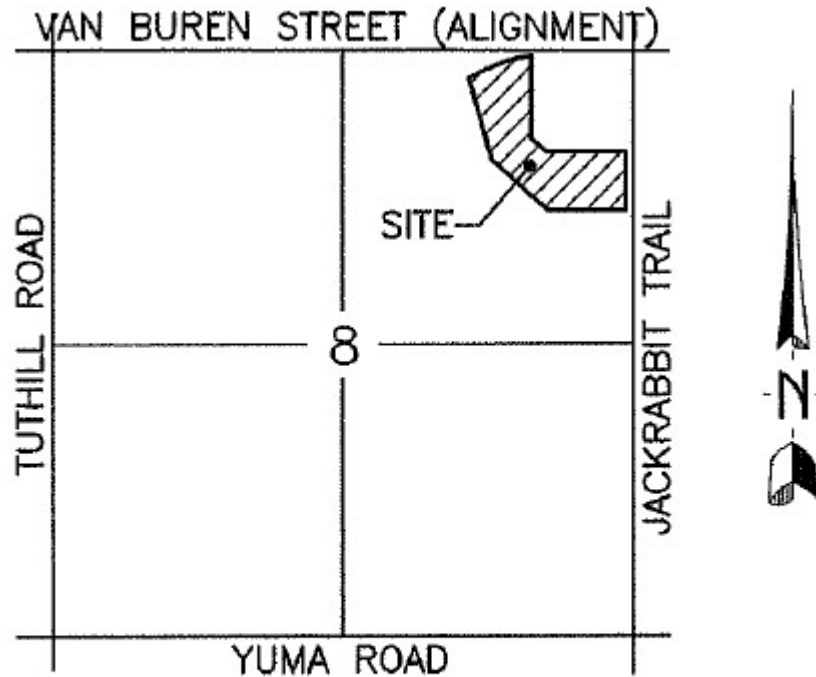


NARRATIVE
FOR
IRONWOOD AT BLUE HORIZONS
(PLZSP-21-00049)



VICINITY MAP
NE 1/4 SECTION 8, T1N., R.2W.

MAY 14, 2021
Revised July 23, 2021
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DESCRIPTION OF REQUEST

The request is for Site Plan approval for a proposed multi-family development within the Blue Horizons Community Master Plan ("CMP"). The project entitled, Ironwood at Blue Horizons, is in conformance with the approved CMP for Blue Horizons Villages.

Per the approved CMP, this site is described as Village 7, parcels 25 & 26. The property had been previously approved for a maximum development of 103 multi-family villas and 150 multi-family apartments, for a maximum of 253 multi-family units. The current proposal consists of 88 multi-family villas and 150 multi-family apartments, for a total number of 238 multi-family units. The proposed use, density and number of units conform to the approved CMP.

DESIGN AND LANDSCAPING

The proposed development consists of private drives, villas, apartments, landscaped open-space (as depicted on the Site Plan's Conceptual Landscape & Wall Plan) and community amenities. This site is not being subdivided and all units will be only professionally managed rentals. Since the CMP does not have design standards for multi-family projects, the design standards outlined in the City's Development Code have been implemented in the development. The apartment buildings are proposed to be two-story and provide for several materials and color designs to break up the longer elevations. The villas are designed to appear as single-family homes and provide for a variety of multi-family residential options on the site. All drive aisles, open space, walks, etc. will be maintained by a private entity and not the City of Buckeye.

The villas each have attached two (2) car garages and space on each driveway for two (2) parked cars. The driveways meet the Development Code for length between the street and garage. The villas will come with private, fenced yards which will be accessed from a single gate at one side yard and through a patio door from the units directly. The following villas have been identified as one's to have enhanced side treatment due to proximity to the private streets: 1, 15, 16, 28, 29, 41, 42, 52, 53, 61, 62, 67. This enhancement includes awnings as shown in the elevation package.

The apartments each have attached two (2) car garages for 3-Bedroom units and a one (1) car garage for 2-Bedroom units. A private, fenced yard is provided in the rear of each unit. Access will be through the patio door from the units directly. The following apartments have been identified as one's to have enhanced side treatment due to proximity to the private streets: 1, 2, 3, 4, 5, 6, 7, 8, 11, 12, 15, 16, 21, 22, 23, 25, 26. This enhancement includes awnings as shown in the elevation package. Additional guest parking has been provided along the private drives in both the villas and apartment vicinities with.

The landscaping for the project consists of a palette of various trees, shrubs and groundcover. The community amenities include a centralized clubhouse with indoor and outdoor fitness areas, rental office, and restrooms. Additionally, a resort-style pool and large playground will be available for the enjoyment of both the villas and apartment residents.

CURRENT AND PROPOSED SITE CONDITIONS

Currently, the site is undeveloped and exists as a barren, pre-cleared building pad with an existing drainage channel running along the western & southern boundary of the site. The proposed condition will result in a fully developed and landscaped community of villas and apartments. The project will have two (2) main vehicular entrances: one off Jackrabbit Trail to the east and one from Blue Horizons Parkway to the north. All on-site drives and walks will be privately maintained. Improvements will be made in accordance with the submitted Traffic Impact Study along Jackrabbit Trail and Blue Horizons Parkway.

RELATIONSHIP TO SURROUNDING PROPERTIES

To the west and south are residential subdivisions named Blue Horizons Parcel 12 Replat and Parcel 1, respectively. These are subdivisions that also conform to the approved CMP. To the east of Jackrabbit Trail is a phased residential subdivision named Vista Montana and undeveloped property lies to the north, across the street of Blue Horizons Parkway.

Directly adjacent and contiguous to the northeast is an undeveloped commercial corner shown as Parcel 27 in the approved CMP. This project will provide sewer connections to the commercial corner.

ACCESSIBILITY AND CIRCULATION

A primary private drive will be constructed through the community and will connect both to Blue Horizons Parkway and Jackrabbit Trail. This drive will be 32' to back of curb and contain 5' sidewalks on both sides. Per the City's local street standard, this provides the minimum 14-foot asphalt lane width required to support room for on-street parking.

Private drives with a 25'-2" width to back of curb (24' drivable section) will provide internal access through the villas and apartments areas. There will not be parking allowed at any time on these drives. A plan will be submitted as part of final engineering and plan approvals to detail private enforcement of on-street parking violations on these drives. All drives have been designed to accommodate an AASHTO WB-50 truck maneuvering.

An extensive walk system has been extended throughout the development to facilitate pedestrian connectivity to open areas, the centrally located clubhouse, parking, and the proposed walk extensions that will be constructed along the project frontage within the public rights-of-way.

PHASING

At present, there are no plans to phase the project. Should market conditions dictate, any future phasing that would be necessitated, shall be coordinated with approvals by the City.

UTILITY PROVIDERS

Sewer and sanitation service will be provided by the City of Buckeye. The garages for every villa and apartment unit have been designed to accommodate two refuse containers, internally. These are shown in the floorplans on Sheets 27 and 28 of the Site Plan. This allows the residents to wheel their trash out for pick in accordance with the City's Trash Cart Service requirements. Reference the included Refuse Collection Exhibit which was reviewed by Public Works to identify locations for weekly and bulk pickups. The onsite property manager will enforce the storage and placement of containers throughout the site. Arizona Water Company will provide water service and APS will provide electric service. As part of final engineering and plan approvals, the Owner will work with the City to expand the Blue Horizons Streetlight Improvement District to include this project.

FIRE AND POLICE PROTECTION

The City of Buckeye will provide Fire and Police Protection for the community. The closest police and fire facility are at Yuma and Dean Roads, approximately three (3) miles to the southwest.

IMPACT ON LOCAL SCHOOLS, PARKS, AND OTHER ENTITIES

Ironwood at Blue Horizons is part of the approved Community Master Plan for Blue Horizons Villages. The proposed development conforms to the approved CMP and thus, has no additional impacts on local schools or other entities other than considerations given in the originally approved CMP. As part of the entitlements for the overall CMP, dedications for elementary schools were completed as part of the entitlements including the density afforded to the parcels for this project. A copy of the Certificate of Adequate School Facilities has been included as part of the resubmittal.

Ironwood at Blue Horizons will have an extensive amenity center which will be the primary source of recreational and community gathering.

DENSITY AND OPEN SPACE

The gross acreage of the project is 22.195 acres. This can be broken down to:

11.186 Acres for the portion associated with the villas, and

11.009 Acres for the apartment portion.

This correlates to a density of:

7.9 units per acre for the 88 villas, and

13.6 units per acre for the 150 apartments.

This project provides 412,943 sf of total open area, or 42.7% of the gross acreage. This includes:

185,073 sf (19.14%) of active open area,

85,621 sf (8.86%) of private yards, and

142,249 sf (14.71%) of drainage channel.