



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
APRIL 26, 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.	APPROVAL OF MINUTES FROM JANUARY 26, 2016 PLANNING AND ZONING COMMISSION WORKSHOP	
3.	APPROVAL OF MINUTES FROM MARCH 8, 2016 PLANNING AND ZONING COMMISSION WORKSHOP	Action required: <i>Motion</i>
4.	APPROVAL OF MINUTES FROM MARCH 22, 2016 PLANNING AND ZONING COMMISSION REGULAR MEETING	Action required: <i>Motion</i>
5.	APPROVAL OF MINUTES FROM APRIL 12, 2016 PLANNING AND ZONING COMMISSION REGULAR MEETING	Action required: <i>Motion</i>
6.	CONSENT AGENDA	
6A.	<p>Subject: Verrado at Victory - Phase 3: Parcels 3A & 3B (PLZ-15-00184)</p> <p>Applicant: Arthur Nehf, DMB Associates</p> <p>Location: Approx. N of the NWC of the Tuthill Road and Indian School Road Alignments in the Verrado Community Master Plan (CMP) – Approx. 36.9 acres</p> <p>Request: Preliminary Plat for 181 single family lots in the Planned Community (PC) zoning district</p> <p>Recommendation: Approval with stipulations</p> <p>Presented by: Sean Banda, Planner II</p>	Action required: <i>Public Meeting Motion</i>
7.	CONTINUANCE AGENDA <i>No Items</i>	
8.	REGULAR AGENDA	
8A.	<p>Subject: El Rio Design Guidelines & Planning Standards: A Guide to Implementation and Management of the El Rio Watercourse Master Plan</p> <p>Applicant: Staff-Initiated, Community Services Department</p> <p>Location: Gila River from Confluence with Agua Fria River in Avondale west to State Route 85 in Buckeye’s Municipal Planning Area</p> <p>Request: Planning and Zoning Commission to make a</p>	Action required: <i>Public Meeting, Discussion, and Motion</i>

	<p>recommendation to the Buckeye City Council to adopt the El Rio Design Guidelines & Planning Standards Recommendation: Adoption Presented by: Robert Wisener, Conservation & Project Manager</p>	
9.	<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>
10.	<p>REPORT FROM STAFF</p>	<p>Action required: <i>None</i></p>
11.	<p>COMMENTS FROM THE PLANNING AND ZONING COMMISSION</p>	
12.	<p>ADJOURNMENT</p>	<p>Action required: <i>Motion</i></p>



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
WORKSHOP MINUTES
JANUARY 26, 2016

City of Buckeye
530 East Monroe Avenue
Buckeye, AZ 85326

1. CALL TO ORDER

Chairperson Carol Kempiak called the workshop to order at 6:33 p.m.

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

Members absent: Alternate Duane Mity excused himself at 6:32 p.m., Alternate Deanna Kupcik, Alternate Gail Reese

Staff present: Planning Manager Terri Hogan, Planner II Andrea Marquez, Planner II Sean Banda, Administrative Assistant Keri Hernandez, Council Liaison Craig Heustis

2. WORKSHOP AGENDA

2A. BUCKEYE TRANSIT PLAN

Planner II Sean Banda presented and was available to answer questions from the Commission. Terri Hogan asked if the study would be presented to the Commission for approval recommendation. Mr. Banda confirmed that Council would approve after Commission recommends approval. Mr. Nagy asked what the hours of operation would be for the route. Mr. Banda stated that the current route operates from 4:00 a.m. until 6:00 p.m., however future route operating times would be part of the study. Mr. Nagy asked of the operating cost. Mr. Banda stated that funds would be applied to maintenance of buses, fuel, and staffing.

3. ADJOURNMENT

Chairperson Kempiak adjourned the workshop at 7:18 p.m.

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 Workshop held on the 26th day of January, 2016. I further certify that a quorum was present.

Keri Hernandez, Administrative Assistant



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
WORKSHOP MINUTES
MARCH 8, 2016

City of Buckeye
Buckeye Conference Room
530 East Monroe Avenue
Buckeye, AZ 85326

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

Chairperson Carol Kempiaik called the workshop to order at 6:03 p.m.

Members present: Commissioner Thomas Marcinko, Chairperson Carol Kempiaik, Commissioner Gregory Clemmons, Vice Chairperson Nick Hudec

Members absent: Commissioner Jeffrey Nagy, Commissioner Preston Hundley, Commissioner Clayton Bedoya, Alternate Jesse Knight, Alternate Deanna Kupcik, Alternate Gail Reese, Alternate Bill Elliott, Alternate Duane Mity

Staff present: Planning Manager Terri Hogan, Senior Planner Ed Boik, Planning Intern Cody White, Senior Planner Adam Copeland, Administrative Assistant Keri Hernandez, City Attorney Gary Verburg

2. WORKSHOP AGENDA

2A. DEVELOPMENT CODE UPDATE

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

2B. GILA RIVER RESTORATION

Senior Planner Adam Copeland presented and was available to answer questions from the Commission.

2C. GENERAL PLAN UPDATE

Planning Manager Terri Hogan presented and was available to answer questions from the Commission.

3. ADJOURNMENT

Chairperson Kempiaik adjourned the workshop at 7:28 p.m.

Carol Kempiaik, Chairperson

ATTEST:

Keri Hernandez, Administrative Assistant

I hereby certify that the foregoing is a true and correct copy of the Planning and Zoning Commission Workshop held on the 8th day of March, 2016. I further certify that a quorum was present.

Keri Hernandez, Administrative Assistant



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
MARCH 22, 2016

City of Buckeye
530 East Monroe Avenue
Buckeye, AZ 85326

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

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

Members present: Commissioner Thomas Marcinko, Commissioner Jeffrey Nagy, Commissioner Preston Hundley, Chairperson Carol Kempkiak, Commissioner Clayton Bedoya, Commissioner Gregory Clemmons, Vice Chairperson Nick Hudec, Alternate Deanna Kupcik

Members absent: Alternate Jesse Knight, Alternate Gail Reese, Alternate Bill Elliott, Alternate Duane Mitry

Staff present: Planning Manager Terri Hogan, Senior Planner Adam Copeland, Administrative Assistant Keri Hernandez, Council Liaison Craig Heustis, City Attorney Gary Verburg

COMMISSIONER CLEMMONS ASKED FOR A MOMENT OF SILENCE FOR THE ATTACKS IN BRUSSELS, BELGIUM.

2. APPROVAL OF MINUTES FROM JANUARY 26, 2016 PLANNING AND ZONING COMMISSION REGULAR MEETING

A motion was made by Commissioner Bedoya and seconded by Vice Chairperson Hudec to approve the minutes of the January 26, 2016 Planning and Zoning Commission Regular Meeting as presented. Motion carried.

3. CONSENT AGENDA

No Items

4. CONTINUANCE AGENDA

No Items

5. REGULAR AGENDA

5A. SLASH T FARMS (PLZ-15-00069)

Senior Planner Adam Copeland presented and was available to answer questions from the Commission. Commissioner Hundley requested clarification on one of the exhibits of incorporated land. Commissioner Bedoya asked for verification of Right of Way and Easement on one of the exhibits. A Public Hearing was opened at 6:08 p.m.

Applicant Robert Towner spoke to the Commission, informing of the history behind this annexation.

With there being no further comments from the public, the Public Hearing was closed at 6:10 p.m. A motion was made by Vice Chair Hudec and seconded by Commissioner Clemmons to approve with stipulations as presented. Motion carried.

5B. FORMER CMEX SAND & GRAVEL QUARRY (PLZ-16-00032)

Senior Planner Adam Copeland presented and was available to answer questions from the Commissioners. Commissioner Nagy asked if the surrounding property would be annexed into the City of Buckeye as well. Mr. Copeland stated that CMEX still may use those properties in the future. Commissioner Hundley asked if there were going to be used for residential. Mr. Copeland stated that there are no proposals for residential use on this land. Commissioner Marcinko asked if the land could be annexed in as an equivalent to county zoning for outside recreational use. Mr. Copeland stated that the proposed zoning after annexation, would permit a number of uses.

A public hearing was opened at 6:20 p.m.

With there being no comments from the public, the Public Hearing was closed at 6:20 p.m.

A motion was made by Vice Chair Hudec and seconded by Commissioner Clemmons to approve as presented. Motion carried.

6. COMMENTS FROM THE PUBLIC

None

7. REPORT FROM STAFF

None

8. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

Commissioner Marcinko thanked city staff regarding intersections, road improvement projects, and infrastructure.

Commissioner Clemmons inquired of the intersection of Rainbow Road and MC85.

Chairperson Kempiak commended staff response time and website use.

9. ADJOURNMENT

A motion was made by Commissioner Bedoya and seconded by Vice Chair Hudec to adjourn at 6:36 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 22nd day of March, 2016. I further certify that a quorum was present.

Keri Hernandez, Administrative Assistant



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
APRIL 12, 2016

City of Buckeye
530 East Monroe Avenue
Buckeye, AZ 85326

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

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

Members present: Commissioner Thomas Marcinko, Chairperson Carol Kempiaik, Commissioner Clayton Bedoya, Commissioner Gregory Clemmons, Vice Chairperson Nick Hudec, Alternate Jesse Knight, Alternate Bill Elliott, Alternate Duane Mitry

Members absent: Alternate Deanna Kupcik, Alternate Gail Reese

Staff present: Planning Manager Terri Hogan, Planner II Andrea Marquez, Planner II Sean Banda, Conservation & Project Manager Robert Wisener, Community Services Director Cheryl Sedig, Administrative Assistant Keri Hernandez, Council Liaison Craig Heustis

2. CONSENT AGENDA

No Items

3. CONTINUANCE AGENDA

No Items

4. REGULAR AGENDA

4A. HERNANDEZ REZONE (PLZ-15-00177)

Planner II Andrea Marquez presented and was available to answer questions from the Commission. Commissioner Marcinko asked if this property could be divided further in the future. Ms. Marquez stated that would be permitted but not planned at this time.

A Public Hearing was opened at 6:07 p.m. With there being no comments from the public, the Public Hearing was closed at 6:07 p.m.

A motion was made by Vice Chairperson Hudec and seconded by Commissioner Bedoya to recommend approval with stipulations as presented. Motion carried.

5. COMMENTS FROM THE PUBLIC

None

6. REPORT FROM STAFF

None

7. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

Chairperson Kempiaik commended Planning Manager Terri Hogan on her published article in Planning magazine.

8. ADJOURNMENT

A motion was made by Commissioner Nagy and seconded by Commissioner Clemmons to adjourn at 6:32 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 12th day of April, 2016. I further certify that a quorum was present.

Keri Hernandez, Administrative Assistant



PRELIMINARY PLAT

Report to the Planning and Zoning Commission

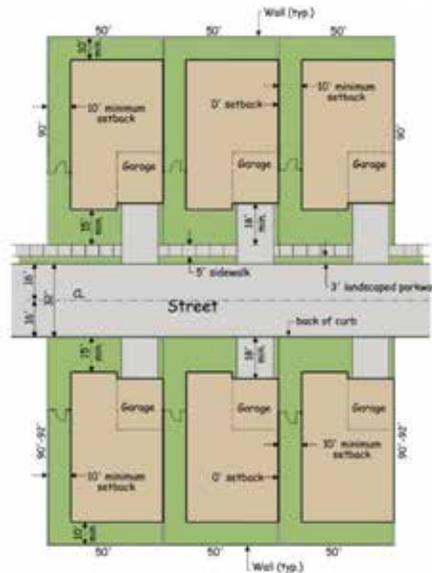
CASE NUMBERS: PLZ-15-00184
TITLE: Verrado at Victory-Phase 3: Parcels 3A & 3B
MEETING DATE: April 26, 2016
AGENDA ITEM: 6A

Applicant: Arthur Nehf, DMB Associates
Owner: DMB Associates
Request: Preliminary Plat for 181 single-family lots in the Planned Community (PC) Zoning District
Location: Approximately located north of the northwest corner of the Tuthill Road and Indian School Road Alignments within the Verrado Community Master Plan (CMP)
Site size: Approximately 36.9 acres
Density: 4.9 du/acre
Public input: None known
Recommendation: **Approve** with stipulations

PROJECT DESCRIPTION

1. This is a request for a 36.9 acre preliminary plat for 181 lots in Phase 3 of the Verrado Victory District approximately located north of the northwest corner of the Tuthill Road and Indian School Road Alignments. The applicant is also proposing zero lot line setback single-family homes to maximize the use of the lot.

Figure 1: Conceptual Zero Lot Line Configuration



2. The applicant has chosen to develop the parcel within this phase using a Verrado Community Master Plan (CMP) development option (land use designation) called Residential High Platted Lots for Phase 3.

AREA CONTEXT:

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

	EXISTING USE	GENERAL PLAN	ZONING
Subject Property	Undeveloped	Master Planned Community	PC, Planned Community
North	Undeveloped	Master Planned Community	PC, Planned Community
South	Wash and Single Family Residential	Master Planned Community	PC, Planned Community
East	Undeveloped, Large Lot Residential and Verrado High School	Master Planned Community	PC, Planned Community RU-43 (Maricopa County)
West	Victory Phase I	Master Planned Community	PC, Planned Community

Annexation and Relevant Case History

- 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. FP13-01- Verrado ARC Phase 1-Approved Administratively on December 31, 2013
- 6. PP14-02-Verrado Victory District Phase 2-Approved by City Council on September 16, 2014

PUBLIC PARTICIPATION SUMMARY:

- 7. The applicant sent out a “Notice of Application” to all property owners within 300 feet of all property lines of the subject property.

Table 2: Public Notice

Notification Element	Date
Published in Buckeye Valley News	NA
Site Posted	NA
Mailing to Property Owners within 300'	February 5, 2016

BACKGROUND:

- 8. The subject property is currently part of the Verrado Community Master Plan (CMP), but more specifically is a phase of one of the character districts called the Victory District. Each district within the Verrado CMP may have unique character details of landscaping, housing, parks and lighting. The subject property is planned to be an extension of Victory Phase 1 (located directly to the east). However, this particular phase is planned to be a higher density area than the previous two phases to create more diverse housing options. As such, there will be more of an emphasis on the path and trails to connect this phase with the rest of Victory and the adjacent regional parks and other amenities in this district.

ANALYSIS:

Land Use Allocations

9. 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.
10. 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.
11. The Verrado CMP covers 8,816 acres and includes seven Planning Units. Densities range from 0-35 du/ac. Commercial sites allowing neighborhood retail, office space, major retail, public facilities, etc. are included within the CMP area.
12. 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 Community Master Plan Land Use Designation – Overall

Existing Use:	Undeveloped
Parcel Size Gross:	36.9± acres
Existing Zoning:	Planned Community (PC)
Density Proposed:	4.9 du/ac
Street Widths (right-of-way):	32'

Table 4: Verrado Victory CMP Land Use Designation – Residential High

Lots:	181
Minimum Lot Size	1,000 square feet
Standard Lot Size	50' x 90' or 4,500 square feet
Maximum Building Height:	40'
Front Living	0' (the applicant is proposing 15')
Side-Loaded Garage	0'

Front-Loaded Garage	18' or greater or 3' or less (the applicant is proposing a minimum of 18')
Min. Rear	3' (the applicant is proposing 10')
Min. Side	0' where a side yard is provided, the minimum shall be 5'

Schools

- The subject property is located within three (3) school districts (Litchfield Elementary School District, Saddle Mountain Elementary School District and Agua Fria Union High School District). The Victory District is age restricted and therefore will not generate any school age children.

Circulation

- All street widths 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.

Open Space/Recreation

- Open Space/Recreation within this Preliminary Plat consists of neighborhood parks, path and trails. The Preliminary Plat has two (2) small neighborhood parks. Victory District currently includes an extensive path and trail system and an 18-hole golf course which will provide a key connectivity and recreational component for this district.

Landscaping

- A preliminary landscape plan is provided to illustrate general landscape buffer and common themes throughout the site. Landscaping is included in all tract areas and adjacent to the perimeter streets. All final landscaping will be required to be reviewed and approved in accordance with Planning Unit Environmental Design Plan for Verrado Victory District according to the Verrado CMP.

Infrastructure

- Water: Epcor Water Company will be the water provider once the Developer constructs the necessary infrastructure. The water distribution system will be extended into this proposed plat from Zone 3 water systems at Sunrise Lane.
- Sewer: Epcor Water Company provides for sewer service to the site. The wastewater distribution systems will be extended from the existing Tuthill sewer trunk line that ultimately directs wastewater to the existing wastewater reclamation facility on McDowell and the Tuthill Road Alignment.

RECOMMENDATION:

19. Staff recommends the Planning and Zoning Commission motion to **approve** **PLZ-15-00184** with stipulations **(a-dd)**:
- Conformance with the City of Buckeye General Plan
 - Conformance with the Verrado Community Master Plan
 - No outstanding issues from reviewing departments
- a. Development of this project shall be in conformance with the Preliminary Plat entitled "Victory at Verrado-Phase 3: Parcel 3A & 3B" consisting of eight (8) sheets, dated March 29, 2016 and stamped received March 29, 2016, except as modified by the following stipulations.
- b. Development of the property shall be in general conformance to the project narrative report entitled "Victory District Preliminary Plat-Phase 3 Parcel 3A and 3B (formerly referred to as Phase 1B) Narrative to accompany Preliminary Plat" consisting of six (6) pages, dated February 3, 2016 and stamped received April 19, 2016, except as modified by the following stipulations.
- c. The developer or homebuilder shall notify future homeowners that they are located within the state-defined "territory in the vicinity of a military airport". Such notification shall be recorded on all Final Plats and be included in the Public Report. The language for this notice is available from the Planning Division.
- d. 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 Development Services 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.
- e. 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
- f. 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 above described MID requirement ensures protection of the city in case maintenance of

the ROW landscaping is not kept up or is abandoned by the responsible owner.) 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.

- g. 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.
- h. Linear Root barriers shall be used along public improvements that are only on one side of a tree.
- i. Surround Root barriers shall be used when a tree is within the sidewalk or within a median.
- j. 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.
- k. The Buckeye Fire Chief and City Engineer shall determine the number, location, and types of all fire hydrants.
- l. 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.
- m. All buildings shall be equipped with a fire protection system as required by City of Buckeye Ordinance 37-02.
- n. The design of the twenty (20) foot all-weather, temporary emergency fire access road for Verrado Victory Phase 3B will need to be reviewed and approved by the City of Buckeye Fire Department and Engineering Department prior to the approval of the final plat. The emergency fire access road will need to meet all City of Buckeye Fire Code and Engineering Design Standards as well as pass all construction inspections prior to the issuance of building permits.
- o. Phasing of public infrastructure shall be approved by the City Engineer.
- p. Prior to Final Plat recordation, final landscaping and irrigation plans, including all site lighting improvements, shall be reviewed and approved by the City of Buckeye.

- q. The Property Owner/Developer shall provide for channelization of off-site storm water that will be intercepted by this project in accordance with a Final Drainage Report as approved by the City Engineer, which shall be submitted along with the first submittal of the improvements plans. In the case where work related to interception of off-site storm water is required on adjacent parcels of land not controlled by the Property Owner/Developer, the Property Owner/Developer shall first obtain a drainage easement from the adjacent parcel owners. Said drainage easements shall be executed and submitted to the City prior to approval of the Grading Plans and shall be recorded prior to approval of the Final Plat for this project.
- r. Prior to Final Plat approval, the Property Owner/Developer shall obtain approval from the applicable utility interests for easement location and width as required for utility purposes.
- s. 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.
- t. The Applicant will submit an electronic CAD and GIS file with full construction documents of the development to the City Engineer, Public Works Department, and GIS Administrator upon Final Plat approval in order to maintain current street records and assist in emergency dispatch and response.
- u. 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.
- v. All street names shall be subject to final approval by the City of Buckeye and shall conform to the Maricopa County grid alignment.
- w. Pavement sections for all streets shall be determined in accordance with an approved geotechnical analysis by the City Engineer.
- x. 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.
- y. Street signs and sign posts shall be placed at all street intersections, with stop signs where applicable, by the Property Owner/Developer and shall be in place when street paving is completed. Specification for design, construction, location, and installation shall be in accordance with City of Buckeye Engineering Design Standards.
- z. All existing irrigation facilities located on the site shall be abandoned, relocated off the

- aa. At the time of Improvement Plan submittal, the Property Owner/Developer shall submit for review and approval a Sewer Master Plan or Report, which provides sizing calculations for all on-site and off-site sewers.
- bb. 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. In order to provide for water production and treatment, the Property Owner/Developer may be required to provide additional sites for production wells and water production site on the Final Plat/Site Plan or at off-site locations.
- cc. 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.
- dd. Prior to Final Plat approval, the Development Services Director shall require the Property Owner/Developer to produce a Certificate of Assured Water Supply issued by the Arizona Department of Water Resources (ADWR), covering all lots and parcels created, defined, or depicted on said plat. The certificate must be consistent with all Arizona Department of Water Resources ADWR rules and regulations.

ATTACHMENTS:

- Vicinity Map
- Applicant Narrative
- Preliminary Plat

Prepared By:
Sean Banda, Planner II

Reviewed By:
Terri Hogan, AICP, Planning Manager





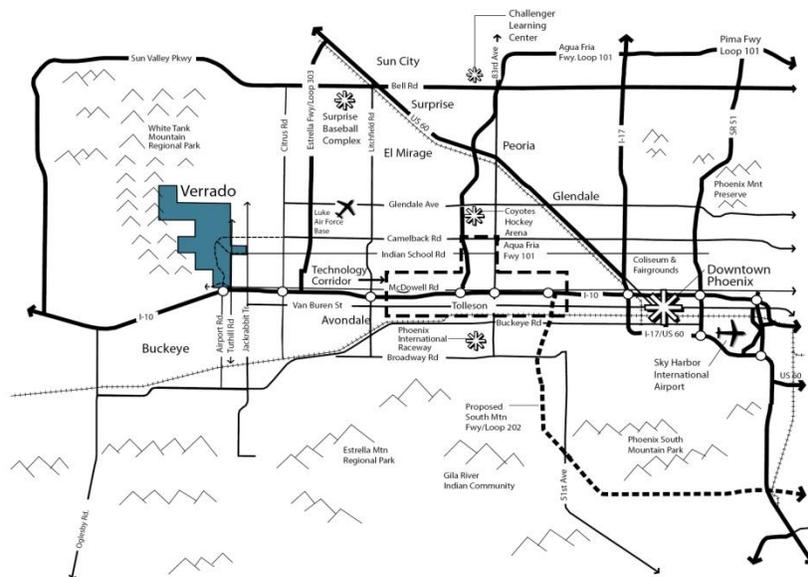
Victory District™

Preliminary Plat Phase 3 Parcel 3a and 3b (formerly referred to as Phase 1B) Narrative to accompany Preliminary Plat (2.3.16)

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.

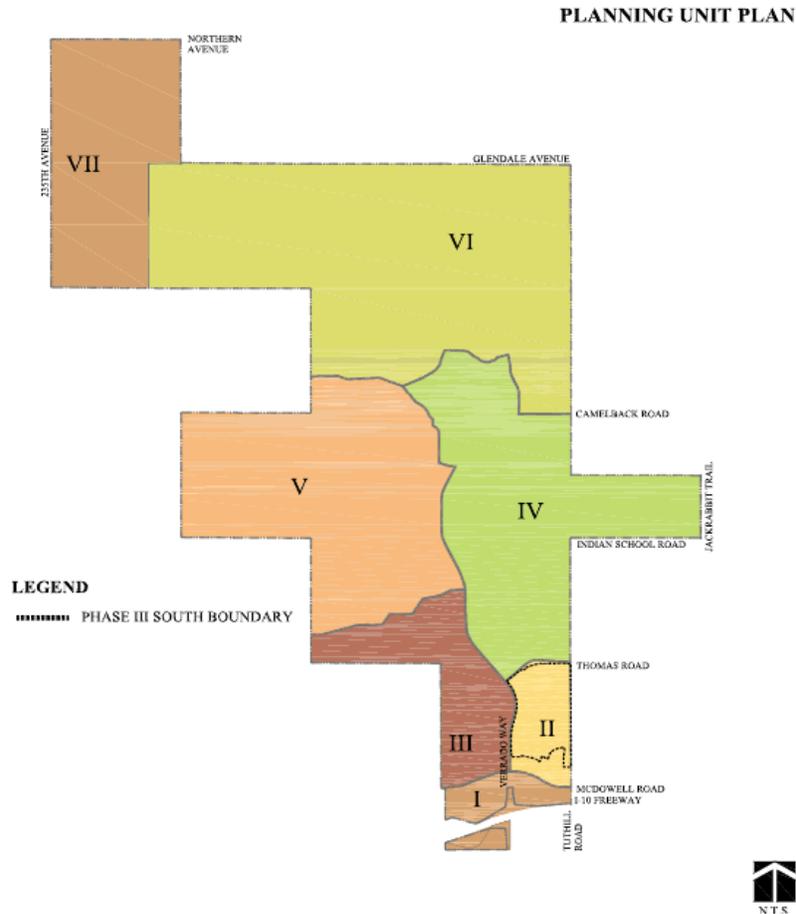
Exhibit A



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*.

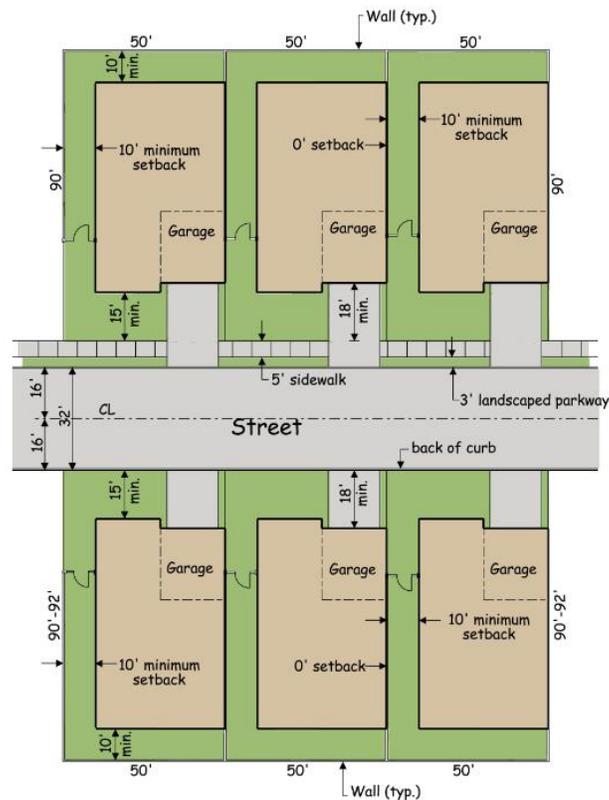
Exhibit B



Description of Request

The purpose of this submittal is to request consideration of a preliminary plat for Phase 3 of the Verrado Victory District (“Victory”). The proposed preliminary plat consists of approximately seventeen (17) acres and is located at the northeast corner of Indian School Road and Sunrise Lane (the “Property”) as shown on *Exhibit C*. The Property is located immediately southeast of the existing Victory neighborhoods that are developing in Phase 1. The Preliminary Plat will create 181 single family residential lots and multiple private tracts that will be utilized for neighborhood parks, trails and other such uses. The lots are approximately 50’ x 90’ and will be planned as residential high in accordance with the CMP in order to maximize the use of the lot for outdoor use and enjoyment. These homes will provide additional home options for residents who desire a smaller lot with less yard maintenance. As noted in *Exhibit D*, a conceptual lot layout shows generally how homes will be placed on each lot.

Exhibit D - Conceptual Zero Lot Line configuration



Background Victory District

The Victory District is in the area northern portions of Verrado located north of Indian School Road. Victory is an area in Verrado that is exclusively for active adults. This represents a unique opportunity to create a convergence of complementary lifestyles which will add to the diversity and charm of Verrado. The Victory District has been planned with an emphasis on the following features:

1. Connectivity/Exclusivity in Balance
2. Emphasis on a safe and connected path and trail system within Victory which connects to Verrado and adjacent regional parks
3. Public play Golf Course
4. Age-Restricted Community Center (Victory Club) which will be the hub of Victory and include uses such as a fitness center, pools, multi-purpose gathering spaces, kitchen, outdoor gathering spaces, tennis, pickleball and bocce courts and other such uses
5. Lifestyle programming

Consistent with planning for Verrado, DMB has conducted a significant amount of analysis and study on active adult communities with the goal of creating a place that will meet the needs of the active adult population, but also which will seamlessly blend into the community of Verrado. While Victory will have its own personality and qualities, separate and apart from the rest of

Verrado, it will complement and blend so as to create the sense that you are still in the same place and that the community has developed organically over many years and phases. It will also be a place where all types of housing are available and individuals can live here from the first time homebuyer, to families to older adults.

Site Conditions

The Property is currently undeveloped and consists of either undeveloped desert and/or areas of disturbed desert. Disturbed areas were utilized as part of the Caterpillar proving grounds operation which ceased operations approximately 25 years ago.

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). Additionally, portions of the Verrado property are show as Floodway Transition Areas.

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. In accordance with the CMP, Development Options are chosen at the time of preliminary plat approval. Development Options for the Phase 3 Preliminary Plat is identified on the plat and will be the Residential – High category.

Planning Unit Plans

The CMP requires that a Planning Unit Environmental Design Plan (“PUEDP”) be approved by the Planning Director. The purpose of the PUEDP is to provide more specificity in terms of generalized character of the area to be developed. A PUEDP for Victory has been approved.

Surrounding Vicinity Information

	North	South	East	West
Existing Use	Undeveloped	Wash, Single Family	Undeveloped, Verrado High School further east	Under development – Phase 1
Existing Zoning	PCD	PCD	PCD	PCD
Planning Unit Plan Designation	PU IV and VI	PU IV	PU IV	PU V
Verrado “Districts”	Victory	Main Street	Victory	Victory

Water Management Plan

EPCOR Water¹ is the water service provider for Verrado. Zone 3 water systems will be extended from Sunrise Lane to service the Property. Water storage will initially be provided by the Zone

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

3 South Reservoir. EPCOR Water will initiate the design and construction of the Zone 3 North Reservoir in the near future.

Wastewater Management Plan

EPCOR Water is also the wastewater service provider for Verrado. The wastewater distribution systems will be extended to service the Property from the proposed Tuthill sewer trunk line that directs the wastewater to the existing wastewater reclamation facility, located north of McDowell Road adjacent to the Tuthill Road alignment.

Fire & Police Protection

Fire, Police and emergency services are provided by the City. The Verrado Fire Station 703 is located approximately 2½ miles to the south of the Property at 2582 North Verrado Way. Station 703 is a joint fire/police station that was partially funded by Verrado through the donation of land as well as cash donation as specified in the PADA.

Impact on Local Schools

The Property 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 Preliminary Plat is in compliance with land use intensities allowed within the land use budget and further, will not impact the school districts by creating a need for additional schools because the project is age restricted.

Transportation/Roadways

Sunrise Lane provides access to Phase 3. The residential streets have sidewalk on one side that are five (5) feet in width. Local roadways will be minimum width of thirty-two (32) feet back-of-curb, with parking allowed on both sides of the street.

Verrado Design Guidelines

Design Guidelines for Victory have been developed to address the unique character that will be created in this portion of Verrado. The Victory design guidelines are similar to the existing Verrado Design Guidelines that are utilized to guide the unique architectural and land planning character that has made this community unique.

Summary

The proposed Preliminary Plat represents an extension of Phase 1 of the Victory District. Victory will blend in seamlessly with Verrado, yet will be developed with its own character and qualities which will ensure the success of the community. Overall, Victory will be internally and externally connected and will be developed with the same exacting standards as the existing portions of Verrado. The blending of different types of housing and generational housing will ensure Verrado continues to lead in creating a true mixed-use and sustainable community.

\\dmbcofs1\DMBCorp_Entitlements\Verrado\ARC\subdivisions\pre plats\Phase 1b\pre plat application\Narrative Report 2nd submittal.docx



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REVISIONS:

VICTORY AT VERRADO - PHASE 3:
PARCELS 3A & 3B

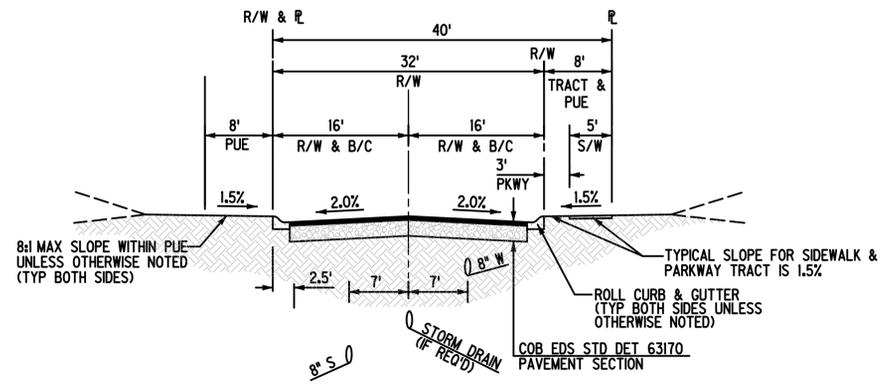
PRELIMINARY PLAT

Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying

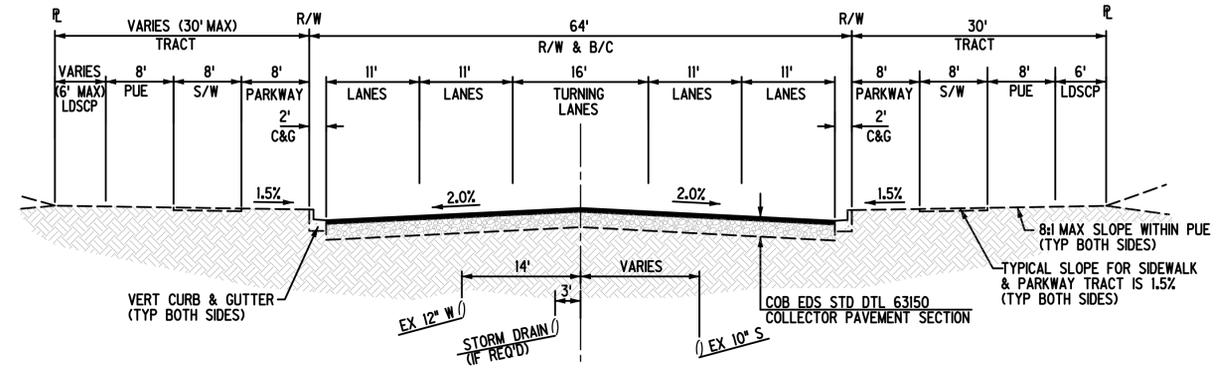


DESIGNED: TH
DRAWN: STAFF
CHECKED: TR
PLOT DATE: 3/23/2016
SHEET 3 OF 8
PROJECT NO. 15-100-01

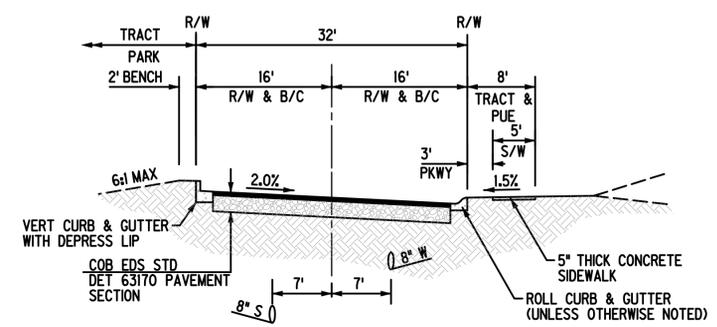
TWO WORKING DAYS BEFORE YOU DIG
CALL FOR THE BLUE STAKES
1-800-STAKE-IT
Blue Stakes Center
1-800-392-5348



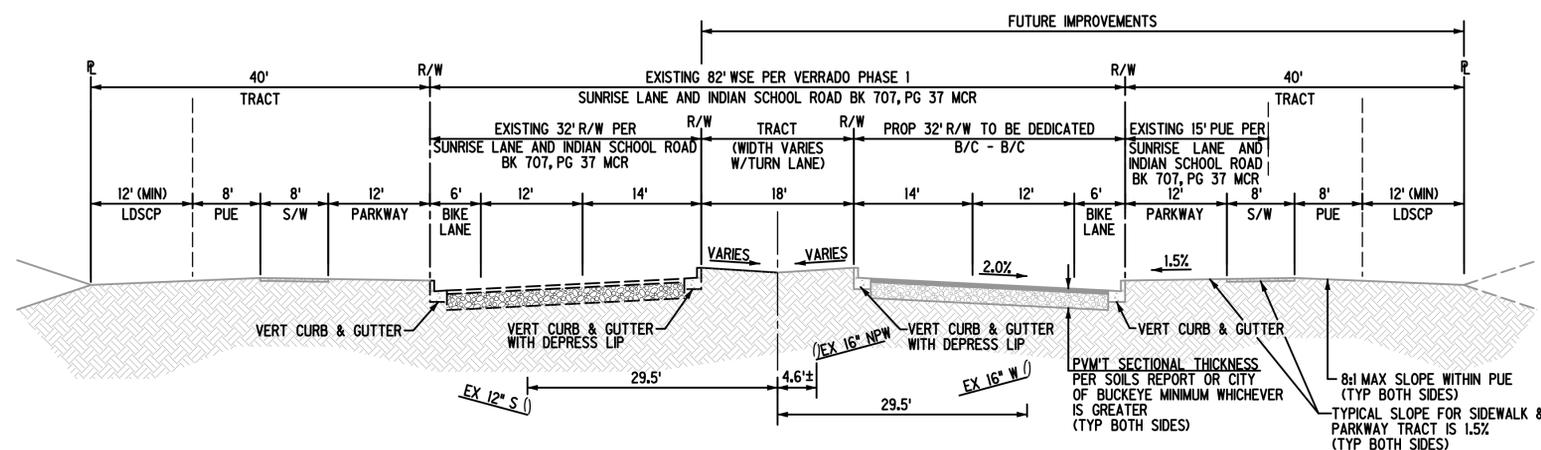
A TYPICAL LOCAL RESIDENTIAL
MODIFIED SECTION LR1
(SIDEWALK ON ONE SIDE ONLY AND
REDUCE PARKWAY FROM 6' TO 3')



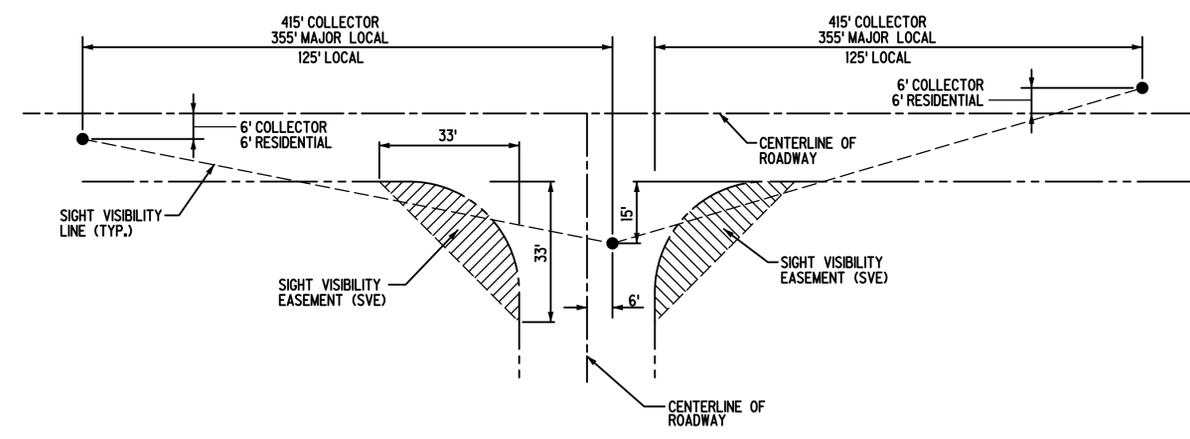
C EXISTING SUNRISE LANE
MODIFIED SECTION MIC1
(MODIFIED REDUCE MEDIAN)



B TYPICAL LOCAL RESIDENTIAL
MODIFIED SECTION LR1
(SIDEWALK ON ONE SIDE ONLY AND
REDUCE PARKWAY FROM 6' TO 3')



D INDIAN SCHOOL ROAD
MODIFIED SECTION MA2
PER PLAN



SIGHT VISIBILITY EASEMENT
NTS

REVIEWED BY _____ DATE _____
DRAFTED BY _____ DATE _____
CHECKED BY _____ DATE _____

NOTES

1- EXISTING PIPE AND END SECTION TO BE REMOVED

N.E. CORNER SECTION 19 FOUND MCDOT BRASS CAP

FLOOD ZONE "AE" (SPECIAL FLOOD HAZARD AREA)

EXISTING RIP-RAP PROTECTION

EAST LINE OF SECTION 19

SHEMER REAL ESTATE II LLC
APN 502-28-568

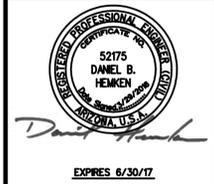
E QUARTER CORNER SECTION 19

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Blue State Center
1-800-392-5388

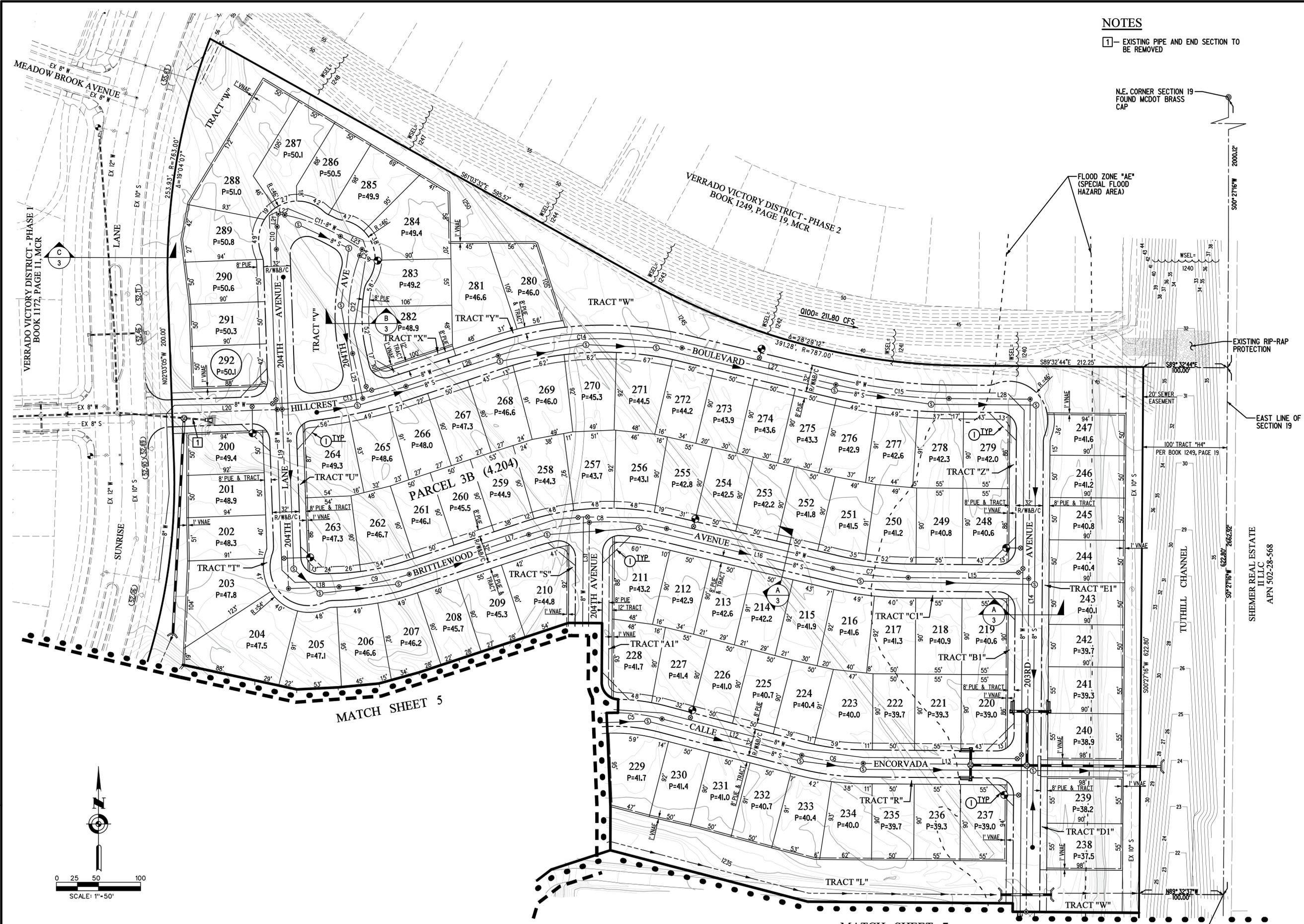


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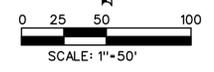
**VICTORY AT VERRADO - PHASE 3:
PARCELS 3A & 3B**
PRELIMINARY PLAT



DESIGNED: TR
DRAWN: STAFF
CHECKED: TR
PLOT DATE: 3/29/2016
SHEET 4 OF 8
PROJECT NO. 15-100-01



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CHECKED BY _____ DATE _____



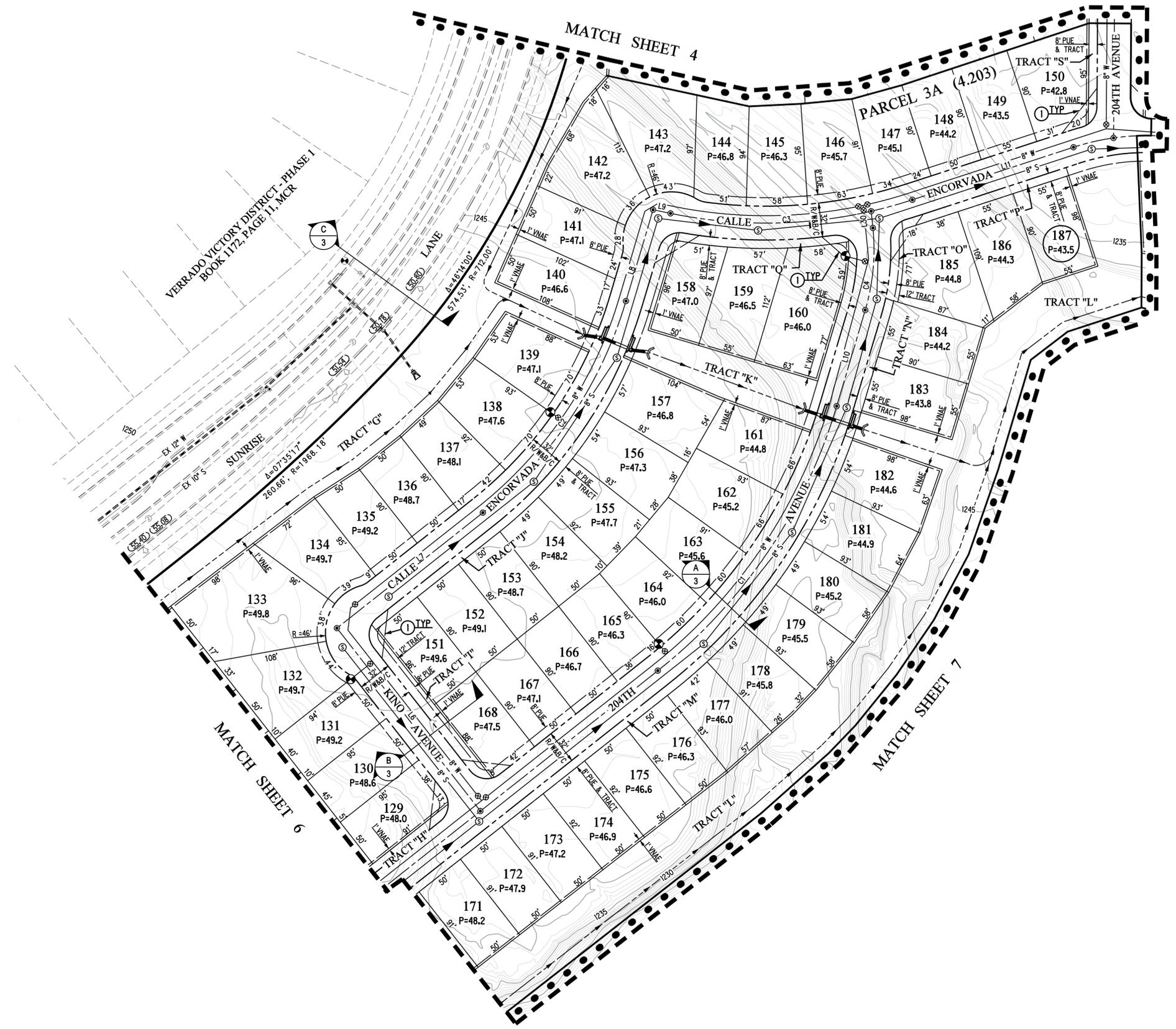
FOR FIRE LANE TURN-AROUND
DETAILS SEE SHEET 8 (WB-50)

FOR CURVE DATA TABLE SEE
SHEET 2

MATCH SHEET 7

MATCH SHEET 5

REVIEWED BY _____ DATE _____
 DRAFTED BY _____ DATE _____
 CHECKED BY _____ DATE _____



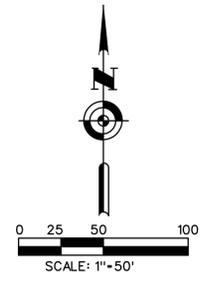
MATCH SHEET 4

VERRADO VICTORY DISTRICT - PHASE 1
 BOOK 1172, PAGE 11, MCR

MATCH SHEET 6

MATCH SHEET 4

MATCH SHEET 7



FOR FIRE LANE TURN-AROUND
 DETAILS SEE SHEET 8 (WB-50)

FOR CURVE DATA TABLE SEE
 SHEET 2

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VICTORY AT VERRADO - PHASE 3:
 PARCELS 3A & 3B
 PRELIMINARY PLAT

DESIGNED: TR
 DRAWN: STAFF
 CHECKED: TR
 PLOT DATE: 8/29/2016
 SHEET 5 OF 8
 PROJECT NO. 15-100-01

REVISIONS:

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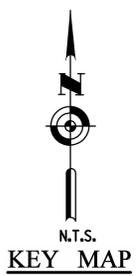
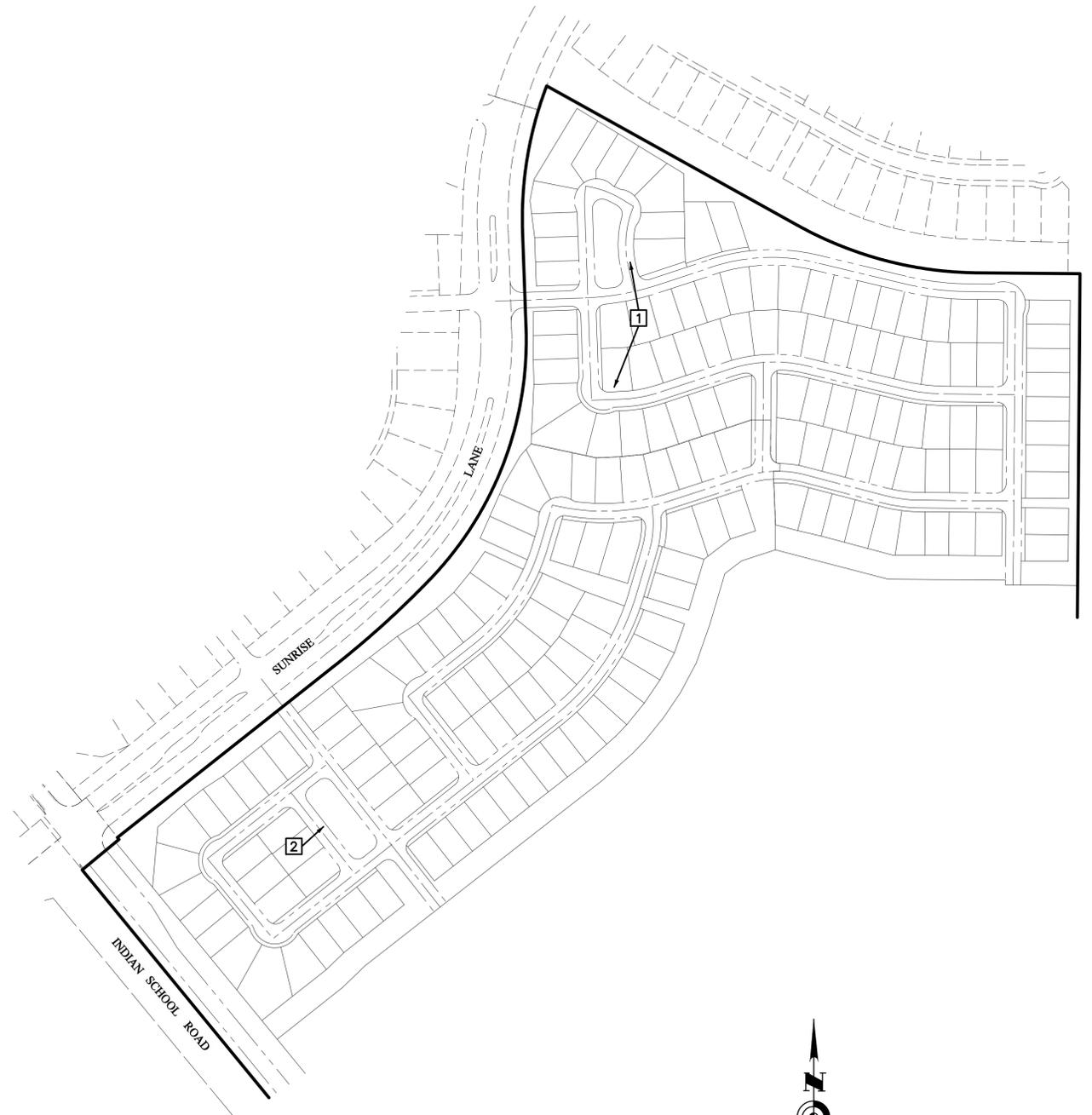
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FIRE LANE NOTES

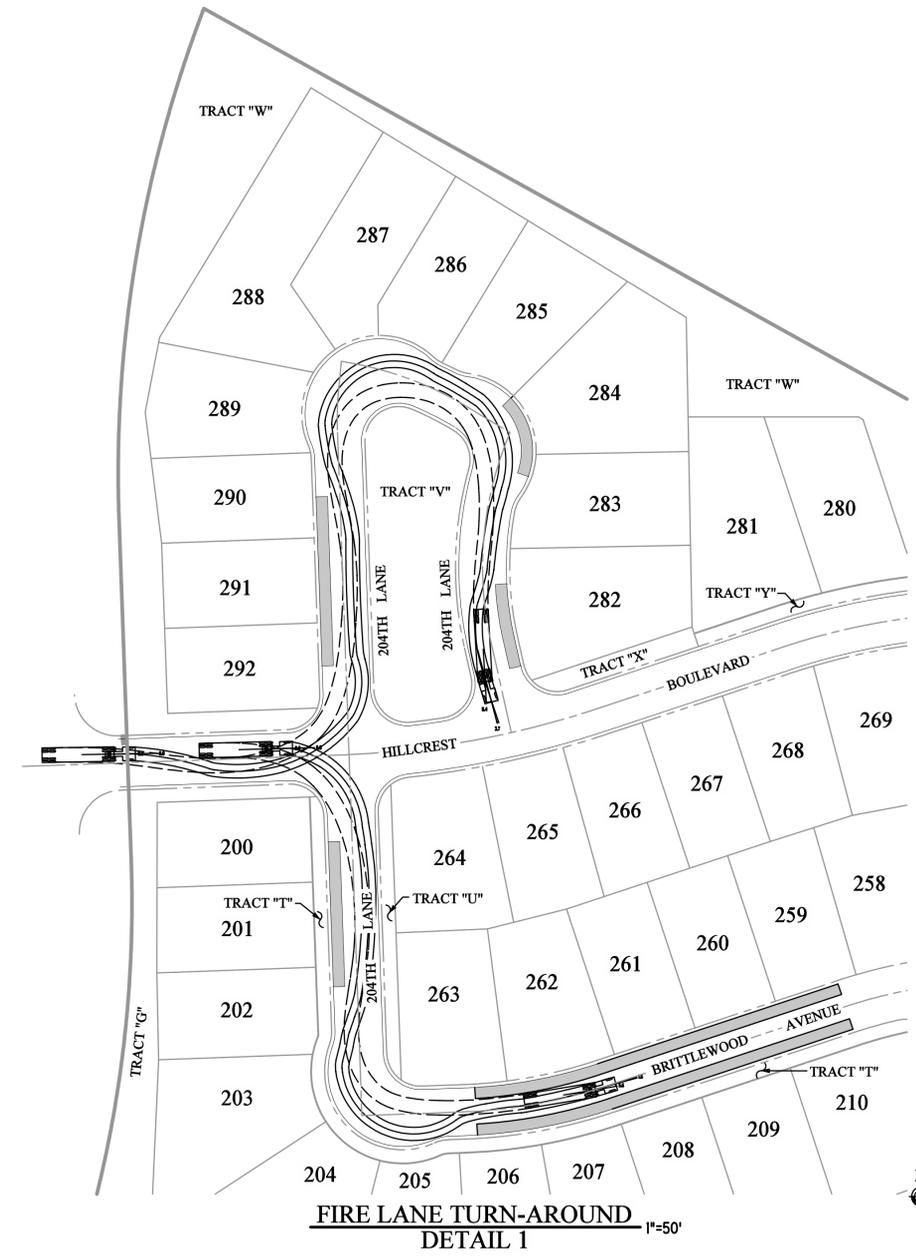
FIRE TRUCK DESIGN VEHICLE USED IS WB-50. MINIMUM TURNING RADIUS USED IS 42 FEET. GOAL IS TO KEEP STREET PARKING INTACT ALONG IMPACTED AREAS AS MUCH AS POSSIBLE. WHERE CLEARANCE IS NOT POSSIBLE WITH PARKING, "NO PARKING" SIGNS WILL BE INSTALLED.

FIRE LANE LEGEND

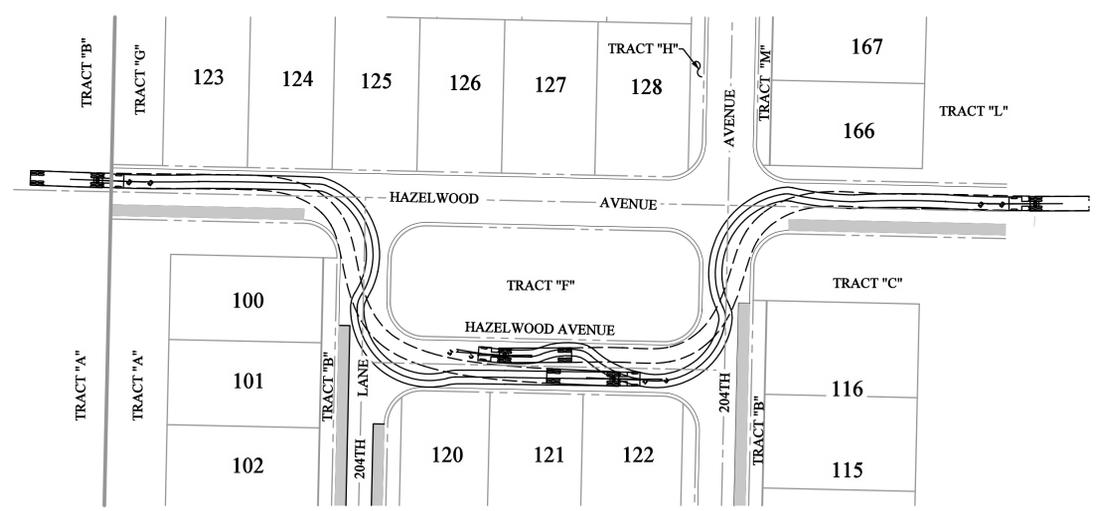
- FIRE TRUCK OUTSIDE EDGE FRONT WHEEL TRACKS
- FIRE TRUCK OUTSIDE EDGE REAR WHEEL TRACKS
- FIRE TRUCK DIRECTION OF TRAVEL
- LIMITS OF STREET PARKING
- 1 FIRE LANE TURN AROUND DETAIL NUMBER
- 2 FIRE LANE TURN AROUND DETAIL NUMBER



FIRE LANE TURN-AROUND DETAIL



FIRE LANE TURN-AROUND DETAIL 1 1"=50'



FIRE LANE TURN-AROUND DETAIL 2 1"=50'



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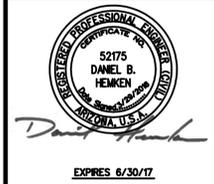
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**VICTORY AT VERRADO - PHASE 3:
 PARCELS 3A & 3B**

PRELIMINARY PLAT

Land Planning • Hydrology • Land Development • Civil Infrastructure • Surveying



DESIGNED: TR
 DRAWN: STAFF
 CHECKED: TR
 PLOT DATE: 8/22/2018

SHEET 8 OF 8

PROJECT NO. 15-100-01



Report to the Planning and Zoning Commission

TITLE: El Rio Design Guidelines & Planning Standards: A Guide to Implementation and Management of the El Rio Watercourse Master Plan

MEETING DATE: April 26, 2016

AGENDA ITEM: 8A

Applicant: Staff-Initiated, Community Services Department

Request: Planning and Zoning Commission to make a recommendation to the Buckeye City Council to adopt the El Rio Design Guidelines & Planning Standards: A Guide to Implementation and Management of the El Rio Watercourse Master Plan

Location: Gila River from Confluence with Agua Fria River in Avondale west to State Route 85 in Buckeye's Municipal Planning Area

Support/Opposition: Support expressed at the open house meeting from the public. Support from El Rio Technical Committee (staff from each jurisdiction), Administrative Committee (City Managers from each jurisdiction), & Steering Committee (Mayors and Board of Supervisors from each jurisdiction)

Recommendation: Adoption

PROJECT DESCRIPTION

1. Over the past two years, the City of Buckeye, working cooperatively with the Cities of Avondale, Goodyear, Maricopa County and the Flood Control District of Maricopa County prepared consistent design guidelines and planning standards for development occurring along the Gila River for a 17-mile stretch from the river's confluence with the Agua Fria west to the State Route 85 bridge. The Guidelines were prepared in response to the El Rio Watercourse Master Plan, which was adopted by the agencies in 2006 with a subsequent intergovernmental agreement approved in 2007 that outlined the roles and responsibilities of each agency for implementation. Since 2007, a work plan was developed by the agencies that outlined several projects, including the preparation of design guidelines and planning standards.
2. The agencies saw a need to prepare planning standards to ensure consistent development occurring along the river regardless of location so a developer would receive the same response whether in Avondale, Goodyear, Buckeye or in unincorporated Maricopa County.
3. An intergovernmental agreement was adopted by each agency in December 2013 for preparation of design guidelines with the City of Avondale assuming the lead for procuring a consultant and Buckeye assuming the lead for managing the day to day responsibilities for the project.
4. In November 2014, the City of Avondale approved the professional services agreement with J2 Engineering and Design and the kick off meeting was held a few days later.
5. The El Rio Design Guidelines and Planning Standards provides guidance for responsible development along the river, including character area planning, land development guidelines, transect planning, open edge treatment with trails and open space adjacent to the river, landscape and signage guidelines, economic development opportunities and the identification of three pilot projects with one in Avondale, Goodyear and Buckeye.
6. The provisions included in the document are not regulatory but are intended to provide guidance for development along the river.

PUBLIC PARTICIPATION SUMMARY:

7. The agencies hosted a public meeting/open house on October 27, 2015 at the Estrella Mountain Regional Park Nature Center with 30 people in attendance. A copy of the draft plan was posted online at www.gilariverprojects.com with public comments accepted until November 10th. Notifications were sent to owners with parcels 50 acres or larger, press releases issued with a front page article in the West Valley View on October 27th and public notices also posted in the paper. In total, 6 written comments were received from the Arizona Game and Fish Department, Audubon Arizona, Sonoran Audubon and interested citizens. Minor revisions were made to the plan based on feedback received. Comments relating to concern for dumping and target shooting and minimizing development along the river were received. Both Audubon Arizona and Sonoran Audubon voiced support for retaining agriculture adjacent to the river because of their benefit to water birds and encouraged the use of native plants to benefit wildlife. Others voiced support for open space and trails along the river.

BACKGROUND:

8. In 2006, the Flood Control District of Maricopa County developed the El Rio Watercourse Master Plan.
9. In 2007, the Cities of Avondale, Goodyear, Buckeye, Maricopa County and the Flood Control District of Maricopa County adopted an intergovernmental agreement relating to the implementation of the El Rio Watercourse Master Plan.
10. A work plan was developed by the agencies that identified the preparation of design guidelines and planning standards.
11. In late 2013, the agencies signed IGA for the development of design guidelines and planning standards with Avondale assuming the lead for procuring a consultant and Buckeye responsible for managing the day to day activities.
12. In November 2014, J2 Engineering and Design's contract was approved by the City of Avondale to begin the project.

ANALYSIS:

13. The Design Guidelines and Planning Standards provide useful direction to staff in each of the agencies and developers on responsibly developing in the El Rio stretch of the Gila River with character area planning, transects for developing both within and outside the floodplain, open space and trails adjacent to the river, landscaping and signage guidelines.
14. Three pilot projects will further the vision of the El Rio Watercourse Master Plan. Buckeye's pilot project on 40 acres also is supported by previous plans for the City lake project and is in conformance with the Gila River Restoration Program currently under development.

RECOMMENDATION:

15. Planning and Zoning Commission to make a recommendation to Buckeye City Council to adopt the El Rio Design Guidelines and Planning Standards: A Guide to Implementation and Management of the El Rio Watercourse Master Plan.

EXHIBITS

Plan available online at <http://gilariverprojects.com/news/>

Prepared By:
Robert Wisener, Conservation & Project Manager

Reviewed By:
Terri S. Hogan, AICP, Planning Manager



Quarterly Report Jan – Mar 2016

Report to the Planning and Zoning Commission

Development Applications:

Total Completed – 38 In Process - 74

Development Applications of Note:

- Victory Golf Clubhouse Administrative Site Plan - Approved 1/7/16
- Verrado Parkview Commission Site Plan – Approved 1/12/16
- Village on Broadway Commercial Preliminary Plat – Approved 1/12/16
- EPCOR Booster Station – P&Z Commission Appeal – Denied 2/2/16
- Sun City Festival Dog Park Administrative Site Plan – Approved 2/18/16

Upcoming Development Applications of Note:

- Cemex / Lake Property - Annexation
- Villages at Broadway – Commercial Final Plat
- Shoppes at Sundance – Administrative Site Plan
- Mountain View Business Center – CMP Amendment
- Tartesso West – CMP Amendment / Pre Plats
- Trillium – CMP Amendment
- Jackrabbit Square – Preliminary Plat
- Mountain View South – Preliminary Plat
- Spurlock Ranch – CMP Amendment / Pre Plat
- Verrado East District Pre Plat
- Verrado Marketside Residential Final Plat
- Badley Center Annexation / Rezone

Special Projects

Total Completed: 11 In Process: 106

Special Projects of Note:

- Water Resources – capacity / fee form
- Presentation for AZ Women’s Council of Realtors
- Utility Uses Interpretation
- Lot Coverage Interpretation
- Salt Cedar Groundbreaking Video
- American Planning Association – National Conference in Phoenix
- Parks, Trails, Open Space Master Plan Team
- General Plan Update – Kick off Meetings

Upcoming Special Projects of Note:

- General Plan Update – Visioning Community and Advisory Committee meetings
- Gila River Restoration Projects
- Verrado Economic Development Agreement - Frys
- AZ APA National Committees

- Transportation Master Plan Team
- Integrated Water Master Plan Team
- Transportation Master Plan Team
- Sign Code Amendments
- Enterprise Resource Planning Team
- Transit Master Plan Team
- Enterprise Resource Planning Team

Construction Permits

- Single Family Residential - 314
- Other Residential – 387*
- New Commercial – 0*
- Misc. Commercial/Tenant Improvements – 6*
- Civil – 41*

*Does not include March #s