



SITE PLAN

Report to the Planning and Zoning Commission

CASE NUMBER: PLZSP-21-00049
TITLE: Ironwood at Blue Horizons SITE PLAN
MEETING DATE: August 9, 2022

Applicant/Owner: Todd Tucker, Capital West Homes & Development

Request: Site Plan for future construction of 88 multifamily villas and 150 multifamily apartment development.

District: District 6

Location: Generally located on the southwest corner of Jackrabbit Trail and Blue Horizons Parkway (Van Buren alignment).

Site size: 22.19 acres

Density: Multifamily Villas 7.9 DU/AC
Multifamily Apartments 13.6 DU/AC
Aggregate Total Units 10.7 DU/AC

Public input: None

Recommendation: **Approve** with conditions

PROJECT DESCRIPTION

1. Todd Tucker, Capital West Homes & Development is requesting a site plan approval on 22.19 acres generally located on the southwest corner of Jackrabbit Trail and Blue Horizons Parkway (Van Buren Alignment). The site was pre-graded with the development of the Blue Horizons Villages Community Master Plan (CMP) and is vacant.
2. The site plan proposal will facilitate the construction of a 238 multi-family units which is in conformance with the approved CMP; per the CMP, this site is described as Village 7, parcels 25 and 26 with a maximum allowance of 253 multifamily units.
3. The 3,800 square foot centralized clubhouse will house the leasing, office, community room and fitness center with landscaped active open spaces that include a community pool, splash pad, and playground. The villa units of two-, and three-bedroom(s) range in size from 1,054-1491 square feet, each have an attached two (2) garage and driveway. The townhouse apartments also two-, and three-bedroom(s) range in size from 1,559-1,668. Twenty-eight (28) buildings townhouse style apartments are planned with two (2) car garages for three 3-bedroom units and one (1) car garage for two-bedroom units. All units are designed to have private yards which will be maintained by the commercial management company. This project is not planned to be phased.

AREA CONTEXT

Table 1: Existing Land Use, General Plan Designation, and Zoning District

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant	Master Planned Community (MPC) and Luke Compatibility Area	Planned Community (PC)
North	Vacant	Employment and Business Commerce	Planned Residential (PR), Commercial Center (CC)
South	Blue Horizons Single Family Residential	Master Planned Community (MPC)	Planned Community (PC)
East	Vista De Montana Subdivision	Luke Compatibility Area	Planned Residential (PR)
West	Blue Horizons Single Family Residential	Master Planned Community (MPC)	Planned Community (PC)

PUBLIC PARTICIPATION

4. The applicant has advertised in accordance with Section 8 of the Development Code via mailed notice of application to those property owners within 300 feet of the subject site.

BACKGROUND

5. 1987: Annexed; Ordinance 10-87; Approved 8/21/1987
6. 1996: Planned Community (PC); Resolution 1-99; Approved 1/05/1996

ANALYSIS

7. The Blue Horizons Villages CMP allows multi-family dwelling units as a permitted use. However, the CMP does not have development standards including uses, densities, lot sizes, and setbacks therefore the applicant opted to defer to the design standards in the Buckeye Development Code.
8. The site developed is greater than 75,000 sq. feet therefore requires a review, discussion and decision at a Planning and Zoning Commission public meeting.

Schools

9. The developer has provided the City a statement from the Buckeye Union High School District and Liberty Elementary School District regarding adequate facilities for the anticipated student load generated by the development.

Circulation

10. Primary access to the site will be off Blue Horizons Parkway (Van Buren alignment). All internal roads are private.
11. The developer/applicant is to justify the requested parking allotment further through a traffic impact analysis to be reviewed and approved through Engineering during civil review. Garages will receive 50% credit for provided bays. The applicant will be providing an updated parking analysis, at the time of final civil plan review.

Open Space / Trails

12. Proposed amenities in the conceptual landscape and wall plan included in the site plan submittal, include a main communal area for recreation, to include a leasing center, fitness amenity, swimming pool, splash pad, seating areas, shaded trellis, and turf areas for active recreation. The site will have a series of sidewalk pathways to all amenities including pedestrian access on public sidewalks along Blue Horizons Parkway and Jackrabbit Trails.

Site Design Details and Theming

13. Building architectural design has been reviewed for compliance with the Development Code. Architectural design, materials, and colors have been reviewed with the site plan and will be approved as conditioned. Applicant is able to submit standard plans for review with Permitting. If architectural design, material and or color changes are made the developer will be required to submit a Residential Design Review for review and approval.
14. The applicant has identified the villas and apartments that are visible to the streets to have enhanced side treatment; this enhancement includes awnings as shown in the elevation package.
15. Site perimeter walls will be architecturally treated and have a consistent design and color theme between solid walls, view fence with the proposed complex that are in concert with the Blue Horizons Community Master Plan.

Infrastructure

16. Water service is through Arizona Water and sewer and sanitation will be provided by the City of Buckeye and to be constructed by the developer as per the terms of the water and sewer reports, adhering to the latest City of Buckeye design standards and conditions.

Emergency Access

17. The site plan is to utilize existing and planned improved streets to provide adequate emergency access, Blue Horizons Parkway and Jackrabbit Trail. The Fire Department will work with the applicant to ensure that emergency access requirements are provided throughout development; at present the project is not to be phased.
18. The following City of Buckeye departments have reviewed and have found no outstanding issues with the application:
 - a. Community Services
 - b. Police
19. The following City of Buckeye departments have reviewed and stipulated conditions of approval for the rezone request:
 - a. Engineering
 - b. Fire
 - c. Public Works
 - d. Development Services (Planning)

RECOMMENDATION

20. Staff recommends the Planning and Zoning Commission motion for **approval** with conditions a-ss of **PLZSP-21-00049** for the following reasons:
- Conformance with General Plan
 - Conformance with Development Code
 - All outstanding issues from reviewing departments will be addressed at improvement and building plans (Engineering, Fire, Public Works, Water Resources, and Development Services).
- a. Development of the property shall be in general conformance with the Site Plan entitled “Site Plan for Ironwood At Blue Horizons” consisting of 29 pages dated June 28, 2022 and stamped received June 29, 2022, except as modified by the following conditions.
 - b. Development of the site shall be in general conformance with the Clubhouse Elevations entitled “Ironwood at Blue Horizons Clubhouse and Leasing Office Conceptual Elevations-Preliminary”, consisting of one (1) page, stamped received June 29, 2022 except as modified by the following conditions.
 - c. Development of the site shall be in general conformance with the Villas Elevations entitled “Ironwood at Blue Horizons Villas”, consisting of eleven (11) pages, and stamped received June 29, 2022, except as modified by the following conditions.
 - d. Development of the site shall be in general conformance with the Multi-Family Elevations entitled “Ironwood at Blue Horizons Supplemental Elevations Multi-Family”, consisting of fourteen (14) pages, and stamped received June 29, 2022; avoid color blocking where there is no change in plane and/or where there is not a wall break in dimension (as noted), except as modified by the following conditions.
 - e. Site Plan approval is valid for a period of two (2) years, in accordance with the Development Code. All request for time extensions must be in writing to the Director prior to the expiration.
 - f. The property owner/s and their successor 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 this approval.
 - g. This subdivision is subject to a Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. The SLID shall be established prior to the recordation of the first Final Plat as determined in the SLID guidelines and submitted with the first final plat or before.
 - h. All landscaped areas within the public rights of way, whether to be maintained by the City of Buckeye or if delegated to the adjacent property owner, homeowners’ association or other property maintenance association, shall be designed and sealed by a landscape architect licensed by the Arizona Board of Technical Registration. (The above described

MID requirement ensures protection of the city in case maintenance of the ROW landscaping is not kept up or is abandoned by the responsible owner.) The City Public Works Department shall review all irrigation plans for material selection only; therefore, the landscape architect shall coordinate with the Public Works Department early in the design to ensure the most efficient means of landscape irrigation that will reduce both long term maintenance costs and keep watering to the absolute minimum required for healthy growth of landscaping along the roadways of the City of Buckeye.

- i. Artificial or synthetic turf shall be allowed on all surfaces where turf can be used. No individual or association may impose private covenants, conditions, restrictions, deed clauses or other agreements between parties which prevent individuals from utilizing artificial or synthetic turf as an alternative to any landscaping where turf can be used. The quality of the artificial or synthetic turf may be subject to the requirements of individuals or associations.
- j. No new natural turf shall be installed in a public right-of-way or median. Areas with up to 10,000 square feet of turf within a public right-of-way at gateways, entrances to major communities, or special landscaping designs approved by the city's development services department are exempt from the restrictions of this stipulation.
- k. Shrubbery in the right of way shall not obstruct any regulatory signage or sight distance triangle as defined in the Engineering Development Standards; therefore, shall be trimmed to less than 2'-0".
- l. Landscaping within the public-right-of-way will require:
 - 1. All landscaped areas, except those intentionally maintained with native plants, shall include an automatic irrigation system.
 - 2. All native plant landscaping plans shall include an establishment maintenance plan that ensures long term growth of all plantings.
 - 3. Establishment maintenance plan shall be sealed by a registered Landscape Architect.
 - 4. Water-efficient systems (e.g., drip, mini-spray, bubbler-type, or similar drip systems) shall be used whenever feasible. Low-flow sprinkler heads with matched precipitation rates shall be used when spray or rotor-type heads are specified for watering shrubs and ground cover areas.
 - 5. Multi-program weather sensing controllers with separated valves and circuits shall be used when the project contains more than one type of landscape treatment (e.g., lawn, ground cover, shrub, tree areas), or a variety of solar aspects.
 - 6. Soil moisture-sensing devices and rain sensors shall be used on all projects within public rights of way and in landscape tracts. The use of satellite based controllers is encouraged.

7. Root barriers shall be designed and incorporated for all trees that are in the public right of way to ensure vertical root growth and avoid adjacent curb, sidewalk or pavement upheaval due to tree roots.
 8. Linear Root barriers shall be used along public improvements that are only on one side of a tree.
 9. Surround Root barriers shall be used when a tree is within the sidewalk or within a median.
 10. Tree canopies extending into the right of way shall be trimmed to the following minimum standards: 18'-0" over any public roadway, 7'-0" over any public sidewalk.
- m. All trash shall be collected through a City of Buckeye licensed trash hauler, including construction debris. Trash enclosures shall be in accordance with City of Buckeye standards.
- n. Prohibited Trees: The following trees are prohibited from any landscaping plans in accordance with Chapter 9 of City Code (Section 9-10):
- Male Mulberry Tree (*Morus Alba*).
 - Olive Tree (*Olea Europea*).
 - Additionally, North Indian Rosewood Trees (*Dalbergia Sissoo*) shall not be planted within the rights of way (and are suggested not be planted within the property) due to their destructive and invasive root structure
- o. Storm Drainage: The City of Buckeye is permitted as a Phase 2 MS4 and is now subject to more stringent standards for stormwater discharge. All stormwater plans must now meet the requirements of the City of Buckeye's MS4 permit as issued by ADEQ (Permit Number AZG2016-002).
- p. The Buckeye Fire Chief and City Engineer shall determine the number, location, and types of all fire hydrants.
- q. Prior to delivery of any combustible materials to the site, the fire protection system shall be completely operational, with proper fire flow, and in accordance with the plans approved by the Buckeye Fire Chief and City Engineer.
- r. All buildings shall be equipped with a fire protection system as required by City of Buckeye Ordinance 03-22.
- s. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.
- t. All streets must conform to the Maricopa County/Phoenix street name and hundred block grid system.

- u. Residential developments where the number of dwelling units exceeds 10 shall be provided with two separate and approved fire apparatus access roads.
- v. Phasing of public infrastructure shall be approved by the City Engineer.
- w. Prior to building permit approval, final landscaping and irrigation plans, including all site lighting improvements, shall be reviewed and approved by the City of Buckeye.
- x. The Property Owner/Developer shall provide for channelization of off-site storm water that will be intercepted by this project in accordance with a Final Drainage Report as approved by the City Engineer, which shall be submitted along with the first submittal of the improvements plans. In the case where work related to interception of off-site storm water is required on adjacent parcels of land not controlled by the Property Owner/Developer, the Property Owner/Developer shall first obtain a drainage easement from the adjacent parcel owners. Said drainage easements shall be executed and submitted to the City prior to approval of the Grading Plans and shall be recorded prior to approval of the Site Plan for this project.
- y. The Property Owner/Developer shall obtain approval from the applicable utility interests for easement location and width as required for utility purposes.
- z. At the time of improvement plan submittal, the Property Owner/Developer shall provide a comprehensive Drainage Master Plan or Report, which addresses all on-site and off-site drainage requirements and issues. The Drainage Master Plan shall also identify the method by which existing 100-year floodplains will be mitigated.
- aa. The Applicant will submit an electronic CAD and GIS file with full construction documents of the development to the City Engineer, Public Works Department, and GIS Administrator upon Site Plan approval in order to maintain current street records and assist in emergency dispatch and response.
- bb. All streets, sidewalks, parks, and other common areas, shall be sufficiently illuminated to ensure the safety and security of persons and property. The City Engineer shall approve all lighting improvements.
- cc. The Property Owner/Developer shall be responsible for the dedication of half-street right-of-way, at no cost to the City, for Blue Horizons Parkway, and Jackrabbit Trail based on City of Buckeye standards. In addition, the Property Owner/Developer is responsible for the construction of all half-street improvements, unless otherwise approved by the Development Services Director and the City Engineer.
- dd. All street names shall be subject to final approval by the City of Buckeye and shall conform to the Maricopa County grid alignment.
- ee. Street signs and sign posts shall be placed at all street intersections, with stop signs where applicable, by the Property Owner/Developer and shall be in place when street paving is

- completed. Specification for design, construction, location, and installation shall be in accordance with City of Buckeye Engineering Design Standards.
- ff. Pavement sections for all streets shall be determined in accordance with an approved geotechnical analysis by the City Engineer, but shall not be less than the City's adopted Engineering Design Standards.
 - gg. Collector streets shall have a raised, landscaped median except at intersections where left-turn lanes are provided.
 - hh. Prior to the issuance of a Building Permit, the Property Owner/Developer shall pay a pro rata share, based on acreage, of the cost of up to nine (9) future traffic signals to be installed within this section of land. The sectional contribution is to be based on the following allocation of costs: (i) 25 percent share of four (4) possible signals at arterial street intersections; (ii) 50 percent share of four (4) possible signals at half-mile collector street intersections or project entries; and (iii) 100 percent share of one (1) possible signal internal to this project. The cost shall be based on an anticipated signal cost as determined by the City Engineer.
 - ii. Any traffic signals that are required due to traffic generated by this project shall be installed by the Property Owner/Developer when warranted by a traffic impact analysis approved by the City Engineer.
 - jj. All existing irrigation facilities located on the site shall be abandoned, relocated off the property, or installed underground. Any District-owned facilities to be located within the right-of-way shall be located near the rear of the right-of-way and the right-of-way shall be extended at least five (5) feet. Any additional right-of-way for District-owned facilities (not to exceed five feet) can be deducted from the depth of the perimeter landscape tracts.
 - kk. The Property Owner/Developer is responsible for providing, at their sole cost and expense, all public infrastructure necessary to serve the project including, without limitation, water and wastewater service in accordance with Ordinance No. 86-06. This includes water supply, infrastructure, and capacity for the production, treatments and delivery of water to the project and the collection, treatment and disposal, including recharge and/or reuse, of wastewater generated at the project. Notwithstanding any authority of the City to create a special district for purposes of funding infrastructure in the City, to meet its obligations under this Stipulation and under Ordinance No. 86-06, the Property Owner/Developer may participate jointly with other property owners/developers in the provision of the necessary regional public infrastructure to serve the subject Property and, in such event, shall pay its pro-rata share of the costs of providing such infrastructure and shall provide documentation satisfactory to the City of such participation and payment of its pro rata share.

- ll. At the time of Improvement Plan submittal, the Property Owner/Developer shall submit Water and Wastewater Master Plans or reports to the City for review and approval. These shall provide sizing calculations for on-site and off-site infrastructure.
- mm. In order to provide for water production and treatment, the Property Owner/Developer may be required to provide additional sites for production wells and water production site on the Site Plan/Site Plan or at off-site locations.
- nn. The Property Owner/Developer is responsible for providing water at the project for construction purposes including obtaining the necessary water rights for the water supply to be used for construction purposes.
- oo. Abandonment of wells shall be performed pursuant to and in compliance with State law and shall be completed prior to the issuance of any building permits.
- pp. All redline comments from Site Plan Submittal are to be addressed in Subsequent Construction document submittals.
- qq. In the event that access to and within the site is proven to be of a threat to public safety and security, the Property Owner/Developer shall be responsible for revising the Site Plan to the extent necessary to alleviate said concerns. Such changes shall be considered a minor Site Plan amendment and shall be approved by the City Engineer and the Development Services Director.
- rr. All streets with a back of curb dimension less than 32 feet shall have designated locations for trash bins during collection days. These locations shall be at the back of curb on a designated pad or a designated location on the driveway for the dwelling unit. In no case shall they block a sidewalk. The size and location of all trash bin locations shall be submitted to the City Public Works Department for review and approval.
- ss. All streets with a back of curb dimension less than 32 feet shall be signed for “No Parking” as well as all signing and marking as required by the fire code. The no parking shall be strictly enforced by the HOA/management company.

ATTACHMENTS

- 4R-PLZSP-21-00049 Ironwood At Blue Horizons Narrative
- 4R-PLZSP-21-00049 Ironwood At Blue Horizons Overall Site Plan only
- 4R-PLZSP-21-00049 Ironwood At Blue Horizons Site Plan including conceptual landscape
- 4R-PLZSP-21-00049 Ironwood At Blue Horizons Clubhouse Elevations
- 4R-PLZSP-21-00049 Ironwood At Blue Horizons Villas Elevations
- 4R-PLZSP-21-00049 Ironwood At Blue Horizons Multifamily Elevations as noted
- 4R-PLZSP-21-00049 Ironwood At Blue Horizons Villas Refuse Collection Exhibit

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