



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
APRIL 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 Kempiak <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.	CONSENT AGENDA <i>No Items</i>	
3.	CONTINUANCE AGENDA <i>No Items</i>	
4.	REGULAR AGENDA	
5A.	<p>Subject: Hernandez Rezone (PLZ-15-00177) Applicant: Jose Hernandez Location: Downtown Buckeye area, specifically the Buckeye BLK 1-3, 10-15 subdivision at 303 & 305 S. 5th Street, Buckeye Arizona, APN: 400-26-114A Request: Rezone from Multi-family district to Single Family 3 district (SF- 3). Recommendation: Approval with stipulations Presented by: Andrea Marquez, Planner II</p>	Action required: <i>Public Hearing, Discussion and Motion</i>
6.	<p>COMMENTS FROM THE PUBLIC Alternates and members of the audience may comment on non-agenda items. However, State Open Meetings Law does not permit the Commission to discuss items not specifically on the agenda.</p>	Action required: <i>None</i>
7.	REPORT FROM STAFF	Action required: <i>None</i>
8.	COMMENTS FROM THE PLANNING AND ZONING COMMISSION	
9.	ADJOURNMENT	Action required: <i>Motion</i>



Rezone

Report to the Planning and Zoning Commission

CASE NUMBER: PLZ-15-00177
TITLE: Hernandez Rezone
MEETING DATE: April 12, 2016
AGENDA ITEM: 5A

Applicant/Owner: Jose Hernandez
Request: Rezone from Multi-family (MF) district to Single Family 3 (SF-3) district.
Location: Downtown Buckeye area, specifically the Buckeye BLK 1-3, 10-15 subdivision at 303 & 305 S. 5th Street, Buckeye Arizona, APN: 400-26-114A
Site size: 16,240 square feet/.37± acre
Public input: Three (3) calls regarding scheduled neighborhood meeting.
Recommendation: Approval with stipulations

PROJECT DESCRIPTION

1. The subject property is located in historic downtown Buckeye area south of MC85 and lies on the south west corner of E. Clanton Ave and S. 5th Street. There are two (2) Single Family Residential structures on the property which consists of one (1) lot. The property owner pursuing a minor land division to create two separate lots for the existing structures.

AREA CONTEXT

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Two (2) SFR dwelling units	Downtown Buckeye	MF, Multifamily Residential
North	SFR Dwelling	Downtown Buckeye	MR, Mixed Residential
South	SFR Dwelling - Vacant	Downtown Buckeye	MR, Mixed Residential
East	SFR Dwelling	Downtown Buckeye	MR, Mixed Residential
West	SFR Dwelling	Downtown Buckeye	MR, Mixed Residential

PUBLIC PARTICIPATION SUMMARY:

3. The applicant held a neighborhood meeting on February 3, 2016 with no one in attendance. Staff did receive calls from neighbors Barbara Garcia, general questions about the request, and Vernell West calling on the behalf of his grandmother regarding clarification on the request. John and Loren Austin had general questions about the zoning request since they were not able to attend the meeting and wanted more information; including making sure that the rezone did not affect their property.

4. *Table 2: Public Notice*

Notification Element	Date
Published in Buckeye Valley News	March 17, 2016
Site Posted	March 28, 2016
Mailing to Property Owners w/in 300'	March 28, 2016

BACKGROUND:

5. *Annexation and Relevant Case History*
Annexation: *Hearing held May 8, 1929, June 7, 1929.*

ANALYSIS:

6. The property is zoned as Mixed Residential. (Reference Zoning Map 2005). The current use is considered a conforming use. However, the owner is in the process of splitting the lot to legally sell the two single family residential built properties. The proposed minor land division that has been reviewed and meets all the development standards required for SF-3 zoning:

Development Information	SF-3 Minimum	Proposed Lot #303	Proposed Lot #305
	3000 sq. ft	8,159.8 sq. ft	8,159.8 sq. ft
Building(Home) Height:	n/a	existing	existing
Setbacks:			
Front	8	14.6"	24.8"
Interior Side	5	7.78"	5.23" & 9.92"
Street Side	10	17.2"	n/a
Rear	10	103'	61'
Minimum Lot Width:	30'	50'	50'
Maximum Lot Coverage:	65%	13.7%	29%
Proposed Density:	1 du/ac	1 du/ac	1 du/ac

2.3.6. Single-Family Residential 3 (SF-3)

The SF-3 district is intended for small-lot single-family dwellings at a higher density than allowed in the SF-6 district. In addition to single-family homes, two-family homes (duplexes) and townhomes are allowed. The district prohibits commercial and industrial use or any other use that would substantially interfere with the development or continuation of single-family dwellings in this district. The district has a minimum lot size of 3,000 square feet.

7. Conformance with the General Plan: The General Plan Land Use Map specifies the area at the site as Downtown Buckeye. The proposed Single Family Residential (SF-3) zoning district is consistent with the General Plan Land Use, reference TABLE 2.1-1: Zoning Districts Established. The proposed rezone, if approved, will also implement the policies of the General Plan, primarily under:

Goals 1.0 Aspire for Quality Neighborhoods, more specifically refer to Policy 1.8 which promotes, "...infill development and targeted redevelopment in Downtown Buckeye and surrounding neighborhoods to improve existing physical conditions, enhance sustainability by making efficient use of existing community amenities and

infrastructure, provide choice of housing types and densities, and maintain compatibility with adjacent land uses”.

RECOMMENDATION:

8. Staff recommends the Planning and Zoning Commission take the following motion to recommend **approval to the City Council with stipulations a - c** of case PLZ-15-00177 for the following reasons:

- Conformance with General Plan
- Conformance with Development Code

STIPULATIONS:

- a. Development of the property shall be in general conformance with the zoning exhibit entitled “Re-zoning and Minor Land Division Exhibits” consisting of one (1) page, dated September 24, 2015 and stamped received November 3, 2015, except as modified by the following stipulations.
- b. Development of the property shall be in general conformance to the project narrative report entitled “Project Narrative” consisting of one (1) page, stamped received November 3, 2015, except as modified by the following stipulations.
- c. When separate addresses are established contact utility billing to ensure water, sewer and trash accounts are properly billed.

EXHIBITS

Exhibit A Narrative/Site
Exhibit B Vicinity/Project Map/Zoning

Prepared By:
Andrea M. Marquez, Planner II

Reviewed By:
Terri Hogan, AICP, Planning Manager

PLZ-15-00177

PROJECT NARRATIVE

**A.P.N 400-26-114A
303 & 305 S. 5TH ST.
BUCKEYE, ARIZONA 85326**

OWNER: JOSE F. HERNANDEZ

THE CURRENT PROPERTY HAS TWO EXISTING HOUSES ON ONE LOT. THE CURRENT ZONING IS MR (CITY OF BUCKEYE JURISDICTION). THE LOT TO THE SOUTH IS ALSO ZONED MR AND THE TWO PROPERTIES DIRECTLY WEST, ARE ZONED CC.

THE PURPOSE OF THIS PROJECT IS TO DO A MINOR LAND DIVISION, IN ORDER TO CREATE TWO LOTS, WITH ONE HOUSE ON ONE LOT.

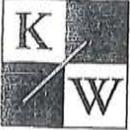
ATTACHED IS A SKETCH SHOWING THE PROPOSED MINOR LAND DIVISION AND EXISTING SETBACKS TO EACH HOUSE.

ALSO THIS PROJECT WILL NEED TO BE RE-ZONED FROM MR TO SF-3 IN ORDER TO COMPLY WITH LOT SQUARED FOOTAGE REQUIREMENTS FOR THAT ZONING.

RECEIVED

NOV 03 2015

**CITY OF BUCKEYE by: 
ENGINEERING**



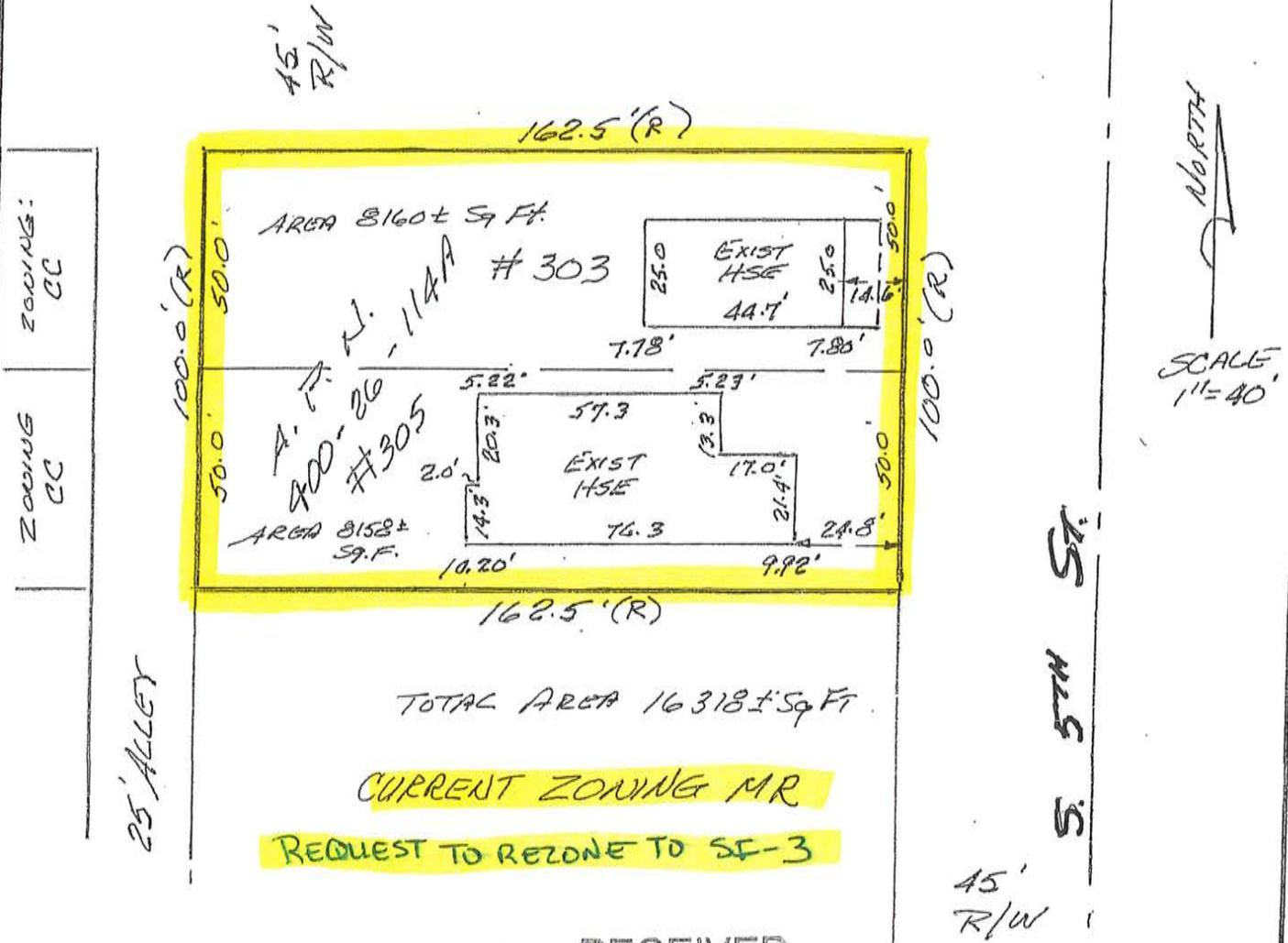
K-WEST SURVEYING

P.O. Box 509
Avondale, AZ 85323-0170
623-536-8248 • Fax 623-536-8247
E-mail: kwestsurvey@cox.net

Project Title JOSE HERNANDEZ Project No. 15(1591)-001 Date 9/24/15
Subject PROPOSED MINOR LAND DIVISION Drawn WHS. Page 1 of 1

RE-ZONING + MINOR LAND DIVISION EXHIBITS.

E. CLANTON AVE.



TOTAL AREA 16318 ± Sq Ft
CURRENT ZONING MR
REQUEST TO REZONE TO SF-3

RECEIVED

NOV 03 2015

CITY OF BUCKEYE by: 
ENGINEERING

PLZ -15-00177

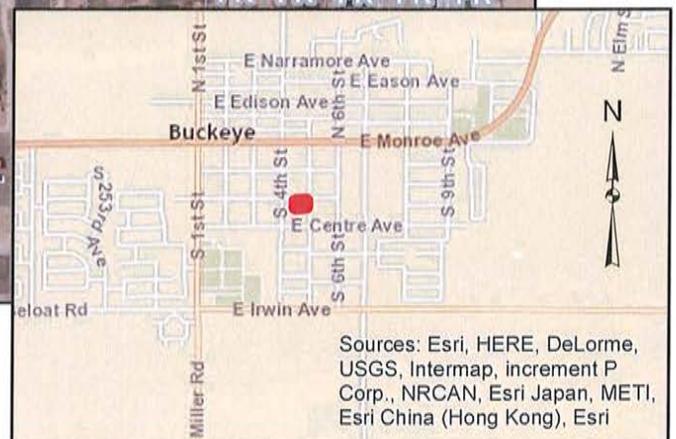
1st Submittal

Vicinity / Project / Zoning Map



REQUEST: Rezone from MR to SF-3

 Project Boundary



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri