



**CITY OF BUCKEYE**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING AGENDA**  
**MAY 24, 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>
<b>Council Liaison:</b> Councilmember Craig Heustis						

1.	<b>CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL</b>	
2.	<b>APPROVAL OF MINUTES FROM APRIL 26, 2016 PLANNING AND ZONING COMMISSION REGULAR MEETING</b>	<b>Action required:</b> <i>Motion</i>
3.	<b>CONSENT AGENDA</b> <i>No Items</i>	
4.	<b>CONTINUANCE AGENDA</b> <i>No Items</i>	
5.	<b>REGULAR AGENDA</b>	
5A.	<p><b>Subject:</b> PHO Maneuver CUP (PLZ-16-00045)  <b>Applicant:</b> Mandy Brady, Jacobs Engineering Group, Inc.  <b>Location:</b> Located at the Buckeye Union High School baseball field on the southeast corner of Eason Ave and 9<sup>th</sup> Street along the left field fence.  <b>Request:</b> Conditional Use Permit for a new wireless communications facility.  <b>Recommendation:</b> Approve with stipulations  <b>Presented by:</b> Planner II, Sean Banda</p>	<p><b>Action required:</b>  <i>Public Meeting, Discussion, and Motion</i></p>
5B.	<p><b>Subject:</b> Solis Rezone (PLZ-16-00048)  <b>Applicant:</b> Anastacio Solis  <b>Location:</b> Locate at 217 4<sup>th</sup> Avenue West, Lot 13 of the Valencia Subdivision in Downtown Buckeye.  <b>Request:</b> Rezone from Planned Residential (PR) district to Single Family Residential 6 (SF-6) district  <b>Recommendation:</b> Approve with stipulations  <b>Presented by:</b> Planner II, Sean Banda</p>	<p><b>Action required:</b>  <i>Public Meeting, Discussion, and Motion</i></p>

5C.	<p><b>Subject:</b> Tartesso West CMP Amendment (PLZ-16-00057)  <b>Applicant:</b> Stardust Cos., City of Buckeye  <b>Location:</b> Generally located within the boundaries of Sun Valley Pkwy, McDowell Rd, 323rd Ave alignment, Glendale Ave, Johnson Rd, Camelback Rd, and Bruner Rd.  <b>Request:</b> Community Master Plan Amendment  <b>Recommendation:</b> Approve with stipulations  <b>Presented by:</b> Senior Planner, Ed Boik, AICP</p>	<p><b>Action required:</b>  <i>Public Meeting, Discussion, and Motion</i></p>
5D.	<p><b>Subject:</b> Apache Employment Overlay District – Development Code Amendment (PLZ-16-00064)  <b>Applicant:</b> City of Buckeye  <b>Location:</b> An area bounded by Apache Road, Southern Avenue, Rainbow Road, and Union Pacific Railroad  <b>Request:</b> An amendment to Section 2.7 of the development code establishing standards and boundaries for the Apache-Rainbow Employment Overlay District  <b>Recommendation:</b> Approve  <b>Presented by:</b> Senior Planner, Ed Boik</p>	<p><b>Action required:</b>  <i>Public Meeting, Discussion, and Motion</i></p>
6.	<p><b>COMMENTS FROM THE PUBLIC</b>                  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><b>Action required:</b>  <i>None</i></p>
7.	<p><b>REPORT FROM STAFF</b></p>	<p><b>Action required:</b>  <i>None</i></p>
8.	<p><b>COMMENTS FROM THE PLANNING AND ZONING COMMISSION</b></p>	
9.	<p><b>ADJOURNMENT</b></p>	<p><b>Action required:</b>  <i>Motion</i></p>