



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
FEBRUARY 8, 2022
AGENDA**

**City Council Chambers
530 E. Monroe Ave.
Buckeye, AZ 85326
Live stream available via YouTube
6:00 PM**

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

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

IMPORTANT INFORMATION REGARDING PUBLIC PARTICIPATION:

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

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

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

2. MINUTES

2.A [Approval of minutes from the January 25th, 2022 Planning and Zoning Commission regular meeting.](#)

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

3. REGULAR AGENDA

3.A Five Below - Comprehensive Sign Plan (PLZDR-21-00083)

Recommend to approve a Comprehensive Sign Plan for the Five Below Distribution Center located on the southwest corner of Miller Road and Durango Street.

Staff Liaison: Bart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623) 349-6207

4. COMMENTS FROM THE PUBLIC

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

Action Required: None

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

6. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

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

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

7. ADJOURNMENT

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 02/08/22	AGENDA ITEM: 2.A. Approval of Minutes
DATE PREPARED: 02/03/22	DISTRICT NO.:
STAFF LIAISON: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623)349-6211	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Minutes

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members)
Approval of minutes from the January 25th, 2022 Planning and Zoning Commission regular meeting.

SUMMARY

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

ATTACHMENTS:

[01.25.2022.PZC.Minutes.DRAFT.pdf](#)



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
JANUARY 25, 2022

City of Buckeye

530 East Monroe Avenue

Buckeye, AZ 85326

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

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

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

Members present: Vice Chairperson Ted Burton, Commissioner Alan Ladd virtually present, Chairperson Deanna Kupcik, Commissioner Nick Hudec, Alternate Charles Hester, Alternate Rebecca Puppe virtually present, Alternate Jennie Ragsdale seated for District 2, Alternate Darwin Meighen virtually present, Alternate Douglas McDonald seated for District 4, Alternate Larry Draves seated for District 5, Alternate Sebastian Trupiano.

Members absent: Commissioner Preston Hundley, Commissioner Anthony DiMascio, Commissioner Ed Sumner.

Staff present: Deputy Director of Planning Adam Copeland, Senior Planner Sean Banda, Senior Planner Randy Proch, City Traffic Engineer John Willett, Management Assistant Keri Hernandez, City Attorney Shiela Schmidt.

2. MINUTES

2A. APPROVAL OF MINUTES FROM THE JANUARY 11, 2022 PLANNING AND ZONING COMMISSION REGULAR MEETING.

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

3. REGULAR AGENDA

3A. VERRADO VICTORY DISTRICT PHASE 6 UNITS B & C- PRELIMINARY PLAT (PLZV-21-00042)

Sean Banda, Senior Planner presented and was available to answer questions from the Commission.

Applicant Kurt Jones presented and was available to answer questions from the Commission.

Alternate Draves asked for reasoning behind the attraction of duplex products and the eighteen (18) foot long driveway. Mr. Jones informed the Commission that the interest in the new product variety will require less land to maintain and accommodates smaller households. Mr. Banda added that there are a variety of driveway lengths available in this new conceptual duplex product.

Commissioner Hudec asked if there will be sidewalks throughout this development or would this be a mountainside concept. Mr. Jones referred to an exhibit, indicating the sidewalks throughout the community. Mr. Hudec inquired if there will be additional thoroughfare north of Indian School Road to accommodate the increase of traffic this development would bring. Mr. Jones informed the Commission that a recently approved circulation plan addresses the potential increase of traffic within the area and the streets have been sized accordingly.

Chairperson Kupcik asked if conditions 'a-r' have been agreed upon. Mr. Jones confirmed that all conditions have been agreed upon.

A motion was made by Alternate Mc Donald and seconded by Alternate Ragsdale to approve as presented. Approval 7-0. Motion carried.

3B. BUNGALOWS ON YUMA AND APACHE-SITE PLAN (PLZSP-21-00047)

Randy Proch, Senior Planner presented and was available to answer questions from the Commission. Commissioner Hudec asked for clarification on the designated parking spaces. Project Architect, Kyle Barichello informed the Commission that each unit will have a designated covered parking space for each bedroom within a close proximity of said unit.

Alternate Draves asked if there will be on-site management, what demographic is this community directed towards, and what the lease lengths are. Mr. Barichello indicated that there will be an on-site professional management company available during business hours and on-call management available after hours for this gated community. Mr. Barichello informed the Commission that the presented products are considered luxury units and marketed to a demographic range of single professionals to retirees that are ready to move from apartment living. Mr. Barichello indicated that rental rates are considered market rates for long-term rentals and not allowed for nightly rentals. Alternate McDonald asked if there is planned commercial for the northwest corner of the site. Mr. Proch indicated that the portion at the northwest corner, outside of the community, is targeted for commercial use, but no user has been indicated.

Vice Chairperson Burton asked how the elevations are determined. Mr. Proch referred to the exhibits indicating that the products will be distributed throughout the community and two identical units are not to be next to another. Mr. Barichello indicated that there are over thirty different combinations of product distributed throughout.

Chairperson Kupcik asked what a geotechnical analysis was, and for clarification on the language in condition 'w'. Mr. Proch indicated that anything within floodplain must be elevated one foot above the one-hundred year mark.

Traffic Engineer, John Willett informed the Commission that a geotechnical analysis is conducted to evaluate the soil conditions so that the structures do not settle.

A motion was made by Commissioner Hudec and seconded by Commissioner Ladd to approve as presented. Approval 7-0. Motion carried.

4. COMMENTS FROM THE PUBLIC

None.

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

Adam Copeland updated Commission on various projects that will begin in the 2022 calendar year.

6. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

Vice Chair Burton updated Commissioners on the available Leadership class offered by the Chamber of Commerce.

Alternate Draves announced the Sundance Adult Community annual First Responders breakfast.

Chair Kupcik updated Commission that the Buckeye Days events at the end of January.

7. ADJOURNMENT

A motion was made by Alternate McDonald and seconded by Vice Chairperson Burton to adjourn at 7:00 p.m. Motion carried.

Deanna Kupcik, Chairperson

ATTEST:

Keri Hernandez, Management Assistant

I hereby certify that the foregoing is a true and correct copy of the Planning and Zoning Commission Regular Meeting held on the 25th day of January 2022. I further certify that a quorum was present.

Keri Hernandez, Management Assistant

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 02/08/22	AGENDA ITEM: 3.A. PLZDR-21-00083 - Five Below Comprehensive Sign Plan
DATE PREPARED: 02/03/22	DISTRICT NO.: 3
STAFF LIAISON: Bart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623) 349-6207	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Public Meeting / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members)
Five Below - Comprehensive Sign Plan (PLZDR-21-00083)
Recommend to approve a Comprehensive Sign Plan for the Five Below Distribution Center located on the southwest corner of Miller Road and Durango Street.

RELEVANT GOALS:

GOAL 2: Enhanced Economic Well-Being and Vitality

SUMMARY

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

ATTACHMENTS:

[01 - PLZDR-21-00083 - Five Below CSP - Vicinity - PZ 020822.pdf](#)

[03 - PLZDR-21-00083 - Five Below CSP - CSP Document - PZ 020822.pdf](#)

[02 - PLZDR-21-00083 - Five Below CSP - Staff Report - PZ 020822.pdf](#)

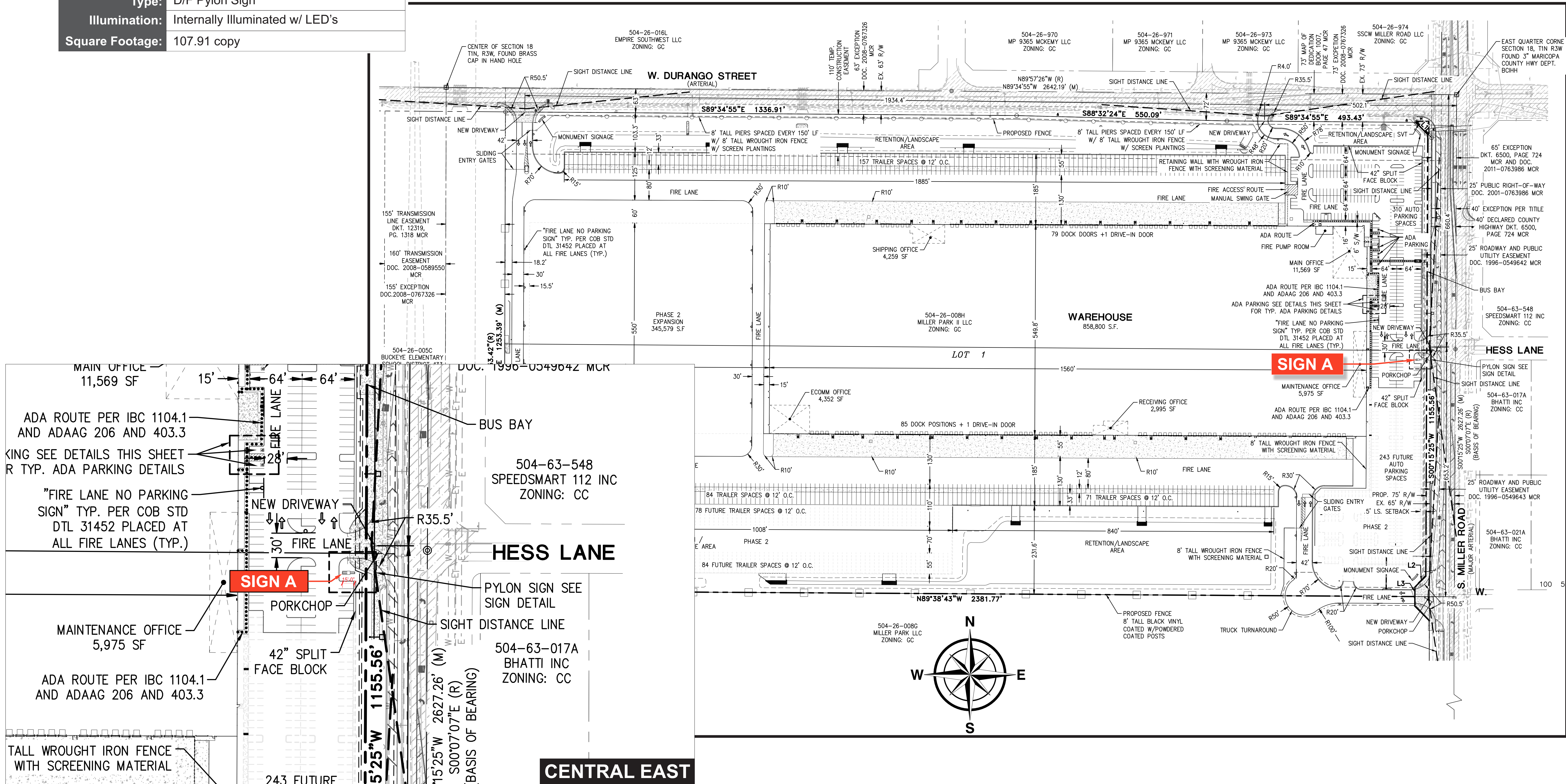


Location Map

NTS



SIGN A	Five Below
Type:	D/F Pylon Sign
Illumination:	Internally Illuminated w/ LED's
Square Footage:	107.91 copy

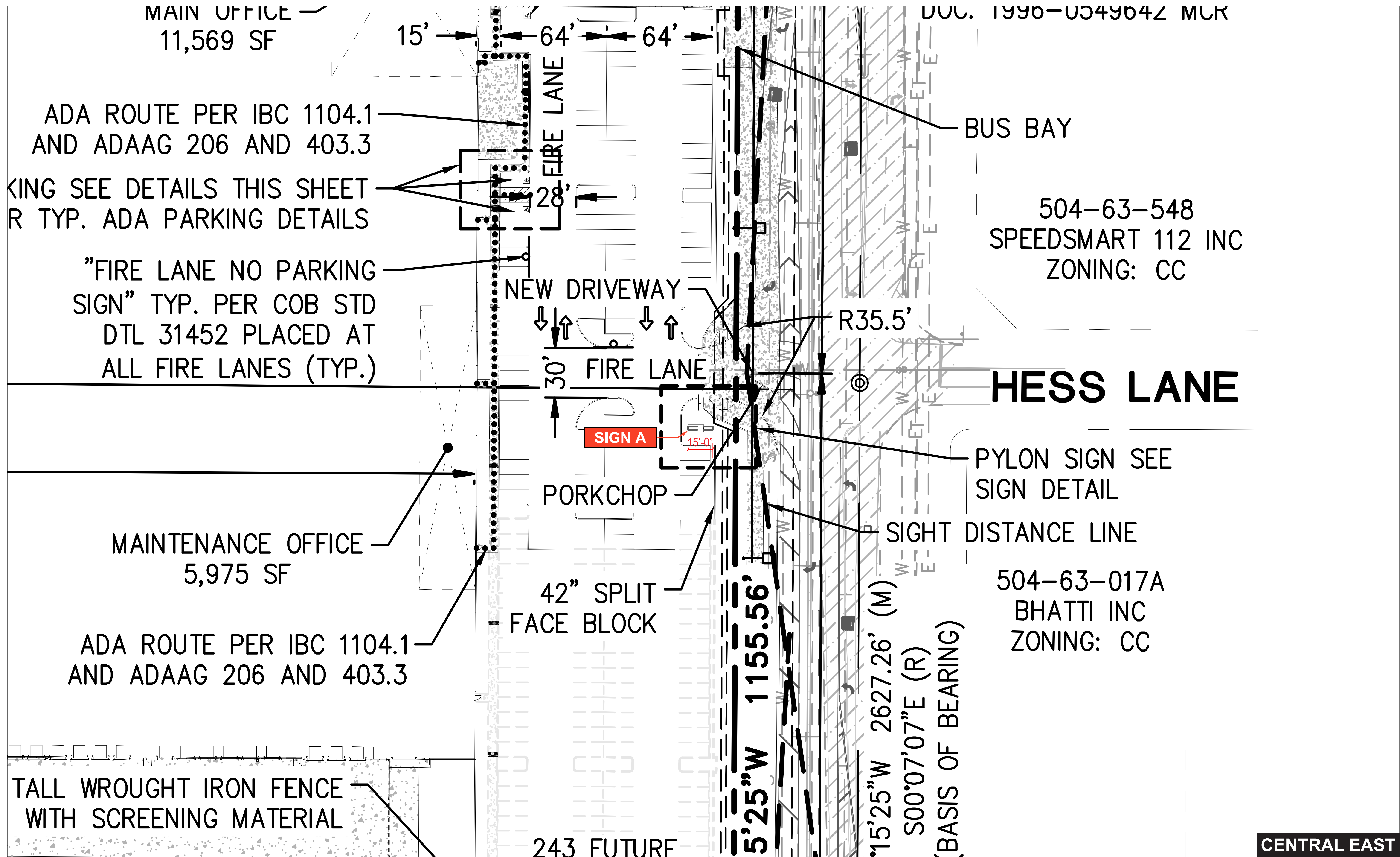


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Five Below Distribution Center
Project Scorpion
2150 S. Miller Rd,
Buckeye, AZ 85326

Project ID#: 125431
Project Mgr: Kateesh F.
Designer: smw
Created on: 09/23/2020

REVISION	R1 11/22/21 MD Updated site plan



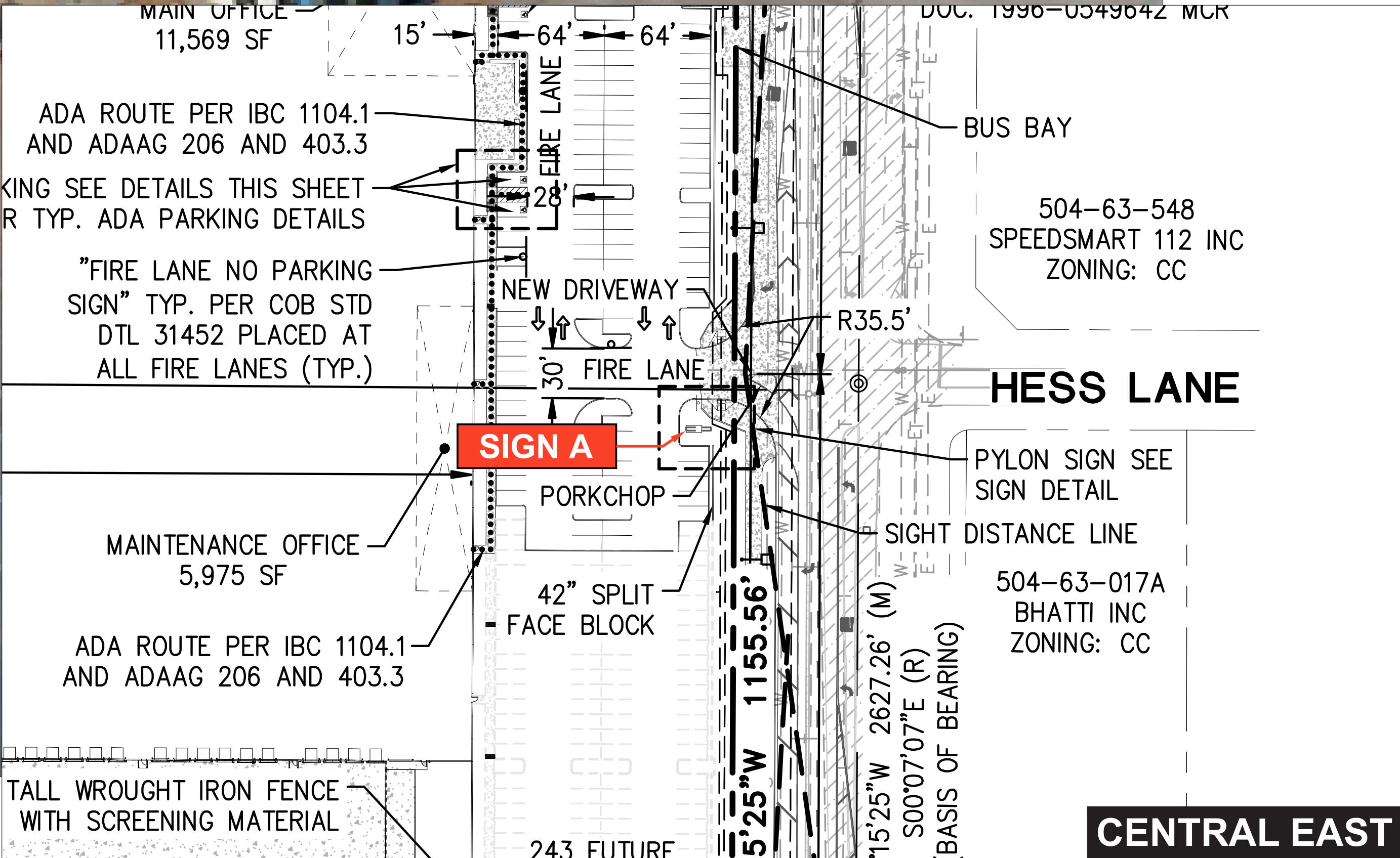
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Project ID#: 125431
Project Mgr: Kateesh F.
Designer: smw
Created on: 09/23/2020

REVISION R1 11/22/21 MD Updated site plan

SIGN A	Five Below
Type:	D/F Pylon Sign
Illumination:	Internally Illuminated w/ LED's
Square Footage:	107.91 copy

current code : 20' OAH, 48 sq ft
proposed is 30' OAH and 107.91 Sq ft of copy

Color Specifications:

- PMS #2945C Blue, Arlon Blue #2500-67
- [P-1] SW 7029 Agreeable Gray
- [P-3] SW 7019 Gauntlet Gray
- Blue - R: 44, G: 66, B: 150
- Yellow - R: 240, G: 154, B: 31
- Red - R: 225, G: 39, B: 38

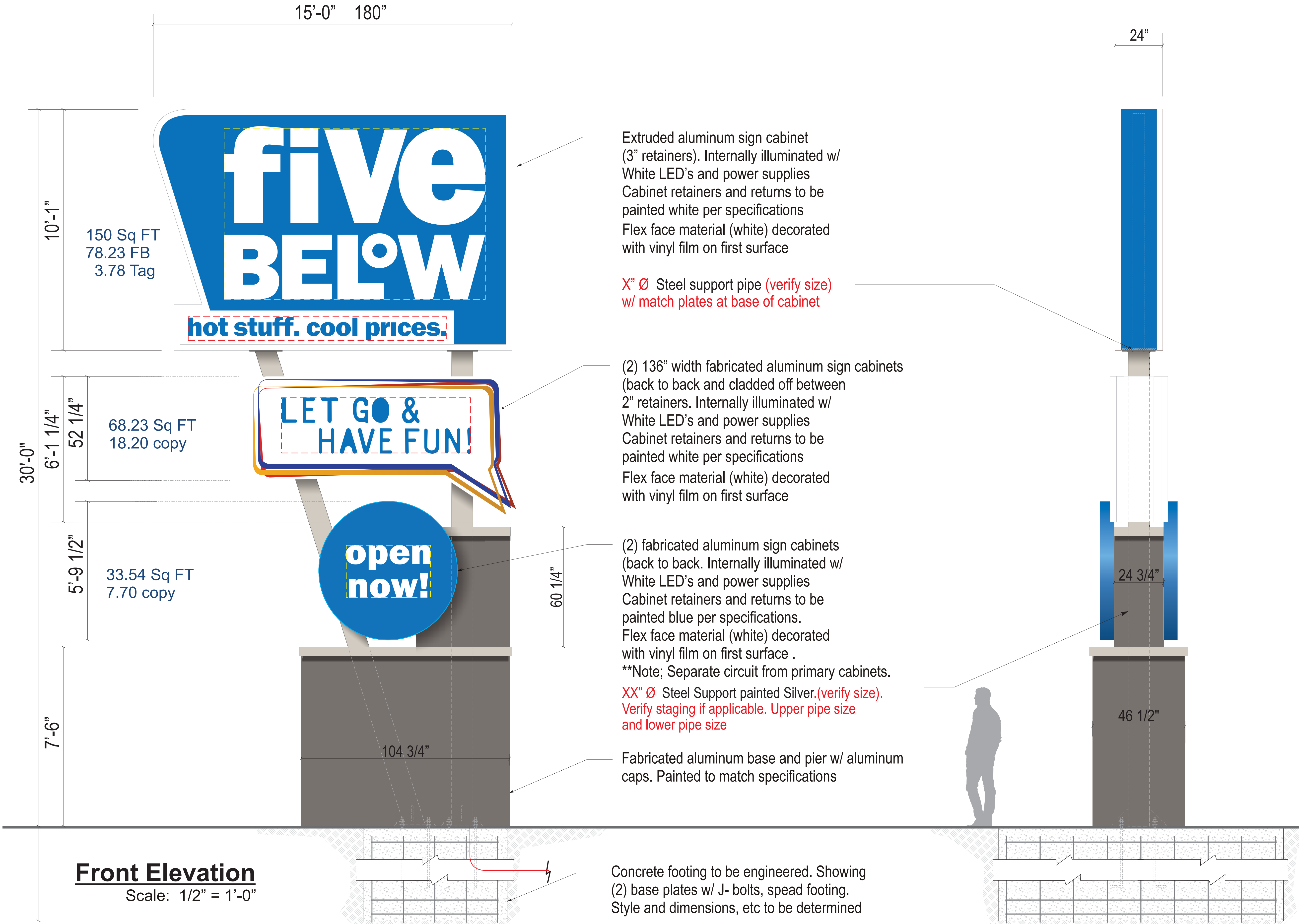
Electrical Detail:

- White LEDs
- (X) 60w Power Supplies
- Total Amps: X.XX
- (1) 20 amp 120V Circuit Req.



General Notes:

- This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.
- Grounded and bonded per NEC 600.7/NEC 250
 - Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
 - Sign is to be UL listed per NEC 600.3
 - UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer. For multiple signs, a disconnect is permitted but not required for each section
 - The location of the disconnect switch after installation shall comply with article 600.6 (A) (1) per NEC



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Project ID#: 125431
Project Mgr: Kateesh F.
Designer: smw
Created on: 09/23/2020

REVISION	R1 11/22/21 MD Updated site plan	PLZDR-21-00083
		2ND REVIEW
		RECEIVED
		Nov 29 2021
		CITY OF BUCKEYE PLANNING & ZONING DM



COMPREHENSIVE SIGN PLAN

Report to the Planning and Zoning Commission

CASE NUMBER: PLZDR-21-00083
TITLE: Five Below Comprehensive Sign Plan
MEETING DATE: February 8, 2022

Applicant/Owner: Expedite the Diehl, LLC on behalf of Five Below, Inc.
Request: Comprehensive Sign Plan for the Five Below distribution facility
District: 3
Location: The Five Below site is located on the southwest corner of Miller Road and Durango Street.
Site size: 69.08 acres
Density: N/A
Public input: None
Recommendation: **Approve** with conditions

PROJECT DESCRIPTION

1. Expedite the Diehl, LLC on behalf of Five Below, Inc. is requesting Comprehensive Sign Plan approval for a project known as Five Below Distribution Center, located on an approximately 69-acre site located at the southwest corner of Miller Road and Durango Street. The Five Below Distribution Center has been constructed and is currently operating.

AREA CONTEXT

2. The subject property is located on the southwest corner of Miller Road and Durango Street, Maricopa County APN 504-26-008L.

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Five Below Distribution Facility	Business Commerce	General Commerce (GC)
North	Vacant lands and a fueling facility	Business Commerce	General Commerce (GC) and Community Commercial (C-2)
South	10 West Distribution facility	Neighborhood	General Commerce (GC)
East	Residential and a fueling facility	Business Commerce	Commerce Center (CC)
West	Buckeye Elementary School #33	Business Commerce	General Commerce (GC)

PUBLIC PARTICIPATION

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

BACKGROUND

4. The applicant for the Five Below facility is proposing a single 30 foot high monument sign along Miller Road. The sign has approximately 110 square feet of sign copy area. The sign will be located 14 feet from the right-of-way in a parking island near the main of the facility entrance along Miller Road.

5. The current City of Buckeye sign code allows for a 20 foot high monument sign with 72 feet of sign copy area. This would be a 30 percent increases in height and 52 percent increase in sign copy area.
6. Because of the scale of the elevation along Miller (47 feet high by 550 feet wide), the applicant feels that the proposed signage will be in appropriate scale with the building and will provide much needed identity for the Five Below Facility and its built in retail store.

ANALYSIS

7. The City of Buckeye Sign Code (Article 5.11) describes the specific standard sign regulations for all monument signs in the City. The code also allows for comprehensive sign plans (CSPs). CSPs allow residential, commercial, and industrial developments to develop specific sign programs for which may not comply with the strict application of the sign code so that sign size, location, design, materials, and other aspects are coordinated throughout the development.
8. Planning staff has reviewed the subject proposal and have no concerns with the proposed sign design, sizes, and materials. Because this 30 foot single sign is accommodating a facility elevation that measures 47 feet by 550 feet, staff feels the proposed CSP would be appropriately placed in this location and would no negative impacts to the area.
9. The request exceeds the 10 percent sign code variation, therefore is subject to Planning and Zoning Commission approval.

RECOMMENDATION

10. Staff recommends the Planning and Zoning Commission motion for **approval** with conditions a. through b. of Case **PLZDR-21-00083** for the following reasons:
 - Conformance with the General Plan
 - Conformance with Development Code
 - No outstanding issues from reviewing departments
 - a. Development of the property signage shall be in general conformance to the Comprehensive Sign Plan entitled, “Five Below Distribution Center”, consisting of four (4) pages, dated and received November 29, 2021, except as modified by the following conditions.
 - b. The property owner(s) and their successor(s) waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as result of this approval.

ATTACHMENTS

1. Vicinity Map
2. Comprehensive Sign Plan

Prepared by:
Bart Wingard, Principal Planner

Reviewed By:
Adam Copeland, Deputy Director of Planning