



CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
August 23, 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 Kempniak <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.	CONSENT AGENDA	
2A.	<p>Subject: PLZ-16-00105-Verrado Victory District-Phase4-Parcel 1F Applicant: Art Nehf, DMB Associates Location: Southwest corner of Victory Boulevard and Tiger Mountain Drive within the Verrado Community Master Plan (CMP)-approx. 17.6 acres Request: Preliminary Plat for 124 single-family lots in the Planned Community (PC) Zoning District Recommendation: Approve with stipulations Presented by: Sean Banda, Planner II</p>	<p>Action required: <i>Public Meeting, Discussion, and Motion</i></p>
3.	CONTINUANCE AGENDA <i>No Items</i>	
4.	REGULAR AGENDA	
4A.	<p>Subject: In order to comply with Open Meeting Law requirements pursuant to ARS§ 38-431.05, ratification of the following items approved on the Planning and Zoning Commission Agenda dated August 9, 2016</p> <p>i. Minutes from July 26, 2016 Planning and Zoning Commission regular meeting</p> <p>ii. Subject: PLZ-16-00086 – Sun City Festival Parcel P1 and I1 Applicant: Dan Pottinger, Cardno, Inc. for Pulte Group Location: North of Beardsley Parkway, west of Desert Vista Blvd., east of Desert Oasis Blvd., and south of the Central Arizona Project (CAP) within the Festival Ranch Community Master Plan (CMP) – approx. 88.4 acres Request: Preliminary Plat for 146 age-restricted single family detached lots in the Planned Community (PC) Zoning District Recommendation: Approve with stipulations Presented by: Ed Boik, AICP, Principal Planner</p> <p>iii. Subject: PLZ-16-00055 Marwest Annexation</p>	<p>Action required: <i>Public Hearing, Discussion, and Motion</i></p>

	<p>Applicant: George Quinif, Peak Group LLC for Marwest Enterprises, LLC Location: Southwest corner Culver Street and Perryville Road – approx. 2.0 acres Request: Annexation Recommendation: Approve Presented by: Adam Copeland, Principal Planner *continued from July 26, 2016</p> <p>A detailed written description of the action to be ratified and all deliberations, consultations and decisions by members of the public body that preceded and related to such action is available to the public at least 72 hours in advance of the meeting in the office of Development Services located at 530 East Monroe Avenue, Buckeye Arizona, 85326, Monday through Thursday from 7:00am-6:00pm (623) 349-6211 khernandez@buckeyeaz.gov</p>	
<p>4B.</p>	<p>Subject: PLZ-16-00097- Former CEMEX Sand and Gravel Quarry Planned Area Development Applicant: Dana Belknap, Gallagher and Kennedy Location: Southeast Corner of Rainbow and Beloit Roads Request: Planned Area Development Overlay District on approximately 58 Acres over an SF-43 Single-Family Residential Zoning area. Recommendation: Approve with stipulations Presented by: Adam Copeland, Principal Planner</p>	<p>Action required: <i>Public Hearing, Discussion, and Motion</i></p>
<p>5.</p>	<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>
<p>6.</p>	<p>REPORT FROM STAFF</p>	<p>Action required: <i>None</i></p>
<p>7.</p>	<p>COMMENTS FROM THE PLANNING AND ZONING COMMISSION</p>	
<p>8.</p>	<p>ADJOURNMENT</p>	<p>Action required: <i>Motion</i></p>

**NOTICE OF PUBLIC MEETING OF THE CITY OF BUCKEYE
GENERAL PLAN ADVISORY COMMITTEE
AND THE
PLANNING AND ZONING COMMISSION
FOR THE PURPOSE OF RATIFYING PAST ACTION TAKEN
IN VIOLATION OF OPEN MEETING LAW**

Pursuant to A.R.S. § 38-431.05, notice is hereby given to the members of the City of Buckeye and to the general public that the City of Buckeye General Plan Advisory Committee and the City of Buckeye Planning and Zoning Commission will hold a meeting open to the public on August 23, 2016 at 6:00 p.m., City Council Chambers, 530 East Monroe Avenue, Buckeye, Arizona.

The purpose of the meeting is to ratify an action of City of Buckeye General Plan Advisory Committee and the City of Buckeye Planning and Zoning Commission that may have been taken on August 9, 2016 in violation of the Open Meeting Law. This action involved:

General Discussion of the General Plan Advisory Committee - No Action Taken.

City of Buckeye Planning and Zoning Meeting

2. Approval of the minutes of the July 26, 2016 Planning and Zoning Commission Regular Meeting.

3A. PLZ-16-00086 – Sun City Festival Parcel P1 and I1

Applicant: Dan Pottinger, Cardno, Inc. for Pulte Group

Location: North of Beardsley Parkway, west of Desert Vista Blvd., east of Desert Oasis Blvd., and south of the Central Arizona Project (CAP) within the Festival Ranch Community Master Plan (CMP) – approx. 88.4 acres

Request: Preliminary Plat for 146 age-restricted single family detached lots in the Planned Community (PC) Zoning District

Recommendation: Approve with stipulations

Presented by: Ed Boik, AICP, Principal Planner

5A. PLZ-16-00055 Marwest Annexation

Applicant: George Quinif, Peak Group LLC for Marwest Enterprises, LLC

Location: Southwest corner Culver Street and Perryville Road – approx. 2.0 acres

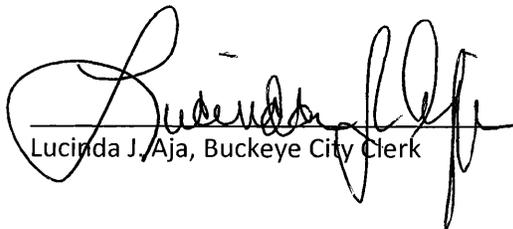
Request: Annexation

Recommendation: Approve

Presented by: Adam Copeland, Principal Planner

The public may obtain a detailed written description of the action to be ratified, and all deliberations, consultations, and decisions by members of the public body that preceded and relate to this action to be ratified at 530 East Monroe Avenue, Buckeye Arizona, Monday through Thursday from 7:00 a.m. to 6:00 p.m. at least 72 hours in advance of the meeting.

Dated this 17th day August, 2016.


Lucinda J. Aja, Buckeye City Clerk



PRELIMINARY PLAT

Report to the Planning and Zoning Commission

CASE NUMBERS: PLZ-16-00105
TITLE: Verrado Victory District-Phase 4 (Parcel 1F)-Preliminary Plat
MEETING DATE: August 23, 2016
AGENDA ITEM: 2A

Applicant: Art Nehf, DMB Associates
Owner: DMB Associates
Request: Preliminary Plat for 124 single-family lots in the Planned Community (PC) Zoning District
Location: Located on the southwest corner of Victory Boulevard and Tiger Mountain Drive within the Verrado Community Master Plan (CMP)
Site size: Approximately 17.6 acres
Density: 9.3 du/acre
Public input: None known
Recommendation: **Approve** with stipulations

PROJECT DESCRIPTION

1. This is a request for a 17.6 acre preliminary plat for 124 lots in Phase 4 of the Verrado Victory District located on the southwest corner of Victory Boulevard and Tiger Mountain Drive.
2. The applicant has chosen to develop the parcel within this phase using a Verrado Community Master Plan (CMP) development option (land use designation) called Residential High Platted Lots.

AREA CONTEXT:

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

	EXISTING USE	GENERAL PLAN	ZONING
Subject Property	Undeveloped	Master Planned Community	PC, Planned Community
North	Undeveloped	Master Planned Community	PC, Planned Community
South	Verrado Victory District-Phase 2	Master Planned Community	PC, Planned Community
East	Undeveloped	Master Planned Community	PC, Planned Community
West	Verrado Victory District-Phase 1	Master Planned Community	PC, Planned Community

Annexation and Relevant Case History

3. A99-11 – Annexation into the Town of Buckeye – Approved by Town Council in 1999
4. CMP99-22 - Verrado Community Master Plan – Approved by Town Council on November 2, 1999
5. FP13-01- Verrado ARC Phase 1-Approved Administratively on December 31, 2013
6. PP14-02-Verrado Victory District Phase 2-Approved by City Council on September 16, 2014

PUBLIC PARTICIPATION SUMMARY:

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

BACKGROUND:

8. The subject property is currently part of the Verrado Community Master Plan (CMP), but more specifically is a phase of one of the character districts called the Victory District. Each district within the Verrado CMP may have unique character details of landscaping, housing, parks and lighting. The subject property is planned to be an extension of Victory Phase 1 (located directly to the east). This particular phase is planned to be a higher density area than the first two phases to create more diverse housing options. As such, there will be more of an emphasis on the path and trails to connect this phase with the rest of Victory and the adjacent regional parks and other amenities in this district.
9. This proposed plat is planned to be gated and as such will have private roads and amenities. The plat will still have an open space linkage system that traverses this area to provide connectivity of this neighborhood to the rest of the Victory District.
10. Within this plat the proposed plan is to provide two (2) types of residential lots; conventional and green court/auto court homes. There are 62 conventional and 62 of the court homes planned for this plat.

ANALYSIS:

Land Use Allocations

11. Conformance with General Plan: The City of Buckeye 2007 General Plan designates this property as Master Planned Community. Verrado is developing consistent with this general plan designation.
12. Land Use: The property is zoned Planned Community and is governed by a Community Master Plan (CMP), which was adopted in 1999 with an accompanying development agreement. This Preliminary Plat lies within the approved Verrado CMP area.

13. The Verrado CMP covers 8,816 acres and includes seven Planning Units. Densities range from 0-35 du/ac. Commercial sites allowing neighborhood retail, office space, major retail, public facilities, etc. are included within the CMP area.
14. The approved Master Plan Land Use Budget allows a total of 14,080 residential units, 1,000 Resort Rooms, and 4,234,550 square feet of Commercial/Mixed-Use space. Per the approved CMP all parks will be privately owned and maintained unless otherwise dedicated to the City of Buckeye. This application meets all requirements of the approved Verrado CMP. The proposed plat is consistent with the Verrado CMP and required Planning Unit Plans.

Setback and Lot Data

Table 3: Verrado Victory CMP Land Use Designation – Residential High

Total Area	17.6 acres
Density	9.3 units/acre
Lots:	124
Minimum Lot Size	1,000 square feet
Standard Lot Size	50'x85' or 4,500 square feet 45'x80' or 3,600 square feet 40'x80' or 3,200 square feet
Maximum Building Height:	40'
Front Living	18' or greater or 3' or less
Min. Rear	3'
Min. Side	0';10' aggregate; Where a side yard setback is provided, it must be a minimum of 3'
Min. Separation of Buildings On Adjacent Lots	10'

Schools

15. The subject property is located within three (3) school districts (Litchfield Elementary School District, Saddle Mountain Elementary School District and Agua Fria Union High School District). This proposed plat will not impact the school districts since this is an age restricted development.

Police and Fire

16. Emergency services to the plat will be provided by Buckeye's Fire Station 703 (Verrado Fire Station). The station is located approximately two miles south at 2582 North Verrado Way.

Circulation

17. All street widths and designs conform to the approved Verrado CMP, Master Circulation Plan, and updated Planning Unit Circulation and Streets Plan. The City Engineer and Fire Department have reviewed and approved the proposed street sections.

Open Space/Recreation

18. Open Space/Recreation within this Preliminary Plat consists of a private amenity for this gated neighborhood, along with strategically placed smaller open space areas. The future residents will be able to access regional parks, neighborhood parks, trails, County Trail access, golf and other open space and recreational amenities.

Landscaping

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

Infrastructure

20. Water: EPCOR Water Company will be the water provider. The water distribution system will be extended into this proposed plat from Zone 4 water systems at Victory Boulevard and Tiger Mountain Drive. Water storage will initially be provided by Zone 3 South Reservoir and Zone 4 South booster pump station until the Developer constructs the necessary infrastructure.
21. Sewer: EPCOR Water Company provides for sewer service to the site. The wastewater distribution systems will be extended from the existing Tuthill sewer trunk line that ultimately directs wastewater to the existing wastewater reclamation facility on McDowell and the Tuthill Road Alignment.

RECOMMENDATION:

22. Staff recommends the Planning and Zoning Commission motion to **approve PLZ-16-00105** with stipulations (a-x):
 - Conformance with the City of Buckeye General Plan
 - Conformance with the Verrado Community Master Plan
 - No outstanding issues from reviewing departments

- a. Development of this project shall be in conformance with the Preliminary Plat entitled "Verrado Victory District-Phase 4 (Parcel 1F)" consisting of eight (8) sheets, dated June 30, 2016 and stamped received July 05, 2016, except as modified by the following stipulations.
- b. Development of the property shall be in general conformance to the project narrative report entitled "Verrado Victory District-Phase 4 (Parcel 1F)-Preliminary Plat Narrative" consisting of seven (7) pages, dated June 30, 2016 and stamped received July 05, 2016, except as modified by the following stipulations.
- c. The developer or homebuilder shall notify future homeowners that they are located within the state-defined "territory in the vicinity of a military airport". Such notification shall be recorded on all Final Plats and be included in the Public Report. The language for this notice is available from the Planning Division.
- d. Preliminary plat approval is valid for a period of two (2) years. For a preliminary plat that identifies phases, the preliminary plat shall remain valid for a period not to exceed two (2) years from the date of recording of any final plat that conforms to the approved preliminary plat. The Development Services Director or Designee may grant a one-time extension of 12 months, if in the opinion of the Director; satisfactory progress has been made towards completion of the final plat or for the next phase of subdivision development.
- e. The property owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as result of this approval
- f. The preliminary plat may be divided up into separate final plats. There is no minimum or maximum lot requirement to be considered a final plat in conformance with the preliminary plat as to lot layout and street design.
- g. The number of residential units/lots depicted on the on the preliminary plat shall not increase greater than ten (10) percent than what was depicted on the preliminary plat to be considered to be in conformance with the preliminary plat.
- h. Any change to the Development Option or changes to lot or product type within any final plat of any portion of the preliminary plat are acceptable provided overall number of lots proposed in the preliminary plat is not exceeded by 10%.
- i. The proposed local street access points and linear frontage of the proposed right-of-way can be modified at the final plat. As reviewed and approved by the City Engineer. The Development Services Director reviews and approves any changes as conforming to the preliminary plat.
- j. 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 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.

- k. Landscaping within the public right-of-way will require:
 - a. Root barriers may 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.
 - b. Linear Root barriers may be used along public improvements that are only on one side of a tree.
 - c. Surround Root barriers may be used when a tree is within the sidewalk tract or within a median.

- l. In accordance with the Fire Code and as determined by the Fire Chief:
 - a. Zero lot lines, Z-lots, court homes, cluster homes, condominiums, patio homes, townhomes and non-traditional housing units are not considered a single family structure and all other housing units by their design, construction or location, present access issues for Fire Department response and are required to be protected throughout with an approved automatic sprinkler system.
 - b. The dry standpipe systems shall be submitted with fire hydrant locations and approved by the City of Buckeye Fire Department prior to vertical construction.

- m. In accordance with the City Engineer the following items are stipulated to be revised in conjunction with all final construction documents in support of the Final Plat.:
 - a. Miscellaneous corrections as provided in redlined copy of pre-plat submittal made by LD team with a seal date of June 30, 2016.
 - b. Additional parking shall be provided for the 62 lots designated as 'B' and 'C' on the architectural illustrative submitted on July 6th 2016. Appropriately distributed parking throughout the plat shall be provided for the 62 lots designated as 'B' and 'C.'
 - c. Provide a current preliminary title report.
 - d. Provide a typical lot detail for interior and street side lots.
 - e. Verify that all VNAEs and PUEs are labeled.
 - f. Provide an acceptable final street name and address map.
 - g. Provide an acceptable final grading and drainage plan and report.
 - h. Provide street centerline geometric information and an acceptable final paving plan and storm drainage plan and report.
 - i. Provide an acceptable final water plan and report.
 - j. Provide an acceptable final wastewater plan and report.
 - k. Provide an acceptable final street lighting plan.
 - l. Provide an acceptable final landscaping plan.

- n. Phasing of public infrastructure shall be subject to a phasing plan as approved by the Development Services Director and City Engineer.

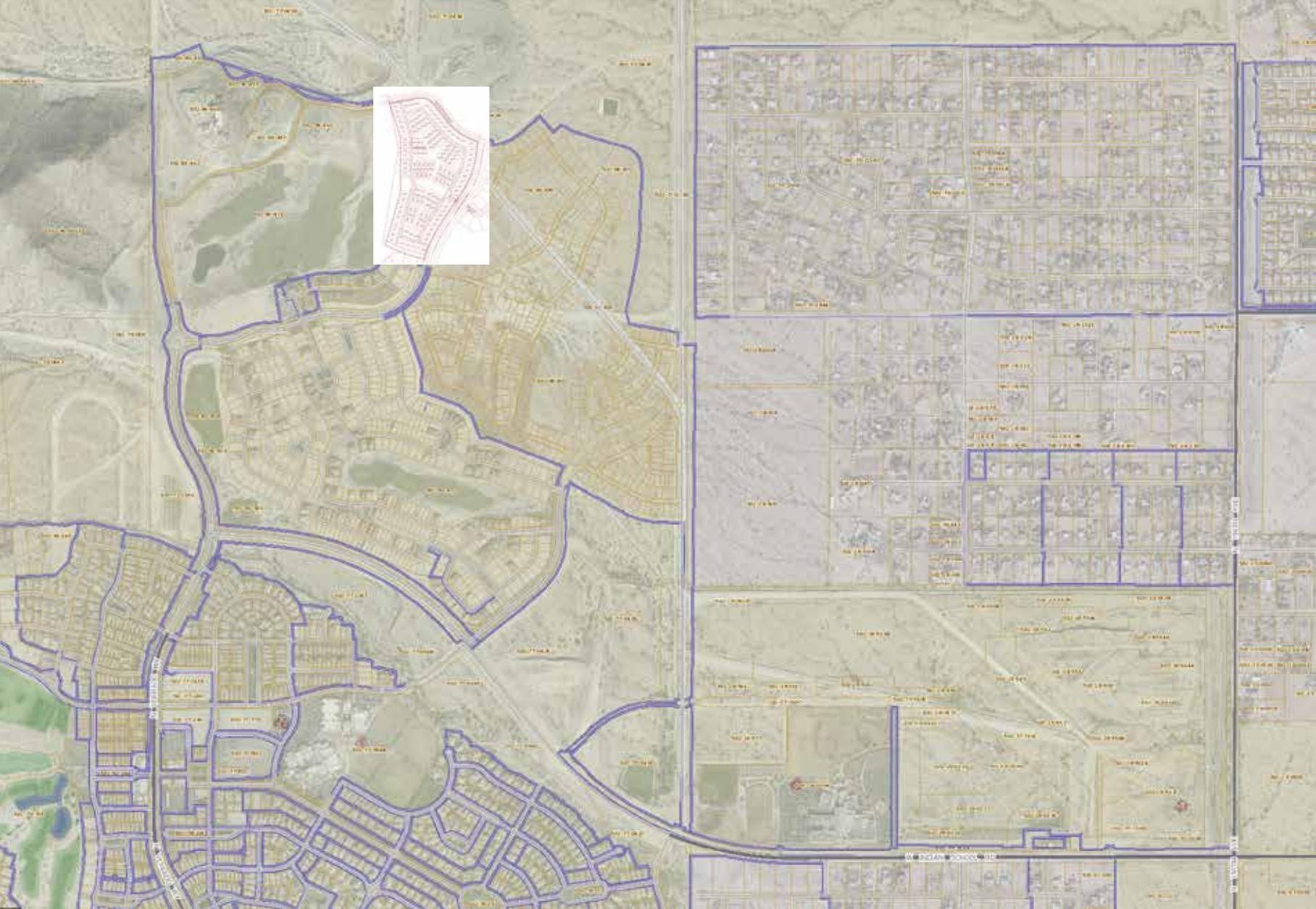
- o. At the time of improvement plan submittal, the Property Owner/Developer shall provide a comprehensive Drainage Master Plan, which addresses all on-site and off-site drainage requirements and issues. The Drainage Master Plan shall also identify the method by which existing 100-year floodplains will be mitigated.
- p. 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.
- q. Pavement sections for all streets shall be determined in accordance with a City Engineer-approved geotechnical analysis, but shall not be less than sections previously defined in the Verrado Community Master Plan.
- r. 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 roadway standards and shall be approved by the City Engineer.
- s. At the time of Improvement Plan submittal, the Property Owner/Developer shall submit for review and approval a Sewer Basis of Design Report, which provides sizing calculations for all on-site and off-site sewers.
- t. 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.
- u. Any traffic signals that are required due to traffic generated by this project shall be installed by the Property Owner/Developer when warranted.
- v. 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.
- w. Prior to Final Plat approval, the Property Owner/Developer shall obtain approval from the applicable utility interests for easement location and width as required for utility purposes.
- x. Prior to Final Plat recordation, final landscaping and irrigation plans, including all lighting improvements, shall be reviewed and approved by the City of Buckeye.

ATTACHMENTS:

- Vicinity Map
- Applicant's Narrative
- Preliminary Plat

Prepared By:
Sean Banda, Planner II

Reviewed By:
Terri Hogan, AICP, Planning Manager





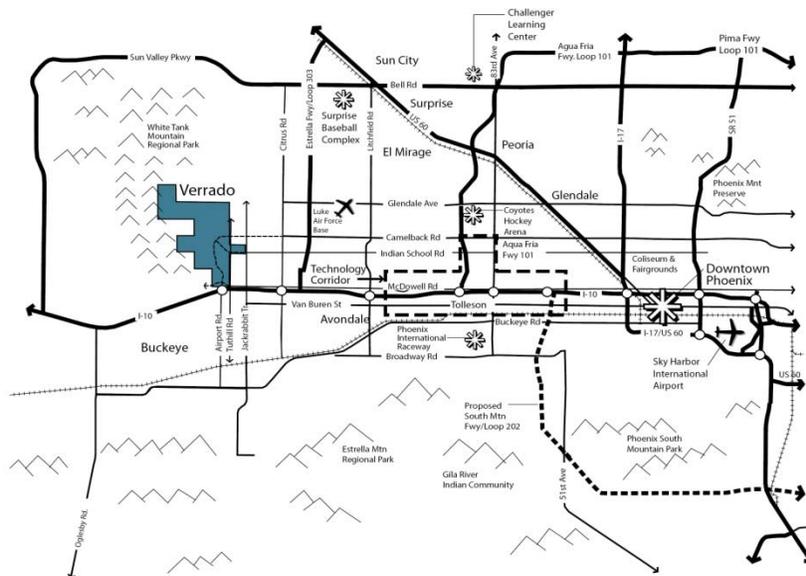
Victory District™

Verrado® - Victory District Preliminary Plat – Phase 4 (Parcel 1F) (6.30.16)

Background

Verrado is an 8,816 acre master planned community located north and south of I-10 and east and west of Verrado Way (“Verrado”) as shown on *Exhibit A*. In 1999, the City of Buckeye (the “City”) approved the Pre-Annexation and Development Agreement (the “PADA”) and the Community Master Plan (“CMP”), both of which provide the planning and zoning entitlement framework for Verrado.

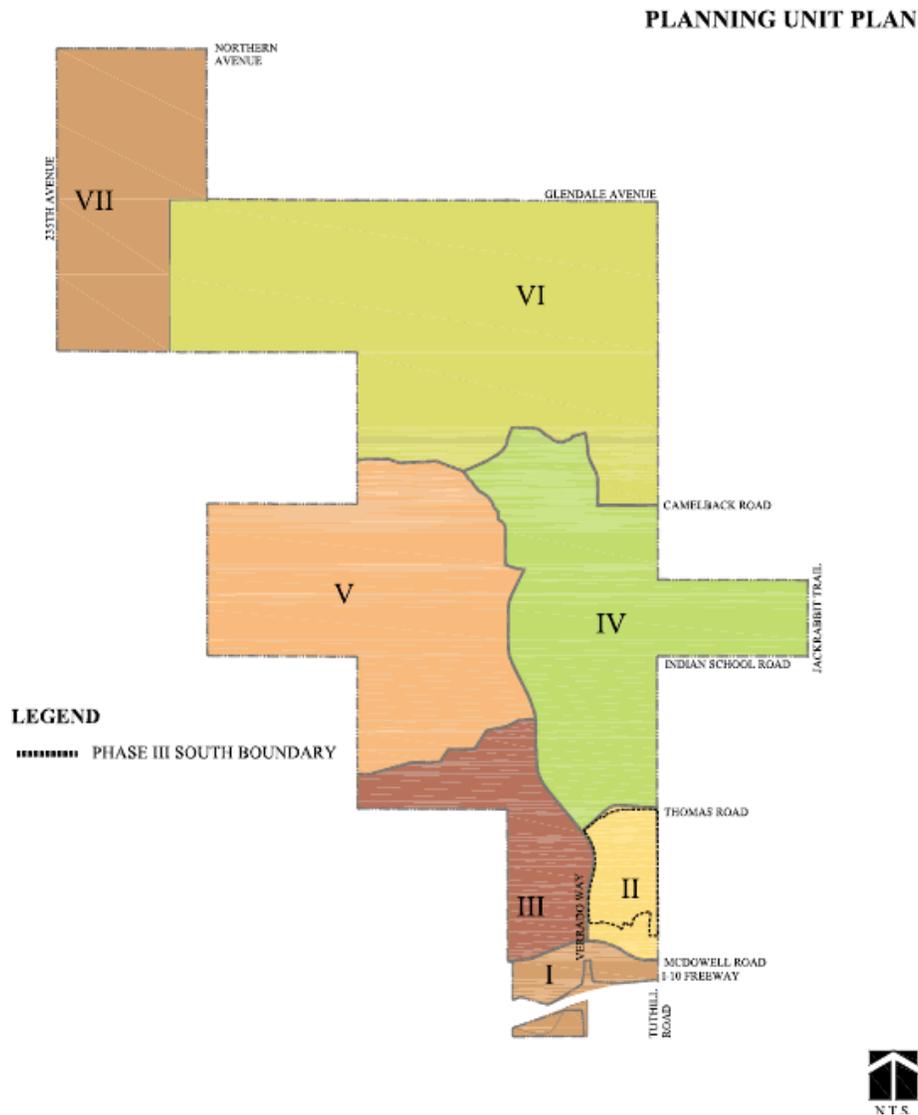
Exhibit A



In 2004, the City approved an amendment to the CMP that added an additional sixteen (16) acres to the entitlements. The CMP, as amended, allows for a maximum of 14,080 residential dwelling units, 4,234,550 square feet of commercial/mixed use and 1,000 resort rooms. A

Land Use Budget allocates these densities/intensities throughout the 8,816 acre property into seven (7) Planning Units as depicted in *Exhibit B*.

Exhibit B



Description of Request

The purpose of this submittal is to request consideration of a preliminary plat for Phase 4 (Parcel 1f) within the Victory District ("Victory"). The proposed preliminary plat consists of approximately seventeen (17) net acres and is located at the southwest corner of Victory Boulevard and Tiger Mountain Drive as shown on *Exhibit C*. The Preliminary Plat will create 124 residential lots and multiple private tracts that will be utilized for neighborhood parks, trails and other such uses.

The Court homes consists of 62 lots and are a unique product where homes are developed to front onto a green space with access from a drive. Lots range in size from 40 x 80 to 45 x 80 feet. In between most of the home clusters are private tracts that serve as open space areas for these homes that allow for connectivity through the neighborhood. Within the adjacent open space tracts, additional sidewalks will be located.

The proposed court drive is eighteen (18) feet in width with no parking allowed. It is anticipated that each home will have two (2) car garages. Approximately 37 auto and 10 golf cart on-street guest parking spaces are located on the surrounding streets and all but 17 units are located within 150 feet from homes. Together, there are approximately 3.38 parking spaces per unit (both on-site and on-street) which exceeds the Verrado CMP standard of two (2) spaces per home.

Roads within the subdivision will be private and will be gated. Two (2) access points will be provided; one off Tiger Mountain Drive and another off Victory Boulevard. The Victory Boulevard access will be gated with card access. The Tiger Mountain Drive access will be gated as well and will be for emergency vehicles only. Private streets in this neighborhood are proposed to be twenty-four (24) feet in width with no parking and no sidewalks. A trail system will traverse through this subdivision and will connect with the existing trail system on the northwest side of Sunrise Lane.

Conventional Single Family

The conventional single family includes sixty-two (62) lots that are approximately 50 x 80 feet. Setbacks will be in conformance with the Residential High development option. Conventional lots ring the property with a portion fronting onto hole #10 of the golf course and a connecting pathway. Homes will contain two (2) car garages.

Background Victory District

The Victory District is in the northern portions of Verrado and is exclusively for active adults. Victory represents a unique opportunity to create a convergence of complementary lifestyles which are adding to the diversity and charm of Verrado. The Victory District has been planned with an emphasis on the following features:

1. Connectivity/Exclusivity in Balance
2. Emphasis on a safe and connected path and trail system within Victory which connects to Verrado and adjacent regional parks
3. Public play Golf Course

Zoning Designation

Verrado is zoned Planned Community District (“PC”) with an approved CMP and PADA as noted above. The CMP identifies several Development Options which specify allowed uses and development criteria. In accordance with the CMP, Development Options are chosen at the time of preliminary plat approval. The Residential High Development Options for the Parcel 4 Preliminary Plat will be utilized for this subdivision.

Planning Unit Plans

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

Surrounding Vicinity Information

	North	South	East	West
Existing Use	Undeveloped	Developing Single Family	Undeveloped	Under development – Phase 1
Existing Zoning	PCD	PCD	PCD	PCD
Planning Unit Plan Designation	PU IV and VI	PU IV	PU IV	PU V

Water Management Plan

EPCOR Water¹ is the water service provider for Verrado. Zone 4 water systems will be extended from Victory Boulevard and Tiger Mountain Drive to service the Property. Water storage will initially be provided by the Zone 3 South Reservoir and Zone 4 South booster pump station. EPCOR Water will initiate the design and construction of the Zone 3 North Reservoir and Zone 4 North booster pump station in the near future.

Wastewater Management Plan

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

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

Fire & Police Protection

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

Impact on Local Schools

The Property is located within three (3) school districts including 1) the Litchfield Elementary School District, 2) the Agua Fria Union High School District, and 3) the Saddle Mountain Elementary School District. The proposed Preliminary Plat is in compliance with land use intensities allowed within the land use budget and further, will not impact the school districts by creating a need for additional schools because the project is age restricted.

Verrado Design Guidelines

Design Guidelines for Victory have been developed to address the unique character that will be created in this portion of Verrado. The Victory design guidelines are similar to the existing Verrado Design Guidelines that are utilized to guide the unique architectural and land planning character that has made this community unique. The CMP outlines that the master developer, through the private governance process, is responsible for design review.

Summary

The proposed Preliminary Plat represents an extension of Phase 1 and 2 of the Victory District. This development will provide for unique residential development that is different from development occurring in Phase I of Victory. The development is gated and will provide an opportunity for residents to having housing options that relate to the golf course and which provide for low maintenance living.

VERRADO™

BUCKEYE, ARIZONA

VICTORY DISTRICT - PHASE 4

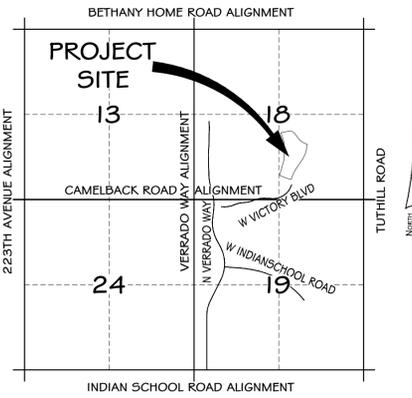
PARCEL 'F'

PRELIMINARY PLAT

A PORTION OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

	R 03 W		R 02 W			
	3	2	1	6	5	4
	10	11	12	7	8	9
	15	14	13	18	17	16
	22	23	24	19	20	21
	27	26	25	30	29	28
	34	35	36	31	32	33
	T 03 N		T 02 N			

VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

COMMUNITY NUMBER	PANEL #	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEV. (IN AO ZONE, USE DEPTH)
04013C	1645	L	OCT 16, 2013	X	NA

ALL FLOOD ZONES ARE SHOWN IN THIS PLAN SET.

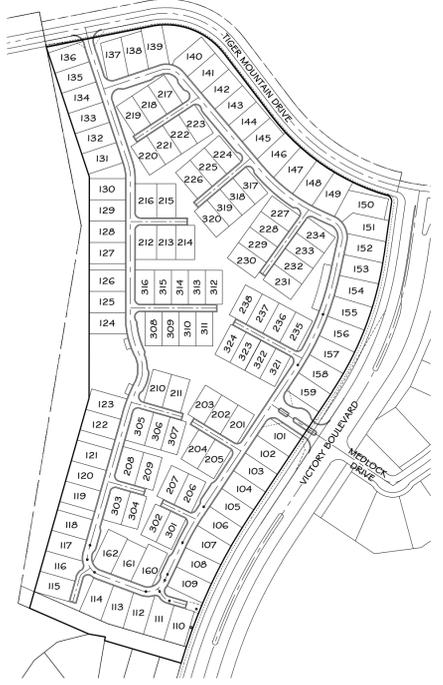
GENERAL NOTES

- THE INTENT OF THIS PRELIMINARY PLAT IS TO MEET THE REQUIREMENTS OF THE VERRADO COMMUNITY MASTER PLAN APPROVED BY THE CITY OF BUCKEYE AND INCORPORATED BY REFERENCE INTO THAT CERTAIN PRE-ANNEXATION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF BUCKEYE AND DMB WHITE TANK LLC, AN ARIZONA LIMITED LIABILITY COMPANY RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY AS DOCUMENT NO. 99-1071208 (THE "CMP"), INCLUDING ALL MAJOR AND MINOR AMENDMENTS THERETO.
- THIS PRELIMINARY PLAT SHALL CONFORM TO THE MINIMUM REQUIREMENTS AS SET FORTH IN THE APPROVED POTABLE WATER AND MASTER WASTEWATER PLANS PLANNING UNIT V, BOTH DATED 1/9/2015.
- WASTEWATER DISPOSAL FOR THE DEVELOPMENT WILL BE PROVIDED AT ON-SITE WATER RECLAMATION FACILITY "WRP" LOCATED NORTH OF MCDOWELL ROAD IN THE SE 1/4 OF SECTION 31, TOWNSHIP 2N, RANGE 2W. THE WASTEWATER WILL BE TREATED TO STATE AND COUNTY EFFLUENT REUSE WATER QUALITY STANDARDS FOR USE AS GOLF COURSE IRRIGATION. AN ON-SITE RECHARGE FACILITY WILL BE CONSTRUCTED FOR RECHARGE OF EXCESS EFFLUENT. BOTH THE "WRP" AND RECHARGE FACILITIES ARE OWNED, OPERATED AND MAINTAINED BY EPCOR WATER INC., A PRIVATE WATER COMPANY.
- POTABLE WATER FOR THE DEVELOPMENT IS PROVIDED BY EPCOR WATER INC. FROM BOTH THE CENTRAL ARIZONA PROJECT SURFACE WATER TREATMENT PLANT AND DISTRIBUTION SYSTEM AND ON-SITE AND OFF-SITE PRODUCTION WELLS. IF NECESSARY TO MEET POTABLE DRINKING WATER STANDARDS, A BLENDING FACILITY OR WATER TREATMENT FACILITY IS LOCATED ON-SITE NORTH OF INDIAN SCHOOL ROAD IN THE SE 1/4 OF SECTION 20, TOWNSHIP 2N, RANGE 2W.
- THE DEVELOPER HAS APPLIED TO THE ARIZONA DEPARTMENT OF WATER RESOURCES FOR A CERTIFICATE OF ASSURED WATER SUPPLY FOR THE PROJECT.
- MARKETSIDESIDE DISTRICT RESIDENTIAL - PHASE I HAS BEEN SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, AND OTHER PROVISIONS CONTAINED IN THE COVENANT FOR COMMUNITY FOR VERRADO RECORDED IN DOCUMENT NUMBER 2003-0531387, MCR. AS SAME MAY BE AMENDED FROM TIME TO TIME, AND PRIOR TO DEVELOPMENT WILL BE SUBJECT TO THE COMMUNITY CHARTER FOR VERRADO RECORDED IN DOCUMENT NUMBER 2002-1008906, MCR. ALL LOTS IN THESE PARCELS WILL BECOME MEMBERS OF THE HOME OWNERS ASSOCIATION ESTABLISHED BY THE COMMUNITY CHARTER FOR VERRADO.
- THIS PRELIMINARY PLAT IS INTENDED TO COVER THE MARKETSIDESIDE DISTRICT RESIDENTIAL - PHASE I. ALL OTHER PARCELS WILL HAVE TO BE SUBMITTED UNDER SEPARATE PRELIMINARY PLAT OR SITE PLAN SUBMITTALS AS REQUIRED BY THE CITY OF BUCKEYE.
- ALL SETBACKS SHALL CONFORM WITH THE VERRADO COMMUNITY MASTER PLAN APPROVED BY THE CITY OF BUCKEYE AND INCORPORATED BY REFERENCE IN TO THAT CERTAIN PRE-ANNEXATION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF BUCKEYE AND DMB WHITE TANK, LLC, AN ARIZONA LIMITED LIABILITY COMPANY RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY AS DOCUMENT NO. 99-1071208 (THE "CMP"), INCLUDING ALL MAJOR AND MINOR AMENDMENTS THERETO.

LOT No.	AREA (sf)
101	4482
102	4500
103	4500
104	4500
105	4555
106	4720
107	5031
108	4558
109	4567
110	4251
111	4405
112	4348
113	4634
114	4517
115	4250
116	4459
117	4282
118	4250
119	4250
120	4250
121	4250
122	4250
123	4269
124	4307
125	4250
126	4250
127	4250
128	4250
129	4250
130	4250
131	4250
132	4250
133	4250
134	4250
135	4250
136	4266
137	4566
138	4532
139	4674
140	4365
141	4250
142	4250
143	4250
144	4250
145	4413
146	4981
147	5159
148	4931
149	4963
150	5823
151	4956
152	4599
153	4696
154	5013
155	4960
156	4911
157	4865
158	4823
159	4500
160	4666
161	4368
162	4613
TOTAL(sf)=	27977

LOT No.	AREA (sf)
201	3596
202	3600
203	3600
204	3600
205	3599
206	3598
207	3600
208	3969
209	3600
210	3600
211	3600
212	3967
213	3600
214	3600
215	3600
216	3968
217	3600
218	3600
219	3600
220	3600
221	3600
222	3600
223	3599
224	3600
225	3600
226	3600
227	3600
228	3600
229	3600
230	3600
231	3600
232	3600
233	3600
234	3598
235	3599
236	3600
237	3600
238	3600
TOTAL(sf)=	137893

LOT No.	AREA (sf)
301	3198
302	3200
303	3569
304	3200
305	3727
306	3200
307	3200
308	3200
309	3200
310	3200
311	3200
312	3200
313	3200
314	3200
315	3200
316	3566
317	3201
318	3200
319	3200
320	3199
321	3200
322	3200
323	3200
324	3200
TOTAL(sf)=	78059



NAME	AREA (sf)
TRACT 'Q3'	15068
TRACT 'A' (STREETS)	110836
TRACT 'B'	590
TRACT 'C'	2505
TRACT 'D'	2208
TRACT 'E'	1700
TRACT 'F'	2125
TRACT 'G'	14639
TRACT 'H'	1275
TRACT 'I'	2042
TRACT 'J'	948
TRACT 'K'	13385
TRACT 'L'	1718
TRACT 'M'	100606
TOTAL(sf)=	269646

ENGINEER

LAND DEVELOPMENT TEAM, LLC
3420 EAST SHEA BLVD SUITE 156
PHOENIX, AZ 85028
PH: (602) 300-3513
FAX: (602) 396-5701
CONTACT: JONATHAN STANSEL, P.E.
EMAIL: JStansel@LD-Team.com

OWNER/DEVELOPER

DMB ARC, LLC
7600 E DOUBLETREE RANCH RD
SUITE 100
SCOTTSDALE, AZ 85258
PH: (480) 367-7000
FAX: (480) 367-7719
CONTACT: ART NEHF
EMAIL: ANehf@DMBInc.com

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	INDEX MAP / STREET SECTIONS
SHEET 3-5	PRELIMINARY PLAT
SHEET 6	FIRE TRUCK TURN EXHIBIT
SHEET 7-8	PRELIMINARY CONCEPTUAL GRADING AND DRAINAGE PLAN

SURVEYOR

SURVEY INNOVATION GROUP, INC.
16414 NORTH 91ST STREET
SUITE 102
SCOTTSDALE, AZ 85260
PH: (480) 922-0780
FAX: (480) 234-3877
CONTACT: JASON SEGNERI, RLS
EMAIL: JasonS@sigSurveyaz.com

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 2 WEST, OF THE GILA & SALT RIVER BASE & MERIDIAN, HAVING A BEARING OF SOUTH 89°52'23" WEST, AS SHOWN ON RESULTS OF SURVEY RECORDED IN BOOK 602 OF MAP5, PAGE 30, RECORDS OF MARICOPA COUNTY, ARIZONA

BENCHMARK

MARICOPA COUNTY GEODETIC CONTROL MONUMENT NATIONAL GEODETIC SURVEY PID BBCM34 BRASS CAP FLUSH IN CONCRETE LOCATED 430 FEET SOUTH OF SOUTH OFF RAMP OF JACKRABBIT ROAD AND I-10. 7 FEET NORTH OF CANAL ACCESS GATE 7 FEET WEST OF GUARDRAIL ON WEST SIDE OF JACKRABBIT ROAD PROJECT ELEVATION 1063.15 (NGVD29)

PROJECT DATUM CONVERSION
NAVD88 = NGVD29 +2.021

PRODUCT	CMP DEVELOPMENT OPTIONS			TOTALS
	50'x85' LOTS	45'x80' LOTS	40'x80' LOTS	
DEVELOPMENT OPTION	High Platted	High Platted	High Platted	
NUMBER OF LOTS	62	38	24	124
STANDARD LOT SIZE	50' x 85'	45' x 80'	40' x 80'	
STANDARD LOT SIZE	4500	3600	3200	
MINIMUM LOT WIDTH (ft.)	50	45	40	
MINIMUM LOT DEPTH (ft.)	85	80	80	
MINIMUM LOT SIZE (sf.)	4500	3600	3200	3767
SMALLEST LOT SIZE (sf.)	4250	3596	3198	3681
LARGEST LOT SIZE (sf.)	5823	3969	3727	4506
AVERAGE LOT SIZE (sf.)	4513	3629	3252	3798
DENSITY (AC)	2.6	12.0	13.4	9.3

PARCEL SUMMARY	
DESCRIPTION	ACRES
LOT AREA	11.4
ROADWAY (TRACT A)	2.5
OPENSPACE TRACTS	3.6
TOTAL (AC) =	17.6

PRELIMINARY PLAT

VERRADO™
BUCKEYE, ARIZONA
VICTORY DISTRICT - PHASE 4
PARCEL 'F'

COB PROJECT PLAN STICKER

MANAGING ENGINEER / SURVEYOR	PROJECT COORDINATOR	DESIGN LAYOUT DRAFTED	CHECKED	FIELD SURVEY	DRAFTED	CHECKED	DRAWING SCALES

NOT APPROVED FOR CONSTRUCTION OR RECORDING

REVISIONS:

1	2
3	4

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
15T SUB	

AS-BUILT SEAL	DESIGN SEAL
ORIGINAL PLAN DATE 06/30/2016	LATEST REVISION DATE 00/00/00
PROJECT NUMBER 16DMB251	SHEET NUMBER 1 OF 8

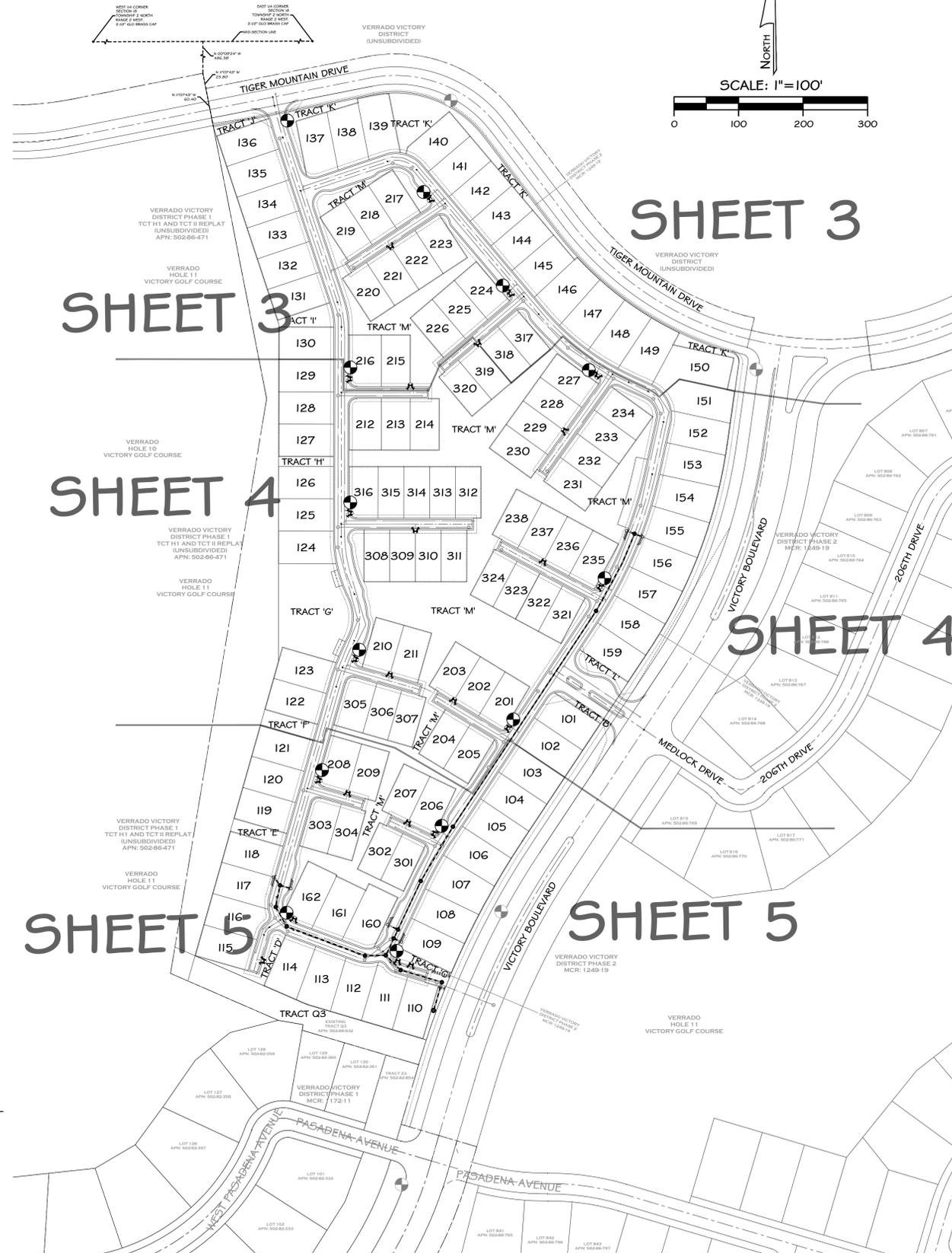
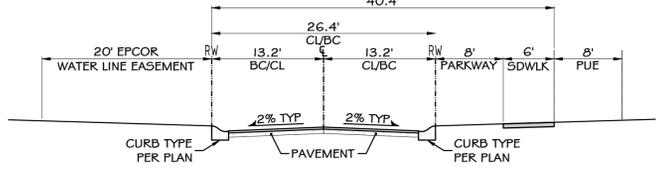
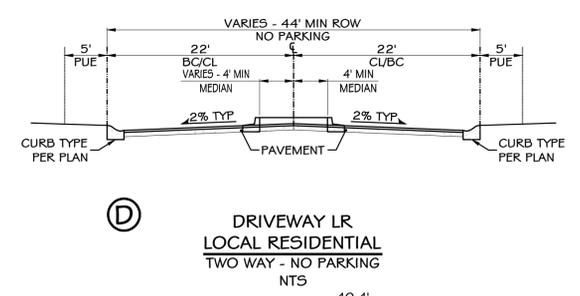
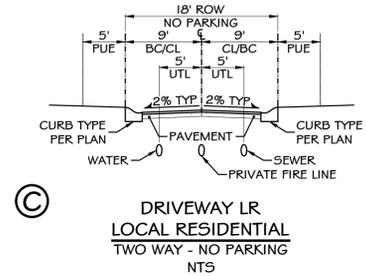
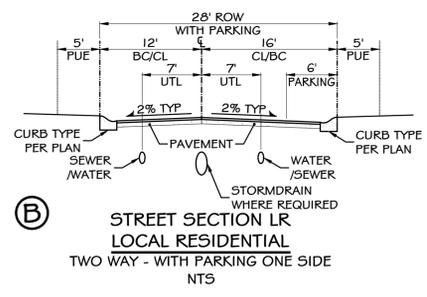
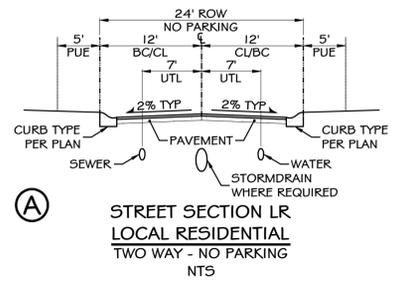
SUBMITTAL: **15T SUB**

COB PLAN TRACKING #

COB PERMIT #

LD-Team

3420 East Shea Blvd, Suite 156 - Phoenix, Arizona 85028
Ph: 602-396-5700 - Fax: 602-396-5701 - www.LD-Team.com



- LEGEND**
- - PROPOSED FIRE HYDRANT
 - - PROPOSED PRIVATE FIRE LINE / STANDPIPE
 - - EXISTING FIRE HYDRANT
- LOTS
101-162
201-238
301-324
- LOT SIZE
50'x65'
45'x80'
40'x80'

VERRADO™
BUCKEYE, ARIZONA
 VICTORY DISTRICT - PHASE 4
 PARCEL 'F'
INDEX MAP AND SECTIONS

REVISIONS:

- 1
- 2
- 3

COB PERMITTING APPROVED SEAL COB ENGINEERING APPROVED SEAL

NOT APPROVED FOR CONSTRUCTION OR RECORDING

AS-BUILT SEAL DESIGN SEAL

EXPIRES 12/31/2016

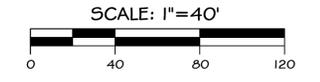
ORIGINAL PLAN DATE **06/30/2016** LATEST REVISION DATE **00/00/00**

PROJECT NUMBER **16DMB251** SHEET NUMBER **2 OF 8**

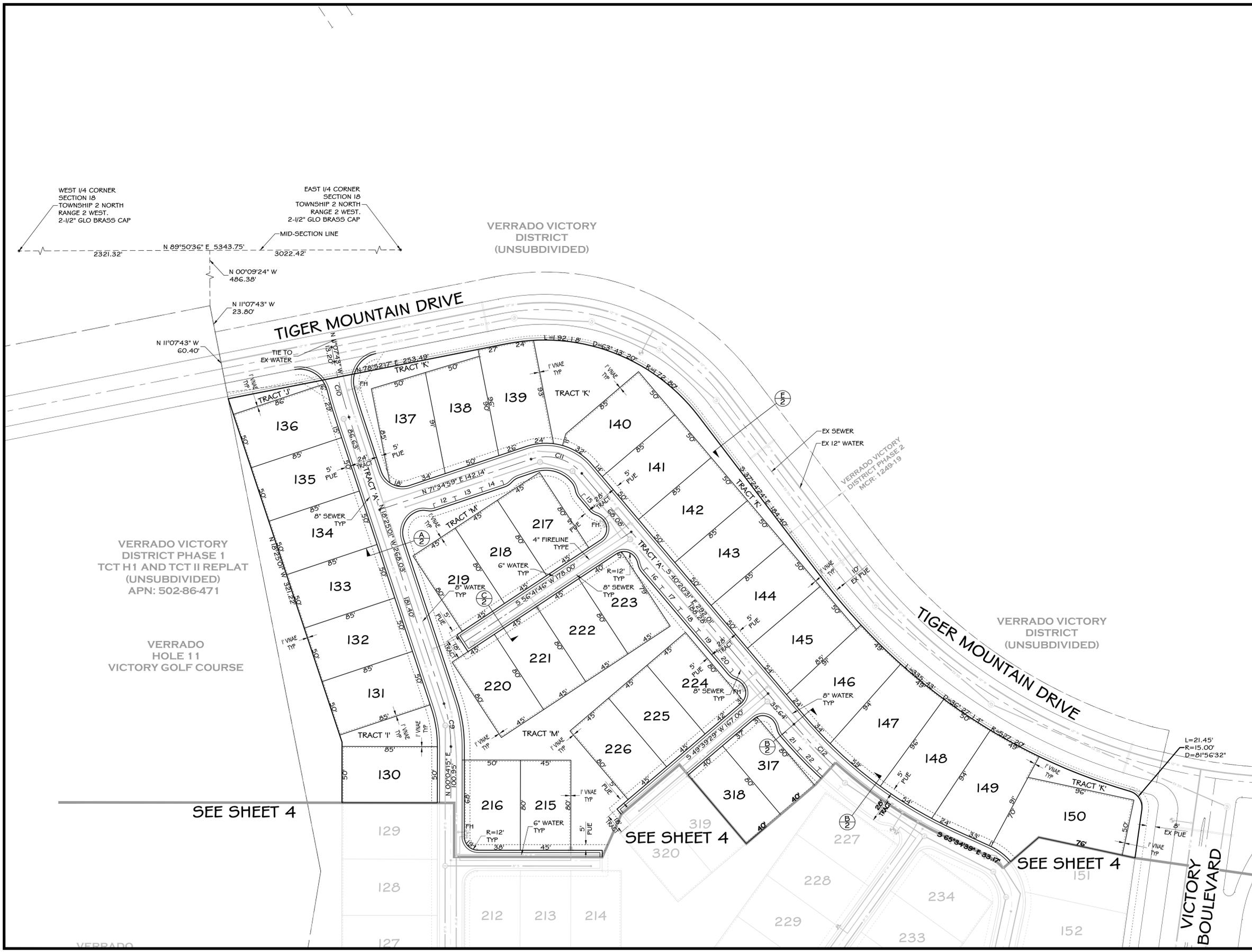
SUBMITTAL: **1ST SUB**

COB PLAN TRACKING #

COB PERMIT #



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C9	38.72'	120.00'	18°29'16"
C10	50.88'	400.00'	7°17'18"
C11	49.90'	42.00'	68°04'30"
C12	176.18'	400.00'	25°14'08"



VERRADO VICTORY DISTRICT PHASE 1
 TCT H1 AND TCT II REPLAT
 (UNSUBDIVIDED)
 APN: 502-86-471

VERRADO HOLE 11
 VICTORY GOLF COURSE

VERRADO VICTORY DISTRICT
 (UNSUBDIVIDED)

VERRADO VICTORY DISTRICT
 (UNSUBDIVIDED)

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

VERRADO™
 BUCKEYE, ARIZONA
 VICTORY DISTRICT - PHASE 4
 PARCEL 'F'
 PRELIMINARY PLAT

REVISIONS:

1	
2	
3	

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
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NOT APPROVED FOR CONSTRUCTION OR RECORDING

AS-BUILT SEAL	DESIGN SEAL
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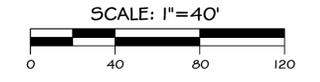
EXPIRES 12/31/2016

ORIGINAL PLAN DATE 06/30/2016	LATEST REVISION DATE 00/00/00
PROJECT NUMBER 16DMB251	SHEET NUMBER 3 OF 8

SUBMITTAL: **1ST SUB**

COB PLAN TRACKING #

COB PERMIT #



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C6	76.71'	400.00'	10°59'17"
C7	74.19'	80.00'	53°07'57"
C8	91.91'	200.00'	26°19'48"
C12	176.18'	400.00'	25°14'08"
C13	57.05'	42.00'	77°49'30"
C14	243.57'	650.00'	21°28'12"



SEE SHEET 3

SEE SHEET 3

SEE SHEET 3

DO
10
F COURSE

VERRADO VICTORY
DISTRICT PHASE 1
TCT H1 AND TCT II REPLAT
(UNSUBDIVIDED)
APN: 502-86-471

VERRADO HOLE 11
VICTORY GOLF COURSE

VERRADO VICTORY
DISTRICT PHASE 2
MCR: 1249-19

SEE SHEET 5

SEE SHEET 5

SEE SHEET 5

VERRADO™
 BUCKEYE, ARIZONA
 VICTORY DISTRICT - PHASE 4
 PARCEL 'F'
 PRELIMINARY PLAT

REVISIONS:

1	
2	
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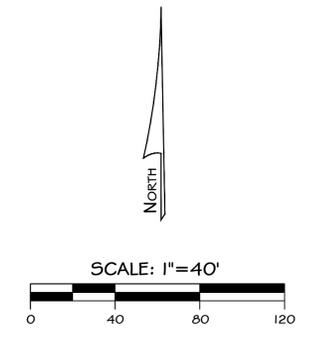
COB PERMITTING APPROVED SEAL COB ENGINEERING APPROVED SEAL

NOT APPROVED FOR CONSTRUCTION OR RECORDING

AS-BUILT SEAL DESIGN SEAL

ORIGINAL PLAN DATE 06/30/2016	LATEST REVISION DATE 00/00/00
PROJECT NUMBER 16DMB251	SHEET NUMBER 4 OF 8

15T SUB
SUBMITTAL:
COB PLAN TRACKING #
COB PERMIT #



CURVE TABLE			
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C2	62.03'	42.00'	84°37'22"
C3	14.61'	21.00'	39°51'57"
C4	62.78'	42.00'	85°39'01"
C5	14.61'	21.00'	39°51'04"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 33°43'51" E	20.59'
L2	S 55°44'11" W	20.61'

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

VERRADO VICTORY DISTRICT PHASE 1
 TCT H1 AND TCT II REPLAT
 (UNSUBDIVIDED)
 APN: 502-86-471

VERRADO HOLE 11
 VICTORY GOLF COURSE

VERRADO VICTORY DISTRICT PHASE 2
 MCR: 1249-19

VERRADO HOLE 11
 VICTORY GOLF COURSE

VERRADO™
 BUCKEYE, ARIZONA
 VICTORY DISTRICT - PHASE 4
 PARCEL 'F'
 PRELIMINARY PLAT

REVISIONS:

- 1
- 2
- 3

COB PERMITTING APPROVED SEAL COB ENGINEERING APPROVED SEAL

NOT APPROVED FOR CONSTRUCTION OR RECORDING

AS-BUILT SEAL

DESIGN SEAL



ORIGINAL PLAN DATE
06/30/2016

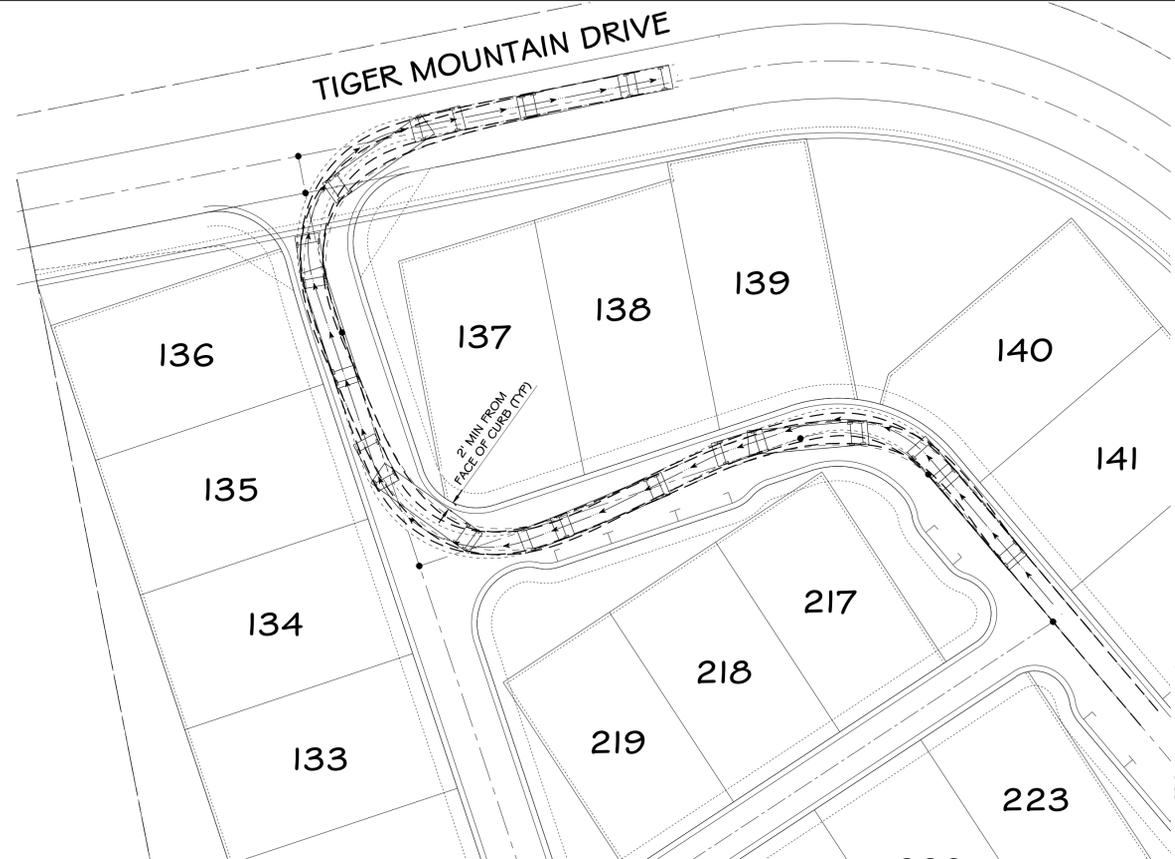
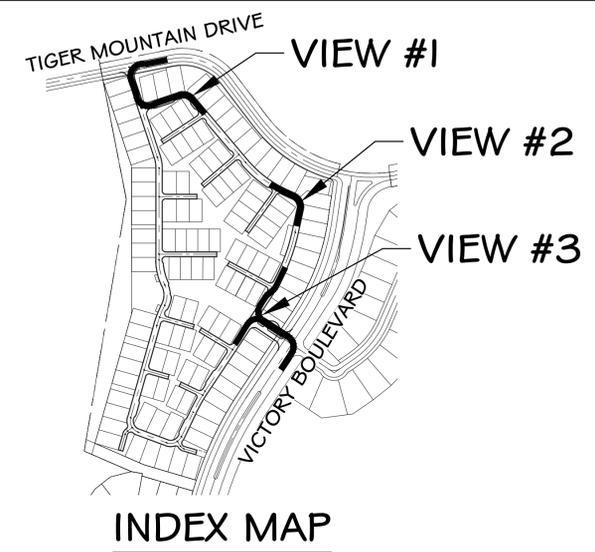
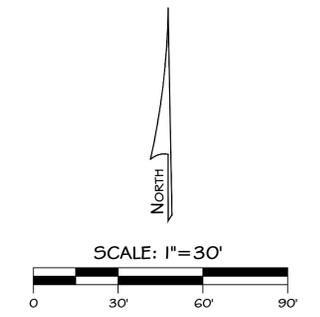
LATEST REVISION DATE
00/00/00

PROJECT NUMBER
16DMB251

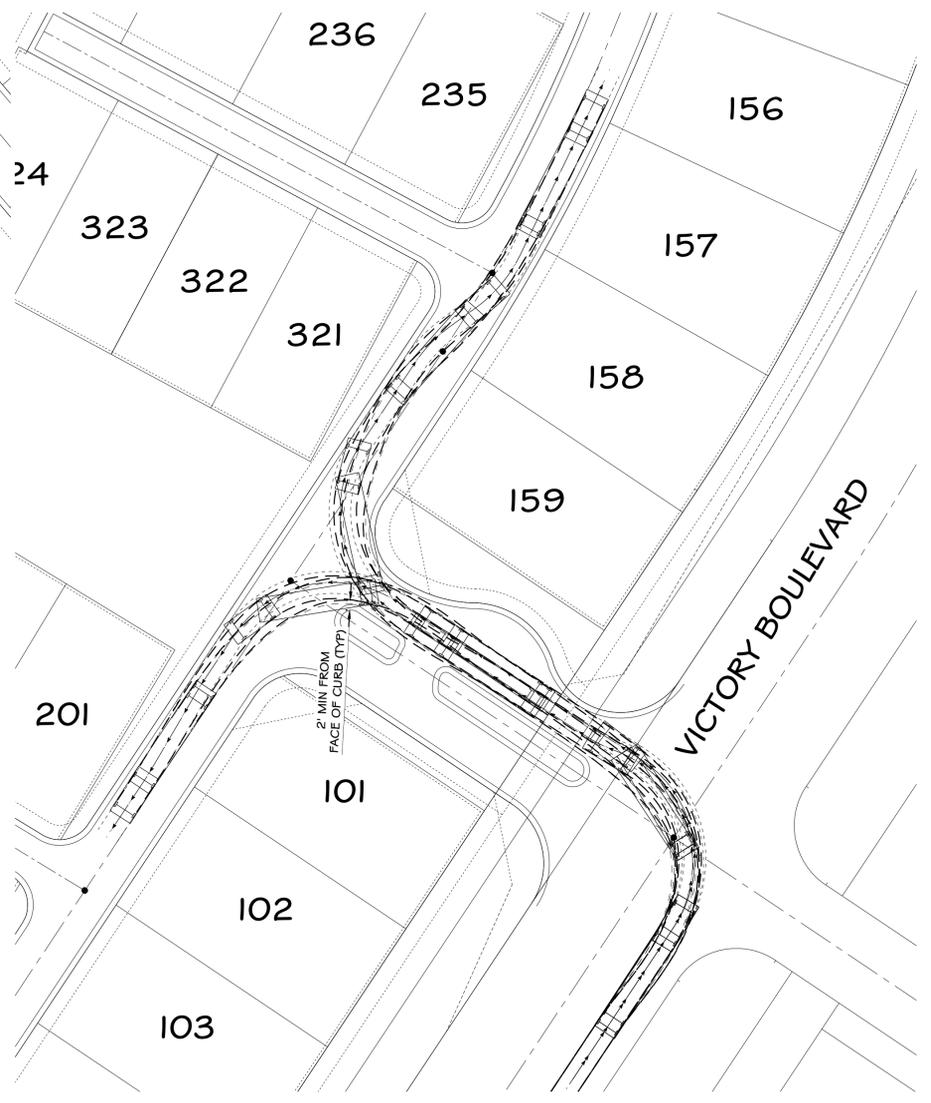
SHEET NUMBER
5 OF 8

SUBMITTAL: **1ST SUB**

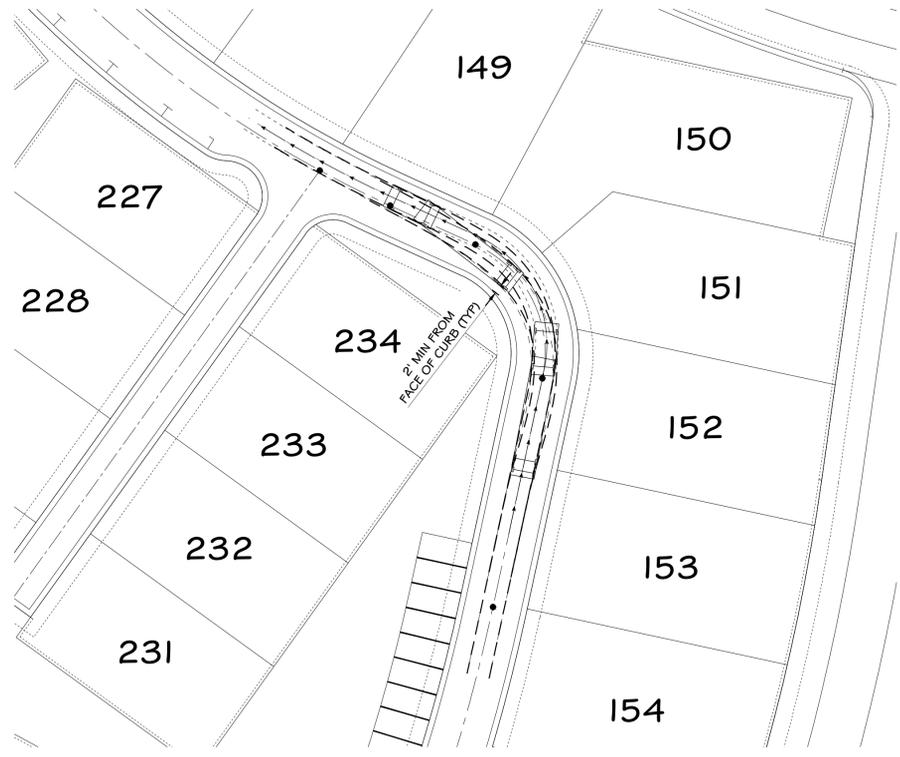
COB PLAN TRACKING #
 COB PERMIT #



VIEW #1



VIEW #3



VIEW #2

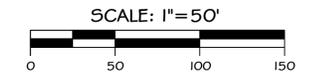
FIRE LANE NOTES

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

FIRE LANE LEGEND

- FIRE TRUCK OUTSIDE EDGE OF WHEEL TRACTS
- FIRE TRUCK DIRECTION OF TRAVEL
- CURB & GUTTER

VERRADO™	
BUCKEYE, ARIZONA VICTORY DISTRICT - PHASE 4 PARCEL 'F' PRELIMINARY PLAT	
REVISIONS:	
1	
2	
3	
COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
NOT APPROVED FOR CONSTRUCTION OR RECORDING	
AS-BUILT SEAL	DESIGN SEAL
	 EXPIRES 12/31/2016
ORIGINAL PLAN DATE 06/30/2016	LATEST REVISION DATE 00/00/00
PROJECT NUMBER 16DMB251	SHEET NUMBER 6 OF 8
SUBMITTAL: 1ST SUB	
COB PLAN TRACKING #	
COB PERMIT #	



LEGEND

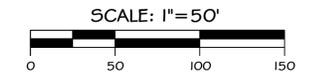
- STORMDRAIN PIPE / CATCH BASIN
- PROPOSED CONTOURS
- EXISTING CONTOURS
- DRAINAGE FLOW



SEE SHEET 8

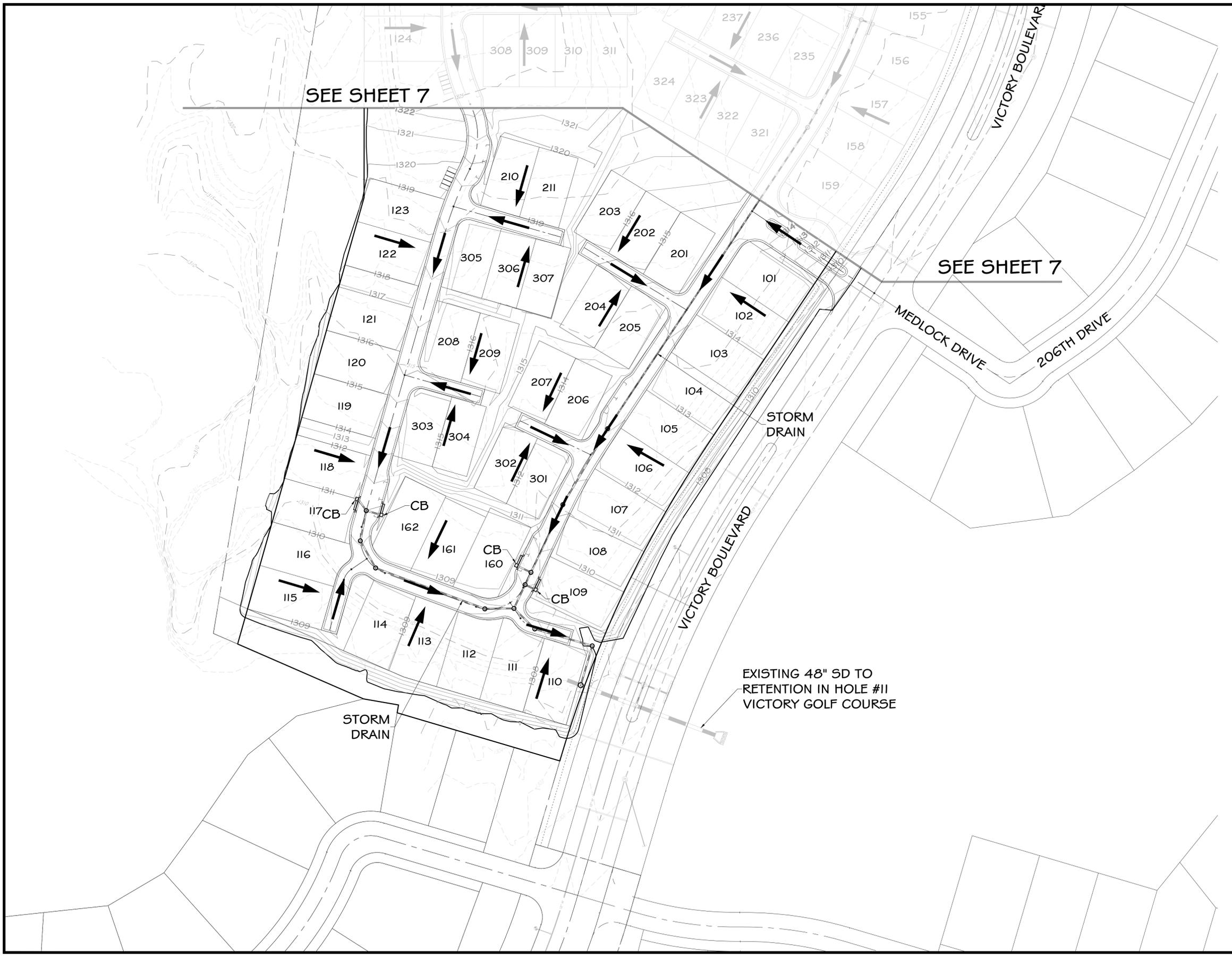
SEE SHEET 8

VERRADO™	
BUCKEYE, ARIZONA VICTORY DISTRICT - PHASE 4 PARCEL 'F' PRELIMINARY PLAT	
REVISIONS:	
1	
2	
3	
COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
NOT APPROVED FOR CONSTRUCTION OR RECORDING	
AS-BUILT SEAL	DESIGN SEAL
ORIGINAL PLAN DATE 06/30/2016	LATEST REVISION DATE 00/00/00
PROJECT NUMBER 16DMB251	SHEET NUMBER 7 OF 8
SUBMITTAL: 1ST SUB	
COB PLAN TRACKING #	
COB PERMIT #	



LEGEND

- STORMDRAIN PIPE / CATCH BASIN
- PROPOSED CONTOURS
- EXISTING CONTOURS
- DRAINAGE FLOW



VERRADO™
 BUCKEYE, ARIZONA
 VICTORY DISTRICT - PHASE 4
 PARCEL 'F'
 PRELIMINARY PLAT

REVISIONS:

1	
2	
3	

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
---------------------------------	----------------------------------

**NOT APPROVED FOR
CONSTRUCTION
OR RECORDING**

AS-BUILT SEAL	DESIGN SEAL	 EXPIRES 12/31/2016

ORIGINAL PLAN DATE 06/30/2016	LATEST REVISION DATE 00/00/00
PROJECT NUMBER 16DMB251	SHEET NUMBER 8 OF 8

SUBMITTAL: **1ST SUB**

COB PLAN TRACKING #
COB PERMIT #



PAD OVERLAY ZONING DISTRICTS

REPORT TO THE PLANNING AND ZONING COMMISSION

CASE NUMBER: PLZ-16-00097
TITLE: Former CEMEX Sand & Gravel Quarry Planned Area
 Development
DATE: August 23, 2016
AGENDA ITEM: 4B

Applicant: Dana Stagg Belknap, Gallagher and Kennedy
Owner: Richard Mladick, Mladick, LLC
Request: Establish a Planned Area Development (PAD) Overlay District
Location: Southeast corner of Rainbow and Beloat Roads
Site Acreage: Approximately 58 acres
Public Outreach: The applicant has provided proper notification in accordance with the Development Code
Staff Recommendations: Approval with stipulations

AREA CONTEXT

Table 1: Vicinity/Existing Land Use, Future Land Use, Current Zoning.

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Open body of water and one residence.	Very Low Density Residential	SF-43 (Single-Family Residential)
North	Residential; Primarily Farm Land	Low Density Residential	RU-43 Rural County Zoning;
South	Gila River; Farm Land	Very Low Density Residential	RU-43 Rural County Zoning;
East	Sand and Gravel Operation	Very Low Density Residential	RU-43 Rural County Zoning;
West	Vacant and Existing Large Lot Residential	Low Density Residential	RR- Rural Residential

PROJECT BACKGROUND

1. The property has had a full mining operation over the last 15 years where the previous property owner leased the site to CEMEX who is a sand and gravel mining company. CEMEX has since abandoned the site and removed all their equipment. There is an existing residence on the site that may remain depending on the future development plans.
2. On March 03, 2016, the City Council approved the annexation of the subject property. The annexation became official on April 03, 2016.
3. The vast majority of the property is currently not being used, however, tenants occupy a residence near the northwest corner of the property. Their lease is limited to the house and one quarter acre of property surrounding it. The tenants also serve as caretakers and an effective form of security for the entire property.
4. The property is within a 100-Year floodplain, which was recently expanded in November 2015. The applicant and the city are working closely with the Flood Control District of Maricopa County to ensure development within this area is compatible with the floodplain standards.

PROJECT DESCRIPTION

5. The request is for a PAD Overlay District on approximately 58 acres of property located at the southeast corner of Rainbow and Beloit Roads, for the purpose of developing a phased outdoor entertainment facility.
6. Staff recommended including the PAD Overlay District initially in the process due to the uniqueness of the phased proposal. The site is currently zoned SF-43, which in the Development Code allows for a major outdoor entertainment facility through a conditional use approval. However, due to the properties unique attributes, a PAD Overlay District is warranted to further clarify the development details, while maximizing the projects potential through various flexibilities and performance criteria.
7. Some examples of the flexibilities the PAD permit include customized building setbacks, landscape modifications, maximum square footage of livable space, specifics on salt cedar removal, a maximum of residential dwelling units (overall density one dwelling unit per acre), and phasing of infrastructure. Additionally, the PAD identifies all uses that will be permitted (not conditional) under the umbrella of a major outdoor entertainment use.
8. Some uses that are unique to the proposal include Cable Wakeboarding Park, Adventure Park and Aerial Challenge Course, Board Sports and Fitness Training Facility, Surfing Wave Pools,

Water Park Attractions, Stand-up Paddleboarding, Amphitheater, Nature Center, Scuba and Dive Center and other related uses found in the PAD.

9. The Development Code identifies that a PAD Overlay District is established to provide an alternative to conventional development, and is available for projects that include a minimum of 10 acres, but not more than 640 acres. The district is intended to accomplish all of the following purposes:

- To permit greater flexibility within the development to best utilize the physical features of the particular site in exchange for greater public benefits than would otherwise be achieved through development under this Development Code;
- To ensure that any development impacts that occur through the use of greater flexibility are mitigated to the greatest extent feasible so as not to create adverse impacts on neighboring properties or the surrounding neighborhood.
- To encourage the provision and preservation of meaningful open space;
- To encourage integrated and unified design and function of the various uses comprising the PAD; and
- To encourage a more productive use of land consistent with the public objectives and standards of accessibility, safety, infrastructure and land use compatibility.

(Development Code Article 2, Section 2.7.2)

10. Phase 1 of the project is intended to be open as quickly as possible and will require separate site plan review and approval. Phase 1 is intended to include:

- A full size beginner's cable wakeboarding park with affiliated features, amenities, and structures
- Two wakeboarding training cables.
- Sand beach.
- Equipment rental dock for paddleboards, kayaks, boats, fishing rods, and other recreational equipment.
- Inflatable attractions, which may include a floating sports park, blob, and sliders, and the supporting tower.
- Floating docks and decks.
- Food trailers or trucks.
- Shade structures.
- Outdoor live music venue and areas. Event spaces.

ANALYSIS

General Plan

11. The current General Plan land use for this property is identified as Very Low Density Residential. This land use was designated due to the Gila River corridor to the south that exists within the Buckeye Planning Area that extends from Perryville Road, west of SR-85, then south to the southernmost boundary of the planning area. The Very Low Density Land Use encompasses a majority of the Gila River and some properties along the banks and allows a density of up to one (1) dwelling unit to the acre.

The PAD will be overlaid over subject property that is currently zoned SF-43, which is a compatible zoning within the Very Low Density Residential Land Use Classification in the General Plan. A Major Outdoor Entertainment Facility, which is the closest related use to the proposal, is a use that is permitted within the SF-43 zoning classification with a conditional use permit.

It is anticipated that when properties along the Gila River corridor build out, the "overall" density will be well below one (1) dwelling unit to the acre. In areas along a typical rivers edge it makes sense to cluster residential and mixed use development in various nodes to both support growth, as well as maximize the investment of infrastructure in the area.

Public Notice

12. Public notice was provided in the manner prescribed under Section 8 of the 2010 Development Code.

13. A neighborhood meeting was held on August 11, 2016 at the City of Buckeye City Hall. One property owner came in who owned land north of the subject project and had a number of questions. The land owner was in full support of the proposal.

RECOMMENDATION

14. Staff recommends the Planning and Zoning Commission motion for **approval** with stipulations a-jj, for the following reasons:

- Conformance with the General Plan
- Conformance with the Development Code
- No outstanding issues from reviewing departments

STIPULATIONS

Staff recommends approval of the Former CEMEX Sand and Gravel Quarry Planned Area Development (Case PLZ-16-00097) subject to the following stipulations a-jj:

- a. Development of the property shall be in general conformance with the Planned Area Development entitled "Former CMEX Sand and Gravel Quarry" consisting of 21 pages, dated June 21, 2016 and stamped received August 18, 2016, except as modified by the following stipulations. In the event of conflicting provisions, requirements, timing, or claims between the PAD, the stipulations, the City of Buckeye Development Code, the City of Buckeye Code of Ordinances, or any other City of Buckeye rule or regulations, the PAD document will govern the interpretation and enforcement of the agreement.
- b. The City of Buckeye's Parks and Recreation Master Plan identifies a path adjacent to BWCCD's South Extension Canal along Rainbow Road alignment. This path is intended to provide a connection to the Maricopa Trail planned along the north bank of the Gila River, providing a connection between Maricopa County's Estrella Mountain Regional Park and Buckeye Hills Regional Park. The city understands the various ownership, easements, and potential obstructions that could inhibit this connection in the short term. The city will work with the developer as the project phases out in determining the proper location with the connection of a pedestrian path with the understanding and agreement that the preferred and logical location for the path be along the existing canal and on the Buckeye Water Conservation and Drainage District's property and maintenance road.
- c. This project 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 unless determined otherwise by the Public Works Director.
- d. This project is subject to a Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. Since the property in the vicinity is not yet developed and there are no city streetlights in the area, the property owners shall agrees to be included in a future SLID and shall submit a letter to the Public Works Director indicating that requirement prior to the issuance of a building permit.
- e. The Boundaries of the MID and SLID shall be the centerline of Beloat Road, otherwise the boundaries of the property.
- f. All landscaped areas within the public rights of way, whether to be maintained by the City of Buckeye or if delegated to the adjacent property owner, homeowners' association or other property maintenance association, shall be designed and sealed by a landscape architect licensed by the Arizona Board of Technical Registration. (The above described MID requirement ensures protection of the city in case maintenance of the ROW landscaping is not kept up or is abandoned by the responsible owner.) The City Public Works Department shall review all irrigation plans for material selection only; therefore, the landscape architect shall coordinate with the Public Works

Department early in the design to ensure the most efficient means of landscape irrigation that will reduce both long term maintenance costs and keep watering to the absolute minimum required for healthy growth of landscaping along the roadways of the City of Buckeye.

- g. 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.
- h. 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.
- i. 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" within the site visibility triangle.
- j. 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.

- k. 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.
- l. The City is subject to the Phase 2 Storm Water Permitting. All land disturbance that is one acre or larger or part of a common plan or sale that is one acre or larger shall obtain permit coverage under the AZPDES Construction General Permit and submit a copy of ADEQ's "Authorization to Discharge" to the City.
- m. Ultimately all the salt cedar shall be property removed from site as the project is phased out. Further, Male Bulberry Tree (*Morus Alba*) and the Olive Tree (*Olea Europea*) shall be prohibited as per Chapter 9 of the City Code (Section 9-10)
- n. The Buckeye Fire Chief shall determine the number, location, and types of all fire hydrants.
- o. 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.
- p. All buildings shall be equipped with a fire protection system as required by City of Buckeye Ordinance 37-02.
- q. 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.
- r. The City of Buckeye Fire Department will work with the owner on each phase of construction to identify property Fire Department emergency access and provide options with each phase to meet the current adopted City of Buckeye Fire Codes.
- s. The City of Buckeye City Engineer will work with the owner on each phase of construction to identify minimum necessary improvements to accommodate each phase to meet the current adopted Engineering Development Standards, unless alternative standards are specific in the PAD or approved by the City Engineer due to the uniqueness of the project.
- t. 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 historical drainage requirements and issues.
- u. 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.
- v. 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 and shall

determine when these requirements will need to take place as the project phases out per the PAD.

- w. All street names shall be subject to final approval by the City of Buckeye and shall conform to the Maricopa County grid alignment.
- x. 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.
- y. Any traffic signals that are required due directly to traffic generated by this Development shall be installed by the Property Owner/Developer when warranted by a traffic impact analysis approved by the City Engineer.
- z. 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.
- aa. Throughout the phasing of the Development, and as specified in the PAD, the Property Owner/Developer is responsible for providing, at their sole cost and expense, all public infrastructure necessary to serve the project including, water and wastewater service. 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, the Property 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. Owner/Developer may participate jointly with other property owners/developers in the provision of the necessary regional public infrastructure.
- bb. During the appropriate phase identified in the PAD, the Property Owner/Developer shall submit to the City for review and approval Water and Wastewater Master Plans. In order to ensure sufficient water production and treatment capacity for the development of the Property, the Property Owner/Developer may be required to provide additional sites or equipment for this public infrastructure on the Final Plat/Site Plan or at off-site locations throughout the phasing of the project. These sites and equipment, however, may only be required if both the additional water and wastewater infrastructure available to the site at the time of submittal are insufficient in both size and volume to handle the increased demands, which would result from the proposed project development, and all reasonable alternatives for increasing the available water and wastewater infrastructure capacities have been exhausted. Further, any obligation to provide sites and equipment will include only what is necessary to provide the additional capacity for the projects volumes.

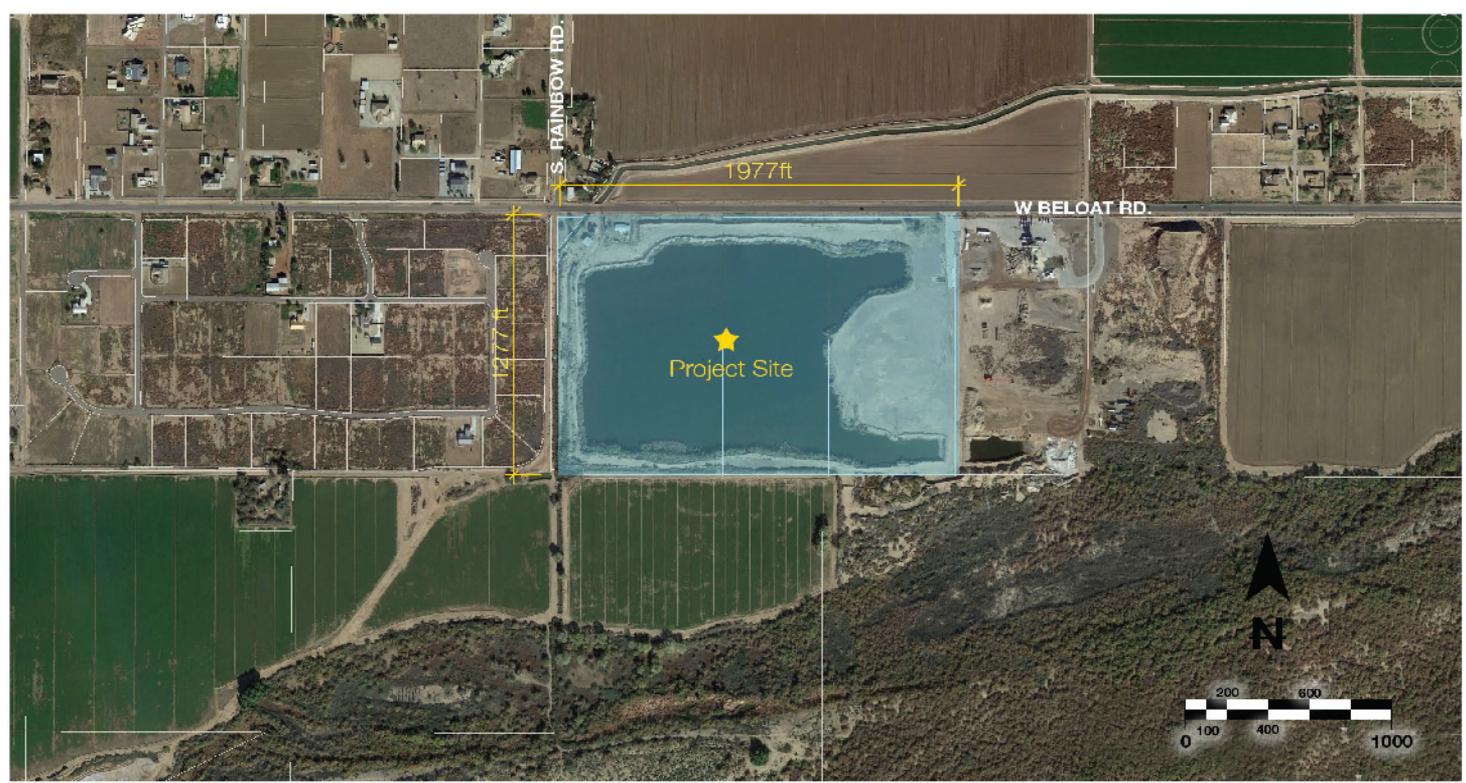
- cc. The Property Owner/Developer is responsible for providing water at the project for construction purposes including obtaining the necessary water rights for the water supply to be used for construction purposes.
- dd. If the Development is within the City of Buckeye's Water Service Area, the Property 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 need to 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.
- ee. Prior to Final Plat approval of any residential development, the Development Services Director shall require the Property Owner/Developer to produce a Certificate of Assured Water Supply issued by the Arizona Department of Water Resources (ADWR), covering all lots and parcels created, defined, or depicted on said plat. The certificate must be consistent with all Arizona Department of Water Resources ADWR rules and regulations.
- ff. Any alternative water system or unique design in an effort to replenish the lake in the event of a drought or when the water table is low on the lake shall be required to comply with the City of Buckeye Laws and Regulations at the time of proposal.
- gg. Portable restrooms will be permitted, but the waste cannot be hauled to the City Wastewater Treatment Plan or dumped into the city sewer without permission from the Water Resources Department.
- hh. Water quality will have to be determined and potential treatment may be required with the use of the interim well during the early phases of the project.
- ii. A left-turn lane shall be installed within Beloat Road to the main entrance, using temporary paving and striping and in accordance with MCDOT standards for a temporary left turn lane, at such time as traffic generated directly by the Development meets the threshold established by Maricopa County, or the City of Buckeye in the event that the road has been annexed, for installation of such left-turn lane. In the event MCDOT does not require a left turn lane, the City of Buckeye will also not require a left turn lane.
- jj. Half-street improvements to Beloat Road adjacent to the Development will be constructed in phases when warranted to accommodate traffic generated directly by the Development, as determined by a traffic impact analysis prepared in accordance with MCDOT standards or City of Buckeye standards if the road has been annexed into the City of Buckeye at the time the improvement is warranted. If complete half-street improvements are not warranted by such time as the final site plan or plat for the Development is approved by the City, the Property Owner/Developer shall provide to the City a payment in-lieu of constructing that portion of the

half-street improvements not warranted, which payment in-lieu shall be equal to the estimated cost (at the time payment is made) of constructing the portion of the half-street improvements not warranted by the Development.

Prepared By:
Adam Copeland, Principal Planner

Reviewed By:
Terri Hogan, AICP, Deputy Planning Director

VICINITY MAP



FORMER CEMEX SAND AND GRAVEL QUARRY PLANNED AREA DEVELOPMENT APPLICATION June 21, 2016



PROJECT NARRATIVE

This is a request for a Planned Area Development (“PAD”) Overlay for approximately 58 acres of property, located at the southeast corner of West Beloat Rd and South Rainbow Rd, for the purpose of developing an outdoor entertainment facility. The site is currently zoned SF-43, which designates a major outdoor entertainment facility as a conditionally approved use, however, due to the property’s lake and other unique attributes, a PAD Overlay is warranted to expand and further clarify the development uses details, while also helping maximize the project’s potential.

CURRENT SITE CONDITIONS

The current site conditions can best be described as post-mining or industrial. Cemex ceased all mining operations and removed their equipment from the site in 2014 after over a decade of digging sand and gravel out of the property. The reclamation requirements of the State Mining Department left the majority of the quarry’s perimeter as well as the property’s boundaries, bordered with large earth berms. These range in height from four to over twenty feet. The berms extend along most of the Beloat Rd frontage and across the property’s western and southern borders. Cemex also removed all of the topsoil and existing native vegetation.

While the site is unique in many ways, the thirty (30) acre lake that was once Cemex’s quarry is unquestionably its most outstanding feature, however, from a development perspective it is also one of its most challenging.

Surrounding the lake, there is approximately another 28 acres of property, however, taking into account right of ways, easements, the Buckeye Water Conservation and Drainage District Canal and maintenance roads, fire access roads, landscape areas, and the extremely steep grade around the lake, it is estimated that less than 18 of the remaining acres can be cost effectively developed.

There are numerous existing structures and improvements on the site. In the upper northwest portion of the site is an older single family residence, whose address is 22625 W Beloat Rd, Buckeye, AZ 85236. It is currently leased to a tenant who also serves as the site’s caretaker. Additionally, there is an approximate 500 sq ft dilapidated free-standing building that was once used as a construction office, a 1600 sq ft open metal storage structure, a 200 sq ft storage shed, and the BWCCD irrigation canal water controls.

The northeast corner of the property has been partially improved. These improvements were completed by Cemex for use in their mining operations. The improvements include approximately 16,000 sq ft of pavement along the northeast property boundary, a large drainage culvert, and high voltage electrical lines.

There are three gated entrances into the site, one on the northeast corner, one on the northwest corner, and another approximately halfway between these, all which are secured with locks. The northeast gate used to function as Cemex’s western gate. The majority of the site is currently fenced with barbed wire fencing.

Finally, as with most property waterfront property near the Gila River, the Salt Cedars are thriving in large numbers throughout the property.

CURRENT GENERAL PLAN DESIGNATION

Prior to annexation, the Property was within Maricopa County’s Rainbow Valley Area Plan, and was designated by the County as “Special Use.” The City’s General Plan designates the property as “Very Low Density” and notes that it is within a Floodway Transitional Area.

CURRENT ZONING

The current property zoning is SF-43, Single Family Residential.

VICINITY INFORMATION

The property is located at the southeast corner of South Rainbow Rd. and West Beloat Rd. It was recently annexed by the City and now defines a portion of the City of Buckeye’s eastern city limit. The site is also approximately seven miles south of the I-10 freeway and less than three miles from downtown Buckeye.

The site has approximately 1980 lineal feet of frontage along W Beloit Rd. and approximately 1277 lineal feet of frontage along the Buckeye Irrigation District Canal. The irrigation canal cuts across the northwest corner of the property (APN #400-11-012B) creating a 1/4 acre out-parcel.

The site is neighbored to the west by a the Buckeye Water Conservation and Drainage District, who own thirty three feet of property along the site's western boundary. To the west of their parcel is White Fence Farms, a mostly improved residential community of sixty (60) one acre lots. To date, only five (5) single family residences have been constructed in the community. The remaining lots are still owned by White Fence, LLC according to the Maricopa County tax assessor records.

Two forty (40) acre parcels touch the site's southern boundary: APN# 400-11-005, which is owned by Buckeye Ranch, LLC, and APN# 400-11-001, which is owned by Cemex Construction Materials, LP.

To the east the site is bordered by parcel #400-11-007B, which is also owned by Cemex Construction Materials LP. Accompanying their ongoing sand and gravel mining, Cemex also operates a concrete batch plant on this site. They have constructed several support buildings, a large parking area, and two separate gated entrances. Additionally, they have a large crane parked on the southeast portion of the property.

To the north the site is primarily bordered by a 72 acre agricultural parcel, which is owned by Nichols Land LTD. Across from the far northwest corner of the site (on the northeast corner of S Rainbow Rd and W Beloit Rd) is a single family residence owned by Gary and Mildred Barcom and whose address is listed as 22690 W Beloit Rd, Buckeye, AZ 85326.

DESCRIPTION OF THE REQUEST

This is a request for a Planned Area Development ("PAD") overlay district to accommodate the use of the property as an outdoor entertainment facility, a regional water sports mecca, and a themed residential and lodging experience as further described in this document. The Planned Area Development overlay district is described as follows in the city's development code:

Planned Area Development (PAD)

The Planned Area Development overlay district is established to provide an alternative to conventional development, and requires approval under the procedures in Section 8.6, Community Master Plans, of this Development Code (the procedures and criteria applicable to the establishment of CMPs also apply to PADs). The PAD overlay designation is available for projects that include a minimum of 10 acres but less than 640 acres. This district is intended to accomplish all of the following purposes:

- A. To permit greater flexibility within the development to best utilize the physical features of the particular site in exchange for greater public benefits than would otherwise be achieved through development under this Development Code;*
- B. To ensure that any development impacts that occur through the use of greater flexibility are mitigated to the greatest extent feasible so as not to create adverse impacts on neighboring properties or the surrounding neighborhood.*
- C. To encourage the provision and preservation of meaningful open space;*
- D. To encourage integrated and unified design and function of the various uses comprising the PAD; and*
- E. To encourage a more productive use of land consistent with the public objectives and standards of accessibility, safety, infrastructure and land use compatibility.*

Further, the property's annexation was approved by the City of Buckeye on May 3, 2016. During the annexation process, the city's staff recommended the following;

"State law requires that when a property is annexed from a county into a city, the city is required to designate a comparable zoning district that closely matches the zoning district it was prior to annexation. We found that the zoning that is closest to Rural-43 is SF-43 Single Family Rural Residential as defined

in the 2010 City of Buckeye Development Code. The SF-43 zoning 'conditionally' allows 'Major Outdoor Entertainment Facility' without the need for a rezone or general plan amendment. Major Outdoor Entertainment Facility is defined in the Development Code as 'A large open or partially enclosed space used for games or major events, and partly or completely surrounded by tiers of seats for spectators.' Based on the information provided in the narrative and the number of uses proposed, staff recommends processing a Planned Area Development Overlay over the SF-43 zoning. The Planned Area Development overlay district is established to provide an alternative to conventional development. Due to the uniqueness of this project, this will allow flexibility in the uses you would like to designate for the site as well as other flexible design alternatives (i.e. alternative setbacks, enhanced signage, landscape requirements, building height increase) that staff can walk you through."

This request defines and outlines the proposed development standards for the property and the timing for certain infrastructure improvements.

SOURCE OF WATER

The property is in the City of Buckeye's water service area and we are currently working on the design and engineering for the extension of the city's water facilities to serve the Property. This extension, however, involves crossing two Buckeye Water Conservation and Drainage District canals in addition to several easements. The process is both time consuming and complex and will require multiple engineers and approvals. The project will utilize well water until such time it is required as defined in this PAD to extend the water line. The wells will be required to meet all local, state, and county codes to temporarily serve the project.

WASTEWATER MANAGEMENT

The project is within the City of Buckeye's sanitary sewer service area, however, the current sewer system is approximately 2.5 miles to the west of Rainbow Rd, and the cost of extending it to the property is prohibitive. Initially, the project intends to utilize a portable restroom solution and haul the waste to a treatment facility with the capacity to handle it. Septic and other systems are also being considered for future phases.

ROADWAY CIRCULATION

In Phase 1 all ingress and egress from the property will occur from the existing drive and gate on the northeast corner of the property, and interior circulation will be limited to within the main parking area. Future phases may include a fire and emergency access road that circumnavigates the lake, and a limited, secondary ingress and egress closer to the northwest corner of the property.

A left-turn lane shall be installed within Beloit Road to the main entrance, using temporary paving and striping and in accordance with MCDOT standards for a temporary left turn lane, at such time as traffic generated directly by the Development meets the threshold established by Maricopa County, or the City of Buckeye in the event that the road has been annexed, for installation of such left-turn lane. In the event MCDOT does not require a left turn lane, the City of Buckeye will also not require a left turn lane.

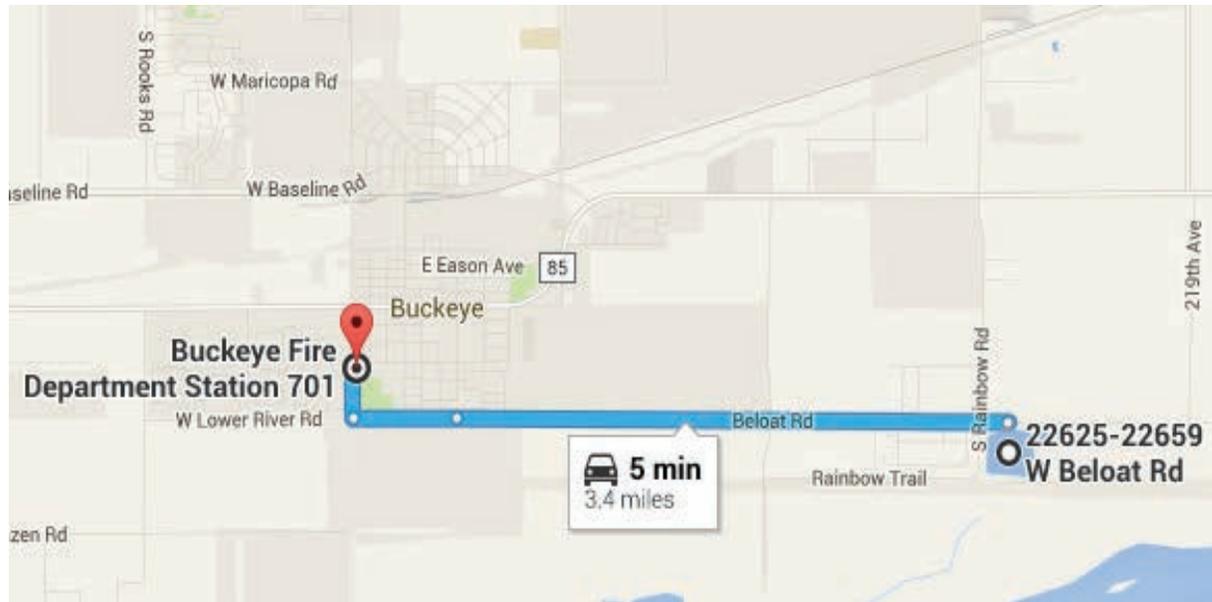
Half-street improvements to Beloit Road adjacent to the Development will be constructed in phases when warranted to accommodate traffic generated directly by the Development, as determined by a traffic impact analysis prepared in accordance with MCDOT standards or City of Buckeye standards if the road has been annexed into the City of Buckeye at the time the improvement is warranted. If complete half-street improvements are not warranted by such time as the final site plan or plat for the Development is approved by the City, the Property Owner/Developer shall provide to the City a payment in-lieu of constructing that portion of the half-street improvements not warranted, which payment in-lieu shall be equal to the estimated cost (at the time payment is made) of constructing the portion of the half-street improvements not warranted by the Development.

FIRE PROTECTION

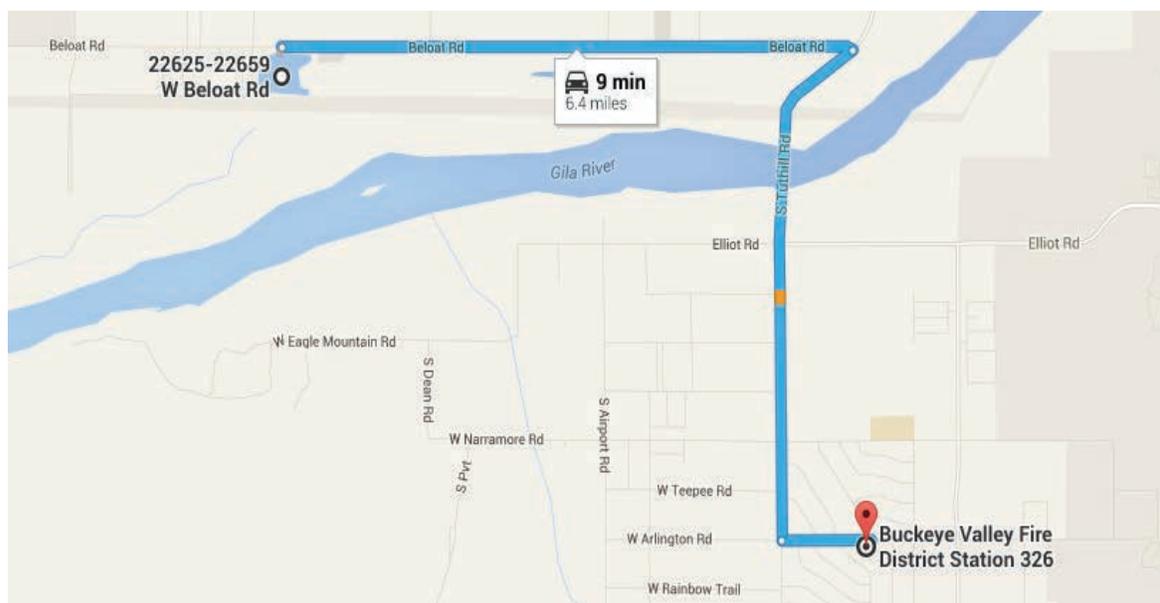
Fire protection will be provided by the City of Buckeye fire services.

1. Buckeye Fire Station 701, 404 S Miller Rd., Buckeye, AZ 85326 **Approximately 3.4 miles**

Improving an existing well as our potable water source does not provide the pressure or volume of water needed for fire hydrants, therefore lake hydrants, or an alternate water source, will be provided. In addition, the size of the buildings in the project will be limited to 25,000 square feet or less until an adequate long-term fire solution can be constructed. We have discussed potential solutions with, and will continue to consult, the Fire Department until an acceptable solution has been identified.



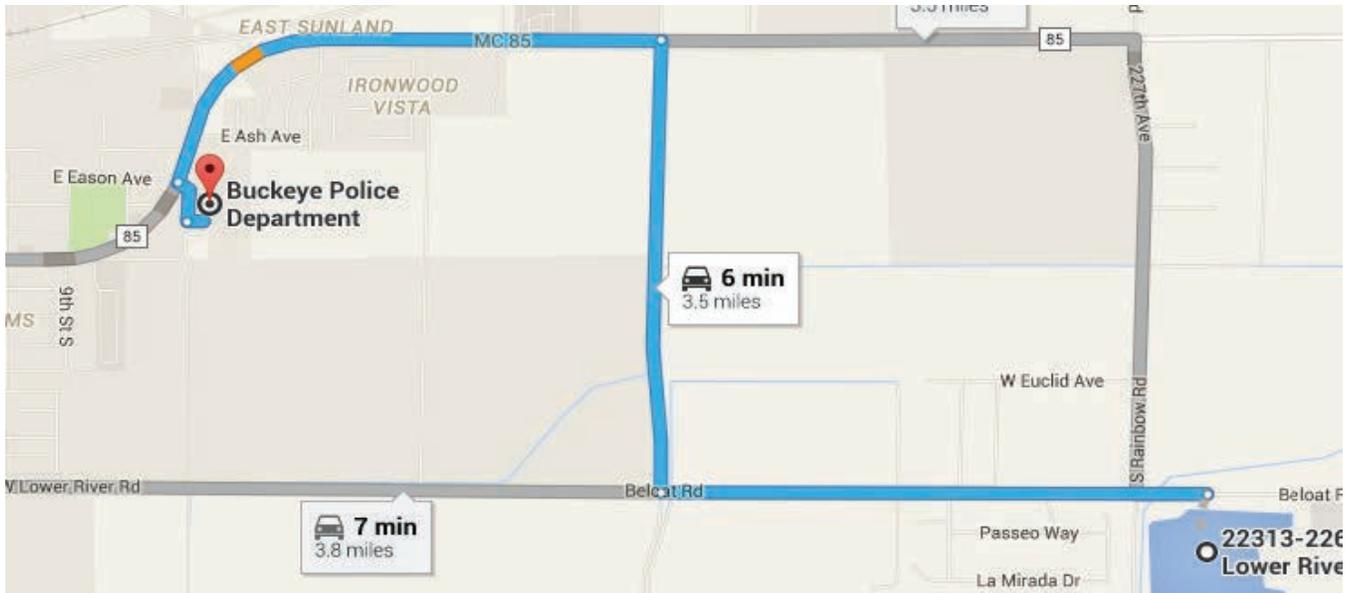
2. Buckeye Valley Fire District: Fire Station 326, 19937 W Arlington Rd. Buckeye, AZ 85326 **Approximately 6.4 miles**



POLICE PROTECTION

Police protection will be provided by the City of Buckeye police department.

1. Buckeye Police Department: 100 N Apache Rd # D, Buckeye, AZ 85326
Approximately: 3.5 Miles

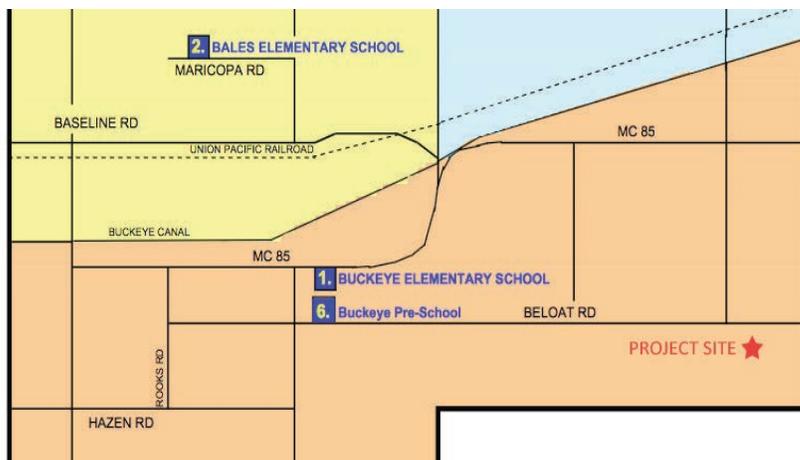


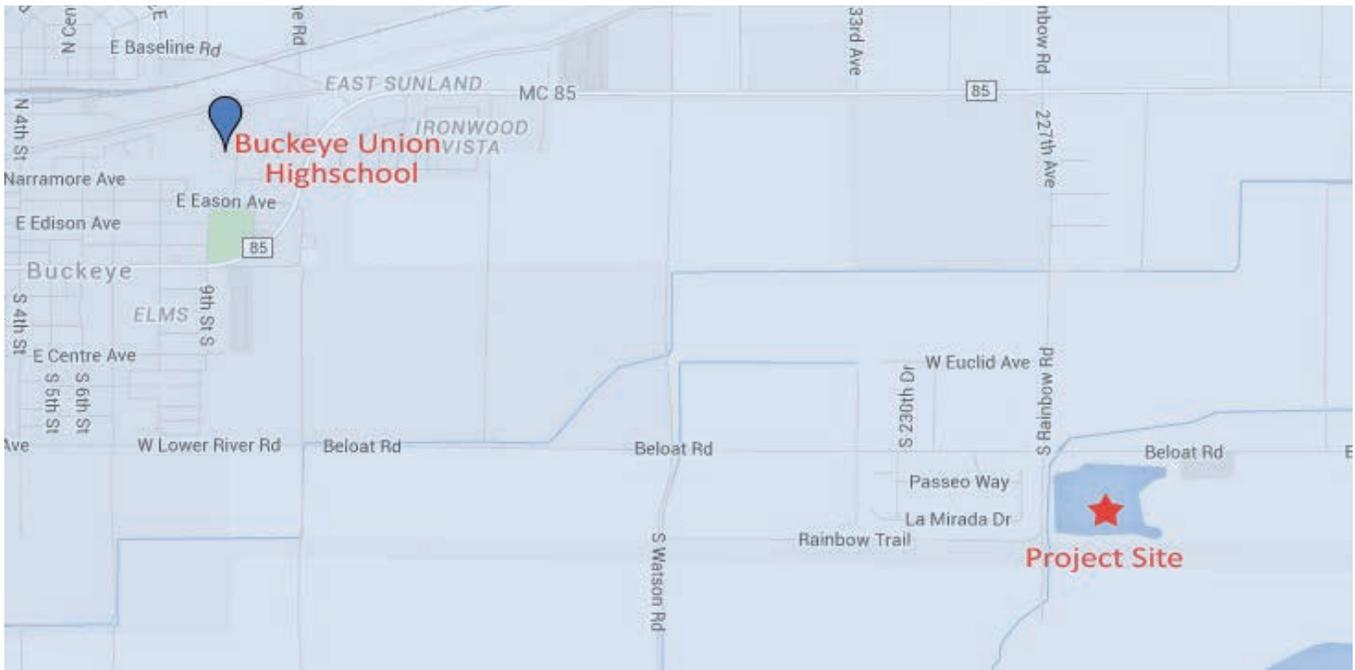
IMPACT TO LOCAL SCHOOLS

The project does contain 59 residential units, however, we anticipate that these will be primarily vacation and second home properties so the impact on the student capacity of the Buckeye school district will be negligible. However, the project will have important economic and lifestyle impacts. Increased tax revenues mean additional funding for schools and school programs, and being sports oriented the project brings active, healthy, outdoor entertainment to the entire community. At the core of this development is a deeply ingrained belief that our children need to spend less time staring at televisions, computers, ipads, and phones and get back outdoors. By building close-to-home opportunities for sports and entertainment participation, the positive health and wellness impacts will be felt throughout the entire community, not just the schools.

The following are school districts associated with the project's location;

- Pre-Kindergarten-8th Grade: Buckeye Elementary School
210 S. Sixth Street, Buckeye, AZ 85326
- High School: Buckeye Union Highschool
1000 E Narramore Ave, Buckeye AZ 85326





PROPOSED PERCENTAGE / ACREAGE OF PARKS AND OPEN SPACE

According to the ALTA survey performed by Survey Innovation Group, the combined total acreage of all six parcels is 57.923 acres with the lake accounting for 31.41 acres or 54% of the total property. The Buckeye Water Conservation and Drainage District (“BWCCD”) canal setback and maintenance road, combined with the additional easements along the western property boundary account for 1.2 acres. In addition, the required 35’ right of way along Beloat Rd (the northern boundary of the property) removes 1.591 acres. Combined, the BWCCD canal, required maintenance road setback, and the city’s right of way, isolate the northwestern corner island of the property. This parcel is 4,130 square feet. Finally, smaller easements account for approximately an additional 7000 square feet of property.

According to the above, it would appear that we are left with approximately 23.722 acres, which could be developed. This assumption, however, would be inaccurate. Due to the configuration of the lake and the possible requirement of a fire access road around the entire lake’s perimeter, another 2.76 acres of the property may be further restricted.

Finally, the recent change in the property’s flood plain designation from being outside of the flood plain to with the AE flood plain zone, requires that all buildings constructed on the property have a finished floor elevation, which is at or above the designated flood plain elevation. Given that the designated flood plain elevation is approximately 21 feet above the lakes water level, this leaves us with two options; gradually lay the banks of the lake back until we reach the required flood plain elevation or construct massive retaining walls. With either solution massive amounts of the site are swallowed reaching the proper grades. Using a combination of these solutions will remove an estimated additional 4.7 acres.

Summary

Total Acreage:	57.923 Acres
Lake Acreage:	<u>-31.410 Acres</u>
Remaining Acres	26.513 Acres

Of the remaining acres, the following further reduces the land available for development;

Western Property Line Easements:	1.2 Acres
Beloat Rd Right of Way	1.591 Acres
Other Easements or Unusable Property	0.256 Acres
<u>Fire access road (if required)</u>	<u>2.76 Acres</u>
Net Remaining Acres	20.71 Acres

Of these acres, but without the residential or lodging, in excess of 70% of the property is not covered by hard surface. Factoring in the lake, residential and lodging, 60% or more of the entire project will remain as soft-scape or water. This does not count the unpaved parking areas as soft-scape.

PROPOSED TRAILS

There are numerous paths and walkways that will be incorporated into the design of the project both for pedestrian movement and circulation as well as for experiential purposes. (See Conceptual Site Plan)

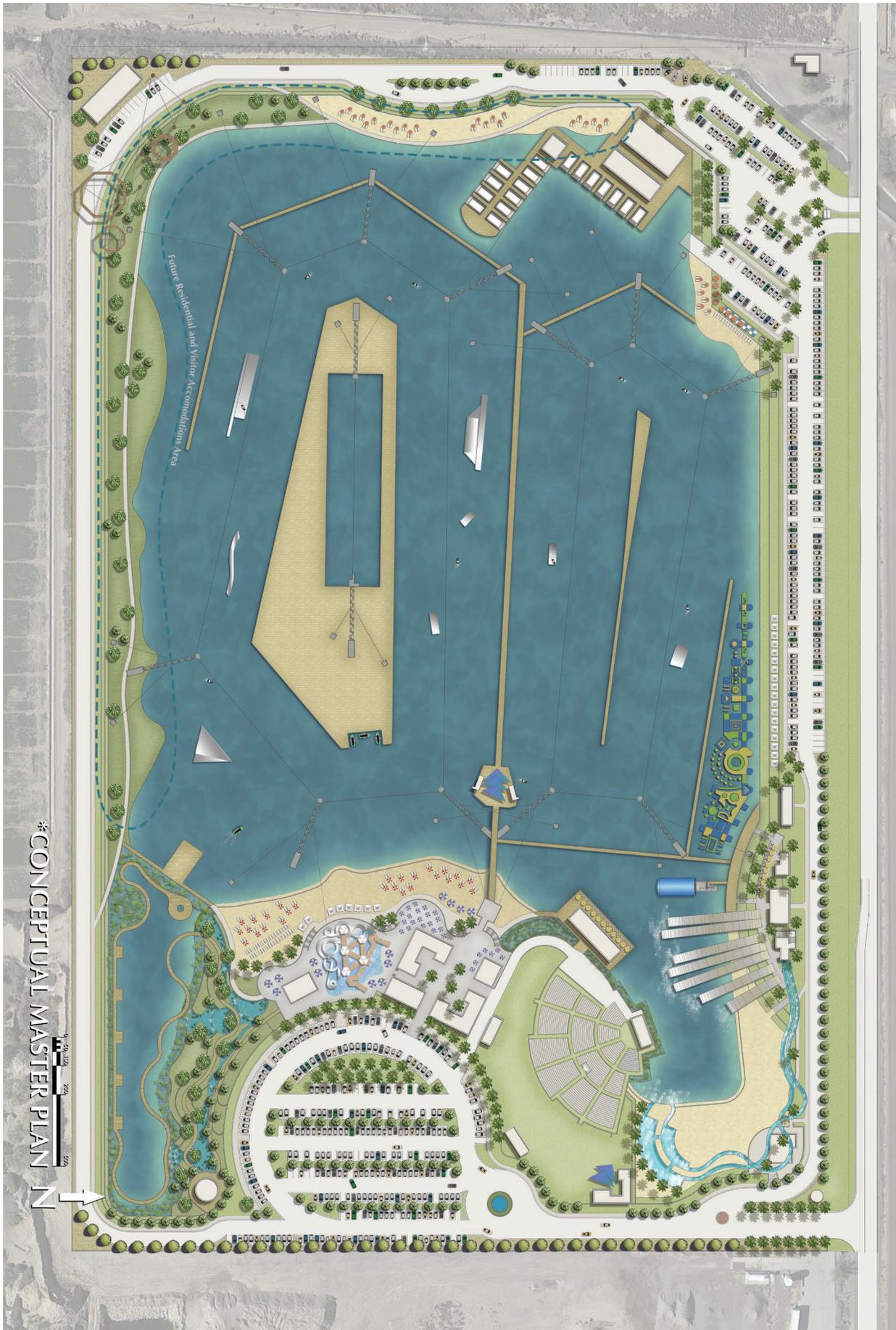
APPROVED USES

The property is zoned SF-43, and under the City of Buckeye's development code a Major Outdoor Entertainment Facility is a conditionally approved use. In addition to, or as part of this facility, the following is a list of additional uses that are permitted in the project:

- All outdoor entertainment uses and facilities, attractions, support structures, amenities, buildings, and their supporting infrastructure, as well as, other compatible uses. This includes, but is not limited to, the following:

- Residential
- Cable Wakeboarding Parks
- Adventure Park and Aerial Challenge Course
- Board Sports and Fitness Training Facilities
- Climbing and Canyoneering Facilities
- Surfing Wave Pools / Wave Pools
- Concert and Music Venue
- Marina and Boat Rentals
- Water Park attractions, towers, and other structures
- Mountain Biking and Cyclocross
- Triathlon Training and Events Center
- Stand-up Paddleboarding and other sports equipment rentals
- Fishing and Nature Center
- Restaurants and Bars
- Retail
- Beaches
- Lodging Facilities
- Camping / RV park
- Boat and Recreational Equipment Dealership
- Scuba and Dive Center
- Adventure Travel and Outdoor Guide Center
- Music Venue / Amphitheater
- Food and Beverage Facilities
- Corporate Event Spaces and Venue
- Triathlon and Competition Center
- Summer Camp Facilities
- Educational Facilities
- Administrative Offices
- Membership Clubhouse
- Bar / Nightclub
- Boat, RV, and Sports Equipment Storage
- Boat, RV, and Sports Equipment Sales

COMMUNITY MASTER PLAN / PLANNED AREA DEVELOPMENT EXHIBIT



PROPOSED DEVELOPMENT STANDARDS AND PHASING

A conceptual master plan and a conceptual phase 1 site plan are included with this application. These plans will be further optimized based on attendance, demographics, operations, and capacity analyses, as well as, opportunities to enhance the consumer experience. The following development standards take into account this approach, as well as, the site's development and operational hurdles.

The following development challenges underpin and are the foundation for many of the requested development standards:

1. The site's location is non-traditional for a major entertainment facility and would not have been selected except for the existing lake.
2. It is located within a flood plain.
3. There is no sewer or potable water infrastructure to the property.
4. The lake's water surface elevation is over twenty feet below the existing finished grade.
5. Of the site's approximately 58 acres, less than a third of it can actually be developed.
6. All storm water runoff must be retained on site.
7. The Cemex concrete batch plant and operations on the adjacent property are visually unappealing.
8. The large earth berms constructed around both the property's perimeter and lake's edge require a massive excavation effort to remediate.
9. The number of Salt Cedar's around the lake's edge is substantial and removing them will be time consuming and expensive.
10. The nature of the soils on the property may require all buildings and walls to be built with reinforced foundations.

Given these, and other considerations, the following includes the project's phasing and proposed development standards.

PHASE 1 OVERVIEW

The development standards for Phase 1 are established to permit the lake and other portions of the project to be opened as quickly as possible. Illustrations and explanations of this phase of the development are provided below. The master Phase 1 site plan graphic is only a conceptual design for the purposes of illustrating the development standards and one approach to the phasing of the project. The scope and timing of this phase and the project's subsequent development may change, unless otherwise stated in this document, based upon many factors including, but not limited to, attendance, government and city approvals, the seasonal nature of the project, availability of funding, and the availability of other materials and resources.

PHASE 1 CONCEPTUAL PLAN



PHASE 1 COMPONENTS

The outdoor entertainment components in Phase 1 may include, but are not be limited to, the following;

1. A full size beginners cable wakeboarding park with affiliated features, amenities, and structures
2. A full size expert cable wakeboarding park with affiliated features, amenities, and structures
3. Two wakeboarding training cables
4. Sand beach
5. Equipment rental dock for paddleboards, kayaks, boats, fishing rods, and other recreational equipment
6. Inflatable attractions, which may include a floating sports park, blob, and slides, and the supporting towers, amenities, and features, which are included as part of their operation.
7. Floating docks and decks
8. Food trailers or trucks
9. Shade structures
10. Outdoor live music venue and areas
11. Event spaces

PHASE 1 DEVELOPMENT STANDARDS

The following development standards apply to the initial phase of the project.

1. Property Ingress and Egress:

This former Cemex drive will be utilized as the Phase 1 entrance to project. No other road improvements or Beloat Rd frontage improvements will be constructed during this phase, unless required as part of this PAD.

Cemex constructed and utilized the drive on the northeast corner of the property for ingress and egress for over a decade. It is over 15,000 square feet and composed of 12" thick concrete. It extends from Beloat Rd over 382 feet onto the property, and is over thirty-three feet wide at its narrowest point with the majority of the drive in excess of thirty six feet wide.

2. Parking

In accordance with the recommendation in the EPS Group Traffic Impact Analysis for Phase 1, parking will include a minimum of 98 unpaved spaces, in addition to the required number of handicapped accessible spaces.

3. Landscaping

The minimum landscaping for Phase 1 will include:

1. An area twenty (20) feet wide that extends from Beloat Rd one hundred (100) feet south along the west side of the Phase 1 entry drive.
2. An additional 4,000 square feet of around the parking area, walkways and decks.

4. Salt Cedar Removal

The Salt Cedars on the eastern one-third of the property will be removed during Phase 1 construction.

5. Water

The first phase of the project will be serviced by an existing on site well. Water for the subsequent development will be as described later in this request.

6. Wastewater

Initially the project will utilize portable restroom trailers and other portable facilities. The project will then Page 12 of 21

be connected to the City's sewer system when the connection is available to the property. The nearest sewer line to the site is located at the intersection of Apache and Beloit roads, which is 2.35 miles away. Given this distance the extension of this line isn't economically feasible.

7. Fire Protection

Fire protection will be provided by the City of Buckeye. Lake hydrants or an alternate solution(s) that is deemed acceptable to the City of Buckeye fire chief will be installed on the property. The well being used as the project's initial water supply will not be capable of providing sufficient volume and pressure for fire hydrants. Hydrants will, therefore, be installed once the project has been connected to the City's potable water system and the City's water line has been looped onto the property. The timing for these improvements is addressed later in this request.

8. Buildings, Miscellaneous, and Temporary Structures

Portable food trailers, food trucks, tents, shipping containers, elevated decks, inflatable entertainment features and docks, shade structures, floating docks, and floating buildings will be used throughout the project. Lake water quality monitoring and improvement systems will also be utilized. These include, but will not be limited to, above and below water aeration systems, fountains, circulation pumps, and the construction of wetlands and bio-filtration zones.

9. Remaining Site Conditions

All other existing physical conditions, natural and man-made structures and infrastructure on or about the property will remain in its current condition and no other development standards will apply to this phase of the project. The site plan approval for Phase 1 will, however, be administratively approved by the Zoning Administrator.

As stated previously, the design and development standards for the project's initial phase are intended to facilitate and accelerate the development and on-going operations of a minimum viable outdoor entertainment experience. The development standards, therefore, are limited in scope and focus on only those items essential for the initial operations, maintenance, and safety.

SUBSEQUENT PROJECT DEVELOPMENT, PROPOSED TIMELINES, AND STANDARDS

The balance of the project's development will be a continuous and on-going effort, not necessarily defined by distinct discernible phases. Additional improvements will be prioritized based on the safety of our patrons and employees, followed by improvements to the project's capacity, user experience, infrastructure, and code compliance. The development standards and timing for the subsequent property improvements will be as follows:

1. Extension of the City's water infrastructure

Within six months from the time that the project's average attendance exceeds 200 cars per day for the prior six month period, the design, engineering, permitting, and construction of the extension of the City's water infrastructure to the property will commence. The developer will not be penalized for delays resulting from required third party approvals (such as the BWCDD engineers), government agencies, or as the result of the City's plan review and permitting process. If an internal water line loop is required to achieve adequate fire hydrant pressure, the loop will be installed prior to, or in conjunction with, the development of any residential or lodging facilities. The loop will also be required if the total square footage of buildings on the property exceeds 35,000 square feet of livable (conditioned) space. For the purposes of this calculation, livable space does not include shade structures, covered patios or decks, floating structures, houseboats or other boats, towers, exterior stairs, balconies, shipping containers, non-occupied storage and other metal buildings.

It is acknowledged that due to the proximity of the Phase 1 entrance to Cemex's existing facilities, the main project entrance may need to be moved to a point further west and more central on the property, in conjunction with subsequent property development. If required, this will be done at the same time the half street improvements are constructed.

2. Electrical overhead to underground improvements

The overhead electrical lines both along Beloit Rd, as well as, those extending onto the property will be permitted to remain overhead until the half street improvements are constructed for the Development.

3. Parking and on-site roadways

A Traffic Impact Analysis will be provided with all subsequent building permit applications and the project's parking capacity will be increased in accordance with the recommendations in the analysis. Additional parking spaces and on-site roadways will not be required to be paved provided they are constructed with dust-free materials in accordance with City ordinances and regulations.

A median separated entrance to the project will not be required.

4. Density

Up to fifty-eight (58) residential units will be permitted on the property in accordance with the property's SF-43 zoning. The clustering of these units will also be permitted to minimize their footprint, preserve contiguous open spaces, as well as, to maximize the property's capacity for additional outdoor entertainment facilities.

In addition to the residential units, and as part of the outdoor entertainment facility, sixty-five thousand (65,000) square feet of livable (conditioned) operational building space will be permitted. Towers and platforms for entertainment and recreational attractions, shade structures, stages, portable restroom trailers, visitor accommodations, food trailers and trucks, recreational vehicles, tents, covered patios and decks, and houseboats and other floating structures, shall not be counted as livable square footage.

An additional seventy-five (75) visitor accommodation units will be permitted on the property in conjunction with the outdoor entertainment facility. These units, combined with their supporting buildings and amenities, shall not exceed fifty thousand (50,000) square feet of livable (conditioned) space. Shade structures, covered patios, decks, balconies, and exterior stairwells shall not be counted as livable square footage. The units may also be clustered to minimize their development footprint, preserve contiguous open spaces, as well as, to maximize the property's capacity for additional outdoor entertainment facilities.

If the final site plan exceeds this density by more than fifty percent (50%), then a public hearing may be required as determined by the Zoning Administrator. All other site plan approvals shall be administrative.

5. Salt Cedar Removal

The remainder of the Salt Cedars on the property will be removed according to the following time-line:

1. One half of the remaining Salt Cedars (an additional 1/3 of the property) will be removed within six months of the opening of Phase 1.
2. The remaining Salt Cedars will be removed within one year of the opening of Phase 1.

6. Building Setbacks

Parking, screen and retaining walls, fencing, landscaping, walkways, directional monuments and signs, and roadways will be permitted within the setback. The Zoning Administrator may also approve additional non-building improvements within the setbacks.

The building setbacks will be as follows:

1. Northern / Beloit Rd Property Boundary

All buildings shall have a minimum setback requirement of thirty five (35) feet from the property boundary with the exception of security or guard houses, ticketing and parking booths, lift stations (if required), temporary event structures, signs and entry monuments, and any structure

less than 350 sq ft that is beneficial for facility operations.

2. Eastern / Cemex Property Boundary

All buildings shall have a minimum setback requirement of thirty five (35) feet from the property boundary with the exception of security or guard houses, ticketing and parking booths, lift stations (if required), temporary event structures, signs and entry monuments, and any structure less than 350 sq ft that is beneficial for facility operations.

3. Southern / Buckeye Ranch Property Boundary

All buildings shall have a minimum property line setback of ten (10) feet.

4. Western / Buckeye Water Conservation and Drainage District Property Boundary

All buildings shall have a minimum property line setback of twenty (20) feet. (Note: The project's western neighborhood is actually the Buckeye Water Conservation and Drainage District, not the White Fence Farms subdivision. BWCCD owns a strip of land thirty three (33) feet wide along the property's western boundary, which effectively functions as an additional project buffer.

5. Northwest Corner (Separate Parcel)

The exception to these setbacks will be the northwest corner of the property, which will have a zero setback requirement on all sides with the exception of its northern boundary along Beloit Rd. The setback requirement for the northern property boundary shall be thirty five (35) feet.

7. Architectural and Development Standards

The architectural standards for the outdoor entertainment portion of the project will be established by the developer and approved by the Zoning Administrator. Designing, building, and operating extraordinary entertainment facilities require the use of both highly themed and utilitarian structures to maximize and enhance the guest experience. Applying traditional residential and commercial architectural standards to a themed entertainment facility would negatively impact the project's potential.

8. Height Restrictions

The maximum height for all residential, administrative, storage, and operations buildings shall be forty (40) feet above the minimum flood plain finished floor elevation as established by the Maricopa County Flood Control District. The maximum height for all visitor accommodation buildings shall be sixty (60) feet above the minimum flood plain finished floor elevation as established by the Maricopa County Flood Control District. The height restriction for all attractions and their supporting infrastructure shall not exceed two hundred (200) feet.

9. Landscaping, Walls, and Fencing

The property's physical features, berms, walls, and fencing will be permitted to temporarily remain in their current condition. The following standards shall apply to the subsequent design and development of the project's landscaping, walls, and fencing.

1. The landscaping of the public right of way shall coincide with the construction of the project's half street improvements and extension of the City's water infrastructure, and Owner will forever maintain the landscaping in the adjacent Right-of-Way in accordance with City code.
2. No additional landscape buffer from the thirty five (35) foot public right of way along Beloit Rd will be installed.
3. Beach areas shall not subject to the landscaping requirements of the City of Buckeye's development code.
4. All parking lots on the north side of the project and along Beloit Rd will be screened by a site wall

with a minimum height of five (5) feet.

5. Parking areas with more than 30 spaces, with the exception of the main parking area on the east side of the lake, will not be required to provide a minimum of ten (10) percent of the total area used for parking for landscape islands.
6. In the main parking area on the east side of the lake, landscape islands will be a minimum width of six (6) feet.
7. Should the landscape islands or landscape areas adjacent to any parking area be utilized for storm water capture and bio-filtration, then the plant materials in these areas may be selected to maximize the water quality and effectiveness of these areas, provided that the plants are not on the City's list of restricted species.
8. Wheel stops will be installed one and half (1.5) feet from landscaped areas.
9. Trees in the project will have no required minimum caliper, while shrubs will be a minimum of one gallon.
10. A median separated entry and exit from the project will not be required.
11. The hillside ordinance will not apply to the banks of the lake or existing berms, which were constructed by Cemex as part of the mining remediation.
12. Retaining walls in excess of twenty (20) feet in height will be permitted around the perimeter of the lake.
13. All other City of Buckeye development standards, codes, and ordinances, which are not in conflict with those listed above, will apply to all subsequent development. All site plans for the subsequent property development shall be administratively approved by the Zoning Administrator.

For fourteen of the past sixteen years this property has been an ongoing mining concern that was defined by large numbers of cement and other trucks entering and exiting Beloat Rd. A massive concrete batch plant, heavy equipment operations, and a towering clamshell dredge that approached eighty feet in height were visible from Beloat Rd and focal points. Today, these are all still visible and operational on Cemex's property adjacent and to the east of this project. Any improvements made as part on the project's site will begin healing this property and start its journey from a scarred industrial eyesore toward an asset that the City of Buckeye will be proud to have within its City limits.

Landscaping this project has its own set of monumental set of challenges, which include, but are not limited to, the following:

1. The property has been entirely stripped of its topsoil and native vegetation.
2. The property is overwhelmed by thousands of Salt Cedars that are rapidly increasing in size and density.
3. The property has several buildings and over 15,000 yards of concrete that need to be removed.
4. The property has nearly two hundred thousand (200,000) yards of unsorted dirt and rock that need to be moved, re-compacted, or hauled off.

Clearly, the current site conditions, when combined with the other property development hurdles, make complying with the landscaping requirements as written in the City of Buckeye's Development Code both a monumental hurdle and economic improbability. Additionally, very little of the site is visible from either Beloat Rd or the adjacent properties.

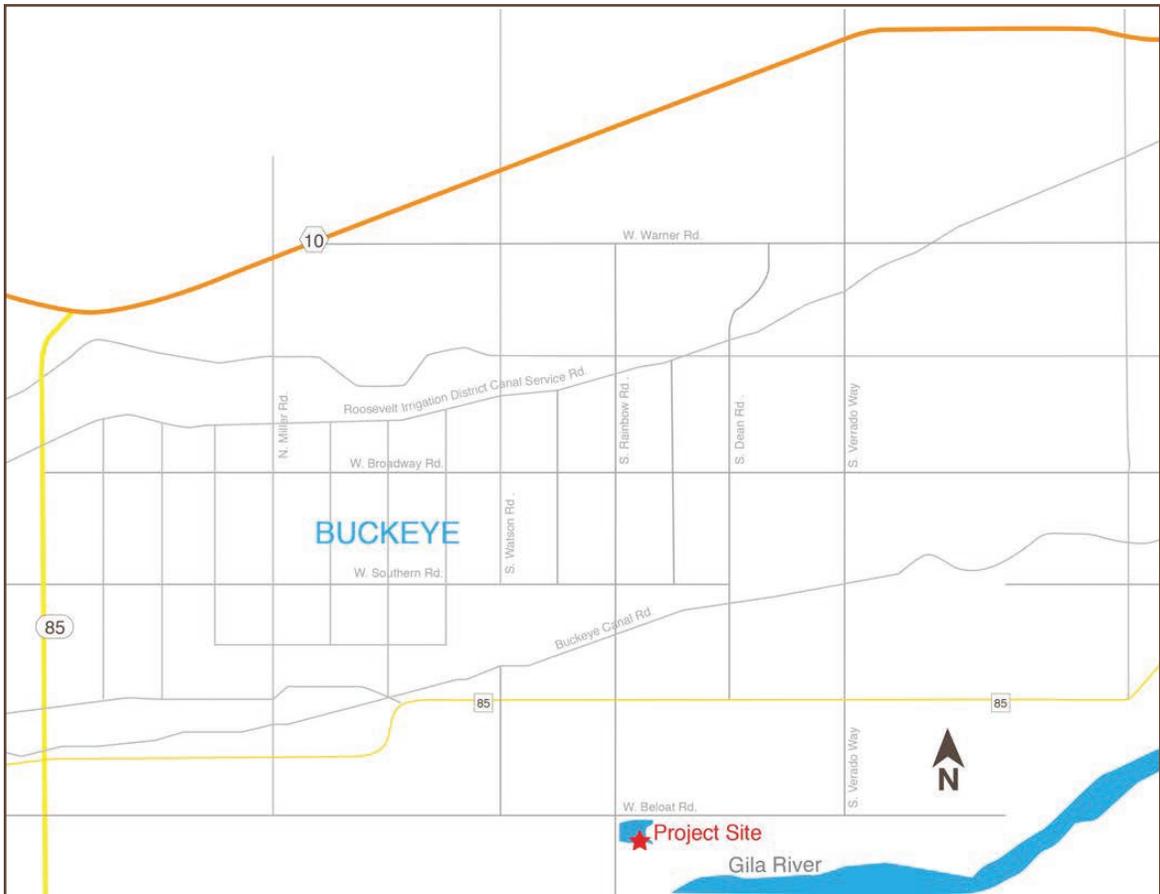
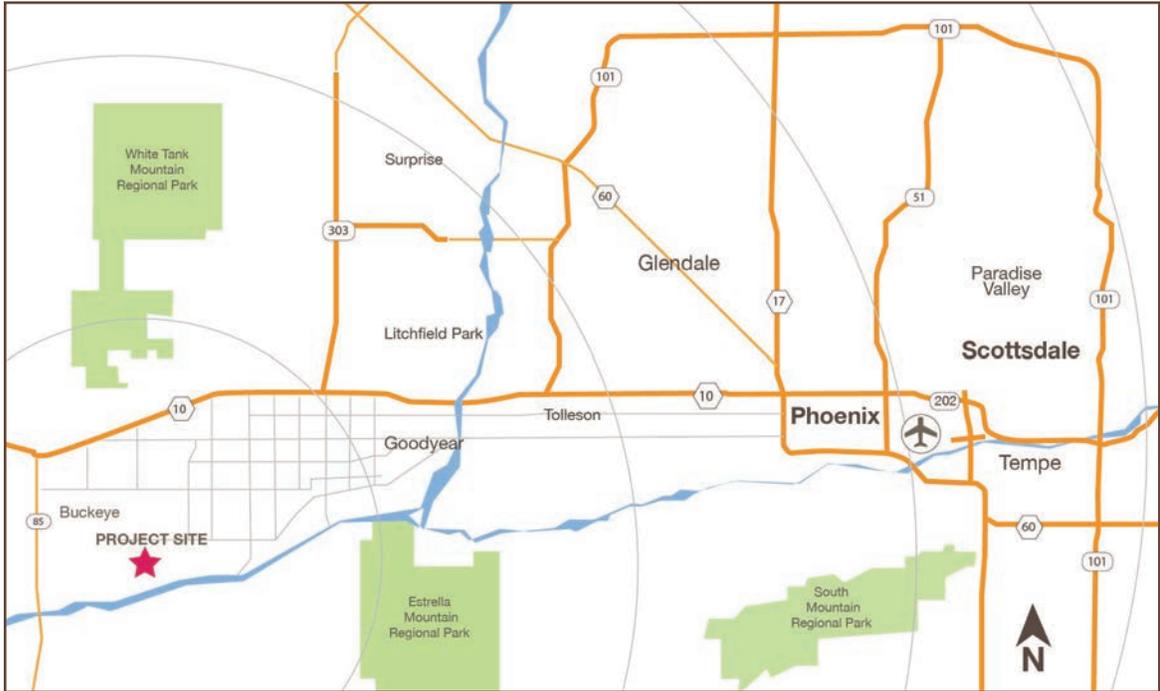
Lighting for outdoor events, concerts, and recreational uses may exceed two foot candles at the property line, with the exception of at the western property boundary and the intersection of Beloit and Rainbow Roads. The operational hours of lighting for any light fixture above 895 feet above MSL (approximately thirty five (35) feet from the average grade of the eastern side of the lake), except those for safety and security purposes, will be from one hour prior to dawn to 11:00pm. All other light fixtures in excess of 4,000 lumens, except those for safety and security purposes, will only be operated from one hour prior to dawn until midnight (12:00am).

11. Outdoor Storage

Outdoor storage of boats, jet skis, trailers, rental equipment, utility and work vehicles, heavy equipment, and other items used in the on-going operations of the project will be permitted provided that they are screened and not visible to neighboring residents or from Beloit Rd.

MAPS AND EXHIBITS

VICINITY MAP



LEGAL DESCRIPTION

PARCEL NO. 1:

The East 15 acres of the Northwest quarter of the Northwest quarter; and the West 33 feet of the Northeast quarter of the Northwest quarter of Section 11, Township 1 South, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL NO. 2:

The West half of the Northeast quarter of the Northwest quarter of Section 11, Township 1 South, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the West 33 feet thereof.

PARCEL NO. 3:

The Northwest quarter of the Northwest quarter of Section 11, Township 1 South, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the East 15 acres thereof, and

EXCEPT an undivided one-half interest in all the oil, gas, coal and other mineral rights of whatsoever nature upon, in or under said land as reserved in instrument recorded in Docket 1262, page 389, records of Maricopa County, Arizona; and

EXCEPT an undivided one-half interest in all the oil, gas, coal and other minerals of whatsoever nature upon, in or under said land as reserved in instrument recorded in Docket 1543, page 431, records of Maricopa County, Arizona

CURRENT GENERAL PLAN DESIGNATION

The City's Current General Plan designates the property as "Very Low Density" and notes that it is within a Floodway Transitional Area.

PROPOSED GENERAL PLAN DESIGNATION

The applicant is not proposing a revision to the general plan as a major outdoor entertainment facility is a conditionally approved use under SF-43 zoning.

CURRENT ZONING DESIGNATION

The current property zoning is SF-43, Single Family Residential.

SCALE, DIMENSIONS AND NORTH AREA



PROJECT DATA TABLE

GROSS AND NET ACREAGE

Total Gross Acreage: 57.923 Acres

Total Net Acreage: 56.275

*As referenced by Alta Survey / ACSM Land Survey proformed by Survey Innovation Group.

PARCEL NUMBERS

The site is an assembly of six parcels, which total approximately sixty (60) acres. Three main parcels, APN#'s: 400-11-009B, 400-11-010B, 400-11-012B, account for the vast majority of the site's acreage with the three remaining parcels, APN#'s: 400-11-012A, 400-11-009A, 400-11-010A, adding an additional strip of land (10 feet wide) to the site's southern boundary.

SUBJECT PROPERTY ADDRESS

The Subject Property Address is 22625 W Beloat Rd., Buckeye, AZ 85326.

THE LAKE



CABLE WAKEBOARDING

TWO FULL SIZE
CABLE WAKEBOARD PARKS

17 SIMULTANEOUS RIDERS

TWO CLOSEST CABLE PARKS ARE
DALLAS, TEXAS AND SACRAMENTO, CA

HEALTHY ACTIVITY FOR FAMILIES TO ENJOY TOGETHER



WAKE ARIZONA STATE DEVILS



THE EXPERIENCE

WATER ADVENTURE PARK

WATER SLIDES
THE BLOB
COMPETITIONS / EVENTS
INFLATABLE WATER SPORTS



THE EXPERIENCE

INFLATABLE ADVENTURE PARK

AN ADVENTURE COURSE DESIGNED FOR FUN
FOR THE BEGINNER TO THE ADVANCED ATHLETE



THE EXPERIENCE

AMPHITHEATRE & CORPORATE EVENTS

LIVE MUSIC
CORPORATE EVENTS
HOLIDAY SHOWS
SPECIAL EVENTS



THE EXPERIENCE

FAMILY FUN

HEALTHY, ACTIVE, OUTDOOR ENTERTAINMENT



THE EXPERIENCE

BEACH

OPEN AIR DECKS AND MULTIPLE EVENT SPACES

OUTDOOR DINING

MASSIVE WHITE SAND BEACHES

KIDS WATERPARK

CABANAS AND LOUNGE CHAIRS

FAMILY FUN

SWIMMING



THE EXPERIENCE

WATER RENTALS

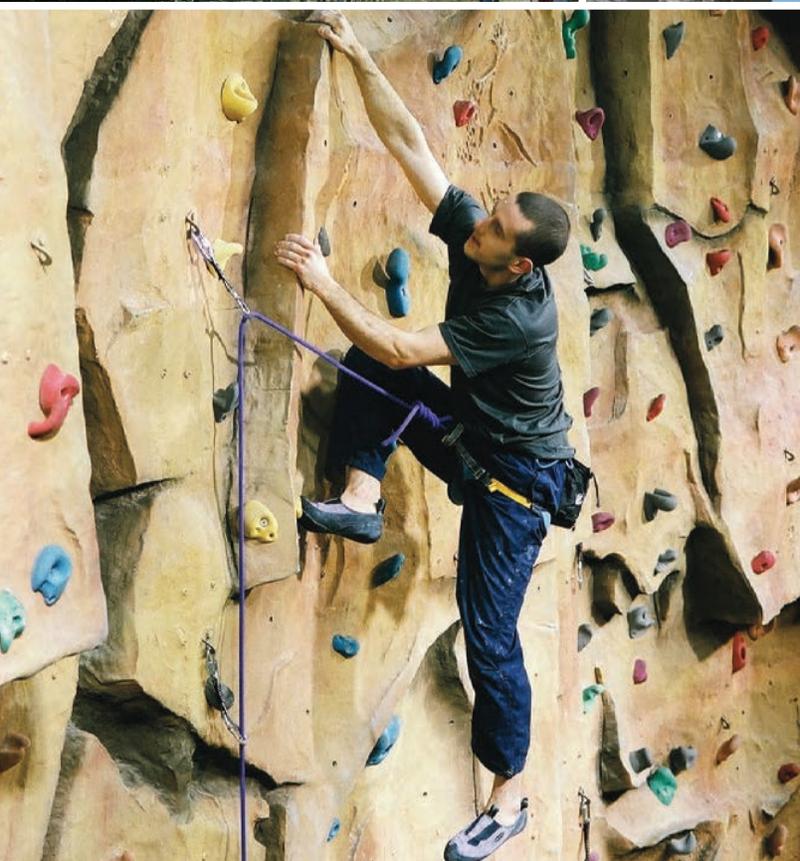
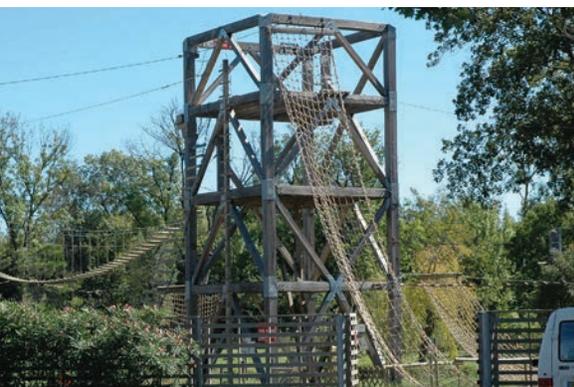
MOTORIZED SURF
PADDLE BOARDS
KAYAKS & SMALL BOATS
BBQ BOATS
FLY-BOARDS
OTHER WATER RENTALS



THE EXPERIENCE

ADVENTURE PARK

CLIMBING CENTER
ZIPLINES
HIGH-ROPES COURSE
CORPORATE TEAM BUILDING



THE EXPERIENCE

WATER ACTIVITIES

SWIMMING
SCUBA DIVING
SNORKELING
NIGHT SHOWS
DIVE-IN MOVIES
TRIATHLONS
RENTALS
AND MUCH MORE!



THE EXPERIENCE

RESORT AND LODGING

HOUSE BOAT RENTALS
PRIVATE BEACH
STILTED HOUSE RENTALS

OTHER

BOAT SALES
WEDDINGS & EVENTS



THE EXPERIENCE

FISHING AND NATURE CENTER

FISHING

ELEVATED WALK DECKS

BIRD AND NATURE EXPERIENCE

**CONNECTING MAN AND NATURE IN A
WAY THAT BENEFITS BOTH.**



