



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
JANUARY 12, 2016

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]

**City of Buckeye
Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326**

Workshop: None
Regular Meeting: 6:00 pm

Consent agenda:

1. The Chair will call all the item numbers on the consent agenda.
2. The Planning Manager will summarize the consent agenda.
3. An item may be removed from the consent agenda prior to approval at the request of any member of the Commission present at the meeting or by staff. Items removed from the consent agenda shall be considered on the regular agenda.
4. The Chair may then call for a vote of the entire consent agenda.

Continuance agenda:

1. The Chair will call the item number.
2. The Planning Manager will summarize the reason for continuance and the continuance date.
3. The Chair may then call for a vote on the item.

Regular agenda:

1. The Chair will call the item number.
2. A planning staff member 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.
8. The Chair may then call for a vote on the item.

At Large	District 1	District 2	District 3	District 4	District 5	District 6
Thomas Marcinko	Jeffrey Nagy	Preston Hundley	Carol Kempniak <i>Chairperson</i>	Clayton Bedoya	Reverend Gregory Clemmons	Nick Hudec <i>Vice Chairperson</i>
Vacant <i>(Alternate)</i>	Jesse Knight <i>(Alternate)</i>	Vacant <i>(Alternate)</i>	Deanna Kupcik <i>(Alternate)</i>	Gail Reese <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 DECEMBER 8, 2015 PLANNING AND ZONING COMMISSION REGULAR MEETING	Action required: <i>Motion</i>
3.	ELECTION OF OFFICERS	Action required: <i>Discussion and motion</i>
4.	CONSENT AGENDA	
4A.	<p>Subject: Verrado East District - Parkview Plaza (PLZ-15-00165) Applicant: Jay Hicks, Dig Studio, Inc. for DMB White Tank, LLC Location: Northwest corner of Jackrabbit Trail & Indian School Road – 20.5 acres (District 6) Request: Site Plan for retail commercial in the Planned Community zoning district with Community Master Plan (CMP) zoning overlay Recommendation: Approve with stipulations</p>	Action required: <i>Motion</i>
5.	CONTINUANCE AGENDA <i>No Items</i>	
6.	REGULAR AGENDA	
6A.	<p>Subject: The Village on Broadway (PLZ-15-00126) Applicant: Robert Atherton, Atherton Engineering, Inc. for Spiker Holdings Buckeye, LLC Location: Northwest corner of Broadway Road & Miller Road – 4.77 acres (District 3) Request: Preliminary Plat for a commercial subdivision in the Commercial Center zoning district Recommendation: Approve with stipulations Presented by: Andrea Marquez, Planner II</p>	Action required: <i>Public Hearing, Discussion and Motion</i>

6B.	<p>Subject: Geddes Capital Resources, LLC (PLZ-15-00139) Applicant: Curt Johnson of Coe & Van Loo Consultants, Inc. for Geddes Capital Resources, LLC Location: South of Interstate 10 and west of Verrado Way – 39 acres (District 6) Request: Annexation of a Rural-43 parcel Recommendation: Approve Presented by: Sean Banda, Planner II</p>	<p>Action required: <i>Public Hearing, Discussion and Motion</i></p>
7.	<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>	<p>Action required: <i>None</i></p>
8.	<p>REPORT FROM STAFF</p>	<p>Action required: <i>None</i></p>
9.	<p>COMMENTS FROM THE PLANNING AND ZONING COMMISSION</p>	
10.	<p>ADJOURNMENT</p>	<p>Action required: <i>Motion</i></p>



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
DECEMBER 8, 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 6:00 p.m.

Members present: Commissioner Thomas Marcinko, Commissioner Jeffrey Nagy, Chairperson Carol Kempiak, Commissioner Clayton Bedoya, Commissioner Gregory Clemmons, Vice Chairperson Nick Hudec, Alternate Deanna Kupcik, Alternate Gail Reese, and Alternate Bill Elliott

Members absent: Commissioner Preston Hundley, Alternate Jesse Knight, Alternate Duane Mity

Staff present: Planning Manager Terri Hogan, Planner II Andrea Marquez, Administrative Assistant Keri Hernandez, City Attorney Gary Verburg, City Engineer Scott Zipprich, Planning Intern Cody White, Council Liaison Craig Heustis excused himself at 7:52p.m

2. APPROVAL OF MINUTES FROM NOVEMEBR 24, 2015 PLANNING AND ZONING COMMISSION REGULAR MEETING

A motion was made by Commissioner Bedoya and seconded by Commissioner Nagy to approve the minutes of the November 24, 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. EPCOR WATER PLANT 15 – ZONE 3N BOOSTER PUMP STATION

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

Vice Chairperson Hudec inquired how this station would better serve the communities, and how the existing station in Verrado differs from the station being presented.

Applicant Travis Nuttall presented an exhibit to the Commission to explain the need for the new water plant booster station, and stated that it is to provide water service to the northern Verrado Community. Mr. Nuttall also explained that the existing station is a waste water treatment plant, whereas the proposed station is a water booster pump station to provide adequate pressure and flow to the Verrado residents.

Commissioner Marcinko asked if an alternate location closer to a pre-existing station was considered. Mr. Nuttall indicated that the station referred to is owned by another company that supplies service to

Beautiful Arizona Estates (BAE). The location selected and presented was chosen in order to be able access water from the main trunk line. Mr. Marcinko asked about the tank height and the surrounding wall height. Mr. Nuttall informed that the height of the walls was a Homeland Security standard. Mr. Marcinko asked if there were concerns of a possible spill. Mr. Nuttall answered that there are policies and procedures in place to address emergency actions.

Mr. Nuttall submitted a copy of the Central Operations form used by EPCOR for each facility. Mr. Hudec asked what the impact a toxic related evacuation would have on the neighboring communities. EPCOR Production Team District Manager, Joseph Cornejo, explained the safety of the liquid chlorine that will be used at this specific facility. Mr. Cornejo also informed the Commission that the form of liquid chlorine is substantially safer for the surrounding community than if chlorine gas was used.

Chairperson Kempiak invited the public to speak.

Neil and Carmen Harvey submitted a letter to the Commission to be part of the public record. Letter reads – ‘We are protesting the current proposed location of the EPCOR pump station to be located north of Beautiful Arizona Estates. Our property, 19602 West Georgia Avenue, will be directly impacted by the pump station proposed. We are concerned about the toxic chemicals used CHL etc., and the possible leak into our environment. The noise level of the pump station is also a very big concern as the proposed location is almost directly behind our property. Why should the pump station, serving the residents of a subdivision west of BAE directly impact the residents of another which does not benefit from it, be located so close as to disrupt the lives of the BAE subdivision residents? We are insisting that the pump station be moved two-thousand feet further north. Reduction in our property value etc., could lead to further action.’

Douglas Andrade submitted a letter to the Commission to be part of the public record. Letter reads – ‘As residents of this subdivision we are really concerned about the construction of water pump station almost behind our house. Three reasons why we attend this meeting: environmental hazard issues in the future, aerial pictures currently are showing three new houses and one more in construction process, depreciation of properties particularly on the northwest corner of our subdivision which is Georgia Avenue and 196th Avenue.’

Karen and Tony Sciulli submitted a letter to the Commission to be part of the public record in opposition of this project. Letter reads – ‘As follow up to the November 24, 2015 Planning and Zoning (P&Z) Commission meeting, the concerns of the residents of Beautiful Arizona Estates (BAE) have not been addressed as indicated, only brought up in the P & Z Commission’s presentation. That presentation was largely based on inaccurate and outdated information and false premises in an intentional effort to skew the substantial impact of EPCOR Water Plant 15. The City of Buckeye should not be relying on information provided by EPCOR without doing its own independent due diligence as to the accuracy of EPCOR’s claims and statements. EPCOR has developed a reputation in the State of Arizona for misleading, misinforming, lying, bullying, and intimidating the parties that it comes in contact with until everyone caves in to their way, especially when it comes to projects (such as EPCOR Water Plant 15) and water rates. The residents of BAE are not public speakers. This subdivision is horse property owners who moved out here to get away from this type of political bullying. That doesn’t mean our voice of reason (whether one voice or a thousand voices) should be squashed, especially when it is right and just. BAE should not be harmed by the City of Buckeye and EPCOR due to EPCOR’s irresponsible planning and poor engineering. BAE tried to resolve the pipeline location issue and water plant location issue with EPCOR since nearly two years ago, well before EPCOR had the site plan proposal prepared. Meaning any current “relocation” cost is solely the fault of EPCOR. Frankly, a relocation cost in the low millions is insulting as that is pocket change to a multi-billion dollar corporation, who is, or should be, committed to doing the right thing and being a good corporate steward/citizen. What isn’t pocket change is the substantial amount that EPCOR Water Plant 15 will devalue BAE properties. Ask any realtor about having this monstrosity by you neighborhood and what it does to property values and level of buyer interest. Not to mention the chemicals used are absolutely NOT like household chlorine bleach and are substantially more hazardous in concentration and volume (no different than saying arsenic is safe because it’s in our drinking water). As far as the noise, in addition to being an annoyance to humans, it will disable horse properties in BAE as animals hear one hundred to one thousand times greater than humans. Regarding suspect zoning creativity for EPCOR Water Plant 15, it is pre-decisional to presume approval of high density two-story homes up against one-story acre+ horse properties. We leave you with this important fact – that there isn’t one person, anywhere (EPCOR, Planning and Zoning Commission, and City Council members included) who would want this in their back yard or who would

desire to buy a home with the atrocity on top of it. EPCOR can try to deceive and “justify” EPCOR Water Plant 15 any way they want in the current proposed location, but that will never make it right. We ask that the City of Buckeye Planning and Zoning Commission do no harm to you neighbors by rejecting the proposed location of EPCOR Water Plant 15.’

Greg Cantor of Beautiful Arizona Estates spoke of his concerns with the devaluation of property with the installation of the proposed water booster pump station.

Norine Long of Beautiful Arizona Estates spoke of her concerns, “Jean Huerta has requested several times that EPCOR and the City of Buckeye come to visit Beautiful Arizona Estates to see how the pump station will affect the residents. The only visit we had was to see what the berm behind the homes on Tuthill looked like. I have marked the house numbers on the attached map to show that there are more than 2 houses on West Georgia Avenue. The current internet Google map and Maricopa County are both from the same source. These maps are about eight to ten years old and not current. Since Beautiful Arizona Estates (BAE) is in Maricopa County, not the City of Buckeye we do not receive EPCOR water or sewage treatment. We do not receive notice from the City of Buckeye, Verrado, EPCOR or Klondike Homes as to current events or status of anything in the surrounding area. Not many people were aware of the November 24th meeting. If not for Jean Huerta we would not have known there was to be a meeting and most residents had made other plans. Jean sent notice out on November 23rd, the day she got the information, to the resident e-mail addresses she has. This meeting was held two days before Thanksgiving so the residents were not notified on a timely basis. We feel we have not been advised on a timely basis of meetings. I feel the residents of BAE are being steam rolled by a giant corporation. The people of West Georgia will be affected by noise, dust and chemical odors and did not have a chance to input information in the beginning of EPCOR work. This should have been done several years ago so you could have our input. Maricopa County has all the names and addresses of property owners recorded. We would like to be a good neighbor but EPCOR and the City of Buckeye has not been the good neighbor we would expect. This letter has been submitted as part of the record.”

Ms. Marquez stated that the applicant exceeded requirements to notify neighbors regarding meetings, and all notices for the City of Buckeye are posted on the City website.

Ed Poloniski of Beautiful Arizona Estates spoke of his concerns with the surrounding county properties.

Maria Sachs of Beautiful Arizona Estates spoke of her concerns with the location, chemical use, property devaluation, emergency notification to the surrounding areas and generator noise pollution.

Bob Stone of Beautiful Arizona Estates spoke of his concerns, “The homeowners in Beautiful Arizona Estates made a decision to purchase a home, away from the city, that has beautiful views, and clean, fresh air to breath. The proposed location of EPCOR’s water booster station jeopardizes two of these key principles. They are trying to drop a two-hundred thousand gallon tank that measures roughly twenty foot high by approximately fifty feet in diameter along with a fifteen foot high pump house that will dose the water with chlorine a mere four hundred sixty-five feet from our incredible neighborhood. It appears that this is being done because EPCOR did not properly plan the routes of their water pipelines to supply water to the underdeveloped neighborhoods of Verrado, Victory and other proposed development even further north. As we are concerned about our property values, visual pollution, and other statutory nuisances, we request that another venue be selected for this chlorine pumping plant. As stated at the previous meeting on November 24th, their pipelines originate somewhere around Cactus and Perryville, and travel south to Indian School, passing Beautiful Arizona Estates by more than a mile, before turning west towards Verrado. Because they have overshot these undeveloped northern neighborhoods, they wish to tap into that westward pipeline then run back north, and install their Band-Aid fix, just to the north of our homes. I am certainly not privy to all of the logistics involved here, but can’t help but to wonder why they won’t tap into the main pipeline that runs north and south at the Bethany Home level, then run west without the need for a water pumping/chlorination station. This could cover north Verrado, Victory and even allow for northern growth. Should they still need a boost in pressure, they can then add pumps as needed, uncontested as there are no existing homes there. It seems reasonable to request that as EPCOR is servicing Verrado, Victory and others, that the plant be relocated further into these neighborhoods, or even better, on the opposite side of the property owned by these developments. Currently it is slated for the southeast corner of their property, the distance of just over a football field from our homes. Most definitely the northeast corner or even better, northwest corner of these developments would be a far more logical location. As this would be the initial construction in these areas, it would allow people to choose whether they wish to live next to this plant

or not. Obviously, sacrificing the two aforementioned items that are important to us for a lower cost home next to a fifty foot diameter, twenty foot high tank, with the glorious aroma of chlorine in the air. At the risk of being facetious, EPCOR's proposal to build this almost literally in our back yards, would be the similar of my building an ugly, unsightly chicken coop at the end of my one acre parcel, closest to my neighbor's house. Then filling it with noisy, stinky chickens for him to enjoy, but of course, I would keep all of the eggs for myself. The bottom line is: We do not want this monolithic water tank and chlorine injecting plant in our back yards where our children play, and I ask the members of the council, would any of you? Again, I thank you for your time. I would like to submit a written copy of my statement to the committee record."

Anna Whiting of Beautiful Arizona Estates spoke of her concerns with the depreciation in value of their properties. She stated, "that this booster station is an external obsolescence which is defined as an element of depreciation, a defect, usually incurable caused by negative influences outside the sight, and generally incurable on the part of the owner, landlord or tenant". Ms. Whiting submitted her letter to the Commission.

Cindy Stedman of Beautiful Arizona Estates spoke of her concern with access from Jackrabbit Trail to the sight in case of an emergency.

Chair Kempkiak inquired if the water stations along Miller Road are similar to the station presented.

City Engineer Scott Zipprich indicated that there are a few stations along Miller Road, each delivering different water services. Mr. Zipprich addressed the earlier concern about the access of Jackrabbit Trail. He stated that when the Jackrabbit Trail roadwork was completed, the end of Jackrabbit Trail was barricaded. Mr. Zipprich stated that if this site plan moves forward, EPCOR would have to coordinate with Maricopa County Department of Transportation to have the right of way dedicated to move beyond the barricades to extend the road or extend a driveway north past the barricade, and install additional barricades to keep trespassing at a minimum. Mr. Zipprich informed the Commission that the concern with Caterpillar dyke is there is not an acceptable plan in place to preserve the structural integrity and purpose of the dyke if the waterline was to breach through said berm until the future drainage is installed by DMB. Mr. Zipprich addressed concerns of the backup generator and stated that the City of Buckeye has commented on the site plan that fifty decibel noise range at the property line of the site, which is not quite as loud as an individual speaking. Mr. Zipprich addressed the concerns with the chlorine that would be used at this booster station, and informed the Commission that it would be almost the same strength of what is used in swimming pools. EPCOR's goal, when installing a booster pump station that involves the use of bleach, is to have full containment to avoid any loss in concentration, and the release of gas into the air.

Mr. Hudec inquired if locating further north would be a consideration. Mr. Zipprich stated that after further review, the City did question the chosen location and was regionally reviewed. It made sense with the amount and expense of the infrastructure that had to be installed. The line that was tapped into from Cotton Lane was sized to serve all of Verrado, and Indian School Road was chosen because there was existing right of way. A more northern location was not selected due to the lack of pressure and flow rate.

Mr. Hudec requested maximum screening of the booster station. Mr. Hudec asked if the Commission could stipulate additional landscaping and screening. Ms. Marquez reminded the Commission that there will be additional review by staff of the landscaping. Planning Manager Terri Hogan informed the Commission that there are several options to screening the tank, depressing the tank being an option.

Mr. Bedoya pointed out that a temporary screening is what is being presented, until future housing is developed. Mr. Hudec asked if depressing the tank is something that can be stipulated. Ms. Hogan stated that a stipulation providing enhanced screening could be discussed.

Mr. Nuttall addressed the option of depressing the tank, and stated that the main concern would be the soil conditions, and the increased material cost of the tank.

Mr. Zipprich stated that there is a number of different ways to screen these types of tanks, and depressing the entire site - not just the tank, is another option.

Mr. Clemmons addressed the applicant and the residents present to let them know that their points have been heard and noted.

A motion was made by Vice Chairperson Hudec and seconded by Commissioner Bedoya to recommend approval as presented with stipulations, adding stipulation (z) as stated - prior to approval of the final landscaping plans, the applicant shall work with city staff to provide enhanced screening which may include depression of the site, berming and additional landscaping.

Motion carried.

6. COMMENTS FROM THE PUBLIC

Bob Stone commented on the distance and location of the water station.

7. REPORT FROM STAFF

Ms. Hogan informed the Commission that the December 22nd Planning and Zoning Commission regular meeting would be cancelled.

8. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

Vice Chairperson thanked the community for coming out to the meeting.

9. ADJOURNMENT

A motion was made by Commissioner Bedoya and seconded by Commissioner Clemmons to adjourn at 7:54 p.m. 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 8th day of December, 2015. I further certify that a quorum was present.

Keri Hernandez, Administrative Assistant



SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

CASE NUMBER: PLZ-15-00165
TITLE: Verrado East District- Parkview Plaza
MEETING DATE: January 12, 2016
AGENDA ITEM: 4A

Applicant: Jay Hicks-Dig Studio, Inc.
Owner: DMB White Tank, LLC
Request: Site Plan for retail commercial in the Planned Community zoning district with a Community Master Plan (CMP) zoning overlay
Location: Northwest corner of Jackrabbit Trail and Indian School
District: 6
Site size: Approximately 20.5 acres
Density: N/A
Public input: None
Recommendation: **Approve** with stipulations

PROJECT DESCRIPTION

1. The applicant is proposing a retail commercial site plan for Verrado East District and the surrounding communities on the northwest corner of Jackrabbit Trail and Indian School Road. The site is approximately 20.5 acres and has planned approximately 166,000 square feet of new commercial and retail space. The major anchor of the new space is intended to be a major grocer, but the site will also have a fuel service station, supporting stores, offices and restaurants.

AREA CONTEXT

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant (former Caterpillar Offices)	Master Planned Community	Planned Community-Verrado
North	Vacant	Master Planned Community Low Density 1.01-3 du/ac	Planned Community RU-43 -Litchfield Heights
South	Vacant Residential	Community Commercial Low Density 1.01-3 du/ac	C-2 Community Commercial RU-43-Pasqualetti Mtn. Ranch
East	Vacant	Community Commercial	CC Commercial Center
West	Vacant	Master Planned Community	Planned Community -Verrado

PUBLIC PARTICIPATION SUMMARY:

2. The applicant was required to send out a “notice of application” to property owners within 300’ of the subject property upon first application. The applicant nor staff has received any comments or concerns about this site plan application.

Table 2: Public Notice

Notification Element	Date
Published in Buckeye Valley News	Not required
Site Posted	Not required
Mailing to Property Owners w/in 300’	October 30, 2015, Notice of Application

BACKGROUND:

- 3. A99-11 – Annexation into the Town of Buckeye – Approved by Town Council in 1999
- 4. CMP99-22 - Verrado Community Master Plan – Approved by Town Council on November 2, 1999
- 5. PLZ-15-00196-Verrado East District-Minor Subdivision-Submitted December 29, 2015

ANALYSIS:

- 6. Conformance with General Plan: The City of Buckeye 2007 General Plan designates this property as Master Planned Community. Verrado is developing consistent with this general plan designation.
- 7. Land Use: The property is zoned Planned Community and is governed by a Community Master Plan (CMP), which was adopted in 1999 with an accompanying development agreement. This Preliminary Plat lies within the approved Verrado CMP area.
- 8. The Verrado CMP covers 8,816 acres and includes seven Planning Units. Densities range from 0 du/ac to 35 du/ac. Commercial sites allowing neighborhood retail, office space, major retail, public facilities, etc. are included within the CMP area.
- 9. The approved Master Plan Land Use Budget allows a total of 14,080 residential units, 1,000 Resort Rooms, and 4,234,550 square feet of Commercial/Mixed-Use space. Per the approved CMP all parks will be privately owned and maintained unless otherwise dedicated to the City of Buckeye. This application meets all requirements of the approved Verrado CMP. The proposed plat is consistent with the Verrado CMP and required Planning Unit Plans.

Setback and Lot Data

Table 3: Verrado Development Option

Commercial/Mixed Use, Medium	
Max. Height	4 stories or 60'
Min. Open Space	20%
Perimeter Setback	10'

Circulation

10. All street widths, commercial driveway locations and designs conform to the approved Verrado CMP, Master Circulation Plan, and updated Planning Unit Circulation and Streets Plan. The City Engineer and Fire Department have reviewed and approved the proposed street sections. Major access to the site will be via an improved and widened Indian School Road and a new Minor Collector road on the west side of the subject property (a detailed description of the improvements are listed in the applicant's approved narrative).

Infrastructure

11. Water: EPCOR Water Company will be the water provider once the Developer constructs the necessary infrastructure. The 12" water line will be extended to the subject property from an existing Water Treatment Facility immediately to the west.
12. Sewer: EPCOR Water Company provides the wastewater service for this subject property. The approved extension of service is shown on the approved infrastructure master plan.
13. Police: The subject property is located within the existing police service area.
14. Fire: The subject property is located approximately three miles northeast of Buckeye Fire Station 703 at Thomas and Verrado Way in Verrado.

RECOMMENDATION:

15. Staff recommends the Planning and Zoning Commission motion for approval with stipulations a – r for PLZ-15-00165 for the following reasons:
 - The proposal is in conformance with the Verrado CMP
 - No outstanding issues from reviewing departments.
 - No concerns expressed from the public.

- a. Development of the property shall be in general conformance with the site plan entitled "Parkview Plaza at Verrado" consisting of ten (10) pages dated December 8, 2015, and stamped received on December 9, 2015, except as modified by the following stipulations.
- b. Development of the property shall be in general conformance to the project narrative report entitled "Parkview Plaza at Verrado Site Plan Project Narrative" consisting of seven (7) pages, dated October 19, 2015, and stamped received on December 23, 2015, except as modified by the following stipulations.
- c. In accordance with the Development Code, this Site Plan is valid for a period of two (2) years from its approval date. The Director or Designee may grant a one-time extension of 12 months upon written request of the applicant prior to the expiration of the site plan.
- d. The property owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as result of this approval.
- e. All tree canopies that overhang the public right of way shall be maintained and kept trimmed to 12 feet above the public right of way.
- f. All trash shall be collected through a City of Buckeye licensed trash hauler, including construction debris. Trash enclosures shall be in accordance with City of Buckeye standards.
- g. The City is subject to the Phase 2 Stormwater permitting. All land disturbance that is one acre or larger or part of a common plan or sale that is one acre or larger shall obtain permit coverage under the AZPDES Construction General Permit and submit a copy of ADEQ's "Authorization to Discharge" to the City.
- h. FDC's need to be within 50 feet of a fire hydrant.
- i. Each site pad will require Fire Marshal approval.
- j. Additional fire hydrants may be required, based on fire flow requirements, for each site pad.
- k. The Parkview Plaza at Verrado and each pad will need to meet the required fire flow requirements, per IFC 2012 Appendix "B".
- l. Phasing of public infrastructure shall be approved by the City Engineer.
- m. At the time of improvement plan submittal, the Property Owner/Developer shall provide a comprehensive Drainage Master Plan or Report, which addresses all on-site and off-site drainage requirements and issues. The Drainage Master Plan shall also identify the method by which existing 100-year floodplains will be mitigated.
- n. The Applicant will submit an electronic CAD and GIS file with full construction documents of the development to the City Engineer upon final approval in order to maintain current street records and assist in emergency dispatch and response.
- o. All streets (local, collector, and arterial), sidewalks, parks, and other common areas, as determined by the City Engineer, shall be sufficiently illuminated to ensure the safety and security of persons and property. The City Engineer shall approve all lighting improvements.

- p. Any traffic signals that are required due to traffic generated by this project shall be installed by the Property Owner/Developer when warranted by a traffic impact analysis approved by the City Engineer.
- q. Prior to Final Plat/Site Plan approval, the Property Owner/Developer shall submit to the City for review and approval Water and Wastewater Master Plans.
- r. The Property Owner/Developer is responsible for providing water at the project for construction purposes including obtaining the necessary water rights for the water supply to be used for construction purposes.

ATTACHMENTS:

Vicinity Map (Aerial Photo)
Parkview Plaza Site Plan
Applicant's Narrative

Prepared By:
Sean Banda, Planner II

Reviewed By:
Terri Hogan, AICP, Planning Manager



SITE PLAN FOR PARKVIEW PLAZA AT VERRADO

December 8th, 2015

Team Information:

Owner
DMB White Tank, LLC
7600 E Doubletree Ranch Rd. Ste 300
Scottsdale, Arizona 85258
T: 480.367.7619

Planner
Dig Studio Inc.
6245 N. 24th Pkwy, Ste 100
Phoenix, Arizona 85016
T: 602.363.1890

Civil Engineer
Erickson & Meeks Engineering, LLC
13444 N. 32nd St. Ste 6
Phoenix, Arizona 85032
T: 602.569.6593

Land Use
Kurt Jones - Tiffany & Bosco, P.A.
2525 E. Camelback Rd.
Phoenix, Arizona 85016
T: 602.255.0103

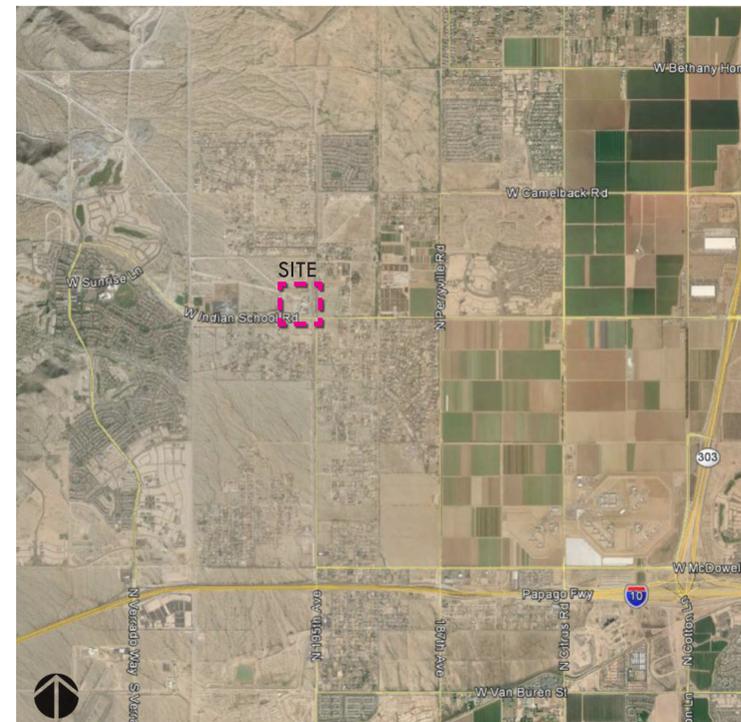
Description of Request:

The purpose of this application is to request approval of a Site Plan for Parkview Plaza at Verrado (Parkview Plaza) which will provide commercial and retail services for the Verrado and the surrounding community. The proposed Parkview Plaza development consists of approximately 20.50 acres and is located at the northwest corner of Indian School Road and Jackrabbit Trail within the East District at Verrado.

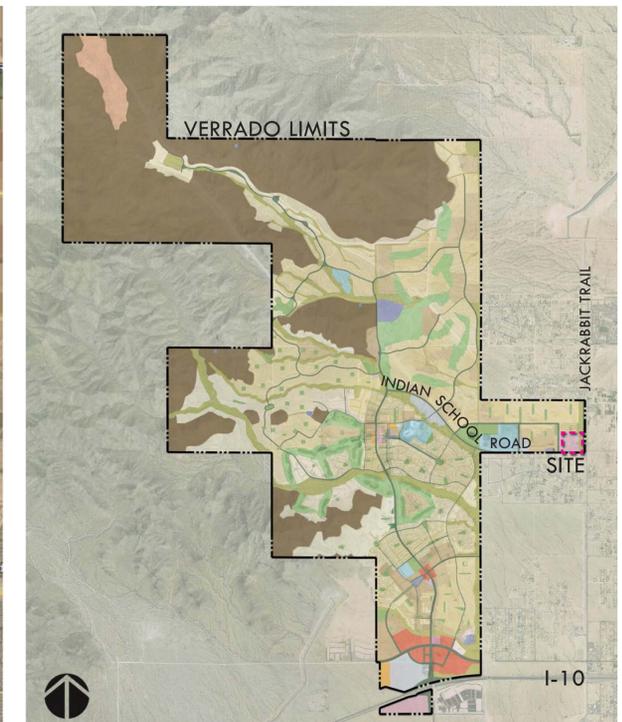
Sheet Index

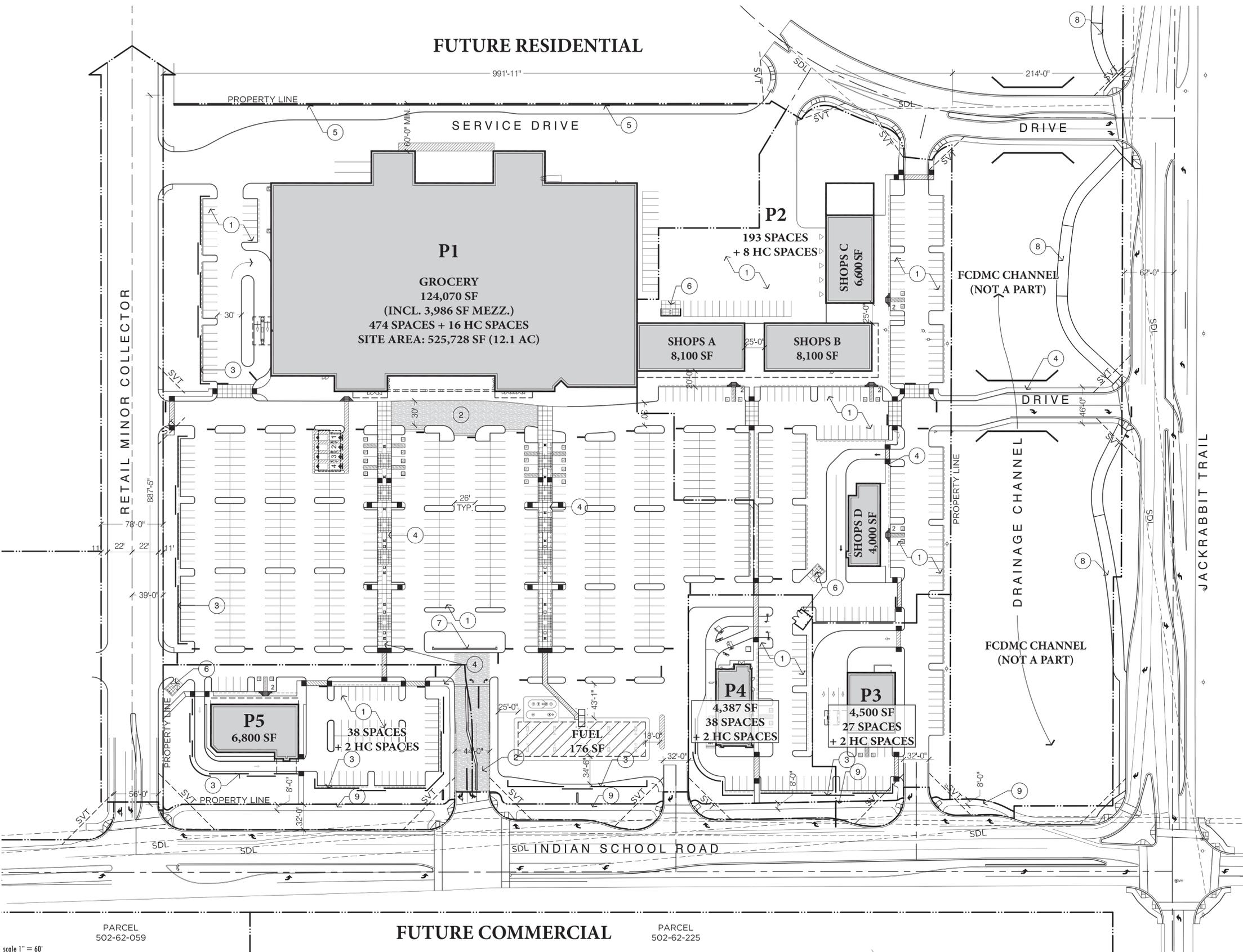
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| 1 | Key Map and Notes |
| 2 | Concept Site Plan |
| 3 | Traffic and Circulation Plan |
| 4 | Concept Landscape Plan |
| 5 | Concept Signage & Street Lighting Plan |
| 6 | District Character Images |
| DX1 | Drainage Exhibit |
| CG1 | Concept Grading & Drainage Plan |
| CG2 | Concept Grading & Drainage Plan |
| CU1 | Concept Utility Plan |

Vicinity Map



Community Key Map





REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
①	ASPHALT PAVING (PARKING LOT)
②	CONCRETE PAVERS AT ENTRANCES
③	3'-0" SCREEN WALL AROUND PARKING LOT, TYP.
④	SIDEWALK, TYP.
⑤	6'-0" HT. SCREEN WALL
⑥	TRASH ENCLOSURE
⑦	MONUMENT SIGN
⑧	14'-0" WIDE MULTI-USE TRAIL (FCDMC) - MARICOPA TRAIL
⑨	8'-0" WIDE MULTI-USE TRAIL - SHARED BY VERRADO COMMUNITY PATH AND MARICOPA TRAIL
SVT	SIGHT VISIBILITY TRIANGLE
SDL	SIGHT DISTANCE LINES

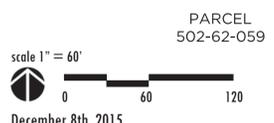
SITE DATA		
DEVELOPER	PARKVIEW PLAZA AT VERRADO 7600 E. DOUBLE TREE RANCH ROAD SUITE 300 SCOTTSDALE, ARIZONA 85258 TEL: (480) 367-7000 CONTACT: EMAIL:	
ADJACENT STREETS	INDIAN SCHOOL ROAD AND JACKRABBIT TRAIL	
PARCEL NUMBER	PARCEL A1-A6, VERRADO EAST DISTRICT	
CURRENT ZONING	PLANNED COMMUNITY	
GROSS SITE AREA	20.5 AC	891,812 SF
NET SITE AREA	19.86 AC	865,058 SF
EXISTING USE	FORMER CATIPILLAR FIELD OPERATIONS	
LANDUSE DESIGNATION	COMMERCIAL / MIXED-USE MEDIUM	
PROPOSED USE	COMMERCIAL RETAIL	
FEMA BLOCK	X, AE	
PARKING		
CATERPILLAR CMP, COMMERCIAL / GROSS FLOOR AREA	166,733 SF	
	PROVIDED	REQUIRED
BUILDING SPACES RATIO: 2 / 1,000 OF GROSS BUILDING SF	17	334
LOADING SPACES RATIO: 1 / 10,000 OF GROSS BUILDING SF	17	17
ACCESSIBLE SPACES RATIO: 5% OF TOTAL	32	18
TOTAL PARKING SPACES	817 (4.9/1000)	369 (2.2/1000)
DEVELOPMENT DATA		
	MAXIMUM	PROPOSED
MAXIMUM LOT COVERAGE (GROSS BUILDING SF / NET SITE AREA)	80%	18.7%
PAVING AREA (ROADS + DRIVES + PARKING / NET SITE AREA)	NA	61.3%
	MINIMUM	PROPOSED
OPEN AREA (NET SITE AREA LESS BUILDING, PAVING, AMENITY AREAS)	20%	20%
SETBACKS		
	ALLOWED	PROPOSED
NORTH	10'	10' MIN.
WEST (JACKRABBIT TRAIL)	10'	10' MIN.
EAST (INDIAN SCHOOL ROAD)	10'	10' MIN.
SOUTH (INDIAN SCHOOL ROAD)	10'	10' MIN.
BUILDING INFORMATION		
NUMBER OF STRUCTURES	9	
UNIT / BUILDING	N/A	
TOTAL NUMBER OF UNITS	N/A	
GROSS FLOOR AREA	166,733 SF	
NET FLOOR AREA	166,733 SF	
	MAXIMUM	PROPOSED
BUILDING HEIGHT	60'	45'

Fire Department Requirements:

1. All building and structures will require fire sprinklers.
2. FDC's will need to be within 50 feet of a fire hydrant.
3. Each site build pad will require FD review and approval.
4. Additional fire hydrants may be required, based on the fire flow requirements for each pad.
5. The Parkview Plaza at Verrado and each site pad will need to meet the required fire flow requirements, per IFC 2012 Appendix 'B'.

Notes:

- Conceptual layout only. Final uses and site layout to be determined at parcel site plan review.
- Max Pad size is 220,000sf. If pad size is larger than maximum size, then a full site plan process is required.
- Pad sizes are for illustrative purposes only and are subject to change at final site plan approval.
- 8'-0" Concrete path along Indian School Road - Joint use as part of the Verrado Community Path System and Maricopa County Trail.

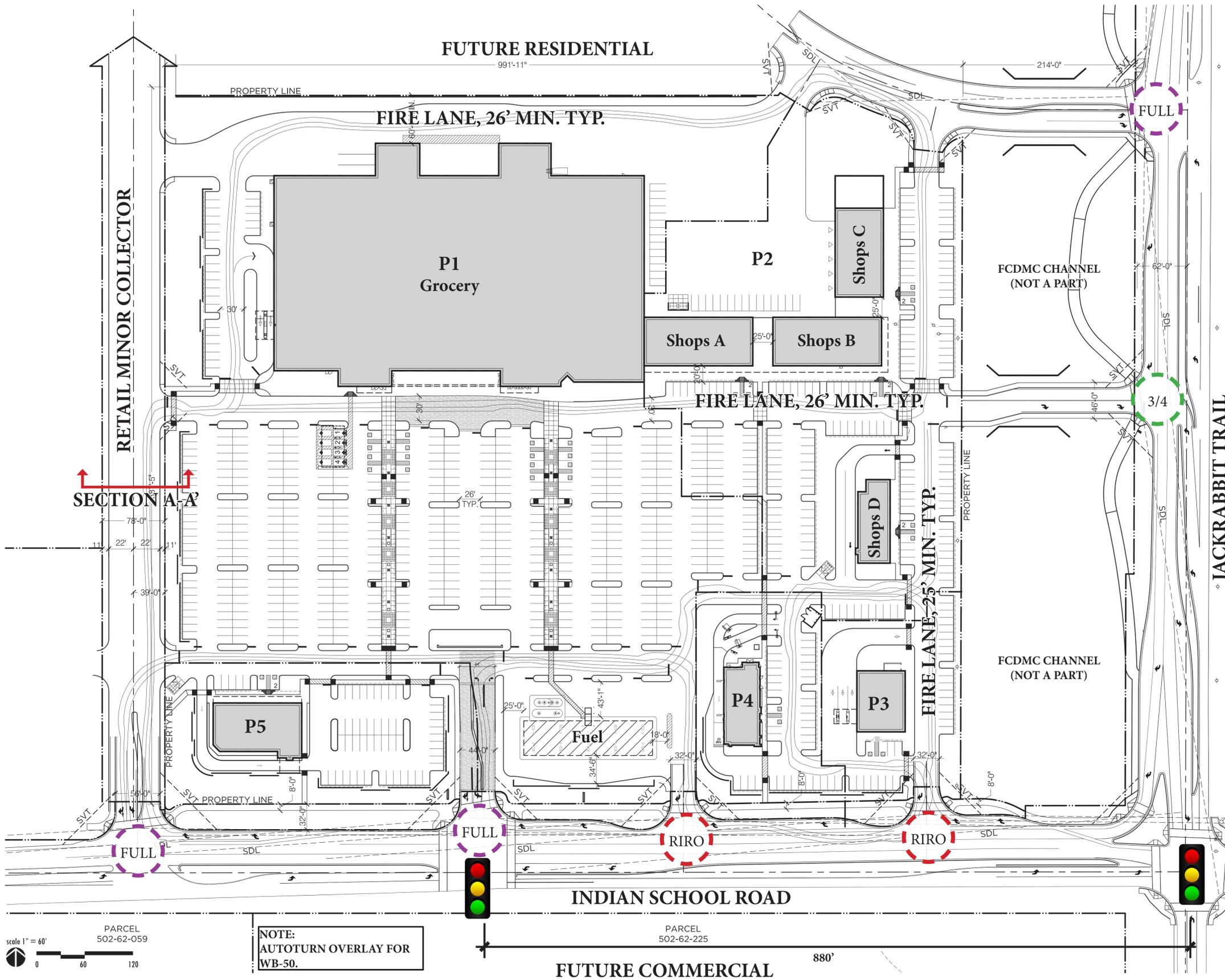



DMB DMB Associates
 7600 E Doubletree Ranch Rd. Ste 300
 Scottsdale, Arizona 85258
 T: 480.367.7619

Note:
 The drawings and information depicted are conceptual only and not intended to represent final architecture, planning or design concepts. DMB does not represent, warrant or guarantee that such information represented reflects future development.

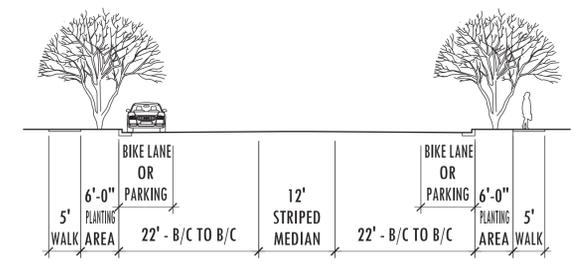
PARKVIEW PLAZA AT VERRADO
 Buckeye, Arizona
Concept Site Plan


 Sheet Number
2



Legend

-  Proposed Traffic Signal Location
-  Access: Right In, Right Out
-  Access: Right In, Right Out, Left In
-  Access: Right In, Right Out, Left In, Left Out
-  Sight Visibility Triangle
-  Sight Distance Line



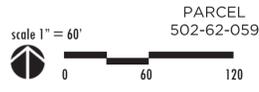
SECTION A-A': 2-LANE MINOR COLLECTOR

Transportation/Roadways

Physical access to Parkview Plaza is currently accessed via Indian School Road, a two lane paved roadway. The following infrastructure improvements will be completed by the opening of commercial development.

- Indian School Road from Jackrabbit Trail to the west property line of commercial site. Indian School Road will be widened to three (3) west-bound lanes with dedicated right turn lanes into the commercial development. One (1) east-bound lanes with controlled left turns with a raised center median will provide access for east bound vehicles to enter the commercial development or continue through to Jackrabbit Trail. The completion of east bound lanes will be the responsibility of the property owner to the south when their property is developed.
- Signalized intersection on Indian School Road, approximately 880' west of Jackrabbit Trail will provide access into the commercial development. The signalized intersection will also provide access to the future mixed-use development to the south of Indian School Road.
- Jackrabbit Trail from Indian School Road to the north property line of the commercial site will be widened to one lane in each north-south direction with a dedicated left turn lane. Access from Jackrabbit Trail to the commercial development will cross the FCDMC Jackrabbit Trail Channel at two locations. The northern-most crossing will also provide access to the future residential development, providing residents direct access to both the commercial site and to Jackrabbit Trail.
- A new minor collector with a raised median will run along Parkview Plaza's west property line. The roadway will have one lane in each direction with either parking or a bike lane on both sides of the street. The street will immediately serve the commercial development and will extend into the future residential development providing residents with direct access to the commercial site and to Indian School Road.
- The intersection of Jackrabbit Trail and Indian School Road will be signalized. The City of Buckeye is currently designing the intersection with an anticipated completion date of March 2016.

Indian School Road will provide access for fire and emergency vehicles as well as for construction activities during construction of the commercial development.



NOTE:
AUTOTURN OVERLAY FOR
WB-50.



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FUTURE RESIDENTIAL

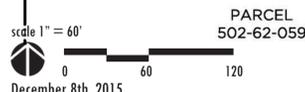
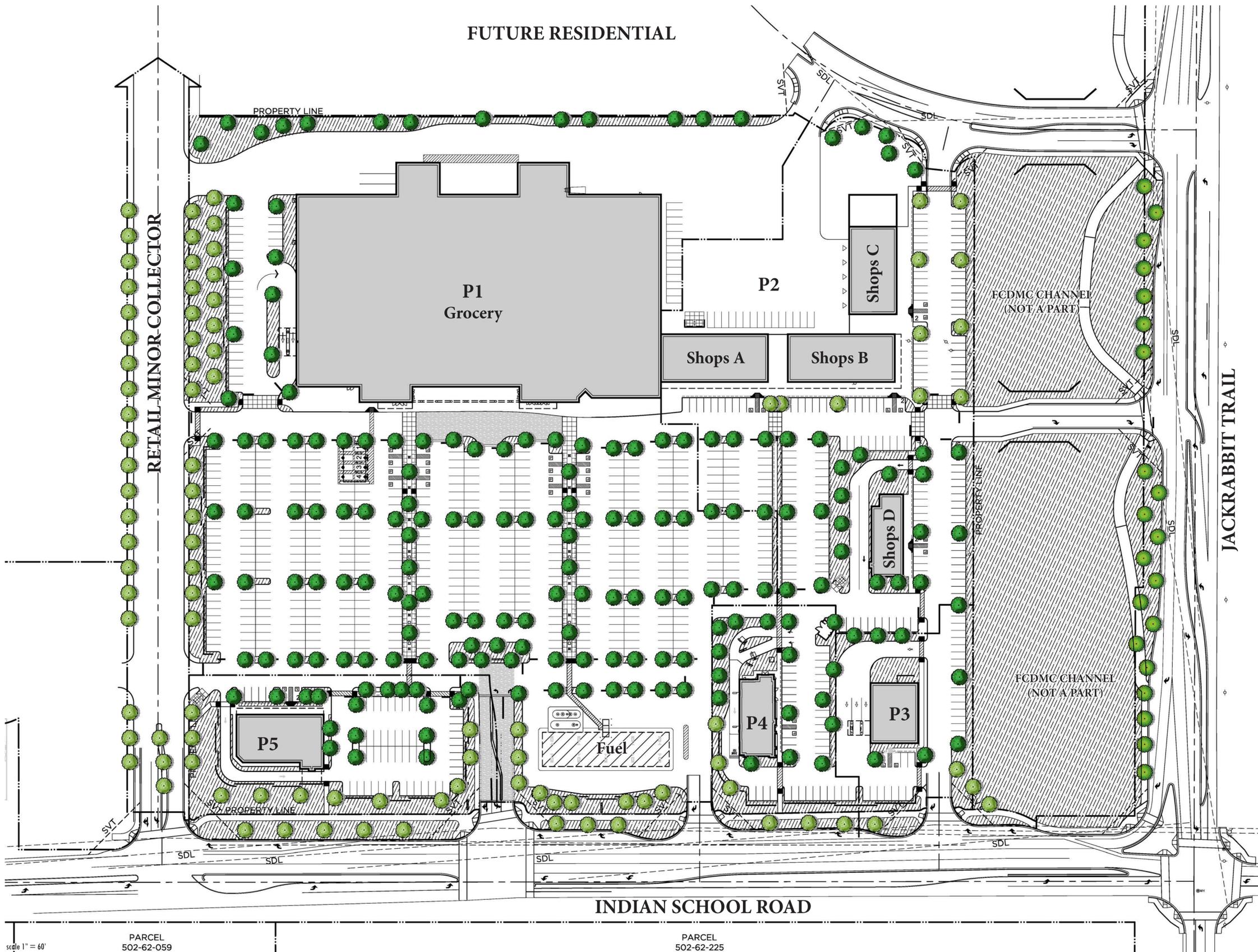
CONCEPT PLANT SCHEDULE

-  PARKING LOT TREE
EVERGREEN ELM
LIVE OAK
SISSOO
-  JACKRABBIT TRAIL STREETSCAPE
DESERT MUSEUM PALO VERDE
NATIVE MESQUITE
-  INDIAN SCHOOL STREETSCAPE
EUCALYPTUS
-  SHRUBS & DECOMPOSED GRANITE
DWARF CENTURY PLANT
BLUE ELF ALOE
RED YUCCA
GIANT HESPERALOE
REGAL MIST DEER GRASS
DEER GRASS
SPARKY TECOMA
LYNN'S LEGACY SAGE
GREEN CLOUD SAGE
JOUJOBA
BAJA RUELLIA
NEW GOLD LANTANA
SANDPAPER VERBENA
BLACK DALEA
VALENTINE BUSH
-  SVT SIGHT VISIBILITY TRIANGLE
-  SDL SIGHT DISTANCE LINES

- NOTES:
1. ALL PLANTING AREAS TO RECEIVE 1/2" DECOMPOSED GRANITE. COLOR: SADDLEBACK BROWN.
 2. ALL PLANTING TO BE IRRIGATED AND CONTROLLED BY AN AUTOMATIC CONTROLLER.

LANDSCAPE NOTES:

- ALL PLANTING AREAS TO RECEIVE 1/2" SCREENED GRANITE MULCH, COLOR: SADDLEBACK BROWN
- ALL PLANTING TO BE IRRIGATED AND CONTROLLED BY AN AUTOMATIC CONTROLLER
- LANDSCAPING (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.
- TREES OVERHANGING THE S.D.L. AND S.V.T MUST BE TRIMMED TO 7'-0" CLEAR CANOPY AT ALL TIMES.
- PLACE ROOT BARRIERS ON ALL TREES WITHIN OR OVERHANGING 10'-0" OF STORM DRAINS AND THOSE TREES ADJACENT TO, OR OVERHANGING PUBLIC RIGHT OF WAY.
- TREES OVERHANGING SIDEWALKS SHALL BE TRIMMED TO 7'-0" CLEAR CANOPY AT ALL TIMES AND TREES OVERHANGING ROADWAYS SHALL BE TRIMMED TO 13'-6" MINIMUM CLEAR CANOPY AT ALL TIMES.



PARCEL 502-62-059

PARCEL 502-62-225

FUTURE COMMERCIAL



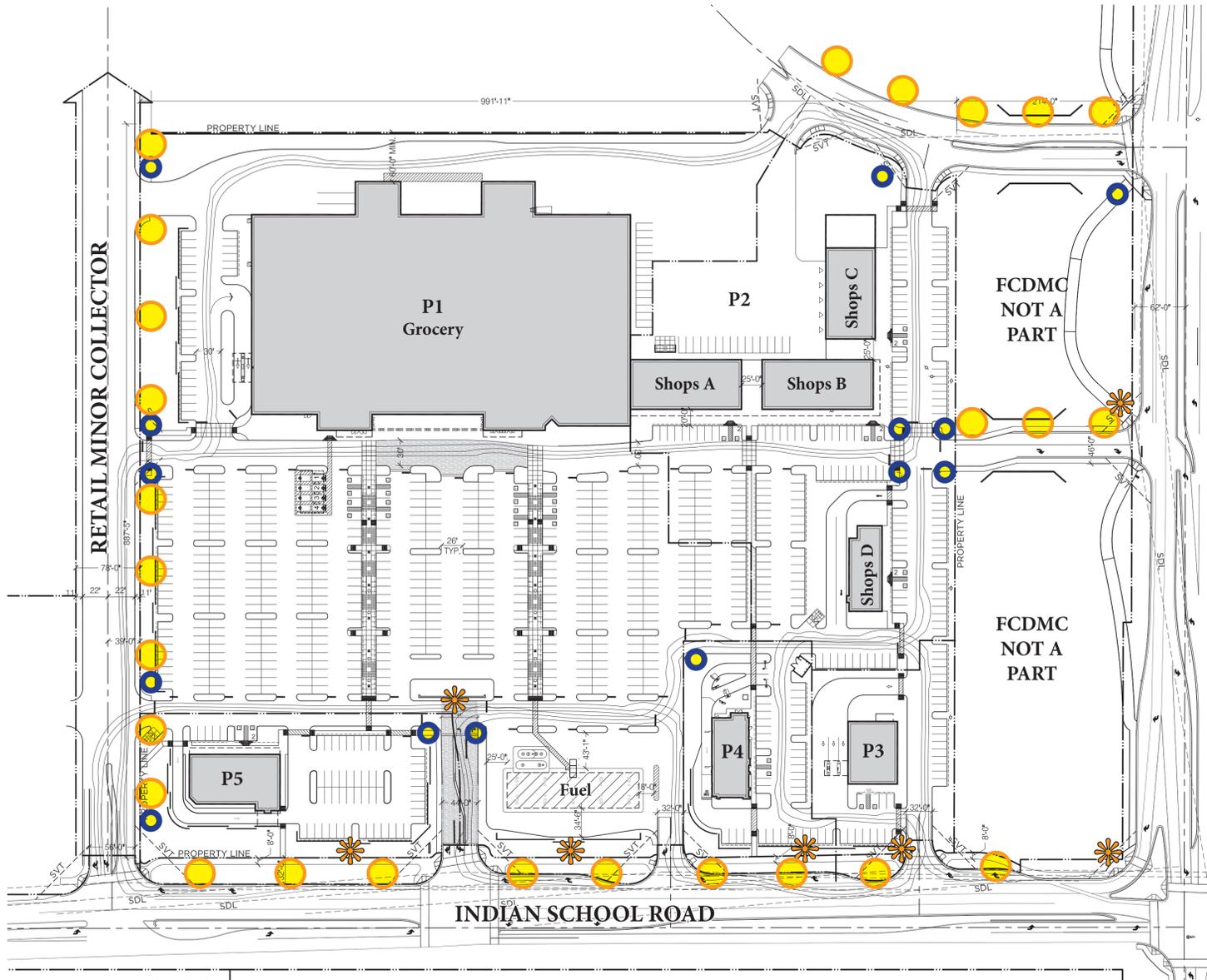
DMB DMB Associates
7600 E Doubletree Ranch Rd. Ste 300
Scottsdale, Arizona 85258
T: 480.367.7619

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PARKVIEW PLAZA AT VERRADO
Buckeye, Arizona
Concept Landscape Plan



Sheet Number



VERRADO STREET LIGHTS

McGRAW-EDISON®

DESCRIPTION
The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #	Type
Project	Date
Comments	
Prepared by	

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Choice of 12 patented, high-efficiency AccuLED Optics™ are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and nominal 70 CRI. Optional 6000K CCT and 3000K CCT (80 CRI).

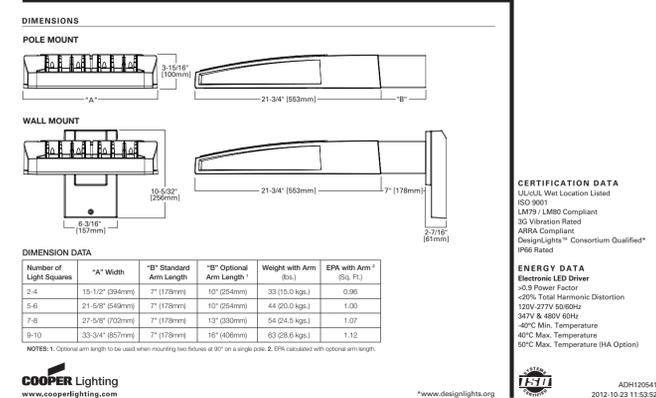
Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10kV of transient surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. 90% lumen maintenance expected at 60,000 hours.

Mounting
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. Designed for pole or wall mounting. When mounting two or more luminaires at 90° or 120° apart, specify the EA extended arm option. For wall mounting, specify wall mount bracket option. 3G vibration rated.

Finish
Housing finished in Super durable TGIC polyester powder coat paint. 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.

GLEON GALLEON LED
2-10 Light Squares
Solid State LED
AREA/SITE LUMINAIRE



NOTE:
Signage Monuments and Directional Signage within Flood Control District Channel Property will require an use easement from Flood Control District. Improvements on FCDMC property is not a part of Site Plan.



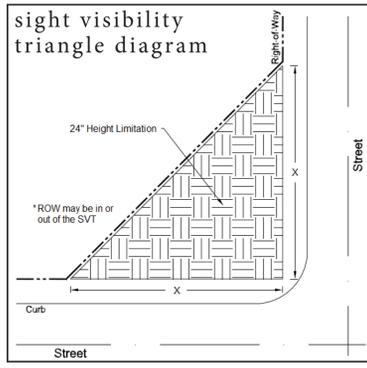
Note: Images shown for character purpose only, actual signage design will vary.

Signage Schedule

- | Symbol | Item |
|--------|----------------------------------|
| | Major Signage Monument Locations |
| | Directional Signage Locations |
| | Street Light |

NOTE:

- Any object, wall, structure, mound or landscaping (mature) over 24" in height is not allowed within the visibility easement.
- Monument Signs shall be located outside of Sight Visibility Easements and Sight Distance Lines.
- Signage to be in conformance with the PUEDP and the Community Master Plan
- Monument Lighting to be in conformance with the PUEDP and the Community Master Plan.



The dimension "X" in Figure 9 is as follows:

1. Local streets that intersect and the centerline deviates from 90° by 0° to 10°, X = 33feet.
2. Local street that intersect at and the centerline deviates from 90° by 10° to max 15°, X = 40 feet
3. All other intersections, X = 33 feet.

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District Character



Commercial Streetscape



Landscape



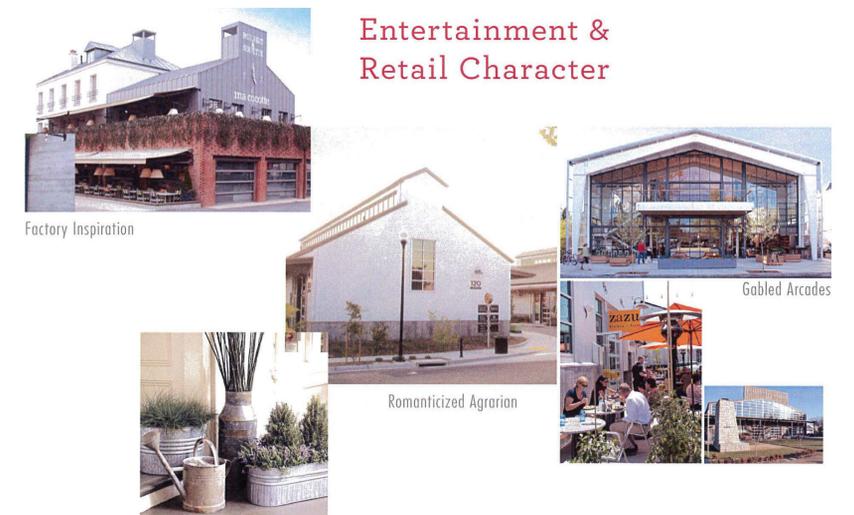
Furnishings



Restaurant

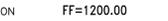
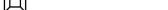


Entertainment & Retail Character

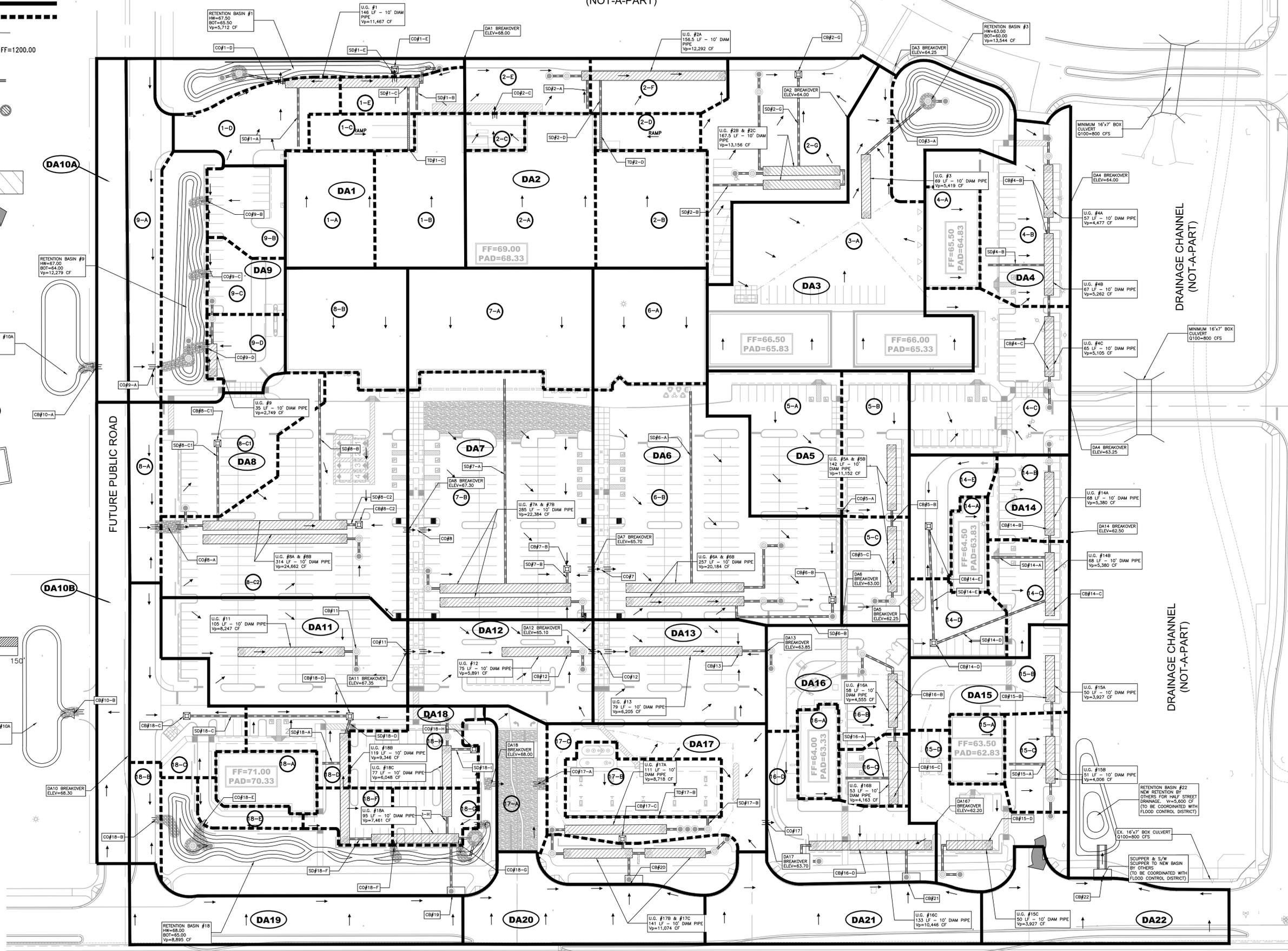


Note: Images shown for character purpose only, actual design will vary.

PROPOSED LEGEND

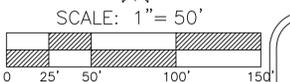
-  DRAINAGE AREA BOUNDARY
-  SUB-BASIN AREA BOUNDARY
-  FLOW ARROW
-  PROPOSED FINISH FLOOR ELEVATION FF=1200.00
-  CURB OPENING
-  STORM DRAIN PIPE
-  PROPOSED CATCH BASIN
-  PROPOSED DRYWELL
-  DRAINAGE AREA LABEL DA1
-  SUB-BASIN AREA LABEL 1-A
-  10' DIA. CMP.
-  EMERGENCY SITE OUTFALL

(NOT-A-PART)



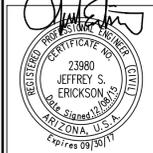
(NOT-A-PART)

PRELIMINARY
NOT FOR CONSTRUCTION
OR RECORDING



EME

Erickson & Meeks
Engineering, L.L.C.
13444 N. 32nd Street
Suite 6
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Phone: (602) 569-6593
Fax: (602) 569-6493

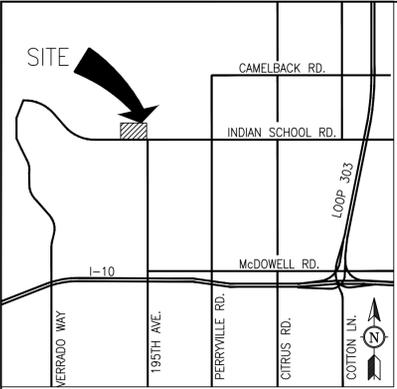


PARKVIEW PLAZA @ VERRADO
DRAINAGE EXHIBIT
BUCKEYE, ARIZONA

REVISIONS

NO.	DESCRIPTION

DATE: 12/08/15
 PROJ. NO: 215-025
 DESIGN: JE
 DRAWN: JG
 CHECK: JE
 SCALE: 1"=50'
 CAD FILE: 1519DX



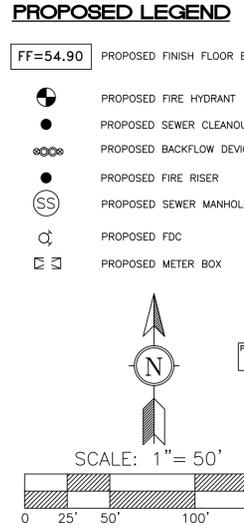
DEVELOPER
 DMB WHITE TANK, LLC
 7600 E. DOUBLETREE RANCH RD., STE. 300
 SCOTTSDALE, AZ 85258-2137
 PH: (480) 367-7671
 CONTACT: STEVE LOKEN

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 13444 N. 32ND STREET, SUITE 6
 PHOENIX, ARIZONA 85032
 PH: (602) 569-6593
 FAX: (602) 569-6493
 CONTACT: JEFF ERICKSON

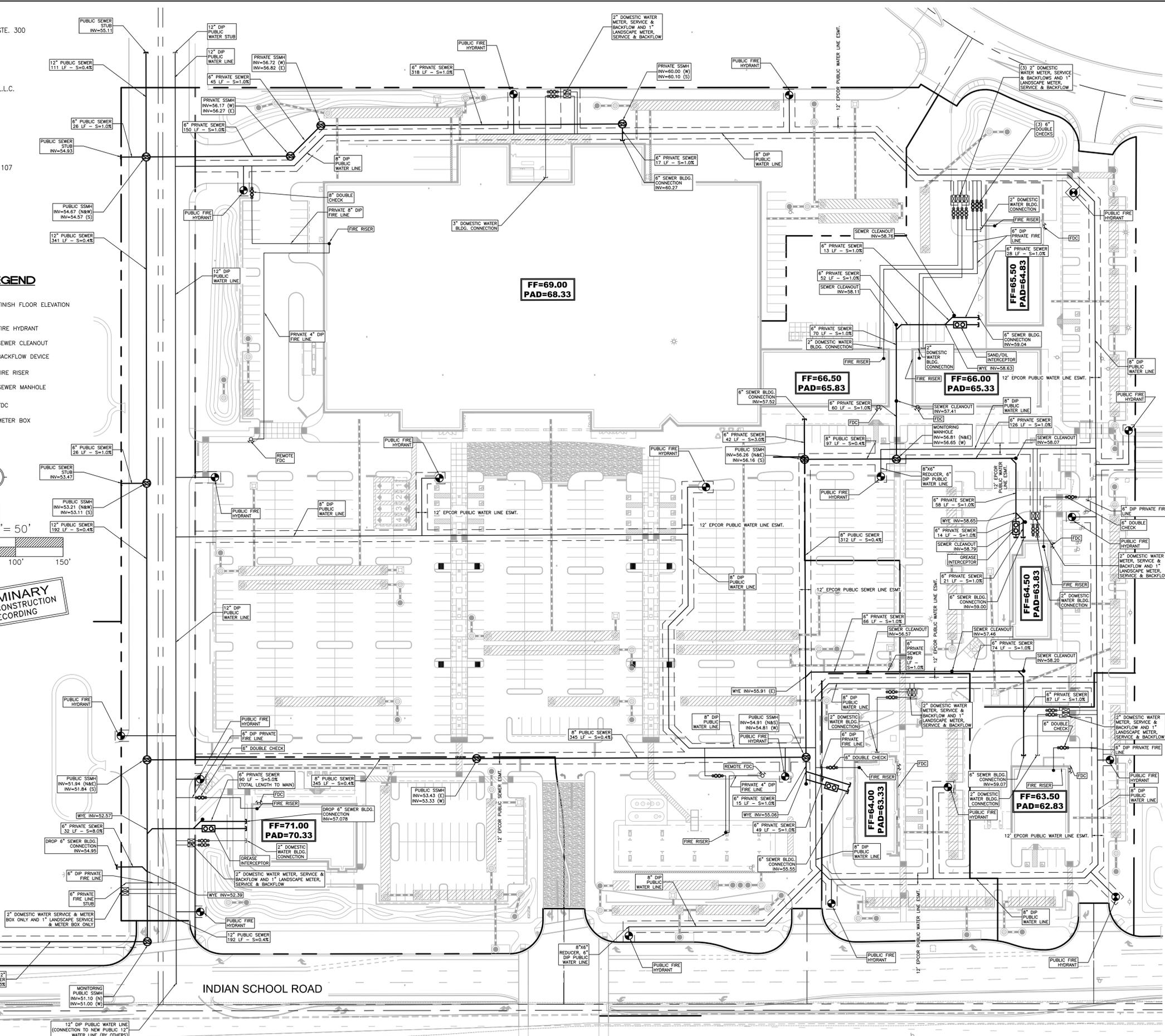
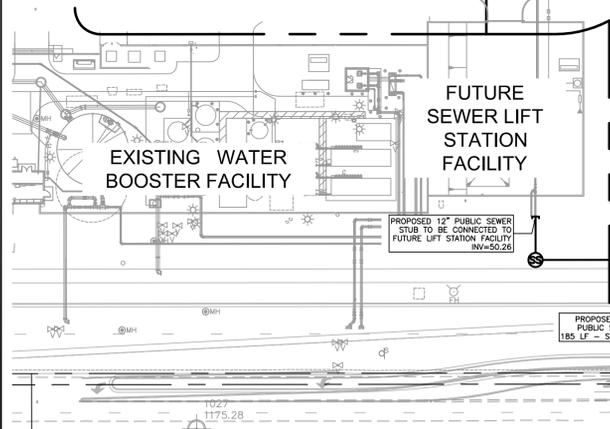
ARCHITECT
 BUTLER DESIGN GROUP
 5017 E. WASHINGTON STREET, STE. 107
 PHOENIX, AZ 85034
 PH: (602) 957-1800
 CONTACT: JEFF CUTBERTH

VICINITY MAP
 BUCKEYE, ARIZONA
 NOT TO SCALE

- EXISTING LEGEND**
- CACTUS
 - FLAG
 - GRID TICK
 - AERIAL PANELS
 - PALM TREE
 - SINGLE TREE
 - PEDESTRIAN SIGNAL
 - CULVERT
 - POST - MISC
 - SPOT ELEVATION
 - BILLBOARD
 - TRANSMISSION
 - BRIDGE SIGNS
 - CATCH BASIN
 - FIRE HYDRANT
 - METER / UTILITY MANHOLE
 - STREET LIGHT
 - LIGHT POLE
 - UTILITY POLE
 - SIGNS
 - SIGNS
 - TV DISH
 - STREET SIGN
 - GATE
 - TRAFFIC SIGNAL
 - VALVE
 - ARROW / STRAIGHT
 - ARROW / TURNS
 - ARROWS / TURNS
 - BIKE LANE
 - HANDICAP
 - TRAFFIC PAINT
 - TRAFFIC PAINT
 - MINE
 - BUILDING
 - BRIDGE
 - CANOPY
 - CENTER LINE PAINT
 - CONCRETE
- PROPOSED LEGEND**
- FF=54.90 PROPOSED FINISH FLOOR ELEVATION
 - PROPOSED FIRE HYDRANT
 - PROPOSED SEWER CLEANOUT
 - PROPOSED BACKFLOW DEVICE
 - PROPOSED FIRE RISER
 - PROPOSED SEWER MANHOLE
 - PROPOSED FDC
 - PROPOSED METER BOX
- EXISTING LEGEND (continued)**
- ELEVATION TEXT
 - CURB / GUTTER
 - DIRT ROAD / TRAIL
 - GOLF FAIRWAY
 - GRID TEXT
 - INDEX CONTOUR
 - INTER CONTOUR
 - ASPHALT PAVEMENT
 - SWIMMING POOL
 - RETAINING WALL
 - PAVED ROAD
 - RAILROAD
 - VEGETATION LINE
 - GUARD RAIL
 - PARKING STRIPES
 - WASH
 - C.V. COMMUNICATION VAULT
 - E.V. ELECTRIC VAULT
 - C.B. CATCH BASIN
 - H.W. HEADWALL
 - EP. EDGE OF PAVEMENT
 - TELEPHONE MANHOLE
 - SEWER MANHOLE MANHOLE
 - STORM DRAIN MANHOLE
 - ELECTRIC MANHOLE
 - UNKNOWN MANHOLE
 - GAS MANHOLE
 - DRYWELL
 - WATER BLOWOFF
 - FOUND BRASS CAP IN HANDHOLE
 - MONUMENT AS NOTED
 - M.C.R. MARICOPA COUNTY RECORDS
 - R/W RIGHT OF WAY
 - BK./PG. BOOK / PAGE
 - CENTER LINE
 - BOUNDARY LINE
 - ADJACENT BOUNDARY LINE
 - EASEMENT LINE
 - SECTION LINE
 - EXISTING TRACT LINE
 - PROPOSED TRACT LINE



PRELIMINARY
 NOT FOR CONSTRUCTION
 OR RECORDING



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 Erickson & Meeks
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 Phone: (602) 569-6593
 Fax: (602) 569-6493

PARKVIEW PLAZA @ VERRADO
 CONCEPT UTILITY PLAN
 BUCKEYE, ARIZONA

REVISIONS

DATE:	12/08/15
PROJ. NO:	215-025
DESIGN:	JE
DRAWN:	JG
CHECK:	JE
SCALE:	1"=50'
CAD FILE:	1519CU1

CU1
 1 of 1

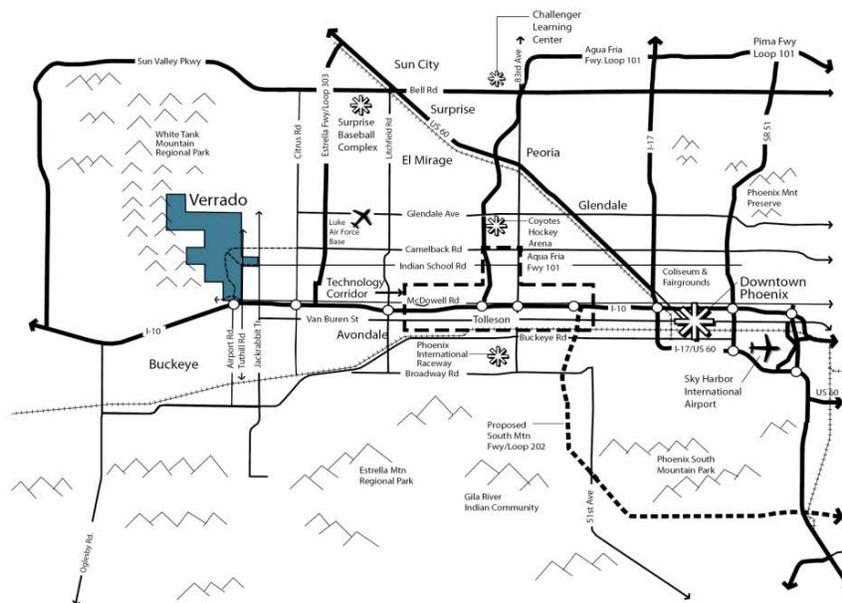


Parkview Plaza at Verrado Site Plan Project Narrative October 19, 2015

Background

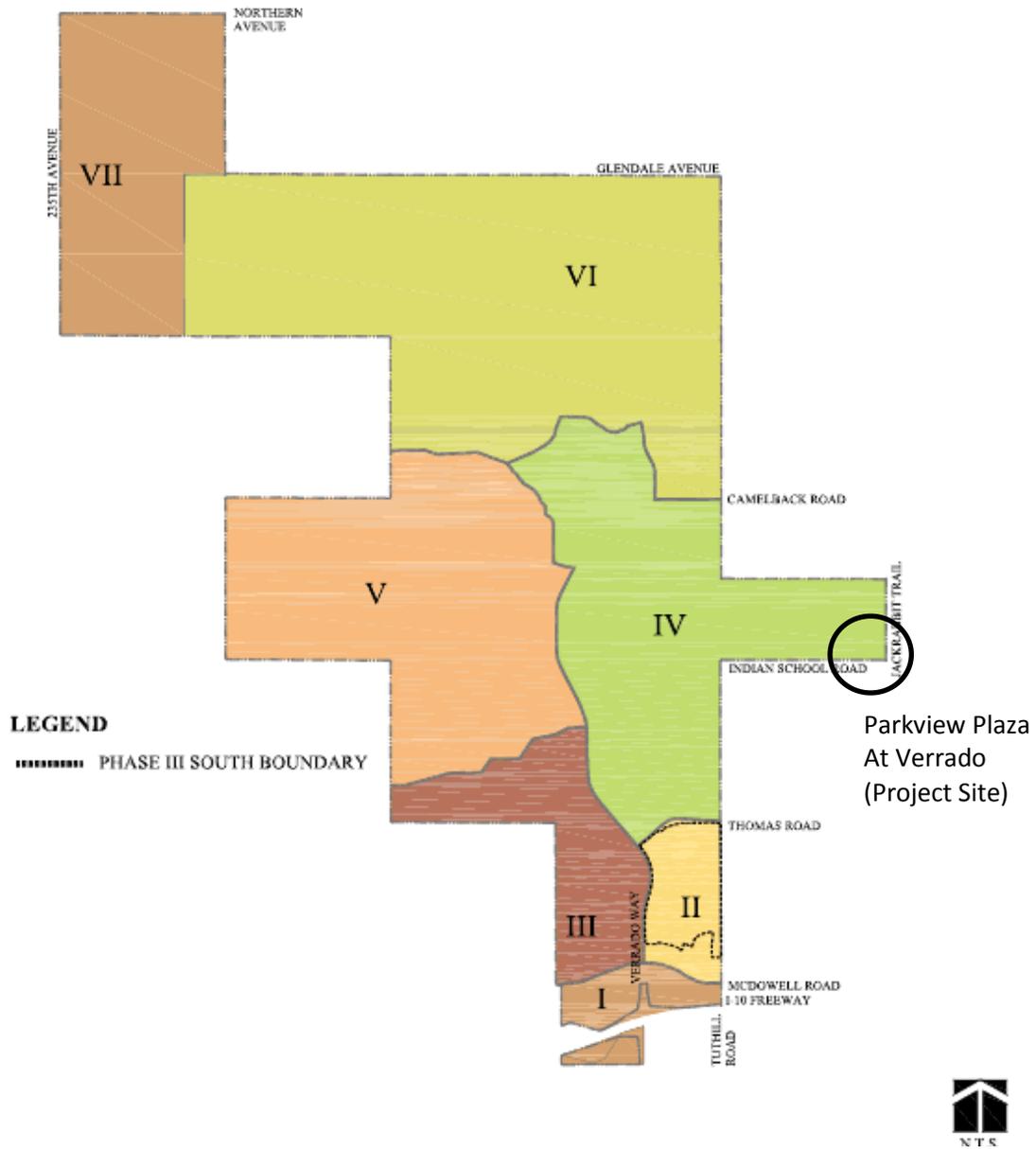
Verrado is an 8,816 acre master planned community located north and south of I-10 and east and west of Verrado Way (“Verrado”) as shown on *Exhibit A*. In 1999, the City of Buckeye (the “City”) approved the Pre-Annexation and Development Agreement (the “PADA”) and the Community Master Plan (“CMP”), both of which provide the planning and zoning entitlement framework for Verrado.

Exhibit A



In 2004, the City approved an amendment to the CMP that added an additional sixteen (16) acres to the entitlements. The CMP, as amended, allows for a maximum of 14,080 residential dwelling units, 4,234,550 square feet of commercial/mixed use and 1,000 resort rooms. A Land Use Budget allocates these densities/intensities throughout the 8,816 acre property into seven (7) Planning Units as depicted in *Exhibit B*.

Exhibit B Planning Unit Plan



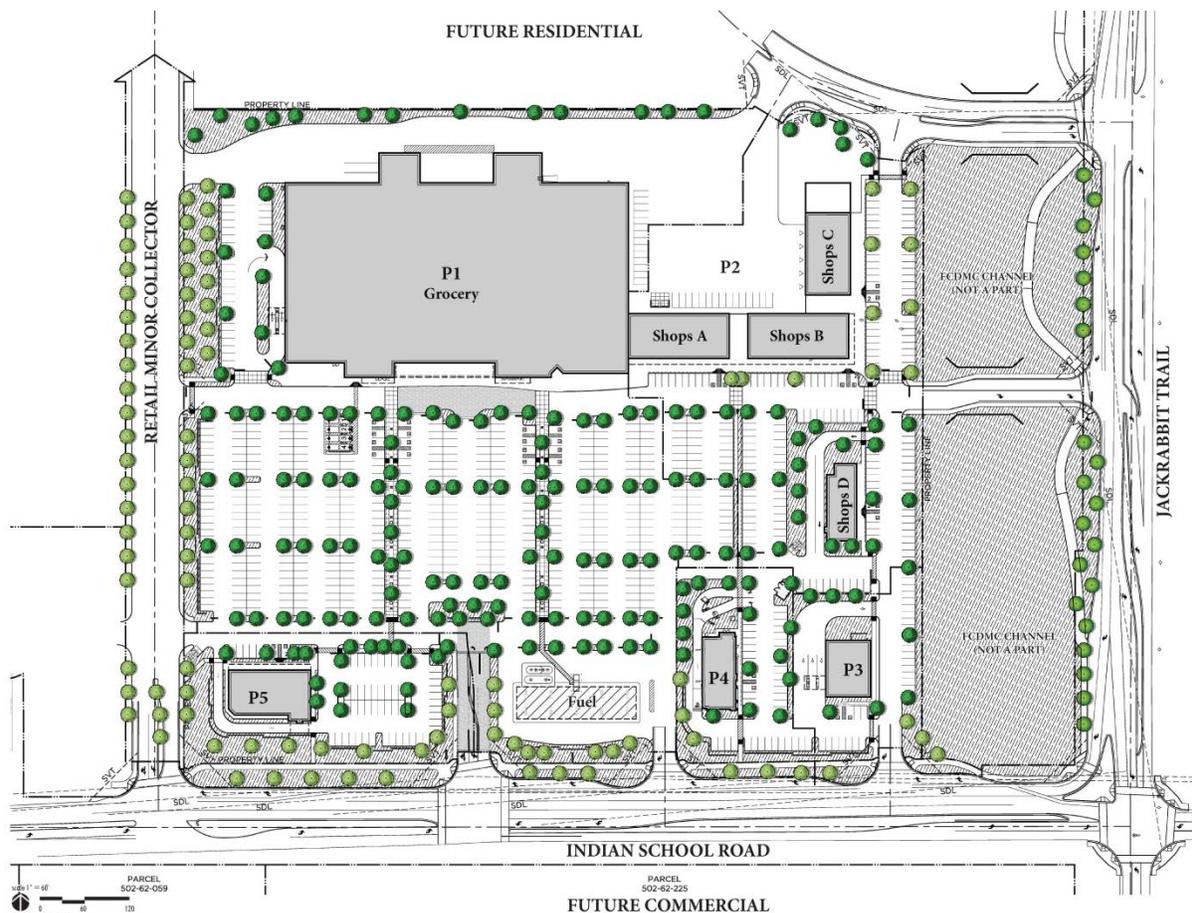
Description of Request

The purpose of this application is to request approval of a Site Plan for Parkview Plaza at Verrado (Parkview Plaza) which will provide commercial and retail services for the Verrado and the surrounding community. The proposed Parkview Plaza development consists of approximately 20.5 acres and is located at the northwest corner of Indian School Road and Jackrabbit Trail within Planning Unit IV as shown on *Exhibit B* above and is part of the East District at Verrado. The East District is primarily undeveloped except for the Verrado High School Campus and an EPCOR booster pump facility. In addition to the proposed Parkview Plaza, the balance of the East District

will be developed with residential development, a large retention basin park and possible multi-family residential.

Parkview Plaza is intended to provide a wide variety of neighborhood commercial shops, stores, offices and restaurants for the use by the residents of the Verrado as well as the overall community. The development as illustrated in *Exhibit C* is a conceptual layout of building pads. The location of shops and parcels may change as the overall site plan develops. Administrative review and approval by the City will be required to ensure adequate parking, access and design compatibility is achieved in accordance with the overall site plan. Parkview Plaza will include approximately 166,733 square feet of new buildings, including a major grocer as the anchor store for the commercial center, a gas station, supporting stores that could include auto services, clothing, neighborhood services, offices and restaurants. Access to the commercial site will be from Indian School Road with a planned signalized intersection and dedicated right turn lanes. Additionally, two access points from Jackrabbit Trail will cross the existing Flood Control District of Maricopa County's Jackrabbit Trail Channel. These access points will provide both patrons and service vehicles to access commercial site as well as access to future residential development north of the commercial property. A future street along the projects west side will provide additional access point into the center.

Exhibit C Parkview Plaza Conceptual Site Plan



Phasing

Parkview Plaza site is made up of five (5) parcels representing nine building structures. It is anticipated that the anchor grocer will be within the first phase of development which is anticipated to occur in 2016/2017. As opportunities arise, additional stores will be constructed until the site is fully developed. Access from Jackrabbit Trail and Indian School Road will be provided as part of the first phase of development. See the Transportation and Roadway section of this narrative regarding the phasing of the offsite roadways and locations of signalized intersections.

Background on Verrado

Verrado is set against the White Tank Mountains with elevations ranging from 1,100 to 3,600 feet. This setting allows for unique placement and mix of forms that are not only appropriate for the environment, but also allow for a mix of residential and non-residential uses. With this setting, Verrado was planned to be a place to experience the best of home, town and Arizona. As Verrado has developed, it has become a modern hometown with an authentic small-town charm that focuses on bringing people together. Verrado was envisioned and planned using small-town planning and design principles. The first phase of development, the Main Street District was established as a series of residential areas that were focused around a main street as well as other important civic uses, just like a small town. Residential areas were also planned around a series of small, neighborhood parks that allow residents to travel just a few steps to reach “their” park with neighborhood identities focused on the park.

Consistent with planning for Verrado, DMB has conducted a significant amount of analysis and study on commercial development within Verrado with the goal of creating a place that will meet the needs of the Verrado residents and the surrounding population, but also which will seamlessly blend into the community of Verrado. Existing and developing commercial locations in Verrado include the Main Street District at Verrado and Main, and the Marketside commercial area located at Verrado and the I-10 freeway. Parkview Plaza will complement these areas with the development of neighborhood commercial use.

Current Site Conditions at East District

East District is primarily undeveloped except for the Verrado High School Campus which has been developed with classrooms, soccer fields, baseball fields and a stadium football field. An EPCOR water treatment facility is located east the Verrado High School, along Indian School Road. The previous Caterpillar operation building complex at the corner of Indian School Road and Jackrabbit Trail will be removed as part of the proposed commercial development. The remainder of the East District will be developed as primarily residential with compliable land uses (church, school, etc.).

Current General Plan Designation

The entire 8,816 Verrado property is designated as *Master Planned Community* in the City of Buckeye General Plan (ratified by voters May 20, 2008).

Current Zoning Designation

Verrado is zoned Planned Community District (“PC”) with an approved CMP and PADA as noted above. The CMP identifies several Development Options which specify allowed uses and development criteria. The Commercial/Mixed Use, Medium Development Option has been selected for East District Commercial as denoted on the Site Plan.

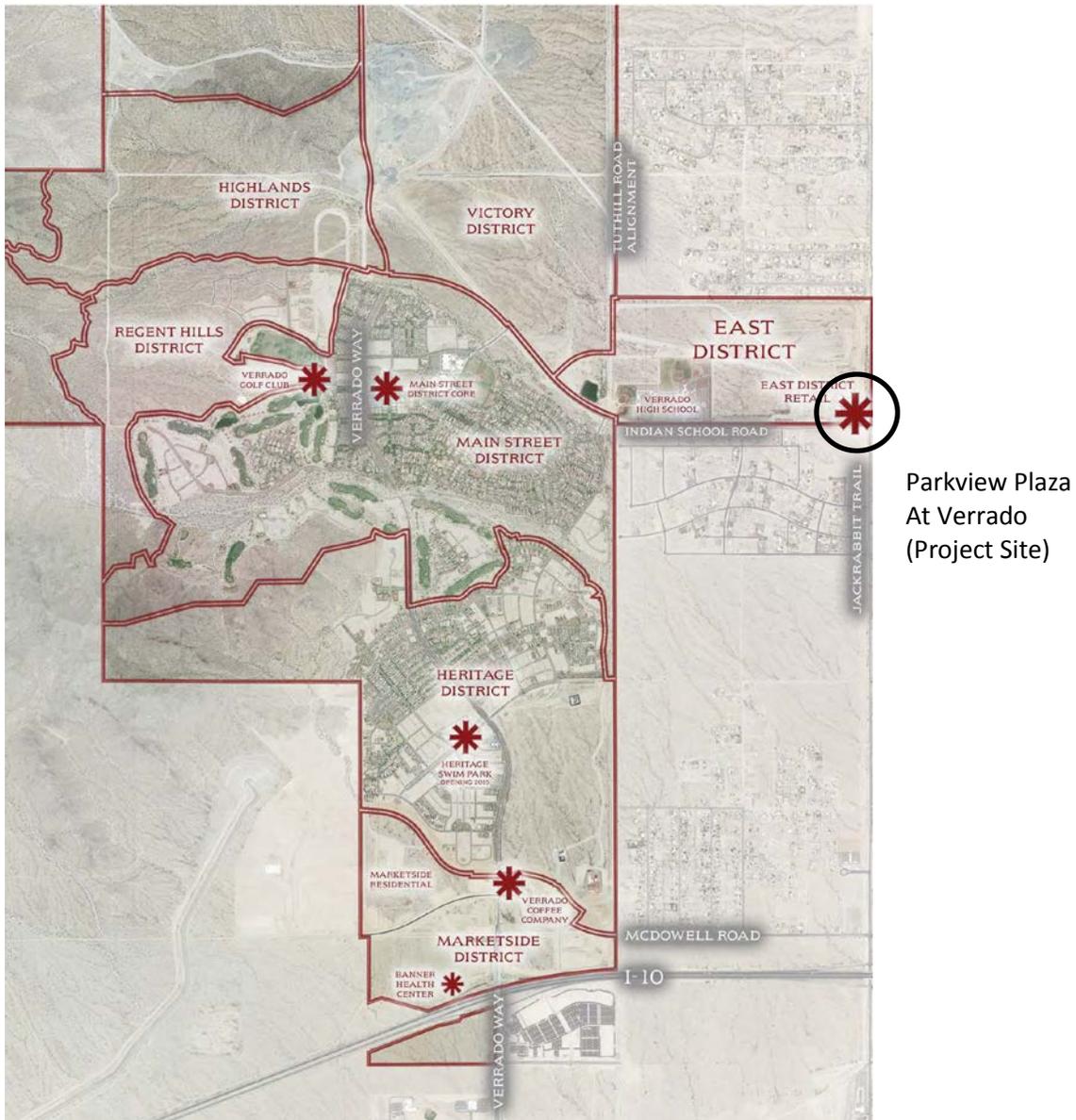
Planning Unit Plans

The purpose of the PUEDP is to provide more specificity in terms of generalized character of the area to be developed. A revised PUEDP for East District currently being drafted addressing overall District site conditions, paths and trails, public facilities, landscaping themes, signage, and lighting. This revised PUEDP will incorporate the development of the corner with commercial uses.

Surrounding Vicinity Information

The commercial property, Parkview Plaza, is located on the far-east portion of Planning Unit IV as shown on *Exhibit D*.

**Exhibit D
Verrado District Plan**



	North	South	East	West
Existing Use	Developing	Undeveloped	Undeveloped	Undeveloped
Existing Zoning	PCD	C-2 PAD	Community Com	PCD
Planning Unit Plan Designation	PU IV	Not Part of Verrado	Not Part of Verrado	PU IV
Verrado “Districts”	East	Not Part of Verrado	Not Part of Verrado	East

Water Management Plan

EPCOR Water¹ is the water service provider for Verrado. The Parkview Plaza site is within existing Zone 2 and the water systems will be extended from the Water Treatment Facility immediately to the west of the commercial site. A 12” water line will be provided to the commercial site.

Wastewater Management Plan

EPCOR Water is also the wastewater service provider for Verrado. The wastewater distribution systems will be extended to service the Parkview Plaza as shown on the approved infrastructure master plans.

Fire & Police Protection

Fire, Police and emergency services are provided by the City. Verrado Fire Station 703, which is a joint fire/police station, is located approximately 3-miles to the southwest of the Indian School Road and Jackrabbit Trail.

Impact on Local Schools

Verrado is located within three (3) school districts including 1) the Litchfield Elementary School District, 2) the Agua Fria Union High School District, and 3) the Saddle Mountain Elementary School District. The proposed commercial development will not create a need for additional schools.

Transportation/Roadways

Physical access to Parkview Plaza is currently accessed via Indian School Road, a two lane paved roadway. The following infrastructure improvements will be completed by the opening of commercial development.

- Indian School Road from Jackrabbit Trail to the west property line of commercial site. Indian School Road will be widened to three (3) west-bound lanes with dedicated right turn lanes into the commercial development. One (1) east-bound lane with controlled left turns with a raised center median will provide access for east bound vehicles to enter the commercial development or continue through to Jackrabbit Trail. The completion of east bound lanes will be the responsibility of the property owner to the south when their property is developed.

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

- Signalized intersection on Indian School Road, approximately 880' west of Jackrabbit Trail will provide access into the commercial development. The signalized intersection will also provide access to the future mixed-use development to the south of Indian School Road.
- Jackrabbit Trail from Indian School Road to the north property line of the commercial site will be widened to one lane in each north-south direction with a dedicated left turn lane. Access from Jackrabbit Trail to the commercial development will cross the FCDMC Jackrabbit Trail Channel at two locations. The northern-most crossing will also provide access to the future residential development, providing residents direct access to both the commercial site and to Jackrabbit Trail.
- A new Minor Collector with a raised median will run along Parkview Plaza's west property line. The roadway will have one lane in each direction with parking or a bike lane on each side of the street. The street will immediately serve the commercial development and will extend into the future residential development providing residents with direct access to the commercial site and to Indian School Road.
- The intersection of Jackrabbit Trail and Indian School Road will be signalized. The City of Buckeye is currently designing the intersection with an anticipated completion date of January 2016.

Indian School Road will provide access for fire and emergency vehicles as well as for construction activities during construction of the commercial development.

Development Standards

Parkview Plaza is designated as Commercial/Mixed Use, Medium Development Option and conforms to the setback and other development requirements as set forth in that Development Option. Parking is also in conformance with parking standards as set forth in the CMP.

Verrado Design Guidelines

Private Commercial Design Guidelines for the Parkview Plaza have been developed to address the unique character that will be created in this portion of Verrado. The design guidelines are similar to the existing Verrado Design Guidelines and the Marketside Design Guidelines. The design guidelines are utilized to guide the land planning, architecture and landscape character that has made the Verrado community unique.

Summary

The proposed Parkview Plaza at Verrado will provide shopping and commercial services for Verrado and the surrounding community. The development will provide a gateway into Verrado from the east and will be designed to bring the quality and unique aspects of Verrado by careful crafting of the architecture, site design and landscaping. The commercial development is intended to be welcoming and comfortable and allow for use by both Verrado residents and the overall community.

End of Parkview Plaza at Verrado Narrative



Preliminary Plat

Report to the Planning and Zoning Commission

CASE NUMBER: PLZ-15-00126
TITLE: The Village on Broadway
MEETING DATE: January 12, 2016
AGENDA ITEM: 6A

Applicant: Robert Atherton, Atherton Engineering, Inc.
Owner: Spiker Holdings Buckeye, LLC
Request: Preliminary Plat for a commercial subdivision in the Commercial Center zoning district
Location: Northwest corner of Broadway Road and Miller Road
District: 3
Site size: Approx. 4.77 acres
Density: N/A
Public input: None Known
Recommendation: **Approve** with stipulations

PROJECT DESCRIPTION

1. The request is a preliminary plat, a commercial subdivision, *The Village on Broadway*. The subject property is 4.77 net acres (6.17 gross) generally located at the northwest corner of Broadway Road and Miller Road. The site is surrounded by agricultural lands with one acre residential homes to the north. The parcel is partially developed with the exception of the hard corner located on northwest corner. The plat will allow for separate ownership while maintaining shared access, drainage and parking. The site plan overlay as shown on the preliminary plat is existing development.

2. The applicant has requested and opted in for the new subdivision process (effective January 2, 2016) which allows the Preliminary Plat to be heard at Planning and Zoning for final decision. If the preliminary plat is approved, the applicant may move forward and submit the final plat for staff review.

AREA CONTEXT

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Commercial Development, partially developed	Low Density	Commercial Center
North	Residential	Low Density (0-1 du/ac)	Rural Residential (Northwood Estates)
South	Vacant, active agriculture	Medium Density (3.01-6 du/ac)	Planned Community (Copper Falls)
East	Vacant, active agriculture	Community Commercial	Commercial Center
West	Vacant, active agriculture	Low Density (0-1 du/ac)	Rural Residential (Northwood Estates)

PUBLIC PARTICIPATION SUMMARY:

4. The applicant sent out the required application of notice to property owner’s within 300’ of the subject property. The applicant also posted the hearing date at the site as

well as published in a general circulator and mailed out the notification to the property owners within 300' feet of the property.

5. **Table 2: Public Notice**

Notification Element	Date
Published in Buckeye Valley News	December 17, 2015
Site Posted	December 9, 2015
Mailing to Property Owners w/in 300'	December 14, 2015

BACKGROUND:

6. Ordinance 8-92 Annexed
7. RZ01-43 Rezoned from Rural Residential to Commercial Center
8. SP03-395 Checker Auto Parts Site Plan; currently the O'Reilly Auto Parts
9. SP05-08 The Village on Broadway

ANALYSIS:

10. *Land Use Allocations*

Three (3) commercial lots are proposed. The proposed plat allows for individual sale of property. The current zoning is Commercial Center which allows the existing development and proposed development as required by the Development Code. Due to the property previously being spilt it did not qualify to go through a minor subdivision process. Below are the proposed lot sizes and required setbacks per code:

Table 2: Lot Table

Lot No.	Square Feet	Arce
1	101,248.29	2.3243
2	71,462.69	1.6406
3	34,864.88	0.8004

Table 3: allowable Building Lot Setbacks

Type	Feet	Existing Buildings
Front	0'	In conformance
Interior	0'	In conformance
Street Side	0'	In conformance
Rear	15'	In conformance
Height	45'	In conformance
Lot Coverage	50%	In conformance
Building Separation	20'	In conformance

11. *Circulation*

Broadway Road and Miller Road are fully improved. Broadway has an existing 33' of right-of-way and the final plat will be dedicating an additional 37' feet for a total of 70' right-of-way along Broadway Road. Miller road has an existing 40' right-of-way and the final plat will be dedicating an additional 30' right-of-way for a total of 70' right-of-way along this property for Miller Road.

12. *Infrastructure*

Water and Sewer was constructed by the developer as per the terms of the master reports, and stipulations. The city owns the sewer and water infrastructure, the preliminary plat depicts dedication of rights-of-way and dedication of necessary easements both public and private.

RECOMMENDATION:

13. Staff recommends the Planning and Zoning Commission motion for approval with stipulations a - x, for PLZ-15-00126 for the following reasons:

- The proposal is a by right use within the existing Commercial Center zoning district and meets all requirements of the Development Code.
 - No outstanding issues from reviewing departments.
 - No concerns expressed from the public.
- a. Development of the property shall be in general conformance with the preliminary plat entitled "The Village on Broadway" consisting of one (1) page, dated October 21, 2015 and stamped received October 21, 2015, except as modified by the following stipulations.

- b. Development of the property shall be in general conformance to the project narrative report entitled "The Village on Broadway Narrative" consisting of seven (7) pages, stamped received October 21, 2015, except as modified by the following stipulations.
- c. Preliminary plat approval is valid for a period of two (2) years. For a preliminary plat that identifies phases, the preliminary plat shall remain valid for a period not to exceed two (2) years from the date of recording of any final plat that conforms to the approved preliminary plat. The Director or Designee may grant a one-time extension of 12 months, if in the opinion of the Director, satisfactory progress has been made towards completion of the final plat or for the next phase of subdivision development.
- d. The property owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as result of this approval.
- e. In accordance with City of Buckeye Ordinance 42-06. The property owner is responsible for the maintenance of all landscaping in the adjacent roadway right of way, so no Parkway Maintenance Improvement District (MID) is required to be formed.
- f. This subdivision is subject to a Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. The SLID 2015-02 was formed on December 15, 2015 by the City of Buckeye City Council via Resolution of Intent, 102-15 and Resolution Ordering the Work, 103-15.
- g. All landscaped areas within the public rights of way, whether to be maintained by the City of Buckeye or if delegated to the adjacent property owner, homeowners' association or other property maintenance association, shall be designed and sealed by a landscape architect licensed by the Arizona Board of Technical Registration. The City Public Works Department shall review all irrigation plans for material selection only; therefore, the landscape architect shall coordinate with the Public Works Department early in the design to ensure the most efficient means of landscape irrigation that will reduce both long term maintenance costs and keep

watering to the absolute minimum required for healthy growth of landscaping along the roadways of the City of Buckeye.

- h. Artificial or synthetic turf shall be allowed on all surfaces where turf can be used. No individual or association may impose private covenants, conditions, restrictions, deed clauses or other agreements between parties which prevent individuals from utilizing artificial or synthetic turf as an alternative to any landscaping where turf can be used. The quality of the artificial or synthetic turf may be subject to the requirements of individuals or associations.
- i. No new natural turf shall be installed in a public right-of-way or median. Areas with up to 10,000 square feet of turf within a public right-of-way at gateways, entrances to major communities, or special landscaping designs approved by the city's development services department are exempt from the restrictions of this stipulation.
- j. Shrubbery in the right of way shall not obstruct any regulatory signage or sight distance triangle as defined in the Engineering Development Standards; therefore, shall be trimmed to less than 2'-0".
- k. Landscaping within the public-right-of-way will require:
 - a. All landscaped areas, except those intentionally maintained with native plants, shall include an automatic irrigation system.
 - b. All native plant landscaping plans shall include an establishment maintenance plan that ensures long term growth of all plantings.
 - c. Establishment maintenance plan shall be sealed by a registered Landscape Architect.
- l. Water-efficient systems (e.g., drip, mini-spray, bubbler-type, or similar drip systems) shall be used whenever feasible. Low-flow sprinkler heads with matched precipitation rates shall be used when spray or rotor-type heads are specified for watering shrubs and ground cover areas.
- m. Multi-program weather sensing controllers with separated valves and circuits shall be used when the project contains more than one type of landscape treatment (e.g., lawn, ground cover, shrub, tree areas), or a variety of solar aspects.

- n. Soil moisture-sensing devices and rain sensors shall be used on all projects within public rights of way and in landscape tracts. The use of satellite based controllers is encouraged.
- o. Root barriers shall be designed and incorporated for all trees that are in the public right of way to ensure vertical root growth and avoid adjacent curb, sidewalk or pavement upheaval due to tree roots.
- p. Linear Root barriers shall be used along public improvements that are only on one side of a tree.
- q. Surround Root barriers shall be used when a tree is within the sidewalk or within a median.
- r. Tree canopies extending into the right of way shall be trimmed to the following minimum standards: 12'-0" over any public roadway, 7'-0" over any public sidewalk.
- s. All trash shall be collected through a City of Buckeye licensed trash hauler, including construction debris. Trash enclosures shall be in accordance with City of Buckeye standards.
- t. The City is subject to the Phase 2 Stormwater permitting. All land disturbance that is one acre or larger or part of a common plan or sale that is one acre or larger shall obtain permit coverage under the AZPDES Construction General Permit and submit a copy of ADEQ's "Authorization to Discharge" to the City.
- u. The Buckeye Fire Chief and City Engineer shall determine the number, location, and types of all fire hydrants.
- v. Prior to delivery of any combustible materials to the site, the fire protection system shall be completely operational, with proper fire flow, and in accordance with the plans approved by the Buckeye Fire Chief and City Engineer.
- w. All building shall be equipped with a fire protection system as required by City of Buckeye Ordinance 37-02.

- x. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

ATTACHMENTS:

Vicinity Map (Aerial Photo)
Zoning Map
Preliminary Plat
Narrative

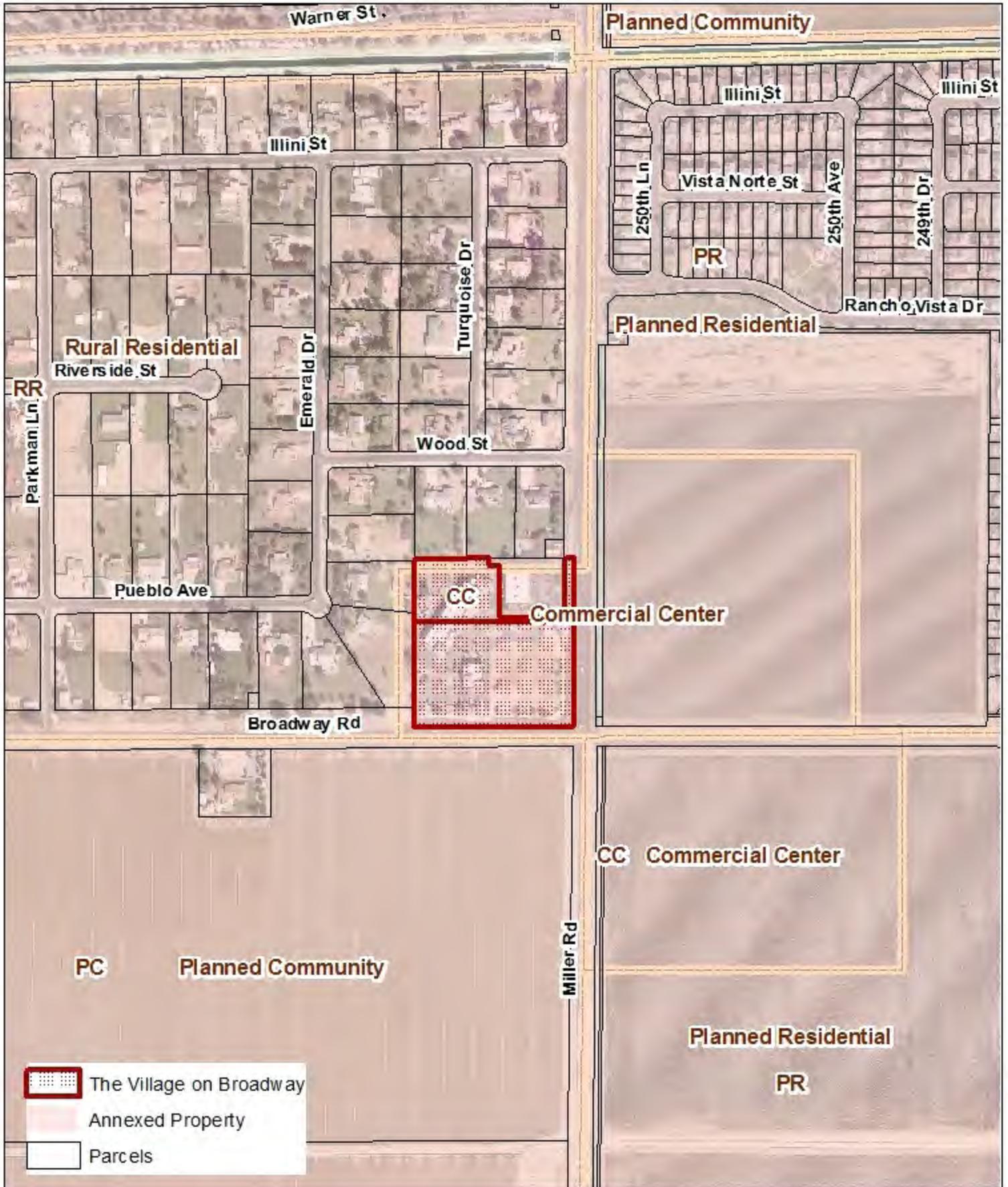
Prepared By:
Andrea M. Marquez, Planner II

Reviewed By:
Terri Hogan, AICP, Planning Manager

Aerial

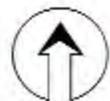


Zoning



Case: PLZ-15-00126

Title: The Village on Broadway (NWC Braodway/Miller)



PRELIMINARY PLAT FOR "THE VILLAGE ON BROADWAY" A COMMERCIAL SUBDIVISION A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19, RANGE 3 WEST OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER \ DEVELOPER
SPIKER HOLDINGS BUCKEYE, LLC
3316 N. ROSE CIRCLE DR.
PHOENIX, AZ 85018
PHONE: 480-619-3664
CONTACT: RANDY ROCHFORD
EMAIL: RANDY.ROCHFORD@ME.COM

ENGINEER

ATHERTON ENGINEERING, INC.
1203 E. MEADOWBROOK AVE.
PHOENIX, AZ 85014-4028
PHONE: 602-279-7331
CONTACT: ROBERT ATHERTON
EMAIL: RATHERTON@ATHERTONENGINEERING.COM

LEGAL DESCRIPTIONS (PARENT PARCEL)

LOT NO. 1
THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 19,
TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS
FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19;
THENCE SOUTH 89 DEGREES 35 MINUTES 41 SECONDS WEST, ALONG
THE SOUTHERLY LINE OF SAID SECTION 19, A DISTANCE OF 557.512
FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 39 SECONDS EAST, A
DISTANCE OF 378.01 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 14 MINUTES 39 SECONDS
EAST, A DISTANCE OF 204.00 FEET;

THENCE NORTH 89 DEGREES 42 MINUTES 50 SECONDS EAST, A
DISTANCE OF 519.71 FEET TO THE WEST LINE OF THE EAST 40.00
FEET OF THE SOUTHEAST QUARTER OF SECTION 19;

THENCE SOUTH 00 DEGREES 27 MINUTES 44 SECONDS WEST, ALONG
SAID WEST LINE, A DISTANCE OF 204.01 FEET;

THENCE SOUTH 89 DEGREES 42 MINUTES 50 SECONDS WEST, A
DISTANCE OF 518.93 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF
SECTION 19, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS SOUTH 89
DEGREES 35 MINUTES 41 SECONDS WEST, AS MEASURED BETWEEN A
BRASS CAP IN A HANDHOLE AT THE SOUTHEAST CORNER OF SAID
SECTION 19 AND A BRASS CAP IN A HANDHOLE AT THE SOUTH
QUARTER CORNER OF SAID SECTION 19, AS SHOWN ON THE RECORD
OF SURVEY RECORDED IN BOOK 687 OF MAPS, PAGE 44, ON FILE IN
THE OFFICE OF THE MARICOPA COUNTY RECORDER, MARICOPA
COUNTY, ARIZONA.)

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19;
THENCE SOUTH 89 DEGREES 35 MINUTES 41 SECONDS WEST ALONG
THE SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 557.51 FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 39 SECONDS EAST, 582.01
FEET TO THE NORTHWEST CORNER OF SAID RECORD OF SURVEY;

THENCE NORTH 89 DEGREES 42 MINUTES 50 SECONDS EAST ALONG
THE NORTH LINE OF SAID RECORD OF SURVEY, 244.09 FEET TO THE
TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 42 MINUTES 50 SECONDS
EAST ALONG THE NORTH LINE OF SAID RECORD OF SURVEY, 245.62
FEET TO A POINT ON A LINE WHICH IS PARALLEL TO AND 70.00
FEET WESTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE EAST
LINE OF SAID SECTION 19;

THENCE SOUTH 00 DEGREES 27 MINUTES 44 SECONDS WEST ALONG
SAID PARALLEL LINE, 194.82 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 211.63
FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 170.58
FEET;

THENCE SOUTH 89 DEGREES 42 MINUTES 50 SECONDS WEST, 32.30
FEET;

THENCE NORTH 00 DEGREES 17 MINUTES 10 SECONDS WEST, 23.17
FEET TO THE TRUE POINT OF BEGINNING.

LOT NO. 2

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 19,
TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS
FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19;
THENCE SOUTH 89 DEGREES 35 MINUTES 41 SECONDS WEST, ALONG
THE SOUTHERLY LINE OF SAID SECTION 19, A DISTANCE OF 557.512
FEET;

THENCE NORTH 00 DEGREES 14 MINUTES 39 SECONDS EAST, A
DISTANCE OF 33.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 14 MINUTES 39 SECONDS
EAST, A DISTANCE OF 345.01 FEET;

THENCE NORTH 89 DEGREES 42 MINUTES 50 SECONDS EAST, A
DISTANCE OF 518.93 FEET TO THE WEST LINE OF THE EAST 40.00
FEET OF THE SOUTHEAST QUARTER OF SECTION 19;

THENCE SOUTH 00 DEGREES 27 MINUTES 44 SECONDS WEST, ALONG
SAID WEST LINE A DISTANCE OF 343.95 FEET TO THE NORTH LINE
OF THE SOUTH 33.00 FEET OF SAID SOUTHEAST QUARTER;

THENCE SOUTH 89 DEGREES 35 MINUTES 41 SECONDS WEST, A
DISTANCE OF 517.63 FEET TO THE TRUE POINT OF BEGINNING.

NOTES

1. THIS PROJECT IS LOCATED IN THE CITY OF BUCKEYE AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
2. CONSTRUCTION WITHIN THE PUBLIC UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO WOOD, WIRE OR REMOVABLE SECTION-TYPE FENCING AND MUST BE IN CONFORMANCE WITH APPLICABLE CC&R'S AND DESIGN GUIDELINES.
3. ELECTRIC LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY ARIZONA CORPORATION COMMISSION GENERAL ORDER U-48.
4. THIS PROPERTY IS ZONED CC UNDER THE CITY OF BUCKEYE ZONING ORDINANCE.
5. ALL NEW OR RELOCATED UTILITIES WILL BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION GENERAL ORDER U-28.
6. THIS PROPERTY IS LOCATED WITHIN THE BUCKEYE ELEMENTARY SCHOOL DISTRICT.
7. EVERYTHING ON SITE PLAN OVERLAY IS EXISTING.

DRAINAGE STATEMENT

THE VILLAGE ON BROADWAY WILL DRAIN ALL ON-SITE STORM WATER RUNOFF INTO PROPOSED PRIVATE RETENTION BASINS AND PROPOSED PRIVATE STORM DRAIN TANKS. DRYWELLS DISPOSE OF ALL STORM WATER WITHIN 36 HOURS.

DEVELOPMENT STATEMENT

THE VILLAGE ON BROADWAY WILL CONSIST OF 3 LOTS TOTALING 4.77 ACRES. THE CURRENT ZONING IS COMMERCIAL CENTER (CC).

UTILITY STATEMENT

THE VILLAGE ON BROADWAY WILL BE PROVIDED WATER AND SEWER BY THE CITY OF BUCKEYE. DRY UTILITIES WILL BE PROVIDED AS FOLLOWS:

ELECTRIC: ARIZONA PUBLIC SERVICE
TELEPHONE: QWEST COMMUNICATION
GAS: SOUTHWEST GAS
CABLE: COX COMMUNICATIONS

PARKING STATEMENT

PARKING CAN BE SHARED ACROSS PROPERTY LINES AND SHALL BE STATED IN THE DEVELOPMENT'S C.C.&R.'S.

ACCESS STATEMENT

A CROSS-ACCESS AGREEMENT AS PART OF THE DEVELOPMENT'S C.C.&R.'S IS PROPOSED TO ALLOW ALL LOTS ACCESS TO THE RIGHT OF WAY DRIVEWAY ENTRANCES THROUGH ADJACENT LOTS.

LOT TABLE

LOT 1: 101,248.2939 S.F. = 2.3243 AC.
LOT 2: 71,462.6992 S.F. = 1.6406 AC.
LOT 3: 34,864.8868 S.F. = 0.8004 AC.

AREAS

GROSS AREA: 269,164.0965 S.F. = 6.1792 AC.
NET AREA: 207,576.1154 S.F. = 4.7653 AC.

APN 504-26-015F
504-26-015H

BUILDING SETBACKS

FRONT 0'
INTERIOR SIDE 0'
STREET SIDE 0'
REAR 15'

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF SOUTH 89 DEGREES 35 MINUTES 41 SECONDS WEST ALONG THE MONUMENT LINE OF BROADWAY ROAD.

LAND SURVEYOR'S CERTIFICATION

1. I AM A LAND SURVEYOR REGISTERED TO PRACTICE IN ARIZONA;
2. THIS PLAT WAS MADE UNDER MY DIRECTION;
3. THIS PLAT MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS;
4. THE SURVEY AND DIVISION OF THE SUBJECT PROPERTY DESCRIBED AND PLATTED HEREON WERE MADE DURING THE MONTH OF AUGUST 2015;
5. THE SURVEY IS TRUE AND COMPLETE AS SHOWN;
6. MONUMENTS SHOWN ACTUALLY EXIST;
7. THEIR POSITIONS ARE CORRECTLY SHOWN; AND
8. SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

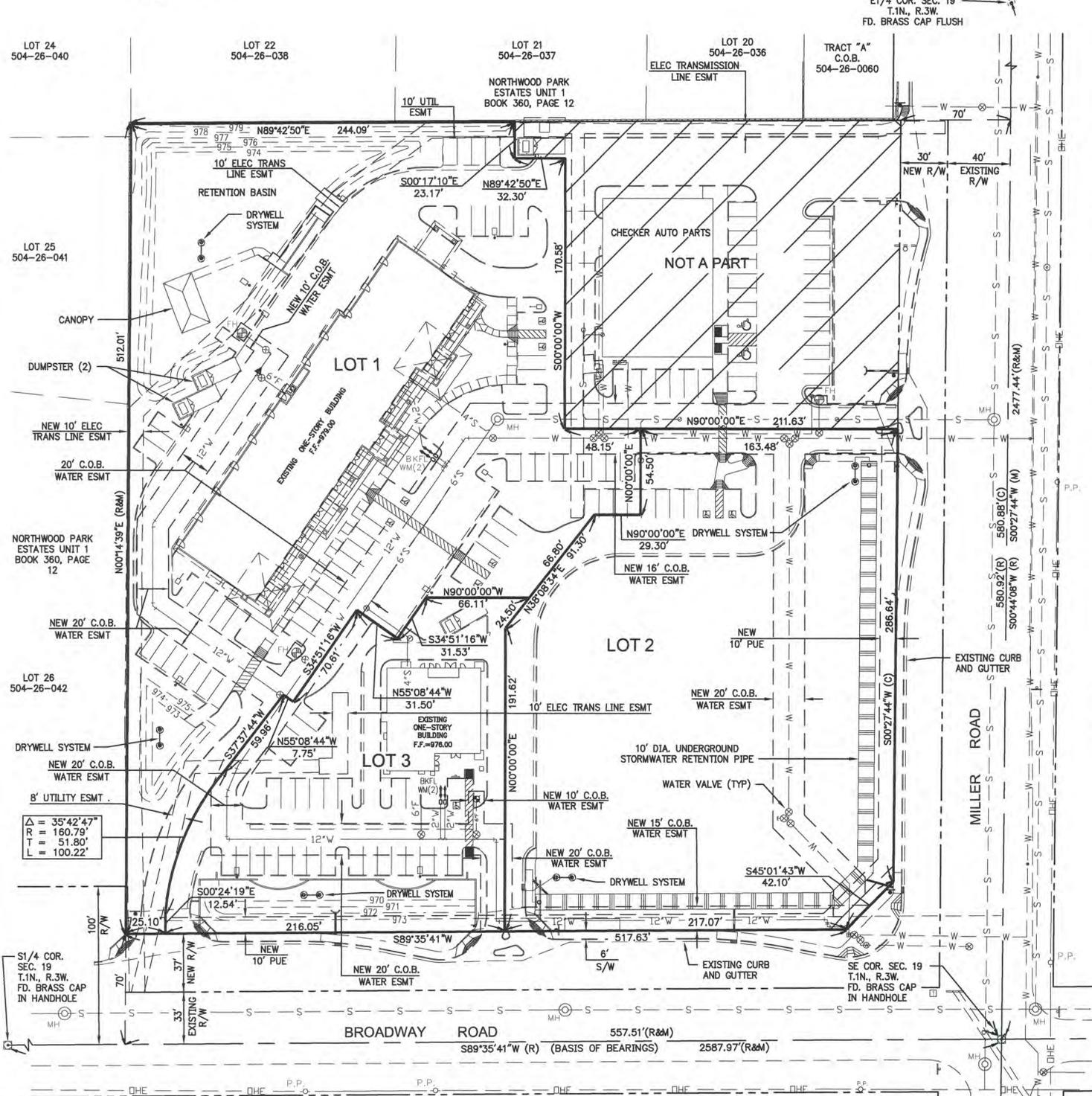
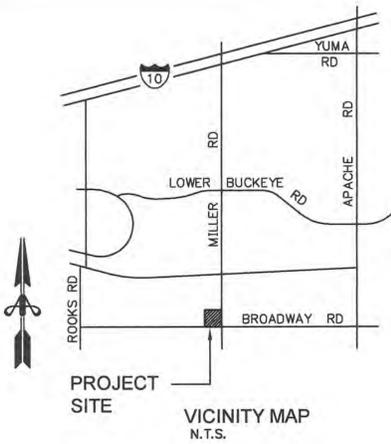
ROBERT B. ATHERTON
REGISTERED LAND SURVEYOR #16490



PLZ-15-00126
The Village on Broadway
PRELIMINARY PLAT
2R - FOR REVIEW - P&Z FILE COPY

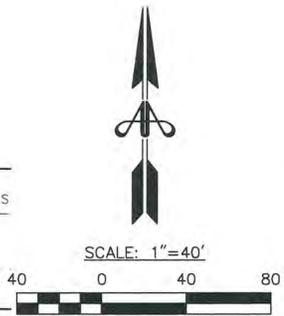
ATHERTON ENGINEERING, INC.
Civil Engineers and Land Surveyors
1203 E. MEADOWBROOK AVE. PHOENIX, AZ 85014-4028
(602) 279-7331 FAX (602) 230-1908

DRAWN BY: RLS
DESIGNED BY: RBA
CHECKED BY: RBA
SCALE: 1"=40'
DATE: 10/16/15
JOB NO.: 15-16
SHEET NO.: 1
SHEET 1 OF 1



LEGEND

F.F. = 976.00	FINISH FLOOR ELEVATION
(FH)	FIRE HYDRANT
(WV)	WATER VALVE
(SM)	SANITARY SEWER MANHOLE
(WMBP)	WATER METER/BACKFLOW PREVENTOR
(SL)	SITE LIGHT
(HS)	HANDICAP STALL
(SS)	STREET SIGN
(SSC)	SANITARY SEWER CLEANOUT
(WL)	WATER LINE W/SIZE
(SL)	SEWER LINE W/SIZE
(C)	CONTOUR W/ELEVATION
(E)	OVERHEAD ELECTRIC LINE
(C)	CALCULATED
(R)	RECORDED
(M)	MEASURED



\\SERVER\Public\40-Files\PROJ\15\1516-Village on Broadway\1516 Preliminary Plat.dwg, Plot View (40 scale), 10/21/2015 8:28:47 AM

PLZ-15-00126

2015-10-16



ATHERTON ENGINEERING, INC.
Civil Engineers and Land Surveyors

P.L.Z - 15 - 00126

CITY OF BUCKEYE
COPY

**THE VILLAGE ON BROADWAY
NARRATIVE**

The Village on Broadway is located in the northwest corner of the intersection of Broadway Road and Miller Road with a street address of 4250 South Miller Road. Located in the southeast quarter of Section 19, Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, this project was developed in 2005-2006. The approved site plan dated October 24, 2005 (SP05-08) showed a new retail center consisting of one 14,450 square foot retail building and two PAD's on 4.76 net acres. The adjacent Checker Auto Parts building was not a part of the original application as it was previously approved in a separate case (SP03-395).

The zoning of the parcel at the time of the approved site plan was Commercial Center. I believe this zoning category no longer exists and on previous projects we have worked on, staff administratively changed the zoning to conform to the current standards without any cost to the client.

The new retail center consisting of a 14,450 square foot building has been constructed as has a fast food restaurant (Umberto's) on the PAD fronting on Broadway Road. Parking lot improvements have been installed across the site along with utilities to serve the 3 lots as shown on the attached preliminary plat. Ultimate street improvements consisting of curb, gutter, sidewalk and paving to Miller Road and Broadway Road adjacent to the site have also been installed. A recent title report showed that the 70 foot half street right of way to Miller and Broadway was not accomplished when the street improvements were installed even though a Map of Dedication was prepared and submitted to the City of Buckeye. The waterline easements covering the improvements installed at the time for Valencia Water Company were not recorded. Since the City of Buckeye now owns the water company the waterline easements, the street dedications and the 10 foot PUE will be dedicated on the final plat.

Included with this narrative is a copy of the Report to the Community Planning and Development Board with a meeting date of November 22, 2005.

RECEIVED

OCT 21 2015

CITY OF BUCKEYE by: ___
ENGINEERING

2nd Submittal



Town of Buckeye

Community Development Department

Planning Division

Report to the Community Planning and Development Board

Meeting Date – November 22, 2005

Subject: SP05-08: The Village on Broadway

Request: To approve a site plan for a 4.79 acre commercial corner on the northwest corner of Broadway Road and Miller Road.

Key items for consideration:

- Impacts to surrounding properties
- Site design
- Public interest

Related References:

- Ordinance 8-92: Annexation
- RZ01-43: Rezoning from Rural Residential to Commercial Center
- SP03-395: Checker Auto Parts Site Plan

Owner/Developer:

Spiker Holdings Buckeye LLC
7141 E. 6th Ave.
Scottsdale, AZ 85251-3209

Applicant:

Randy Rochford
HRW Builders
7141 E. 6th Ave.
Scottsdale, AZ 85251
480-966-6910

Background: General Plan:

The Town of Buckeye General Plan 1989-2000 and as amended in 2001 shows this property as General Commercial. This development is in conformance with the General Plan.

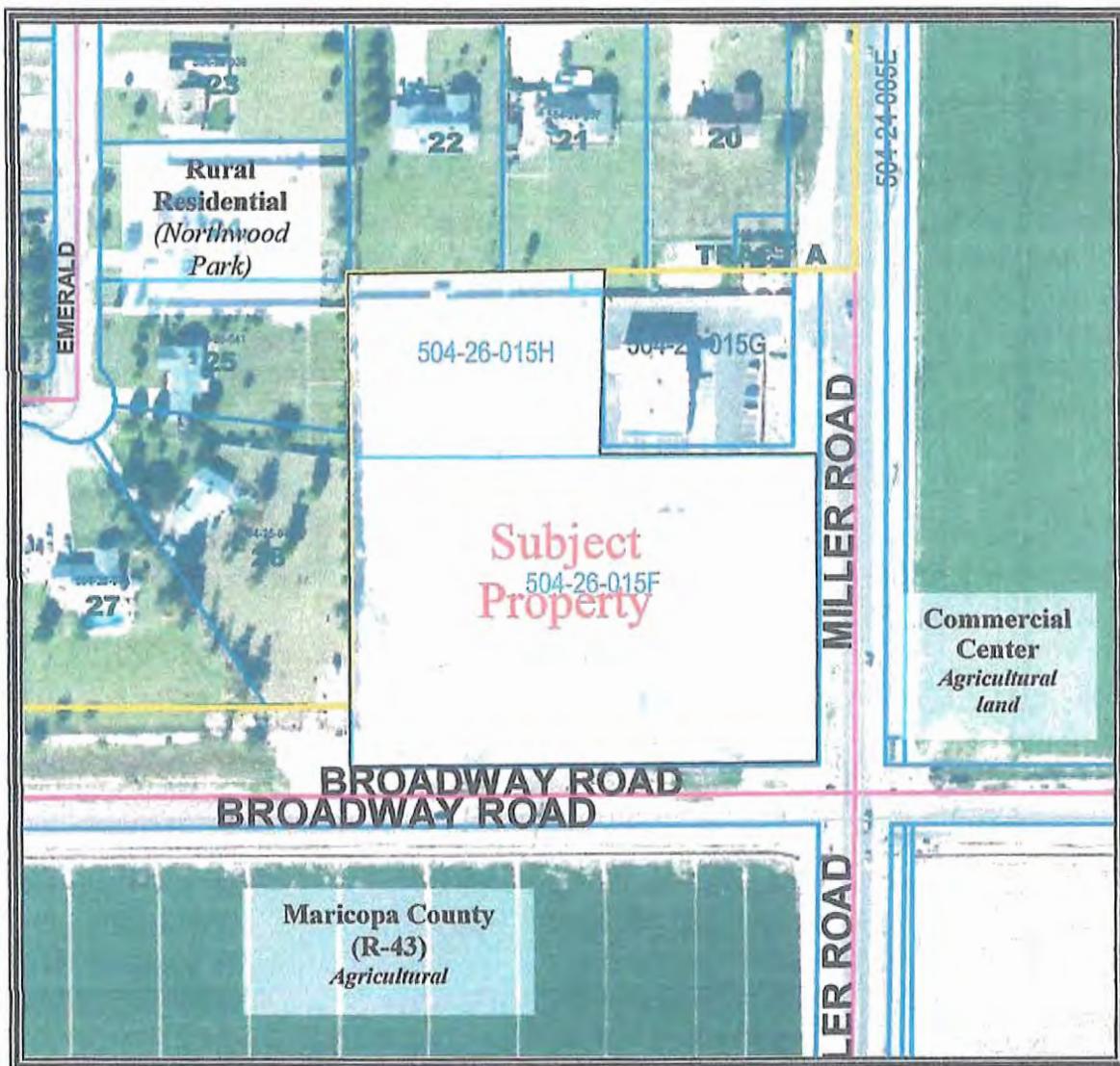
Zoning and Land Use:

The property is zoned Commercial Center which permits the proposed uses and development type. This Site Plan is in conformance with the Development Code.

Context:

	Land Use	General Plan	Zoning	Other
On Site	Commercial and Vacant Land	General Commercial	Commercial Center (CC)	N/A
North	Single-Family Homes (Northwood Park)	Single-Family Residential	Rural Residential (RR)	N/A
South	Agricultural	General Commercial	County Rural (R-43)	N/A
East	Agricultural	General Commercial	Commercial Center (CC)	N/A
West	Single-Family Homes (Northwood Park)	Single-Family Residential	Rural Residential (RR)	N/A

Map:



Proposal: This site plan proposes a retail center consisting of one 14,450 square foot retail building and two PADs on 4.79 acres. The Checker Auto Parts building is not a part of this application as it was previously approved in a separate case.

Impact Analysis: Land Use:

All of the zoning requirements have been met or exceeded in this application including:

1. Parking:
 - a. Required: 40 Spaces
 - b. Provided: 93 Spaces
2. Lot Coverage:
 - a. Required: 50% Maximum
 - b. Provided: 13.3%
3. Landscaping:
 - a. Required: 10%
 - b. Provided: 20% or more

Circulation:

- **Broadway Road:** Currently a two-lane paved roadway with no curb, gutter or sidewalk. However, it is planned to be a major arterial with a 130 foot right-of-way including 4-6 travel lanes. There will be a common turn lane median, bike lanes, meandering sidewalks, curbs and gutters.
- **Miller Road:** Currently a two-lane paved roadway with no curb, gutter or sidewalk. However, it is planned to be a major arterial with a 130 foot right-of-way including 4-6 travel lanes. There will be a common turn lane median, bike lanes, meandering sidewalks, curbs and gutters.

Water:

Water will be provided by the Valencia Water Company once the necessary improvements are completed.

Sewer:

Sewer service will be provided by the Town of Buckeye. The developer will be required to connect to existing sewer lines in Miller Road.

Police Protection:

The Police Department has issued no comments relating to service to this site. The police station at 100 N. Apache road will provide police service for this site.

Fire Protection:

There is no Fire Station within a four minute response time to this site. The Westpark community to the north has a Fire Station proposed which will be constructed in several years to provide adequate service for this development.

School District:

N/A

Sidewalks/Trails:

The developer shall be responsible to construct sidewalks adjacent to the site.

Screening/Buffers:

The developer is proposing a landscape buffer on the rear and side of the property to provide screening from adjacent properties to the north and west of this site. The buildings are also set back from the perimeter to mitigate view encroachment.

Community Involvement:

In preparation for this meeting, Evergreen Development has completed the following requirements:

- Site posted with public hearing information.....Yes
- Mailing to nearby property owners.....Yes
- Published in the Buckeye Valley News.....Yes
- Citizen Participation Plan submitted?.....Yes

Staff Recommendation:

Staff recommends approval subject to the following stipulations:

- 1) The development of this site shall be in conformance to the Site Plan dated October 24, 2005;
- 2) This Site Plan approval is valid for a period of twelve (12) months from the date of the Development Board approval. A six-month extension of the Site Plan approval may be granted by the Development Board upon receipt of a letter from the applicant prior to the expiration date indicating proper cause. If a building permit has not been requested within the allowed time period, a new application shall be filed with the Town;
- 3) Major changes to this Site Plan will require Development Board approval. The Community Development Director may administratively approve minor changes;
- 4) Submit two (2) copies of the Site Plan revised as necessary to comply with these approved stipulations prior to approval of any further applications or permits or within 30 days of Development Board approval;
- 5) Landscape and irrigation plans shall be reviewed and approved by the Planning and Development Director prior to issuance of a building permit. Installation of said landscaping and irrigation system shall be completed prior to issuance of a Certificate of Occupancy;
- 6) All landscaping, including that within the public right-of-way adjacent to the property, shall be maintained by the property owner;
- 7) All parking areas shall be constructed with dust free materials. Said material to be approved by the Town Engineer;
- 8) The appropriate signage for all chemicals and containers shall be provided;
- 9) All work completed to date relating to this request shall be certified that it has been constructed to meet all applicable codes. Said certification shall be approved by the Town Building Inspector;
- 10) All roof-mounted mechanical equipment shall be screened from adjoining properties;
- 11) The Town Fire Chief shall determine the precise location, number and type of all hydrants for the subject site;
- 12) The applicant shall not permit any combustible material to be on the subject site until the Town Engineer and the Town Fire Chief have approved proper fire protection;

- 13) All exterior pole mounted lights used on-site to illuminate subject site shall be subject to a maximum height of 30 feet;
- 14) No source of illumination shall be directly visible from a public street or residential property and shall comply with Section 7-5-7 of the Buckeye Development Code;
- 15) All proposed florescent fixtures shall be filtered;
- 16) Lighting details shall be provided for all proposed light fixtures;
- 17) On-site retention shall be sized to include the half-street runoff from adjacent rights-of-way;
- 18) All catch basins and pipes shall be sized for the 100-year peak runoff flow rate;
- 19) The applicant shall provide a traffic impact study that estimates traffic generation by this project and considers the future traffic for the commercial parcel. The need for signals, auxiliary turn lanes, driveway separation and other items as determined by our Traffic Engineer shall be addressed;
- 20) If not already done with the first phase development of this site, the Developer shall pay a pro rata share, based on acreage, of the cost of up to nine (9) future traffic signals to be installed within this section of land. The sectional contribution is to be based on the following allocation of cost (25 percent share of 4 signals, 50 percent share of 4 signals, and 100 percent share of 1 signal, and based on an anticipated signal cost of \$200,000 each);
- 21) All overhead utilities including power lines up to and including 12 kV along the frontage shall be installed underground.
- 22) No exterior storage of any type shall be permitted;
- 23) All outstanding fees shall be paid prior to issuance of a Certificate of Occupancy;
- 24) Applicant will dedicate and improve the half street section of Miller Road and Broadway Road including all curb, gutter, sidewalks, pavement, drainage facilities, landscaping and street lighting;
- 25) This project shall pay it's proportionate share for raised landscaped medians in Miller Road and Broadway Road for project frontage to control traffic movements at the driveways.
- 26) At the time of improvement plan submittal, the Developer shall provide a comprehensive Drainage Report, which addresses all on-site and off-site drainage requirements and issues. Off-site flows, as approved by the Town Engineer, shall be passed through the site in a manner similar to the historic conditions;
- 27) All improvement plans shall be as approved by the Town Engineer.
- 28) Pavement sections for all streets shall be determined in accordance with a Town Engineer-approved geotechnical analysis, but shall not be less than the Town standard sections;
- 29) If not already done with the first phase of development on this site, the Developer shall pay to the Town at the time of development a buy-in fee to acquire capacity within the existing sewer. The fee shall be as calculated by the Town Engineer.
- 30) This site shall be developed in accordance with the sign guidelines attached to this staff report.
- 31) Development of the 74,781.21 square foot pad shall be required to submit a separate site plan application for administrative review and shall not be permitted any free-standing signs. All signage on this site must

EXISTING
Imp. but
designed to
100 year.

Underground.

utilize the signage proposed in the Sign Criteria document. This pad shall also be required to match the colors and design of the buildings proposed in this application.

32) The Future Restaurant pad shall be required to match the color and design of the other building proposed in this application.

33) A Plat shall be processed to subdivide the parcels shown in this site plan.

Responsible Department: Town of Buckeye Community Development Department
110 E. Irwin Ave.
Buckeye, AZ 85326
Phone: (623) 386-8299

Staff Contact: _____
Ian Dowdy
Planner
Phone: (623) 386-8299 Ext. 229
idowdy@buckeyeaz.gov

Approved by: _____
Bob Bushfield, AICP
Community Development Director
Phone: (623) 386-8299 Ext. 227
bbushfield@buckeyeaz.gov

Attachments:

- a. Applicants Narrative
- b. Site Plan
- c. Landscape Plan
- d. Color Elevations
- e. Perimeter Wall Plan
- f. Sign Criteria Document



ANNEXATION

REPORT TO THE PLANNING AND ZONING COMMISSION

CASE NUMBERS: PLZ-15-00139
TITLE: Geddes Capital Resources, LLC
MEETING DATE: January 12, 2016
AGENDA ITEM: 6B

Applicant: Curt Johnson, Coe & Van Loo Consultants, Inc.
Owner: Geddes Capital Resources, LLC
Request: Annexation
Location: South of Interstate 10 and west of Verrado Way
District: 6
Site size: Approximately 39 acres
Density: N/A
Public input: None known
Recommendation: Approve

PROJECT DESCRIPTION:

1. Curt Johnson of Coe & Van Loo Consultants, Inc. has requested to annex the subject approximately 39 acre parcel on behalf of Geddes Capital Resources, LLC. The parcel is generally located south of Interstate 10 and west of Verrado Way.

AREA CONTEXT:

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant	Professional Office	Maricopa County (RU-43)
North	Vacant, One (1) existing freeway billboard	Regional Commercial	Regional Commercial (C-3)
South	Palo Verde Energy Education Center and BUHS Learning Center	Professional Office	Commercial Center (CC)/Planned Residential (PR)
East	Vacant	Regional Commercial	Commercial Center (CC)/Planned Residential (PR)
West	Vacant	Business Park	Commercial Center (CC)

PUBLIC PARTICIPATION SUMMARY:

2. The applicant and staff sent out public notices to all adjacent property owners within 300 feet of this subject property. The applicant has also posted the three signs on the property and published the public hearing notice. Copies of the notices are available in the Development Services Department.

Table 2: Public Notice

Notification Element	Date
Published in Buckeye Valley News	December 24, 2015 edition
Site Posted	December 16, 2015
Mailing to Property Owners within 300'	December 17, 2015

BACKGROUND:

3. A public hearing was heard at City Council on December 1, 2015. There was no public comment.

ANALYSIS:

4. The subject property meets all the geometric requirements identified in Arizona Revised Statutes 9-471. The applicant has also indicated upon completion of the annexation the property will maintain the equivalent underlying zoning of Single Family 43 (SF-43).
5. There is no known opposition to this annexation.
6. All the properties in the surrounding vicinity have been annexed.

RECOMMENDATION:

7. Planning and Zoning Commission recommend approval of this annexation and initial zoning to Single-Family Residential 43 (SF 43) to the City Council.

ATTACHMENTS:

Applicant Narrative
Annexation Legal Description and Exhibit

Prepared By:
Sean Banda, Planner II

Reviewed By:
Terri Hogan, AICP, Planning Manager

June 24, 2015
Revised August 28, 2015

Geddes Capital Resources, LLC

**APPROXIMATELY 39 ACRES
AT VERRADO WAY AND
SOUTH OF INTERSTATE 10**

City of Buckeye Arizona

**Annexation Request
Narrative**

PLZ-15-00139

40 Acres at Verrado Way & I-10

ANNEXATION

1R - FOR REVIEW (*P&Z Review*)



4550 N 12th Street
Phoenix, AZ 85014

1st Submittal

RECEIVED

SEP 03 2015

CITY OF BUCKEYE BY
ENGINEERING

PLZ - 15 - 00139

ANNEXATION REQUEST NARRATIVE
for
APPROXIMATELY 39 ACRES
at VERRADO WAY and SOUTH of
INTERSTATE 10

CITY OF BUCKEYE ARIZONA

June 24, 2015
Revised August 28, 2015

Owner

Geddes Capital Resources, LLC
3020 E Camelback Road, Suite 350
Phoenix, AZ 85016
602-957-1354

Applicant

Coe & Van Loo Consultants, Inc
4550 North 12th Street
Phoenix, AZ 85014
602-285-4708
Attn: Curt Johnson
cjohnson@cvlci.com

Contents

I. Description and Intent for Development	1
II. Preliminary Water and Sewer Service Planning	1
III. Development Access	1
IV. School Districts	1
V. Police and Fire Station Proximity	1
VI. Existing Site and Adjacent Uses and Conditions	2

Exhibits

Legal Description	Exhibit A
Vicinity Map	Exhibit B
Parcel Identification Map	Exhibit C
Area Water and Wastewater Service Districts	Exhibit D
Maricopa County Assessor's Parcel Map	Exhibit E

Additional Materials

- Annexation Application
- Annexation Petition
- ALTA Survey

I. Description and Intent for Development:

The purpose of this request is to annex approximately 39 acres of Maricopa County island land at Verrado Way just south of Interstate 10 (the Property) into the City of Buckeye (the City) and to maintain the equivalent underlying zoning of SF-43. The requested annexation is in conjunction with, and in favor of, the City's proposed Roosevelt Street Improvement District. The Roosevelt Street centerline alignment is currently along the north boundary of the Property.

II. Preliminary Water and Sewer Service Planning:

The Property will receive water and sewer service from the City of Buckeye.

III. Development Access:

With the development of the Property, south half improvements of Roosevelt Street will most likely occur therefore providing ideal access from Roosevelt Street. There is also the opportunity to have at least one primary site access from the existing and improved Verrado Way at the east boundary of the site. Property access locations are to be determined and finalized during the development planning process of the project and in compliance with the City's requirements and policies.

IV. School Districts:

The Property is located within the Liberty Elementary School District and within the Buckeye Union High School District.

V. Police and Fire Station Proximity:

The Buckeye Police Department and a Maricopa County Sheriff's Office are located at 100 N. Apache Road, approximately four miles west of the Property. There is also another Maricopa Sheriff's Office at 4056 S. Emerald Drive, approximately seven miles southwest of the Property. There are two fire stations within 4 miles of the Property. The first, Fire Station 702, is located southwest of the site in Sundance at 1911 S. Rainbow Road and the second, Fire Station 703, is located north of the site in Verrado at 2582 N. Verrado Way.

VI. Existing Site and Adjacent Uses and Conditions:

The Property is located on Verrado Way approximately ¼ mile south of Interstate 10. The site is vacant and undeveloped and contains some minor washes and a sparse assortment of desert plants. The site naturally slopes and drains surface water from northwest to southeast approximately 20 feet in elevation diagonally through the site at a slope of approximately one percent.

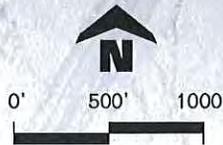
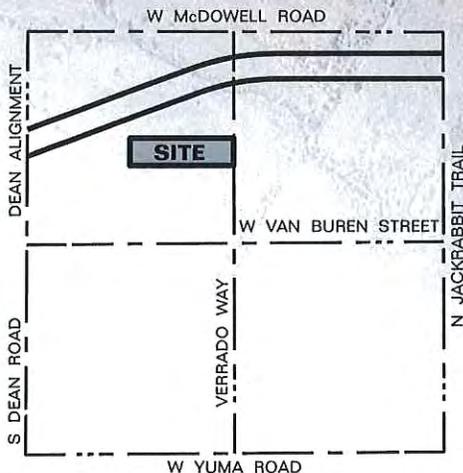
Directly to the south of the Property are an existing APS facility and the Buckeye Union High School Learning Center. Further south is an inactive Luke AFB auxiliary airfield. Directly east, north and west of the Property is vacant and undeveloped land. To the northeast at the southeast corner of I-10 and Verrado Way is the partially completed Buckeye Parkway Center previously proposed as a Target Retail Store site.

Geddes Capital Resources, LLC Annexation

APPROXIMATELY 39 ACRES AT VERRADO WAY AND SOUTH OF INTERSTATE 10

City of Buckeye Arizona

Vicinity Map Exhibit B



PREPARED FOR:
GEDDES CAPITAL RESOURCES, LLC
3020 E CAMELBACK ROAD, SUITE 350
PHOENIX, AZ 85016
PHONE: (602) 957-1354

PREPARED BY:
COE & VAN LOO CONSULTANTS, INC.
4550 N 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4708
FAX: (602) 285-4731
CONTACT: CURT JOHNSON

28 August 2015

N:\01\0119402\graphics\exhibit\Geddes Annexation Request - Narrative.indd



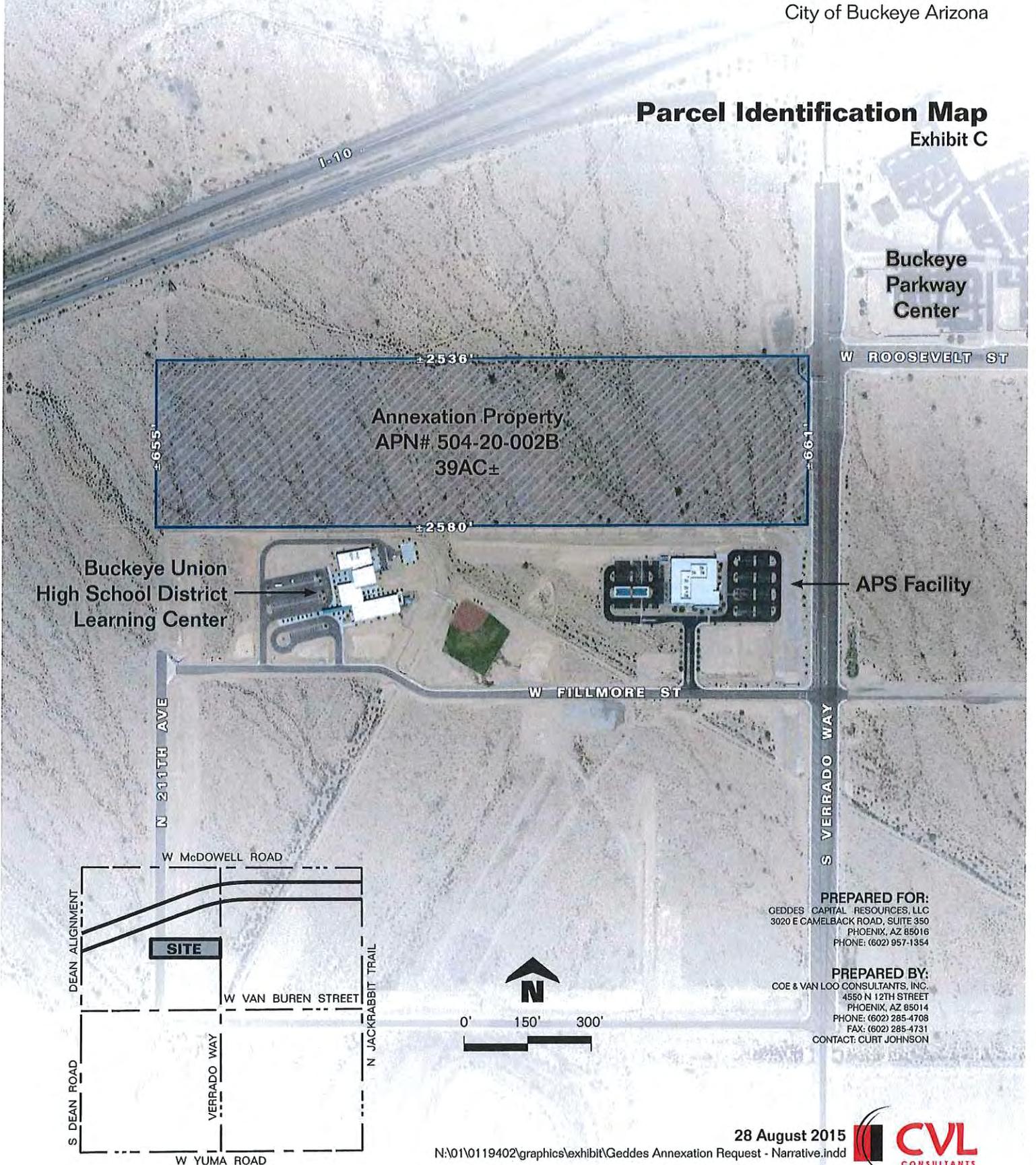
Geddes Capital Resources, LLC Annexation

APPROXIMATELY 39 ACRES AT VERRADO WAY AND SOUTH OF INTERSTATE 10

City of Buckeye Arizona

Parcel Identification Map

Exhibit C



Buckeye Union High School District Learning Center

APS Facility

Buckeye Parkway Center

W ROOSEVELT ST

W FILLMORE ST

N 211TH AVE

S VERRADO WAY

W McDOWELL ROAD

W VAN BUREN STREET

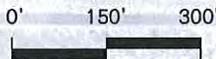
W YUMA ROAD

DEAN ALIGNMENT

N JACKRABBIT TRAIL

SITE

VERRADO WAY



PREPARED FOR:
GEDDES CAPITAL RESOURCES, LLC
3020 E CAMELBACK ROAD, SUITE 350
PHOENIX, AZ 85016
PHONE: (602) 957-1354

PREPARED BY:
COE & VAN LOO CONSULTANTS, INC.
4550 N 12TH STREET
PHOENIX, AZ 85014
PHONE: (602) 285-4708
FAX: (602) 285-4731
CONTACT: CURT JOHNSON

28 August 2015



Geddes Capital Resources, LLC Annexation

APPROXIMATELY 39 ACRES AT VERRADO WAY AND SOUTH OF INTERSTATE 10

City of Buckeye Arizona

Map No. 7

	WS-01303A (14)		Sewer
EPCOR Water Arizona, Inc. (Agua Fria)			
	W-01212A (6)		
Valencia Water Company, Inc.			
	(1)		
City of Buckeye (Nonjurisdictional)			



Prepared by:
Arizona Corporation Commission
Utilities Division
Engineering Section/GIS Mapping
602-542-4251

TRIN3W 17 NOV 2011

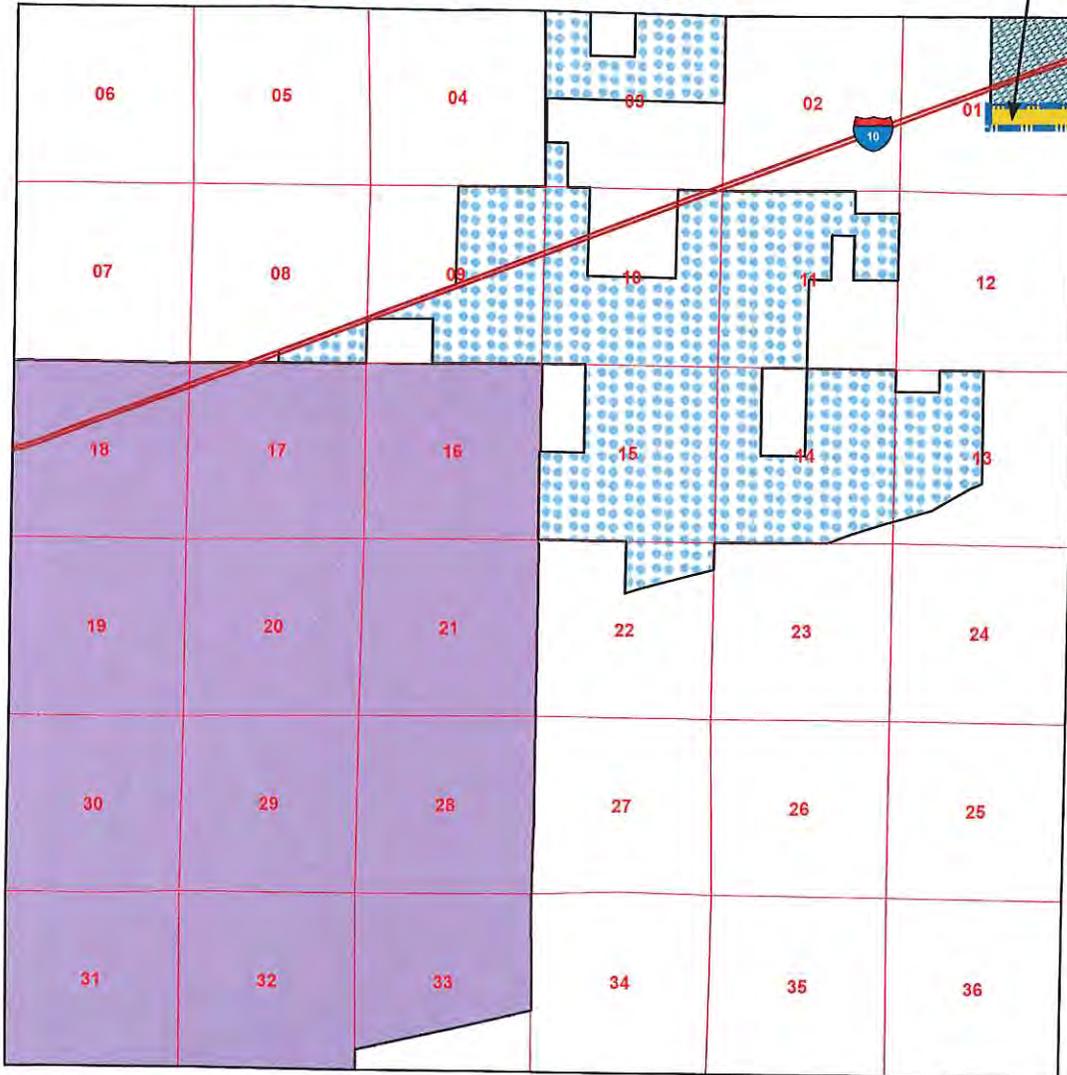
Area Water and Wastewater Service Districts

RANGE 3 WEST: MAP No. 7
Exhibit D

MARICOPA COUNTY

RANGE 3 West

This Project
Geddes Capital
Resources LLC



TOWNSHIP 1 North

Pursuant to ARS § 39-121.03 this map is 'Not for Commercial Use'

28 August 2015

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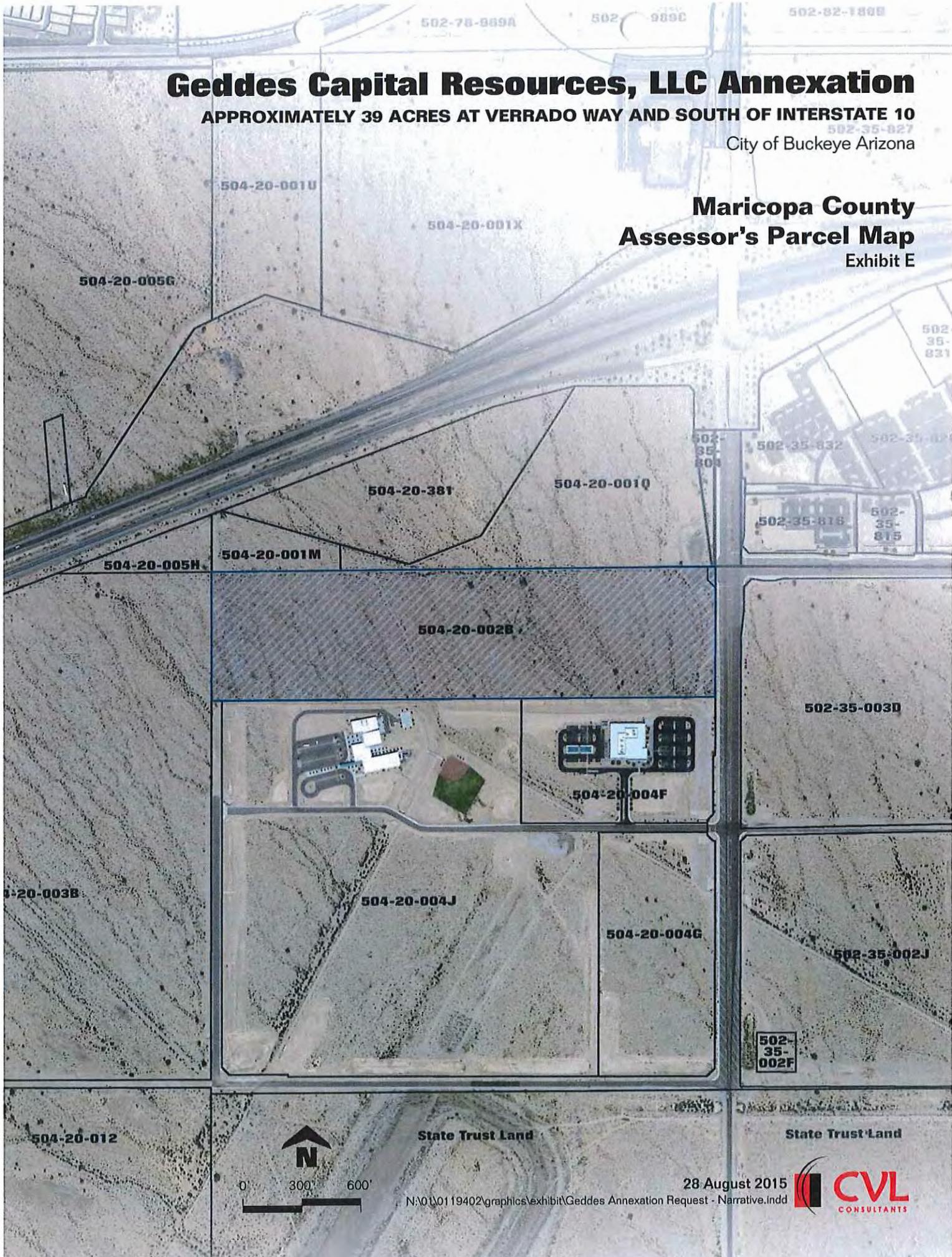


Geddes Capital Resources, LLC Annexation

APPROXIMATELY 39 ACRES AT VERRADO WAY AND SOUTH OF INTERSTATE 10

502-35-827
City of Buckeye Arizona

**Maricopa County
Assessor's Parcel Map
Exhibit E**



State Trust Land

State Trust Land

28 August 2015



EXHIBIT "A"
TO ANNEXATION NO. PLZ-15-00139

October 16, 2015

**LEGAL DESCRIPTION FOR
VERRADO WAY RIGHT-OF-WAY
ANNEXATION PARCEL**

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

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

Thence North 89°56'33" West, along the North line of the Southeast Quarter of said Section 1, a distance of 69.00 feet to a point on a line which is parallel with and 69.00 feet Westerly, as measured at right angles, from the East line of the Southeast Quarter of said Section 1, said point being the True Point of Beginning;

Thence South 00°26'05" West, along said parallel line, a distance of 105.00 feet;

Thence North 44°45'25" West, a distance of 56.38 feet;

Thence North 00°03'06" East, a distance of 65.00 feet to a point on the North line of the Southeast Quarter of said Section 1;

Thence South 89°56'33" East, along said North line, a distance of 40.44 feet to the True Point of Beginning.

Containing 0.078 Acres, more or less.



Expires 6/30/2016

October 16, 2015

LEGAL DESCRIPTION FOR
VERRADO WAY
ANNEXATION PARCEL

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

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

Thence North 89°56'33" West, along the North line of the Southeast Quarter of said Section 1, a distance of 109.44 feet to the Northwest Corner of that certain parcel of land described in Document No. 2008-0610083, Records of Maricopa County, Arizona, said Northwest Corner being the True Point of Beginning;

Thence along the Westerly line of said certain parcel of land the following courses:

Thence South 00°03'06" West, a distance of 65.00 feet;

Thence South 44°45'25" East, a distance of 56.38 feet to a point on a line which is parallel with and 69.00 feet Westerly, as measured at right angles, from the East line of the Southeast Quarter of said Section 1;

Thence South 00°26'05" West, along said parallel line, a distance of 119.91 feet;

Thence South 00°36'29" East, a distance of 219.80 feet to a point on a line which is parallel with and 65.00 feet Westerly, as measured at right angles, from the East line of the Southeast Quarter of said Section 1;

Thence South 00°26'05" West, along said parallel line, a distance of 216.13 feet to a point on the South line of the North Half of the North Half of the Southeast Quarter of said Section 1;

Thence North 89°49'23" West, departing said Westerly line along said South line, a distance of 2,580.21 feet to the Southwest Corner of the North Half of the North Half of the Southeast Quarter of said Section 1;

Thence North 00°26'31" East, along the West line of the Southeast Quarter of said Section 1, a distance of 655.45 feet to the 1/2" Rebar with Cap LS#27239 marking the Center of said Section 1;

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Page 1 of 2

Legal Description for
Airport Road
Annexation Parcel
October 16, 2015

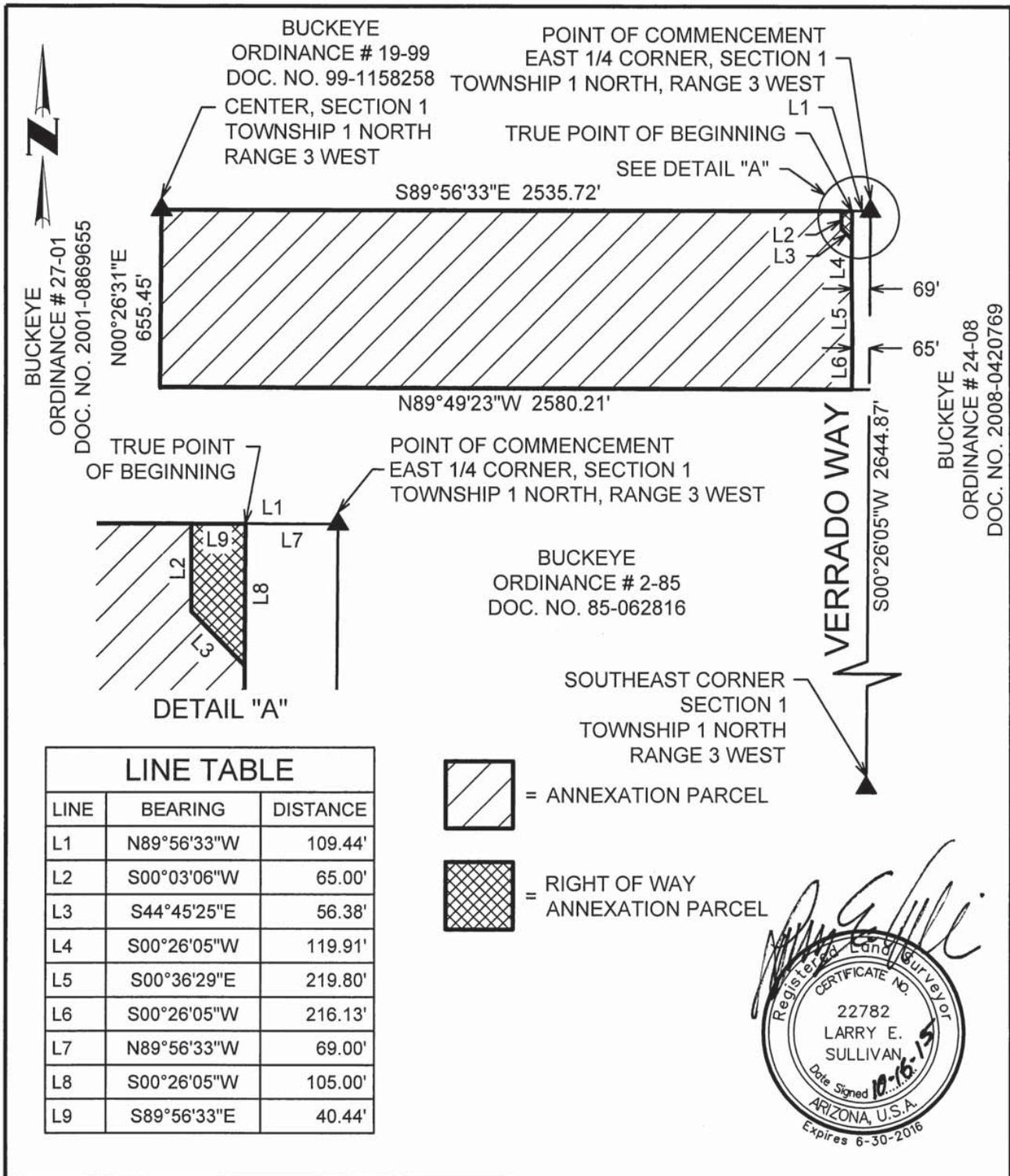
Thence South 89°56'33" East, along the North line of the Southeast Quarter of said Section 1, a distance of 2,535.72 feet to the True Point of Beginning.

Containing 38.873 Acres, more or less.



Expires 6/30/2016

EXHIBIT "B"
TO ANNEXATION NO. PLZ-15-00139



SCALE 1" = 500'	VERRADO WAY	
EXHIBIT		
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com	ANNEXATION PARCELS	1 OF 1