



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>
Council Liaison: Councilmember Craig Heustis						

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

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



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
APRIL 26, 2016

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, Chairperson Carol Kempiak, Commissioner Clayton Bedoya, Commissioner Gregory Clemmons, Vice Chairperson Nick Hudec, Alternate Deanna Kupcik

Members absent: Commissioner Jeffrey Nagy, Commissioner Preston Hundley, Alternate Jesse Knight, Alternate Gail Reese, Alternate Bill Elliott, Alternate Duane Mitry

Staff present: Planning Manager Terri Hogan, Planner II Sean Banda, Conservation & Project Manager Robert Wisener, Administrative Assistant Keri Hernandez, City Attorney Gary Verburg, Council Liaison Craig Heustis

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

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

3. APPROVAL OF MINUTES FROM MARCH 8, 2016 PLANNING AND ZONING COMMISSION WORKSHOP

A motion was made by Commissioner Marcinko and seconded by Vice Chairperson Hudec to approve the minutes of the March 8, 2016 Planning and Zoning Commission Workshop as presented. Motion carried.

4. APPROVAL OF MINUTES FROM MARCH 22, 2016 PLANNING AND ZONING COMMISSION REGULAR MEETING

A motion was made by Commissioner Bedoya and seconded by Commissioner Clemmons to approve the minutes of the March 22, 2016 Planning and Zoning Commission Workshop as presented. Motion carried.

5. APPROVAL OF MINUTES FROM APRIL 12, 2016 PLANNING AND ZONING COMMISSION REGULAR MEETING

A motion was made by Commissioner Bedoya and seconded by Commissioner Clemmons to approve the minutes of the April 12, 2016 Planning and Zoning Commission Regular Meeting as presented. Motion carried.

6. CONSENT AGENDA

6A. VERRADO AT VICTORY – PHASE 3: PARCELS 3A & 3B (PLZ-15-00184)

Commissioner Clemmons requested the item to be removed from the Consent Agenda and placed on the Regular Agenda. Vice Chairperson Hudec seconded the request.

7. CONTINUANCE AGENDA

No Items

8. REGULAR AGENDA

8A. VERRADO AT VICTORY – PHASE 3: PARCELS 3A & 3B PRELIMINARY PLAT(PLZ-15-00184)

Planner II Sean Banda presented and was available to answer questions from the Commission. Commissioner Marcinko brought to staff’s attention of some typos within stipulations. Mr. Banda provided a correction that the Public Works stipulation z should be read as such “all existing irrigation facilities located on the site shall be abandoned, relocated off the property, or installed underground”. Mr. Marcinko inquired of the parks and trail system within the preliminary plat presented. Mr. Banda stated that the detail of the parks and trails with details would appear on the landscape plans submitted by the applicant. Vice Chairperson Hudec asked for setback clarification and zero lot line. Mr. Banda informed the Commission that the applicant has chosen the option for more flexibility of the future product that may be placed on the lots.

A Public Hearing was opened at 6:33 p.m. With there being no comments from the public, the Public Hearing was closed at 6:33 p.m.

A motion was made by Vice Chairperson Hudec and seconded by Commissioner Bedoya to recommend approval as a non-consent item with stipulations a-dd with revisions to stipulations b, m, n, and z as presented. Motion carried.

8B. EL RIO DESIGN GUIDELINES & PLANNING STANDARDS: A GUIDE TO IMPLEMENTATION AND MANAGEMENT OF THE EL RIO WATERCOURSE MASTER PLAN

Conservation & Project Manager Robert Wisener presented and was available to answer questions from the Commission.

A Public Hearing was opened at 6:46 p.m. With there being no comments from the public, the Public Hearing was closed at 6:46 p.m.

A motion was made by Commissioner Bedoya and seconded by Commissioner Clemmons to recommend adoption to the City Council. Motion carried.

9. COMMENTS FROM THE PUBLIC

Council Liaison Heustis informed the Commissioners that the traffic signal at Dean and Yuma is projected to be in operation by July 7th, 2016.

10. REPORT FROM STAFF

Planning Manager Terri Hogan presented the Commission with the quarterly report from staff.

11. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

Commissioner Bedoya mentioned House Bill 2613, and traffic signals located under high power transmission lines.

Chairperson Kempniak mentioned the APA website, and stated that she would like to see the public hearings on public network or social media.

12. ADJOURNMENT

A motion was made by Vice Chairperson Hudec and seconded by Commissioner Bedoya to adjourn at 6:59 p.m. Motion carried.

Carol Kempniak, 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 26th day of April, 2016. I further certify that a quorum was present.

Keri Hernandez, Administrative Assistant



CONDITONAL USE PERMIT

Report to the Planning and Zoning Commission

CASE NUMBER: PLZ-16-00045
TITLE: PHO Maneuver-Verizon Tower
MEETING DATE: May 24, 2016
AGENDA ITEM: 5A

Applicant: Mandy Brady, Jacobs Engineering Group, Inc.
Owner: Buckeye Union High School
Request: Conditional Use Permit for a new wireless communications facility.
Location: Located at the Buckeye Union High School baseball field on the southeast corner of Eason Ave and 9th Street along the left field fence.

Site size: Approximately 3.9 acres
Public input: None known
Recommendation: **Approve** with stipulations

PROJECT DESCRIPTION

1. The applicant has requested a Conditional Use Permit (CUP) to erect a new wireless communications facility (WCF) located on the southeast corner of Eason Ave and 9th Street along the Buckeye Union High School (BUHS) baseball left field fence.

AREA CONTEXT

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	BUHS baseball field	Downtown Buckeye	SU, Special Use
North	School Tennis Court/EMCC Campus/Church	Downtown Buckeye	SU, Special Use PR, Planned Residential
South	Town Park and City Pool	Downtown Buckeye	SU, Special Use
East	Town Park/Saide Recreation Center	Downtown Buckeye	SU, Special Use
West	SFR Dwelling	Downtown Buckeye	PR, Planned Residential

PUBLIC PARTICIPATION SUMMARY:

3. The applicant will hold a neighborhood meeting on May 19, 2016. As of the writing of this report, staff has not received any questions or concerns about this proposal.

4. *Table 2: Public Notice*

Notification Element	Date
Published in Buckeye Valley News	May 5, 2016
Site Posted	May 9, 2016
Mailing to Property Owners w/in 300'	May 9, 2016

BACKGROUND:

5. Relevant Case History
PLZ-16-00046- PHO Maneuver Verizon Tower-Site Plan (currently pending)

ANALYSIS:

6. The property is zoned Special Use (SU) which conditionally allows WCFs. According to

the Development Code, the applicant is required to get the use approved at this site along with submitting a site plan for the proposed new tower and facility. Since the proposed location is located at a BUHS owned facility, the applicant has met with the school and city staff since early fall of 2015. Through the site plan process, the applicant will be required to purchase or lease a city easement to get access to the facility for maintenance. The applicant is also planning on replacing one of the baseball field lights towers with a new tower that will have the lights and communication arrays shared on the same tower.

This site was determined necessary to improve communications in this area and was also determined to be ideal since there would be no more additional impact on this area, since the proposed WCF tower is replacing the ball field light tower. This proposed use will be the third WCF along this baseball facility.

Site Map



7. Conformance with the General Plan: The General Plan Land Use Map specifies the area at the site as Downtown Buckeye. Existing zoning is Special Use (SU), which is in conformance to the General Plan, and this use is allowed through the CUP.

RECOMMENDATION:

8. Staff recommends the Planning and Zoning Commission take the following motion to recommend **approval** of case **PLZ-16-00045** with a stipulation for the following reasons:
 - Conformance with General Plan
 - Conformance with Development Code
 - No outstanding issues from reviewing departments
 - a. Development of the property shall be in general conformance to the project narrative report entitled "City of Buckeye Conditional Use Project Narrative" consisting of three (3) pages, and stamped received on March 24, 2016.

ATTACHMENTS:

- Vicinity Map
- Applicant's Narrative

Prepared By:
Sean Banda, Planner II

Reviewed By:
Terri Hogan, AICP, Planning Manager



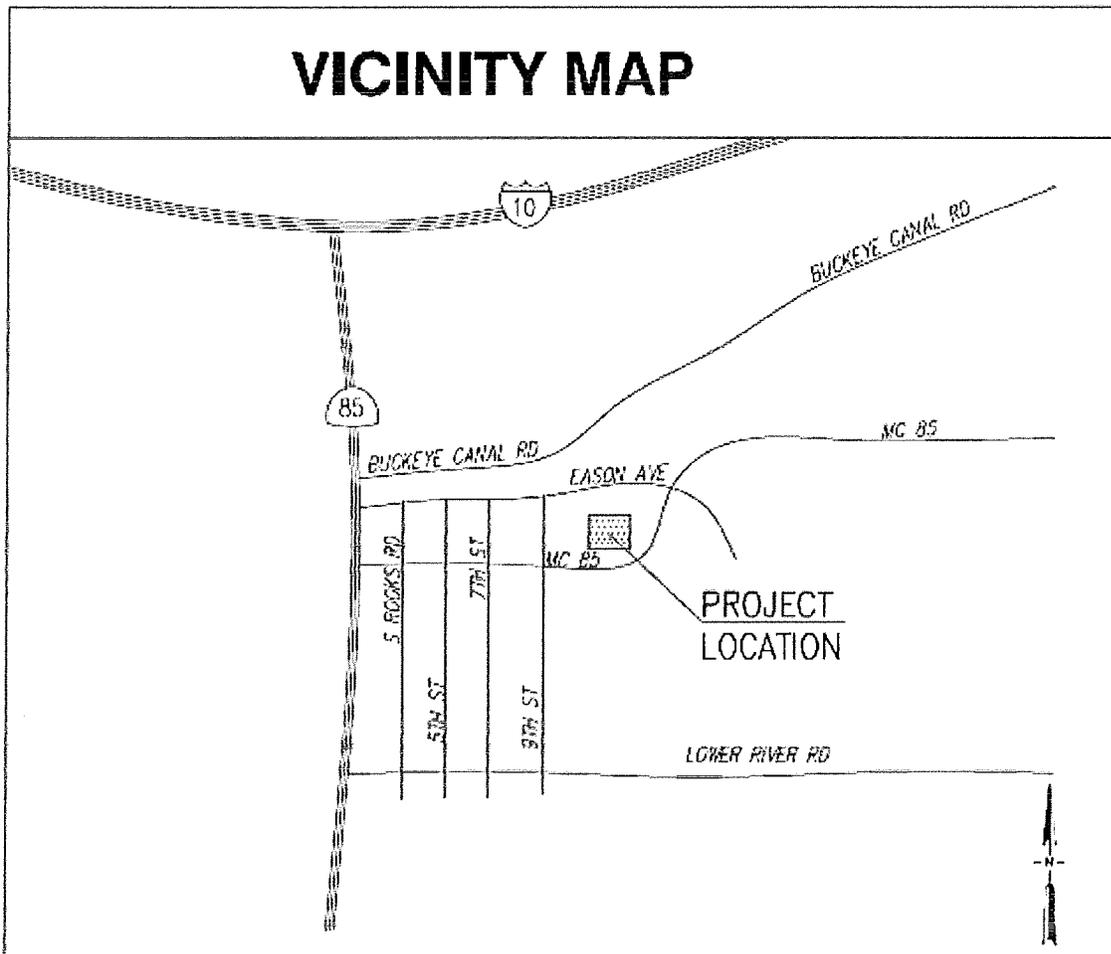
CITY OF BUCKEYE CONDITIONAL USE PROJECT NARRATIVE

PROJECT NAME: PHO MANEUVER | TOWERCOM TOWER | VERIZON WIRELESS AS ANCHOR TENANT

GENERAL LOCATION: Proposed Access to TowerCom telecommunications facility from 1003 E. Eason Road, South through parking lot, and proposed easement over City of Buckeye property to reach Buckeye Union High School property. Existing school owned light standard proposed be removed and replaced with a (75') monopole with light standards. Ground facility with fenced enclosure proposed to be located on school property.

DESCRIPTION OF REQUEST: TowerCom is submitting for Zoning approvals and other related approvals for Verizon Wireless for the following;

- Install (75') monopole light standard mounted with (8') panel antennas, remote radio units, microwave dish, surge protectors and hybrid cables.
- Install (3) outdoor radio cabinets & 30 kW Generator mounted on concrete pads, within an (8') high chain link fence enclosure.
- Install Power, and Telco utilities to service the equipment area.



- Design & Landscaping:

10'X16' Fenced Enclosure

(1) 75' monopole tower with Musco light standards to match existing.

(1) Proposed carrier – Verizon Wireless ground equipment

(1) Space for proposed future carrier.

No landscaping proposed. City of Buckeye park has existing landscaping.

- Current & Proposed Site Conditions:

- Current: City Park & School Baseball Field, with (2) existing telecommunication facilities on the North & South Sides of the baseball field.

- Proposed: City Park & School Baseball Field, with (2) existing telecommunication facilities on the North & South Sides of the baseball field. Proposed (1) additional telecommunication facility.

- Relationship to the surrounding properties:

- The new tower will be very similar to the two existing towers, and will relate as an “existing use” to this property.

- Accessibility & Circulation:

- The tower & telecommunication facility will be of minimal size. This will maintain the natural accessibility and existing circulation the City Park currently has. The proposed facility is situated outside of the baseball fence, and will not interfere with accessibility or circulation of the ball field.

- Phasing – N/A

- Water, sewer & refuse providers – N/A

- Fire and Police protection

- It is advised that the City of Buckeye provide an E911 Street Address for the new proposed tower, to allow for triangulation when an 911 call is made in the vicinity.

- Impact on local schools, parks, etc.;

- See relationship & accessibility above. In addition, this new facility will provide better capacity coverage to the citizens who reside in this area, and utilize the cities & schools facilities.

- Proposed percentage of Parks & Open Space: n/a

- Current General Plan Designation: “Special Use”

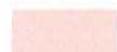
- Current Zoning Designations: Special Use, Planned Residential, and Commercial Centre



Downtown Inset Area

 Municipal Planning Area

Zoning Category

-  General Commerce
-  Commercial Center
-  Planned Community
-  Rural Residential
-  Planned Residential
-  Mixed Residential
-  Special Use



REZONE

Report to the Planning and Zoning Commission

CASE NUMBER: PLZ-16-00048
TITLE: Anastacio Solis Rezone
MEETING DATE: May 24, 2016
AGENDA ITEM: 5B

Applicant/Owner: Anastacio Solis
Request: Rezone from Planned Residential (PR) district to Single Family Residential 6 (SF-6) district.
Location: Located at 217 4th Avenue West, Lot 13 of the Valencia Subdivision in Downtown Buckeye.
Site size: Approximately 0.31 acre
Public input: One call with general questions on how the rezoning worked and what impact it would have on them.
Recommendation: **Approve** with stipulations

PROJECT DESCRIPTION

1. The subject property is located at 217 4th Avenue West in the Valencia Subdivision. The applicant has requested to build an accessory dwelling unit (ADU) for a family member on their residential lot; however an ADU is prohibited under the subject obsolete zoning district. The current Development Code allows ADUs to be constructed in residential districts with defined requirements. In order to construct the ADU, the applicant has requested to rezone the Planned Residential (PR) zoned property to an equivalent residential zoning (Single-Family Residential 6 (SF-6)).

AREA CONTEXT

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	SFR Dwelling	Downtown Buckeye	PR, Planned Residential
North	SFR Dwelling	Downtown Buckeye	PR, Planned Residential
South	SFR Dwelling	Downtown Buckeye	PR, Planned Residential
East	SFR Dwelling	Downtown Buckeye	PR, Planned Residential
West	SFR Dwelling	Downtown Buckeye	PR, Planned Residential

PUBLIC PARTICIPATION SUMMARY:

3. The applicant will hold a neighborhood meeting on May 19, 2016. Staff did receive one call from a neighboring property with general questions about the request since they were not able to attend the neighborhood 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	May 5, 2016
Site Posted	May 9, 2016
Mailing to Property Owners w/in 300'	May 9, 2016

BACKGROUND:

5. Annexation and Relevant Case History
None.

ANALYSIS:

6. The property is zoned PR which allows a single-family residence and accessory structures on the property as an ancillary use to the residence; but PR specifically prohibits an ADU. Since the current adopted Development Code does not have any prohibition on ADUs in any residentially zoned property (Development Code Section 3.3.4.A), staff recommended that rezoning the property to an equivalent zoning was the best way to accomplish the applicant’s request. SF-6 is the closest equivalent zoning to what is currently found in the Valencia Subdivision.

Development Information	SF-6 Minimum	Planned Residential Valencia	Existing
Lot Size	6,000 sq. ft	NA	13,549 sq. ft
Building(Home) Height:	35'	30'	existing
Setbacks:			
Front	18' Front Garage 15' Side Garage 10' Living	25'	±28'
Interior Side	5	5'	±15' and 30'
Street Side	10'	10'	NA
Rear	10'	20'	±64'
Minimum Lot Width:	55'	NA	±112'
Maximum Lot Coverage:	50%	NA	±14%

2.3.5. Single-Family Residential 6 (SF-6)

The SF-6 district is intended for single-family dwellings at a higher density than allowed in the SF-18 and SF-10 districts. 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 6,000 square feet.

7. If zoning is approved, the applicant's pending building permit request for an ADU can be released. The ADU will be required to follow the current Development Code standards for building size, height, setbacks and architectural style.
8. Conformance with the General Plan: The General Plan Land Use Map specifies the area at the site as Downtown Buckeye. The proposed SF-6 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:

9. Staff recommends the Planning and Zoning Commission take the following motion to recommend **approval to the City Council with stipulations (a & b)** of case PLZ-16-00048 for the following reasons:
 - Conformance with General Plan
 - Conformance with Development Code
 - No outstanding issues from reviewing departments
 - a. Development of the property shall be in general conformance with the zoning exhibit entitled "Solis Rezone-Exhibit" consisting of one (1) page, and stamped received on 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 "Solis Rezone-Narrative" consisting of one (1) page, and stamped received on March 29, 2016.

ATTACHMENTS:

- Vicinity Map
- Applicant's Narrative
- Project Map/Zoning Exhibit

Prepared By:
Sean Banda, Planner II

Reviewed By:
Terri Hogan, AICP, Planning Manager

SOLIS REZONE –NARRATIVE

Project Address:

217 4th Avenue West

Proposal:

We are Monica and Anastacio Solis we reside at the property 217 4th Ave West Buckeye we are requesting to rezone the property from Planned Residential to one of the newer single family residential zoning districts in order to be able to build and accessory dwelling unit for our mother-in-law.

SOLIS REZONE- EXHIBIT

217 4th Avenue West, Buckeye

APN 504-56-038

SECTION 32 TOWNSHIP 1 North RANGE 3 West of the Valencia Subdivision, Lot 13





Community Master Plan Amendment

Report to the Planning and Zoning Commission

CASE NUMBER: PLZ-16-00057
TITLE: Tartesso West Community Master Plan Amendment #3
MEETING DATE: May 24, 2016
AGENDA ITEM: 5C

Applicant: Stardust Cos., City of Buckeye
Owner: Stardust Cos.
Request: Amend the Tartesso West Community Master Plan by changing land uses and circulation and add 11 acres into the CMP.
Location: Generally located within the boundaries of Sun Valley Pkwy, McDowell Rd, 323rd Ave alignment, Glendale Ave, Johnson Rd, Camelback Rd, and Bruner Rd.
Site size: Approx. 5,560 acres
Density: N/A
Public input: None Known
Recommendation: Approve with Stipulations

PROJECT DESCRIPTION

1. The request is a continuance of a CMP amendment which was initiated in 2007 and tabled by City Council in late 2008. In late 2015, City Council remanded the application to the Planning and Zoning Commission for re-review and recommendation. No substantial changes have been made to the application since that time and the request is in conformance with adopted plans and standards.
2. The applicant is requesting approval of the subject third (3rd) amendment to the Tartesso West Community Master Plan. If approved, the Community Master Plan Amendment would affect approximately 5,560 acres except for those areas of the Tartesso West Master Planned Community that are already platted or no longer owned by the applicant. In particular, the amendment will bring the master plan circulation plan into alignment with the Hassayampa Valley Framework Study which identified alignments and road classifications for future Camelback Pkwy, McDowell Pkwy and Johnson Rd. Also, land uses are adjusted to reflect the new alignments. Lastly, a small acreage of land will be added within Unit 5.

AREA CONTEXT

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Partially Developed	Various Residential, Commercial, Mixed Use	PC, Planned Community
North	Vacant (Elianto, Sun Valley South & Montiere CMPs)	Medium Density Residential; High-Density Residential	PC, Planned Community
South	Vacant; Large-Lot Residential	Regional Commercial, Medium Density Residential	GC, General Commerce; County Rural-43
East	Vacant (Elianto CMP)	Mixed Use; Regional Commercial; Medium Density Residential;	PC, Planned Community
West	Vacant, Large-Lot Residential	Low Density Residential	RR, Rural Residential; County Rural-43

PUBLIC PARTICIPATION SUMMARY:

3. Substantial public participation took place during the original submittal and review period in 2007. None was required prior to this hearing.

Table 2: Public Notice

Notification Element	Date
Published in Buckeye Valley News	5/5/2016
Site Posted	5/4/2016
Mailing to Property Owners w/in 500'	5/5/2016

BACKGROUND:

4. CMP02-79: Tartesso West Community Master Plan, approved by Town Council on August 19, 2003 (Ordinance 39-03)
5. CMP(A)03-148: Tartesso West Community Master Plan Amendment No. 1, approved by Town Council on February 1, 2005 (Ordinance 14-05)
6. CMP(A)06-01: Tartesso West Community Master Plan Amendment No. 2, approved by Town Council on February 6, 2007 (Ordinance 12-07)
7. CMP(A)07-11 [now known as PLZ-16-00057]: Tartesso West Community Master Plan Amendment No. 3, tabled by Town Council on December 16, 2008.
8. CMP(A)07-11 [now known as PLZ-16-00057]: Tartesso West Community Master Plan Amendment No. 3 remanded by City Council to Staff and Planning and Zoning Commission on September 15, 2015.

ANALYSIS:

9. The changes proposed within the Community Master Plan Amendment would bring the Tartesso West Community Master Plan into conformance with the approved and ratified City of Buckeye General Plan by (1) designating Camelback Road and McDowell Parkway as Regional Parkways, (2) adding 323rd Avenue as a connection between the proposed Desert Creek/I-10 Service Traffic Interchange and the future McDowell Parkway, and (3) modifying land uses adjacent to these roadways that would expand the City’s desire for sustainability through an increase in land available for Medium High Density Residential, Mixed Use, and Commercial development.
10. Due to the significance of the regional parkway corridors (200-ft ROW), land use reconfigurations are necessary around these reclassifications.
 - a. Camelback Road: The core area of Mixed Use and Commercial land uses immediately adjacent to and in the vicinity of the Camelback Road/Johnson Road intersection is reconfigured to a total Mixed Use area of 177.4 acres in Villages 3 and 4 combined, and a total Commercial area of 172.3 acres. The net result of the change is an increase of 2.9 acres of Mixed Use and 38.3 acres of Commercial. In addition, on the northeast and northwest corner of Camelback Road and 315th Avenue, a 16.8 acre Commercial parcel

and a 20.3 acre Medium High Density Residential parcel has been added. Also, the park site within Village 3 is expanded from 10.3 acres to 20.1 acres and re-designated as a Sports Park from a Neighborhood Park.

- b. McDowell Parkway: In Village 2, Parcel 2.24 has been revised from High Density Residential to Commercial and Commercial Parcel 2.25 has increased in size from 12.8 acres to 15.2 acres. In Village 5, Commercial Parcel 5.3 has increased in size from 15.1 acres to 28.6 acres and has been realigned to have frontage on McDowell Parkway.
 - c. 323rd Avenue: With the possibility of a future freeway interchange connection between McDowell Parkway and I-10, Village 5 has had a 46.4 acre Medium High Density Residential parcel added to the northwest corner and Mixed Use designated in the southwest corner. In addition, Parcel 5.12, which includes the Tartesso West Water Reclamation Facility, has been changed to Mixed Use.
 - d. Commercial Land use designation has been added for the additional acreage added to Unit 5.
11. A number of stipulations are proposed regarding methods of financial guarantees, MID and SLID obligations, disclosure requirements, dedication requirements, and other items which will apply only to the property subject to the amendments in this request. Stardust Cos. has reviewed and accepted the proposed stipulations.
12. No other substantive changes are proposed in the CMP and staff is fully supportive of the request.

RECOMMENDATION:

13. Staff recommends the Planning and Zoning Commission motion for **approval** with stipulations #1 - #38, for the following reasons:
- Conformance with General Plan
 - Conformance with Development Code
 - No outstanding issues for reviewing departments

Stipulations are attached.

ATTACHMENTS

- Stipulations with Exhibits A, B, C.
- Vicinity Map (Aerial Photo)
- Land Use Map
- Zoning Map
- Narrative

Prepared By:
Ed Boik, AICP, Senior Planner

Reviewed By:
Terri Hogan, AICP, Planning Manager

CMPA07-11 – Tartesso CMP Amendment #3 Stipulations

The Development Services Department recommends approval of the Tartesso West Community Master Plan Amendment #3 (Case # CMPA07-11) subject to the following stipulations, which shall apply only to the Property within the Tartesso West Master Planned Community as depicted on **Exhibit A** attached hereto:

General

1. 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.
2. Where applicable, no structures may be built on slopes of 15% or greater.
3. Approval of this Community Master Plan Amendment (Application No. CMPA07-11) is contingent upon the execution of an amendment to the Tartesso West Development Agreement between the City of Buckeye and the Developer.
4. Development shall be in accordance with the Tartesso West Community Master Plan (Application No. CMP02-79, dated August 19, 2003), and all amendments, appendices, and addenda, including all changes necessary to comply with these approved stipulations.
5. In the event that a provision is not specifically covered by the Tartesso West Community Master Plan, as amended, or the Tartesso West Development Agreement, as amended, the City of Buckeye Development Code, as amended, City Code, as amended, and Engineering Design Standards, as amended shall be applicable to the development of the Property.
6. In accordance with the Tartesso West Community Master Plan, as amended, and the Tartesso West Development Agreement, as amended, the Developer may utilize Certificates of Occupancy Hold as a means for providing financial guarantees for infrastructure improvements in the form attached hereto as **Exhibit B**. Ultimately, the Developer shall be required to build or otherwise provide the required infrastructure necessary to serve this Project. Developer shall not be required to post any Payment, Performance or Warranty Bonds or any other form or assurance other than Certificates of Occupancy Hold to assure the completion of any required improvements or the warranties related to those improvements, including but not limited to the requirement to post any bonds for any Public Improvements which must be publicly bid in order for Developer to be reimbursed from either impact fees or community facility district bond proceeds.
7. For property in an undisturbed desert state, a native plant inventory shall be required prior to any development or construction activities for each phase. The native plant inventory shall define methods for transplanting materials to a nursery, on-site or off-site, during construction and transplanting back to the site when a landscaping plan is implemented. Formal transplanting guidelines are available from the Planning Division.
8. This subdivision is subject to a Parkway Maintenance Improvement District (MID) and in accordance with City of Buckeye Ordinance 42-06. The MID shall be established prior to the recordation of the first Final Plat as determined in the MID guidelines.

9. This subdivision is subject to a Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. The SLID shall be established prior to the recordation of the first Final Plat as determined in the SLID guidelines.

Planning

10. If the Developer has not previously done so, the Developer shall create and record a set of Covenants, Conditions, & Restrictions (“CC&Rs”) establishing one or more owners associations that shall be responsible for the maintenance of all open space and landscape areas (including within rights-of-way).
11. If not previously submitted and approved, a comprehensive sign plan shall be submitted to the Development Services Department for approval prior to the approval of the first Final Plat for the Property.
12. As each phase or portion of the Property is developed, all existing overhead power lines less than 69 kV capacity, or any other overhead utilities within that phase or portion of the Property being developed or along its immediately adjacent boundaries, shall be installed underground. If required by any governmental agency having jurisdictional authority, or if approved by the City Engineer, during development of any portion or phase of the Property, the Developer shall be permitted to construct temporary overhead electrical facilities that the Developer shall cause to be removed as soon as practical after permanent underground facilities are available.
13. As any phase or portion of the Property is altered from its native desert condition, the Developer shall maintain that phase or portion of the Property in a dust-free and weed-free manner until such time as that phase or portion of the Property is developed to its full and approved use (i.e., with a permanent structure, landscaping, and infrastructure installed upon it). Appropriate dust mitigation measures must be used to comply with this stipulation, which may include may the low-level mowing of weeds.
14. Walls and fences shall be constructed in accordance with the approved Tartesso West Community Master Plan Wall Detail, unless an alternative design or wall detail submitted by the Master Developer is approved by the Development Services Department. Wall and fence locations shall be submitted to the Development Services Department for review and approval.
15. If any phase or portion of the Property is within the vicinity (1 mile) of an existing agricultural, equestrian, or farm land use as established on or prior to the approval date of this Community Master Plan amendment, each homebuyer in that phase or portion of the Property shall receive notice of their proximity to such uses with a disclosure notice to be included in the Covenants, Conditions, & Restrictions of that phase or portion of the Property. The language for this notice is available at the Development Services Department.
16. A disclosure concerning Buckeye Airport noise levels must be provided by the homebuilder to a perspective homeowner and included on the final plat. In addition, appropriate avigation easements shall be provided by the Property Owner/Developer, approved by the City, and recorded concurrently with the recordation of each Final Plat. .

17. When requested by the City, the Developer shall dedicate to the City, in a location to be agreed upon between the City and the Developer, a temporary easement to allow the installation and maintenance of a temporary sewer force main through Tartesso West Unit 3A. Developer shall have no obligation to design, construct, maintain or cause to be approved any portion of the temporary sewer force main. Upon completion and acceptance of a permanent gravity sewer line that will replace the temporary sewer force main, City shall cause the temporary sewer force main easement to be terminated.

Engineering

18. Phasing of public infrastructure shall be subject to a phasing plan as approved by the Development Services Director and City Engineer.
19. If applicable, as any phase or portion of the Property are developed, the Developer shall provide for channelization of off-site storm water that will be intercepted by that phase or portion of the Property in accordance with a Drainage Report as approved by the City Engineer, which shall be submitted along with the first submittal of the improvements plans for that phase or portion of the Property. The Final Drainage Report for the appropriate phase or portion of the Property will be approved by the City Engineer prior to the recordation of a Final Plat or issuance of building permits for a final Site Plat for that phase or portion of the Property. In the case where work related to interception of off-site storm water is required on adjacent parcels of land not controlled by the Developer, the Developer shall first obtain a drainage easement from the adjacent parcel owner(s). If required, said easement shall include an acknowledgment by the adjacent parcel owners that historic drainage discharge points may be altered. 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 any Final Plat or the issuance of a building permits for a Final Site Plan. The City Engineer may waive or alter the drainage easement requirements provided the Developer can reasonably demonstrate that historical downstream flows have either not been altered or have been reduced.
20. Unless such has been previously submitted to and approved by the City, at the time of improvement plan submittal, the Developer shall provide a comprehensive Drainage Master Plan that 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.

Public Safety

21. The Buckeye Fire Chief and City Engineer shall determine the number, location, and types of all fire hydrants.
22. At the time of development of any phase or portion of the Property, prior to delivery of any combustible materials not directly associated with the construction of the fire protection system for that phase or portion of the Property, 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.

Circulation/Transportation

23. 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.
24. All street names shall be subject to final approval by the City of Buckeye and shall conform to the Maricopa County grid alignment.
25. Pavement sections for all streets shall be determined in accordance with a City Engineer-approved geotechnical analysis, but shall not be less than the City's minimum requirements that exist at the time of development of any phase or portion of the Property.
26. Collector streets shall have a raised landscape median (except at intersections where left-turn lanes are provided), excluding the following specific street sections: (i) the original "E" street section as identified in the Tartesso West Community Master Plan; (ii) the modified "E" street section; and (iii) 297th Avenue located within Tartesso West Unit 3B.

The Developer hereby acknowledges that unless the Town approves the original "E" street section as identified in the Tartesso West Community Master Plan for a specific location and use, it is the Developer's and Town's intent to substitute the modified "E" street section for the original "E" street section within the Tartesso West Community Master Plan.

The modified "E" street section, as depicted on **Exhibit C** attached hereto, will be constructed as a two-lane minor collector with a widened pavement section and appropriate tapers to add a third center lane at certain intersection locations. The final design details and turn land locations will be addressed at the time of Final Plat and final improvement plan approval. The Town acknowledges that the intent is to widen the paving section at certain intersections without the requirement for additional right-of-way or landscape tract width, to preclude any negative affect on the total number or size of lots able to be achieved within the project.

297th Avenue will be constructed as a two-lane minor collector in accordance with the street section shown on the Tartesso West Unit 3B Preliminary Plat sealed 4/17/08, except at the following locations: (i) north of Thomas Road through the four-way intersection of Catalina Drive; (ii) north and south of the four-way intersection of 297th Avenue (Monterey Way) and 296th Avenue; and (iii) the east end of 297th Avenue (Monterey Way) as it exits Tartesso West Unit 3B. In these locations, the paving section will be widened with appropriate tapers to add a third center turn lane at these specified locations. The final design details will be addressed at the time of Final Plat and final improvement plan approval. The Town acknowledges that the intent is to widen the paving section at certain intersections without the requirement for additional right-of-way or landscape tract width, to preclude any negative affect on the total number or size of lots able to be achieved within the project.

27. The Developer is responsible for the installation of all traffic signals that are internal to the Master Planned Community or that are warranted by traffic generated by the Property. For those signals that are located along the perimeter of the Master Planned Community, the Developer shall be responsible for a pro rata share of the cost of each signal based on an analysis prepared by the City Engineer. When perimeter traffic

signals are warranted during the development of the Master Planned Community, the Developer shall install the signals and the City shall pay the Developer, at the time the signals are installed, for the portion of the signal cost not attributable to the Master Planned Community based on the City Engineer's analysis. Should development within the Master Planned Community be completed prior to any perimeter signals being warranted, the Developer shall pay the City the pro rata share of the cost of those signals that are attributed to the Master Planned Community and the City shall install the signals when they are warranted. If in the future the City adopts an impact fee that includes an amount for the cost of Traffic Signals, any cost paid by the Developer pursuant to this stipulation will be subject to a refund from said impact fee. Nothing in this stipulation will prevent the Developer from attempting to obtain reimbursement for traffic signals from bonds issued by the Tartesso Community Facilities District if no other reimbursement method is otherwise used.

28. The paved portion of all cul-de-sacs shall have a minimum radius of 43 feet.

Water/Wastewater

29. Unless such has been previously submitted to and approved by the City, at the time of improvement plan submittal for any phase or portion of the Property, the Developer shall submit for review and approval a Sewer Master Plan that provides sizing calculation for all on-site and off-site sewers.

30. The Developer is responsible for providing, at their sole expense, all public infrastructure necessary to serve each phase or portion of the Property at the time each phase or portion of the Property is developed including, without limitation, water and wastewater service in accordance with Chapter 25 of the City Code. This includes water supply, infrastructure, and capacity for the production, treatment, and delivery of water to the project and the collection, treatment, and disposal, including recharge and/or reuse, of wastewater generated at the project. The public infrastructure referenced herein is impact fee creditable and/or CFD reimbursable if approved by the CFD Board and a separate agreement will be negotiated with the City that addresses the process for impact fees to be credited to the Developer. The Developer may be required by the City to participate jointly with other owners/developers in the provision of necessary regional public infrastructure, at such time that is acceptable to the Developer, and, in such an event, shall pay its pro rata share of the costs of providing such infrastructure and shall provide documentation satisfactory to the City of such participation and payment of its pro rata share.

Any water supply infrastructure for the production, treatment, and delivery of domestic water, including but not limited to domestic wells or domestic water storage capacity and any wastewater collection, treatment, disposal, recharge or reuse capacity installed by Developer within the project shall be reserved, subject to the terms of the "Asset Purchase Agreement for the Purchase and Sale of the Tartesso Wastewater Treatment Plant" dated May 19, 2015, to the extent not prohibited by law, for Developer's exclusive use except that The Tartesso West Development Agreement Section 17(b) regarding Developer's obligation to reimburse City for the cost of professionals and consultants shall continue to govern and control Developer's obligation for such reimbursement.

31. Unless such as been previously submitted to and approved by the City, the Developer, prior to the approval of a Final Plat or Site Plan for any phase or portion of the Property,

shall submit to the City for review and approval Water and Wastewater Master Plans. In order to provide for water production and treatment, the Developer may be required to provide additional sites for production wells and water production sites on the Final Plat, on the Site Plan, or at off-site locations.

32. The 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. The necessary water rights shall be obtained on an as needed basis to allow the Property to be constructed in portions or phases.
33. To the extent allowed by law, all Type-I Non-irrigation and Irrigation Grandfathered Rights associated with the property shall be properly extinguished and the resulting extinguishment credits conveyed to the City of Buckeye or pledged to the City of Buckeye account at the Arizona Department of Water Resources prior to the issuance of any building permits.
34. The Developer shall allocate any surface water rights to the City prior to the issuance of any building permits.
35. Except for wells located on the property that are used for potable water purposes within the certificated franchise area of a private water company, the Developer shall abandon any existing registered or unregistered well located on the property except for the following:
 - a. wells that have been drilled and constructed by the Developer pursuant to the City's requirements that are used by the City for water service;
 - b. wells that have been drilled and constructed by the Developer pursuant to the City's requirement that are intended for use by the City for water service;
 - c. wells that the City may use as the basis for drilling replacement wells;
 - d. wells being used on the property for agricultural purposes; and
 - e. any other well or wells required by the City to remain on the property.

Abandonment of wells shall be performed pursuant to and in compliance with State law and shall be completed prior to the issuance of any building permits.

36. Prior to approval of a Final Plat or Site Plan for any phase or portion of the Property, the Community Development Director shall require the Developer to produce a Certificate of Assured Water Supply issued by the Arizona Department of Water Resources, covering all lots and parcels created, defined, or depicted on said Final Plat or Site Plan. The certificate must be consistent with all Arizona Department of Water Resources rules and regulations. In the event the City has been designated as an assured water provided prior to approval of said Final Plat or Site Plan, and the Arizona Department of Water Resources has not yet issued a Certificate or Certificates of Assured Water Supply covering the Final Plat or Site Plan, a Certificate or Certificates of Assured Water Supply will not be required by the City. The City may instead require as a condition to approval of the Final Plat or Site Plan that the Developer provide the City with other evidence demonstrating that there is sufficient volume and quality of water necessary to serve the

demands at the Final Plat or Site Plan such as a physical availability determination issued by the Arizona Department of Water Resources along with supporting documentation or that the Developer provide the City with a copy of an analysis of assured water supply, with supporting documentation, issued by the Arizona Department of Water Resources for the phase or portion of the Property that contains the Final Plat or Site Plan, which is the subject of that application.

37. In the event the City has been designated by the Arizona Department of Water Resources as having as assured water supply prior to approval of either a Final Plat or Site Plan and the Developer does not yet have a Certificate of Assured Water Supply for the Final Plat or Site Plan, which is the subject of that application, the Developer shall, if requested by the City, relinquish a portion of the volume of its analysis of assured water supply for the phase or portion of the Property containing the Final Plat or Site Plan, which is the subject of that application, as reasonably necessary to allow the City to include the relinquished water supply in the City's designation in order that the City may provide water service to that Final Plat or Site Plan, which is the subject of that application; provided, however, that the Arizona Department of Water Resources approves such partial relinquishment and reduction in the analysis volume without negatively impacting the priority of the remaining reserved groundwater under the Developer's analysis of assured water supply. The Developer acknowledges that the City is preparing to submit to the Arizona Department of Water Resources its application for designation as an assured water provider. The Developer further agrees that if the foregoing condition has been met, it shall submit to the Arizona Department of Water Resources its request to relinquish a portion of its analysis by the volume reasonably required to meet the demand of the Final Plat or Site Plan, which is the subject of that application, as requested by the City, and subject to the foregoing conditions, immediately prior to the recordation of the Final Plat or the issuance of any building permits for the Site Plan, which is the subject of that application.

38. No access currently exists and no access shall be permitted onto Tartesso Parkway from any portion of any land located in Section 20, Township 2 North, Range 4 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Attachments

Exhibit A – Property Depiction

Exhibit B – Certificate of Occupancy Hold Agreement

Exhibit C – Modified “E” Street Section

Exhibit A
Property Depiction
(See following page.)

Exhibit "A"
The "Property"

TARTESSO®

Master Plan

Legend

- | | | | |
|------|---------------------------------|--------|--|
| L | Low Density Residential | O.S. | Open Space |
| M | Medium Density Residential | U/O.S. | Utility/Open Space |
| MH | Medium/High Density Residential | M/R/F. | Medium Density Residential/Recharge Facility |
| H | High Density Residential | W.W. | Waste Water Treatment Facility |
| E.S. | Elementary School | C | Commercial |
| H.S. | High School | M.U. | Mixed Use |
| P | Park | P.F. | Public Facility |

Land Excluded From Tartesso West CMP Amendment No.3

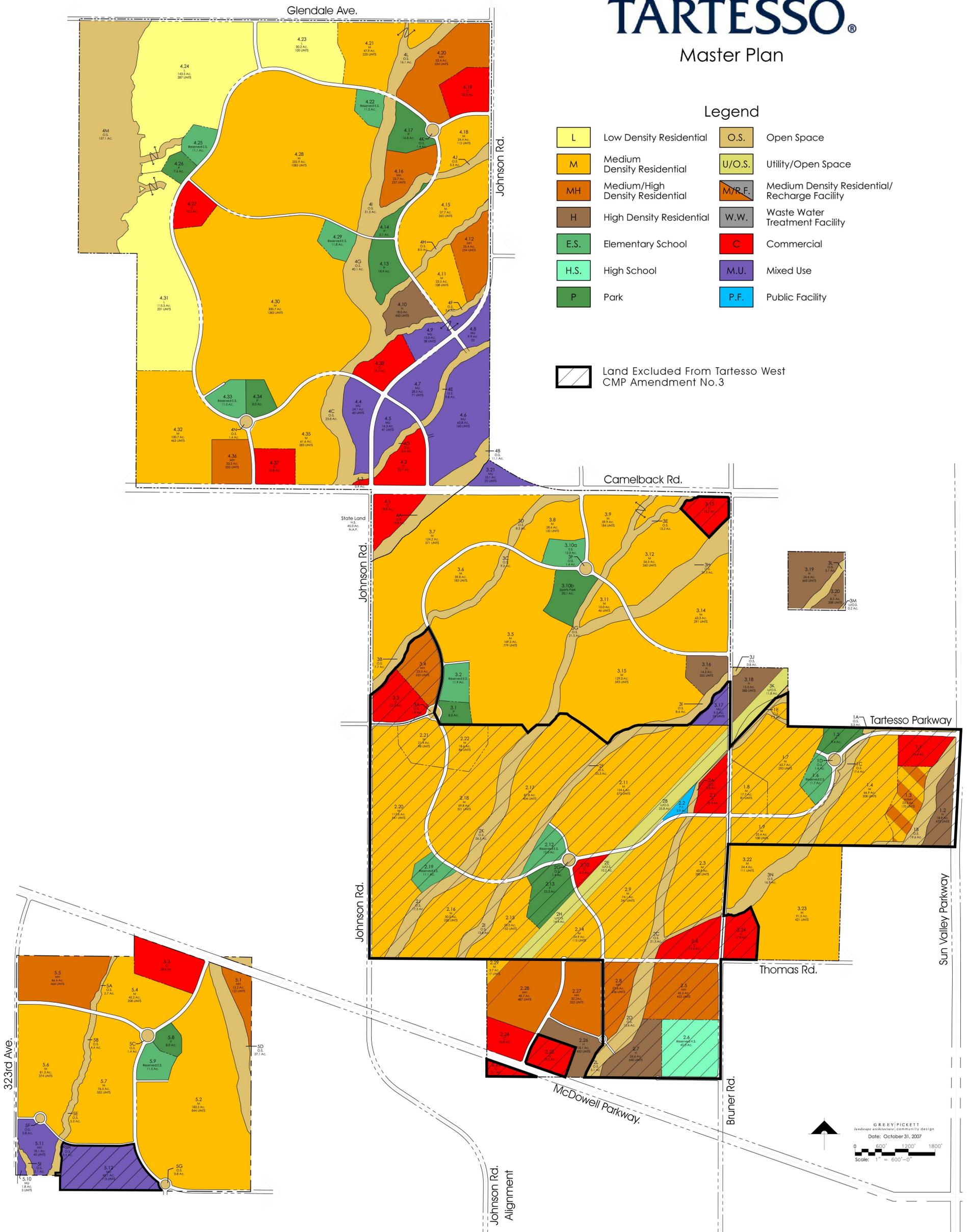


Exhibit B
Certificates of Occupancy Hold
(See following pages.)

***** FOR OFFICIAL USE ONLY *****

Quarter Council KIVA KIVA
Section: _____ District: _____ Proj # _____ SDEV _____

Improvements Subject to Hold:

Concrete _____ Grading _____ Water _____ Landscape _____
Paving _____ Drainage _____ Sewer _____ Other _____
(See Exhibit)
Common Area Improvements _____

The Community Development Department will withhold issuance of the Certificate of Occupancy (CofO) on any future building permits in accordance with the following procedures:

- 1. On all model home lots, CofOs will be withheld until those improvements that have been installed for those onsite and offsite improvements that are necessary to protect the public health, safety and welfare (e.g., roadway improvements and street signs, electrical power, potable water, sanitary sewer and street lights installed to the models).**
- 2. On the first 80% of production homes in a parcel, CofOs will be withheld until those improvements that have been installed for those onsite and offsite improvements that are necessary to protect the public health, safety and welfare (e.g., roadway improvements and street signs, electrical power, potable water, sanitary sewer and street lights installed to those production homes).**
- 3. On the remaining 20% of production homes in a parcel, CofOs will be withheld until the onsite and offsite improvements that are related to the public health, safety and welfare have passed final inspection and the remaining improvements (e.g., landscaping, perimeter walls) have been installed (or until alternate financial assurances satisfactory to the City have been provided for these remaining improvements).**

This hold complies with the requirements for off-site work and zoning or CMP requirements for on-site work in common areas.

ACCEPTED AND ENTERED BY: _____ DATE: _____

RELEASED BY: _____ DATE: _____

EXHIBIT A

DEPICTION OF AFFECTED AREA

EXHIBIT B

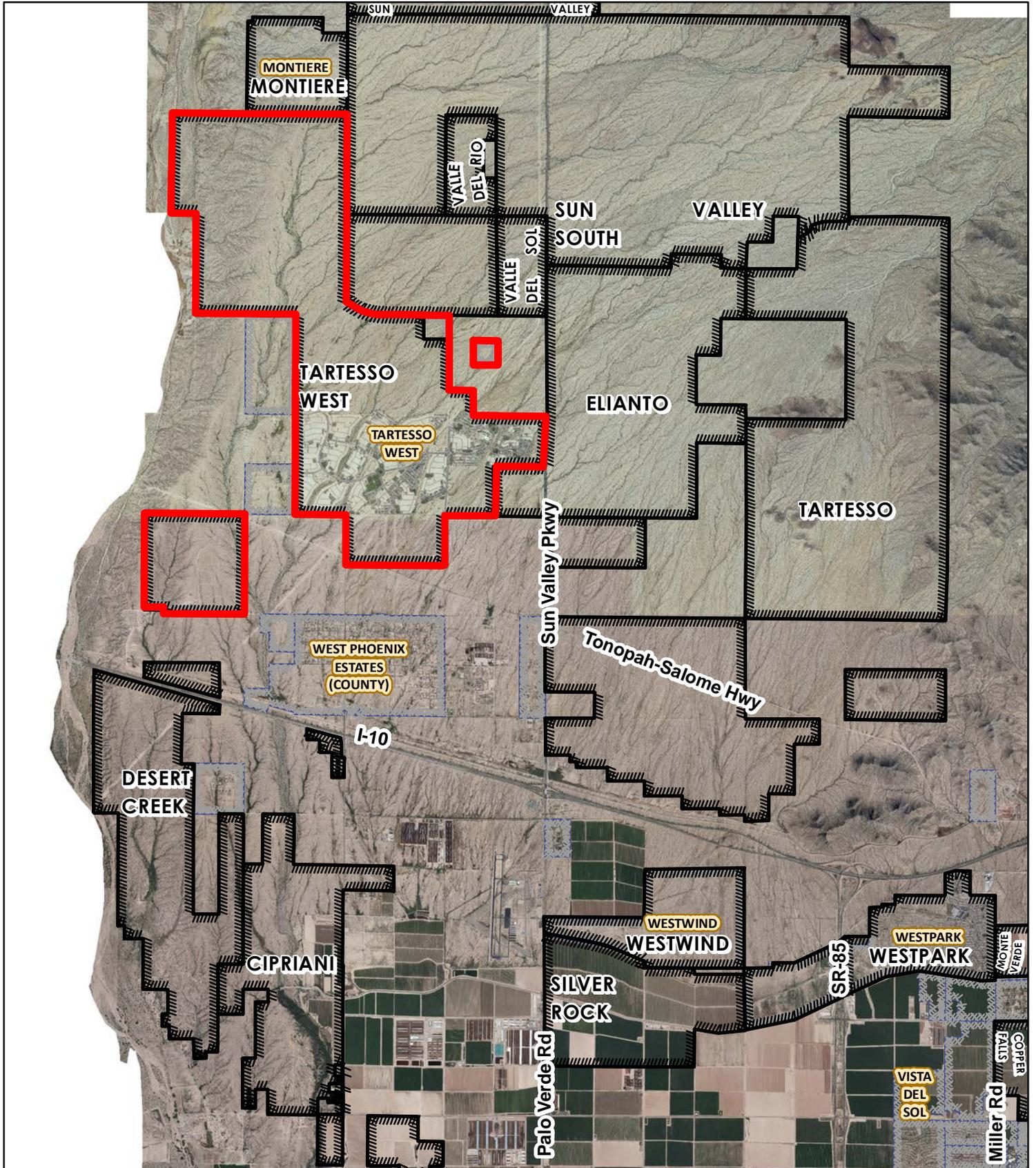
LIST OF PLANS DESCRIBING REQUIRED IMPROVEMENTS

Description

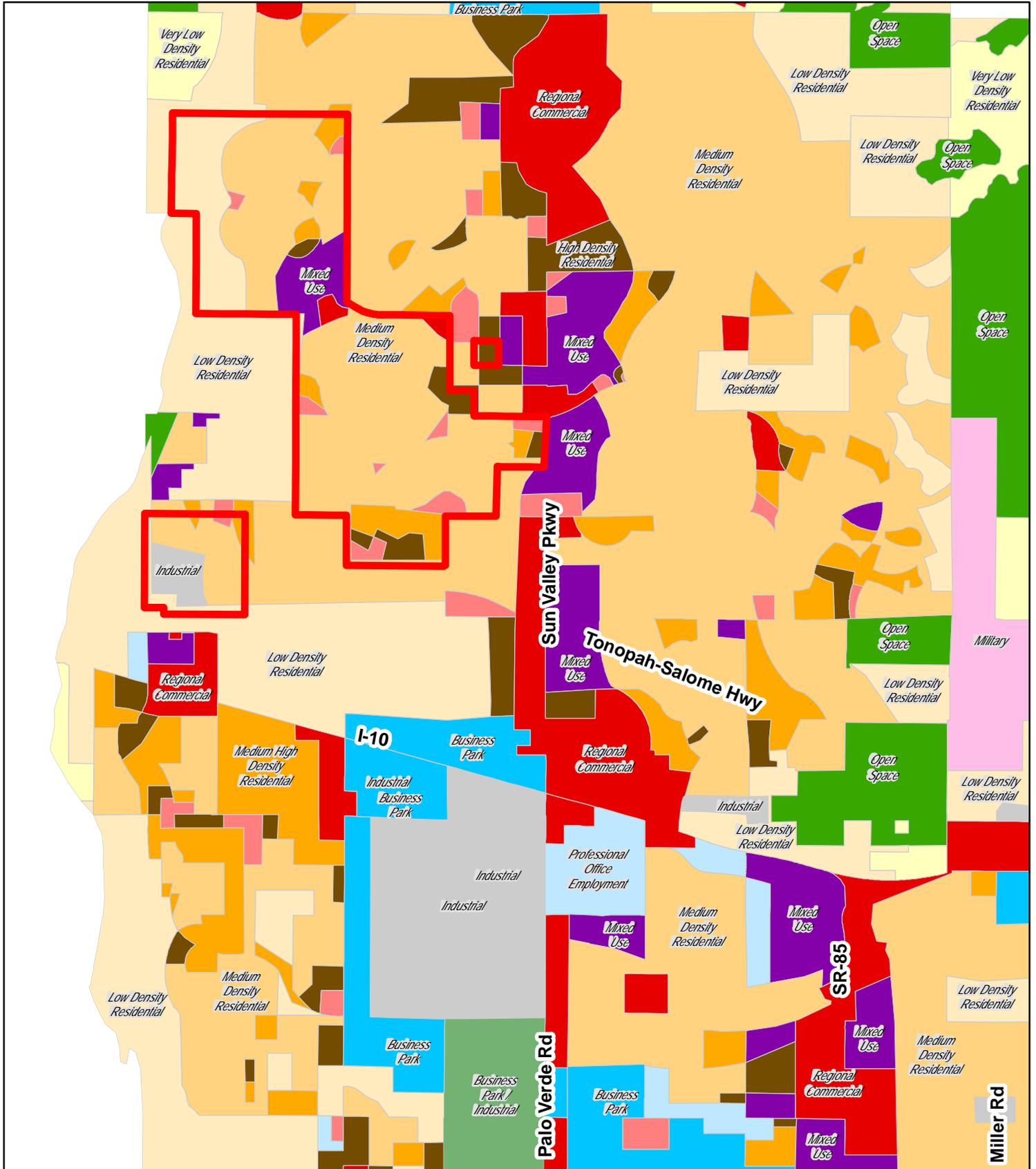
Engineer

Exhibit C
Modified “E” Street Section
(See following page.)

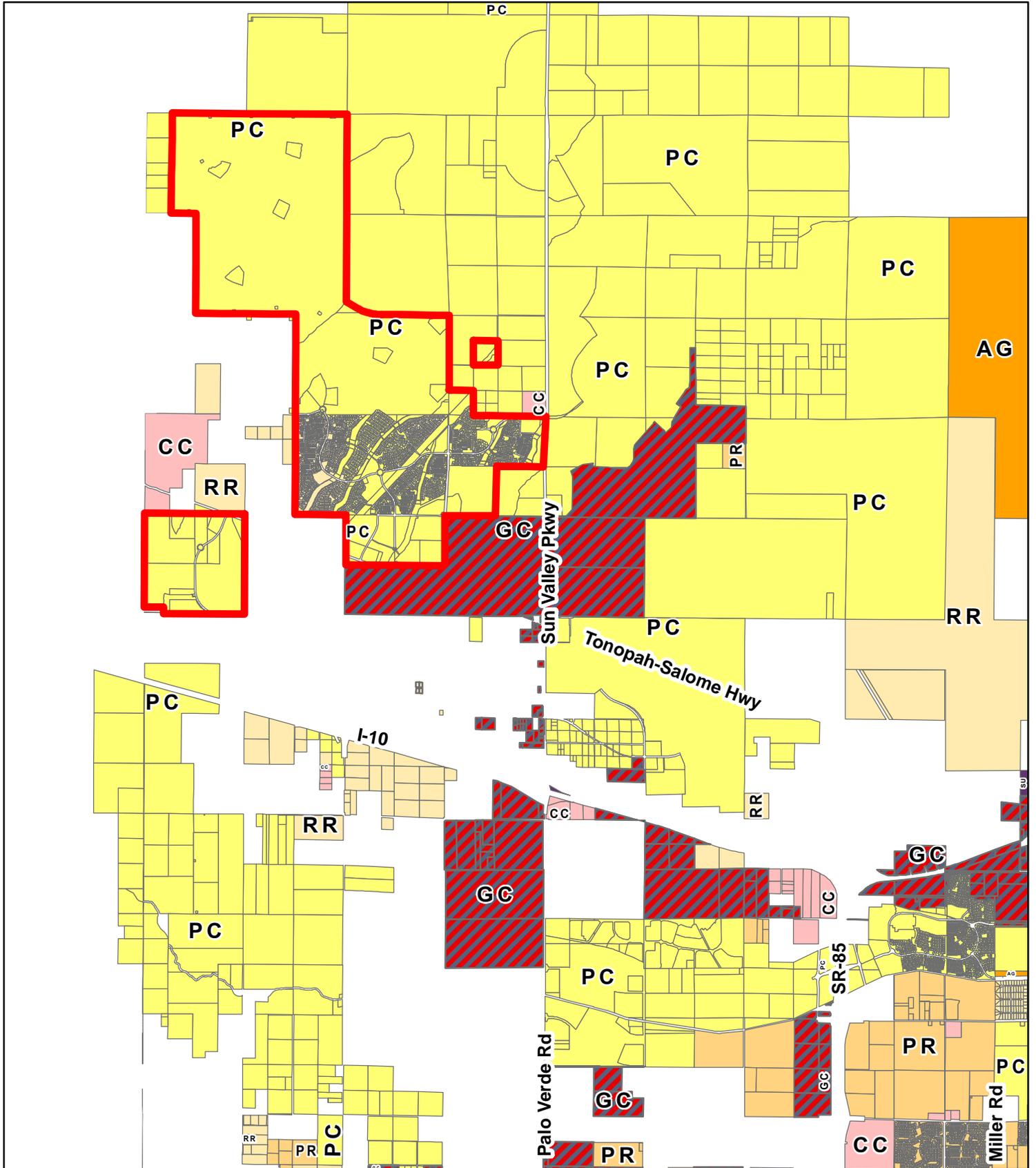
Vicinity Map



Land Use



Zoning





TARTESSO®

**TARTESSO WEST
COMMUNITY MASTER PLAN
AMENDMENT #3**

SUMMARY INFORMATION

Stardust Companies.
6730 N. Scottsdale Rd.
Suite 230
Scottsdale, AZ 85253
Telephone: 480.607.5800
Fax: 480.607.5801

Second Submittal
June 11, 2008

PURPOSE OF REQUEST

This application seeks approval of Amendment #3 to the Tartesso West Community Master Plan ("CMP"). This application is being filed in response to comments received from the Town Staff in the context of preliminary plat applications for Units 3A and 5. The Town of Buckeye is requesting that Camelback Road and Tonopah-Salome Highway (also now referred to as McDowell Parkway) be designed as high capacity Regional Parkways. The "Arizona Parkway" concept is the result of Maricopa Association of Governments ("MAG") and Maricopa Department of Transportation ("MCDOT") studies, and is a key component of the MAG Interstate 10/Hassayampa Valley Transportation Framework Study and the Town's revised Circulation Plan.

In addition, the Town Engineer requested that Stardust add a minor arterial/major collector (323rd Avenue) along the west boundary of Tartesso Unit 5 to provide a street connection from the proposed Service Traffic Interchange to the future McDowell Parkway.

PROPOSED LAND USES

As a result of the change in roadway classification and carrying capacity, land uses in several areas are proposed to be modified. The proposed land use changes are as follows.

Camelback Parkway

As a result of the high capacity regional Parkway designation, Camelback was revised to a 200' total right-of-way width and a straight section line alignment from Sun Valley Parkway west to the proposed Hassayampa Freeway and Tonopah Parkway. In addition, the Johnson Road alignment was revised to accommodate the Camelback Parkway/Johnson Road intersection geometry.

As a result of these changes, the core area of Mixed Use and Commercial land uses immediately adjacent to and in the vicinity of the Camelback Parkway/Johnson Road intersection were reconfigured. The proposed changes result in a total Mixed Use area of 177.4 acres in Villages 3 and 4 combined, and total Commercial area of 172.3 acres. The net result is an increase of 2.9 Mixed Use acres, and an increase of 38.3 Commercial acres.

Higher intensity land uses were added at the north side of Camelback Parkway on either side of the 315th Avenue collector connection. A 16.8 acre Commercial parcel was specified at the northeast corner, and a 20.3 acre Medium High Density Residential parcel at the northwest corner.

Changes to the remainder of Villages 3 and 4 were relatively minor. Stardust did decide to expand the size of a park site in Village 3 from 10.3 acres to 20.1 acres, and re-designate this particular park location as a Sports Park instead of a Neighborhood Park.

McDowell Parkway

Again as a result of the high capacity regional Parkway designation, the Tonopah-Salome Highway (McDowell Parkway) alignment was also revised to a 200' total right-of-way.

In Village 2, Parcel 2.24 has been revised from High Density Residential to Commercial. Stardust has also increased the size of Parcel 2.25 from 12.8 acres to 15.2 acres to extend the commercial land use along the future McDowell Parkway frontage.

The Commercial parcel in Village 5 (Parcel 5.3) has been increased from 15.1 acres to 28.6 acres and revised to front on the future McDowell Parkway.

323rd Avenue

The addition of 323rd Avenue as a future freeway interchange connection to McDowell Parkway has changed the character of western portion of Village 5. As a result of the higher intensity, Stardust has added a 46.4 acre Medium High Density Residential parcel in the northwest corner, and has designed Mixed Use in the southwest corner.

Please note that Parcel 5.12, which includes the Tartesso West Water Reclamation Facility, has been changed to Mixed Use because the ultimate size of the facility is dependent upon percolation rates associated with the effluent recharge facility. The Mixed Use designation will provide the option of utilizing any residual property that may not be needed for effluent recharge in the future.

Overall Land Use Changes

Please refer to the attached Tartesso West Land Use Tables to review the overall Tartesso West Community Master Plan land use revisions.

ADDITIONAL PROPERTY

Stardust recently completed a property exchange with the owner of 160 acres immediately to the northeast of Tartesso Unit 5, to add approximately 8.8 acres located south of the Tonopah-Salome Highway (McDowell Parkway) to the Tartesso West CMP, and remove approximately 2.5 acres located on the north side of Tonopah-Salome Highway (McDowell Parkway). This property exchange will facilitate the orderly development of the property by enabling these two irregular shaped remnant parcels to be developed cohesively with the adjacent properties.

TARTESSO PARKWAY

Tartesso Parkway is designed and approved in the Tartesso West CMP as a Minor Arterial/Major Collector with the capacity to serve only Tartesso West land uses. It is therefore not appropriate for access to be granted to Tartesso Parkway from nearby properties. No additional access will be allowed from adjacent properties that are not a part of the Tartesso West CMP.

SUPPORTING INFORMATION

Historical Data

The Buckeye Town Council originally approved the Tartesso West CMP on August 19, 2003 by Ordinance No. 39-03.

Tartesso West Amendment #1 was approved on February 1, 2005 by Ordinance No. 14-05 to add 271.8 acres located at the northeast corner of 323rd Avenue and McDowell Road.

Tartesso West Amendment #2 was subsequently approved on February 6, 2007 by Ordinance No. 12-07 to add an additional 158.4 acres of contiguous property in Section 31 at the southwest corner of Thomas Road and 303rd Avenue.

Engineering Report Addenda

Cimarron Engineering Consultants ("CEC") has prepared a letter update to the Tartesso West Conceptual Drainage Report. The principals of CEC are former David Evans & Associates employees, and have been involved in the previous Tartesso West drainage analyses.

Kimley-Horn and Associates has prepared a letter update to the Master Circulation Plan. Please note that formal traffic impact analyses are prepared and submitted with each preliminary plat. Chuck Wright and John Barrett with Kimley-Horn have prepared all of the Tartesso Traffic studies and have been involved in the MAG and MCDOT studies, and are very familiar with the MAG Interstate 10/Hassayampa Valley Transportation Framework Study and the "Arizona Parkway" concept.

Exhibits

The following exhibits are enclosed:

Land Use Tables—Residential Units and Acreage

Exhibit C – Master Plan Structure

Exhibit D – Master Plan

Exhibit F – Master Circulation Plan

Exhibit G – Community Roadway Sections
Exhibit H – Open Space Master Plan
Exhibit P – Landscape Master Plan
Additional Property Exhibit

CONCLUSION

Stardust is responding to the Town's proposed circulation plan changes resulting from the MAG Interstate 10/Hassayampa Valley Transportation Framework Study and the Town's Circulation Plan. As a result of the higher intensity Regional Parkway classification for Camelback and Tonopah-Salome Highway/McDowell Parkway and the addition of 323rd Avenue as a minor arterial/major collector, the proposed Tartesso West Community Master Plan land use revisions are appropriate.

**TARTESSO WEST--AMENDMENT #3
LAND USE TABLE SUMMARY**

Land Use	Village 1	Village 2	Village 3	Village 4	Village 5	Total	Total %
High Density Residential	18.9	43.7	64.6	18.0	-	145.2	2.6%
Medium High Density Residential	-	149.8	23.5	122.8	58.6	354.7	6.4%
Medium/Medium High Density Residential	23.3	-	-	-	-	23.3	0.4%
Medium Density Residential	171.7	686.3	776.3	852.4	386.5	2,873.2	51.7%
Medium Density Residential/WWTF	-	-	-	-	-	-	0.0%
Low Density Residential	-	-	-	309.2	-	309.2	5.6%
Elementary School	11.7	23.1	23.9	45.9	11.5	116.1	2.1%
High School	-	45.0	-	-	-	45.0	0.8%
Park	9.4	23.3	28.1	56.4	8.0	125.2	2.3%
Open Space	49.2	127.1	121.9	328.8	48.1	675.1	12.1%
Utility Open Space	-	50.4	12.0	-	-	62.4	1.1%
Commercial	16.6	77.6	56.1	116.2	28.6	295.1	5.3%
Mixed Use	-	-	19.6	157.8	19.9	197.3	3.5%
Mixed Use/WWTF	-	-	-	-	45.1	45.1	0.8%
Public Facility	-	3.9	-	-	-	3.9	0.1%
Rights-Of-Way	20.3	62.7	65.0	109.2	32.3	289.5	5.2%
Total	321.1	1,292.9	1,191.0	2,116.7	638.6	5,560.3	100.0%

Land Use	Village 1	Village 2	Village 3	Village 4	Village 5	Total	Total %
High Density Residential	473	1,092	1,616	450	-	3,631	16.50%
Medium High Density Residential	-	1,498	235	1,228	586	3,547	10.70%
Medium/Medium High Density Residential	170	-	-	-	-	170	0.80%
Medium Density Residential	790	3,158	3,572	3,919	1,778	13,217	63.20%
Medium Density Residential/WWTF	-	-	-	-	-	0	
Low Density Residential	-	-	-	618	-	618	
Mixed Use	-	-	49	395	163	607	2.10%
Total	1,433	5,748	5,472	6,610	2,527	21,790	100.00%

**TARTESSO WEST
LAND USE TABLE
VILLAGE 1**

Land Use	Parcel No.	Acres	Units	Density
High Density Residential	1.2	18.9	473	25.0
Medium/Medium High Density Residential	1.3	23.3	170	7.3
Medium Density Residential	1.4	66.9	308	4.6
Medium Density Residential	1.7	63.7	293	4.6
Medium Density Residential	1.8	17.7	81	4.6
Medium Density Residential	1.9	23.4	108	4.6
Elementary School	1.6	11.7	-	-
Park	1.5	9.4	-	-
Open Space	1A	3.3	-	-
Open Space	1B	19.6	-	-
Open Space	1C	17.6	-	-
Open Space	1D	1.4	-	-
Open Space	1E	7.3	-	-
Commercial	1.1	16.6	-	-
Rights-Of-Way		20.3	-	-
Total		321.1	1,433	

Summary	Acres	Units	Acreage %
High Density Residential	18.9	473	6%
Medium/Medium High Density Residential	23.3	170	7%
Medium Density Residential	171.7	790	53%
Low Density Residential	-	-	0%
Elementary School	11.7	-	4%
High School	-	-	0%
Park	9.4	-	3%
Open Space	49.2	-	15%
Utility Open Space	-	-	0%
Wastewater Treatment Facility	-	-	0%
Commercial	16.6	-	5%
Mixed Use	-	-	0%
Public Facility	-	-	0%
Rights-Of-Way	20.3	-	6%
Total	321.1	1,433	100%

NOTES:

1. In the event of a school relocation, equivalent density will be transferred to the previous school site.
2. The number of Residential Units assigned to Mixed Use equals 10% of the total area at 25 units per acre.
3. Acreages are approximate only. Exact acreages to be determined at final plat or final site plan.

**TARTESSO WEST
LAND USE TABLE
VILLAGE 2**

Land Use	Parcel No.	Acres	Units	Density
High Density Residential	2.7	25.6	640	25.0
High Density Residential	2.26	18.1	452	25.0
Medium High Density Residential	2.5	45.3	453	10.0
Medium High Density Residential	2.8	23.6	236	10.0
Medium High Density Residential	2.27	32.2	322	10.0
Medium High Density Residential	2.28	48.7	487	10.0
Medium Density Residential	2.3	60.8	280	4.6
Medium Density Residential	2.9	74.1	341	4.6
Medium Density Residential	2.11	124.6	573	4.6
Medium Density Residential	2.14	24.9	115	4.6
Medium Density Residential	2.15	33.0	152	4.6
Medium Density Residential	2.16	50.0	230	4.6
Medium Density Residential	2.17	87.8	404	4.6
Medium Density Residential	2.18	69.8	321	4.6
Medium Density Residential	2.20	117.6	541	4.6
Medium Density Residential	2.21	21.4	98	4.6
Medium Density Residential	2.22	18.6	86	4.6
Medium Density Residential	2.29	3.7	17	4.6
Elementary School	2.12	12.0	-	-
Elementary School	2.19	11.1	-	-
High School	2.6	45.0	-	-
Park	2.13	23.3	-	-
Open Space	2A	2.8	-	-
Open Space	2C	21.3	-	-
Open Space	2D	13.6	-	-
Open Space	2F	25.3	-	-
Open Space	2G	1.4	-	-
Open Space	2I	13.8	-	-
Open Space	2J	17.3	-	-
Open Space	2K	26.5	-	-
Open Space	2L	5.1	-	-
Utility Open Space	2B	25.8	-	-
Utility Open Space	2E	10.2	-	-
Utility Open Space	2H	14.4	-	-
Commercial	2.1	15.4	-	-
Commercial	2.4	19.9	-	-
Commercial	2.10	6.2	-	-
Commercial	2.23	5.1	-	-
Commercial	2.24	15.8	-	-
Commercial	2.25	15.2	-	-
Public Facility	2.2	3.9	-	-
Rights-Of-Way		62.7		
Total		1,292.9	5,748	

Summary	Acres	Units	Acreage %
High Density Residential	43.7	1,092	3%
Medium High Density Residential	149.8	1,498	12%
Medium Density Residential	686.3	3,158	53%
Low Density Residential	-	-	0%
Elementary School	23.1	-	2%
High School	45.0	-	3%
Park	23.3	-	2%
Open Space	127.1	-	10%
Utility Open Space	50.4	-	4%
Wastewater Treatment Facility	-	-	0%
Commercial	77.6	-	6%
Mixed Use	-	-	0%
Public Facility	3.9	-	0%
Rights-Of-Way	62.7	-	5%
Total	1,292.9	5,748	100%

NOTES:

1. In the event of a school relocation, equivalent density will be transferred to the previous school site.
2. The number of Residential Units assigned to Mixed Use equals 10% of the total area at 25 units per acre.
3. Acreages are approximate only. Exact acreages to be determined at final plat or final site plan.

**TARTESSO WEST
LAND USE TABLE
VILLAGE 3**

Land Use	Parcel No.	Acres	Units	Density
High Density Residential	3.16	14.2	355	25.0
High Density Residential	3.18	15.5	388	25.0
High Density Residential	3.19	26.6	665	25.0
High Density Residential	3.20	8.3	208	25.0
Medium High Density Residential	3.4	23.5	235	10.0
Medium Density Residential	3.5	169.3	779	4.6
Medium Density Residential	3.6	39.8	183	4.6
Medium Density Residential	3.7	124.2	571	4.6
Medium Density Residential	3.8	28.6	132	4.6
Medium Density Residential	3.9	39.9	184	4.6
Medium Density Residential	3.11	10.0	46	4.6
Medium Density Residential	3.12	56.5	260	4.6
Medium Density Residential	3.14	63.3	291	4.6
Medium Density Residential	3.15	129.0	593	4.6
Medium Density Residential	3.22	24.2	111	4.6
Medium Density Residential	3.23	91.5	421	4.6
Elementary School	3.2	11.9	-	-
Elementary School	3.10a	12.0	-	-
Park	3.1	8.0	-	-
Park	3.10b	20.1	-	-
Open Space	3A	1.4	-	-
Open Space	3B	7.7	-	-
Open Space	3C	9.5	-	-
Open Space	3D	8.5	-	-
Open Space	3E	13.2	-	-
Open Space	3F	1.4	-	-
Open Space	3G	21.5	-	-
Open Space	3H	27.3	-	-
Open Space	3I	8.6	-	-
Open Space	3J	0.8	-	-
Open Space	3L	5.1	-	-
Open Space	3N	16.9	-	-
Utility Open Space	3K	11.8	-	-
Utility Open Space	3M	0.2	-	-
Commercial	3.3	22.5	-	-
Commercial	3.13	15.7	-	-
Commercial	3.24	17.9	-	-
Mixed Use	3.17	9.5	24	-
Mixed Use	3.21	10.1	25	-
Rights-Of-Way		65.0	-	-
Total		1,191.0	5,471	

Summary	Acres	Units	Acreage %
High Density Residential	64.6	1,616	5%
Medium High Density Residential	23.5	235	2%
Medium Density Residential	776.3	3,571	65%
Low Density Residential	-	-	0%
Elementary School	23.9	-	2%
High School	-	-	0%
Park	28.1	-	2%
Open Space	121.9	-	10%
Utility Open Space	12.0	-	1%
Wastewater Treatment Facility	-	-	0%
Commercial	56.1	-	5%
Mixed Use	19.6	49	2%
Public Facility	-	-	0%
Rights-Of-Way	65.0	-	5%
Total	1,191.0	5,471	100%

NOTES:

1. In the event of a school relocation, equivalent density will be transferred to the previous school site.
2. The number of Residential Units assigned to Mixed Use equals 10% of the total area at 25 units per acre.
3. Acreages are approximate only. Exact acreages to be determined at final plat or final site plan.

**TARTESSO WEST
LAND USE TABLE
VILLAGE 4**

Land Use	Parcel No.	Acres	Units	Density
High Density Residential	4.10	18.0	450	25.0
Medium High Density Residential	4.12	25.4	254	10.0
Medium High Density Residential	4.16	23.7	237	10.0
Medium High Density Residential	4.20	53.4	534	10.0
Medium High Density Residential	4.36	20.3	203	10.0
Medium Density Residential	4.11	23.5	108	4.6
Medium Density Residential	4.15	57.7	265	4.6
Medium Density Residential	4.18	24.4	112	4.6
Medium Density Residential	4.21	47.9	220	4.6
Medium Density Residential	4.28	235.9	1085	4.6
Medium Density Residential	4.30	300.7	1383	4.6
Medium Density Residential	4.32	100.7	463	4.6
Medium Density Residential	4.35	61.6	283	4.6
Low Density Residential	4.23	50.2	100	2.0
Low Density Residential	4.24	143.5	287	2.0
Low Density Residential	4.31	115.5	231	2.0
Elementary School	4.22	11.5	-	-
Elementary School	4.25	11.1	-	-
Elementary School	4.29	11.8	-	-
Elementary School	4.33	11.5	-	-
Park	4.13	18.9	-	-
Park	4.14	5.1	-	-
Park	4.17	16.8	-	-
Park	4.26	7.6	-	-
Park	4.34	8.0	-	-
Open Space	4A	13.8	-	-
Open Space	4B	11.1	-	-
Open Space	4C	23.8	-	-
Open Space	4D	5.6	-	-
Open Space	4E	9.8	-	-
Open Space	4F	3.6	-	-
Open Space	4G	40.1	-	-
Open Space	4H	8.0	-	-
Open Space	4I	31.5	-	-
Open Space	4J	5.5	-	-
Open Space	4K	1.4	-	-
Open Space	4L	16.1	-	-
Open Space	4M	157.1	-	-
Open Space	4N	1.4	-	-
Commercial	4.1	18.9	-	-
Commercial	4.2	22.1	-	-
Commercial	4.3	0.9	-	-
Commercial	4.19	22.3	-	-
Commercial	4.27	15.5	-	-
Commercial	4.37	16.8	-	-
Commercial	4.38	19.7	-	-

Mixed Use	4.4	24.1	60	2.5
Mixed Use	4.5	16.5	41	2.5
Mixed Use	4.6	63.8	160	2.5
Mixed Use	4.7	28.5	71	2.5
Mixed Use	4.8	9.9	25	2.5
Mixed Use	4.9	15.0	38	2.5
Rights-Of-Way		109.2	-	-
Total		2,116.7	6,610	

Summary	Acres	Units	Acreage %
High Density Residential	18.0	450	1%
Medium High Density Residential	122.8	1,228	6%
Medium Density Residential	852.4	3,919	40%
Low Density Residential	309.2	618	15%
Elementary School	45.9	-	2%
High School	-	-	0%
Park	56.4	-	3%
Open Space	328.8	-	16%
Utility Open Space	-	-	0%
Wastewater Treatment Facility	-	-	0%
Commercial	116.2	-	5%
Mixed Use	157.8	395	7%
Rights-Of-Way	109.2	-	5%
Total	2,116.7	6,610	100%

NOTES:

1. In the event of a school relocation, equivalent density will be transferred to the previous school site.
2. The number of Residential Units assigned to Mixed Use equals 10% of the total area at 25 units per acre.
3. Acreages are approximate only. Exact acreages to be determined at final plat or final site plan.

**TARTESSO WEST
LAND USE TABLE
VILLAGE 5**

Land Use	Parcel No.	Acres	Units	Density
Medium High Density Residential	5.1	12.2	122	10.0
Medium High Density Residential	5.5	46.4	464	10.0
Medium Density Residential	5.2	183.5	844	4.6
Medium Density Residential	5.4	45.2	208	4.6
Medium Density Residential	5.6	81.3	374	4.6
Medium Density Residential	5.7	76.5	352	4.6
Elementary School	5.9	11.5	-	-
Park	5.8	8.0	-	-
Open Space	5A	2.7	-	-
Open Space	5B	4.4	-	-
Open Space	5C	1.4	-	-
Open Space	5D	27.1	-	-
Open Space	5E	5.3	-	-
Open Space	5F	0.8	-	-
Open Space	5G	0.8	-	-
Open Space	5H	3.5	-	-
Open Space	5I	2.1	-	-
Commercial	5.3	28.6	-	-
Mixed Use	5.10	1.8	5	2.8
Mixed Use	5.11	18.1	45	2.5
Mixed Use/WWTP	5.12	45.1	113	2.5
Rights-Of-Way		32.3	-	-
Total		638.6	2,527	

Summary	Acres	Units	Acreage %
High Density Residential	-	-	0%
Medium High Density Residential	58.6	586.0	9%
Medium Density Residential	386.5	1,778.0	61%
Low Density Residential	-	-	0%
Elementary School	11.5	-	2%
High School	-	-	0%
Park	8.0	-	1%
Open Space	48.1	-	8%
Utility Open Space	-	-	0%
Commercial	28.6	-	4%
Mixed Use	65.0	163	10%
Public Facility	-	-	0%
Rights-Of-Way	32.3	-	5%
Total	638.6	2,527	100%

NOTES:

1. In the event of a school relocation, equivalent density will be transferred to the previous school site.
2. The number of Residential Units assigned to Mixed Use equals 10% of the total area at 25 units per acre.
3. Acreages are approximate only. Exact acreages to be determined at final plat or final site plan.

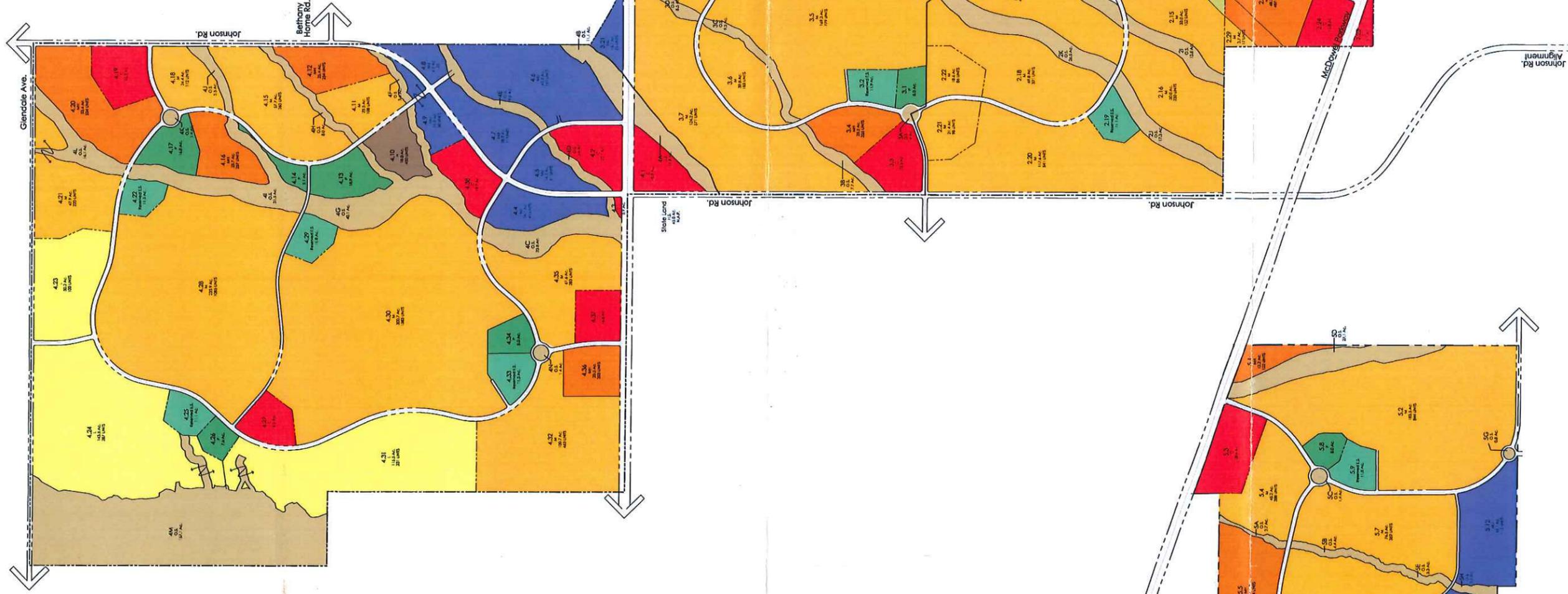
TARTESSO

Master Plan Structure
Exhibit C



TARTESSO®

Master Plan Exhibit D



Legend

L	Low Density Residential	O.S.	Open Space
M	Medium Density Residential	U/O.S.	Utility/Open Space
MH	Medium/High Density Residential	MRF	Medium Density Residential/Recharge Facility
H	High Density Residential	W.W.	Waste Water Treatment Facility
E.S.	Elementary School	C	Commercial
H.S.	High School	M.U.	Mixed Use
P	Park	P.F.	Public Facility





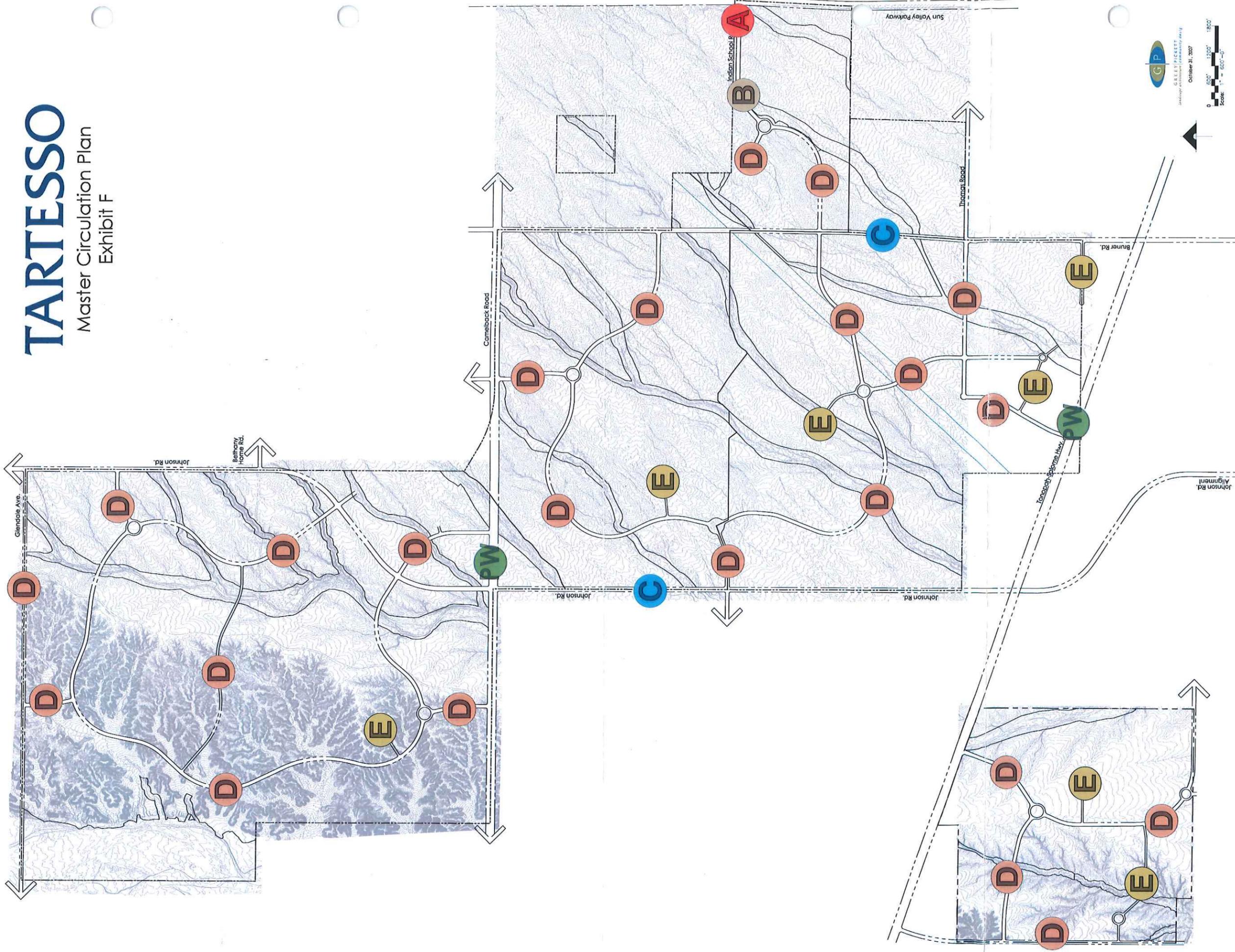
 G.P.

Date: October 31, 2007



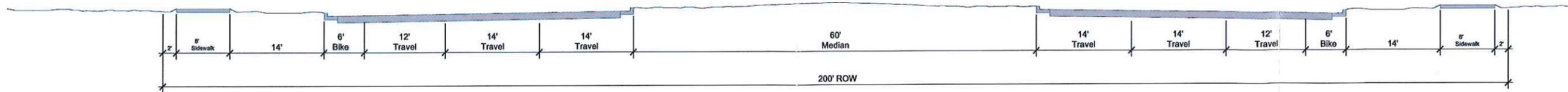
TARTESSO

Master Circulation Plan Exhibit F

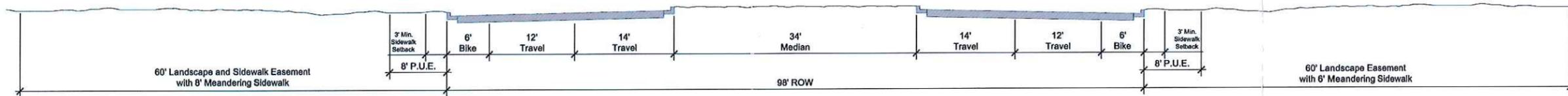




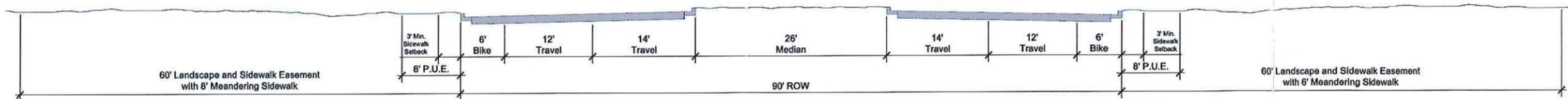
Parkway



Project Entry Arterial with Expanded Median and Expanded Landscape Parkways.



Project Arterial with Median and Expanded Landscape Parkways.



There is no Landscape Tract within the Commercial Site. The sidewalk will be constructed at the time the commercial site is developed.

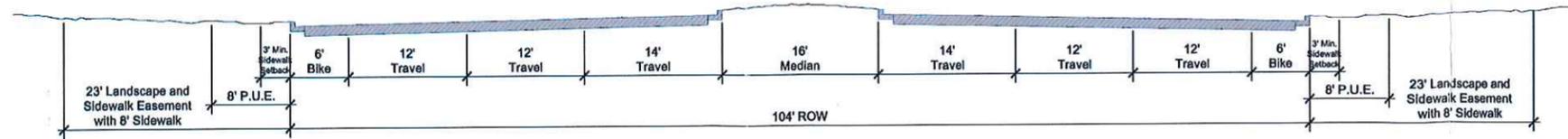
Exhibit G1
Community Roadway Sections

TARTESSO



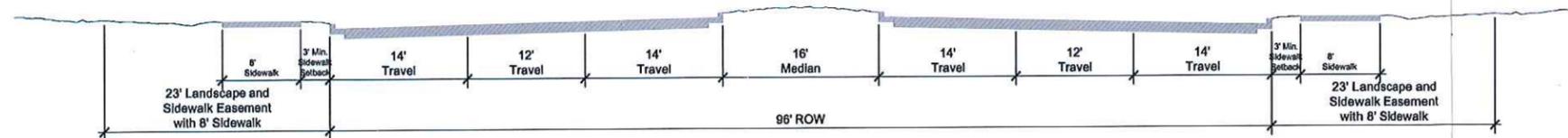
C Option - 1

Major Arterial with Median and Expanded Landscape Parkway.



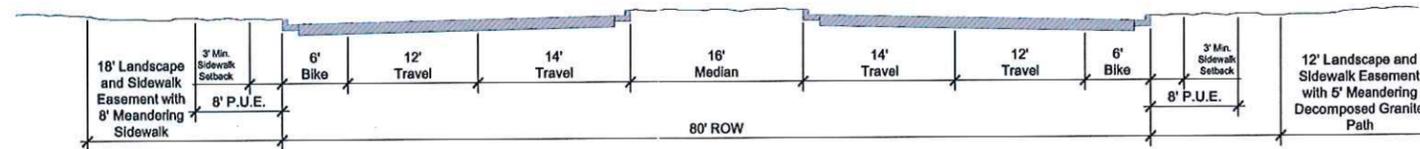
C Option - 2

Major Arterial with Median and Expanded Landscape Parkway.



D

Minor Arterial/Major Collector with Median and Expanded Landscape Parkway.



E

Minor Collector with Turning Lane and Expanded Landscape Parkway.

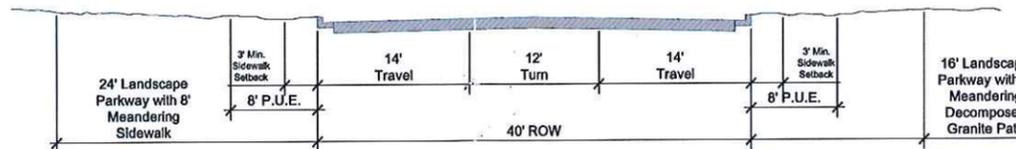


Exhibit G2
Community Roadway Sections

TARTESSO



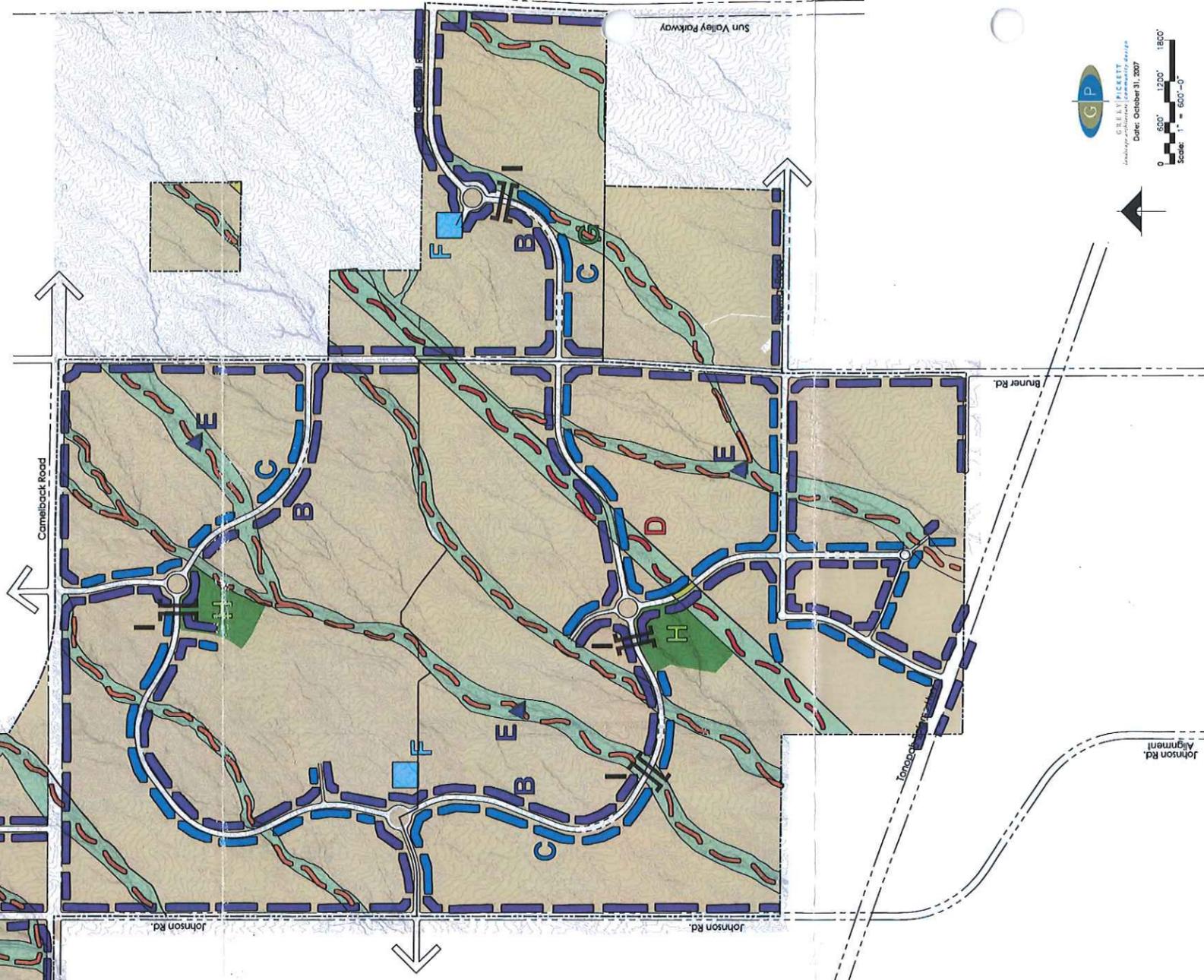
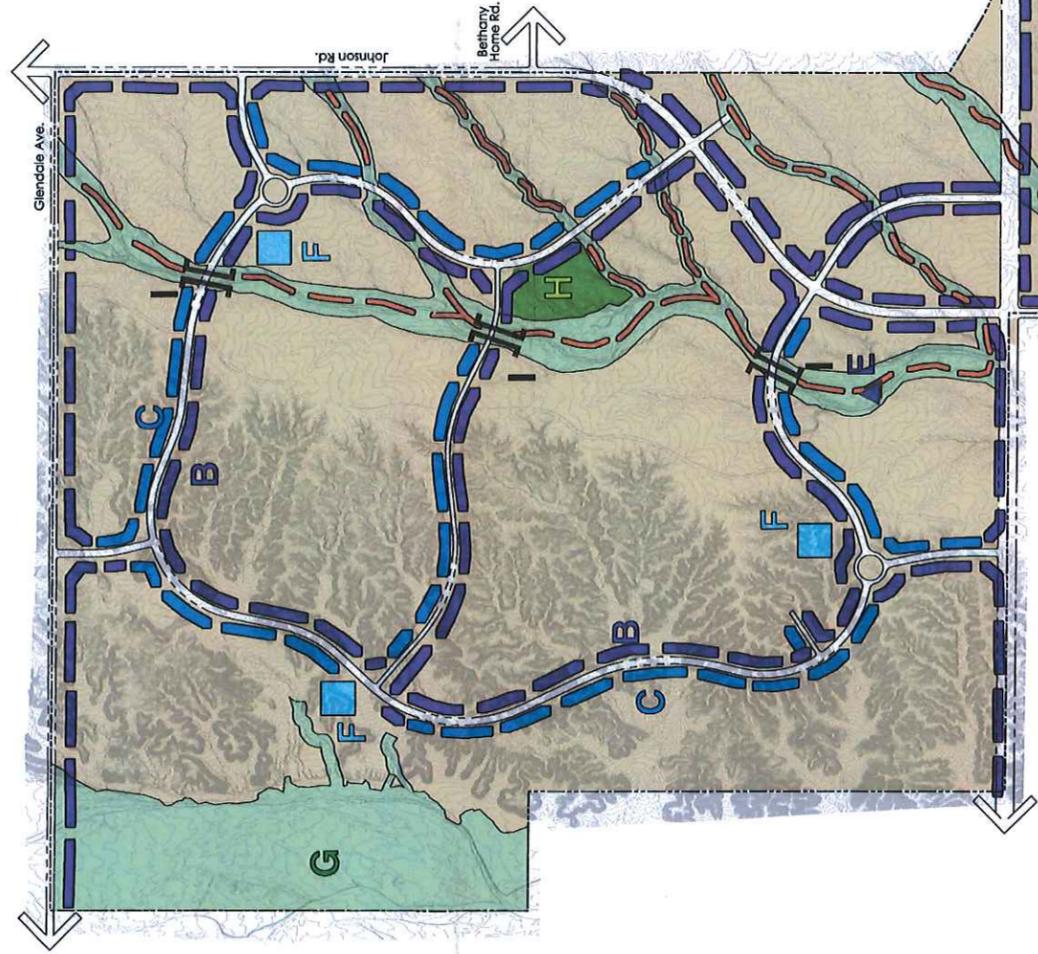
Greeley Pickett
Landscape Architecture Community Design
Date: October 31, 2007

TARTESSO

Open Space Master Plan Exhibit H

Legend

- | | | | |
|---|--|---|------------------------------|
|  | A Native Trails |  | E Interpretive Node |
|  | B Expanded Parkway Trail Paved |  | F Neighborhood Park |
|  | C Expanded Parkway Trail Decomposed Granite |  | G Natural Open Space |
|  | D Power Line Trail Corridor |  | H Sports Park |
| | |  | I Pedestrian Crossing |



GREY PICKETT
Architectural Landscape Design
Date: October 31, 2007
Scale: 1" = 600'-0"

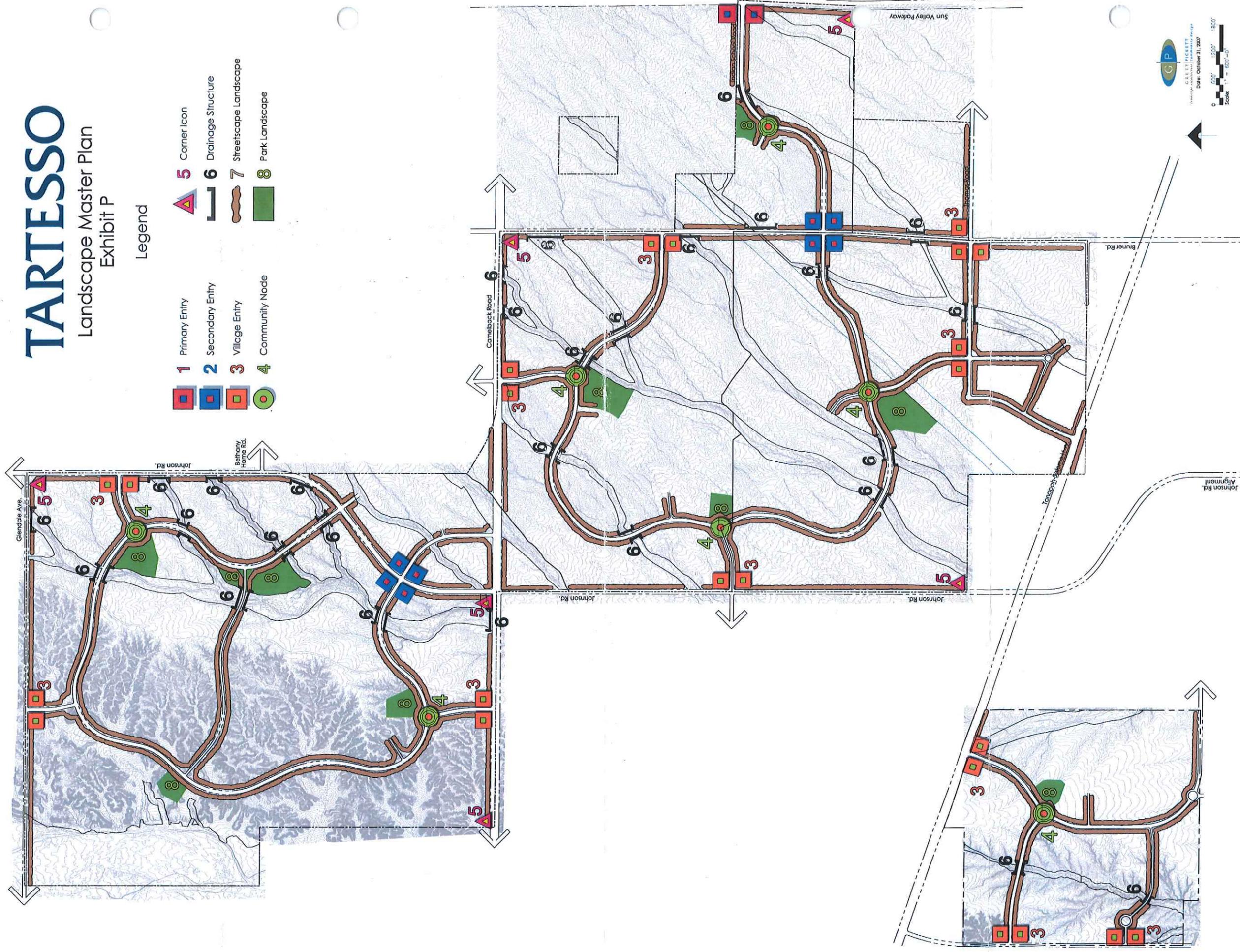


TARTESSO

Landscape Master Plan Exhibit P

Legend

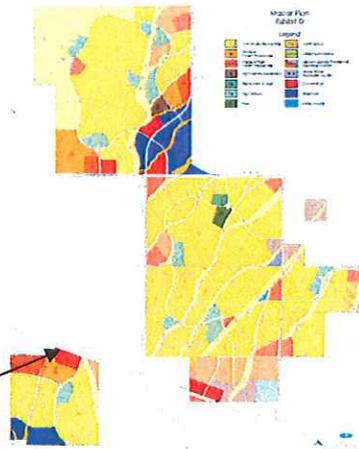
- | | | | |
|---|-------------------|---|-------------------------|
|  | 1 Primary Entry |  | 5 Corner Icon |
|  | 2 Secondary Entry |  | 6 Drainage Structure |
|  | 3 Village Entry |  | 7 Streetscape Landscape |
|  | 4 Community Node |  | 8 Park Landscape |



GEELEY PICKETT
Landscape Architecture / Landscape Design
Date: October 31, 2007

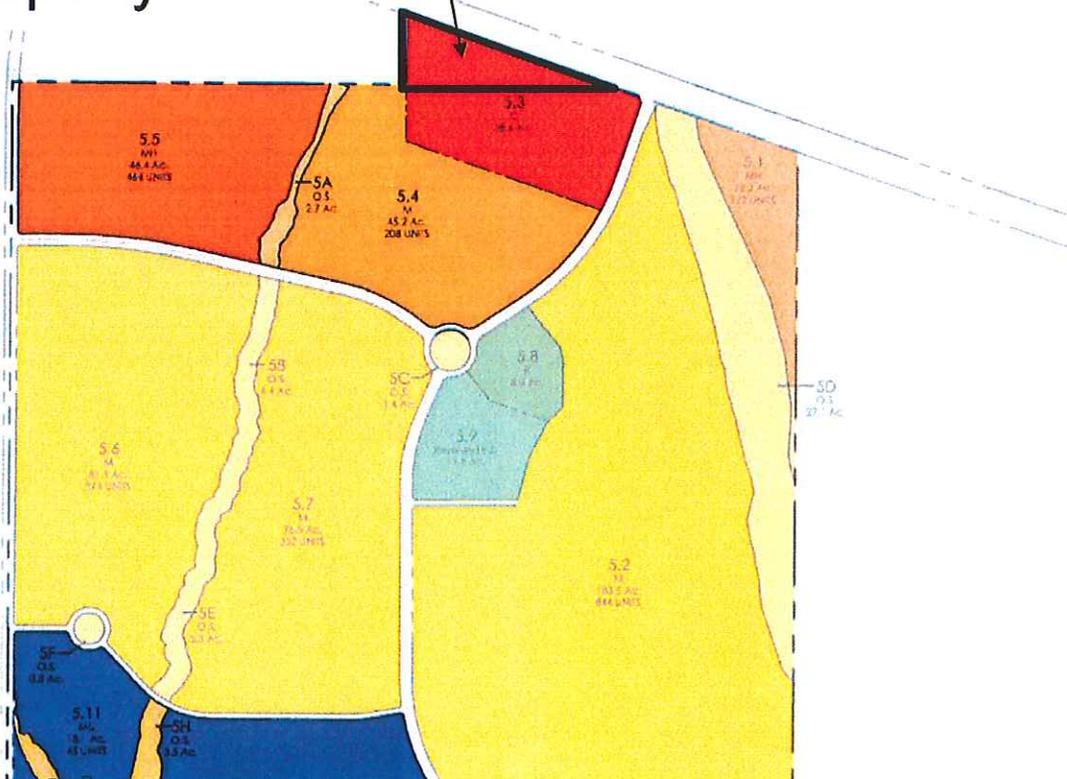
Scale: 1" = 100'-0"

Vicinity Map of 8.8 Acre Subject Property



8.8 Ac. To Be Added

Enlargement of Subject Property





DEVELOPMENT CODE AMENDMENT

Report to the Planning and Zoning Commission

CASE NUMBER: PLZ-16-00064
TITLE: Apache-Rainbow Employment Overlay District Amendment
MEETING DATE: May 24, 2016
AGENDA ITEM: 5D

Applicant: City of Buckeye
Request: An Amendment to Article 2.7 to adopt the Apache-Rainbow Overlay District standards and establish boundaries
Location: An area bounded by Apache Road, Southern Avenue, Rainbow Road, and the Union Pacific Railroad
Public input: Three inquiries have been received with no formal support or objections.
Recommendation: Approve

BACKGROUND & SUMMARY

1. The City Manager and City Council directed staff to pursue economic development incentives which could be incorporated into the development code. In particular, staff was directed to develop flexible standards and expedited review procedures for a targeted economic development area.
2. Statute gives the local legislative body the authority to develop process and standards which implement the goals of the local general plan, development code and the statute.
3. The proposed overlay district establishes flexible design standards, enhanced landscaping/land use transition standards, and an expedited site plan review process which can be used to encourage economic development activity in the district area. This overlay furthers the intent of the general plan and council adopted policies by promoting new employment options in areas designated for economic development.

PROJECT DESCRIPTION

4. The overlay district area is approximately 747 acres and bounded by Apache Road, Southern Avenue, Rainbow Road, and the Union Pacific Railroad. In particular the overlay district will allow industrial uses which utilize specialized, large-scale processes in buildings greater than 50,000 square feet to utilize “alternative wall materials” such as rolled/pre-fabricated metal. If alternative wall materials are used, the buildings will be required to be set back 150-feet from any arterial road and landscaped, which is consistent with the established character of the area. The 150-foot buffer may be reduced in the following circumstances:
 - In all cases, a 50-foot minimum landscape buffer and setback is required along the Watson Road frontage. This helps to achieve a “gateway entrance” for Watson Road as it continues south in the future.
 - Buildings constructed of preferred wall materials are allowed a 20-ft setback with landscaping and screening, which is consistent with the base zoning (except along Watson).
 - Outdoor storage is permitted to encroach 75-feet into the buffer only if a 6-ft minimum architectural screen wall is provided and the outdoor storage doesn’t exceed the screen wall height. Up to two additional feet of wall height may be allowed, but in no case can the outdoor storage exceed the wall height.

The main purpose of the landscape buffer and setback is to locate significant industrial processes away from the arterials and encourage less intense or higher-quality architecture adjacent to the rights-of-way. Throughout the district, single-family residential neighborhoods are located across the road from this employment area. This separation will mitigate light, noise, vibration and other impacts which could affect residential quality of life. The buffer will have a secondary purpose of containing regional drainage and retention facilities.

5. Other modified development standards include clarification of rooftop and ground level screening, landscaping entry features, and building landscaping. This will foster attractive industrial/employment developments without overburdening them with amenities and characteristics typically found in commercial development. Many of the standards in the development code are written specifically for commercial and office park environments which do not have the operational needs of an industrial/employment area.

6. To streamline and incentivize economic development, projects within the overlay can be reviewed and approved via an alternative site plan review process which will save three to four months of review time. While the site plan will be reviewed by City staff to ensure compliance with the code, the project will not be required to follow the formal site plan procedures in Article 8.
7. Lastly, if a property owner wishes to be exempt from the overlay district, they can “opt-out” within three years of the adoption of the overlay district.

RECOMMENDATION:

8. Staff recommends the following motion:

Move to recommend **approval** of Case # PLZ-16-00064, the Apache-Rainbow Employment Overlay District, to the City Council.

EXHIBITS

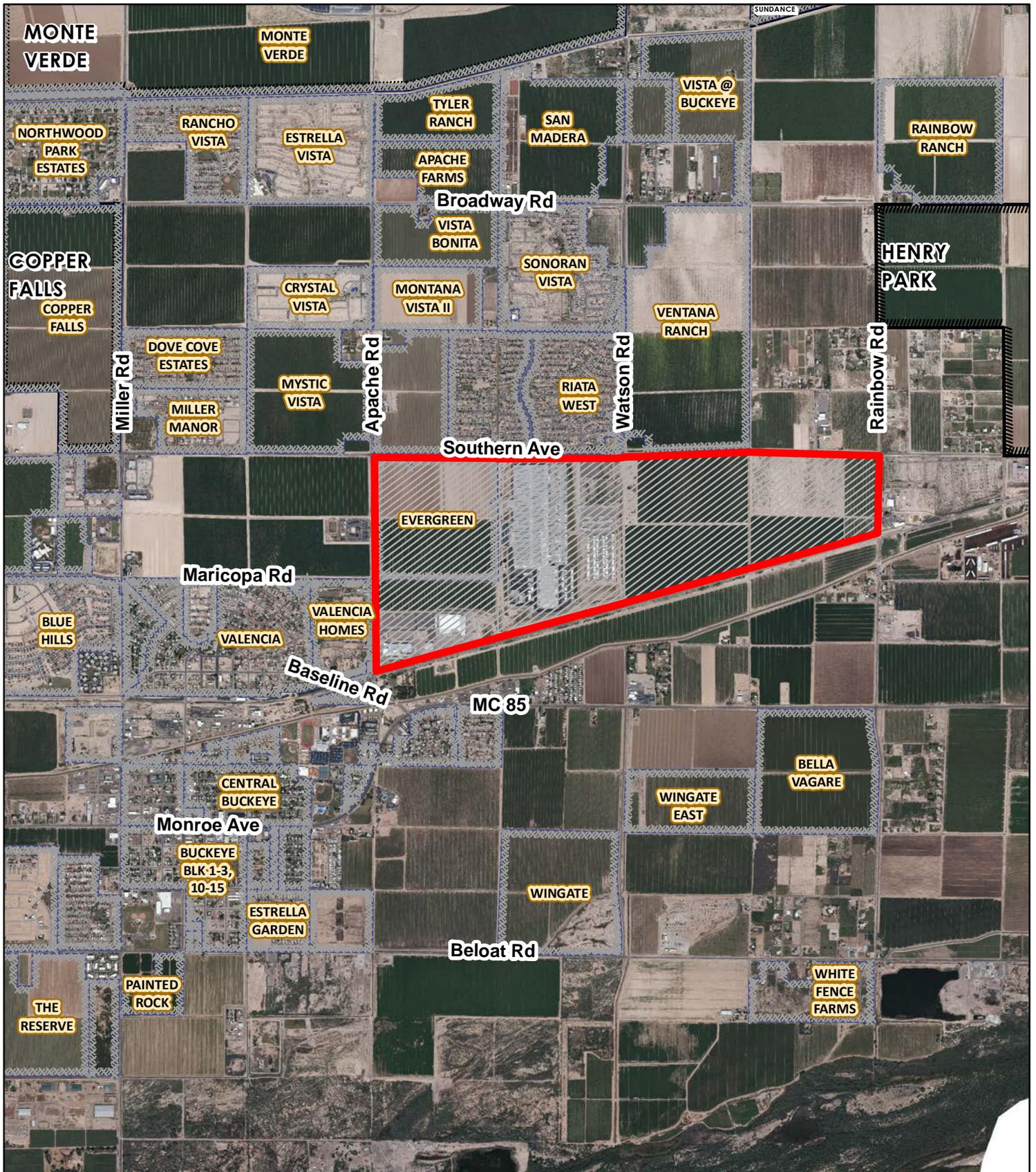
Exhibit A	Vicinity Map
Exhibit B	Land Use Map
Exhibit C	Zoning Map
Exhibit D	Draft Code

Prepared By:
Ed Boik, AICP, Senior Planner

Reviewed By:
Terri Hogan, AICP, Planning Manager

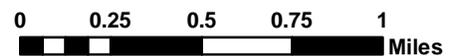
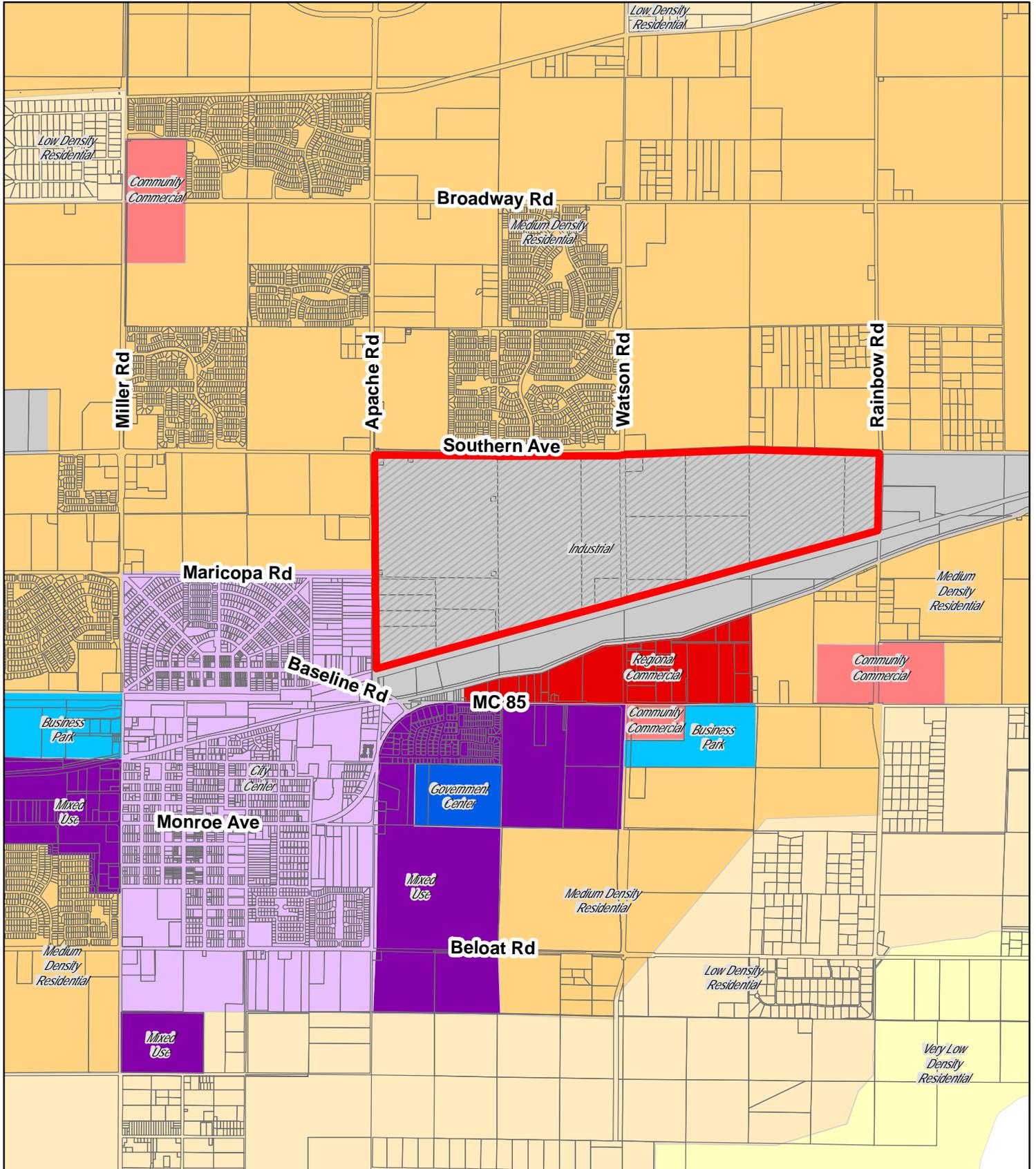
Vicinity Map

Exhibit A



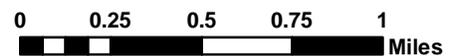
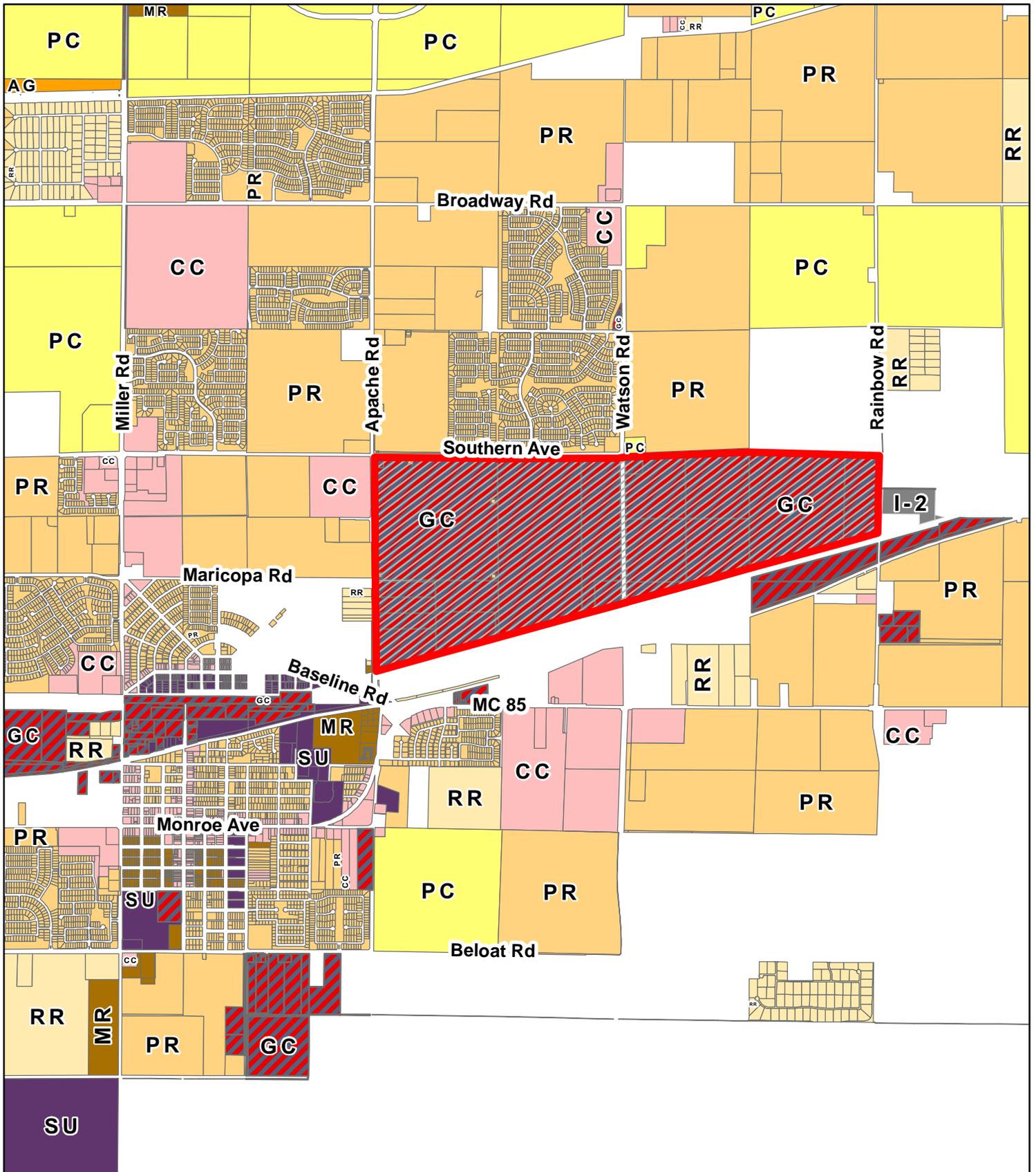
Land Use

Exhibit B



Zoning Map

Exhibit C



2.7. OVERLAY DISTRICTS

2.7.3. Apache-Rainbow Employment Overlay District (AREOD)

A. Purpose

The Apache-Rainbow Employment Overlay District is established to enhance economic opportunities, streamline review and approval procedures, and provide an alternative to conventional industrial development standards within the overlay area. It is the intent of these provisions to provide context-sensitive, design flexibility and enhance land use compatibility between industrial-employment based uses and adjacent existing and future residential neighborhoods.

B. Boundaries

The boundaries of the Buckeye Employment Overlay District are established as shown on Figure 2.7-A generally bounded by Southern Avenue, Apache Road, The Union Pacific Rail Road and Rainbow Road.

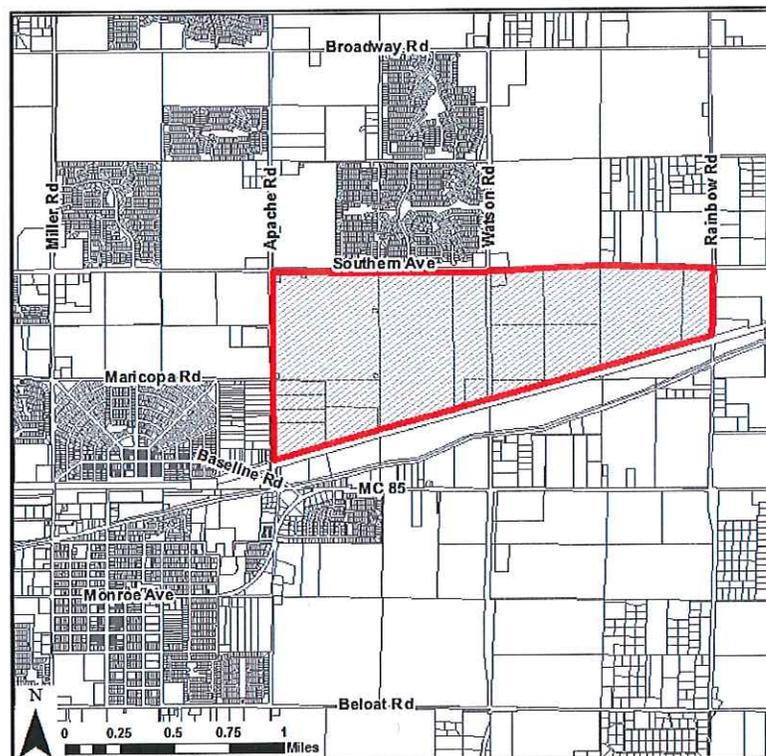


Figure 2.7-A: Apache-Rainbow Employment Overlay District

C. General Regulations

1. General Applicability

Unless otherwise specifically identified in this section, all guidelines and standards of Development Code shall apply to all development within the district.

2. Governmental Exemption

Section 1.5.3 shall not apply. Development by any municipal, county, state, or federal government agency within the district boundaries shall not be subject to the provisions of the Development Code.

3. **Building Design Standards**

a. **Architectural Character**

Large-scale industrial process often require specialized building designs which accommodate long-run assembly, manufacturing, research and other industrial methods. The standards and guidelines of sections 5.8.2.B., 5.8.3.B., 5.8.3.D., and 5.8.3.E.2.a may impact these operations and shall not apply to industrial or manufacturing uses in buildings over 50,000 square feet within the district. However, designs which incorporate these standards and guidelines are encouraged.

b. **Preferred Wall Materials**

Section 5.8.3.F. shall not apply. The following materials are preferred for use on exterior building walls, individually or in combination:

- (i) Brick;
- (ii) Stone (natural or simulated);
- (iii) Painted, stained, or integrally-colored concrete masonry units (CMU), split face or ground face;
- (iv) Tilt-up concrete panels, with or without reveals;
- (v) Stucco;
- (vi) Exterior Insulation and Finish Systems (EIFS);
- (vii) Clear and tinted glass;
- (viii) Tile;
- (ix) Wood; and
- (x) Architectural metal;

Other materials may be used provided they are of comparable quality, durability, and character, as determined by the Director.

c. **Alternative Wall Materials**

The following materials are additional alternative permitted wall materials for buildings which exceed 50,000 square feet and contain industrial/manufacturing uses. They may be used individually or in combination with any material listed in section 2.7.3.C.3.b.

- (i) Pre-fabricated Metal Panels; and
- (ii) Corrugated or rolled Metal

4. **Landscaping**

a. **Site Perimeter Landscaping**

Section 5.4.3.B shall not apply. A minimum landscape buffer of up to 150 feet of the required setback shall be provided along all arterial streets from the edge of the right-of-way.

- (i) Under all circumstances, a 50-foot minimum landscaping buffer shall be provided adjacent to Watson Road right-of-way.
- (ii) Except for the buffer adjacent to Watson Road, this buffer may be reduced to 20-feet if buildings which abut the landscape buffer are composed of the Preferred Wall Materials listed in 2.7.3.C.
- (iii) If the 150-foot buffer is required, outdoor storage and parking may encroach into the site perimeter landscaping buffer 75-feet

provided that a minimum 6-ft tall architectural screen wall is located between the outdoor storage and/or parking and the adjacent right-of-way line. In no case shall the materials or equipment stored as outdoor storage or parking exceed the height of the screen wall.

- (iv) This site perimeter landscaping shall count towards the Site Enhancement Landscaping required by section 5.4.3.A.
- (v) Drainage facilities may be located within the site perimeter landscaping buffer.

b. Building Foundation Plantings

Section 5.4.3.D shall not apply. All development shall provide a minimum of one shrub for each eight lineal feet of building facade along all building facades that are adjacent to or facing public streets or parking areas. Four (4) shrubs can be replaced with one tree. Plant may be placed in-ground within 15 feet of the building facade. As an alternative, required plantings may be placed in adjacent yards to aid in screening.

c. Entryways (Landscaping)

Section 5.4.3.E shall not apply.

5. Fencing, Walls, and Screening

a. Section 5.4.5 shall not apply.

b. Fences and Walls

(i) Height

No fence or wall located between the principal structure and street-side and front property lines shall exceed six feet in height; additional height of up to 2-feet may be granted for retaining walls, sites with elevated foundations or to enhance screening of outdoor storage. No fence or wall located between the principal structure and the rear or side property line shall exceed eight feet in height. Columns, pilasters and other narrow features are allowed to exceed the maximum fence height by eight (8) inches for no more than 2-feet of run.

(ii) Articulation

Walls and fences shall be articulated to avoid continuous, unbroken expanses. No wall or fence facing an arterial or highway may extend continuously, without articulation, for more than 200 feet, or 100 feet for walls or fences facing any other type of Public Street. Fences or walls may be articulated using any combination of the following:

- (1) Changes in material or texture, including the use of view walls that allow for views into the site;
- (2) Offsets (projections or recessions of at least 2-feet);
- (3) Columns, pilasters or other vertical changes at regular intervals;
- (4) Landscape pockets and/or runs of landscaping along fence lines; or

(5) Similar features as approved.

(iii) **Wall and Fence Materials**

Walls and fences shall be constructed with any combination of the following materials:

- (1) Integrally-colored, split-face, or ground-face concrete masonry units (CMU);
- (2) Concrete masonry units that have been painted, stuccoed, or faced with another permitted material;
- (3) Stone (natural or simulated);
- (4) Brick;
- (5) Wrought-iron or other decorative metal;
- (6) Chain-link fencing (industrial/manufacturing uses only)

(iv) **Wall and Fence Placement**

No walls or fences may be placed within the public right-of-way.

c. **Screening of Refuse Collection and Mechanicals**

(i) Solid waste collection areas and ground-level mechanical equipment shall be screened from the view of a person standing on the property line on the far side of an adjacent public street.

(ii) Individual screening of rooftop mechanical equipment is prohibited. Best efforts shall be taken so that rooftop units are either grouped together and screened "penthouse style" or screened with a parapet wall the entire length of the building. Such screening shall be designed consistent with the architecture of the building and parapet wall shall be designed to be integral to the overall architecture of the building.

d. **Screening of Services and Impact Mitigation**

Loading docks, truck parking, outdoor storage, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building and landscaping so that the acoustic impacts of these functions are contained to the maximum extent feasible, and so that such features are fully screened and out of view from public streets. Use screening materials for solid waste collection and loading areas that are the same and of equal quality to the materials used for the primary building and landscaping.

e. **Screening of Utilities**

All site utilities shall be located underground, including but not limited to electric lines less than 69kV, telephone, cable, water, and sewer systems, per applicable utility requirements and specifications. Where feasible, locate above-ground utility facilities, such as utility cabinets and meters, in areas that do not conflict with site circulation or visibility areas. Screen these facilities with dense landscaping or decorative walls and/or integrate into the building design as appropriate.

C. **General Procedures**

1. General Applicability

Unless otherwise specifically identified in this section, all procedures of Article 8, Review and Approval Procedures shall apply to all development within the district.

2. Review Procedures and Criteria

a. Site Plan, Landscaping and Building Design Review Procedures

Section 8.9 shall not apply. A conceptual site plan, landscape plan and building elevations shall be submitted for administrative review and approval by the City Manager or their designee. Site plan, landscaping plan, and building design approval constitutes authorization for submittal of final construction and civil improvement plans and reports.

d. Approval Criteria

- (i) The site plan is consistent with the General Plan;
- (ii) The site plan is consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable;
- (iii) The site plan complies with all applicable development and design standards set forth in this Development Code; and
- (iv) The development proposed in the plan and its general location is or will be compatible with the character of surrounding land uses.

3. Opt-out

Property owners who wish not to utilize the customized standards, guidelines and procedures of this district shall opt-out within three (3) years of the date of adoption of this code (ORD 12-16, June 7, 2016). Such request shall be sent to the attention of the Development Services Director and be made in writing. It shall include the parcel address(es), APN of the parcel(s), owner name, owner address, and owner's signature.