



PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

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

**CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
NOVEMBER 12, 2024
AGENDA**

**City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326
6:00 p.m.**

****Live streaming will be available via YouTube****

The doors will be open to the public at least 15 minutes prior to the start time of the meeting.

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

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

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

2. ELECTION OF VICE CHAIRPERSON

Planning and Zoning Commission nomination and appointment of Vice Chairperson.

3. MINUTES

3.A [Approval of the minutes from the October 22, 2024 Planning and Zoning Commission Workshop and Regular Meeting.](#)

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

4. REGULAR AGENDA

4.A [West Fillmore Highstreet Multi-Family - Rezone \(PLZZ-24-0009\) - Conduct a public hearing and recommend approval to the Mayor and City Council of a rezone of approximately 17.89 acres of land located approximately 1000 feet east of the northeast corner of north Verrado Way and west Fillmore Street, from Commercial Center \(CC\) to Multi-Family 2 \(MF-2\) subject to conditions a\) through j\).](#)

Staff Liaison: Mandy Woods, Senior Planner, swoods@buckeyeaz.gov, (623) 640-6093

- 4.B** [Ventana Ranch - Preliminary Plat \(PLZS-24-0005\)](#) - Conduct a public meeting and approve a preliminary plat of 419 single family detached residential lots located at the northeast corner of Southern Avenue and Watson Road, subject to conditions a) through x).

Staff Liaison: Mandy Woods, Senior Planner, swoods@buckeyeaz.gov, (623) 640-6093

5. COMMENTS FROM THE PUBLIC

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

Action Required: None

6. PLANNING MANAGER REPORT AND SUMMARY OF CURRENT EVENTS

7. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

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

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

8. ADJOURNMENT

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 11/12/24	AGENDA ITEM: 3.A. MINUTES
DATE PREPARED: 11/08/24	DISTRICT NO.:
STAFF LIAISON: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623) 349-6211	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Minutes

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members)
Approval of the minutes from the October 22, 2024 Planning and Zoning Commission Workshop and Regular Meeting.

SUMMARY

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

ATTACHMENTS:

[10.22.2024.PZC.WORKSHOP.MinutesDRAFT.pdf](#)

[10.22.2024.PZC.MinutesDRAFT.pdf](#)



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
WORKSHOP MINUTES
OCTOBER 22, 2024

City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326

1. CALL TO ORDER/ROLL CALL

Vice Chair Ted Burton called the meeting to order at 4:30 p.m.

Members present: Vice Chairperson Ted Burton, Commissioner Rebecca Puppe attended virtually, Commissioner Deanna Kupcik, Commissioner Anthony DiMascio, Commissioner Donald Bassler, Commissioner Sebastian Trupiano, Alternate Les Manuel, Alternate Ryan Belshee

Members absent: Commissioner Gina Ragsdale, Alternate Charles Hester, Alternate Douglas McDonald

Staff present: Deputy Director of Planning Adam Copeland, Planning Manager Ken Galica, Senior Planner Sean Banda, Administrative Assistant II Angelica Mollinedo, Assistant City Attorney Tosca Henry, City Traffic Engineer John Willett, Management Assistant Keri Hernandez attended virtually.

2. WORKSHOP AGENDA

2A. THE LANDING SPECIFIC AREA PLAN

Matrix consultant Ed Boik presented and was available to answer questions from the Commission.

3. ADJOURNMENT

With there being no further discussion, Vice Chair Burton adjourned the workshop at 5:44 p.m.

Ted Burton, Vice Chairperson

ATTEST:

Keri Hernandez, Management Assistant

I hereby certify that the foregoing is a true and correct copy of the Planning and Zoning Commission Workshop held on the 22nd day of October, 2024. I further certify that a quorum was present.

Keri Hernandez, Management Assistant



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
OCTOBER 22, 2024

City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326

****Recording of this meeting is available via YouTube****

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

Vice Chair Ted Burton called the meeting to order at 6:00 p.m.

Members present: Vice Chairperson Ted Burton, Commissioner Rebecca Puppe attended virtually, Commissioner Deanna Kupcik, Commissioner Anthony DiMascio, Commissioner Donald Bassler, Commissioner Sebastian Trupiano, Alternate Les Manuel, Alternate Ryan Belshee seated for district 2.

Members absent: Commissioner Gina Ragsdale, Alternate Charles Hester, Alternate Douglas McDonald

Staff present: Planning Manager Ken Galica, Assistant City Attorney Tosca Henry, Management Assistant Keri Hernandez, City Traffic Engineer John Willett

2. ELECTION OF CHAIRPERSON

A motion was made by Commissioner DiMascio and seconded by Commissioner Trupiano to nominate Ted Burton as Chairperson. Unanimous decision.

3. MINUTES

3A. APPROVAL OF MINUTES FROM THE OCTOBER 8, 2024 PLANNING AND ZONING COMMISSION REGULAR MEETING.

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

4. REGULAR AGENDA

4A. STORAGE & RETAIL SEC YUMA & WATSON – SITE PLAN (PLZSP-23-00034)

Senior Planner of Special Projects Andrea Marquez presented and was available to answer questions from the Commission.

Applicant representative Wells Stanwick presented and was available to answer questions from the Commission.

Alternate Belshee asked if the lack on trees on the south side would create a heat island and if the parking located on the west side of the structure would allow for access and fire department issues. Mr. Stanwick indicated the parking spaces are located near the main entrances near elevators, and when the permits are submitted, they will be reviewed by the fire department.

Commissioner Kupcik asked if the egress and ingress being right-in/right-out would cause the need for vehicles to U-turn in order to access the entry. Mr. Stanwick indicated that the right-in/right-out was dictated by city staff in order to prevent left turns out onto the arterial road with a future median.

Planning Manager Ken Galica indicated that both streets will have medians at build-out and U-turns would likely be allowed at signaled intersections.

Commissioner DiMascio asked if there are plans for a block wall to separate from the school on the south. Ms. Marquez indicated that there will be a thirty-foot landscape buffer with the fifty-foot drainage area along the border of the school.

Commissioner Bassler asked if the projects east side meets the requirements for landscape. Ms. Marquez informed the Commission as both properties are in the Commercial district, per code, there is no landscape buffer required.

Commissioner Trupiano asked if there will be a plan for trash. Mr. Stanwick indicated that a dumpster enclosure will be located internally for the patrons.

Chairperson Burton asked if there will be staff on site twenty-four hours. Mr. Stanwick informed the Commission that security measures and cameras will be located throughout the facility and the hours will be limited.

A motion was made by Commissioner Kupcik and seconded by Commissioner DiMascio to approve with conditions 'a – z' as presented. Approval 7-0. Motion carried.

4B. THE MIX ON ROOSEVELT - REZONE (PLZZ-23-00018)

Planning Manager Ken Galica presented and was available to answer questions from the Commission. Commissioner Kupcik asked for clarification on the building height of the multi-family next to the road. Mr. Galica explained that the code without modifications would require the presented building to be two stories, and at least fifty feet from back of road, and then it could step up to three stories. Staff is in support of eliminating that code requirement and would prefer a more vertical form of development.

Alternate Belshee asked if there is a need for the commercial to be thirty feet in height. Mr. Galica indicated that the thirty foot height would allow a separation from the traditional suburban commercial areas. Mr. Belshee asked if the residential and commercial components are the same developer. Mr. Galica stated that the residential and commercial are two separate entities. Mr. Belshee asked why there is more vertical instead of horizontal mixed-use. Mr. Galica indicated the market demand is not there and there is no residential in close proximity to interfere with the views.

A public hearing opened at 6:52 p.m.

With there being no comments from the public, the public hearing closed at 6:52 p.m.

A motion was made by Commissioner Bassler and seconded by Commissioner Puppe to recommend approval to City Council subject to conditions 'a – z' as stated in memorandum dated October 21, 2024. Approval 6 – 1, Alternate Belshee voting Nay. Motion carried.

5. COMMENTS FROM THE PUBLIC

None.

6. PLANNING MANAGER REPORT AND SUMMARY OF CURRENT EVENTS

Mr. Galica indicated that there will be vice chair nominations at the November 12th Planning and Zoning Commission regular meeting, and a scheduled community meeting on The Landing will take place on November 6th at 5:30, at the City Hall East location.

There will be the Buckeye Night Market and the Buckeye First Friday will take place downtown on November 8th in the evening.

7. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

Commissioner Trupiano reminded the Commission and public of the upcoming Halloween event in downtown.

Commissioner Kupcik informed the Commission and public that this will be the 90th Annual Halloween Carnival and the Community award celebration Buckeye Rocks will take place on Friday, October 25th.

8. ADJOURNMENT

With there being no further business, Vice Chair Burton adjourned the meeting at 6:57 p.m.

Ted Burton, Vice Chairperson

ATTEST:

Keri Hernandez, Management Assistant

I hereby certify that the foregoing is a true and correct copy of the Planning and Zoning Commission Regular Meeting held on the 22nd day of October 2024. I further certify that a quorum was present.

Keri Hernandez, Management Assistant

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 11/12/24	AGENDA ITEM: 4.A. West Fillmore Highstreet Multi-Family - Rezone - PLZZ-24-0009
DATE PREPARED: 11/08/24	DISTRICT NO.: Council District 5
STAFF LIAISON: Mandy Woods, Senior Planner, swoods@buckeyeaz.gov, (623) 640-6093	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Public Hearing / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) West Fillmore Highstreet Multi-Family - Rezone (PLZZ-24-0009) - Conduct a public hearing and recommend approval to the Mayor and City Council of a rezone of approximately 17.89 acres of land located approximately 1000 feet east of the northeast corner of north Verrado Way and west Fillmore Street, from Commercial Center (CC) to Multi-Family 2 (MF-2) subject to conditions a) through j).

RELEVANT GOALS:

GOAL 3: A Well-Planned Urban Community

SUMMARY

PROJECT DESCRIPTION:

Katie Rounds of The Kaidence Group, on behalf of developer Highstreet Ventures Inc. and property owner Summit Community Lutheran Church, is requesting approval of a rezone of approximately 17.89 acres of land located approximately 1,000 feet east of the northeast corner of north Verrado Way and west Fillmore Street from Commercial Center (CC) to Multi-Family 2 (MF-2) to facilitate development of a multi-family residential community.

BENEFITS:

The subject rezone will allow the property to develop with multi-family housing that is not only compatible with the vision of The Landing but will also increase housing options for employees and students.

FUTURE ACTION:

Following Planning & Zoning Commission's recommendation, Case number PLZZ-24-0009 is anticipated to be scheduled on the December 17, 2024 City Council public hearing agenda for consideration of approval. Consideration of a Site Plan (PLZSP-24-0017) is anticipated to occur at a future Planning & Zoning Commission meeting.

FINANCIAL IMPACT STATEMENT:

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

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

Review.

ATTACHMENTS:

PLZZ-24-0009 - West Fillmore Highstreet MF Rezone - Staff Report - PZ20241112.docx

Exhibit A - PLZZ-24-0009 - West Fillmore Highstreet MF Rezone - Vicinity Map - PZ20241112.pdf

Exhibit B - PLZZ-24-0009 - West Fillmore Highstreet MF Rezone - Zoning - PZ20241112.pdf

Exhibit C - PLZZ-24-0009 - West Fillmore Highstreet MF Rezone - GP Land Use - PZ20241112.pdf

Exhibit D - PLZZ-24-0009 - West Fillmore Highstreet MF Rezone - Narrative - PZ20241112.pdf

Exhibit E - PLZZ-24-0009 - West Fillmore Highstreet MF Rezone - CPR - PZ20241112.pdf



REZONE

Report to the Planning & Zoning Commission

CASE NUMBER: PLZZ-24-0009
TITLE: West Fillmore Highstreet Multi-Family Rezone
MEETING DATE: November 12, 2024

Applicant/Owner: Katie Rounds of The Kaidence Group on behalf of Highstreet Ventures Inc. (developer) and Summit Community Lutheran Church (current owner)

Request: Rezone from Commercial Center (CC) to Multi-Family 2 (MF-2)

District: 5

Location: 1,000' East of the Northeast Corner of Verrado Way and Fillmore Street (Exhibits A, B, and C)

Site size: Approximately 17.89 acres

Density: Proposed: 28.5 du/acre
Per MF-2: 15.1 du/ac minimum, no maximum

Public input: No comments have been received to date

Recommendation: Conduct a Public Hearing and Recommend approval to Mayor and City Council, subject to conditions a) through j)

PROJECT DESCRIPTION:

1. Katie Rounds of The Kaidence Group, on behalf of developer Highstreet Ventures Inc. and property owner Summit Community Church, is requesting approval of a rezone of 17.89 acres located 1,000 feet east of the northeast corner of Verrado Way and Fillmore Street from Commercial Center (CC) to Multi-Family 2 (MF-2) to facilitate development of a multi-family residential community. The applicant's rezoning narrative is included as Exhibit D.
2. Following Planning & Zoning Commission's recommendation, the proposed rezone is anticipated to be scheduled on the December 17, 2024 City Council public hearing agenda for consideration of approval.

AREA CONTEXT:

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant	Activity Center	Commercial Center (CC)
North	Summit Community Church	Activity Center	Commercial Center (CC)
South	Vacant (property owned by Maricopa County Flood Control District & Buckeye Union High School District)	Activity Center	Planned Residential (PR) and Maricopa County Rural-43 (RU-43)
East	Vacant	Activity Center	Light Industrial (I-1)
West	Vacant (anticipated future mixed use commercial and multi-family residential development, The Mix)	Activity Center	Planned Residential (PR) – rezoning to PAD pending

PUBLIC PARTICIPATION SUMMARY:

4. A neighborhood meeting, providing an opportunity for interested parties to learn more about the request, was held on August 28, 2024 at 6:00 P.M. at Summit Community Church, within the Lounge room. As required by Buckeye Development Code, written notices to property owners within 300 feet of the subject site were mailed on August 13, 2024, 15 days prior to the date of the meeting.

5. Attendees included the applicant's project team, the property owner (lead pastor), and City staff. No residents attended the neighborhood meeting. Outside of the neighborhood meeting, staff and the applicant's project team have not received any written or verbal feedback from the public pertaining to this request.
6. All required notifications were completed at least 15 days in advance of the Planning & Zoning Commission public hearing date, as follows. Note that two newspaper legal notices were prepared to meet the required timeframe in the Development Code (publication at least 15 days prior to the hearing, but no more than 45 days prior to the hearing).
7. Table 2: Public Notices:

Notification Element	Date
Legal Notice published in the Arizona Republic	October 23, 2024 (Planning & Zoning Commission) November 30, 2024 (City Council)
Site Posting	October 23, 2024
Mailing Notice to Property Owners Within 300'	October 24, 2024

8. No public comment concerning the rezoning request has been received to date. See Exhibit E for the Citizen Participation Report.

BACKGROUND:

9. *August 1999:* The subject property was annexed as part of a larger annexation by City Council's adoption of Ordinance 8-99.
10. *January 2019:* The subject parcel was created through an approved Minor Land Division (Maricopa County Recording # 20190112762).

ANALYSIS:

Conformance with the General Plan

11. The General Plan land use designation of the property is Activity Center, specifically the Buckeye Gateway Activity Center, now more commonly known as The Landing. Located south of I-10 near the City's eastern boundary, development within this activity center is expected to capitalize on existing area assets such as the West-MEC education center and several master planned communities, including Verrado to the north. It is anticipated that this activity center area will be an employment, educational, and entertainment hub serving the greater West Valley region and will offer diverse living opportunities.

Development in this activity center is also held to higher regard to architecture and site design, with importance placed on creating a walkable environment that is more urban than the development occurring elsewhere within the City. The proposed multi-family zoning and anticipated development of the property is not only compatible with the vision for The Landing but will also increase housing options for employees and students, reducing commute times and traffic congestion for residents who may have the ability to walk to nearby shopping, employment, and educational institutions.

12. The rezoning furthers the following General Plan goals and policies:

- a. Policy G-4.1 The City of Buckeye will encourage a diverse mix of uses appropriate to support an area, such as in Activity Centers and Neighborhood areas to encourage residents to lead an active lifestyle.
- b. Policy G-8.2 Residential uses within Activity Centers should only be permitted at densities of six dwelling units per acre (6 du/ac) or greater.
- c. Policy G-17.1 The City of Buckeye should encourage a variety of housing types that meet the demands and needs of existing and future residents.
- d. Goal G-19 Buckeye has attractive, high quality, and healthy neighborhoods.

Land Use and Zoning

13. The requested rezone of approximately 17.89 acres from CC to MF-2 meets the intent of the Development Code. The MF-2 district is intended to accommodate the development of multi-family units at urban densities in a mid- or high-rise configuration. This district is intended to be used along major transportation corridors and in or near business centers but is not intended to be used in the immediate proximity of single-family residential development at substantially lower densities.

14. It is also the intent of the MF-2 district to require exceptional site planning and design in order to provide usable open space (exclusive of parking areas and streets) and minimize visual, privacy, and traffic-related impacts on any adjacent residential development or open space. Any future Site Plan request shall be evaluated against this intent and that of The Landing's vision, and all requirements of the Development Code.

Future Development & Infrastructure

15. An application for Site Plan Review (to be reviewed by Planning & Zoning Commission) for a 510-unit multi-family residential community has been submitted and is under review. Approval of a Site Plan application consistent with the MF-2 zoning will be required prior to development occurring on the property.

16. The site is located within the City of Buckeye sewer and water service areas. The developer will be responsible for completing all water and sewer infrastructure improvements needed to serve the proposed development, the extent of which will be determined when a Site Plan is approved for the project.
17. The property will be serviced by City of Buckeye Police and Fire Departments. The nearest fire station is Fire Station #703 located in Verrado, approximately 1.9 roadway miles from the subject property. The nearest police station is located in the City complex at Yuma Road and Dean Road, approximately 2.3 roadway miles from the site.
18. The property is located within the Buckeye Union High School (BUHSD) and Liberty Elementary School Districts (LESD). The applicant sent notice of the development plans to each district. Donation agreement between the developer and school districts are currently in process as requested by the districts.
19. The following City of Buckeye departments have reviewed and have found no outstanding issues with the application:
 - a. Fire
 - b. Public Works
 - c. Police
 - d. Development Services, including Planning and Civil Engineering/Survey

RECOMMENDATION:

20. Staff recommends the Planning & Zoning Commission conduct a public hearing and recommend approval of a Rezone from Commercial Center (CC) to Multi-Family 2 (MF-2) for West Fillmore Highstreet Multi-Family, subject to conditions a) through j), for the following reasons:
 - a. Furthers goals of the Buckeye General Plan and contributes to a vibrant Buckeye Gateway Activity Center (The Landing) with residential density appropriate to an Activity Center
 - b. Conforms to the Buckeye Development Code
 - c. No outstanding issues from reviewing departments

Planning Division Conditions – Standard/General

- a) 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.

Fire Department Conditions – Standard/General

- b) The Buckeye Fire Chief and City Engineer shall determine the number, location, and types of all fire hydrants.
- c) Prior to delivery of any combustible materials to the site, a fire protection system approved by the Buckeye Fire Marshal shall be completely operational.
- d) All buildings shall be equipped with a fire protection system as required by City of Buckeye Ordinance 03-22.
- e) 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.

Public Works Conditions – Standard/General

- f) All landscaped areas within the public rights of way shall be designed and sealed by a landscape architect licensed by the Arizona Board of Technical Registration. 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.
- g) 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.
- h) Plant material within the right-of-way shall not obstruct any regulatory signage or sight distance triangle as defined in the Engineering Development Standards.
- i) The following trees are prohibited from any landscaping plans in accordance with Chapter 9 of City Code (Section 9-10): Male Mulberry Tree (*Morus Alba*), Olive Tree (*Olea Europea*). Additionally, North Indian Rosewood Trees (*Dalbergia Sissoo*) shall not be planted within the rights of way (and are suggested not being planted within the property) due to their destructive and invasive root structure.
- j) 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).

ATTACHMENTS:

- Exhibit A – Vicinity Map
- Exhibit B – General Plan Land Use Map
- Exhibit C – Zoning Map
- Exhibit D – Narrative

Exhibit E – Citizen Participation Report

Prepared By:

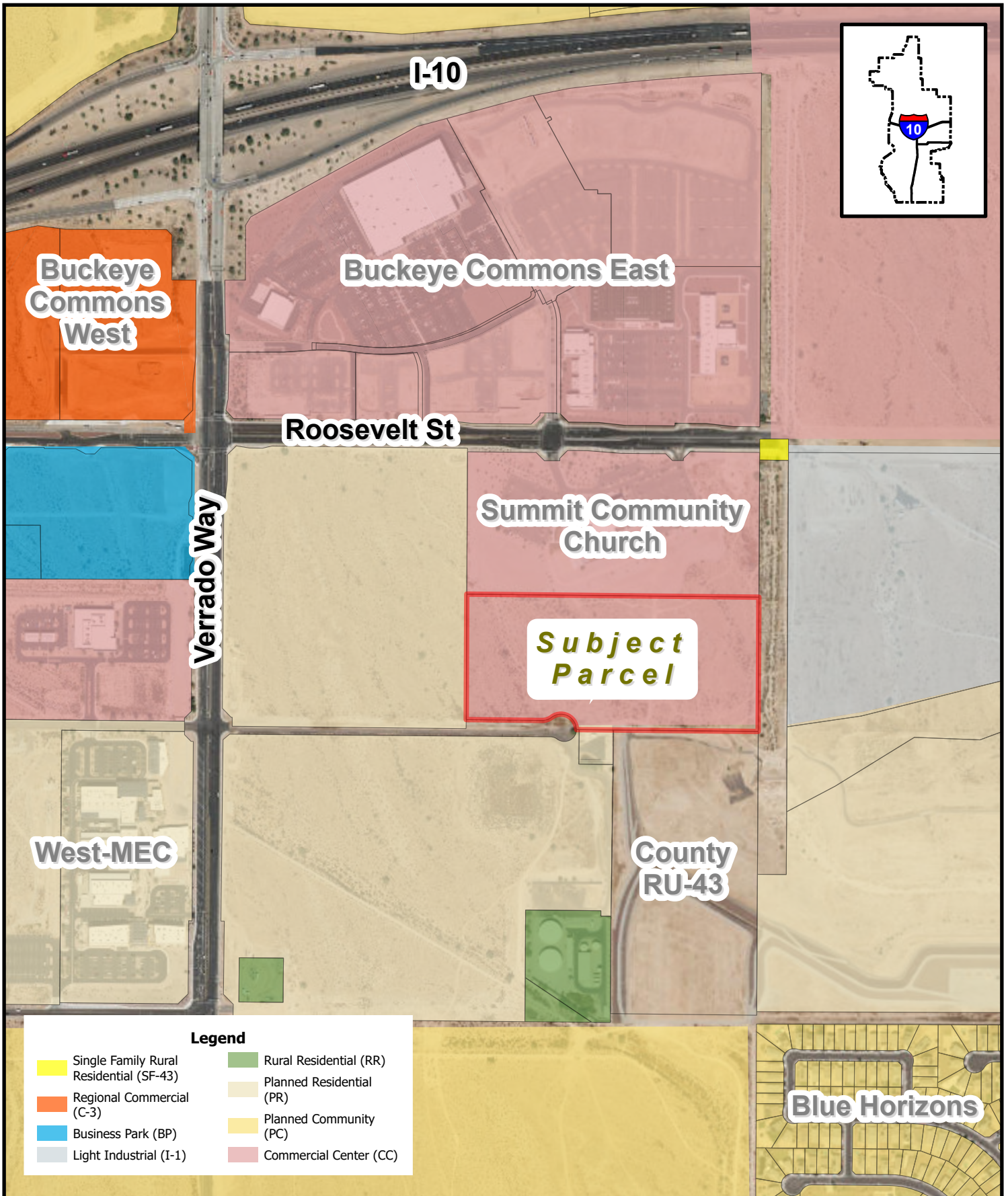
Mandy Woods, CFM, Senior Planner

Reviewed By:

Ken Galica, Planning Manager



VICINITY MAP

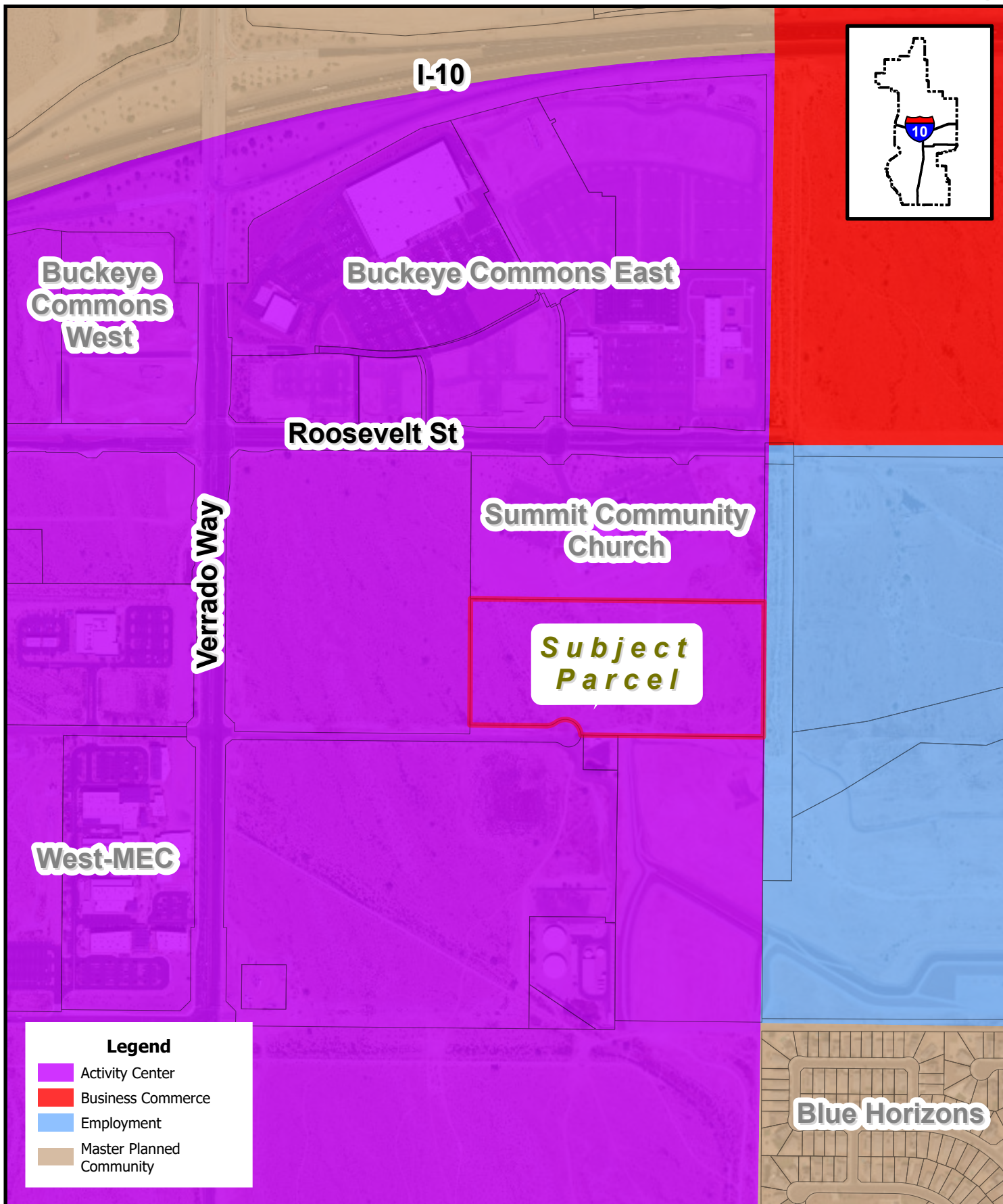


ZONING MAP

PLZZ-24-0009

West Fillmore Highstreet Multi-Family Rezone
Council District #5





Legend

- Activity Center
- Business Commerce
- Employment
- Master Planned Community

GENERAL PLAN LAND USE MAP

PLZZ-24-0009

West Fillmore Highstreet Multi-Family Rezone
Council District #5



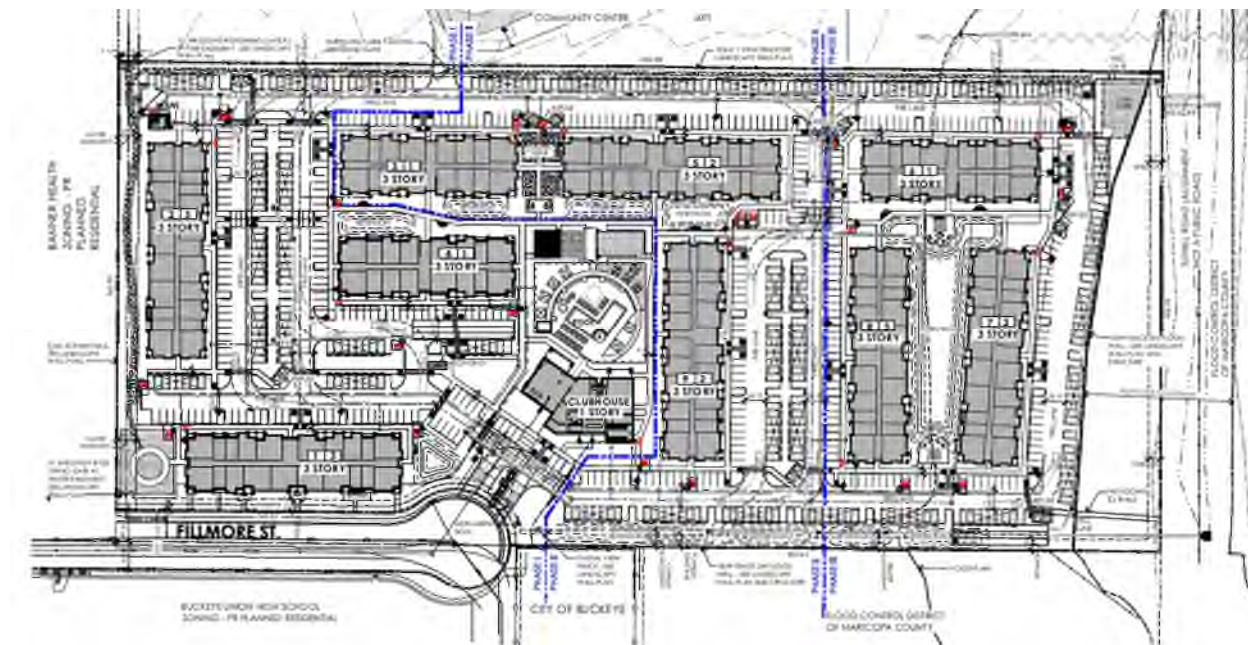
West Fillmore Highstreet
 1st Submittal
 PLZM-24-0040
 PLZZ-24-0009

West Fillmore Highstreet

Project Narrative

Dated: July 12, 2024

Revised: September 6, 2024



PROJECT TEAM

DEVELOPER	Highstreet Ventures Inc.
DEVELOPER LEAD	Kaidence Advisors
ARCHITECT	Todd & Associates
CIVIL ENGINEER	Hilgart Wilson
ALTA SURVEYOR	Superior Surveying Services
GEOTECHNICAL ENGINEER	VANN Engineering
ENVIRONMENTAL ENGINEER	ECS Southwest

DESCRIPTION OF REQUEST

Highstreet is requesting support and approval to rezone the subject property from the current Commercial Center (CC), an obsolete zoning district, to Multi-Family 2 (MF-2) and for Site Plan approval from the Planning & Zoning Commission. The future MF-2 zoning is intended by the City of Buckeye to accommodate the development of multi-family units at urban densities. This zoning district is intended to be used along major transportation corridors and in or near business centers but is not intended to be used in the immediate proximity of single family residential development.

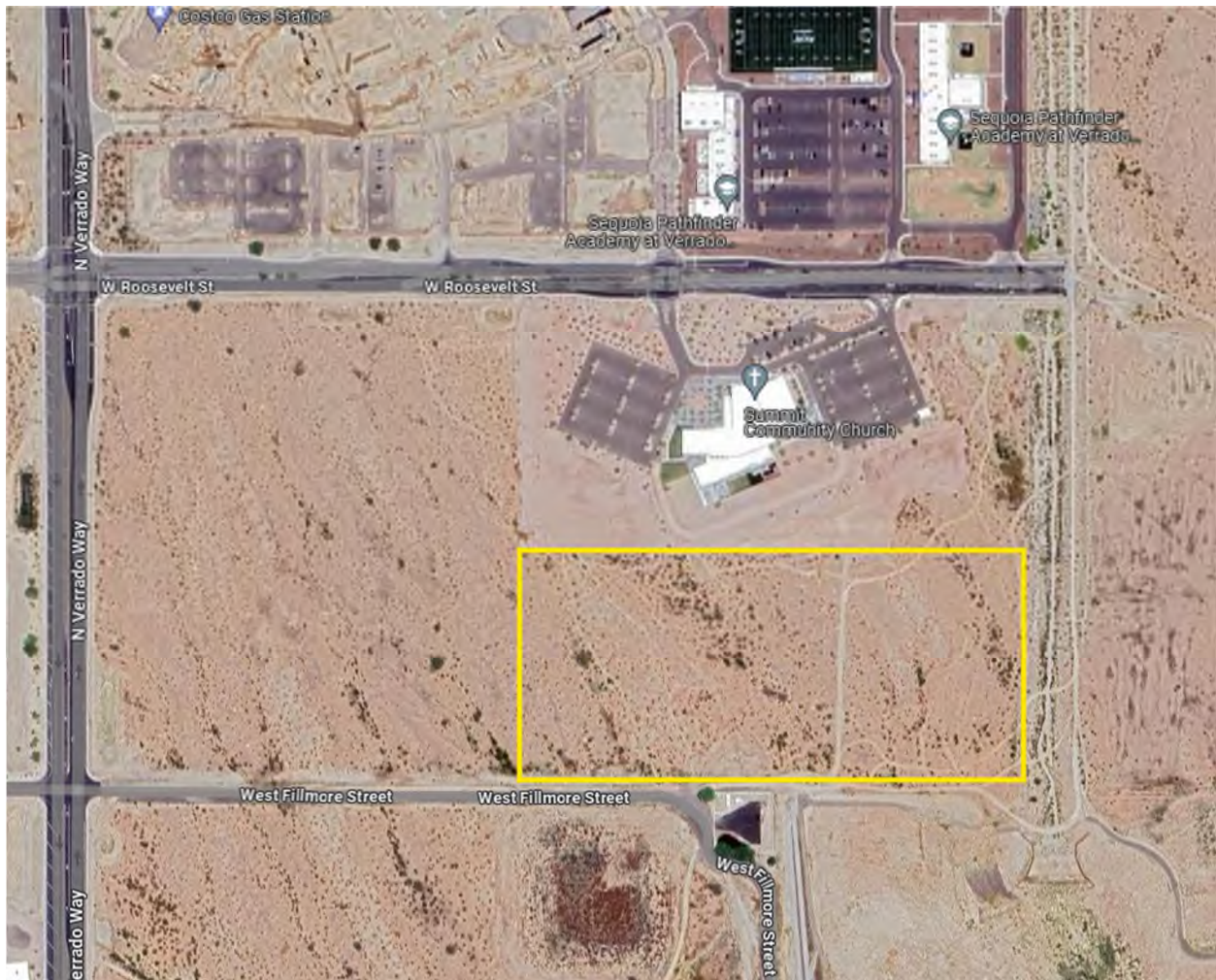
West Fillmore Highstreet
1st Submittal
PLZM-24-0040
PLZZ-24-0009

Specific Application Requests:

1. Rezoning from Commercial Center (CC) to Multi-Family 2 (MF-2)
2. Site Plan Approval by Planning Commission

PROPOSED PROJECT & LAND INFORMATION

West Fillmore Highstreet is a proposed 510-unit multi-family community located East of Verrado Way and North of Fillmore Street (APN: 502-35-836). The subject parcel is 17.89 acres and is currently undeveloped and vacant land. The subject parcel is outlined in yellow below.



The project is located within the Buckeye Gateway Activity Center and the future specific plan area called “The Landing”. The current zoning is Commercial Center (“CC”), which is an obsolete zoning district.

West Fillmore Highstreet
1st Submittal
PLZM-24-0040
PLZZ-24-0009

Adjacent zoning includes:

Subject Property:	CC
North (Summit Church):	CC
East (Flood Zone):	I-1
South (Vacant Land):	PR & RU-43 (County)
West (Vacant Land):	PR

Please refer to the vicinity map below with the proposed development and how it relates to surrounding properties and their associated zoning.



PROPOSED PROJECT DESIGN INFORMATION

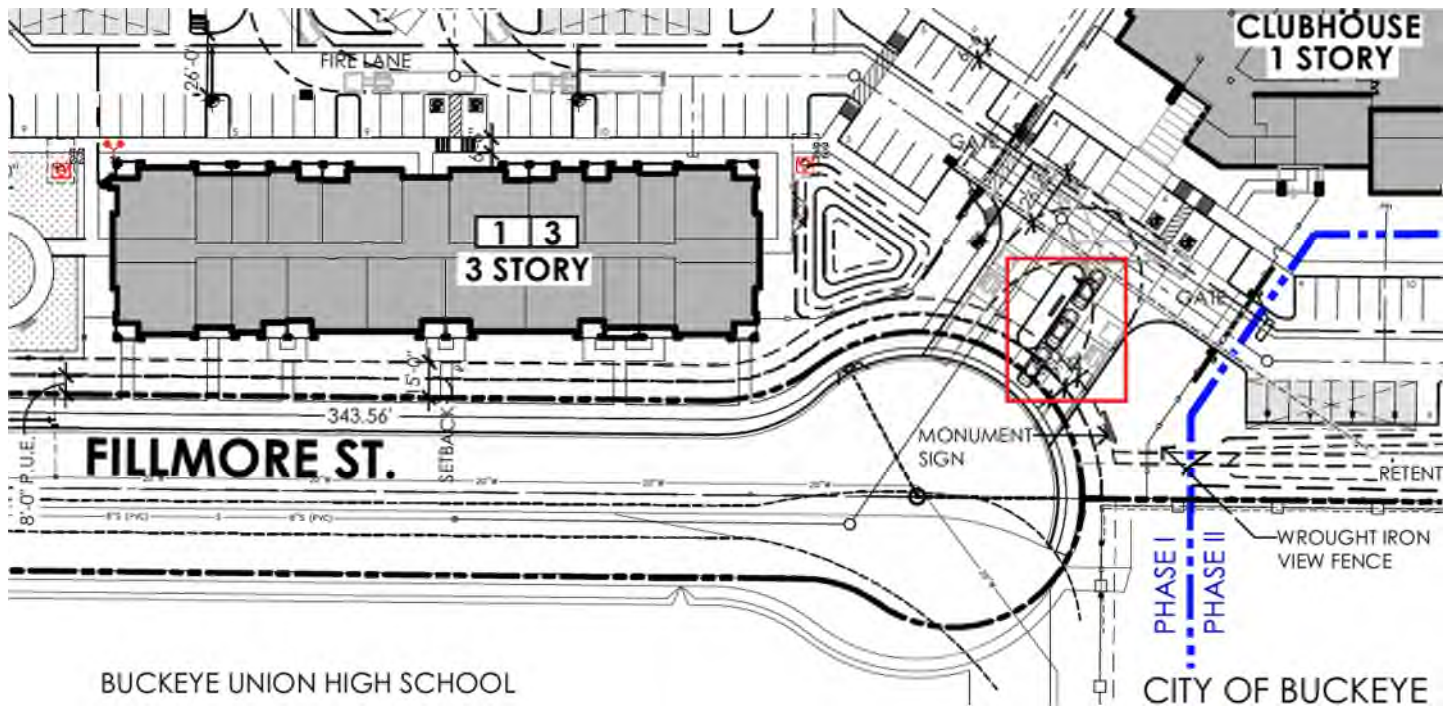
The proposed multi-family community will include nine garden style residential buildings all three stories in height and one amenity clubhouse building. The proposed density is 28.5 dwelling units per acre (including the undevelopable flood zone land). The unit mix is proposed to be 28.2% studio, 29.4% one bedroom and 42.4% two bedrooms. Our target market will be all of the employees working in the current and emerging commercial retail and health care district to the north and west of our proposed community.

NET ZERO DESIGN FOCUS: The project will be designed and constructed with a focus on minimizing energy consumption through better technology, airtightness, a highly efficient building envelope, additional insulation and no burning of carbon for heating so the entire community has a carbon free footprint. Previous Highstreet communities use 75% less energy than the building code minimum. This community will also incorporate extensive solar and electric vehicle charging stations, far exceeding any building code minimums.

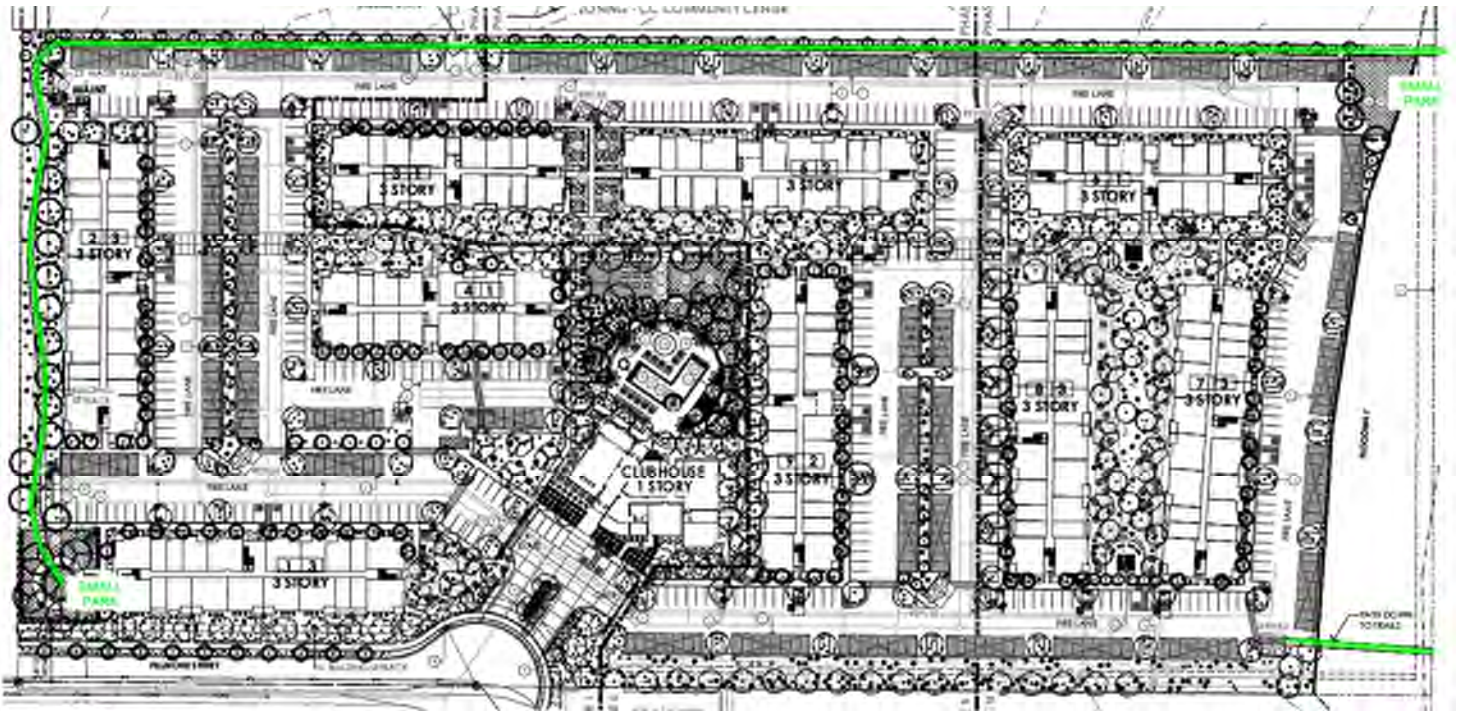
BUCKEYE DESIGN STANDARDS: The proposed project will meet or exceed the City of Buckeye parking, open space, landscape, shading, lighting, green energy, height and density requirements.

Site Acreage	+/- 17.89 Acres
Lot Coverage Provided	22.5%
Landscaping Provided	30%
Open Space Provided	40.2%
Density Provided	28.5 DU's / Acre
Parking Provided	723 Stalls

VEHICULAR ACCESS: The community will be accessed by residents from Fillmore Street and a secondary emergency/fire access will be provided via an easement across the Summit Church parcel to the North, connecting to Roosevelt Street. Residents will enter the community at a gated entry with remote entry, minimizing wait time and queuing length at the main entry. The entrance is designed to accommodate three queued cars with any additional overflow entering into the Fillmore dead end cul-de-sac, not impacting through traffic. Community visitors and/or interested future residents have the option to park in one of the visitor parking stalls at the clubhouse ahead of the gates.



PEDESTRIAN PATHS: Additionally, the project will incorporate a pedestrian walking path along the western and northern edges of the property connecting two community park areas and also connecting via a gate to the future pedestrian path planned for the flood zone to the immediate east (off-site and to be constructed by others). The proposed pedestrian path is shown in green on the landscape plan below.



PUBLIC SERVICE IMPACT: This project's impact on fire, police and park will be handled via impact fee. A Certificate of Adequate School Facilities will be submitted to local schools per Section 8.15 of the City of Buckeye Development Code within 15 days of application.

REFUSE COLLECTION: Refuse collection will consist of a series of dumpster enclosure locations strategically placed around the site for the residents to conveniently access both trash and recycle disposal. Dumpster placements on the site are located in such a pattern as to facilitate a simple loop pattern for the trash and recycle collection trucks.

CONSTRUCTION PHASING: This project is intended to be built in two or three phases depending on the timing of the CLOMR approval needed to build in the adjacent flood zone. The three proposed phases are highlighted in the site plan below.



PROJECT ARCHITECTURE & LANDSCAPE DESIGN

The design of the project will be a distinct Southwest Contemporary style with material and color selections that harmonize with the rich, warm colors of the Arizona desert and mountains. The building elevation designs will utilize roof line articulation and color diversity that will create an interesting interplay against our azure blue sky and Arizona's famous sunsets. Like the elevations, the building footprints will utilize an articulation of wall surfaces, colors and materials plus covered patios to invite an exciting play of shades and shadows that move and change throughout day. Below is a perspective of the proposed building and clubhouse elevations.





The landscape design for this project embraces a Net Zero approach, aiming to balance the environmental impact by creating a self-sustaining system. Keys to this strategy are the thoughtful use of trees and vegetation to reduce energy consumption, stormwater management through rainwater harvesting, and enhancing the livability of the site by incorporating shade whenever possible.

Trees are strategically planted to shade buildings, reducing the heat load and lowering energy costs for cooling. In a desert environment, this shading is crucial not only for energy efficiency but also for creating comfortable outdoor spaces. By providing shade, trees make the site more livable, allowing residents and visitors to enjoy outdoor activities even during the hottest months.

Water conservation is a priority in our design, incorporating both passive and active rainwater harvesting strategies. Passive rainwater harvesting is achieved through the implementation of rain gardens, which capture and infiltrate runoff, reducing the demand on municipal stormwater sewers. Additionally, cisterns are used to harvest rainwater from the roof, which is then utilized in community gardens, ensuring a sustainable water source for irrigation.

The site's natural grade change of 7 feet has been leveraged to create unique and engaging multi-level amenities. This includes a sunken event lawn and stage area that serves as a gathering space for community events, as well as a bi-level pool area that provides varied experiences and opportunities for relaxation and recreation.

Our plant palette features either native or drought-tolerant species, ensuring that the landscape is sustainable and resilient in the desert environment. Thorny plants are strategically used to attract and support local wildlife, while non-thorny plants are placed in pedestrian and parking areas to ensure safety and accessibility. This careful selection and placement of plants enhance the ecological value of the site while maintaining functionality and aesthetics.

PRELIMINARY WATER AND SEWER DEMAND INFORMATION

As approved in the May 20, 2024 Letter of Intent from the City of Buckeye, it is agreed that we will use the City of Phoenix multi-family design flow factors for both water and wastewater demands. The revised formula for determining water demand shall be: (# of units) * 240 * 1.8/24/60 = total GPM for project. For this proposed project with 510 units, we will require 153 gpm for the residential units

and 6.8 for the clubhouse and open space. The full water and sewer demand exhibits are included as attachments.

WATER SERVICE: Highstreet will be purchasing 82 gpm from Summit Church and will be purchasing the remaining 78 +/- gpm from the City of Buckeye at the rate of \$6,355.58/gpm.

WASTEWATER SERVICE: Highstreet will be acquiring approximately 255.1 EDU's of treatment capacity in the Sundance WRF from Summit Church and will pay the City of Buckeye wastewater impact fee for the remaining EDU's required to complete the development.

Please see the included water and sewer demand letters for further detail on estimated demand calculations (prepared by Hilgart Wilson Engineering).

HIGHSTREET VENTURES INFORMATION (DEVELOPER)

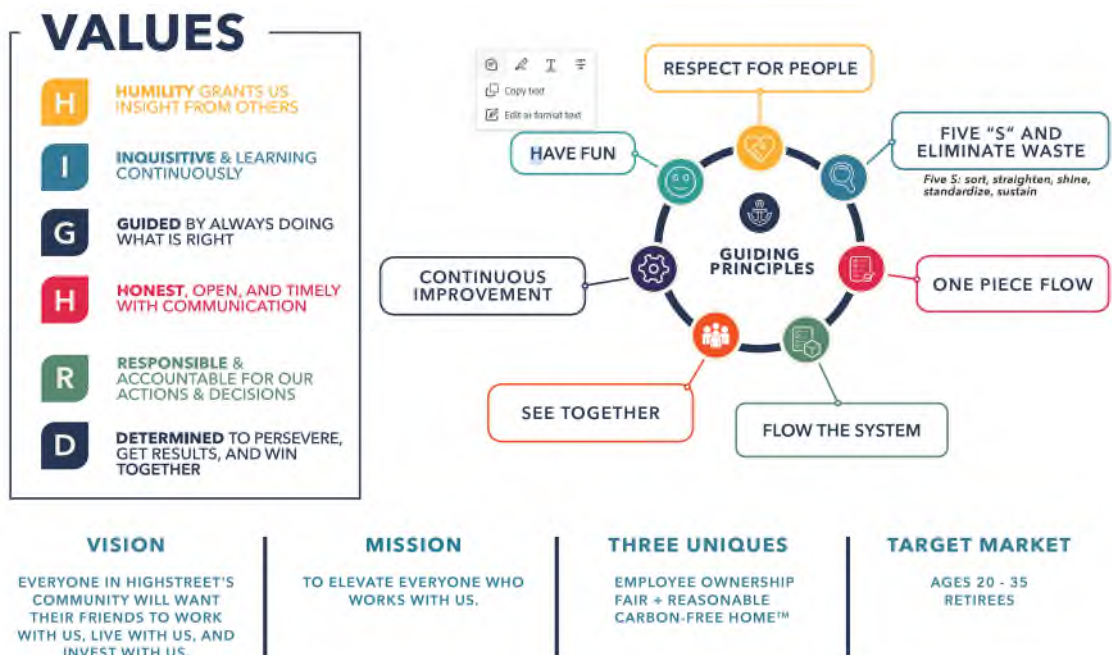
Highstreet is a Kelowna, BC-based company that has completed over 5,000 multi-family homes since 2005. We design and build Carbon Free Homes™, with Quality Inside™ and double the industry standard warranty, with extensive use of on-site solar. Our construction team is known for building with the safest, cleanest, most organized, professional, efficient and happiest sites that are often handed over to our in house property management team. When we keep our communities, we have industry leading net promoter scores (over 70) from our community members (aka tenants) and believe in reliability, responsiveness and relationship building.

This winning formula has allowed us to grow over the years, with over 80 current Highstreeters who invest in Highstreet and are among the most engaged and talented team in real estate.

Highstreet Residential Community Design Highlights:

- BC Energy Step Code 4, Net-Zero Energy Ready
- Built Green Canada, Platinum Certified
- Robust and airtight envelope to meet energy targets
- Luxury-rated sound attenuation for wood-framed buildings
- Water-saving fixtures, reducing water use by 35% or more within all buildings
- Low-VOC paints and adhesives on all interior surfaces
- Energy Star appliances
- Triple pane windows
- Solar panels to supplement base building electrical demand
- EV Chargers
- High-efficiency Energy Recovery Ventilators in every dwelling unit
- Low-impact site design
- Only native and drought-tolerant plant species used in landscape design
- Comprehensive stormwater detention systems
- LED lighting

Highstreet Values, Vision, Mission & Strategy



West Fillmore Highstreet
Citizen Participation Plan Report
November 1, 2024

PROJECT DESCRIPTION

On behalf of Highstreet Ventures, Kaidence Advisors (“the Applicant”) has filed for a rezone from its current obsolete zoning of CC to MF-2 and a site plan approval (“Applications”) for the approximate 17.89 acres generally located at the northeast corner of Verrado Way and West Fillmore, APN: 502-35-836. Approval of these requests will support the development of the subject property into a 510-unit garden style multi-family community project.

The proposed community will include nine garden style residential buildings all three stories in height and one amenity clubhouse building. The proposed density is 28.5 dwelling units per acre and will meet or exceed the City of Buckeye requirements for parking, open space, landscape, shading, lighting, green energy, height and density requirements.

The project will be designed and constructed with a focus on minimizing energy consumption through better technology, airtightness, a highly efficient building envelope, additional insulation and no burning of carbon for heating so the entire community has a carbon free footprint. Previous Highstreet communities use 75% less energy than the building code minimum. This community will also incorporate extensive solar and electric vehicle charging stations, far exceeding any building code minimums.

INITIAL PUBLIC NOTIFICATION & NEIGHBORHOOD MEETINGS

In order to notify interested parties that the applications were made, an initial notification letter was mailed via first class mail to adjacent property owners within 300-feet of the subject property. A list of notification letter recipients within 300-feet of the subject property is enclosed with this Citizen Participation Plan Report. Additional stakeholders requiring notification, such as interested parties who have submitted a request to the City to be notified of any rezoning, adjacent political jurisdictions and public agencies with jurisdiction over the subject property, have not been identified by the Applicant at this time.

The initial notification letter contained details regarding the application request, as well as information regarding the neighborhood meeting, which allowed interested parties to express any concerns, issues or problems that they may have with the applications in advance of the public hearings. A copy of the notification letter is enclosed with this Citizen Participation Plan Report.

A neighborhood meeting was held on August 28, 2024 at the Summit Community Church. There were representatives from the applicant and the City of Buckeye in attendance, but no neighbors were in attendance. No communication from adjacent property owners or interested parties were received regarding the proposed development.

PUBLIC HEARING NOTIFICATION

Upon the scheduling of any public hearing and no later than 15 calendar days prior to its occurrence, the Applicant shall arrange for proper notification of said hearing(s), as outlined in Section 8.2.6 and Table 8.2-1 of the Development Code. Specifically, the following notification efforts are planned:

1. Mailed notice (via first class mail) to adjacent property owners within 300-feet of the subject property,
2. Published notice within a widely circulated newspaper throughout the City (i.e. The Arizona Republic), and
3. Sign postings adjacent to the public rights-of-way.

A copy of the draft public hearing notification letter, format for publication and sign posting, including approximate locations of the sign postings, are enclosed with this Citizen Participation Report for City staff's review and approval.

Upon completion of the above-mentioned notification requirements, an Affidavit of Mailing, Proof of Publication and an Affidavit of Posting shall be submitted to the assigned Planner not less than 10 calendar days prior to the first public hearing. In addition, a Citizen Participation Report will be prepared and submitted to the assigned Planner prior to the first public hearing, which will summarize the results of the Applicant's citizen participation efforts.

OVERALL CITIZEN PARTICIPATION TIMELINE

In accordance with the City's Rezoning Process Guides & Applications, the applications will be processed concurrently (or staggered with rezone approval first) and will progress through a sequence of process milestones. The development team has established some tentative milestone dates to ensure compliance with the City's rezoning application processes, while properly managing each of the process milestones. The milestones and tentative process dates are as follows:

Formal First Submittal:	Friday, July 12, 2024 (COMPLETE)
City 1 st Review Period Complete:	Monday, August 12, 2024 (COMPLETE)
Neighborhood Meeting:	Wednesday, August 28, 2024 (COMPLETE)
Applicant Rezone Resubmittal:	Friday, September 6, 2024
Applicant Site Plan Resubmittal:	Friday, September 13, 2024
City 2 nd Review Period Complete:	Friday, October 4, 2024
Staff Approves Applications:	Friday, October 11, 2024
Public Notification:	15 Days Prior to Hearing
Development Services Staff Report:	TBD

P&Z Commission Public Hearing:	November 12, 2024
City Council Hearing:	December 17, 2024

COMMUNICATION WITH ASSIGNED PLANNER

Throughout the citizen participation process, the Applicant will communicate directly, via e-mail or phone, with the assigned project Planner to keep them informed of the status of citizen participation efforts on an as-needed basis. As noted above, a Citizen Participation Report will be prepared and submitted to the assigned Planner prior to the first public hearing. The Citizen Participation Report will document the results of the outreach efforts and include the following items:

- Neighborhood meeting information, including the date and location of the meeting, date and contents of the notification mailing, list of notified property owners, copy of the sign-in sheet, meeting notes, etc.
- Public hearing notification information, including date and contents of the notification mailing, photographs of the sign postings and newspaper clipping of the legal advertisement, and;
- Summary of concerns, issues, and problems, as well as how they were addressed by the applicant.

DRAFT INITIAL NOTIFICATION DOCUMENTS

The following pages include:

1. Final neighborhood meeting notification letter sent to adjacent property owners, approved by staff.
2. List of property owners to be contract, including parcel numbers, owners' names and tax billing addresses

West Fillmore Highstreet
1st Submittal
PLZM-24-0040
PLZSP-24-0017

FINAL NEIGHBORHOOD MEETING NOTIFICATION LETTER

August 13, 2024

RE: CASE #PLZZ-24-0009– WEST FILLMORE HIGHSTREET

Dear Property Owner:

The purpose of this letter is to inform you that, on behalf of Highstreet Ventures, Kaidence Advisors has recently filed a request for Rezone (Case # PLZZ-24-009) with the City of Buckeye Development Services Department for the approximately 17.89-acre property generally located at the northeast corner of Verrado Way and Fillmore Street. This application is intended (to rezone from the current obsolete zoning of CC to MF-2 for a future garden style multi-family community.

As required by the City of Buckeye Development Code, this letter is being sent to you because property ownership listed in your name is located within the notice area. We would like to invite you to a neighborhood meeting to discuss these requests. The neighborhood meeting has been scheduled as follows:

Neighborhood Meeting:

Date: Wednesday, August 28, 2024
Time: 6:00 p.m.
Location: Summit Community Church
20555 W. Roosevelt Street
Buckeye, AZ 85326
ROOM: The Lounge

You are welcome to participate in this meeting to learn more about the proposed rezoning and site plan approval requests. If you are unable to attend or would like to discuss this project in advance of the meeting, please feel free to contact me directly via e-mail to krounds@kaidencegrp.com or 480-269-6613. You may also contact Senior Planner, Mandy Woods, with the City of Buckeye Planning and Zoning Division at 623-640-6093 or via e-mail to swoods@buckeyeaz.gov.

Please be advised that meetings and hearings before the Planning & Zoning Commission and City Council are planned to review this case. Specific meeting and hearing dates have not yet been scheduled. You should receive a subsequent notice identifying the date and location of the meeting/hearings when they have been scheduled.

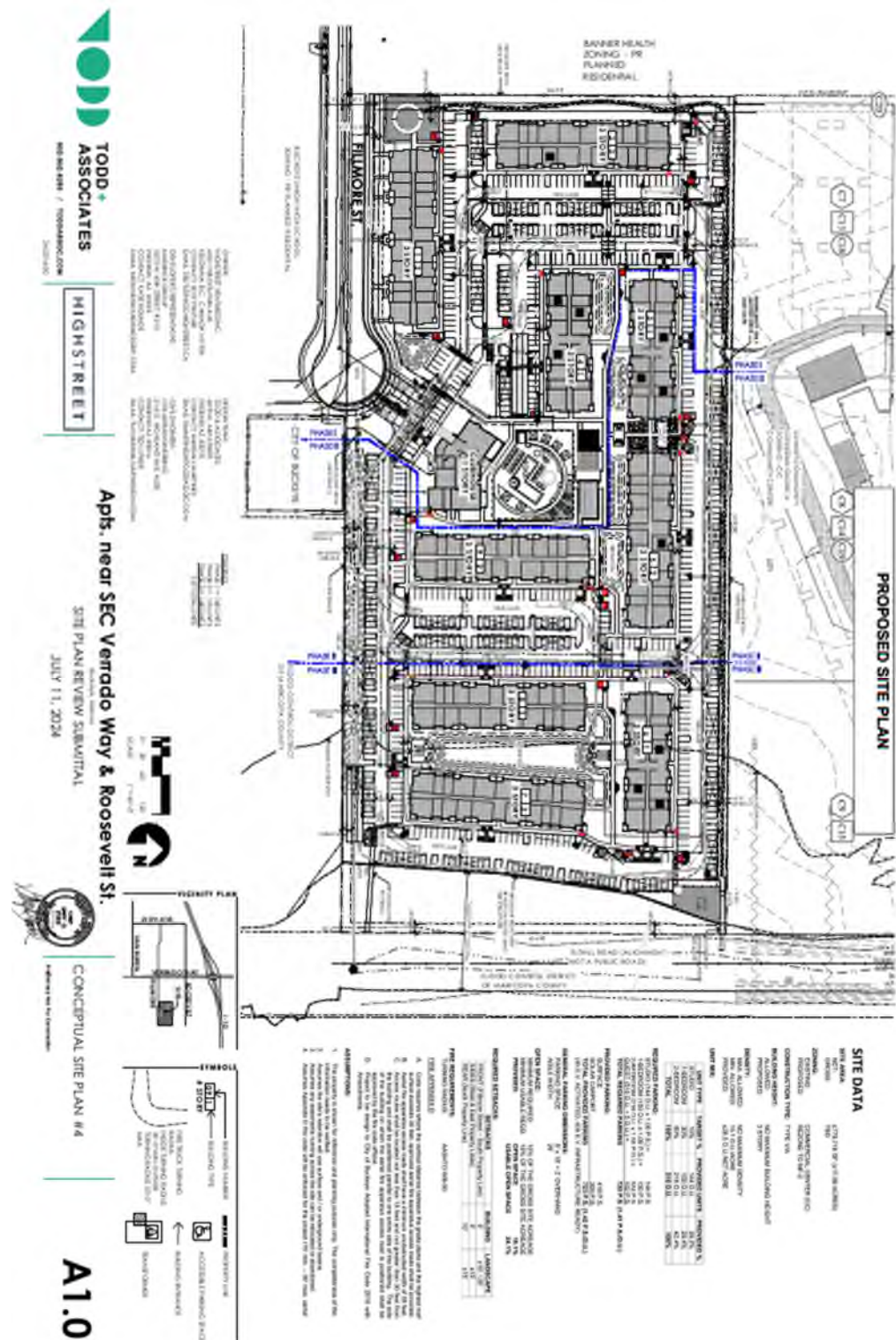
Sincerely,

Katie Rounds
Principal
Kaidence Advisors

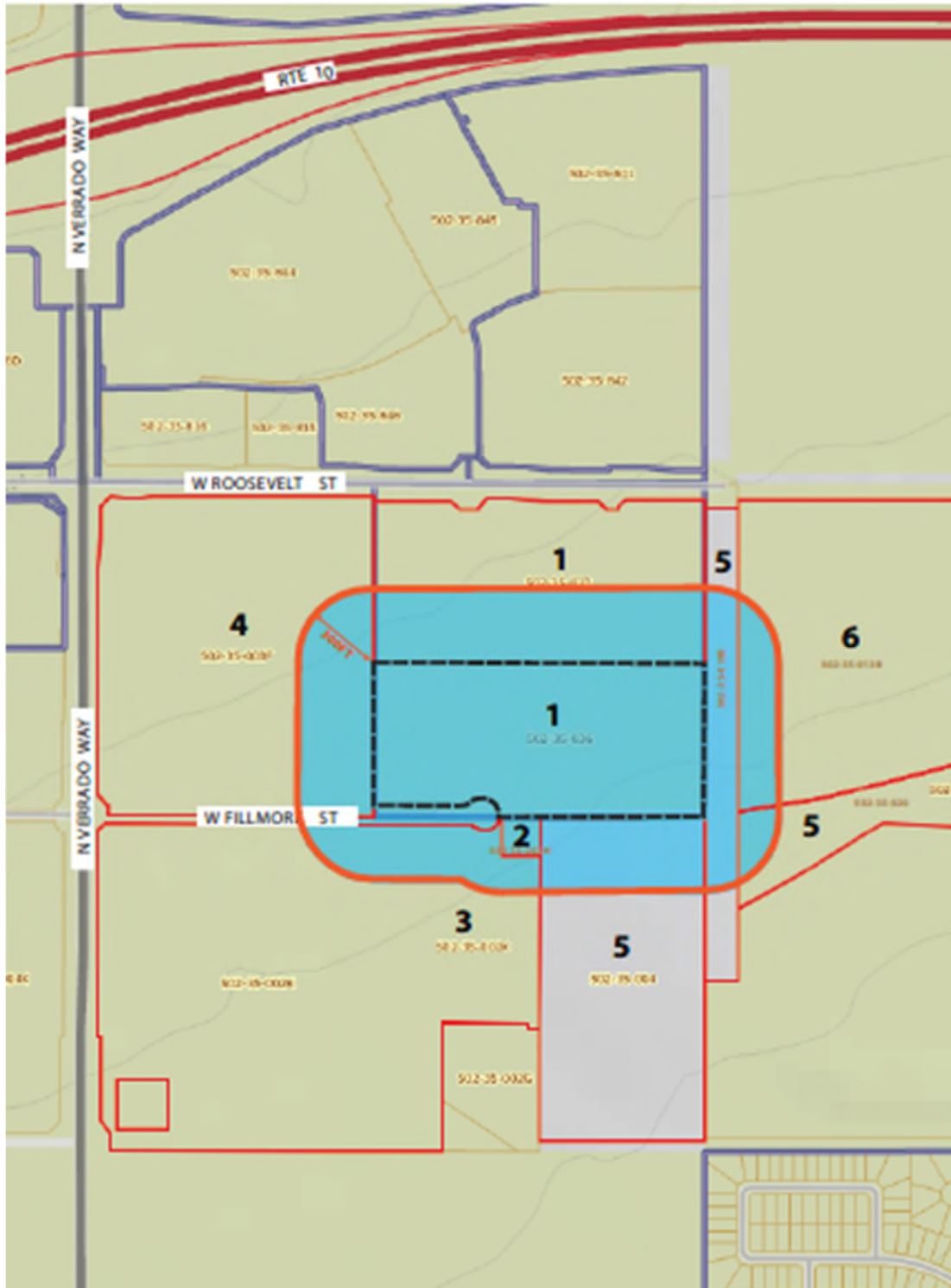
FINAL NEIGHBORHOOD MEETING NOTIFICATION LETTER ATTACHMENTS

VICINITY MAP & SITE PLAN





300' NOTIFICATION MAP & OWNERSHIP LIST



West Fillmore Highstreet
 1st Submittal
 PLZM-24-0040
 PLZSP-24-0017

	QMS 24-168 OWNERSHIP LIST JULY 08 2024 PAGE 1	
1) 502-35-(836, 837) SUMMIT COMMUNITY LUTHERAN CHURCH 14545 W INDIAN SCHOOL RD STE 900 GOODYEAR AZ 85305	2) 502-35-002H BUCKEYE CITY OF 530 E MONROE AVE BUCKEYE AZ 85326	3) 502-35-002K BUCKEYE UNION HIGH SCHOOL DIST 201 1000 E NARRAMORE AVE BUCKEYE AZ 85326
4) 502-35-003F BANNER HEALTH 2901 N CENTRAL AVE 160 PHOENIX AZ 85012	5) 502-35-(004, 019B, 020) FLOOD CONTROL DISTRICT OF MARICOPA COUNTY 2801 W DURANGO ST PHOENIX AZ 85009	6) 502-35-013B ROOSEVELT STREET CO LP 8095 OTHELLO AVE SAN DIEGO CA 92111
KATIE ROUNDS KAIDENCE GROUP 5070 N 40TH ST #210 PHOENIX AZ 85018	HIGHSTREET VENTURES INC 602-1708 DOLPHIN AVE KELOWNA BC V1Y 9S4	

West Fillmore Highstreet
1st Submittal
PLZM-24-0040
PLZSP-24-0017

FINAL PUBLIC HEARING NOTIFICATION LETTER

October 24, 2024

RE: CASE #PLZZ-24-0009– WEST FILLMORE HIGHSTREET

Dear Property Owner:

The purpose of this letter is to inform you that, on behalf of Highstreet Ventures, Kaidence Advisors has filed a request for Rezone (Case # PLZZ-24-0009) with the City of Buckeye Development Services Department for the approximately 17.89-acre property generally located at the northeast corner of Verrado Way and Fillmore Street. This application is intended to rezone from the current obsolete zoning of CC to MF-2.

As required by the City of Buckeye Development Code, this Notice is being sent to you because property ownership listed in your name is located within the notice area required. The City of Buckeye has scheduled meetings/hearings to review our cases as follows:

Planning and Zoning Commission:

Date: November 12, 2024
Time: 6:00 p.m.
Location: City Council Chambers,
530 E Monroe Avenue
Buckeye, Arizona 85326

City Council:

Date: December 17, 2024
Time: 6:00 p.m.
Location: City Council Chambers
530 E Monroe Avenue
Buckeye, Arizona 85326

You are welcome to attend any or all of these meetings/hearings to learn more about the proposed rezoning request. If you are unable to attend or would like to discuss this project in advance of these meetings, please feel free to contact me directly via e-mail to krounds@kaidencegrp.com. Please confirm the meeting details with the City of Buckeye Planning and Zoning Division before attending as they are subject to change. You may also contact Senior Planner, Mandy Woods, with the City of Buckeye Planning and Zoning Division at 623-640-6093 or via e-mail to swoods@buckeyeaz.gov.

Sincerely,

Katie Rounds
Principal
Kaidence Advisors

West Fillmore Highstreet
1st Submittal
PLZM-24-0040
PLZSP-24-0017

FINAL PUBLIC HEARING NOTIFICATION LETTER ATTACHMENTS



West Fillmore Highstreet
1st Submittal
PLZM-24-0040
PLZSP-24-0017

FINAL PUBLISHED NOTIFICATION LANGUAGE

The following was submitted to LocaliQ Arizona GANNETT for publication in the West Valley Republic and at azcentral.com:

PUBLISHED ON 10/23/2024

NOTICE IS HEREBY GIVEN that the City of Buckeye Planning and Zoning Commission will hold a public hearing on Monday, November 12, 2024 to be held at the City Council Chambers, located at 530 E Monroe Avenue at 6:00 p.m., for the purpose of hearing all persons for or against the following request:

Case No. PLZZ-24-0009: Request by Kaidence Advisors, on behalf of Highstreet Ventures, for the approval of a rezone from the current obsolete zoning of CC to MF for the proposed development located generally at the northeast corner of Verrado Way and Fillmore Street (APN: 502-35-836).

For additional information, you may also contact Senior Planner, Mandy Woods, with the City of Buckeye Planning and Zoning Division at 623-640-6093.

TO BE PUBLISHED ON 11/30/2024

NOTICE IS HEREBY GIVEN that the City of Buckeye City Council will hold a public hearing on Tuesday, December 17, 2024 to be held at the City Council Chambers, located at 530 E Monroe Avenue at 6:00 p.m., for the purpose of hearing all persons for or against the following request:

Case No. PLZZ-24-0009: Request by Kaidence Advisors, on behalf of Highstreet Ventures, for the approval of a rezone from the current obsolete zoning of CC to MF for the proposed development located generally at the northeast corner of Verrado Way and Fillmore Street (APN: 502-35-836).

For additional information, you may also contact Senior Planner, Mandy Woods, with the City of Buckeye Planning and Zoning Division at 623-640-6093.

West Fillmore Highstreet
1st Submittal
PLZM-24-0040
PLZSP-24-0017



Order Confirmation

Not an Invoice

Account Number:	1387286
Customer Name:	City Of Buckeye/Legal Advertising
Customer Address:	City Of Buckeye/Legal Advertising 530 E Monroe AVE Attn: Summer Stewart Buckeye AZ 85326-2806
Contact Name:	City Of Buckeye/Legal Advertising
Contact Phone:	
Contact Email:	
PO Number:	PLZZ-24-0009

Date:	10/18/2024
Order Number:	10689060
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	22.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
PNI West Valley Republic	1	10/23/2024 - 10/23/2024	Govt Public Notices
PNI azcentral.com	1	10/23/2024 - 10/23/2024	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$7.70
Tax Amount	\$0.00
Service Fee 3.99%	\$0.31
Cash/Check/ACH Discount	-\$0.31
Payment Amount by Cash/Check/ACH	\$7.70
Payment Amount by Credit Card	\$8.01

Order Confirmation Amount	\$7.70
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1/2



Order Confirmation

Not an Invoice

Account Number:	1493802
Customer Name:	Highstreet Ventures Inc
Customer Address:	Highstreet Ventures Inc 3070 N 40th St # 210 Phoenix AZ 85018-2135
Contact Name:	Katie Rounds
Contact Phone:	
Contact Email:	krounds@kaidencegrp.com
PO Number:	PLZZ-24-0009

Date:	10/28/2024
Order Number:	10712326
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	21.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
PNI West Valley Republic	1	11/30/2024 - 11/30/2024	Govt Public Notices
PNI azcentral.com	1	11/30/2024 - 11/30/2024	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$71.57
Tax Amount	\$0.00
Service Fee 3.99%	\$2.86
Cash/Check/ACH Discount	-\$2.86
Payment Amount by Cash/Check/ACH	\$71.57
Payment Amount by Credit Card	\$74.43

Order Confirmation Amount	\$71.57
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1/2

West Fillmore Highstreet
1st Submittal
PLZM-24-0040
PLZSP-24-0017

FINAL PUBLIC HEARING SIGN LANGUAGE

City of Buckeye PUBLIC HEARING Planning and Zoning Commission: [Date and Time] City Council: [Date and Time] LOCATION OF HEARINGS: City Council Chambers 530 E Monroe Avenue Buckeye, Arizona 85326 REQUEST: Rezoning PROPOSAL: Rezone from the current obsolete zoning of CC to MF-2 for the proposed development located generally at the northeast corner of Verrado Way and Fillmore Street (APN: 502-35-836). GENERAL LOCATION: Northeast corner of Verrado Way & Fillmore Street SIZE: +/- 17.89 Acres CASE #: PLZZ-24-0009 APPLICANT/CONTACT: Katie Rounds, Kaidence Advisors PHONE: 602-330-5114 Development Services Department: 623-640-6093 Posting Date: 10/23/2024
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West Fillmore Highstreet
1st Submittal
PLZM-24-0040
PLZSP-24-0017

FINAL PUBLIC HEARING SIGN LOCATIONS



West Fillmore Highstreet
1st Submittal
PLZM-24-0040
PLZSP-24-0017

AFFIDAVIT OF SIGN POSTING
City of Buckeye

Case No: PLZZ-24-0009
Project Name: _____
Applicant Name: Kaidence
Location: E of the NEC Verrado Way and W Fillmore St

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the **applicant** for public hearing in the City of Buckeye shall post signs as Prescribed by the "City of Buckeye Site Posting Requirements." **It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property and to update the hearing information on the sign until the final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within 10 days after final disposition of the case.**

I confirm that the site has been posted as detailed by the City of Buckeye Site Posting Requirements for the case above and the site was posted at least fifteen (15) prior to the public hearing.

Applicant's/Representative's signature: *Meghan Liggitt*
SUBSCRIBED AND SWORN before me on 10/23/24

Notary Public:

Marybeth Conrad

My Commission Expires:



10-25-24

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 11/12/24	AGENDA ITEM: 4.B. Ventana Ranch Phase 2 - Preliminary Plat - PLZS-24-0005
DATE PREPARED: 11/06/24	DISTRICT NO.: Council District 2
STAFF LIAISON: Mandy Woods, Senior Planner, swoods@buckeyeaz.gov , (623) 640-6093	
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)
Ventana Ranch - Preliminary Plat (PLZS-24-0005) - Conduct a public meeting and approve a preliminary plat of 419 single family detached residential lots located at the northeast corner of Southern Avenue and Watson Road, subject to conditions a) through x).

RELEVANT GOALS:

GOAL 3: A Well-Planned Urban Community

SUMMARY

PROJECT DESCRIPTION:

Dan Pottinger from Stantec, on behalf of developer and owner Lennar Arizona Inc., is requesting approval of a preliminary plat for Ventana Ranch Phase 2, located at the northeast corner of Southern Avenue and Watson Road, to facilitate development of a 419-lot single family detached residential community.

BENEFITS:

The subject preliminary plat, alongside future final plat and residential design review approvals, will allow the property to be developed in a manner that is consistent with the General Plan land use designation and zoning, provide a continuation of the approved Ventana Ranch Phase 1, and provide additional residential opportunities for existing and prospective residents in Buckeye.

FINANCIAL IMPACT STATEMENT:

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

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

ATTACHMENTS:

[PLZS-24-0005 - Ventana Ranch Phase 2 Pre Plat - Staff Report - PZ20241112.docx](#)
[Exhibit A - PLZS-24-0005 - Ventana Ranch Phase 2 Pre Plat - Vicinity Map - PZ20241112.pdf](#)
[Exhibit B - PLZS-24-0005 - Ventana Ranch Phase 2 Pre Plat - Zoning - PZ20241112.pdf](#)
[Exhibit C - PLZS-24-0005 - Ventana Ranch Phase 2 Pre Plat - GP Land Use - PZ20241112.pdf](#)
[Exhibit D - PLZS-24-0005 - Ventana Ranch Phase 2 Pre Plat - Narrative - PZ20241112.pdf](#)

Exhibit E - PLZS-24-0005 - Ventana Ranch Phase 2 Pre Plat - Preliminary Plat - PZ20241112.pdf

Exhibit F - PLZS-24-0005 - Ventana Ranch Phase 2 Pre Plat - Conceptual LS Plan - PZ20241112.pdf



PRELIMINARY PLAT

Report to the Planning & Zoning Commission

CASE NUMBER:	PLZS-24-0005
TITLE:	Ventana Ranch Phase 2 Preliminary Plat
MEETING DATE:	November 12, 2024
Applicant/Owner:	Dan Pottinger, Stantec on behalf of Lennar Arizona Inc. (developer and owner)
Request:	Preliminary Plat approval of Ventana Ranch Phase 2, a 419-lot single family detached residential community
District:	2
Location:	Northeast Corner of Southern Avenue and Watson Road (Exhibits A, B, and C)
Site size:	92.62 gross acres (90.53 net acres)
Density:	4.73 du/acre
Public input:	No comments have been received to date
Recommendation:	Approval with conditions a) through x)

PROJECT DESCRIPTION:

1. Dan Pottinger, Stantec, on behalf of developer and owner Lennar Arizona Inc., is requesting approval of a Preliminary Plat for Ventana Ranch Phase 2, located at the northeast corner of Southern Avenue and Watson Road, to facilitate development of a 419-lot single family detached residential community. The applicant's Preliminary Plat narrative is included as Exhibit D.
2. The property is bordered by Ventana Ranch Phase 1 to the north, County rural residential to the east, the Ross Distribution Center to the south, and Riata West subdivision to the west. A portion of the subject parcel is not a part of Ventana Ranch Phase 2 preliminary plat; approximately 52 acres along Southern Avenue is planned to develop as neighborhood-serving commercial and business park/light industrial uses (rezoning and GPA approvals pending City Council approval).

AREA CONTEXT:

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant	Neighborhood	Planned Residential (PR)
North	Ventana Ranch Phase 1 (single family residential community)	Neighborhood	Planned Residential (PR)
South	Proposed Ventana Ranch Phase 2 commercial & business park	Business Commerce (pending approval)	PAD (pending approval)
	Ross Distribution Center	Employment	General Commerce (GC) with Apache Rainbow Employment Overlay District (AEROD)
East	Rural Residential	Neighborhood	Maricopa County Rural-43 (RU-43)
West	Riata West (single family residential community)	Neighborhood	Planned Residential (PR)

PUBLIC PARTICIPATION SUMMARY:

4. No public comment concerning the Preliminary Plat request has been received to date.

BACKGROUND:

5. *October 2000*: The subject property was annexed as part of a larger annexation by City Council's adoption of Ordinance 50-00.
6. *September 2005*: The subject property was rezoned from Planned Community (PC) to Planned Residential (PR) by City Council's adoption of Ordinance 45-05.
7. *October 2006*: Ventana Ranch Preliminary Plat was approved (Case #PP05-45), and later extended in March 2008.
8. *October 2022*: A Preliminary Plat (PLZS-20-00052) of the northern half ("Phase 1") of Ventana Ranch was approved by Planning & Zoning Commission.
9. *July 2023*: Ventana Ranch Phase 1 Final Plat (PLZS-22-00050) was approved by City Council.
10. *December 2023*: A Pre-Application Conference (PAC), PLZM-23-00113, was held for the southern half ("Phase 2") of Ventana Ranch.

ANALYSIS:

Conformance with the General Plan

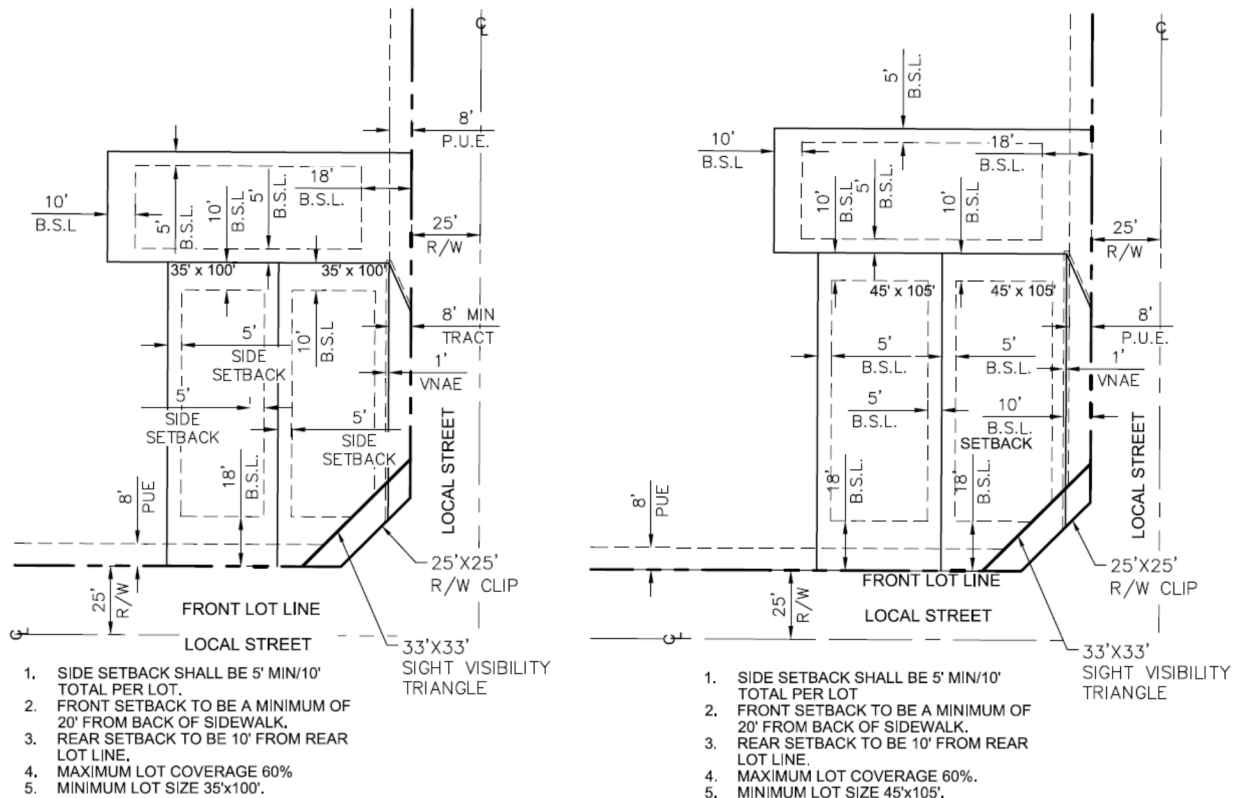
11. The General Plan land use designation of the property is Neighborhood. Per the General Plan, "Neighborhood development may include single-family units (attached and detached), and multi-family units, such as apartments and condominiums. Residential land uses in excess of 1 du/ac are permitted in this designation."
12. This Preliminary Plat furthers the following General Plan goals and policies:
 1. Policy G-1.3 Residential densities greater than 4, but no more than 8 dwelling units per acre may be permitted in the Neighborhood land use designation but should only be designed to take primary access from a major collector or higher street classification.
 2. Goal G-17 Buckeye has a diverse stock of housing types, styles, and options for all incomes.
 3. Goal G-19 Buckeye has attractive, high quality, and healthy neighborhoods.

Land Use & Zoning

13. The property is zoned Planned Residential. This district is designed to accommodate all subdivided residential developments to which public services are available. PR allows development standards (lot coverage, lot width, lot area, and setbacks) to be determined by an approved plat.

Design, Landscaping, & Open Space

14. The community will be comprised of two typical lot sizes (35x100 and 45x105) with a net density of 4.73 du/ac.
15. Typical lot dimensions and development standards are included below (also on page 3 of Exhibit E):



TYPICAL LOT DIMENSIONS & BUILDING SETBACK

16. The landscaping theme, entry monumentation, and walls will be consistent with the approved Ventana Ranch Phase 1 (see Exhibit F).
17. Open space provided totals 24.99 acres or 27.6 percent, exceeding the 20 percent required. Four amenity areas ranging from approximately one acre to 1.6 acres in size (totaling over 5 acres) are proposed throughout the community, offering a range of amenities for residents of all ages. All play structures and tot lots shall be covered with shade canopies. Amenity areas and community paths/trails shall be lit. See Exhibit F for more conceptual amenity details.
18. As identified and required by the Parks and Recreation Master Plan, a ten-foot secondary path (231st Drain Trail) is provided along the eastern edge of the project.

Access, Circulation, & Off-Site Improvements

19. Access to the site will be provided by Watson Road and Roeser Road. Half-street improvements shall be required for all adjacent roadways; arterial roadway improvements shall be in accordance with the Buckeye Arterial Gateway Guide. 233rd Avenue will be constructed to collector roadway standards and will serve all of Ventana Ranch.
20. All internal residential streets will have 50-foot right-of-way and will conform to City of Buckeye local roadway standards.

Utilities & Infrastructure

21. The site is located within the City of Buckeye sewer and water service areas. The developer will be responsible for completing all water and sewer infrastructure improvements needed to serve the proposed development, in accordance with all master reports and the latest City of Buckeye design standards and conditions.
22. The City of Buckeye will provide refuse and recycling services for the project.

Phasing

23. The project will be developed in three phases identified as Ventana Ranch South Phases 2A, 2B, and 2C, as indicated in the Narrative (Exhibit D) and on the Preliminary Plat (Exhibit E).

Emergency Services

24. The property will be serviced by City of Buckeye Police and Fire Departments. The nearest fire station is Fire Station #702 located at 1911 S Rainbow Road, approximately 3.3 roadway miles from the subject property. The nearest police station is located in Downtown Buckeye at 100 N Apache Road, approximately 3 roadway miles from the site.

School Impact

25. The property is located within the Buckeye Union High School (BUHSD) and Buckeye Elementary School Districts (BESD). The applicant sent notice of the development plans to each district and has met with BESD's Superintendent and Assistant Superintendent. Donation agreements between the developer and school districts are currently in process.
26. The following City of Buckeye departments have reviewed and have found no outstanding issues with the application:

- a. Engineering (Traffic)
- b. Fire
- c. Public Works
- d. Police
- e. Water Resources
- f. Development Services, including Planning and Civil Engineering/Survey

RECOMMENDATION:

27. Staff recommends approval of case PLZS-24-0005, Ventana Ranch Phase 2 Preliminary Plat, with conditions a) through x) for the following reasons:

- Furthers goals of the Buckeye General Plan
- Conforms to the Buckeye Development Code
- No outstanding issues from reviewing departments

General

- a) Development of the property shall be in general conformance with the Preliminary Plat titled “Ventana Ranch South Phase 2A, B & C”, consisting of 13 pages, dated September 2024, and stamp received October 21, 2024, except as modified by the following conditions/stipulations.
- b) The Preliminary Plat approval is valid for a period of three (3) years, in accordance with the Development Code. Requests for a one (1) year extension must be in writing to the Director prior to the expiration.
- c) This project is subject to a Parkway Maintenance Improvement District (MID) formed pursuant to Arizona Revised Statute § 48-574 and in accordance with City of Buckeye Ordinance 42-06. This will include a legal and exhibit of the ownership parcel.
- d) This project is subject to Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. This shall be established prior to the recordation of the first Final Plat, Minor Subdivision, MOD, or any other related land division. This will include a gross boundary legal and exhibit of the ownership parcels for the following APN 504-48-033.
- e) All existing overhead power lines less than 69 kV capacity, or any other overhead utilities within the project area or along its boundaries, shall be installed underground.
- f) All existing irrigation facilities located on the site shall be abandoned, relocated, or installed underground. Any District-owned facilities to be located within the right-of-way shall be located near the rear of the right-of-way and the right-of-way shall be extended at least five (5) feet, unless otherwise determined by the City. Any additional right-of-way for District-owned facilities shall be placed outside of the right-of-way and the public utilities easement.

- g) The property owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as a result of this approval.
- h) 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.
- i) All median improvements shall be constructed per the specified theming requirements in accordance with the City of Buckeye Arterial Gateway Guide, adopted August 2023.
- j) Residential product types, elevations, and color schemes shall be reviewed through the Residential Design Review process, and all development and design standards shall be met unless otherwise modified as part of an approved alternative equivalent compliance proposal.

Project Specific

- k) Ventana Ranch Phase 2 will be completing the full street improvements on Watson Road; thus, the required streetlights are to be placed in the median and the existing streetlights on the west side of Watson Road shall be removed.
- l) On major local or local streets with a running length longer than 1000', traffic mitigation must be shown on the plat. Examples of streets needing such mitigations include Graham Trail. Traffic mitigation can include elements such as chicanes and footballs and must be implemented with initial design. These traffic mitigation strategies may require no parking signs in areas where the traffic mitigation elements make on street parking unsafe or unfeasible. Example of a football is shown below.



- m) All 4-legged intersections will require 2 way stop signs at a minimum including 233rd Drive/Chanute Pass and major intersections with 4 legs, such as 233rd Avenue/ Graham Trail and 233rd Avenue/ Roeser will require an all way stop condition.

Streets

- n) Prior to issuance of any Civil permits, a Traffic Impact Analysis is required to be approved. All requirements of the Traffic Impact Analysis shall be reflected on the approved construction drawings.
- o) Prior to the issuance of the first permit for the property, the Property Owner/Developer shall pay a pro rata share cost of up to nine (9) regional future traffic signals to be installed within this section of land. The pro rata share is based on a ratio of the project acreage to the developable acreage within the section. The sectional contribution is to be based on the following allocation of costs: (i) 25 percent share of four (4) possible signals at arterial street intersections; (ii) 50 percent share of four (4) possible signals at half-mile collector street intersections or project entries; and (iii) 100 percent share of one (1) possible signal internal to this project. The cost shall be based on an anticipated signal cost as determined by the City.
- p) All non-regional traffic signals that are required by this project shall be funded and constructed by this project prior to C of O.
- q) All regional traffic signals required by this project shall be constructed by this project prior to C of O. This may have a reimbursable component from the regional signal fees collected by the City from other parcels per City Engineer approval.
- r) All medians required for controlling restricted movement site accesses such as RI/RO shall be constructed with this development.
- s) In the event that access to and within the project is deemed a threat to public safety and security by the City, the City has broad authority to take such action as it deems necessary to address such a threat until such time as the Property Owner/Developer eliminates the safety concerns to the City's satisfaction. The Property Owner/Developer is responsible for revising the roadway and access layout to alleviate the City's concerns with respect to public safety and security. Any such changes will be considered a minor change to existing site plan approvals and shall be approved by the City.
- t) The Property Owner/Developer shall be responsible for the dedication and construction of all half-street right-of-way and improvements, at no cost to the City, for Watson Road and Roeser Road based on City of Buckeye standards.
- u) Half-street improvements including Rights-of-Way dedication shall be required along the entire parcel frontage as part of this development along Watson Road, including the installation of ITS conduit per the City standards. ITS conduits (two 7-way micro-ducts) must be installed along Watson Road per City standards, including any necessary splice boxes.
- v) The Property Owner/Developer shall submit a Map of Dedication (MOD) or other appropriate subdivision type to the City of Buckeye dedicating right-of-way for

functionally classified roadways when requested to do so by the City. Such right-of-way may be requested by the City to be dedicated in advance of development to permit the construction of needed City infrastructure to adjacent sites.

Water / Wastewater

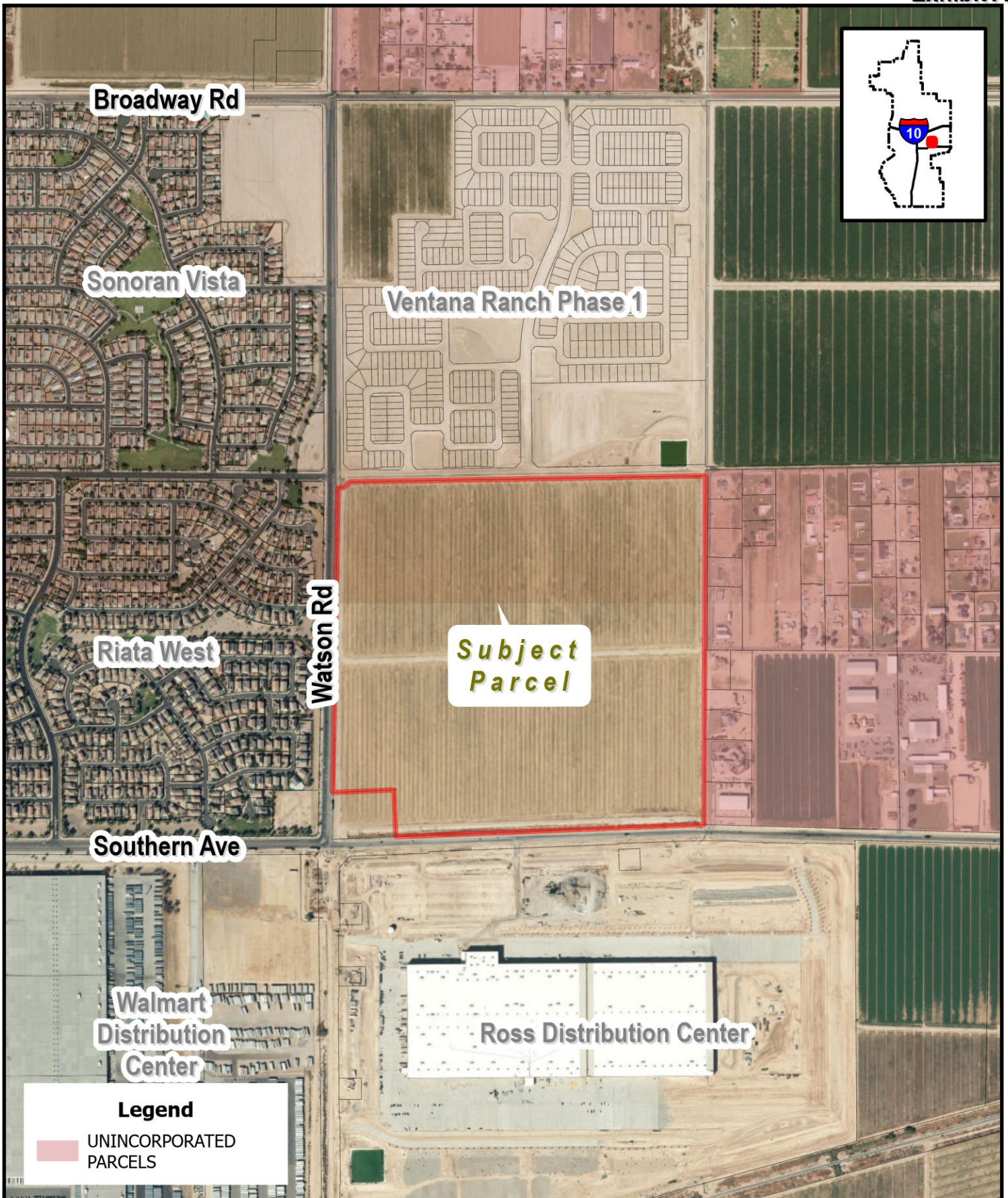
- w) The Property Owner/Developer shall allocate any surface water rights to the City prior to the issuance of any building permits.
- x) Prior to Final Plat approval, the Property Owner/Developer shall produce a Certificate of Assured Water Supply issued by the Arizona Department of Water Resources (ADWR), covering all lots and parcels created, defined, or depicted on said plat. The certificate must be consistent with all Arizona Department of Water Resources ADWR rules and regulations. In the event the City has been designated an assured water provided prior to Final Plat approval, and the ADWR has not yet issued a Certificate or Certificates of Assured Water Supply for the subdivision, a Certificate or Certificates of Assured Water Supply will not be required by the City. The City may instead require as a condition to Final Plat approval that the Property Owner/Developer provide the City with other evidence demonstrating that there is sufficient volume and quality of water necessary to serve the demands at the subdivision such as a physical availability determination issued by the ADWR along with supporting documentation or that the Property Owner/Developer provide the City with a copy of an analysis of assured water supply, with supporting documentation, issued by the ADWR for the subdivision.

ATTACHMENTS:

- Exhibit A – Vicinity Map
- Exhibit B – Zoning Map
- Exhibit C – General Plan Land Use Map
- Exhibit D – Narrative
- Exhibit E – Preliminary Plat
- Exhibit F – Conceptual Landscape Plan

Prepared By:
Mandy Woods, CFM, Senior Planner

Reviewed By:
Ken Galica, Planning Manager

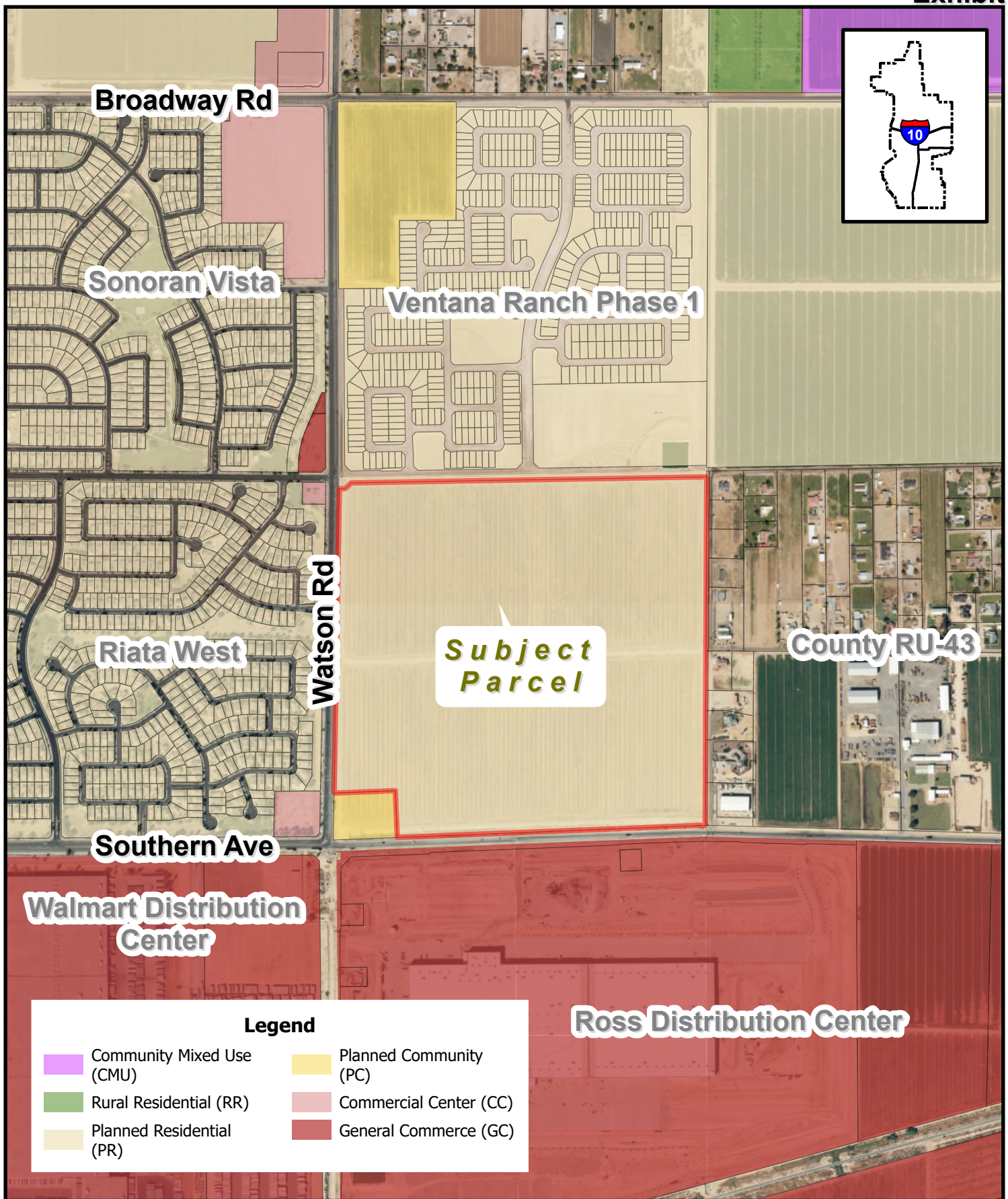


VICINITY MAP

PLZS-24-0005

Ventana Ranch Phase 2 Preliminary Plat
Council District #2



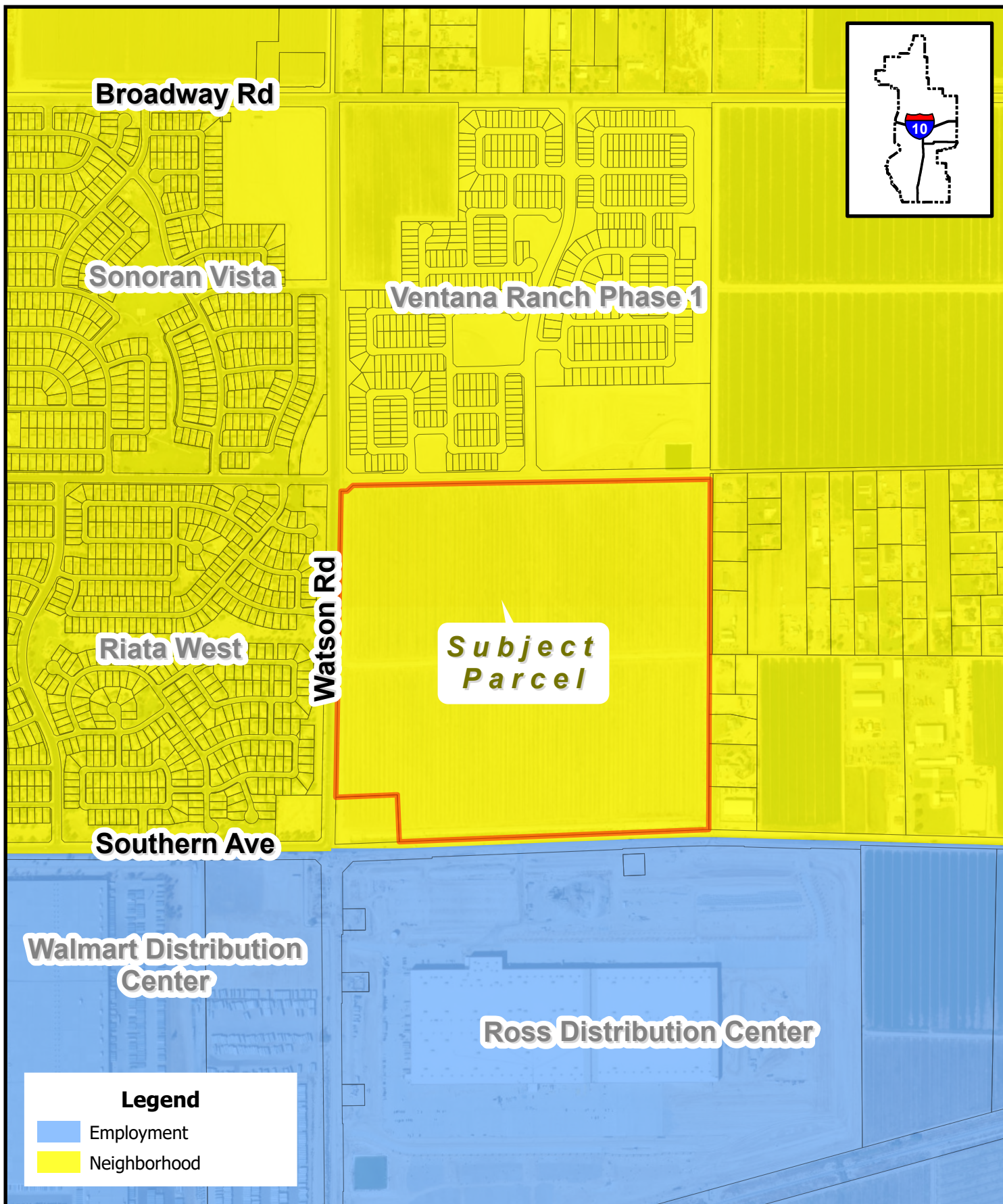


ZONING MAP

PLZS-24-0005

Ventana Ranch Phase 2 Preliminary Plat
Council District #2





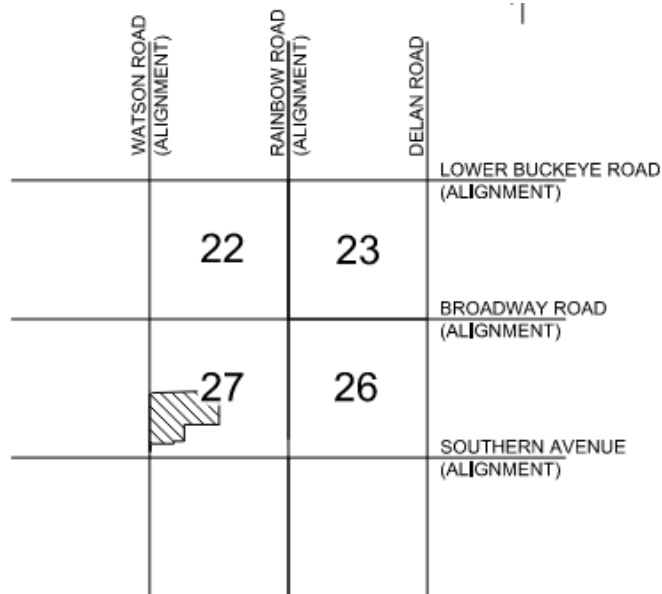
GENERAL PLAN LAND USE MAP

**VENTANA RANCH SOUTH
PRELIMINARY PLAT NARRATIVE
PLZS-24-0005**

September 12, 2024

Prepared for:
Lennar
1665 W. Alameda Drive, Suite 130
Tempe, AZ 85282
(480) 702-8766

Located at the Southeast corner of Roeser Road and Watson Road



LOCATION MAP

NOT TO SCALE

Prepared by:



3313 W Frye Road, Suite 300
Chandler, AZ 85226
(602) 977-8075

Stantec Project No. 238200488

Application Request

This application requests the approval of a Preliminary Plat for Ventana Ranch South. The final plat for Ventana Ranch South contains 92.62 acres (gross) and 419 lots.

Introduction

Ventana Ranch South is a preliminary plat consisting of 419 lots and 92.62 acres. The property is located in the southeastern portion of the City of Buckeye. It is bounded on the west by Watson Road, on the north by Roeser Road, on the south by Southern Avenue, and on the east by the 231st Ave alignment.

This project is comprised of 3 phases with varying homesite sizes and parks that will be developed as detached, single-family residential lots with an overall gross density of 4.52 du/ac. Phases 2A, 2B, and 2C are single family residential homesites with lots sizes of 35 feet by 100 feet and 45 feet by 105 feet. The parcels to the south are planned to be developed as commercial and light industrial. The commercial and light industrial parcels are not part of this application.

The surrounding developments consist of single family residential to the west in the Riata West Development, the Kohls distribution facility is located to the south, large lot residential is located to the east, and Ventana Ranch Phase 1 is located to the north.

Location

This preliminary plat consists of portions of the southwest corner of Section 27 of Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. The site is located within the City of Buckeye north of Southern Avenue, and east of Watson Road.

Zoning

The property is zoned Planned Residential and has a General Plan Land Use Designation as Neighborhood.

Proposed Development

This project will be developed in three phases identified as Ventana Ranch South Phases 2A, 2B, and 2C.

Ventana Ranch South is to be developed as detached, single family residential parcels with two typical residential lot sizes of 35 ft x 100 ft and 45 ft x 105 ft. The gross density of the community is 4.52 du/ac. The community will be comprised of various home types and sizes. The building setbacks will consist of 18 ft front setbacks with a minimum of 20 ft from the back of sidewalk to the face of garage, 10 ft rear setbacks, and 5 ft side setbacks. The maximum lot coverage is 60%.

The gross area of the Ventana Ranch South is 92.62 acres, with a net area of 90.53 acres. The Ventana Ranch South open space total acreage is 24.99 acres, which represents 27.6% open space, which exceeds the minimum required open space of 20%.

The landscape theme will be similar to that of Ventana Ranch Phase 1. The project entrance/sign monuments will be located at the intersection of Watson and Roeser, and at the intersection of Watson and Hildalgo consisting of several columns with stone facades and a

steel centerpiece. The primary theme wall consists of split face CMU, 8"x8"x16" columns and a smooth cap.

The plant palette will consist of 24", 36", and 48" box trees consisting of Mulgas, Foothills Palo Verde, Blue Palo Verde, Desert Museum Palo Verde, Mastic Tree, Heritage Live Oak, Rio Salado Mesquite. Five-gallon shrubs, accents, and ground cover will round out the landscape design. The primary decomposed granite will be 5/8" screened Apache Brown color by Kalamazoo Materials.

Street Improvements

Ventana Ranch Phase 2 is adjacent to Watson Road which will be widened to the major arterial street standards with a center median. Roeser Road and 233 Avenue will be constructed to collector road standards and will serve all of Ventana Ranch. All residential streets have a 50-foot right of way and will be 32 ft wide from back-of-curb to back-of-curb and conform to the City of Buckeye local road section.

Utilities

Ventana Ranch Phase 2 will construct 8" sewer lines to serve the development and will ultimately tie into an existing 15" sewer line in Watson Road.

Ventana Ranch will connect to an existing water line in two locations. A connection will be made to the existing 12" water line in Roeser Road. A second connection will be made to a 16" water main that will be constructed in Watson Road. A new 16" water transmission main will also be constructed in Watson Road along the project frontage.

Communications

Cox Communications, CenturyLink, and FisionX can provide video, high-speed data and telephone services to Ventana Ranch Phase 2. All three companies are currently constructing or have facilities to serve this project. Cox, CenturyLink, and FisionX are aware of the development timeline for Ventana Ranch Phase 2 and they have all expressed their ability to provide communications services in accordance with the project's needs.

Electricity

Lennar has worked with Arizona Public Service (APS) to provide electrical service to the project. APS has facilities in the area and will be able to serve the project.

Open Space and Recreation

Ventana Ranch south is providing 24.99 acres (27.6%) of open space within the community with 9.25 acres (10.2%) being active open space. Neighborhood parks will be located throughout the community. The park amenities are to include climbing structures, turf areas, tot lots (ages 2-5), play structures (ages 5-12), swings, garden loop trail, multi-use natural play area, soccer field/turf area, gaming area, interactive water pump, BBQ grills, picnic tables, benches, fitness equipment, bag toss game, shade structures, and several ramadas with seating.

Botanical garden walks within the community will connect the street frontage circulation with the open spaces. The botanical garden walks will consist of meandering 5 ft wide, 1/4" minus decomposed granite trails with concrete headers and surrounding sensory landscape material (colors, smells, textures, pollinators, etc.) A 10 ft wide concrete sidewalk is proposed along the eastern boundary to conform with the regional trail Parks and Recreation Master Plan.

Offsite & Onsite Stormwater Control

Ventana Ranch Phase 2 offsite stormwater system was designed in accordance with the Watson Drain Study. Channel improvements will be constructed along the eastern boundary of the project site.

The onsite drainage design is in conformance with the City of Buckeye Engineering Design Standards. Onsite 100-year 2-hour flows will be retained in retention basins.

Water Supply and Distribution

Ventana Ranch is located within the future Water Campus #9 service area. Since Water Campus #9 has not been constructed, Ventana Ranch will be served by the Jackie Meck Water campus. In order to be served, Ventana Ranch is equipping a well in Phase 1 to provide water supply for the community. The well will be connected to the Jackie Meck Water Campus via a 16" well transmission main to be constructed in Broadway Road. This well transmission main will also be stubbed to the east in Broadway Road for future connection to Water Campus #9.

Wastewater Collection and Treatment

Ventana Ranch will construct an onsite wastewater collection system in compliance with Buckeye's Engineering Design Standards. The site will outfall to an existing 15" sewer main in Watson Road. The existing 15" sewer flows south and ultimately discharges into the Central Buckeye Water Reclamation Facility.

Fire Protection

Buckeye Fire Department Station 702 will provide service. The nearest fire station is located at 1911 South Rainbow Road, Buckeye, AZ 85326.

Police Protection

Buckeye Police Department will provide service. The nearest police station is located at 100 North Apache Road #D, Buckeye, AZ 85326.

Refuse Provider

The City of Buckeye will provide refuse and recycling services for the project.

Schools

The project is located within Buckeye Elementary School District and Buckeye Union High School District 201. Existing schools within the vicinity of the Project are listed below:

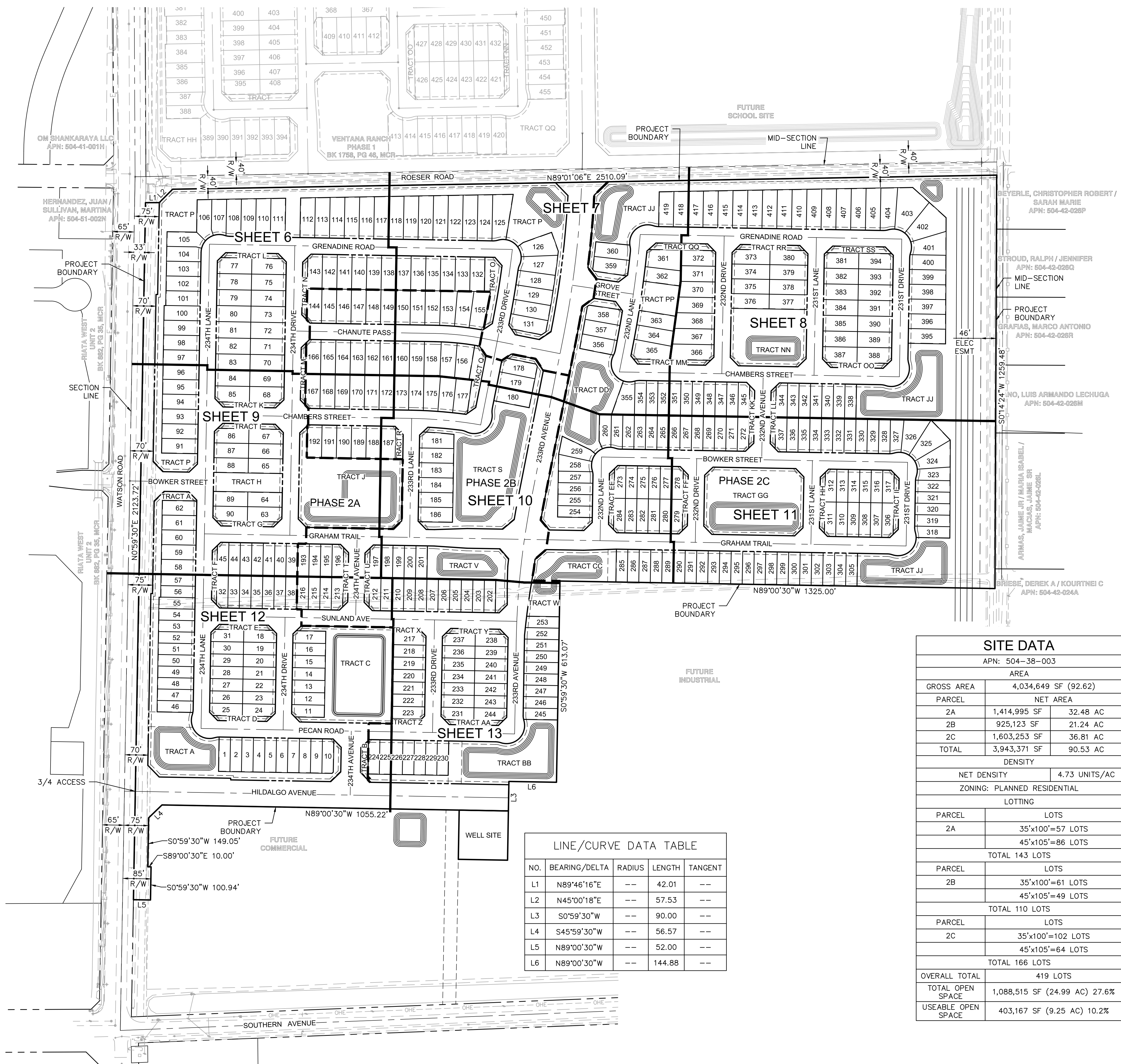
Marionneaux Elementary School
24155 W. Roeser Road
Buckeye, AZ 85326
623-866-6100

Buckeye Union High School
1000 E. Narramore Avenue
Buckeye, AZ 85326
623-386-4423

The school districts have been informed about the Project and are aware of the projected increase in number of students. We have met with Buckeye Elementary School District Superintendent, Dr. Kristi Sandvik and with Assistant Superintendent, Dr. Drew Dave and working together on an agreement.

Phasing

The project will be constructed in three phases as shown on the Preliminary Plat.



SCALE: 1"=150'

LEGEND

- 8"W PROPOSED WATER
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- 8"S PROPOSED SEWER
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEANOUT
- EX 8"W EXISTING WATER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EX 8"S EXISTING SEWER
- EXISTING SEWER MANHOLE
- EXISTING CONTOURS
- VNAE VEHICLE NON-ACCESS EASEMENT
- SHEET BOUNDARY
- PHASE BOUNDARY
- PARCEL BOUNDARY
- STREET DRAINAGE
- PROPOSED SEWER FLOW
- PUE PUBLIC UTILITY EASEMENT
- WATER SAMPLING STATION

SITE DATA

APN: 504-38-003	
AREA	
GROSS AREA	4,034,649 SF (92.62)
PARCEL	NET AREA
2A	1,414,995 SF 32.48 AC
2B	925,123 SF 21.24 AC
2C	1,603,253 SF 36.81 AC
TOTAL	3,943,371 SF 90.53 AC
DENSITY	
NET DENSITY	4.73 UNITS/AC
ZONING: PLANNED RESIDENTIAL	
LOTTING	
PARCEL	LOTS
2A	35'x100'=57 LOTS
	45'x105'=86 LOTS
TOTAL 143 LOTS	
PARCEL	LOTS
2B	35'x100'=61 LOTS
	45'x105'=49 LOTS
TOTAL 110 LOTS	
PARCEL	LOTS
2C	35'x100'=102 LOTS
	45'x105'=64 LOTS
TOTAL 166 LOTS	
OVERALL TOTAL	419 LOTS
TOTAL OPEN SPACE	1,088,515 SF (24.99 AC) 27.6%
USEABLE OPEN SPACE	403,167 SF (9.25 AC) 10.2%

LINE/CURVE DATA TABLE

NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
L1	N89°46'16"E	--	42.01	--
L2	N45°00'18"E	--	57.53	--
L3	S0°59'30"W	--	90.00	--
L4	S45°59'30"W	--	56.57	--
L5	N89°00'30"W	--	52.00	--
L6	N89°00'30"W	--	144.88	--



TITLE VENTANA RANCH SOUTH PHASES 2A, 2B, & 2C PRELIMINARY PLAT	
ENGINEER INFORMATION Stantec 3133 W. FRYE RD, STE 300, CHANDLER, AZ 85226 TEL: (480) 687-6100 www.stantec.com	COB PERMITTING APPROVED SEAL COB ENGINEERING APPROVED SEAL
(POSSIBLE AS-BUILT SEAL)	DESIGN SEAL
ORIGINAL PLAN DATE SEPT/2024	LATEST REVISION DATE -
PROJECT NUMBER 4221477000	SHEET NUMBER 2 of 13

PLZ-24-0005

U:\38200488\Civil_CD\Phase 2\ITM\1477-VR-P2-ITM-002.dwg

10/21/24 7:29:54 AM

Pearce, Derek



LOT SUMMARY TABLE	
LOT #	AREA (SF)
1	3,675
2	3,675
3	3,675
4	3,675
5	3,675
6	3,675
7	3,675
8	3,675
9	3,675
10	3,665
11	3,709
12	3,758
13	3,758
14	3,758
15	3,758
16	3,758
17	3,708
18	3,708
19	3,758
20	3,758

LOT SUMMARY TABLE	
LOT #	AREA (SF)
21	3,758
22	3,758
23	3,758
24	3,709
25	3,709
26	3,758
27	3,758
28	3,758
29	3,758
30	3,758
31	3,708
32	3,450
33	3,500
34	3,500
35	3,500
36	3,500
37	3,500
38	3,500
39	3,500
40	3,500

LOT SUMMARY TABLE	
LOT #	AREA (SF)
41	3,500
42	3,500
43	3,500
44	3,500
45	3,450
46	3,848
47	3,850
48	3,850
49	3,850
50	3,850
51	3,850
52	3,850
53	3,850
54	3,850
55	3,850
56	3,675
57	3,675
58	4,725
59	4,725
60	4,725

LOT SUMMARY TABLE	
LOT #	AREA (SF)
61	4,725
62	4,725
63	4,675
64	4,725
65	4,725
66	4,725
67	4,675
68	5,074
69	5,124
70	5,124
71	5,124
72	5,208
73	5,124
74	5,124
75	5,124
76	5,074
77	5,074
78	5,124
79	5,124
80	5,124

LOT SUMMARY TABLE	
LOT #	AREA (SF)
144	4,675
145	4,725
146	4,725
147	4,725
148	4,725
149	4,725
150	4,725
151	4,725
152	4,832
153	5,084
154	5,175
155	5,471
156	5,067
158	5,244
159	4,725
160	4,725
161	4,725
162	4,725
163	4,725
164	4,725

LOT SUMMARY TABLE	
LOT #	AREA (SF)
165	4,725
166	4,675
167	4,675
168	4,725
169	4,725
170	4,725
171	4,725
172	4,725
173	4,725
174	4,730
175	5,040
176	5,010
177	4,997
178	4,880
179	4,950
180	4,950
181	4,878
182	4,725
183	4,725
184	4,725

LOT SUMMARY TABLE	
LOT #	AREA (SF)
185	4,725
186	4,723
187	4,497
188	4,500
189	4,500
190	4,500
191	4,500
192	4,497
193	3,500
194	3,500
195	3,500
196	3,450
197	3,450
198	3,500
199	3,500
200	3,500
201	3,500
202	3,500
203	3,500
204	3,500

LOT SUMMARY TABLE	
LOT #	AREA (SF)
81	5,208
82	5,124
83	5,124
84	5,124
85	5,074
86	4,675
87	4,725
88	4,725
89	4,725
90	4,675
91	4,950
92	4,950
93	4,950
94	4,950
95	4,950
96	4,950
97	4,950
98	4,950
99	4,950
100	4,950

LOT SUMMARY TABLE	
LOT #	AREA (SF)
101	4,725
102	4,725
103	4,725
104	4,705
105	4,856
106	5,226
107	4,836
108	5,119
109	5,194
110	5,264
111	5,334
112	5,474
113	5,543
114	5,613
115	5,683
116	5,753
117	5,822
118	5,892
119	5,962
120	6,032

LOT SUMMARY TABLE	
LOT #	AREA (SF)
121	6,102
122	6,171
123	6,241
124	6,311
125	7,329
126	6,217
127	5,815
128	5,246
129	5,246
130	5,246
131	5,169
132	4,725
133	4,725
134	4,725
135	4,725
136	4,725
137	4,725
138	4,725
139	4,725
140	4,725

LOT SUMMARY TABLE	
LOT #	AREA (SF)
141	4,725
142	4,725
143	4,675

LOT SUMMARY TABLE	
LOT #	AREA (SF)
205	3,500
206	3,500
207	3,500
208	3,500
209	3,500
210	3,500
211	3,500
212	3,450
213	3,450
214	3,500
215	3,500
216	3,500
217	3,708
218	3,758
219	3,758
220	3,758
221	3,758
222	3,758
223	3,709
224	3,665

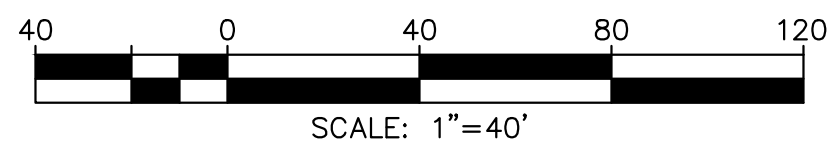
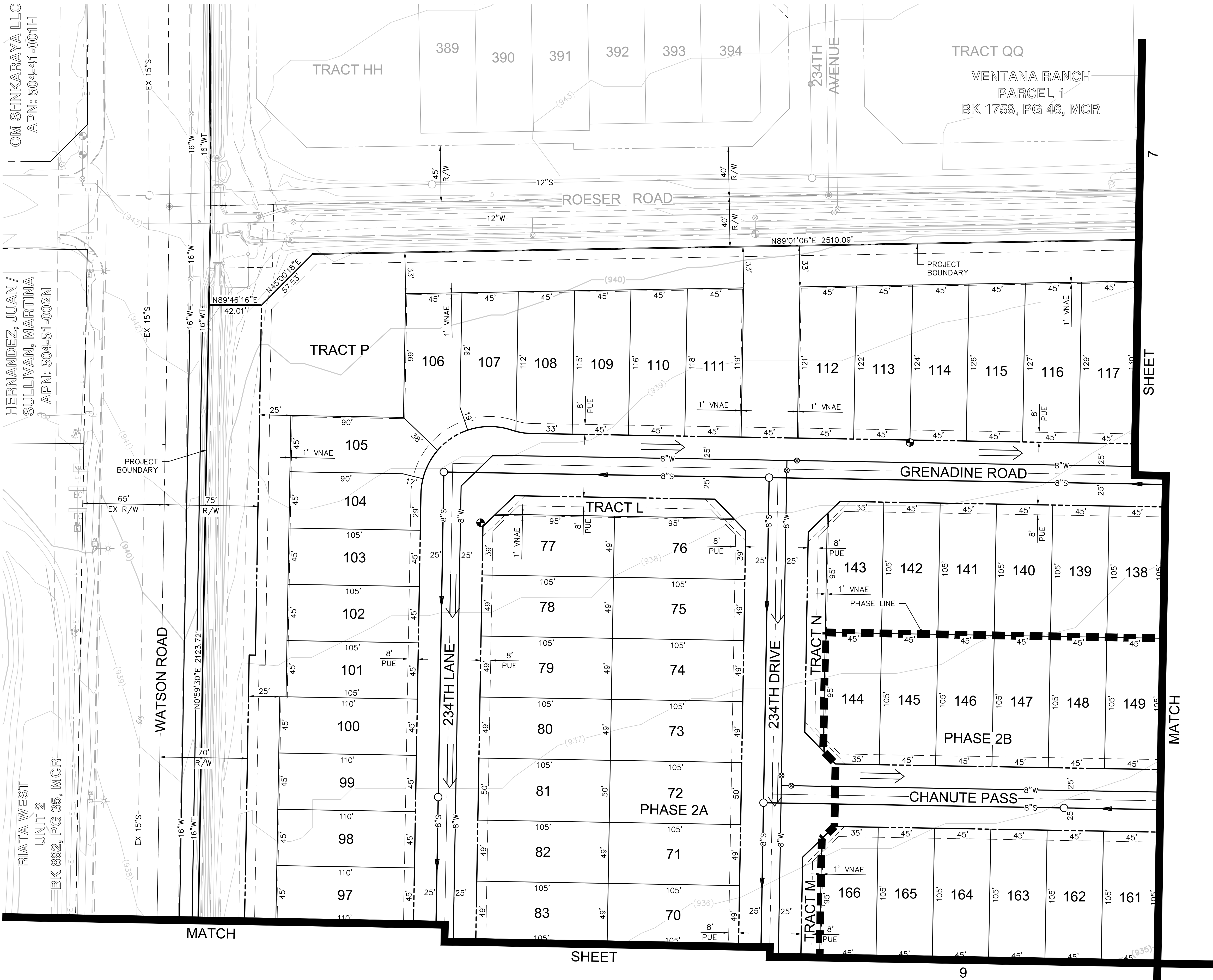
LOT SUMMARY TABLE	
LOT #	AREA (SF)
225	3,675
226	3,675
227	3,675
228	3,675
229	3,675
230	3,675
231	3,709
232	3,758
233	3,758
234	3,758
235	3,758
236	3,758
237	3,708
238	3,708
239	3,758
240	3,758
241	3,758
242	3,758
243	3,758
244	3,709

LOT SUMMARY TABLE	
LOT #	AREA (SF)
245	3,668
246	3,675
247	3,675
248	3,675
249	3,675
250	3,675
251	3,675
252	3,637
253	3,546



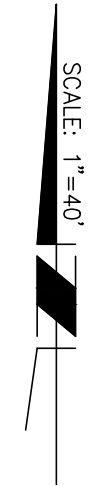
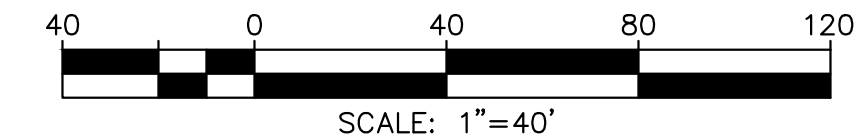
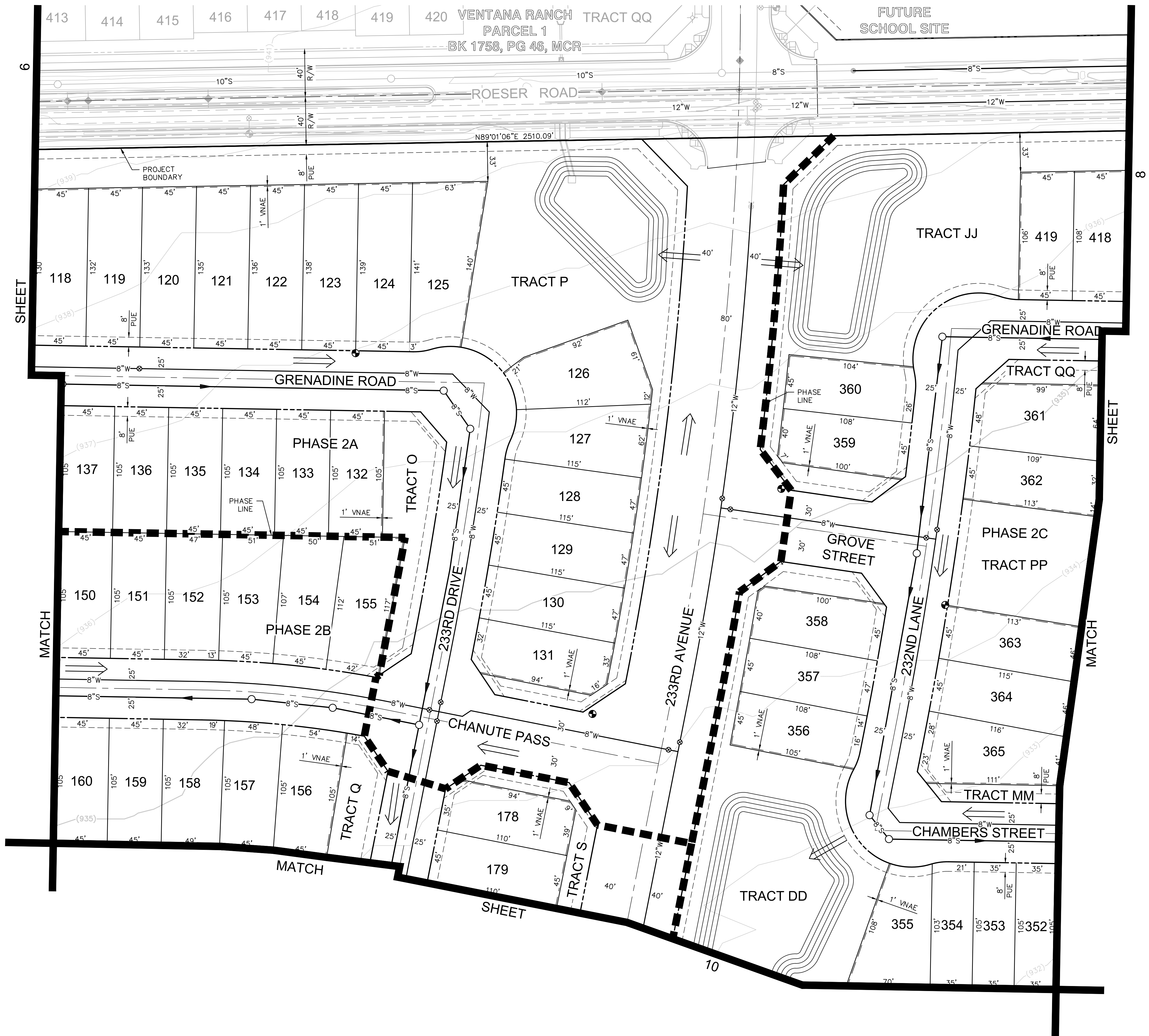
TITLE VENTANA RANCH SOUTH PHASES 2A, 2B, & 2C PRELIMINARY PLAT	
ENGINEER INFORMATION  PHOENIX 3133 W. FRYE RD, STE 300, CHANDLER, AZ 85226 TEL: (480) 687-6100 www.stantec.com	
COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
(POSSIBLE AS-BUILT SEAL)	DESIGN SEAL 
ORIGINAL PLAN DATE SEPT/2024	LATEST REVISION DATE -
PROJECT NUMBER 4221477000	SHEET NUMBER 4 of 13
SUBMITTAL	
COB PLAN TRACKING #	
COB PERMIT #	

PLZ-24-0005

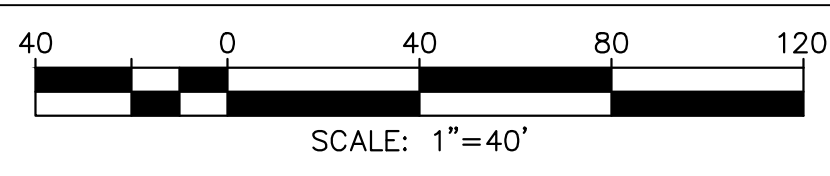
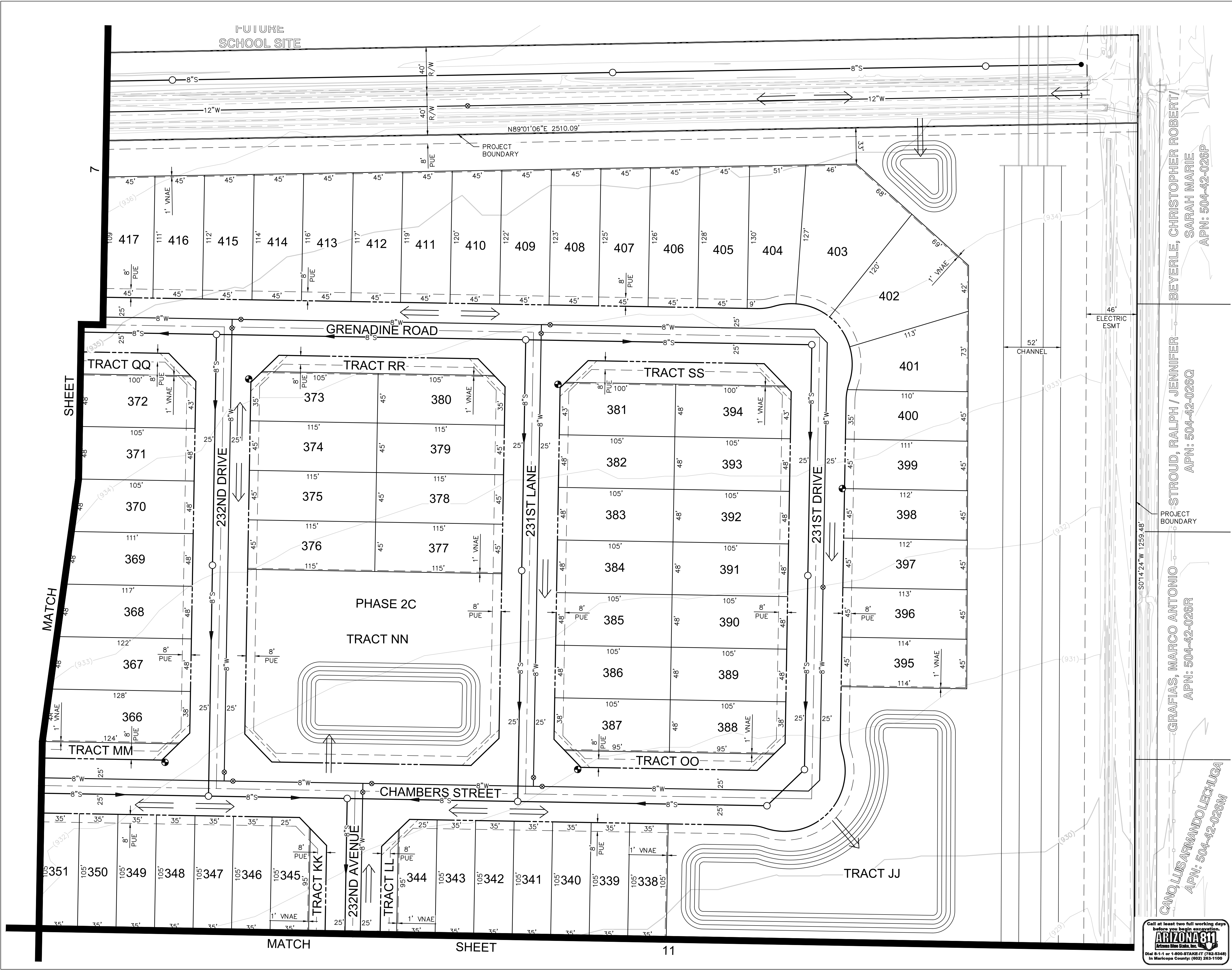


TITLE VENTANA RANCH SOUTH PHASES 2A, 2B, & 2C PRELIMINARY PLAT			
ENGINEER INFORMATION PHOENIX 3133 W. FRYE RD, STE 300, CHANDLER, AZ 85226 TEL: (480) 687-6100 www.stantec.com		SUBMITTAL	
COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL		
(POSSIBLE AS-BUILT SEAL)	DESIGN SEAL		
ORIGINAL PLAN DATE SEPT/2024	LATEST REVISION DATE -	PROJECT NUMBER 4221477000	SHEET NUMBER 6 of 13

PLZ-24-0005



TITLE VENTANA RANCH SOUTH PHASES 2A, 2B, & 2C PRELIMINARY PLAT			
ENGINEER INFORMATION PHOENIX 3133 W. FRYE RD, STE 300, CHANDLER, AZ 85226 TEL: (480) 687-6100 www.stantec.com		SUBMITTAL	
COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL	DESIGN SEAL 	
(POSSIBLE AS-BUILT SEAL)	DESIGN SEAL	ORIGINAL PLAN DATE SEPT/2024	LATEST REVISION DATE -
PROJECT NUMBER 4221477000	SHEET NUMBER 7 of 13	COW PLANT TRACKING #	
COW PERMIT #		PLZ-24-0005	



BEYERLE, CHRISTOPHER ROBERT/
STROUD, RALPH / JENNIFER
APN: 504-42-026P
APN: 504-42-026Q

STROUD, RALPH / JENNIFER
APN: 504-42-026Q

GRAFIAS, MARCO ANTONIO
APN: 504-42-026R

CANULUS ARMANDO LECHUGA
APN: 504-42-026M

VENTANA RANCH SOUTH
PHASES 2A, 2B, & 2C
PRELIMINARY PLAT

ENGINEER INFORMATION
Stantec
3133 W. FRYE RD, STE 300,
CHANDLER, AZ 85226
TEL: (480) 687-6100
www.stantec.com

COB PERMITTING APPROVED SEAL
COB ENGINEERING APPROVED SEAL

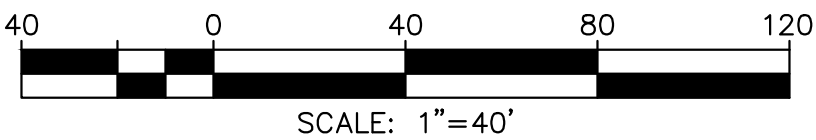
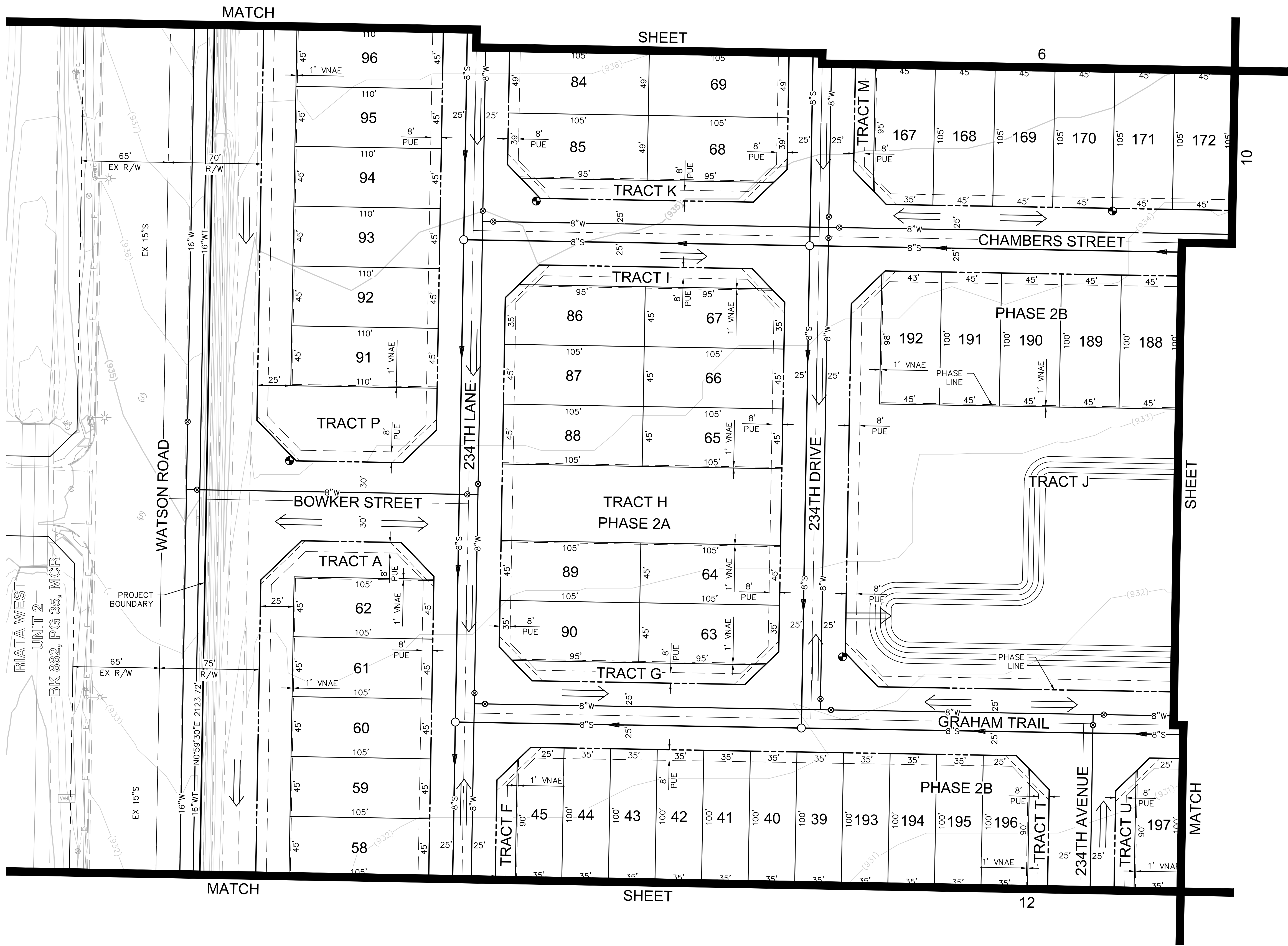
(POSSIBLE AS-BUILT SEAL)
DESIGN SEAL

ORIGINAL PLAN DATE
SEPT/2024
PROJECT NUMBER
4221477000
SHEET NUMBER
8 of 13



Call at least two full working days
before you begin excavation.
ARIZONA 811
Arizona One-Stop Digging Service
Dial 8-1-1 or 1-800-STAKE-IT (782-8348)
In Maricopa County: (602) 263-1100

PLZ-24-0005

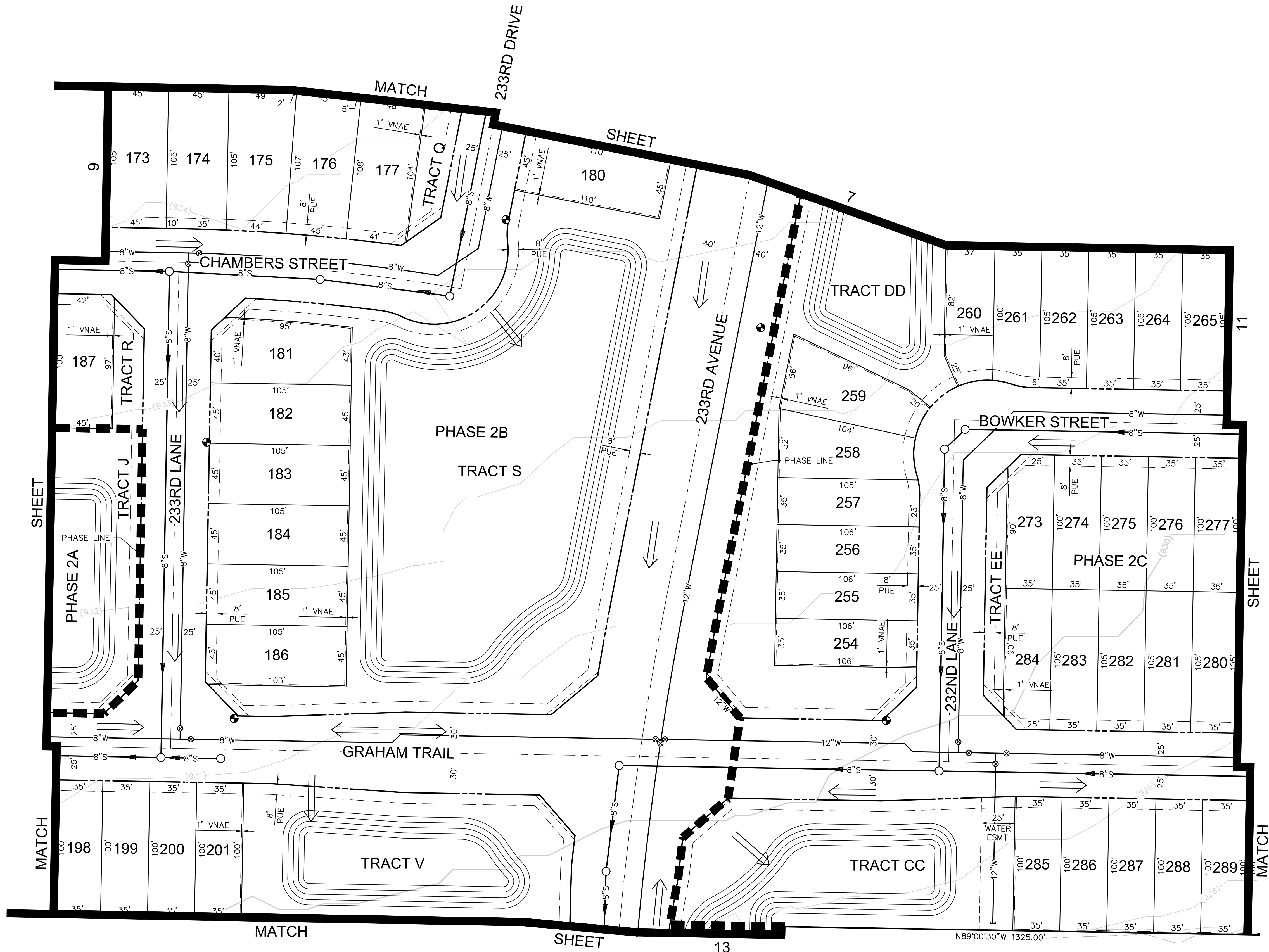


VENTANA RANCH SOUTH
PHASES 2A, 2B, & 2C
PRELIMINARY PLAT

ENGINEER INFORMATION
PHOENIX
3133 W. FRYE RD, STE 300,
CHANDLER, AZ 85226
TEL: (480) 687-6100
www.stantec.com

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
(POSSIBLE AS-BUILT SEAL)	DESIGN SEAL
ORIGINAL PLAN DATE SEPT/2024	LATEST REVISION DATE -
PROJECT NUMBER 4221477000	SHEET NUMBER 9 of 13

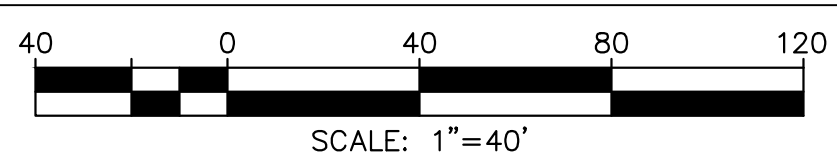
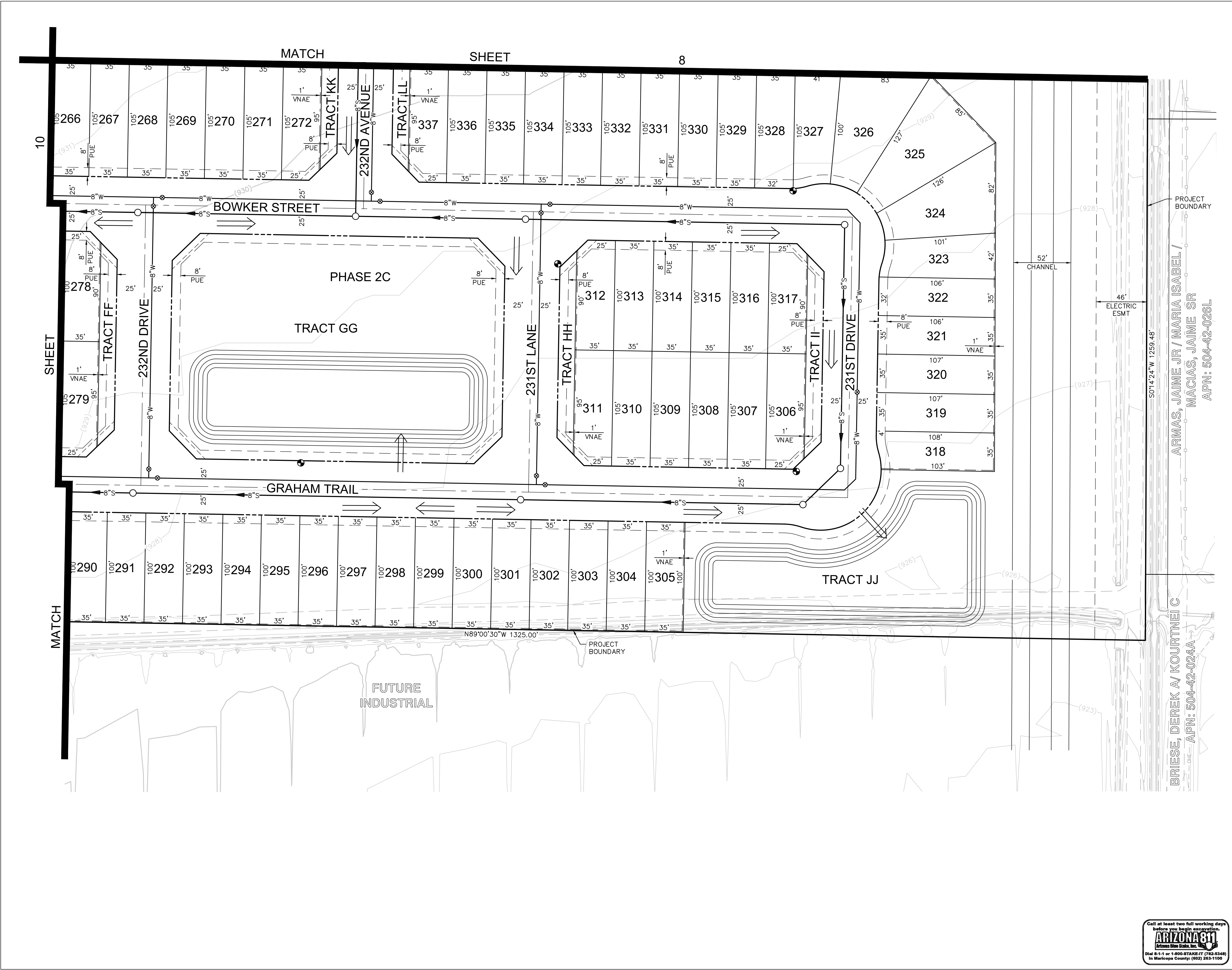
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10/21/24 7:42:09 AM



TITLE VENTANA RANCH SOUTH PHASES 2A, 2B, & 2C PRELIMINARY PLAT	
ENGINEER INFORMATION Stantec PHOENIX 3133 W. FRYE RD, STE 300, CHANDLER, AZ 85226 TEL: (480) 687-6100 www.stantec.com	
COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
(POSSIBLE AS-BUILT SEAL)	DESIGN SEAL
ORIGINAL PLAN DATE SEPT/2024	LATEST REVISION DATE -
PROJECT NUMBER 4221477000	SHEET NUMBER 10 of 13

PLZ-24-0005

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PROJECT BOUNDARY
ARMAS, JAIME JR / MARIA ISABEL /
MACIAS, JAIME SR
APN: 504-42-026L

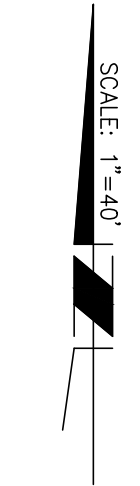
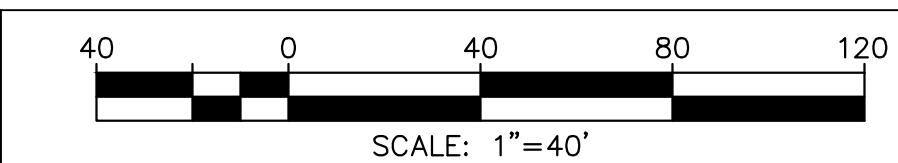
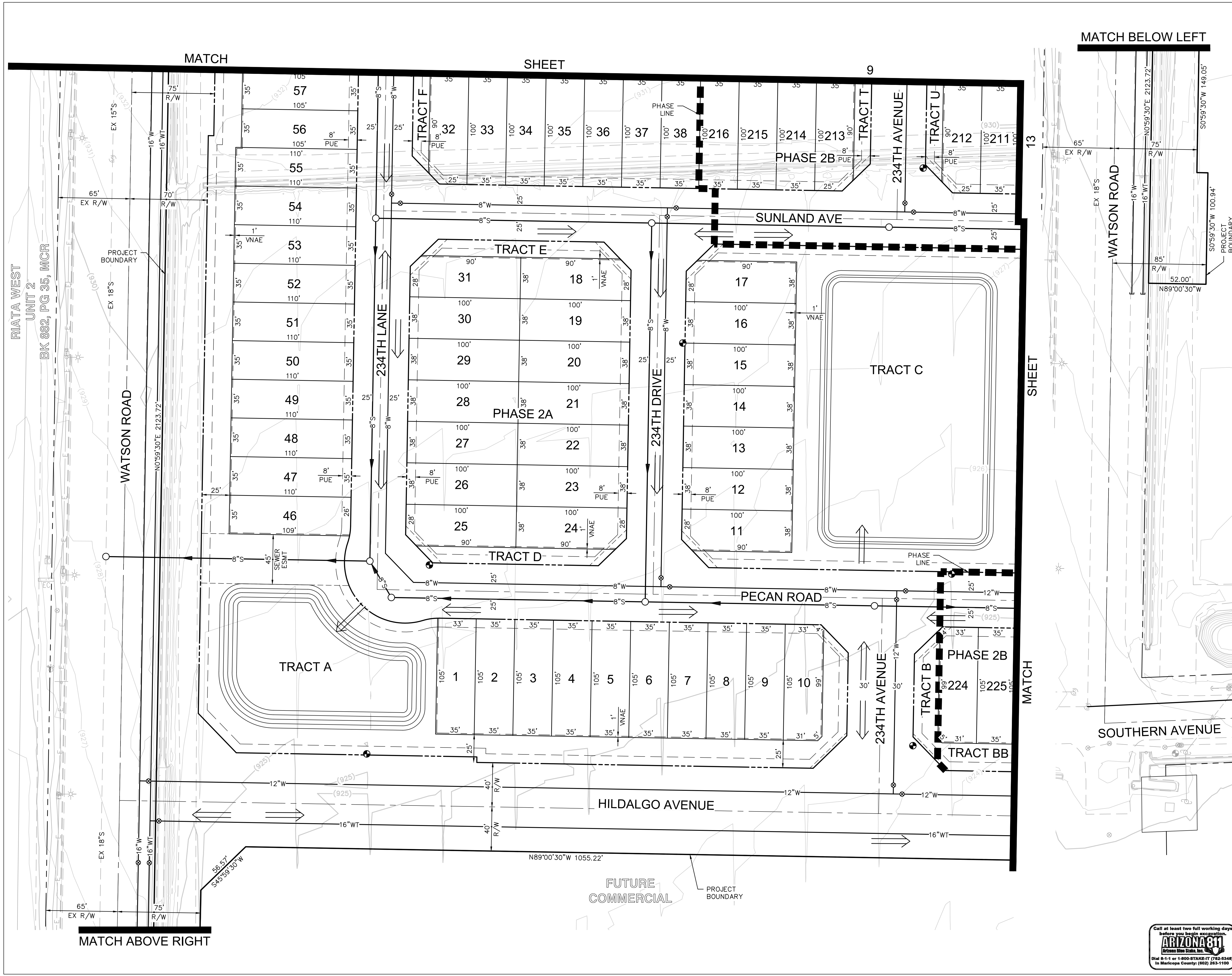
BRIESE, DEREK A / KOURTNEI C
APN: 504-42-024A

TITLE
VENTANA RANCH SOUTH
PHASES 2A, 2B, & 2C
PRELIMINARY PLAT

ENGINEER INFORMATION
Stantec
PHOENIX
3133 W. FRYE RD, STE 300,
CHANDLER, AZ 85226
TEL: (480) 687-6100
www.stantec.com

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL	SUBMITTAL
(POSSIBLE AS-BUILT SEAL)	DESIGN SEAL	
ORIGINAL PLAN DATE SEPT/2024	LATEST REVISION DATE -	PLZ-24-0005
PROJECT NUMBER 4221477000	SHEET NUMBER 11 of 13	



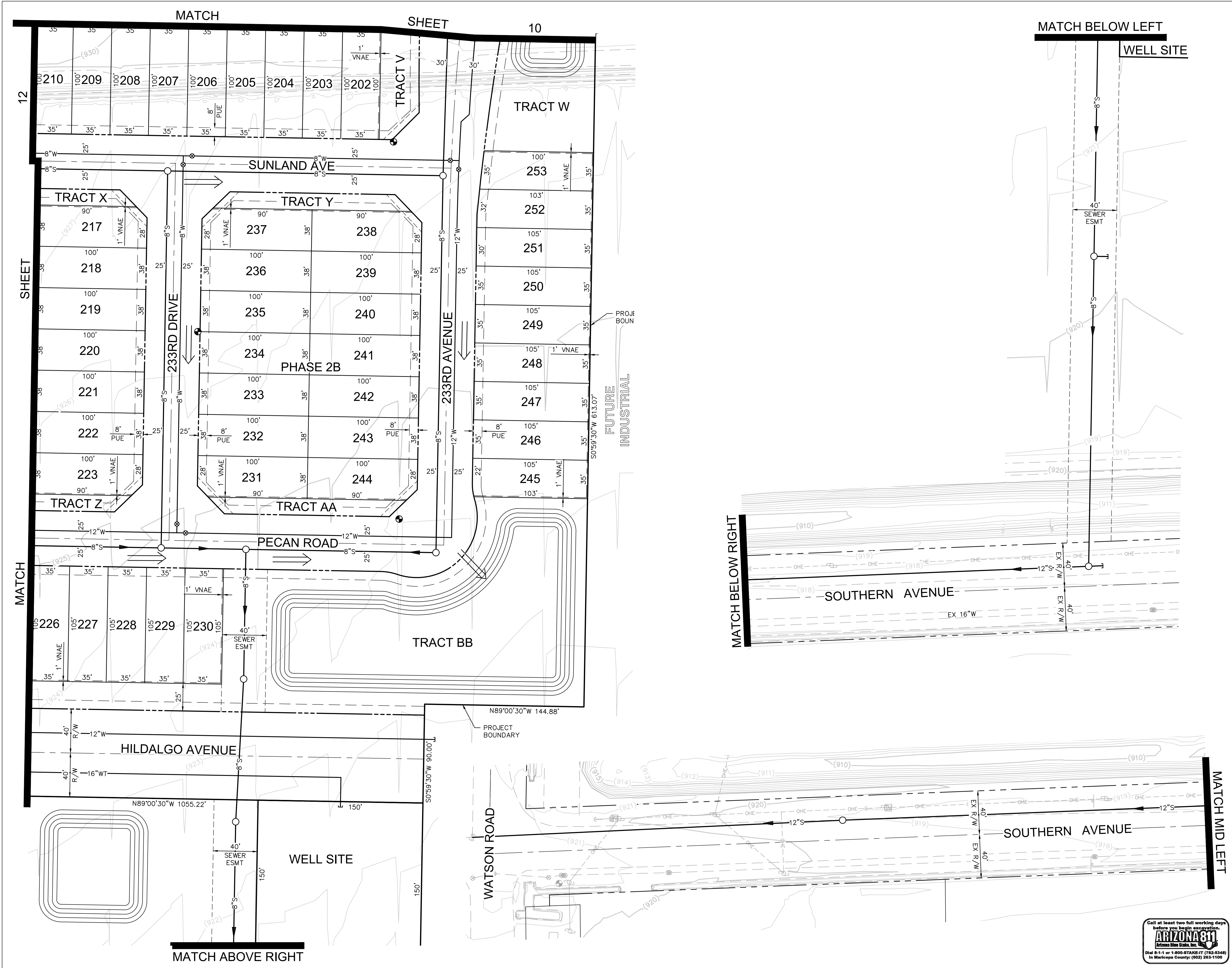


VENTANA RANCH SOUTH PHASES 2A, 2B, & 2C PRELIMINARY PLAT	
Stantec PHOENIX 3133 W. FRYE RD, STE 300, CHANDLER, AZ 85226 TEL: (480) 687-6100 www.stantec.com	
COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
ORIGINAL PLAN DATE SEPT/2024	LATEST REVISION DATE -
PROJECT NUMBER 4221477000	SHEET NUMBER 12 of 13

PLZ-24-0005

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4004080120

SCALE: 1"=40'

SCALE: 1"=40'

04080120

TITLE		VENTANA RANCH SOUTH PHASES 2A, 2B, & 2C PRELIMINARY PLAT	
ENGINEER INFORMATION		PHOENIX 3133 W. FRYE RD, STE 300, CHANDLER, AZ 85226 TEL: (480) 687-6100 www.stantec.com	
COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL	SUBMITTAL	
(POSSIBLE AS-BUILT SEAL)	DESIGN SEAL	36384 DANIEL L. POTTINGER Professional Engineer No. 36384 Arizona State Board of Engineers and Architects Exp. 6/30/24	
ORIGINAL PLAN DATE	SEPT/2024	LATEST REVISION DATE	-
PROJECT NUMBER	4221477000	SHEET NUMBER	13 of 13

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona One-Call Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-8348)
In Maricopa County: (602) 263-1100

PLZ-24-0005

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CONCEPTUAL PLANT PALETTE

TREES (60% - 24" BOX, 35% - 36" BOX, 5% - 48" BOX)

MULGA (ACACIA ANUERA)
FOOTHILLS PALO VERDE (PARKINSONIA MICROPHYLLUM)
BLUE PALO VERDE (PARKINSONIA FLORIDA)
DESERT MUSEUM PALO VERDE (PARKINSONIA HYBRID)
MASTIC TREE (PISTACIA LENTISCUS)
HERITAGE LIVE OAK (QUERCUS VIRGINIANA 'HERITAGE')
RIO SALADO MESQUITE (PROSOPIS SP. 'RIO SALADO')

SHRUBS (5 GAL. MIN)

BOUGAINVILLEA (BOUGAINVILLEA SPECIES)
DESERT BIRD OF PARADISE (CAESALPINIA SPECIES)
FAIRY DUSTER (CALLIANDRA SPECIES)
BRITTLEBUSH (ENCELIA FARINOSA)
EMU BUSH (EREMOPHILA SPECIES)
TEXAS SAGE (LEUCOPHYLLUM SPECIES)
DEERGRASS (MUHLENBERGIA SPECIES)
JOJOBA (SIMMONDSIA CHINENSIS)
BAJA RUELLIA (RUELLIA PENINSULARIS)
YELLOW BELLS (TECOMA SPECIES)

ACCENTS (5 GAL. MIN)

AGAVE (AGAVE SPECIES)
CARNEGIEA GIGANTEA (SAGURAO CACTUS)
DESERT SPOON (DASYLIRION WHEELERI)
BARREL CACTUS (FEROCACTUS WIZLIZENII)
GIANT HESPERALOE (HESPERALOE FUNIFERA)
RED YUCCA (HESPERALOE PARVIFLORA)
PRICKLEY PEAR (OPUNTIA SPECIES)
YUCCA (YUCCA SPECIES)

GROUNDCOVER (5 GAL. MIN)

DESERT CARPET ACACIA (ACACIA REDOLENS 'DESERT CARPET')
LANTANA (LANTANA SPECIES)
TRIANGLE LEAF BURSAGE (AMBROSIA DELTOIDEA)
DESERT MARIGOLD (BAILEYA MULTIRADIATA)

DECOMPOSED GRANITE

5/8" SCREENED - 2" DEPTH MIN.
'APACHE BROWN' COLOR BY KALAMAZOO MATERIALS

TURF

'MIDIRON' HYBRID BERMUDA SOD (OR
HYDROSEED VAR. BLACKJACK)

AMENITIES PROGRAMMING

AMENITY AREA #1 (1.54 AC)

- RAMADA
- PLAY STRUCTURE (AGES 5-12)
- TOT LOT (AGES 2-5)
- CLIMBING STRUCTURE
- SWINGS
- DG GARDEN LOOP TRAIL
- BOULDER GARDEN
- LARGE TURF AREA
- GATHERING/SEATING AREA

AMENITY AREA #2 (1.61 AC)

- RAMADAS
- PLAY STRUCTURE (AGES 5-12)
- CLIMBING STRUCTURE
- GATHERING/SEATING AREAS
- LARGE TURF AREA

AMENITY AREA #4 (0.99 AC)

- RAMADA
- GAMING AREA
- COLORED CONCRETE
- BOULDER GARDEN
- INTERACTIVE WATER PUMP
- DG TRAIL
- GATHERING/SEATING AREAS
- LARGE TURF AREA

AMENITY AREA #3 (1.42 AC)

- SOCCER FIELD/TURF AREA
- GATHERING/SEATING AREAS

NOTE: ALL AMENITIES AREAS AND TRAILS ARE TO BE LIT.

NOTE: ALL PLAY STRUCTURES AND TOT LOTS ARE TO BE COVERED WITH SHADE CANOPIES

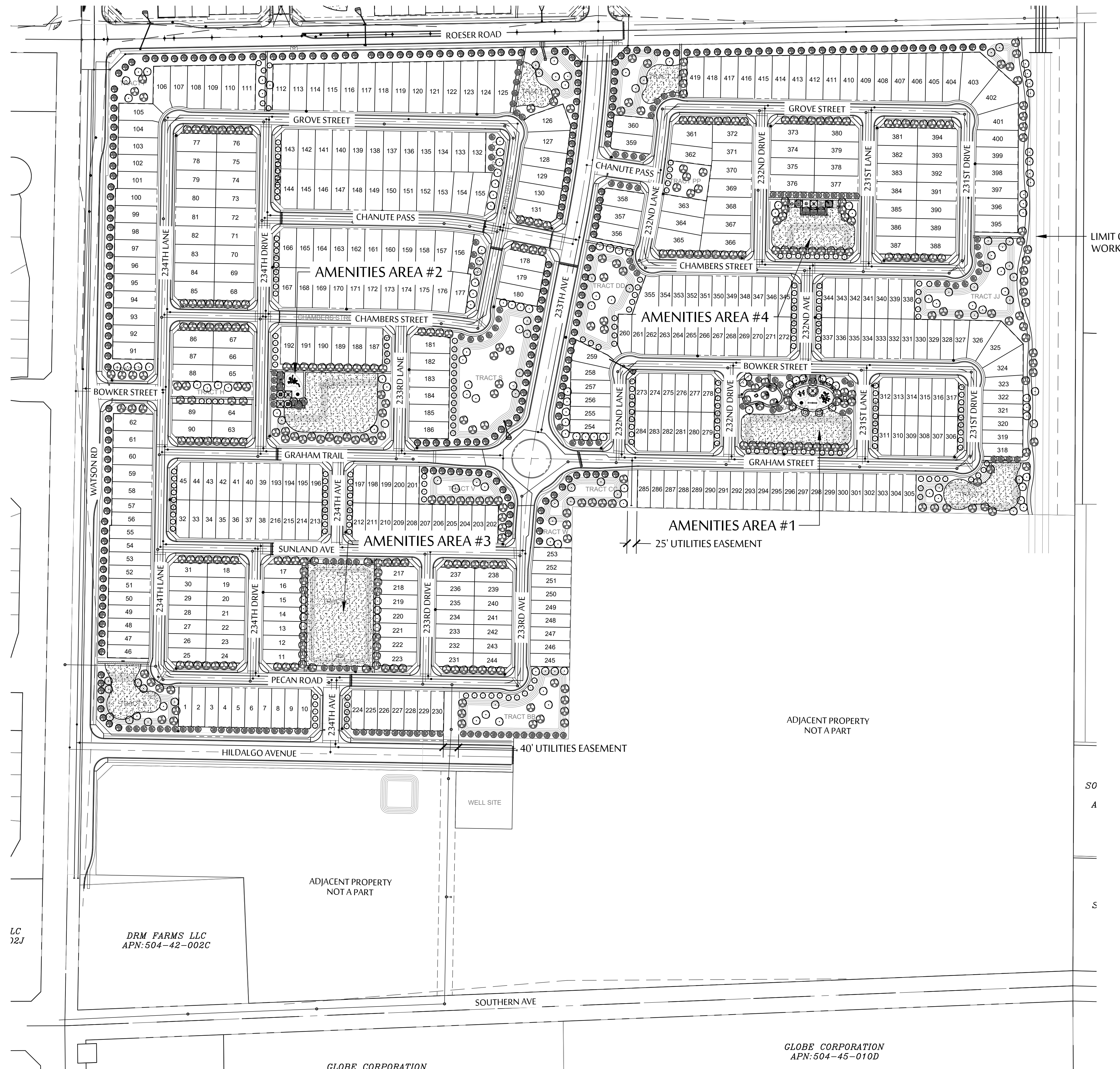
NOTE: GATHERING AREAS MAY INCLUDE ANY OF THE FOLLOWING: BBQ GRILL, PICNIC TABLE, BENCHES, FITNESS EQUIPMENT, BAG TOSS GAME, SHADE STRUCTURE AND/OR TRASH RECEPTACLES

NOTE: CONCEPTUAL PLANT PALETTE ABOVE MAY BE MODIFIED BASED ON UTILITY COMPANY RESTRICTIONS, HOA RESTRICTIONS AND ON THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF CONSTRUCTION. ALL PLANT MATERIAL SUBSTITUTIONS MUST BE ON THE ADWR - AMA LOW WATER USE PLANT LIST. HYBRIDS & SUB-SPECIES OF THE PLANT MATERIAL LISTED ABOVE MAY BE SUBSTITUTED WITH LANDSCAPE ARCHITECT APPROVAL.

NOTE: FINAL LANDSCAPE PLANS WILL HAVE SIGHT VISIBILITY TRIANGLES AND SITE DISTANCE LINES AT EVERY INTERSECTION PER CITY OF BUCKEYE ENGINEERING DESIGN STANDARDS SECTION 6-3.306 & 6-3.307 STREET PLANNING AND DESIGN CRITERIA

NOTE: MUST MAINTAIN (6) FEET CLEARANCE FROM ALL FIRE HYDRANTS IN ALL DIRECTIONS TO ANY LANDSCAPING. NO PLANT MATERIAL SHALL BE LOCATED BETWEEN THE HYDRANT AND CURB.

NOTE: HOA (OR RESPONSIBLE PARTY) SHALL TRIM TREES ON PROPERTY AND OVER THE ADJACENT ROADWAY TO ALLOW FOR AN (18) FOOT HEIGHT CLEARANCE ABOVE THE PAVEMENT.



GLOBE CORPORATION

GLOBE CORPORATION
APN: 504-45-010D

VENTANA RANCH SOUTH

PRELIMINARY PLANTING PLAN

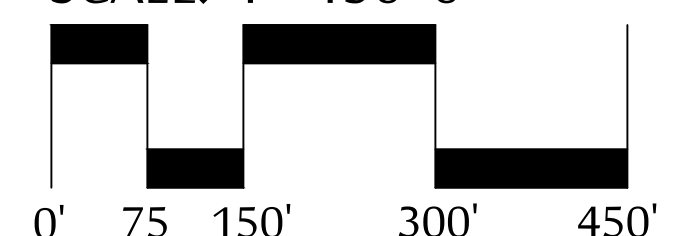
SEC OF WATSON RD. & ROESER RD. - BUCKEYE, AZ

MAY 17, 2024

PLZS-24-0005

SHEET 1

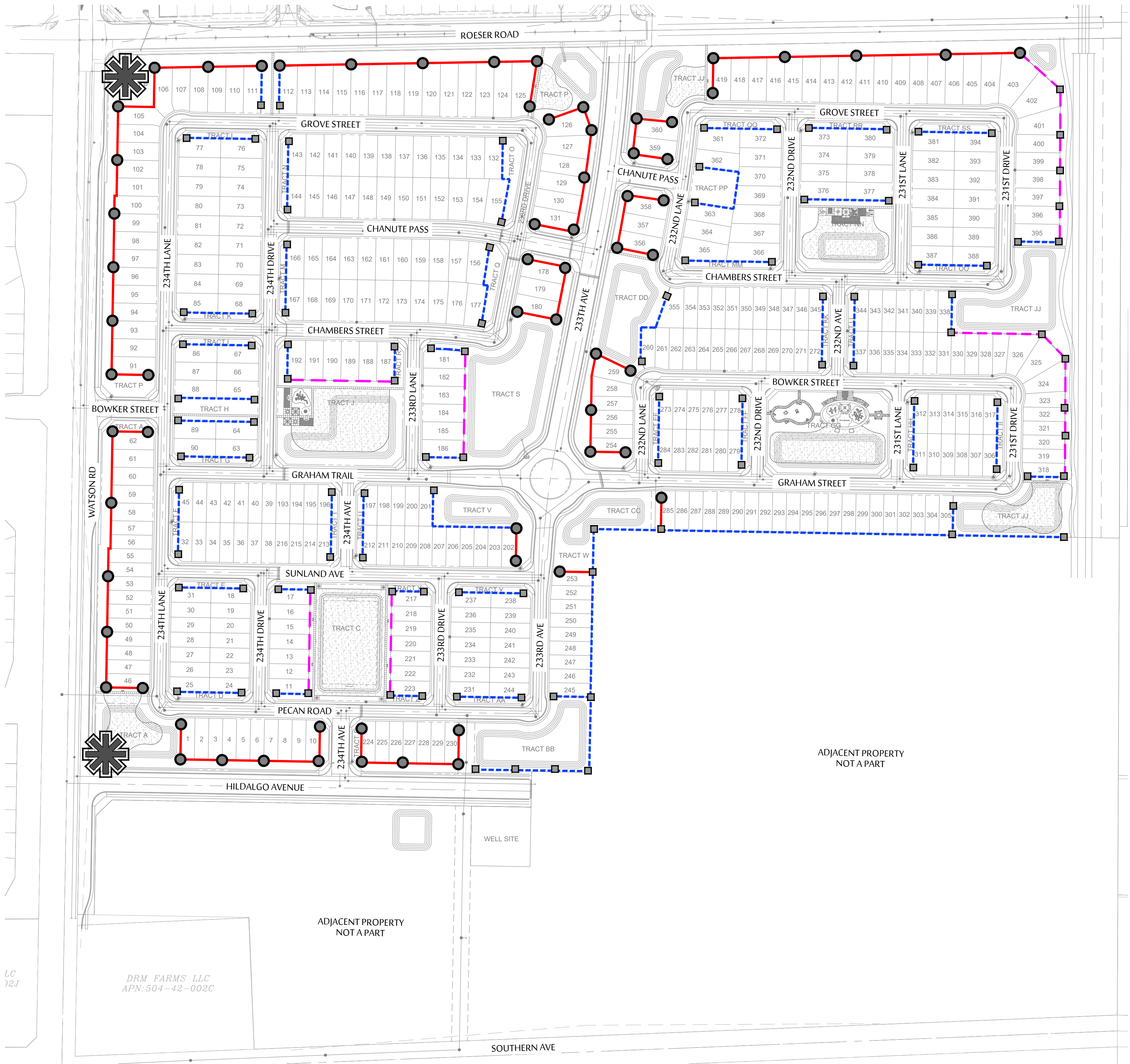
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WALL PLAN LEGEND

	PROJECT THEME WALL - SEE DETAIL 'B' ON SHEET 4
	SECONDARY THEME WALL - SEE DETAIL 'C' ON SHEET 4
	PARTIAL VIEW FENCE - SEE DETAIL 'D' ON SHEET 4
	PROJECT THEME COLUMNS - SEE DETAIL 'B' ON SHEET 4
	SECONDARY THEME COLUMNS - SEE DETAIL 'C' ON SHEET 4
	PROJECT ENTRANCE/SIGN MONUMENT - SEE DETAILS 'A' ON SHEET 4

NOTE: CONTRACTOR TO USE THE FINAL PLAT (SITE PLAN) TO DETERMINE THE QUANTITY OF MATERIALS NECESSARY TO COMPLETE THE WORK.
NOTE: FINAL LANDSCAPE PLANS WILL HAVE SIGHT VISIBILITY TRIANGLES AND SITE DISTANCE LINES AT EVERY INTERSECTION PER CITY OF BUCKEYE ENGINEERING DESIGN STANDARDS SECTION 6-3.306 & 6-3.307 STREET PLANNING AND DESIGN CRITERIA

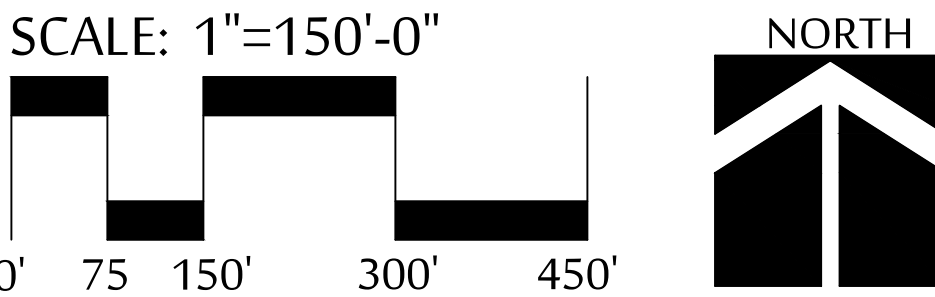


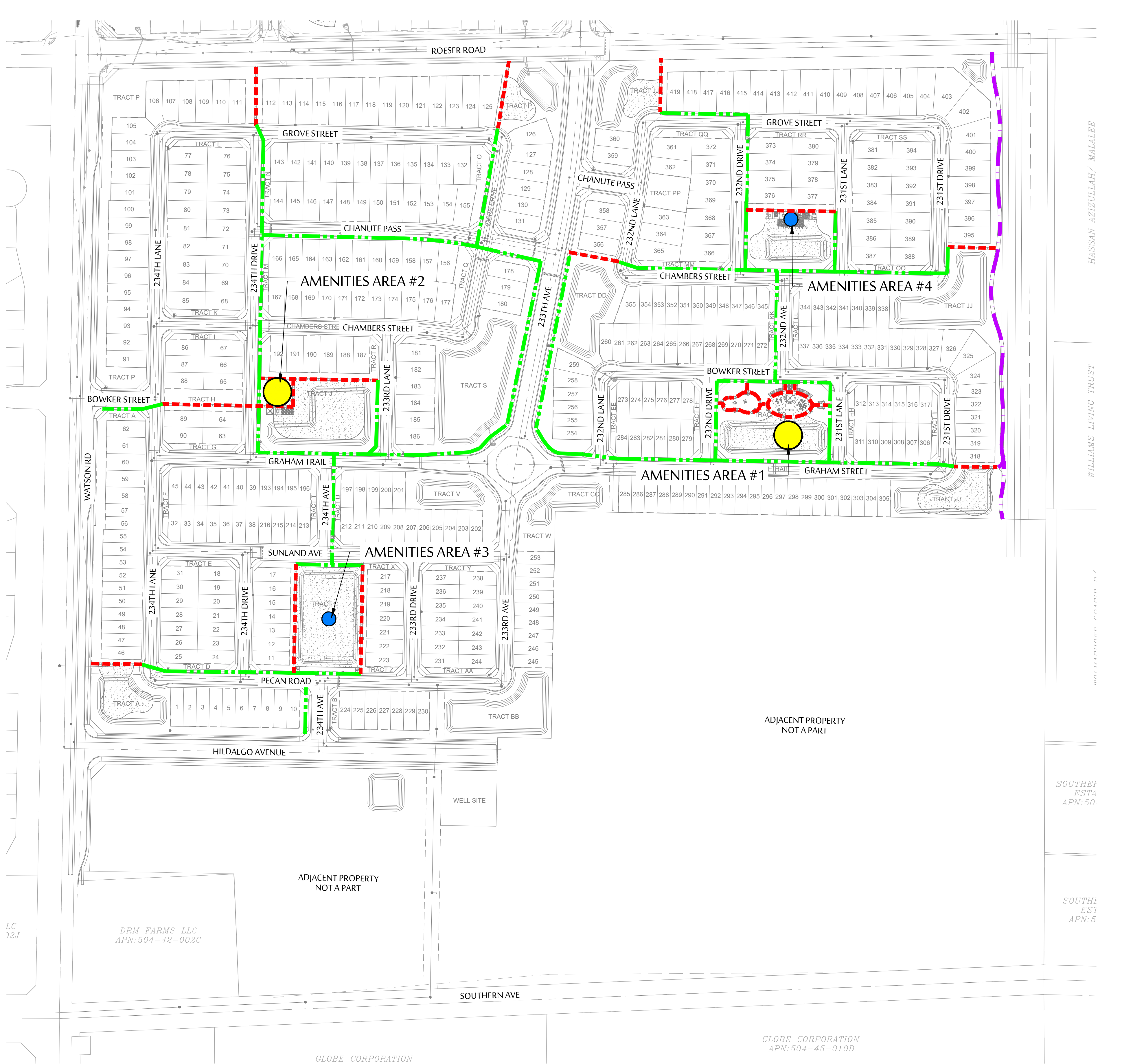
VENTANA RANCH SOUTH
PRELIMINARY WALL AND SIGNAGE PLAN

SEC OF WATSON RD. & ROESER RD. - BUCKEYE, AZ
MAY 17, 2024

PLZS-24-0005

SHEET 2





OPEN SPACE CIRCULATION ROUTE

STREET FRONTAGE CIRCULATION ROUTE

10' REGIONAL TRAIL

MAJOR AMENITY AREAS

SECONDARY AMENITY AREA

NOTE: ALL AMENITIES AREAS AND TRAILS ARE TO BE LIT.

VENTANA RANCH SOUTH

PRELIMINARY PEDESTRIAN CIRCULATION PLAN

PLZS-24-0005

SHEET 3

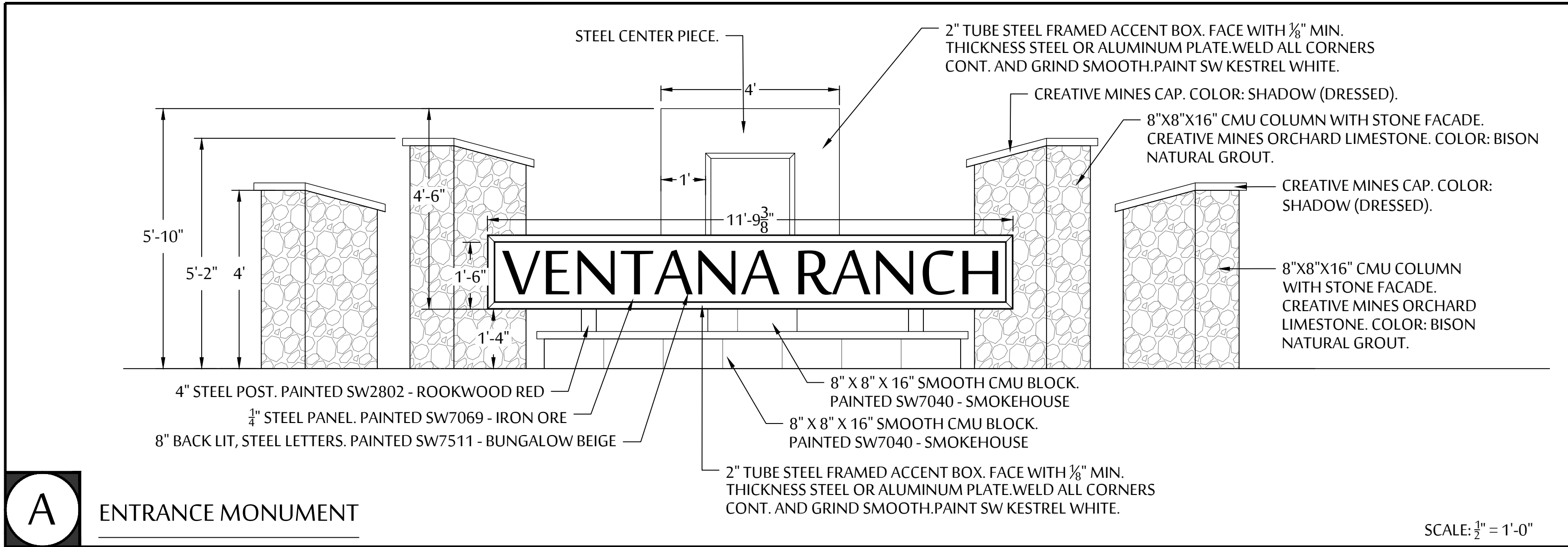
SEC OF WATSON RD. & ROESER RD. - BUCKEYE, AZ

MAY 17, 2024

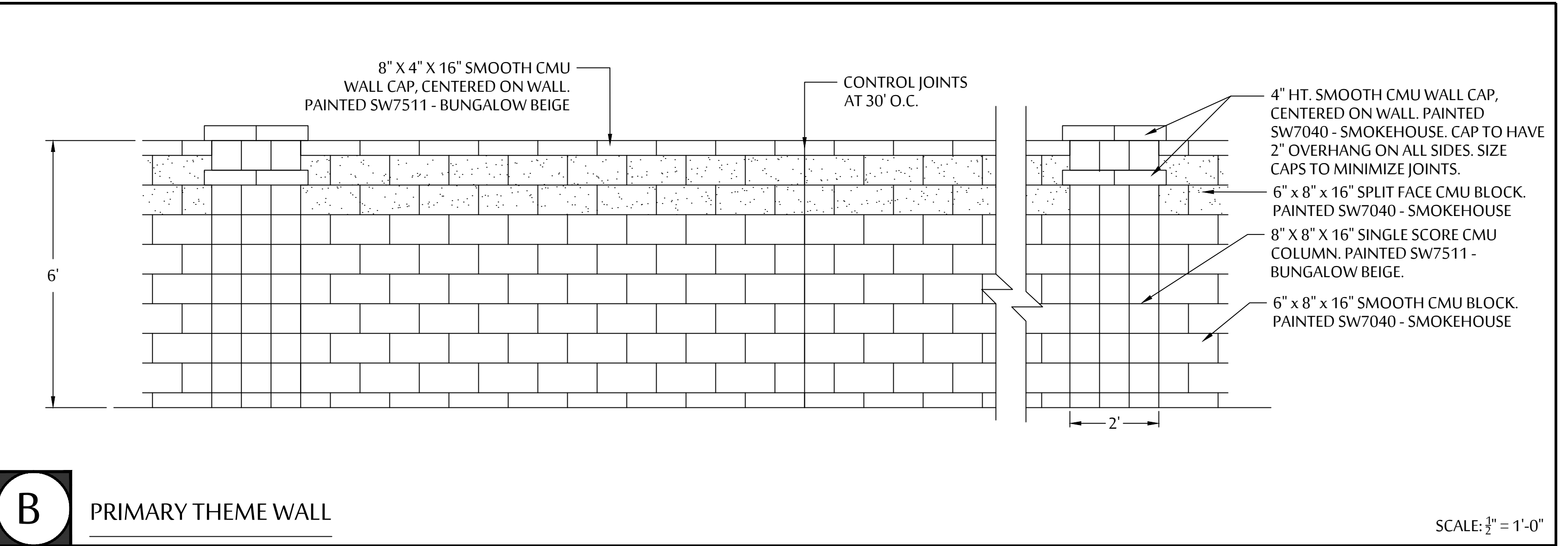
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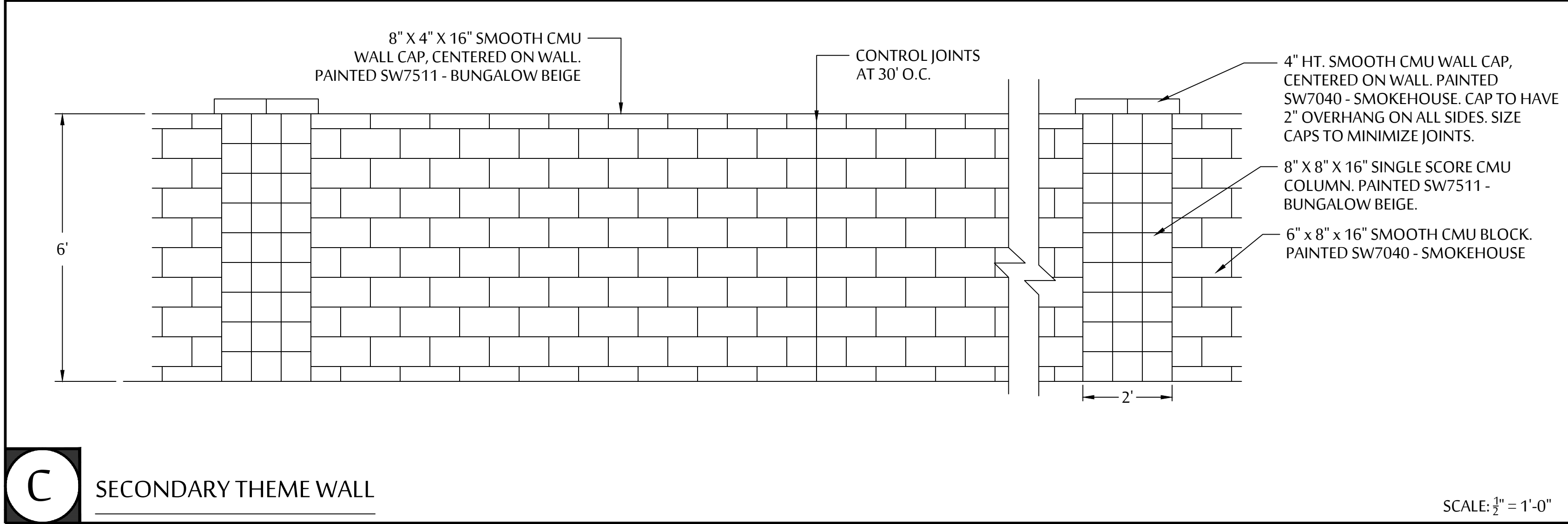
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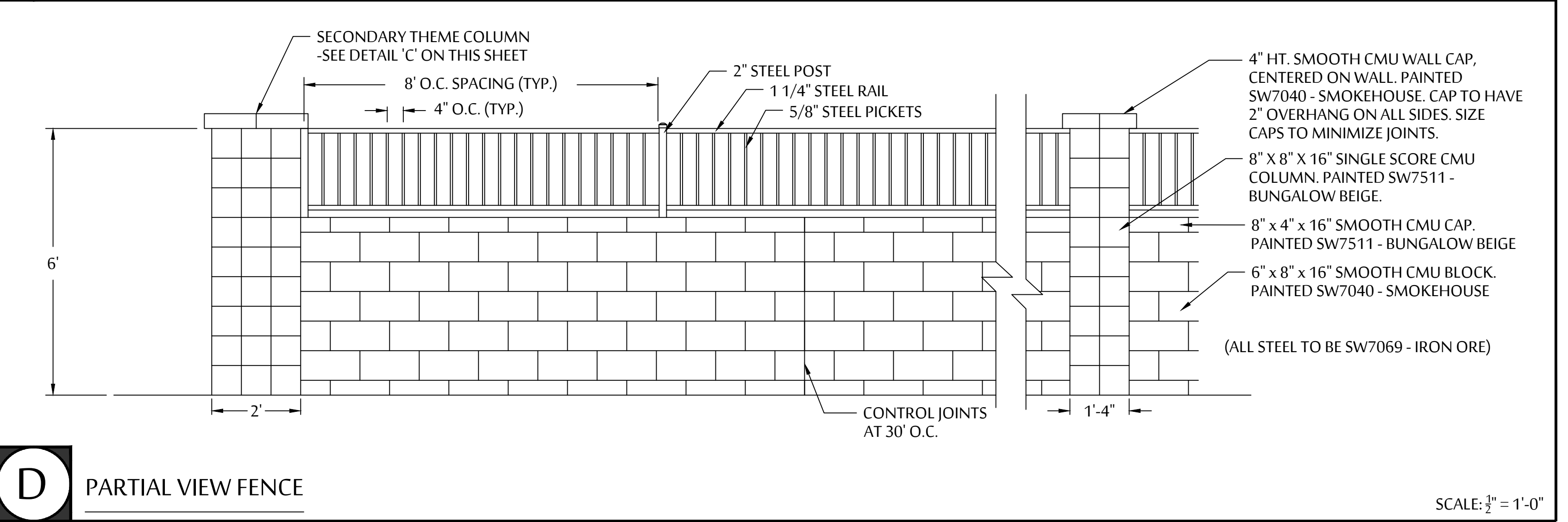
A ENTRANCE MONUMENT



B PRIMARY THEME WALL



C SECONDARY THEME WALL



D PARTIAL VIEW FENCE