

REQUEST FOR ADOPTION OF A  
COMMUNITY MASTER PLAN

FOR

**MOUNTAIN VIEW BUSINESS CENTER**

INTERSTATE 10 & DEAN ROAD  
BUCKEYE, ARIZONA

**APPROVED**

Revised and Restated: September 5, 2019

**BET Investments**

**BEUS GILBERT, PLLC**

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## **INTRODUCTION**

The Mountain View Business Center project is a proposed 290-acre Community Master Plan (CMP) located within the City of Buckeye, Arizona. The site is encompassed by McDowell Road to the north, Van Buren Street to the south, the 215th Avenue alignment to the east and Dean Road to the west. Interstate 10 extends east/west through the site, bisecting the site into two portions. Three contiguous parcels totaling approximately 144 acres are located on the north side of I-10, while two contiguous parcels totaling approximately 146 acres are located on the south side of I-10.

A Community Master Plan (CMP) has been prepared to establish land uses and development standards to guide the development of the site. This overall planning effort has been guided by policy and land use recommendations set forth by the City of Buckeye General Plan and Development Code as well as input and direction from the City of Buckeye Development Services staff. The south half of the Mountain View Business Center CMP is designed as a significant center for community commerce while the north half of the Mountain View Business Center CMP is designed to foster a mix of residential, commercial, office and business uses.

Ingress and egress to the Mountain View Business Center will occur from various roadways, including Van Buren Street, McDowell Road, Dean Road, the Roosevelt Street alignment and potentially a planned interchange at Dean Road and Interstate 10.

### **I. LOCATION AND REGIONAL CONTEXT**

#### **A. Property Description and Location**

The Mountain View Business Center is an approximately 290-acre property comprised of five parcels in a rectilinear shape almost equally divided by I-10. Three contiguous parcels, totaling approximately 144 acres, are located north of I-10 (APN 504-20-005-G; 504-20-003-C; 504-20-003-D) and two contiguous parcels, totaling approximately 146 acres, are located south of I-10 (APN 504-20-005-H; 504-20-003-B). The subject properties are all located within the City of Buckeye jurisdictional limits. The site is located approximately one-half mile west of the I-10 and Verrado Way interchange, and is accessible from the Interstate by exiting on Verrado Way.

#### **B. Property Legal Description**

The Mountain View Business Center site is located within the west half of Section 1, Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

The property is composed of the following Maricopa County assessor parcel numbers:

- Parcel 504-20-005G
- Parcel 504-20-003C
- Parcel 504-20-003D
- Parcel 504-20-005H
- Parcel 504-20-003B

### **C. Surrounding Property Ownership**

The property is owned entirely by BT Airport Road, LLC (a subsidiary of BET Investments). Properties to the north and east are generally comprised of large parcel, private land holdings, with a 120-acre parcel owned by the Buckeye Union High School District. Property to the west and south of the site is owned by the State of Arizona. The Verrado Master Planned Community is located just northeast of the site, and another residential development, Sienna Hills is being developed immediately north of the site. The Sundance Planned Community is located generally to the southwest of the subject site.

## II. EXISTING SITE CONDITIONS

### A. Pre-Development Conditions

#### 1. Existing Property Use

The site is currently vacant, and can be characterized by undeveloped native desert land. There are various dirt roads running through the property which have been created over the years by recreational users.

#### 2. Topography and Physical features

The topography of the proposed site can be characterized as undeveloped desert land with average slopes of approximately 1%. Site elevations range from 1,080 feet at the southeast corner to 1,130 feet at the northwest corner. There are also very minor braided washes which transect portions of the site. Unpaved roads and ATV trails were also observed in the area. Very little desert vegetation exists on the site, and no other major physical features are prominent on the site. A native vegetation study and reuse plan shall be submitted at the time of site planning or platting, and no vegetation shall be disturbed prior to the approval of the first final plat.

#### 3. Drainage

The site generally drains from the northwest to the southeast. Most onsite flows are collected in the small washes transecting the site. Due to the topography created by the development of Interstate 10, drainage collects on the north side of Interstate 10, adjacent to the north parcel of the site. Box culverts have been constructed under Interstate 10 to accommodate movement of stormwater flows. Some areas adjacent to Interstate 10 on the north side are designated as floodplain and will be mitigated as required prior to development. Once stormwater flows reach the north side of Interstate 10 drainage, flows then travel underneath Interstate 10 via culverts to the south side. Drainage then continues in a sheet-flow fashion generally in the southeast direction across the site. The project is located in the area downstream of the emergency spillway for FRS #3 and the project shall accept flows from the FRS #3 outfall channel from Sienna Hill south boundary and such flows shall be routed through or around the project to their historic outfall. As agreed to in discussions with staff, the owner of the Mountain View Business Center property shall notify all potential and actual buyers and lessees of property within the project of the potential for flooding or inundation.

### B. Relationship with Buckeye General Plan Land Use Map, Goals and Policies

Pursuant to the City of Buckeye General Plan 2040 Land Use Map, the entire property is designated as “Master Planned Community”.

The City of Buckeye General Plan 2040 was adopted in accordance with State Statutes and ratified by the voters on August 28, 2018. This Community Master Plan (CMP) represents consistency with the General Plan 2040 Land Use Plan and Plan Element goals and policies.

## C. Zoning

The Mountain View Business Center CMP property is currently zoned “Planned Community” (PC). According to the City of Buckeye Development Code, the Planned Community Zoning District is designed to accommodate all land uses approved as part of a Community Master Plan, where specific uses, public services, densities, and design criteria have been identified and adopted. Specific uses, design criteria and densities are subject to Council adoption and approval. This proposed CMP is intended to meet that Development Code mandate.

Surrounding properties are zoned Planned Residential (PR), Regional Commercial (C-3) and Rural-43.

## D. Transportation and Circulation

The City of Buckeye Transportation Plan identifies various existing right-of-ways in close proximity to the Mountain View Business Center property.

### 1. McDowell Road

McDowell Road is identified in the City of Buckeye General Plan as a Parkway and by the Interstate 10 / Hassayampa Valley Roadway Framework Study as a “New Proposed Parkway”. However, McDowell Road east of Dean Road and along the north boundary of the project has been reclassified as a Major Arterial. The north half of McDowell Road was improved by the Sienna Hills.

### 2. Verrado Way

Verrado Way is a north/south arterial roadway located 1/2 mile east of the site. Verrado Way offers access to and from Interstate 10. Currently, most traffic accessing Verrado Way is generated from the Verrado Planned Community just northeast of the project site as the current interchange with Interstate 10 provides connectivity exclusively to the north leg.

### 3. Dean Road

The Dean Road alignment is located along the west boundary of the project site. This alignment is currently unimproved. The City of Buckeye has indicated interest in seeing a new freeway interchange at Dean Road. The planning of such an interchange is a long-term proposition, requiring long range planning and the appropriation of regional funding. Owner has agreed to set aside the additional right-of-way needed for the Dean Road Interchange and will pay its pro-rata share of the costs to improve the Dean Road interchange.

### 4. Roosevelt Street

The Roosevelt Street is located just south of Interstate 10 and provides access to a portion of the site south of I-10 from Verrado Way.

### 5. Van Buren Street

Van Buren Street has been completed along the southern boundary of the property and provides access both west to Watson Road and east to Verrado Way.

## E. Regional Facilities

The City of Buckeye Public Facilities Plan identifies various planned facilities necessary to support this Community Master Plan as well as planned land use within the context area of the Mountain View Business Center property. These are described as follows:

### 1. Water Facilities

A 16-inch water line exists in Van Buren Street and a 12-inch water line exists in 215<sup>th</sup> Ave to service the property. The Water campus from which this line extends is located on Van Buren Street, approximately 1/2 mile east of Verrado Way. A 12-inch water line has also been extended under I-10 to service the northern portion of the property.

### 2. Wastewater Facilities

A 15-inch sewer line exists in Van Buren Road and 215<sup>th</sup> Avenue that connects to the 15-inch sewer in Verrado Way. This sewer line has been sized to serve the property. A 15-inch sewer line has also been extended under I-10 to serve the northern portion of the property.

### 3. Fire Protection Facilities

As the subject site is within the City of Buckeye jurisdictional limits, the City of Buckeye is obligated to provide fire protection services. There are two fire stations that provide fire service to the property, Buckeye Station #702 located at Rainbow Road and Durango Street, approximately 3 miles southwest of the property, and Buckeye Fire Station #703 is located at Thomas Road and Verrado Way, approximately 2 miles northeast of the property.

### 4. School Districts

The Mountain View Business Center CMP site is located in the Buckeye Unified High School District and the Liberty #25 Elementary School District. The closest public elementary school within this district is Freedom Elementary School (located on Sundance Parkway about 1/4 mile west of Dean Road). The closest traditional High School within the district is Youngkers High School, located on Apache and Lower Buckeye. The Buckeye Union High School District has developed the Buckeye Learning Center on District property located at the northeast corner of Van Buren Street and the 215<sup>th</sup> Avenue alignment. Additionally, Odyssey Academy has opened a charter middle school and charter high school at the southeast corner of Yuma Road and Verrado Way, and is constructing a charter elementary school in the Sienna Hills project.

### 5. Law Enforcement Services

As the subject site is within the City of Buckeye jurisdictional limits, the City of Buckeye is obligated to provide police protection services. The closest police station to the site is located at Sundance Crossing, located at the southwest corner of Yuma Road and Dean Road. The Mountain View Business Center will proportionally contribute to emergency response facilities through payment of future impact fees.

### III. COMMUNITY MASTER PLAN

#### A. Purpose and Intent

The Mountain View Business Center CMP will allow for the development of a regional commerce center with multiple office, commercial, business park, warehouse/distribution and manufacturing uses that may transition to residential north of Interstate 10 as it approaches the Sienna Hills project.

As previously described, the site area is bisected by Interstate 10 into north and south development areas included within this CMP proposal. The north and south development planning areas have each been planned with different types of use elements in mind, with focus placed upon site context, transportation facilities planning, consideration and conformity with the Buckeye General Plan, and the developer's vision for the property.

The north planning area of the CMP has been planned for larger multi-story office, light industrial, residential and commercial uses throughout the property. The north planning area offers view opportunities of the nearby White Tank Mountains to the northwest combined with prominent visual as well as physical vehicular access from I-10. The circulation system proposed for the north planning area will be established during the site planning or platting process and supported by a traffic impact analysis to be approved by the City of Buckeye.

The south planning area of the CMP differs from the north and introduces a predominant "warehouse/distribution and manufacturing" land use element, generally not envisioned in the north planning area. Commercial and supporting office uses are proposed for the remainder of the south planning area. The south planning area will utilize Roosevelt Street and Van Buren Road as the primary access to the property. The introduction of the warehouse/distribution and manufacturing element is in response to the ever-growing national goods supply corridor that exists between the Phoenix metro area, and points further east, with the shipping ports located in Southern California. A growing need exists for uses compatible with manufacturing shipping, supply and distribution as the Phoenix metro area continues to grow and expand to and from the west.

The north planning area provides for proposed residential overlay uses. This will provide added land use flexibility in future years, as surrounding land develops and possibly influences future land use patterns. The residential component may reduce project trips and/or trip lengths by providing housing opportunities within the immediate vicinity of the planned employment land use.

Together, the north and south development areas combine into a plan that allows a variety of proposed commercial, office, business and residential uses encouraging development flexibility within a defined master plan. Mountain View Business Center is envisioned to be a major employment center within the City of Buckeye with the added benefit of community level commercial services while preserving opportunities for residential uses.

## **B. General Plan Conformance**

The City of Buckeye General Plan 2040 Land Use Plan designates the entire property as “Master Planned Community” and Community Master Plan zoning is in conformance with the Master Planned Community land use designation.

## **C. Relationship to Buckeye Development Code**

The Mountain View Business Center Community Master Plan has been prepared pursuant to the provisions of Section 2-7-1, Community Master Plans, of the City of Buckeye Development Code. Under the provisions of Section 2-7-1, the City authorizes the preparation of Community Master Plans as a means of regulating a larger master development under the Planned Community Zoning District.

## **D. Proposed Land Uses**

This Community Master Plan incorporates multiple land uses categories with the intent of promoting an economically viable and sustainable business center for the City of Buckeye and to support the growth of the western portion of the Phoenix Metropolitan Area. These land uses include “Commercial / Office”, “Warehouse / Distribution” and “Residential Overlay”, as further described and depicted in the Land Use Plan, attached hereto as Exhibit A. In the following Community Master Plan sections, specific land use district assignments are provided for each development area with defined allowable uses and development standards.

### **1. Commercial / Office Uses (CO)**

*Total Gross Area: 144 Acres*

The “Commercial Office” land use promotes a mixture of commercial and office uses (including both leased space and ownership space) as well as business center support.

### **2. Warehouse / Distribution Use (WD)**

*Total Gross Area: 146 Acres*

The “Warehouse / Distribution” land use designation is intended to promote the development of large scale warehouse and distributions centers which seek a visual and direct access relationship with a major interstate highway (Interstate 10).

### **3. Residential Overlay Use (RO)**

*Total Gross Area: Up to 80 Acres*

The “Residential Overlay” land use designation is intended to promote the opportunity for the development either or both single-family and multi-family residential uses.

## **E. Transportation and Circulation**

Access and mobility will be vital to the attraction of business uses and the long term sustainability. Due to the diagonal configuration of Interstate 10 through the property and the immediate context area, the alignment and functional class of streets within the immediate vicinity has presented a challenge.

Through the preparation and analysis of a Traffic Impact Analysis for the property, the Mountain View Business Center team has been able to assess and define a transportation plan for the vicinity of Interstate 10, between the Verrado Way traffic interchange and the planned Dean Road traffic interchange. The Traffic Impact Analysis and this CMP addresses and defines functional street classifications, tentative street alignments and planned traffic signalization within the context area of the Mountain View Business Center. The owner or developer may need to construct off-site roadways (e.g. Van Buren Street and McDowell Road) in order to develop the project or portions thereof, in the event such roadways have not previously been constructed by others. This determination, as well as the need for traffic signals shall be made by the City during the site plan review or platting process. The recommendations / plan amendments address the following roadways and roadway segments:

- i. Verrado Way – between Van Buren Road and McDowell Road
- ii. Dean Road – between Van Buren Road and McDowell Road
- iii. McDowell Road – between Dean Road and Verrado Way
- iv. Van Buren Street – between Dean Road and Verrado Way

All roadway improvements will be in compliance with the City of Buckeye Engineering Design Standards and Transportation Master Plan at the time of development.

1. Verrado Way – Van Buren Street to McDowell Road

The Verrado Way roadway alignment is set by State of Arizona Section surveys and property ownership patterns. The traffic interchange at Interstate 10 has been constructed and access is currently in place with partial arterial roadway improvements to the north of Interstate 10. Within the context of the subject site, the Verrado Way corridor should be planned and development as a major arterial roadway with traffic signal locations as needed to support planned land uses with significant consideration for the preservation of roadway traffic progression. The street classification and signalization plan for this corridor responds to these considerations.

2. Dean Road – Van Buren Street to McDowell Road

The Dean Road roadway alignment is set by State of Arizona Section surveys and ownership patterns. The City of Buckeye staff has indicated the intent to seek the Arizona Department of Transportation and Maricopa Association of Governments support to the inclusion of a future urban interchange at this location. The Applicant of this CMP is supportive of this recommendation.

Within the context of the subject site, the Dean Road corridor should be planned and development as a major arterial roadway with traffic signal locations as needed to support planned land uses with significant consideration for the preservation of roadway traffic progression. In the case of Dean Road, traffic progression will prove to be a challenge in the future as access (with signals) will need to be provided at non-standard locations. This condition is caused by the angular configuration of Interstate 10 within the area and the distance between the future interchange and Van Buren Street as well as McDowell Road. On the northern end of this planned roadway segment, Dean Road will terminate at McDowell Road due to the earthen flood control structure just north of this intersection and the immediate proximity to steep slopes at the southern terrain of the White Tank Mountains. Turning

movements at this intersection, particularly northbound to westbound movements, are anticipated to be heavy. The street classification and signalization plan for this corridor responds to these considerations.

3. McDowell Road – Dean Road to Verrado Way

The McDowell Road alignment is set by section lines and the master planning affiliated with the Verrado Planned Community. Within the context of the subject site, McDowell Road shall be developed as a major arterial roadway. This corridor shall be developed with traffic signals as needed to support planned land uses with significant consideration for the preservation of roadway traffic progression. In addition to the Traffic Impact Analysis prepared by CivTech, Task Engineering prepared an analysis in support of the Sienna Hills (Pulte) planned community immediately north of the subject site. The recommendations provided by both reports are consistent. The street classification and signalization plan for this corridor responds to these considerations.

4. Van Buren Street – Dean Road to Verrado Way

The Van Buren Street alignment is set by section lines established by State of Arizona Section surveys and property ownership patterns. Within the context of the subject site, the Van Buren Street corridor should be planned and development as a minor arterial roadway with traffic signal locations as needed to support planned land uses with significant consideration for the preservation of roadway traffic progression. Van Buren Street provides connectivity with the Sundance Planned Community to the west of the subject site. Within the Sundance Community this roadway is designed and constructed as a three lane road (one lane in each direction with a continuous center turn lane). To the east of the Verrado Way alignment, the Van Buren Street alignment intersects with a significant stormdrain / dam structure at approximately the Tuthill Road alignment. This existing condition will prevent the future development of Van Buren Street, as an arterial roadway, to the east of Verrado Way. The recommended street classification, for the segment of Van Buren Street to the east of Verrado Way, is a major collector.

The constraints affiliated with the planning and development of Van Buren Street within this area of the City of Buckeye warrants significant consideration for the planning and development of an arterial roadway section for the Roosevelt Street corridor. This roadway segment is discussed below. The street classification and signalization plan for the Van Buren is corridor responds to these considerations.

**F. Open Space/Parks**

The open space and park requirements shall be addressed at the time of site planning or platting, and shall conform with the City standards for open space and parks in effect at the time of site planning or platting.

**G. Community Services**

The developer/property owner is responsible for providing, at their sole cost and expense, all public infrastructure necessary to serve the project including, without limitation, water and wastewater service in accordance with Ordinance No. 86-06. This includes water supply, infrastructure, and capacity for the production, treatments and delivery of water to the project and the collection, treatment and disposal, including recharge and/or reuse, of wastewater generated at the project. Notwithstanding any

authority of the City to create a special district for purposes of funding infrastructure in the City, to meet its obligations, the developer/property owner may participate jointly with other property owners/developers in the provision of the necessary regional public infrastructure to serve the subject Property and, in such event, shall pay its pro-rata share of the costs of providing such infrastructure and shall provide documentation satisfactory to the City of such participation and payment of its pro rata share.

#### **H. School Impacts**

The development strategy for the north half of the Mountain View Business Center will determine its impact on the school populations within the Buckeye and Liberty School Districts. If the potential residential units are constructed the developer shall provide, prior to site plan, or plat approval, an agreement with the appropriate school districts for that area.

#### **I. Project Phasing**

Project phasing will be determined by the developer/property owner and will coincide with market demands. Phasing of all public infrastructure shall be approved by the City Engineer. Planned infrastructure and roadway improvements will support the phasing, as water and sewer services will originate from the southeast corner of the project area and extend west and north along the primary roadways bounding the southern and western edges of the property. Internal to the southern and northern development areas, service lines will extend throughout the internal collector roadways to provide direct connection and service for the individual parcels as future development occurs.

#### **J. Master Plans**

A Master Site Plan will be required for each parcel. Each Master Site Plan will include a phasing plan (if needed), as well as the Major Infrastructure reports below which support the development of the parcel.

- a. At the time of Master Site Plan submittal, the developer/property owner shall submit for review and approval a comprehensive Drainage Master Plan or Report, which addresses all on-site and off-site drainage requirements. The Drainage Master Plan shall also identify the method by which existing floodplains will be mitigated. It shall also identify any necessary conveyance channels, regional drainage solutions, retention areas, or other drainage infrastructure necessary to support approval of the Master Site Plan.
- b. At the time of Master Site Plan submittal, the developer/property owner shall submit for review and approval a Sewer Master Plan or Report. The report must verify existing capacity for collection and treatment, or must develop new solutions to support the Master Site Plan. This includes sizing calculations for all on-site and off-site sewers.
- c. At the time of the Master Site Plan submittal, the developer/property owner shall submit to the City for review and approval a Water Master Plan or Report. In order to provide for water production and treatment, the developer/property owner may be required to provide additional sites for production wells and water production site on the Final Plat/Master Site Plan or at off-site locations.

At the time of each Master Site Plan submittal, the Property Owner/Developer shall submit to the City for review and approval an update to the Traffic Impact Analysis. At that time, with City Engineer approval, the roadway cross-sections and traffic signals may be finalized.

#### **IV. PROJECT DEVELOPMENT AND REGULATORY STANDARDS**

##### **A. Purpose and Intent**

This section is intended to provide regulatory zoning provisions designed to guide the implementation of the community “vision” through the plan review and development permit process. The provisions provided below represent all land use and zoning development standards applicable to the development of the property. These standards shall apply to all property intended for development within the Mountain View Business Center CMP. The provisions provided below are intended to supersede the development standards outlined in the City of Buckeye Development Code. If any standard is not addressed in this CMP the City of Buckeye Development Code or other City Ordinance shall apply.

##### **B. Proposed Districts**

The following is a list of districts designed to respond to the proposed land use plan as well as opportunities and constraints of the site. The purpose of the proposed district designations is to maximize the provision of mixed-use development opportunities and provision of regional services.

The districts are described as follows:

- **CO** – Commercial / Office District – Intended to provide community level goods and services with allowable small office uses permitted.
- **WD** – Warehouse / Distribution District – Intended to provide regional low to medium intensity industrial development. Accommodates storage, production and distribution uses.
- **RO** –Residential Overlay – Intended overlay district to allow single-family and multi-family development opportunities on appropriate parcels. It is intended that if this overlay option is selected by the developer/property owner, the standards defined below for RO would apply.

##### **C. Permitted Principal, Conditional and Accessory Uses**

Table A, Zoning District Permitted Uses, provides a list of the permitted uses for the Mountain View Business Center Community Master Plan. The Land Use Plan includes a Residential Overlay (RO) which is intended to promote (but not mandate) the development of residential uses within the Mountain View Business Center planned development. If residential uses are developed in accordance with the Master Plan, the uses defined by the RO designation in Table A below, shall apply.

**Table A**  
**Land Use District Permitted Uses**

<b><u>District</u></b>	<b><u>CO</u></b>	<b><u>WD</u></b>	<b><u>RO</u></b>
<b><u>Administrative &amp; Financial</u></b>			
Automatic Teller Machine (ATM)	P	P	~
Banks and Financial Institutions	P	P	~
Bonding Companies & Non-chartered Financial	C	C	~
Medical, Dental or Health Offices	P	~	~
Professional, Administrative or Business Offices	P	P	~
<b><u>Automobile Related</u></b>			
Auto Auction	~	~	~
Auto dismantling, Scrap Dealers, Recycling Centers	~	~	~
Auto Parts and Accessory Store	P	C	~
Auto Sound System Installation, Auto Glass Tinting & Repair, & similar uses	C	C	~
Auto Body Repair & Painting Facilities (*conditional within Parcels 1N, 2N and 3N)	P*	C	~
Automobile, Boat, RV, or Motorcycle, Outdoor Sales and Rental (*conditional within Parcels 1N, 2N and 3N)	P*	P	~
Automobile, Diagnostic and/or Service Establishment (*conditional within Parcels 1N, 2N and 3N)	P*	P	~
Auto Parking Lot or Parking Structure as Principal Use	P	P	~
Automobile Rental Facility	P	P	~
Automobile, RV, & Boat Storage Facility	C	P	~
Automobile Towing & Impound Facilities	~	C	~
Boat & RV Repair	~	P	~
Car Wash	P	C	~
Emission Testing Facility	~	C	~
Gas Service Station	P	P	~
Tire Sales, Repair and Mounting	P	C	~
Truck Stop, including wash	~	C	~
<b><u>Eating &amp; Drinking Establishments</u></b>			
Coffee Shop	P	C	~
Delicatessen and Catering Establishment	P	C	~
Food & Beverage Vendor Cart	A	A	~
Outdoor Dining Areas	P	C	~
Restaurant, fast-food (drive-thru)	P	C	~
Restaurant, fast-food (w/o drive thru)	P	C	~
Restaurants and Cafeterias	P	C	~

<b><u>District</u></b>	<b><u>CO</u></b>	<b><u>WD</u></b>	<b><u>RO</u></b>
Tavern, Bar, Lounge or Establishment that sells alcoholic beverages for consumption on premise, excluding restaurants	P	~	~
<b><u>Entertainment and Recreation</u></b>			
Adult Uses	~	~	~
Convention Centers and Exhibition Halls	~	C	~
Dancing, Theatrical or Music Studio	P	~	~
Golf Courses, incl. golf clubs and maintenance	~	~	~
Health and Exercise Center	P	~	~
Indoor Recreation/Entertainment including Bowling Alleys, Game Rooms, Video Arcades, Ice & Roller Skating Rinks, Shooting Ranges, Pool & Dance Halls, Bingo Halls, & similar uses, excluding Adult Uses & Taverns, Bars, & Lounges	C	C	~
Recreation and Social Clubs	P	~	~
Resorts	P	~	~
Tennis, Racquet Clubs, Miniature Golf & similar uses	~	C	~
Theatre, indoor	C	C	~
Wedding and Reception Center	C	C	~
<b><u>General Industrial &amp; Manufacturing</u></b>			
Bulk Fuel Sales and Storage	~	C	~
Call Center	C	P	~
Cement & Asphaltic Concrete Batch Plants	~	~	~
Commercial Laundry & Drying Plant	~	~	~
Commercial Livestock Feeding, Hog Ranches, Poultry Hatcheries, Dairy Farms, Cattle Sales & Livestock Auctions	~	~	~
Commercial Slaughtering, Lard & Tallow Rendering, Meat Packing, Poultry & Game Dressing & Packing	~	~	~
Contractors Storage Yard, including outdoor storage of construction equipment & materials	C	P	~
Cotton Ginning & Baling, Wood Preserving by pressure impregnation, Rubber or Oil Reclaiming	~	~	~
Day Labor Hiring Centers	~	~	~
Data Center	C	P	~
Drilling, Production, Refining of Petroleum, Gas or Hydrocarbons	~	~	~
Electric Power Generating Plants, Transformer Stations & Substations, Gas Pumping Plants	~	~	~
Environmental Remediation Facility	~	~	~
Essential Public Service or Utility Installation	P	P	P

<b><u>District</u></b>	<b><u>CO</u></b>	<b><u>WD</u></b>	<b><u>RO</u></b>
Fabrication and assembly of finished products or subassemblies, so long as the primary use of the property is not the basic processing and compounding of raw materials, or food products	C	~	
Incineration or Reduction of offal, garbage or refuse when conducted entirely within an approved enclosed facility	~	~	~
Machine Shops	~	P	~
Manufacturing, Fabrication & Processing of Goods	~	P	~
Manufacturing of lumber & wood products, primary metal industries, fabrication metal products, machinery, & transportation equipment excluding ore reduction & smelting, production or refining of petroleum, gas or hydrocarbons	~	P	~
Manufacturing of chemical & allied products, petroleum & coals products, leather & tanning, wool pulling/scouring, explosives, fertilizers detergents, soaps & animal fat by-products, sugar, starches, serums, toxins & viruses, oils & fats, animal & vegetable	~	C	~
Mini-storage warehouses, excluding RV, Boat and Trailer storage	P	P	~
Moving truck, trailer & equipment rental	C	P	~
Moving company storage & transfer facility	C	P	~
Outdoor storage	~	P	~
Parcel delivery service	P	P	~
Printing and publishing facilities	P	P	~
Processing & compounding to reform recyclable materials into a useable state	~	C	~
Research and Development	P	P	
Warehousing and Distribution Center	~	P	~
<b><u>General Retail</u></b>			
Antiques, Crafts, and Collectibles Sales	P	~	~
Bait and Tackle Shops	P	~	~
Book, Stationery & Greeting Card Store	P	~	~
Candy & Ice Cream Store	P	C	~
Carpet and Floor Covering Store	P	C	~
Copy Center	P	P	~
Florist	P	~	~
Gift, Novelty and Souvenir Shop	P	~	~
Hobby, Stamp and Coin Shop	P	~	~
Newsstand	P	C	~
Pawn Shop	C	C	~
Pet Store	P	~	~
Plumbing, Heating & Air-conditioning Sales and Service	C	P	~

<b><u>District</u></b>	<b><u>CO</u></b>	<b><u>WD</u></b>	<b><u>RO</u></b>
Retail Decorative Rock Sales	~	P	~
Retail Sales of Merchandise, Indoor	P	C	~
Retail Liquor Store	C	~	~
Surplus Store	C	P	~
Thrift Store	C	C	~
Water and Ice Store	P	~	~
<b><u>Institutional</u></b>			
Art Gallery	P	~	~
College or University	~	P	~
Cultural Institutions	P	P	~
Day Care Centers or Pre-school Centers	P	~	~
Group Care Facility or Community Residential Facility	~	C	C
Homeless Shelter & similar uses	~	~	~
Libraries and Museums	P	~	~
Non-profit Social services	P	C	~
Nursing or Convalescent Home, Long term Care Facility	C	P	C
Public Buildings	P	P	~
Public Utility Buildings, Structures, Uses, Facilities and Equipment	P	P	~
Religious Institutions & similar places of Worship	P	P	~
Public/Private Schools, Educational Institutions, Business, Technical or Vocational excluding College & Universities	P	P	~
Substance Abuse Detoxification & Treatment Centers	C	C	~
Water Production and Storage	P	P	~
Water Reclamation Facility	~	~	~
Wireless Communication Facilities	C	P	C
<b><u>Intense Retail</u></b>			
Appliance, Furniture, & Household Equipment Sales and Rentals	P	C	~
Office Supply & Machine Sales & Service	P	C	~
Department Store	P	~	~
Equipment Sales, Rental and Storage Yard	C	P	~
Farmers Markets	P	~	~
Hardware/Home Improvement Store with or without outdoor storage	P	P	~
Mobile Homes Sales	~	P	~
Monument Sales and Engraving Shop	P	~	~
Outdoor Sales and Display Area	C	P	~
Plant Nursery, Retail	P	C	~
Plant Nursery, Wholesale	C	P	~

<b><u>District</u></b>	<b><u>CO</u></b>	<b><u>WD</u></b>	<b><u>RO</u></b>
Retail Sales of Lumber & Building Materials	C	P	~
Sales & Storage of grain, feed, seed, fertilizer, farm & garden supplies	~	P	~
Swap Meet, indoor	~	C	~
Swap Meet, outdoor & similar outdoor sales	~	C	~
Upholstery Shop	P	C	~
Wholesale Produce Storage or Market	~	P	~
Wholesale sales of finished goods	~	P	~
<b><u>Lodging</u></b>			
Bed and Breakfast Inn	P	~	~
Hotel or Motel	P	C	~
Living quarter for night guards	A	A	A
<b><u>Medical</u></b>			
Ambulance Service Facility	C	P	~
Emergency Medical Care Facility	P	P	~
Hospitals	C	C	~
Medical, Dental, Optician or Health, Clinics and Laboratories	P	~	~
Medical Marijuana Dispensary (subject to BUDC Section 3.2.3.K use standards)	P	P	
Medical Marijuana Dispensary Offsite Cultivation Location (subject to BUDC Section 3.2.3.K use standards)	~	P	
Veterinary Hospital	P	~	~
Veterinary Offices and Clinics, excluding animal boarding	P	~	~
<b><u>Personal Services</u></b>			
Animal Shelter	C	P	~
Appliance Repair	C	P	~
Auction Houses and Estate Sales	C	P	~
Boarding Kennels	C	P	~
Blueprint Shop	P	P	~
Cabinet and Carpentry Shop	~C	P	~
Custom Dressmaking, Furrier, Millinery or Tailor Shop	~P	P	~
Dry Cleaning and Laundry	P	P	~
Laundromat, self-service	P	C	~
Locksmith	P	P	~
Messenger Delivery Service	P	P	~
Massage Establishment, Tattoo & Body Piercing Studio	C	C	~
Palm Readers, Phrenologists, Fortune Tellers and Astrologers	C	C	~

<b><u>District</u></b>	<b><u>CO</u></b>	<b><u>WD</u></b>	<b><u>RO</u></b>
Tanning salon, Nail Salon, Barber Shop, Beauty parlor & similar uses	P	~	~
Pest Control Service	C	P	~
Pet Grooming Shop	P	~	~
Photographic Developing and Printing	P	P	~
Photographic Studio	P	~	~
Plasma Center	P	C	~
Radio and Television Sales and Service	P	P	~
Shoe Sales and Service, Clothing Alteration	P	~	~
Sightseeing Tour Companies	P	C	~
Ticket and Travel Agency	P	~	~
Watch and Clock Repair Shop	P	~	~
<b><u>Residential</u></b>			
Multi-family Residential	~	~	P
Single-family Residential	~	~	P
<b><u>Transportation</u></b>			
Aviation uses such as Aircraft Repair, Aircraft Sales & Air Charter Services	~	C	~
Bus Terminals/Park and Ride Facility	C	P	C
Marine Fuel Facility	~	~	~
Rail and Motor Freight Terminals & Facilities	~	P	~
School Bus Parking and Maintenance	~	C	~

**D. Development Standards**

The following requirements are used to guide development and ensure general conformity to standards and regulation prescribed in the City of Buckeye Development Code. The purpose is to provide standards in all land use categories which produce creative design and land use solutions that will encourage enhanced aesthetic character, promote and preserve property values, promote community economic development, limit land use incompatibilities, and enhance the general public health, wealth, safety and welfare of Buckeye residents.

1. Intensity and Setbacks

Table B, summarizes the proposed development standards for each district of the Mountain View Business Center CMP:

**Table B**  
**Land Use District Development Standards**

<b>Development Standard</b>	<b><u>CO</u></b>	<b><u>WD</u></b>	<b><u>RO</u> <u>Single Family</u></b>	<b><u>RO</u> <u>Multi-Family</u></b>
Front Yard Setback	15'	30'	20' from face of garage to back of sidewalk or back of right-of-way, whichever is closest to garage	25'
Street Side Setback	15'	50'	15'	15'
Interior Side Setback	0'	0'	5'	0'
Rear Yard (1) (3) (4)	15 feet adjacent to non-residential use and multi-family attached housing; 30 feet adjacent to planned or established single family residential use	50 feet adjacent to non-residential use and multi-family attached housing; 50 feet adjacent to planned or established single family residential use	20 feet adjacent to non-residential use and multi-family attached housing; 20 feet adjacent to planned or established single family residential use	20 feet adjacent to non-residential use and multi-family attached housing; 20 feet adjacent to planned or established single family residential use
Maximum Building Height (2)	45 feet	60 feet	32 feet	56 feet
Minimum Building Separation	Per Building Code	Per Building Code	Per Building Code	Per Building Code
Maximum Lot Coverage	50%	50%	55%	60%
Minimum Perimeter Landscape Area (4)	To be determined by City of Buckeye Development Code	To be determined by City of Buckeye Development Code	To be determined by City of Buckeye Development Code	To be determined by City of Buckeye Development Code

(1) Setbacks measured from any established property line and/or dedicated right-of-way.

(2) Building Height shall be measured from finished floor elevation of the building to the top of structure. Architectural embellishments, mechanical penthouses, and mechanical equipment may exceed the maximum building height within any non-residential zoning district by a maximum of twenty (20) feet. Such structures or equipment shall constitute no more than 25% of the roof area of the structure.

(3) Setback Exception: Structure Projections (bay windows, balconies, overhangs, etc.) will be allowed to extend three (3) feet beyond the front setback line and two (2) feet beyond the side setback line. Further projection may be allowed for buildings over two (2) stories.

(4) In “single-family” rental style projects, the fenced rear yards can constitute some or all of the Rear Yard and/or Perimeter Landscape Area

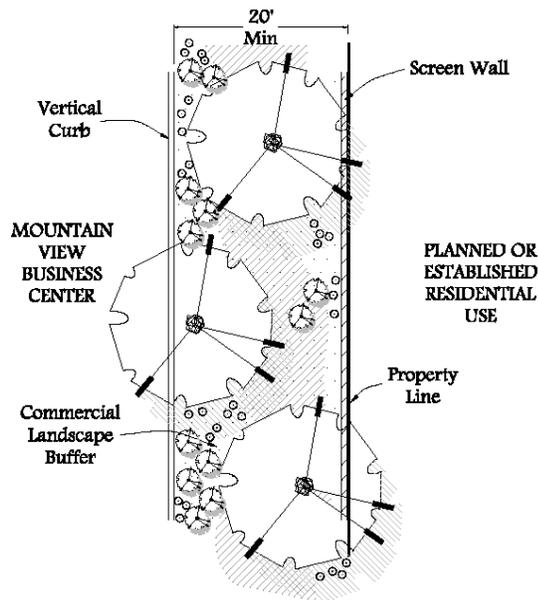
## 2. Height Exceptions

Height limitations shall not apply to church spires, belfries, chimneys, cooling towers, monuments, cellular communication facilities, ornamental towers or necessary mechanical structures, provided the structure does not exceed seventy-five (75) feet in height and does not occupy a horizontal area in excess of 100 square feet or ten (10) percent of the roof area of the building on which it is attached, whichever is applicable.

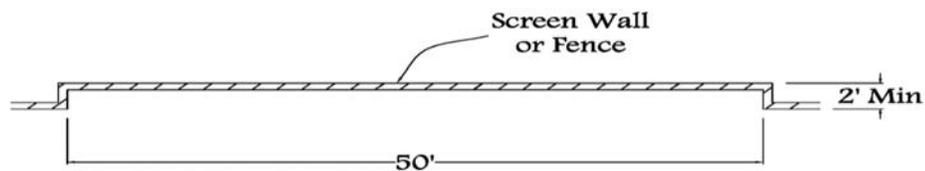
3. Walls, Fencing and Screening

All uses within the Mountain View Business Center CMP shall provide a “commercial buffer” twenty (20) feet in width on any property line adjacent to or adjoining a planned or established single-family or multifamily residential community (see detail-A below). Screening devices shall be architecturally compatible with the materials and design of the site improvements. Walls or fences over fifty (50) feet in continuous length shall use an undulating pattern at minimum intervals of two (2) feet or a column/pilaster every fifty (50) feet to provide variety and visual interest in accordance with one of the options defined below. (see detail-B below).

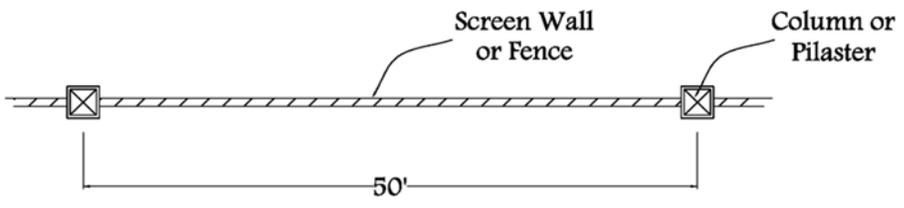
Detail B



Detail B ~ Typical Screen Wall (Min. 50' length)



Option 1



Option 2

All material used for fencing and screening shall comply with those listed in the following table:

**Table C  
Required Screening for New Development**

	<b>Min. Height Required</b>	<b>Materials Allowed</b>
Commercial Buffer	6'	Masonry Block
Refuse Container	6'	Masonry Block
Vehicle Display or Exterior Use	2.5'	Masonry Block, Wrought Iron, Landscape Screen
Parking Area	3'	Masonry Block, Landscape Berm Screen

4. Lighting

All lighting shall comply with City of Buckeye standards in effect at the time of site planning or platting.

5. Parking and Circulation

All parking and circulation shall comply with the City of Buckeye standards in effect at the time of site planning or platting.

6. Drainage and Wash Preservation

All development within the Mountain View Business Center CMP shall provide to the City at the time of preliminary plat or site plan application, a drainage report which demonstrates the intended management of off-site and on-site stormwater flows.

a. General Requirements

Provisions for drainage shall meet the requirements of the Uniform Drainage Policies and Standards for Maricopa County. Facilities shall be installed to provide for the adequate containment and disposal of surface water and to maintain any natural drainage course, on any property or parcel within this CMP.

b. Drainage Report

Prior to approval of any development, a drainage report shall be submitted to and approved by the City Engineer.

7. Floodplain Management

The Flood Control District of Maricopa County (FCDMC) is responsible for all floodplain management activities within the corporate limits of the City in accordance with Chapter 14 of the City Code. The FCDMC is authorized to exercise the powers and duties set forth in Title 45, Chapter 10, Article 4, Arizona Revised Statutes.

8. Landscape Standards

The following table provides required landscaping percentages, quantities, groundcover types required for the development parcels within the Mountain View Business Center CMP:

**Table D  
Landscaping Required for New Development\***

Land Use	% of Parcel to be Landscaped	Planting Required for Landscaped Area	Acceptable Groundcover
Commercial/Office	10%	Ten gallons for each 50 square feet	Turf, Granite, Undisturbed Desert
Warehouse/Distribution	5%	Ten gallons for each 75 square feet	Granite, Undisturbed Desert
Multi-Family	15%	Ten gallons for each 25 square feet	Turf, Granite
Single-Family	Per the Development Code	Per the Development Code	Per the Development Code

- \* Groundcover plantings and layout must be approved by the Development Services Director.
- \* Plantings shall be measured by the size of container containing the root structure.
- \* Plant variety shall be on the Arizona Department of Water Resources approved plant list.
- \* 24" box = 50 gallons; 36" box = 75 gallons

9. Additional Required Landscaping

All commercial and industrial development shall provide landscaping within the front setback area or between the building and the street frontage, whichever is less. On corner lots, landscaping to be provided on both street frontages within the setback area or between the building(s) and the street frontages, whichever is less.

Landscaping shall be provided by the developer between the public roadway improvements and the property line. Landscaping along collector and arterial streets shall be provided at a minimum rate of one (1) tree and three (3) shrubs for each thirty (30) feet of linear street frontage. Maintenance of the landscaping will be the responsibility of the commercial properties association (CPA) or homeowners associate (HOA) unless accepted by the City.

Landscaping provided within the public right-of-way and within sight visibility triangles which measure 10' x 20' at all driveways and 33' x 33' at all public street intersections shall be a maximum height of two (2) feet. The Public Works Director shall have the authority to order removal of any landscaping which, in the opinion of the Director, poses a hazard to the public.

10. Signs

The placement of signs shall be in accordance with City of Buckeye requirements in place at the time a sign is placed.

11. Crime Prevention Through Environmental Design (CPTED)

At this time the Mountain View Business Center has been planned to allow development of a regional commerce center with multiple uses. In the future as tenants/end users become interested in developing the site detailed site plans will be submitted to the City for review. At that time coordination with various City departments will take place to ensure proper design and effective use of the built environment as it related to the reduction of crime and quality of life. As staff reviews the plans it is expected they will analyze the built environment for CPTED strategies as they relate to natural surveillance, natural access control, and natural territorial reinforcement.

**EXHIBIT A  
LAND USE PLAN**

**VERRADO COMMERCE PARK**  
BUCKEYE, AZ  
**LAND USE PLAN**



**Legend**

- Commercial/Office (CO)
- Warehouse/Distribution (WD)
- Residential (R)

SCALE: 1"=300'  
AUGUST 2019 NORTH  
**HILGARTWILSON**  
ENGINEER | PLAN | SURVEY | MANAGE  
1554