



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
JUNE 28, 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>	Vacant <i>(Alternate)</i>	John Pringle <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 MAY 24, 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.	Subject: Old Jones Ford Site (PLZ-16-00063) Applicant: City of Buckeye Location: Northeast corner of MC85 and Watson Road Request: Annexation (9 acres) Recommendation: Approve Presented by: Adam Copeland, Senior Planner	Action required: <i>Public Meeting, Discussion, and Motion</i>
5B.	Subject: Hickman's Jackson Ave. MHP (PLZ-16-00053) Applicant: John Nash for Hickman's Egg Ranch Location: Northwest corner of 2 nd Street and Jackson Avenue Request: Conditional Use Permit (0.37 acres) Recommendation: Approve with stipulations Presented by: Adam Copeland, Senior Planner	Action required: <i>Public Meeting, Discussion, and Motion</i>
6.	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.	Action required: <i>None</i>
7.	REPORT FROM STAFF	Action required: <i>None</i>
8.	COMMENTS FROM THE PLANNING AND ZONING COMMISSION	
9.	ADJOURNMENT	Action required: <i>Motion</i>



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
MAY 24, 2016

City of Buckeye
530 East Monroe Avenue
Buckeye, AZ 85326

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

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

Members present: Commissioner Thomas Marcinko, Commissioner Preston Hundley, Chairperson Carol Kempkiak, Commissioner Clayton Bedoya, Commissioner Gregory Clemmons, Vice Chairperson Nick Hudec

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

Staff present: Planning Manager Terri Hogan, Planner II Sean Banda, Senior Planner Ed Boik, Administrative Assistant Keri Hernandez, City Attorney Gary Verburg, Council Liaison Craig Heustis

2. APPROVAL OF MINUTES FROM APRIL 26, 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 26, 2016 Planning and Zoning Commission regular meeting workshop as presented. Motion carried.

3. CONSENT AGENDA

No Items

4. CONTINUANCE AGENDA

No Items

5. REGULAR AGENDA

5A. PHO Maneuver CUP (PLZ-16-00045)

Planner II Sean Banda presented and was available to answer questions from the Commission.

Mr. Clemmons asked if there were any dangers with high winds and damage. Mr. Banda stated that the project has been through engineering, building and I.T. review.

Mr. Marcinko asked about the relative administrative site plan and the height of the existing poles and towers. Mr. Banda informed the Commission that the site plan was under separate review to establish the use, and the poles vary in height on site.

A Public Hearing was opened at 6:12 p.m. With there being no comments from the public, the Public Hearing was closed at 6:12 p.m.

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

5B. Solis Rezone (PLZ-16-00048)

Planner II Sean Banda presented and was available to answer questions from the Commission.

Mr. Marcinko asked for clarification of the structure on the neighboring property. Mr. Banda stated that he is unaware of the structure type. Mr. Marcinko asked if there were any objections at the

neighborhood meeting. Mr. Banda stated that there were no objections to the project at the neighborhood meeting.

Mr. Clemmons asked the applicant if they had knowledge of the neighboring structure and what type of structure they would be adding to their property.

Applicant Mr. Solis informed the Commission that the neighboring structure was at one point a casita and at this point appears to be for storage.

Mr. Hudec inquired if the next step would be for an administrative review of a structure. Mr. Banda stated that the process is typically a building review process and the intent of the building is to fit the use as a dwelling unit.

A Public Hearing was opened at 6:27 p.m. With there being no comments from the public, the Public Hearing was closed at 6:27 p.m.

A motion was made by Commissioner Bedoya and seconded by Commissioner Clemmons to recommend approval as presented with the stated stipulations. Motion carried.

5C. Tartesso West CMP Amendment (PLZ-16-00057)

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

Applicant Steven Earl addressed the Commission with history of the project and was available to answer questions from the Commission.

Mr. Clemmons asked for confirmation that previous stipulations have been supported. Mr. Boik confirmed that all stipulation have been review and revised.

Mr. Marcinko requested clarification of specific locations on a map exhibit.

Mr. Heustis inquired of the commercial development previously involved with the master plan. Mr. Earl confirmed that land use is being modified to reflect more commercial than residential use.

A Public Hearing was opened at 6:40 p.m.

Julie Hasbrouk of Buckeye spoke of her concern with future road improvements.

Applicant Chris Heeter addressed the Commission with background information and expansion obligations for Johnson Road.

With there being no further comments from the public, the Public Hearing was closed at 6:43 p.m.

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

5D. Apache Employment Overlay District – Development Code Amendment (PLZ-16-00064)

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

Ms. Kempiak asked when Watson Road would be extended south to connect with MC85. Mr. Boik was unable to provide information on Watson Road work. Mr. Kempiak inquired as to why the City Manager would be the final approving body assigned to the site plan. Mr. Boik clarified that properly qualified staff will be assigned for review and approval of the project. Ms. Kempiak asked if there would be an opportunity for the public or Commission to have input on the project. Terri Hogan informed the Commission stated that the project would go straight to building plan review by appointed staff and the Commission would not have the opportunity to view the material submitted. Mr. Hudec asked if a property owner decided to opt out of the project, how that would affect the rest of the project. Mr. Vergurg informed the Commission that it relates to a Prop 207, and the overlay changes would not be applicable to their property. Ms. Hogan stated that the buffer can differ in the overlay area. Mr. Boik clarified that the one-hundred fifty foot buffer is to help provide more transition and impact mitigation for those industrial process buildings that would need to be set back, and those that are less likely to contain industrial process would be more acceptable to be nearer residential. Mr. Bedoya asked if this was the first employment overlay that the City of Buckeye has done. Mr. Boik confirmed that this is the first employment overlay brought to the city. Mr. Marcinko asked what the zoning is on the property. Mr. Boik informed the Commission that the property is currently and will remain as a base zoning of GC (General Commerce) but will allow more intense use. Ms. Kempiak requested the amendment be revisited at a future date. Ms. Hogan stated that staff and Commission is able to receive updates and revisit the progress. Mr. Vergurg stated that a text amendment can be initiated in the future if things are not working for the amendment.

A Public Hearing was opened at 7:13 p.m.

George Hunter of Buckeye spoke of his concerns with road improvements in the overlay area.

With there being no further comments from the public, the Public Hearing was closed at 7:19 p.m.

Ms. Hogan informed the Commission that they are able to add or delete language from the amendment at this stage. Mr. Marcinko asked if the change in language would be specific to this overlay district. Ms. Hogan informed the Commission that this would not be city wide, yet specific to this amendment and overlay.

A motion was made by Commissioner Bedoya and seconded by Commissioner Marcinko to recommend approval to City Council with the added language in Section 2.7.3--Section D--Subsection 2A changing from City Manager to the Development Services Director as well as notification for the 300 feet. Motion carried.

6. COMMENTS FROM THE PUBLIC

Mr. Heustis informed the Commission on the traffic signal at Yuma and Dean, and the cell tower being installed near the recreation center in Sundance. Mr. Heustis updated the Commission on the vacant alternates on the Commission.

7. REPORT FROM STAFF

None.

8. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

Commissioner Bedoya thanked staff for the work done on the overlay project, and commended Terri Hogan on her President Elect for the Arizona Chapter for APA.

Vice Chair Hudec commended the overlay project.

Mr. Heustis commended Ms. Hogan on her involvement in the overlay project.

9. ADJOURNMENT

A motion was made by Vice Chairperson Hudec and seconded by Commissioner Bedoya to adjourn at 7:39 p.m. Motion carried.

Carol Kempiak, Chairperson

ATTEST:

Keri Hernandez, Administrative Assistant

I hereby certify that the foregoing is a true and correct copy of the Planning and Zoning Commission Regular Meeting held on the 24th day of May, 2016. I further certify that a quorum was present.

Keri Hernandez, Administrative Assistant



ANNEXATION

Report to the Planning and Zoning Commission

CASE NUMBER: PLZ-16-00063
TITLE: NEC MC85 and Watson Road (Old Jones Ford Site)
MEETING DATE: June 28, 2016
AGENDA ITEM: 5A

Applicant: Adam Copeland, City of Buckeye
Owner: City of Buckeye
Request: Annexation
Location: Northeast Corner of MC85 and Watson Road
Site size: Approximately Nine Acres
Public input: None known
Recommendation: Approve

PROJECT DESCRIPTION

This is a request for annexation of two parcels that total approximately nine acres located at the northeast corner of MC85 and Watson Road. The property was previously a Jones Ford Auto Dealership before the City assumed ownership as part of the Jones Ford Development Agreement approved by the Mayor and City Council on November 05, 2013 as Resolution No. 134-13.

AREA CONTEXT

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	City Use	Regional Commercial	IND-2 Light Industrial, RU-43-Rural, C-3 General Commercial (Maricopa County)
North	Single-Family Residential	Regional Commercial	RU-43 (Maricopa County)
South	Farm Land- Single-Family Residential	Community Commercial	CC- Commercial Center (City of Buckeye)
East	Single-Family Residential	Regional Commercial	RU-43- (Maricopa County)
West	Farmland	Regional Commercial	CC- (City of Buckeye)

PUBLIC PARTICIPATION SUMMARY:

Table 2: Public Notice

Notification Element	Date
Published in Buckeye Valley News	June 16, 2016
Site Posted	June 16, 2016
Mailing to Property Owner	June 16, 2016

BACKGROUND:

1. The property was previously owned and operated by a Jones Ford Auto Dealership within unincorporated Maricopa County for over 15 years.
2. As part of the development agreement mentioned above, the city is to assume ownership of the old Jones Ford Site if the performance measures and other standards

are in accordance with the agreement. Jones Ford met their performance measures (i.e. open new facility) and the City acquired the property earlier this year.

ANALYSIS:

Annexation Context

3. The property is within a County Island adjacent to the City of Buckeye from the west, south, and east. When a property is within an area considered a County Island, there are no length and width requirements that need to be adhered to in order to annex the property.
4. The property will be within the City of Buckeye water and sewer service area.

Comparable Zoning

5. Title 9 of Arizona Revised Statutes requires that a city or town annexing an area shall adopt zoning classifications that permit densities and uses no greater than those permitted by the county immediately before annexation. The City of Buckeye Development Code Article 1, Section 1.5.2 requires that the City Council designate the zoning district(s) applicable to such territory at the time of the annexation that is most similar to the current county zoning. The zoning within the city that is most comparable to the Maricopa County zoning categories are as follows:

- RU-43 to SF-43- Rural Residential
- IND-2 to I-1 Light Industrial
- C-3 will remain as C-3 Regional Commercial

It is anticipated the city will consolidate the zoning into one category following the next update to the General Plan.

6. The SF-43, I-1, and C-3 zoning will be established 30-days after the annexation is approved by the City Council.

RECOMMENDATION:

7. Staff recommends the Planning and Zoning Commission motion to recommend **approval** of **PLZ-16-00063** to the City Council for the following reasons:
- Conformance with State Statute
 - Conformance with the Development Code
 - No outstanding issues from reviewing departments

EXHIBITS

Vicinity Map, Legal Description with Map

Prepared By:
Adam Copeland, Senior Planner

Reviewed By:
Terri Hogan, AICP, Planning Manager

VICINITY MAP



Watson Road

Unincorporated County



Unincorporated County

City of Buckeye

MC85

City of Buckeye

City of Buckeye

Current County Zoning

IND-2	RU-43
C-3	



PLZ-16-00063
Legal Description-Public Works Yard
Exhibit A

The west half of the southwest quarter of the southwest quarter of Section 34, Township 1 North, Range 3 West of the Gila And Salt River Base and Meridian, in the County of Maricopa, State of Arizona;

Excepting the north 623.00 feet thereof; also

Excepting the west 55.00 feet thereof; also

Excepting the south 55.00 feet thereof; also

Excepting the south 5 feet of the east 407.01 feet of the north 628.00 feet of the northwest quarter of the southwest quarter of the southwest quarter of Section 34, Township 1 North, Range 3 West of The Gila and Salt River Base and Meridian, Maricopa County, Arizona, as described in the Quit Claim Deed Recorded October 29, 2015 as Instrument No. 2015-0777193, Re-Recorded November 12, 2015 as Instrument No. 2015-0808603 and Re-Recorded February 1, 2016 as Instrument No. 2016-65916.

Containing 8.98 acre, more or less.

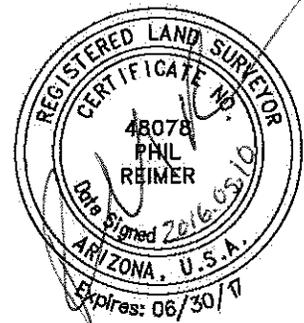
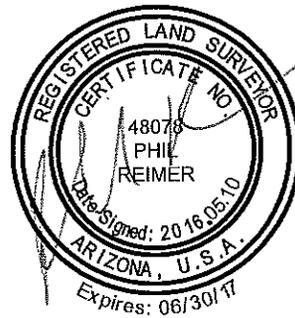
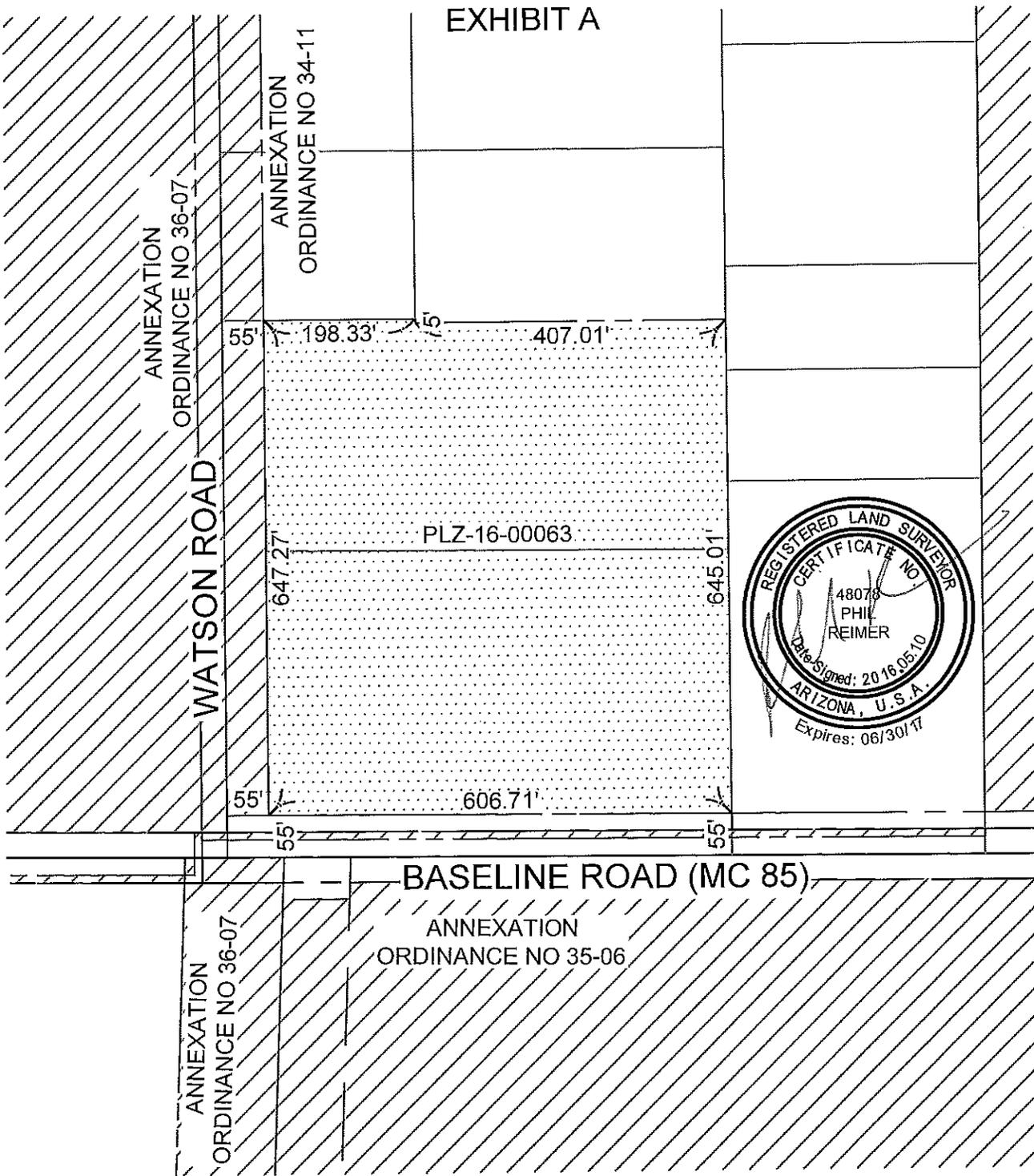
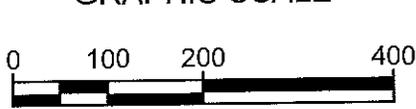


EXHIBIT A

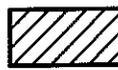


GRAPHIC SCALE

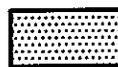


(IN FEET)

1 IN = 200 FT



CURRENT CITY LIMITS



AREA TO BE ANNEXED



ORIGINAL PLAN DATE
2016.05.10

REVISION DATE
2016.05.10

PROJECT
PUBLIC WORKS YARD

SHEET NUMBER
SV1



Conditional Use Permit

REPORT TO THE PLANNING AND ZONING COMMISSION

CASE NUMBER: PLZ-16-00053
TITLE: Hickman's Jackson Avenue Manufactured Home Park
MEETING DATE: June 28, 2016
AGENDA ITEM: 5B

Applicant: John Nash, Hickman's Egg Ranch
Owner: Bill Hickman, Hickman's Egg Ranch
Request: Conditional Use Permit
Location: Generally on the northwest corner of 2nd Street and Jackson Avenue
District: 1
Site size: Approximately 0.37 acres
Public input: No known opposition- Citizen Participation Report attached
Recommendation: Approve with stipulations

PROJECT DESCRIPTION

1. The applicant is proposing a new manufactured home park on 0.37 acres located within Buckeye Downtown on the northwest corner of 2nd Street and Jackson Avenue to provide housing (ten units) for the employees of Hickman’s Egg Ranch. Prior to site plan submittal, a Conditional Use Permit approval is required.

AREA CONTEXT

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant (former manufactured home park)	Downtown Buckeye	Mixed Residential (MR)
North	Office	Downtown Buckeye	Commercial Center (CC)
South	Residential	Downtown Buckeye	MR
East	Office	Downtown Buckeye	MR
West	Manufactured Home Park	Downtown Buckeye	MR

PUBLIC PARTICIPATION SUMMARY:

2. The applicant held a neighborhood meeting on May 02, 2016. The Citizen Participation report is attached.

BACKGROUND:

3. An RV/Mobile Home Park was in use on the subject property for more than 30 years since it was discontinued in 2012.

ANALYSIS:

4. Conformance with General Plan: The City of Buckeye 2007 General Plan designates this property as Downtown Buckeye. Policy 1.8 of the General Plan Promotes infill development and targeted redevelopment in Downtown Buckeye to improve physical conditions. The subject request will make new landscape and wall improvements to the perimeter of the site significantly improving the aesthetics that currently exists in the area.

5. Zoning: The property is zoned Mixed Residential, which is an obsolete zoning district as defined in the Development Code. The Mixed Residential Zoning District is designed to accommodate both single and multiple-family residential development.
6. A Manufactured Home Park is considered a Conditional Use within the Obsolete District Permissible Uses Appendix C: in the Development Code. A Conditional Use does not constitute an authorization or an assurance that such use will be permitted. Rather, each conditional use permit application is evaluated as to its probable effect on adjacent properties and surrounding areas. A good test in understanding these possible impacts is to get community feedback. As mentioned earlier in this report, there was a neighborhood meeting that provided the community the opportunity to view the proposal, ask questions, and express any concerns. There was no known opposition observed at the neighborhood meeting.
7. The setbacks, circulation, infrastructure, and other on-site and offsite project components will be reviewed to ensure compliance with city adopted codes at the time of site plan submittal, which is anticipated to follow shortly after the Conditional Use Permit consideration.

RECOMMENDATION:

8. Staff recommends the Planning and Zoning Commission motion for approval with stipulations a – oo for PLZ-16-00053 for the following reasons:
 - The proposal is in conformance with the Development Code.
 - The proposal is in conformance with the General Plan.
 - No outstanding issues from reviewing departments.
 - No concerns expressed from the public.
- a. Development of the property shall be in general conformance to the project narrative entitled “Project Narrative” consisting of one (1) page, and stamped received on April 12, 2016, except as modified by the following stipulations.
- b. Development of the property shall be in conformance with the Development Code section 3.2 Use Specific Standards unless an alternative is proposed that meets or exceeds the intent of the standard.

- c. 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.
- d. All landscaped areas within the public rights of way, whether to be maintained by the City of Buckeye or if delegated to the adjacent property owner, homeowners' association or other property maintenance association, shall be designed and sealed by a landscape architect licensed by the Arizona Board of Technical Registration. (The above described MID requirement ensures protection of the city in case maintenance of the ROW landscaping is not kept up or is abandoned by the responsible owner.) The City Public Works Department shall review all irrigation plans for material selection only; therefore, the landscape architect shall coordinate with the Public Works Department early in the design to ensure the most efficient means of landscape irrigation that will reduce both long term maintenance costs and keep watering to the absolute minimum required for healthy growth of landscaping along the roadways of the City of Buckeye.
- e. Artificial or synthetic turf shall be allowed on all surfaces where turf can be used. No individual or association may impose private covenants, conditions, restrictions, deed clauses or other agreements between parties which prevent individuals from utilizing artificial or synthetic turf as an alternative to any landscaping where turf can be used. The quality of the artificial or synthetic turf may be subject to the requirements of individuals or associations.
- f. No new natural turf shall be installed in a public right-of-way or median. Areas with up to 10,000 square feet of turf within a public right-of-way at gateways, entrances to major communities, or special landscaping designs approved by the city's development services department are exempt from the restrictions of this stipulation.
- g. Shrubbery in the right of way shall not obstruct any regulatory signage or sight distance triangle as defined in the Engineering Development Standards; therefore, shall be trimmed to less than 2'-0".
- h. Landscaping within the public-right-of-way will require:
 - 1. All landscaped areas, except those intentionally maintained with native plants, shall include an automatic irrigation system.
 - 2. All native plant landscaping plans shall include an establishment maintenance plan that ensures long term growth of all plantings.
 - 3. Establishment maintenance plan shall be sealed by a registered Landscape Architect.
 - 4. Water-efficient systems (e.g., drip, mini-spray, bubbler-type, or similar drip systems) shall be used whenever feasible. Low-flow sprinkler heads with matched

- precipitation rates shall be used when spray or rotor-type heads are specified for watering shrubs and ground cover areas.
5. Multi-program weather sensing controllers with separated valves and circuits shall be used when the project contains more than one type of landscape treatment (e.g., lawn, ground cover, shrub, tree areas), or a variety of solar aspects.
 6. Soil moisture-sensing devices and rain sensors shall be used on all projects within public rights of way and in landscape tracts. The use of satellite based controllers is encouraged.
 7. Root barriers shall be designed and incorporated for all trees that are in the public right of way to ensure vertical root growth and avoid adjacent curb, sidewalk or pavement upheaval due to tree roots.
 8. Linear Root barriers shall be used along public improvements that are only on one side of a tree.
 9. Surround Root barriers shall be used when a tree is within the sidewalk or within a median.
 10. Tree canopies extending into the right of way shall be trimmed to the following minimum standards: 12'-0" over any public roadway, 7'-0" over any public sidewalk.
- j. All trash shall be collected through a City of Buckeye licensed trash hauler, including construction debris. Trash enclosures shall be in accordance with City of Buckeye standards.
- k. The Buckeye Fire Chief and City Engineer shall determine the number, location, and types of all fire hydrants.
- l. Prior to delivery of any combustible materials to the site, the fire protection system shall be completely operational, with proper fire flow, and in accordance with the plans approved by the Buckeye Fire Chief and City Engineer.
- m. All building shall be equipped with a fire protection system as required by City of Buckeye Ordinance 37-02.
- n. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.
- o. Phasing of public infrastructure shall be approved by the City Engineer.

- p. At the time of improvement plan submittal, the Property Owner/Developer shall provide a comprehensive Drainage Master Plan or Report, which addresses all on-site and off-site drainage requirements and issues. The Drainage Master Plan shall also identify the method by which existing 100-year floodplains will be mitigated.
- q. The Applicant will submit an electronic CAD and GIS file with full construction documents of the development to the City Engineer, Public Works Department, and GIS Administrator upon Final Plat approval in order to maintain current street records and assist in emergency dispatch and response.
- r. 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.
- s. Pavement sections for all streets shall be determined in accordance with an approved geotechnical analysis by the City Engineer, but shall not be less than the City's adopted Engineering Design Standards.
- t. Street signs and sign posts shall be placed at all street intersections, with stop signs where applicable, by the Property Owner/Developer and shall be in place when street paving is completed. Specification for design, construction, location, and installation shall be in accordance with City of Buckeye Engineering Design Standards.
- u. All existing irrigation facilities located on the site shall be abandoned, relocated off the property, or installed underground.
- v. At the time of Improvement Plan submittal, the Property Owner/Developer shall submit for review and approval a Sewer Master Plan or Report, which provides sizing calculations for all on-site and off-site sewers.
- w. The Property Owner/Developer is responsible for providing, at their sole cost and expense, all public infrastructure necessary to serve the project including, without limitation, water and wastewater service in accordance with Ordinance No. 86-06. This includes water supply, infrastructure, and capacity for the production, treatments and delivery of water to the project and the collection, treatment and disposal, including

recharge and/or reuse, of wastewater generated at the project. Notwithstanding any authority of the City to create a special district for purposes of funding infrastructure in the City, to meet its obligations under this Stipulation and under Ordinance No. 86-06, the Property Owner/Developer may participate jointly with other property owners/developers in the provision of the necessary regional public infrastructure to serve the subject Property and, in such 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.

- x. Prior to Final Plat/Site Plan approval, the Property Owner/Developer shall submit to the City for review and approval Water and Wastewater Master Plans. In order to provide for water production and treatment, the Property Owner/Developer may be required to provide additional sites for production wells and water production site on the Final Plat/Site Plan or at off-site locations.
- y. The Property Owner/Developer is responsible for providing water at the project for construction purposes including obtaining the necessary water rights for the water supply to be used for construction purposes.
- z. If the property is location with the City's water service area, 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.
- aa. If the property is located within the City's water service area, the Property Owner/Developer shall allocate any surface water rights to the City prior to the issuance of any building permits.
- bb. If the Development is within the City of Buckeye's Water Service Area, the Property Owner/Developer shall notify the City's Water Resources Department of the location of any registered and unregistered wells on the property and the Property Owner/Developer and the City's Water Resources Department shall meet and confer to determine if the wells are beneficial or whether they shall be abandoned. Wells shall be abandoned by the Property Owner/Developer if the City's Water Resources Department determines that they present a health and safety hazard or are contributing to

groundwater contamination and are not able to be rehabilitated, modified, or re-drilled to prevent the health and safety hazard or groundwater contamination.

- cc. 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.
- dd. 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.
- ee. The site plan exhibit attached to this application is for reference only. A site plan shall be required to be submitted to the city and approved prior to submittal of any permits. Said site plan shall be in conformance with the cities adopted Laws and Regulations.
- ff. Outdoor storage units shall be a minimum of 50 Square Feet.
- gg. There shall be no trees planted over any existing underground utilities.
- hh. There shall be at least four trees planted inside the property line along the frontage of Jackson Avenue.
- ii. The existing low wall along the frontage of Jackson Avenue shall include a minimum of a 2' wrought iron on top.
- jj. Any new proposed wall and landscaped details shall be consistent in character with the newer walls and landscaping placed within the right-of-way along 2nd Street from Jackson Avenue to Monroe Avenue as well as the newer wall placed along Jackson Street west of the project.
- kk. The property shall be maintained in a clean weed free environment at all times. The landscaping shall be maintained on a regular basis and if any vegetation dies, is removed or damaged said landscaping shall be replaced within 60 days of occurrence.
- ll. The walls and structures shall be properly maintained. In the event that any walls and/or structures are damaged including significant paint fading, it shall be repaired within 60 days of occurrence.

- mm. All onside internal roadways and driveways shall be property maintained on an ongoing basis. In the event there is damage to any of the internal driveways or roadways it shall be repaired within 60 days of occurrence.
- nn. All personal effects of the residents shall be kept inside the home or within the enclosed storage sheds and not left outside. There shall be no outside storage permitted.
- oo. The architecture of the units within the site shall not all be the same. Diversity in architecture will be required.

ATTACHMENTS:

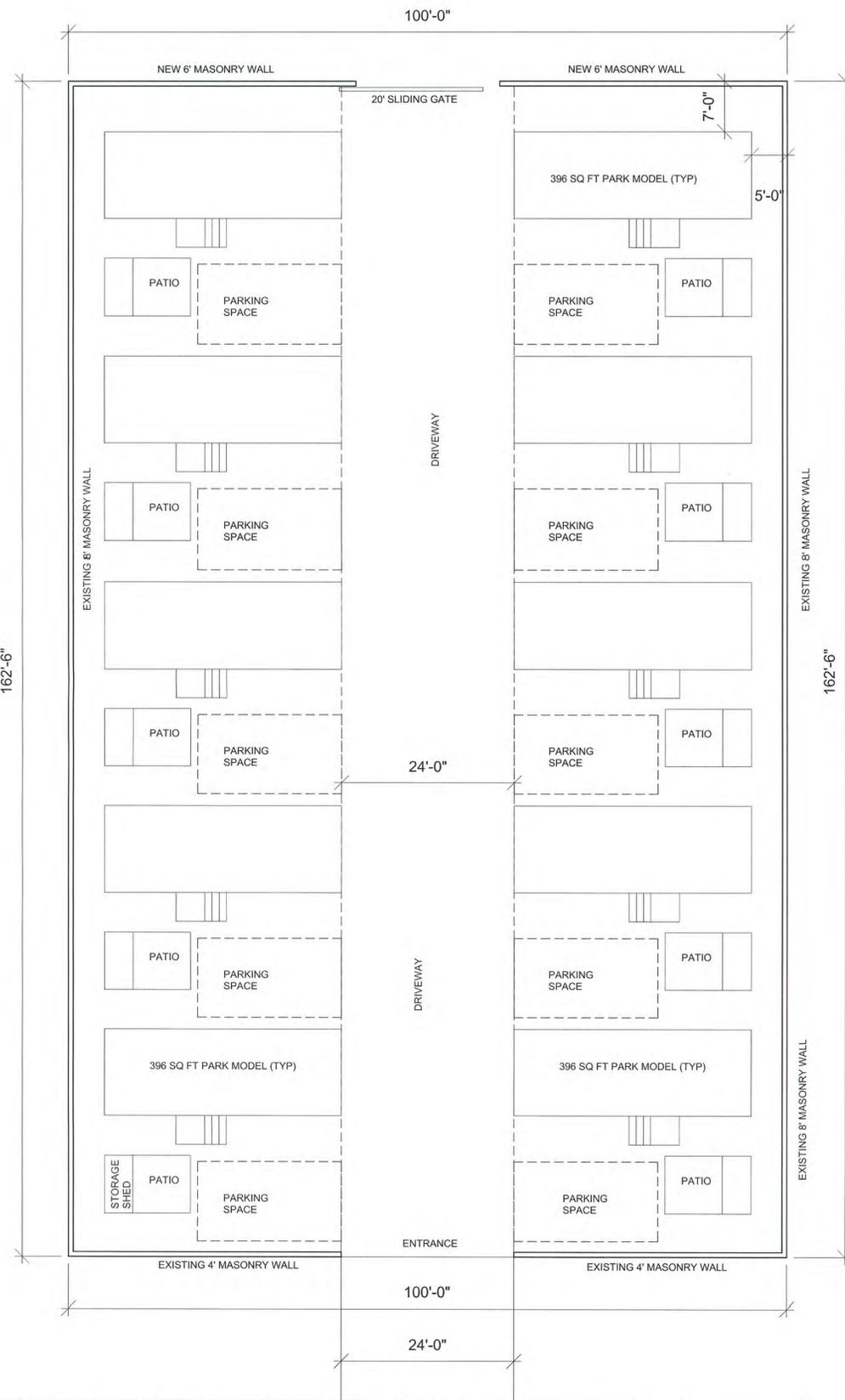
Vicinity Map (Aerial Photo)
Site Plan exhibit
Project Narrative
Citizen Participation Report

Prepared By:
Adam Copeland, Senior Planner

Reviewed By:
Terri Hogan, AICP, Planning Manager

Hickman's Manufactured Home Park Vicinity Map





HICKMAN'S
 APN 400-27-049
 APN 400-27-051
 MARICOPA COUNTY
 BUCKEYE, AZ



SCALE: 1"=10'-0"

BUILT BY

SITE PLAN

SCALE: 1"=10'-0"	REV/	DATE:
PROJECT: Custom Home Design	REV/	DATE:
PROJECT: 241 PASO PASO DR BUCKEYE, AZ 85314	REV/	DATE:
PROJECT: 400-27-049/400-27-051	REV/	DATE:
PROJECT: 400-27-049/400-27-051	REV/	DATE:
PROJECT: 400-27-049/400-27-051	REV/	DATE:

A CUSTOM HOME FOR
HICKMAN'S
 110 E. JACKSON AVENUE
 BUCKEYE, AZ
 APN 400-27-049/400-27-051

Received
 APR 12 2016
 City of Buckeye by:

SITE PLAN

SHEET
S1
 OF

CITIZENS PARTICIPATION REPORT

APPLICANT: John Nash PROJECT: Jackson Ave Manufactured Home Park

May 2, 2016

Meeting was held in the first floor meeting room at Buckeye City Hall.

Neighbors within 300 feet of our project were invited to attend the meeting to hear a presentation of the intended use of the property at 110 E. Jackson Avenue. The meeting was attended by the Mayor, several Council members, Planning Staff and three property owners (see attached attendance sheet)

Once the project was presented, a discussion followed and there were no objections to the planned development.

Summary

All attendees very much approved of the project. As of this date, no letters or calls have been received in reference to our project.

PROJECT NARRATIVE

Hickman's Egg Ranch is the current owner of 110 E. Jackson Avenue, Buckeye, AZ.

This vacant property is centrally located and easily accessible from South Miller Rd and Monroe Ave.

We wish to place ten 396 sq. ft. new park models on this MR zoned .37 acre parcel of land. These homes will be used to provide housing for the employees of Hickman's Egg Ranch. The homes are to be set in place on-site and include individual parking spaces, a small concrete or paver patio and an enclosed storage shed for each unit. The main driveway and all parking spaces will be concrete rather than asphalt paving. Landscaping within the 6' perimeter CMU walls will consist of trees and granite ground cover. Landscaping in the front right of way will be designed to meet the City of Buckeye requirements. Overall, we are attempting to provide new housing and a clean, pristine living environment for our employees that will give them easy access to all city amenities.

We pride ourselves on being good neighbors able to design and build a project that is beautifully designed and landscaped to compliment and enhance the neighborhood.

Thank you for your consideration in this matter. We look forward to working with the City of Buckeye.

APR 16 2016
CITY OF BUCKEYE
PLANNING AND ZONING