



PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

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

**CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
JUNE 22, 2021
AGENDA**

**City Council Chambers
530 E. Monroe Ave.
Buckeye, AZ 85326**

**This meeting will also be streamed live via YouTube with a slight delay.
6:00 PM**

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

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

Planning and Zoning Commission meetings are open to the public.

The meetings are for the purpose of the Planning and Zoning Commission to conduct business and proper decorum from the public attending these meetings is required. Public demonstrations or outbursts by spectators before this Commission, including cheering, booing, hand clapping, or the interruption of the hearing by voluntary remarks from the audience shall be strictly forbidden. Such behavior shall be a basis for expelling a person or persons from a meeting, by the order of the Chair.

Anyone wishing to address the Commission and comment on a specific agenda item shall fill out a speaker's card. Comments shall be limited to a maximum of 3 minutes. All comments must be addressed to the Chair. The Chair, City staff, or the applicant may respond to comments or questions from the public on a specific agenda item but all responses shall be directed through the Chair.

Consent agenda *(Items listed on the consent agenda can be approved without presentation or public hearing)*

- 1. The Chair will call all the item numbers on the consent agenda.*
- 2. Staff will summarize the consent agenda.*
- 3. An item may be removed from the consent agenda at the request of any Commissioner, by staff, the applicant, or the public and considered on the regular agenda.*
- 4. The Chair may then call for a vote of the entire consent agenda.*

Continuance agenda *(Items on the continuance agenda will be continued without presentation but at*

the chair's discretion the public can be heard on these items)

- 1. The Chair will call the item number.*
- 2. Staff will summarize the reason for continuance and the continuance date.*
- 3. The Chair may then call for a vote for each item.*

Regular agenda *(Items on the regular agenda will receive a full presentation with discussion and possible public comment)*

- 1. The Chair will call the item number.*
- 2. Staff will summarize the case and Commission may ask questions.*
- 3. The applicant or representative will present their case and the Commission may ask questions.*
- 4. Those in favor of the application may be heard.*
- 5. Those opposed to the application may be heard.*
- 6. The applicant may be heard in rebuttal.*
- 7. After discussion with the Commission, the Chair may then call for a vote on the item. The Commission may vote to approve, deny, or continue.*

COMMISSIONERS

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

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL**
- 2. MINUTES**
 - 2.A** Motion to approve minutes from the June 8, 2021 Planning and Zoning Commission regular meeting.
Staff Liaison: Keri Hernandez
- 3. CONTINUANCE AGENDA**
- 4. REGULAR AGENDA**
 - 4.A** Planning and Zoning Commission to hold a Public Hearing, Discussion, and Motion to recommend approval to the City Council to rezone from Single-Family Residential 43 (SF-43) to Business Park District (BP), one (1) parcel, approximately 20 acres.
Staff Liaison: Randy Proch, AICP, Senior Planner, rproch@buckeyeaz.gov, 623-986-0701

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 AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

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

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

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

8. ADJOURNMENT



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
JUNE 8, 2021

City of Buckeye
530 East Monroe Avenue
Buckeye, AZ 85326

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

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

Members present: Commissioner Thomas Marcinko, Commissioner Alan Ladd, Commissioner Preston Hundley, Vice Chairperson Deanna Kupcik, Commissioner Ed Sumner, Chairperson Charles Trullinger, Alternate Rebecca Puppe, Alternate Jennie Ragsdale, Alternate Douglas McDonald seated for District 4, Alternate Larry Draves

Members absent: Commissioner Anthony DiMascio, Alternate Ted Burton, Alternate Christopher Thurlby, Alternate Nick Hudec

Staff present: Management Assistant Keri Hernandez, Principal Planner Adam Copeland, Senior Planner Sean Banda, Deputy Director of Planning Terri Hogan, City Attorney Shiela Schmidt, Council Liaison Craig Heustis

2. APPROVAL OF MINUTES FROM THE MAY 25, 2021 PLANNING AND ZONING COMMISSION REGULAR MEETING.

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

3. CONTINUANCE AGENDA

3A. VERRADO LOGISTICS CENTER-SITE PLAN (PLZSP-20-00034)

Chairperson Trullinger informed the Commission of an error, and the item appearing on the Continuance agenda will in fact be on the regular agenda.

4. REGULAR AGENDA

4A. VERRADO LOGISTICS CENTER-SITE PLAN (PLZSP-20-00034)

Senior Planner Sean Banda presented and was available to answer questions from the Commission. Vice Chairperson Kupcik asked if the charging stations are a new condition. Mr. Banda indicated that this condition is not new, and has been included in other projects.

Commissioner Sumner asked where access to the parking area would be located and if Van Buren Street would be widened to accommodate turn lanes. Applicant Jeff Blilie informed the Commission that parking access would be off of Van Buren Street and 215th Avenue, and there will be right turn pockets at both access points.

Chairperson Trullinger asked for clarification on the condition regarding 90% parking. Mr. Banda confirmed that parking is in conformance and above the regional standard, but a parking study can be done once the end user of the space is determined.

Council Liaison Heustis inquired of the fire suppression requirements. Mr. Blilie confirmed that the building is a shell for either warehouse or manufacturing and will be set up according to the end user, and that the Fire Department has approved of the plans.

Alternate Draves commented on commercial traffic at the intersection Van Buren and Verrado Way. City Traffic Engineer John Willett indicated that the NWC radius is designed properly and should be able to accommodate additional traffic, and will review additionally as the project moves forward.

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

4B. HOMES AT SUSAN'S RANCH REZONE WITH PAD OVERLAY (PLZZ-20-00011)

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

Ms. Marquez informed the Commission of addition of condition 'ee' to read "The developer/owner is required to provide one (1) community pool and para course physical circuit amenities or 30% open space."

Applicant Greg Loper presented and was available to answer questions from the Commission.

Applicant indicated that all conditions have been agreed upon.

Chairperson Trullinger asked for clarification on the development standard comparison chart that was presented. Ms. Marquez explained to the Commission that minimum setbacks and lot sizes will be followed and will allow flexibility in the project, and if these PAD standards are not met, the project will revert back to the code standards.

Principal Planner Adam Copeland informed the Commission that this PAD is a response to the current market condition and when the final product is submitted for review, staff will be looking for a higher level of design with the modifications of the presented setbacks.

Commissioner Marcinko spoke of his concerns with the increase in density with rezoning cases.

Commissioner Sumner asked if this project would be classified as affordable housing by having a higher density. Mr. Loper explained to the Commission that this housing is meant to be work-force housing and more affordable housing for buyers that work in the City of Buckeye, and classified as a cluster type housing.

Commissioner Ladd asked if there will be regulations to ensure this remains targeted as work-force status. Mr. Loper indicated that there are no guarantees on who buys the units, but would like to offer a more affordable price point, but will not target significant income groups. Mr. Ladd asked if these will be bought and marketed as rental units. Mr. Loper indicated that further into the project review, CC&R's will be developed that could possibly limit the units becoming rentals.

Vice Chairperson Kupcik inquired of parking for visitors. Mr. Loper indicated that there will be scattered parking spaces, and each unit has a garage and driveway.

Council Liaison Heustis asked if there will be an HOA to regulate the development. Developer Craig Prouty informed the Commission that this community will be designed to provide the most efficient use of land space that can still be affordable to the working force. Mr. Heustis inquired on other items that will not be determined until the design phases of the project.

Ms. Marquez referred to condition 'v' regarding private access and parking restrictions as indicated on a presented exhibit.

Alternate McDonald asked if on-street parking would be regulated in this private community. Mr.

Copeland informed the Commission of the law that restricts HOA's to regulate parking on city right-of-way and is not applicable, but will be addressed at the design stage.

Alternate Draves asked for clarification on conditions 'c' & 'd'. Ms. Marquez clarified that the applicant has right to due process and must meet the conditions within 30 days of Council approval. Mr.

Copeland stated that some less significant conditions can be delayed on completion, to keep a project moving forward.

A public hearing was opened at 7:23 p.m.

With there being no comments from the public, the public hearing was closed at 7:23 p.m.

Chairperson Trullinger spoke of his concerns with the increase of density and modification of the code and standards, but commends the proposal of a more affordable product.

A motion was made by Vice Chairperson Kupcik and seconded by Commissioner Sumner to approve with conditions as modified 'a-ee'. Approval 6-1. Commissioner Marcinko voted nay. Motion carried.

5. COMMENTS FROM THE PUBLIC

None

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

None

7. COMMENTS FROM THE PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

None

8. ADJOURNMENT

A motion was made by Chairperson Trullinger and seconded by Vice Chairperson Kupcik to adjourn at 7:26 p.m. Motion carried.

Charles Trullinger, Chairperson

ATTEST:

Keri Hernandez, Management Assistant

I hereby certify that the foregoing is a true and correct copy of the Planning and Zoning Commission Regular Meeting held on the 8TH day of June, 2021. I further certify that a quorum was present.

Keri Hernandez, Management Assistant

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 06/22/21	AGENDA ITEM: 4.A. PLZZ-20-00016 Verrado Way and Roosevelt Street Rezone
DATE PREPARED: 06/17/21	DISTRICT NO.: 6
STAFF LIAISON: Randy Proch, AICP, Senior Planner, rproch@buckeyeaz.gov, 623-986-0701	
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) Planning and Zoning Commission to hold a Public Hearing, Discussion, and Motion to recommend approval to the City Council to rezone from Single-Family Residential 43 (SF-43) to Business Park District (BP), one (1) parcel, approximately 20 acres.

SUMMARY

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

ATTACHMENTS:

[PLZZ-21-00016 Verrado and Roosevelt Rezone Staff Report.docx](#)

1. [Vicinity Map.pdf](#)
2. [General Plan Map.pdf](#)
3. [Existing Zoning Map.pdf](#)
4. [Proposed Zoning Map.pdf](#)
5. [Citizen Participation Report.pdf](#)
6. [Rezone Narrative.pdf](#)
7. [Legal Description.pdf](#)



REZONE

Report to the Planning and Zoning Commission

CASE NUMBER: PLZZ-21-00016
TITLE: Verrado Way & Roosevelt Street Rezone
MEETING DATE: June 22, 2021

Applicant/Owner: Nicholas Maxwell, Coe & Van Loo Consultants, Inc.

Request: A rezone from Single-Family 43 (SF-43) to Business Park District (BP) to facilitate the construction of a commercial business park

District: District 6

Location: The southeast corner of 215th Avenue and Roosevelt Street

Site size: 20 acres

Density: N/A

Public input: N/A

Recommendation: Approve with conditions

PROJECT DESCRIPTION

1. The applicant is requesting to rezone a parcel of land from Single-Family 43 (SF-43) to Business Park District (BP) to facilitate the construction of a commercial business park. The site will include tilt-up industrial flex buildings with screened recessed and above-grade docks. The proposed development will meet or exceed all minimum standards of the Buckeye Development Code and will construct required off-site improvements.

AREA CONTEXT

2. The subject property is located at the southeast corner of 215th Avenue and Roosevelt Street, Maricopa County APN 504-20-002C, as shown in Attachment 1. The property is rectangular in shape and located south of Interstate 10, and west of Verrado Way. The surrounding parcels are mostly vacant, with some educational uses to the south, as notated in Table 1 below.

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant	Activity Center	Single-Family 43 (SF-43)
North	Vacant	Activity Center	Regional Commercial (C-3)
South	Buckeye Union High School District Learning Center	Activity Center	Planned Residential (PR)
East	Vacant	Activity Center	Single-Family 43 (SF-43), Planned Residential (PR)
West	Vacant	Master Planned Community	Planned Community (PC)

PUBLIC PARTICIPATION

3. The applicant has advertised in accordance with Section 8 of the Development Code via mailed notice to those property owners within 300 feet of the subject site. The required notifications are further notated in Table 2 below.
4. In addition, due to the COVID-19 pandemic the neighborhood meeting was not required in accordance with Section 8.2.2. of the Buckeye Development Code and therefore not conducted in accordance with the City's emergency guidelines and policies.
5. The developer has provided the Citizen Participation Report, and is included as Attachment 5.

Table 2: Public Notice

Notification Element	Date
Notice of Application Mailing to Property Owners within 300 feet	12/28/2020
Virtual Neighborhood Meeting/Notice	N/A
Notice of Hearing Mailing to Property Owners within 300 feet	N/A
Legal Notice – Newspaper	6/4/2021
Sign Posting	6/3/2021

BACKGROUND

6. 2016: Annexed and zoned Single-Family 43 (SF-43) District: Ord. 01-16; Approved 2/16/2016

ANALYSIS

General Plan

7. The subject property is located within an Activity Center, as shown in Attachment 2. Specifically, this site is located within the Buckeye Gateway Activity Center. This center is strategically located to capitalize on existing assets such as the West-MEC education center and a number of master planned communities.

Development Code

8. The subject property is proposing to rezone from Single-Family 43 (SF-43), as shown in Attachment 3, to Business Park District (BP), as shown in Attachment 4. The BP district is intended to allow for a mixture of light industrial, office, manufacturing, and limited retail uses in a business park, industrial park, or campus setting with high-quality site and building design.
9. The proposed Business Park District is in compliance with the General Plan designation and further refined as part of the Buckeye Gateway Activity Center. The proposed flex industrial contributes to the surrounding mix of uses and is ideally situated right off of Interstate 10 and Verrado Way.

RECOMMENDATION

10. Staff recommends the Planning and Zoning Commission motion for approval with conditions a - b of PLZZ-21-00016 for the following reasons:

- Conformance with General Plan
 - Conformance with Development Code
 - No outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services).
- a. Development of the property shall be in general conformance to the Project Narrative Report referenced as “Buckeye Industrial” consisting of two (2) pages, received June 11, 2021, as shown in Attachment 6, except as modified by the following condition(s).
- b. The property owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as result of this approval.

ATTACHMENTS

1. Vicinity Map
2. General Plan Map
3. Existing Zoning Map
4. Proposed Zoning Map
5. Citizen Participation Report
6. Rezone Narrative
7. Legal Description

Prepared by:

Randy Proch, AICP, Senior Planner

Reviewed by:

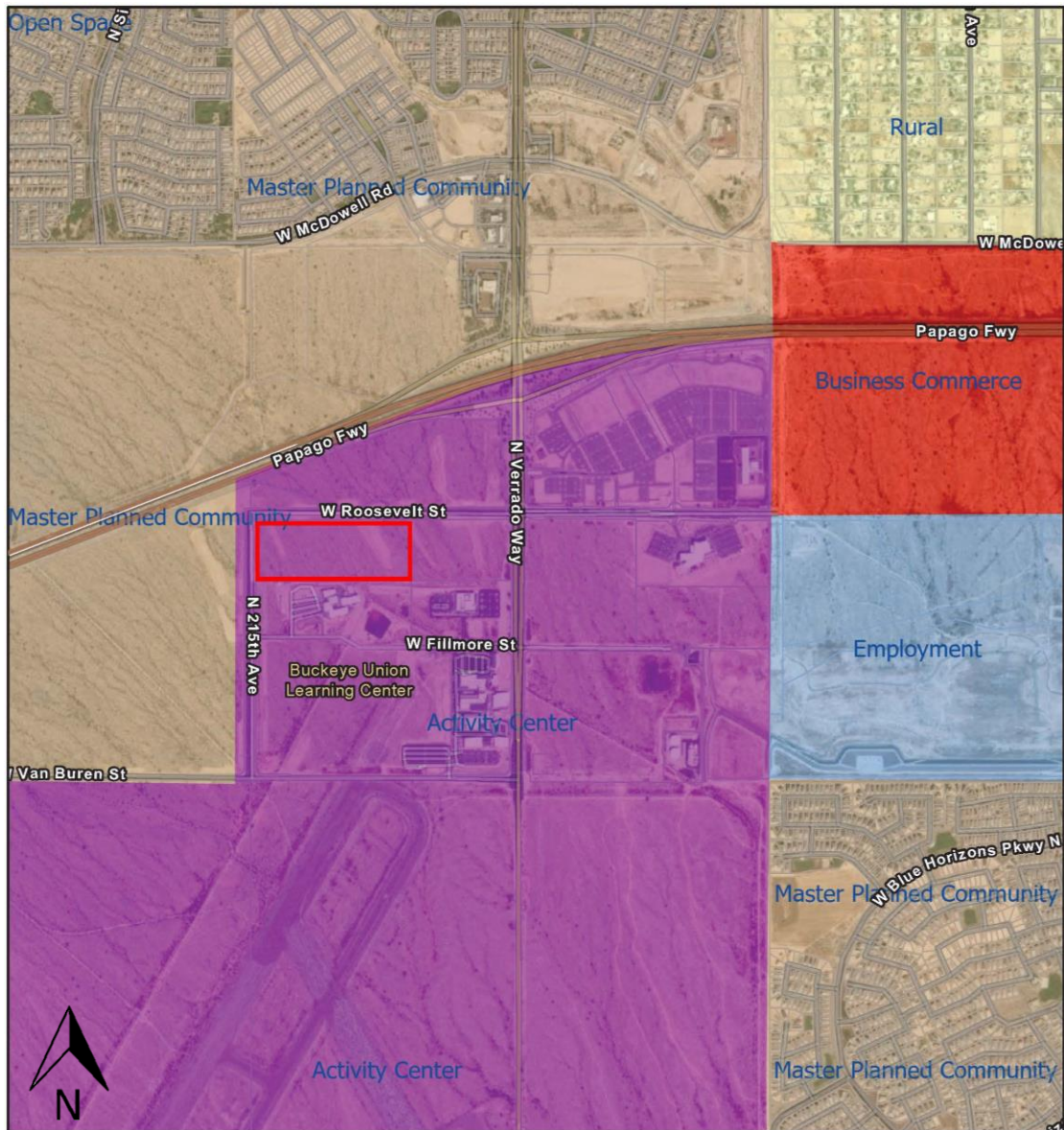
Terri Hogan, AICP, Deputy Director of Planning

Attachment 1: Vicinity Map



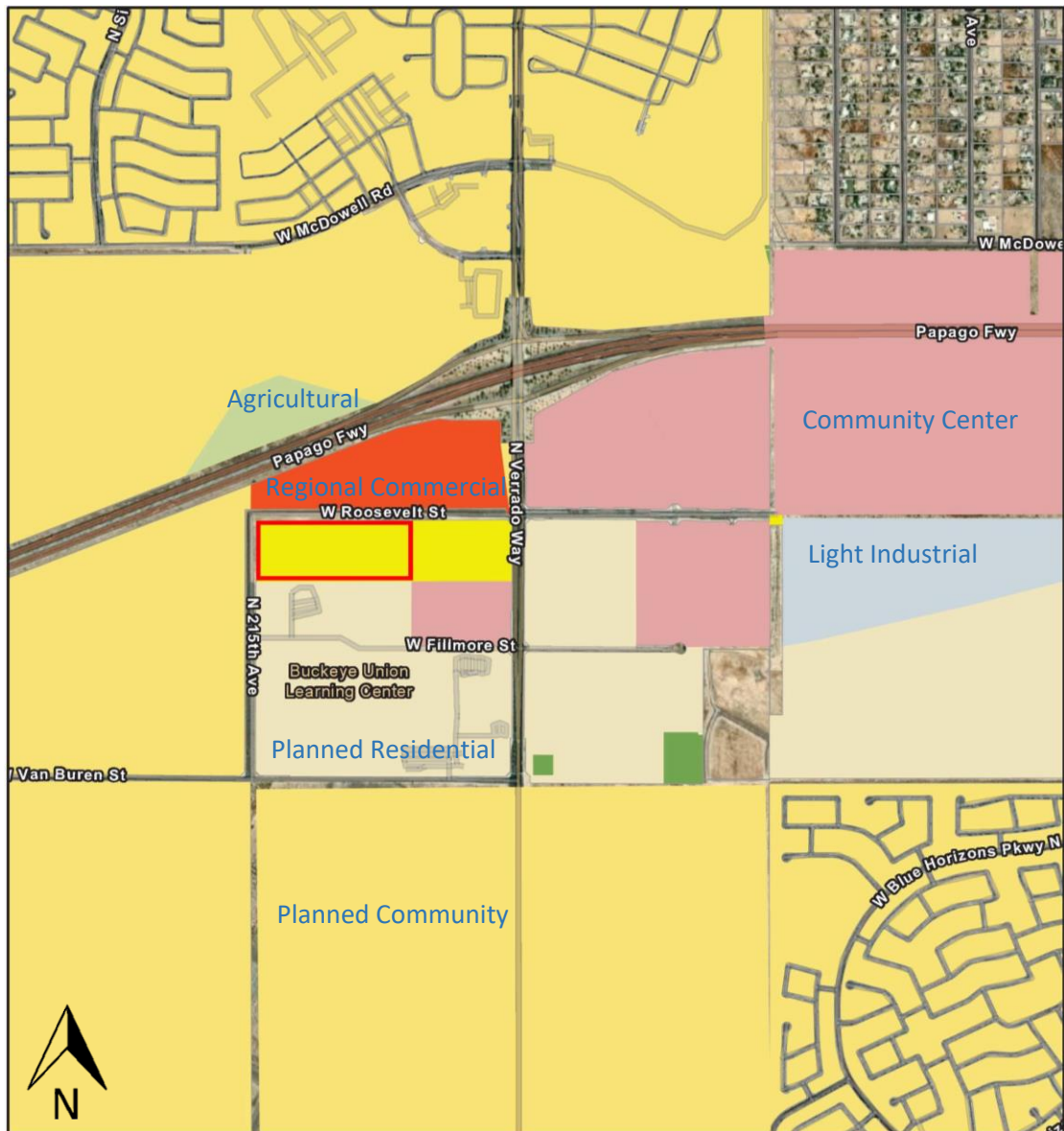
 Subject Property

Attachment 2: General Plan Map



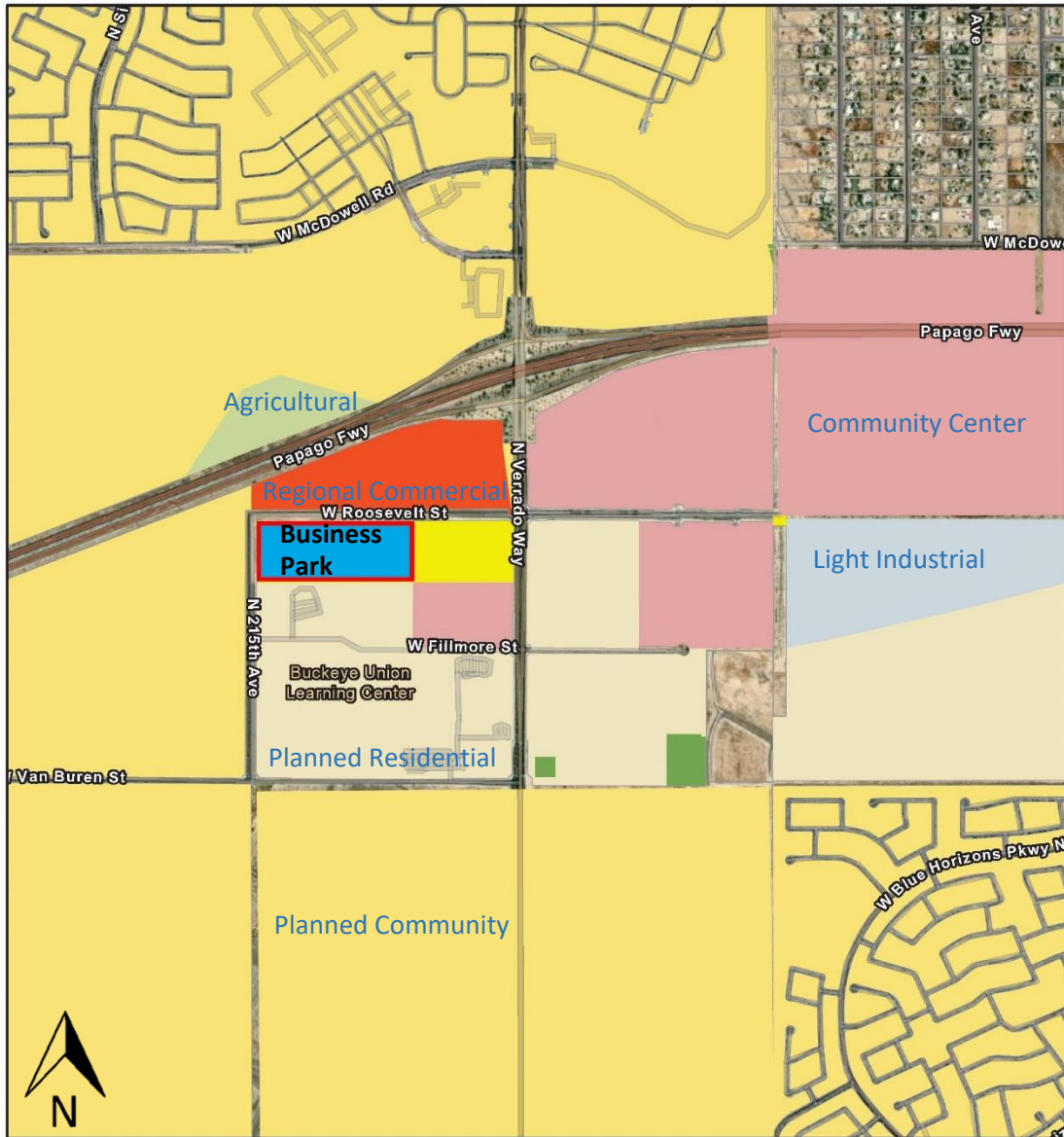
 Subject Property

Attachment 3: Existing Zoning Map



 Subject Property

Attachment 4: Proposed Zoning Map



 Subject Property

1st Submittal

PLZZ-21-00016

RECEIVED

01/27/2021

CITY OF BUCKEYE by: AZ

January 22, 2021

Buckeye Commercial

City of Buckeye, Arizona

Citizen Participation Plan

related to a Zone Change Request
From SF-43 to BP

Developer:

Boulder Realty Advisors Inc.

13971 N. Scottsdale Rd., Suite 215

Scottsdale, AZ 85014

Attn: Jim Zemezouak

480-990-0150

jim@boulderrealtyadvisors.com

Planning/Civil Engineering Consultant:

Coe & Van Loo Consultants, Inc.

4550 North 12th Street

Phoenix, Arizona 85014-4291

Attn: Nick Maxwell

602-285-4937

nmaxwell@cvlc.com



Citizen Participation Plan

Related to a Zone Change Request
from SF-43 to BP

for

Buckeye Commercial

City of Buckeye, AZ

January 22, 2021

Developer

Boulder Realty Advisors Inc.
13971 N. Scottsdale Rd., Suite 215
Scottsdale, AZ 85014
Attn: Jim Zemezouak
480-990-0150
jim@boulderrealtyadvisors.com

Planning/Civil Engineering Consultant

Coe & Van Loo Consultants, Inc.
4550 North 12th Street
Phoenix, Arizona 85014-4291
Attn: Nick Maxwell
602-285-4937
nmaxwell@cvtci.com

Contents

1. Project Introduction	1
2. Stakeholders and Parties Affected by this Application.....	1
3. Neighborhood Meeting	1
4. Notice Prior to First Public Hearing	2
5. Response Procedure	2
6. Status Procedure.....	3
7. Conclusion	3

Exhibits

Regional Vicinity Map.....	Exhibit A
Example CPP Notification Letter	Exhibit B
300' CPP Notification Boundary Exhibit	Exhibit C
List of Persons and Addresses within 300' of Project	Exhibit D
Preliminary Site Plan	Exhibit E

1. Project Introduction:

This Citizen Participation Plan is included in conjunction with an application for a zone change from SF-43 to BP on one land parcel totaling 18.89 net acres. The overall goal of this project is to develop a commercial business park development consisting of two (2) commercial buildings, a combined commercial loading area, and guest, employee, and visitor parking. The project is located along the south side of Roosevelt Street approximately 1100' west of Verrado Way in Buckeye Arizona. (See Exhibit A - Regional Vicinity Map).

The preliminary name of this proposed development is "Buckeye Commercial". (See Exhibit E – Preliminary Site Plan).

2. Stakeholders & Parties Affected by this Application:

The stakeholders and other parties most likely to be affected by the request for a Zone change for the subject property include:

- All property owners within 300' of the subject property (or within 500' if requested by the City of Buckeye). (See Exhibit C – 300' CPP Notification Boundary Exhibit),
- Neighborhood Home Owners Associations, other property owners associations or groups in the vicinity of the subject property, as identified by City of Buckeye Staff, as having an interest in the subject property or immediate area,
- Any other interested persons or parties having an interest in the property, as identified by the City of Buckeye Staff.

3. Neighborhood Meeting:

Within 30 days of the submittal of this document and the related Zone Change Application to the City of Buckeye, and upon notification to proceed by City Planning Staff, the Applicant will complete the following initial citizen notification steps for the proposed Rezoning request for this property:

- Forward notification letters via first-class U.S. Mail to all property owners within 300' of the subject property, as well as any other interested persons, parties, and / or interested neighborhood groups as identified by City of Buckeye Staff. (See Exhibit D – List of Persons and Addresses within 300' of the Project). The City of Buckeye

Development Services Staff will also be notified of this neighborhood meeting. Notification of the neighborhood meeting will include information regarding the description of the proposed zone change, and the name and contact information of the applicant. (See Exhibit B – Example CPP Notification Letter)

- Conduct a neighborhood meeting. Due to the ongoing Covid-19 Pandemic, this meeting will likely take the form of a video conference call as directed by City of Buckeye Staff.

Details of the neighborhood meeting will be recorded, including the names and addresses of the attendees as well as comments made by participants and responses offered to these comments.

As necessary, a follow-up neighborhood meeting or meetings with individuals or small groups may occur. Details of these meetings will also be recorded and forwarded to City Staff.

4. Notice Prior to First Public Hearing:

Once the applicant has been notified of the hearing date(s) for the project, before Planning and Zoning Commission and City council Hearings are conducted, the following will occur at least 15 days prior to the first public hearing:

- A Citizen Participation Report detailing all outreach efforts will be submitted to the City of Buckeye,
- The Site will be posted in accordance with City of Buckeye requirements,
- Mailed notices will be sent to all property owners and any interested parties / neighborhood groups as identified by City of Buckeye Staff.
- Published notification on an area newspaper or other approved printed media will be completed in accordance with the City of Buckeye Requirements.

5. Response Procedure:

Throughout the rezoning process, should any additional comments be received on this application, the applicant will meet with and work with any groups, interested parties, and/or individuals to discuss the proposed development and to work to mitigate any concerns. Meetings with any interested party, group, or individual will – to the extent possible – be scheduled at a date, time and location (and method) as requested by the interested party.

Additionally, the applicant will work closely with the City of Buckeye Planning Department to ensure that the proposed development is in conformance with their requirements.

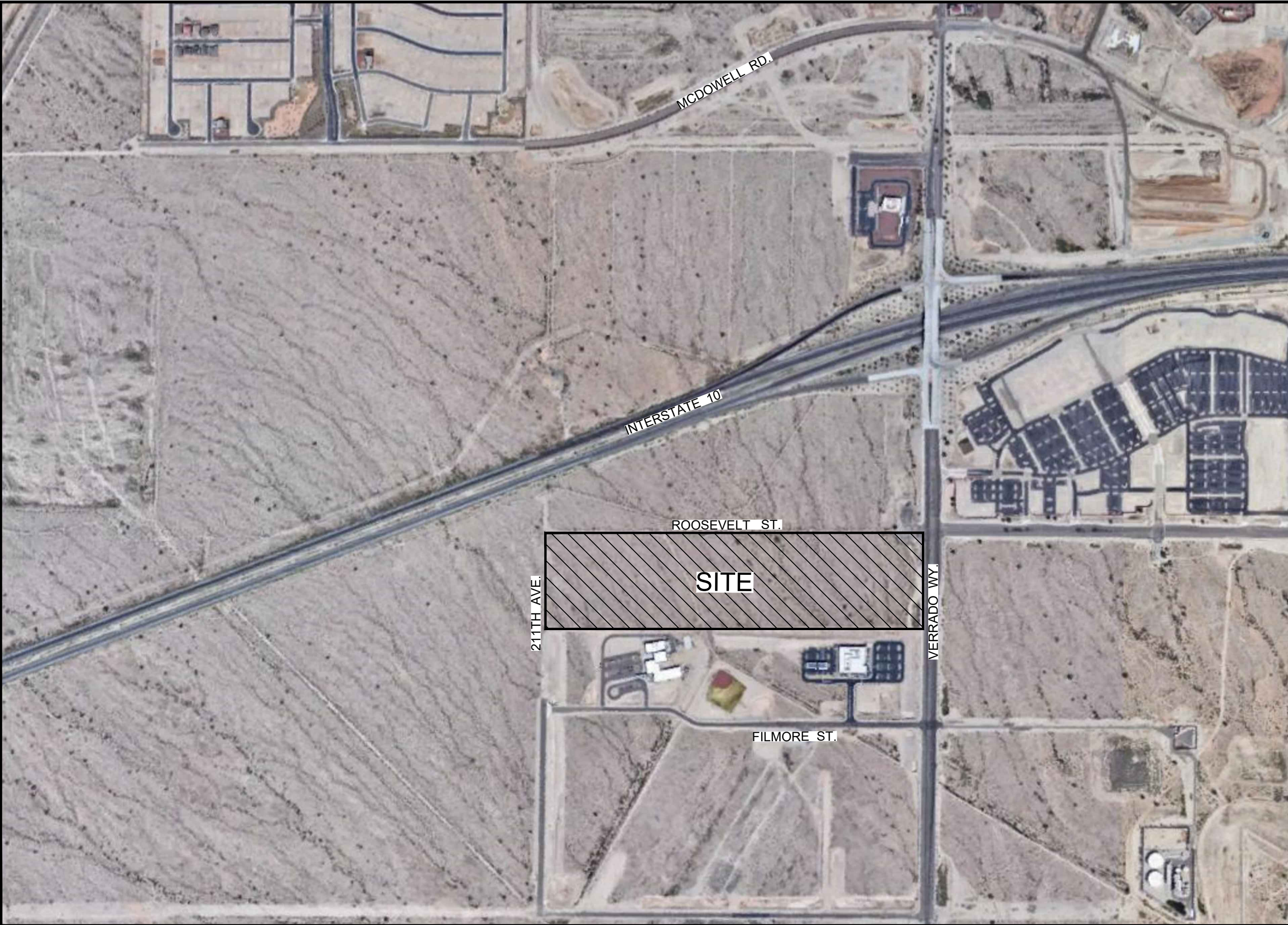
From these meetings and discussions, as well as any other comments provided by other interested parties and/or City of Buckeye, the related zoning request will be amended to the extent possible to address any comments/concerns that are made.

6. Status Procedure:

The applicant recognizes that it is to our benefit to keep City of Buckeye Planning Department staff apprised of the notification efforts that occur and any responses received by any interested party. Therefore, the applicant, in addition to the Citizen Participation Results Report noted above, will keep staff apprised of meetings and discussions through periodic correspondence, including letters and/or e-mails, as well as phone calls. Additional notices of status changes will occur as necessary and/or requested by City of Buckeye.

7. Conclusion

The Buckeye Commercial Project as proposed is very well suited for the project site and the surrounding area. The proposed zoning is consistent with the City's General Plan, bringing the site into conformance with the City's Specific Plan for the area. The project as proposed is not anticipated to meet with significant resistance by area residents, businesses, or land owners. Conversely, this project will add to the synergy of development already at work in the area, and will serve as a catalyst for the further development of surrounding parcels and within this part of the City of Buckeye.



SCALE : NTS'

EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

REGIONAL VICINITY MAP

BUCKEYE COMMERCIAL PROJECT



December 28, 2020

Nicholas Maxwell, P.E.
Coe and Van Loo Consultants
4550 North 12th Street
Phoenix, Arizona 85014
nmaxwell@cvlc.com
(602) 285-4937

Subject: Notification of Neighborhood Development

Dear Neighbor:

This letter is to inform you that a Rezoning Application has been filed with the City of Buckeye (City) on behalf of Boulder Realty Advisors (Applicant). This project is a proposed Rezoning of an existing 18.887 ac. parcel of land from SF-43 to Business Park (BP). Improvements will include constructing two office / warehouse buildings, associated parking, and roadway improvements to the project frontage s to Roosevelt Street and 211th Avenue. The project site is located west of the southwest corner of Verrado Way and Roosevelt Street in Buckeye, Arizona.

The project site is a portion of one parcel of land totaling approximately 34.5 acres, which is proposed to be subdivided as part of this project. The eastern 15.6 ac. of the overall parcel is not included with this rezoning of this project. This parcel is currently zoned SF-43 (Residential). With support from the City of Buckeye the applicant is proposing to rezone the 18.887 ac. project site to Business Park (BP). The proposed site design is attached for your review.

A neighborhood meeting to discuss this project will take place:

Date and Time
Location Name
Address
Buckeye, AZ zip code
(Map Attached)

Comments and questions will be accepted at this time. If you are unable to attend, please write, email, or call me at the contact information above. You may also contact Mr. Ed Boik with the City of Buckeye Planning and Zoning Division at (623) 349-6211.

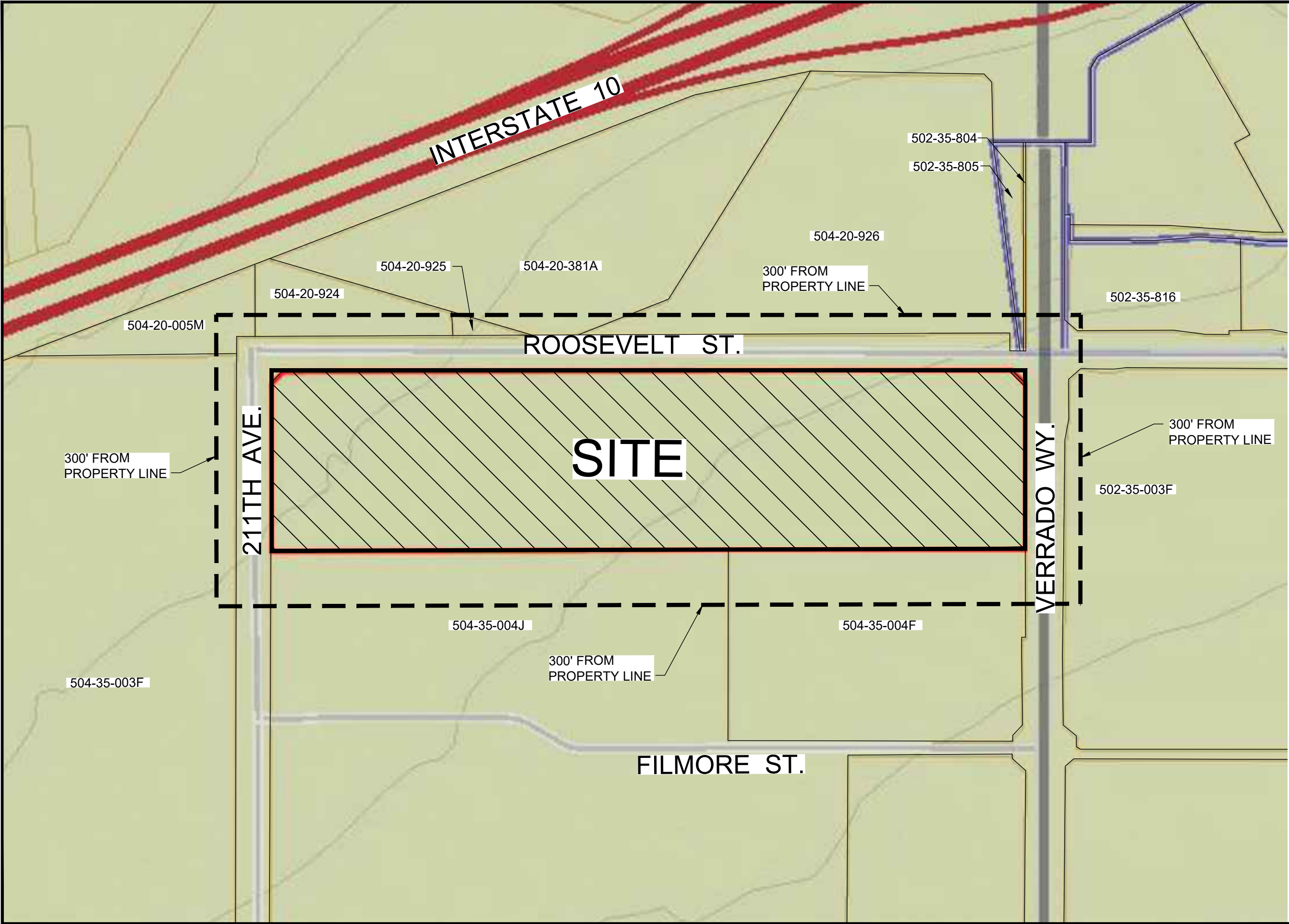
Sincerely,

COE & VAN LOO
Consultants, Inc.

Nicholas Maxwell, P.E.
Project Manager

NM:cl

N:\01\0119415\CADD\Preliminary\300' Notification Boundary Map.dwg ChrisL November 24, 2020



SCALE : NTS'

EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

300' NOTIFICATION BOUNDARY MAP

BUCKEYE COMMERCIAL PROJECT



1 OF 1

Buckeye Commercial Project - Properties within 300'

Parcel #	Owner	Mailing Address	CITY	STATE	ZIP
502-35-003F	BANNER HEALTH FOUNDATION	2901 N CENTRAL AVE STE 160 PHOENIX AZ 85012	PHOENIX	AZ	85012
502-35-804	SUNBELT LAND HOLDINGS LP	8095 OTHELLO AVE SAN DIEGO CA 92111	SAN DIEGO	CA	92111
502-35-805	BRIDGEWATER PROPERTIES CO LP	8095 OTHELLO AVE SAN DIEGO CA 92121	SAN DIEGO	CA	92121
502-35-816	NEVADA HOLDING CO LP	8095 OTHELLO AVE SAN DIEGO CA 92111	SAN DIEGO	CA	92111
504-20-002C	GEDDES CAPITAL RESOURCES LLC	3020 E CAMELBACK RD - SUITE 350 PHOENIX AZ 85016	PHOENIX	AZ	85016
504-20-003F	BT AIRPORT ROAD LLC	200 DRYDEN RD STE 2000 DRESHER PA 19025	DRESHER	PA	19025
504-20-004F	ARIZONA PUBLIC SERVICE COMPANY	P O BOX 53999 MS 9565 PHOENIX AZ 85072	PHOENIX	AZ	85072
504-20-004J	HIGH SCHOOL BUCKEYE UNION DIST 201	902 EASON AVE BUCKEYE AZ 85326	BUCKEYE	AZ	85326
504-20-005M	BT AIRPORT ROAD LLC	200 DRYDEN RD STE 2000 DRESHER PA 19025	DRESHER	PA	19025
504-20-381A	SUNBELT LAND HOLDINGS LP	8095 OTHELLO AVE SAN DIEGO CA 92111	SAN DIEGO	CA	92111
504-20-924	SUNBELT LAND HOLDINGS LP	8095 OTHELLO AVE SAN DIEGO CA 92111	SAN DIEGO	CA	92111
504-20-925	SUNBELT LAND HOLDINGS LP	8095 OTHELLO AVE SAN DIEGO CA 92111	SAN DIEGO	CA	92111
504-20-926	SUNBELT LAND HOLDINGS LP	8095 OTHELLO AVE SAN DIEGO CA 92111	SAN DIEGO	CA	92111

PROJECT LOCATION: SEC 211TH AVE AND ROOSEVELT ST
OWNER: GEDES CAPITAL RESOURCES LLC
PARCEL: APN 504-20-002C
PROPOSED NET LOT AREA: 813,968 S.F. (±18.68 ACRES)
ZONING: SF-43

BUILDING AREA:

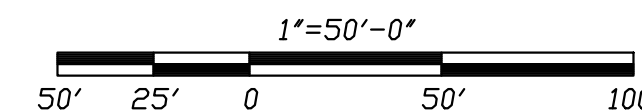
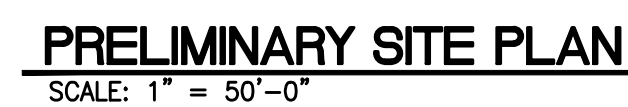
BUILDING-A	115,200 S.F.
BUILDING-B	134,400 S.F.
TOTAL BUILDING AREA	249,600 S.F.

PARKING CALCULATIONS:

249,600 S.F. (1/1,250 S.F.) = 213 P.S.

WAREHOUSE 249,600 / 1,250 = 200 P.S.

PARKING REQUIRED: 200 P.S.
PARKING PROVIDED: 535 P.S.
(INCLUDING 16 ACCESSIBLE SPACES)
(INCLUDING 2 VAN SPACES)



No:	DATE:	REVISIONS:
1		
2		
3		

E: 01/05/2021



**BUSINESS PARK
211 TH AVE AND ROSEVELT ST.
BUCKEYE, ARIZONA**

PROJECT MANAGEMENT

1095 W. RIO SALADO PKWY SUITE-203 TEMPE, ARIZONA 85281 (480) 894-3478 FAX: (480) 894-4013

Attachment 6.



ANDREWS **DESIGN GROUP**inc

June 11, 2021

LETTER OF INTENT / PROJECT NARRATIVE
BUCKEYE INDUSTRIAL
SEC 211th AVE. AND ROOSEVELT ST.

Site Location: SEC N. 211th Ave. and W. Roosevelt St.
Project Name: Buckeye Industrial
Parcel: APN 504-20-002C
Proposed Net Lot Area: +/- 18.00 Acres
Zoning: current SF-43, proposed to re-zone to BP for flex industrial use

As the architect for this project, I will be representing the owner for this Pre-Application submittal.

Owner:
Kentwood Ventures
4622 East Rancho Caliente
Cave Creek, AZ 85331
Phone: 602-361-8716
Email: jim@bouldersrealtyadvisors.com

Architect:
Don Andrews, President
Andrews Design Group, Inc.
1095 W. Rio Salado Pkwy., Suite 203
Tempe, Arizona 85281
Office: 480-894-3478
Email: don@adgarch.net

This site is located at the southeast corner of N. 211th Ave. and W. Roosevelt St.
APN 504-20-002C, Lot 2, approximate net area +/- 18.00 Acres.
Related zoning case number PLZM-20-00115.

Proposed electrical easement along north side of property at Roosevelt St.

Two driveway access points proposed at Roosevelt St. and one driveway access point at 211th Ave.

Retention areas proposed at frontage of 211th Ave. and another between Lot 1 & adjacent Lot 2 of the same parcel.

Setbacks:
Building setbacks frontage - 100'-6" / street side average - 135 feet
Landscape setback average 25 feet

Building height: 42 feet proposed height.

Proposed for new warehouse business park with approximate building area of 249,600 s.f including approximate 10% of office area, which will be a future T.I. buildout under separate permit.

Building-A 115,200 s.f.

Building-B 134,400 s.f.

This project is an Industrial Flex Building(s) for multi-use tenants. The buildings are tilt-up construction with hybrid steel joist/wood panel roof framing. The buildings have recessed and above grade docks located in combined dock area, that is screened by both buildings and site walls. The project includes a private access road for this site and the future site directly east of this site fronting W. Roosevelt St., which will eventually become a separate parcel from our project site. This project is to build adjacent half-street improvements. W. Roosevelt will be extended full width from N. Verrado Way to N. 215th Ave., and N. 211th Ave. will extend south to the end of the site frontage.

Proposed loading between buildings to provide screen from street view.

Parking calculations:

Flex Industrial 224,600 / 1,500 = 150 p.s.

Potential Office 25,000 / 300 = 71 p.s.

Total Parking Required: 221 P.S., including minimum 7 accessible spaces and minimum 2 van spaces.

Total Parking Provided per owner's program: 535 p.s., including 16 accessible spaces and 2 van spaces.

NOTE: Project shall comply with City of Buckeye Engineering Design Standards and requirements.

NOTE: Project will be required to implement any roadway recommendations per the traffic impact analysis.

Feel free to contact me directly with any questions.

Sincerely,



Don Andrews

President

Andrews Design Group, Inc.

Office: 480-894-3478

Email: don@adgarch.net

Attachment 7.

November 19, 2020

LEGAL DESCRIPTION FOR ROOSEVELT AND VERRADO LOT 2 (WEST) PARCEL

That part of the North Half of the North Half of the Southeast Quarter of Section 1, Township 1 North, Range 3 West of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Brass Cap in hand hole stamped Town of Buckeye marking the East Quarter Corner of said Section 1, from which the Brass Cap in hand hole stamped Town of Buckeye marking the Southeast Corner of said Section 1 bears South 00°26'05" West, a distance of 2,644.87 feet;

Thence North 89°56'33" West, along the North line of the Southeast Quarter of said Section 1, a distance of 1,208.09 feet;

Thence South 00°03'27" West, a distance of 60.00 feet to the True Point of Beginning;

Thence continuing South 00°03'27" West, a distance of 598.44 feet to a point on the South line of the North Half of the North Half of the Southeast Quarter of said Section 1;

Thence North 89°49'23" West, along said South line, a distance of 1,381.46 feet to a point on the Easterly right of way line of 215th Avenue, as dedicated in Book 1300 of Maps, Page 29, Records of Maricopa County, Arizona, said point being on a line which is parallel with and 60.00 feet Easterly, as measured at right angles, from the West line of the Southeast Quarter of said Section 1;

Thence North 00°26'31" East, along said Easterly right-of-way line and said parallel line, a distance of 555.57 feet;

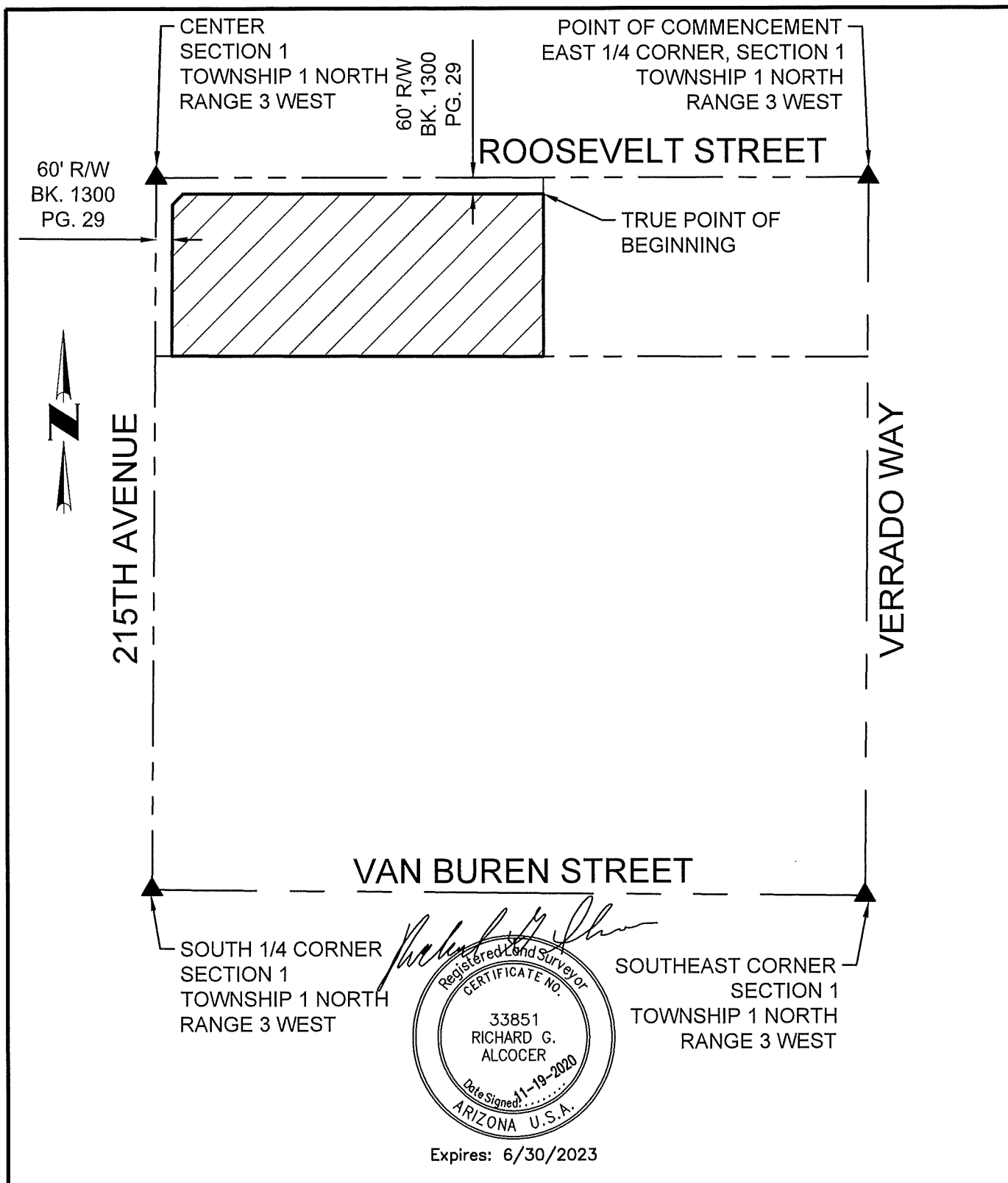
Thence North 45°14'59" East, departing said parallel line along said Easterly right-of-way line, a distance of 56.76 feet to a point on the Southerly right-of-way line of Roosevelt Street as dedicated in said Book 1300 of Maps, Page 29, said point also being on a line which is parallel with and 60.00 feet Southerly, as measured at right angles, from the North line of the Southeast Quarter of said Section 1;

Legal Description for
Roosevelt and Verrado
Lot 2 (West) Parcel
November 19, 2020

Thence South 89°56'33" East, along said Southerly right-of-way line and said parallel line, a distance of 1,337.46 feet to the True Point of Beginning.

Containing 822,737 Square Feet or 18.887 Acres, more or less.





SCALE 1" = 500'	ROOSEVELT & VERRADO	 CELEBRATING 60 YEARS
EXHIBIT		
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com	LOT 2 (WEST) PARCEL	