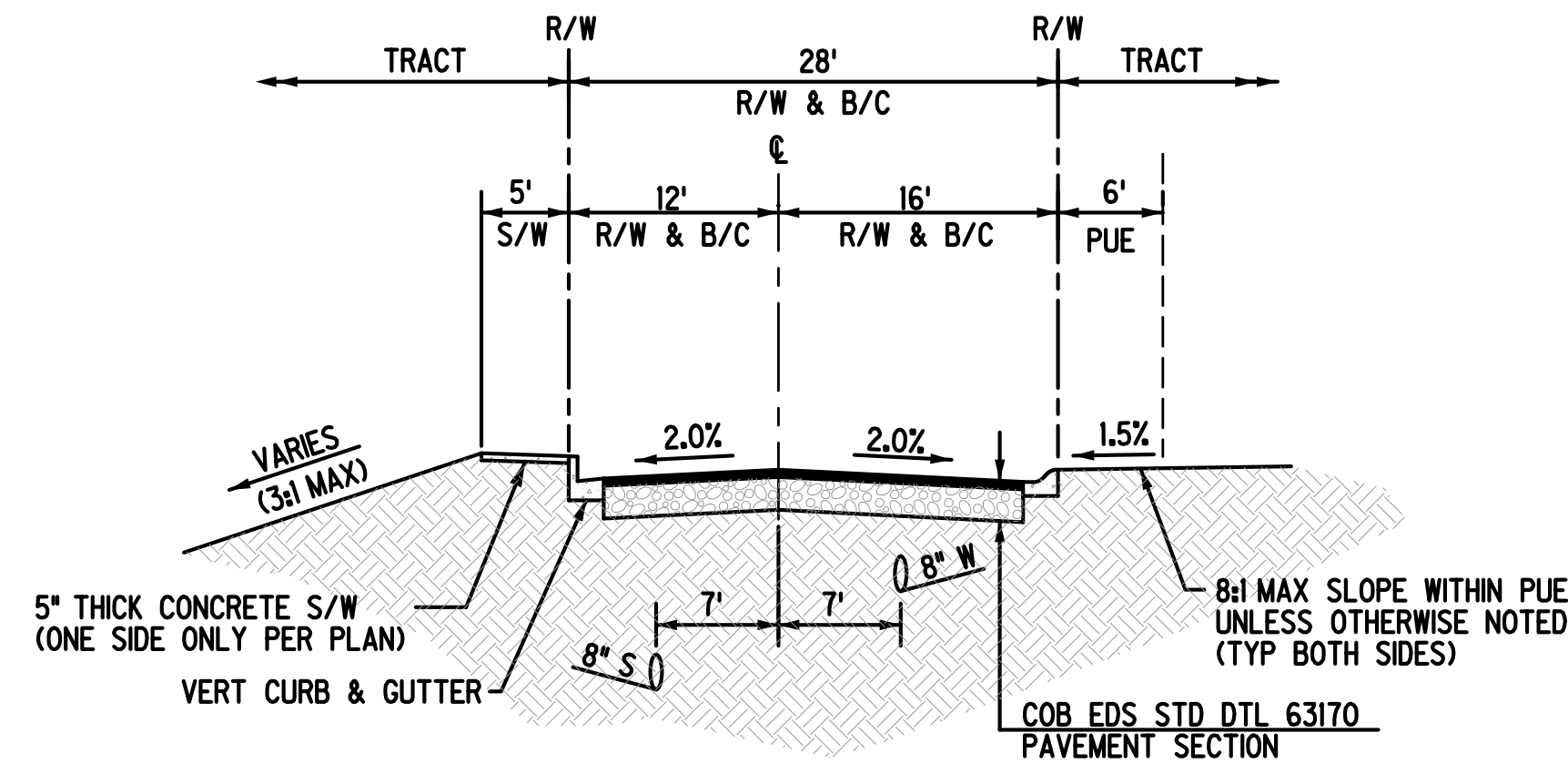




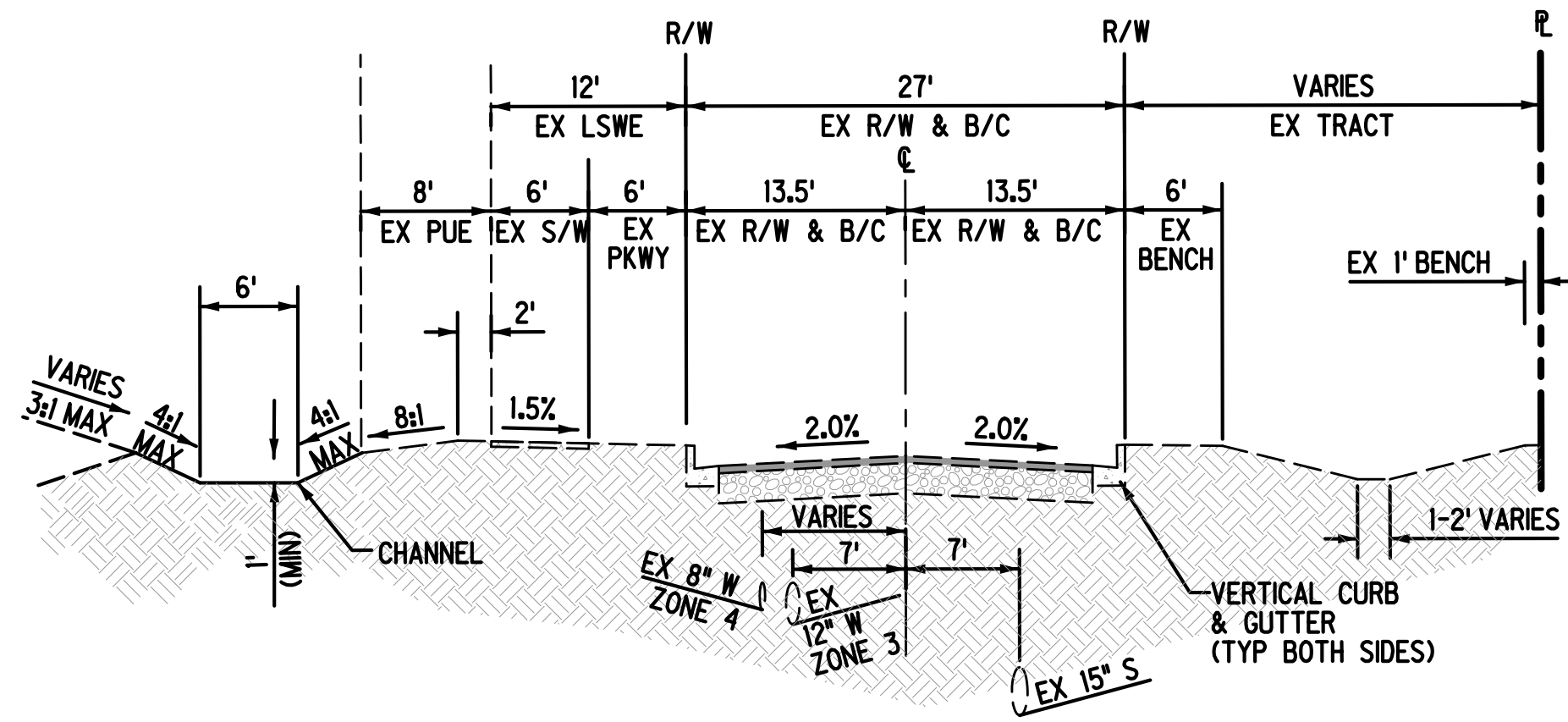
EXISTING TIGER MOUNTAIN DRIVE - MINOR COLLECTOR NTS



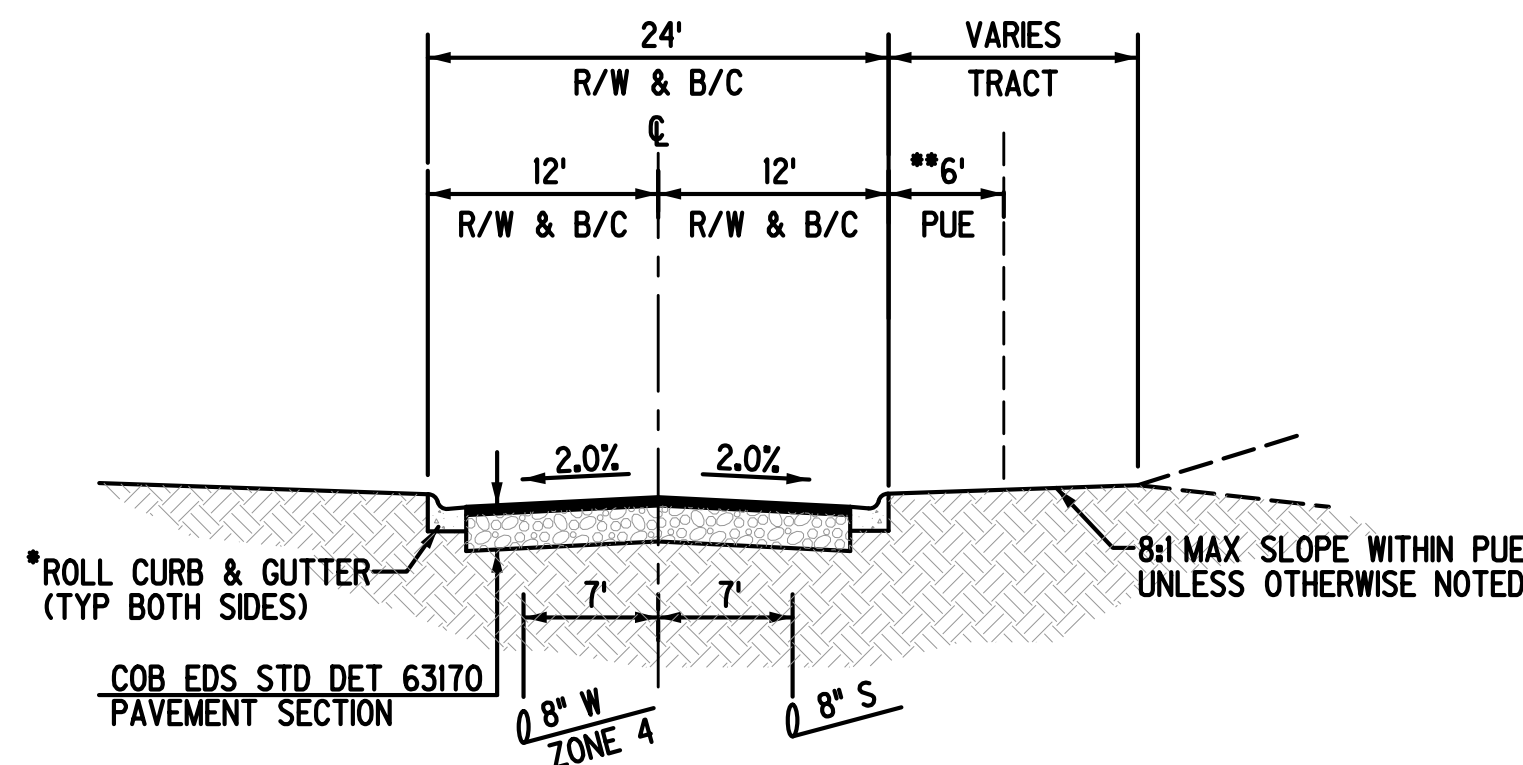
TYPICAL LOCAL RESIDENTIAL NTS
PARKING BOTH SIDES



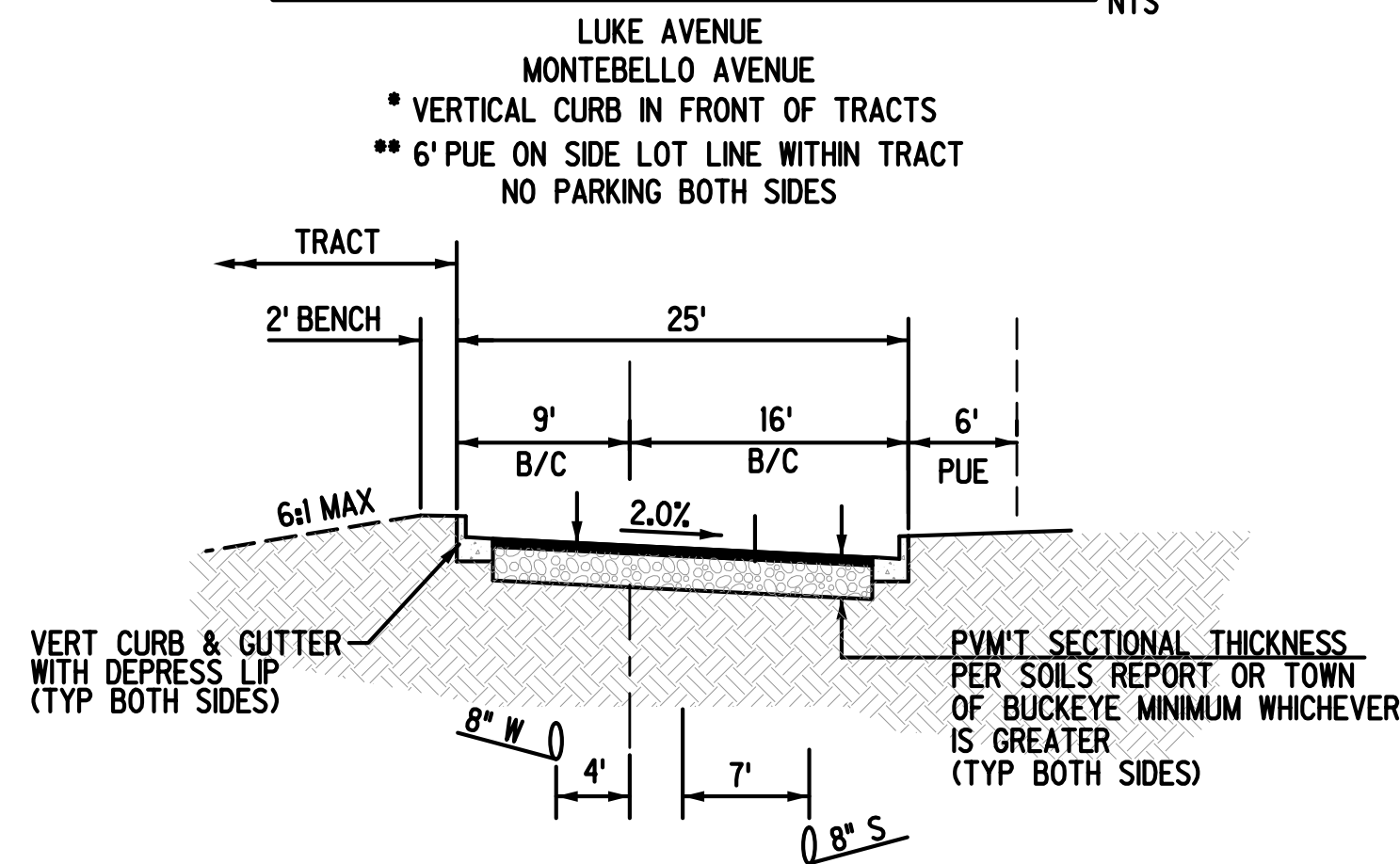
TYPICAL LOCAL RESIDENTIAL NTS
ANNIKA DRIVE
MARSHALL AVENUE
PARKING ONE SIDE ONLY



EXISTING SUNRISE LANE NTS

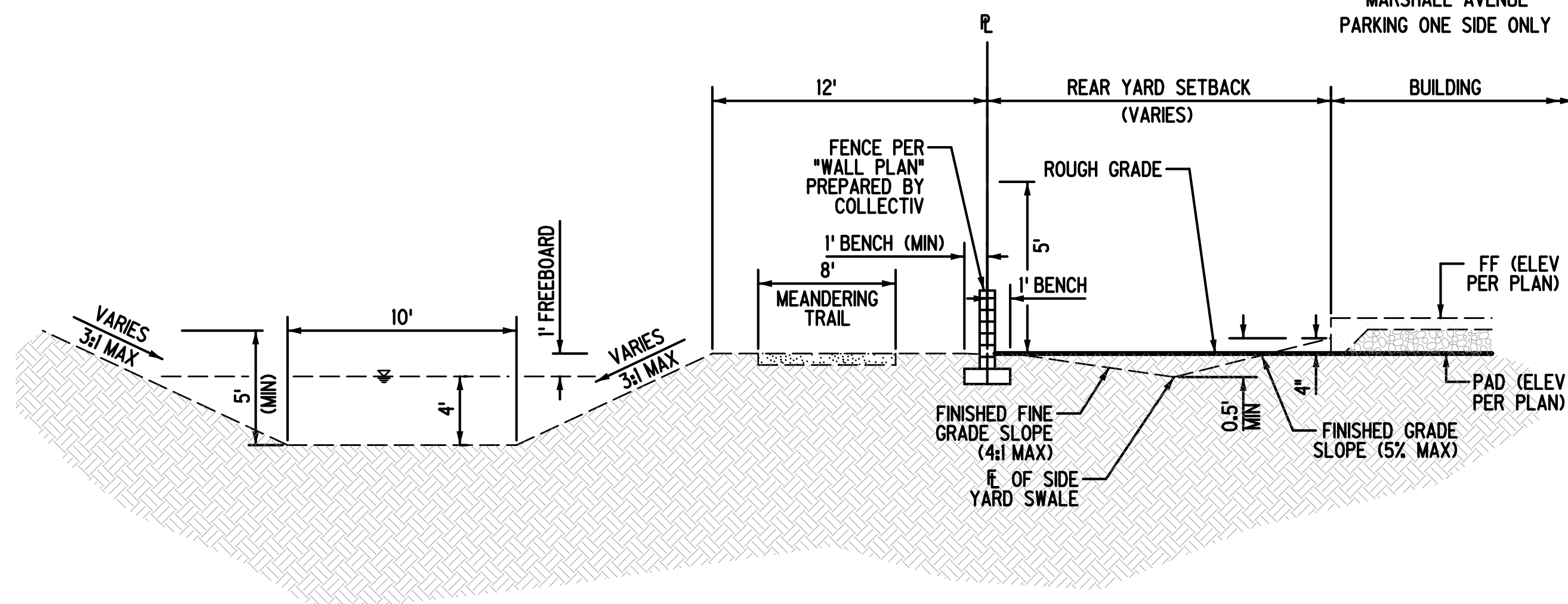


TYPICAL LOCAL RESIDENTIAL NTS

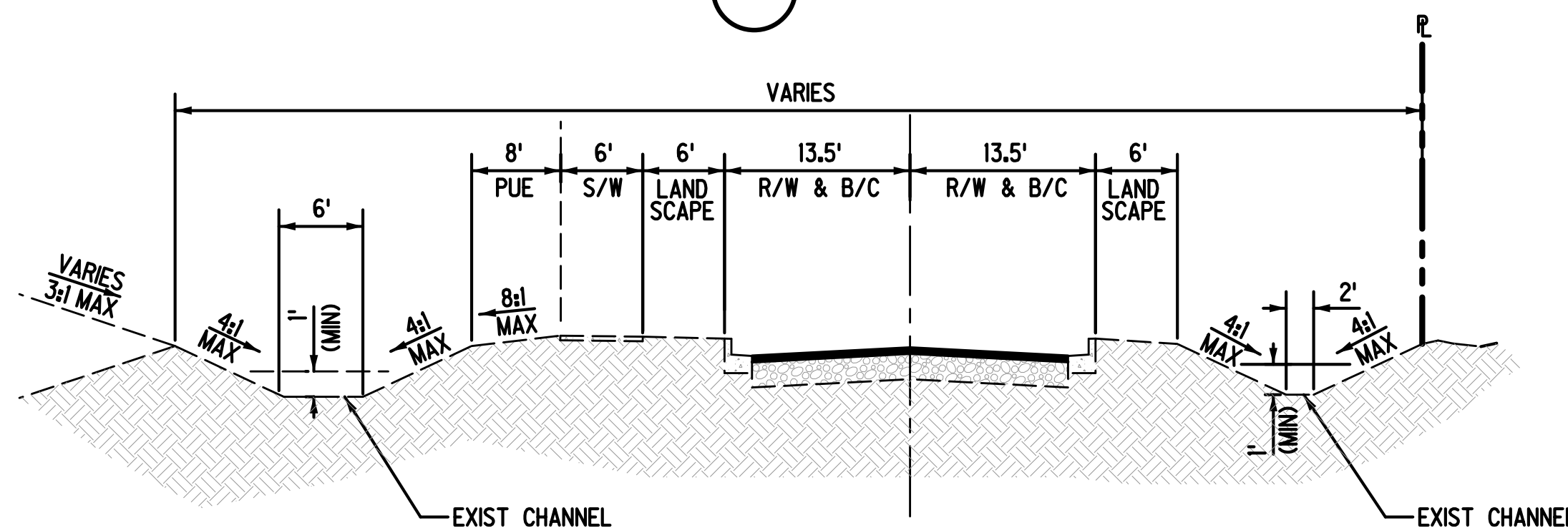


ONE-WAY NTS

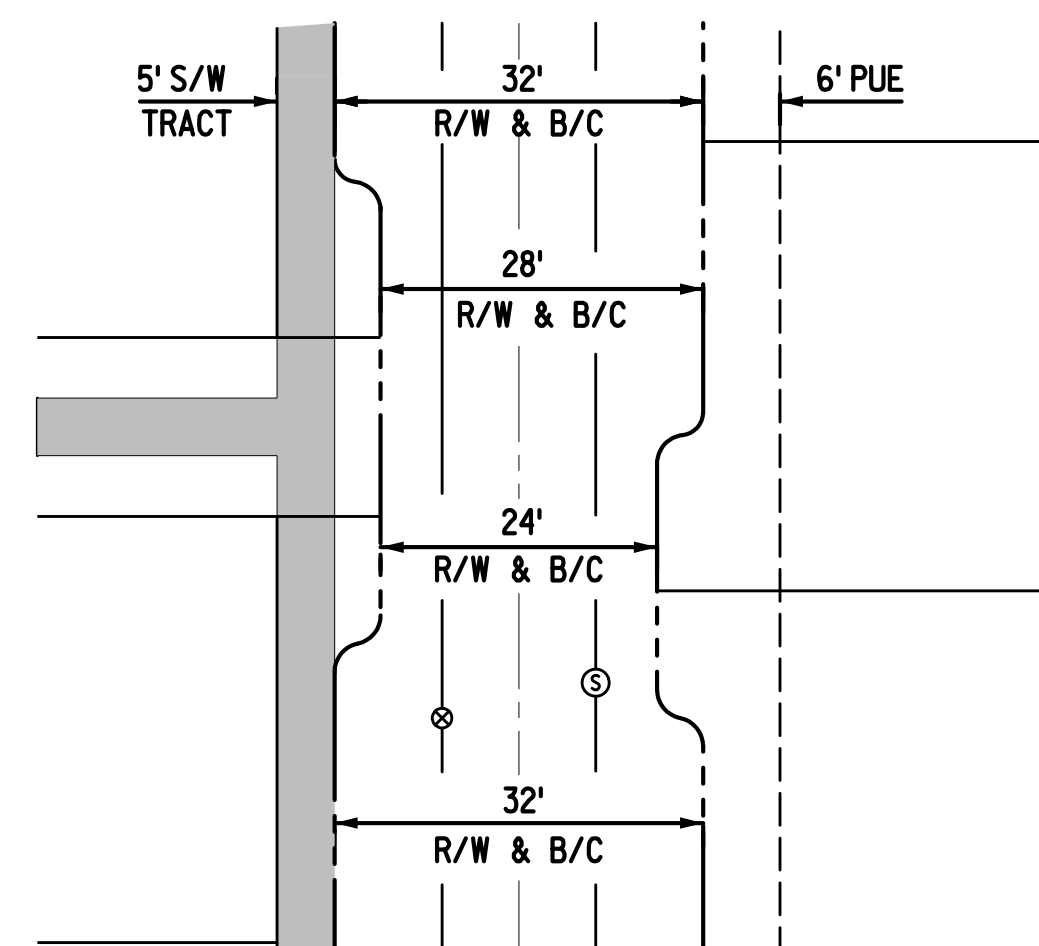
RATTLER ROAD
SIDEWALK LOCATION WITHIN PARK VARIES
PARKING ONE SIDE ONLY



SECTION A NTS



SECTION B NTS



DETAIL "C" NTS

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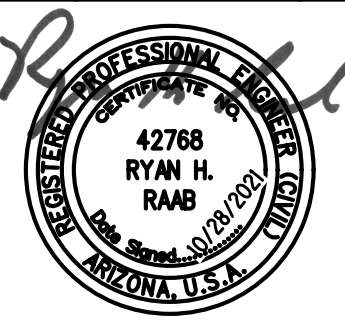
ADVANCED DESIGN

REVISIONS:

VERRADO VICTORY DISTRICT
PHASE 6 UNIT B & UNIT C

PRELIMINARY PLAT

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



EXPIRES 6/30/23

DESIGNED: TR
DRAWN: STAFF
CHECKED: TR
PLOT DATE: 10/28/2021
SHEET 4 OF 8
PROJECT NO. R314191.01





NOTE
FINISH FLOOR ELEVATION TO BE 1' ABOVE PAD



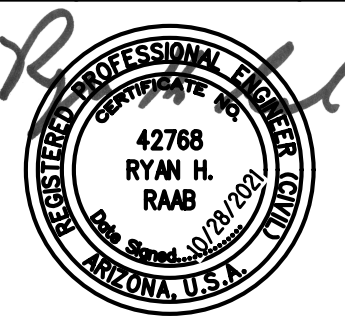
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DEVISIONS:

VERRADO VICTORY DISTRICT
PHASE 6 UNIT B & UNIT C

PRELIMINARY PLAT

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

**EXPIRES 6/30/23**

DESIGNED: T

DRAWN: STAF

CHECKED: T

10/28/2021

SHEET 3 OF 3

SHEET	7	OF	8
PROJECT NO.	B314101.01		

PROJECT NO. R314191.01
in Design\10 CADD & BIM\10.6 Microstation\S

PI 7V-21-00042

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

FOR FIRE LANE TURN-AROUND
DETAILS SEE SHEET 5 (WB-50)

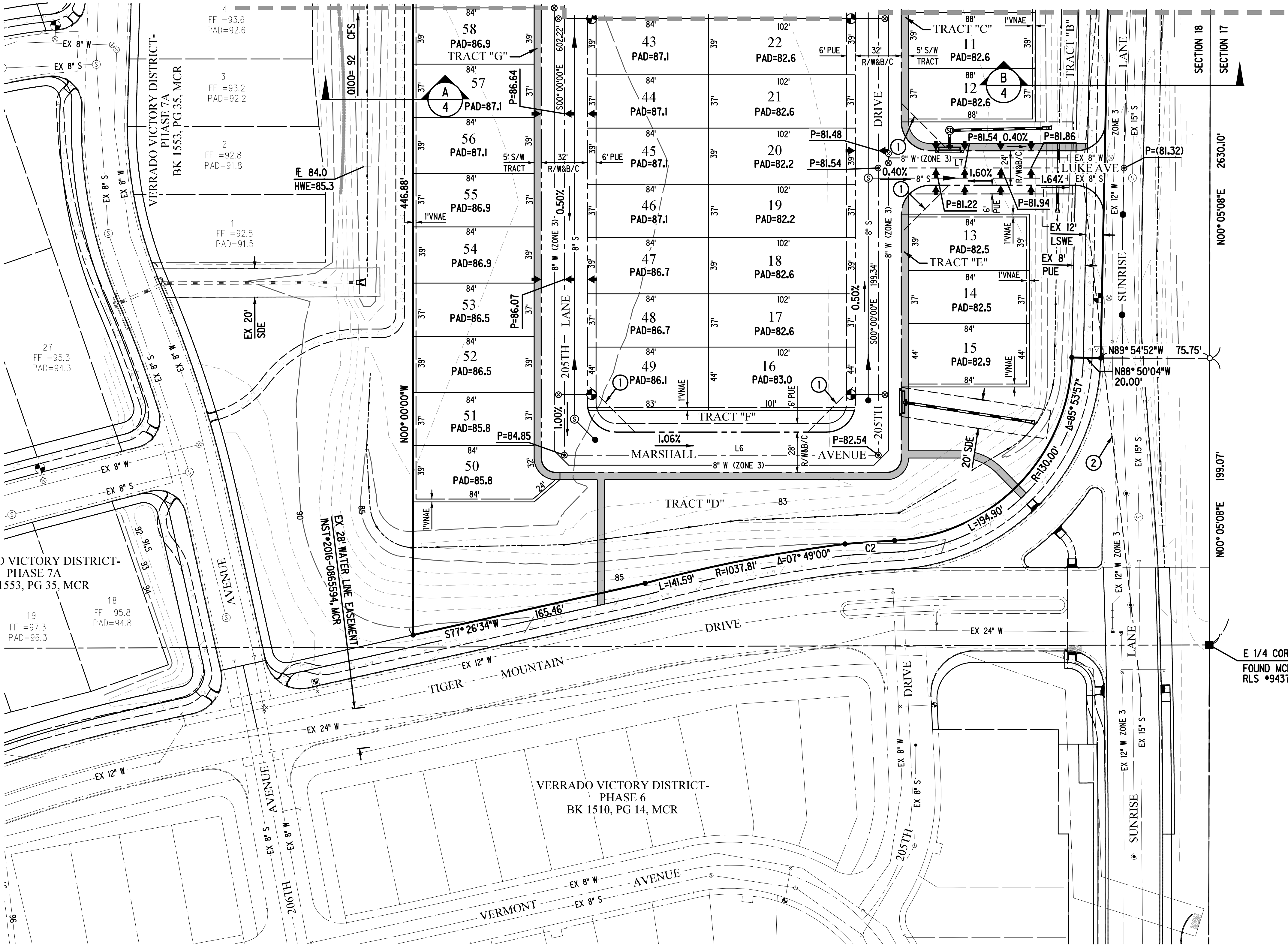
FOR CURVE DATA TABLE SEE
SHEET 3



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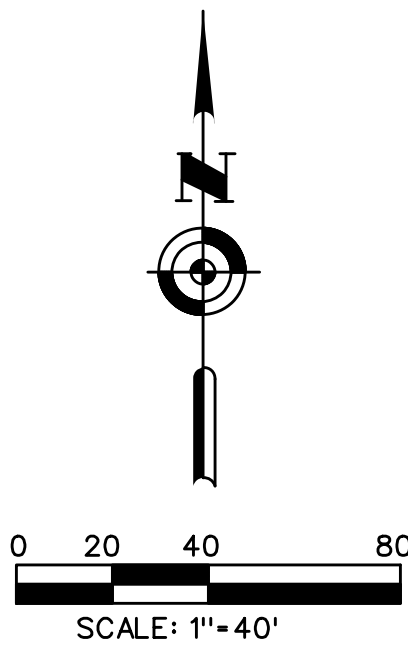
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DRAFTED BY _____ DATE _____
CHECKED BY _____ DATE _____

VERRADO VICTORY DISTRICT-
PHASE 7A
BK 1553, PG 35, MCR



CANYON VIEWS
SUBDIVISION

E 1/4 CORNER SECTION 18
FOUND MCDOT ALUMINUM CAP
RLS #9437



NOTE
FINISH FLOOR ELEVATION TO BE 1' ABOVE PAD

FOR FIRE LANE TURN-AROUND
DETAILS SEE SHEET 5 (WB-50)

FOR CURVE DATA TABLE SEE
SHEET 3



VERRADO VICTORY DISTRICT
PHASE 6 UNIT B & UNIT C
PRELIMINARY PLAT

REVISIONS:



DESIGNED: TH
DRAWN: STAFF
CHECKED: TR
PLOT DATE: 12/28/2021
SHEET 8 OF 8
PROJECT NO. R314191.01

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ADVANCED DESIGN

PLZV-21-00042

WALL/SYMBOL LEGEND

SYMBOL	DESCRIPTION
	6' HIGH SLUMP BLOCK PERIMETER WALL
	16" HIGH SLUMP BLOCK GOLF PERIMETER WALL
	MAILBOX KIOSK

GENERAL NOTES

- ALL LANDSCAPE AREAS TO BE MAINTAINED BY A PRIVATE ASSOCIATION, ESTABLISHED BY THE DEVELOPER.
- AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO ALL LANDSCAPE, DESIGNED FOR OPTIMUM WATER EFFICIENCY.
- 1/2" SCREENED, MOUNTAIN VISTA BROWN - DECOMPOSED GRANITE TO ALL PARKWAY LANDSCAPE AREAS.
- LANDSCAPE DESIGN AND CONSTRUCTION SPECIFICATIONS TO ADDRESS CRITERIA OF VICTORY'S PHASE 1 - TRANSITIONAL THEME.
- ALL PLANTS AND TREES TO BE A MIN. OF 36" CLEARANCE AROUND FIRE HYDRANTS
- 13'-6" VERTICAL CLEARANCE FOR TREE CANOPIES OVER STREETS

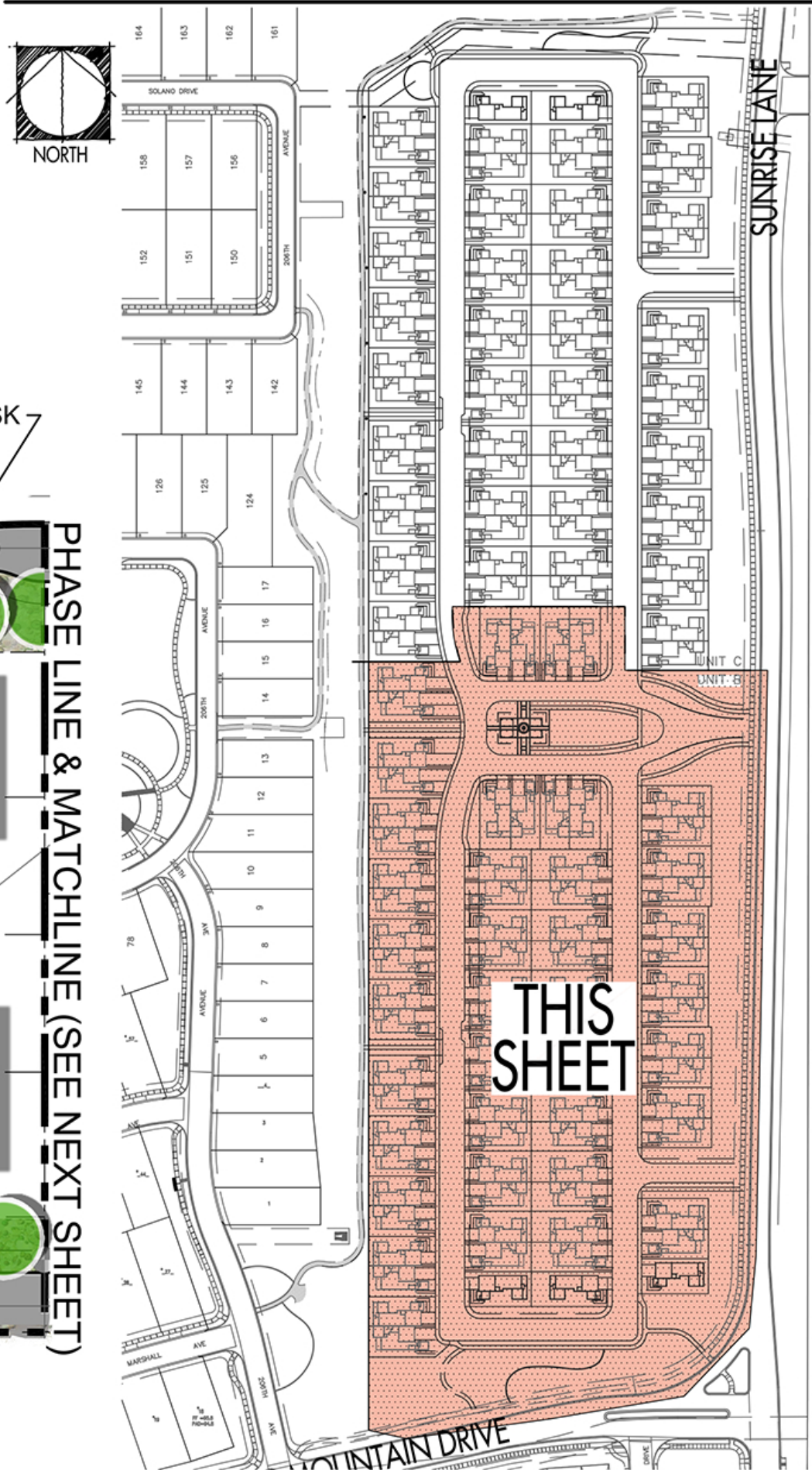
LANDSCAPE KEY NOTES

- DEVELOPER PROVIDED 6' HIGH SLUMP BLOCK WALL (MATCH VICTORY STANDARD)
- DEVELOPER PROVIDED 16" HIGH SLUMP BLOCK WALL ALONG WASH FRONTAGE (MATCH VICTORY STD.)
- FRONT YARD STREET TREE SYSTEM (BETWEEN CURB & COURTYARD) INSTALLED BY HOMEBUILDER.
- 5' WIDE STABILIZED GRANITE PATH CONNECTIONS TO SURROUNDING TRAIL SYSTEM.
- OPENSOURCE TRACTS WITH DEVELOPER INSTALLED LANDSCAPE
- SUNRISE LANE ROADWAY AND WASH CROSSINGS PER SEPARATE SET OF DOCUMENTS
- DRAINAGE CORRIDOR ENHANCED WITH NATIVE VEGETATION.
- INTERNAL 5' WIDE SIDEWALK FOR PEDESTRIAN CIRCULATION.
- CENTRAL AMENITY PARK WITH WATER FOUNTAIN ACCENT ENHANCED PAVING, SHADE STRUCTURE, BENCH SWINGS, AND OPENSOURCE TURF

MASTER PLANT LIST

COMMON NAME	BOTANICAL NAME	SIZE
TREES		
LIVE OAK	QUERCUS VIRGINIANA	24" BOX
THORNLESS MESQUITE	PROSOPIS SPECIES	24" BOX
BLUE PALO VERDE	PARKINSONIA SPECIES	24" BOX
WILLOW ACACIA	ACACIA SALICINA	24" BOX
ACACIA MULGA	ACACIA ANEURA	24" BOX
SHRUBS / GROUNDCOVERS		
RED BIRD OF PARADISE	CAESALPINIA PULCHERRIMA	5 GAL
PINK PARADE	HEPERALOE X PINK PARADE	5 GAL
WINTER BLAZE	EREMOPHILA GLABRA	5 GAL
GREEN CLOUD TEXAS SAGE	LEUCOPHYLLUM HYBRID	5 GAL
AUTUMN GLOW DEERGRASS	MUHLBERGIA RIGENS	1 GAL.
OUTBACK SUNRISE	EREMOPHILA PROSTRATA	1 GAL.
RED YUCCA	HEPERALOE PARVIFLORA	1 GAL.
PURPLE LANTANA	LANTANA MONTEVIDENSIS	1 GAL.
NEW GOLD LANTANA	LANTANA x 'NEW GOLD'	1 GAL.

KEY MAP



PROJECT INFORMATION

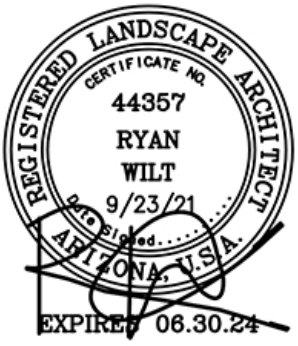
OWNER / DEVELOPER	CIVIL ENGINEER
DMB WHITE TANK, LLC 7600 EAST DOUBLETREE RANCH ROAD SUITE 300 SCOTTSDALE, ARIZONA 85258 CONTACT: DAVE NILSEN TEL: 480.367.7619 dnilsen@dmblinc.com	HUITT-ZOLLARS, INC. 5050 NORTH 40TH STREET SUITE 100 PHOENIX, ARIZONA 85018 CONTACT: THOMAS B. RYAN TEL: 602.295.6839 FAX: 602.252.8384 X 108 tomryan@huitt-zollars.com

LANDSCAPE ARCHITECT

COLLECTIV LANDSCAPE ARCHITECTS
1426 NORTH 2ND STREET
SUITE 200
PHOENIX, ARIZONA 85004
CONTACT: RYAN WILT
TEL: 602.358.7711
FAX: 602.358.7712
ryanw@collectivla.com

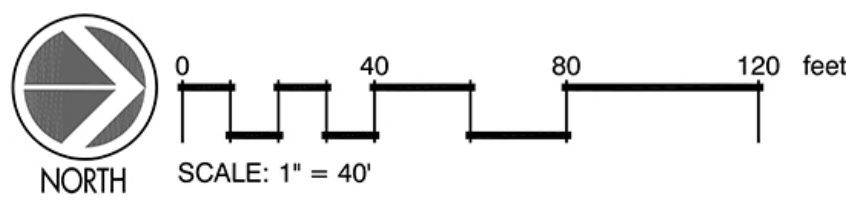
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CONCEPTUAL LANDSCAPE AND WALL PLAN
VICTORY AT VERRADO - PHASE 6B & 6C

SEPTEMBER, 2021



SHEET L1 OF 2



1426 N. 2ND STREET, SUITE 200
PHOENIX, ARIZONA 85004
OFFICE: 602.358.7711

WALL/SYMBOL LEGEND

SYMBOL	DESCRIPTION
	6' HIGH SLUMP BLOCK PERIMETER WALL
	16" HIGH SLUMP BLOCK GOLF PERIMETER WALL
	MAILBOX KIOSK

GENERAL NOTES

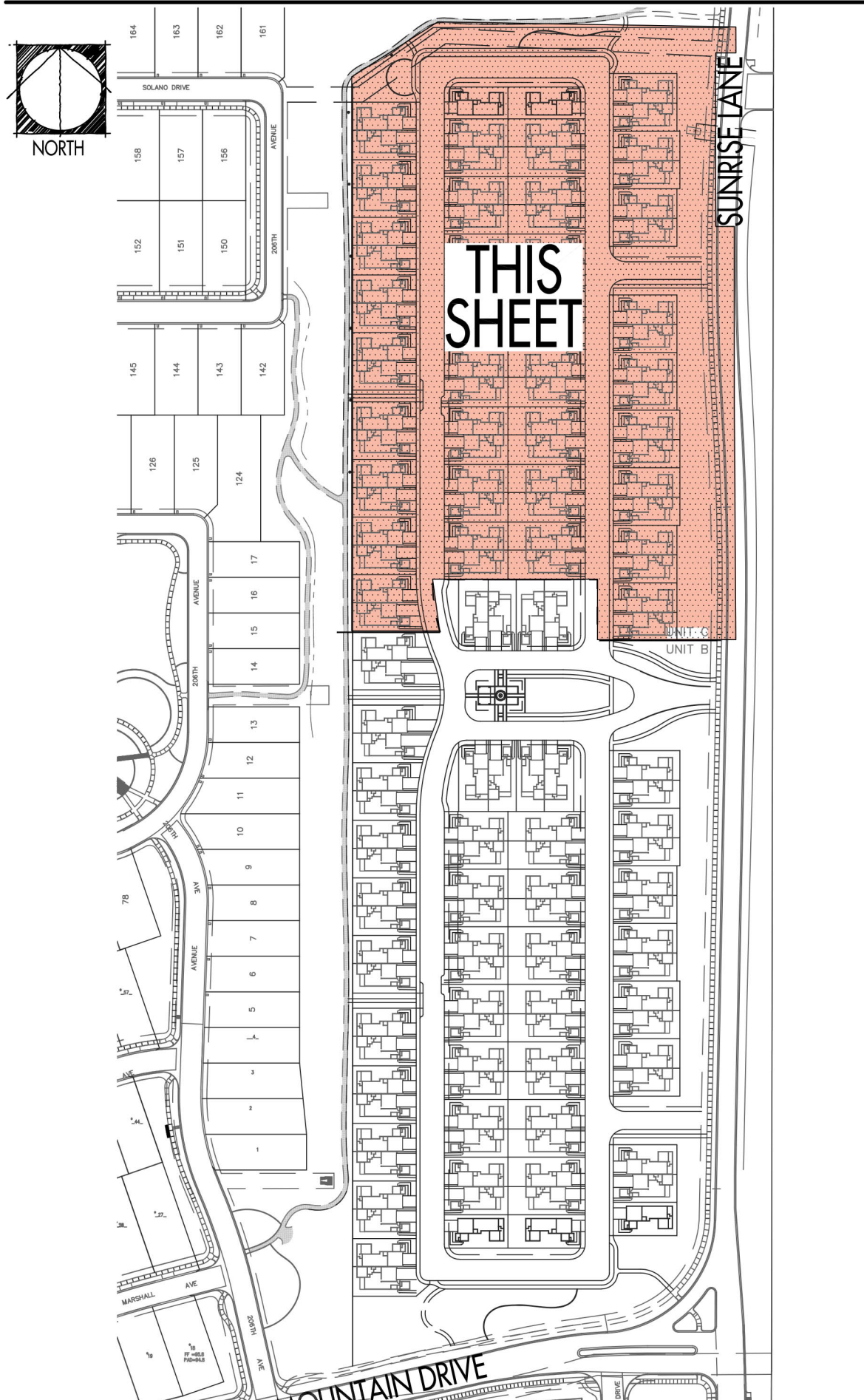
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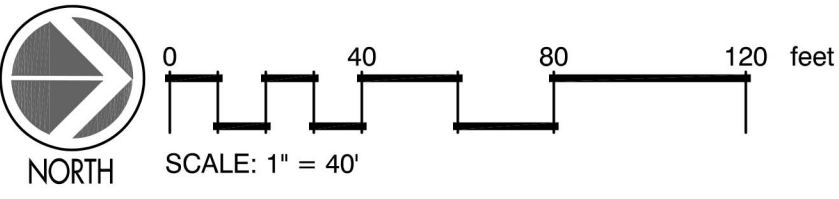


KEY MAP



CONCEPTUAL LANDSCAPE AND WALL PLAN
VICTORY AT VERRADO - PHASE 6B & 6C

SEPTEMBER, 2021



SHEET L2 OF 2

collectiV
landscape architects

1426 N. 2ND STREET, SUITE 200
PHOENIX, ARIZONA 85004
OFFICE: 602.358.7711

PLZ 210042
24



PRELIMINARY PLAT

Report to the Planning and Zoning Commission

CASE NUMBER: PLZV-21-00042
TITLE: Verrado Victory Phase 6 Units B & C
MEETING DATE: January 25, 2022

Applicant: Tom Ryan, Huitt-Zollars, Inc
Owner: Verrado ARC, LLC
Request: A Preliminary Plat for 145 attached single-family residential lots in the Planned Community (PC) Zoning District and Verrado Community Master Plan (CMP) Zoning Overlay District.
District: 6
Location: Generally located west of Sunrise Lane and north of Tiger Mountain Drive
Site size: Approximately 18.95 acres
Density: 7.8 du/ac (gross)
Public input: NA

Recommendation: Approve with conditions

AREA CONTEXT

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Undeveloped	Master Planned Community	PC, Planned Community
North	Victory Phases 7 and future Victory Phases	Master Planned Community	PC, Planned Community
South	Victory Phase 6	Master Planned Community	PC, Planned Community
East	Canyon Views Development	Neighborhood	PR, Planned Residential
West	Victory Phase 7B	Master Planned Community	PC, Planned Community

PUBLIC PARTICIPATION SUMMARY:

1. The applicant sent out an updated “Notice of Application” to all property owners within 300 feet of all property lines of the subject property on July 16, 2021.
2. No public comments or concerns regarding this application have been received.

Table 2: Public Notice

Notification Element	Date
Published	NA
Site Posted	NA
Mailing to Property Owners w/in 300'	July 16, 2021

BACKGROUND:

3. 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

4. The preliminary plat proposed is intended to be constructed in two (2) phases (6B and 6C). The phases proposed have been approved by Engineering and Fire so that infrastructure and circulation are properly addressed.

ANALYSIS:

5. Conformance with General Plan: The City of Buckeye Imagine Buckeye 2040 General Plan designates this property as Master Planned Community. Verrado is developing consistent with this general plan designation.
6. Land Use: The property is zoned Planned Community and is governed by a Community Master Plan Zoning Overlay District, known simply as the Verrado CMP, which was adopted in 1999 with an accompanying development agreement. The Verrado CMP covers 8,816 acres and includes seven Planning Units. Densities range from 0-35 du/ac. Commercial sites allowing neighborhood retail, office space, major retail, public facilities, etc. are included within the CMP area.
7. The approved Master Plan Land Use Budget allows a total of 14,080 residential units, 1,000 Resort Rooms, and 4,234,550 square feet of Commercial/Mixed-Use space. Per the approved CMP, all parks will be privately owned and maintained unless otherwise dedicated to the City of Buckeye. This Preliminary Plat lies within the approved Verrado CMP area and has been reviewed against the standards established. This application meets all requirements of the approved Verrado CMP. The proposed plat is consistent with the Verrado CMP and generally consistent with the required Planning Unit Environmental Design Plans.

Setback and Lot Data

Table 3: Verrado Victory Phase 6 Units B&C

Verrado CMP Land Use Designation – Residential High, Platted Lots

Lots:	145
Standard Lot Sizes	37'x84'
Average Lot Sizes	3,108-3,276 sf
Maximum Building Height Allowed Per CMP:	40'
Minimum Front Setback	18' or greater: or 3' or less
Minimum Rear Setback	3'
Minimum Side Setback	0';Where a side yard setback is provided, it must be a minimum of 5'
Maximum Lot Coverage	75%

Schools

8. This additional plat will not create a need for additional schools since it is exclusively for active adults. However, Verrado has two existing elementary schools, a middle and a high school.

Circulation

9. 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 Tiger Mountain Drive and Sunrise Lane. There will be three points of ingress/egress from Sunrise Lane (Montebello Ave, Rattler Road and Luke Avenue).

Open Space/Recreation

10. Open Space/Recreation within this Preliminary Plat consists of trails and open space that is part of the larger network of trails for the entire Victory District and the rest of Verrado. However, there are several tracts that will be used for path and trails and a centralized park.

Landscaping

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

Infrastructure

12. Water: EPCOR Water Company will be the water provider. Both existing Zone 3 and 4 water line has been extended from Tiger Mountain Drive and Sunrise Lane to serve this plat.
13. Sewer: EPCOR Water Company provides sewer service to the site. A sewer line has been extended from the existing Tuthill sewer trunk line that directs the wastewater to the existing wastewater reclamation facility (WCF) located north of McDowell and the Tuthill alignment.

RECOMMENDATION:

14. Staff recommends the Planning and Zoning Commission motion for approval with conditions a-r, 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 “Verrado Victory District-Phase 6 Unit B&C” consisting of eight (8) sheets, dated October 28, 2021 and stamped received December 10, 2021, 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 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).
- n. Prior to Final Plat approval, the Property Owner/Developer shall provide a Certificate of Assured Water Supply issued by the Arizona Department of Water Resources (ADWR), covering all lots and parcels created, defined, or depicted on said plat. The certificate must be consistent with all ADWR rules and regulations.
- o. All streets, sidewalks, parks, and other common areas, shall be sufficiently illuminated to ensure the safety and security of persons and property.
- p. The Property Owner/Developer shall submit an electronic CAD and GIS file with full construction documents of the development to the City Engineer upon final approval in order to maintain current street records and assist in emergency dispatch and response.

- q. The civil plans submitted with the Preliminary Plat approval are conceptual in nature, and additional comments will be forth coming at the time of construction drawing submittal.
- r. Prior to issuance of any building permits, Sunrise Lane shall be constructed and completed.

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



CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 01/25/22	AGENDA ITEM: 3.B. PLZSP-21-00047 Bungalows on Yuma and Apache Site Plan
DATE PREPARED: 01/19/22	DISTRICT NO.: 3, 4
STAFF LIAISON: Randy Proch, AICP, Senior Planner, rproch@buckeyeaz.gov, 623-349-6293	
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)
 Bungalows on Yuma and Apache-Site Plan (PLZSP-21-00047)
 Recommendation to approve a 333-unit single family rental community at the southeast corner of 247th Avenue and Yuma Road.

SUMMARY

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

ATTACHMENTS:

[Attachment 1. Vicinity Map.pdf](#)

[Attachment 2. Zoning Map.pdf](#)

[Attachment 3. RVi-Yuma & Apache Preliminary Site Plan.pdf](#)

[Attachment 4. RVi-Yuma & Apache Preliminary Landscape Plan.pdf](#)

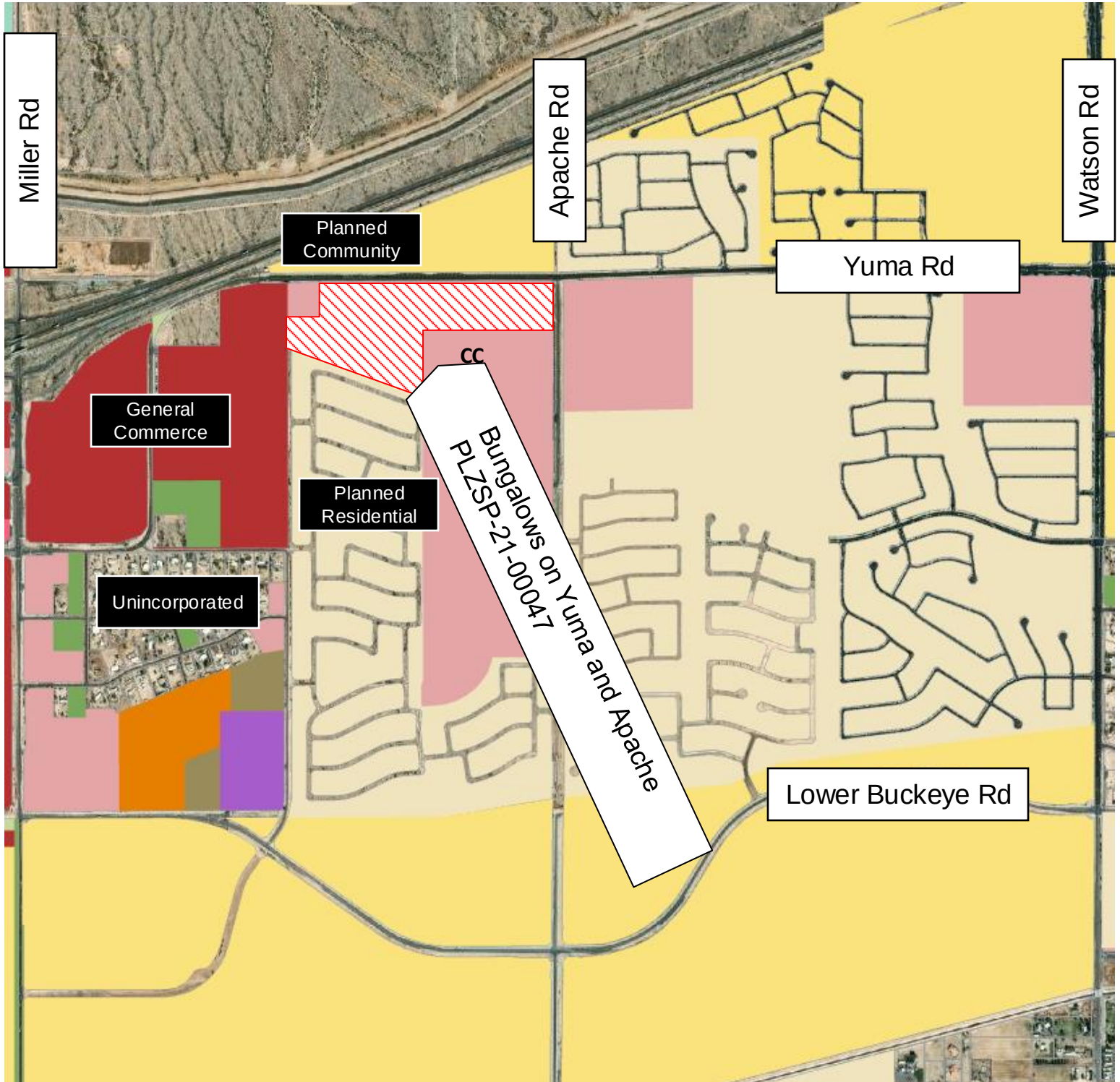
[PLZSP-21-00047- Yuma and 247th Bungalows Site Plan - Staff Report.docx](#)



0 0.125 0.25 0.375 0.5 Mile



N 34



0 0.125 0.25 0.375 0.5 Mile



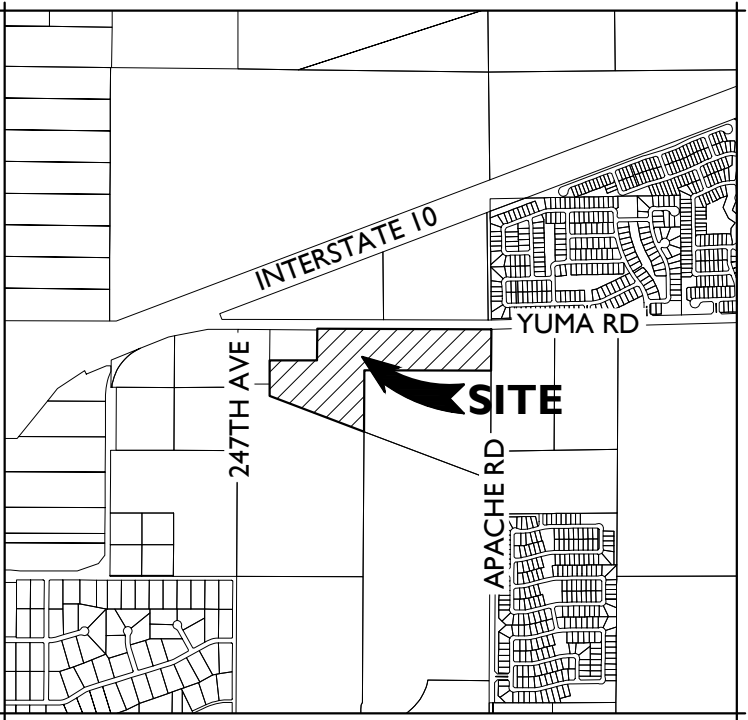
PROJECT DESCRIPTION

THIS REQUEST IS FOR AN APPROXIMATELY 36.1-ACRE PARCEL AT THE SOUTHWEST CORNER OF YUMA ROAD AND APACHE ROAD. THE PROPOSED MULTI-FAMILY RESIDENTIAL COMPONENT INCLUDES AN APPROXIMATE 333 UNIT, DETACHED RESIDENTIAL RENTAL COMMUNITY WITH A MIX OF SINGLE-STORY AND TWO-STORY 1, 2 AND 3 BEDROOM UNITS AND AN OVERALL DENSITY OF 10.3 DU/AC (NET). EACH UNIT INCLUDES A PRIVATE OUTDOOR PATIO IN ADDITION TO AN ABUNDANCE OF COMMON OPEN SPACE. THE COMMUNITY WILL BE GATED AND WILL INCLUDE A CENTRAL PROJECT AMENITY AREA AT THE PRIMARY ENTRY WITH A COMMUNITY CLUBHOUSE, POOL AND OTHER RECREATIONAL AMENITIES FOR RESIDENTS. ALL BUILDING STRUCTURES WILL BE PROVIDED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM. ADDITIONALLY, FOR ANY UNIT LAYOUT THAT EXCEEDS THE 150' HOSE PULL REQUIREMENT, DRY HORIZONTAL STANDPIPES MAY BE REQUIRED, AND ADDITIONAL ATTIC FIRE SPRINKLER COVERAGE WILL BE PROVIDED.

Attachment 3. Preliminary Site Plan
PRELIMINARY SITE PLAN
FOR
BUNGALOWS ON YUMA & APACHE
A PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 3 WEST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

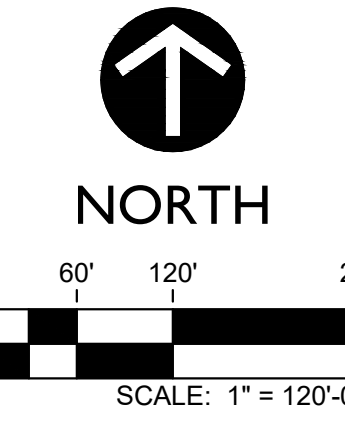
3rd REVIEW
RECEIVED
DEC 07 2021
CITY OF BUCKEYE
PLANNING & ZONING
WD

VICINITY MAP



RvI

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Tel: 480.586.2100
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SITE DATA

SITE	DESCRIPTION
GROSS AC.	+/- 36.1 AC.
NET AC.	+/- 32.2 AC.
APN PARCEL #	504-63-004E & 504-63-003C
EXISTING ZONING:	CC
# OF UNITS:	1 BEDROOM UNITS: 107 (32%) (49 1-STORY = 46%, 58 2-STORY = 54%) 2 BEDROOM UNITS: 144 (43%) 3 BEDROOM UNITS: 82 (25%) (44 1-STORY = 54%, 38 2-STORY = 46%) TOTAL UNITS: 333
DENSITY (NET):	10.3 DU/AC. (NET)
PROPOSED BLDG. HEIGHT:	TWO-STORY
PARKING REQUIRED:	1 BED UNIT (1 SPACE PER UNIT) 107 2 BED UNIT (1.5 SPACES PER UNIT) 216 3 BED UNIT (2 SPACES PER UNIT) 164 GUESTS (1 SPACE PER 5 UNITS) 67 TOTAL REQUIRED PARKING 554
PARKING PROVIDED:	698 SPACES TOTAL (1.08 PER BEDROOM) INCL. 15 ACCESSIBLE SPACES INCL. 340 COVERED SPACES

PROJECT TEAM

DISCIPLINE	CONTACT INFORMATION
DEVELOPER	CAVAN COMPANIES JON HAMIEL ~~~ jhamiel@cavanrealestate.net 15300 N. 90TH STREET, SUITE 200 SCOTTSDALE, ARIZONA 85260 480.747.9408
PLANNER/ APPLICANT	RVI PLANNING + LANDSCAPE ARCHITECTURE MARK REDDIE ~~~ mreddie@rviplanning.com 120 S. ASH AVENUE, SUITE 201 TEMPE, ARIZONA 85281 480.994.0994
CIVIL ENGINEER	HILGART WILSON GEORGE KRALL ~~~ gkrall@hilgartwilson.com 2141 E. HIGHLAND AVENUE, SUITE 250 PHOENIX, ARIZONA 85016 602.490.0535 EXT. 114
LANDSCAPE ARCHITECT	COLEMAN DESIGN GROUP BOYD COLEMAN ~~~ boyd@colemandesigngroup.net 111 E. DUNLAP AVENUE, SUITE 1-107 PHOENIX, AZ 85020 602.432.5507

DEVELOPMENT STANDARDS

	City of Buckeye Commercial Center (CC)	Proposed Zoning CC/PAD
Min. Lot Area per unit	10,000 sq. ft. or 3,000 sq. ft. per dwelling unit	10,000 sq. ft. or 3,000 sq. ft. per dwelling unit
Min. Lot Width	100'	100'
Min. Lot Depth	NA	NA
Open Space %	20%	20%
Max. Dwelling Unit Density	18 du/ac	18 du/ac
Max. Lot Coverage	50%	50%
Max. Building Height	45'	45'
Minimum Required Building Setbacks		
Front (Yuma Rd.)	0'	0'
Side (247th Ave. & Apache Rd.)	0'	0'
Rear (South Side) ¹	15'	15'
Minimum Building Separation	20'	8'
Minimum Required Landscape Buffers		
Arterials	20'	20'
All Other Streets ²	10'	10'

¹ Backyard walls are permitted within rear setback.
² Developments utilizing a 0' setback shall not be required to provide site perimeter landscaping on that side.

SHEET INDEX

SHEET 1 OF 4	SP-C	COVER SHEET/ PROJECT DATA
SHEET 2 OF 4	SP-01	ENLARGED SITE PLAN (60 SCALE)
SHEET 3 OF 4	SP-02	ENLARGED SITE PLAN (60 SCALE)
SHEET 3 OF 4	PA-01	ENLARGED PARKING ANALYSIS (60 SCALE)

BUNGALOWS ON YUMA & APACHE
PRELIMINARY SITE PLAN
BUCKEYE, ARIZONA

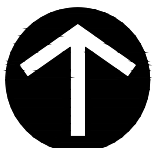
PROJECT NO.: 20002663
DATE: DECEMBER 2021
DRW: JC
RVW: MR

REVISIONS
1
2
3
4
5

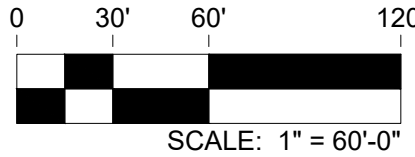
COVER SHEET

SP-C

PLZSP-21-00047



NORTH



BUNGALOWS ON YUMA & APACHE
PRELIMINARY SITE PLAN
BUCKEYE, ARIZONA

PROJECT NO: 20002663
DATE: DECEMBER 2021
DRW: JC
RVW: MR

REVISIONS

1	
2	
3	
4	
5	

SITE PLAN

SP-01

SHEET 2 OF 4

PLZSP-21-00047

247TH AVE

YUMA RD

MATCHLINE

SHEET 3 OF 3

SHEET 3 OF 3

SHEET 3 OF 3

MATCHLINE

NOT A PART

LEGEND

GROSS BOUNDARY

NET BOUNDARY

1 BEDROOM
1-STORY UNITS

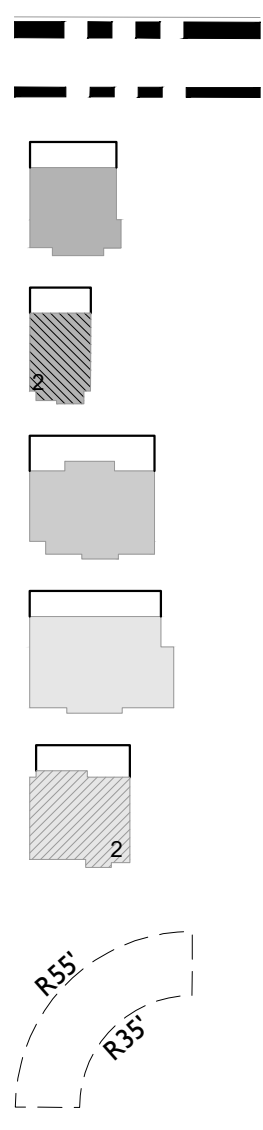
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2-STORY UNITS

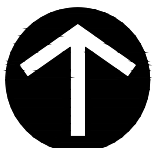
2 BEDROOM UNITS

3 BEDROOM
1-STORY UNITS

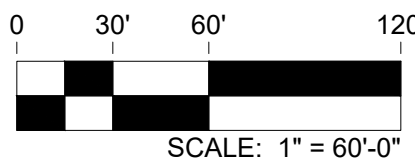
3 BEDROOM
2-STORY UNITS

FIRE TURNING
RADIUS, TYP.





NORTH



BUNGALOWS ON YUMA & APACHE
PRELIMINARY SITE PLAN
BUCKEYE, ARIZONA

PROJECT NO.: 20002663
DATE: DECEMBER 2021
DRW: JC
RVW: MR

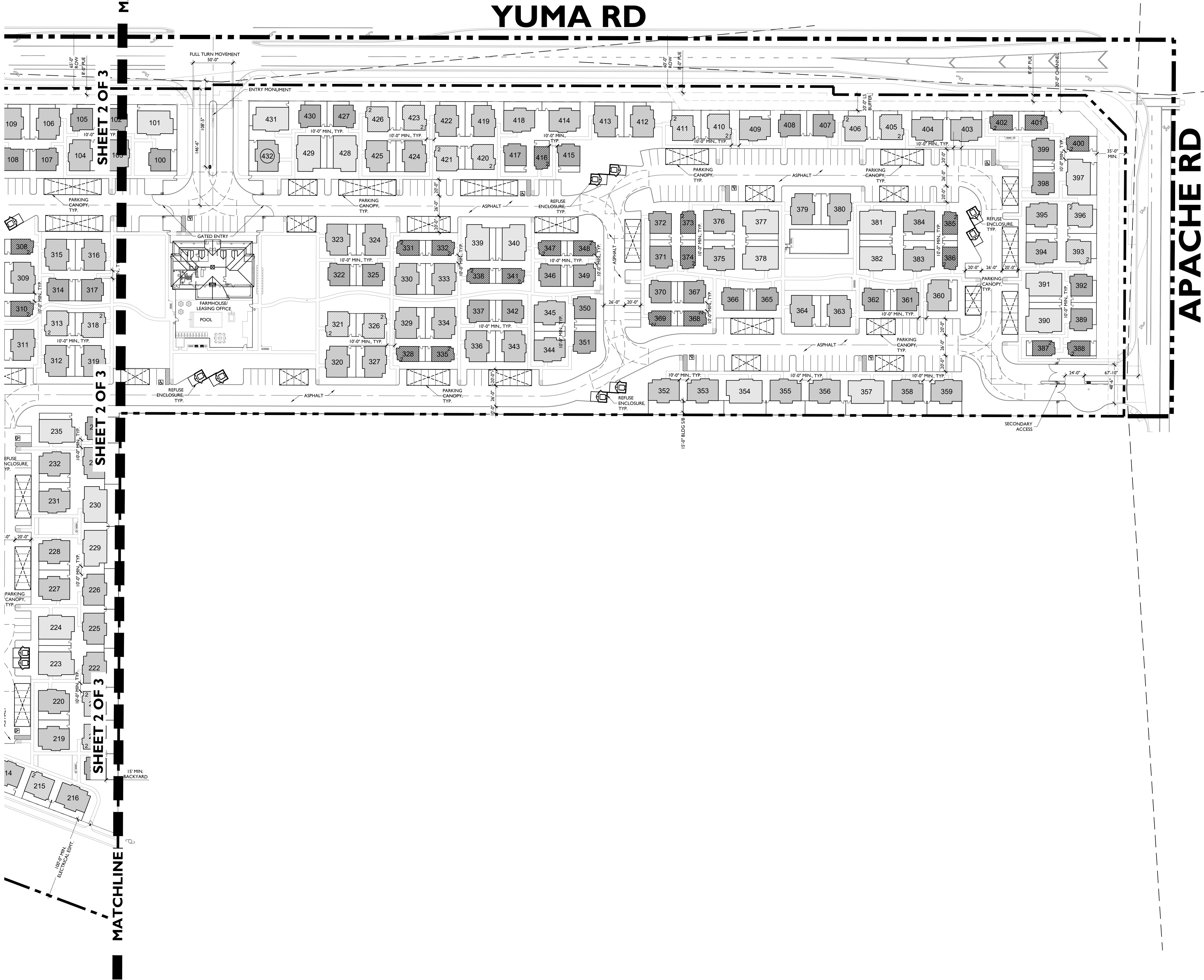
REVISIONS	
△	
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SITE PLAN

SP-02

SHEET 3 OF 4

PLZSP-21-00047



LEGEND

GROSS BOUNDARY

NET BOUNDARY

1 BEDROOM
1-STORY UNITS

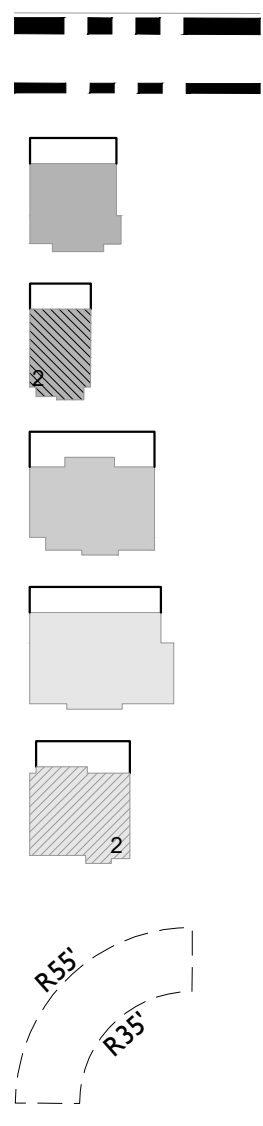
1 BEDROOM
2-STORY UNITS

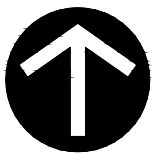
2 BEDROOM UNITS

3 BEDROOM
1-STORY UNITS

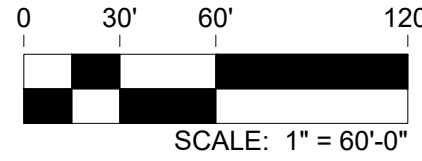
3 BEDROOM
2-STORY UNITS

FIRE TURNING
RADIUS, TYP.





NORTH



BUNGALOWS ON YUMA & APACHE
PRELIMINARY SITE PLAN
BUCKEYE, ARIZONA

PROJECT NO: 20002663
DATE: DECEMBER 2021
DRW: JC
RVW: MR

REVISIONS	
△	
△	
△	
△	
△	

PARKING
ANALYSIS

PA-01

SHEET 4 OF 4

OF UNITS: 46
OF BEDROOMS: 85

OF COVERED SPACES: 48
OF UNCOVERED SPACES: 76
TOTAL # OF SPACES: 125

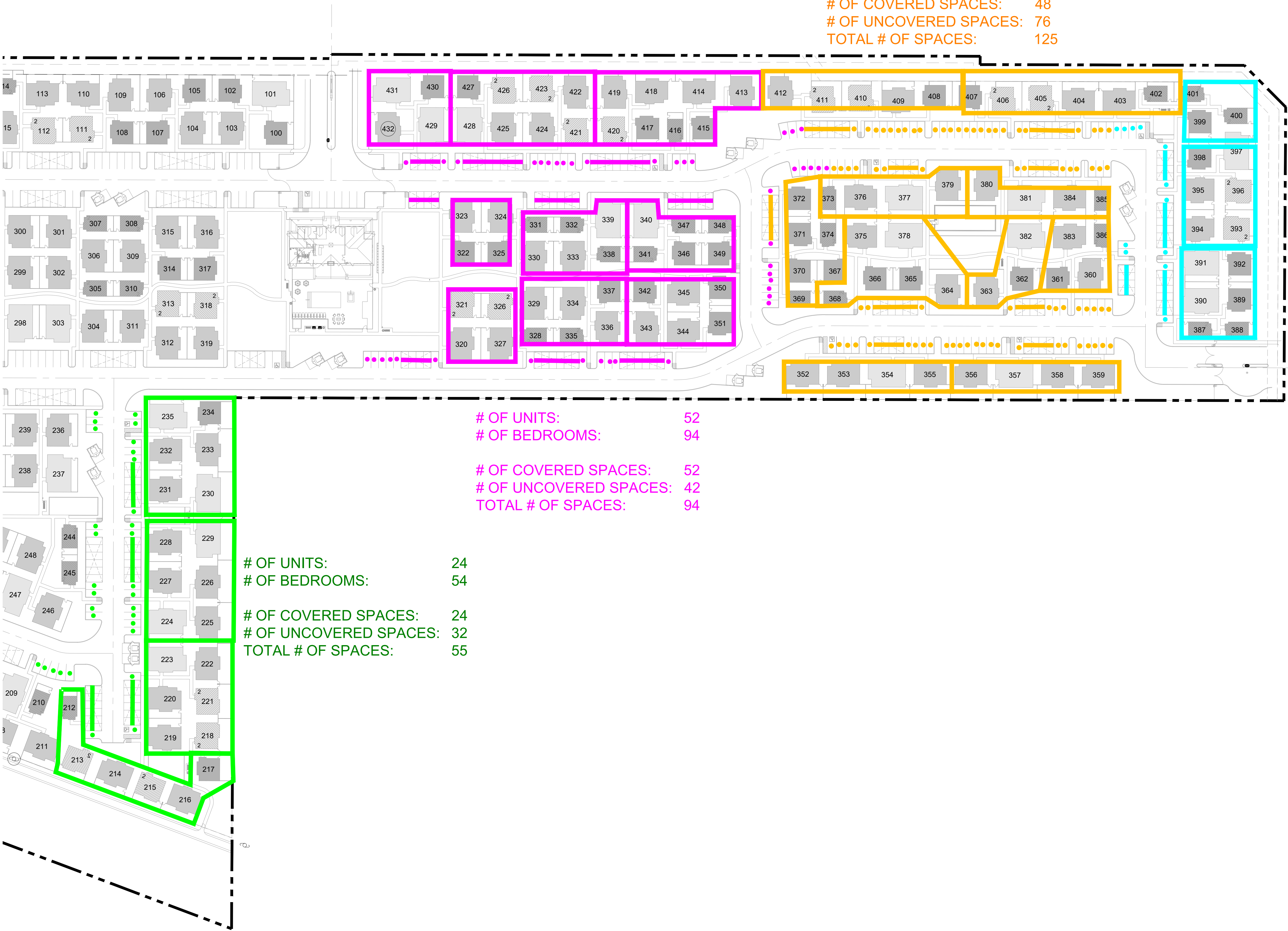
OF UNITS: 15
OF BEDROOMS: 27
OF COVERED SPACES: 16
OF UNCOVERED SPACES: 13
TOTAL # OF SPACES: 28

OF UNITS: 52
OF BEDROOMS: 94

OF COVERED SPACES: 52
OF UNCOVERED SPACES: 42
TOTAL # OF SPACES: 94

OF UNITS: 24
OF BEDROOMS: 54

OF COVERED SPACES: 24
OF UNCOVERED SPACES: 32
TOTAL # OF SPACES: 55



FRONT



REAR



LEFT



RIGHT

FRONT



REAR



LEFT



RIGHT

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BUNGALOWS ON YUMA & APACHE • SINGLE STORY 1 BR ELEVATION B

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- 📅 September 2021
- # 20002663
- 👤 Cavan

MOORADIAN
& ASSOCIATES

FRONT



REAR



LEFT

RIGHT

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FRONT



REAR



LEFT



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& ASSOCIATES

FRONT



REAR



LEFT

RIGHT

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REAR



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LAKIN PARK BUNGALOWS • TWO STORY 3 BR ELEVATION B

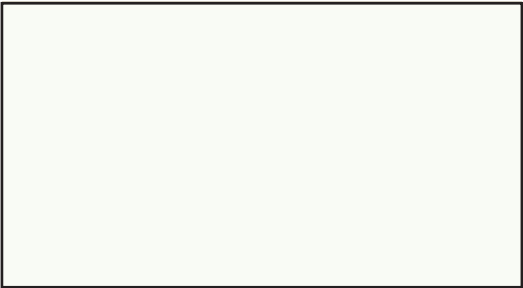
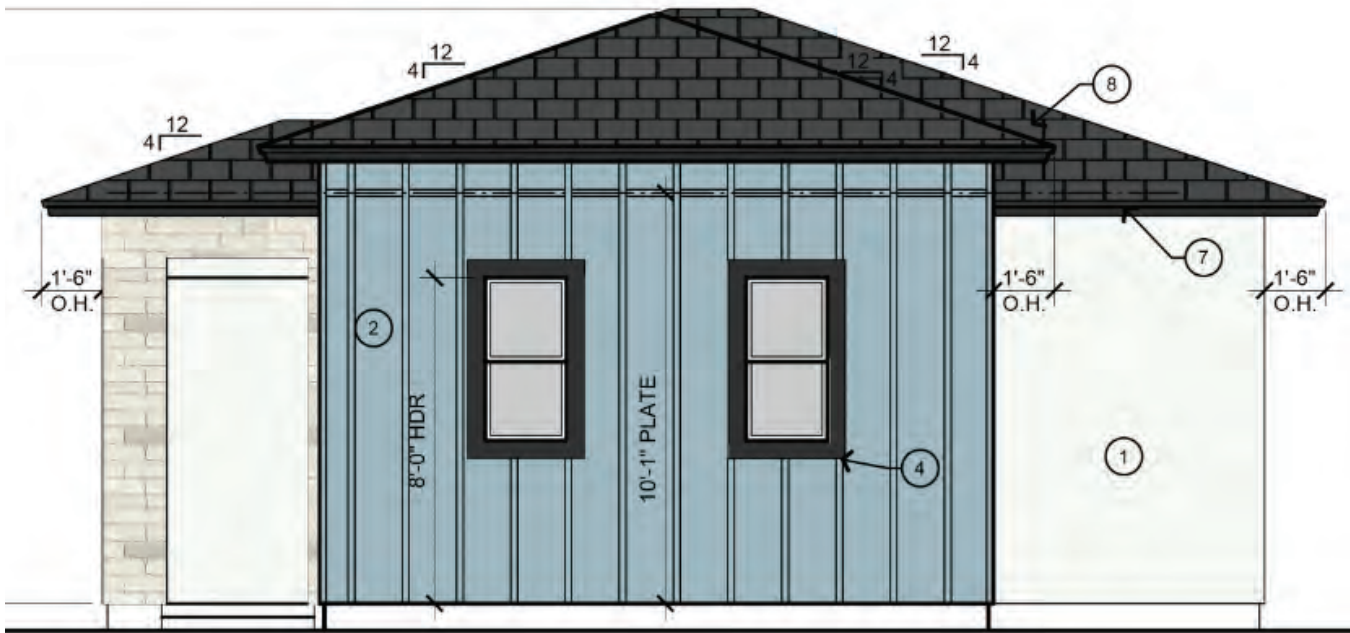
- 📍 Buckeye, AZ
- 📅 September 2021
- # 20002663
- 👤 Cavan

MOORADIAN
& ASSOCIATES

One Bedroom- A ELEVATION

Rendering, Exterior Materials, and Color Selections

Rendering



Stucco

Chantilly Lace #2121-70

Benjamin Moore



Board & Batten

BM AF-515 Exhale

Benjamin Moore



Stone

Chalkdust Tundra Brick

Eldorado Stone



Fascia

Black #2132-10

Benjamin Moore



Roof

Bel air #4595 Dark Charcoal

Eagle Roofing



Door

BM AF-515 Exhale

Benjamin Moore



Shutters

Black #2132-10

Benjamin Moore



Window Trim

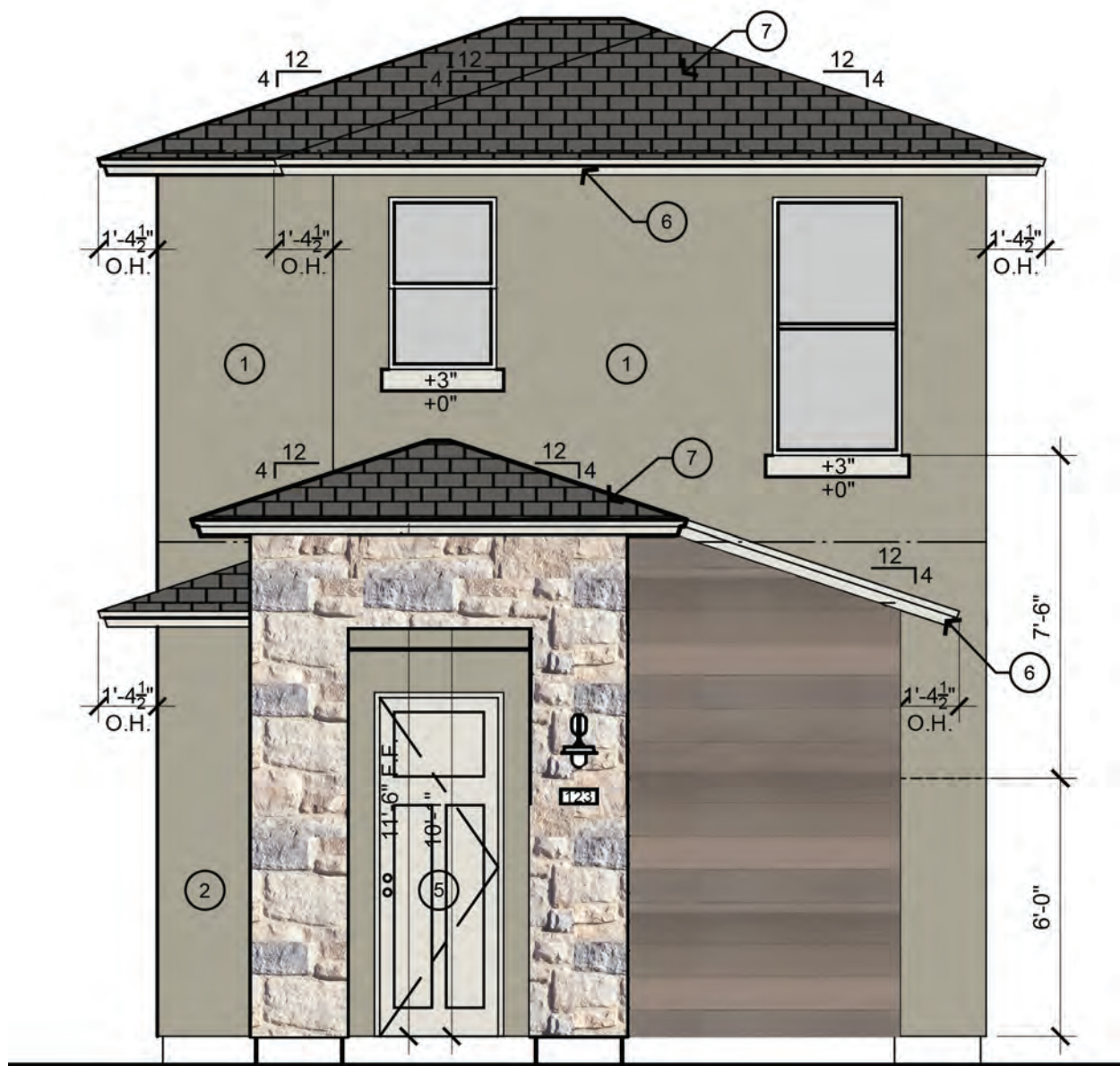
Black #2132-10

Benjamin Moore

One Bedroom Two Story- A ELEVATION

Rendering, Exterior Materials, and Color Selections

Rendering



Exterior Materials



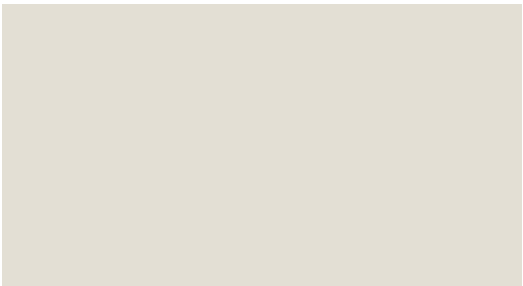
Stucco
SW 9597 Western Reserve
Sherwin Williams



Board & Batten
Smoked Birch Harrywood
Mac Metal Architecture



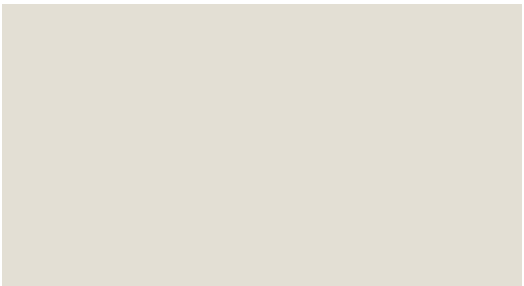
Stone
Grand Banks Limestone
Eldorado Stone



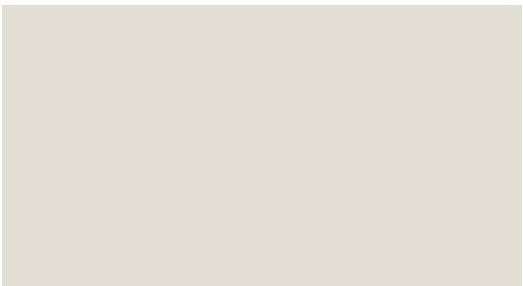
Fascia
SW 9584 Mortar
Sherwin Williams



Roof
Bel air #4595 Dark Charcoal
Eagle Roofing



Door
SW 9584 Mortar
Sherwin Williams



Window Trim
SW 9584 Mortar
Sherwin Williams

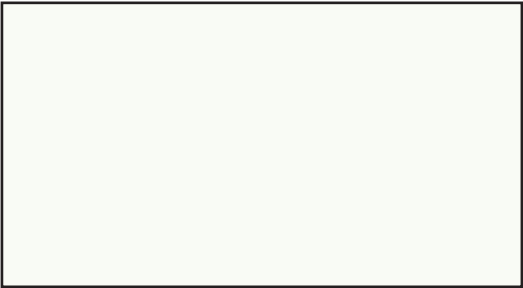
Two Bedroom- A ELEVATION

Rendering, Exterior Materials, and Color Selections

Rendering



Exterior Materials



Stucco

Chantilly Lace #2121-70

Benjamin Moore



Board & Batten

Black #2132-10

Benjamin Moore



Stone

Hartford Tundra Brick

Eldorado Stone



Fascia

Black #2132-10

Benjamin Moore



Roof

Bel air #4595 Dark Charcoal

Eagle Roofing



Door

Black #2132-10

Benjamin Moore



Shutters

Black #2132-10

Benjamin Moore



Window Trim

Black #2132-10

Benjamin Moore

Three Bedroom- A ELEVATION

Rendering, Exterior Materials, and Color Selections

Rendering



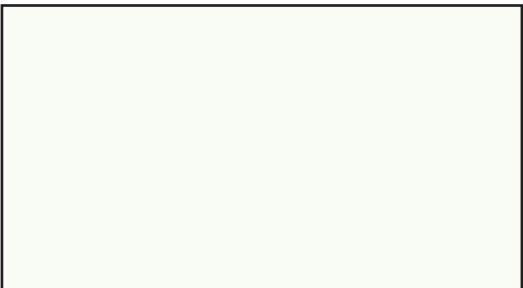
Exterior Materials



Stucco
SW 7746 Rushing River
Sherwin Williams



Stone
Doverwood Vintage Ranch
Eldorado Stone



Fascia
Chantilly Lace #2121-70
Benjamin Moore



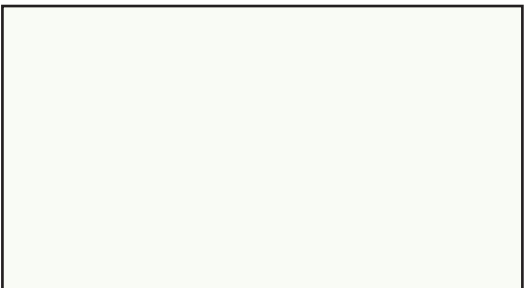
Roof

Bel air #4595 Dark Charcoal

Eagle Roofing

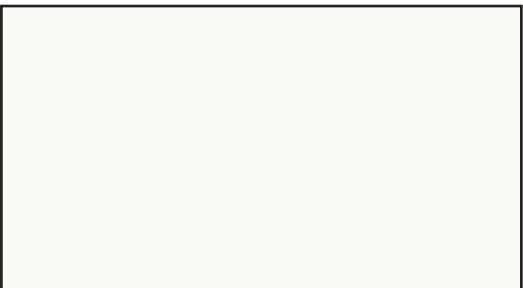


Door
SW 7048 Urbane Bronze
Sherwin Williams



Shutters

Chantilly Lace #2121-70
Benjamin Moore



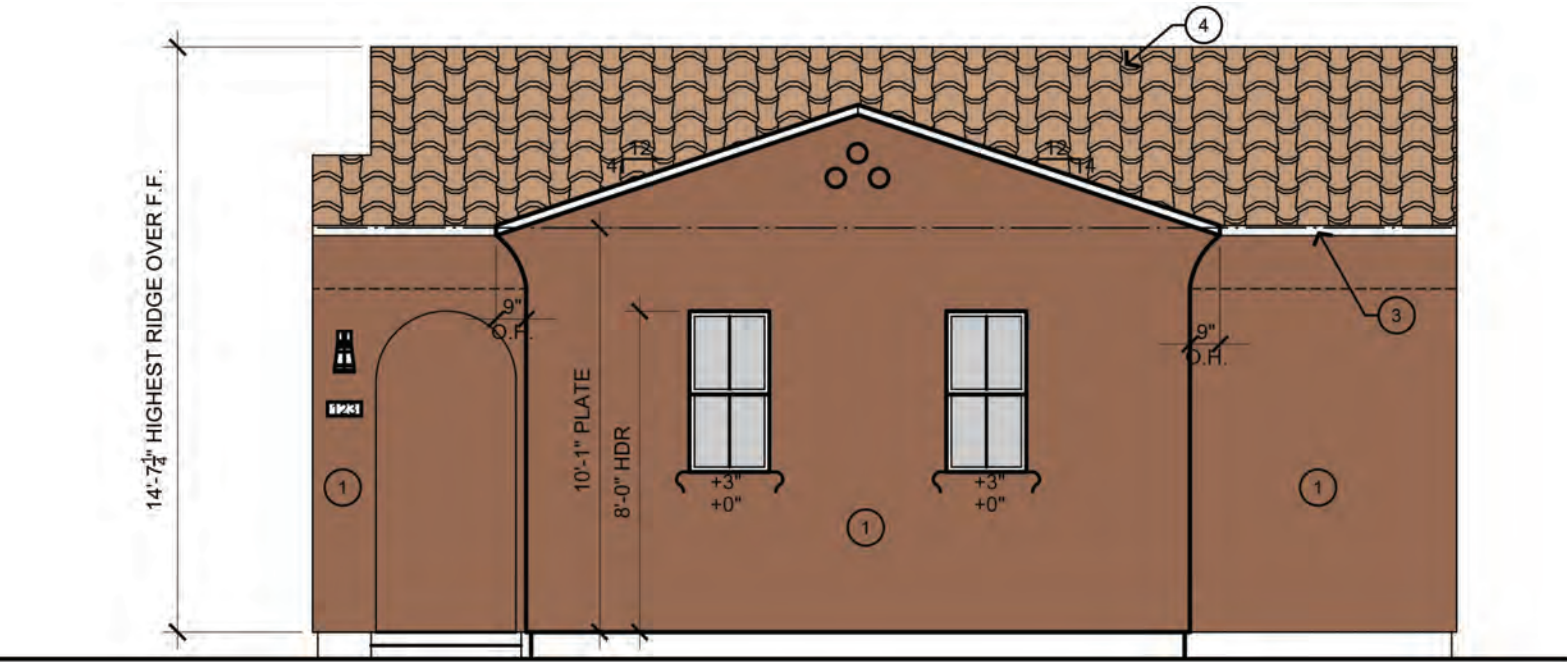
Window Trim

Chantilly Lace #2121-70
Benjamin Moore

One Bedroom- B ELEVATION

Rendering, Exterior Materials, and Color Selections

Rendering



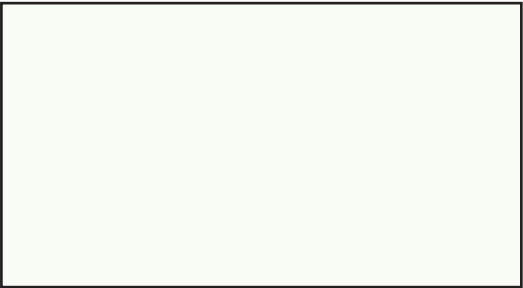
Exterior Materials



Stucco

SW 7705 Wheat Penny

Sherwin Williams



Fascia

Chantilly Lace #2121-70

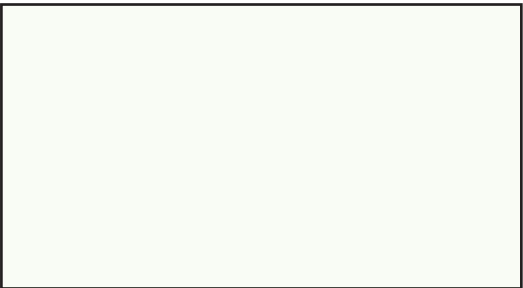
Benjamin Moore



Roof

3522 Terracotta Flashed Capistrano

Eagle Roofing



Door

Chantilly Lace #2121-70

Benjamin Moore

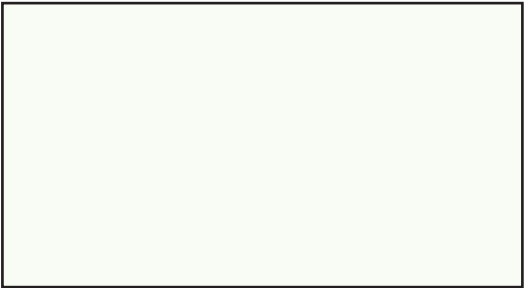
One Bedroom Two Story- B ELEVATION

Rendering, Exterior Materials, and Color Selections

Rendering



Exterior Materials



Stucco
Chantilly Lace #2121-70
Benjamin Moore



Fascia
Black #2132-10
Benjamin Moore



Roof
3522 Terracotta Flashed Capistrano
Eagle Roofing



Door
Black #2132-10
Benjamin Moore

Two Bedroom- B ELEVATION

Rendering, Exterior Materials, and Color Selections

Rendering



Exterior Materials



Stucco

SW 6121 Whole Wheat

Sherwin Williams



Fascia

Chantilly Lace #2121-70

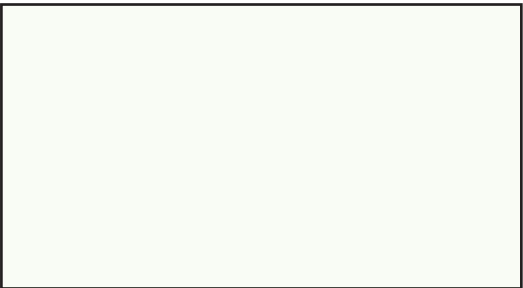
Benjamin Moore



Roof

3522 Terracotta Flashed Capistrano

Eagle Roofing



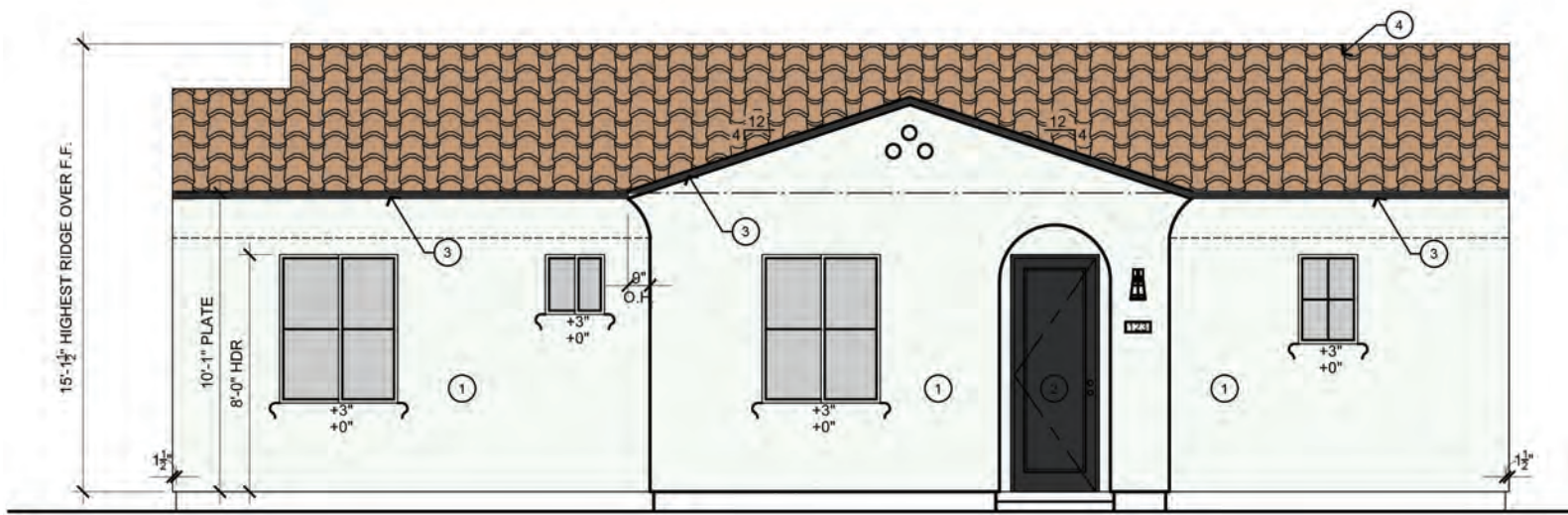
Door

Chantilly Lace #2121-70

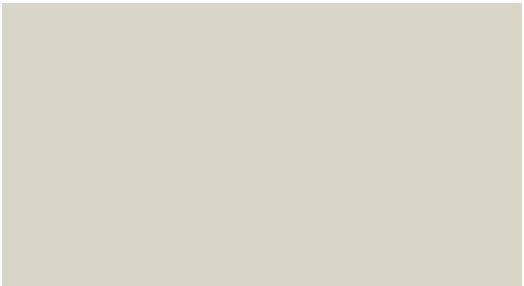
Benjamin Moore

Three Bedroom- B ELEVATION
Rendering, Exterior Materials, and Color Selections

Rendering



Exterior Materials



Stucco
Chantilly Lace #2121-70
Benjamin Moore



Fascia
Black #2132-10
Benjamin Moore



Roof
3522 Terracotta Flashed Capistrano
Eagle Roofing



Door
Black #2132-10
Benjamin Moore

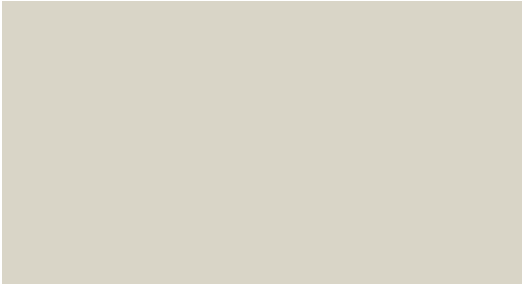
Three Bedroom Two Story- B ELEVATION

Rendering, Exterior Materials, and Color Selections

Rendering



Exterior Materials



Stucco
Chantilly Lace #2121-70
Benjamin Moore



Fascia
Black #2132-10
Benjamin Moore



Roof
3522 Terracotta Flashed Capistrano
Eagle Roofing

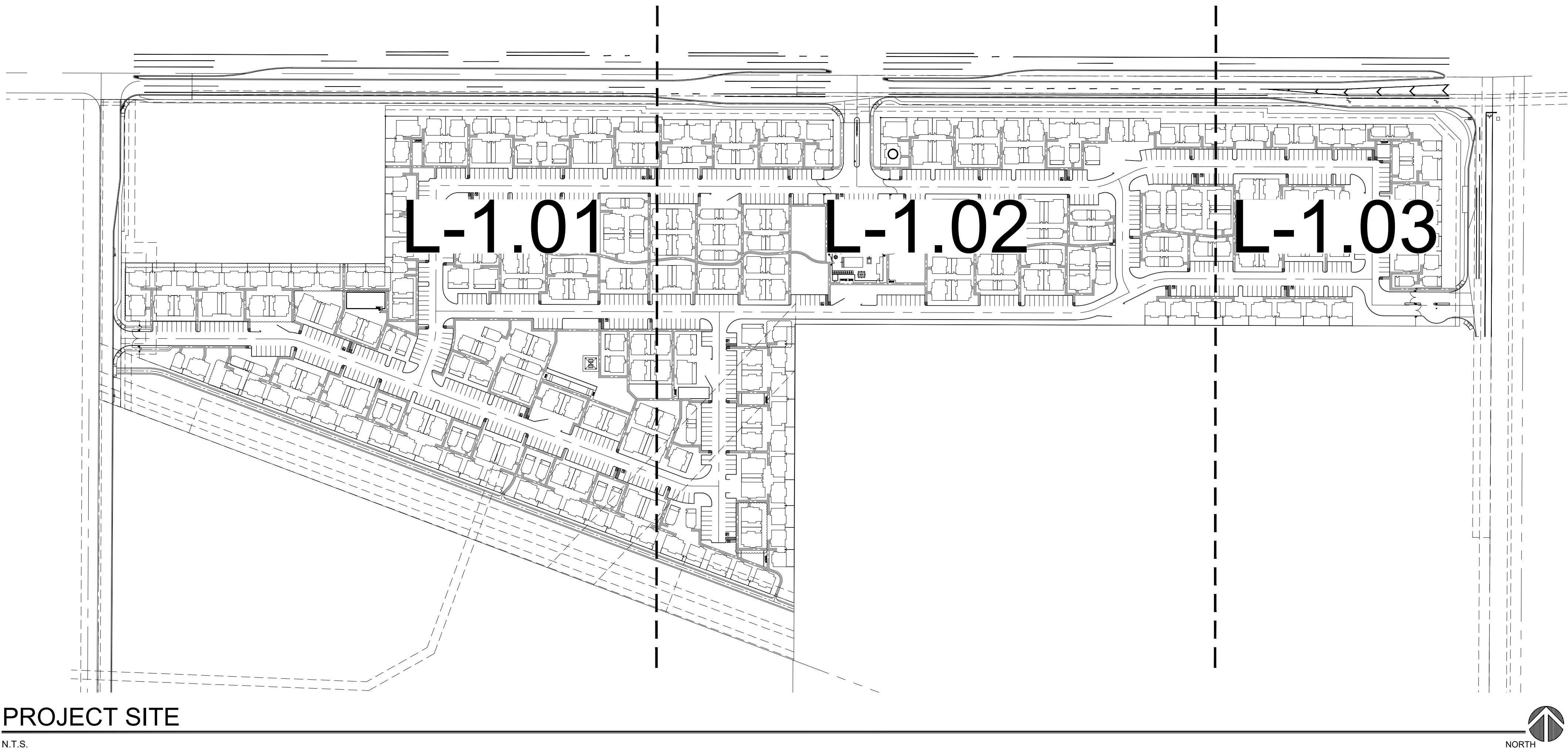


Door
Black #2132-10
Benjamin Moore

BUNGALOWS ON YUMA & APACHE

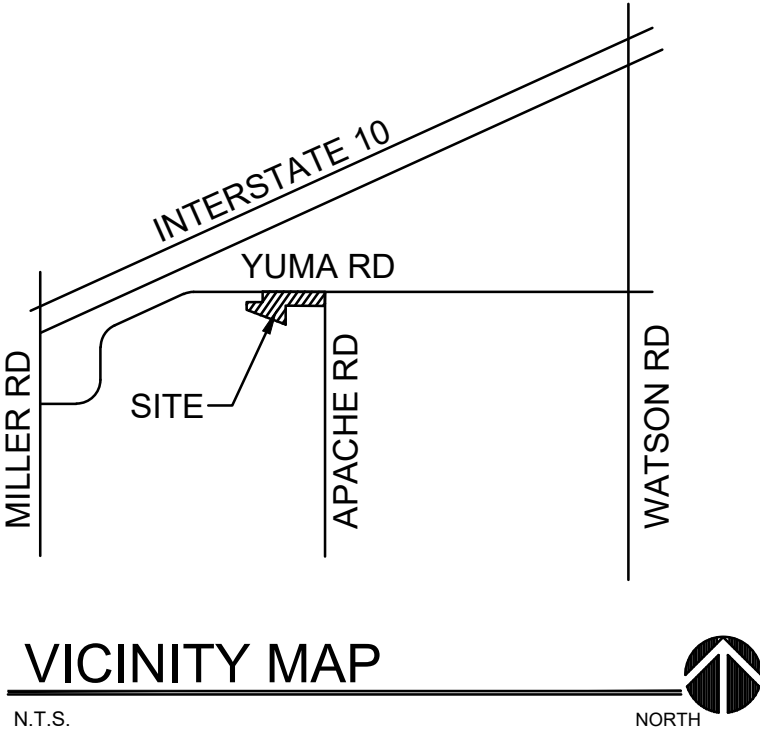
PRELIMINARY LANDSCAPE SUBMITTAL

YUMA AND APACHE ROADS
BUCKEYE, ARIZONA



PROJECT SITE

N.T.S.



VICINITY MAP

N.T.S.



- NOTES:
1. SHRUBS AND GROUND COVER PLANTED WITHIN SIGHT VISIBILITY TRIANGLES SHALL HAVE A MATURE HEIGHT OF NOT MORE THAN 18 INCHES. HEIGHT SHALL BE MEASURED FROM THE EDGE OF PAVEMENT, AND TOTAL HEIGHT SHALL INCLUDE THE HEIGHT OF ANY MOUNDING.
 2. TREES PLANTED WITHIN SIGHT VISIBILITY TRIANGLE SHALL HAVE A CLEAR TRUNK PRUNED TO A HEIGHT OF 7 FEET OR GREATER UPON INSTALLATION. HEIGHT SHALL BE MEASURED FROM THE EDGE OF PAVEMENT.
 3. THE PROJECT WILL HAVE A STAND ALONE, AUTOMATIC IRRIGATION SYSTEM INSTALLED WITH A SEPARATE LANDSCAPE WATER METER AND BACKFLOW PREVENTION DEVICE, ALONG WITH AN AUTOMATIC IRRIGATION CONTROLLER TO PROVIDE SPRINKLERED IRRIGATION TO THE TURF AREAS AND DRIP IRRIGATION TO THE LANDSCAPE TREES AND SHRUBS.
 4. BACKYARD PLANTING AND ROCK MULCH QUANTITIES NOT CALCULATED. SEE SHEET L-2.02, DETAIL F FOR TYPICAL BACKYARD PLANTING LAYOUT.
 5. SIXTY PERCENT OF TREES SHALL BE 24-INCH BOX OR LARGER. THIRTY-FIVE PERCENT SHALL BE 36-INCH OR LARGER (PLANTED MAINLY ALONG ARTERIAL AND COLLECTOR STREETS). FIVE PERCENT BE 48-INCH BOX OR LARGER (PLANTED AT MAIN ENTRIES AND FOCAL POINTS).

SHEET INDEX:	
L-1.00	COVER SHEET
L-1.01-1.03	PRELIMINARY LANDSCAPE PLANS
L-2.01	WALL PLAN
L-2.02	WALL ELEVATIONS
L-2.03	ENTRY / GATE ELEVATIONS
L-2.04	TRASH ENCLOSURE DETAIL

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PLANNING & ZONING
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COLEMAN
DESIGN GROUP
landscape architecture
Irrigation Consulting and
Design
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BUCKEYE, AZ 85205
602-432-9507
www.colemandesigngroup.net

REGISTRATION:

DESIGNED: JC

DRAWN: JC

APPROVED: JC

PROJECT NO.: 21-009

PROJECT:

BUNGALOWS ON YUMA & APACHE
SW CORNER OF YUMA RD AND APACHE RD
BUCKEYE, AZ

PREPARED FOR:

CAVAN COMPANIES
15300 N. 90th Street, Suite 200
Scottsdale, AZ 85260
CONTACT: Jon Hamel

PRELIMINARY LANDSCAPE
PLANS

DATE: MAY 17, 2021

REVISIONS:

NO.	DATE	ITEM
1	08/10/21	CITY COMMENTS
2	12/06/21	CITY COMMENTS

CITY NUMBERS:

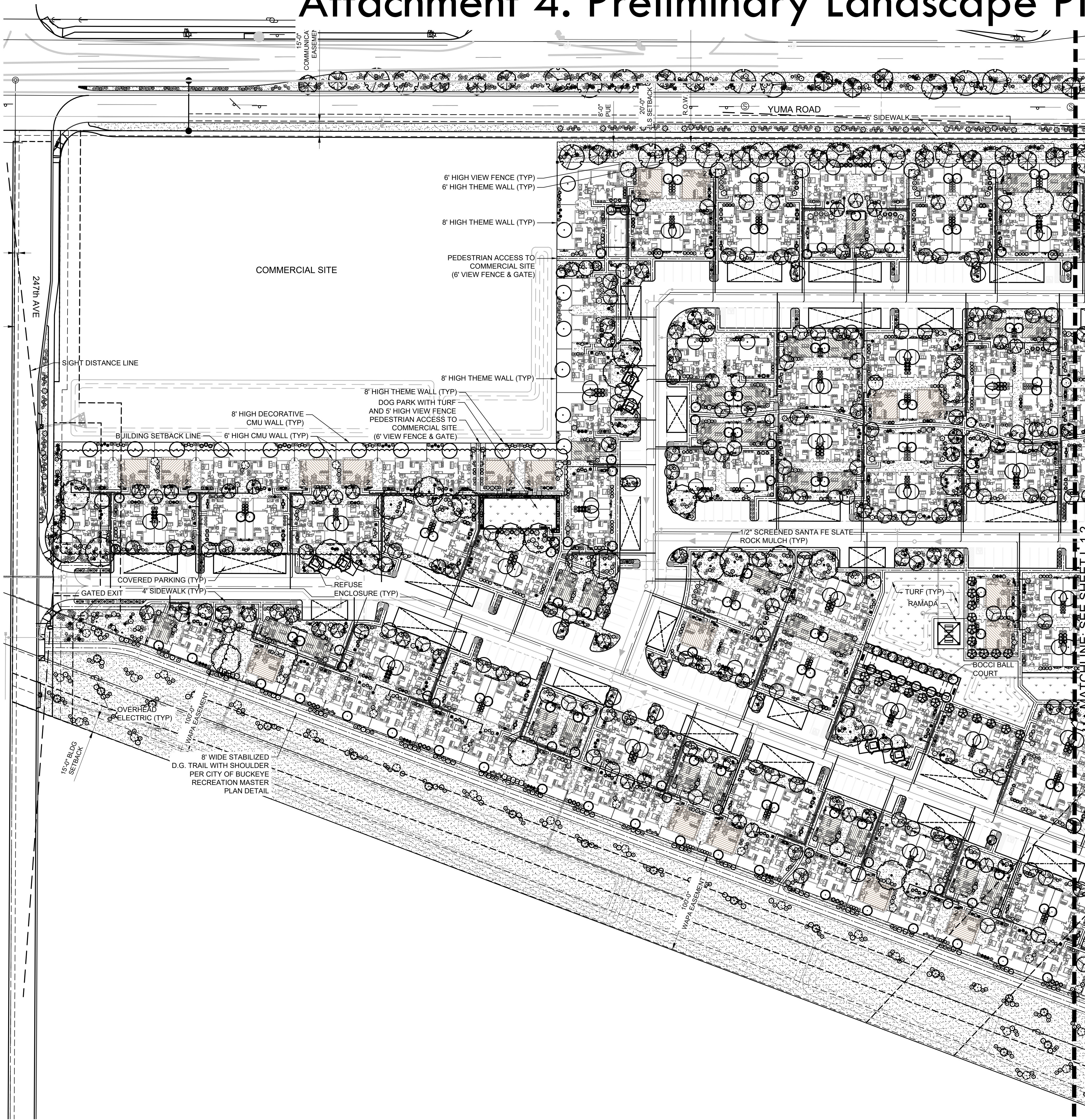
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L-1.00

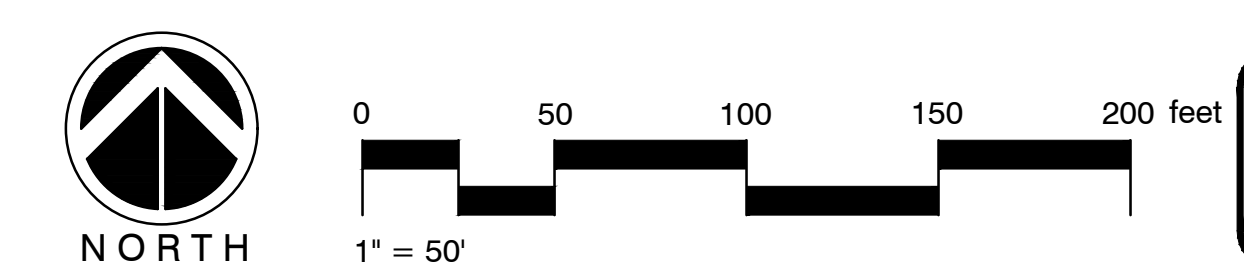
SHEET 1 OF 8

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DIAL 8-1-1 OR 1-800-STAKE-IT (782-5348)
IN MARICOPA COUNTY: (602) 263-1100

Attachment 4. Preliminary Landscape Plan



PLANT SCHEDULE						
TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CAL	H/W	REMARKS
	266	Acacia aneura Mulga	36"box	Cal 2.0"	H 9.0', W 6.0'	
	153	Acacia farnesiana 'Sweet Sierra' TM Podless Sweet Acacia	24"box	Cal 1.0"	H 5.0', W 3.0'	
	64	Cercidium x 'Desert Museum Desert Museum Palo Verde	36"box	Cal 1.75"	H 8.0', W 5.0'	Thornless
	280	Fraxinus greggii Little Leaf Ash	36"box	Cal 2.0"	H 10.0', W 5.0'	
	63	Fraxinus velutina 'Fan-Tex' Fan-Tex Ash	36"box	Cal 2.0"	H 10.0', W 6.0'	
	67	Pistacia lentiscus Mastic Tree	36"box	Cal 2.0"	H 10.0', W 5.0'	
	68	Prosopis chilensis 'Thornless' Thornless Chilean Mesquite	24"box	Cal 1.25"	H 5.0', W 6.0'	
	5	Salvaged Tree	-			
	222	Sophora secundiflora Texas Mountain Laurel	24"box	Cal 1.0"	H 4.0', W 3.0'	
PALMS	QTY	BOTANICAL / COMMON NAME	SIZE	CAL	H/W	REMARKS
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	146	Caesalpinia pulcherrima Red Bird Of Paradise	5 gal			
	769	Calliandra californica Red Baja Fairy Duster	5 gal			
	598	Callistemon viminalis 'Little John' Little John Bottlebrush	5 gal			
	111	Carissa macrocarpa 'Boxwood Beauty' Boxwood Beauty Natal Plum	5 gal			
	113	Cassia artemisioides Feathery Cassia	5 gal			
	829	Euphorbia rigida Gopher Plant	5 gal			
	286	Leucophyllum frutescens 'Green Cloud' TM Green Cloud Texas Ranger	5 gal			
	129	Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Langman's Sage	5 gal			
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	1,172	Lantana x 'New Gold' New Gold Lantana	1 gal			
	1,157	Rosmarinus officinalis 'Prostratus' Prostrate Rosemary	1 gal			
	616	Verbena rigida Sandpaper Verbena	3 gal			
MISCELLANEOUS	QTY	BOTANICAL / COMMON NAME	TYPE/SIZE	REMARKS	FIELD3	
	44,711 sf	Cynodon dactylon 'Midiron' Bermuda Grass	sod			
	571,393 sf	Rock Mulch Santa Fe Slate - Mixed (OAE)	1/2" Screened 2" Deep			



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COLEMAN
DESIGN GROUP
landscape architecture
irrigation consulting and
design

15300 N. 90th Street, Suite 200
Scottsdale, AZ 85260
P: 480.342.9507
www.colemandesigngroup.net

REGISTRATION:

DESIGNED: JC
DRAWN: JC
APPROVED: JC
PROJECT NO.: 21-009

NOT FOR
CONSTRUCTION
JOHN B.
COLEMAN
Professional Engineer
No. 12727
Arizona U.S.A.
Expires: 09/30/2023

BUNGALOWS ON YUMA & APACHE

SW CORNER OF YUMA RD AND APACHE RD
BUCKEYE, AZ

PREPARED FOR:
CAVAN COMPANIES
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Scottsdale, AZ 85260
CONTACT: Jon Hamel

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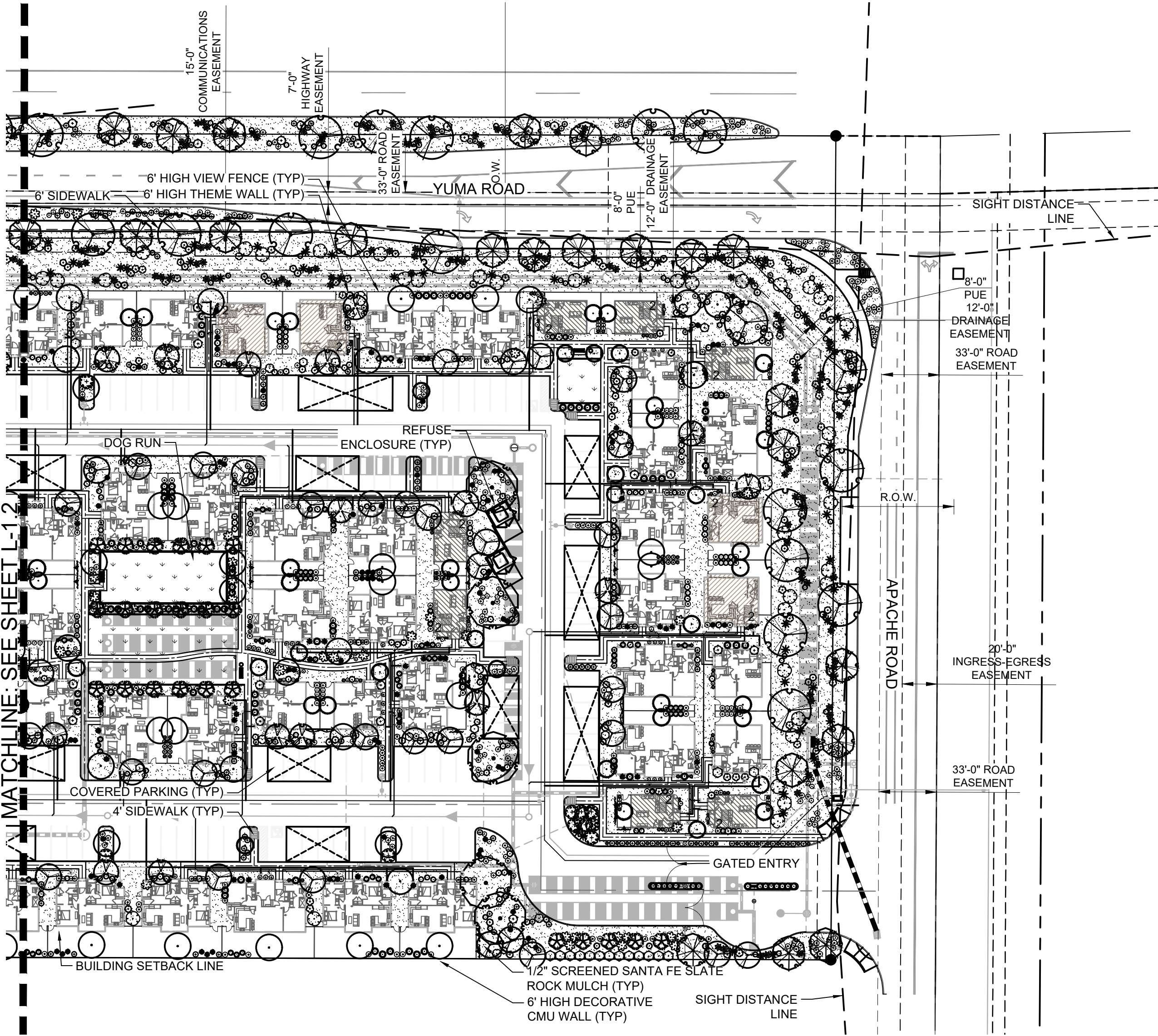
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L-1.01 SHEET 2 OF 8

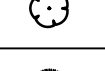
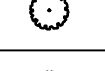
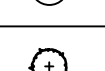
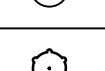
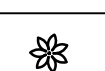
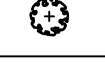
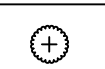
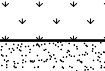
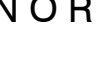
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REGISTRATION:

DESIGNED: JC

DRAWN: JC

APPROVED: JC

PROJECT NO.: 21-009

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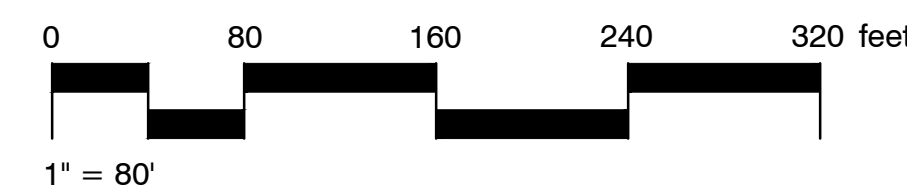
PLANTING PLAN

L-1.03

SHEET 4 OF 8

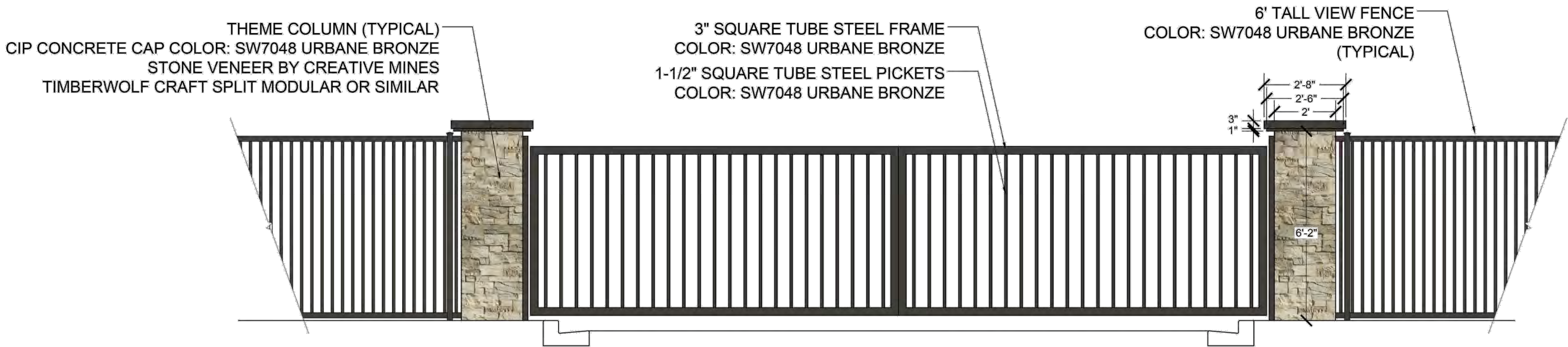
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SHEET 5 OF 8

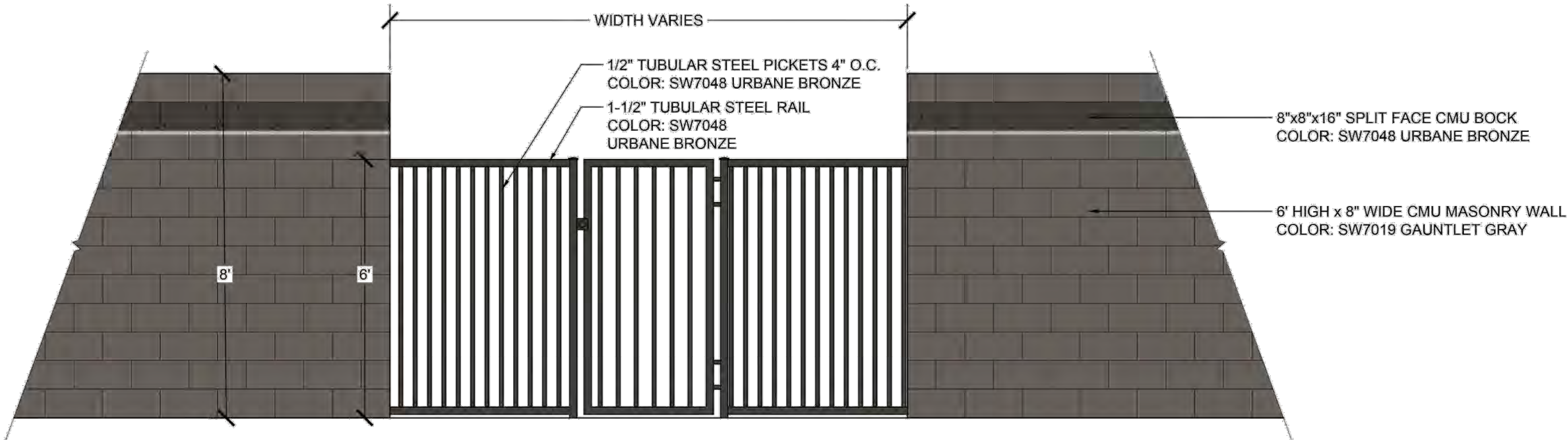


SHEET 6 OF 8

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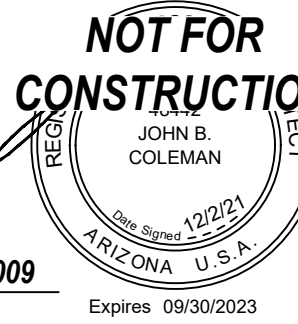
H ENTRY GATE ELEVATION
SCALE: 1/2" = 1'-0"
0 4 4 6 feet
SCALE: 1/2" = 1'-0"



I 8' TALL DECORATIVE CMU WALL AND VIEW FENCE WITH GATE
SCALE: 1/2" = 1'-0"

REGISTRATION:

DESIGNED: JC
DRAWN: JC
APPROVED: JC
PROJECT NO.: 21-009



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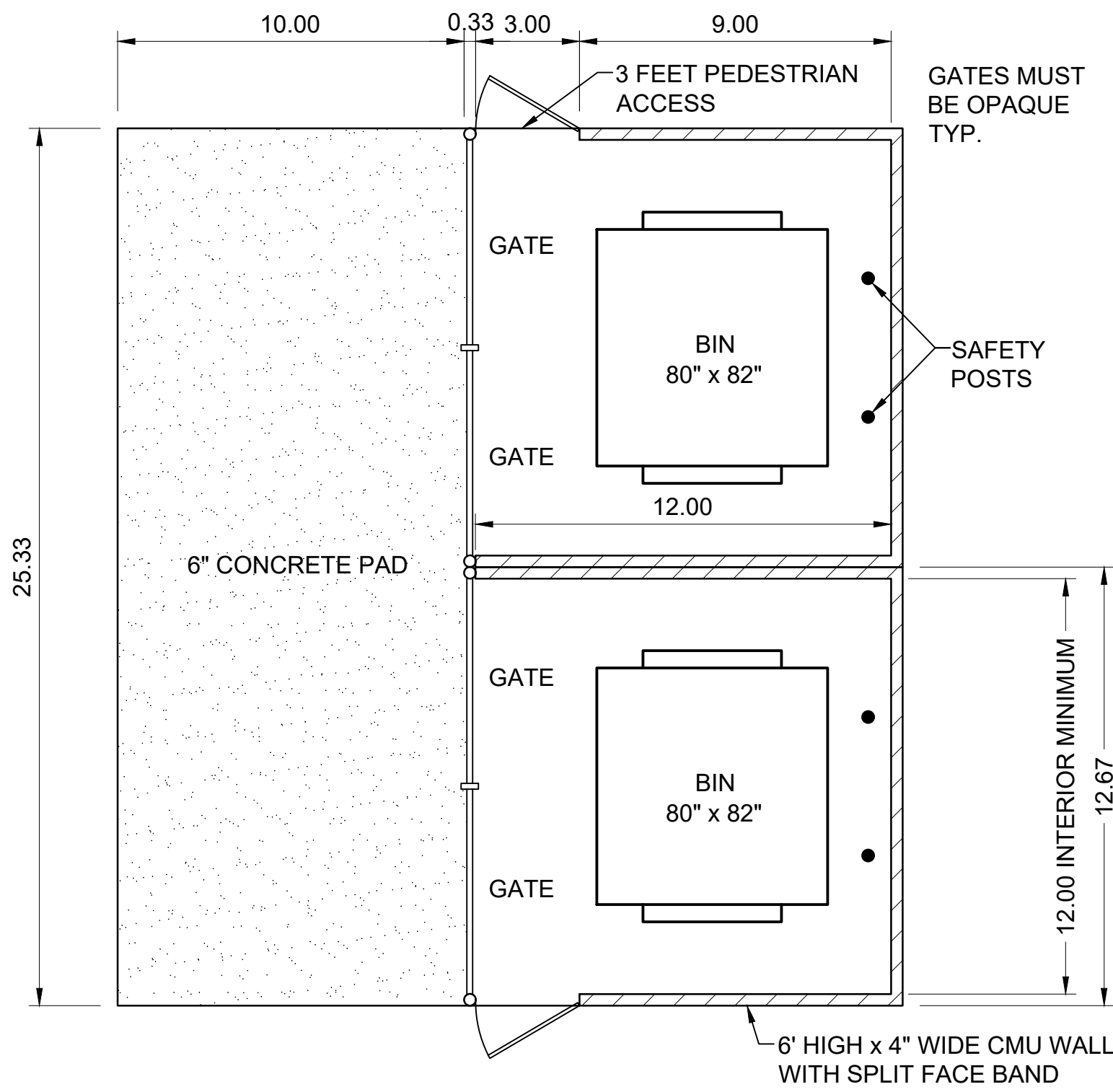
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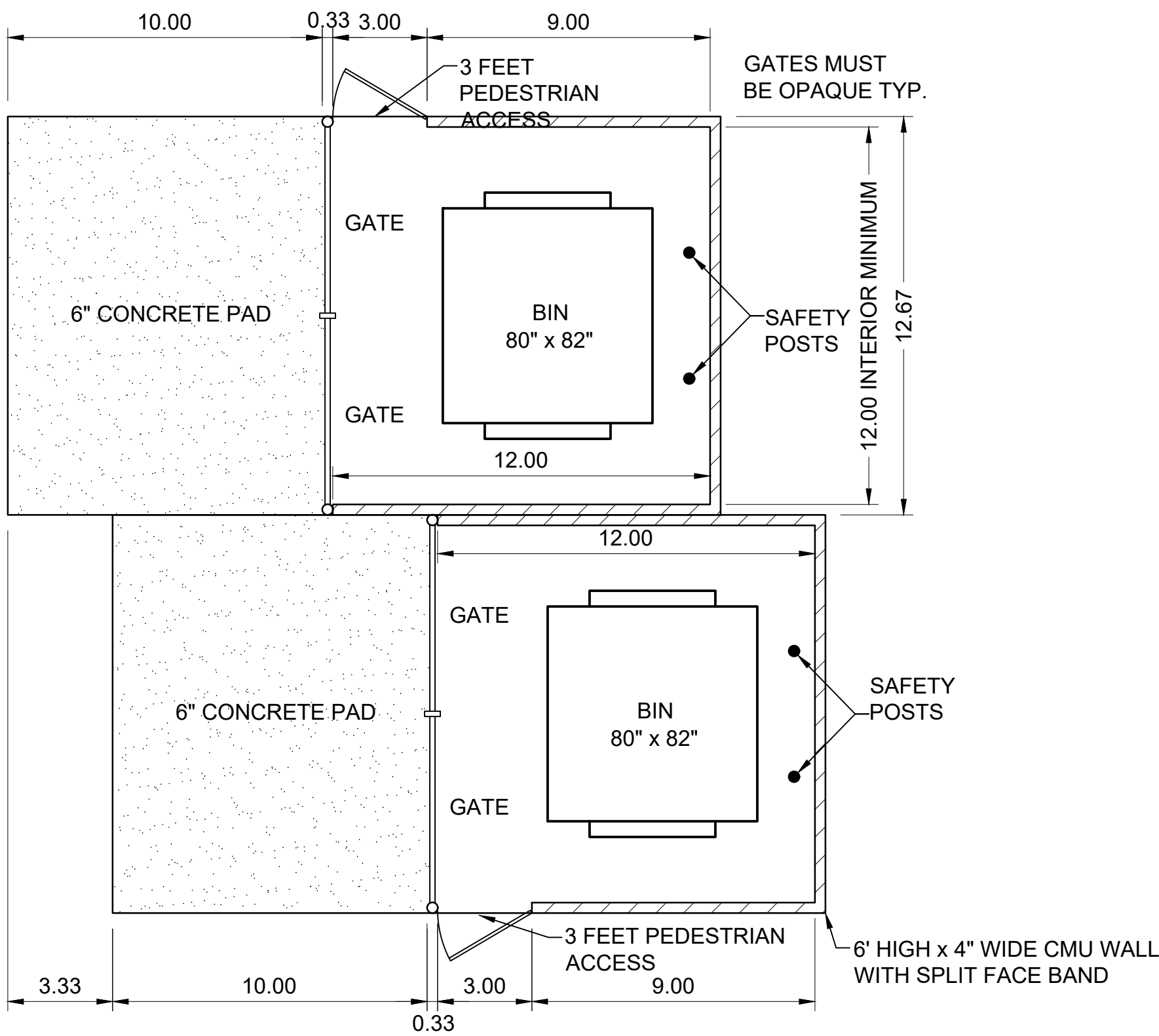
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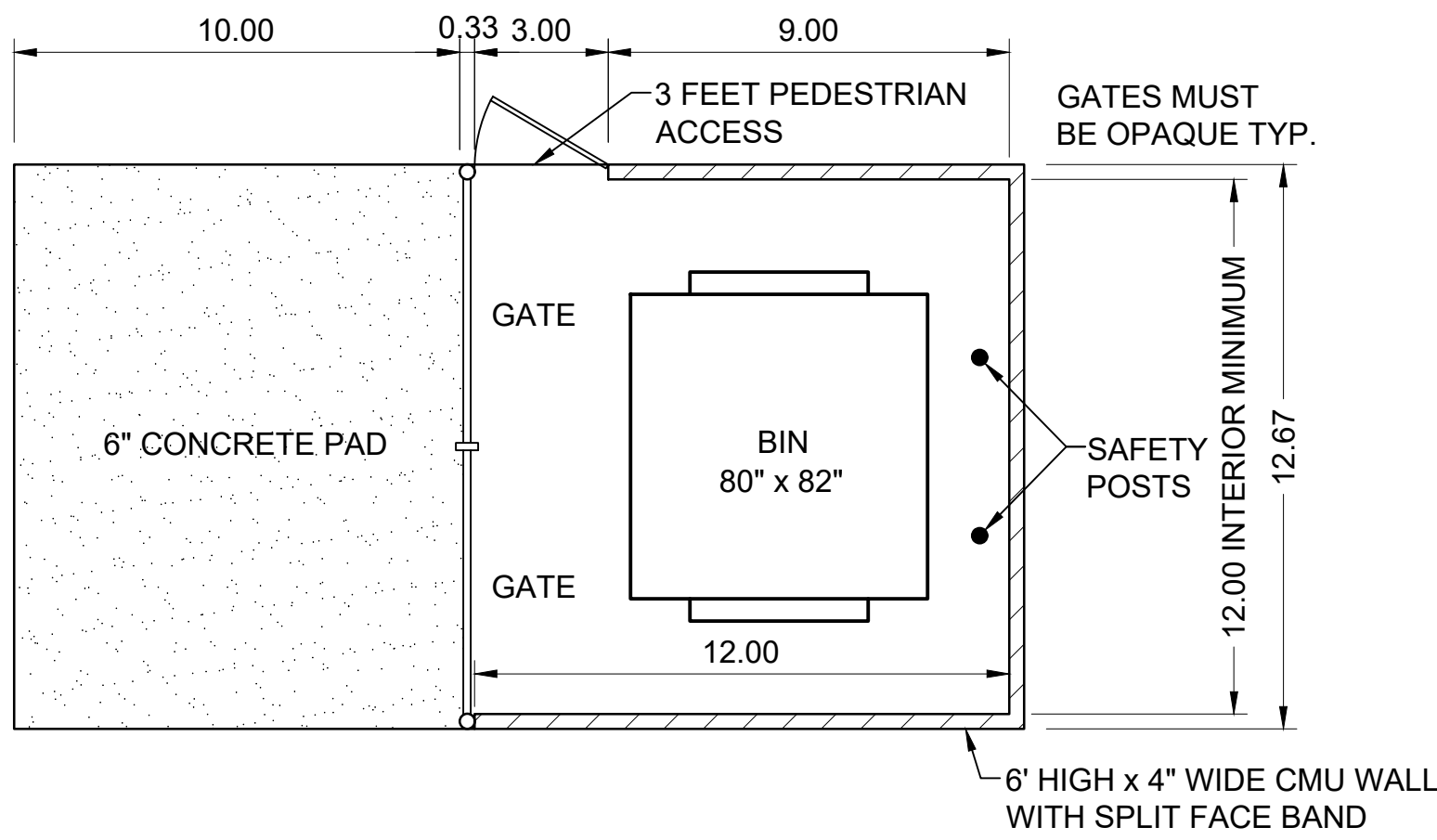
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SINGLE BIN ENCLOSURE



OFFSET DOUBLE BIN ENCLOSURE

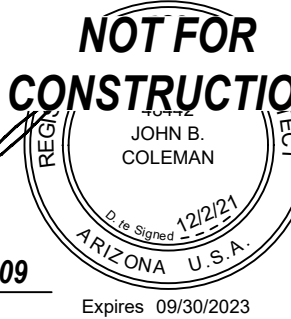


DOUBLE BIN ENCLOSURE

J TRASH ENCLOSURE DETAIL
SCALE: NTS

REGISTRATION:

DESIGNED: JC
DRAWN: JC
APPROVED: JC
PROJECT NO.: 21-009



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SW CORNER OF YUMA RD AND APACHE RD
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CITY NUMBERS:

TRASH ENCLOSURE DETAIL
L-2.04 SHEET 8 OF 8





SITE PLAN

Report to the Planning and Zoning Commission

CASE NUMBER: PLZSP-21-00047
TITLE: Bungalows at Yuma and Apache
MEETING DATE: January 25, 2022

Applicant/Owner: Mark Reddie of RVi Planning and Landscape Architecture, on behalf of Cavan Companies

Request: A Site Plan for a single-family rental community containing 333 units

District: District 3, 4

Location: The southwest corner of Apache Road and Yuma Road

Site size: 36.1 acres

Density: 10.3 dwelling units to the acre

Public input: No input received

Recommendation: Approve with conditions

PROJECT DESCRIPTION

1. The applicant Mark Reddie, on behalf of Cavan Companies is requesting a Site Plan approval for a project known as Bungalows at Yuma and Apache, located on a 36.1-acre site at the southwest corner of Apache Road and Yuma Road. The project will include 1, 2, and 3-bedroom units, with one and two-story products containing three different elevation styles, associated site improvements and open space amenities. The undeveloped site was recently approved for a Planned Area Development (PAD) overlay on the Commercial Center (CC) zoning district designation.

AREA CONTEXT

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

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

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

PUBLIC PARTICIPATION

3. The applicant has advertised in accordance with Section 8 of the Development Code via mailed notice to those property owners within 300 feet of the subject site. The required notifications are further notated in Table 2 below.
4. In addition, while not required, a virtual Neighborhood Meeting was held in accordance with Section 8.2.2. of the Buckeye Development Code.

Table 2: Public Notice

Notification Element	Date
Notice of Application Mailing to Property Owners within 500 feet	7/1/2021
Virtual Neighborhood Meeting Notice	7/1/2021
Virtual Neighborhood Meeting	7/20/2021

BACKGROUND

5. 1996: Zoned Commercial Center (CC) District: Ord. 6-96; Approved 8/19/1996
6. 2021: Planned Area Development (PAD) Overlay; Ord. 18-21; Approved 12/7/2021

ANALYSIS

Development Code

7. The subject property contains a Planned Area Development (PAD) overlay on the Commercial Center (CC) zoning district designation, as shown in Attachment 2. The CC district allows multi-family homes by right, and the PAD changed the Building Separation requirement from 20 feet to 8 feet, in order to construct the proposed single-family rental community.

Circulation

8. The Site Plan, as shown on Attachment 3, contains access points along Yuma Road, Apache Road, and an exit-only/emergency gate on 247th Avenue. The proposal contains an extra 144 parking spaces above Development Code standards in order to ensure adequate parking is available throughout the site.

Site Design

9. The recent influx of single-family rental communities has required additional consideration in order to facilitate orderly growth. This is the first proposal that not only contains a range of bedroom sizes, but also, one or two story models, each containing three distinct architectural elevation styles, as illustrated on Attachment 3. These units

are intermingled and placed across the community to achieve a neighborhood feel. All units additionally contain backyard landscaping that includes shrubs and a tree.

10. Amenity spaces are spread out throughout the proposal and include a centralized pool and two dog runs, as shown in Attachment 4. Sidewalk connections to the amenity spaces and units are placed throughout the community. Additionally, two connections into the future commercial parcel and two connections to the landscaped community trail are included.

Infrastructure

11. Water and sewer are provided by the City of Buckeye and to be constructed by the developer as per the terms of the water and sewer reports, adhering to the latest City of Buckeye design standards and conditions.
12. The development will construct the remaining half-street and associated turn lanes along Yuma Road and Apache Road, including the landscape median. 247th Avenue, on the west side of the property will be constructed as part of a City capital project.

Public Comments

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

RECOMMENDATION

14. Staff recommends the Planning and Zoning Commission motion for approval with conditions a. – ss. of PLZSP-21-00047 for the following reasons:
 - Conformance with General Plan
 - Conformance with Development Code
 - No outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services).
 - a. Development of the property shall be in general conformance with the Site Plan and Elevations entitled “RVI-Yuma & Apache Preliminary Site Plan and Elevations” consisting of twenty-four (24) sheets, dated December 2021 and stamped received December 7, 2021, except as modified by the following conditions.
 - b. Development of the site shall be in general conformance with the Landscape Plan entitled “RVI-Yuma & Apache Preliminary Landscape Plan”, consisting of eight (8)

sheets, dated December 6, 2021, and stamped received December 7, 2021, except as modified by the following conditions.

- 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 Property Owner/Developer shall provide for channelization of off-site storm water that will be intercepted by this project in accordance with a Final Drainage Report and Drainage plan as approved by the City Engineer, which shall be submitted along with the first submittal of the improvements plans. These documents shall address all on-site and off-site drainage requirements and issues. In the case where work related to interception of off-site storm water is required on adjacent parcels of land not controlled by the Property Owner/Developer, the Property Owner/Developer shall first obtain a drainage easement from the adjacent parcel owners. When required, said easement shall include an acknowledgment by the adjacent parcel owners that historic drainage discharge points may be altered. Said drainage easements shall be executed and submitted to the City prior to approval of the Grading Plans and shall be recorded prior to approval of the Final Plat for this project.
- e. The Buckeye Fire Chief and City Engineer shall determine the number, location, and types of all fire hydrants.
- f. This project is required to install all offsite utilities necessary to serve this project.
- g. The Property Owner/Developer shall be responsible for the dedication of half-street right-of-way, at no cost to the City, for Yuma Road and Apache Road and 247th Avenue based on City of Buckeye standards. In addition, the Property Owner/Developer is responsible for the construction of all half-street improvements, unless otherwise approved by the Development Services Director and the City Engineer.
- h. The Property Owner/Developer shall submit an appropriate dedication document to the City of Buckeye dedicating right-of-way for functionally classified roadways when requested to do so by the Development Services Director. Such right-of-way may be requested by the Director to be dedicated in advance of development to permit the construction of needed City infrastructure to adjacent sites.
- i. In the event that access to and within the site is proven to be of a threat to public safety and security, the Property Owner/Developer shall be responsible for revising the Site Plan to the extent necessary to alleviate said concerns. Such changes shall be considered a minor Site Plan amendment and shall be approved by the City Engineer and the Development Services Director.

- j. All streets (local, collector, and arterial), sidewalks, parks, and other common areas, as determined by the City Engineer, shall be sufficiently illuminated to ensure the safety and security of persons and property.
- k. Pavement sections for all streets shall be determined in accordance with a City Engineer-approved Geotechnical analysis, but shall not be less than the City's minimum requirements.
- l. The Applicant will submit an electronic CAD and GIS file with full construction documents of the development to the City Engineer, Public Works Department, and GIS Administrator upon final project approval in order to maintain current street records and assist in emergency dispatch and response.
- m. Any traffic signals that are required due to traffic generated by this project shall be installed by the Property Owner/Developer when warranted.
- n. Prior to the issuance of a Building Permit, the Property Owner/Developer shall pay a pro rata share, based on acreage, of the cost of up to nine (9) future traffic signals to be installed within this section of land. The sectional contribution is to be based on the following allocation of costs: (i) 25 percent share of four (4) possible signals at arterial street intersections; (ii) 50 percent share of four (4) possible signals at half-mile collector street intersections or project entries; and (iii) 100 percent share of one (1) possible signal internal to this project. The cost shall be based on an anticipated signal cost as determined by the City Engineer.
- o. The Property Owner/Developer is responsible for providing, at their sole cost and expense, all public infrastructure necessary to serve the project including, without limitation, water and wastewater service in accordance with Ordinance No. 86-06. This includes water supply, infrastructure, and capacity for the production, treatments and delivery of water to the project and the collection, treatment and disposal, including recharge and/or reuse, of wastewater generated at the project.
- p. Prior to final construction document approval, the Property Owner/Developer shall submit to the City for review and approval Water and Wastewater reports.
- q. The Property Owner/Developer is responsible for providing water at the project for construction purposes including obtaining the necessary water rights for the water supply to be used for construction purposes.
- r. If the property is location with the City's water service area, to the extent allowed by law, all Type-I Non-irrigation and Irrigation Grandfathered Rights associated with the property shall be properly extinguished and the resulting extinguishment credits conveyed to the City of Buckeye or pledged to the City of Buckeye account at the Arizona Department of Water Resources prior to the issuance of any building permits.

- s. If the property is located within the City's water service area, the Property Owner/Developer shall allocate any surface water rights to the City prior to the issuance of any building permits.
- t. If the Development is within the City of Buckeye's Water Service Area, the Property Owner/Developer shall notify the City's Water Resources Department of the location of any registered and unregistered wells on the property and the Property Owner/Developer and the City's Water Resources Department shall meet and confer to determine if the wells are beneficial or whether they shall be abandoned. Wells shall be abandoned by the Property Owner/Developer if the City's Water Resources Department determines that they present a health and safety hazard or are contributing to groundwater contamination and are not able to be rehabilitated, modified, or re-drilled to prevent the health and safety hazard or groundwater contamination.
- u. Abandonment of wells shall be performed pursuant to and in compliance with State law and shall be completed prior to the issuance of any building permits.
- v. Drywells shall be a minimum of 50' from permanent foundations and structures.
- w. Finish floors elevations must be a minimum of one foot above 100 year water elevations and one foot above the emergency outfall elevations at any adjacent retention basin, whichever is greater.
- x. Visibility restrictions: the maximum height of any object, wall, structure, mound, plants or shrubs within sight visibility triangles, sight visibility easements, or sight distance line areas shall be 24 inches. No trees may be placed within sight visibility triangles, sight visibility easements, or sight distance line areas. If a tree canopy overhangs the roadway, the canopy shall be a minimum of 18 feet above the road surface. If the tree canopy overhangs a sidewalk or other pedestrian walkway, the canopy shall be a minimum of 8 feet above the walkway.
- y. Numbering for the onsite units shall be updated to follow the COB Rental Unit Number Detail.
- z. A fifty (year) service is required for underground retention and underground retention shall meet the requirements outline in the COB Drainage Manual Section 5.4.
- aa. Western Area Power Administration (WAPA) approval will need to be obtained for any improvements in a WAPA easement.
- bb. All comments from the third site plan review shall be addressed to the satisfaction of the City Engineer.
- cc. The Site Plan and conceptual plans were reviewed to a conceptual level of detail. Construction level comments will be forthcoming at the time of construction drawing submittal.

- dd. The Buckeye Fire Chief and City Engineer shall determine the number, location, and types of all fire hydrants.
- ee. 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.
- ff. All buildings shall be equipped with a fire protection system as required by City of Buckeye Ordinance 20-13.
- gg. 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.
- hh. All streets must conform to the Maricopa County/Phoenix street name and hundred block grid system.
- ii. Residential developments where the number of dwelling units exceeds 10 shall be provided with two separate and approved fire apparatus access roads.
- jj. This subdivision is subject to a Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. The SLID shall be established prior to the recordation of the first Final Plat as determined in the SLID guidelines and submitted with the first final plat or before.
- kk. All landscaped areas within the public rights of way, whether to be maintained by the City of Buckeye or if delegated to the adjacent property owner, homeowners' association or other property maintenance association, shall be designed and sealed by a landscape architect licensed by the Arizona Board of Technical Registration. (The above described MID requirement ensures protection of the city in case maintenance of the ROW landscaping is not kept up or is abandoned by the responsible owner.) The City Public Works Department shall review all irrigation plans for material selection only; therefore, the landscape architect shall coordinate with the Public Works Department early in the design to ensure the most efficient means of landscape irrigation that will reduce both long term maintenance costs and keep watering to the absolute minimum required for healthy growth of landscaping along the roadways of the City of Buckeye.
- ll. Artificial or synthetic turf shall be allowed on all surfaces where turf can be used. No individual or association may impose private covenants, conditions, restrictions, deed clauses or other agreements between parties which prevent individuals from utilizing artificial or synthetic turf as an alternative to any landscaping where turf can be used. The quality of the artificial or synthetic turf may be subject to the requirements of individuals or associations.
- mm. No new natural turf shall be installed in a public right-of-way or median. Areas with up to 10,000 square feet of turf within a public right-of-way at gateways, entrances to

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

- nn. Shrubbery in the right of way shall not obstruct any regulatory signage or sight distance triangle as defined in the Engineering Development Standards; therefore, shall be trimmed to less than 2'-0".
- oo. Landscaping within the public-right-of-way will require:
 - 1. All landscaped areas, except those intentionally maintained with native plants, shall include an automatic irrigation system.
 - 2. All native plant landscaping plans shall include an establishment maintenance plan that ensures long term growth of all plantings.
 - 3. Establishment maintenance plan shall be sealed by a registered Landscape Architect.
 - 4. Water-efficient systems (e.g., drip, mini-spray, bubbler-type, or similar drip systems) shall be used whenever feasible. Low-flow sprinkler heads with matched precipitation rates shall be used when spray or rotor-type heads are specified for watering shrubs and ground cover areas.
 - 5. Multi-program weather sensing controllers with separated valves and circuits shall be used when the project contains more than one type of landscape treatment (e.g., lawn, ground cover, shrub, tree areas), or a variety of solar aspects.
 - 6. Soil moisture-sensing devices and rain sensors shall be used on all projects within public rights of way and in landscape tracts. The use of satellite based controllers is encouraged.
 - 7. Root barriers shall be designed and incorporated for all trees that are in the public right of way to ensure vertical root growth and avoid adjacent curb, sidewalk or pavement upheaval due to tree roots.
 - 8. Linear Root barriers shall be used along public improvements that are only on one side of a tree.
 - 9. Surround Root barriers shall be used when a tree is within the sidewalk or within a median.
 - 10. Tree canopies extending into the right of way shall be trimmed to the following minimum standards: 18'-0" over any public roadway, 7'-0" over any public sidewalk.
- pp. All trash shall be collected through a City of Buckeye licensed trash hauler, including construction debris. Trash enclosures shall be in accordance with City of Buckeye standards.
- qq. Prohibited Trees: The following trees are prohibited from any landscaping plans in accordance with Chapter 9 of City Code (Section 9-10):

1. Male Mulberry Tree (*Morus Alba*).
 2. Olive Tree (*Olea Europea*).
 3. Additionally, North Indian Rosewood Trees (*Dalbergia Sissoo*) shall not be planted within the rights of way (and are suggested not be planted within the property) due to their destructive and invasive root structure
- rr. Storm Drainage: The City of Buckeye is permitted as a Phase 2 MS4 and is now subject to more stringent standards for stormwater discharge. All stormwater plans must now meet the requirements of the City of Buckeye's MS4 permit as issued by ADEQ (Permit Number AZG2016-002)
- ss. The Developer shall dedicate a Public Easement for the 8-foot wide stabilized decomposed granite path and associated improvements such as landscaping located within the 100' power line corridor for use as a pedestrian trail. Developer shall construct trail improvements to the City's standards. Developer to maintain the trail which obligation shall continue for the life of the trail, as determined by City.

ATTACHMENTS

1. Vicinity Map
2. Zoning Map
3. Site Plan
4. Landscape Plan

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