

Parkman Ranch
NWC North Perryville Road and West Van
Buren Street
City of Buckeye
Rezoning to I-1 with a PAD Overlay
Project Narrative

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I. Request

This is a request to rezone the approximate 160.17 gross acres of unimproved land located at the northwest corner of North Perryville Road and West Van Buren Street (the “Property” or “Project”) to Light Industrial (“I-1”) with a Planned Area Development (“PAD”) Overlay. The site is currently zoned Planned Residential, now an obsolete district in the City of Buckeye, which permits the Property to be developed as a residential subdivision with densities that would typically develop at 4 to 4.5 dwelling units per acre.

II. Current Site Conditions

The site is 160.1716 gross acres of unimproved land located on the northwest corner of North Perryville Road and West Van Buren Street. The City of Buckeye Transportation Plan (Map 1-Draft Road Network) shows Van Buren Street as an arterial road at the south boundary of the Property. Perryville Road is shown as a possible parkway alignment at the eastern boundary of the Property. A parkway to freeway full diamond interchange is being constructed at I-10 and Perryville Road, and an arterial to freeway interchange is located at I-10 and Jackrabbit.

- **Current General Plan Designation**

The site is designated primarily Business Park with Community Commercial at the immediate northwest corner of North Perryville and West Van Buren on the current City of Buckeye General Plan. Business Park and Community Commercial are defined as follows:

“Business Park: Activities such as office/ or light manufacturing in a planned park-like setting with clustered building and inward focused activity are classified as business parks. Uses may include a mix of light industrial, professional offices, office/showroom, office/warehouse, retail support, services, and other related uses.”

“Community Commercial: intended to provide for the development of commercial corridors with community-serving uses with a three to five mile market area and 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.”

- **Current Zoning**

The site is currently zoned Planned Residential (no longer used). Planned Residential is defined as follows:

“The Planned Residential Zoning District is designed to accommodate all subdivided residential developments to which public services are available.”

This existing zoning permits the Property to be developed as a residential subdivision with densities averaging 4 to 4.5 dwelling units per acre.

- **Surrounding Uses**

North	West Roosevelt Street borders the Property to the north. Northwest is an unincorporated Maricopa County island with existing single-family residential; northeast is vacant unimproved commercial land within the City of Buckeye.
South	Van Buren Street borders the Property to the south; the property to the south is zoned residential and within the City of Buckeye.
East	Perryville Road borders the Property to the east; the property to the east is a mix of vacant unincorporated Maricopa County islands with existing single family homes and undeveloped lots.
West	191 st Avenue borders the Property to the west; the property to the west is developed residential within unincorporated Maricopa County.

III. Proposed Zoning District and PAD Overlay District and Uses

The Property is depicted on the General Plan as Business Park and Community Commercial. This designation promotes light industrial, business park and commercial uses and, accordingly, this request to rezone from Planned Residential to Light Industrial I-1 zoning, with PAD overlay is consistent with the City of Buckeye General Plan. Moreover, this Property is impacted by the Luke Air Force Base flight path overlay which likewise warrants the rezoning of this Property to an industrial or commercial use.

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.”*

To the west and north of the Property there are some county islands of residential development. Some of these residents have expressed concern regarding some of the more deleterious uses permitted within the I-1 district. As a result, a PAD overlay has been incorporated as part of this request as a mechanism for prohibiting the following less desirable uses:

The following uses shall be prohibited:

1. Shelter Care Facility, Homeless,
2. Cemetery,
3. Crematorium,
4. Day Care,
5. Hospital,

6. Airport,
7. Bus Terminal,
8. Heliport,
9. Major Utility Facility,
10. Check Cashing,
11. Race Track,
12. Sexually-Oriented Business,
13. Motor Freight Terminal,
14. Recycling Center,
15. Any residential or business with overnight stays, and
16. All uses prohibited by ARS § 28-8481 pursuant to the Luke Air Force Base Flight Path.

The following uses shall be permitted on up to twenty acres of the site:

1. Community Recreation Center,
2. Office,
3. Animal Pet Shop/Retail,
4. Medical Service Outpatient Only,
5. Assembly Hall,
6. Financial Institution with or Without Drive-Thru,
7. Food Sales, Wholesale,
8. Bar, Lounge or Tavern,
9. Catering Service,
10. Drive-In Restaurant,
11. Restaurants With and Without Drive-Thru,
12. Research Laboratory,
13. Major Entertainment Facility Indoor,
14. Art Gallery or Museum,
15. Movie Theater,
16. Personal Services-General,
17. General Retail,
18. Grocery Store and Shops
19. Large Retail,
20. Nursery and Plant Sales, and
21. Plant Sales Retail.

IV. Intended Plans for Development

● Source of Water

The Property lies in the Certificate of Convenience and Necessity of Arizona Water Corporation. The Owner is coordinating water facilities extension requirements to serve the

Property. In the alternative, in the event an off-site option is not available or viable, the Owner may construct a small water campus (which will require the review and approval by the city and comply with all city codes and policies) on the Property and would request that this land use be included as an allowable use pursuant to the PAD.

- **Wastewater Management**

The Property is planned to discharge wastewater to an existing City of Buckeye 15-inch sanitary sewer currently located at the southeast corner of the Property. The 15-inch sewer will be extended within the Perryville Road right-of-way to the northern boundary of the Property during development as necessary. An agreement by the Sundance Expansion owners is required to tie in the system as expanded.

- **Site Plan**

The Property is currently a single parcel, and the Owner would like the ability to subdivide the parcel in the future and to separately plat lots for each building based on how the buildings are actually developed for the specific end user.

A Major Site Plan application is being submitted concurrently with this rezoning request. The site plan, conceptual grading and drainage, landscape plans and architectural renderings submitted as part of the Major Site Plan demonstrate that the Project will be an aesthetically-pleasing business park with architecture compatible with the surrounding uses that will enhance the area. The site plan is conceptual at this time, and 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 parking, setbacks, open space, coverage and other development standards. If the final site plan is more than twenty percent (20%) of the density shown on this conceptual plan, then a public hearing may be required as determined by the Zoning Administrator. Likewise, if the final site plan is fifty percent (50%) less dense than this conceptual plan, then a public hearing may be required as determined by the Zoning Administrator. All other site plan approvals shall be administrative.

The buildings will be constructed of tilt up concrete wall panels articulated with reveals and a multi-color paint scheme. Building 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. Exterior loading areas will be set back from the project perimeter and screened by an 8' high wall supplemented by significant berming and landscaping. The landscape palette and density will be increased adjacent to building entries, corner street intersections and along the frontages adjacent to residential neighbors. The site will be developed with a minimum of twenty percent (20%) open space.

The building setback on the western boundary of the site to the face of the building is in excess of one-hundred feet (100) from the edge of the Property line, further buffering the neighbors. As noted above, the plans 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.

To defray and discourage truck traffic on the residential streets in the western block adjacent to the Property, access points to the Property on the site plan are designed not to align with the residential streets, and no-through truck signage will be provided at both ends of each residential street along 191st Avenue as shown in the graphic below. The proposed misalignment of the streets makes it very inconvenient for truck traffic to utilize the residential streets.

Additionally, any proposed lighting on site will be screened and shielded in accordance with the City of Buckeye's requirements to minimize light spillage.

Breakdown of Design Requirements described above:

The following 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 an average of 50 feet as measured from the back of the adjacent curb, and in no event less than 35 feet. 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. All future buildings will be constructed of tilt up concrete wall panels articulated with reveals and multi-color paint scheme. Other combinations of materials can be used to accent the architecture of the building. In no case shall a metal building be allowed.
3. Building 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.
4. In addition to the combination of landscaping and berming around the perimeter of the site, exterior loading areas will be set back from the project perimeter by a minimum of 100 feet as measured from property line and screened by an eight (8) foot high wall that will include a combinations of materials and earth toned colors as well as wall articulation, as required in Development Code Section 5.4.5.
5. All buildings shall be setback a minimum of 100' or more from the north, west and south perimeter property line along Roosevelt, 191st Avenue, and Van Buren.

- **Fire Protection**

Fire Protection will be provided by the City of Buckeye, and a Fire Impact fee will be collected throughout the development process per the City of Buckeye Development Code.

- **Police Protection**

Police Protection will be provided by the City of Buckeye, and a Police Impact fee will be collected throughout the development process per the City of Buckeye Development Code.

- **Impact to Local Schools**

The proposed rezoning and PAD overlay will have a positive impact on the local schools by increasing tax revenue for both the school districts and the City of Buckeye. 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.

V. Conclusion

In summary, this request for rezoning and PAD overlay is to develop a light industrial/business park on 160.17 gross acres of unimproved land located at the northwest corner of North Perryville Road and West Van Buren Street with additional opportunity for commercial uses. The proposed rezoning:

- Is supported by Buckeye's General Plan;
- Is consistent with Luke's Overflight Path and promotes the long term viability of Luke Air Force Base, which is significant revenue generator for the area; (Luke letter attached)
- Is in close proximity to a freeway interchange, and a significant regional transportation corridor;
- Has been designed to be sensitive to the surrounding residential development; and
- Will provide a significant boost to Buckeye's economy.

