



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
 October 13, 2015

NOTICE OF POSSIBLE QUORUM OF THE BUCKEYE CITY COUNCIL

In accordance with Title 38, Chapter 3, Article 3.1, Arizona Revised Statutes, a majority of the City Council may attend the regular meeting of the Buckeye Planning and Zoning Commission but there will be no voting taking place by the City Council. Council members may participate in the discussion of any item on the agenda.

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request to (623)349-6911, 72 hours in advance if you need a sign language interpreter or alternate materials for a visual or hearing impairment. [TDD (623)234-9507]

Sun City Festival
Sage Center
26501 W. Desert Vista Blvd.
Buckeye, AZ 85326

Workshop: None
Regular Meeting: 6:00 pm

Order of Items

1. The Chair will call the item number and read the notice of hearing.
2. A staff member of the Development services Department will summarize the case.
3. The applicant or representative may speak in support of the application.
4. Other persons 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. All questions must be addressed to the Chair in order to present general discussion between those in favor of the application and those opposed to it.

At Large	District 1	District 2	District 3	District 4	District 5	District 6
Jim Zwerg	Jeffrey Nagy	Preston Hundley	Carol Kempiak <i>Chairperson</i>	Clayton Bedoya	Reverend Gregory Clemmons	Nick Hudec <i>Vice Chairperson</i>
Thomas Marcinko <i>(Alternate)</i>	Jesse Knight <i>(Alternate)</i>	Vacant <i>(Alternate)</i>	Deanna Kupcik <i>(Alternate)</i>	Vacant <i>(Alternate)</i>	Bill Elliott <i>(Alternate)</i>	Duane Mitry <i>(Alternate)</i>

Council Liaison: Councilmember Craig Heustis

1.	CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL	
2.	APPROVAL OF MINUTES FROM SEPTEMBER 22, 2015 PLANNING AND ZONING COMMISSION REGULAR MEETING	Action required: <i>Motion</i>

3.	CONSENT AGENDA <i>No Items</i>	
4.	CONTINUANCE AGENDA <i>No Items</i>	
5.	REGULAR AGENDA	
5A.	<p>Subject: Trillium (PLZ-15-00072) Applicant: Hilgart-Wilson for El Dorado Holdings Location: Generally located west of Sun Valley Pkwy along the Wintersburg Pkwy alignment Request: Major General Plan Amendment from various land uses to Master Planned Community (3,029 acres) Recommendation: No Action Presented by: Ed Boik, AICP, Senior Planner</p>	Action required: <i>Public Hearing and Discussion</i>
5B.	<p>Subject: Sun Valley Villages 1 & 2 (PLZ-15-00077) Applicant: Land Resources, Inc. for 10K, LLC and WWSV Holdings, LLC Location: Generally located along the Sun Valley Pkwy and Bell Road alignments Request: Major General Plan Amendment from various land uses to Master Planned Community (5,800 acres) Recommendation: No Action Presented by: Adam Copeland, Senior Planner</p>	Action required: Public Hearing and Discussion
5C.	<p>Subject: Parks & Recreation Master Plan (PLZ-15-00112) Applicant: City of Buckeye Location: Citywide Request: Major General Plan Amendment to amend exhibits, goals, objectives and policies related to parks, trails and open spaces. Recommendation: No Action Presented by: Ed Boik, AICP, Senior Planner</p>	Action required: Public Hearing and Discussion
6.	<p>COMMENTS FROM THE PUBLIC Alternates and members of the audience may comment on non-agenda items. However, State Open Meetings Law does not permit the Commission to discuss items not specifically on the agenda.</p>	Action required: <i>None</i>
7.	REPORT FROM STAFF	Action required: <i>None</i>
8.	COMMENTS FROM THE PLANNING AND ZONING COMMISSION	
9.	ADJOURNMENT	Action required: <i>Motion</i>



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 22, 2015

City of Buckeye
530 East Monroe Avenue
Buckeye, AZ 85326

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

Chairperson Carol Kempiak called the meeting to order at 6:01 p.m.

Members present: Commissioner Jeffrey Nagy, Commissioner Preston Hundley, Chairperson Carol Kempiak, Commissioner Clayton Bedoya, Commissioner Gregory Clemmons, Vice Chairperson Nick Hudec, Alternate Thomas Marcinko, Alternate Jesse Knight, Alternate Bill Elliott

Members absent: Commissioner James Zwerg, Alternate Deanna Kupcik, Alternate Duane Mity

Staff present: Planning Manager Terri Hogan, Senior Planner Adam Copeland, Senior Planner Ed Boik, Conservation Supervisor Robert Wisener, Administrative Assistant Keri Hernandez, City Attorney Chris Schmaltz, Council Liaison Craig Heustis

2. APPROVAL OF MINUTES FROM AUGUST 25, 2015 PLANNING AND ZONING COMMISSION REGULAR MEETING

A motion was made by Vice Chairperson Hudec and seconded by Commissioner Hundley to approve the minutes of the August 25, 2015 Planning and Zoning Commission Regular Meeting as presented. Motion carried.

3. CONSENT AGENDA

No items

4. CONTINUANCE AGENDA

No items

5. REGULAR AGENDA

5A. VILLAGE AT SUNDANCE (PLZ-14-00055)

Senior Planner Adam Copeland presented and was available to answer questions from the Commission. Mr. Copeland proposed modifications and additions to the presented stipulations.

A public hearing was opened at 6:19pm.

Mr. Hundley questioned an access point on Apache road. Mr. Copeland stated that the applicant will be constructing Apache Road north of their project area. Mr. Hundley inquired of the fire department access and the closest fire stations. Mr. Copeland informed the Commission that the stations in the narrative will be reviewed and ensure that the language is updated.

Alternate Marcinko asked if the water from the natural wash would be redirected. Mr. Copeland stated that the final drainage report will be reviewed so that there is no construction interference with the

natural flow, and natural trails will also be included in the project. Mr. Marcinko asked what the outcome will be if the efforts in stipulation (aaa.) are not met. Mr. Copeland informed the Commission that there will be no further obligations to the applicant if unsuccessful in obtaining the public right of way on the north.

Applicant Ron Hilgart of Hilgart Wilson presented and was available to answer questions from the Commission.

Project property owner Tim Keenan presented and was available to answer questions from the Commission.

With there being no comments from the public, the public hearing was closed and 6:25pm.

Mr. Heustis spoke of his concerns with the traffic and road improvements in the area.

Mr. Clemmons asked for clarification in what roads will be connected and road improvements. Mr. Copeland stated that the north-south connection roads to Yuma would be the best option, and if this option is carried out, the third option of improving Durango will not be necessary. Commission spoke of concerns with increased traffic on roads surrounding the project.

Mr. Marcinko spoke of his concerns with the different options of road improvements and connections.

A motion was made by Commissioner Bedoya and seconded by Commissioner Clemmons to recommend approval of the Village at Sundance Preliminary Plat to the City Council subject to stipulations a-aaa as amended. Motion carried with six (6) yea, zero (0) opposed, and one (1) abstaining from the vote.

5B. DEVELOPMENT CODE AMENDMENT TO AMEND ARTICLE 6 AND 8 RELATED TO SUBDIVISION REVIEW PROCESS

Senior Planner Ed Boik presented and was available to answer questions from the Commission.

A public hearing was opened at 7:00pm.

Kurt Jones with Tiffany and Bosco on behalf of DMB White Tank LLC, spoke of his opinion of the amendment.

With there being no further comments from the public, the public hearing was closed at 7:03pm.

A motion was made by Vice Chairperson Hudec and seconded by Commissioner Clemmons to continue item to the October 27th Planning and Zoning Commission regular meeting. Motion carried.

5C. EL RIO DESIGN GUIDELINES

Conservation Supervisor Robert Wisener presented and was available to answer questions from the Commission. Mr. Marcinko asked if this was a previously presented project. Mr. Wisener informed the Commission that the project being questioned was a separate project named the Gila River Restoration project. Mr. Nagy asked what area the floodplain expansion would cover. Mr. Wisener informed the Commission that the floodplain would expand from Perryville to Dean Road, and would affect nearly 200 structures.

5D. SIGN CODE UPDATE

City Attorney Chris Schmaltz presented and was available to answer questions from the Commission.

6. COMMENTS FROM THE PUBLIC

None

7. REPORT FROM STAFF

None

8. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

Mr. Nagy asked for an update on the commercial project located at the NEC of Miller Road and Yuma Road. Ms. Hogan informed the Commission that this PAD was approved by City Council, but staff has not seen any further action. Mr. Heustis informed the Commission that a new alternate will be voted on and the next scheduled City Council meeting.

9. ADJOURNMENT

A motion was made by Commissioner Hundley and seconded by Vice Chairperson Hudec to adjourn at 7:52pm. Motion carried.

Carol Kempiak, Chairperson

ATTEST:

Keri Hernandez, Administrative 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 September, 2015. I further certify that a quorum was present.

Keri Hernandez, Administrative Assistant



GENERAL PLAN AMENDMENT

Report to the Planning and Zoning Commission

CASE NUMBER: PLZ-15-00072
TITLE: Trillium General Plan Land Use Map Amendment
MEETING DATE: October 13, 2015
AGENDA ITEM: 5A

Applicant: Toni Bonar, HilgartWilson
Owner: El Dorado Holdings
Request: Major General Plan Amendment to change various land uses within the Trillium Master Planned Community to “Master Planned Community”
Location: Generally located west of Sun Valley Pkwy along the Wintersburg Pkwy alignment
Site size: 3,029 acres
Density: Approximately 2.4 du/ac
Support/Opposition: None Known
Recommendation: No Action

PROJECT DESCRIPTION

1. Toni Bonar, HilgartWilson, on behalf of El Dorado Holdings is requesting a major general plan amendment for 3,029 acres located west of Sun Valley Parkway along the Wintersburg Parkway alignment. The amendment will change the land uses from a variety of residential and commercial land uses (as shown on Exhibit B) to “Master Planned Community”. This request more appropriately illustrates the land use of the Trillium community and will facilitate future revisions to the Community Master Plan (CMP). The CMP case will be considered at a future Commission meeting date.

AREA CONTEXT

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant	Various (Commercial, Residential, Office/Business Park)	PC, Planned Community; Trillium CMP
North	Vacant	Low, Medium & High Density Residential, Neighborhood Commercial;	PC, Planned Community
South	Vacant	Low & Medium Density Residential	PC, Planned Community; Sun Valley CMP
East	Vacant	Regional Commercial; Medium & High Density Residential;	PC, Planned Community; Sun Valley CMP
West	Single-Family Residential	Open Space; Low Density Residential	PC, Planned Community; Douglas Ranch CMP

PUBLIC PARTICIPATION SUMMARY:

2. The petitioner hosted a neighborhood meeting on October 22, 2015 at Festival Foothills Elementary School. No one attended the open house. Staff has received no comments from the public regarding this request.

Table 2: Public Notice

Notification Element	Date
"60-day review" notification	July 23, 2015 (mailed, City website)
Published	September 24, 2015 edition
Site Posted	September 3, 2015 & September 25, 2015
Mailing to Property Owners w/in 300'	September 25, 2015

BACKGROUND:

3. The property was annexed in two separate actions (ORD 9-90, and ORD 67-04)
4. The property was subsequently zoned PC, Planned Community District and the Trillium CMP, Case: CMP03-394, was adopted in 2004. In January 2010, the 1st amendment to the CMP, Case: CMPA(M)07-07, was adopted which adjusted the development plan for expected market conditions.
5. Although there has been some vegetation clearance and earthwork on the subject property, no platting or development has occurred to date.

ANALYSIS:

General Plan Amendment Request Context

6. The General Land Use Plan is a Council adopted policy that describes the land use vision of the community. It provides land use guidance to staff and decision making bodies, such as the Planning and Zoning Commission and City Council. The land use map is not an entitlement document and does not confer a vested right for development or a right to a particular zoning district. At the time of rezoning, statute requires conformance between the land use map and the underlying zoning districts.
7. The proposed "Master Planned Community" land use designation is consistent with the underlying zoning of PC, Planned Community District. The PC district acts as a "placeholder district" that is fulfilled by the establishment of a zoning overlay, Community Master Plan (CMP). The CMP is a refined planning and zoning document that specifically identifies the future land uses and densities of the project area. Additionally, the CMP defines the detailed circulation network, landscaping concepts, design regulations, and other amenities of the master planned community.

8. As has been the case with Trillium and many other master planned communities, the CMP document has been amended numerous times in the past. These amendments often necessitate perfunctory changes to the General Plan land use plan to maintain conformance between the land use plan and the amended CMP. By using the Master Planned Community designation, a major amendment to the general plan is no longer needed for each change in land use in the CMP. Staff supports this practice.
9. The subject property is surrounded by property zoned for planned community development. It is expected that as market conditions improve, the adjacent development will request similar general plan land use map amendments. The request is consistent with the adjacent development context and the goals and intents of the General Plan.

RECOMMENDATION:

10. **NOTE:** This is the 1st of two public hearings required by statute for Major General Plan Amendments. No action can be taken at this meeting. At the 2nd meeting on November 10, 2015, the Commission may take action on the item.
11. Staff recommends the commission to open the public hearing and take **NO ACTION**.

EXHIBITS

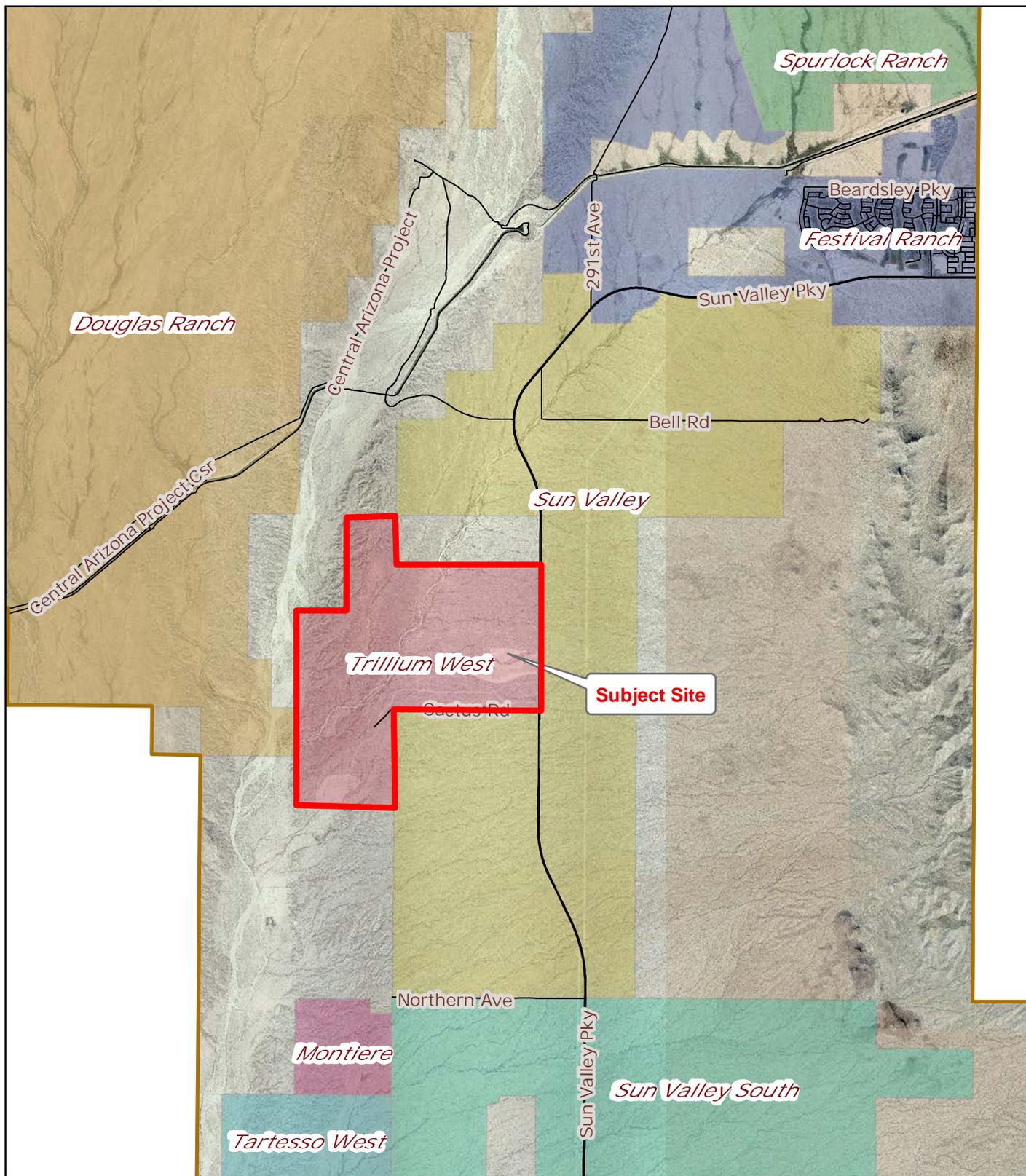
Exhibit A	Vicinity Map (Aerial Photo)
Exhibit B	General Plan Land Use Map
Exhibit C	Zoning Map
ExhibitD	Narrative

Prepared By:
Ed Boik, AICP, Senior Planner

Reviewed By:
Terri Hogan, AICP, Planning Manager

Vicinity (Aerial)

Exhibit A

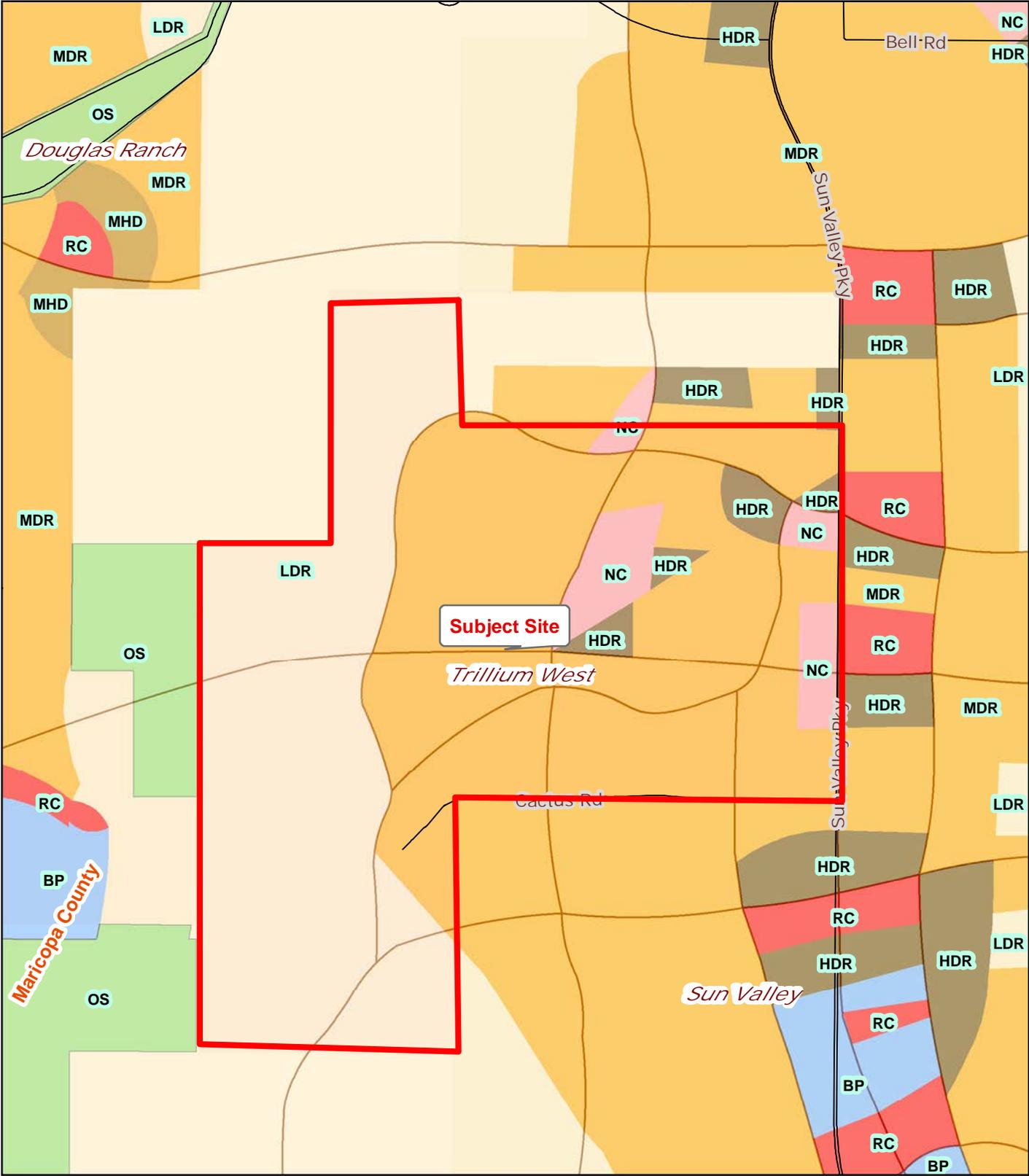


Case: MGPA15-02

Title: Trillium



Land Use

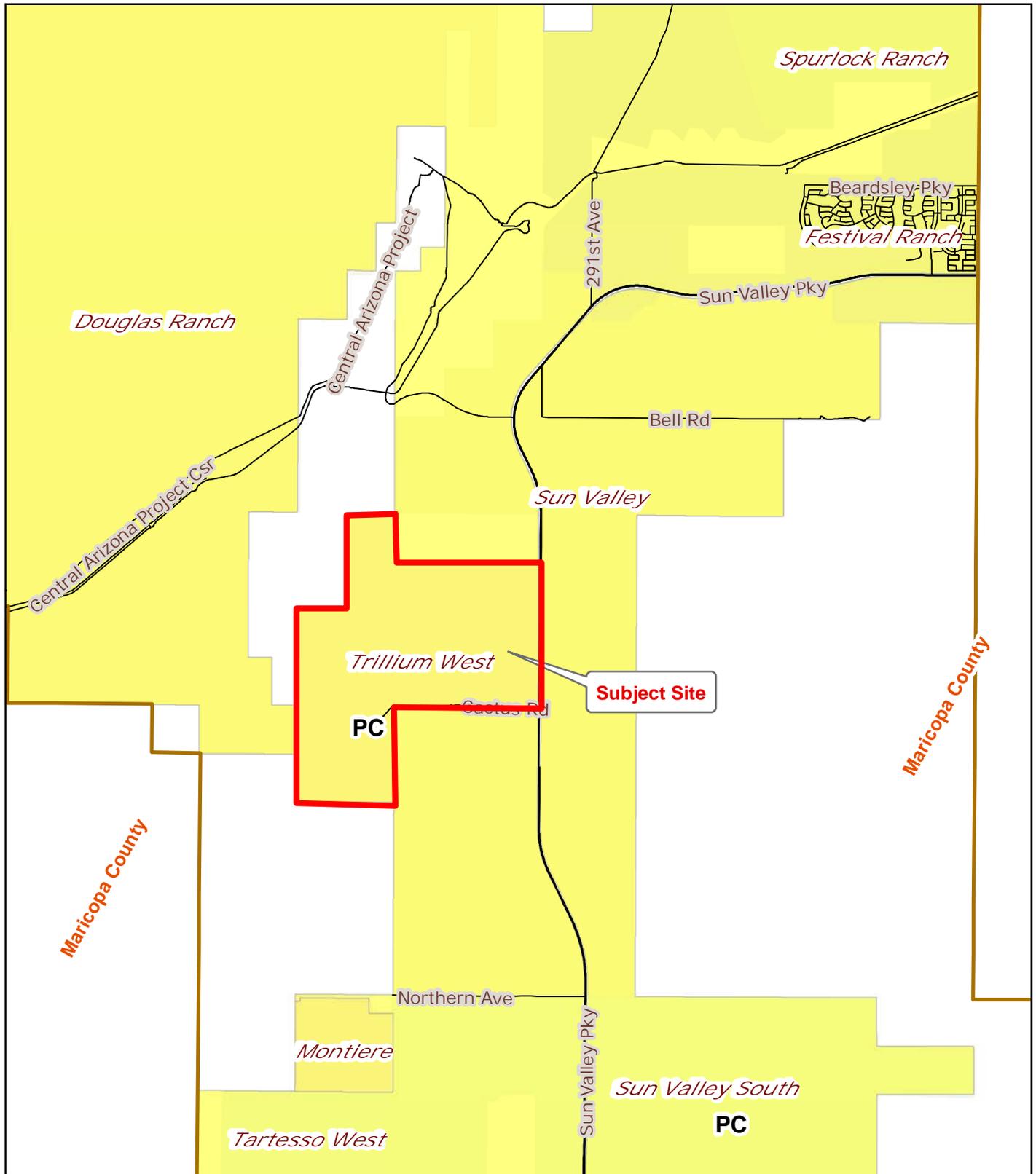


Case: MGPA15-02
Title: Trillium



Zoning

Exhibit C



Case: MGPA15-02
Title: Trillium



TRILLIUM

Major General Plan Amendment



Major General Plan Amendment

Sun Valley Parkway and Wintersburg Parkway alignment City of Buckeye, Arizona

Prepared for:

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TW Purchase, LLC
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Fax: 602.368.2436
Contact: Toni Bonar, AICP

Date: May 14, 2015

PROJECT TEAM

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LAND PLANNING

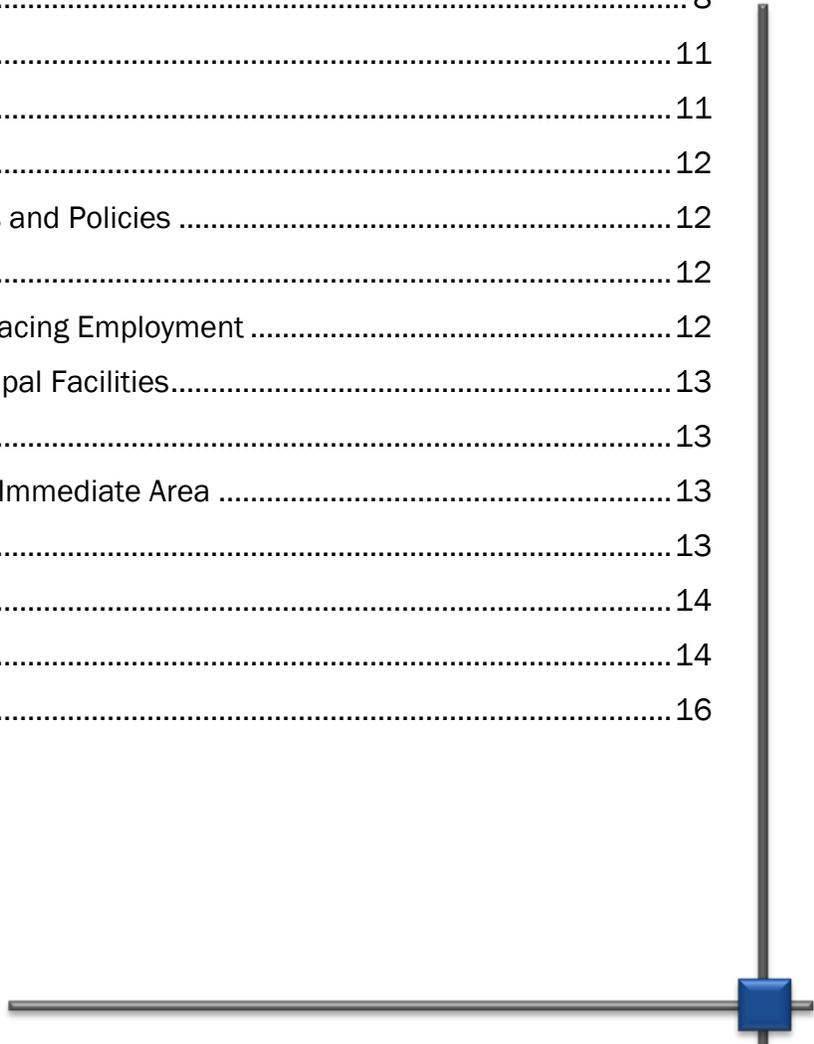
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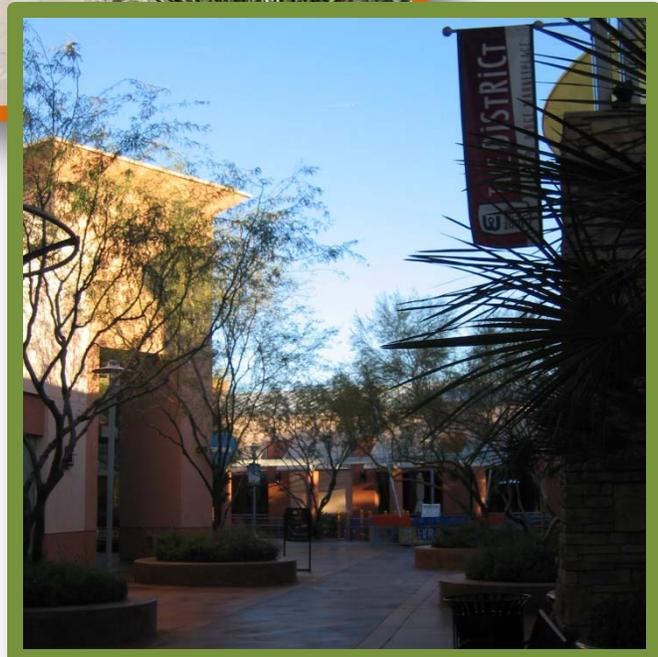
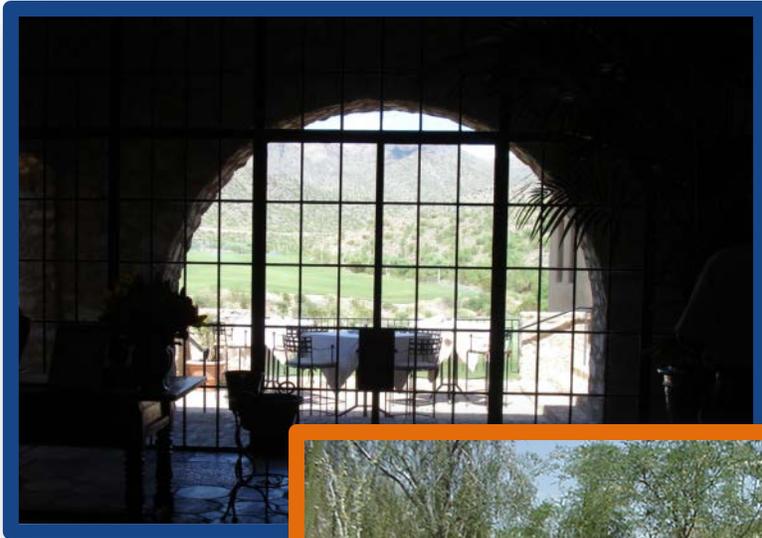
FIGURES

- Figure 1 Aerial Vicinity Map
- Figure 2 Current and Proposed General Plan Designations
- Figure 3 Current Zoning District and CMP Land Uses
- Figure 4 Conceptual Land Plan
- Figure 5 Surrounding Properties



SECTION 1.0

EXECUTIVE SUMMARY



1.0 EXECUTIVE SUMMARY

Trillium (the Project, Property, or Community) is a 3,029-acre master planned community located in the northern area of the City of Buckeye adjacent to and west of the Sun Valley Parkway, adjacent to and east of the Hassayampa River, and along the proposed Wintersburg Parkway. Refer to **Figure 1, Aerial Vicinity Map** for Project location.

The Property is part of an approved Community Master Plan (CMP). The initial CMP was approved in 2004 and later amended in 2009. The 2009 amended CMP entitled Trillium for a mix of land uses, including Community Commercial, Regional Commercial, Mixed Use, and Residential. A total of 7,700 residential dwelling units at an overall density of 2.54 dwelling units per acre are permitted with the 2009 amendment.

The General Plan currently designates the property with a mix of land uses that conform to the first CMP Amendment. Applicant proposes to amend the General Plan land use designations to Master Plan Community (MPC). This will allow future land use changes to the CMP without processing redundant and concurrent applications and hearings associated with a General Plan Amendment and CMP Amendment. **Figure 4, Conceptual Land Plan** is a conceptual framework generally intended for the CMP Amendment. The Conceptual Land Plan may be modified as it is processed through the concurrent CMP Amendment process and from time to time as development occurs. Future CMP amendments will encourage community involvement and be approved by the same appointed and elected City officials as necessary for a General Plan Amendment.

Applicant is seeking a Major General Plan Amendment (GPA) to permit an amendment to the CMP to better reflect today's market conditions and Property Owner's vision for Trillium. The CMP Amendment is envisioned to accomplish the following:

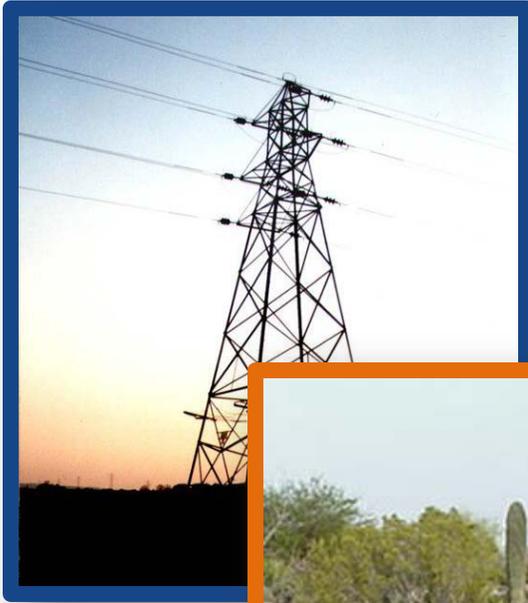
- Create a significant Community core of approximately 50 acres in size. This community core will become a gathering place for the overall Community while creating a focal point and sense of arrival. The uses within this Community core may include a park, community center, elementary school, neighborhood commercial center, or other type of community feature as will be defined with the CMP Amendment.
- Encourage social interaction through an integrated trail system; community center; and community, neighborhood, and pocket parks, providing connectivity between neighborhoods, commercial, employment, public facilities, and open spaces.
- Create a diversity of housing types, sizes, designs, and densities to maintain a vibrant, sustainable community.

Major General Plan Amendment

- Realign Wintersburg Parkway to the Cactus Road alignment to eliminate a barrier between neighborhoods in the eastern portion of Trillium. MCDOT has included the Cactus Road alignment as an acceptable alternative in their Wintersburg Parkway Corridor Study.
- Establish a 250-acre business park at the northeast corner of the Community adjacent to Sun Valley Parkway. The business park will significantly improve the ratio of employment to households within the Community.
- Remain at or below the allowable number of residential units and will likely decrease the amount of residential units due to the addition of the business park.

SECTION 2.0

CURRENT SITE CONDITIONS



2.0 CURRENT SITE CONDITIONS

2.1 Location Description

The Property lies within the Buckeye General Planning Area and is located west of the White Tank Mountains alongside Sun Valley Parkway and east of the Hassayampa River. More specifically, the Project is located at the Wintersburg Parkway alignment west of Sun Valley Parkway. Refer to **Figure 1, Aerial Vicinity Map** for location and additional area information.

2.2 Legal Description

The Project is located within portions of Sections 7, 8, 17, and 18 of Township 3 North, Range 4 West and Sections 12, 13, and 24 of Township 3 North, Range 5 West of the Gila and Salt River Meridian, Maricopa County, Arizona. Refer to **Appendix A, ALTA Survey** for additional information.

2.3 Existing Project Entitlements

The current General Plan reflects a mix of Low, Medium, and High Density Residential, Community Commercial, and Regional Commercial land uses. Refer to **Figure 2, Current and Proposed General Plan Designations** for specific locations.

The existing zoning on the property is Planned Community, with an approved CMP. In addition, a Planning Unit Plan is approved for Phase 1, which is located in the southeast quadrant of the Project. A Preliminary Plat was approved for Phase I, but has since expired. Refer to **Figure 3, Current Zoning District and CMP Land Uses** for approved land uses.

2.4 Topography and Physical Features

The existing topography generally slopes from east to west at an approximate slope of 1%. The eastern portion can be characterized as rolling terrain with shallow swales traversing the property east to west. Further west, flow patterns begin to turn more southerly and the terrain becomes much more irregular. Through this transitional area between the upland portions of the site and the Hassayampa River floodplain, the undulating terrain becomes more prominent.

The Hassayampa River and Wagner Wash are Section 404 Washes. Wagner Wash enters the Property from the north central boundary of Trillium and traverses southwest to the Hassayampa River. The Hassayampa River generally runs alongside and somewhat parallel to the Project with a small portion clipping a northwest corner of the property.

Several transmission lines bisect the Property. A centrally located 230 Kv powerline generally runs north to south and a 345 Kv and two 230 Kv power lines generally bisect

the site from the northwest to southeast. An existing substation is located at the junction of the 230 Kv lines within the southwest portion of the site.

2.5 Relationships to Surrounding Properties

Trillium is vacant desert situated within a prominent growth area of north Buckeye. The surrounding area is still primarily vacant desert with several large master planned communities approved for development. The surrounding property ownership, General Plan Land Uses, and Zoning Districts are listed below. Refer to **Figure 5, Surrounding Properties** for a depiction of the following information.

North: This property is a combination of Arizona State Trust Land and privately owned vacant desert. The General Plan Land Use designation is Low Density Residential (0.01-3.0 du/ac). The State Trust Land is within Maricopa County and has no zoning. The privately owned property is within the City of Buckeye and zoned Planned Community.

East: Sun Valley Parkway is located along the eastern boundary of Trillium. The property east of Sun Valley Parkway is within the Sun Valley Community Master Plan. The property is privately owned vacant desert. The General Plan Land Use designation is a mix of Medium Density Residential (3.01-6.0 du/ac), High Density Residential (10.01-15.0 du/ac), and Regional Commercial. The property is within the City of Buckeye and zoned Planned Community.

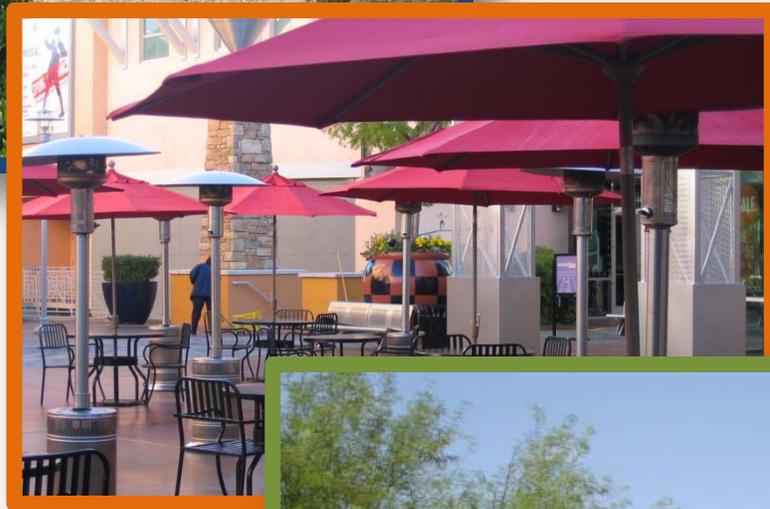
South: This property is a combination of Bureau of Land Management (BLM) and privately owned vacant desert. The privately owned property is within the Sun Valley Community Master Plan. The General Plan Land Use designation is a mix of Low Density Residential (1.01-3.0 du/ac), Medium Density Residential (3.01-6.0 du/ac), and Regional Community. The BLM land is within Maricopa County and has no zoning. The privately owned property is within the City of Buckeye and zoned Planned Community.

West: This property is within the Hassayampa River, which is managed by the BLM and Arizona State Land Department. A small portion is privately owned and provides a link to the Douglas Ranch Community Master Plan. The General Plan Land Use designation is Low Density Residential (1.01-3.0 du/ac) and a Floodway Transitional Area. The BLM and Arizona State Trust Land is within Maricopa County and has no zoning. The privately owned property is within the City of Buckeye and zoned Planned Community.

2.6 Accessibility

Access to the Project site is via Sun Valley Parkway.

INTENDED PLAN OF DEVELOPMENT



3.0 INTENDED PLAN OF DEVELOPMENT

Proper land use planning and engineering is essential to establishing a successful and sustainable master planned community. The Project Team is committed to creating a high quality, sustainable community for future residents by offering a series of interconnected neighborhoods and amenities complimenting a range of lifestyles. The intended plan of development offers a mix of employment, housing, and recreational opportunities to meet the needs of the residents and surrounding area.

The designation proposed with this Major General Plan Amendment is Master Planned Community (MPC). The MPC designation eliminates the need to process a separate General Plan Amendment with future CMP Amendments as needed. **Figure 4, Conceptual Land Plan** is a conceptual framework intended for the CMP Amendment, which will be processed concurrently with this General Plan Amendment. Applicant has attended the Pre-Application Conference and received comments from City Staff regarding the land use plan. Changes will be forthcoming to address these comments during the concurrent CMP Amendment process. Changes to street locations and realignments, Business Park connections, Community Core, and park sizes and locations may be included. The CMP Amendment will define types of residential; commercial; employment, mixed uses; community and public facilities; school locations; parks, trails, and open spaces land uses.

This application is being proposed for a GPA to reflect today's market conditions and to ensure a sustainable and viable community by providing a better employment to household ratio. In particular, the CMP Amendment is envisioned to accomplish the following:

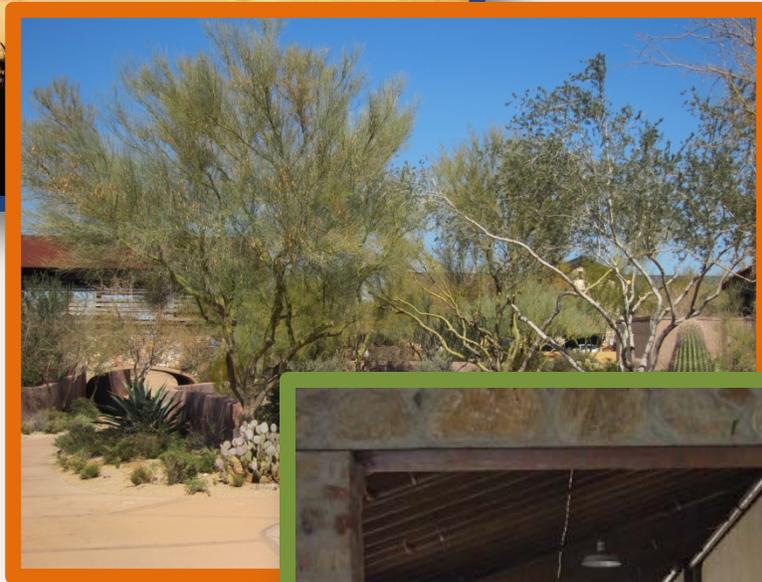
- Create a significant Community core of approximately 50 acres in size. This community core will become a gathering place for the overall Community while creating a focal point and sense of arrival. The uses within this Community core may include a park, community center, elementary school, neighborhood commercial center, or other type of community feature as will be defined with the CMP Amendment.
- Encourage social interaction through an integrated trail system; community center; and community, neighborhood, and pocket parks, providing connectivity between neighborhoods, commercial, employment, public facilities, and open spaces.
- Create a diversity of housing types, sizes, designs, and densities to maintain a vibrant, sustainable community.

- Realign Wintersburg Parkway to the Cactus Road alignment to eliminate a barrier between neighborhoods in the eastern portion of Trillium. MCDOT has included the Cactus Road alignment as an acceptable alternative in their Wintersburg Parkway Corridor Study.
- Establish a 250-acre business park at the northeast corner of the Community adjacent to Sun Valley Parkway. The business park will significantly improve the ratio of employment to households within the Community.
- Remain at or below the allowable number of residential units and will likely decrease the amount of residential units due to the addition of the business park..

With the addition of the business park, the number of residential units within the Community is expected to decrease to approximately 7,150 units from the 7,700 units currently entitled.

SECTION 4.0

PLAN JUSTIFICATION



4.0 PLAN JUSTIFICATION

This request for an amendment to the General Plan and ultimately to the CMP is a result of current market conditions and a change in the overall vision for Trillium. The vision incorporates current market conditions and reflects the goals and policies adopted in the General Plan.

The land use designation proposed with this Major General Plan Amendment is Master Planned Community. The Conceptual Land Plan provided with this application depicts a vision intended for Trillium. Adjustments will be made in response to comments received during the Pre-Application meeting and as the CMP Amendment is processed. It is anticipated the final Land Plan approved with the CMP Amendment will support the following justifications.

Per the Town's GPA Submittal Checklist, the following sections address the specific justifications for the proposed amendment. For clarity, the specific justification is underlined and listed at the start of each section.

4.1 General Plan Land Uses

"The recommended land use pattern identified in the Land Use Plan inadequately provides appropriate optional sites for use or change proposed in the amendment."

The street circulation and land uses have been reevaluated to better reflect current market conditions.

- The business park will encourage high quality employment-generating uses along Sun Valley Parkway, an employment corridor.
- A centerpiece is created with the 50-acre Community Core located at the primary entry from Sun Valley Parkway and Wintersburg Parkway. A park, community center, elementary school, neighborhood commercial center, or other type of community feature will create a gathering place providing a sense of community for the residents of Trillium.
- The realignment of Wintersburg Parkway to the Cactus Road alignment reduces barriers between neighborhoods.

4.2 Benefit to the Community

“The amendment must constitute an overall improvement to the General Plan and will not solely benefit a particular landowner or owners at a particular point in time.”

The proposed business park along Sun Valley Parkway ensures employment opportunities and long-range sustainability while mitigating traffic congestion. The realignment of Wintersburg Parkway addresses the regional circulation system for Buckeye and the surrounding areas.

4.3 Relationship to the Town’s Goals and Policies

“The amendment will not adversely impact a portion of, or the entire community by:”

4.3.1 Land Uses

“Significantly altering acceptable existing land use patterns, especially in established neighborhoods.”

Trillium is within a newer part of Buckeye and not within an established neighborhood. However, the land uses consider the existing physical features and planned neighboring communities. Trillium features a mix of residential opportunities such as single family, non-traditional single family attached and detached, and multifamily; thus, creating strong neighborhoods within a master planned community. The employment center, commercial, and higher density residential are located closer to the more intensely traveled Sun Valley Parkway and transition to the less intense open spaces along the Hassayampa River.

4.3.2 Jobs-to-housing and Replacing Employment

“Significantly reducing the housing to jobs balance in the Planning Area and replacing employment with residential uses”.

The jobs-to-housing ratio has been appreciably increased with the addition of the 250-acre business park in the northeast area of Trillium helping to create a more balanced, sustainable economy for the City. It is anticipated the business park will create quality employment along Sun Valley Parkway.

4.3.3 Infrastructure and Municipal Facilities

“Requiring additional and more expensive improvements to infrastructure systems and / or replacing proximity to municipal facilities and / or services than are needed to support the prevailing land uses and which, therefore, may impact the level of service for existing and proposed developments in other areas.”

The proposed land use changes will not appreciably affect water, wastewater, and transportation infrastructure. At each phase of the entitlement process, the various plans, studies, and reports will be updated. The water, wastewater, and drainage reports will confirm the appropriate amount of infrastructure required to sustain the Project. The developer will be responsible for the construction and cost of all infrastructure needed for the Project. As a result, the Project will have no impact on the level of service provided to other communities within Buckeye.

4.3.4 Traffic

“Increasing traffic (without mitigation measures) on existing roadways that negatively impact existing and planned land uses”.

The traffic impact analysis will be updated to determine the location and functional classification of the new street circulation plan to provide an appropriate Level of Service. The right-of-way for Wintersburg Parkway will be dedicated to the City.

4.3.5 Existing Character of the Immediate Area

“Affecting the existing character (i.e. visual, physical and functional) of the immediate area.”

The Project will become an integral part of the City providing a high standard of livability through quality design, features, and amenities. Physical connections, such as streets and trails, will be interwoven throughout Trillium and integrated with the adjacent master planned communities, subdivisions, and privately and publicly owned land. Wagner Wash is a Section 404 wash and a natural asset for Trillium. As such, impacts to the Wash will be limited to necessary infrastructure, retaining a substantial amount of natural open space and recreational opportunities.

4.3.6 Aviation

“Increasing the exposure of residents to aviation generated noise, safety and / or flight operations.”

The Project is not located adjacent to Luke Air Force Base or the Buckeye Airport. The land uses are not restricted by high noise or accident potential zones.

4.3.7 Environmental Quality

“Diminishing the environmental quality or the air, water, land, or cultural resources.”

The environmental quality of the air, water, and land will be maintained. Arizona State and Maricopa County air quality regulations will be adhered to for all construction activities on the Project. Development plans will be designed to reduce traffic congestion and encourage efficient traffic circulation. The drainage detention, retention, and runoff conveyance system will be designed to eliminate or minimize storm water runoff effects and convey the runoff through the development with minimum detrimental effect. Wagner Wash will be protected as a Section 404 Wash and will continue to convey offsite flows.

4.3.8 Recreational Amenities

“Significantly altering recreational amenities such as open space, parks, and trails.”

A comprehensive system of open spaces, parks, trails, and recreational facilities is a significant benefit to the Project and to the Town. The physical characteristics, landscape features, environmental conditions, and socioeconomic characteristics will be incorporated into the Project design. Active and passive recreational opportunities will be provided meeting or exceeding the Open Space requirements. Pocket parks, neighborhood parks, and community park will be strategically placed throughout Trillium and tailored to the needs of the residents. A comprehensive trail system will provide connectivity between parks, schools, employment centers, public facilities, and residential neighborhoods providing a visual and functional link between them. In addition, joint uses between the parks, schools, and public facilities are anticipated.

SECTION 5.0

CONCLUSION



5.0 CONCLUSION

Applicant seeks to amend the GPA to a Master Plan Community land use designation to prevent redundant public processes in the future. The Trillium Area Plan for the concurrent CMP Amendment is anticipated to accomplish the following.

- Create a pedestrian and vehicular connected community;
- Encourage social interaction between residents through a network of parks, trails, community center, and public facilities;
- Creation of a focal point and sense of arrival, while establishing a local gathering place at the entry from Sun Valley Parkway and Wintersburg Parkway.
- Realignment of Wintersburg Parkway, eliminating a barrier between neighborhoods, while achieving a regional solution;
- Addition of a business park to significantly improve the ratio of employment to households; and
- Creation of a vibrant sustainable community.

The requested amendment is a benefit to the future residents of Trillium and to the City of Buckeye.



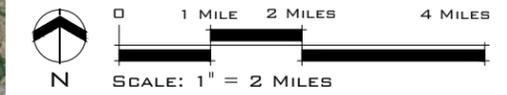
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TRILLIUM

BUCKEYE, ARIZONA

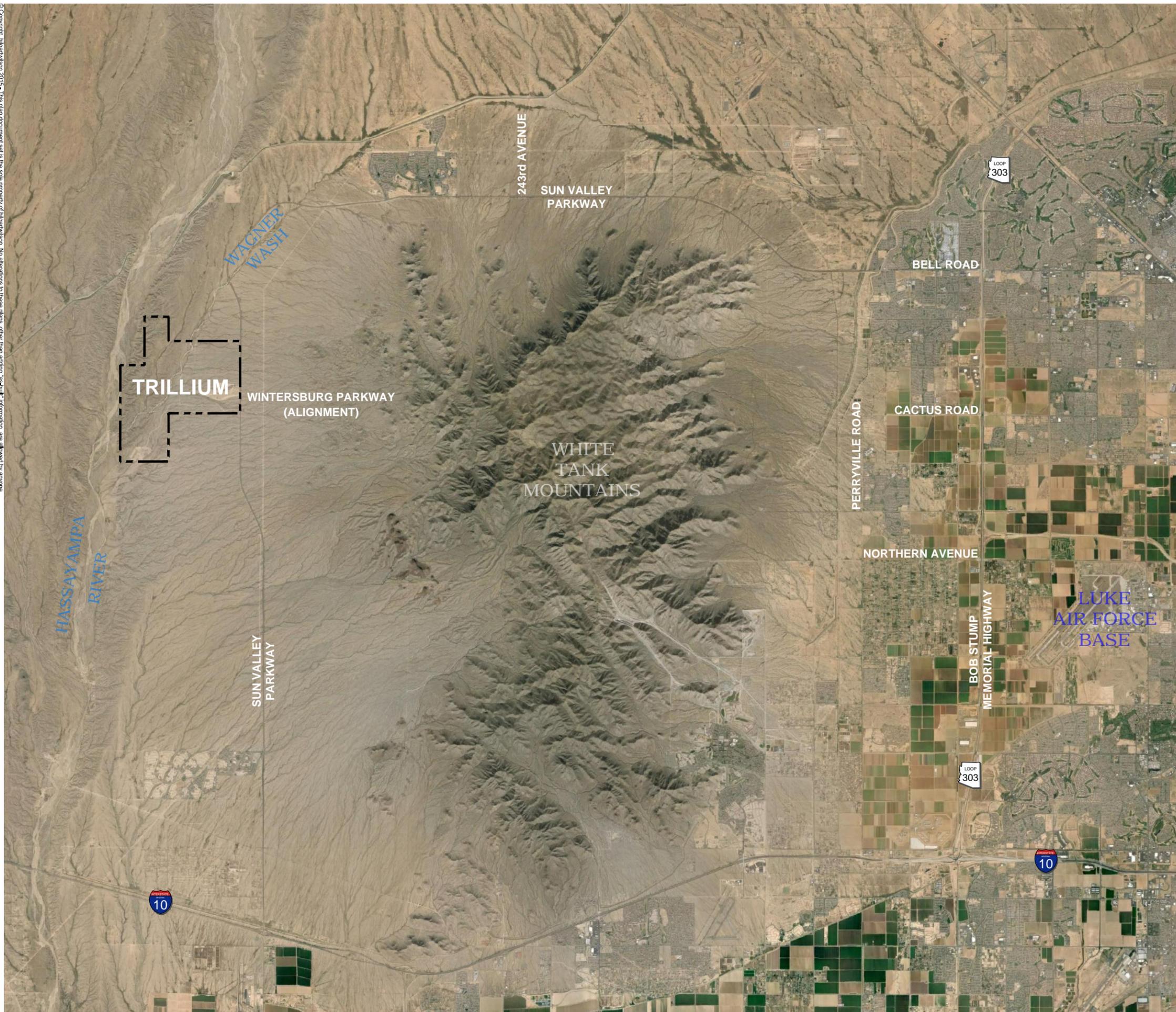
GENERAL PLAN AMENDMENT

FIGURE 01 AERIAL VICINITY MAP



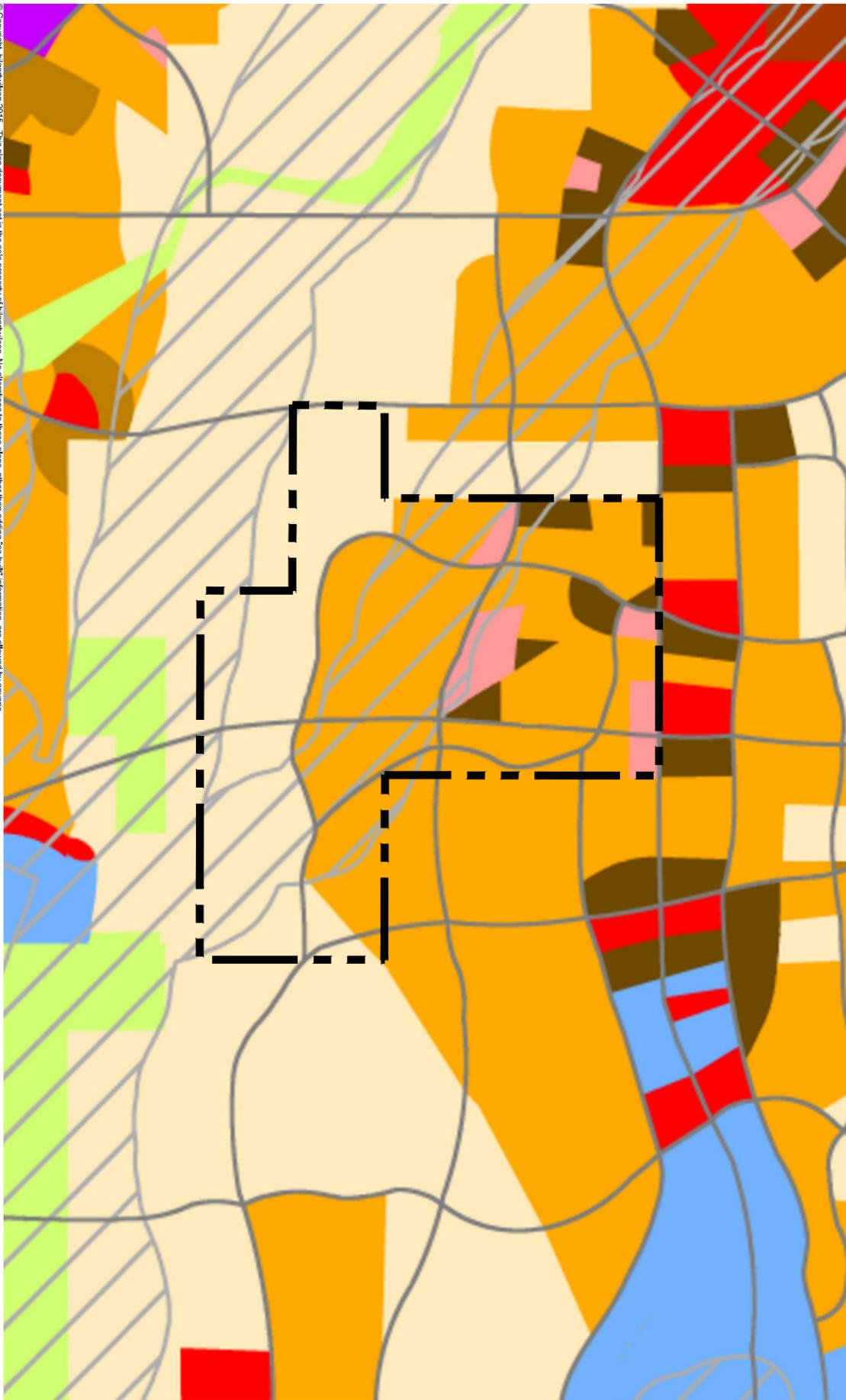
LEGEND

--- PROJECT BOUNDARY

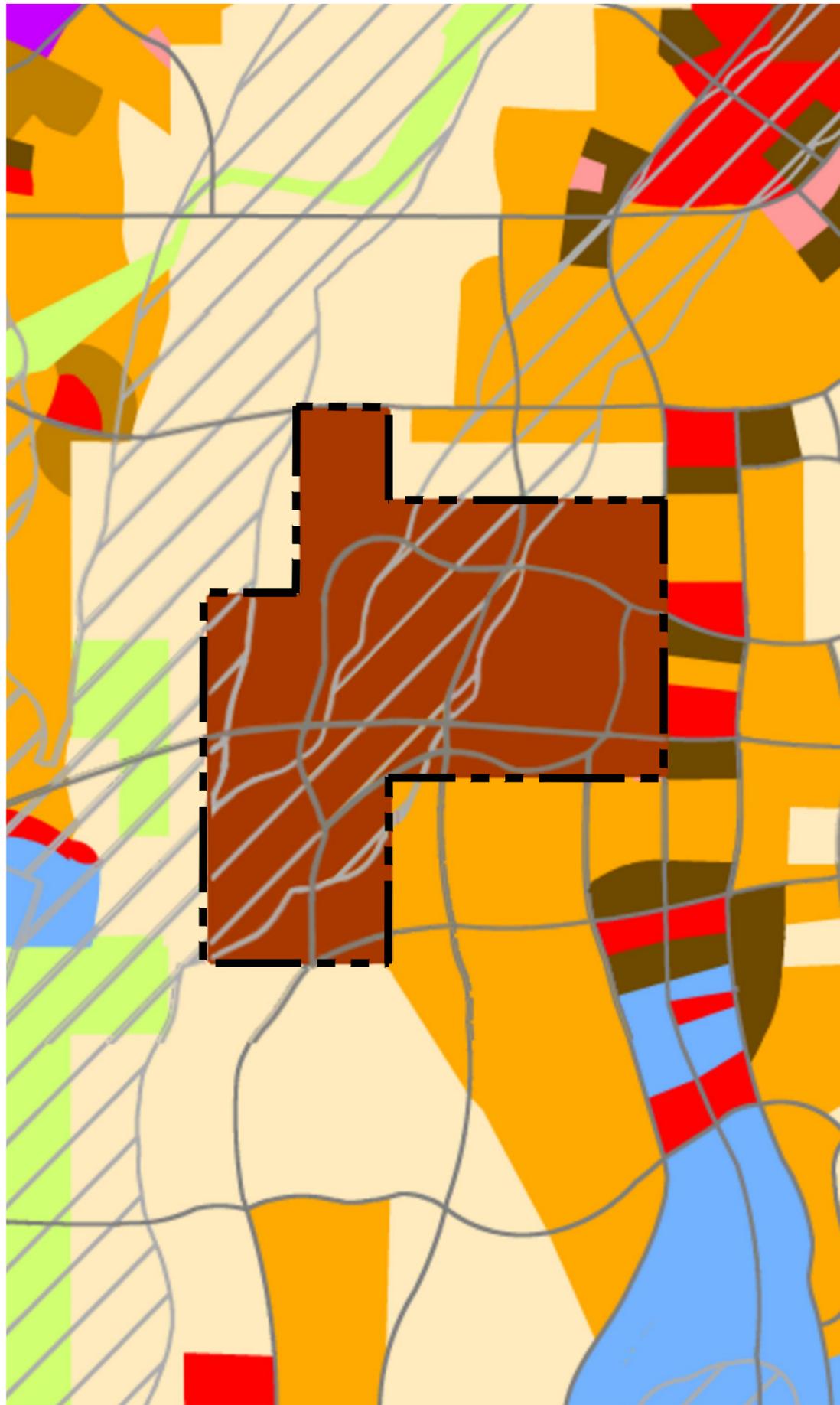



HILGARTWILSON
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 PHOENIX, AZ 85016 T. BOGAR, AICP
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 F: 602.368.2436 MAY, 2015

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**CURRENT
CITY OF BUCKEYE GENERAL PLAN**



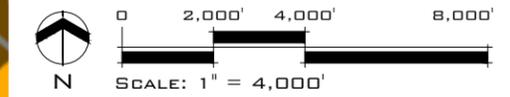
**PROPOSED
CITY OF BUCKEYE GENERAL PLAN**

TRILLIUM

BUCKEYE, ARIZONA

GENERAL PLAN AMENDMENT

FIGURE 02 CURRENT & PROPOSED GENERAL PLAN DESIGNATIONS



LEGEND

--- PROJECT BOUNDARY

CITY OF BUCKEYE GENERAL PLAN LAND USES

RESIDENTIAL

- Very Low Density 0-1 du/ac
- Low Density 1.01-3 du/ac
- Medium Density 3.01-6 du/ac
- Medium High Density 6.01-10 du/ac
- High Density 10.01-15 du/ac
- Master Planned Community

COMMERCIAL

- Community Commercial
- Regional Commercial

EMPLOYMENT

- Professional Office
- Business Park
- Industrial
- Downtown Buckeye

OTHER

- Mixed Use
- Government Center
- Military
- Open Space
- Floodway Transitional Areas
- 65 db noise contour
- Downtown Expansion Area

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TRILLIUM

BUCKEYE, ARIZONA

GENERAL PLAN AMENDMENT

FIGURE 03 CURRENT ZONING DISTRICT & CMP LAND USES



N NOT TO SCALE

LEGEND

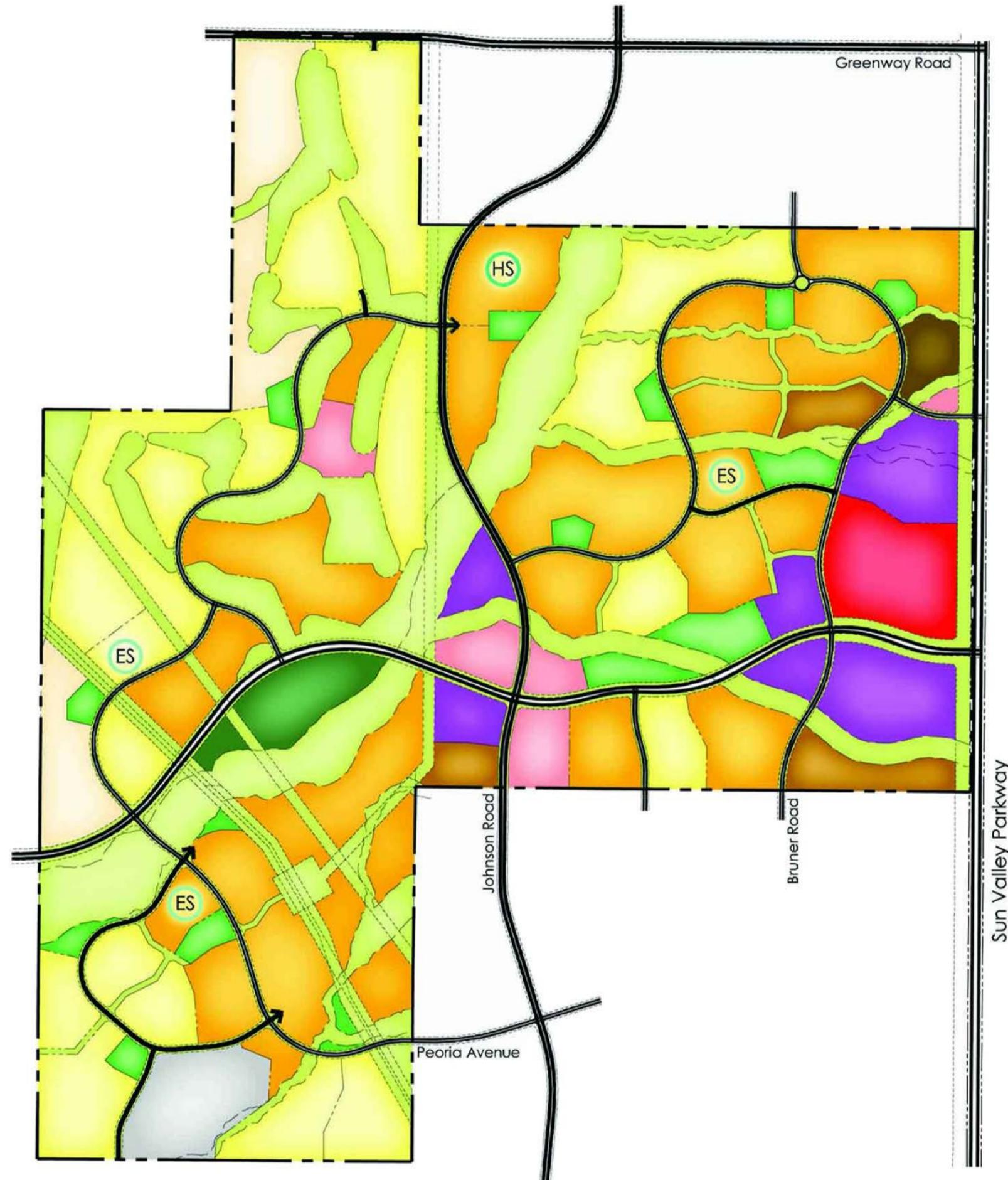
--- PROJECT BOUNDARY

APPROVED CMP LAND USES

- Very Low Density Residential (0-1 DU/Ac.)
- Low Density Residential (1-3 DU/Ac.)
- Medium Density Residential (3-6 DU/Ac.)
- Medium/High Density Residential (6-10 DU/Ac.)
- High Density Residential (10-15 DU/Ac.)
- ES
- HS
- Parks
- Open Space
- Waste Water Treatment Facility
- Mixed-Use
- Community Commercial
- Regional Commercial

ZONING DISTRICT

PLANNED COMMUNITY



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BUCKEYE, ARIZONA

GENERAL PLAN AMENDMENT

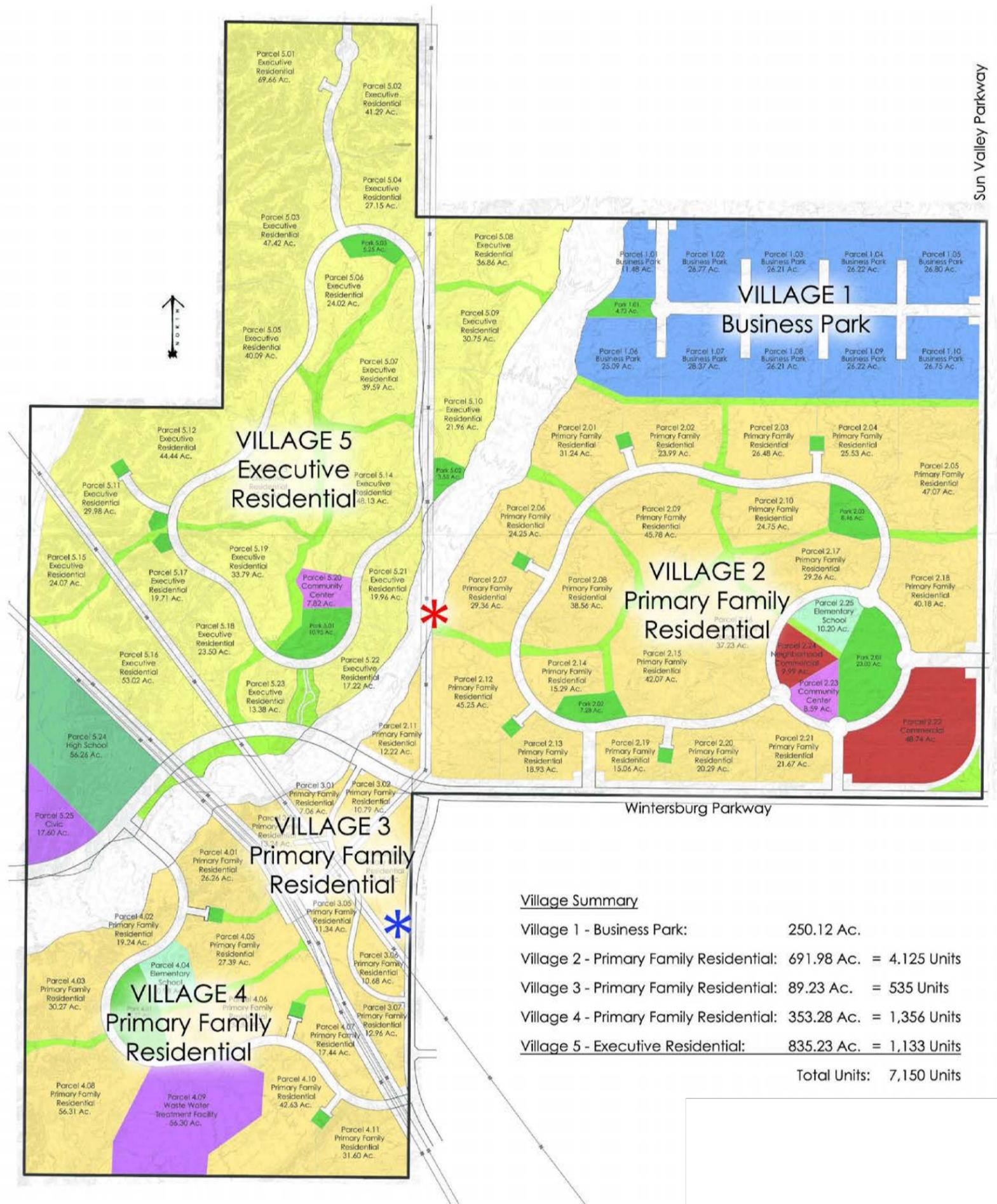
**FIGURE 04
CONCEPTUAL LAND PLAN**



N NOT TO SCALE

LEGEND

- Water Campus
- Public Safety Site



Village Summary

Village 1 - Business Park:	250.12 Ac.
Village 2 - Primary Family Residential:	691.98 Ac. = 4,125 Units
Village 3 - Primary Family Residential:	89.23 Ac. = 535 Units
Village 4 - Primary Family Residential:	353.28 Ac. = 1,356 Units
Village 5 - Executive Residential:	835.23 Ac. = 1,133 Units
Total Units:	7,150 Units

NOTES

1. CONCEPTUAL LAND PLAN WAS PROVIDED WITH THE PRE-APPLICATION CONFERENCE. CHANGES TO THE LAND PLAN ARE ANTICIPATED IN RESPONSE TO COMMENTS RECEIVED.

GREY | PICKETT



El Dorado
Holdings, Inc.

TRILLIUM

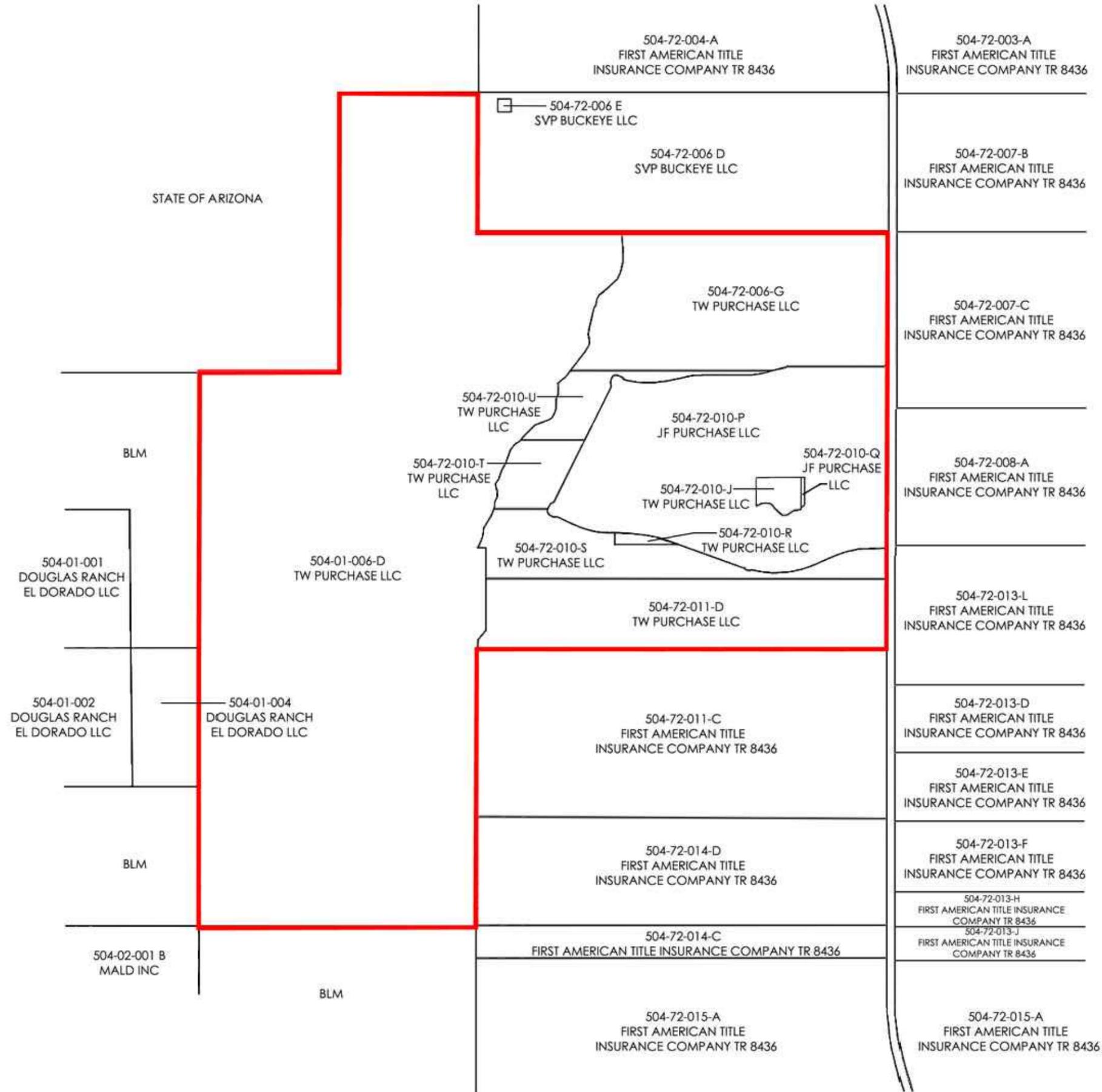
BUCKEYE, ARIZONA

GENERAL PLAN AMENDMENT

FIGURE 05 SURROUNDING PROPERTIES



N NOT TO SCALE





GENERAL PLAN AMENDMENT

Report to the Planning and Zoning Commission

CASE NUMBER: PLZ-15-00077
TITLE: Sun Valley Villages 1 and 2
MEETING DATE: October 13, 2015
AGENDA ITEM: 5B

Applicant: Chris Reed, Land Resources, Inc.
Owner: Randy Stolworthy, 10K, LLC and Richard Maes, WWSV Holdings, LLC
Request: Major General Plan Amendment from various land uses to "Master Planned Community"
Location: Generally located along the Sun Valley Parkway and Bell Road alignments
Site size: 5,800 acres
Public Support None Known
/Opposition:
Recommendation: No Action

PROJECT DESCRIPTION

1. The applicant is requesting a major general plan amendment for approximately 5,800 acres located along both sides of the Sun Valley Parkway and the Bell Road alignments. The amendment will change the land uses from a mix of Regional Commercial, Business Park, Community Commercial, High Density Residential, Medium Density Residential, and Low Density Residential land uses to “Master Planned Community.” The request will better facilitate future revisions to the Community Master Plan (CMP) without the need for parallel general plan amendments.

AREA CONTEXT

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant	Various (Commercial, Residential, Office)	Planned Community (PC), Sun Valley Villages CMP (Community Master Plan)
North	Existing homes, Vacant Land	Master Planned Community- Festival Ranch	PC, Festival Ranch
South	Vacant	Low and High Density Residential, Commercial	PC, Sun Valley CMP
East	Vacant	Low Density Residential	PC, Arizona State Land
West	Vacant	Very Low Density Residential, Open Space	PC, Arizona State Land

PUBLIC PARTICIPATION SUMMARY:

2. The petitioner hosted a neighborhood meeting on September 28, 2015 at Festival Foothills Elementary School. Approximately twenty residents attended the neighborhood meeting and none of the attendees expressed any concerns of opposition to the proposal (See attached Public Participation Report).

Table 2: Public Notice

Notification Element	Date
"60-day review" notification	July 23, 2015 (mailed, City website)
Published	September 24, 2015 edition
Site Posted	September 9, 2015
Mailing to Property Owners w/in 300'	September 04, 2015

BACKGROUND:

3. The property was annexed in one action in 1990 as ORD #9-90
4. The property was subsequently zoned Planned Community and the Sun Valley CMP was adopted in May of 2001 and amended in 2005.
5. No platting or development has occurred to date.

ANALYSIS:

General Plan Amendment Request Context

6. The General Land Use Plan is a City Council adopted policy that describes the land use vision of the community. It provides land use guidance to staff and decision making bodies, such as the Planning and Zoning Commission and City Council. The land use map is not an entitlement document and does not confer a vested right for development or a right to a particular zoning district. At the time of rezoning, statute requires conformance between the land use map and the underlying zoning districts.
7. The proposed "Master Planned Community" land use designation is consistent with the underlying zoning of PC. The PC district acts as a "placeholder district" that is fulfilled by the establishment of a Community Master Plan (CMP) zoning district. The approved Sun Valley CMP is a refined planning and zoning document that specifically identifies the future land uses (land use map attached) and densities of the project area. Additionally, the CMP defines the detailed circulation network, landscaping concepts, design regulations, and other amenities of the master planned community.
8. As has been the case with Sun Valley and many other master planned communities, the CMP document has been amended in the past and is anticipated to be amended as the

market progresses. These amendments often necessitate perfunctory changes to the General Plan land use plan to maintain conformance between the land use plan and the amended CMP. By using the Master Planned Community designation, a major amendment to the general plan is no longer needed for each change in land use in the CMP. Staff supports this practice.

9. The subject property is surrounded by property zoned for planned community development. It is expected that as market conditions improve the adjacent development will request similar general plan land use map amendments. The request is consistent with the adjacent development context and the goals and intents of the General Plan.

RECOMMENDATION:

10. **NOTE:** This is the 1st of two public hearings required by statute for Major General Plan Amendments. No action can be taken at this meeting. At the 2nd meeting on November 10, 2015, the Commission may take action on the item.
11. Staff recommends the Planning and Zoning Commission open the public hearing and take **NO ACTION**.

EXHIBITS

- | | |
|-----------|--|
| Exhibit A | Narrative with Exhibits |
| Exhibit B | Approved Sun Valley Villages I&II CMP Zoning Map |
| Exhibit C | Citizen Participation Report |

Prepared By:
Adam Copeland, Senior Planner

Reviewed By:
Terri Hogan, AICP, Planning Manager



SUN VALLEY

Villages I & II



GENERAL PLAN AMENDMENT



Prepared for:

10K, LLC & WSVV Holdings, LLC

Prepared by:

Greey Pickett
7144 E. Stetson Drive
Scottsdale, Arizona 85251
480.609.0009



Date: May 20, 2015

Prepared for: 10K, LLC & WVSF Holdings, LLC

Owner/Applicant:

10K, LLC

21 East 6th Street,
Suite 706
Tempe, Arizona 85281
(480) 305-1956
Contact: Randy Stolworthy

WVSF Holdings, LLC

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Tempe, Arizona 85384
(480) 831-2000
Contact: Richard Maes

Consultant Team:

Land Resources Inc.

28620 North El Mirage Road
Suite 102
Peoria, Arizona. 85383
(623) 455-4971
Contact: Mark Hammons

Hoskin Ryan Consultants

6245 North 24th Parkway
Suite 100
Phoenix, Arizona. 85016
Contact: Matthew Mancini, PE

Greey|Pickett

7144 East Stetson Drive
Suite 205
Scottsdale, Arizona. 85251
Contact: Jamie van Ravensway

Wilson Engineers

9633 South 48th Street
Suite 290
Phoenix, Arizona. 85044
Contact: Michael Johnson, PE

CivTech Inc.

10605 North Hayden Road
Suite 140
Scottsdale, Arizona. 85260
Contact: Dawn Cartier, PE

Beus Gilbert

701 North 44th Street
Phoenix, Arizona. 85008
Contact: Jeffrey Blilie

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Intended Plan of Development.....	7
Justification.....	11

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Exhibit B – Regional Vicinity Map.....	6
Exhibit C – Subject Property Map.....	8
Exhibit D – County Parcel Map & Existing Zoning.....	9
Exhibit E – Current General Plan.....	10

Introduction

The Buckeye General Plan is the primary tool for guiding the future development of the City of Buckeye. The City of Buckeye is faced with making decisions that have enormous impacts to the City on a daily basis. These choices include such topics as economic development, city growth, housing, transportation, and service delivery. In recent years, the City of Buckeye has experienced tremendous growth as agricultural and desert lands have been transformed into neighborhoods, shopping centers and business areas. As the City continues to grow, the Buckeye General Plan will provide guidance on how the City should transition from a small, rural farming community, to a thriving, sustainable City.

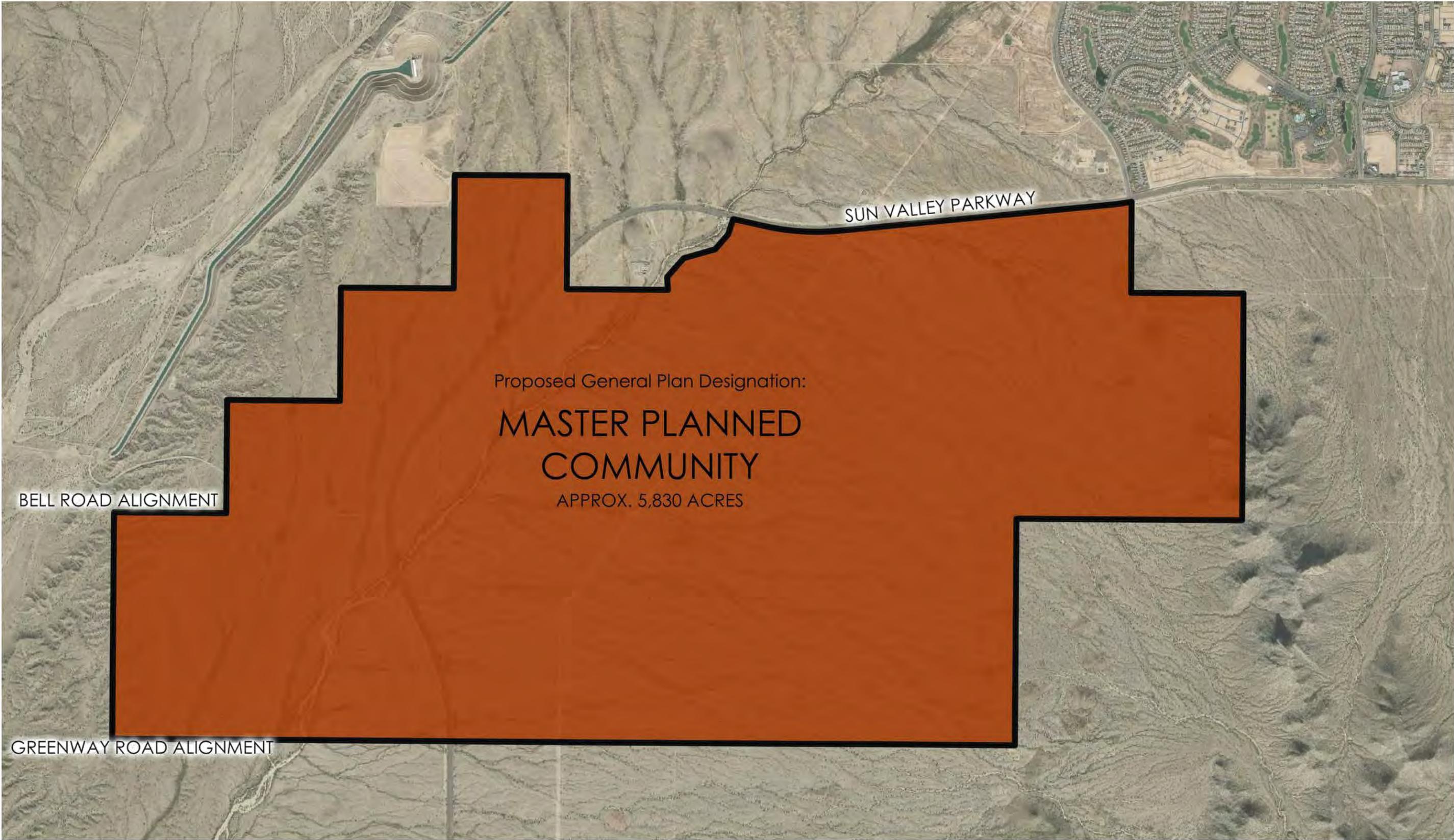
The General Plan's goals and policies guide the City over a 20-25 year period. The natural tendency is to presume that the General Plan will be applied in its entirety, as adopted, with little to no change over time. However, such thinking would not be responsive to changes and opportunities that arise over time. As a result, long-term decisions need to be periodically revisited to reflect ever changing economic and social conditions.

The current 2007 General Plan Update replaces the 1989 and 2001 Amended Buckeye Development Plan. Per the City of Buckeye, the General Plan *"is intended to be visionary and dynamic with the ability to evolve to meet changing regional conditions. Therefore, regular review and updates will occur, though the fundamental Community Vision should remain consistent."* This proposed amendment does not seek to alter the fundamental community vision. Instead, the amendment allows for a more cohesive master plan, and the ability to adapt with the ever changing regional conditions.

This request is for a General Plan Amendment ("GPA") to specifically designate Villages I & II (approximately 5,800 acres) of the Sun Valley Property to "Master Planned Community" or "MPC" (See Exhibit A "Proposed General Plan Designation"). Currently, the general plan designates the property with a mix of land uses, including Low Density Residential, Medium Density Residential, High Density Residential, Community and Regional Commercial, and Business Park. Villages I & II are part of an approved Community Master Plan ("CMP"). The current and approved Community Master Plan (approved in 2006 under Ordinance 26-06) conforms to the current General Plan. The MPC designation, however, will provide for a simplified review and approval process for future land use changes to the CMP without the need for numerous and redundant applications and hearing associated with a General Plan Amendment. An amendment to the existing and approved CMP is anticipated to accompany this General Plan Amendment application in the near future.

Project Overview

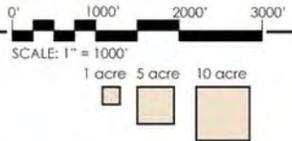
Sun Valley is a large master planned community located along the Sun Valley Parkway in northwestern Buckeye (see Exhibit B – "Regional Vicinity Map"). Nestled at the base of the White Tank Mountains, Sun Valley is undeveloped natural Sonoran Desert encompassing more than 10,000 acres. The future Northern Avenue alignment serves as the southern boundary of the property, while the existing Sun Valley Parkway, as it sweeps east, serves as the northern boundary. The future Johnson Road alignment serves as the western boundary for most of the community, while eastern boundary varies along the base of the White Tank Mountains.

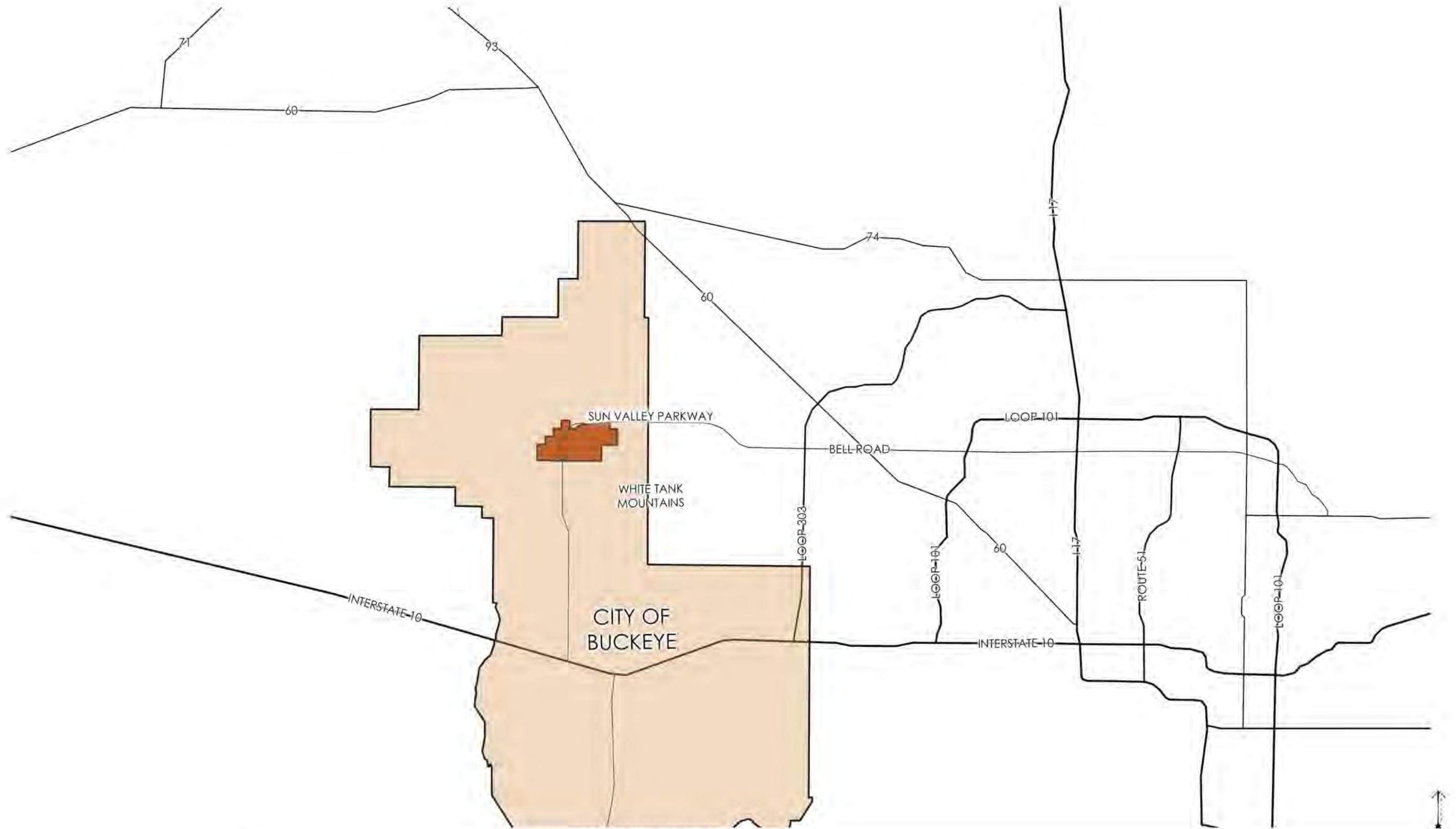


Villages I & II

SUN VALLEY

Exhibit A - Proposed General Plan Designation





Villages I & II

SUN VALLEY

Exhibit B - Regional Vicinity Map

This General Plan Amendment applies to Villages I & II only, which represents approximately half of the overall Sun Valley Community (See Exhibit C – “Subject Property Map”). Villages I & II are located north of the Greenway Road alignment, bordered by Sun Valley Parkway to the North, State Land to the east, and undeveloped private property to the west. Other master planned communities are planned on lands adjacent to Sun Valley. Mirielle and Sun Valley South are master plans located south of Sun Valley. The Trillium community is located immediately adjacent to Sun Valley to the West, and Festival Ranch is located directly to the North. Development has occurred at Sun City Festival, which borders Sun Valley to the north, along the Sun Valley Parkway. The undeveloped land east of Sun Valley is owned by the State of Arizona.

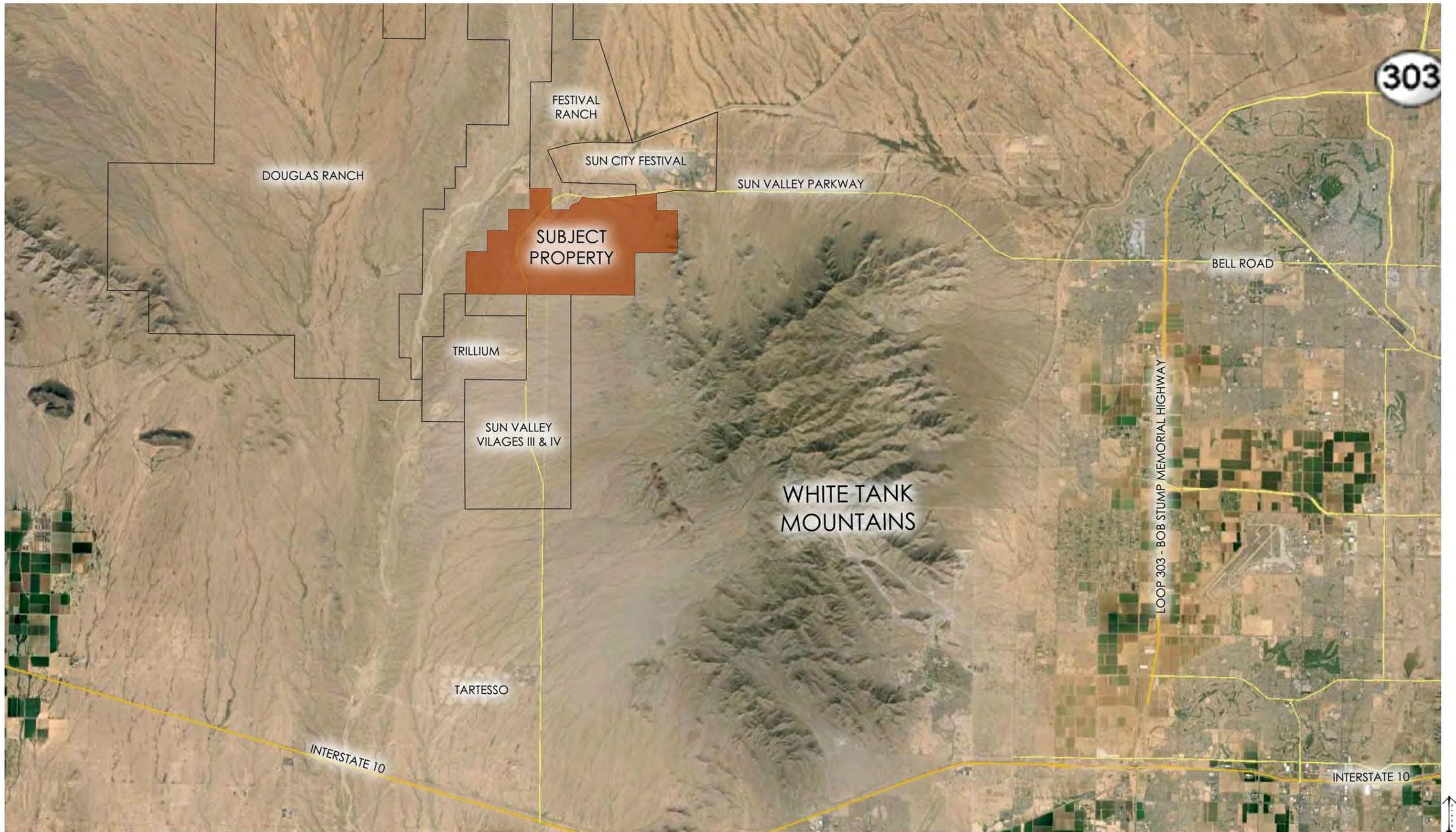
Current Site Conditions

Villages I & II of Sun Valley are currently undeveloped Sonoran Desert with the exception of Sun Valley Parkway, which travels adjacent to the property along the north, and then bisects the community as it turns south, and a series of transmission lines, which also bisect the property from the south to the northeast. Topography is relatively gentle and slopes from East to West, as the land moves away from the White Tank Mountains. Drainage flows from East to West to the Wagner Wash, which bisects the property from North to the Southwest. Water flows from North to South in Wagner wash, eventually connecting to the Hassayampa River further to the south.

The current zoning for the project and neighboring properties is PC (Planned Community) (See Exhibit D, “County Parcel Map & Existing Zoning”). Adjacent General Plan designations vary around the project (See Exhibit E, “Current General Plan”). The Festival Ranch and Sun City Festival communities border Sun Valley to the North with a General Plan Designation of MPC. The West is bordered by Low Density Residential (1.01 – 3.0 du/ac) along with the area immediately to the south along the western portion of the southern boundary. The middle portion of the southern boundary is bordered by the southern half of Sun Valley, which includes General Plan Designations of Regional Commercial and High Density Residential (10.01 – 15 du/ac). The eastern portion of the southern boundary is adjacent to Low Density Residential (1.01 – 3.0 du/ac). The southeastern section of Villages I & II is bordered by Very Low Density (0.0 – 1.0 du/ac). The eastern most boundary is bordered by both Open Space and Low Density Residential (1.01 – 3.0 du/ac).

Intended Plan of Development

As previously stated, the purpose of this request to modify the current General Plan for Villages I & II of Sun Valley from the various current land use designations, to MPC. The Turner Parkway Study, completed in May 2010, shows the preferred alignment of Turner Parkway through the Sun Valley Community, which will be incorporated into a future CMP Amendment.

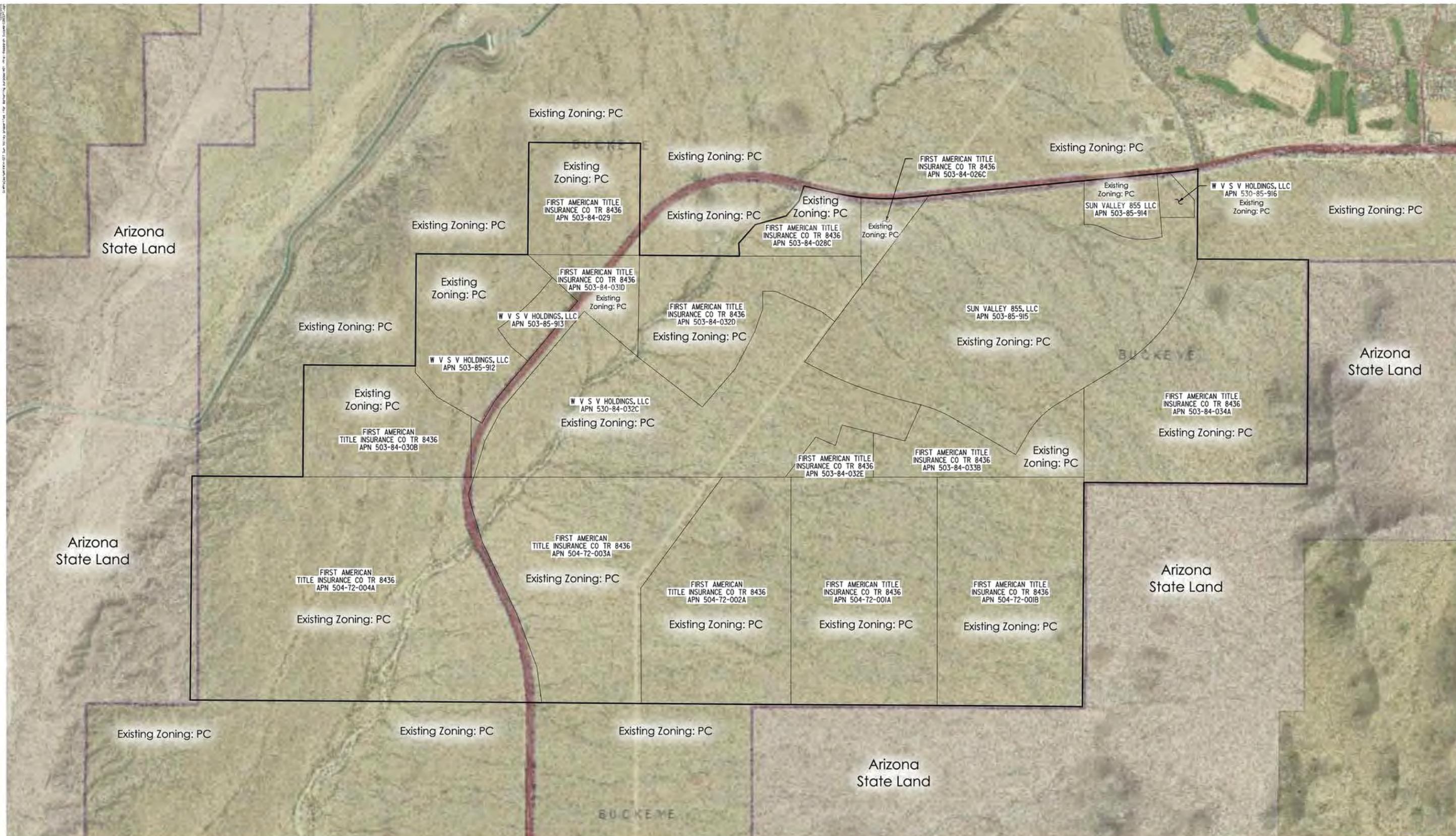


Villages I & II

SUN VALLEY

Exhibit C - Subject Property Map



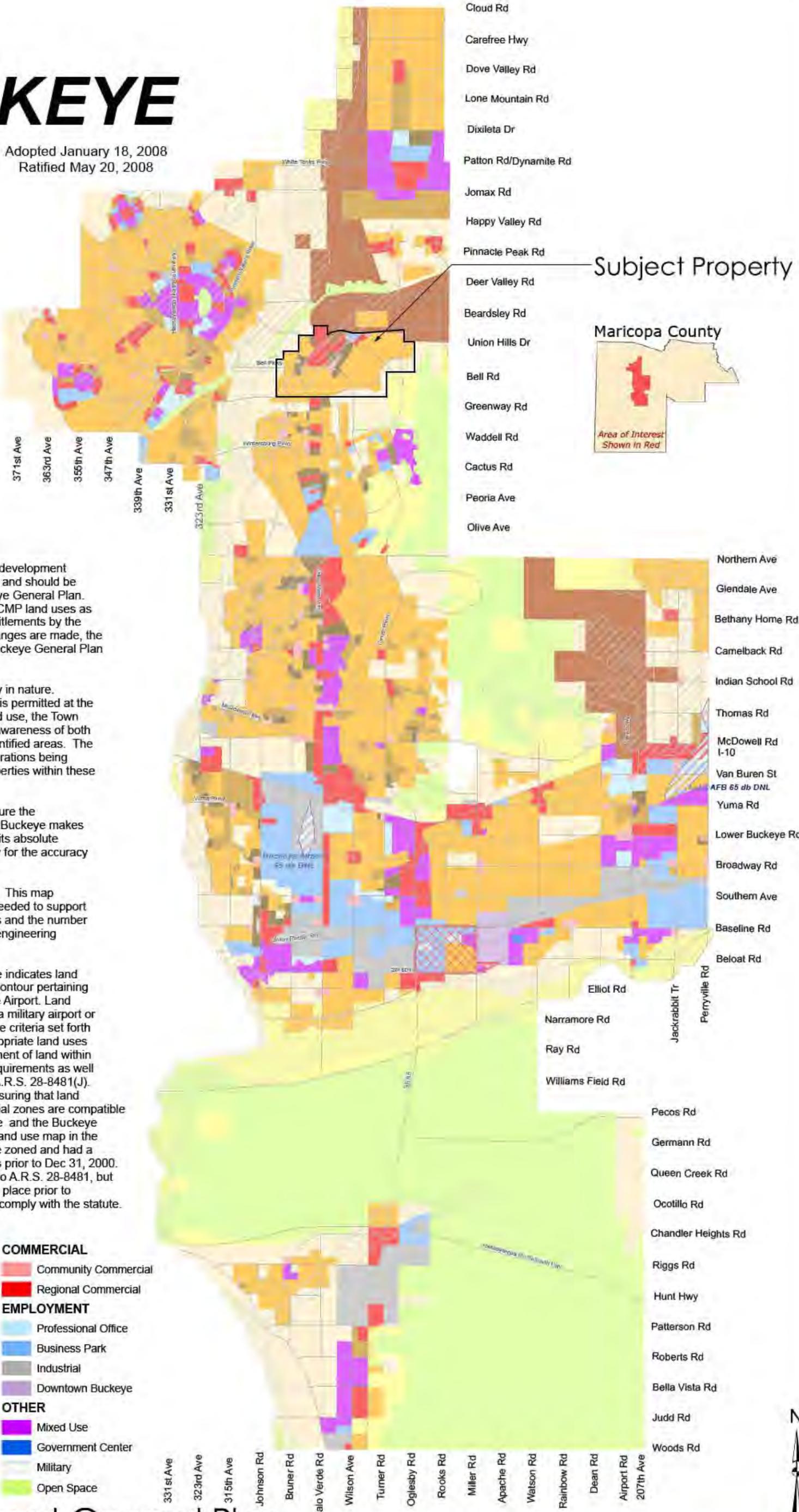


COUNTY PARCEL MAP & EXISTING ZONING
 SUN VALLEY VILLAGES I AND II

Date: May 20, 2015

Town of **BUCKEYE**

Adopted January 18, 2008
Ratified May 20, 2008



Notes:

All Community Master Plans (CMP) and development agreements remain as valid entitlements and should be referred to in conjunction with the Buckeye General Plan. The Land Use Map strives to reflect the CMP land uses as accurately as possible. The adopted entitlements by the Town of Buckeye are valid and if any changes are made, the policies and guidelines outlined in the Buckeye General Plan will be followed.

Floodway Transitional Areas are advisory in nature. Though development within these areas is permitted at the level of the designated General Plan land use, the Town wishes to emphasize the importance of awareness of both the hazards and sensitivities in these identified areas. The Town strongly encourages these considerations being addressed in development plans for properties within these areas.

While every effort has been made to ensure the accuracy of this information, the Town of Buckeye makes no warranty, expressed or implied, as to its absolute accuracy and expressly disclaims liability for the accuracy thereof.

Arterial / River crossings are conceptual. This map demonstrates the number of crossings needed to support development at build-out. Final locations and the number of crossings will be determined through engineering and water studies.

Town of Buckeye General Plan Land Use indicates land within the 65 day-night noise level (dnl) contour pertaining to Luke Air Force Base and the Buckeye Airport. Land within the designated 65 dnl adjacent to a military airport or ancillary military facility is restricted by the criteria set forth in A.R.S. 28-8481(J) which outlines appropriate land uses for such land. Any General Plan Amendment of land within these areas must also comply with all requirements as well as the compatible land uses outlined in A.R.S. 28-8481(J). The Town of Buckeye is committed to ensuring that land uses in the high noise or accident potential zones are compatible with the operation of Luke Air Force Base and the Buckeye Airport. Residential uses shown on the land use map in the 65 dnl area for Luke Air Force Base were zoned and had a development plan in place for those uses prior to Dec 31, 2000. These properties continue to be subject to A.R.S. 28-8481, but the development plans that have been in place prior to December 31, 2000 for these properties comply with the statute.

- | | |
|-----------------------------------|----------------------|
| Floodway Transitional Areas | COMMERCIAL |
| 65 db noise contour | Community Commercial |
| Downtown Expansion Area | Regional Commercial |
| RESIDENTIAL | EMPLOYMENT |
| Very Low Density 0-1 du/ac | Professional Office |
| Low Density 1.01-3 du/ac | Business Park |
| Medium Density 3.01-6 du/ac | Industrial |
| Medium High Density 6.01-10 du/ac | Downtown Buckeye |
| High Density 10.01-15 du/ac | OTHER |
| Master Planned Community | Mixed Use |
| | Government Center |
| | Military |
| | Open Space |

EXHIBIT E - Current General Plan

**TOWN OF BUCKEYE
GENERAL PLAN LAND USE**

One Town, One Vision!
General Plan and Development Code

Justification

The City of Buckeye General Plan has established criteria that must be met in order to obtain approval for a General Plan Amendment. Specific items must be addressed as part of the application. Those items, and how they are being addressed, are listed below;

1. *The recommended land use pattern identified in the Land Use Plan inadequately provides appropriate optional sites for use or change proposed in the amendment.*

Response: Although the current Land Use Plan provides a similar mix of land uses, the existing plan does not reflect the preferred Turner Parkway alignment.

2. *The amendment must constitute an overall improvement to the General Plan and will not solely benefit a particular land owner or owners at a particular time.*

Response: The proposed amendment allows for a land plan that will accommodate Turner Parkway, which is a regional road of significance. This roadway will benefit the surrounding areas by providing additional regional roadway connectivity in the area. Furthermore, allowing for additional updates to the forthcoming CMP will enhance the Sun Valley Community, accelerating quality growth in the region.

3. *The amendment will not adversely impact a portion of, or the entire community by:*

- a. *Significantly altering acceptable existing land use patterns, especially in established neighborhoods.*

Response: The proposed Amendment does not seek to significantly alter existing land use patterns as the proposed underlying land uses area generally the same. There are no existing established neighborhoods on or within the Sun Valley Community.

- b. *Significantly reducing the housing to jobs balance in the Planning Area*

Response: The proposed amendment does not alter the existing housing to jobs balance in the Planning Area.

- c. *Replacing employment with residential uses*

Response: The proposed amendment does not replace employment with residential uses.

- d. *Requiring additional and more expensive improvement to infrastructure systems and/or proximity to municipal facilities and/or services than are needed to support the prevailing land uses and which, therefore, may impact the level of service for existing and proposed developments in other areas*

Response: The proposed amendment does not seek to alter any existing infrastructure systems, nor increase the need for more expensive infrastructure systems. The circulation network shown in the accompanying land use plan aims to reduce overall

roadway infrastructure while more effectively circulating traffic through and around the community.

- e. *Increasing traffic (without mitigation measures) on existing roadways that negatively impact existing and planned land uses*

Response: The proposed amendment will not increase traffic as land use densities and intensities are consistent with the current approved general plan.

- f. *Affecting the existing character (i.e., visual, physical and functional) of the immediate area*

Response: The proposed amendment is consistent with the proposed character of the area and aims to improve the overall area by creating improved circulation and land use patterns

- g. *Increasing the exposure of residents to aviation generated noise, safety and/or flight operations*

Response: The proposed General Plan amendment does not locate residents nearer to any aviation generated noise, nor does the amendment seek to add any additional aviation infrastructure.

- h. *Diminishing the environmental quality of the air, water, land, or cultural resources*

Response: The proposed General Plan Amendment keeps the land use densities and intensities consistent with the current approved General Plan. The proposal seeks to improve the circulation system, therefore reducing roadway and other unnecessary infrastructure.

- i. *Significantly altering recreational amenities such as open space, parks, and trails*

Response: The proposed General Plan Amendment does not materially alter recreational amenities within the existing land use plan.

Citizen Participation Report, Sun Valley, Villages I and II Major General Plan Amendment 15-01

Introduction

The following is a description of how citizens, property owners, neighborhood associations, agencies, and other interested parties in the vicinity of Villages I and II of the Sun Valley master planned community (the “Project”) have been informed of an application for amendment to the Buckeye General Plan.

The Project consists of approximately 5,800 acres located along Sun Valley Parkway in northern Buckeye. Various forms of communication have been used to ensure that those affected by this application have an adequate opportunity to learn about and comment on the proposal.

The City of Buckeye issued notices of the 60-day inter-agency review period to agencies and others included in the City’s list of interested parties. The following is a description of additional notification steps taken by the applicant.

Posted Notice

Three signs have been posted on the Project at the following locations:

- Sign 1 – the southwest corner of Sun Valley Parkway and Desert Oasis
- Sign 2 – the northwest corner of Sun Valley Parkway and 291st Avenue
- Sign 3 – the east side of Sun Valley Parkway at the Greenway Road alignment

Signs 1 and 2 were installed on September 9. At this time, Sign 3 was installed one mile south of the Greenway alignment. On September 10, Sign 3 was relocated to its proper location. When these signs were initially installed, the time and location for the first Planning and Zoning meeting had not yet been set. On September 24, the signs were updated with the time and location for the October Planning and Zoning meeting.

Affidavits of posting for the three dates above, and associated photographs of the posted signs, are attached below.

Mailed Notice

A list of land owners within 300’ of the Project was generated from the Maricopa County website’s GIS Mapping service on September 3, and a notification of the application and upcoming neighborhood meeting was sent to those twelve owners on September 4. A copy of the affidavit of mailing, notice letter to the neighbors, and mailing list are attached.

The list of land owners was reconfirmed on the Maricopa County website on September 23, and a notification of the application and upcoming neighborhood meeting was sent to those thirteen

Citizen Participation Report, Sun Valley, Villages I and II Major General Plan Amendment 15-01

owners on that same day. A copy of the affidavit of mailing, notice letter to the neighbors, and mailing list are attached.

When the second mailing list was reconfirmed in late September, an additional address was noted for one of the neighboring property ownership entities. Because this addressee was not included in the initial mailing, the applicant reached out via e-mail and confirmed that this adjacent owner is satisfied with their notifications and does not desire to have any further involvement with the process. This e-mail dialogue is attached.

Two additional mailings are planned to occur not more than 30 or less than 15 days from the November Planning and Zoning Commission and December City Council meetings.

Published Notice

A Public Notice was posted in the Buckeye Valley News on September 24, 2015. An affidavit of publication and copy of the page of publication (with outline added) is attached.

Two additional publications are planned to occur not more than 30 or less than 15 days from the November Planning and Zoning Commission and December City Council meetings.

Neighborhood Meeting

A neighborhood meeting was held at Festival Foothills Elementary school on September 28, 2015, from 6:00 to 7:00 pm. The meeting was held at Festival Foothills Elementary School and approximately 20 residents were in attendance, a copy of the sign-in sheet is attached. None of the attendees expressed any concerns or opposition to the proposal. The following summarizes the Questions and Answers discussed at this meeting:

Q: Will the first phase include active adult, traditional housing, golf course?

A: Timing and product mix will be market driven. Initial interest is more likely to come from active adult based on location, and that demographic also prefers to have a golf course. It would be preferable to open up to traditional sales and active adult simultaneously, but it is too early to know how/when that will happen. At buildout, the Sun Valley Community is envisioned to have both housing types in addition to commercial and other uses.

Q: Who owns the property, is it Pulte?

A: There are multiple entities that own the property, and some of those entities have multiple owners. This is unrelated to the other property that Pulte owns in the area.

Q: Are you keeping the planned commercial property?

A: Yes, this proposed amendment does not impact the underlying zoning of the property. The current CMP land use plan was shared and it was explained that this document will govern the

Citizen Participation Report, Sun Valley, Villages I and II

Major General Plan Amendment 15-01

zoning until it is amended and a similar public involvement process will be used at such time that the CMP is amended.

Q: Why is this amendment being proposed?

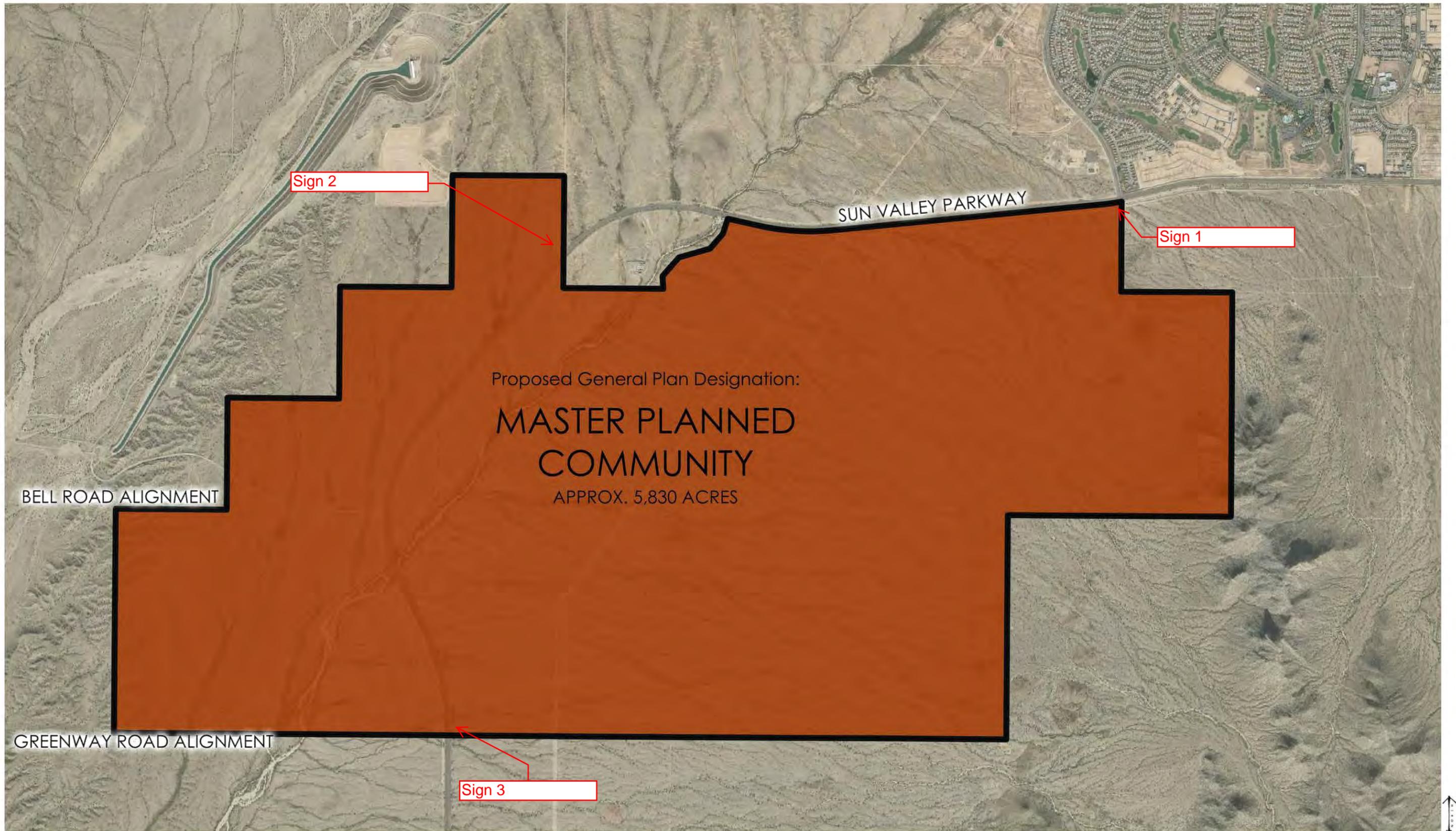
A: The alignment of Turner Parkway and general market conditions have changed since the approval of the current CMP. This type of amendment to the General Plan is only done annually, so adjusting the land use designation now will allow the CMP to be updated on its own schedule in the future.

Q: Is more information available online?

A: I haven't confirmed, but believe that the proposal should be available on the City of Buckeye website. Paper copies of the proposal were available at the meeting for review, and e-mailing out a PDF copy was offered to the group (Larry Lanie and Steve Droge requested a PDF copy, which was e-mailed to them on September 29).

Other Dialogue

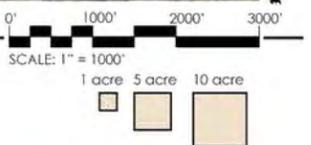
Only one phone call was received relative to this case; Cliff Ruebner called on September 21. He had seen the posted sign and was curious about the proposal, assuming it had something to do with a next phase of the Festival development. The terms of the amendment and location of the property were explained to him, and a map showing the subject property was e-mailed to him. He did not have any input, concern, or opposition to the amendment.



Villages I & II

SUN VALLEY

Exhibit A - Proposed General Plan Designation



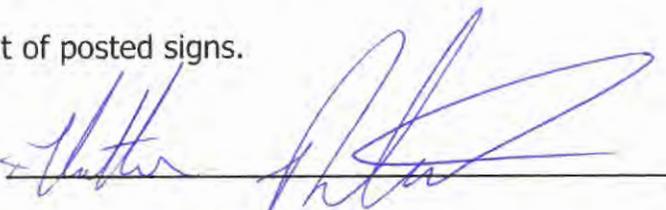
Affidavit of Sign Posting

Case Number: MGPA 15-01
Project Name: Sun Valley Community Master Plan, Villages I and II
Applicant Name: Chris Reed
Location: Sun Valley Community Villages I and II

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the **applicant** for public hearings 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 ten (10) days after the 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) days prior to the public hearing.

See attached date stamped photo exhibit of posted signs.

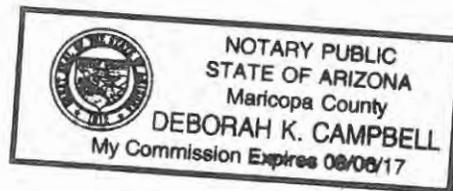
Applicant's / Representative's signature: 

SUBSCRIBED AND SWORN before me this 9 day of Sept, 2015, by:


Notary Public

My Commission Expires:

3/6/17





Sign 1



Fig 2



Sign 3
1-mile south of
project on 9/9/15

Affidavit of Sign Posting

Case Number: MGPA 15-01
Project Name: Sun Valley Community Master Plan, Villages I and II
Applicant Name: Chris Beed
Location: Sun Valley Community Villages I and II

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the **applicant** for public hearings 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 ten (10) days after the 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) days prior to the public hearing.

See attached date stamped photo exhibit of posted signs.

Applicant's / Representative's signature: _____

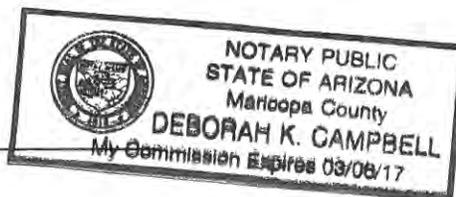
SUBSCRIBED AND SWORN before me this 10 day of Sept, 2015, by:

Deborah K. Campbell

Notary Public

My Commission Expires:

3/6/17



City of Tucson
NEIGHBORHOOD MEETING
8:00 - 9:00 AM
Federal Tucson Convention Center
1001 N. Second Valley Blvd., Tucson, AZ 85724
PUBLIC HEARING
PLANNING AND ZONING COMMISSION
10/21/15 10:00 AM - 11:00 AM
11/02/15 8:00 AM - 9:00 AM
CITY COUNCIL
12/01/15 8:00 AM - 9:00 AM
REQUEST: Major General Plan Amendment
PROPOSAL: Amend the existing zoning code to
allow use in "Medium Density Residential" within the
San Ysidro Community Alliance (CA) C
GENERAL LOCATION: San and West of San Ysidro
Parkway on the West End of the
CITY: Approximately 1.5 miles
CASE #: MOPR 15-01
APPLICANT CONTACT: CHA Real 520-481-4872
DEVELOPMENT SERVICES DEPARTMENT 247-2492
10/21/15 11:00 AM

10/21/15

Sign 3
Relocated to appropriate
location on 9/10/15

Affidavit of Sign Posting

Case Number: MGPA 15-01
Project Name: Sun Valley Vilages I and II
Applicant Name: Chris Reed / Land Resources Inc.
Location: Sun Valley Parkway

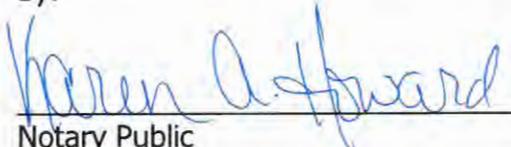
In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the **applicant** for public hearings in the City of Buckeye shall post signs as prescribed by the "City of Buckeye Site Posting Requirements." **It shall be the responsibility of the applicant to 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 ten (10) days after the 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) but no more than thirty (30) days prior to the public hearing.

See attached date stamped photo exhibit of posted signs.

Applicant's / Representative's signature: 

SUBSCRIBED AND SWORN before me this 25 day of September, 2015,
by:


Notary Public



My Commission Expires:
Sept. 21, 2018

City of Buckeye
NEIGHBORHOOD MEETING:
9/28/15 From 6:00pm to 7:00pm
Festival Foothills Elementary School
26252 W. Desert Vista Blvd., Buckeye, AZ 85396
PUBLIC HEARING
PLANNING AND ZONING COMMISSION:
10/13/15 @ 6:00 p.m., 7022 W. Quant Yula Blvd, Buckeye, AZ 85396
11/10/15 @ 6:00 p.m., 530 E Monroe Ave., Buckeye, AZ 85326
CITY COUNCIL:
12/15/15 @ 6:00 p.m., 530 E Monroe Ave., Buckeye, AZ 85326
REQUEST: Major General Plan Amendment
PROPOSAL: Amend the existing varied general plan
land uses to "Master Planned Community" within the
Sun Valley Community Villages I and II.
GENERAL LOCATION: East and West of Sun Valley
Parkway on the Bell Road alignment
SIZE: Approximately 5,800 acres
CASE #: MOPA 15-01
APPLICANT/CONTACT: Chris Reed (623) 455-4973
DEVELOPMENT SERVICES DEPARTMENT: (623) 349-6211
Posting Date: 9/24/15



09/24/2015

09/24/2015



City of Buckeye
NEIGHBORHOOD MEETING:
9/28/15 From 6:00pm to 7:00pm
Peoria Peoria Elementary School
26252 W. Desert Vista Blvd., Buckeye, AZ 85394

PUBLIC HEARING

PLANNING AND ZONING COMMISSION:
10/12/15 8:00pm, 1620 N. Pearl 160 Blvd, Buckeye, AZ 85394
11/20/15 8:00pm, 250 E. Monroe Ave, Buckeye, AZ 85326

CITY COUNCIL:
12/15/15 8:00pm, 530 E. Monroe Ave., Buckeye, AZ 85326

REQUEST: Neig General Plan Amendment
PROPOSAL: Amend the existing verified general plan land use to "Major Planned Community" within the Sun Valley Community Villages 1 and 11.
GENERAL LOCATION: East and West of Sun Valley Parkway on the Ball Road alignment
SIZE: Approximately 5,800 Acres
CASE #: NCPA 15-01
APPLICANT/CONTACT: Chris Reed (623) 455-4972
DEVELOPMENT SERVICES DEPARTMENT (623) 344-6211
Posting Date: 9/24/15

09/24/2015

City of Buckeye

NEIGHBORHOOD MEETING:

9/28/15 From 6:00pm to 7:00pm

Festival Foothills Elementary School

26252 W. Desert Vista Blvd., Buckeye, AZ 85396

PUBLIC HEARING

PLANNING AND ZONING COMMISSION:

10/13/15 @ 6:00 p.m., 26252 W. Desert Vista Blvd., Buckeye, AZ 85396

11/10/15 @ 6:00 p.m., 530 E Monroe Ave., Buckeye, AZ 85326

CITY COUNCIL:

12/15/15 @ 6:00 p.m. 530 E Monroe Ave., Buckeye, AZ 85326

REQUEST: Major General Plan Amendment

PROPOSAL: Amend the existing varied general plan land uses to "Master Planned Community" within the Sun Valley Community Villages I and II

GENERAL LOCATION: East and West of Sun Valley Parkway on the Bell Road alignment

SIZE: Approximately 5,800 acres

CASE #: MGPA 15-01

APPLICANT/CONTACT: Chris Reed (623) 455-4973

DEVELOPMENT SERVICES DEPARTMENT: (623) 349-6211

Posting Date: 9/9/15

09/24/2015

Affidavit of Mailing Notice

Case Number: MGPA 15-01
Project Name: Sun Valley Villages I & II
Applicant Name: Chris Reed / Land Resources Inc.
Location: Sun Valley Parkway & Bell Road alignment

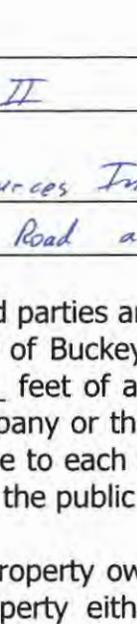
In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the applicant for public hearings in the City of Buckeye shall secure the names and addresses of all property owners within 300 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and shall send the public hearing notice to each said owner no less than fifteen (15) but no more than thirty (30) days prior to the public hearing date.

I confirm that I secured the names and addresses of all property owners within 300 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and did send the public hearing notice to each said owner no less than fifteen (15) but no more than thirty (30) days prior to the public hearing.

See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: 

SUBSCRIBED AND SWORN before me this 8 day of September, 2015,
by:


Notary Public



My Commission Expires:
Sept. 21 2018



September 4, 2015

NOTICE OF NEIGHBORHOOD MEETING FOR GENERAL PLAN AMENDMENT

RE: CASE # MGPA 15-01; MAJOR GENERAL PLAN AMENDMENT FOR ~5,800 ACRES OF PROPERTY LOCATED EAST AND WEST OF SUN VALLEY PARKWAY ON THE BELL ROAD ALIGNMENT

Dear Neighbor:

This letter is being sent to advise you that a rezoning application (Case # MGPA 15-01) was submitted to the City of Buckeye Planning and Zoning Division. This submittal is seeking to amend the General Plan Land Use Map with respect to land uses within the Sun Valley Community Master Plan Villages I & II. The subject property is approximately 5,800 acres in size, located generally east and west of Sun Valley Parkway along the Bell Road alignment, and is currently undeveloped native desert. The proposed amendment changes the existing varied general plan land uses to "Master Planned Community." Changes will be limited within the boundaries of the Sun Valley Community Master Plan Villages I and II.

Villages I & II are part of an approved Community Master Plan ("CMP"), which will continue to designate the specific zoning of this property until amended. Since the approval of the current CMP (approved in 2006 under Ordinance 26-06), there have been changes in general market conditions and planned regional transportation alignments. The proposed Master Planned Community designation provides for a simplified review and approval process for future land use changes to the CMP without the need for numerous and redundant applications and hearing associated with a General Plan Amendment.

Attached is an aerial photo showing the contextual location of the Subject Property.

You are invited to attend an upcoming neighborhood meeting to discuss the specifics of this application. This meeting will be held at the following time and location:

Neighborhood Meeting

Monday, September 28, 2015 - From 6:00 to 7:00 PM
Festival Foothills Elementary School
26252 W. Desert Vista Blvd.
Buckeye, AZ 85396

There will be multiple public hearings that will include those cases, which you are welcome to attend. These scheduled hearing are as follows:

Planning and Zoning Commission Hearings

Tuesday October 13, 2015

Time and Location TBD

and

Tuesday November 10, 2015 6:00PM

530 East Monroe Ave

Buckeye, AZ 85326

Council Chambers

City Council Hearing

Tuesday December 15, 2015 6:00PM

530 East Monroe Ave

Buckeye, AZ 85326

Council Chambers

If you require additional information from the City of Buckeye Planning and Zoning Department, please contact our City representative.

Adam Copeland

(623)349-2210 – or – via e-mail: acopeland@buckeyeaz.gov

Adam can answer your questions regarding the City processes as well as the staff position once their report is complete. You may also contact the City by writing to the Planning and Zoning Department at 530 East Monroe Ave Buckeye, AZ 85326 and referencing the appropriate case number (MGPA 15-01). Your letter will be made part of the appropriate case file.

You are welcome to attend the upcoming scheduled meeting to learn more about the case and make your opinions known. If you have questions or comments you may also contact me.

Chris Reed with Land Resources, Inc.

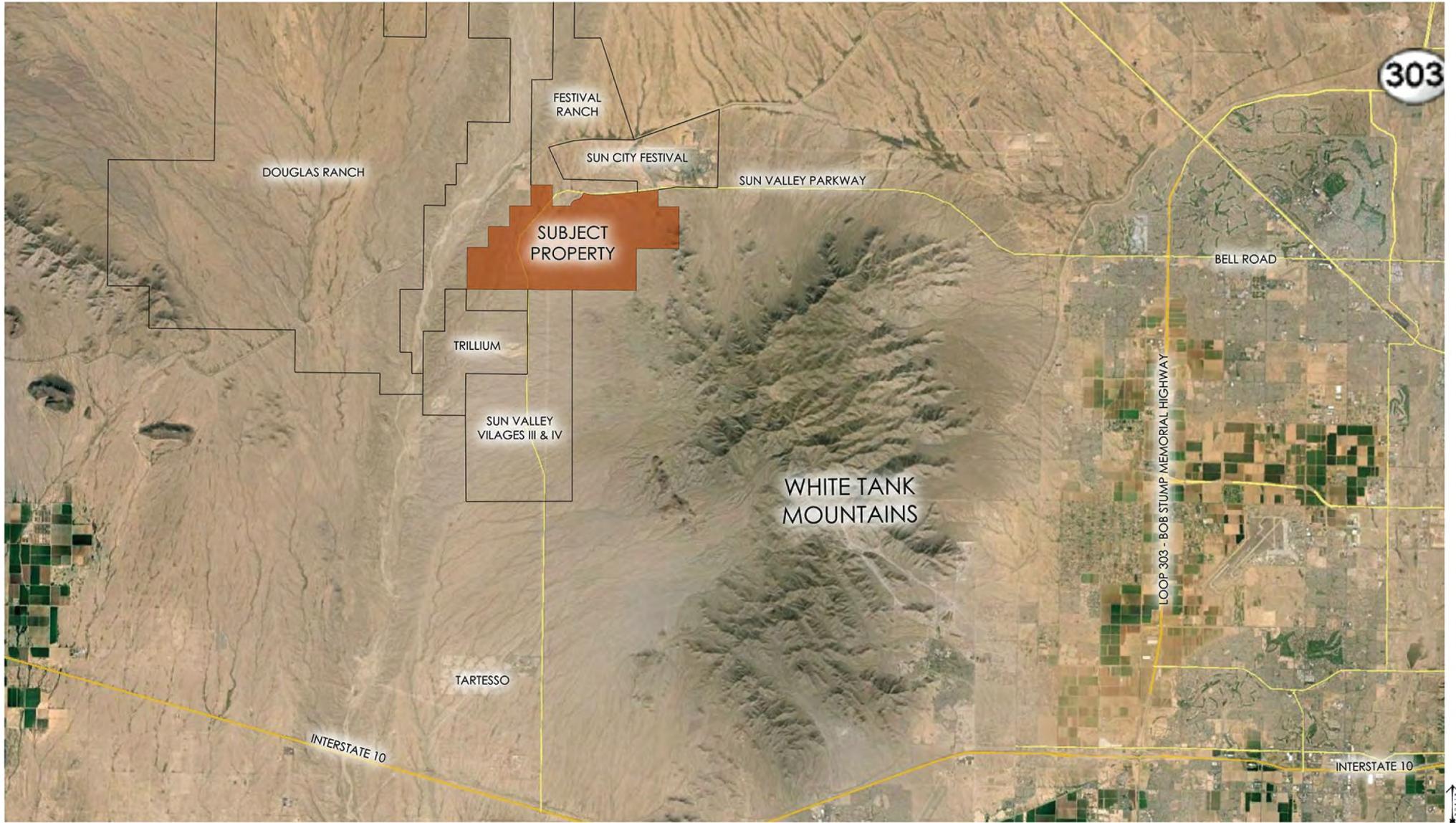
(623) 455-4973 – or – via e-mail: creed@landresourcesinc.com

Finally, we look forward to maintaining an open dialogue throughout the rezoning process. Thank you for your time and consideration.

Sincerely,



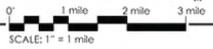
Chris Reed



Villages I & II

SUN VALLEY

Exhibit C - Subject Property Map



Sun Valley General Plan Amendment Neighborhood Mailing List

Addresses pulled from Maricopa County website on 9/3/15, notices mailed on 9/4/15

<u>First Name</u>	<u>Last Name</u>	<u>Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>
Alan/Alicia	Weinkrantz	19382 N 270th Ln	Buckeye	AZ	85396
Arizona Public Service Company		PO Box 53999 STA 9505	Phoenix	AZ	85072
BM3 South Holdings LLC		13047 N 80th Place	Scottsdale	AZ	85260
Cantrell Family Trust		19370 N 270th Ln	Buckeye	AZ	85396
First American Trust CO TR 8436		PO Box 52023	Phoenix	AZ	85072
Pulte Home Corporation		19676 N Perimeter Dr., Suite 100	Scottsdale	AZ	85260
State Trust Land		1616 W. Adams St	Phoenix	AZ	85007
Sun City Festival Community Association		19676 N Perimeter Dr., Suite 100	Scottsdale	AZ	85260
Sun Valley 855 LLC		21 E 6th Street, Suite 706	Tempe	AZ	85281
SVP Buckeye LLC		2275 Corporate Cir, Suite 315	Henderson	NV	89074
TW Purchase LLC		426 N 44th Street, Number 100	Phoenix	AZ	85008
W V S V Holdings LLC		1121 W Warner, Suite 109	Tempe	AZ	85284

P&Z #1

Affidavit of Mailing Notice

Case Number: MGPA 15-01

Project Name: Sun Valley Villages I & II

Applicant Name: Chris Reed / Land Resources

Location: Sun Valley Parkway & Bell Road alignment

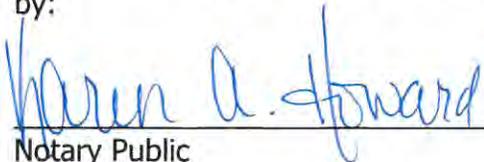
In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the applicant for public hearings in the City of Buckeye shall secure the names and addresses of all property owners within 300 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and shall send the public hearing notice to each said owner no less than fifteen (15) but no more than thirty (30) days prior to the public hearing date.

I confirm that I secured the names and addresses of all property owners within 300 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and did send the public hearing notice to each said owner no less than fifteen (15) but no more than thirty (30) days prior to the public hearing.

See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: 

SUBSCRIBED AND SWORN before me this 23 day of September, 2015,
by:


Notary Public



My Commission Expires:
Sept. 21, 2018



September 23, 2015

NOTICE OF PLANNING AND ZONING MEETING FOR GENERAL PLAN AMENDMENT

RE: CASE # MGPA 15-01; MAJOR GENERAL PLAN AMENDMENT FOR ~5,800 ACRES OF PROPERTY LOCATED EAST AND WEST OF SUN VALLEY PARKWAY ON THE BELL ROAD ALIGNMENT

Dear Neighbor:

This letter is being sent to advise you that a rezoning application (Case # MGPA 15-01) was submitted to the City of Buckeye Planning and Zoning Division. This submittal is seeking to amend the General Plan Land Use Map with respect to land uses within the Sun Valley Community Master Plan Villages I & II. The subject property is approximately 5,800 acres in size, located generally east and west of Sun Valley Parkway along the Bell Road alignment, and is currently undeveloped native desert. The proposed amendment changes the existing varied general plan land uses to "Master Planned Community." Changes will be limited within the boundaries of the Sun Valley Community Master Plan Villages I and II.

Villages I & II are part of an approved Community Master Plan ("CMP"), which will continue to designate the specific zoning of this property until amended. Since the approval of the current CMP (approved in 2006 under Ordinance 26-06), there have been changes in general market conditions and planned regional transportation alignments. The proposed Master Planned Community designation provides for a simplified review and approval process for future land use changes to the CMP without the need for numerous and redundant applications and hearing associated with a General Plan Amendment.

Attached is an aerial photo showing the contextual location of the Subject Property.

There will be multiple public hearings that will include this case, which you are welcome to attend. These scheduled hearing are as follows:

First Planning and Zoning Commission Hearing

Tuesday October 13, 2015 6:00PM

26501 W. Desert Vista Blvd.

Buckeye, AZ 85396

Sun City Festival, Sage Center

Second Planning and Zoning Commission Hearing

Tuesday November 10, 2015 6:00PM

530 East Monroe Ave

Buckeye, AZ 85326

Council Chambers

City Council Hearing
Tuesday December 15, 2015 6:00PM
530 East Monroe Ave
Buckeye, AZ 85326
Council Chambers

You are welcome to attend these upcoming scheduled meetings to learn more about the case and make your opinions known. If you have questions or comments you may also contact me.

Chris Reed with Land Resources, Inc.
(623) 455-4973 – or – via e-mail: creed@landresourcesinc.com

If you require additional information from the City of Buckeye Planning and Zoning Department, please contact our City representative.

Adam Copeland
(623)349-2210 – or – via e-mail: acopeland@buckeyeaz.gov

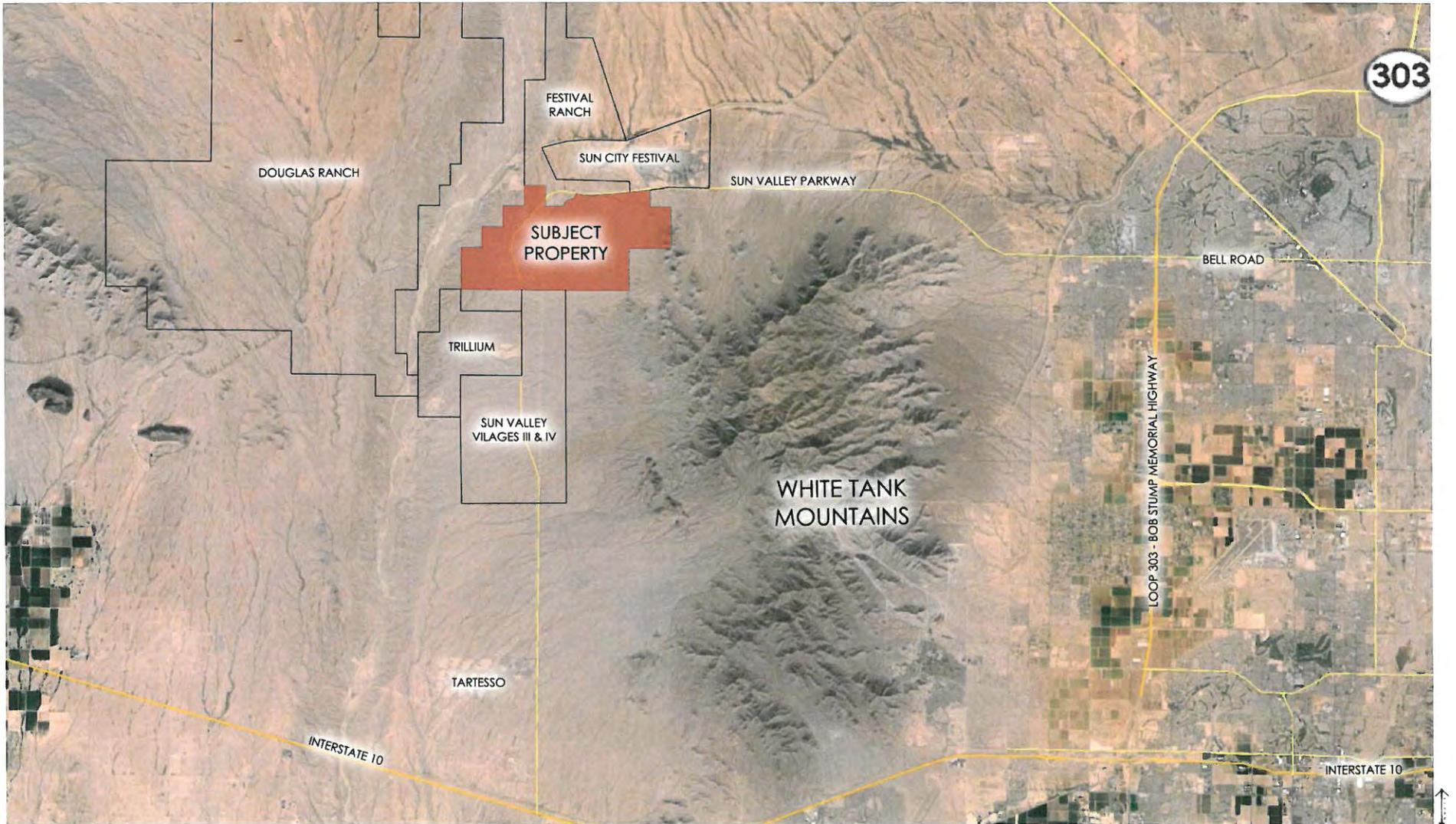
Adam can answer your questions regarding the City processes as well as the staff position once their report is complete. You may also contact the City by writing to the Planning and Zoning Department at 530 East Monroe Ave Buckeye, AZ 85326 and referencing the appropriate case number (MGPA 15-01). Your letter will be made part of the appropriate case file.

Finally, we look forward to maintaining an open dialogue throughout the rezoning process. Thank you for your time and consideration.

Sincerely,



Chris Reed



Villages I & II

SUN VALLEY

Exhibit C - Subject Property Map



Sun Valley General Plan Amendment Neighborhood Mailing List

Addresses pulled from Maricopa County website on 9/23/15, notices mailed on 9/23/15

<u>First Name</u>	<u>Last Name</u>	<u>Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>	
Alan/Alicia	Weinkrantz	19382 N 270th Ln	Buckeye	AZ	85396	
Arizona Public Service Company		PO Box 53999 STA 9505	Phoenix	AZ	85072	
BM3 South Holdings LLC		13047 N 80th Place	Scottsdale	AZ	85260	
BM3 South Holdings LLC		2525 E Camelback Road, Suite 300	Phoenix	AZ	85016	ICO - Michael Tiffany ESQ
Cantrell Family Trust		19370 N 270th Ln	Buckeye	AZ	85396	
First American Trust CO TR 8436		PO Box 52023	Phoenix	AZ	85072	
Pulte Home Corporation		19676 N Perimeter Dr., Suite 100	Scottsdale	AZ	85260	
State Trust Land		1616 W. Adams St	Phoenix	AZ	85007	
Sun City Festival Community Association		19676 N Perimeter Dr., Suite 100	Scottsdale	AZ	85260	
Sun Valley 855 LLC		21 E 6th Street, Suite 706	Tempe	AZ	85281	
SVP Buckeye LLC		2275 Corporate Cir, Suite 315	Henderson	NV	89074	
TW Purchase LLC		426 N 44th Street, Number 100	Phoenix	AZ	85008	
W V S V Holdings LLC		1121 W Warner, Suite 109	Tempe	AZ	85284	

Chris Reed

From: Michael E. Tiffany <MET@tblaw.com>
Sent: Thursday, October 01, 2015 4:22 PM
To: Chris Reed
Subject: RE: Neighborhood meeting notice

Chris,

I do not need any further notices. My client owns Spurlock Ranch and you can also take them off of the list.

Thanks,

Mike

Michael E. Tiffany
Attorney at Law
Direct 602-255-6001 | Fax 602-255-0103 | Email MET@tblaw.com



Seventh Floor Camelback Esplanade II
2525 East Camelback Road
Phoenix, AZ 85016-9240
Visit our website at: www.tblaw.com

This electronic mail transmission contains information from the law firm of Tiffany & Bosco, P.A. that may be confidential or privileged. Such information is solely for the intended recipient, and use by any other party is not authorized. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of this message, its contents or any attachments is prohibited. Any wrongful interception of this message is punishable as a Federal Crime. If you have received this message in error, please notify the sender immediately by telephone (602-255-6001) or by electronic mail at MET@tblaw.com

From: Chris Reed [<mailto:CReed@LandResourcesInc.com>]
Sent: Thursday, October 01, 2015 4:11 PM
To: Michael E. Tiffany
Subject: RE: Neighborhood meeting notice

Mr. Tiffany,

I am following up on the e-mail below regarding notification of a General Plan Amendment in the City of Buckeye. Your mailing address appears on some of the BM3 South Holdings LLC parcels near Sun Valley Parkway, but was not included in our initial notice of Neighborhood Meeting. I expected that you subsequently received our notice of the upcoming P&Z meeting.

Although I do not believe that this application will have any impact on the adjacent properties, I would like to confirm that you do not want any additional information or discussion on the project (because you did not receive the first notice sent out).

Please confirm whether the notice you have received is sufficient.

Thank you,
Chris Reed

From: Chris Reed
Sent: Wednesday, September 23, 2015 9:44 AM
To: 'met@tblaw.com'
Subject: Neighborhood meeting notice

Michael,

We are processing a General Plan amendment within the City of Buckeye, which effects property near where Bell Road turns south into Sun Valley Parkway. We have a neighborhood meeting scheduled for this coming Monday, September 28th (see meeting initiation attached).

When compiling my mailing list for the attached invitation, I had noted a Scottsdale address for BM3 South Holdings LLC. Upon review of my original list (in preparation for P&Z notifications), I noticed that your contact information is also included on some of the BM3 South Holdings LLC parcels.

I apologize for missing you in my initial mailing, and am happy to take whatever additional steps you may desire (if any) to provide you with further detail on our proposed amendment or make sure any potential input you may have is included in the case.

Please let me know if you would like further information or accommodations, or if this notification is sufficient.

Thank you,



Chris Reed – Vice President

28620 N EL Mirage Road, Suite 102 | Peoria, Arizona 85383
D. (623) 455-4973 | M. (602) 301-1266 | www.landresourcesinc.com

AFFIDAVIT OF PUBLICATION

BUCKEYE VALLEY NEWS, LLC.

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS.

Marlene M. Turner, being first duly sworn, upon oath deposes and says: That she is a legal advertising representative of the Buckeye Valley News, LLC., a newspaper of general circulation in the county of Maricopa, State of Arizona, published in Buckeye, Arizona, and that the copy hereto attached is a true copy of the advertisement published in the said paper on the dates as indicated.

Buckeye Valley News, LLC.

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN

Public hearing: October 13th at 6:00 PM will be held in the Sage Center of Sun City Festival located at 26501 W. Desert Vista Blvd., Buckeye, AZ 85396 for the following request:

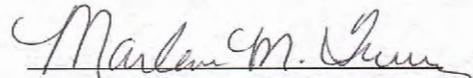
CASE: MGPA 15-01

Request for Major General Plan Amendment

Proposal: General Plan Amendment to change the existing varied land uses to "Master Planned Community" within the Sun Valley Community Master Plan Villages I & II. General Location: East and West of Sun Valley Parkway along the Bell Road alignment. Size: approximately 5,800 acres.

Publication Dates:

September 24, 2015



Authorized Representative of
Buckeye Valley News, LLC.

Subscribed and sworn to before me this

24th day of

September, 2015


Notary Public

BUCKEYE VALLEY NEWS 623-386-4426 BVALNEWS@BUCKEYEVALLEYNEWS.ORG
Classified WEST VALLEY
CLASSIFIED DIRECTORY LISTING FOR JUST \$10.95 PER ISSUE (FIRST 15 WORDS OR LESS)

HELP WANTED

Immediate Openings for
- Junior High Language Arts Teacher
 -Substitute Teachers
 Palo Verde Elementary School District
 Just West of Buckeye
 Ph. (623) 327-3690
 Fax (623) 327-3695
 E-mail: tfreecce@pvcsd.org

Need Diesel Mechanic at West Valley Rock. Good Pay, Good Hours, Great Place to work. Contact Tony at 623-386-8777

Class "A" Drivers Needed End Dump and Transfer Trucks. Local and California hauls. Contact Tony at 623-386-8777

IMMEDIATE OPENINGS
 6:00 am — 6:00 pm
 Thursday — Sunday
 At Group Home for Girls
 Ages 11 — 17
 Located west of Buckeye
 Send Resume to olsonapeca@aol.com
 Must have good driving record and pass background check and drug test.

REWARD

REWARD of \$10,000 is hereby offered for information leading to the arrest and conviction of any person or persons for the theft of copper materials from wells and electrical equipment owned by Paloma Irrigation and Drainage District or Electrical District Number Eight. Call the Paloma District manager at 928-683-2236 with any information.

G.A.I.N.

Getting Arizona Involved Neighborhoods



HELP WANTED



AIRES is growing in the Buckeye/Avondale area!!!

AIRES has been providing services to children & adults with developmental disabilities, as well as the elderly, since 1978. Our mission is to help our consumers live happy, healthy, and fulfilling lives. Hiring Caregivers (our title is Direct Support Professional - HCBS) Provide respectful, person-centered supports and services. Teach basic home-making skills, shopping, cooking, cleaning, health maintenance.

- Variety of shifts and On-Call positions available
- Must be 21+ and have AZ DL w/moderately clean driving record and reliable transportation.
- No experience necessary
- \$8.42/HR after paid training

Requirements:
 Obtain Level one clearance card issued by AZ DPS, pass a drug screen. Apply at www.aires.org. Select Phoenix Direct Support Professional - HCBS 2140 West Greenway Rd. Ste. 140 Phoenix (602) 995-3591 x1000

FOR SALE

10' Foot Long Countertop \$400.00
 Formica Marble color with sink cutout
 Call: (520) 371-3001 (623) 234-3580

Brand New RYOBI Paint Sprayer 1/2 hp .24gpm **Never Used** \$200.00
 Call: (520) 371-3001 (623) 234-3580



The Buckeye Lions Club Needs Your Help.

They need donations of items such as, used eyeglasses, hearing aids, and cell phones.

If you would like to donate any of these items, please bring them to the Buckeye Valley News, 122 South 4th Street, Buckeye, AZ 85326. 623-386-4426 **THANK YOU**

LETTERS TO THE EDITOR

The Buckeye Valley News accepts LETTERS TO THE EDITOR. We would love to hear from you. Please submit your letters to bvalnews@buckeyevalleynews.org. Letters must be approximately 125 words. The Buckeye Valley News is not responsible for the content of the letters, which may contain facts pertaining to their story. The Buckeye Valley News will not print articles from other publications, profanity, and all content of the letter is subject to review.

OCTOBER 17TH 5 - 8 pm

Bicycle Safety Demonstrations
 Engaging Booths Entertainment
 Bouncy Houses
LOWE'S PARKING LOT
 Sundance Town Center, 700 S. Watson Rd.

Learn about Block Watch & Crime-Prevention Tips For Keeping Your Neighborhood Safe

Arlington Elementary School will be accepting sealed bids for a 2001 Dodge Dakota. Minimum bid is \$1000. The vehicle can be seen at the school the week of October 5-9 from 8:00-12:00. Sealed bids must contain: bidder's name, amount of bid and contact phone number. The sealed envelope must be addressed: Arlington Elementary School, Sealed Bid Dodge Dakota. Please contact Chad Turner at Arlington School for more information: 9410 S. 355th Ave., Arlington, AZ 85322 or call 623-386-2031. Sealed bids will be opened at 5:30 pm on Monday, Oct. 12th at Arlington School



Call the Carl Anderson Team for More Information or for a FREE Home Evaluation!



2403 N. Pebble Creek Parkway, Suite 101 Goodyear, AZ 85395

CARL ANDERSON 602-576-4013 <http://arizonahomevalues4u.com>

PUBLIC NOTICE
 CITY OF BUCKEYE

NOTICE IS HEARBY GIVEN pursuant to ARS § 9-461.06(E,G) and the Development Code of Buckeye, Arizona that the City of Buckeye will hold a public hearings on major amendments to the Buckeye General Plan according to the following schedule:

Hearing Body	Date	Place	Time
Planning and Zoning Commission	October 13, 2015	Sun City Festival Sage Center 26501 W. Desert Vista Blvd. Buckeye, Arizona 85396	6:00 pm
Planning and Zoning Commission	November 10, 2015	Buckeye City Council Chambers 530 E. Monroe Avenue Buckeye, Arizona 85326	6:00 pm
Buckeye City Council	December 15, 2013	City Council Chambers 530 E. Monroe Avenue Buckeye, Arizona 85326	6:00 pm

The following item will be heard at the Public Hearing:

MGPA15-05 Parks and Recreation Master Plan General Plan Amendment
 A request by the City of Buckeye for a Major Amendment to the City of Buckeye General Plan to amend the exhibits, goals, objectives, and policies related to parks, trails, and open spaces to align with the Parks and Recreation Master Plan.

Further information related to these requests or the Public Hearings may be obtained at www.buckeyeaz.gov or by contacting Robert Wisener, Conservation & Project Manager at 623.349.6621 or rwisener@buckeyeaz.gov.

Published in the Buckeye Valley News September 24, 2015

PUBLIC NOTICE

ARTICLES OF ORGANIZATION

Read the Instructions L0101.1. **ENTITY TYPE** - check only one to indicate the type of entity being formed: **File No L20322553.2. ENTITY NAME** - see Instructions L0101 for full naming requirements - give the exact name of the LLC: **MILLSTONE CAFE II LLC 3. PROFESSIONAL LIMITED LIABILITY COMPANY SERVICES** - if and only if professional LLC is checked in number 1 above, describe the professional services that the professional LLC will provide (examples: law firm, accounting, medical); (blank) **4. STATUTORY AGENT** for service of process - see Instructions L0101 4.1 **REQUIRED** - give the name (can be an Arizona resident or an Arizona-registered entity) and physical or street address (not a P.O. Box) in Arizona of the statutory agent: **JOSEPH BLANTON 25301 W PUEBLO AVE BUCKEYE, AZ 85326. ARIZONA KNOWN PLACE OF BUSINESS ADDRESS: 511 Is the Arizona known place of business address the same as the street address of the statutory agent? NO** - go to number 5.2 and continue. **5.2** If you answered "No" to number 5.1, give the **physical or street address** (not a P.O. Box) of the known place of business of the LLC in Arizona: **801 E MONROE AVE BUCKEYE, AZ 85326 U.S.A. 6. Blank 8. MEMBER-MANAGED LLC** see Instructions L0101 - check this box if management of the LLC will be reserved to the members, and complete and attach the Member Structure Attachment form L041. The filing will be rejected if it is submitted without the attachment. **9. ORGANIZERS AND SIGNATURE** - the individual or pre-existing entity submitting this document is the Organizer - list the name of the Organizer below. If the Organizer is an individual, that individual must sign below. If the Organizer is a pre-existing entity, provide the signature of the individual acting for that entity, then print the individual's name. The person signing below declares and certifies under penalty of perjury that the information contained within this document together with any attachments is true and correct, and is submitted in compliance with Arizona law. Organizer: JOSEPH BLANTON 09/07/2015
 Published in the Buckeye Valley News September 24, October 1, 8, 2015

NOTICE IS HEREBY GIVEN
 Public hearing: October 13th at 6:00 PM will be held in the Sage Center of Sun City Festival, located at 26501 W. Desert Vista Blvd., Buckeye, AZ 85396 for the following request:
CASE: MGPA 15-01
 Request for Major General Plan Amendment Proposal: General Plan Amendment to change the existing varied land uses to "Master Planned Community" within the Sun Valley Community Master Plan Villages I & II. General Location: East and West of Sun Valley Parkway along the Bell Road alignment. Size: approximately 5,800 acres.
 Further information related to this request or the public hearings may be obtained by contacting: Chris Reed, Land Resources, Inc. Phone#: 623-455-4973 or Development Services Department: 623-349-6211
 Published in the Buckeye Valley News September 24, 2015

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the City of Buckeye will conduct public hearings on the following dates for the purpose of hearing all persons for or against the following request described below:
 October 13, 2015 - Planning and Zoning Commission Meeting - Public Hearing #1, Sun City Festival, Sage Center, 26501 W Desert Vista Blvd, Buckeye, AZ, 6:00 PM
 November 10, 2015 - Planning and Zoning Commission Meeting - Public Hearing #2 and Recommendation of Approval to Council, Buckeye City Hall, City Council Chambers, 530 E Monroe Ave, Buckeye, AZ, 6:00 PM
Case No. MGPA 15-02 Trillium Major General Plan Amendment (GPA): Request for approval of a Major GPA to define the Trillium General Plan Land Use Designation as "Master Planned Community" to allow the Trillium Community Mater Plan to realign Wintersburg Parkway; reconfigure and reallocate existing residential land uses ranging from Very Low Density to High Density, Mixed Uses, and Commercial; and the addition of Business Park.
 Further information related to this request or the Public Hearings may be obtained at www.buckeyeaz.gov or by contacting Ed Boik at (623)349-6211 or by email at edboik@buckeyeaz.gov.
 Published in the Buckeye Valley News September 24, 2015

LAND

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 desde \$4,900 Tonopah (30 minutos al West de phx) inventario limitado. Vealos hoy mismo 602-390-1114

THANK YOU TO ALL OUR READERS AND ADVERTISERS

PUBLIC NOTICE

ARTICLES OF ORGANIZATION
 Read the Instructions L0101.1. **ENTITY TYPE** - check only one to indicate the type of entity being formed: **File No L202990162 LIMITED LIABILITY COMPANY** (entity name must contain the words "Limited Liability Company" or "LLC") **2. ENTITY NAME** - see Instructions L0101 for full naming requirements - give the exact name of the LLC: **BALANCECRAFT LLC 3. PROFESSIONAL LIMITED LIABILITY COMPANY SERVICES** - if and only if professional LLC is checked in number 1 above, describe the professional services that the professional LLC will provide (examples: law firm, accounting, medical); **4. STATUTORY AGENT** for service of process - see Instructions L0101 4.1 **REQUIRED** - give the name (can be an Arizona resident or an Arizona-registered entity) and physical or street address (not a P.O. Box) in Arizona of the statutory agent: **REGISTERED AGENTS INC 1846 E INNOVATION PARK DR STE 100 ORO VALLEY, AZ 85755 5. ARIZONA KNOWN PLACE OF BUSINESS ADDRESS: 511 Is the Arizona known place of business address the same as the street address of the statutory agent? NO** - go to number 5.2 and continue. **5.2** If you answered "No" to number 5.1, give the **physical or street address** (not a P.O. Box) of the known place of business of the LLC in Arizona: **1017 FLOOR GLENDALE CA 91203 UNITED STATES SIGNATURE** - see Instructions L0101. By checking the box marked "I accept" below, I acknowledge under penalty of perjury that this document together with any attachments is submitted in compliance with Arizona law I Accept Signed: Cyenne Moseley, Assistant Secretary 8-18-15 IF SIGNING FOR AN ENTITY, CHECK ONE, FILL IN BLANK: Corporation as Organizer - I am signing as an officer or authorized agent of a corporation and its name is: LegalZoom.com, Inc., A Delaware Corporation
 Published in the Buckeye Valley News September 17, 24 October 1, 2015

PUBLIC NOTICE

ARTICLES OF ORGANIZATION
 Read the Instructions L0101.1. **ENTITY TYPE** - check only one to indicate the type of entity being formed: **File No L202990162 LIMITED LIABILITY COMPANY** (entity name must contain the words "Limited Liability Company" or "LLC") **2. ENTITY NAME** - see Instructions L0101 for full naming requirements - give the exact name of the LLC: **ESQ MBA CONSULTING LLC 3. PROFESSIONAL LIMITED LIABILITY COMPANY SERVICES** - if and only if professional LLC is checked in number 1 above, describe the professional services that the professional LLC will provide (examples: law firm, accounting, medical); **4. STATUTORY AGENT** for service of process - see Instructions L0101 4.1 **REQUIRED** - give the name (can be an Arizona resident or an Arizona-registered entity) and physical or street address (not a P.O. Box) in Arizona of the statutory agent: **JUSTIN ABBATE ESQ MBA 17470 N PACIFSETTER WAY SCOTTSDALE, AZ 85255 5. ARIZONA KNOWN PLACE OF BUSINESS ADDRESS: 511 Is the Arizona known place of business address the same as the street address of the statutory agent? YES** - go to number 6 and continue. **6. The LLC's** life period will end upon the occurrence of this event: (describe event) Dissolution by Members **7. MANAGER-MANAGED LLC** see Instructions L0101 - check this box if management of the LLC will be vested in a manager or managers (meaning one or more managers will run the company) and complete and attach ONLY the Manager Structure Attachment form L040. (All members will be listed on the Member Structure Attachment.) The filing will be rejected if it is submitted without the attachment. **9. ORGANIZERS AND SIGNATURE** - the individual or pre-existing entity submitting this document is the Organizer - list the name of the Organizer below. If the Organizer is an individual, that individual must sign below. If the Organizer is a pre-existing entity, provide the signature of the individual acting for that entity, then print the individual's name. The person signing below declares and certifies under penalty of perjury that the information contained within this document together with any attachments is true and correct, and is submitted in compliance with Arizona law. Organizer: JUSTIN ABBATE ESQ MBA 08/25/2015
 Published in the Buckeye Valley News September 17, 24 October 1, 2015

PUBLIC NOTICE

ARTICLES OF ORGANIZATION
 Read the Instructions L0101.1. **ENTITY TYPE** - check only one to indicate the type of entity being formed: **File No L20298109 LIMITED LIABILITY COMPANY** (entity name must contain the words "Limited Liability Company" or "LLC") **2. ENTITY NAME** - see Instructions L0101 for full naming requirements - give the exact name of the LLC: **SUN CITY TRANSPORTATION, LLC 3. PROFESSIONAL LIMITED LIABILITY COMPANY SERVICES** - if and only if professional LLC is checked in number 1 above, describe the professional services that the professional LLC will provide (examples: law firm, accounting, medical); **4. STATUTORY AGENT** for service of process - see Instructions L0101 4.1 **REQUIRED** - give the name (can be an Arizona resident or an Arizona-registered entity) and physical or street address (not a P.O. Box) in Arizona of the statutory agent: **JORGE REYES MONTEJANO 5624 W COOLIDGE ST PHOENIX, AZ 85031 5. ARIZONA KNOWN PLACE OF BUSINESS ADDRESS: 511 Is the Arizona known place of business address the same as the street address of the statutory agent? YES** - go to number 6 and continue. **6. Blank 8. MEMBER-MANAGED LLC** see Instructions L0101 - check this box if management of the LLC will be reserved to the members (meaning all members will run the company together if there is no operating agreement stating otherwise), and complete and attach ONLY the Member Structure Attachment form L041. (All members will be listed on the Member Structure Attachment.) The filing will be rejected if it is submitted without the attachment. **9. ORGANIZERS AND SIGNATURE** - the individual or pre-existing entity submitting this document is the Organizer - list the name of the Organizer below. If the Organizer is an individual, that individual must sign below. If the Organizer is a pre-existing entity, provide the signature of the individual acting for that entity, then print the individual's name. The person signing below declares and certifies under penalty of perjury that the information contained within this document together with any attachments is true and correct, and is submitted in compliance with Arizona law. Organizer: JORGE REYES MONTEJANO 08/26/2015
 Published in the Buckeye Valley News September 17, 24 October 1, 2015

PUBLIC NOTICE

ARTICLES OF ORGANIZATION
 Read the Instructions L0101.1. **ENTITY TYPE** - check only one to indicate the type of entity being formed: **File No L20182818 LIMITED LIABILITY COMPANY** (entity name must contain the words "Limited Liability Company" or "LLC") **2. ENTITY NAME** - see Instructions L0101 for full naming requirements - give the exact name of the LLC: **PLATINUM DIRECT TRANSPORTATION LLC 3. PROFESSIONAL LIMITED LIABILITY COMPANY SERVICES** - if and only if professional LLC is checked in number 1 above, describe the professional services that the professional LLC will provide (examples: law firm, accounting, medical); **4. STATUTORY AGENT** for service of process - see Instructions L0101 4.1 **REQUIRED** - give the name (can be an Arizona resident or an Arizona-registered entity) and physical or street address (not a P.O. Box) in Arizona of the statutory agent: **HENRY BROWN 1050 S LONGMORE APT 296 MESA, AZ 85202 5. ARIZONA KNOWN PLACE OF BUSINESS ADDRESS: 511 Is the Arizona known place of business address the same as the street address of the statutory agent? YES** - go to number 6 and continue. **6. Blank 7. MANAGER-MANAGED LLC** see Instructions L0101 - check this box if management of the LLC will be vested in a manager or managers (meaning one or more managers will run the company) and complete and attach ONLY the Manager Structure Attachment form L040. (Both members and managers will be listed on the Manager Structure Attachment.) The filing will be rejected if it is submitted without the attachment. **9. ORGANIZERS AND SIGNATURE** - the individual or pre-existing entity submitting this document is the Organizer - list the name of the Organizer below. If the Organizer is an individual, that individual must sign below. If the Organizer is a pre-existing entity, provide the signature of the individual acting for that entity, then print the individual's name. The person signing below declares and certifies under penalty of perjury that the information contained within this document together with any attachments is true and correct, and is submitted in compliance with Arizona law. Organizer: HENRY BROWN 7-9-15
 Published in the Buckeye Valley News September 17, 24 October 1, 2015

PUBLIC NOTICE

ARTICLES OF ORGANIZATION
 Read the Instructions L0101.1. **ENTITY TYPE** - check only one to indicate the type of entity being formed: **File No L20288229 LIMITED LIABILITY COMPANY** (entity name must contain the words "Limited Liability Company" or "LLC") **2. ENTITY NAME** - see Instructions L0101 for full naming requirements - give the exact name of the LLC: **PEGASUS TRANSPORTATION LLC 3. PROFESSIONAL LIMITED LIABILITY COMPANY SERVICES** - if and only if professional LLC is checked in number 1 above, describe the professional services that the professional LLC will provide (examples: law firm, accounting, medical); **4. STATUTORY AGENT** for service of process - see Instructions L0101 4.1 **REQUIRED** - give the name (can be an Arizona resident or an Arizona-registered entity) and physical or street address (not a P.O. Box) in Arizona of the statutory agent: **LUIS A. QUINONES 7909 S 73RD LN LAVEEN, AZ 85339 5. ARIZONA KNOWN PLACE OF BUSINESS ADDRESS: 511 Is the Arizona known place of business address the same as the street address of the statutory agent? YES** - go to number 6 and continue. **6. Blank 8. MEMBER-MANAGED LLC** see Instructions L0101 - check this box if management of the LLC will be reserved to the members (meaning all members will run the company together if there is no operating agreement stating otherwise), and complete and attach ONLY the Member Structure Attachment form L041. (All members will be listed on the Member Structure Attachment.) The filing will be rejected if it is submitted without the attachment. **9. ORGANIZERS AND SIGNATURE** - the individual or pre-existing entity submitting this document is the Organizer - list the name of the Organizer below. If the Organizer is an individual, that individual must sign below. If the Organizer is a pre-existing entity, provide the signature of the individual acting for that entity, then print the individual's name. The person signing below declares and certifies under penalty of perjury that the information contained within this document together with any attachments is true and correct, and is submitted in compliance with Arizona law. Organizer: LUIS A QUINONES 9/26/2015
 Published in the Buckeye Valley News September 17, 24 October 1, 2015

PUBLIC NOTICE

ARTICLES OF INCORPORATION
NONPROFIT CORPORATION Read the Instructions **COLLI** File No. 20134440 1. **Entity Name:** see Instructions **COLLI** for naming requirements - give the exact name of the corporation: **WORK, FUN AND SUN IN AMERICA 2. Character of Affairs:** briefly describe the character of affairs the corporation initially intends to conduct in Arizona. **NOTE** that the character of affairs that the corporation ultimately conducts is not limited by the description provided: **Charity providing internships at Arizona resorts. 3. Members-check one:** The corporation WILL NOT have members. **4. ARIZONA KNOWN PLACE OF BUSINESS ADDRESS:** 4.1 Is the Arizona known place of business address the same as the street address of the statutory agent? **YES** - go to number 5 and continue. **5. DIRECTORS - list the name and business address** of each and every Director of the corporation. If more space is needed, check this box and complete and attach the Director Attachment form C082. **MICHAEL JAMES AMUNDSEN 14002 N CAMEO DR SUN CITY, AZ 85351 U.S.A. 6. STATUTORY AGENT - see Instructions COLLI 6.1 REQUIRED** - give the name (can be an individual or an entity) and **physical or street address** (not a P.O. Box) in Arizona of the statutory agent: **MICHAEL JAMES AMUNDSEN 14002 N CAMEO DR SUN CITY, AZ 85351 6.3 REQUIRED - the Statutory Agent Acceptance form M002** must be submitted along with these Articles of Incorporation. **7. REQUIRED** - you must complete and submit with the Articles a **Certificate of Disclosure.** The Articles will be rejected if the Certificate of Disclosure is not simultaneously submitted. **8. INCORPORATORS - list the name and address, and the signature, of each and every incorporator - minimum of one is required.** If more space is needed, check this box and complete and attach the Incorporator Attachment form C084. **MICHAEL JAMES AMUNDSEN 14002 N CAMEO DR SUN CITY, AZ 85351 6.3 REQUIRED - the Statutory Agent Acceptance form M002** must be submitted along with these Articles of Incorporation. **9. REQUIRED** - you must complete and submit with the Articles a **Certificate of Disclosure.** The Articles will be rejected if the Certificate of Disclosure is not simultaneously submitted. **10. INCORPORATORS - list the name and address, and the signature, of each and every incorporator - minimum of one is required.** If more space is needed, check this box and complete and attach the Incorporator Attachment form C084. **MICHAEL JAMES AMUNDSEN 14002 N CAMEO DR SUN CITY, AZ 85351 6.3 REQUIRED - the Statutory Agent Acceptance form M002** must be submitted along with these Articles of Incorporation. **11. I am signing as an officer or authorized agent of a corporation and its name is: WORK, FUN AND SUN IN AMERICA**
 Published in the Buckeye Valley News September 17, 24 October 1, 2015



GENERAL PLAN AMENDMENT

Report to the Planning and Zoning Commission

CASE NUMBER: PLZ-15-00112
TITLE: Park & Recreation Master Plan
MEETING DATE: October 13, 2015
AGENDA ITEM: 5C

Applicant: Bob Wisener, City of Buckeye
Owner: N/A
Request: Major General Plan Amendment to amend exhibits, goals, objectives, and policies related to parks, trails and open spaces.
Location: Citywide
Site size: N/A
Density: N/A
Support/Opposition: Support expressed at the open house meeting.
Recommendation: No Action

PROJECT DESCRIPTION

1. Bob Wisener, City of Buckeye, is requesting a major general plan amendment to establish consistency between the General Plan and the 2015 Parks and Recreation Master Plan. The amendment will modify exhibits, goals, policies, and objectives in the master plan. These amendments are intended to be a summary of the much more detailed content found within the Parks and Recreation Master Plan.

PUBLIC PARTICIPATION SUMMARY:

2. The petitioner hosted a neighborhood meeting on September 8, 2015 at Buckeye City Hall. Three (3) people attended the open house. Comments were provided supporting dark sky regulations and an increase in the number of City-maintained/owned parks.
3. No comments were received through the 60-day review period.

Table 2: Public Notice

Notification Element	Date
"60-day review" notification	July 23, 2015 (mailed, City website)
Published	September 24, 2015 edition
Site Posted	N/A
Mailing to Property Owners w/in 300'	N/A

BACKGROUND:

4. In 2005, the City adopted a Parks, Trails and Open Space Master Plan (PTOS). This plan was intended to represent the open space element of the 2007 General Plan and numerous references to the plan and its goals are found throughout the General Plan.
5. In 2008, the City adopted a Trails Master Plan which identified a system of paths along linear man-made features and natural features to connect to neighborhood parks and open space. The 2007 General Plan makes no reference to the 2008 Trails Master Plan.

ANALYSIS:

General Plan Amendment Request Context

6. The General Plan is a council adopted policy document that describes the vision and goals of the community. It provides land use guidance to staff and decision making bodies, such as the Planning and Zoning Commission and City Council. The policies and analysis within the document provide context and direction for more detailed plans and ordinances, which include but are not limited to area plans, the Development Code, parks plans, transportation plans, capital improvement programs, financial policies and City Code.
7. The proposed amendments to the General Plan will replace the 2005 PTOS with the 2015 Park and Recreation Master Plan as the open space and recreation element of the 2007 General Plan. As noted in the narrative, Exhibit A, a multitude of policies will be amended to provide consistency between the 2015 Parks and Recreation Master Plan and the General Plan.
8. Additionally, the amendment includes a map illustrating major open spaces and trails as proposed by the subject 2015 Parks and Recreation Master Plan.

RECOMMENDATION:

9. **NOTE:** This is the 1st of two public hearings required by statute for Major General Plan Amendments. No action can be taken at this meeting. At the 2nd meeting on November 10, 2015, the Commission may take action on the item.
10. Staff recommends the Commission to open the public hearing and take **NO ACTION**.

EXHIBITS

Exhibit A Narrative

Prepared By:
Ed Boik, AICP, Senior Planner

Reviewed By:
Terri Hogan, AICP, Planning Manager

CASE MGPA 15-05

PROJECT DESCRIPTION:

The City of Buckeye proposes amendments to general plan text related to parks, trails, open space, recreation and cultural resources and the General Plan's reference to the 2005 Parks, Trails and Open Space Master Plan. The amendments update language, exhibits and references to be in accordance with the 2015 Parks and Recreation Master Plan.

BACKGROUND & HISTORY:

In 2005, the City of Buckeye adopted the Parks, Trails and Open Space (PTOS) Master Plan, which served as the Open Space Element for Buckeye's General Plan adopted in January 2008. The PTOS Master Plan provided a comprehensive framework for Buckeye's parks, trails and open space relative to its natural resources and anticipated continued growth. The plan provided a comprehensive inventory, policy directives and level of service indicators for developing parks and recreation facilities. The plan also established a hierarchy of parks based on size with classifications for pocket, neighborhood, community and large sports/regional parks. The plan also developed a level of service of 7 acres of parks per 1,000 residents to guide the future provision of parks based on population size. Another element of the PTOS Plan was the baseline planning of trails with conceptual trail alignments and cross sections included to guide the development of trails. One recommendation from the PTOS Plan was to conduct a more detailed and comprehensive plan on the future trails in Buckeye, which was accomplished with the development of Buckeye's Trails Master Plan in 2008.

The 2008 Trails Master Plan established a planned network of paths along natural and man-made linear features that would connect major destinations in the City, including recreational amenities, commercial hubs and residential centers. The Trails Master Plan recommended trails along arterial roads, parkways, powerlines, major washes, flood control channel paths, canals and river corridors.

PROPOSED AMENDMENTS TO THE GENERAL PLAN:

The 2015 Parks and Recreation Master Plan will serve as the Open Space and Recreation Element for the Buckeye General Plan 2008 and its 10-year update to be adopted in 2018.

The Parks and Recreation Master Plan (2015-2025) addresses current trends and issues and will provide City officials and the public a vision and framework for an interconnected network of parks, trails and open space influenced by Buckeye's vast natural resources over the next ten years. The master plan provides goals and objectives for each element in the plan, including parks, trails, open space, recreation and cultural resources and recommends policies to assist towards implementation.

The following policy directives included in the General Plan shall be updated to be in conformance with the 2015 Parks and Recreation Master Plan.

Goal 1: Aspire for Quality Neighborhoods

- Policy 1.2 Maximize the interaction of residents between neighborhoods by the judicious placement and uniform distribution of public facilities, such as schools, libraries, public parks, recreational facilities, and government functions (satellite offices) that encourage citizen interaction.
- Policy 1.3 Encourage master-planned communities to integrate public facilities and civic spaces within their master plans.
- Policy 1.4 Design, develop, and maintain regional parks and public recreation facilities including off-street paths and trails throughout the Planning Area to maximize community interaction.
- Policy 1.5 Encourage openness in designs of neighborhoods that are both visually and physically integrated with the community at-large. Discourage walls along the perimeter of neighborhoods to avoid closing off and isolating communities from one another.

Policy 1.6 Manage the interface between the built and natural environments with compatible land uses and innovative site planning.

Goal 9.0 Manage Parks, Trails, Open Space and Recreation

Manage parks and recreational needs that reflect the Community Vision and bring to bear a balanced response to the local physical characteristics, landscape features, environmental conditions, and socioeconomic characteristics of the Planning Area.

Objective 9.1: Implement a comprehensive system of parks, trails, open space and recreational offerings that both protect and integrate with the natural character while serving the active and passive recreational needs of the community as defined in the 2015 *Buckeye Parks and Recreation Master Plan*.

Policy 9.1.1 Satisfy both the community's active and passive recreational needs by integrating natural systems, such as rivers washes, mountains, and environmentally sensitive desert environments, to that of man-made parks, trails, and recreational facilities.

Policy 9.1.2 Enhance areas with regional drainage facilities and flood control structures by creating recreational areas, community parks, and connecting trails.

Policy 9.1.3 Continue to identify locations, develop facilities, and connect with regional trails and regional recreational facilities to keep pace with growing demand.

Policy 9.1.4 Require open space, parks, and recreational amenities that is appropriately scaled to the number of housing units to be located within residential developments.

Policy 9.1.5 Coordinate with developers, local school districts, government agencies, and other entities for joint-use facilities where practical.

Policy 9.1.6 Coordinate with the Bureau of Land Management, Flood Control District of Maricopa County, Maricopa County Parks and Recreation Department, Arizona State Land Department, Arizona Game and Fish Department, and other agencies to identify sites for open space or recreational amenities that could be mutually beneficial.

Objective 9.2: Parks. Provide quality parks and recreation facilities that are convenient to all neighborhoods and that meet the needs of local residents.

Policy 9.2.1 Tailor the recreational amenities by implementing the park-type hierarchy: pocket parks, neighborhood parks, community parks, large municipal parks and sports complexes and regional conservation parks and desert preserves.

Policy 9.2.2 Prioritize new park land acquisition and improvements in areas where there are low levels of service and deficiencies. Master plan, design and construct new park and recreation facilities in areas underserved to meet unmet demand.

Policy 9.2.3 Require new residential developments to meet or exceed established level of service (LOS) standards for both open space and active park space as defined in the City's Parks and Recreation Master Plan 2015.

Policy 9.2.4 Ensure residential development provides quality amenities in parks to meet the recreational needs of their residents.

- Policy 9.2.5 Develop active parks and recreation facilities that provide varied recreational opportunities but also meet the needs for specific user groups and can respond to new and emerging recreation trends.
- Policy 9.2.6 Ensure the functional design of common open space and usable park space in communities with pocket parks located within a ¼ mile, neighborhood parks within a ½ mile pedestrian-shed.
- Policy 9.2.7 Provide consistent branding and theming in city parks and facilities with architectural, landscape and signage standards. Theming can also be distinct and reflect and respond to local identities throughout the city.
- Policy 9.2.8 Provide both indoor and outdoor park and recreation facilities that provide relief from weather and climatic extremes, thereby promoting year-round play and park use.
- Policy 9.2.9 Integrate additional shade into parks, pathways and trails through landscaping and shade structures.
- Policy 9.2.10 Encourage non-residential developments, such as commercial and industrial developments to provide open space amenities, such as outdoor plazas, forecourts, and green space for customers and workers.
- Policy 9.2.11 Provide facilities that can support tournaments, league play and community events to enhance opportunities to generate revenue.
- Policy 9.2.12 Ensure any required dedication of land for neighborhood, community, and regional parks is completed at the subdivision approval stage.
- Policy 9.2.13 Facilitate discussions with outside agencies and organizations on the development of special use parks and active and extreme adventure parks that could provide recreation amenities not typically found in parks, such as BMX parks, motorized recreation vehicle parks, rock climbing, zip lines, water parks, etc.
- Policy 9.2.14 Require private maintenance of association parks and open spaces less than 15 acres located in large or high-density residential developments.

Objective 9.3: Pathways & Trails. Develop a comprehensive network of trails and natural linear features connecting all the passive and active recreational sites into a distinctive feature that is a model of stewardship of the desert ecosystem.

- Policy 9.3.1 Require connections between open spaces, parks and trails within new residential developments and to adjacent communities. Ensure that the design and layout of connections provide visual and functional links to parks, schools, neighborhoods, and other activity centers.
- Policy 9.3.2 Prohibit new land uses or developments that eliminate connections to the City of Buckeye's trail plan and linkages to the Maricopa County Parks and Recreation Department's regional trail system.
- Policy 9.3.3 Establish hiking, mountain biking and equestrian trails where appropriate and ensure their compatibility with surrounding development.
- Policy 9.3.4 Ensure local trails connect to the regional trails network that provides adequate corridor width to buffer trail users from homes, roads, businesses, etc.

- Policy 9.3.5 Partner with land agencies, such as BLM and motorized trail advocates on finding suitable locations for motorized recreation that are outside of Buckeye's PM-10 non-attainment area.
- Policy 9.3.6 Ensure connections to the Maricopa Trail throughout Buckeye's jurisdiction.
- Policy 9.3.7 Develop IGA's and MOU's with utility companies, irrigation districts and the Flood Control District of Maricopa County to establish trails along their corridors.
- Policy 9.3.8 Coordinate the Parks and Recreation Master Plan with the City's Transportation Master Plan to establish linkages to paths and bike lanes located along parkways, arterials, and collector streets to off-street paths and trails.
- Policy 9.3.9 Utilize trail designs with various levels from natural surface trails to hard structural paved paths to meet the needs of different users.
- Policy 9.3.10 Encourage trail links and access nodes every ¼ mile along pathways and trails.
- Policy 9.3.11 Ensure private developments are dedicating right of way for pathways and trails and granting public access easements that mutually benefit to all residents living in the City.

Objective 9.4: Open Space. Preserve the desert ecosystem, which is the interconnected network of protected land and water resources that supports native plant and animal species, maintains natural ecological processes, sustains air and water resources and contributes to the community's health, welfare, and quality of life.

- Policy 9.4.1 Focus resources on the enhancement of the rivers to ridges concept with greenways that connect the White Tank Mountains, Buckeye Hills, Maricopa Mountains, and the Gila and Hassayampa Rivers.
- Policy 9.4.2 Coordinate with the Bureau of Land Management and Arizona State Land Department on the preservation of open space.
- Policy 9.4.3 Examine the feasibility of purchasing additional State Land surrounding the White Tank Mountains and other open space areas for the long-term preservation of high quality natural resources.
- Policy 9.4.4 Ensure developers are conserving significant resources in their development, such as wash corridors, hillsides, and mature vegetation stands and utilizing buffers to protect such resources from adjacent development.
- Policy 9.4.5 Develop and implement the Buckeye Lake project as well as the expansion of trails in Skyline Regional Park. Connect the lake area to Downtown Buckeye through trails and multimodal transportation links.
- Policy 9.4.6 Develop a consistent strategy for developing compatible land uses at the edges of the built and natural environments. Explore legal mechanisms to establish permanent buffers at the interface between the built and natural environments.
- Policy 9.4.7 Make Buckeye the recreational gateway to the National Monument, White Tanks, and Buckeye Hills as well as the Gila and Hassayampa Rivers. Develop a coordinated strategy with the Bureau of Land Management, Arizona State Land Department, Arizona Game and Fish Department and Maricopa County Parks and Recreation Department for tourist traffic, portals, and trailheads to these important desert and riparian environments.

- Policy 9.4.8 Maximize land use compatibility with the Sonoran National Monument, White Tank Mountains Regional Park, Skyline Regional Park and other parks to enhance community recreational opportunities.
- Policy 9.4.9 Use regional drainage corridors as land use buffers, wildlife corridors, and multi-use trails. The Maricopa County Flood Control District established these corridors in the El Rio Water Course Master Plan, Sun Valley Area Drainage Master Plan, Rainbow Valley Area Drainage Plan, Gillespie Area Drainage Plan, White Tanks Area Drainage Master Plan, and the Buckeye Area Drainage Master Plan.
- Policy 9.4.10 Partner with the White Tank Mountains Conservancy, agencies and private developers on the identification and preservation of wildlife linkages from the White Tank Mountains to other habitat blocks, including the Hassayampa River and other mountain ranges.
- Policy 9.4.11 Stress the connectivity of open space as opposed to fragmented open space by collaborating with developers and land agencies.
- Policy 9.4.12 Participate in Bureau of Land Management's Resource Management Planning activities to ensure mutually compatible plans for their lands in Buckeye.

Objective 9.5: Recreation. Offer comprehensive programs that satisfy varying age levels, physical abilities and special interests.

- Policy 9.5.1 Determine the overall types of services and programs the department should provide based on the identification of core, secondary and support programs.
- Policy 9.5.2 Develop diversified programs that reflect the level and types of play, activities and needs the community desires.
- Policy 9.5.3 Periodically survey residents to determine the types of programs and events they would like to see offered in the City.
- Policy 9.5.4 Develop and implement adaptive recreation programs.
- Policy 9.5.5 Provide programs and services that have a regional appeal for purposes of economic development.
- Policy 9.5.6 Pursue and develop viable partnerships with other service organizations and schools for development opportunities.
- Policy 9.5.7 Develop a marketing strategy that promotes the City's recreational offerings and special events at the community, state and national levels.
- Policy 9.5.8 Develop a cost recovery strategy for city-wide programs and events based on program type.
- Policy 9.5.9 Offer programs and opportunities that interpret the significance of the natural, cultural, and historic resources of the city.

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Buckeye Parks and Recreation Master Plan 2015

