

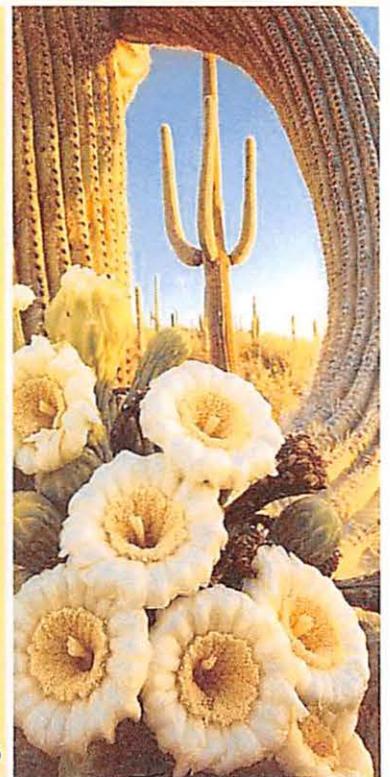
JACK RABBIT *Crossing*

APN 502-62-001F & 502-62-001U



PROPOSED COMMUNITY COMMERCIAL WITH A PLANNED AREA DEVELOPMENT OVERLAY (C-2 PAD)

SWC JACK RABBIT TRAIL AND INDIAN SCHOOL RD.
BUCKEYE, ARIZONA



REVISED 02.25.15

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Jackrabbit Crossing

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I. Introduction/Summary of Request

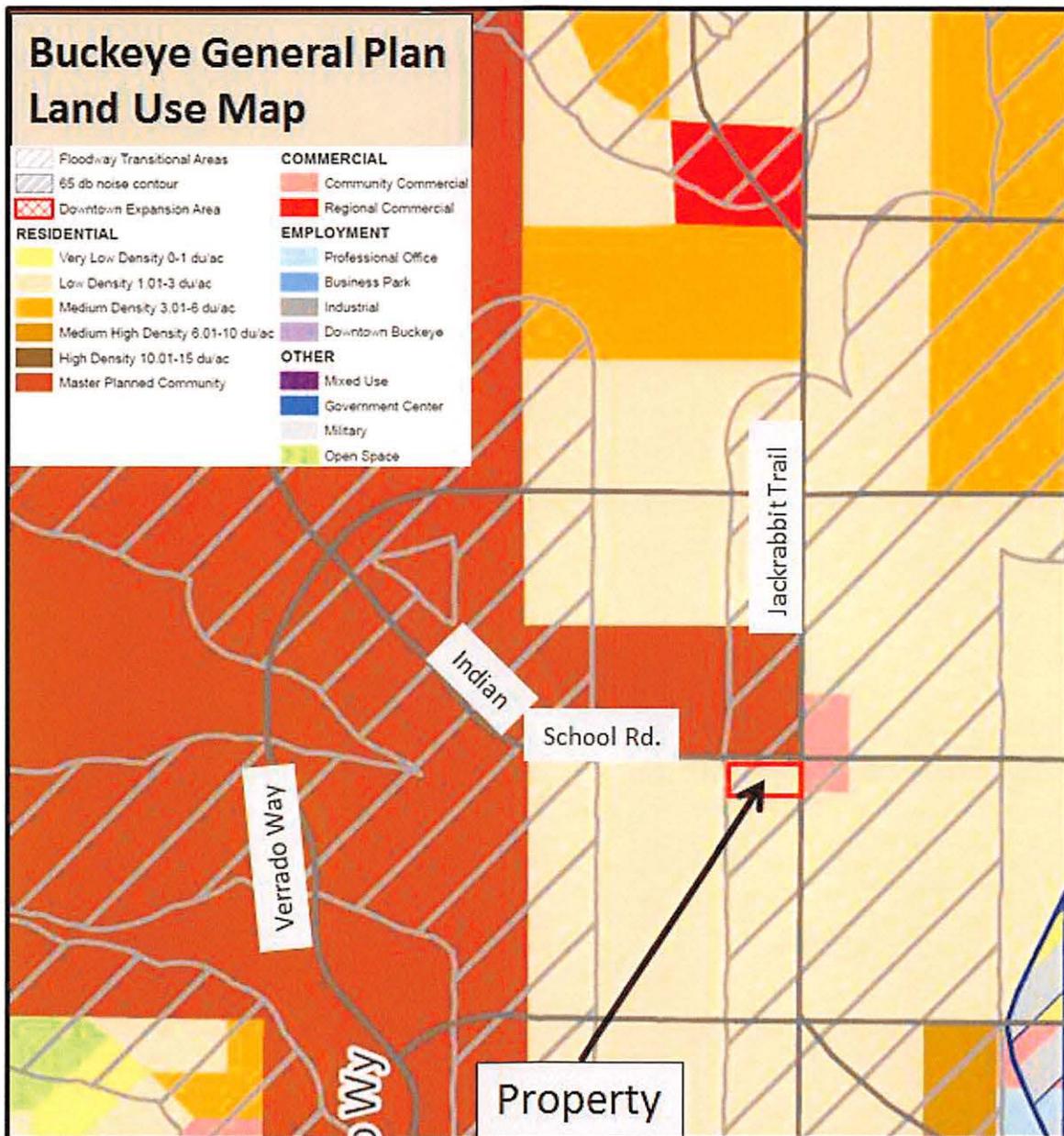
The parcel, owned by Circle Road Capital, is located at the southwest corner of Jackrabbit Trail and Indian School Road ("Property"). The Property is actually two (2) parcels split by the Maricopa County ("County") Flood Control District ("FCD") drainage channel that runs along the west side of Jackrabbit Trail. The Property is made up of County Assessor parcel numbers 502-62-001F and 502-62-001U. The Property is undeveloped with desert scrub vegetation with minimal mature trees or cacti. Refer to the aerial of the Property. The Property forms the southwest corner of Indian School Road and Jackrabbit Trail ("Intersection").



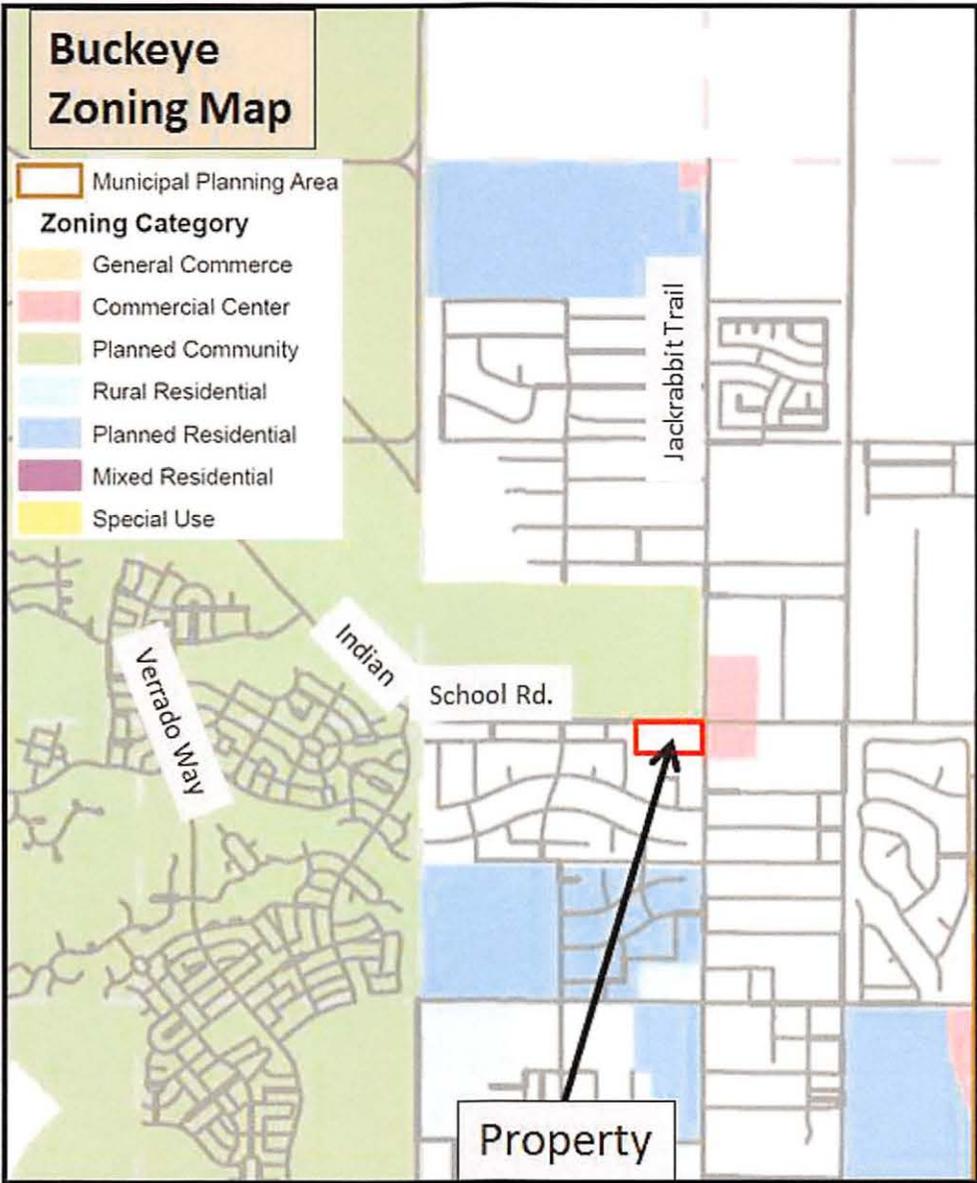
The request is to annex the Property into the City of Buckeye ("City") so as to enable all four (4) corners of the Intersection to be located within the City limits. The annexation is accompanied by a minor general plan amendment from Low Density 1.01-3 du/ac to Community Commercial and rezoning from Rural-43 in Maricopa County to Community Commercial ("C-2") zoning with a Planned Area Development Overlay ("PAD"). The series of applications will finalize the zoning entitlements for the

Property and allow for a retail, office or multi-family development to occur. Mixtures of these uses as well as other standard commercial uses are allowed under the proposed base C-2 zoning district.

The city's General Plan land use plan designates the two (2) corners on the east side of Jackrabbit Trail as commercial. The property to the north is within the Verrado master planned community. Verrado is entitled for high density attached and detached residential and commercial/mixed-uses at the northwest corner of the Intersection. The Intersection will develop in the future as a major intersection in northeast Buckeye. The two (2) major arterials provide direct access to the I-10 freeway to the south and the Loop 303 to the east. These will become major corridors into and out of Verrado and the surrounding area.



The proposed general plan land use (commercial) and proposed underlying zoning, C-2 PAD, will enable the Property to develop to an appropriate land use at a major intersection of two (2) high traffic streets. The zoning will allow for typical land uses at the intersection of two (2) major roadways including commercial, office and/or multi-family residential uses. The proposed zoning is being established to engage the Intersection with appropriate access points from both roadways while being sensitive the single family residential lots to the west and south. The flexible zoning will enable Property to develop based on the real estate market needs for the area versus a specific zoning category that forces land uses that may not be in demand. Today's real estate market is adapting to the downturn in the economy of the past few years. The proposed PAD standards and uses will enable the Property to continue to respond to changing market conditions while providing an appropriate density and/or intensity adjacent to single family residential uses.



II. Description of Property/Relationship to Surrounding Properties

The Property is an approximately 15.5 acre rectangular shaped, undeveloped parcel within Maricopa County ("County"). The County FCD improved the eastern half of the Property with a drainage channel that extends from Indian School Road to the north to the southern property line. This drainage channel (White Tank FRS No. 3 Outfall Channel) runs the full length of the western side of Jackrabbit Trail. The Property Owner has permission from the County FCD to cross the drainage channel with one (1) access driveway to provide access to Jackrabbit Trail.



The Property is currently zoned Rural-43 in the County. The current zoning category allows for farm and non-farm residential uses, farms, recreational and institutional uses. The Property is designated on the City's General Plan land use map as Low Density 1.01-3 du/ac. This request is to amend the land use designation from Low Density 1.01-3 du/ac to Community Commercial. A companion rezoning application for the Property is requesting Community Commercial ("C-2") zoning with a Planned Area Development Overlay ("PAD"). The current City General Plan designation is based off of the County's current zoning and comprehensive plan. The Property was not a part of the Pasqueletti Estates and was designed to create a corner parcel that addresses the future major intersection of Indian School Road and Jackrabbit Trail.

The following describes the surrounding area around the Property:

East: Across Jackrabbit Trail to the east is a vacant commercial property located directly at the southeast corner of the Intersection. The commercial properties are within the City and zoned Community Commercial (C-2). To the east and south of the commercial parcels are properties within Maricopa County and zoned Rural-43. There is mixture of large residential lots and vacant lots within the County parcels.

Northeast: The northeast corner of the Intersection is a vacant property that is also zoned Community Commercial within the City limits.

South: The properties to the south are within Maricopa County and zoned and platted as residential lots (Pasqueletti Estates). Further south are properties within the City of Buckeye zoned Planned Residential with a planned subdivision (Arroyo Seco).

West: The properties to the west are within Maricopa County and zoned and platted as residential lots (Pasqueletti Estates). Further to west is the Verrado master planned community within the City of Buckeye.

North: The properties to the north are within the Verrado master planned community. Verrado is governed by the approved Community Master Plan ("CMP") and allows for high density residential housing and commercial uses. Further to the north are large lot residential homes and lots within Maricopa County. Further to the northwest is the existing Verrado High School.

III. Proposed Minor General Plan Amendment

The Property is designated on the City's General Plan land use map as Low Density 1.01-3 du/ac. This request is to annex into the City and amend the land use designation from Low density 1.01-3 du/ac to Community Commercial. There is a companion annexation request into the City for the Property to allow for a more coordinated development of the commercial parcel with the planned Verrado community to the north and the commercial parcels at the northeast and southeast corners of the Intersection. With the abundance of commercial corners at this intersection, we are proposing a rezone to C-2 with a PAD overlay. The zoning district and overlay will allow for a range of land uses as the area around the Property develops. The proposal is to permit a flexibility of uses that allows the real estate market and adjacent commercial zoning to dictate the final land use on the Property. The PAD overlay will allow for amended development standards to adapt to current and future development trends and allow for site development transitions to the residential properties adjacent to the Property.

The Community Commercial land use designation currently exists on two (2) of the adjacent corners of the Jackrabbit Trail and Indian School Road intersection. The other corner is designated Master Planned Community. By changing the Property to Community Commercial, the City will have consistent land use designations that will enable the Intersection to develop fully within the City limits with compatible land uses and design standards.

This requested amendment constitutes an overall improvement to the General Plan by providing the City with a cohesive plan of development at a future major intersection. This plan of development provides flexibility in land uses that are consistent with the three other corners of the intersection. The flexibility to zone the parcel commercial at a the intersection will provide for future opportunities to serve the surrounding master planned community and other growing residential community's inside and outside the City limits. Refer to the companion minor General Plan Amendment request which describes how the proposal meets the Land Use and Growth Elements of the General Plan.

IV. Project Description and Rezoning Request

The overall goal is to annex the Property into the City and develop consistent with City standards and processes versus developing in the County. The proposed minor General Plan amendment is consistent with the other three (3) corners of the Intersection and provides for a hub of activity within a growing area of the City and County. With the removal of Camelback Road as an arterial from the City's General Plan within Verrado, Indian School Road will be the primary east/west corridor into and out of Verrado and the surrounding area. With a direct connection to the new Loop 303, Indian School Road will be the main thoroughfare from Verrado and surrounding subdivisions to the Loop 303.

With both roadways being the main routes through this area of the City and County, the Intersection is planned to be improved with permanent traffic signals and widened right-of-way ("ROW") on all four (4) corners. With the City seeking to improve and upgrade the Intersection with a permanent traffic signal and increase the number of travel lanes and turning lanes, the applicant is willing to dedicate portions of Indian School Road and Jackrabbit Trail to assist the City in accomplishing this goal. With the proposed roadway dedications, the applicant has worked with the Verrado developers to create a coordinated access plan to the Property that does not conflict with planned uses on the parcels to the north. This coordination has involved City staff to ensure adequate driveway spacing and safe vehicular traffic movements are preserved when the properties develop.

The proposed zoning district is Community Commercial ("C-2"). The Property owner is utilizing a Planned Area Development ("PAD") to amend the development standards and minor modifications to the list of allowed uses in the C-2 district. The Property owner intends to work with the City to dedicate the necessary ROW for the two (2) street frontages so as not to delay any future roadway widening and traffic signal improvements. Although the Property owner has utilities (water and wastewater) from private utilities, the Property owner desires to develop within the City and complete the four corners of the Intersection.

The requested rezoning would allow for all of the office and commercial uses allowed in the C-2 district. In addition, with the PAD overlay, the request is to add 'dwelling, multi-family' ("multi-family") and 'dwelling, single-family attached' ("SFR Attached") as allowed uses within the C-2 zoning district. Many valley communities use a progressive style of zoning whereby uses from less intense zoning districts are allowed in more intense zoning districts. This request is no different. The request for the residential component is to allow the real estate market to dictate the use of the Property in the future. As the Verrado community, the Sedella community in Goodyear to the east and smaller residential

developments within the County continue to grow and develop, the desire for goods and services will place pressure on the Intersection to develop the commercial sites. If Verrado develops the northwest corner as commercial, as well as the northeast and southeast corners, there may be an opportunity to not oversaturate the market with too many commercial only land uses. The proposed PAD allows for the flexibility already permitted on many busy intersections in other valley cities.

With single family residential directly adjacent to the Property on the south and west sides, the request is to add two (2) additional land uses to the list of allowed uses in the C-2 district. With the addition of multi-family residential and attached single family residential uses, the Property will be able to better respond to the future real estate market and provide the potential for a residential land use buffer to the County residential lots to the south and west.

Finally, the rezoning request includes a PAD overlay to allow the above mentioned addition of residential uses, but also to provide for amended development standards that create additional buffers to the adjacent residential properties. The overall application (annexation, minor General Plan amendment and rezoning) creates a rational land use expectation for the Property while providing the City with important roadway dedications and known access points for this heavily used intersection. With the four (4) corners being within the City limits, Buckeye will be able to coordinate the future land uses for this important and strategic intersection.

V. Planned Area Development (PAD)

The request is to create a flexible commercial zoning district that can respond to the future commercial real estate needs of this area of the City while providing for a multi-family residential land use option. This type of flexibility is similar to the flexibility allowed within the Verrado master planned community located north and northwest of the Property.

The C-2 zoning district is intended to provide for the development of commercial corridors with community-serving uses with a three to five mile market area. The C-2 district is intended to provide for a full range of community-oriented retail and service commercial uses, but is not intended to accommodate large scale commercial or retail uses with a city-wide or regional market area. With the other corners potentially utilizing their C-2 status, the proposed PAD overlay will provide for flexible development standards and uses (multi-family residential) to create a viable mixed-use corner within the City limits. As Verrado utilizes its CMP status to allow for flexible land uses at the Intersection, the proposed PAD for the Property will enable the real estate market to dictate the land use to help ensure that the four (4) corners work to support each other, instead of competing with each other.

The City's Development Code states "The PAD 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.”

In other words, the PAD overlay creates a mini-CMP for properties not large enough to zone with a community master plan and allow the flexibilities afforded under the CMP approval to dictate land uses. As stated above, the Verrado CMP allows for high density single family and multi-family uses as well as commercial and other mixed-uses at the northwest corner of the Intersection. This flexibility allows the developers of Verrado to design their property with current real estate trends and markets. The Verrado CMP does not dictate specific districts and specific uses within specific locations of the community. This land use flexibility has allowed for a very creative and well thought out master planned community. Essentially, this application is asking for similar flexibility on a much smaller scale.

a. Amended Development Standards

The following amended development standards were crafted to allow for future development to understand what parameters are available based on land use. The amended development standards from the base City C-2 zoning district reflect the adjacency of single family residential development and the need to provide for intensity and density towards the street frontages. The amended development standards intend to demonstrate the flexibility needed to provide for a developable site that responds to an ever changing commercial and multi-family residential market. Where a standard is not amended in the PAD, the City’s Development Code standard applies.

In exchange for the addition of one new land use, multi-family residential, the PAD proposes to lower lot coverage by ten (10) percent so as to account for the single family residential adjacency and ensure there are areas of the site for landscape buffers. The front yard setback is increased to provide a landscape buffer along Indian School Road to any future development. The setback is lowered along Jackrabbit Trail because of the large drainage channel (130’ wide) that separates the future development from the roadway. Additional building setbacks are placed along the roadway frontages for buildings to provide assurances that buildings won’t be placed directly on the Property line. The most significant set of amended development standards relate to the setbacks and landscape buffers along the south and west boundary of the Property. The PAD proposes an additional landscape buffer of a minimum twenty (20) feet with a minimum of a double row of trees to be planted to screen the site from the adjacent single family residential neighborhood. Refer to the Landscape Setback Exhibits A-1

and A-2. This additional landscape buffer will provide for a logical and respectful buffer to the existing and future single family residential land uses.

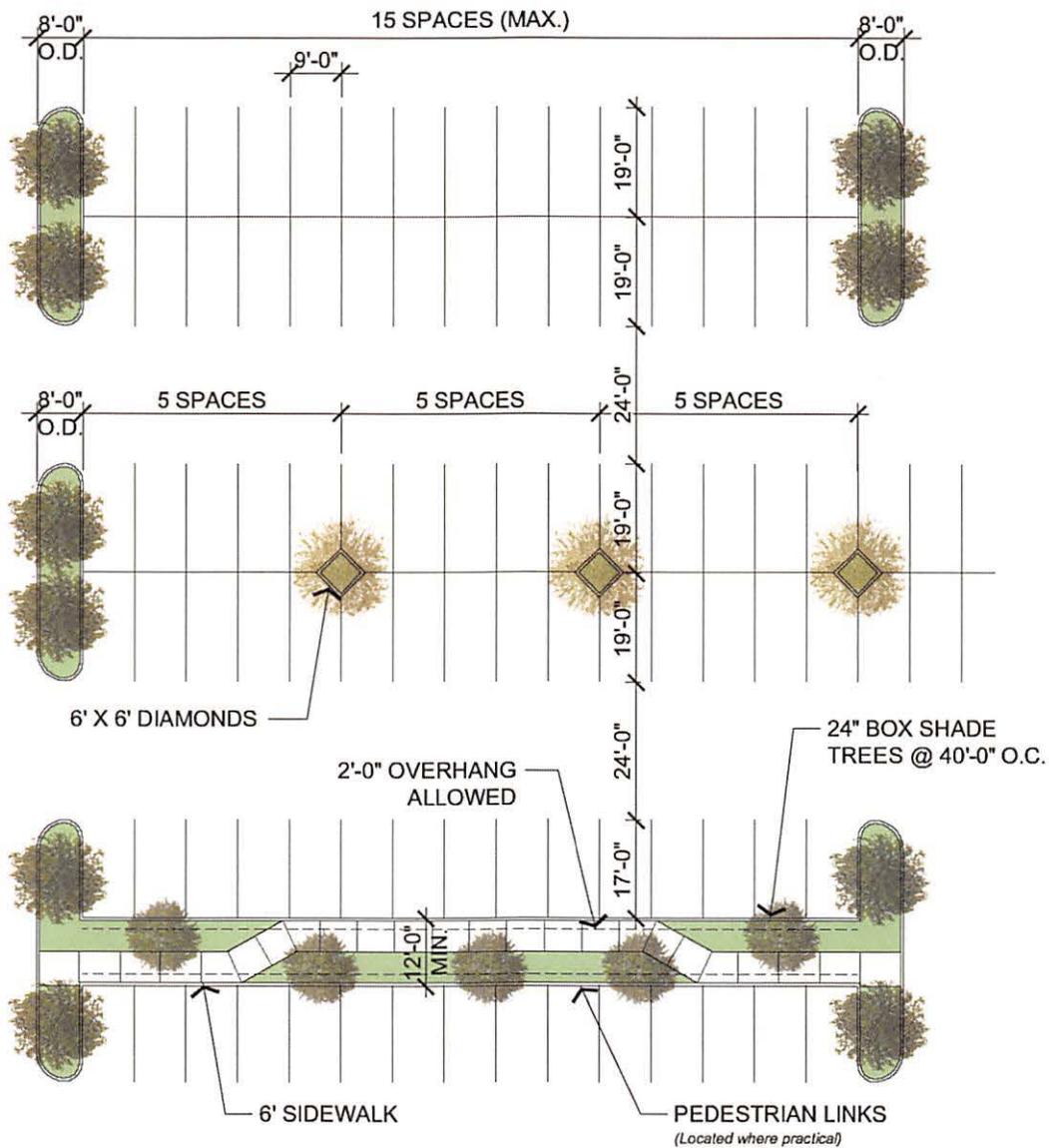
The standard building setback for C-2 zoning is 50 feet adjacent to a residential district. The residential properties to the south and west of the Property are zoned Rural-43 within the jurisdiction of Maricopa County. Chapter 5 of the County’s zoning ordinance is titled Rural Zoning Districts which includes Rural-190, Rural-70 and Rural-43. The County’s ‘Rural’ zoning districts allow for churches, schools and group homes and other non-residential uses. Chapter 6 of the County zoning ordinance is titled ‘Single Family Districts which includes R1-35, R1-18 and smaller lot districts. So although the parcels to the west are not technically single family residential districts, the proposed amended development standards are drafted to reflect the current make-up of the single family residential homes that will develop within Pasqueletti Estates. Therefore, the building setbacks reflect sensitivity to the one (1) existing single family home that is currently developed and the potential for other single family homes on the other platted lots. In addition, if a multi-family residential uses is proposed on any portion of the Property, the amended development standards include additional building setbacks. The amended setback standard for multi-family allows for only two (2) stories or 35-feet, whichever is less for buildings located within 75’ of the west and south property lines. This additional building setback will provide for decreased sightlines into adjacent single family properties. Refer to Section A on page 11 and Exhibit B for the plan view of the building setbacks from the adjacent residential properties.

DEVELOPMENT STANDARDS C-2 Ordinance Standards/Proposed Standards

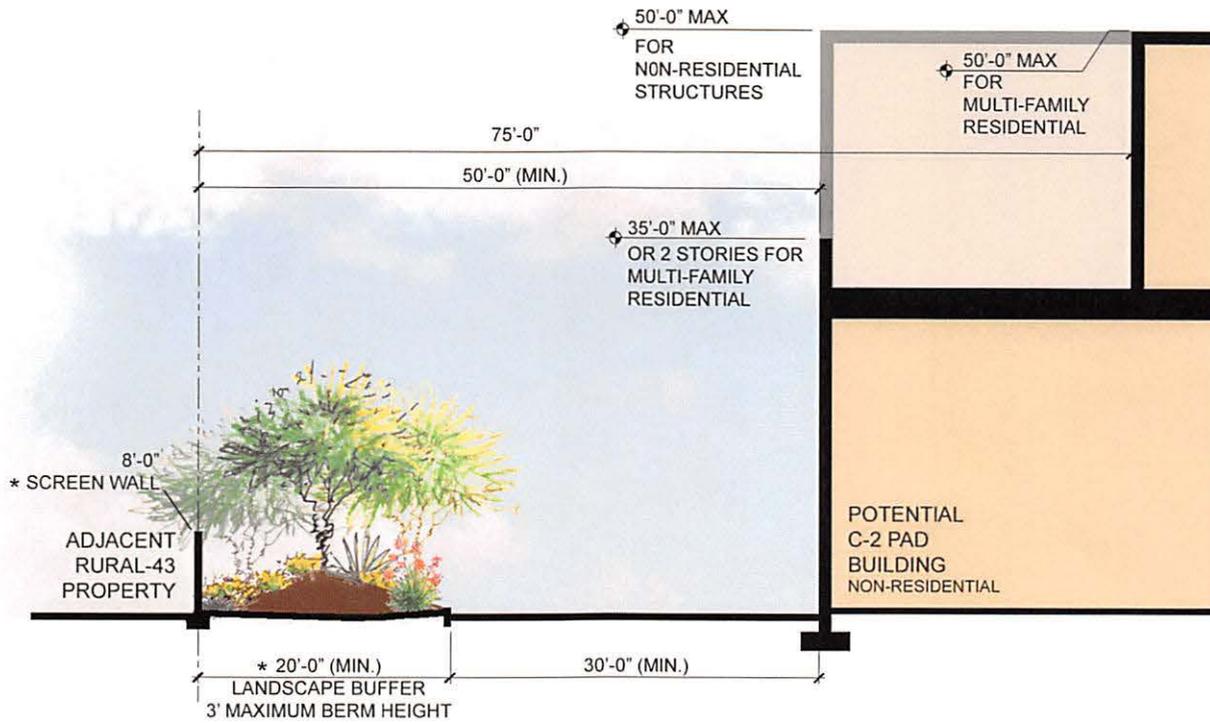
	Existing C-2 Standards	Proposed C-2 PAD Standards
Lot Coverage, maximum (percent)	60%	50% (of Gross Acreage)
District Size, minimum (acres)	NA	NA
Density	NA	Maximum 29 dwelling units/acre
Setbacks (Minimum)	Front (ft) (North & East)	Adjacent to residential district - 20' All others - 0'
	Side (ft) (West)	Adjacent to residential district - 50' All others - 10'
	Rear (ft) (South)	Adjacent to residential district - 50' All others - 0'
	Screen Wall	NA
Building Height, maximum (feet)	50'	50' for non-residential uses; for multi-family residential only two (2) stories or 35-feet, whichever is less for buildings located within 75’ of the west and south property lines; 50’ for residential buildings greater than the 75’ setback.
Parking Stall Size (90 degree Parking) *	9’x20’, 24’ Drives (2’ overhang)	9’x19’, 24’ drives (2’ overhangs) 8’-6” x 19’ spaces allowed for ‘long’ term office parking
Parking Lot Landscaping	10% of parking area, 8’ islands (no spacing requirement)	(1) 8’x19’ island every 15 spaces, max. (See parking exhibits)

*Angled Parking must comply with the Town of Buckeye Std. 5.6.8

Other amended development standards address the need for flexibility in designing the parking spaces and parking lots for the future site development. The standard C-2 parking requirements do not provide for the flexibility of designing a parking space that allows for smaller parking space standards, vehicle overhang areas adjacent to parking spaces and other parking space size requirements based on land use. Finally, the parking lot landscaping requirements have been amended to be more specific to size and location.



PARKING LOT STANDARDS



* Amended standards for additional residential buffer
SECTION A

The above requested amended development standards reflect a responsible request to address a future commercial or multi-family site plan as it develops adjacent to single family residential lots. The amended development standards direct the height, intensity and density towards the Intersection that will soon intersect a major arterial (Indian School Road) and parkway (Jackrabbit Trail). Refer to the plans on the following pages that demonstrate in plan view the amended setback and landscape buffer standards.

b. Amended List of Uses

Only minor changes to the standard C-2 zoning list of allowed uses are requested with the PAD. The addition of multi-family residential type uses provides for a flexible list of standard commercial and multi-family uses on the Property. As there are already two (2) existing commercially zoned properties on the northeast and southeast corner of the Intersection, the Property can adapt to an ever-changing market place. The addition of a multi-family residential use provides for an appropriate land use to support the commercial uses on the opposite corners. A multi-family land use will benefit from the Property's location to adjacent commercial goods and services, but also benefit from the direct access to the Valley's employment centers via the I-10 and Loop 303. A multi-family residential land use option provides for a potential residential buffer with enhanced commercial development standards designed to buffer the single family residential properties to the south and west.

The only other change to list of allowed uses is removing the shelter and shelter for the homeless as an allowed use. These two (2) modifications create a flexible commercial zoning district that will enable a market response for either commercial, office or multi-family uses on the Property. With this flexibility, we are proposing to provide enhanced architectural and landscape design guidelines for when the Property develops. The framework for the architectural and landscape design guidelines will ensure future site planning creates a coordinated and compatible development. Refer to the architectural and landscape guidelines located on pages 14 through 17. Specific design guidelines will be required at the time of master site plan approval for the future development of the Property.

TABLE OF ALLOWED USES

USE	BUCKEYE C-2	AMENDED C-2
Multi-Family Dwelling		P
Dwelling – Single Family Attached		P
Assisted Living, Commercial	P	P
Assisted Living, Residential	C	C
Group Home	C	C
Group Recovery Home	C	C
Nursing Home	P	P
Shelter Care Facility	P	
Shelter Care Facility, Homeless	C	
Assembly Hall, Public	P	P
Cemetery	P	P
Community Recreation	P	P
Crematorium or Funeral Parlor	P	P
Government Admin and Civic Buildings	P	P
Public Safety Facility	P	P
Religious Assembly	P	P
Social Service Facility	P	P
Art Gallery or Museum, Public	P	P
Library, Public	P	P
Day Care, Commercial	P	P
College or University	C	C
Private Elementary or Middle School	C	C
Private High School	C	C
Medical Office or Clinic	P	P
Hospital	C	C
Arboretum or Botanical Garden	C	C
Community Play Fields and Parks	P	P
Tower (including any facility with a tower)	P	P
Broadcasting or Recording Studio (no tower)	P	P
Transmitting Station (no tower)	P	P
Bus Terminal	C	C
Utility Facility, Major	C	C
Utility Facility, Minor	P	P
Animal Hospital	P	P

Animal Pet Shop, Retail	P	P
Animal Training School	P	P
Kennel Indoor Only	P	P
USE	BUCKEYE C-2	AMENDED C-2
Veterinary Clinic	P	P
Assembly Hall	P	P
Auditorium, Private	P	P
Fraternal or Social Club, Nonprofit	P	P
Check Cashing	C	C
Financial Institution, with Drive Thru	P	P
Financial Institution, without Drive Thru	P	P
Food Sales, Wholesale	P	P
Bar, Lounge, or Tavern	P	P
Catering Service	P	P
Drive In Restaurant	P	P
Farmers Market	P	P
Nightclub	P	P
Restaurant without Drive Thru	P	P
Restaurant with Drive Thru	P	P
Office, or Business or Professional	P	P
Research Laboratory	C	C
General Outdoor Recreation, Commercial	P	P
Golf Course, Unlighted	P	P
Golf Course/Driving Range, Lighted	P	P
Art Gallery or Museum, Private	P	P
Fitness and Recreational Sports Center	P	P
General Indoor Recreation, Commercial	P	P
Major Entertainment Facility, Indoor	P	P
Movie Theatre	P	P
Dry Cleaning and Laundry Service	P	P
General Personal Services	P	P
Instructional Services or Trade School	P	P
Alcoholic Beverages, Retail Sale	P	P
Convenience Store with Gas Sales	P	P
Feed Store	P	P
General Retail	P	P
Large Retail	C	C
Plant Sales, Retail	P	P
Boat, RV Sales and Rental	P	P
Car Wash	P	P
Gasoline Sales	P	P
Parking Structure	P	P
Vehicle Sales	P	P
Vehicle Sales and Rental	P	P
Vehicle Service and Repair, Major	P	P
Vehicle Service and Repair, Minor	P	P

Bed and Breakfast	P	P
Hotel or Motel	P	P
Resort	P	P
USE	BUCKEYE C-2	AMENDED C-2
Building Materials Sales, Indoor Retail	P	P
Mini Storage, Indoor	P	P
Mini-Storage, Outdoor	C	C
Wholesale Establishment	C	C
Antennas, Temporary	P	P
Expansion or Replacement Facilities, Temporary	P	P
Office Space / Equipment Storage, Temporary	P	P
Retail Sales, Temporary	P	P
Other Temporary Uses	P	P

P = Permitted

C = Conditional Use

VI. Architectural Design Standards

The request for a multi-family residential use as an optional land use on the Property allows for this PAD to incorporate design standards. The design standards within the PAD establish a minimal threshold for development of the Property. The Architectural Design Guidelines for the Property is to establish the vision and expectations for the future development of the Site. The Design Guidelines provide definitions, illustrations, direction, and a fundamental approach to ensure a cohesive and quality development. It is intended that future development at the time of site plan approval will submit for and receive approval of specific design guidelines. Any deviations from the design guidelines can be administratively approved by City Planning Staff upon a showing that the proposed development design is as good as or better than what is set forth in the Design Guidelines.

1. The overall architectural character for the development should respond to a regional awareness and history of the southwest and Arizona both visually and environmentally.
2. The overall architectural character for the development should recognize and respond to the special character we live in by: (1) acknowledging climate and solar considerations; (2) utilizing natural light as such as possible; (3) using vertical scale for contrast and importance; (4) choosing appropriate forms and materials; (5) utilizing landscape materials to provide continuity and aesthetics; and (6) building a positive identity through a “sense of place” and architecture.
3. Building forms and elevations should be detailed and articulated to create interesting roof lines with strong patterns of shade and shadow.
4. Create visual interest while maintaining human scale building proportions along street frontages.
5. Configuration of the buildings are encouraged to provide relief or shading from the heat, sunlight, and glare by using plant material; clustering buildings so they cast shadow patterns; providing architectural structures like overhangs, covered walkways and entry’s, canopies, arcades, and courtyards.

6. Accessory structures, walls, enclosures, and other site appurtenances should be of similar architectural design and constructed of compatible material.
7. The rooftop mechanical equipment should be screened visually and should be integral to the architectural design of the building.
8. Building articulation such as canopies, overhangs, and arcades should be provided to develop a sense of human scale.
9. Indoor spaces should be integrated with outdoor spaces.
10. Low reflective materials, textures, and colors should be used to reduce solar radiation. Choose colors which relate well to one another, to the proposed buildings and landscape materials and which are appropriate to the architecture and the surroundings.
11. Buildings and structures should be located to take advantage of the solar orientation.
12. Colors and materials for each parcel will be determined and reviewed during the individual parcel Design Review process to be consistent with these Design Guidelines. All buildings shall incorporate masonry, stone, or other durable materials as a substantial component of the design.
13. All buildings shall have four sided architectural and receive an equal level of treatment for all facades.

Exhibits C-1 through C-3 for the proposed representative architectural styles and typical land use designs for office, commercial and multi-family residential developments in the Valley. At the time of site plan submittal, the architectural design guidelines shall be submitted as well as actual building elevations to depict the architectural style proposed for the proposed land use.

VII. Landscape Design Standards

The proposed landscape design standards are established to ensure the future development is landscaped in a thoughtful and coordinated design. With adjacency of single family residential land uses, a clear set of landscape design standards will ensure the buffer areas are planned in accordance with a set of specific design guidelines at the time of master site plan approval. The parking lot landscaping, building landscaping, social and pedestrian areas are addressed in the following design standards.

1. Landscape architecture is an important element of the development's design and character. A pleasing outdoor environment should provide pedestrian conveniences, comfort, safety and accessibility.
2. The overall landscape theme along the public streets will be established in connection with this PAD, including a consistent theme along both roadway frontages. The landscape theme for the Property shall be consistent with the Design Guidelines proposed at the time of site plan review and will be reviewed and approved by City staff.
3. The overlying landscape theme is to utilize low water use, drought tolerant plant materials appropriate for their location and growing conditions to allow them to mature with minimum maintenance, thus providing a natural appearing landscape as opposed to a highly manicured, artificial landscape.

4. The term “landscape areas” should refer to all areas within the site not utilized for building areas, parking, truck loading, storage, and refuse collection. Landscape areas should include all walkways, pedestrian plazas, and other pavement areas where people gather outdoors.
5. Use of canopy trees and appropriate accent shrub plantings should be emphasized throughout the development.
6. Landscape treatments should create a strong identifiable theme by using street trees to establish visual continuity and frame views along the streets.
7. A combination of street trees, shrubs, and groundcovers should be used along streets to act as buffer between the pedestrian and the automobile.
8. Maintaining layers of vegetation along the perimeter are encouraged to create visual continuity and a buffer zone.
9. The street edge and its interface with the adjacent uses on the site is an important ingredient to the visual image of the site. Landscape buffering of the parking lot edge should be provided to give a positive image of the site.
10. The required landscaping improvements (landscape material, irrigation system, screening walls, etc.) shall comply with the Landscape Ordinance of the City of Buckeye.
11. Opportunities for shade should be maximized for the summer months and opportunities for the sun maximized in the winter months.
14. Native vegetation should be used whenever possible. Provide for water conservation for the landscape design.
15. Planting landscape should respect adequate sight lines when entering and exiting the site.
16. Landscape setbacks should be provided at site edges to create a visual screen and to convey an image for the development.
17. The design and quality of site details, such as entry features, street furniture, trash receptacles, lighting standards, mailboxes, etc. are important to the overall quality development and will be determined in Design Review at the time of site plan review and approval.
18. Screen parking from the street with berms, low walls, and landscaping.
19. All walls are to use materials, colors, and details consistent with the main structures.
20. Long stretches of wall should be broken-up by staggering the wall, using projections and recesses, using columns and texture, and/or using landscape planters against the wall.
21. All landscaping on-site and in adjacent right-of-way will be maintained by the property owner.

SITE OPEN SPACE

1. Buildings should be arranged to form clearly defined open spaces (courtyards, pedestrian plazas, etc.) to physically and visually connect with the landscape.
2. Seating and pedestrian amenities are encouraged to create an enjoyable, walkable environment that make people want to stay, spend time, and return.
3. Recognize opportunities for focal points at key locations to identify access points to the main entry areas.
4. Outdoor seating and dining areas, covered walkways, courtyards, and plazas are encouraged.

5. Crosswalks and entry access drives shall be defined with a distinctive colored and textured pavement treatment, such as pavers, stamped/colored concrete/asphalt or other approved surface treatment.

Design Standards Summary

The PAD is justified by requesting only minor alterations to the list of land uses (addition of multi-family residential) but provides for additional amended development standards and the above design guidelines. The PAD provides a framework for development of the Property while establishing thresholds and buffers to the existing surrounding conditions. This flexibility is similar to the amended standards and land uses developing within Verrado. The minor land use request for multi-family residential in turn creates a creative but compatible development plan for the Property. The architectural design standards represented on **Exhibits C-1** through **C-3** are a base design template for future land uses for the Property.

VIII. Circulation and Infrastructure

An access driveway location site plan (“Access Plan”) is included in the PAD submittal that demonstrates how the access to the Property is proposed. The Access Plan was worked on with City staff and the Verrado property to the north. Refer to the attached Access Plan on Exhibit D.

Indian School Road

This work effort created a logical location for the main driveway access to the Property. This main access driveway will include a median break in Indian School Road to allow for full turning movements into and out of the Property. The main access driveway on Indian School Road will include a deceleration lane. Two (2) right-in/right-out driveways are strategically placed to the east and west of the main driveway. These driveways will also have deceleration lanes. The eastern most driveway will not conflict with the right turn deceleration lane proposed for Jackrabbit Trail at the Intersection.

Jackrabbit Trail

Because of the large drainage structure along the entire east side of the Property’s Jackrabbit Trail frontage, the main access point into the site will be position towards the southeast corner of the site. The exact location will be determined at the time of site plan review. The goal of the Access Plan within the PAD is to secure the location and number of driveways on Indian School Road and secure the one main access point on Jackrabbit Trail. Any proposed access points from Jackrabbit Trail will require approval from the Flood Control District of Maricopa County.

Internal Circulation

Depending on the land use, the internal site circulation will be reviewed and approved at the time of site plan submittal to the City.

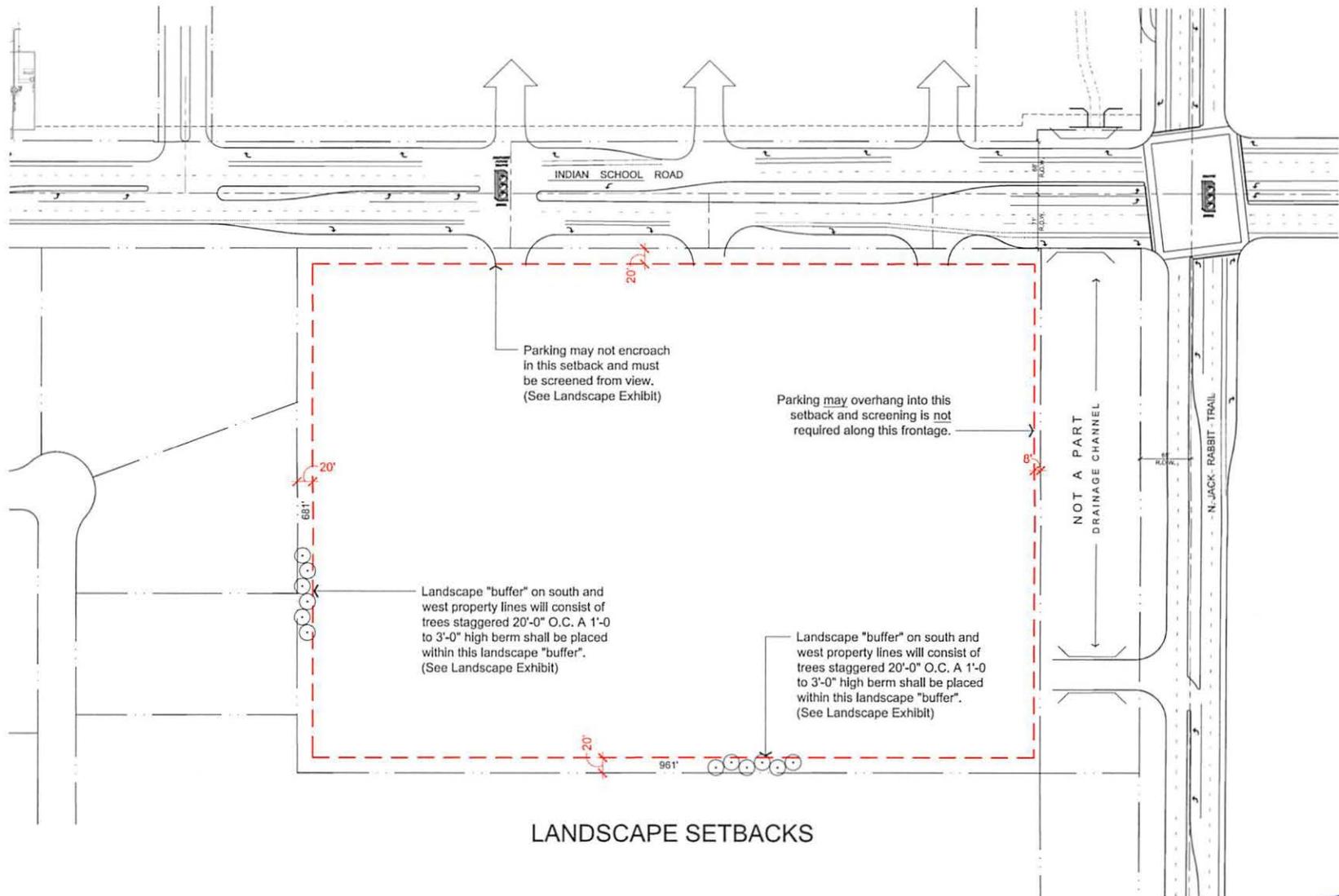
Infrastructure

The Property is located within the service area of Arizona Water Company ("AWC"). Prior to future site plan or platting, documentation of water availability is required from AWC. This Property is subject to a sewer buy-in fee for the Sundance Wastewater Treatment plant.

IX. Conclusion

The requested PAD seeks to create a zoning category with a mix of uses that not only mirror many other commercial zoning districts in most other jurisdictions, but also mirrors the allowed land uses of the adjacent property. This will allow for an opportunity to plan all four (4) corners in a way that compliments each other, avoiding a situation of competition over only a few commercial uses. The addition of residential uses will also allow for a better ability to provide a transitional land use buffer between the existing single family uses and the proposed commercial uses at the Intersection. In exchange for the additional residential uses, the PAD seeks to add additional development and design standards to ensure quality and compatibility.

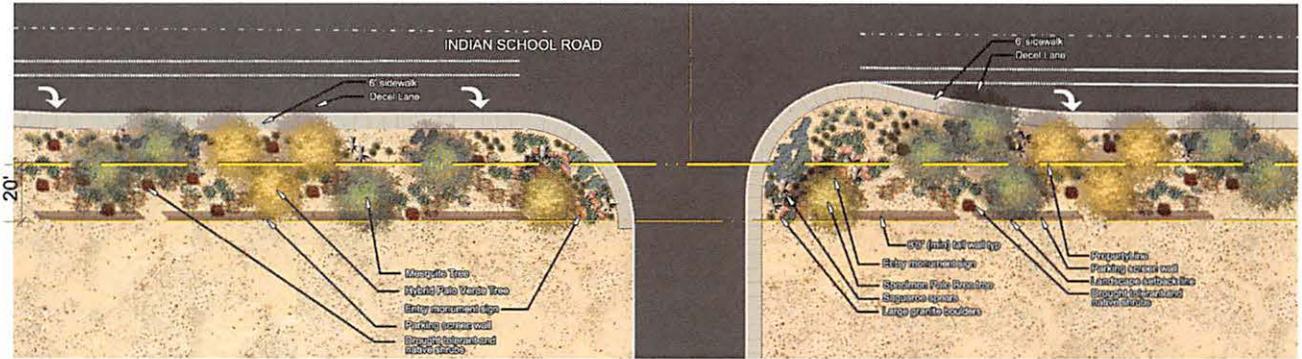
EXHIBIT A-1



LANDSCAPE SETBACKS

S.W.C. Jack Rabbit Trail & Indian School RD
 Proposed C-2 PAD
 Maricopa County, Arizona

EXHIBIT A-2



Indian School Road Frontage and Entry Landscape Typical

Notes:
 * Trees placed in groupings based upon 1 tree per 30' linear feet of frontage
 * Shrubs and ground covers to provide 50% live coverage at maturity

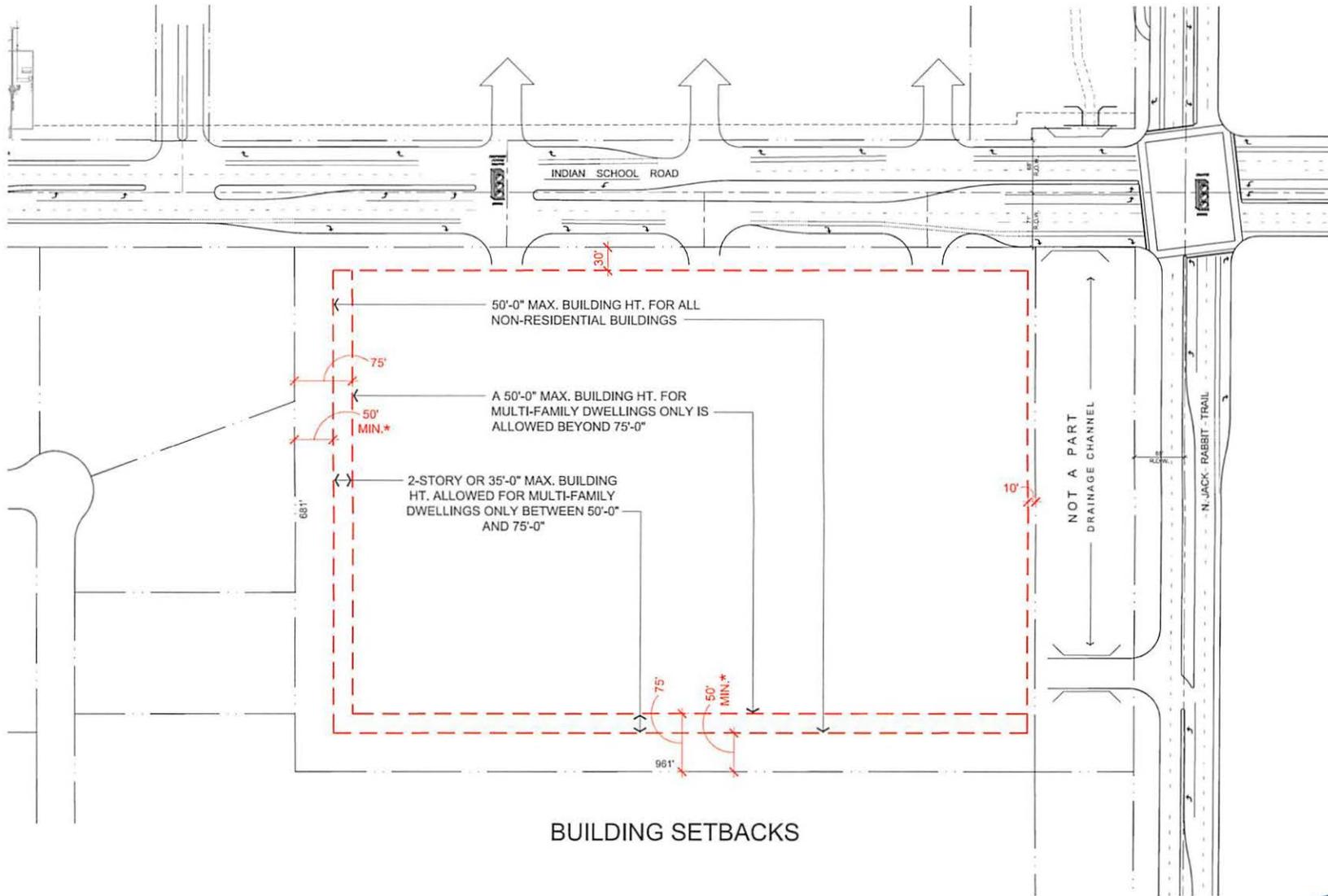


Landscape Buffer - West and South Borders Typical

Notes:
 * Trees placed in groupings based upon 1 tree per 30' linear feet of buffer
 * Shrubs and ground covers to provide 50% live coverage at maturity
 * A 1'-3" high meandering berm shall be placed within the landscape buffer

S.W.C. Jack Rabbit Trail & Indian School RD
 Buckeye, Arizona

EXHIBIT B



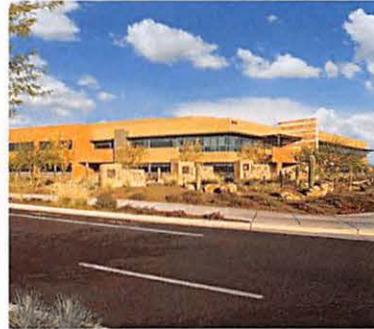
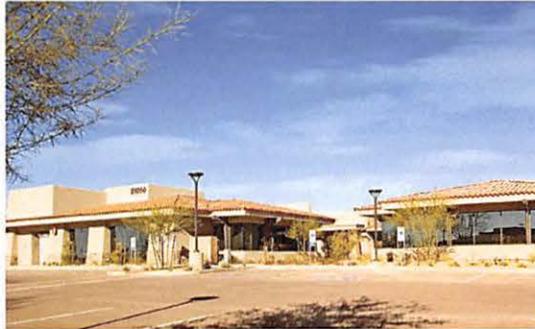
S.W.C. Jack Rabbit Trail & Indian School RD
 Proposed C-2 PAD
 Maricopa County, Arizona

EXHIBIT C-1



MULTI-FAMILY HOUSING

EXHIBIT C-2



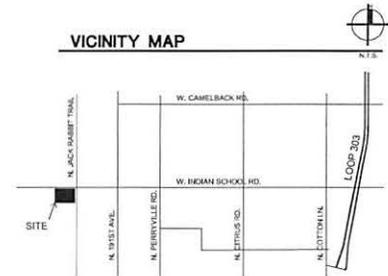
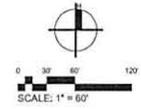
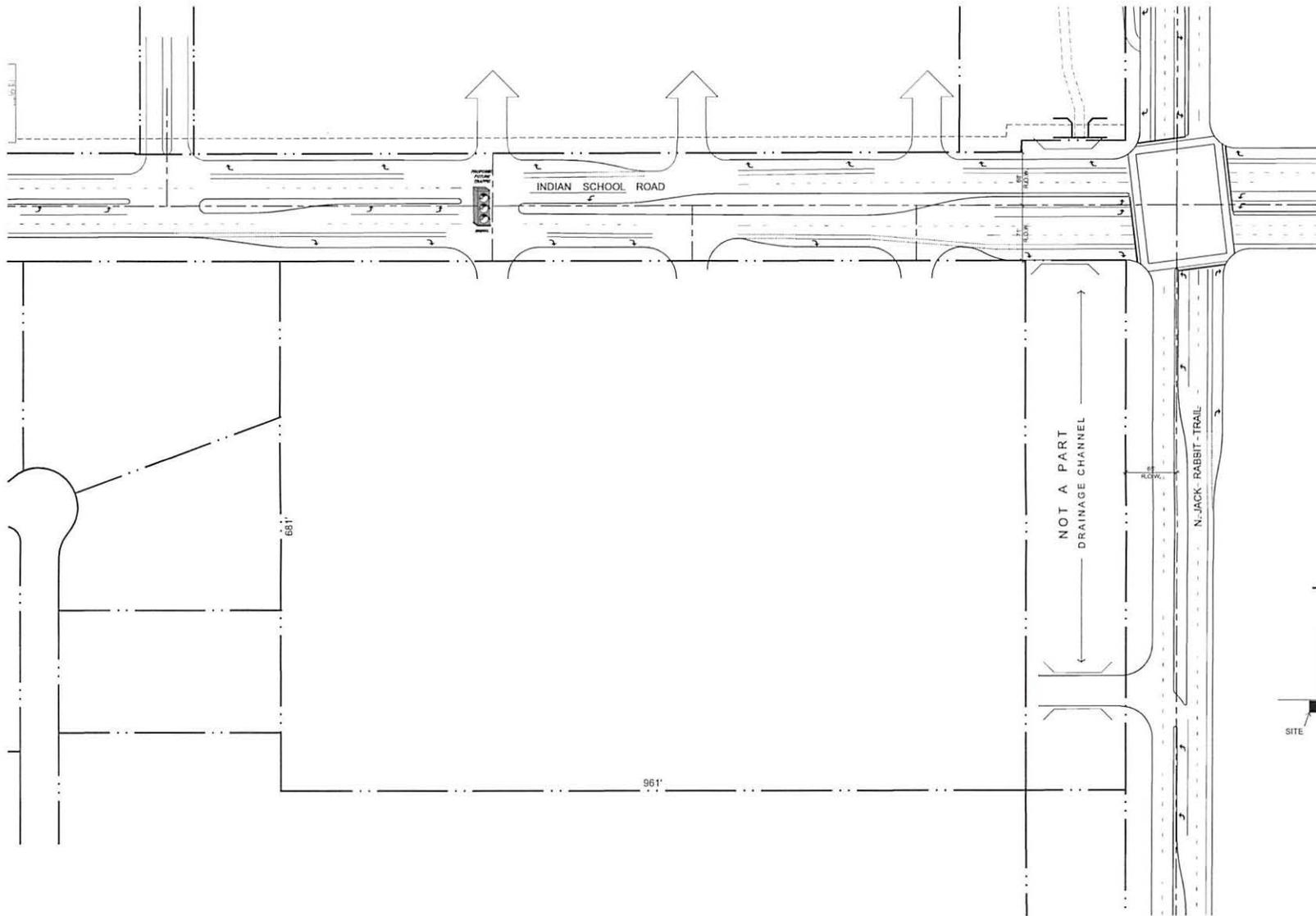
ONE TO THREE STORY OFFICE

EXHIBIT C-3



NEIGHBORHOOD GROCERY

EXHIBIT D



S.W.C. Jack Rabbit Trail and Indian School Road
 Jack Rabbit Crossing Access Plan
 Maricopa County, Arizona