

**Project Narrative**

# Paloma Vista

**APPROVED**

**PAD Rezone Narrative**

**Case No. RZ19-02**

**Northwest of Perryville Road  
and McDowell Road**

**1<sup>st</sup> Submittal: May 15, 2019**

**2<sup>nd</sup> Submittal: July 31, 2019**

**3<sup>rd</sup> Submittal: August 22, 2019**



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## A. INTRODUCTION

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Withy Morris, PLC, on behalf of property owner (“Cowley Management LLC”) is **processing a** Planned Area Development (“PAD”) rezoning application for the approximately 163 gross/155 net acre vacant site located northwest of Perryville Road and McDowell Road (**the “Property”) in the City of** Buckeye. The Property is comprised of two (2) parcels (APN(s): 502-65-006T and 502-65-006M). See TAB 1, Aerial Vicinity Map and TAB 2, Legal Description.

This request, **which is referenced as “Paloma Vista”,** is companion to a Minor General Plan Amendment (“GPA”) request that seeks to change approximately 112 gross acres of existing Neighborhood land use to Employment land use in order to allow for industrial uses. **The City’s adopted 2040 General Plan Land Use** Map designates approximately 112-acres of the Property as Neighborhood land use with the remaining portion of the Property closest to the arterial intersection as **Luke Compatibility Area (“LCA”) land use.** This proposal to amend the existing Neighborhood land use to Employment use is far more compatible with the **allowed uses which fall under the 65 ldn noise contour as well as the city’s General Plan goals and polices** recommended for the LCA. It also recommended that a Planned Area Development (PAD) zoning accommodates larger development requests for a variety of business services and employment uses. See TAB 3, Existing and Proposed General Plan.

## B. PROPERTY DESCRIPTION

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The Property is approximately 163 gross/155 net acres of unimproved land located northwest of Perryville Road and McDowell Road. Two regionally significant roadways serve the Property: Perryville Road (Major Arterial) and McDowell Road (Parkway). The Property has an excellent positioning for employment-related industrial uses, as it is close to two freeway transportation corridors including the I-10 Freeway (less than 1 mile to the south) and 303 Freeway (2 miles to the east). In fact, the Property is located just north and less than 1,000-feet from the I-10 Freeway access ramp.

The Property has historically been used for agricultural purposes and is relatively flat, with a gradual slope to the southeast at approximately 0.8%. Along the western boundary of the Property, there is an existing special flood hazard area according to FEMA maps which designates this floodway area as Zone AE. Due to this designation and flow patterns, there are several drainage channels that convey off-site flows along the western boundary and near the northeastern corner of the site. A more detailed drainage analysis is provided in Section G: Drainage below. The Property is adjacent to a combination of uses as detailed in the table below and shown as referenced at TAB 4, Area and Land Use Plan.

Table on following page

SURROUNDING LAND USES AND ZONING			
	Description of Use:	2040 General Plan Use:	Zoning:
On-site	Vacant	Neighborhood / LCA / Accident Potential Zone II	PR / CC
North	Vacant	Neighborhood / LCA / Accident Potential Zone II	PR / CC
South	Vacant; Offices; Outdoor Storage; Single-family	Rural / LCA / Accident Potential Zone II	BP / CC / RU-43
East	Vacant	<u>Goodyear Jurisdiction:</u> Industrial / Luke Compatible Land Use Overlay	AG
West	Vacant; Outdoor Storage; Single-family	Neighborhood / Rural	RU-43

## C. CURRENT PROPERTY ENTITLEMENTS

The Property is zoned as Planned Residential (PR) and Commercial Center (CC). The City of Buckeye approved a companion land use amendment (Case No. GPA00-44) in October 2000 and a rezone request (Case No. RZ00-43) in November 2000 for Planned Residential and Commercial Center land use and zoning entitlements for a +/- 178 acre Planned Community development generally consisting of (648) single-family homes (4 du/ac) and commercial uses at the hard-corner of McDowell Road and Perryville Road. In compliance with adopted GPA designations and zoning approvals, the preliminary plat was approved by the Development Board in September 2004 subject to (27) **conditions of approval including stipulation “z”** which granted approval for (12) months from the date of approval with the option to extend the approval for another (6) months if necessary. **In November 2006, the final plat was filed for the City’s review but was never approved. According to the City, the final plat was considered “expired” in July 2007 pursuant to stipulation “z” of the Preliminary Plat approval and the 1996 Town of Buckeye Development Code.** See TAB 5, Current Zoning Map.

## D. PROPOSED LAND USE DESIGNATION

The proposed Minor General Plan Amendment and use of the site as an industrial park with a PAD zoning overlay is compatible with the LCA and Employment land use designations. This companion request for “Paloma Vista” seeks to change the existing land use and zoning designation on the Property to allow for employment uses, which are compatible with the adjacent LCA designation on approximately 50 acres of the Property as well as adjacent land uses. This request is more in step with the **City’s goals than the existing land use and supports the City’s goals to protect the** mission of Luke Air Force Base (LAFB), which is located approximately 5 miles east/northeast from the Property. Further, the proposal will result in many positive impacts for the City especially adding more jobs to the local area with competitive salaries as well as on-going goods/services to support the overall economy.

The Property is ideal for this proposal given its size and location, including its direct access to arterial roadways and close proximity to the I-10 and Loop 303 Freeways. More importantly, this request is consistent with the policies and objectives of the 2040 General Plan and will provide valuable employment opportunities for the Property that will serve the long-term needs of the City of Buckeye. This Property will better serve the community, especially given favorable supply dynamics and the accessible location at this arterial intersection. Future development will be built to meet the necessary infrastructure use demands in compliance with the City Engineering Design Standards. The development will also seek inclusion in a

Revitalization District and phasing of infrastructure may be subject to Revitalization District phasing and/or funding requirements. The placement of these proposed uses, in conjunction with site buffering, will mitigate impacts on adjacent residential development. All uses will be designed to efficiently circulate vehicular traffic and promote a safe interface with pedestrian and bicycle circulation **based upon the City's approval of a future site plan(s) for a specific user(s).**

## E. PROPOSED GENERAL PLAN LAND USE DESIGNATIONS

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The current General Plan designates a majority of the Property for Neighborhood land use. The remaining +/- 50 acres of the southeast corner of the Property nearest the arterial intersection is designated as Luke **Compatibility Area ("LCA")**. The companion Minor General Plan Amendment seeks to amend the existing land use and introduce the Employment designation for a portion of the total +/- 112 acre Property in order to create meaningful opportunities for a wide variety of future employment-related uses that are compatible with the intensity and permitted uses of the adjacent LCA designation for the Property. This proposal has strategically considered appropriate intensities for future development, which will include buffering techniques that protect existing neighborhoods as well as create better synergy with the overall area.

The proposal will activate a large, underutilized parcel with industrial and other employment-related uses which are consistent with the mixed intensity of the surrounding area. Further, this request will have a positive impact on the community as future development will be compatible with the character of the area including the planned industrial areas designated for the parcels **east of Perryville Road (within Goodyear's jurisdiction)**. The types of land uses, access points, and approach to providing a seamless land transition within the Property have been thoughtfully considered to respect the manner and development standards of the surrounding uses. This application **meets the City's goals for providing a variety of** employment options to support a vibrant community, including providing greater employment opportunities within close proximity to existing and planned residential developments in the City of Buckeye.

## F. PROPOSED ZONING DISTRICT WITH PAD OVERLAY & USES

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This request to rezone the Property from Planned Residential (which is an obsolete zoning district) and Community Commercial to Industrial (I-1) **with a PAD overlay is consistent with the city's goals for providing additional employment to the city and protecting the mission and operations of Luke Air Force Base ("LAFB")**. The PAD overlay is consistent with the General Plan and the requested Employment land use category. Moreover, the Property is impacted by the LAFB flight path overlay, which supports the rezoning of this Property.

The site will be designed in accordance with the City of Buckeye Development Code, with respect to development standards, engineering design standards, open space requirements, zoning stipulations and other site and building design standards. TAB 5, Proposed Zoning Map.

Light Industrial (I-1): "The I-1 district is intended to provide for light manufacturing, warehousing, processing, service, storage, wholesale, distribution operations, and research and development uses, with all operations contained within an enclosed building."

Land uses within Paloma Vista shall be governed by the Permitted and Conditional Uses within the I-1 zoning district and further described in Article 3: Use Regulations of the City of Buckeye Development Code. In the

event there is an absence of a specific regulation in the PAD, the City of Buckeye Development Code shall apply. Where the regulations in the PAD and the City of Buckeye Development Code conflict, the more restrictive regulation shall apply. Due to the proximity to LAFB and the need for additional employment opportunities in this vicinity, Paloma Vista allows for light manufacturing, warehousing, processing, service, storage, wholesale, distribution operations, and research and development uses which will be contained within an enclosed building(s). In addition to the uses contained in the I-1 zoning district, the following uses may be permitted.

Allowed Uses:

- a. Office, business or professional
- b. All uses allowed by ARS § 28-8481 pursuant to the Luke Air Force Base Flight Path

The proposal also considers the presence of adjacent residential county islands along the western boundary of the Property. Therefore, Paloma Vista prohibits within the entirety of the Property, the following uses that are less desirable adjacent to residential.

Prohibited Uses:

- a. Medical Marijuana Dispensary
- b. Medical Marijuana Dispensary Offsite Cultivation Location
- c. Airport
- d. Heliport
- e. Bus terminal
- f. Solar generation station
- g. Dairy
- h. Meat Processing
- i. Check Cashing
- j. Major entertainment facility, outdoor
- k. Open-air market or flea market
- l. Open air/outdoor storage uses except in connection with a business being conducted within a building
- m. Nursery and plant sales, wholesale
- n. Sexually oriented business
- o. Truck Stop
- p. Hospital
- q. Motor Freight Terminal
- r. Shelter Care Facility, Homeless
- s. Cemetery
- t. Crematorium
- u. Recycling Center
- v. Day Care, commercial
- w. Any residential or business with overnight stays
- x. All uses prohibited by ARS § 28-8481 pursuant to the Luke Air Force Base Flight Path

## G. PLANS FOR DEVELOPMENT

### Conceptual Site Plan

The Property, which is comprised of two parcels, is currently owned by one property owner. The goal is to develop the property as either as one large development or, if needed, on separately platted lots for each building based on how the buildings are actually developed for specific end user(s). A Concept Site Plan is part with this rezoning request. The applicant understands that this site plan is conceptual only and that final site plan approval will be submitted to the City of Buckeye for administrative review and approval at a future date. TAB 6, Conceptual Site Plan.

The Development Standards for the Site will be those identified in Section 4.1.3 of the Buckeye Development Code for I-1 uses, except as modified in the table below:

Paloma Vista PAD Overlay Development Standards

	PAD	I-1 District
Lot Coverage, maximum (percent)	80	80
Setbacks, minimum (feet)	Setback from arterial: 40, peripheral property line: 20 Adjacent to residential district*: 50	Setback from arterial: 40, adjacent to residential: 75, others 20.
Building Height, maximum (feet)	60 at setback; increase 1ft for every 3ft in additional setback to max of 120.	55 at setback; increase 1ft for every 3ft in additional setback to max of 120.

\* Western property line to face of building shall be no less than 100-feet.

The building setback along the western boundary of the site was increased to provide additional buffering from adjacent residential properties. The site plan, conceptual grading and drainage, landscape plans and architectural renderings that will be submitted as part of the Site Plan will demonstrate that the Project will be an aesthetically pleasing industrial park with architecture compatible with comparable industrial parks in the area. The final site plan and building lay out will be developed according to specific users and their requirements, and shall meet or exceed minimum standards for landscape and open space, per the City of Buckeye Development Code.

As noted above, future plans will further show that berming, screen walls and dense landscaping will be used to screen the Project and its loading and other light industrial associated activities from the neighboring residential uses where appropriate. Additionally, any proposed lighting on site will be screened and shielded in accordance with the **City of Buckeye's requirements to minimize light spillage.**

### Off-Street Parking

All off-street parking shall be meet the minimum requirements per the City of Buckeye Development Code, except for office or administrative areas associated with an Industrial Use shall be parked at 1 space per 500 square feet.

## Trails

Buckeye City Council adopted the Parks and Recreation Master Plan in 2016, which provides the requirements for parks, trails and open space for development. See TAB 7, Secondary Pathway Exhibit. In accordance with the approved Parks and Recreations Master Plan, future development of the Property will provide a **10' wide path within a minimum 25' easement** located in the **75' landscape area** along the western boundary of the site based on the following requirements:

Path/Trail Name	Path Width	Surface	Parallel Surface	Recommended Easement Width
Secondary Path	10'	Concrete or Asphalt	None Required	25' - 40'

Note: The development of the path will comply with other **planning standards and guidelines included in the City's Parks and Recreation Master Plan**. The final location of the trail will be set forth on the approved site plan.

## Design Requirements

In addition to the design requirements contained within the City of Buckeye Development Code, the following additional landscaping and design requirements shall be required at the time the Property is developed:

1. The perimeter landscape buffer along any adjacent ROW shall be at least 20 feet as measured from the back of the adjacent curb, with the exception of the western property boundary, where a 75' landscape area (within which the FEMA floodway and trail easement will be located) will be provided. Said landscaping shall include a combination of earthen drainage channels, berms, screen walls, and/or lush landscaping as to allow screening, buffering and noise reduction as feasible.
2. Building public entries (excluding employee and fire access entries) will be enhanced with horizontal and vertical offsets to provide interest in the massing and will include storefront glass at the office areas with overhead steel accent canopies to provide shade and shadow.
3. In addition to the combination of landscaping and berming around the perimeter of the site, exterior areas used for loading and unloading of trailers will be set back from the project perimeter by a minimum of 50 feet as measured from property line and screened from public right-of-way by an eight (8) foot high wall that will include a combination of materials and earth toned colors as well as wall articulation, as required in Development Code Section 5.4.5.

## Drainage

Final drainage design for future development shall comply with the City of Buckeye engineering standards.

The region surrounding the Property generally drains to the southeast at approximately 0.8 percent slope. There are two points at which the site is impacted by more significant offsite flows generated from the north and west – along the western boundary of the site and at the northeastern corner of the site. Offsite flow generated west of the site (and south of Osborn Road) is conveyed south along the western boundary of the

Project in the 191st Avenue Wash. Runoff generated north of the site (including the area northwest of Osborn Road and 191st Avenue) generally concentrates in an existing wash that conveys flows southeast and discharges flow near the northeastern corner of the site. More minor offsite flows generated from the open space immediately north of the site approaches the northern boundary of the Project as sheet flow. These offsite flows ultimately outfall to the Interstate 10 Wash which follows the northern boundary of Interstate 10. Areas to the south and east generally drain away from the site.

Drainage design for the Property, including the means and facilities used to manage the offsite flows **described above, shall comply and be in accordance with the City of Buckeye's Engineering Design Standards.** For onsite management, 100-year, 2-hour retention will be required in accordance with typical City design guidelines and standards. Since the Property will be designed with appropriate offsite and onsite drainage controls and stormwater retention, and the historic outfall will be maintained, no adverse impact to downstream property or infrastructure is expected as a result of the development.

#### Water

Water infrastructure required for future development shall be built in accordance with Arizona Water Company and City of Buckeye standards, as applicable.

**The Project is located within the lower pressure zone of Arizona Water Company's White Tank Water System.**

Water supply and domestic water storage for the proposed development will be provided by the Arroyo Seco Well Site and the Arroyo Seco Reservoir Site, both of which are currently under construction. Fire flow for the project will be served by the system, with additional storage and pumping capacity constructed within the White Tank Water System as necessary to meet project requirements. Final fire flow requirements, sizing and location for any water facility improvements needed to serve the required fire flow will be determined in the future. Final water main alignments and sizing will also be determined in the future.

#### Wastewater

Wastewater infrastructure required for future development shall be built in accordance with City of Buckeye standards.

Wastewater service for the Project will be provided by the City of Buckeye. The Project site is within the **City's Sundance Water Reclamation Facility (WRF) service area.** Final sewer main alignments and sizing will be determined in the future.

#### Fire Protection

Fire Protection will be provided by the City of Buckeye. Fire protection requires a looped waterline.

#### Traffic

Half-street improvements for McDowell and Perryville Roads shall be built to conform to the City of Buckeye engineering design standards. The need for decel lanes and/or other improvements will be evaluated during

the site plan and engineering review process for future development and shall be built according to the city's engineering requirements and an approved Traffic Impact Analysis.

Street classifications for the adjacent rights-of-way are as follows:

*McDowell Road:* Major Arterial Classification

A minimum half-street right-of-way dedication will be made along the Property's frontage to accommodate auxiliary lanes and dual left turn lanes for the ultimate McDowell and Perryville intersection.

*Perryville Road:* Major Arterial Classification

A minimum half-street right-of-way dedication will be made along the Property's frontage to accommodate auxiliary lanes and dual left turn lanes for the ultimate McDowell and Perryville intersection.

The roadway improvements will be evaluated upon final site plan review. The improvements will be as outlined above. Final design will include coordination relative to the existing overhead electric poles, the proposed FCDMC channel, and the future ADOT I-10 interchange design as planned at the time the improvements are designed. To the extent possible, the road will be planned for in a manner that will allow the existing overhead electric poles to remain in place.

#### Police Protection

Police protection will be provided by the City of Buckeye.

#### Impact to Local Schools

The proposed PAD rezoning for an industrial park will not have any negative impact on the local schools. Increased tax revenue for both the school district and the City of Buckeye will benefit the district. Based on the proximity of the Property to existing schools, there will be no negative physical impacts to schools from traffic, environmental effects, aesthetics or architectural influence.

## H. CONCLUSION

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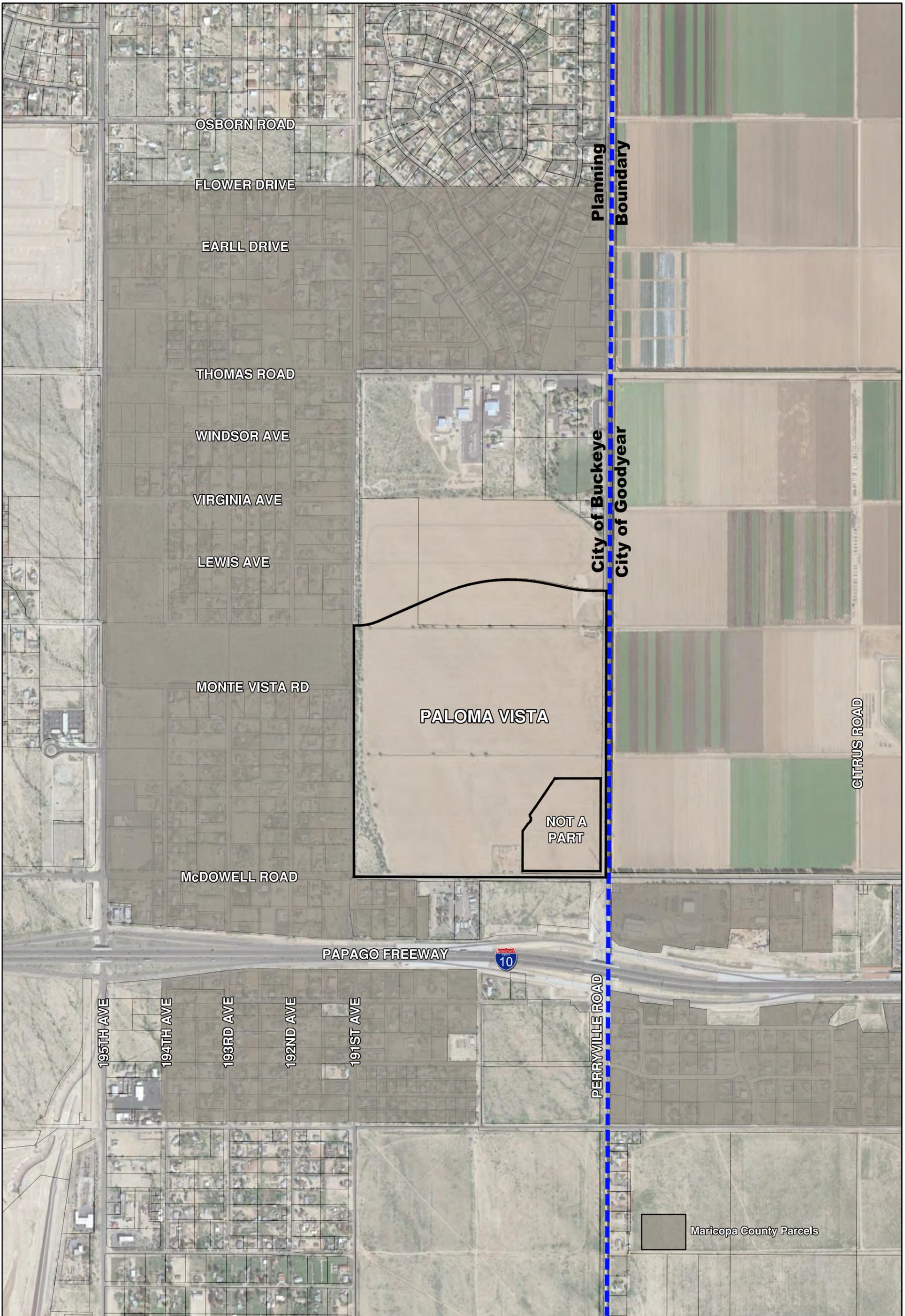
Paloma Vista will allow development of an economic asset to the City and a good neighbor to the adjacent property owners and residents especially given the unique opportunity to redevelop this large, infill parcel as a master planned concept. The proposal is more appropriate for the Property than the existing residential entitlements given the adjacent LCA designation for the Property. One of the other primary benefits of this application is the promotion of a strong, healthy community that is supported by a balance of employment, neighborhoods, and play opportunities. Paloma Vista is highly compatible with the character of the area and **the City's** long-term goals. This PAD ensures the Property will be developed with high-quality standards and specific use criteria that achieve a cohesive development that is compatible with the residential uses already in the area.

This request compliments **the variety of existing land uses in the vicinity**. **The Property's** large size and ideal location, including its direct access to arterial roadways and the I-10/Loop 303 Freeways, optimize the potential for the site to be developed with a high-quality project that will serve the long-term needs of the City of Buckeye. This request is also consistent with the policies and objectives of the City of Buckeye's **2040** General Plan because it establishes a meaningful framework to provide a wide variety of employment uses, infrastructure and amenities to be built on this infill Property that is already designated for these same uses. In summary, this request will support orderly growth and development.

## I. EXHIBIT TABS

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**PALOMA VISTA**  
 BUCKEYE, AZ  
**VICINITY MAP**

SCALE: 1"=900'  
 NORTH

**HILGARTWILSON**  
 ENGINEER | PLAN | SURVEY | MANAGE

This plan is conceptual and subject to change through the planning and development process.  
 U:\1300\1372\1372.02 - Cowley Companies\PLANNING\GRAPHICS & EXHIBITS\1372 - VICINITY MAP.dwg 5/14/2019 3:42 PM



## Legal Description

PARCEL NO. 1:

A PARCEL OF LAND IN THE SOUTHEAST ONE QUARTER OF SECTION 33, TOWNSHIP 2 NORTH RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, TOWN OF BUCKEYE, COUNTY OF MARICOPA, STATE OF ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAP ACCEPTED AS THE SOUTH QUARTER CORNER OF SAID SECTION 33, THENCE NORTH 00 DEGREES 10 MINUTES 14 SECONDS WEST, ALONG THE NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 2,636.16 FEET TO A 1/2 INCH REBAR ACCEPTED AS THE CENTER OF SECTION;

THENCE NORTH 89 DEGREES 56 MINUTES 43 SECONDS EAST, LEAVING SAID NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 50.45 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 493.79 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23 DEGREES 43 MINUTES 14 SECONDS AN ARC LENGTH OF 204.43 FEET TO A POINT OF TANGENCY;

THENCE NORTH 66 DEGREES 13 MINUTES 29 SECONDS EAST A DISTANCE OF 721.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1800.07 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35 DEGREES 06 MINUTES 50 SECONDS AN ARC LENGTH OF 1103.18 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 78 DEGREES 39 MINUTES 41 SECONDS EAST A DISTANCE OF 280.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1200.05 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11 DEGREES 23 MINUTES 18 SECONDS AN ARC LENGTH OF 238.53 FEET TO A POINT OF TANGENCY;

THENCE NORTH 89 DEGREES 57 MINUTES 01 SECONDS EAST A DISTANCE OF 140.24 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33;

THENCE SOUTH 00 DEGREES 02 MINUTES 45 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 369.14 FEET TO AN ALUMINUM CAP ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 33;

THENCE SOUTH 00 DEGREES 02 MINUTES 32 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 2639.05 FEET TO A BRASS CAP IN HAND HOLE ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 33;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2635.88 FEET TO THE POINT OF BEGINNING;

EXCEPT PARCEL G1 DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 33 FROM WHICH AN ALUMINUM CAP IN HAND HOLE ACCEPTED AS THE SOUTH QUARTER CORNER THEREOF BEARS NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 2635.88 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 871.04 FEET;

THENCE NORTH 00 DEGREES 02 MINUTES 32 SECONDS WEST, LEAVING SAID SOUTH LINE, A DISTANCE OF 65.00 FEET TO THE PROPOSED NORTHERLY RIGHT OF WAY LINE OF MCDOWELL ROAD AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 02 MINUTES 32 SECONDS WEST A DISTANCE OF 419.08 FEET;

THENCE NORTH 36 DEGREES 05 MINUTES 40 SECONDS EAST A DISTANCE OF 92.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 55.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 45 MINUTES 10 SECONDS AN ARC LENGTH OF 17.04 FEET TO BEGINNING OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 50.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 102 DEGREES 13 MINUTES 22 SECONDS AN ARC LENGTH OF 89.21 FEET TO A POINT OF TANGENCY;

THENCE NORTH 35 DEGREES 20 MINUTES 36 SECONDS EAST A DISTANCE OF 100.39 FEET;

THENCE NORTH 34 DEGREES 25 MINUTES 41 SECONDS EAST A DISTANCE OF 173.75 FEET;

THENCE NORTH 33 DEGREES 38 MINUTES 57 SECONDS EAST A DISTANCE OF 133.84 FEET;

THENCE NORTH 32 DEGREES 52 MINUTES 13 SECONDS EAST A DISTANCE OF 62.22 FEET;

THENCE NORTH 89 DEGREES 49 MINUTES 54 SECONDS EAST A DISTANCE OF 481.33 FEET TO THE PROPOSED WESTERLY RIGHT OF WAY LINE OF PERRYVILLE ROAD;

THENCE SOUTH 00 DEGREES 02 MINUTES 32 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 973.68 FEET TO SAID PROPOSED NORTHERLY RIGHT OF WAY LINE OF MCDOWELL ROAD;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 816.04 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT FROM PARCEL NO. 1 THE FOLLOWING PARCELS A AND B CONVEYED IN DOCUMENT RECORDED IN INSTRUMENT NO. 2005-1081535 OF OFFICIAL RECORDS DESCRIBED AS FOLLOWS:

PARCEL A:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 33 FROM WHICH AN ALUMINUM CAP IN HAND HOLE ACCEPTED AS THE SOUTH QUARTER CORNER THEREOF BEARS NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 2635.88 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 871.04 FEET;

THENCE NORTH 00 DEGREES 02 MINUTES 32 SECONDS WEST, LEAVING SAID SOUTH LINE, A DISTANCE OF 40.00 FEET TO THE EXISTING NORTHERN RIGHT OF WAY LINE OF MCDOWELL ROAD AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH 00 DEGREES 02 MINUTES 32 SECONDS WEST LEAVING SAID NORTHERN RIGHT OF WAY A DISTANCE OF 25.00 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 826.02 FEET TO A POINT ON THE WESTERN RIGHT OF WAY OF PERRYVILLE ROAD;

THENCE SOUTH 00 DEGREES 02 MINUTES 32 SECONDS EAST ALONG SAID WESTERN RIGHT OF WAY OF PERRYVILLE ROAD A DISTANCE OF 25.00 FEET TO A POINT ON THE EXISTING NORTHERN RIGHT OF WAY OF MCDOWELL ROAD;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST LEAVING SAID WESTERN RIGHT OF WAY OF PERRYVILLE ROAD AND PROCEEDING ALONG SAID EXISTING NORTHERN RIGHT OF WAY OF MCDOWELL ROAD A DISTANCE OF 826.02 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

PARCEL B:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 33 FROM WHICH AN ALUMINUM CAP IN HAND HOLE ACCEPTED AS THE SOUTH QUARTER CORNER THEREOF BEARS NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 2635.88 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 55.06 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, LEAVING SAID SOUTH LINE, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH 00 DEGREES 02 MINUTES 32 SECONDS WEST A DISTANCE OF 973.68 FEET;

THENCE NORTH 89 DEGREES 49 MINUTES 54 SECONDS EAST A DISTANCE OF 10.00 FEET TO A POINT ON THE EXISTING WESTERN RIGHT OF WAY OF PERRYVILLE ROAD;

THENCE SOUTH 00 DEGREES 02 MINUTES 32 SECONDS EAST ALONG SAID WESTERN RIGHT OF WAY OF PERRYVILLE ROAD A DISTANCE OF 973.70 FEET TO A POINT ON THE PROPOSED NORTHERN RIGHT OF WAY OF MCDOWELL ROAD;

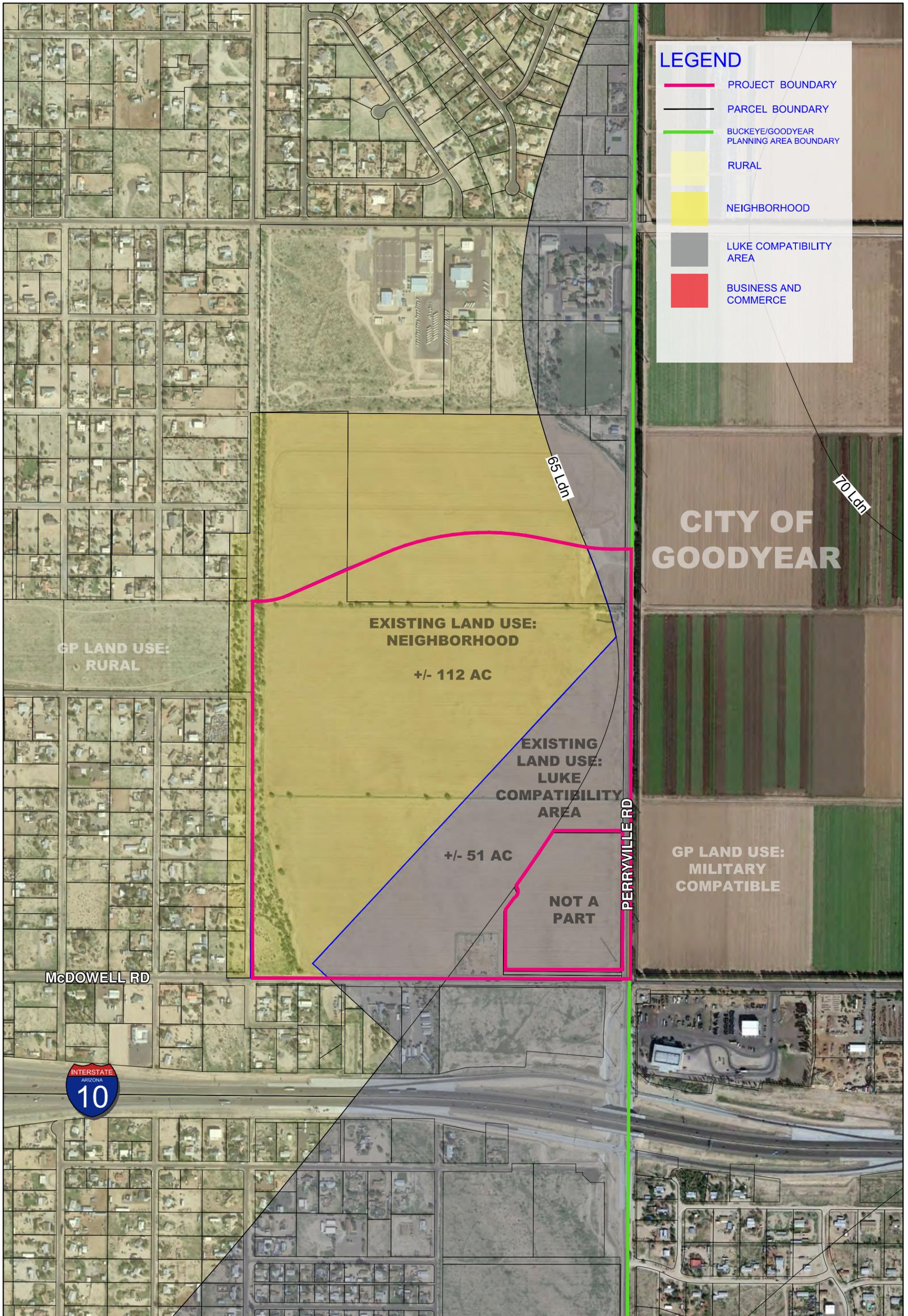
THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST LEAVING SAID WESTERN RIGHT OF WAY OF PERRYVILLE ROAD A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

PARCEL NO. 2:

AN EASEMENT FOR ROADWAY AND DRAINAGE PURPOSES AS SET FORTH IN NON-EXCLUSIVE ROADWAY AND DRAINAGE EASEMENT AGREEMENT RECORDED OCTOBER 21, 2004 IN INSTRUMENT NO. 2004-1234117 OF OFFICIAL RECORDS.

PARCEL NO. 3:

A TEMPORARY NON-EXCLUSIVE EASEMENT OF INSTALLATION, CONSTRUCTION, MAINTENANCE, OPERATIONS, USE REPAIR AND REPLACEMENT OF CERTAIN DRAINAGE AND ROADWAY IMPROVEMENTS AS SET FORTH IN TEMPORARY CONSTRUCTION EASEMENT AGREEMENT RECORDED OCTOBER 21, 2004 IN INSTRUMENT NO. 2004-1234118 OF OFFICIAL RECORD



**LEGEND**

- PROJECT BOUNDARY
- PARCEL BOUNDARY
- BUCKEYE/GOODYEAR PLANNING AREA BOUNDARY
- RURAL
- NEIGHBORHOOD
- LUKE COMPATIBILITY AREA
- BUSINESS AND COMMERCE

**CITY OF GOODYEAR**

GP LAND USE:  
RURAL

EXISTING LAND USE:  
NEIGHBORHOOD  
+/- 112 AC

EXISTING LAND USE:  
LUKE COMPATIBILITY AREA  
+/- 51 AC

NOT A PART

GP LAND USE:  
MILITARY COMPATIBLE

McDOWELL RD

PERRYVILLE RD

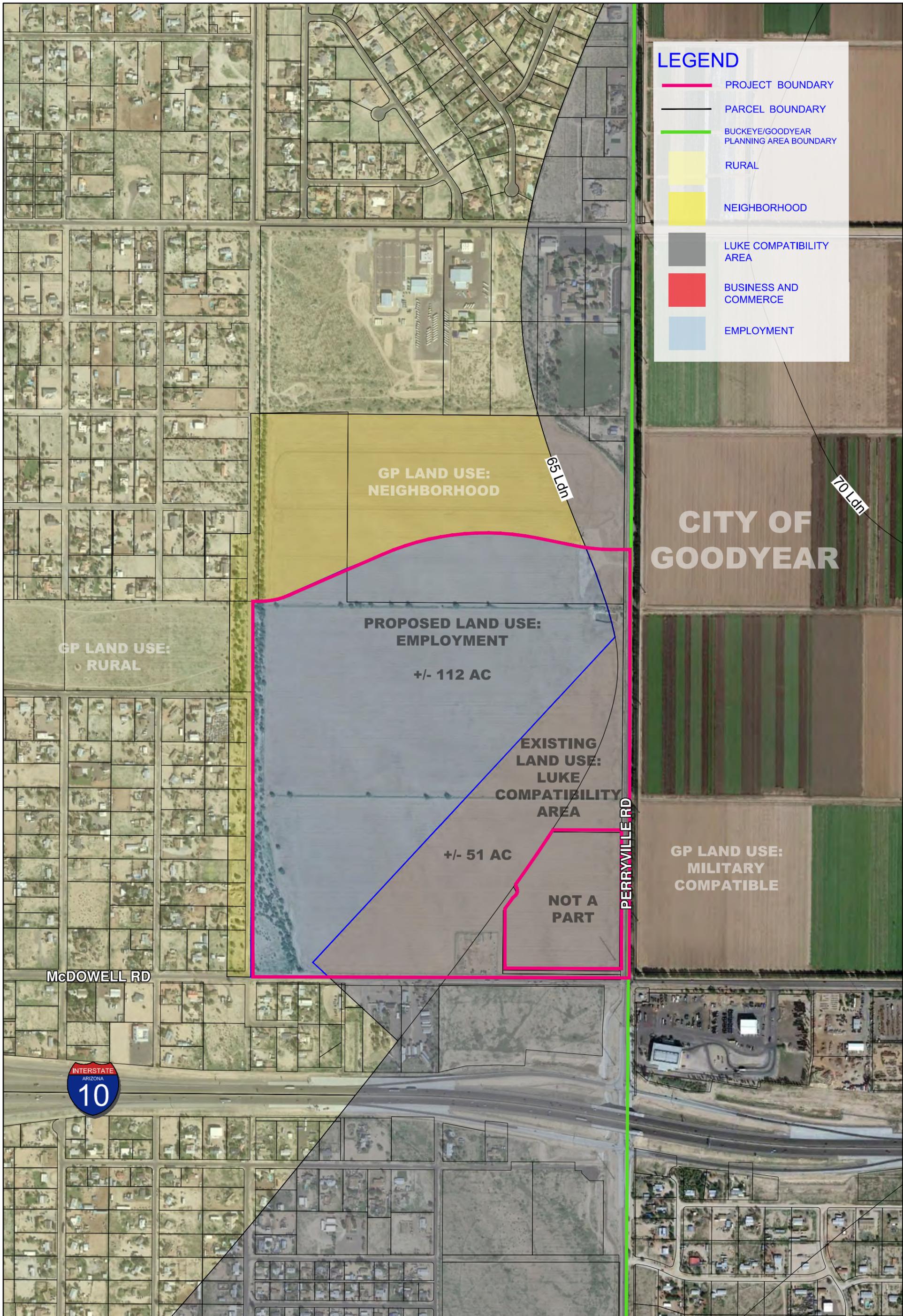


**PALOMA VISTA**  
BUCKEYE, AZ  
**EXISTING GENERAL PLAN  
LAND USE MAP**

SCALE: 1"=600'  
NORTH

**HILGARTWILSON**  
ENGINEER | PLAN | SURVEY | MANAGE

This plan is conceptual and subject to change through the planning and development process.  
U:\1300\1372\1372.02 - Cowley Companies\PLANNING\ENTITLEMENT\GPA\EXHIBITS\1372 Ex Land Use Map.dwg 5/14/2019 2:17 PM



**LEGEND**

- PROJECT BOUNDARY
- PARCEL BOUNDARY
- BUCKEYE/GOODYEAR PLANNING AREA BOUNDARY
- RURAL
- NEIGHBORHOOD
- LUKE COMPATIBILITY AREA
- BUSINESS AND COMMERCE
- EMPLOYMENT

**CITY OF GOODYEAR**

GP LAND USE: NEIGHBORHOOD

PROPOSED LAND USE: EMPLOYMENT

+/- 112 AC

EXISTING LAND USE: LUKE COMPATIBILITY AREA

+/- 51 AC

NOT A PART

GP LAND USE: MILITARY COMPATIBLE

GP LAND USE: RURAL

McDOWELL RD

PERRYVILLE RD

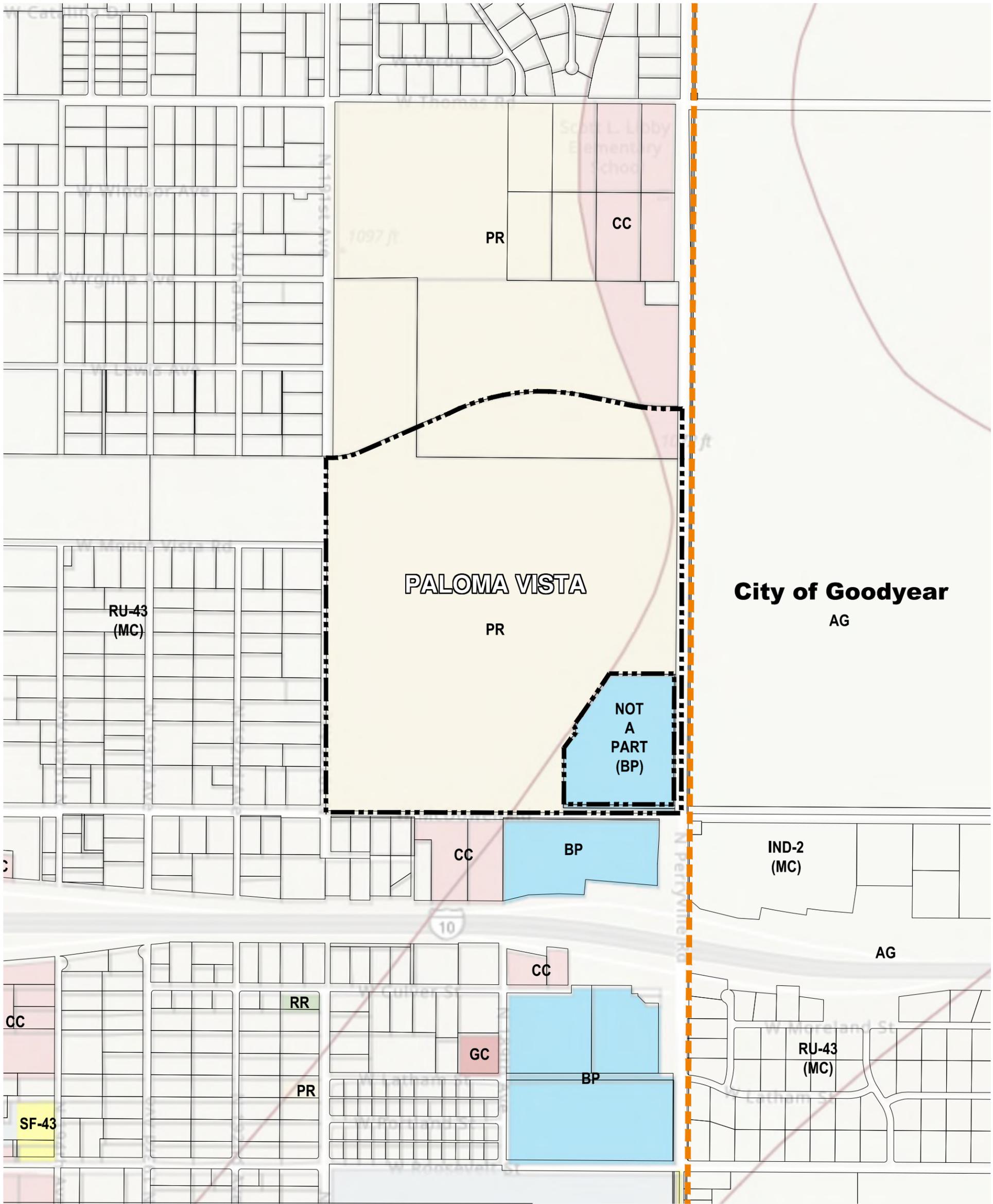


**PALOMA VISTA**  
 BUCKEYE, AZ  
**PROPOSED GENERAL PLAN**  
**LAND USE MAP**

SCALE: 1"=600'  
 NORTH

**HILGARTWILSON**  
 ENGINEER | PLAN | SURVEY | MANAGE

This plan is conceptual and subject to change through the planning and development process.  
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LEGEND

--- Planning Area Boundary

- - - Project Boundary



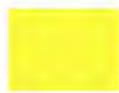
Planned Residential (PR)



Rural Residential (RR)



Business Park (BP)



Single Family Rural Residential (SF-43)



General Commerce (GC)



Commercial (CC)



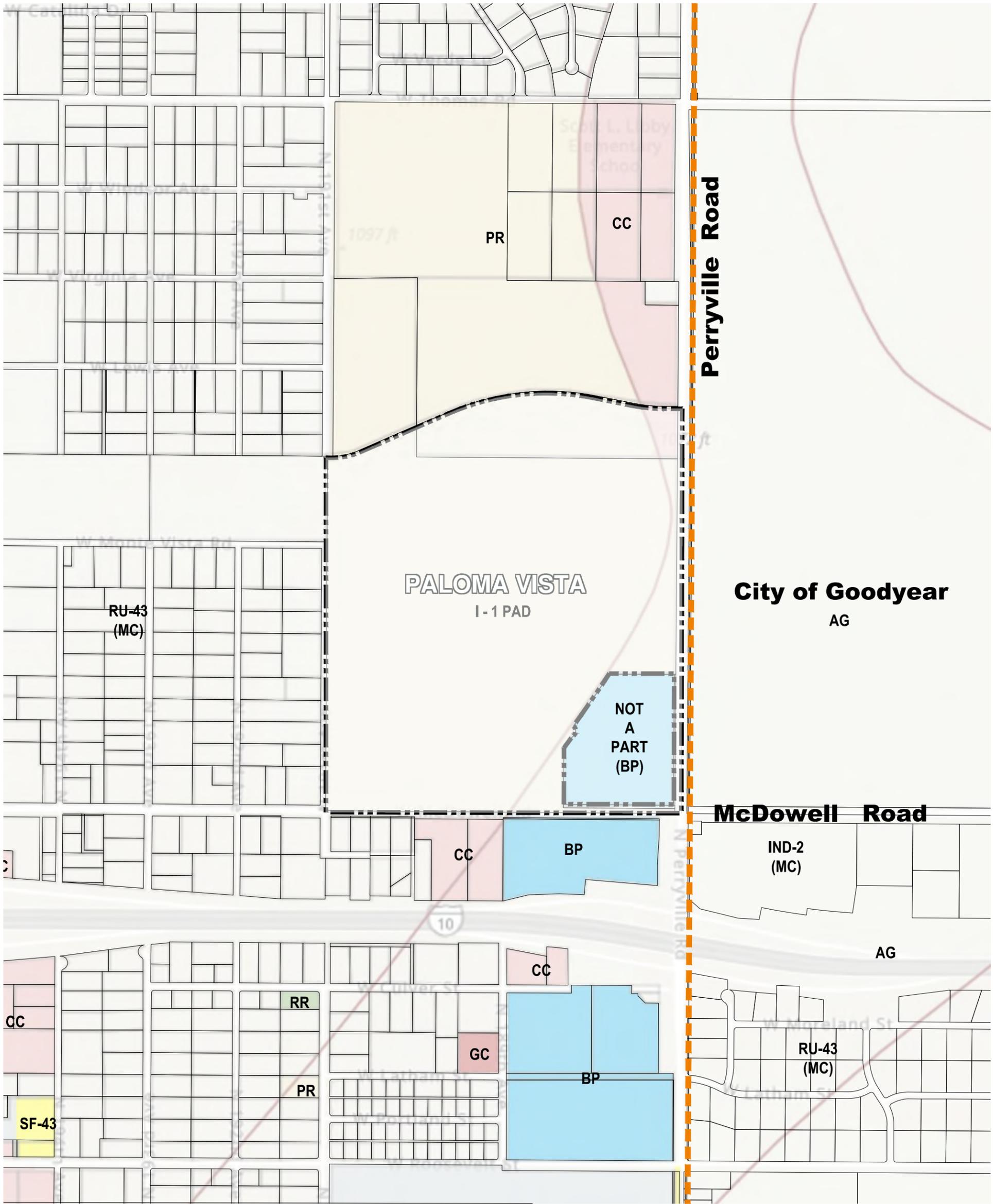
**PALOMA VISTA**  
 BUCKEYE, AZ  
**EXISTING ZONING MAP**

SCALE: 1"=800'  
 DATE: MAY 2019 NORTH

**HILGARTWILSON**  
 ENGINEER | PLAN | SURVEY | MANAGE

This plan is conceptual and subject to change through the planning and development process.

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**LEGEND**

-  Planning Area Boundary
-  Project Boundary
-  Planned Residential (PR)
-  Rural Residential (RR)
-  Business Park (BP)
-  Single Family Rural Residential (SF-43)
-  General Commerce (GC)
-  Commercial (CC)



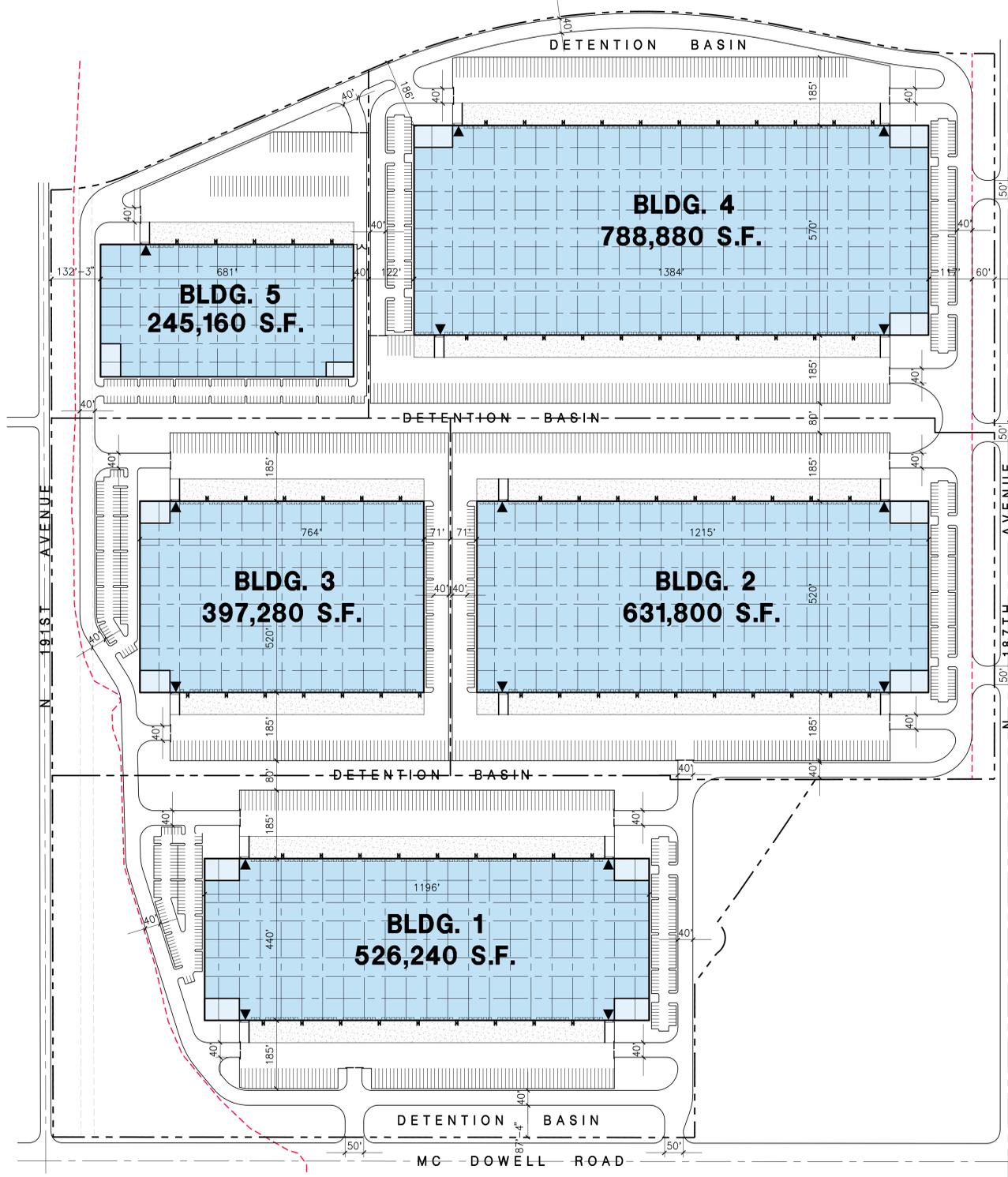
**PALOMA VISTA**  
 BUCKEYE, AZ  
**PROPOSED ZONING MAP**

SCALE: 1"=800'  
 DATE: JULY 2019 NORTH

**HILGARTWILSON**  
 ENGINEER | PLAN | SURVEY | MANAGE

This plan is conceptual and subject to change through the planning and development process.

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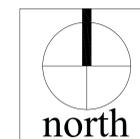


### Aerial Map



### Legend

- POTENTIAL OFFICE
- WAREHOUSE
- DRIVE THRU DOOR



**DRAFT**

# Conceptual Site Plan

## 187th Avenue & McDowell Road

Buckeye, AZ

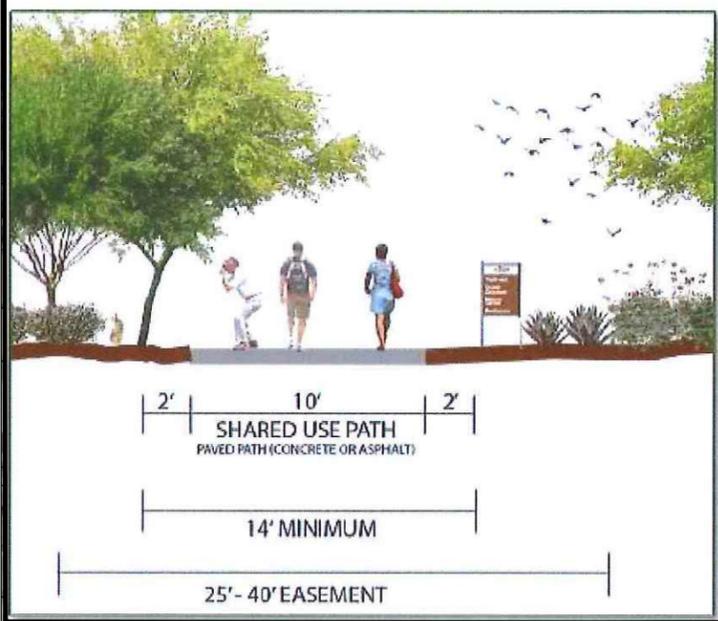


18831 Bardeen Ave. - Ste. #100  
 Irvine, CA 92612  
 (949) 863-1770  
 www.hparchs.com



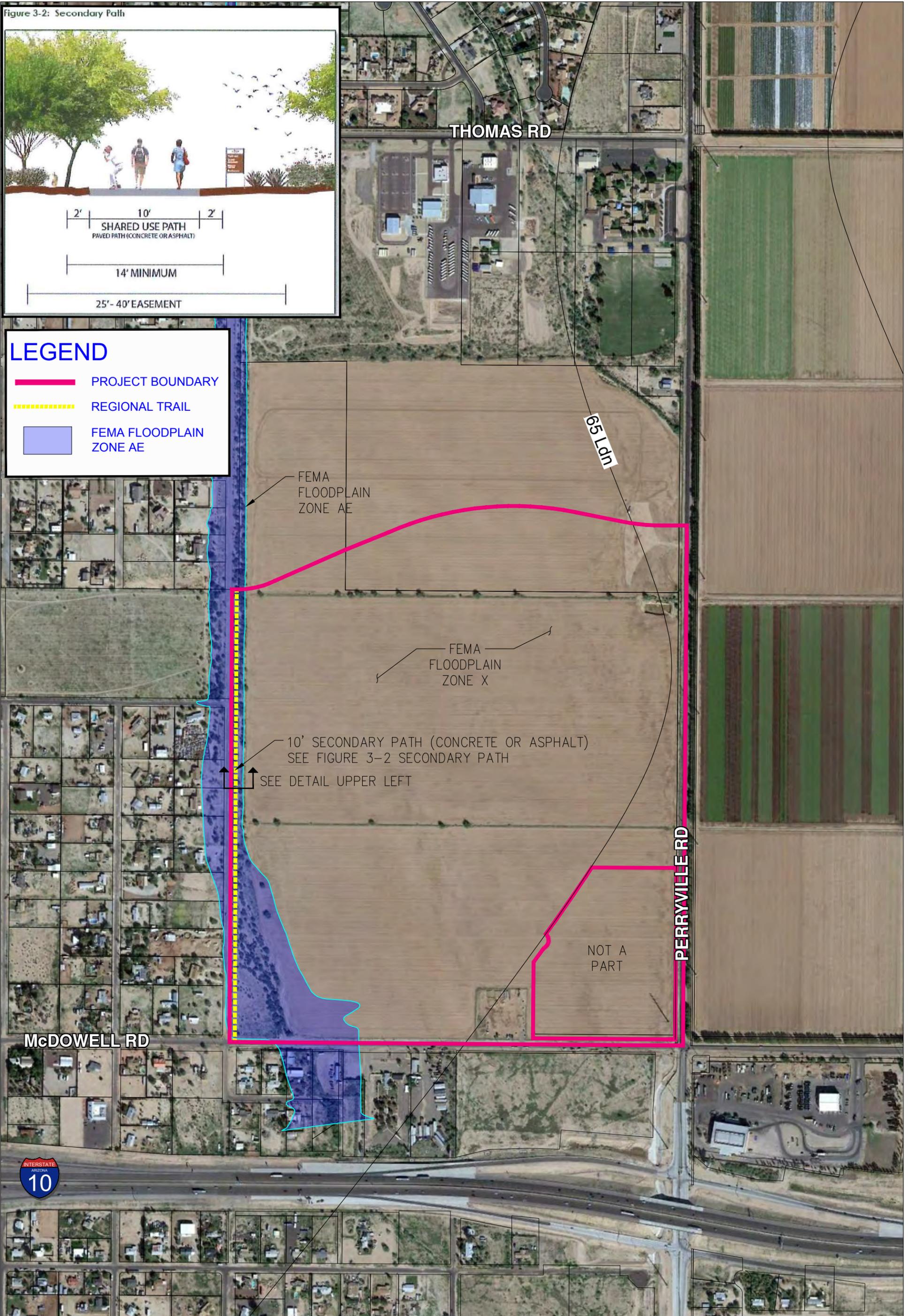
July 31, 2019 / Job #19307  
 Scheme 4A

Figure 3-2: Secondary Path



**LEGEND**

- PROJECT BOUNDARY
- REGIONAL TRAIL
- FEMA FLOODPLAIN ZONE AE



**PALOMA VISTA**  
BUCKEYE, AZ

**CONCEPTUAL TRAIL LOCATION**

SCALE: 1"=900'  
DATE: AUGUST 2019 NORTH

**HILGARTWILSON**  
ENGINEER | PLAN | SURVEY | MANAGE

This plan is conceptual and subject to change through the planning and development process.