



GENERAL PLAN AMENDMENT

PROCESS GUIDE & APPLICATION

(Can be used for Major and Minor GPAs)

City of Buckeye
Development Services Department

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Buckeye, Arizona 85326

Phone: 623.349.6200

www.buckeyeaz.gov

APPLICATION PROCEDURES GENERAL PLAN AMENDMENT

Important Information:

- Please schedule a Pre-Application Conference (PAC) meeting to establish if the amendment will be a major or minor amendment and to review the noticing and citizen participation requirements.
- Amendments to the General Plan will be considered **major** if they meet one of the following criteria below, the occurrence of which results in a substantial alteration of the municipality's land-use mixture or balance.
 - For all areas, a change in the Future Land Use Map of more than 160 acres and/or any change within the Luke Compatible Area (LCA) designation. Exception: When 160+ acres is changed from Employment to Neighborhood it is considered a Minor Amendment.
 - General Plan text changes that are in conflict with or alter the goals and policies of the Plan.
- Amendments to the General Plan will be considered **minor** if they meet one of the following criteria below.
 - For all areas, a change in the Future Land Use Map of less than 160 acres and outside of the Luke Compatible Area (LCA) designation. Exception: When 160+ acres is changed from Employment to Neighborhood it is considered a Minor Amendment.
 - General Plan text changes that are not in conflict with or do not alter the goals and policies of the Plan.
- The fees for General Plan Amendments are listed on the Planning and Zoning Website at <https://www.buckeyeaz.gov/business/development-services/planning-zoning> under the 'Updated Process Guides, Applications and Documents' drop-down under the 'Fee Worksheet' section.

The following information is provided to assist in the preparation and submittal of an application for a General Plan Amendment for a property within the City of Buckeye. The request will be considered by the Planning and Zoning Commission at a public hearing, and a final decision will be made by the City Council at a public hearing.

1. *Pre-Application Conference ("PAC") Process* – Prior to filing an application for a General Plan Amendment, the applicant must complete the PAC review process. The online PAC application can be found on the City's online portal [Online Application for PAC Meeting](#)
2. *Application Filing* – For an application to be accepted, the applicant must provide all of the required information described on the submittal checklist at the time of formal submittal. It shall be the responsibility of the applicant to ensure the accuracy and completeness of the request. Applications received after 4:00 p.m. will be processed the next business day. Incomplete applications will NOT be accepted.
3. *Staff Review* – Once a complete application is received and processed, the submitted information will be assigned to a Planner and routed to appropriate City staff and agencies for review/comment. After this review, the Project Coordinator will collect and consolidate the comments, which are then returned to the applicant. Any technical questions should be addressed to the assigned Planner.

The applicant is then responsible for addressing the comments and submitting revised plans. Upon resubmittal, the staff review process will begin again albeit at an expedited pace. In some cases, it is necessary to have several resubmittals before moving the request forward in the process. Please contact the Project Coordinator to schedule a Comment Resolution Meeting if necessary.

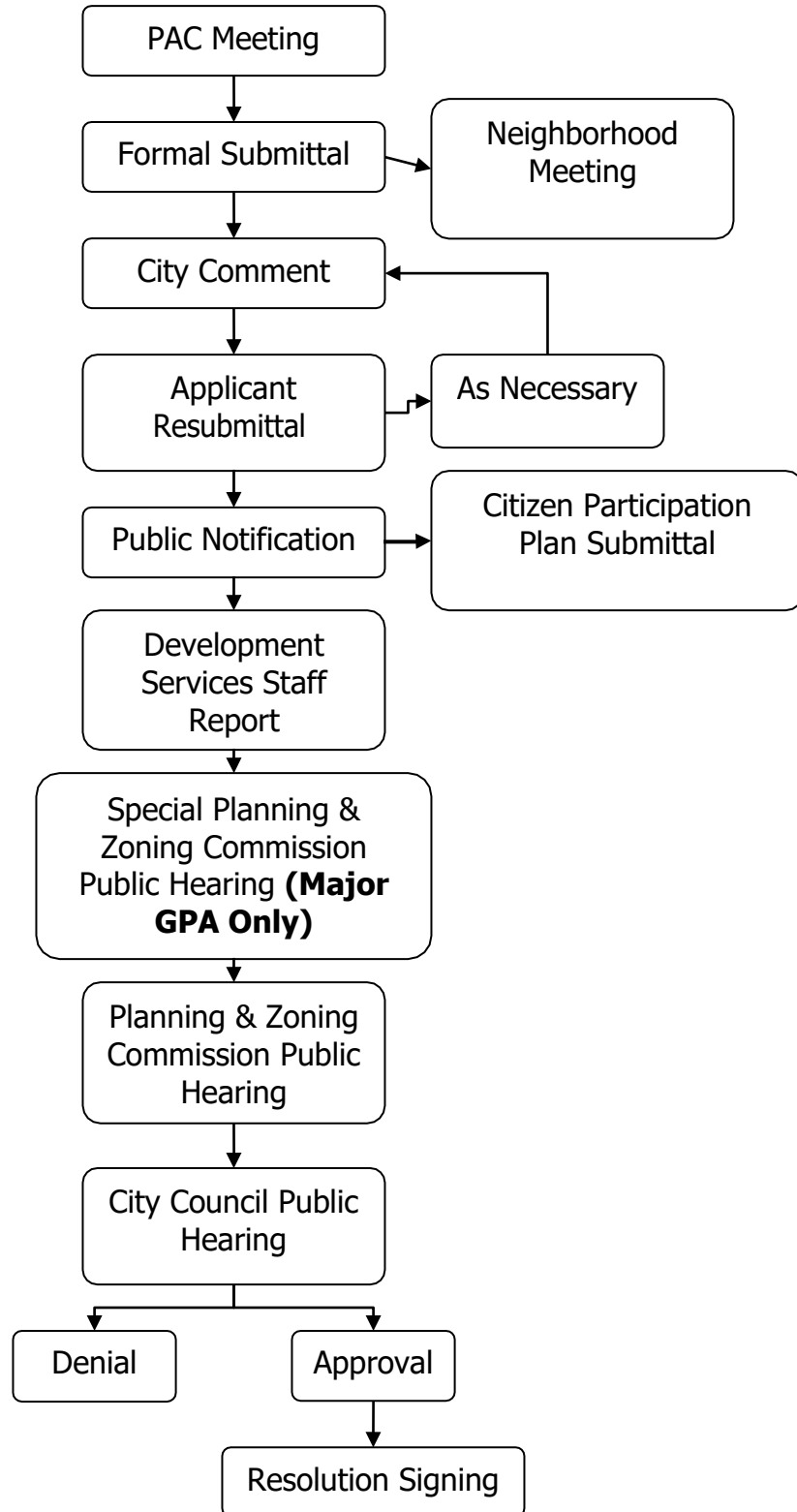
4. *Public Notification* – Upon the scheduling of any public hearing and no later than fifteen (15) days prior to its occurrence, it is the responsibility of the applicant to notify all property owners within three hundred (300) feet of the subject property. Notification shall be in the form of a letter delivered via First Class U.S. Mail, a sign(s) posted adjacent to all public rights-of-way, and publication within a widely circulated newspaper throughout the City (i.e. The Arizona Republic). All notifications should contain, at minimum, the following information; description of the Site Plan request, owner/applicant contact information, and public hearing time/date/location. Upon completion of the above-mentioned notification requirements, an Affidavit of Mailing, an Affidavit of Posting, and Proof of Publication shall be submitted to the assigned Planner not less than ten (10) days prior to the public hearing. Failure to submit the requested information will result in the postponement of the public hearing item.

The Director may expand the notification area set forth in this section if it is determined that the potential impact of the project extends beyond the required notification boundary.

5. *Citizen Participation Report Submittal* – The Citizen Participation Report (“CPR”) must be submitted to the Planner prior to the first public hearing. Failure to submit the CPR will result in the continuance of the project to the next available public hearing date. The CPR is a written report outlining the results of the citizen participation effort. The minimum requirements of the CPR can be found in Section 8.2.3.I of the Development Code.
6. *Staff Reports* – Once all staff comments have been addressed and a public hearing has been scheduled, the Planner will prepare a report describing and evaluating the proposed project and making a recommendation for action to the Planning and Zoning Commission and City Council. Copies of the staff report will be made available to the public and sent to the applicant prior to each hearing.
7. *Special Planning and Zoning Commission Public Hearing (Only required for Major General Plan Amendments)* – The special Planning & Zoning (P&Z) meeting required for Major GPAs is held off-site and serves only as a public hearing—no recommendation is made at this meeting. The formal recommendation occurs at the second P&Z hearing.
8. *Planning and Zoning Commission Public Hearing* – Regular Planning and Zoning Commission hearings occur on the second (2nd) and fourth (4th) Tuesday of each month at 6:00 p.m. Regular meetings are held at the City Council Chambers, located at 530 E Monroe Avenue. The applicant, owner, or appointed representative must be present at the hearing. The Planning and Zoning Commission, taking into consideration staff presentation, owner/ applicant/project representative presentation, and public testimony, will recommend approval, approval with modifications and/or stipulations, or denial of the request to the City Council. The public also has the option to email comments to planningandzoning@buckeyeaz.gov or complete a comment form to comment by phone on the Planning and Zoning Agendas, Motions and Minutes webpage. The meeting will also be streamed on the City's YouTube channel for remote viewing.
9. *City Council Public Hearing* – Regular City Council hearings occur on the first (1st) and third (3rd) Tuesday of each month at 6:00 p.m. Regular meetings are held at the City Council Chambers, located at 530 E Monroe Avenue. The applicant, owner, or appointed representative must be present at the hearing. The City Council, taking into consideration Planning and Zoning Commission recommendation, staff presentation, owner/applicant/project representative presentation, and public testimony, will approve, approve with modifications and/or stipulations, or deny the request. The public also has the option to complete a public comment form for comment by email or phone on the City Council Meetings, Agenda & Minutes web page or can remotely view meetings that are streamed on the City's YouTube channel.
10. *Inactive Cases* – All applications need to be actively pursued to a decision. If the City has completed any and all appropriate reviews and no activity has occurred for the continued processing of the application on behalf of the applicant for at least for one hundred eighty (180) days, the application will be considered

inactive, deemed to be withdrawn, and the file will be closed. Thirty (30) days prior to the inactive date, staff will notify the applicant in writing of the impending action. The applicant may submit a written request for the application to remain active along with an explanation for the inactivity. The Director may grant an extension for up to one hundred eighty (180) days for good cause if there is reasonable belief that the application will be actively pursued during the extension period.

GPA Process



GPA SUBMITTAL CONTENT REQUIREMENTS (PDF FORMAT)

1. **Application** (8.5" x 11" PDF, completed and signed) – Application containing all information relative to a site plan. If the applicant is not the property owner, the applicant must provide authorization from the property owner that the application is being filed with their permission.
2. **Fee Worksheet** (8.5" x 11" PDF, completed and signed)
3. **Project Narrative** (8.5" x 11" PDF) – The narrative must include a description of the current site conditions, a general outline of the intended plans for development, and justification for the proposed amendment addressing the following:
 1. The recommended land use pattern identified in the Land Use Plan inadequately provides appropriate optional sites for use or change proposed in the amendment.
 2. The amendment must constitute an overall improvement to the General Plan and will not solely benefit a particular landowner or owners at a particular point in time; and
 3. The amendment will not adversely impact a portion of, or the entire community by:
 - a. Significantly altering acceptable existing land use patterns, especially in established neighborhoods;
 - b. Significantly reducing the housing to jobs balance in the Planning Area;
 - c. Replacing employment with residential uses;
 - d. Requiring additional and more expensive improvements to infrastructure systems and / or replacing proximity to municipal facilities and / or services than are needed to support the prevailing land uses and which, therefore, may impact the level of service for existing and proposed developments in other areas;
 - e. Increasing traffic (without mitigation measures) on existing roadways that negatively impact existing and planned land uses;
 - f. Affecting the existing character (i.e., visual, physical and functional) of the immediate area;
 - g. Increasing the exposure of residents to aviation generated noise, safety and / or flight operations;
 - h. Diminishing the environmental quality or the air, water, land, or cultural resources; and
 4. Significantly altering recreational amenities such as open space, parks, and trails.
 5. Include the following exhibits: vicinity map, current and proposed general plan designation, current zoning district, area plan illustrating proposed density/intensity range, adjacent general plan designations and zoning districts, land use within three hundred (300 feet), and project date (gross /net acreage), parcel numbers, and property address.

4. **PAC Meeting Comments** (8.5" x 11" combined PDF)
5. **Citizen Participation Plan (As required by Section 7-8-4-K of the Development Code)** (PDF Format)
6. **Additional Materials** – The Development Services Department may request additional submittal items.

General Plan Amendment 1st Submittal Checklist (PDF Format)

(Please provide original list with formal submittal)

REQUIRED MATERIALS (IN PDF FORMAT)

	Applicant Checklist	Staff Verification
Application (8.5" x 11" PDF, completed and signed)	<input type="checkbox"/>	<input type="checkbox"/>
Fee Worksheet (8.5" x 11" PDF, completed and signed)	<input type="checkbox"/>	<input type="checkbox"/>
Project Narrative (8.5" x 11" PDF)	<input type="checkbox"/>	<input type="checkbox"/>
PAC Meeting Comments (8.5" x 11" combined PDF)	<input type="checkbox"/>	<input type="checkbox"/>
Citizen Participation Plan (PDF Format)	<input type="checkbox"/>	<input type="checkbox"/>
Additional Materials (PDF Format)	<input type="checkbox"/>	<input type="checkbox"/>

Subsequent Submittals:

All plan sets must be 24" x 36" combined and flattened into one (1) PDF



DO NOT WRITE IN THIS AREA-OFFICIAL USE ONLY

Date: _____ Planner: _____ Case No: _____

PROPERTY INFORMATION:

Project Name: _____ Associated Cases: _____
 Project Address/Location: _____
 Current Zoning District: _____ Parcel Number(s): _____ Quarter Section: _____
 Request: _____

CASE TYPE:

Major General Plan Amendment Minor General Plan Amendment Other: _____

IMPORTANT NOTE ABOUT PROJECT CONTACT(S):

The property owner may designate an agent as the coordinator for the project. This person (the applicant) will receive any technical comments and decision letters and will communicate all case information to other parties as required. **All contact for this project will be made through the applicant listed below.**

APPLICANT/OWNER AUTHORIZED AGENT INFORMATION:

Name: _____
 Company: _____
 E-mail: _____
 Business Phone: _____ Home Phone: _____
 Mobile Phone: _____ Other Phone: _____
 Fax: _____
 Address: _____ City: _____
 State: _____ Zip: _____ Address Type: Physical Mailing
 Contact Preference: Email Business Phone Home Phone
 Mobile Phone Other Phone Address

SECONDARY APPLICANT CONTACT INFORMATION:

Name: _____
 Company: _____
 E-mail: _____
 Business Phone: _____ Home Phone: _____
 Mobile Phone: _____ Other Phone: _____
 Fax: _____
 Address: _____ City: _____
 State: _____ Zip: _____ Address Type: Physical Mailing
 Contact Preference: Email Business Phone Home Phone
 Mobile Phone Other Phone Address

OWNER CONTACT INFORMATION:

Name: _____
 Company: _____
 E-mail: _____
 Business Phone: _____ Home Phone: _____
 Mobile Phone: _____ Other Phone: _____
 Fax: _____
 Address: _____ City: _____
 State: _____ Zip: _____ Address Type: Physical Mailing
 Contact Preference: Email Business Phone Home Phone
 Mobile Phone Other Phone Address

DEVELOPER CONTACT INFORMATION:

Name: _____
 Company: _____
 E-mail: _____
 Business Phone: _____ Home Phone: _____
 Mobile Phone: _____ Other Phone: _____
 Fax: _____
 Address: _____ City: _____
 State: _____ Zip: _____ Address Type: Physical Mailing
 Contact Preference: Email Business Phone Home Phone
 Mobile Phone Other Phone Address

ARCHITECT CONTACT INFORMATION:

Name: _____
 Company: _____
 E-mail: _____
 Business Phone: _____ Home Phone: _____
 Mobile Phone: _____ Other Phone: _____
 Fax: _____
 Address: _____ City: _____
 State: _____ Zip: _____ Address Type: Physical Mailing
 Contact Preference: Email Business Phone Home Phone
 Mobile Phone Other Phone Address

ENGINEER CONTACT INFORMATION:

Name: _____
 Company: _____
 E-mail: _____
 Business Phone: _____ Home Phone: _____
 Mobile Phone: _____ Other Phone: _____
 Fax: _____
 Address: _____ City: _____
 State: _____ Zip: _____ Address Type: Physical Mailing
 Contact Preference: Email Business Phone Home Phone
 Mobile Phone Other Phone Address

PROPERTY OWNER AUTHORIZATION

I (property owner) _____ authorize (owner's Agent) _____
To file this application on matters related to this request with the City of Buckeye. By signing this form as the property owner, I hereby agree to abide by any and all stipulations that may be assigned by the City of Buckeye as part of any approval of this request.

Owner Signature

Date

PROPOSITION 207 WAIVER

The property owner acknowledges that the approval being sought by this application may cause a reduction in the existing rights to use, divide, sell or possess the private property that is the subject of this application. The property owner further acknowledges that it is the property owner who has requested the action sought by the filing of this application. Therefore, pursuant to A.R.S. §12-1132 through 1138, the property owner does hereby waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as result of the filing of this application.

Owner Signature

Date

Applicant Signature

Date

Development Services Department

530 East Monroe Ave, Buckeye AZ 85326 Phone 623.349.6211 Fax 623.349.6222

PUBLIC HEARING NOTIFICATION REQUIREMENTS

The City of Buckeye Development Code requires that a public hearing notice be published and mailed to adjacent property owners prior to a public hearing.

Prior to the public hearing the applicant shall be responsible for completing a minimum 15 day notification of the public hearing including:

1. A public hearing notice to be published in a newspaper of general circulation within the City of Buckeye;
 2. A public hearing notice to be sent to all property owners within 300 feet of all property lines of the subject property; and
 3. A public hearing notice to be posted on the property.
- The applicant shall secure a public hearing date from the Development Services Department and shall complete the notice of public hearing by filling in the blanks of a standard Development Services Department form and delivering the public hearing notice to the newspaper within their time frame so that the public hearing notice is published at least 15 days prior to the public hearing date.
 - Proof of publication shall be supplied by the applicant to the Development Services Department prior to the public hearing date.
 - The applicant shall secure the names and addresses of all property owners within 300 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and shall send the public hearing notice to each said owner no less than 15 days prior to the public hearing date.
 - The applicant shall provide a notarized Affidavit of the mailing list and said mailing to the Development Services Department prior to the public hearing date.
 - The applicant shall post the property per the City of Buckeye Development Services Site Posting Requirements.
 - The applicant shall submit a notarized Affidavit of Posting and photographs of the posting (see next page) to the Development Services Department prior to or on the fifteenth day prior to the public hearing date. Failure to provide such documentation in a timely manner will result in continuance of the case to the next available public hearing date.
 - The signs must be maintained and updated with amended information until after the final public hearing.
 - The signs must be removed and disposed of within 10 days after the final public hearing.
 - You may use a sign vendor of your choice
 - Additional requirements for public hearings specific to the General Plan process can be found in ARIZ. REV. STAT. § 9-461.06 and City Code pages 178-182.

Public Hearing Notice Sign Specifications

- The sign shall be a minimum of 3 ft. x 3 ft. in size.
- The sign shall be constructed of laminated coroplast, laminated plywood, or other suitable construction material.
- The sign shall have a white background with black lettering. The least expensive process is laminated direct printing.
- The minimum lettering size shall be 1/2 inch for lowercase and 1 inch for upper case.
- The words "Public Hearing" shall be a minimum of 2 inches in size. (Sign lettering should be formatted to match the example below).
- The content of the sign shall match the example below and include specific case details.
- The sign shall be securely fastened to wooden or metal stakes.
- The applicant is responsible for maintaining the integrity and accuracy of the sign.
- The height of the sign shall be at least 4 ft from finished grade to top of sign and shall not be obstructed from view.

<p style="text-align: center;">City of Buckeye</p> <p style="text-align: center;">PUBLIC HEARING</p> <p style="text-align: center;">Planning and Zoning Commission: [Date and Time] City Council: [Date and Time]</p> <p style="text-align: center;">LOCATION OF HEARINGS:</p> <p style="text-align: center;">REQUEST:</p> <p style="text-align: center;">PROPOSAL:</p> <p style="text-align: center;">GENERAL LOCATION:</p> <p style="text-align: center;">SIZE:</p> <p style="text-align: center;">CASE #:</p> <p style="text-align: center;">APPLICANT/CONTACT:</p> <p style="text-align: center;">PHONE #:</p> <p style="text-align: center;">Development Services Department: 623-349-6211</p> <p style="text-align: center;">Posting Date:</p>

Format for Publication

City of Buckeye

NOTICE IS HEREBY GIVEN that the City of Buckeye (*Community Planning, Planning and Zoning Commission* or *City Council*, whichever is appropriate) will hold a public hearing on (day of week), (month) (date), 20____to be held at the City Council Chambers, located at 530 E Monroe Avenue at 6:00 p.m., for the purpose of hearing all persons for or against the following request:

Case No. _____(insert case number): Request by (name of applicant) for the approval of a (name of application type and general description) located at (general location of subject property by street location and brief township/rage/section legal description).

For additional information, please contact the Development Services Department at (623) 349-6211

Affidavit of Sign Posting

Case Number: _____
Project Name: _____
Applicant Name: _____
Location: _____

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the **applicant** for public hearings in the City of Buckeye shall post signs as prescribed by the "City of Buckeye Site Posting Requirements." **It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property and to update the hearing information on the sign until the final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within ten (10) days after the final disposition of the case.**

I confirm that the site has been posted as detailed by the City of Buckeye Site Posting Requirements for the case above and the site was posted at least fifteen (15) but no more than thirty (30) days prior to the public hearing.

See attached date stamped photo exhibit of posted signs.

Applicant's / Representative's signature: _____

SUBSCRIBED AND SWORN before me this _____ day of _____, 20____,
by:

Notary Public

My Commission Expires:

Affidavit of Mailing Notice

Case Number: _____
Project Name: _____
Applicant Name: _____
Location: _____

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statute, the applicant for public hearings in the City of Buckeye shall secure the names and addresses of all property owners within _____ feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor’s web site and shall send the public hearing notice to each said owner no less than fifteen (15) but no more than thirty (30) days prior to the public hearing date.

I confirm that I secured the names and addresses of all property owners within _____ feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor’s web site and did send the public hearing notice to each said owner no less than fifteen (15) but no more than thirty (30) days prior to the public hearing.

See attached copies of all sent letters and address lists.

Applicant’s / Representative’s signature: _____

SUBSCRIBED AND SWORN before me this _____ day of _____, 20____,
by:

Notary Public

My Commission Expires:
