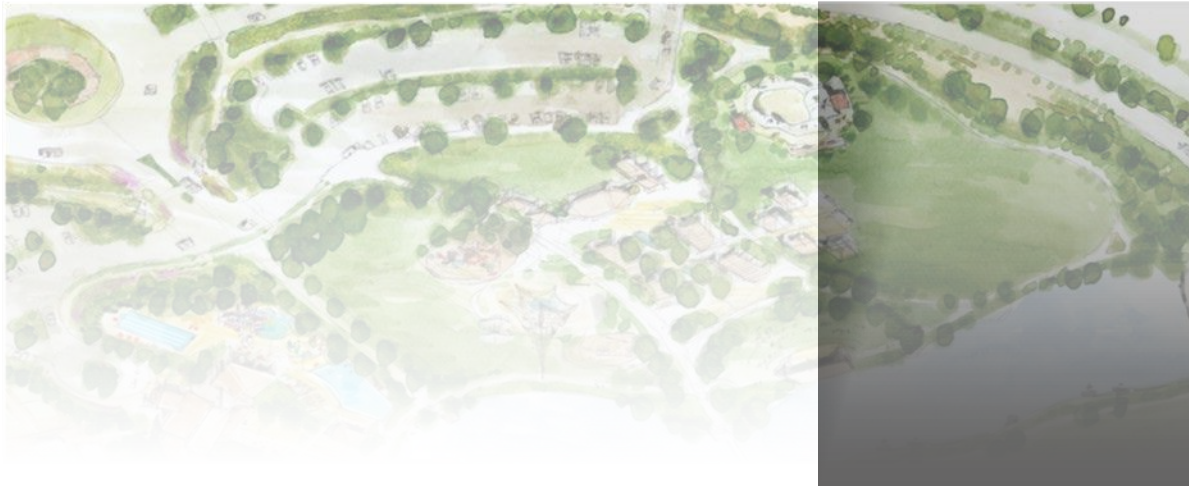


TRILLIUM

Major General Plan Amendment



Major General Plan Amendment

Sun Valley Parkway and Wintersburg Parkway alignment City of Buckeye, Arizona

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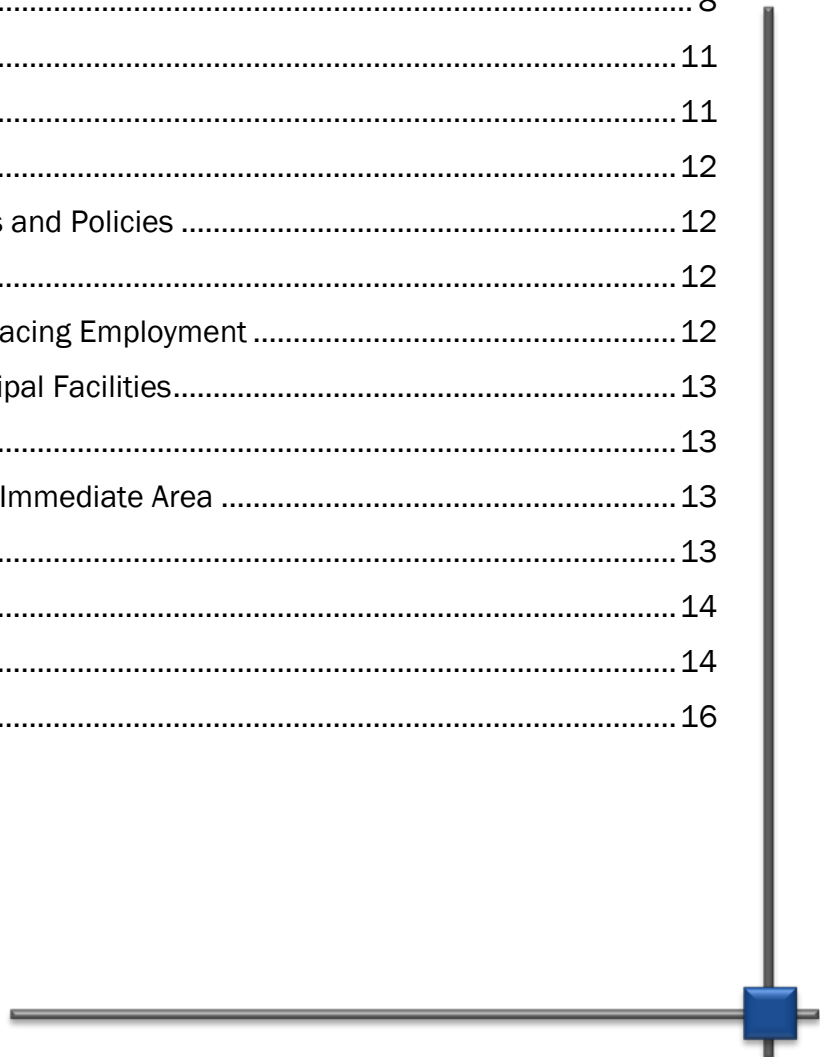
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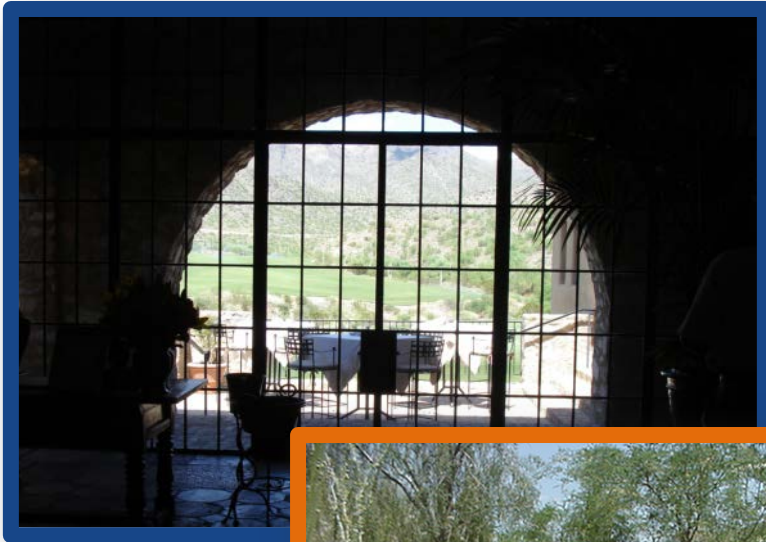
FIGURES

- Figure 1 Aerial Vicinity Map
- Figure 2 Current and Proposed General Plan Designations
- Figure 3 Current Zoning District and CMP Land Uses
- Figure 4 Conceptual Land Plan
- Figure 5 Surrounding Properties



SECTION 1.0

EXECUTIVE SUMMARY



1.0 EXECUTIVE SUMMARY

Trillium (the Project, Property, or Community) is a 3,029-acre master planned community located in the northern area of the City of Buckeye adjacent to and west of the Sun Valley Parkway, adjacent to and east of the Hassayampa River, and along the proposed Wintersburg Parkway. Refer to **Figure 1, Aerial Vicinity Map** for Project location.

The Property is part of an approved Community Master Plan (CMP). The initial CMP was approved in 2004 and later amended in 2009. The 2009 amended CMP entitled Trillium for a mix of land uses, including Community Commercial, Regional Commercial, Mixed Use, and Residential. A total of 7,700 residential dwelling units at an overall density of 2.54 dwelling units per acre are permitted with the 2009 amendment.

The General Plan currently designates the property with a mix of land uses that conform to the first CMP Amendment. Applicant proposes to amend the General Plan land use designations to Master Plan Community (MPC). This will allow future land use changes to the CMP without processing redundant and concurrent applications and hearings associated with a General Plan Amendment and CMP Amendment. **Figure 4, Conceptual Land Plan** is a conceptual framework generally intended for the CMP Amendment. The Conceptual Land Plan may be modified as it is processed through the concurrent CMP Amendment process and from time to time as development occurs. Future CMP amendments will encourage community involvement and be approved by the same appointed and elected City officials as necessary for a General Plan Amendment.

Applicant is seeking a Major General Plan Amendment (GPA) to permit an amendment to the CMP to better reflect today's market conditions and Property Owner's vision for Trillium. The CMP Amendment is envisioned to accomplish the following:

- Create a significant Community core of approximately 50 acres in size. This community core will become a gathering place for the overall Community while creating a focal point and sense of arrival. The uses within this Community core may include a park, community center, elementary school, neighborhood commercial center, or other type of community feature as will be defined with the CMP Amendment.
- Encourage social interaction through an integrated trail system; community center; and community, neighborhood, and pocket parks, providing connectivity between neighborhoods, commercial, employment, public facilities, and open spaces.
- Create a diversity of housing types, sizes, designs, and densities to maintain a vibrant, sustainable community.

Major General Plan Amendment

- Realign Wintersburg Parkway to the Cactus Road alignment to eliminate a barrier between neighborhoods in the eastern portion of Trillium. MCDOT has included the Cactus Road alignment as an acceptable alternative in their Wintersburg Parkway Corridor Study.
- Establish a 250-acre business park at the northeast corner of the Community adjacent to Sun Valley Parkway. The business park will significantly improve the ratio of employment to households within the Community.
- Remain at or below the allowable number of residential units and will likely decrease the amount of residential units due to the addition of the business park.

SECTION 2.0

CURRENT SITE CONDITIONS



2.0 CURRENT SITE CONDITIONS

2.1 Location Description

The Property lies within the Buckeye General Planning Area and is located west of the White Tank Mountains alongside Sun Valley Parkway and east of the Hassayampa River. More specifically, the Project is located at the Wintersburg Parkway alignment west of Sun Valley Parkway. Refer to **Figure 1, Aerial Vicinity Map** for location and additional area information.

2.2 Legal Description

The Project is located within portions of Sections 7, 8, 17, and 18 of Township 3 North, Range 4 West and Sections 12, 13, and 24 of Township 3 North, Range 5 West of the Gila and Salt River Meridian, Maricopa County, Arizona. Refer to **Appendix A, ALTA Survey** for additional information.

2.3 Existing Project Entitlements

The current General Plan reflects a mix of Low, Medium, and High Density Residential, Community Commercial, and Regional Commercial land uses. Refer to **Figure 2, Current and Proposed General Plan Designations** for specific locations.

The existing zoning on the property is Planned Community, with an approved CMP. In addition, a Planning Unit Plan is approved for Phase 1, which is located in the southeast quadrant of the Project. A Preliminary Plat was approved for Phase I, but has since expired. Refer to **Figure 3, Current Zoning District and CMP Land Uses** for approved land uses.

2.4 Topography and Physical Features

The existing topography generally slopes from east to west at an approximate slope of 1%. The eastern portion can be characterized as rolling terrain with shallow swales traversing the property east to west. Further west, flow patterns begin to turn more southerly and the terrain becomes much more irregular. Through this transitional area between the upland portions of the site and the Hassayampa River floodplain, the undulating terrain becomes more prominent.

The Hassayampa River and Wagner Wash are Section 404 Washes. Wagner Wash enters the Property from the north central boundary of Trillium and traverses southwest to the Hassayampa River. The Hassayampa River generally runs alongside and somewhat parallel to the Project with a small portion clipping a northwest corner of the property.

Several transmission lines bisect the Property. A centrally located 230 Kv powerline generally runs north to south and a 345 Kv and two 230 Kv power lines generally bisect

the site from the northwest to southeast. An existing substation is located at the junction of the 230 Kv lines within the southwest portion of the site.

2.5 Relationships to Surrounding Properties

Trillium is vacant desert situated within a prominent growth area of north Buckeye. The surrounding area is still primarily vacant desert with several large master planned communities approved for development. The surrounding property ownership, General Plan Land Uses, and Zoning Districts are listed below. Refer to **Figure 5, Surrounding Properties** for a depiction of the following information.

North: This property is a combination of Arizona State Trust Land and privately owned vacant desert. The General Plan Land Use designation is Low Density Residential (0.01-3.0 du/ac). The State Trust Land is within Maricopa County and has no zoning. The privately owned property is within the City of Buckeye and zoned Planned Community.

East: Sun Valley Parkway is located along the eastern boundary of Trillium. The property east of Sun Valley Parkway is within the Sun Valley Community Master Plan. The property is privately owned vacant desert. The General Plan Land Use designation is a mix of Medium Density Residential (3.01-6.0 du/ac), High Density Residential (10.01-15.0 du/ac), and Regional Commercial. The property is within the City of Buckeye and zoned Planned Community.

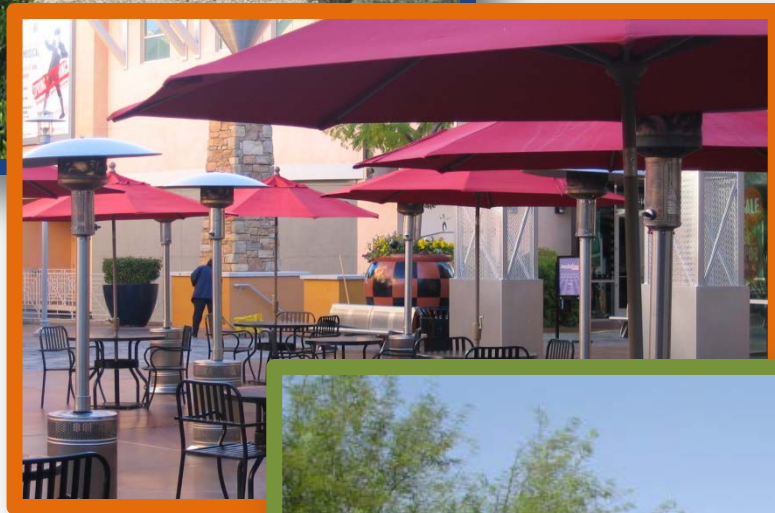
South: This property is a combination of Bureau of Land Management (BLM) and privately owned vacant desert. The privately owned property is within the Sun Valley Community Master Plan. The General Plan Land Use designation is a mix of Low Density Residential (1.01-3.0 du/ac), Medium Density Residential (3.01-6.0 du/ac), and Regional Community. The BLM land is within Maricopa County and has no zoning. The privately owned property is within the City of Buckeye and zoned Planned Community.

West: This property is within the Hassayampa River, which is managed by the BLM and Arizona State Land Department. A small portion is privately owned and provides a link to the Douglas Ranch Community Master Plan. The General Plan Land Use designation is Low Density Residential (1.01-3.0 du/ac) and a Floodway Transitional Area. The BLM and Arizona State Trust Land is within Maricopa County and has no zoning. The privately owned property is within the City of Buckeye and zoned Planned Community.

2.6 Accessibility

Access to the Project site is via Sun Valley Parkway.

INTENDED PLAN OF DEVELOPMENT



3.0 INTENDED PLAN OF DEVELOPMENT

Proper land use planning and engineering is essential to establishing a successful and sustainable master planned community. The Project Team is committed to creating a high quality, sustainable community for future residents by offering a series of interconnected neighborhoods and amenities complimenting a range of lifestyles. The intended plan of development offers a mix of employment, housing, and recreational opportunities to meet the needs of the residents and surrounding area.

The designation proposed with this Major General Plan Amendment is Master Planned Community (MPC). The MPC designation eliminates the need to process a separate General Plan Amendment with future CMP Amendments as needed. **Figure 4, Conceptual Land Plan** is a conceptual framework intended for the CMP Amendment, which will be processed concurrently with this General Plan Amendment. Applicant has attended the Pre-Application Conference and received comments from City Staff regarding the land use plan. Changes will be forthcoming to address these comments during the concurrent CMP Amendment process. Changes to street locations and realignments, Business Park connections, Community Core, and park sizes and locations may be included. The CMP Amendment will define types of residential; commercial; employment, mixed uses; community and public facilities; school locations; parks, trails, and open spaces land uses.

This application is being proposed for a GPA to reflect today's market conditions and to ensure a sustainable and viable community by providing a better employment to household ratio. In particular, the CMP Amendment is envisioned to accomplish the following:

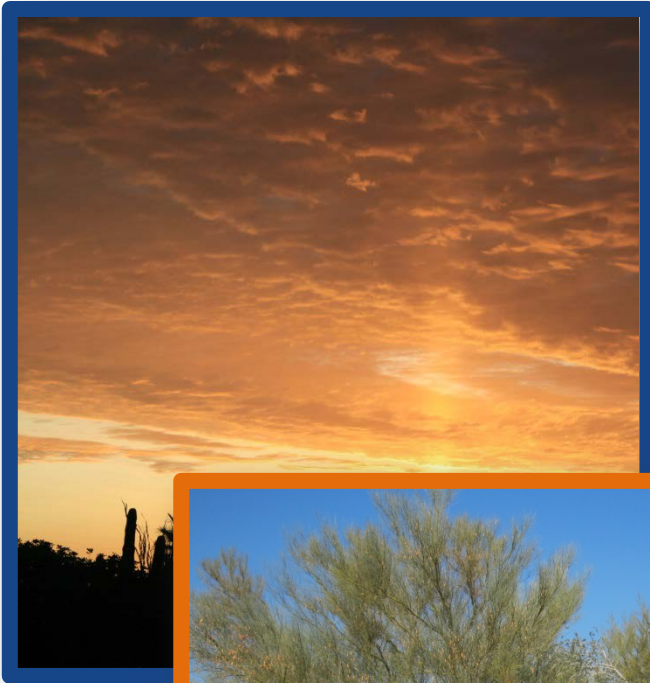
- Create a significant Community core of approximately 50 acres in size. This community core will become a gathering place for the overall Community while creating a focal point and sense of arrival. The uses within this Community core may include a park, community center, elementary school, neighborhood commercial center, or other type of community feature as will be defined with the CMP Amendment.
- Encourage social interaction through an integrated trail system; community center; and community, neighborhood, and pocket parks, providing connectivity between neighborhoods, commercial, employment, public facilities, and open spaces.
- Create a diversity of housing types, sizes, designs, and densities to maintain a vibrant, sustainable community.

- Realign Wintersburg Parkway to the Cactus Road alignment to eliminate a barrier between neighborhoods in the eastern portion of Trillium. MCDOT has included the Cactus Road alignment as an acceptable alternative in their Wintersburg Parkway Corridor Study.
- Establish a 250-acre business park at the northeast corner of the Community adjacent to Sun Valley Parkway. The business park will significantly improve the ratio of employment to households within the Community.
- Remain at or below the allowable number of residential units and will likely decrease the amount of residential units due to the addition of the business park..

With the addition of the business park, the number of residential units within the Community is expected to decrease to approximately 7,150 units from the 7,700 units currently entitled.

SECTION 4.0

PLAN JUSTIFICATION



4.0 PLAN JUSTIFICATION

This request for an amendment to the General Plan and ultimately to the CMP is a result of current market conditions and a change in the overall vision for Trillium. The vision incorporates current market conditions and reflects the goals and policies adopted in the General Plan.

The land use designation proposed with this Major General Plan Amendment is Master Planned Community. The Conceptual Land Plan provided with this application depicts a vision intended for Trillium. Adjustments will be made in response to comments received during the Pre-Application meeting and as the CMP Amendment is processed. It is anticipated the final Land Plan approved with the CMP Amendment will support the following justifications.

Per the Town's GPA Submittal Checklist, the following sections address the specific justifications for the proposed amendment. For clarity, the specific justification is underlined and listed at the start of each section.

4.1 General Plan Land Uses

"The recommended land use pattern identified in the Land Use Plan inadequately provides appropriate optional sites for use or change proposed in the amendment."

The street circulation and land uses have been reevaluated to better reflect current market conditions.

- The business park will encourage high quality employment-generating uses along Sun Valley Parkway, an employment corridor.
- A centerpiece is created with the 50-acre Community Core located at the primary entry from Sun Valley Parkway and Wintersburg Parkway. A park, community center, elementary school, neighborhood commercial center, or other type of community feature will create a gathering place providing a sense of community for the residents of Trillium.
- The realignment of Wintersburg Parkway to the Cactus Road alignment reduces barriers between neighborhoods.

4.2 Benefit to the Community

“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.”

The proposed business park along Sun Valley Parkway ensures employment opportunities and long-range sustainability while mitigating traffic congestion. The realignment of Wintersburg Parkway addresses the regional circulation system for Buckeye and the surrounding areas.

4.3 Relationship to the Town’s Goals and Policies

“The amendment will not adversely impact a portion of, or the entire community by:”

4.3.1 Land Uses

“Significantly altering acceptable existing land use patterns, especially in established neighborhoods.”

Trillium is within a newer part of Buckeye and not within an established neighborhood. However, the land uses consider the existing physical features and planned neighboring communities. Trillium features a mix of residential opportunities such as single family, non-traditional single family attached and detached, and multifamily; thus, creating strong neighborhoods within a master planned community. The employment center, commercial, and higher density residential are located closer to the more intensely traveled Sun Valley Parkway and transition to the less intense open spaces along the Hassayampa River.

4.3.2 Jobs-to-housing and Replacing Employment

“Significantly reducing the housing to jobs balance in the Planning Area and replacing employment with residential uses”.

The jobs-to-housing ratio has been appreciably increased with the addition of the 250-acre business park in the northeast area of Trillium helping to create a more balanced, sustainable economy for the City. It is anticipated the business park will create quality employment along Sun Valley Parkway.

4.3.3 Infrastructure and Municipal Facilities

“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.”

The proposed land use changes will not appreciably affect water, wastewater, and transportation infrastructure. At each phase of the entitlement process, the various plans, studies, and reports will be updated. The water, wastewater, and drainage reports will confirm the appropriate amount of infrastructure required to sustain the Project. The developer will be responsible for the construction and cost of all infrastructure needed for the Project. As a result, the Project will have no impact on the level of service provided to other communities within Buckeye.

4.3.4 Traffic

“Increasing traffic (without mitigation measures) on existing roadways that negatively impact existing and planned land uses”.

The traffic impact analysis will be updated to determine the location and functional classification of the new street circulation plan to provide an appropriate Level of Service. The right-of-way for Wintersburg Parkway will be dedicated to the City.

4.3.5 Existing Character of the Immediate Area

“Affecting the existing character (i.e. visual, physical and functional) of the immediate area.”

The Project will become an integral part of the City providing a high standard of livability through quality design, features, and amenities. Physical connections, such as streets and trails, will be interwoven throughout Trillium and integrated with the adjacent master planned communities, subdivisions, and privately and publicly owned land. Wagner Wash is a Section 404 wash and a natural asset for Trillium. As such, impacts to the Wash will be limited to necessary infrastructure, retaining a substantial amount of natural open space and recreational opportunities.

4.3.6 Aviation

“Increasing the exposure of residents to aviation generated noise, safety and / or flight operations.”

The Project is not located adjacent to Luke Air Force Base or the Buckeye Airport. The land uses are not restricted by high noise or accident potential zones.

4.3.7 Environmental Quality

“Diminishing the environmental quality or the air, water, land, or cultural resources.”

The environmental quality of the air, water, and land will be maintained. Arizona State and Maricopa County air quality regulations will be adhered to for all construction activities on the Project. Development plans will be designed to reduce traffic congestion and encourage efficient traffic circulation. The drainage detention, retention, and runoff conveyance system will be designed to eliminate or minimize storm water runoff effects and convey the runoff through the development with minimum detrimental effect. Wagner Wash will be protected as a Section 404 Wash and will continue to convey offsite flows.

4.3.8 Recreational Amenities

“Significantly altering recreational amenities such as open space, parks, and trails.”

A comprehensive system of open spaces, parks, trails, and recreational facilities is a significant benefit to the Project and to the Town. The physical characteristics, landscape features, environmental conditions, and socioeconomic characteristics will be incorporated into the Project design. Active and passive recreational opportunities will be provided meeting or exceeding the Open Space requirements. Pocket parks, neighborhood parks, and community park will be strategically placed throughout Trillium and tailored to the needs of the residents. A comprehensive trail system will provide connectivity between parks, schools, employment centers, public facilities, and residential neighborhoods providing a visual and functional link between them. In addition, joint uses between the parks, schools, and public facilities are anticipated.

SECTION 5.0

CONCLUSION



5.0 CONCLUSION

Applicant seeks to amend the GPA to a Master Plan Community land use designation to prevent redundant public processes in the future. The Trillium Area Plan for the concurrent CMP Amendment is anticipated to accomplish the following.

- Create a pedestrian and vehicular connected community;
- Encourage social interaction between residents through a network of parks, trails, community center, and public facilities;
- Creation of a focal point and sense of arrival, while establishing a local gathering place at the entry from Sun Valley Parkway and Wintersburg Parkway.
- Realignment of Wintersburg Parkway, eliminating a barrier between neighborhoods, while achieving a regional solution;
- Addition of a business park to significantly improve the ratio of employment to households; and
- Creation of a vibrant sustainable community.

The requested amendment is a benefit to the future residents of Trillium and to the City of Buckeye.



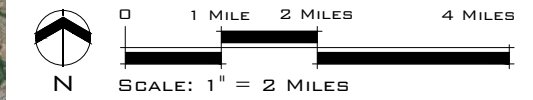
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TRILLIUM

BUCKEYE, ARIZONA

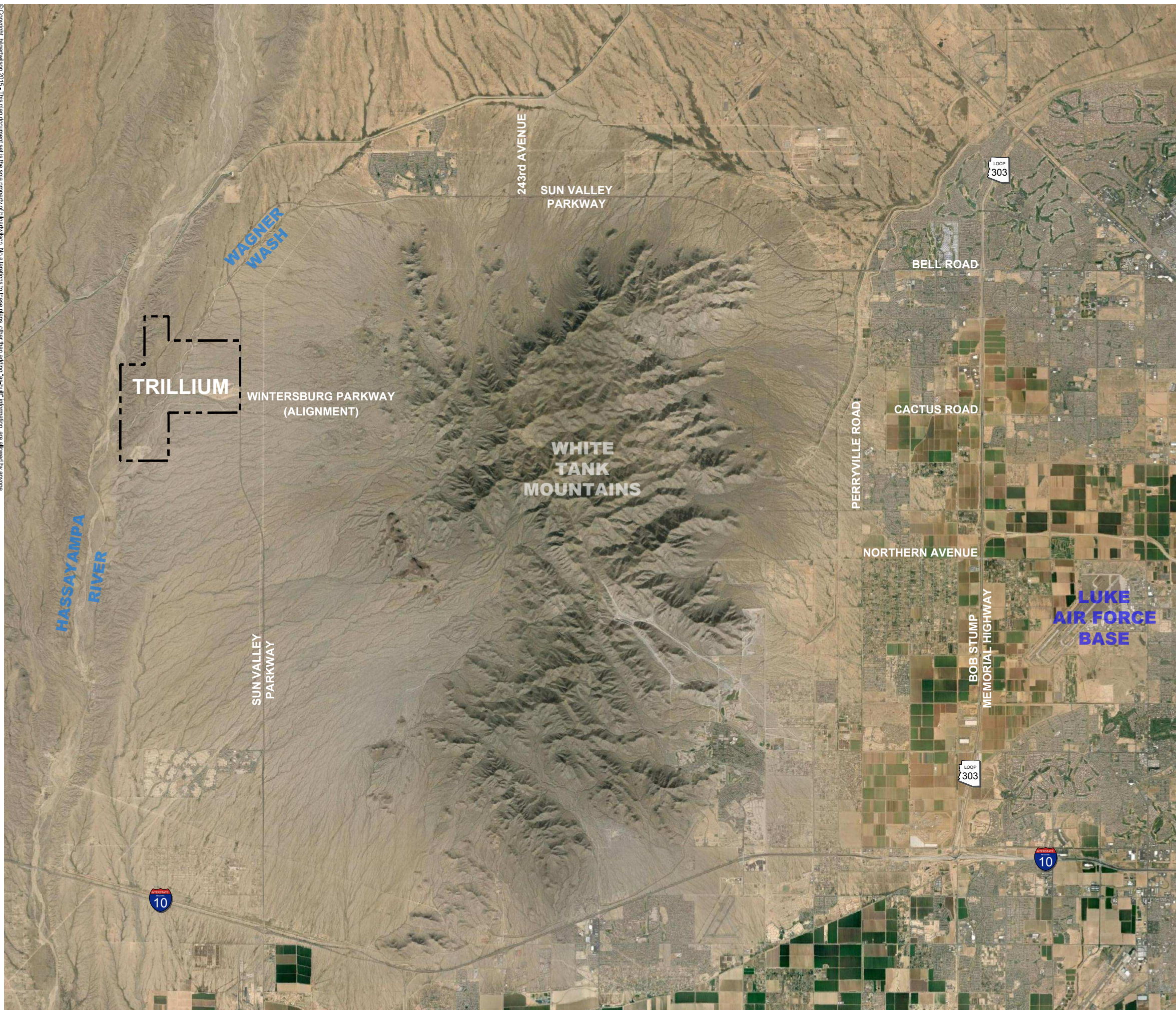
GENERAL PLAN AMENDMENT

FIGURE 01
AERIAL VICINITY MAP



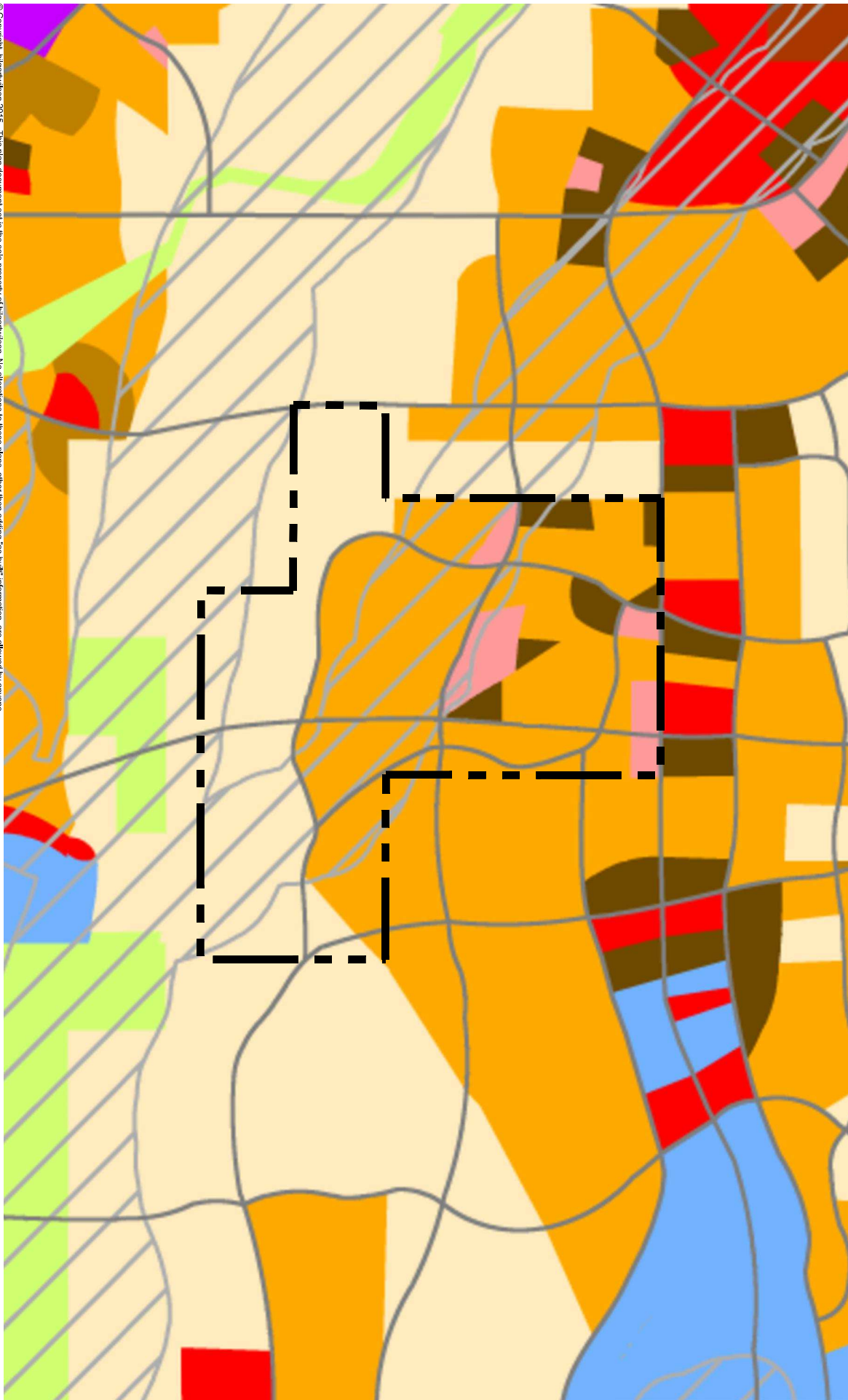
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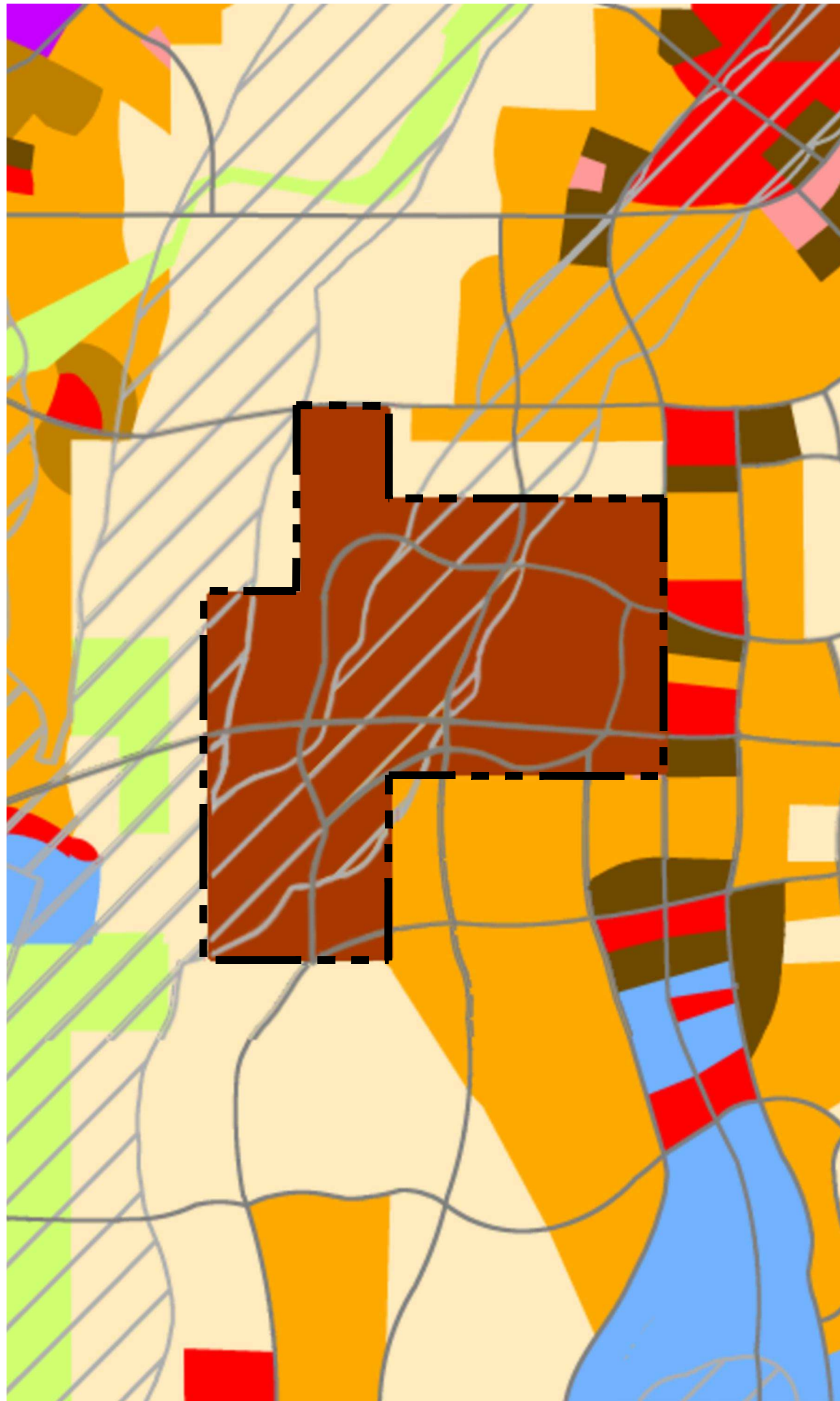



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**CURRENT
CITY OF BUCKEYE GENERAL PLAN**



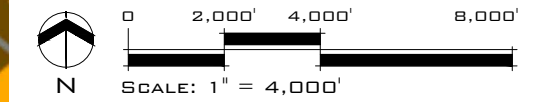
**PROPOSED
CITY OF BUCKEYE GENERAL PLAN**

TRILLIUM

BUCKEYE, ARIZONA

GENERAL PLAN AMENDMENT

FIGURE 02 CURRENT & PROPOSED GENERAL PLAN DESIGNATIONS



LEGEND

--- PROJECT BOUNDARY

CITY OF BUCKEYE GENERAL PLAN LAND USES

RESIDENTIAL

- Very Low Density 0-1 du/ac
- Low Density 1.01-3 du/ac
- Medium Density 3.01-6 du/ac
- Medium High Density 6.01-10 du/ac
- High Density 10.01-15 du/ac
- Master Planned Community

COMMERCIAL

- Community Commercial
- Regional Commercial

EMPLOYMENT

- Professional Office
- Business Park
- Industrial
- Downtown Buckeye

OTHER

- Mixed Use
- Government Center
- Military
- Open Space
- Floodway Transitional Areas
- 65 db noise contour
- Downtown Expansion Area

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BUCKEYE, ARIZONA

GENERAL PLAN AMENDMENT

FIGURE 03 CURRENT ZONING DISTRICT & CMP LAND USES



N NOT TO SCALE

LEGEND

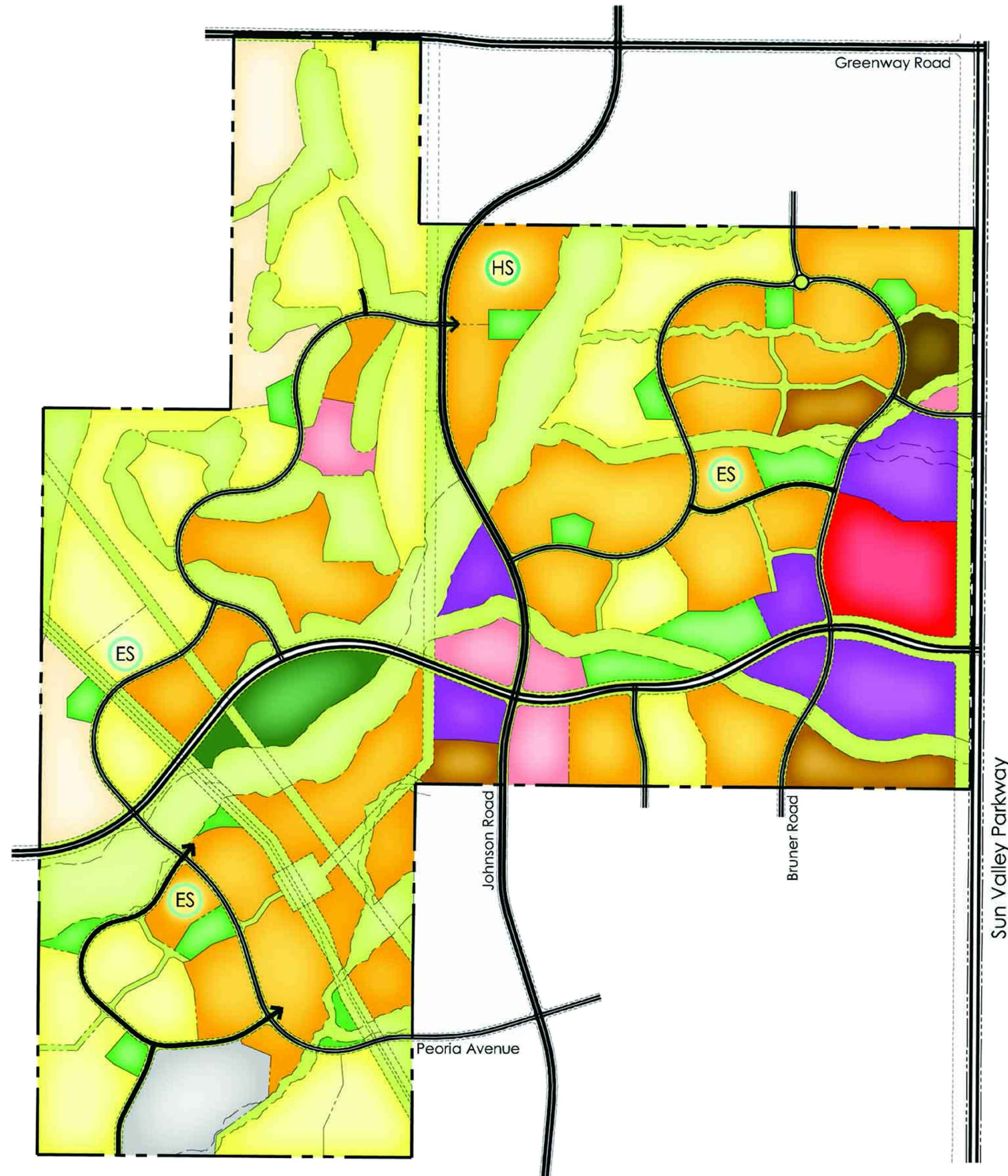
--- PROJECT BOUNDARY

APPROVED CMP LAND USES

- Very Low Density Residential (0-1 DU/Ac.)
- Low Density Residential (1-3 DU/Ac.)
- Medium Density Residential (3-6 DU/Ac.)
- Medium/High Density Residential (6-10 DU/Ac.)
- High Density Residential (10-15 DU/Ac.)
- ES
- HS
- Parks
- Open Space
- Waste Water Treatment Facility
- Mixed-Use
- Community Commercial
- Regional Commercial

ZONING DISTRICT

PLANNED COMMUNITY



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BUCKEYE, ARIZONA

GENERAL PLAN AMENDMENT

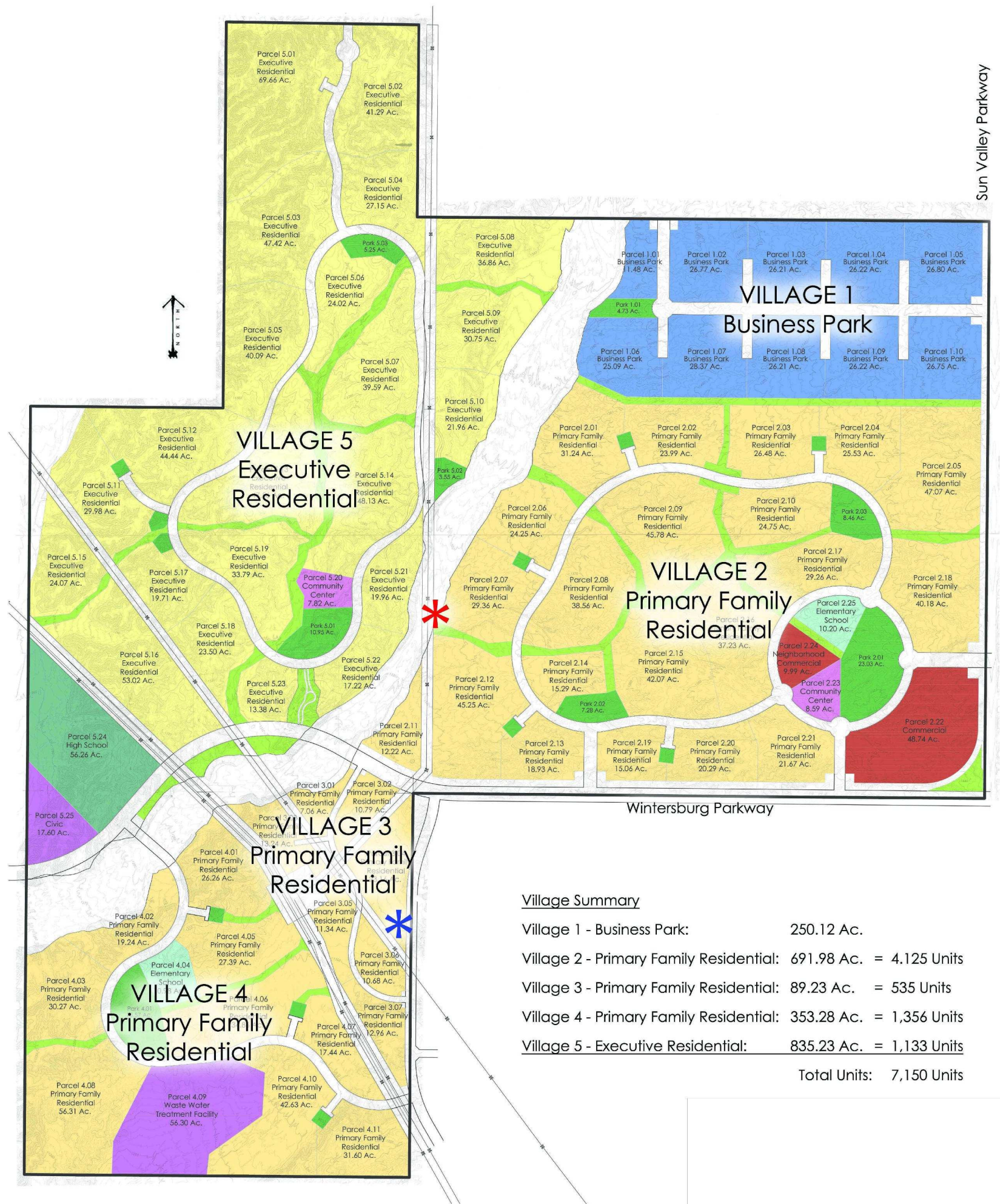
FIGURE 04
CONCEPTUAL LAND PLAN



N NOT TO SCALE

LEGEND

- Water Campus
- Public Safety Site



Village Summary

Village 1 - Business Park:	250.12 Ac.
Village 2 - Primary Family Residential:	691.98 Ac. = 4,125 Units
Village 3 - Primary Family Residential:	89.23 Ac. = 535 Units
Village 4 - Primary Family Residential:	353.28 Ac. = 1,356 Units
Village 5 - Executive Residential:	835.23 Ac. = 1,133 Units
Total Units:	7,150 Units

NOTES

1. CONCEPTUAL LAND PLAN WAS PROVIDED WITH THE PRE-APPLICATION CONFERENCE. CHANGES TO THE LAND PLAN ARE ANTICIPATED IN RESPONSE TO COMMENTS RECEIVED.

GREY | PICKETT



El Dorado
Holdings, Inc.

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TRILLIUM

BUCKEYE, ARIZONA

GENERAL PLAN AMENDMENT

FIGURE 05 SURROUNDING PROPERTIES



N NOT TO SCALE

