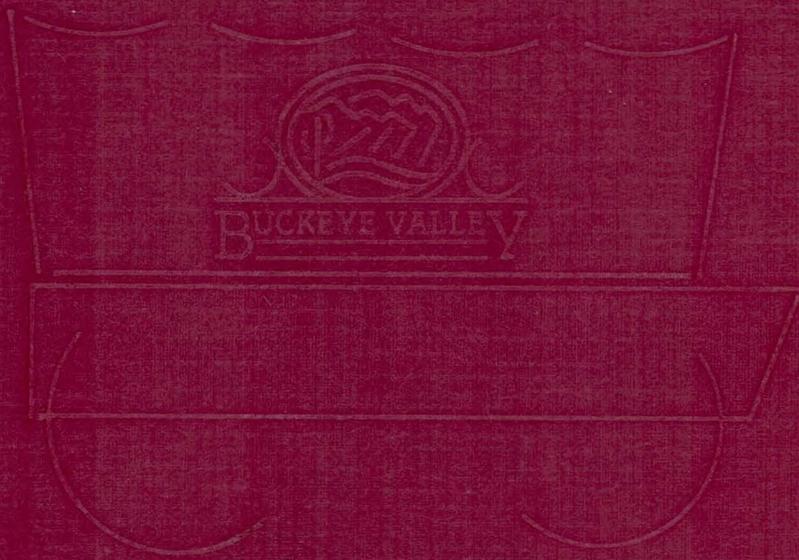


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**GENERAL
DEVELOPMENT
PLAN
1989-2000**



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**General Development Plan
1989-2000**

Adopted
September 5, 1989

For The Town of Buckeye Planning Area
Maricopa County, Arizona

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Introduction

In commemorating the centennial of the Town of Buckeye, the town government established as one of its objectives the updating of its General Development Plan 1982-1992. This plan had been prepared by the firm of Giffels-Webster Engineers, Inc. in 1981.

Fundamental reasons for updating the General Development Plan include the need for a more comprehensive look at the community and the statement of policies regarding development over the long-term.

Development has not been as rapid in the Buckeye Planning Area as in other communities, but completion of Interstate 10 and the Palo Verde Nuclear Plant have added to changing conditions that will bring growth to the Buckeye Area. The Town saw the need to update the General Plan to reflect these conditions and others that will influence growth in the area.

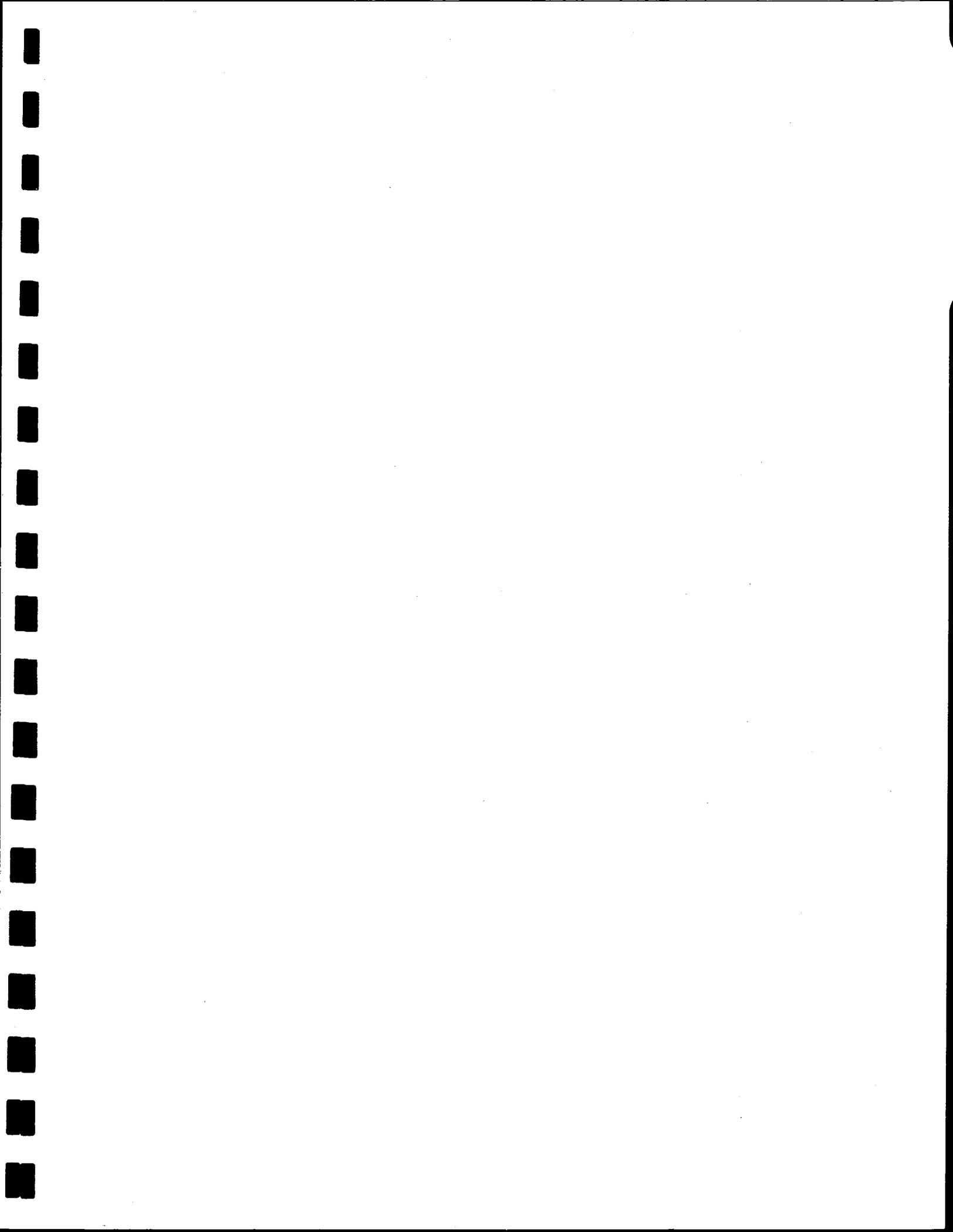
The Town of Buckeye General Development Plan 1989-2000, as this document is entitled, herein after referred to as the Plan, provides in its content a comprehensive overview of the Town's geographic location, its resource base, and development potential. The Plan anticipates growth while at the same time ensuring the maintenance and enhancement of the small town character of the community.

Significant environmental issues are discussed. Policies have been defined to maintain and improve the quality of life of the community. The Plan has been designed to help enrich the identity of Buckeye as an ideal community in which to live and work. The Plan addresses the need to promote new development, it anticipates transportation needs, and sets policies to preserve the Town's natural and cultural resources. Policies are also directed at revitalizing the Town's existing commercial, industrial and neighborhood districts.

The Plan is divided into sections as follows:

Section I	The Town's Planning Function and Approach
Section II	Physical Assessment and Analysis of Land Suitability
Section III	Overview of Growth Potential
Section IV	Implementation Agenda of Priorities for 1989-2000
Section V	General Development Plan 1989-2000

The Plan is foremost a policy guiding document. Consistency in its implementation by the town's elected officials and appointed commission will help ensure that the goals, vision and aspirations of the community are attained. The Plan's development took many hours of research and analysis by committee members, government officials and staff who met regularly over a one-year period.



SECTION I THE TOWN'S PLANNING FUNCTION AND APPROACH

A. Planning Authority

Article 6 Section 9-4601.05 of the Arizona Revised Statutes empowers municipal jurisdictions to prepare and adopt comprehensive, long-range, development plans for their respective jurisdictions.

The Plan shall consist of a statement of community goals and development policies. For communities under 50,000 population the law stipulates that the Plan include a Land Use Element and a Circulation Element. However, many communities, due to development pressure, include additional elements that are required for larger communities, such as:

- A Recreation Element;
- A Public Services and Facilities Element;
- A Public Buildings Element;
- A Housing Element;
- A Conservation, Rehabilitation and Redevelopment Element; and
- A Safety Element;

Further, the law stipulates that during the formulation of the Plan, the planning agency shall seek maximum feasible public participation. Prior to the adoption of the Plan (or a portion or element thereof), the Town Planning Commission shall, at least sixty days prior to the action, transmit the proposal to the Town Council and submit a copy for information purposes to the following agencies:

- County Planning Department
- Municipal jurisdictions contiguous to the corporate limits
- State Department of Commerce
- Regional Planning Agency (Maricopa Association of Governments)

B. Past Plans and Documents

The Town has established a planning department to carry out the planning functions prescribed by the State of Arizona. The Town has a seven member Planning and Zoning Commission appointed by the Town Council. The Commission doubles as the Town's Board of Adjustments.

In 1981, the Town Council adopted the Buckeye General Development Plan. Previous to this plan, Buckeye had operated under the guidance of two plans, the first completed in 1961 with technical assistance from the Maricopa County Planning and Zoning Department and the second prepared in 1977 with assistance from the Geography Department of Arizona State University. The Town adopted a Zoning Ordinance in June 1960 (Ordinance 4-60). A new zoning ordinance and zoning maps were adopted March 21, 1985. Several amendments have been made to this ordinance. The Town adopted a Subdivision Ordinance as part of the Town Code on March 4, 1986. Other planning documents designed to assist in the implementation of the goals and objectives of the community include:

- Buckeye Municipal Airport Plan, 1983
- Facility Plan Step One, Wastewater Management Plan, 1987

- Master Revitalization Plan, Town of Buckeye Central Business District, 1987
- Procedures for Annexation, 1987
- Procedures for Zoning Change, 1987
- Ordinance 9-84 which amends the Town Code and provides a system for extension of sewer services to distant points
- Ordinance 10-84 which adds Article 16-10 to the Buckeye Town Code and provides a system for extension of water services to distant points
- Ordinance 6-86 which amends the Town Code by establishing Article 7-7, setting forth expansion fees for the provision of town services to current and impending land development in the Town of Buckeye
- Ordinance 12-86 which establishes a water/sewer expansion fee schedule
- Resolution 5-85 which enacts a fee schedule for planning and zoning actions, subdivisions and annexations
- Ordinance 6-86 which sets standards for Mobile and Manufactured Housing
- Uniform Building, Electrical, Mechanical and Plumbing Codes

C. Jurisdiction of Other Agencies

Maricopa County exercises legal jurisdiction on zoning, development and security in those areas not yet incorporated by the Town in its Planning Area. County Agencies that exercise review of plans and zoning in those areas include:

- Maricopa County Department of Planning and Development
- Maricopa County Flood Control District (all Planning Area)
- Maricopa County Health Department
- Maricopa County Highway Department
- Maricopa County Department of Civil Defense and Emergency Services
- Maricopa County Sheriff's Office

State and federal agencies also exercise power of plan approval and development of resources in the Planning Area. Those agencies include:

- Arizona State Land Department
- Bureau of Land Management
- Arizona Department of Transportation
- Arizona Department of Water Resources
- Arizona Game and Fish Commission
- Federal Aviation Administration
- Arizona Livestock Sanitary Board
- Bureau of Waste Control
- Federal Emergency Management Agency
- Maricopa Association of Governments
- Natural Resources and Conservation District
- Soil Conservation District
- United States Postal Service
- Arizona State Parks/Arizona State Historic Preservation Office (SHPO)
- Arizona Department of Environmental Quality

Additionally the following agencies or institutions affect development decisions in the Planning Area:

- Arizona Public Service
- Southwest Gas Company
- Roosevelt and Buckeye Irrigation Districts

- Southern Pacific Railroad
- Buckeye Volunteer Fire Department
- Rural Metro Fire Department
- High School and Elementary School Districts

D. Plan Design and Organization

In November 1987, the Town of Buckeye appointed a 15-member Planning Committee and charged them with the development of the Plan. The Planning Committee represented a broad cross section of the community and was responsible for supplying active public participation throughout the process. To facilitate this process, Buckeye requested assistance from the Maricopa County Community Development Agency's (CDA) Economic Planner, Guido Ardaya. Additional assistance was given by the Western Gateway Team. The Western Gateway Team is a non-profit economic development corporation dedicated to the promotion of economic development and the improvement of the quality of life of five Western Maricopa County communities including Buckeye. The Team was asked to appoint a Technical Advisory Committee (TAC) from its membership to lend technical planning support to the lead Economic Planner.

E. Work Program and Schedule

The Plan work program was developed in accordance with the requirements of the Arizona Revised Statutes governing the development of community.

Work on the Plan started in November 1987. It was designed "in-house" by the Economic Planner with direct input from the Town's appointed Planning Committee and the support of the Western Gateway Technical Advisory Committee (TAC).

F. Community Participation

The community decided early on in the process to obtain maximum public participation in the development of this Plan. The Plan was discussed at the 1988 Town Forum where more than 70 participants had an opportunity to provide input. Following the Forum, the 15-member Planning Committee, with assistance from Guido Ardaya, staff and other technical advisers, began development of the Plan.

The Committee began the planning process with the identification of values, issues, opportunities and constraints with regard to the Planning Area. This issue identification became the foundation for the formulation of goals, and the design of the Plan elements.

Throughout the process, the committee reviewed summaries of technical research on the subjects of discussion in the form of memoranda. The goals, policy elements and guidelines were directed at guiding and promoting new development; the infill of the land; urban development and revitalization; preservation of the Town's heritage, rural character, and the environment; and economic growth. The Plan resulted in the design of nine elements (two of which were completed by private consulting firms): Land Use; Circulation; Community Facilities; Central Business District Revitalization (completed by the consulting firm of Bernard Deutsch Associates); Economic Development; Character Plan/Environmental Element; Neighborhood Preservation, Revitalization and Redevelopment; Historic Preservation (completed by Margy Chrisney, AIA Architect); and Housing. Minutes of each meeting were taken and formally adopted by Committee members throughout the process.

In a similar fashion, the Western Gateway Team's appointed TAC was briefed and supplied with draft reports of the Plan elements. Input was directly requested and received from each of the members in areas for which the Lead Planner needed technical, specialized support. The Planner and the TAC met at least four times to evaluate the Plan elements. The technical comments on the draft plan reports were also made available to the Town Manager, the Chairman of the Planning Committee and each member of the TAC.

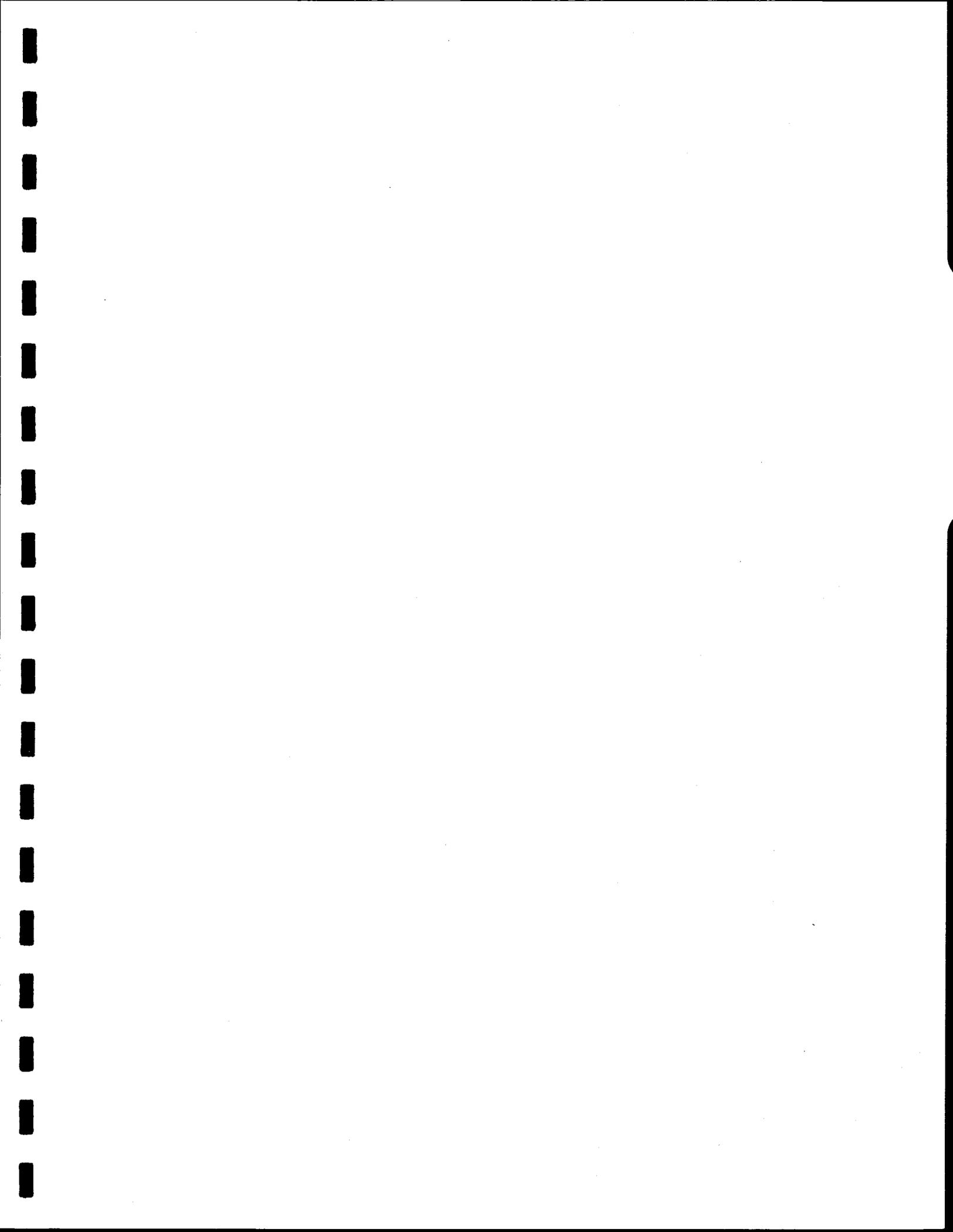
G. Philosophy: The Total Concept of Community Development

Planning was seen as the process by which all community resources, physical, economic, institutional and political interplay, and are brought together to fulfill a common goal: the long-term, harmonious growth of the community.

Buckeye, historically, has a strong foundation for community development. This foundation was determined to be strong in Buckeye because the area contains most of the basic factors of production: land, labor, entrepreneurship, capital and location. The area has a good history of leadership and a positive government attitude toward growth.

Planning became the instrument that helped define the long-term goals of the community, the vision of the future, and the instruments to carry out that vision. The resulting Plan attempts to summarize this vision and the goals of the Town, and provide implementation tools to achieve the desired goals. The Plan is above all a policy guide.

The Plan is not meant to imply zoning. Its objective is clear, and it should be implemented keeping in mind the whole of its parts, and the desired ends, ensuring that none of these parts (or structural elements) is weakened in the process. As the basic components are strengthened, the opportunities for success in fulfilling the total vision of the Town and its Planning Area will be maximized. Zoning is just one tool for implementation of this vision.



SECTION II PHYSICAL ASSESSMENT AND LAND SUITABILITY ANALYSIS

"It was once thought that the physical environment determined the character of life. When that view collapsed, the natural reaction was to insist that environment had no consequences whatsoever. But each view rests on the fallacy of the other. Organism and environment interact; environment is both social and physical. ... Careless disturbance of the landscape is harmful to us; skilled siting enhances us. Well-organized, productive living space becomes a critical resource for humanity, like energy, air and water."

Kevin Lynch
Site Planning, (The MIT Press, Cambridge, Massachusetts, Second Edition, 1971) p.2

To coincide with Lynch's writings, planning for the orderly arrangement of the land requires a clear understanding of the physical conditions, as well as the environmental and socio-economic forces that influence the space which is to be planned.

This section contains two levels of analysis, 1) the analysis of the physical conditions that characterize the Buckeye Planning Area; and 2) the analysis of land suitability for appropriate economic and social benefit and land use.

Whereas, the first level of analysis is fundamental for understanding the physical and environmental conditions that prevail in the Planning Area, the second goes one step further in determining the levels of suitability of the land in accordance with prescribed criteria. The second component is the result of the interaction of variables which ultimately render the physical space suitable or unsuitable for different types of development.

A. Planning Area: Physical Assessment

The Planning Area encompasses the Town's incorporated land area as well as its strip annexed area. The approximate north boundary of the Planning Area is the McDowell Road section line running from Perryville Road on the east to 323rd Avenue on the west; the Gila River on the south and southwest; a line along the Hassayampa River northwest from Johnson Road to Baseline Road and the 323rd Avenue section line connecting Baseline Road with McDowell Road section line. This area encompasses approximately 126.5 square miles.

The Town's annexed area, 3.40 square miles in 1981, had expanded to 13.20 square miles in 1989.

**TABLE 1
TOWN OF BUCKEYE MUNICIPAL LAND AREA GROWTH HISTORY**

Year	Total Land Annexed (sq. miles)
1940	0.875
1950	0.875
1960	0.910
1970	1.11
1980/81	3.40
1987	11.30
1989	13.2

Buckeye also strip annexed vast amounts of unincorporated land. As of January 1989, the Town's strip annexed area totaled 126.5 square miles or 80,960 acres. Fifty percent of the strip annexed land is irrigated agricultural land and the balance consists of desert brush, mountains and riparian basins. A petition for annexation of 48,000 acres managed by the Sun Valley Owners Association is currently being considered by the Town. Should the Town annex Sun Valley's acreages the total annexed and strip annexed area of Buckeye will increase to 128,960 acres (201.5 square miles), thus making Buckeye's Planning Area one of the largest in Maricopa County. This area, when expanded, would have the capacity to accommodate at least 302,000 more housing units and 1 million people, using current density calculations for projected land use in the area.

A. 1 Topography

The Buckeye Planning Area is characterized by its combination of mountain ranges, plain areas (alluvial fans), drainage courses, isolated outlier hills protruding above alluvial fans, and exposed bed rock physiography. The land is low in elevation with a southward gradient from an altitude of about 3,650 feet at the peaks of the White Tank Mountains in the north to about 886 feet in the vicinity of the existing Town of Buckeye in the south. Slope is less than 1 percent near the Town and approaches 10 percent near the mountains. About 84 percent of the 126.5 square mile Planning Area is relatively level with slopes under 2 percent. Only 4 percent of the land exceeds 20 percent in slopes. These areas offer beautiful vistas and are environmentally sensitive. Areas with slopes in excess of 15 percent are shown on the topography map.

Drainage is provided by the Gila and the Hassayama Rivers (stream channels) and several levees which were constructed as flood control structures to protect the Buckeye Valley from the hazards of flooding. Extensive areas have been determined to be within the FEMA delineated 100 year flood plain. Future management of these areas must be carefully studied.

Urban development on moderate to steep slopes increase the potential for erosion on hills when the ground cover is disturbed or removed. The installation of sanitary sewers and water mains and construction of streets also become a serious problem in those areas.

Most future development will probably occur on plain areas of 2.0 to 5.0 percent, although land with as much as 15.0 percent topography may be developed on a limited basis. Should this be the case, the Town will need to evaluate the need to adopt an ordinance to protect hillsides or to adopt the ordinances approved and currently being enforced by Maricopa County.

A.2 Geology

The planning area is located within the Basin and Range Geological Province. The area is part of the Gila Basin and overlies Quarternary and upper Tertiary (Upper Miocene-Pliocene) sedimentary rocks, mostly unconsolidated, which, with respect to the stratigraphic profile, reach depths in excess of 1,440 feet. The Gila floodplain, which the planning area borders, consists of Quarternary alluvial deposits of silt, sand and gravel. These deposits are primarily the product of natural erosion from the high-low flow cycle of the Gila River. The composition of these alluvial deposits is approximately 40 percent clays and 60 percent sands, gravels and boulders.

The commercial exploitation of sand and gravel deposits is the primary economic resource realized from the alluvium. No significant precious metal, metallic mineral or nonmetallic mineral deposits are known to occur in the area.

The planning area has been free of significant seismic activity, although intense earthquakes that have occurred elsewhere have been recorded in the general vicinity. The most significant earthquake occurred in northern Mexico in 1887. The nearest seismic activity reported in recent time includes two weak earthquakes with epicenters near Skunk Creek about one mile north of Union Hills Drive. These earthquakes occurred on October 28, 1935 with a modified Mercalli level of III and on July 21, 1937 with a modified Mercalli level of II. The Buckeye area appears to be essentially free of the geologic conditions that are thought to generate most seismic activity, namely centers of volcanic activity and major faults.

A.3 Soil Characteristics and Their Suitability

The analysis of soils is important to ascertain their suitability for development of roads, buildings, lakes, industry, farming, residential, recreation and preservation uses.

The Buckeye Planning Area is characterized by its diversity of soils with the most prevalent in the Laveen-Coolidge Association spanning from east to west from Liberty to the Hassayampa River (soils from old alluvium). Other soils from old alluvium are those in the Rillito-Gunsight-Pinal Association. Soils of mountains and buttes in the Cherioni-Gachado-Rock Outcrop Associations are found in the northern portion of the Planning Area. Soils from recent alluvium span from east to west along the Gila River and from north to south along the Hassayampa River. Also, large pockets of recent alluvium soils in the Antho-Valencia Associations can be found in the northern portion of the Planning Area. Soils along both rivers correspond to the Torrifluents Associations.

The characteristics and capabilities of each soil type and biotic environment are presented in summary form below. The limitations of the soils in each classification could be considered in the process of planning, plan review and landscaping design. Additional information on soil characteristics and their effect on urban growth or preservation is available in soil survey reports of the U.S. Soil Conservation Service (see Soil Survey of Central Maricopa County in the Town of Buckeye files).

**TABLE 2
TOWN OF BUCKEYE PLANNING AREA
SOIL ASSOCIATIONS**

Association Number	Association Name	Characteristics
Soils from Recent Alluvium		
2	Antho-Valencia	Deep, well drained, moderately slow to moderately rapidly permeable coarse loamy soils formed in granitic and mixed alluvium on alluvial fans, valley plains, floodplains and low terraces.
4	Torrifluvents	Highly varied in soils makeup. Composed of recent alluvium in river bottoms and creeks.
Soils from Old Alluvium		
5	Rillito-Gunsight-Pinal	Shallow to deep, well drained, moderately permeable coarse loamy to loamy-skeletal soils formed in old mixed alluvium on fans and terraces. A hard cemented pan exists in the Pinal soils at a depth of 8 inches to 20 inches.
6	Laveen-Coolidge	Deep, well drained, moderately to moderately rapid permeable coarse loamy soils formed in old mixed alluvium on fans and terraces.
Soils of Mountains and Low Hills		
15	Cherioni-Gachado-Rock Outcrop	Shallow, well drained, slowly permeable loamy skeletal soils formed in residuum from volcanic rocks on low hills and the toe slopes of hills and mountains. At about 9 inches there is a durapan resting on andesite, basalt or conglomerate bedrock.

Source: Maricopa County Planning Department, "Soil Associations" Map, February, 1977.

A.4 Climate

The U.S. Department of Agriculture, Soil Conservation Service has completed a comprehensive assessment of the climate conditions in the Planning Area. As such, the Buckeye Area is classified as a semi-arid region in which relative humidity and annual rainfall are low.

This area experiences two precipitation seasons with the first occurring from November to March, when the area is subjected to occasional storms from the Pacific Ocean. The second storm season occurs from July through mid-September when the area experiences widespread thunderstorms associated with moist air that moves to Arizona from the southern quadrant. As described by the U.S. Soil Conservation Service, eight out of ten years, annual precipitation will be less than 3.8 inches and/or more than 10.8 inches.

Annual average percentage of possible sunshine is 86.0 percent and evaporation averages 72 inches per year.

TABLE 3
CLIMATOLOGICAL DATE TEMPERATURES AND PRECIPITATION:
ELEVATION 870 FT.
(Period 1941 to 1970)

Month	Average Temperature (F)		Average Monthly Precipitation (inches)
	Daily Max.	Daily Min.	
January	67	34	0.7
February	72	38	0.7
March	77	42	0.7
April	85	48	0.3
May	95	55	0.1
June	103	63	0.1
July	107	74	0.8
August	105	73	1.3
September	101	65	0.7
October	90	52	0.4
November	77	41	0.5
December	68	35	0.8
Average	87	52	7.1

*Source: U.S. Department of Agriculture, Soil Conservation Service
Soil Survey of Maricopa County, Arizona, September 1977*

Franzoy Corey Engineers, in describing wind conditions in the Planning Area, indicate that prevailing winds blow from the southwest in summer and from the northwest in winter. The winds sometimes start in March and continue into April or May. Winds carry little moisture during those months. Thunderstorms during July and August frequently are accompanied by violent winds but are of short duration (Franzoy Corey Engineers and Architects, Town of Buckeye Facility Plan, Step 1, Wastewater Management Plan, February, 1987).

A.5 Air Quality

Buckeye's good air quality is a resource that should be preserved. Future efforts should concentrate on meeting the air quality standards recommended by the EPA. Further, Buckeye should establish a policy to regulate operations that contribute to the deterioration of the air quality in the Planning Area. Buckeye should plan for an efficient, long-term (40 years or more) transportation system for its planning area as inefficient traffic circulation systems are the key causants of air pollution today. Future development activities should be closely monitored and their permit approved after consultation with Maricopa County Environmental Health Services.

A.6 Noise and Vibration

Noise and vibration have both direct and indirect effect on people and industry and must be recognized early in the planning or project approval process. Noise in particular has two different types of effects on people; the direct physical effects such as hearing loss and the less direct effect of interference with activities such as sleep and conversation.

The objective of the land use plan is to organize and coordinate land uses so that they are compatible and human and economic activities are carried out without major constraints or annoyance. Policy considerations usually concentrate on three major aspects related to the problems of noise and vibration: 1) the source; 2) the path; and 3) the receiver. Strategies should be aimed at reducing and/or minimizing potential economic loss and hardships of homeowners, business and industry as a result of the depreciation in the value of their properties following the construction or expansion of facilities that emit noise and vibration. In essence, the land use plan should identify 1) the acceptable zones where most developments could be approved; 2) the normally unacceptable zones where mitigation measures will be required and where each project would need to be individually evaluated for approval or denial; and 3) the unacceptable zones in which projects would not, as a rule, be approved.

Point sources of noise and vibration were identified in the Buckeye Planning Area as follows: the Town's municipal airport and several airfields used in crop spraying; motor vehicle traffic on major roadways; major road crossings; locomotive traffic along the Southern Pacific rail line; farm equipment repair centers; and certain farming operations (e.g., cotton gins).

In planning and siting of new development, the Town should consider the following noise break points which have been found would interfere with human activities.

- | | |
|--|---|
| 1. Below 55 Ldn (Day-Night average sound level that occur during a 24 hour period) | Very little interference e.g., speech intelligibility is over 99.0 percent and very little resulting annoyance. |
| 2. Over 56 Ldn both increase rapidly. | Interference and annoyance |

The U.S. Environmental Protection Agency has set 55 Ldn as the basic goal; other federal agencies have settled on 65 Ldn as their standard. Buckeye should adopt the 65 Ldn as the breakpoint of acceptability for most operations.

Of particular significance in planning for the future growth of Buckeye will be the recognition of potential impacts from the three major sources of noise and vibration in the Planning Area: the Buckeye Municipal Airport, Interstate 10, and the Southern Pacific Railroad. The Ldn contour lines of the municipal airport as it is expanded are shown on the airport noise contour map.

A.7 Water Resources

a. Potable Water

Water services in the Planning Area are supplied by three large providers; the Town of Buckeye, Valencia and White Tank Water Companies. A "large provider is a utility delivering or servicing water to 500 or more people or supplying 100 acre-feet or more of potable water" (Arizona Department of Water Resources, ADWR Draft Management Plan, Second Management Period: 1990-2000). Several other "small providers" or franchised utilities also operate and provide water services in the Planning Area. According to 1985 water use data for large providers, the Buckeye Water district used 523 acre-feet (AF) per year serving a population of 2,963. Consumption was calculated at 158 gallons per capita per day (GPCD). The largest user was residential with a total yearly consumption of 256 AF. The second largest water provider, Valencia Co., distributed 201 AF to a total population of 1,657, with residential being also the largest user (186 AF). Average 1985 consumption was calculated at 108 GPCD. The total combined water delivered by both utilities amounted to 724 AF in 1985, serving a population of 4,620. The water produced by the Buckeye system is well water partially demineralized in an electrodialysis water desalination plant.

b. Irrigation Water

Irrigation water in the Buckeye Planning Area is delivered by two major irrigation districts: Roosevelt and Buckeye. Irrigation water is provided to the agricultural endeavors which operate in the Planning Area as well as for small lot irrigation in the town.

c. Surface Water

Surface water rights are appropriated in the Planning Area. The Buckeye irrigation District (BID) appropriates rights from the Gila River. The Town of Buckeye applied and received a Type 1 permit for its groundwater wells under the State Groundwater Act. Buckeye has a 100 year certificate of assured water supply as part of the Central Arizona Project (CAP).

The Gila River flows on the southern fringe of the Planning Area. The Hassayampa River on the western section of the Town does not contribute to a viable surface water supply source. Both treated water discharge and storm water flow through the Gila River. This river was initially a perennial river and its water was diverted to supply irrigation, municipal and industrial uses. However, because of upstream diversions and reservoir storage, it now only flows intermittently. Water flow in the Gila River varies from an average of 338 CFS to a minimum of 20 CFS.

The revised 1988 100-year flood plain delineations approved by the Federal Emergency Management Agency (FEMA) is shown on the flood plain maps.

d. Groundwater Use

Future groundwater development and usage in the Buckeye Planning Area will be limited to domestic and industrial uses as the area is within the Phoenix Active Management Area where no new irrigation water rights can be granted. The present trend is away from irrigation using groundwater because of declining water levels and higher pumping costs. Developers planning to sell or lease subdivided land must, prior to submitting the plat for approval to the Town, obtain a Certificate of Assured Water Supply from ADWR unless the property is located within an area previously designated by the Department as having an assured water supply. A 100-year assured water supply is the presence of sufficient water of adequate quality to continuously satisfy the needs of the proposed use for at least 100 years. The projected water use must also be consistent with ADWR's approved management plan. Presently ADWR has completed a draft Management Plan for the second management period 1990-2000. Substantial policy considerations and implications for water management and new development are presently being discussed at the state level.

Under proposed rules, ADWR will require all applicants for a permit to withdraw groundwater at a rate of more than 500 gpm to submit a hydrological study addressing the proposed withdrawals consistent with the management plan, possible adverse impacts, and "any other information required by the director for each type of withdrawal permit." This rule will also apply to withdrawal permits exceeding 60 days. Further, ADWR will also adopt rules for recharge, storage and recovery of water projects.

ADWR's "Management Plan" also calls for agriculture to conserve water. As such, it is stated that "it is feasible for most farm units to attain an irrigation efficiency of 85 percent". The average farm water duty would be reduced from 5.74 acre-feet per acre in 1988 to 4.54 acre-feet per acre in the year 2000. (exception for RID lands - 75 percent.)

Franzoy Corey Engineers (see Facility Plan Step One, "Wastewater Management Plan", Town of Buckeye, Arizona, 1987) reported that within the Town of Buckeye, the water table is at a depth of 10 to 40 feet below ground surface with the depth to groundwater increasing northward and northeastward from the Town. Three soil test pits excavated south of Buckeye to determine the approximate depth to groundwater and general soil conditions on the existing wastewater treatment site resulted in groundwater being encountered in all test pits at depths of 6.0 to 8.5 feet below existing grade. Franzoy Corey Engineers reported that the Buckeye area has not sustained declines in groundwater levels south of the Roosevelt Irrigation District (RID) Canal. As indicated, "this part of the area is effectively in hydrologic equilibrium and, in wet areas, the subsurface water level rises. Irrigation wells north of the RID Canal and east Palo Verde Road have caused water-level declines. The decline in 33 years is 32 feet. Further, the aquifer is estimated to be adequate for current levels of water use for the next 100 years."

A. 8 Land Use

Few changes in land use have occurred since 1981 when the Town's General Development Plan was completed by GWE, Inc. The following is a summary of the 1981 field inventory completed by GWE, Inc. for the Planning Area excluding the Town of Buckeye.

TABLE 4
1981 - BUCKEYE PLANNING AREA EXISTING LAND USE SUMMARY
(Excluding the Town of Buckeye)

Uses	Acreage
Agricultural	39,304.03
Residential	
• Occupied S.F. Lots	1,151.00
• Occupied Trailer/Mobile Homes	491.00
Commercial, Industrial, Office and Agra-land Use	1,139.00
Right of Way	2,668.70
Vacant Acres	34,700.00
 Total	 79,453.73

Source: Town of Buckeye, General Development Plan 1982 - 1992

TABLE 5
BUCKEYE EXISTING LAND USE
(Urbanized Area)

Uses	Acreage
Residential	
• Single Family	157.1
• Multi-Family	20.4
• Mobile Homes/Trailers	19.2
Subtotal	(196.7)
Commercial/Retail	30.4
Commercial/Office	3.8
Subtotal	(34.2)
Industrial	60.1
Community Facilities	
• Schools	50.3
• Parks	30.4
• Government/civic	11.6
Subtotal	(92.3)
Vacant	237.0
Right-of-Way	239.7
Agricultural	5.1
 TOTAL	 865.1

Source: GWE, Inc. General Development Plan, 1981

The existing land use acreage within the Town was totaled at 865.1 acres. GWE Inc.'s calculated total of residential units within the Town and the balance of the Planning Area was 2,904 breaking them down by category and location in the Planning Area. GWE, Inc. reported the number of residential permits issued from 1972 to 1981 as follows: Homes, 177; Apartment Units, 130; and Mobile Homes, 9.

Figures submitted by the Town of Buckeye show that residential, commercial and industrial activity has remained slow since the Buckeye General Development Plan was completed. As such the Town's Building Inspector's reported number of permits issued from 1981 to 1988 may not have significantly affected the growth of the Town and its Planning Area.

**TABLE 6
TOWN OF BUCKEYE BUILDING PERMITS ISSUED (1981 - 1988)**

Uses	Total Buckeye	Balance of Planning Area
Residential		
•Single-Family	50	
•Mobile Homes	12	127 (Leaf Verde)
•Multi-Family	90	
Commercial	32	1
Industrial (additions)	5	1
Institutional		
•Churches	2	
•Community Centers	1	
•Airport (Upgrading)		1
•Town/County Government Complex	1	
Other	97	

Source: Town of Buckeye Building and Zoning Inspector, 1988

Large acreages of land in the Planning Area are public land under control of federal and state governments. Privately controlled land is held in large parcels. Within the Buckeye Planning Area, 538 farms are established. The average size of these farms is 230 acres. Large land holdings can be beneficial for future planned area community developments. The total agriculture acreage that was inventoried in 1981 has remained practically unchanged.

A.9 Zoning

In 1985 the Town adopted a new zoning ordinance and zoning maps. There have been eighteen rezoning cases from 1985 to present. Several of these cases were initiated by the Town Staff to bring zoning and land uses into conformance. Other rezoning changes were made due to marketing conditions or new annexations.

Currently the Zoning Ordinance lists twenty-two different zoning districts. Twelve of these districts are residential uses, six are commercial districts; and four are industrial zoning districts. As seen on the zoning maps only thirteen of these zoning districts are represented by current land uses. Also shown on the maps are current Maricopa

County zoning districts. For more detail on the county zoning, Maricopa County zoning maps can be referenced to.

The Town Staff and Planning and Zoning Commission are currently working on revisions to the zoning ordinance. These revisions are necessary to reflect changes in development proceedings, marketing conditions, annexations and other factors.

B. Analysis of Land Suitability

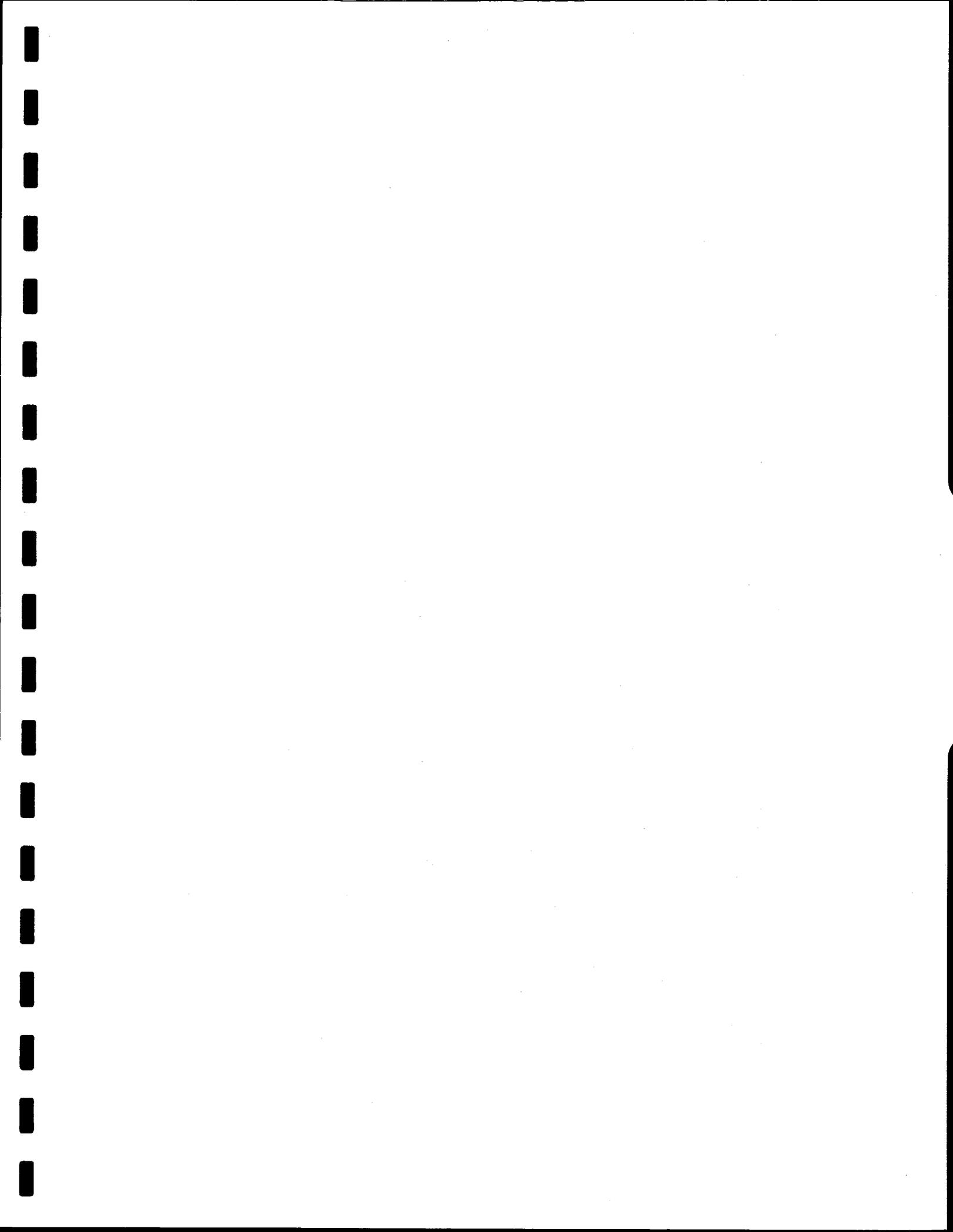
The immediate objective of the Land Suitability Analysis is to provide a rigorous basis for allocating land for development throughout the Planning Area. Three levels of suitability were considered in the analysis of the Planning Area.

1. Areas clearly unsuitable for development
2. Land conditionally suitable
3. Suitable land

The following factors or attributes were analyzed in determining the degree of suitability of the land.

1. Drainage limitations
2. Excessive slopes/topography
3. Soil limitations
4. Infrastructure availability
 - water
 - sewer
5. Irrigated agricultural land
6. Environmental limitations
 - presence of archaeological sites
 - flood prone areas/flood plains
 - ecologically sensitive areas
 - airport noise and crash landing areas
 - highway noise and air pollution impacts to living area
 - presence of agricultural operations e.g. cotton gins.
 - dairies, feedlots
7. Accessibility
 - near limited access highways
 - arterial streets
 - access to rail service
 - airport access
8. Presence of major power distribution lines and irrigation canals
9. Development proclivity
 - areas of high development potential
 - areas with low growth potential
 - industrial potential
10. Land ownership
 - public
 - private

The resultant land suitability distinguishes those areas more suitable or conditionally suitable for development. The analysis was completed using an overlay system and ultimately the composites of all the attributes were considered in the design of the land use plan element.



SECTION III OVERVIEW OF GROWTH POTENTIAL

The development Plan rests upon an understanding of the conditions or forces which shape the growth and development of the community. These forces are of an **external** or **internal** nature. **External** forces (exogenous) originate from outside the Planning Area and may be identified as economic fluctuations in the national economy; the extent of population and economic growth of the region; technological advancements, regulations, regional market trends, transportation; and others. **Endogenous** (internal) forces influence development from inside the Planning Area; namely, availability of local natural resources, the land base, geographic location, tax structure, community attitudes towards growth, availability and quality of labor force, cost and availability of public facilities and utilities, quality of education, cost of land, image, and others.

One of the key indicators used in planning for the future growth of a community is the measurement of the attitudes of the citizens toward it. The results of an attitudinal survey completed by the University of Arizona for Buckeye in 1984 indicate that acceptance of growth alternatives would be more favorable due in part to changes in the farming economy and the retail trade economy of the community.

Attitudes have changed towards attracting new development, particularly light, "clean" industry. In the survey, people expressed the desire for non-agricultural employment in well planned industrial parks. They felt that future growth should be based on well conceived land use plans.

Keeping the rural atmosphere still ranked high in their priorities, however. Farmers, in particular, expressed the need for "flexibility" in planning for the area. Most expressed the desire to continue farming the land, yet they expressed the wish to be able to "release" the land to developers when the time and conditions were appropriate.

The findings of the University of Arizona's attitudinal survey of Buckeye residents are further substantiated in the findings of a business survey completed by Maricopa County Community Development Agency in 1987 (unpublished report). In this survey the need for added jobs and shopping facilities was reaffirmed by a majority of people in the community. The need was expressed for a major community commercial facility to serve as an anchor commercial center in the Town's commercial district (CBD). This project was seen important in helping revitalize the economy and the physical appearance of the CBD.

At various community meetings, residents expressed their desire for a more "integrated" community. A community that encourages planned growth while preserving and enhancing the attributes and resources which contribute to the area's identity and development potential. These attributes were listed as the area's regional location, the area's excellent land base, water potential, the area's excellent environmental conditions, and low land costs. Needs were also expressed. These ranged from foresight in meeting the future transportation demands of the community to planning an aggressive program of street right-of-way acquisition. Planning for a more centralized and convenient location for the future cultural and administrative complex of the Town in the Planning Area was also determined to be very important and necessary.

A. Regional Growth: Directions and Trends

A.1 Location

The Town of Buckeye and its Planning Area sit strategically along major rail and highway corridors in Western Maricopa County. Buckeye lies between the Estrella Mountains, White Tanks Mountains and the Buckeye Hills. The area, better known as the Buckeye Valley is a vast expanse of desert and irrigated agricultural land which for the most part has remained in a rural state since the foundation of the town in 1888.

The Buckeye Planning Area is 25 miles from Central Phoenix, 350 miles from Los Angeles and 335 miles from San Diego. Several major highways pass through Buckeye enhancing the potential development and growth for the balance of this century.

The Town of Buckeye has traditionally been a center for agricultural services within Maricopa County. As indicated by Maricopa Association of Governments (see MAG Regional Development Summary, 1987), agricultural chemicals and farm equipment have been two of the support businesses that have helped the community. Agriculture, retail trade, and services employ over 45 percent of Buckeye's population. As with much of Western Maricopa County, as urban development moves westward, Buckeye will begin to shift away from agriculture and related businesses and into a more urban economy. This transition will be in part related to the completion of Interstate 10 and the planned additions of the Estrella and Agua Fria Freeways.

Additionally, development in the Buckeye planning area will also be impacted by the recently completed Sun Valley Parkway, which connects the Buckeye Planning Area with the northwestern communities of Sun City, Sun City West, El Mirage, Surprise and ultimately North Phoenix. Completion of freeways within the area allows for rapid truck delivery to Southern California markets and positions the Town within minutes of Metro Phoenix, its sizeable labor force, markets, industry and amenities.

The economic growth of Buckeye is directly intertwined with Phoenix Metro Area growth, as well as the entire Western Gateway area. The West Valley communities of Avondale, Goodyear, Litchfield Park, Tolleson and Buckeye, while among the least populated in Maricopa County, are projected to contribute significantly to the county's population expansion in the next decade.

Maricopa County is expected to be one of the fastest growing population centers in the country over the next 25 years as the rapid growth that the county has experienced over the past decade continues (Maricopa County Planning and Development Department, Western Maricopa County, Past, Present and Future, March 1988). As such, Arizona Department of Economic Security (DES) projects that the population of Maricopa County will be 4,472,200 by the year 2015.

Additional external and internal factors will influence development within Buckeye; among which are the sizeable land base, geographic location, regional market potential, regional labor supply, agricultural resources, water availability, natural environment, projected population growth, and others.

A.2 Regional Market Potential

The economic market potential of Buckeye is excellent given its strategic location within a large market area in the southwestern states including Arizona. The population of these states exceeds 37 million. Within one hour driving distance from Buckeye reside over 45 percent of the state's population of 3.2 million. The civilian labor force of approximately one million in the Phoenix Metro Area offers potential for meeting the labor demand of job-creating enterprises and for additional housing units which could be accommodated in the Buckeye Planning Area.

**TABLE 7
POPULATION CENTERS**

Population centers within 8 hours driving distance from Buckeye

Area	Population
Phoenix Metro MSA	2,000,000
Balance of State of Arizona	1,200,000
Los Angeles/Anaheim/Riverside MSA	13,000,000
San Diego MSA	2,200,000
Las Vegas, Nevada	185,000
El Paso, Texas	500,000
Albuquerque, New Mexico	351,000
Mexican Border Cities	
• Tijuana	1,000,000
• Mexicali/Imperial Valley	1,000,000
• Nogales	100,000
• Juarez	800,000
Population of surrounding states	
California	27,000,000
Nevada	1,000,000
Utah	1,700,000
Colorado	3,300,000
New Mexico	1,500,000

Manufacturing Growth is another key indicator of regional growth. Manufacturing growth in the Phoenix Metro Area has expanded rapidly primarily in the north, central and southeastern portions of Maricopa County. Within less than one hour driving distance of Buckeye over 2,000 manufacturing firms operate specializing in such industry groups as aircraft, defense, primary fabricated metals, electronic equipment and machines. These firms offer significant potential for expansion, and for attracting suppliers, some of which will seek Western Maricopa County as a location.

Western Maricopa County contains several major employers which enhance the potential of the region for new development. Operating in the vicinity of the Buckeye Planning Region are the Palo Verde Nuclear Generating Station, Luke Air Force Base, LORAL Aerospace Corporation, Revlon, Rubbermaid, McLane Sunwest, Unidynamics, and Parker Hannifin. Buckeye contains a small manufacturing base including Schult Mobile Homes, Beam Industries, a variety of agricultural industries and distribution facilities along with some farming operations and service businesses.

**TABLE 8
MAJOR EMPLOYERS IN WESTERN MARICOPA COUNTY**

Employer	Product/Service	Number of employees
Luke AFB	Defense	7,000 *
Loral Aerospace Corp.	Defense Contractor	2,100
School Districts	Education	1,416
Perryville Prison	Corrections	475
Unidynamics	Defense Contractor	422
Sunland Beef	Meat Packing	300
Evercrisp	Food Packing	250
Greer Minor	Food Packing	250
J.A. Woods	Food Packing	250
McLane Sunwest	Grocery Distribution	170
Rubbermaid	Extruding (Plastics)	120
Schult Mobile Homes	Recreation Vehicles & Manufactured Homes	170
Beam Industries	Lingerie	350
Parker Hannifin	High Tech Aerospace	100+
Patio Industries	Building Materials	100
Palo Verde Nuclear Plant	Nuclear Power	2,514

* Including dependents and military retirees
Personnel on payroll = 31,014

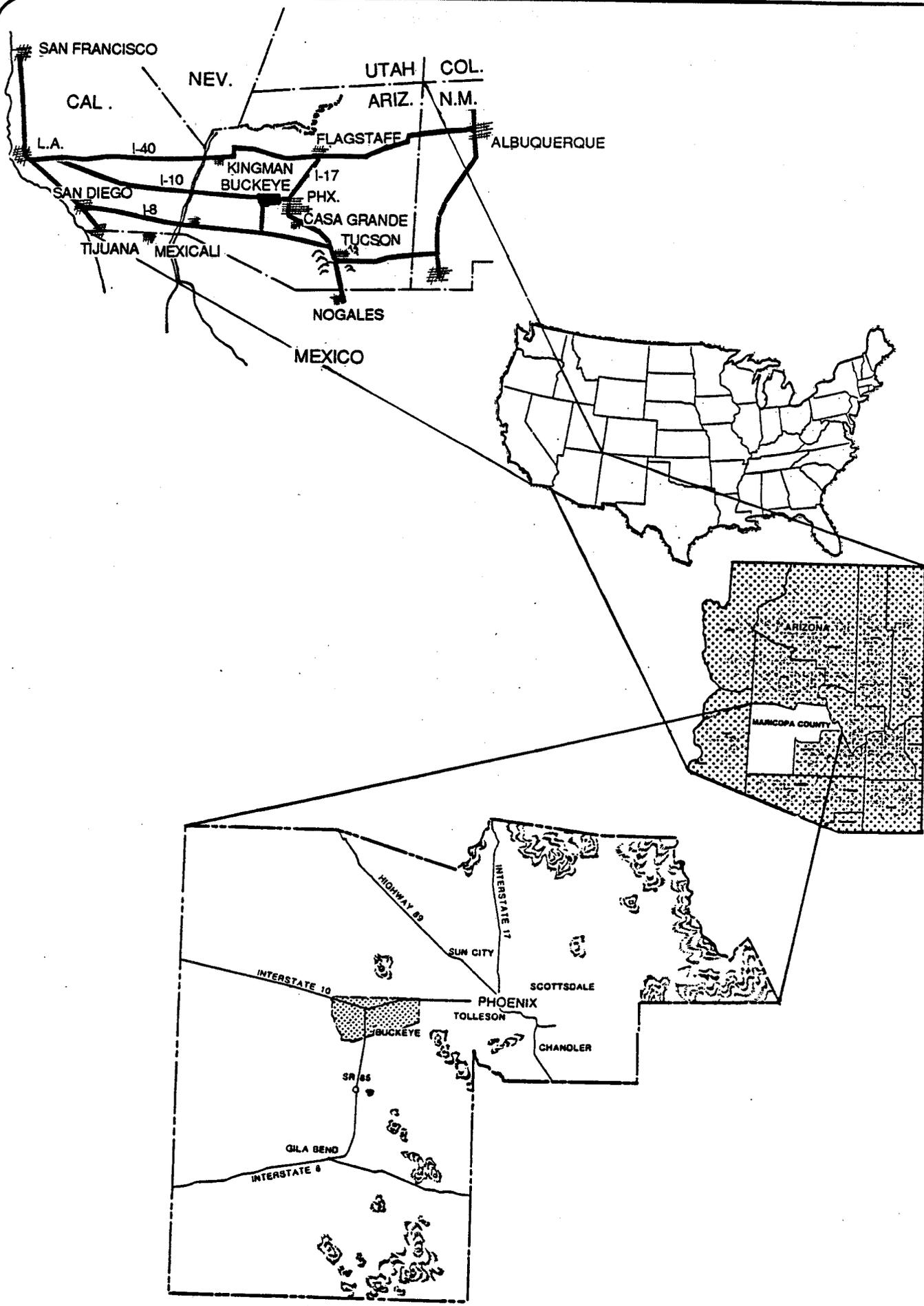
Source: Maricopa County Community Development Agency Luke AFB, Economic Resource Impact Statement, Sept. 1986

B. Internal Growth: History and Trends

B.1 History of Growth

A brief chronology of the events and occurrences surrounding the Town's development was recorded in the Town of Buckeye's General Development Plan 1982-1992. The following highlights some of this history.

- First known permanent dwellers in the Planning Area were the Hohokam Indians. At this period, extensive canal systems were developed.
- 1699 the Spanish Jesuit Missionary Padre Francisco Kino first traveled the area on his missionary work.
- 1863 Formation of the Arizona Territory was a period of more intensive settlement in Maricopa County.
- 1867 Formation of farms along the Gila River.
- 1884 Malie M. Jackson and Joshua Spain formed the Buckeye Canal Company.
- 1888 T.N. Clanton filed on governmental land for a post office, and adopted the name Sidney. (In 1910, another plat was filed and the name of the town was changed to Buckeye.)



REGIONAL LOCATION

- 1889 Initial platting of a townsite which was named Sidney.
- 1910 The community was connected with a railroad.
- 1927 the Roosevelt Canal was built, opening vast acreage for agriculture.
- 1929 the Town was incorporated under the name of Buckeye.

Since its founding, the Town has remained a trading post and service center for the surrounding farming community. Agriculture flourished in the area due to the construction of irrigation canals and the availability of relatively flat, unencumbered land. Today the developed area of the Town encompasses approximately two square miles with other developments scattered throughout the planning area. Buckeye lies in the south central portion of the Planning Area and its development is characterized by low density housing, a commercial strip which stretches for about 1.5 miles along Arizona Highway 85 (Monroe Avenue) and an industrial district parallel to the Southern Pacific Railroad.

The construction of the I-10 Freeway four miles north of the Town diverted through traffic from the Town's core along Arizona Route 85. Initially, this severely impacted the economy of the central business district.

B.2 Demographics

Present and future estimates of population based on historic, local and regional trends are fundamental to the allocation of land uses, public facilities and services in a community. Population growth in Western Maricopa County, particularly the Town of Buckeye and its Planning Area, has been slower than population growth in the county as a whole.

Maricopa Association of Governments (MAG) calculated that the Southwest Region, an area containing the communities of Tolleson, Goodyear, Avondale and Buckeye will grow 20.4 percent between 1985-1990 and 64.6 percent between 1990 and 2000, and 44.3 percent between 2000 and 2010. Factors influencing this growth will be the availability of large amounts of land, few physical barriers, proximity to Los Angeles for industry, and the completion of I-10 Freeway. With this population growth, Southwest Maricopa County will increase its share of the county total from 9 percent in 1985 to 12.0 percent in 2010.

The Town of Buckeye experienced a total population growth of 163.0 percent in the period 1950-1980 with the highest increase (75.0%) experienced during the 1950-60 decade. The Town's population increased from 3,434 in 1980 to 3,779 in 1985 (1980 Census of Population and MAG special 1985 census). Available population projections completed by Arizona Department of Economic Security (DES) and approved by the Population Technical Advisory Committee in December 1986, show that the population of the Town of Buckeye will increase from 3,779 in 1985 to 4,745 in 1990, or 25 percent.

Buckeye should plan for additional population growth because of the excellent development opportunities that the Planning Area offers and the potential population and economic expansion yet to occur in Maricopa County.

B.2.1 Population Composition

The population of Buckeye is balanced with males accounting for 50.9 percent of the total 1985 population of 3,779, and females totaling 49.1 percent. The median age is 28.6 years for males and 26.9 years for females.

**TABLE 9
TOWN OF BUCKEYE POPULATION BY AGE AND SEX (1985)**

Age	Female	Male	Total
Under 5 years	187	216	403
5 - 14	293	391	684
15 - 19	149	155	304
20 - 44	715	670	1,385
45 - 64	323	331	654
65 or older	188	166	349
Total	1,855	1,929	3,779
Median Age	28.6	26.9	

Town of Buckeye Population by Race

	Town Limits (1985)	MPA (1988)
White	3,366	8,082
Black	189	325
Other	224	638
Total	3,779	9,045

The Hispanic population is approximately 5% of the total of all categories.

Source: 1985 Special Census of Population Maricopa County Community Development Agency, 1989

**TABLE 10
Municipal Planning Area (MPA) (1988)
Population by Age and Sex**

Age	Female	Male	Total
Under 5	405	463	868
5-14	775	903	1,678
15-19	354	350	704
20-44	1,676	1,708	3,384
45-64	817	898	1,715
65 and over	362	334	696
Total	4,389	4,656	9,045

Source: Update of the population & socioeconomic data base for MAG (April 1989)

B.2.2 Labor Force, Employment and Income

Buckeye's labor force as of 1988 (final DES figures) was calculated at 2,180 with an average annual unemployment rate of 5.2 percent. Maricopa County total average was 5.1 percent for that year.

TABLE 11
WESTERN MARICOPA COUNTY LABOR SUPPLY (1988 final)

City	Labor Force	Unemployment Rate
Avondale	4,701	7.80
Buckeye	2,180	5.20
El Mirage	2,075	8.70
Glendale	67,469	5.10
Goodyear	1,771	4.70
Litchfield Park	1,987	2.70
Peoria	6,791	6.30
Sun City	5,848	5.40
Sun City West	891	10.40
Surprise	2,160	9.40
Tolleson	2,458	9.40
Wickenburg	1,568	2.70
Youngtown	580	6.70
Maricopa County	1,030,875	5.10

Source: Arizona Department of Economic Security (DES)

Buckeye's 1980 income levels were reported by the U.S. Bureau of the Census as follows:

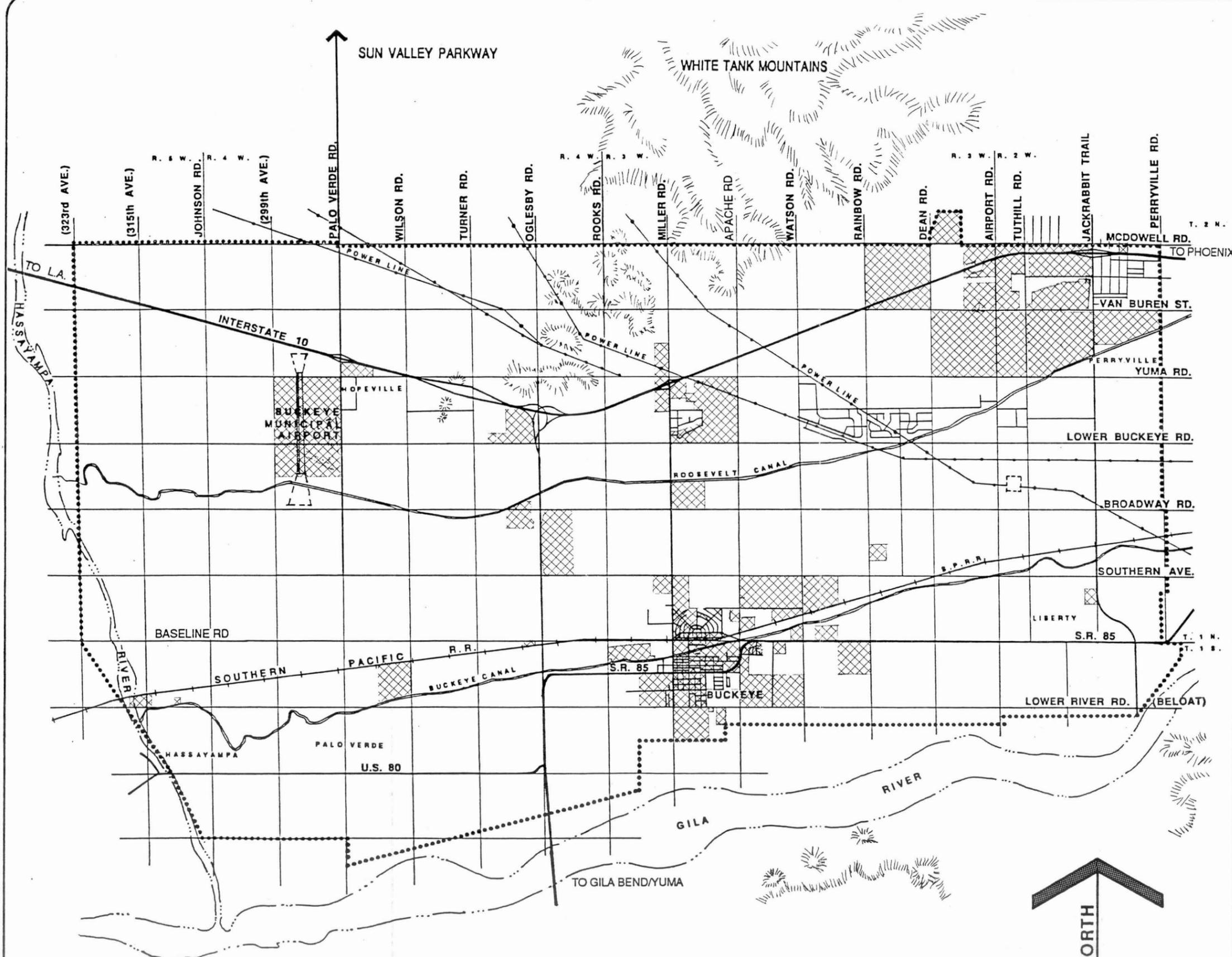
Household Median Income	\$15,298
Household Mean Income	\$17,696
Family Median Income	\$17,401
Family Mean Income	\$19,766
Per Capita Income	\$6,129

A total of 119 families, or 13.5 percent of the total, were found to meet poverty level status in Buckeye in that year.

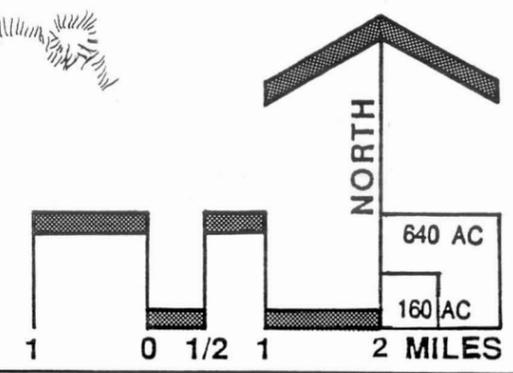
B.2.3 Building Trends

Buckeye issued 430 building permits for an approximate total of \$10,239,000 between 1981 and 1988. Residential permits amounted to 279, while commercial and industrial totaled 33 and 6 respectively. "Other" type of permits amounted to 102. The largest number of building permits were issued during 1981 and 1985-86.

The number of buildings permitted during the period 1981 - 1988 was small due in part to the fact that the Town was unable to extend water and sewer utilities as these were operating at capacity. With recent modifications to both water and sewer services it is foreseeable that the number of permits and dollar value of these will experience a significant increase during the 1990's.



**TOWN OF BUCKEYE - PLANNING AREA
MUNICIPAL PLANNING AREA**



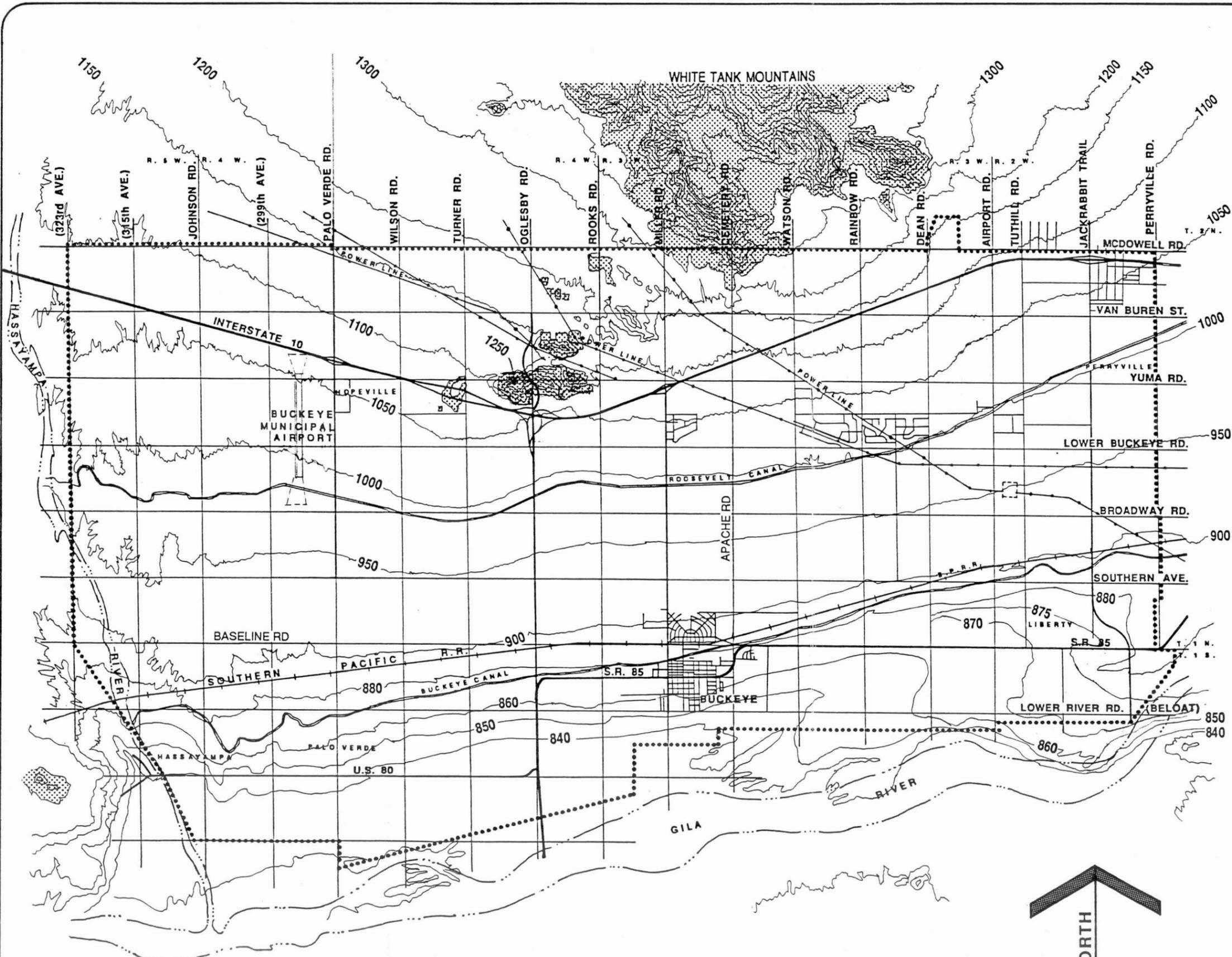
LEGEND

- STRIP ANNEXED BOUNDARY
- [Cross-hatched box] ANNEXED TO TOWN (1989)
- ~~~~~ RIVER
- POWER LINE
- +++++ RAILROAD

GENERAL DEVELOPMENT PLAN
1989-2000

MUNICIPAL PLANNING AREA

B

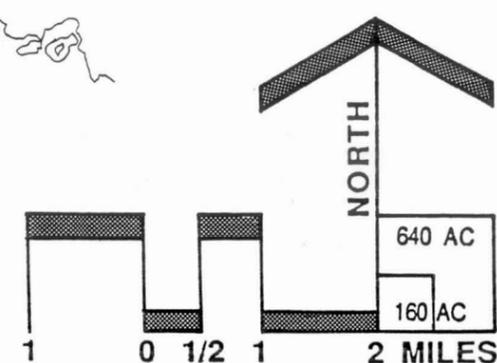


LEGEND

~00~ CONTOUR LINE

[Stippled Area] SLOPES - 15%+

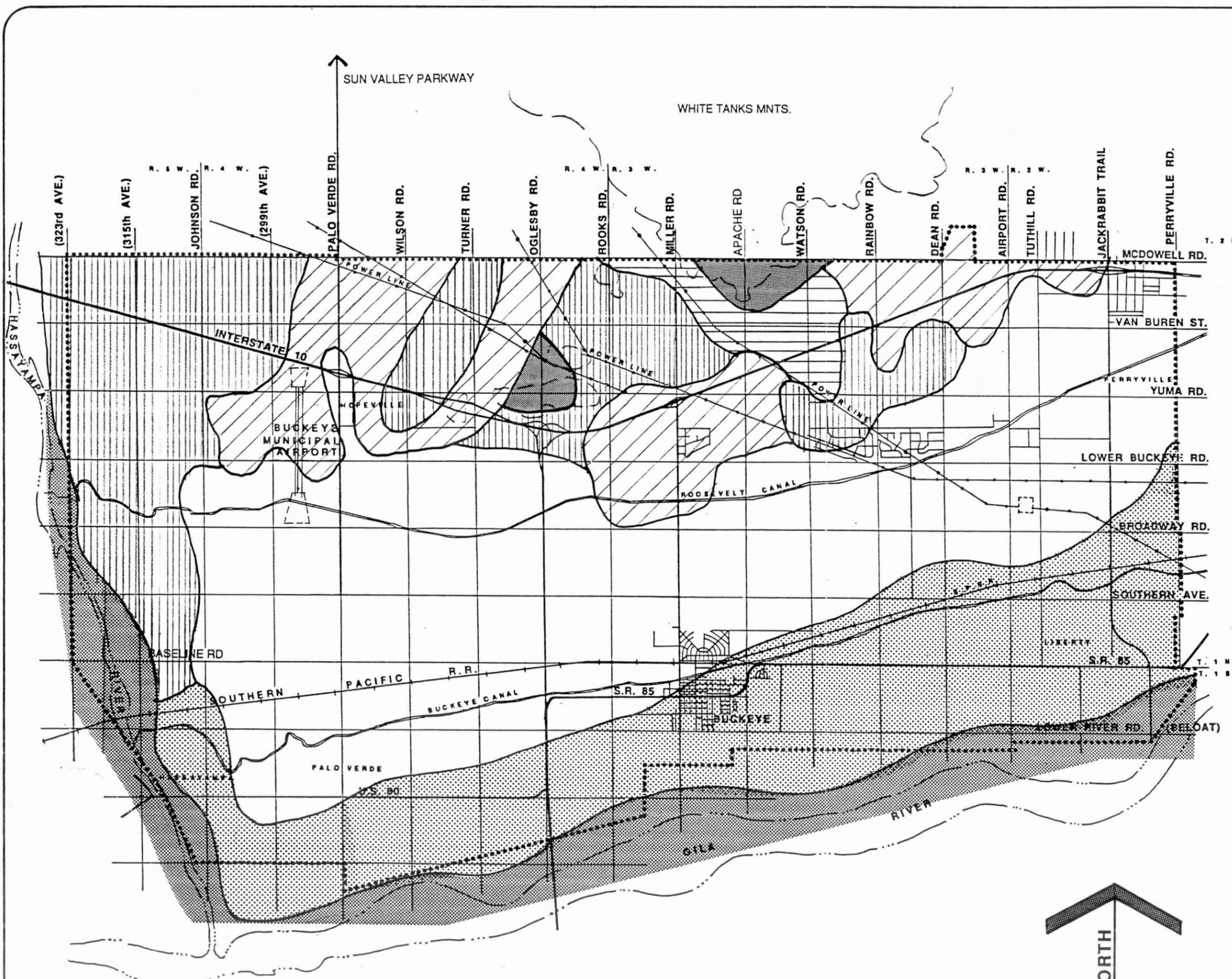
TOWN OF BUCKEYE - PLANNING AREA TOPOGRAPHY



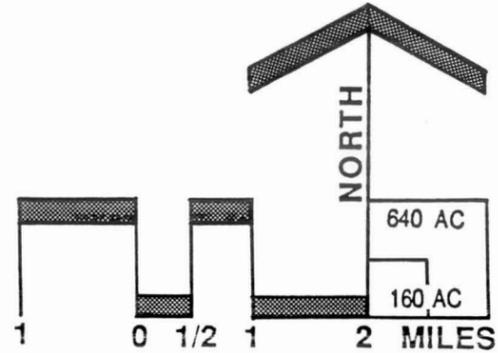
GENERAL DEVELOPMENT PLAN
1989-2000

TOPOGRAPHY

C



**TOWN OF BUCKEYE - PLANNING AREA
SOILS MAP**



LEGEND

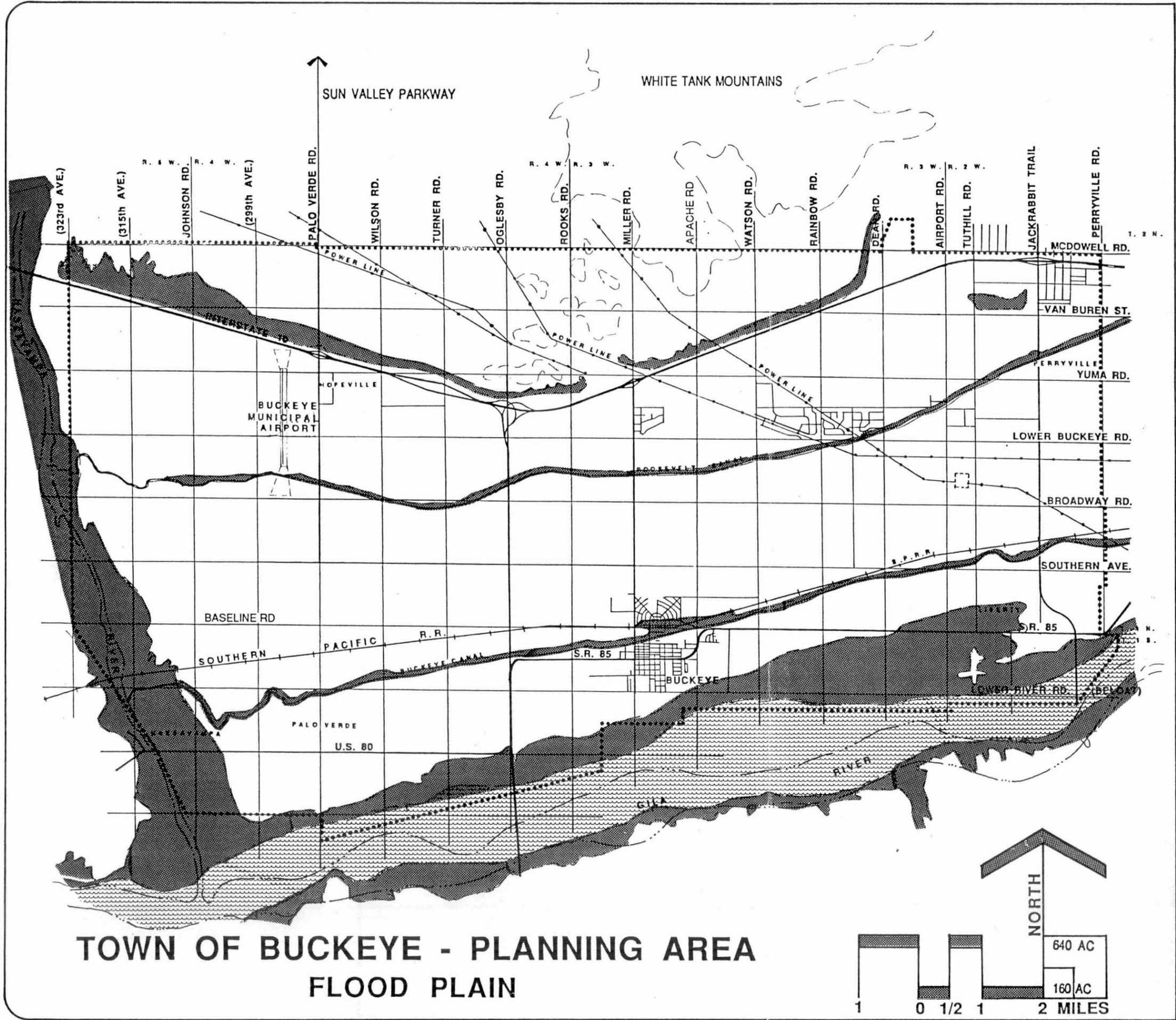
- 
SOILS FORMED IN RECENT ALLUVIUM
 Gillman-Estrella-Avondale association: Nearly level loams and clay loams on valley plains and low stream terraces
- 
 Antho-Valencia association: Nearly level sandy loams on recent alluvial fans and valley plains
- 
 Carrizo-Brios association: Nearly level to gently sloping gravelly sandy loams and sandy loams in stream channels and on low stream terraces
- SOILS FORMED IN OLD ALLUVIUM**
- 
 Rillito-Gunsight-Perryville association: Nearly level to moderately steep gravelly loams and loams on old alluvial fans and valley plains
- 
 Lavven-Coolidge association: Nearly level sandy loams, loams, and clay loams on old alluvial fans and valley loams
- 
 Ebon-Pimant-Tremant association: Nearly level to gently sloping gravelly loams, very cobbly loams, and gravelly clay loams on old alluvial fans at the base of mountains
- SOILS OF MOUNTAINS AND BUTTES**
- 
 Cherioni-Rock outcrop association: Gently sloping to very steep very gravelly loams and Rock outcrop on mountains, buttes and low hills

GENERAL SOIL MAP
Maricopa County, Arizona, Central Part

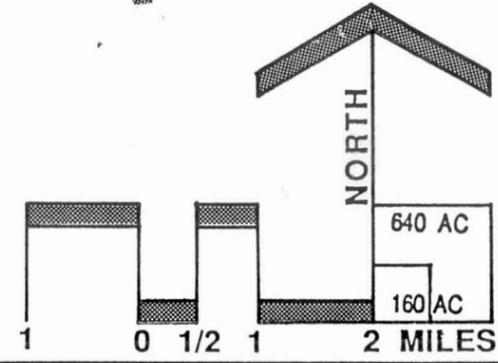
GENERAL DEVELOPMENT PLAN
1989-2000

SOILS MAP

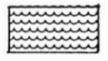
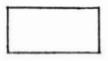
D



**TOWN OF BUCKEYE - PLANNING AREA
FLOOD PLAIN**



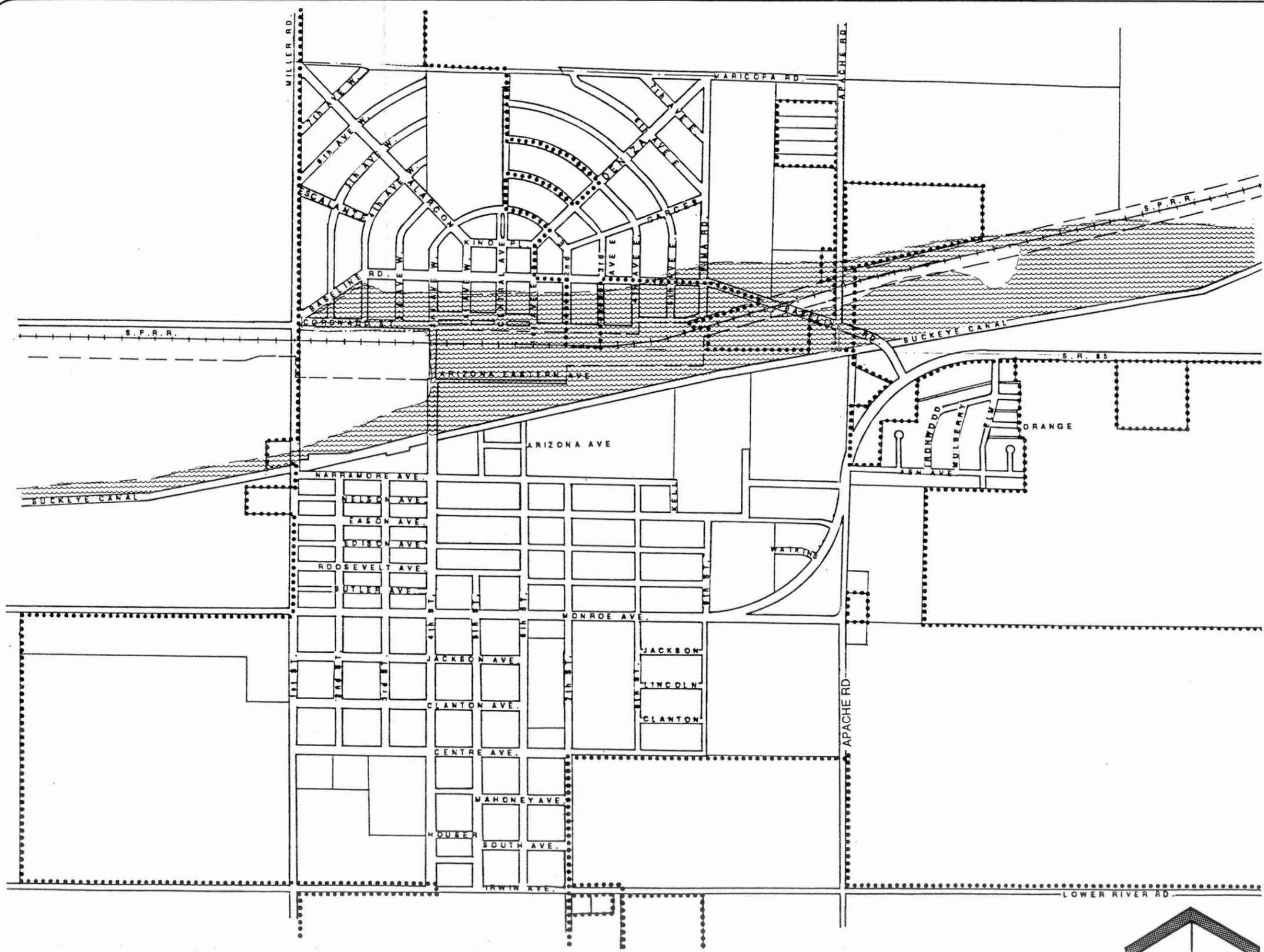
LEGEND

-  FLOODWAY
-  100 YEAR FLOODPLAIN
-  500 YEAR FLOODPLAIN

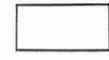
FLOOD PLAIN

GENERAL DEVELOPMENT PLAN
1989-2000

E



LEGEND

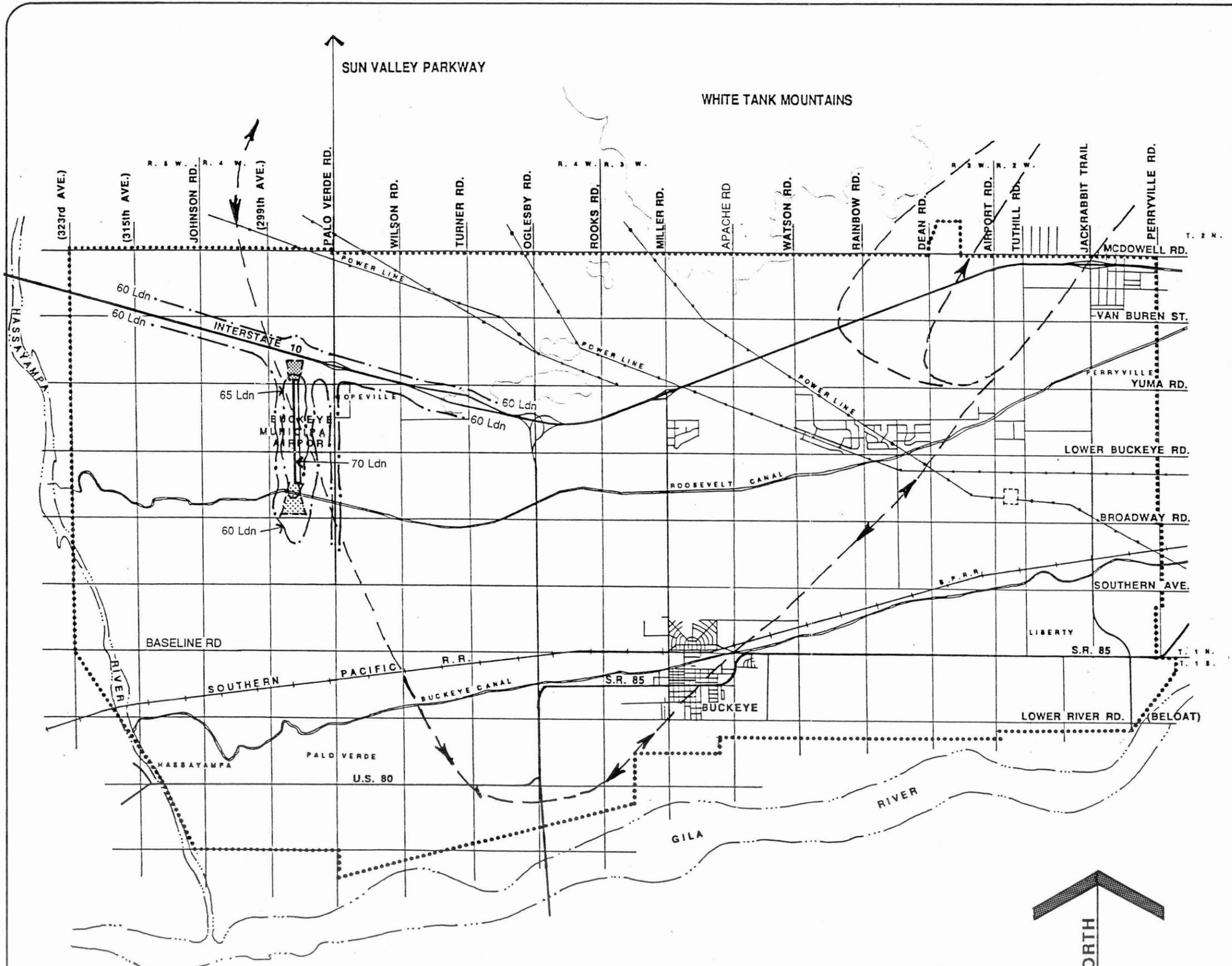
-  100 YEAR FLOODPLAIN
-  500 YEAR FLOODPLAIN

**TOWN OF BUCKEYE - URBANIZED AREA
FLOOD PLAIN**



GENERAL DEVELOPMENT PLAN
1989-2000

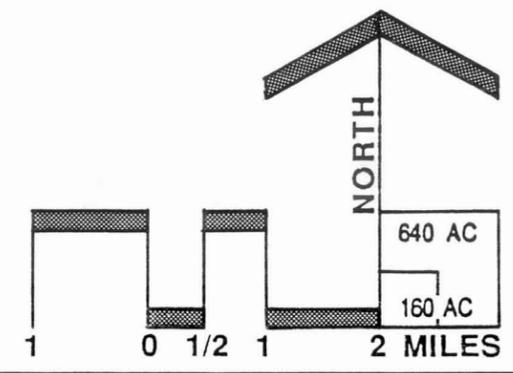
FLOOD PLAIN



LEGEND

- NOISE CONTOUR LINE
- LUKE AFB FLIGHT TRACKS
- PRECISION CLEAR ZONE
- NON-PRECISION CLEAR ZONE

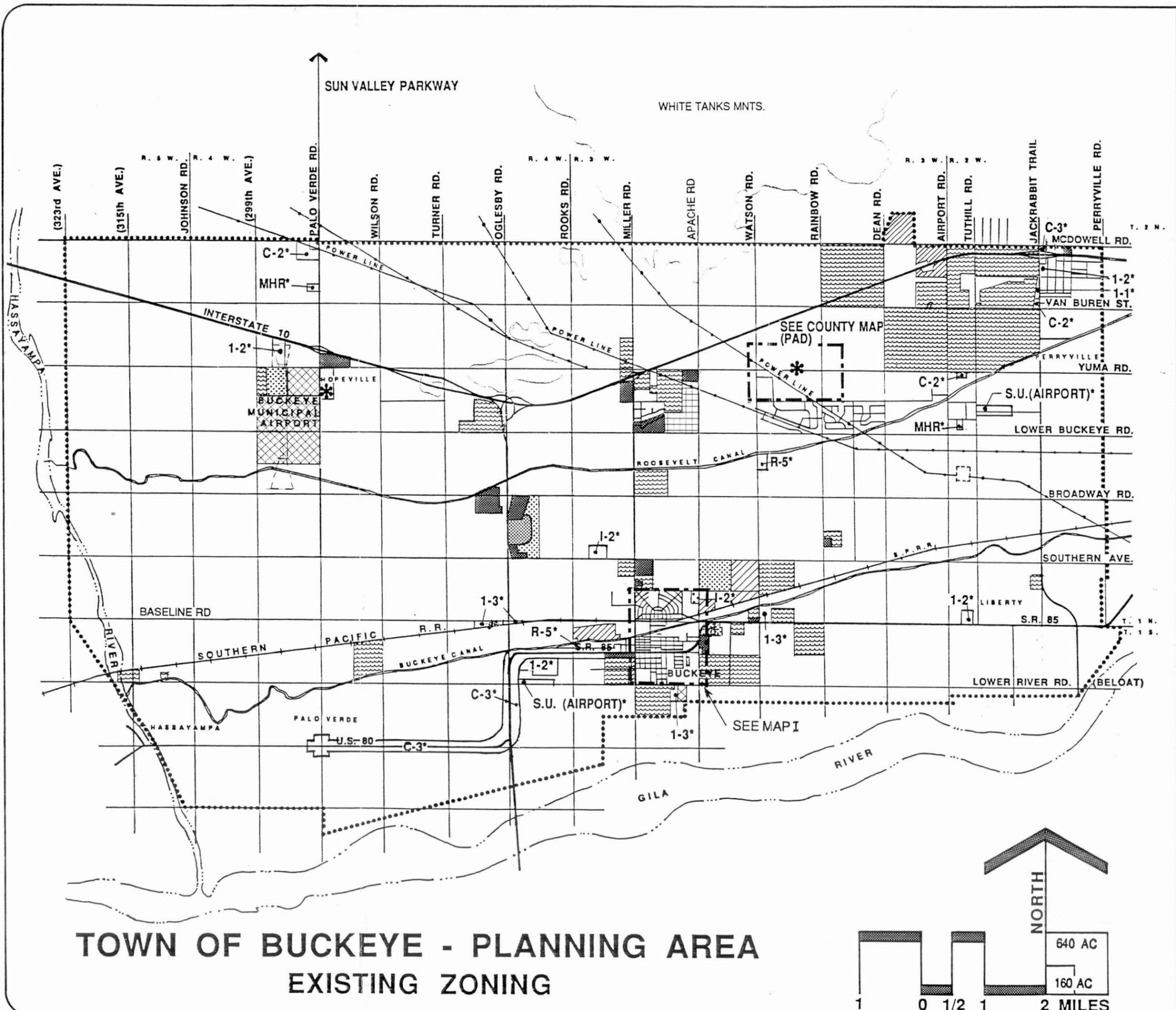
TOWN OF BUCKEYE - PLANNING AREA AIRPORT NOISE CONTOURS



GENERAL DEVELOPMENT PLAN
1989-2000

AIRPORT NOISE CONTOURS

G



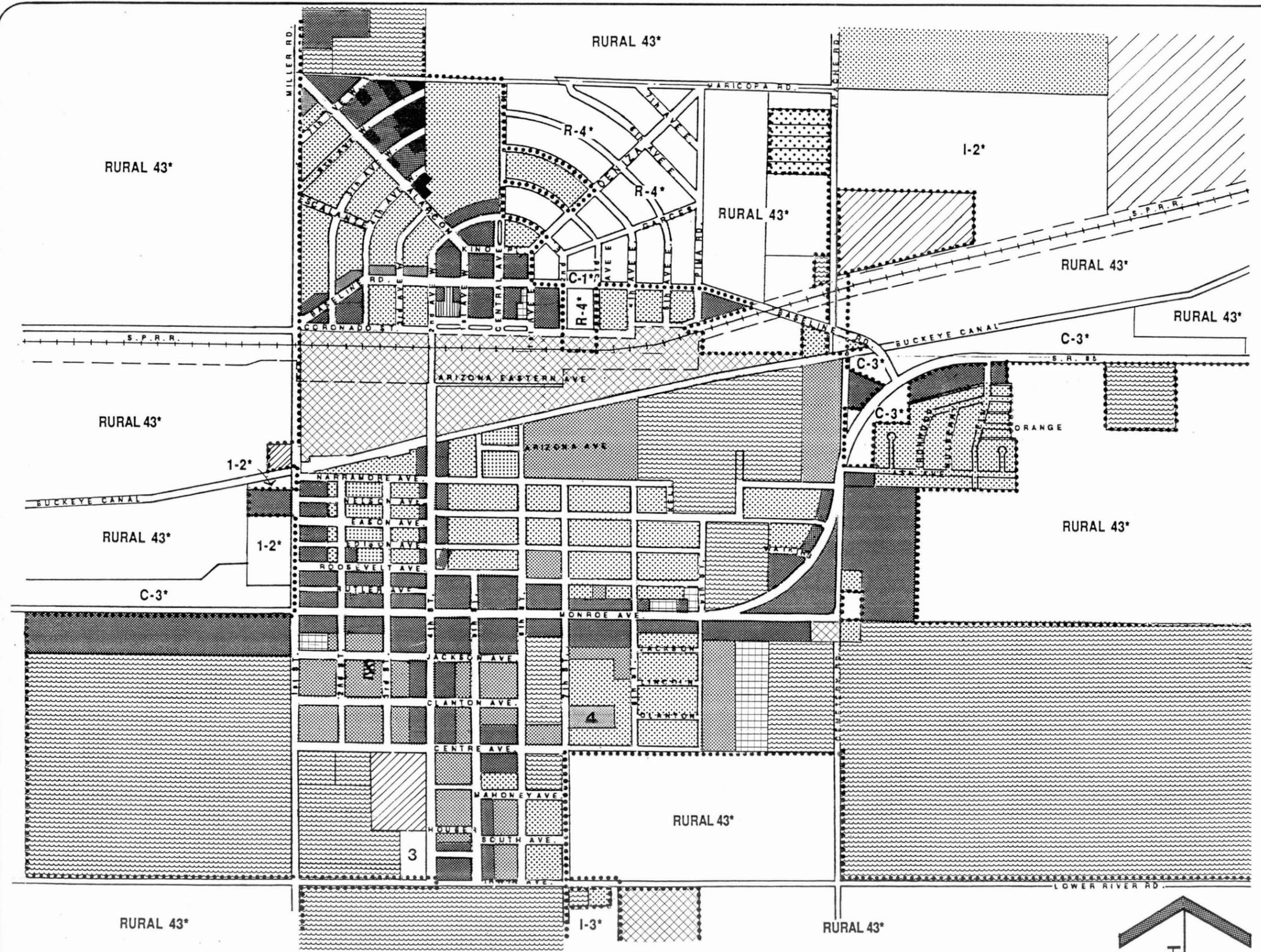
**TOWN OF BUCKEYE - PLANNING AREA
EXISTING ZONING**

LEGEND

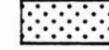
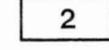
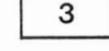
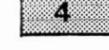
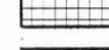
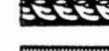
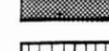
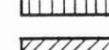
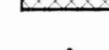
	AGRICULTURE
	R1-15 (15,000 SQ. FOOT LOTS)
	R1-6 (6,000 SQ. FOOT LOTS)
	R-4 (MULTI-FAMILY 22 D.U./AC)
	R-5 (MULTI-FAMILY - 29 D.U./AC)
	MHP (MOBILE HOME PARK)
	MHS (MOBILE HOME SUBDIVISION)
	C-1 (NEIGHBORHOOD COMMERCIAL)
	C-2 (GENERAL COMMERCIAL)
	I-1 (LIGHT INDUSTRIAL)
	I-2 (GENERAL INDUSTRIAL)
	I-3 (HEAVY INDUSTRIAL)
	R.O. (RESIDENTIAL OFFICE)
	RURAL 43*
	COUNTY ZONING (SEE COUNTY MAPS FOR MORE DETAIL)

GENERAL DEVELOPMENT PLAN
1989-2000

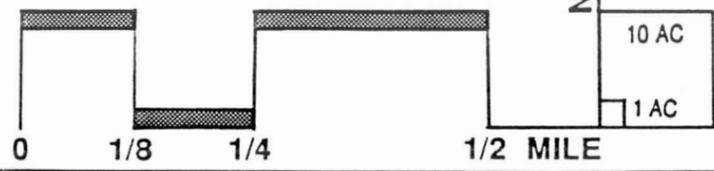
EXISTING ZONING



LEGEND

-  AGRICULTURE
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-  R1-6 (6,000 SQ. FOOT LOTS)
-  R-2 (MULTI-FAMILY 12 D.U./AC)
-  R-3 (MULTI-FAMILY 17 D.U./AC)
-  R-4 (MULTI-FAMILY 22 D.U./AC)
-  R-5 (MULTI-FAMILY - 29 D.U./AC)
-  MHS (MOBILE HOME SUBDIVISION)
-  MHP (MOBILE HOME PARK)
-  R.O. (RESIDENTIAL OFFICE)
-  C-1 (NEIGHBORHOOD COMMERCIAL)
-  C-2 (GENERAL COMMERCIAL)
-  I-1 (LIGHT INDUSTRIAL)
-  I-2 (GENERAL INDUSTRIAL)
-  I-3 (HEAVY INDUSTRIAL)
-  * COUNTY ZONING
(SEE COUNTY MAPS FOR MORE DETAIL)

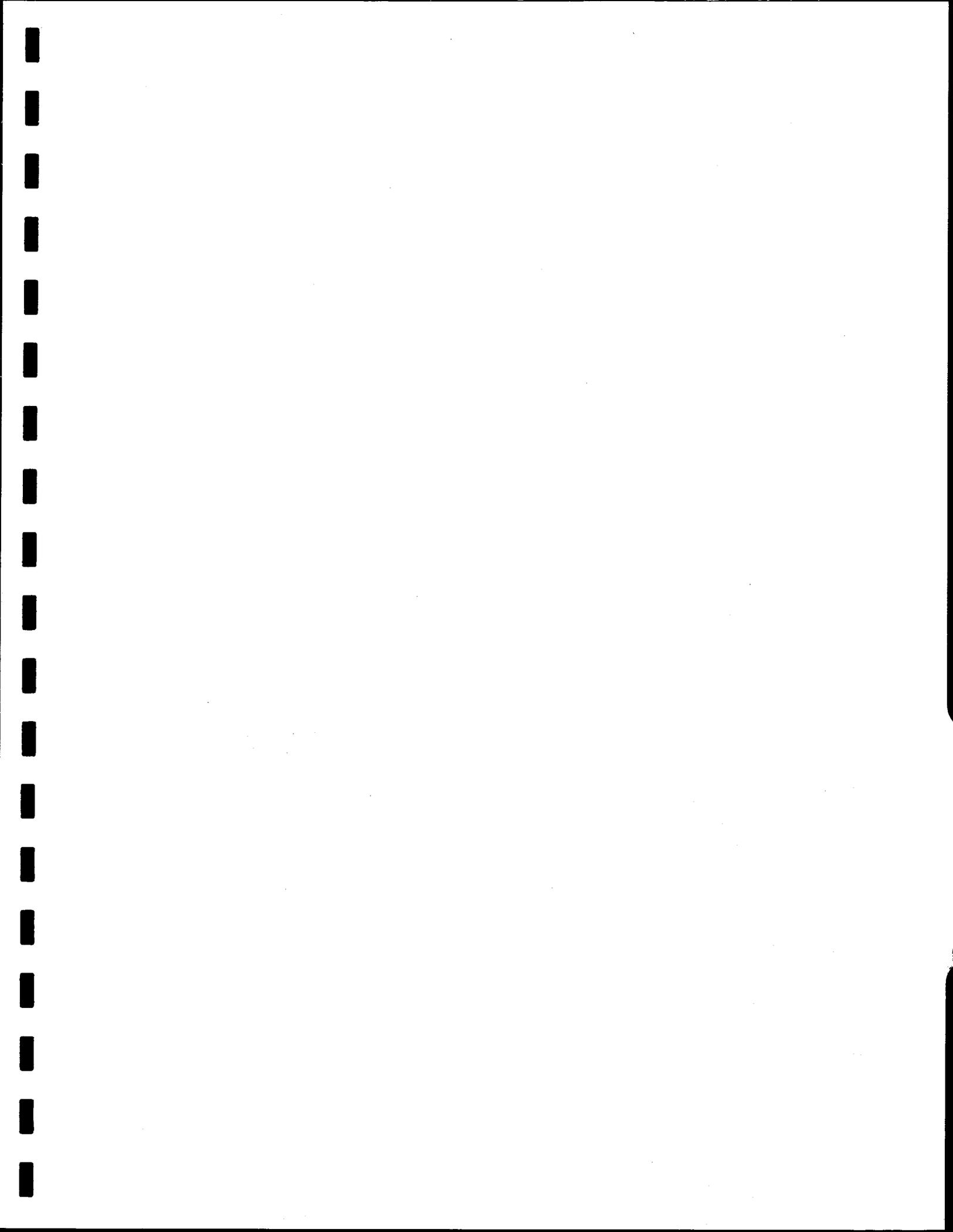
TOWN OF BUCKEYE - URBANIZED AREA EXISTING ZONING



GENERAL DEVELOPMENT PLAN
1989-2000

EXISTING ZONING

I

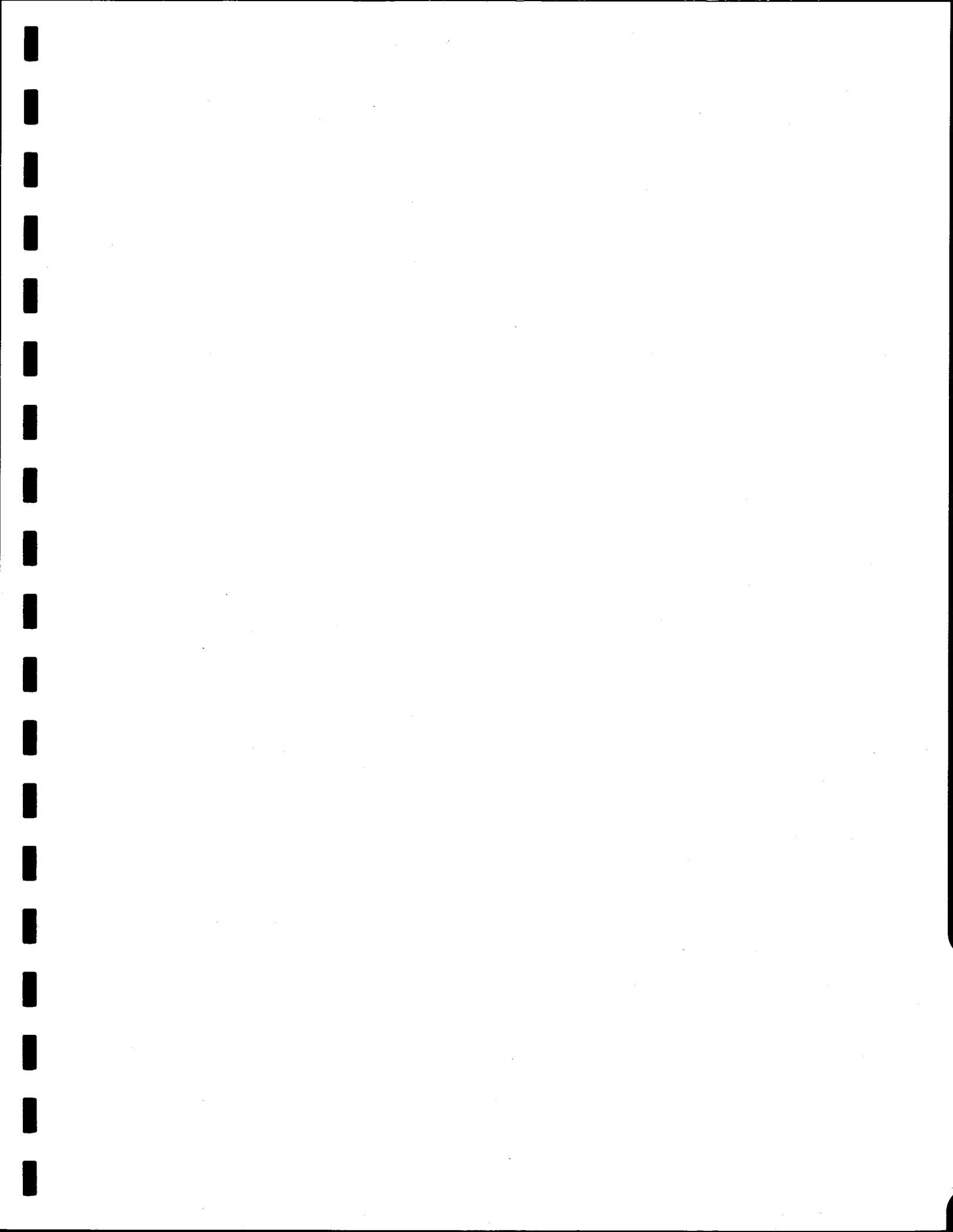


Section IV
IMPLEMENTATION: AGENDA OF PRIORITIES FOR 1989-2000

The Town of Buckeye General Development Plan shall be implemented through the application and enforcement of the following actions:

1. The adoption of the Plan by the Town Planning Commission and the Town Council.
2. The revision, design and application of performance zoning ordinances and updated subdivision regulations in conformance with the guidelines of this Plan.
3. The preparation of a strategic fiscal policy for the Town for the period 1989-2000.
4. The completion of a five-year Capital Improvements Program beginning 1990.
5. The adoption of a process for project review and approval.
6. The adoption of a firm policy designed to obtain assurances of project completion and contract compliance from the developers.
7. The establishment and proper staffing of a planning and development department for the town.
8. The issuance of bonds for the provision of public facilities and municipal services needed to attract and accommodate new development.
9. The early acquisition by donation, dedication or purchase (when feasible) of rights-of-way for the construction of public infrastructure and the roadway system.
10. The encouragement and lending of support to private sector initiatives to build freeway access roads at major arterial intersections as recommended in the Transportation Plan Element.
11. The commissioning of a storm sewer engineering study to resolve drainage problems in the urbanized area of the Town.
12. The commissioning of a waste water treatment and effluent engineering study for the planning area's future needs.
13. Procuring the construction of a state visitors center along I-10 in the vicinity of Rainbow Road.
14. The realignment of Monroe Avenue to improve safety within the Central Business District of Buckeye.
15. The enforcement of Town Ordinances that require that all public facilities are handicap accessible.
16. Changing the government of Buckeye from a General Town form of government to a Charter City type government.

17. The establishment of a phase program to expand the Town's park system.
18. The promotion of the Buckeye Municipal Airport as a first class municipal business park.
19. The appointment of a municipally controlled system of boards and commissions to assist in planning and economic development. Key boards and committees may include the following:
 - Industrial/economic development
 - Education and labor resources
 - Parks and recreation
 - Highways and streets
 - Municipal infrastructure
 - Plan review and the environment
 - Agricultural development
 - Neighborhood interests and housing
 - Municipal financing and government
20. The continuation of the Town's housing rehabilitation initiatives.
21. Working for the accelerated reconstruction of Oglesby Road (from I-10 to the Gila River) into a limited-access freeway.
22. Securing technical assistance and support from the Flood Control District, the Corp of Engineers, the U.S. Soil Conservation Service, and other agencies in planning for the protection and/or utilization of the Gila and Hassayampa riparian basins.
23. The development of a centralized data system consisting of demographics, land use, land ownership, tax maps, and other information needed for planning and decision-making.
24. The production and effective dissemination of promotional material depicting the Town of Buckeye's resources and business/ economic opportunities.
25. The production and distribution of a summary of the Town's Plan.
26. The continuation of the planning process and full support of the Town's Annual Forums and community events.
27. Lobbying the legislature for programs designed to protect the environment which may be of benefit to Buckeye.
28. The effective involvement and participation in industrial recruitment efforts of regional organizations and the State of Arizona.
29. The protection of the environment through the application of zoning regulations, ordinances, and performance standards and the implementation of this Plan.



SECTION V GENERAL DEVELOPMENT PLAN 1989-2000

The General Development Plan for the Town of Buckeye is the instrument which will be utilized to guide the decisions of development, revitalization, conservation and economic restructuring of the community. Although, the scope of the Plan is to the Year 2000, the goals and its recommendations extend over a longer term. The Plan encompasses the goals of the community, the policy instruments organized into plan elements, the Plan maps and diagrams. The Plan reflects over a year of research work, community input, and above all, expresses the desires, viewpoints and aspirations of the citizens of Buckeye.

This section outlines the goals, objectives and policies that guide the Buckeye General Development Plan. For the purpose of this plan, following are the definition for a goal, objective and policy.

Goal: A broad, flexible, long-range aim that, through long-term pursuit, achieves the desired result in terms of community development, revitalization or preservation.

Objective: A realistic, affordable and verifiable end which, when implemented over the next five years with other objectives, results in the attainment of the desired goal.

Policy: A succinct and direct statement prescribing a course of action by the town over the next five years, to implement the objectives and goals.

A. Community Goals

Community goals describe the ideal conditions or ends to which the citizens aspire for their community. Goals provide the principles and the foundation upon which the Plan is created.

The recommendations, which constitute the essence of this Plan, are predicated upon the comprehensive goals derived from the citizens of Buckeye as represented by their Planning Committee. The goals have been organized into categories to highlight the three basic objectives of 1) promoting, attracting and guiding new development; 2) revitalizing the physical, environmental conditions, and the economy of Buckeye; and 3) conserving the Town's most valuable natural and cultural resources.

A.1 Development Goals: Promoting, Attracting and Guiding New Development

- a. To actively promote Buckeye and its Planning Area as a regional location for a mix of economic uses, job creating enterprises, large planned area community development, and tourism.
- b. To plan for the orderly growth of Buckeye.
- c. To develop and encourage the application of sound, modern, design principles and design standards in all forms of development.

- d. To ensure compatibility between urban land uses, existing agriculture, cultural resources, and the natural environment.
- e. To plan for a safe, efficient, attractive, and economic transportation system which reflects regional and local needs.
- f. To establish a joint program with the farming community, designed to promote a diversified farm base which would contribute to the area's economy and new employment opportunities, and which is vital to the preservation of the rural character of Buckeye.
- g. To anticipate future infrastructure and public facility needs of new development and redevelopment by development of a five-year capital improvement programs.

A.2 Economic Restructuring and Urban Revitalization Goals

- a. To continue supporting the physical and economic growth and revitalization of the Town's Central Business District.
- b. To encourage area-wide neighborhood preservation, revitalization and beautification.
- c. To promote the orderly infill of vacant land in the urbanized district of the Town in accordance with the guidelines of the revised Land Use Plan and amended zoning regulations.

A.3 Goals for Preservation of Natural, Cultural Resources and the Environment

- a. To develop and implement plans for the preservation and enhancement of the area's character and natural environment.
- b. To encourage urban and architectural designs that are appropriate to the future needs of Buckeye.
- c. To plan for a system of open spaces, parks, trails and recreational facilities which contribute to the enhancement of the area's character and the quality of life in Buckeye.
- d. To encourage the protection and preservation of the area's most valuable historical and archaeological sitings and structures.

B. Development Plan Elements

The Town of Buckeye Development Plan is embodied in a series of elements, each designed as a complementary component of a whole strategy directed at guiding the decisions of development, revitalization, and preservation of the Planning Area. These plan elements contain, in their design, the physical vision of the community and the policy instruments or guidelines which are needed to transform the Plan into reality. The key elements of the Plan include Land Use; Circulation/Transportation; Community Facilities; Central Business District Revitalization; Economic Development; Community Character and the Environment; Neighborhood Preservation, Revitalization and Redevelopment; and Housing. An Historic Preservation report, with recommendations, complements the Plan document.

B.1 Land Use

The Land Use Plan Element is the nucleus of Buckeye's Development Plan. The Plan offers the direction for future growth and the type of land uses that are desired in accordance with their mix and intensity. Its development is in response to an exhaustive analysis of land suitability which preceded this section, data collection and input by the people of Buckeye.

The Land Use Plan portrays the long-term goals prescribed by the community for the Planning Area. The Plan consists of the Land Use Plan Map, land use definitions and policy guides.

For purposes of land use planning, the Planning Area was divided into three districts: 1) the Urbanized District; 2) the Urban Expansion District; and 3) the Preservation District. The boundaries of each district reflect the results of the land suitability analysis, the projections of growth for the area, intensity of proposed developments and potential spillover development in the Planning Area.

B.1.1 Land Uses

The following explanations shall assure the consistent interpretation of land uses recommended on the Town of Buckeye Land Use Plan.

In order to guide future development that is consistent with the Land Use Plan, the intent of each district must be easily understood.

The designated land use districts have been established to guide future decisions for the Planning Area. Whenever possible, the district lines have been located along significant natural and man-made features. Certain uses are best located by specific features (ie: open space in a flood plain, heavy industrial by an airport or freeway). These features may include natural washes, flood plains, mountains, roadways, power lines, and aviation noise contour zones. The land use boundary lines provide a generalized demarcation that may not always be critical and can be adjusted if the proposed development is consistent with the intent of the Land Use Plan. The final demarcation responsibility will rest with the town staff, planning and zoning commission and council.

Planned Area Developments (PAD)

A planned area development consists of residential, industrial, recreational, mixed use or otherwise, on large parcels of land preferably 160 acres or more. Their design allows for the harmonious development of the land in a controlled environment, and in accordance with their own restrictions and covenants. These may be stricter than the standard zoning and subdivision ordinances of the community. PAD's will be encouraged throughout the Buckeye Planning Area and their mix and intensity shall conform to the zoning and subdivision ordinances of the Town as well as the definitions described below for all land uses.

Residential

Three categories of residential development are identified on the Land Use Plan Map, each one based on availability of urban services such as water supply, sewer, schools, law enforcement, parks, fire protection. The categories are Rural Residential, Single Family, and Multi-family.

The Rural Residential category denotes areas where very low residential development is desirable. A recommended 0 - 2.5 units per acre would be acceptable for this classification. Agricultural cultivation and open space are also uses that will be designated in this category.

The Single-family classification will allow for a range of urban residential developments. These may be planned subdivisions, PADs, and areas of custom home development. A density range for this category would be 2.5 - 6.0 dwelling units per acre.

The Multi-family classification will also allow for a range of development projects. Multi-family denotes areas for patio homes, townhomes, condominiums, apartments complexes and other projects that reflect a common wall or small lot type of living.

Recreation and Open Space

This category of land uses denotes areas planned as open space, or to be dedicated to trails and recreation. These areas are to be precluded from development except for the purpose of providing recreation amenities such as parks, trails, open space, and drainage.

Commercial

A general commercial category is shown on the Land Use Plan map. This category represents a broad range of retailing, service and entertainment activities. This district includes neighborhood services to regional commercial centers. Commercial uses are designated throughout the planning area to service the needs of the community. Most commercial activity will be concentrated on major arterials.

Mixed Economic Use

Mixed economic areas are designed throughout the Planning Area. This is a special district where projects with quality site plan design for a mix of uses can be placed. Light Industrial, commercial, hospitals, high density residential uses, etc., will be concentrated in cores that will serve as development centers for each village. The purpose of this district is to encourage unique design and site planning solutions to tie projects together.

Industrial

On the Land Use plan industrial development is shown to be concentrated along Interstate 10 and the Southern Pacific Rail Road. A revised industrial area will allow for business involved in research, warehousing, wholesaling and manufacturing. Industrial Uses will range from light to heavy. Light industry can be incorporated into industrial business parks that will work well with high density residential and commercial uses. Heavy industrial uses will be concentrated along the rail line and generally kept away from major residential uses.

Historical Overlay District

A number of buildings in the Central Business District and some parts of the residential development in the main Town area are historic structures. A revised zoning ordinance will include a special district allowing for flexibility in design and maintenance of these areas. A boundary will be established and guidelines will be set to facilitate any change in those areas.

Airport Overlay District

Land uses for this district shall consist primarily of heavy and light industrial, some commercial, warehousing, farming and open space. An overlay district plan shall be prepared to help preserve space for future expansion of the Buckeye Municipal Airport. Present and future "clear air zone" space required for the landing fields must be left unencumbered. Compatible development with airport operations and in accordance with an approved Master Plan may be permitted. The necessity to reduce the risk of loss of life, nuisance suits, and health hazards force the Town to discourage all forms of residential development within this district. All other uses must meet the public facilities, utilities and access requirements of the Mixed Economic Use Categories.

Preservation Land Uses

Preservation areas denote all natural land areas and sites determined to be environmentally sensitive to the pressures and impacts of urban development; areas which may pose a threat to life, or may endanger the safety of residents and property; and sites which are determined to contain public lands and hillsides with slopes over 15 percent. Uses that may be permitted within selected areas include: resorts (MEU), farming, controlled recreation, controlled river mining operations. Limited residential may be permitted provided these meet the prescribed guidelines and standards of the Maricopa County Flood Control District and the Hillside Ordinance of the Maricopa County Department of Planning and Development.

B.1.2 Policy Plan Guidelines

The Policy Plan outlines the instruments which will permit the consistent implementation of the Land Use Plan in accordance with prescribed principles, guidelines and standards. Policies are designed to provide a consistent framework in decisions regarding development, revitalization and preservation within each of the three districts identified on the Land Use Plan Map. The following policy guidelines shall serve to attain the established community goals for Buckeye as reflected on the Plan Map.

a. Urbanized District

Currently, this district is the focal point of the planning area as it is the government, business and service center of the region. The central business district makes up a large portion of this area. In this center of high intensity uses, a full range of public facilities including water, sewer, schools, police and fire protection are available. Within this district a mix of economic uses, public facilities and housing are shown on the Land Use Plan Map (urbanized area). It is envisioned that this district will continue to serve as the governmental and Central Business District for the Planning Area for the balance of this century.

Objective 1: The Town will continue to support the economic restructuring and revitalization of the Town's Central Business District (CBD).

Policies:

1. Encourage the development of an anchor commercial complex and Festival Center to complement the established businesses in the CBD as described in the Buckeye Downtown Plan.
2. Encourage the location of job creating enterprises and new residential development in the vicinity of the CBD.

Objective 2. The Town shall initiate an aggressive program aimed at rehabilitating older neighborhoods.

Policies:

1. Utilize all available federal and state assistance (e.g. Community Development Block Grant Funds) to initiate a housing rehabilitation program in areas determined suitable for this purpose.
2. The Town shall preserve and revitalize existing neighborhoods through reconstructing and paving new streets and sidewalks, providing lighting and pursuing a program for housing rehabilitation assistance.

Objective 3. The Town shall seek the development of a more balanced parks system and recreation programs within the Urbanized District.

Policies:

1. Encourage the development of a community park in established neighborhoods.
2. Provide for more comprehensive recreational programs and facilities.

Objective 4. The Town shall pursue an annexation policy for parcels of land located in the vicinity of the urbanized area.

Policies:

1. Continue expanding water and sewer service to those areas immediately adjacent to the Town.
2. Actively market new development and infill on vacant properties.

3. Adopt a five-year capital improvements program which identifies the Urbanized Districts as a priority for new and expanded capital improvements and annually update the C.I.P.

b. Urban Expansion District

The boundaries of the Urban Expansion District are identified on the maps. Presently, most of this land is under the jurisdiction of Maricopa County and has been zoned R-43 (Rural Residential). Land developers have the option of seeking rezoning and developing properties under Maricopa County codes and regulations, or to apply for annexation, zoning and building permits with the Town of Buckeye. Most of the land within this district is still undeveloped desert, range land, or is under agricultural cultivation.

The Urban Expansion District calls for a diversified system of land uses classified into categories with each one arranged to maximize land use compatibility and economic development potential. The decisions of annexation and development within this district shall conform with the following policies and guidelines.

B. 1.2.1 Annexation

Objective 1. The Town shall encourage the annexation and development of projects in the Urban Expansion District.

Policies:

1. The Town shall give annexation priority to development serviced by municipal infrastructure, and major roadways. Development with demonstrated feasibility shall be preferred for annexation.
2. The cost of providing infrastructure shall be borne by the developer, but the Town could, when practical, work towards mutually satisfying service agreements with proponents of development.
3. Development shall make available or dedicate space for various services in the amount and within the standards prescribed in the Town ordinances.

B. 1.2.2 Land Uses

Residential

Objective 1. The Town of Buckeye encourages the orderly development of high quality, innovative and affordable residential projects in planned and identifiable neighborhoods.

Policies:

1. The Town will encourage residential developments and assist in the planning effort of annexation requests and development of viable projects within the Town's jurisdiction.
2. The Town shall encourage innovative designs that propose cluster developments and which offer large amounts of common neighborhood open spaces.

3. In the process of plan review, the Town will encourage that residential developments provide for safe and convenient vehicular circulation; adequate open space; space for schools, recreation and other neighborhood conveniences and amenities.
4. Residential developments should be designed to conserve water and energy.
5. Encourage residential neighborhoods to be connected by trails, open space, or other recreational features.
6. The Town will encourage the development of residential subdivisions that benefit from the assisting infrastructure offered by the Town (e.g. streets, water and sewer utilities).
7. The Town will encourage retaining the character of low-density rural areas.
8. The Town shall develop and adopt performance based zoning to evaluate future residential developments.

Commercial

Objective 1. The Town of Buckeye shall encourage the development of business centers and a mix of commercial enterprises in the Planning Area.

Policies:

1. The Land Use Plan identifies commercial development at key highway intersections and other locations delineated on the map.
2. The Town will discourage the proliferation of strip commercial developments and encourage the development of feasible mixed commercial projects.
3. The Town shall review and modify the current commercial zoning.

Industrial

Objective 1. The Town of Buckeye encourages the attraction, expansion, retention and development of job creating enterprises, primarily clean industry, in its Urban Expansion Area.

Policies:

1. Encourage the development of garden industrial parks in areas with water and sewer services and served by highway and rail, and in the vicinity of the Buckeye Municipal Airport.
2. The Town shall prescribe minimum performance standards for the siting, screening and landscaping of industrial uses.
3. In the review of industrial project applications, the Town may require an assessment of impact of the proposed project on the environment. The Town may prescribe mitigation measures to reduce negative impacts on the environment as a requirement for plan approval.

4. Strengthen the existing industrial/economic development effort in Buckeye.
5. The Town shall seek to participate with and benefit from industrial recruitment efforts of local and regional development organizations, county and state governments.
6. Strictly enforce the zoning ordinances to combat blight and deterioration in its industrially- zoned areas.
7. The Town may permit the development of temporary sewer treatment facilities for a minimum of discharges as approved by the Maricopa County Health Department until the demand for regional systems justifies construction.

Mixed Economic Use

Objective 1. The Town of Buckeye shall plan for special districts where a mix of economic enterprises, regional support services and high density housing could be developed in high quality, planned and controlled environments.

Policies:

1. Encourage the development and infill of master-planned, mixed-use garden business parks at convenient locations in regards to transportation networks and public utilities.
2. Private sector initiatives for building highway intersections and arterial streets, leading to Mixed Economic Land Use areas are encouraged by the Town. The planning of these efforts shall be coordinated with the Town and be consistent with the recommendations of the Transportation Plan Element.
3. Placement of signs and billboards shall be regulated and enforced on annexed properties.
4. Low-water usage landscaping and climate sensitive design shall be encouraged on mixed use projects.

c. Preservation District

The Preservation District of the Land Use Plan covers areas subject to flooding, public lands, mountain ranges exceeding 15 percent in slope, and areas with proven or identified significant archaeological sites. The District runs parallel to the Gila and Hassayampa Rivers and on properties located north of I-10 retaining basins.

The Town seeks to protect mountain vistas and significant archaeological findings which have been detected in the area. Further, the preservation of open space within these areas is important to wildlife, agriculture and outdoor recreation. In the absence of powers to enforce zoning ordinances in most of the planning area, and financial resources to protect these areas, the Town shall pursue the following objectives:

Objective 1. The Town shall pass a resolution requesting Maricopa County Planning and Zoning Department to help, within allowable legal enforcement mechanisms, to protect the Preservation District from urban development.

- Objective 2.** The Town shall continue to defer flood control police powers to the Maricopa County Flood Control District in accordance with adopted rules and regulations. The Town shall, however, request that flood control include measures to benefit wildlife and recreation, and not be simply concrete channels. These measures can include planting of river riparian vegetation and hardened pathways and bikeways.
- Objective 3.** The Town shall maintain maps and lists of significant archaeological references and refer to this in its discussion, and when granting development permits, use as guides to safeguard significant archaeological remains from public disruption.
- Objective 4.** The Town shall seek the acquisition (by donation or trade) of Public/private land within the Preservation District.

B.2 Circulation/Transportation

Critical to the development of a community is a comprehensive transportation network. The Town of Buckeye is serviced by a system of streets and roadways, by rail and by a municipal airport.

B.2.1 Streets

The I-10 Freeway, a four-lane highway component of the Interstate Highway System, penetrates the Buckeye Planning Area for approximately 17 miles and connects Buckeye with the Phoenix Metro Area and Southern California.

State Route 85 is another key component of the road system in the Buckeye Planning Area. This road extends from east to west extending south to Interstate Highway 8. Interstate 8 lies 30 miles south of Buckeye in the Gila Bend area and connects Arizona traffic with San Diego.

Sun Valley Parkway, a privately built road northwest of Buckeye, completed in 1989, will divert traffic towards the north from the Buckeye Municipal Airport at the intersection of the I-10 Freeway and Palo Verde Road. The Sun Valley Parkway, a modern \$78 million landscaped road is part of a 48,000 acre new community development project presently being master planned by the Sun Valley Owners Association. This newly planned development project whose annexation is currently being considered by the Town of Buckeye's Council will have a significant impact on the future development of the Buckeye Planning Area. The primary impacts will be on land uses, land values and diversion of traffic to the north of I-10. The Sun Valley Parkway intersection with I-10 and Palo Verde Road also offers the opportunity of developing an activity center around the Buckeye Municipal Airport.

The Buckeye Planning Area is crisscrossed by a system of rural collector and local streets, all constructed and maintained by the Maricopa County Highway Department. Whereas the present street system is sufficient to meet the Town's traffic demand, it is unlikely that it will be adequate to satisfy the traffic needs of the Planning Area beyond the year 2000. It is also imperative that the Town guide its growth within the framework of a transportation plan. Therefore, in its desire to ensure a safe, convenient, harmonious and aesthetic traffic/road circulation network in the Planning Area, and in order to provide the framework for the orderly allocation of land uses and the provision of utilities, the Town will develop its own circulation/transportation plan. Future decisions on highways and street improvements will be directed in accordance with the guidelines of the Transportation Plan Map and the policy guidelines and the objectives described below.

- Objective 1.** The Town shall be responsible for the planning of a sound integrated system of streets, trails and pathways in its Planning Area.
- Objective 2.** The Town shall systematically require donation of right-of-way needs for major arterials (including parkways) and collector streets in its Planning Area.
- Objective 3.** The Town shall establish priorities for the construction of major roadways and streets and I-10 interchanges within its Planning Area.
- Objective 4.** The Town shall coordinate transportation planning and construction with neighboring units of government and transportation agencies.

Policies:

1. Recommended major roadway networks identified in the Transportation Plan Map shall conform to the following classification and design criteria.

Freeways

Classified in this category is Oglesby Road which presently serves as a connector between Arizona Route 85 and I-10. Its reconstruction as a controlled freeway may occur during the period of this Plan (1990-2000) or immediately thereafter. This road and its controlled access points will be constructed on right-of-way acquired by the State of Arizona. The Town shall seek to expedite the reconstruction of this road due to its importance in linking the Planning Area with Southern California and Mexico. This road may undergo redesign to accommodate 4-6 lanes divided with a landscaped median, sign buffers, and access/egress points to the Planning Area.

Parkways

The Transportation Plan Map envisions the extension of the Sun Valley Parkway southward along Palo Verde Road connecting this to Broadway Road which will become an east-west parkway corridor. The town will work with Goodyear to coordinate the design and construction of this road to ensure that it is properly connected to the future Estrella Freeway at the Cotton Lane and Dunlap intersection in Goodyear. Further, in the interim period, Broadway should be extended and connected to Arizona Route 85 in Goodyear. The Broadway Parkway shall be reconstructed on a 200 foot right-of-way to provide a minimum of 4 lanes (expanding to 6 lanes as needed) on a divided road with a raised landscaped median, shoulders and buffer space. Broadway Parkway will become a controlled thoroughfare with access points to major arterial streets at every mile intersection.

Arterial Streets

Planned major and minor arterial streets are identified in the transportation Plan Map. These streets permit the flow of high volumes of traffic in controlled condition. These roads are located at approximately one mile intervals. Criteria for this design are:

Major Arterial

- Min. R.O.W. = 150 ft.
- 4-6 lanes with right and left turn lanes
- Divided lanes with raised landscaped median preferred
- Median and buffers landscaping consistent with Character Plan Element recommendations
- Intersections with rail lanes will be continued, underpasses to be preferred
- Powerlines under 69 KV underground if feasible
- Sidewalks required
- Must connect with I-10, Expressways and Parkways at minimum one mile intervals

Minor Arterial

- Min. R.O.W. = 110 ft.
- 4-6 lanes with right and left turn lanes
- Divided, landscaped median optional
- Landscaping consistent with Character Plan Element recommendations
- Intersections with rail lanes must be controlled. Underpass to be preferred
- Power lines under 69 KV underground, preferably
- Sidewalks required
- Connections with major roadways determined on a case-by-case basis

- The Town will initiate a program to secure all rights-of-way needed to expand or accommodate the street network recommend in the Transportation Plan for the Planning Area and to initiate their construction as follows:

North/South Major Arterial Streets	R.O.W.
Johnson Road: I-10 to Baseline	150 ft.
Palo Verde Road: I-10 to Broadway Curve	200 ft.
Broadway Rd. to Baseline Rd.	150 ft.
Oglesby Road: I-10 to Gila River Bridge	200 ft.
	or as needed
Miller Rd: I-10 to Hazen Rd.	150 ft.
Watson Rd: 1-10 to Beloat Road	150 ft.
Airport Rd: 1-10 to Beloat Road	150 ft.
Jackrabbit Trail: 1-10 to Beloat Rd.	150 ft.

East/West Major Arterial Streets/Parkways

Broadway Rd: Palo Verde Rd. to Perryville Rd.	200 ft.
McDowell Rd: Perryville Rd. to 323rd Ave.	150 ft.
Van Buren St: Perryville Rd. to Rainbow Rd (loop)	150 ft.
Yuma Rd: Perryville Rd. to Miller Rd.	150 ft.
Lower Buckeye Rd: Perryville Rd. to Palo Verde Rd.	150 ft.
Southern Ave.: Perryville Rd. to Hassayampa River	150 ft.

- Arterial intersections and connectors shall be secured and their construction initiated on the following roads:

North/South - 1-10 Intersections

Johnson Rd.
 Airport Rd.
 Watson Rd.
 Rainbow Rd.

East/West

Broadway Parkway: Extension and connection with the future Estrella Freeway at Dunlap Rd. intersection and with State Route 85 near Citrus Rd.

- Collector streets should be designed to connect local streets which provide property access, and arterial streets which provide traffic service. These shall be planned at one-half mile intervals. Key collector streets shall be constructed on 110 ft. rights-of-way to provide sufficient buffering and landscaping.
- The Town shall prepare five year capital improvements programs to guide the decisions of construction, repair and maintenance in all modes of transportation facilities.
- Present conflicts of street design along State Route 85 through the Town shall be resolved. The design recommendations for the modification and beautification of S.R. 85 (Monroe Avenue) identified in the Central Business District Plan Element shall be implemented.

B.2.2 Rail

The Buckeye Planning Area is served by the Southern Pacific Railroad. Rail service is provided for freight with daily freight drop. The railroad connects Buckeye with Los Angeles, San Diego and Phoenix. The rail corridor crisscrosses the Planning Area from east to west for approximately 17 miles. Most of the land abutting the rail system is still undeveloped or under agricultural production. These rail-served properties offer significant potential for a mix of land uses, especially industrial development.

To ensure maximum utilization of the rail system, the Town shall pursue the implementation of the following:

Objective 1. The Town shall plan for the optimum use and development of the rail system which serves its Planning Area.

Policies

1. The Land Use Plan Map and the Zoning Map identify the potential land uses in the vicinity of the Southern Pacific rail line.
2. The Town Land Use Plan envisions industrial uses as the highest and best uses of the land abutting the main rail line. The Town shall encourage the orderly development of these properties into garden industrial parks.
3. The Town shall seek to network its industrial recruitment campaign with the Southern Pacific Railroad Company and land owners where properties abut the main rail line.
4. The Town will see that presently blighted industrial properties are revitalized and/or redeveloped into viable industrial parks.

B.2.3. Aviation

The growth of general aviation in Maricopa County will exceed the ability of existing airport systems to serve it (Coffman Associates, "Buckeye Municipal Airport Master Plan," 1984). This will put an additional demand on the outlying airports and will require the construction of new airports. The Town of Buckeye Municipal Airport is considered part of the primary airport system of Maricopa County by the Arizona Department of Transportation. The facility was built in early 1940 and was acquired by the Town in 1960. The airport is leased to a private operator and it is being upgraded into a General Utility Airport with a 4,300 feet x 7,500 feet runway and other improvements. Future plans are to upgrade the runway to 8,500 feet. Funding for improvements is provided by FAA and the Arizona Department of Transportation Aeronautics Division. The airport is promoted as a regional airport industrial park by its operator.

Presently, the airport houses several tenants which engage in aircraft sales, maintenance, salvage and painting. Also provided are custom services and flight training. The future growth of the Buckeye Municipal Airport will be dependent mostly on the development of the entire Phoenix Airport system. Projections produced by Coffman Associates show that annual operations at Buckeye Municipal will expand significantly by the year 2005, thus predicting that Buckeye Municipal will be upgraded into a Basic Transportation Facility.

The Buckeye Municipal Airport promises to become one of the most pivotal assets of the Town of Buckeye due to its strategic regional location at the intersection of a

major interstate freeway (I-10) and the Sun Valley Parkway. It lies just 40 miles west of Phoenix Sky Harbor International Airport. The airport's location in an area practically unencumbered by development, offers potential to preserve land for expansion and security. With these attributes, in addition to being located in the proximity of one of the fastest growing metropolitan centers in the U.S., the Phoenix Metro Area, the Buckeye Municipal Airport will be the drawing card to attract compatible business operations and new development to the area.

Policies:

1. The policy of the Town will be to continue modernizing its Municipal Airport and ensuring that it becomes a viable business center designed to attract and create new jobs and generate tax revenues.
2. The Land Use Plan envisions the surrounding land becoming an Airport District. An Airport Compatibility Zone is proposed within this District. This zone consists of a band of land 10,000 feet at each end of the airport runway which the Town shall master plan as an overlay district to ensure that the airports "clear air zones" are protected. Further, the master plan shall provide for the orderly location of compatible uses with the Airport in accordance with prescribed acceptable performance zoning and standards.
3. Buckeye shall continue to assist in the promotion and development of the Buckeye Municipal Airport as a viable business center for the location of business enterprises and aviation.

B.2.4 Trails and Bikeways

The Buckeye Planning Area offers potential for the development of a comprehensive system of bikeways, equestrian trails and pathways. This system of trails and pathways could be developed along irrigation canals, along transmission line rights-of-way, and the Gila River banks. All of these trails could be linked into a cohesive system designed to enhance recreational opportunities for area residents.

Policy 1.

The Town will seek to develop the trails, bike and pathway system. In this effort, the Town shall seek to coordinate and obtain support from the Buckeye and Roosevelt Irrigation Districts, power utilities, the Maricopa County Parks and Recreation Department and Flood Control District, State and Federal government (Land Department and BLM respectively).

B.3 Community Facilities

The provision of public facilities in the Planning Area is a shared responsibility of the Town of Buckeye, school districts, private utilities, federal and state agencies, Maricopa County Government, and the private sector.

The Town of Buckeye provides services and maintains a vast range of public facilities within its jurisdiction. Key facilities include parks, water and sewer services, fire protection, library services, police protection, cemetery facilities, garbage collection (contracted out), a municipal airport, lawn irrigation services, and street construction and maintenance, school districts plan, finance and develop school facilities. Utilities provide for electrical, gas and telephone services. State and County governments share in the construction of major roadways, while flood control facilities are the responsibility of Maricopa County Flood Control District. Two irrigation districts, the Buckeye and Roosevelt Irrigation Districts, provide irrigation water to local agriculture. Several private water companies provide water services both to the Town's incorporated and non-incorporated areas.

The goal of the Town of Buckeye is to continue improving and expanding on its stock of public facilities as needed to provide for its residents and to meet the demands of new development. This commitment is demonstrated in the Town's recent successful efforts at upgrading its water and sewer systems, the development of its new shared County/Town government center, the upgrading and expansion of its parks system, the construction of modern health and community centers, Head Start facilities and others. Further, Buckeye is upgrading its municipal airport into a modern aviation facility and industrial park.

Future policy determinations will be directed toward: 1) meeting the current gap in public facilities and services required by the Town residents, business and industry; 2) maximizing the economic return from all developed municipal utilities; 3) meeting the needs and requirements of new development; and 4) improving the Town's competitive edge in economic development through the continuous upgrading and provision of public facilities and utilities in the Planning Area.

The following policies shall also serve to guide future decisions of use and development of public facilities in the Planning Area:

- Objective 1.** The Town shall be in control of major utility development issues within its jurisdiction. Land use and control of utilities must be resolved prior to annexation of large planned-area developments. As it deems appropriate to serve the public interest, the Town will seek, through agreements, purchase or condemnation, the acquisition of private utilities.
- Objective 2.** The Town will prescribe guides and development standards to help achieve a balance among population and economic growth and community facilities in its Planning Area. Minimum standards shall be appropriate to the needs and to the character of Buckeye. The standards shall serve as guides and may be exceeded as needed in accordance with the specific needs of the development.
- Objective 3.** The Town will work toward mutually satisfying agreements to cover development outside the municipal service areas. These agreements shall cover the costs of acquiring, developing, maintaining and/or providing public facilities, utilities and services in accordance with the Town's prescribed plans, policies and standards.
- Objective 4.** In its efforts to accommodate the needs of new development, the Town will seek to coordinate the planning, construction and delivery of public facilities and services with other facilities and service providers in its Planning Area. Coordination will also be sought with neighboring cities and public agencies in the planning and development of public facilities and services of regional importance (e.g., mass transit, health care, parks and fire safety).
- Objective 5.** Water conserving toilets, and other water-saving devices such as shower heads, shall be required in new developments.
- Objective 6.** Decisions regarding development of public utilities and services shall be made consistent with the following guidelines, principles, and standards and the recommendations of the Public Facilities Maps.

Policies:

1. The Town of Buckeye shall provide and be in control of major water production and distribution systems in its water service area. Private water companies may offer water delivery services within their certificated areas.
2. Water extension fees will be applied in accordance with resolutions adopted by the Town Council.
3. Water service agreements should be required between the Town and large Planned Area Developments if appropriate.
4. The Town will seek additional water resources to expand its water supply capacity.
5. A demonstrated water supply based on Arizona Department of Water Resources (ADWR) guidelines and standards will be required of private developments as a condition for annexation and plan approval.

6. Within the water service area of the Town, private development shall provide the internal distribution facilities necessary for their projects. All water systems shall be designed to connect to the Town's water mains. These shall also be designed to connect to emergency water facilities to provide for greater system reliability.
7. Town facilities and private development shall be designed to conserve water.
8. The Town will enforce prevailing state and county standards and regulations applicable to water usage, water system development and distribution systems in the development of water facilities. Technical assistance shall be required from the State of Arizona Department of Water Resources (ADWR), the Maricopa County Department of Health Services and the Maricopa Association of Governments in interpreting and implementing water laws .

Sewer

The Town of Buckeye has an upgraded \$2.6 million secondary sewer treatment plant capable of handling 6,000 people. The plant, completed in 1989, has expansion capacity to accommodate 16,000 people. Decisions to provide sewer services in the Town's Planning Area will be made in accordance with the following policies:

Policies:

1. The Town of Buckeye shall provide for, and will be in control of all major sewer system facilities and sewer effluent within its boundaries.
2. The Town will require that all new development within its sewer delivery area provide internal sewer collection facilities and be hooked up to the Town's sewer mains.
3. The Town may elect to waive sewer collection requirements in favor of on-site subregional sewer treatment facilities.
4. The decision for approval, location and sizing of private subregional sewer treatment and collection facilities shall be made in conjunction with appropriate state and county agencies (i.e., Arizona Department of Water Resources, Arizona Department of Environmental Quality, Maricopa Association of Governments and Maricopa County Department of Health Services).
5. The Town shall require that subregional sewer facilities be designed to connect to planned or existing regional systems.
6. Septic systems may be permitted, subject to county and state regulations, on housing subdivisions with 1 D.U./2 acres. However, easements for future sewer connections must be dedicated to the Town. Package systems will be permitted in the town with an agreement to hook in to the main system at a future date.
7. To reduce costs of construction and delivery of public facilities and utilities, the Town will explore the participation of the private sector in the development of future regional sewer treatment and distribution facilities.
8. Future wastewater sewer systems within the Town's service area shall be designed to reclaim effluent .

9. The Town shall recapture its investment in sewer facilities developments allowing for depreciation and replacement costs over time.
10. Town ordinances shall apply in the extension of sewer services to private development.
11. Sewer facilities must be developed and maintained in accordance with the Town's Subdivision Ordinance and the Standards and Guidelines prescribed by the Maricopa County Department of Health Services.

Drainage

The Town has not yet resolved drainage problems that affect certain sections of the Urbanized District and the balance of the Planning Area. The Town can and will need to exercise its powers to guide new development to areas where the potential dangers of flooding do not exist, and to ensure that proper drainage is provided in all forms of development.

Policies

1. The Town shall commission an engineering study and design of a comprehensive storm sewer system and explore alternative financing methods for the phased implementation of the project.
2. The Town shall require new Planned Unit Developments to provide for storm water run-off protection. The systems shall provide for on-site and off-site protection of storm water run-off resulting from the development.
3. The Town shall require engineering plans for new development and necessary bonding for the completion and maintenance of storm sewer and retention basins as a condition for approval of project development.

Private Utilities

Private utilities operating in the Planning Area include the following:

Telephone (local): U.S. West, Sprint

Electricity: Arizona Public Service (APS)

Natural Gas: Wholesaled by El Paso Natural Gas Company and distributed by Southwest Gas

Solid Waste: This service is provided by a private company under contract with the Town of Buckeye.

Irrigation: Roosevelt and Buckeye Irrigation Districts

Water Services: Complementing the Town's water utilities, several water utilities operate in the Planning Area.

Policies:

1. The Town shall coordinate the delivery of utilities with private utility companies operating in its service area.
2. The Town shall encourage the participation of private utilities in the planning and development process of the Town's resources and in prospecting for new business and industry in the Planning Area.

Schools

The Buckeye Planning Area is serviced by one high school and four independent elementary school districts. Buckeye Union High School is located in Buckeye proper as is Buckeye Elementary School. The other elementary schools that serve the Buckeye Planning Area include:

Liberty (one school)
Palo Verde (one school)
Arlington (two schools)

The elementary schools offer programs from K through 8th grade, while the high school offers programs from 9th through 12th. Additionally, the Ruth Fisher School utilizes Buckeye Union High School on a tuition basis. Buckeye Union has the capacity to accommodate in excess of 1,500 students at its present campus. Past trends show that the school population has remained relatively steady. However, this may change in light of large area developments proposed within the boundaries of the Buckeye Union High School District.

Policies:

1. The Town shall seek to coordinate land use planning decisions with the School Districts, ensuring that new schools are designed to be neighborhood and community centers serving the social, educational, cultural and recreational needs of the population.
2. In the process of development project review, the town will require that appropriate space is dedicated to school facilities.
3. The Town will encourage from new developments the construction of schools to meet the needs of the population generated by their projects. New schools shall be sited with consideration of accessibility.
4. Conceptually, schools shall occupy a central location within the open space system of neighborhoods and close proximity to neighborhood and community parks.
5. In the review of large scale Planned Area Development applications for zoning, the Town will require the dedication of space for schools in accordance with the prescribed recommendations of the School Districts .

Parks and Recreation

The Buckeye Planning Area offers an abundance of natural scenery and opportunities for outdoor recreation. The community recreational base consists of a large, 11-acre well maintained park divided principally into three functions: (1) a municipal swimming pool which operates only during the summer months; (2) an active area with playground equipment; and (3) a baseball diamond area which is shared by the public and the high school. There are two small unequipped parks in the Valencia neighborhood north of the Southern Pacific Railroad.

Buckeye recently developed a 10-acre community park adjacent to the Town's community center called the Centre Avenue Park. This park contains two lighted baseball fields and will be upgraded to provide playground equipment for the

younger population. Both the Community Center and park are located at 2nd Street and Centre Avenue. Plans are underway to upgrade the community park with a more balanced system of recreational facilities.

Policies:

1. The Town of Buckeye is responsible for the planning and development of recreational facilities and programs within its incorporated area.
2. When appropriate, developers may be required to dedicate and maintain parks or open space in accordance with generally accepted standards prescribed by the Town of Buckeye based on projected buildout of proposed project.
3. The Town shall seek space for a regional park system and trail system in its Planning Area.
4. Cooperation and coordination shall be sought with Maricopa County, the State of Arizona and the Federal Government in the development and maintenance of a comprehensive open space, trails and parks system within the Planning Area.
5. The effective use of irrigation canals and public utilities rights-of-way (e.g., overhead power lines) for purposes of development of trails and linear park systems shall be explored.
6. The attraction and location of large scale regional amusement parks shall be pursued.
7. The legal and economic feasibility of utilizing the Planning Area's abundant water resources for recreational, commercial and industrial uses shall be pursued.
8. Neighborhood and community park facilities shall be located in proximity to schools and those shall, when feasible, be linked with the open space and trails systems of the Planning Area.
9. Buckeye Park shall be remodeled to serve as a key amenity in a revitalized Central Business District and County/City Administration Center.

Community Centers

The Town of Buckeye has a modern Community Center and a lighted community park. This important Community Center, developed with Community Development Block Grant funds, hosts numerous community, social and recreational activities. Such programs as General Assistance (GA) Applications, Red Cross Transportation and nutrition programs operate at this center.

Policies:

1. The development of community centers shall be planned taking into consideration district and regional needs.
2. The development of community centers will be undertaken on a case by case basis as needed by the population.

Libraries

The Town of Buckeye Library is a 2,792 square foot facility with a book collection exceeding 53,000 volumes.

Policies:

1. The Town of Buckeye Library shall be expanded and modernized to meet the generally accepted standards for library facilities.
2. The Town will encourage that coordination with the Maricopa County Library District be sought, particularly in the decision to plan and locate new libraries in the Planning Area.
3. To facilitate planning and decision making regarding the location and development of new libraries, the Town shall observe the standards recommended in the Arizona State Library Standards as prescribed by the American Library Association.

Health

Buckeye has a modern medical center. This facility is located along Miller Road just south of Southern Avenue. The facility consists of a modern 6,200 square foot urgent care building on 2.7 acres. The Urgent Health Care Center has six treatment areas, complete with x-ray and laboratory facilities, a trauma area, reception areas and a helipad.

The center will provide for the urgent health care needs of the Town's population. The center works in tandem with the Buckeye Rescue Squad to improve medical care for residents. Specialized medical treatment shall be sought at key hospitals in the Phoenix Metropolitan Area until a hospital is built in the Buckeye Planning Area.

Policies:

1. Future major medical facilities (i.e., hospitals) shall be encouraged in the Mixed Economic Use Area as proposed in the Town of Buckeye's Land Use Plan Element.
2. Hospitals and other health care facilities shall be separated from non-compatible and/or "offensive" uses (i.e., noise, pollution causing activities). Funeral homes and cemeteries shall not be permitted in the perimeter of health care facilities.
3. Health care facilities shall be located near arterial or collector streets and mass transit routes to permit rapid ingress/egress of vehicular and pedestrian traffic.
4. The Town will encourage that medium and high-intensity residential projects be developed in close proximity to hospitals to provide for residential space needs of medical staff and/or medical support personnel.

Fire Protection

Fire protection in the Buckeye Planning Area is provided by a volunteer fire crew operating from a Buckeye station and by several stations distributed in the communities of Sweetwater, Little Rainbow, Palo Verde and Sunora. The Rural Fire District maintains two ambulances with trained emergency technicians.

Policies:

1. Fire Protection services in the Planning Area shall continuously be upgraded to improve safety, to reduce insurance costs and to enhance the opportunities of attracting new development to Buckeye.
2. Fire and rescue stations shall be planned on a regional basis in which individual sites are mutually supportive. Special care will be given in locating fire protection facilities so they may be integrated with all uses.
3. Fire hydrants shall be required for all subdivisions and maintained by the water supplier.
4. Fire stations shall be planned in accordance with prescribed standards for municipalities the size of Buckeye. In the process of coordination and plan review for new fire safety facilities, the Town shall use the standards prescribed by the National Board of Fire Underwriters.
5. Every non-residential use permitted shall provide access for fire vehicles and emergency apparatus from a public street. A deadend access street exceeding 300 feet in length shall be provided with a turn 90 feet in diameter or more at the close/end.

Postal Services

The Town is provided with postal service from the local post office located at 6th Street and Monroe Avenue. A new facility has been planned and will be located at Miller Road and Monroe Avenue.

Palo Verde, a community southwest of Buckeye, is provided with a community post office. This is located in the vicinity of Palo Verde Road and U.S. Highway 80.

Policies:

1. The Town shall coordinate with the U.S. Postal Service to ensure that a new post office is built promptly.
2. Coordination and technical assistance shall also be pursued with the U.S. Postal Service in the decisions of location and upgrading of post office substations.

Solid Waste/Hazardous Waste Management

Currently, the Town of Buckeye contracts with a private firm for the collection and disposal of all municipal garbage. This arrangement has proven to be convenient for the Town and it plans to continue contracting for this service.

Planned for development is a regional solid waste facility five miles south of Buckeye. The Southwest Regional Landfill has been designed to provide for the long-term solid waste disposal needs of Western Maricopa County and it should benefit Buckeye. A comprehensive hazardous disposal site has been planned by the State of Arizona and it will be located near Mobile, about 35 miles southeast of Buckeye. This facility will provide for the disposal, reclamation, chemical treatment, and high temperature incineration of hazardous wastes, excluding nuclear wastes.

Policies:

1. In planning for future solid waste disposal services, the Town will estimate a volume of 8 pounds of garbage/person/day.
2. The Town will supervise or assist, within its capacity, in the monitoring of hazardous waste and solid waste storage in its Planning Area.
3. Inasmuch as it is feasible, the transport of solid and hazardous wastes through the Town will be discouraged except over prescribed routes.

Cemeteries

The Town's 20-acre cemetery located at Broadway Road between Watson and Rainbow Roads has sufficient expansion capacity to meet the space needs of the Town for burial services up to the year 2000. Liberty Cemetery is at capacity and its potential preservation as an historic site is under study. Another cemetery is located in the vicinity of the Community of Palo Verde.

Policies:

1. The decisions of location and development of cemeteries shall be strictly regulated so as to ensure compatibility with urban land uses. Preferably, these should be located outside residential areas and/or be a part of the Planning Area's open space system.

Government

Buckeye had the opportunity to centralize its government functions at the Town/County government complex completed in 1989. The \$1.1 million facility, constructed with the proceeds of a Maricopa County bond, consists of a modern 13,000 square foot structure. A 4.3-acre site was selected for the complex within the Urbanized District at the edge of the Town's commercial strip on Apache Road and the extension of Monroe Avenue. Consolidated government functions at this building will include the Town of Buckeye's administrative offices, a courtroom/town council chambers, police headquarters, county sheriff's substation, justice court and auto license facility. It is foreseeable that this center will satisfy the space requirements of the Town to the year 2000. Some satellite facilities may be needed as new development occurs within the perimeter of the Urbanized District.

As the Town grows into a larger city after the year 2000, the need for a comprehensive municipal complex will occur. This center should develop within a campus setting to enable City government to master plan and implement its government facility needs incrementally and without disruption. Common practice has been for civic centers to be complemented with cultural and sports amenities such as art centers, museums, sports arenas, office complexes, convention facilities and complementary commercial facilities as well as medium to high density housing. These facilities usually occur in the vicinity of major streets to permit easy traffic access and egress.

- Objective 1.** The Town of Buckeye shall establish a process to identify and plan for the potential location of a comprehensive municipal complex to provide for the administrative, civic, cultural, recreational and future commercial support services of the Town of Buckeye Metropolitan Area.

Policies:

1. Plan for an integrated, complementary system of land uses in which a municipal complex, cultural, recreational activities and shopping amenities are the primary activities.
2. An activity center should be located at a central location within the Town's Planning Area.
3. The precise location, size and characteristics of a municipal complex and civic center to accommodate the future requirements of Buckeye shall be ascertained.
4. The Town should identify generalized locations of satellite municipal facilities.

Police Protection

The space needs of the Buckeye Police Department will be improved upon construction of the City/County Administrative Complex.

Policies:

1. The Town shall be in control of police protection in all new developments. Police protection shall consist of necessary police substations and police protection services and equipment as agreed with the Town of Buckeye through annexation agreements.
2. The Town's police department shall have input in the location and design of police and/or sheriff substations.

Municipal Storage Yard

The Town of Buckeye controls a 7.5 acre site located along the Southern Pacific Railroad. This site houses the Town's water facility and simultaneously serves as a storage yard for the municipality. No new facility is anticipated within the boundary of the existing Town before the year 2000.

Policies:

1. The Town will anticipate the generalized location for satellite municipal facilities to include storage yards for operation and maintenance of the Town Government's equipment, parts, motor vehicles, etc.
2. The existing municipal yard south of the Southern Pacific Railroad within the Urbanized District shall be upgraded into a modern municipal industrial yard or park.

B.4 Central Business District (CBD) Revitalization

The Central Business District Revitalization Plan Element addresses the issues of economic restructuring of the Town's commercial district. The Plan provides a broad outline for the future physical and economic development of the Town of Buckeye.

This element summarizes the recommendations of the Master Revitalization Plan, Town of Buckeye Central Business District, completed for the Town by Deutsch Associates and the Campbell Collaborative in 1988. It also includes the policy guidelines for its implementation (see Report in the Town of Buckeye files for more details about the Plan).

The Master Revitalization Plan for Buckeye contains a vision for the downtown which builds upon Buckeye's opportunities and addresses the Town's problems. The Revitalization Plan defines approaches to land uses, and improvements to the CBD; identifies a site for both a major anchor commercial center and festival center within the downtown; illustrates entry points and streetscape treatments; and, outlines approaches, potential funding sources, responsibility and time frames for implementation. The Plan was developed over a one year period with the direct input of a citizens' advisory committee.

A series of maps depict the analysis of opportunities and activity districts of the CBD Planning Area, and also the analysis of land uses and existing conditions. The Plan offers recommendations for the infill of land with new commercial development and compatible uses in the CBD Planning Area, rehabilitation and recycling of structures. The analysis revealed that the CBD "lacks a focal point." To resolve this problem, a pedestrian-oriented commercial/festival center is proposed at a strategic location in the CBD. The center thus becomes the downtown focal point while providing needed shopping facilities in an environment in which public events and activities could be held. The CBD Plan organizes the circulation and parking systems in the downtown area. It also provides a vision of the streetscape treatments and the street infrastructure needed to upgrade the physical appearance of the CBD, thus reducing negative image problems which currently exist. The Plan also provides solutions to the vehicular and pedestrian circulation needs along Monroe Avenue.

The program envisions a series of steps for implementing the CBD Revitalization Plan; among these, community participation under the leadership of the Town, a downtown merchants association (BRAVO, Inc.), the Buckeye Valley Chamber of Commerce and local businessmen. Further, the Plan recommends the establishment by the Town Council of a Design Review Board, creating a Design Overlay District which "mandates review and approval of all development proposals within the CBD Planning Area by the Board." Finally, the CBD Plan recommends a schedule of priorities and phasing for development in the downtown.

The following policies shall guide the future decisions of economic restructuring and revitalization of the Town's Central Business District.

- Objective 1.** The Town will continue to support CBD revitalization initiatives undertaken by the BRAVO organization, the Buckeye Valley Chamber of Commerce and the private sector.
- Objective 2.** The Town endorses and will support the recommendations of the Master Revitalization Plan for the Central Business District of Buckeye.

Public Input

Policies:

1. The Town shall formally adopt the Master Revitalization Plan, Town of Buckeye Central Business District completed by Deutsch Associates and the Campbell Collaborative, as an element of the Town's Development Plan Update 1989-2000.
2. The Town shall incorporate the key recommended CBD improvements into its five-year Capital Improvements Program by seeking public input in the priorities.
3. The Town shall support the Town of Buckeye Main Street Program which is endeavoring to revitalize the Central Business District.
4. A Design Review Board should be set up to provide for preservation of historical areas and to approve major design changes.
5. An ordinance shall define the boundaries of the area preserving identifiable historical structures and significant archaeological sites in the planning area.

B.5 Historic Preservation

"Understanding the heritage and original development of the area will be an important link between the past and the future. The historic resources of the area should be included in any long-term planning efforts and reflected in appropriate development plans."

Margy Chrisney, AIA
Town of Buckeye Strategic Long-Term Policy and Development Plan 1988-2000.
Historical Element, July 1988

The Historic Preservation Element reflects in its content the results of the analysis completed by Margy Chrisney under contract with the Town of Buckeye (project funded in part through an Historic Preservation Grant-in-Aid from the Heritage Conservation and Recreation Service, U.S. Department of Interior and Maricopa County Community Development Agency, CDBG program).

The objective of the report was "to develop information on the historic resource contexts within the Buckeye Valley and to provide an overview of the region's history." (Copies of this report are on file at the Town's Records Office.) This report provides the background for which this plan element and its recommendations should be adopted by the Town Council as an essential component of the Town's Development Plan 1989-2000.

Excerpts from the Historical Element report indicate that the Buckeye Valley's development has traditionally been dependent on the land and nature. Growth and development have been influenced by "the availability of water and control of that water".

"The founding of the Buckeye Land Company in 1885 started the entrepreneurial spirit to develop the valley. The transformation of that canal company and the development of other canal companies in the area express the strength and independence that the settlers had."

"The area developed its agricultural base to support the Phoenix market. Cotton was produced for the tire manufacturing industries in the area. The coming of the railroad improved its market range and developed other industries such as gasoline storage. Highway development through town encouraged tourist amenities."

"The next hundred years will show tremendous growth and change in the Buckeye Valley." (p.p. 1, Introduction and Recommendations).

Key recommendations of the report include the further research and nomination of a group of outstanding buildings and community developments to the National Register of Historic Places.

a. Churches

According to the report, "the existing church structures were an integral element in development and show the evolution of buildings both in materials and in style." The following were identified.

- The Seventh Day Adventist Church and the Church of the Nazarene: Adobe structures of elegant design
- The First Baptist Church and the Palo Verde Baptist Church: Classic building
- The Liberty United Methodist Church: Unique example of a mission revival church structure
- The Christian Church: May be a very early structure (c. 1913)

b. Urbanization

1. The community of Valencia, north of the Southern Pacific Railroad tracks was designed and developed into a new town in 1928. The concept of "New Town" was a national trend to exercise control over the urban environment. Valencia was developed after the Garden City concept proposed in England by Ebenezer Howard in 1898. According to Chrisney, "The purpose of planning the entire town ahead of time was to combine the best elements of both town and country. It allowed the city designers to put in broad, radiating landscaped streets that had a central focus (usually a park or monument)." Valencia was started by the promoters of the new town by installing curbs, gutters and fancy street lights. Shrubbery was planted and a park was laid out. Chrisney indicates "Valencia had restrictive covenants requiring architecture to be Spanish style with tile roof." "Completed commercial buildings included a hardware store, grocery store, restaurant and two garages. The first building was the headquarters for the Roosevelt Irrigation District, still in use today. Another structure still in use is the Ganley's Funeral Home Building". Chrisney recommends the further studying of the historic potential of Valencia. Additionally, the area should be enhanced with the park becoming the central focus as originally proposed. The Roosevelt Irrigation Building could be considered for nomination to the National Register, "because of the significance of irrigation to the Valley." Ganley's building is considered "a superb example of Spanish Colonial Revival and depicts the material usage and design intent of the "new town" planners.
2. The main street area (Monroe Avenue) is recommended for revitalization with the original concept of the town in mind.

c. Selected Buildings

1. Buckeye Valley Bank - should be investigated to see if the original front with columns is underneath the facade.
2. The Buckeye Jail and Courthouse - is a significant structure which should be nominated to the National Register of Historic Places.
3. The Buckeye Irrigation Building - could be renovated to return the front elevation to its original architectural style.

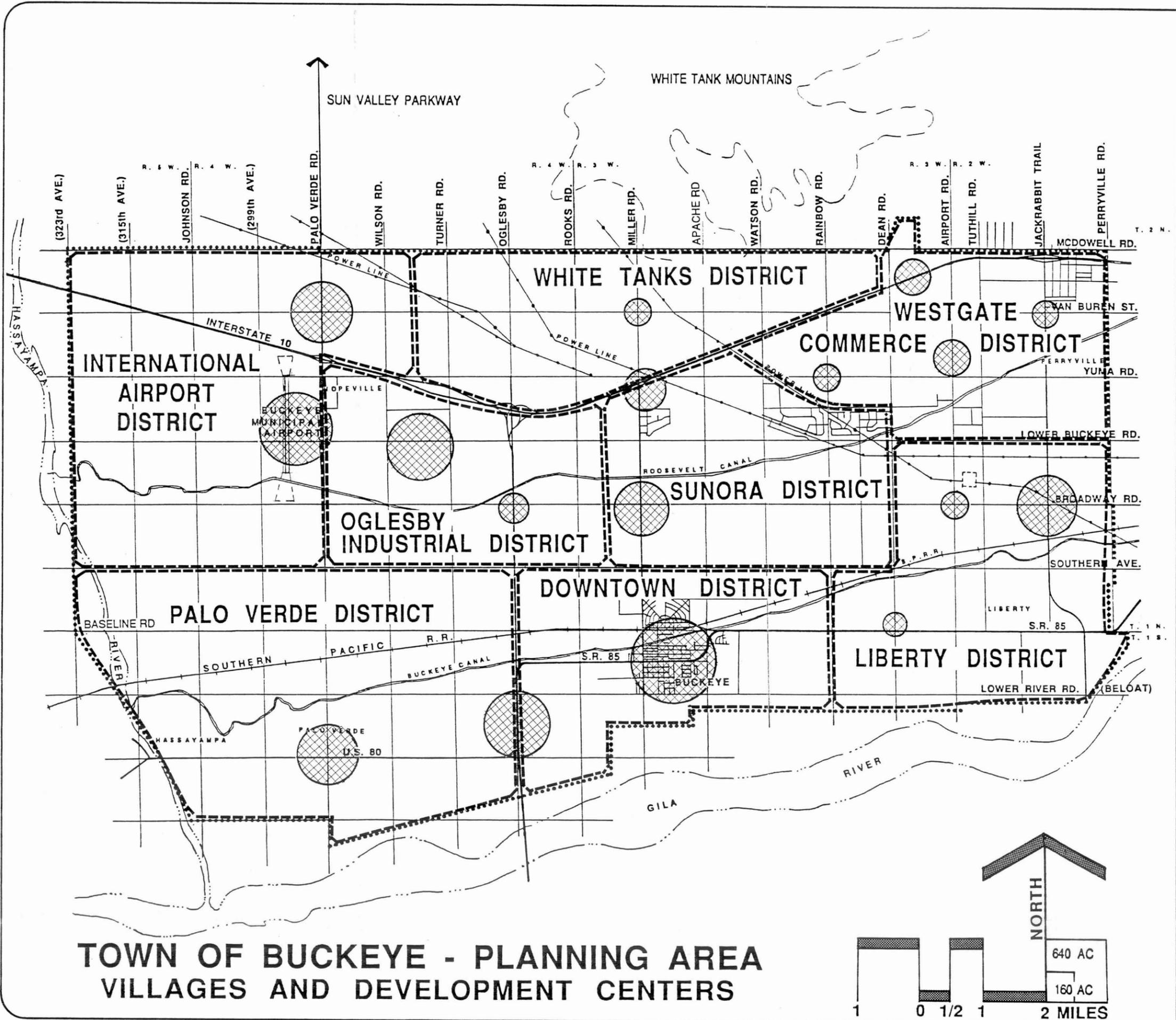
Another important aspect of the historical heritage of the Buckeye Valley is the archaeological remains discovered in the area. An analysis of research

completed by Lyle M. Stone, Archaeological Research Services, Inc. for Maricopa County in September 1983 (see An Inventory of Recorded Archaeological Sites in Maricopa County, Arizona), shows that the Buckeye Planning Area and adjacent areas contain over 80 archaeological sites, mostly Hohokam, Hakataya, Archaic, Yuman, and other cultural affiliations. These findings were evaluated in terms of site quality, and endangerment status. A review of quality shows that the majority of the sites were classified as "medium" to "high quality". About one-fourth have a "high likelihood of being adversely affected by the year 2000 resulting in the destruction of the sites' important data values." A summary record of these sites was completed by Guido Ardaya and can be found at the Town Clerk's Office. This information is not available to the public due to its being confidential in order to safeguard the integrity of the sites.

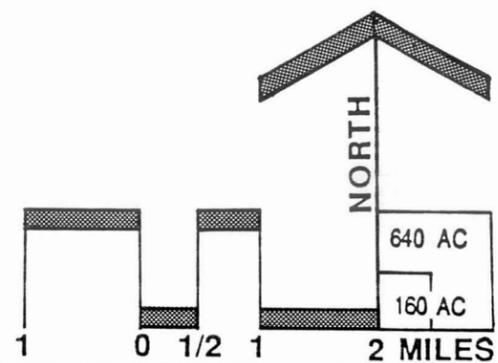
Objective 1. The Town shall endeavor to protect the most significant cultural resources, including historical and significant archaeological sites, which are present in its Planning Area.

Policies:

1. The Town will utilize its plan review and approval process powers to safeguard buildings and sites of historical significance in its Planning Area.
2. The Town will zone archaeological and historical sites of significance as preservation areas. These shall be integrated into the Town's Open Space and Parks System.
3. The Town will support local efforts at completing further research and nomination of outstanding historic buildings and sites to the National Register of Historic Places.
4. Technical assistance and support shall be sought from state, county and federal agencies to maintain a more accurate inventory of cultural resources and their preservation in the Planning Area.
5. The Town shall continue to support the upgrading of its local museum.



**TOWN OF BUCKEYE - PLANNING AREA
VILLAGES AND DEVELOPMENT CENTERS**

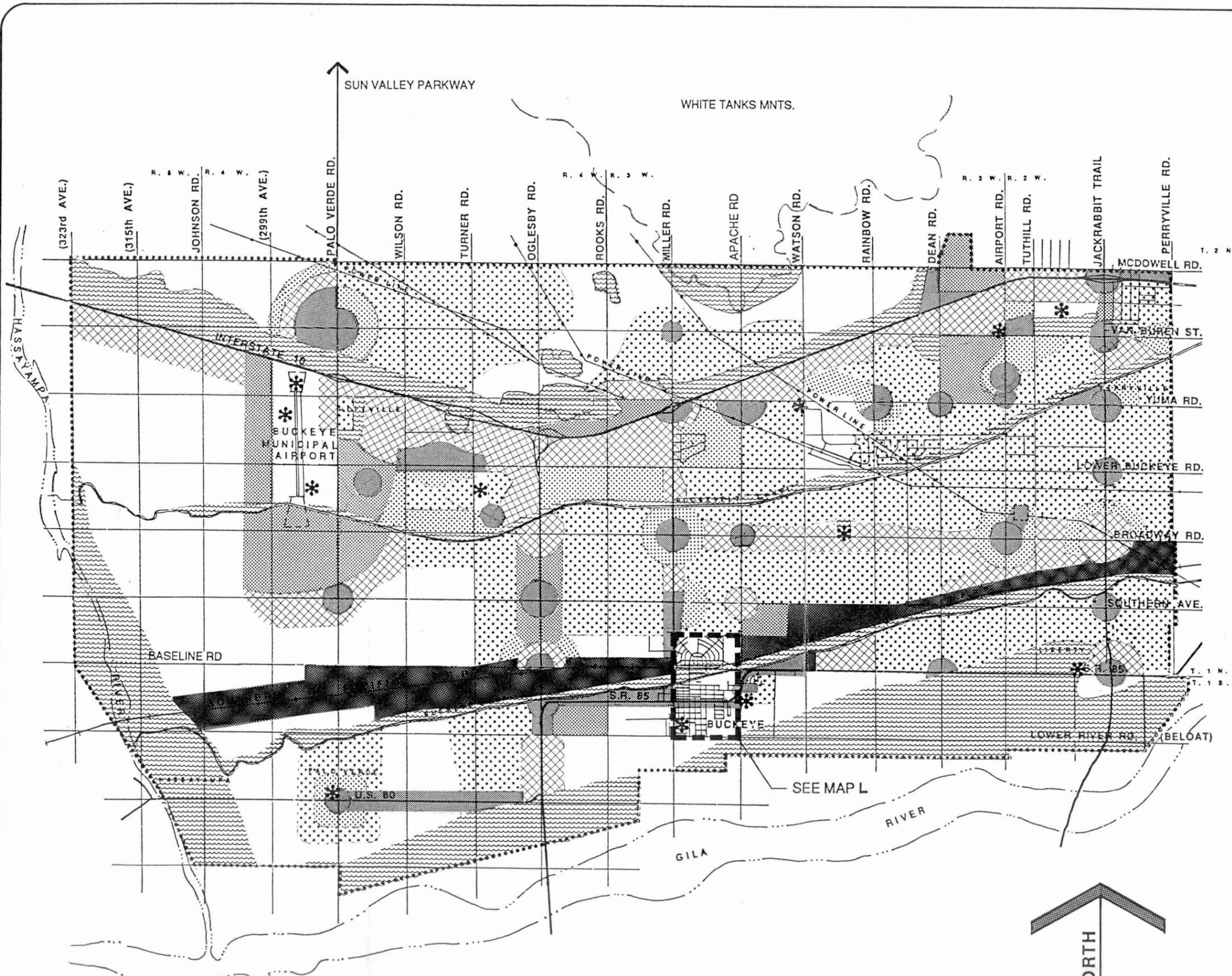


LEGEND

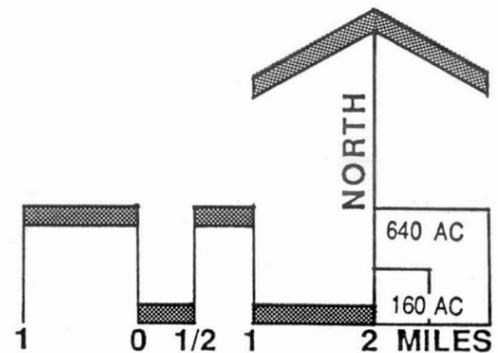
- VILLAGE BOUNDARY
- ⊗ DEVELOPMENT CENTER

GENERAL DEVELOPMENT PLAN
1989-2000

VILLAGES AND DEVELOPMENT CENTERS



**TOWN OF BUCKEYE - PLANNING AREA
LAND USE PLAN**



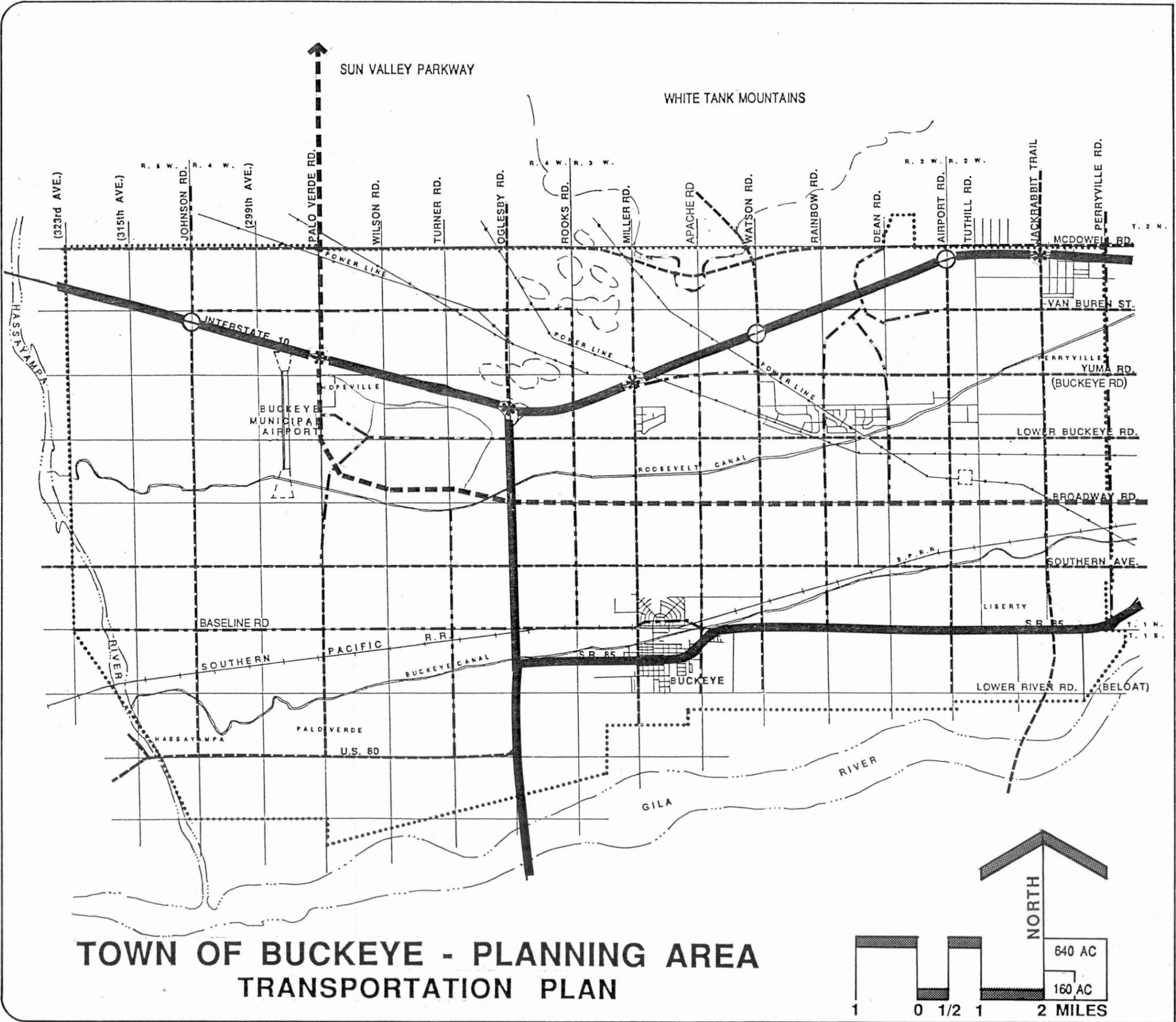
LEGEND

-  RURAL RESIDENTIAL
-  SINGLE - FAMILY
-  MULTI FAMILY
-  GENERAL COMMERCIAL
-  MIXED ECONOMIC USE
-  LIGHT INDUSTRIAL
-  HEAVY INDUSTRIAL
-  OPEN SPACE
-  PUBLIC/QUASI-PUBLIC

GENERAL DEVELOPMENT PLAN
1989-2000

LAND USE PLAN

K



**TOWN OF BUCKEYE - PLANNING AREA
TRANSPORTATION PLAN**

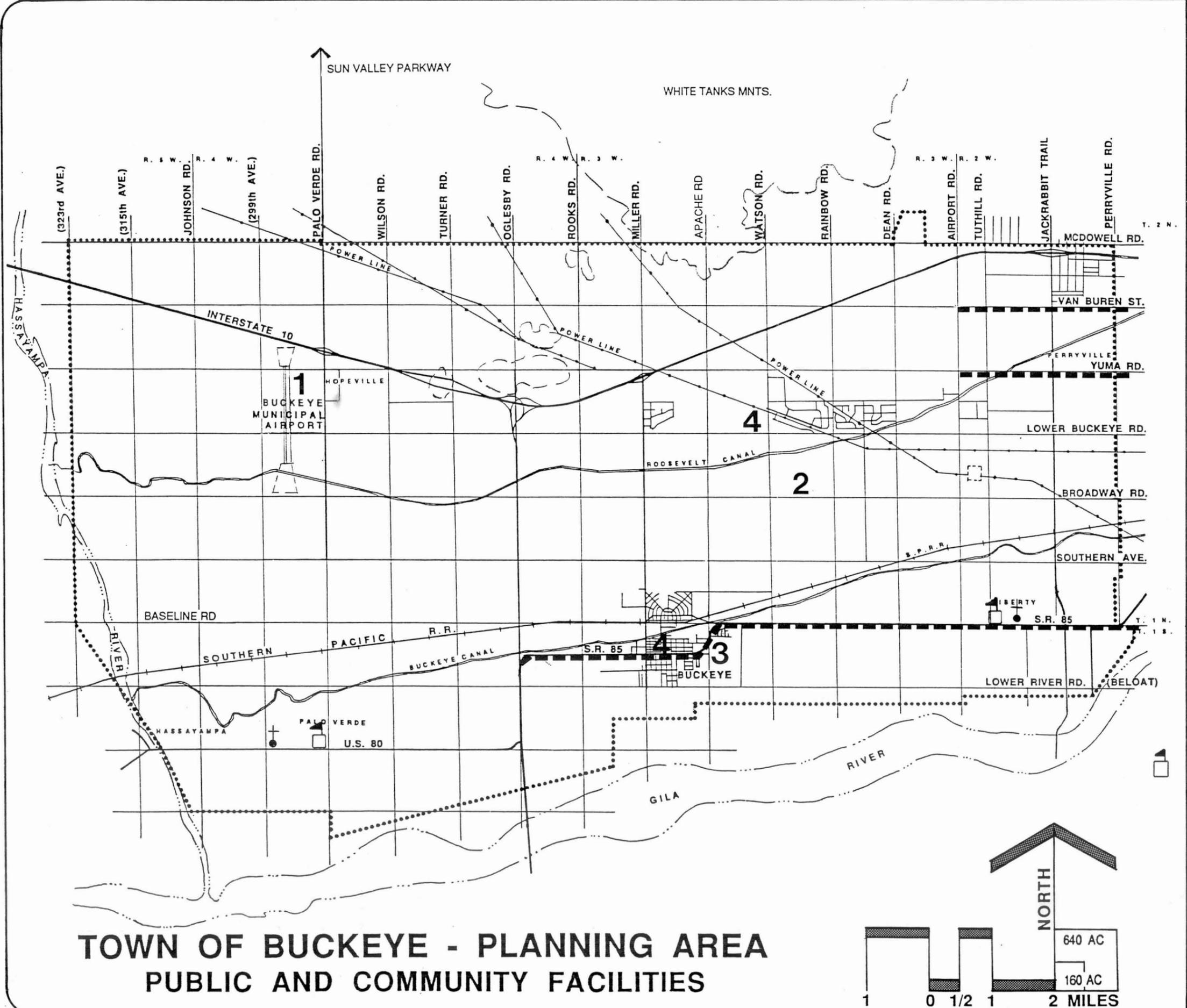
LEGEND

-  INTERSTATE
-  PARKWAY (200' ROW)
-  MAJOR ARTERIAL STREET (150' ROW)
-  MINOR ARTERIAL (110' ROW)
-  RAIL ROAD
-  FREEWAY INTERCHANGE
-  PROPOSED FREEWAY INTERCHANGE

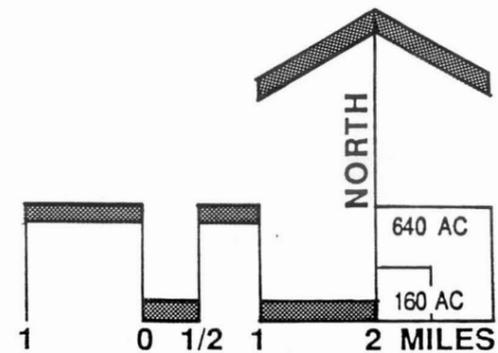
GENERAL DEVELOPMENT PLAN
1989-2000

TRANSPORTATION PLAN

M



**TOWN OF BUCKEYE - PLANNING AREA
PUBLIC AND COMMUNITY FACILITIES**

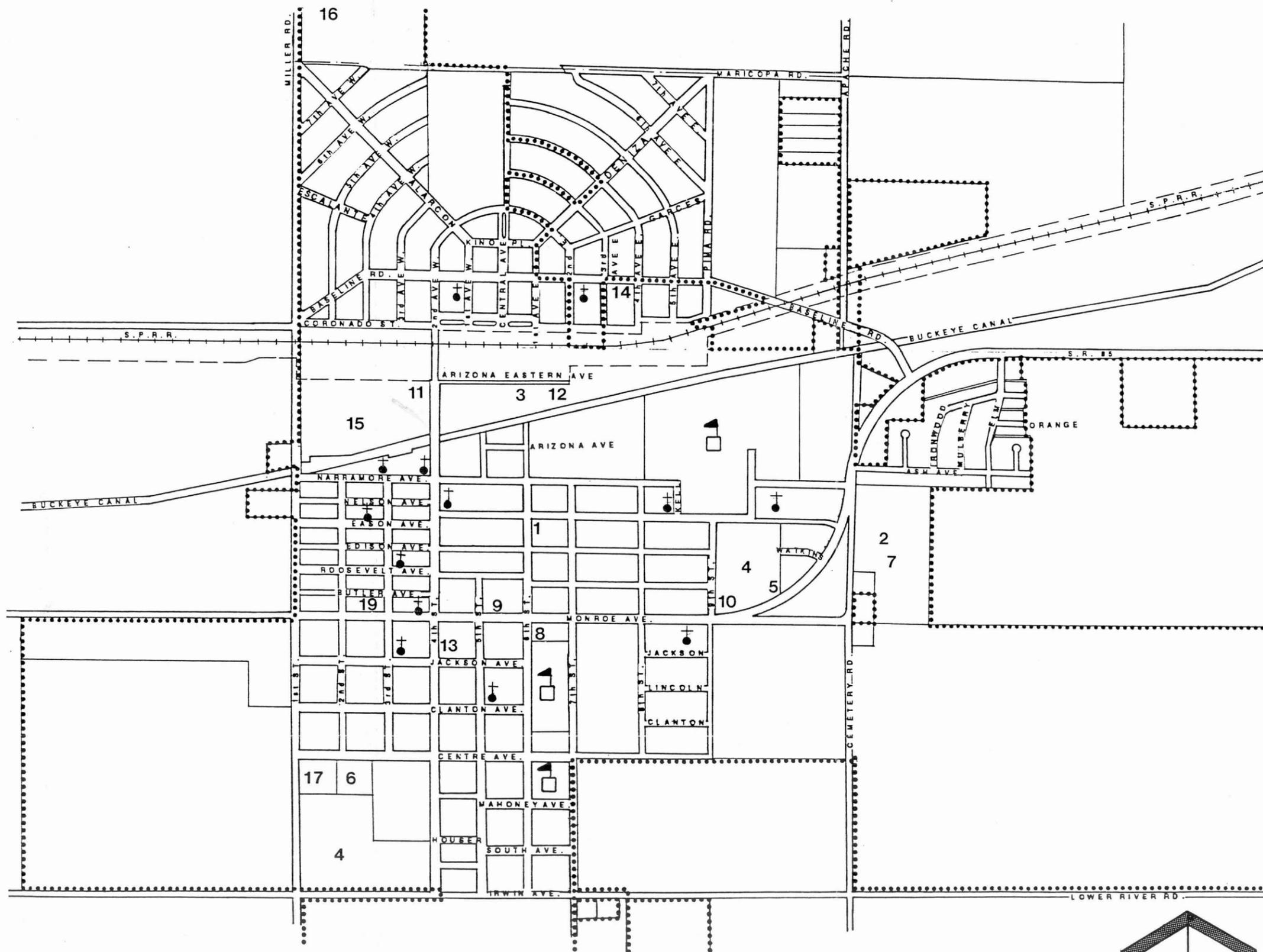


LEGEND

- 1 AIRPORT
- 2 CEMETERY
- 3 GOVERNMENT OFFICES
- 4 FIRE/RESCUE SUB-STATION
- 5 POLICE SUBSTATION
- SCHOOLS
- CHURCHES
- GAS LINES (SOUTHWEST GAS)
MAJOR LINES

PUBLIC AND COMMUNITY FACILITIES

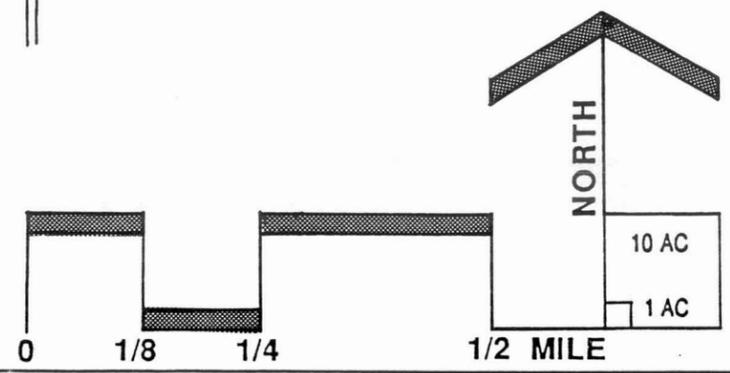
GENERAL DEVELOPMENT PLAN
1989-2000



LEGEND

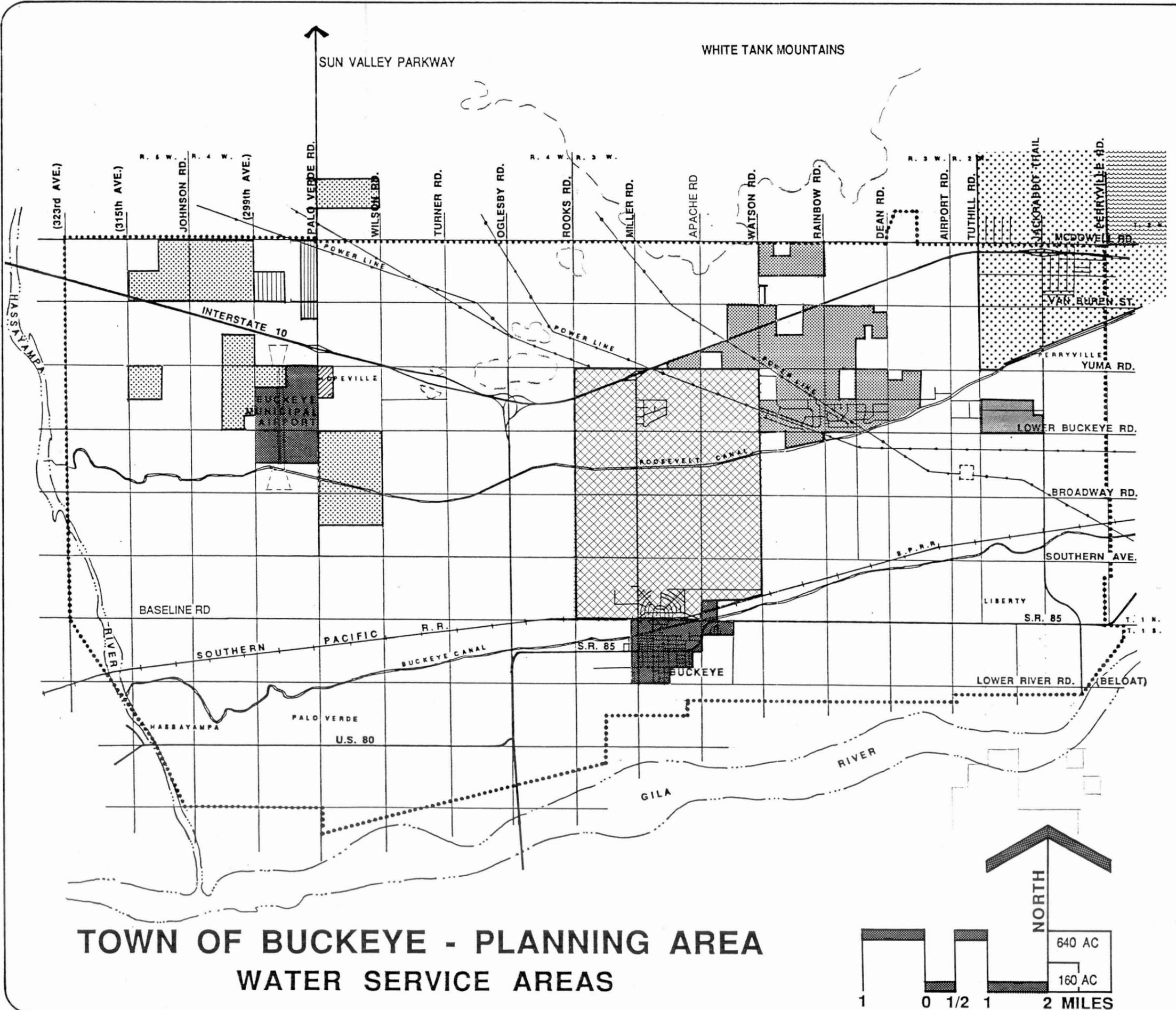
- 1 LIBRARY
- 2 POLICE/SHERIFF
- 3 PUBLIC WORKS YARD
- 4 PARKS
- 5 MUSEUM
- 6 COMMUNITY CENTER
- 7 CITY/COUNTY COMPLEX
- 8 POST OFFICE
- 9 FIRE/RESCUE
- 10 CHAMBER OF COMMERCE
- 11 APS
- 12 WATER PLANT
- 13 NEWSPAPER
- 14 VALENCIA WATER COMPANY
- 15 RODEO GROUNDS
- 16 HEALTH CARE FACILITY
- 17 HEAD START PROGRAM
- 18 SEWER TREATMENT PLANT
- 19 BUCKEYE IRRIGATION DIST. OFFICE
- + CHURCHES
- SCHOOLS

TOWN OF BUCKEYE - URBANIZED AREA PUBLIC AND COMMUNITY FACILITIES



GENERAL DEVELOPMENT PLAN
1989-2000

PUBLIC AND COMMUNITY FACILITIES



LEGEND

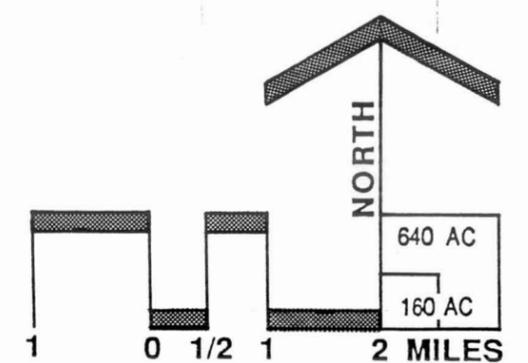
- TOWN OF BUCKEYE
- VALENCIA WATER COMPANY
- ARIZONA WATER COMPANY
- LOS RANCHITOS DE LOS CONEJO'S WATER UTILITY OF GREATER BUCKEYE, INC.
- WHITE TANKS UTILITIES COMPANY
- CITIZEN'S UTILITY COMPANY
- ALLENVILLE WATER COMPANY
- JOE D. GARCIA WATER COMPANY

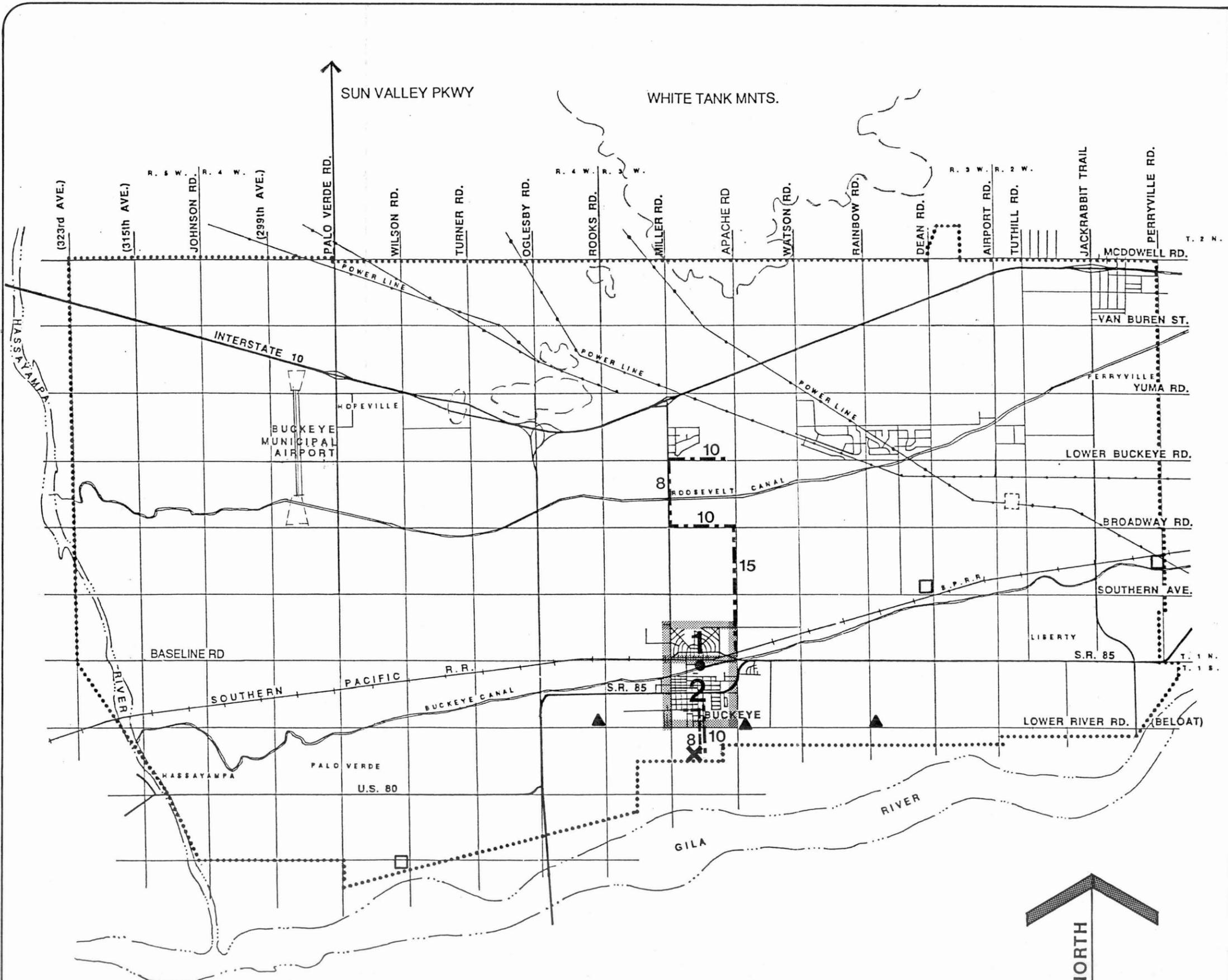
TOWN OF BUCKEYE - PLANNING AREA

WATER SERVICE AREAS

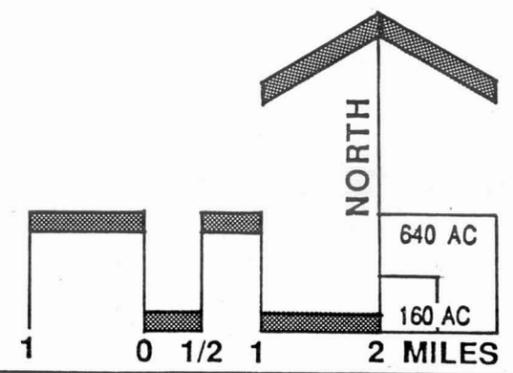
GENERAL DEVELOPMENT PLAN
1989-2000

WATER SERVICE AREAS





**TOWN OF BUCKEYE - PLANNING AREA
WATER AND SEWER FACILITIES**



LEGEND

- WATER LINE
- - - SEWER LINE
- 1 SEE VALENCIA WATER COMPANY FOR LINES
- 2 SEE TOWN OF BUCKEYE FOR LINES
- WATER TREATMENT PLANT
- ✕ SEWER TREATMENT PLANT
- W— PROPOSED WATER LINE
- S— PROPOSED SEWER LINE
- PROPOSED WATER TREATMENT PLANT
- PROPOSED SEWER TREATMENT PLANT
- ▲ PROPOSED LIFT STATION

GENERAL DEVELOPMENT PLAN
1989-2000

B.6 Neighborhood Preservation, Revitalization and Development

The objective of this element is to address issues of neighborhood preservation, revitalization and infill in the urbanized district of Buckeye. A neighborhood analysis completed by Guido Ardaya and submitted to the Town on February 2, 1987 contained an evaluation of neighborhood environmental conditions; extent of urban blight; neighborhood deterioration; the age and physical conditions of buildings; the quality of housing; and conflicts in zoning. Additionally, a visual survey in the form of slides and text was completed and presented to the Town complementing the analysis. Summary findings of both surveys and the evaluation of conditions were as follows:

1. The industrial district serviced by the Southern Pacific Railroad between Apache and Miller Roads showed an extensive amount of blight and obsolescence.
2. Entrance ways to the Town along Miller Road and Arizona Highway 85 were found uninviting and in need of clean-up and beautification. The presence of overhead power lines contributed to the blight and obstructed the vistas to the mountains.
3. The commercial district (CBD) along Monroe Avenue showed the characteristics of a small town main street USA with a mix of low intensity commercial, office, banking, government, car service and institutional facilities intermingled with residential uses. Over 100 businesses were inventoried in the CBD. The CBD showed an extensive amount of blight with several buildings vacant and in high need of repair and clean-up. Since the report was received by the Town, the citizens formed BRAVO, an organization dedicated to the beautification and economic restructuring of the commercial district. The Town applied for and was selected by the State of Arizona for participation in the State Main Street Program. Some strides were accomplished in reducing the extent of blight and obsolescence in the CBD since these mechanisms were put in place. The culmination of these efforts was the completion of the CBD Revitalization Plan Element which will be utilized in guiding the decisions of economic restructuring and revitalization of the CBD.
4. The Town was found to be divided into two sections, old Buckeye and Valencia, the new town. The Southern Pacific Railroad and the Buckeye Irrigation District Canal created a physical barrier, thus making accessibility to each section difficult, if not impossible during operations of locomotives.
5. A survey of Buckeye (the area south of the Buckeye Irrigation Canal) showed that the area contained a vast number of pre-1940 residential units and private buildings, with pockets of neighborhoods in clear need of revitalization and redevelopment. This information is in the Town files and is available for review.
6. The Urbanized District was found to contain several vacant parcels of land which offered potential for infill. These parcels were in need of upkeep. Their infill was found necessary to maximize the economic benefit of existing municipal utilities (water, sewer) and streets.
7. A review of the Town's zoning documents showed zoned land to be out of balance with normal standards for the allocation of land uses, e.g. the analysis showed the Town over allocated land for commercial use in the Valencia District in an area contained between 5th Street and Miller Road parallel to Baseline Road. This was found contradictory to the Town's goals of revitalizing its Central Business District, and took away land for needed housing in the Valencia Neighborhood.

8. The Urbanized District's streets were, for the most part, paved but deteriorated due to a lack of continuous maintenance, and many required reconstruction. Presently, however, the Town is aggressively correcting this problem, in an area south of Monroe Avenue, utilizing funds from the CDBG program of Maricopa County.
9. The Urbanized District was found to be in need of a well engineered drainage system to correct flood problems which exist both in the commercial district and in residential neighborhoods.
10. The analysis of housing showed that approximately one-third of the dwelling units within the Town were substandard-suitable for rehabilitation. Almost all of these units were occupied by households with low or very low incomes. The need for the Town to initiate a comprehensive housing rehabilitation program was established. During 1989, the Town will address the problem with CDBG funds. It is estimated that the cost of repairs of approximately 400 housing units could very well reach \$4 to \$5 million to bring the housing stock to standard condition (assuming an average cost of \$12,000 in repairs per dwelling unit minimum). This program will most likely include both low interest home improvement loans and grants, and a deferred payment (forgivable) loan in which the home improvement loan does not have to be repaid until the property is sold. Some form of technical assistance and a "self-help" program may also be included.

B.6.1 Policy Plan Guidelines

The Policy Plan is the instrument which should permit the consistent implementation of the recommendations outlined for the revitalization, preservation, redevelopment and infill of the land in the Urbanized Districts of Buckeye and its Planning Area.

- Objective 1.** The Town shall continue its commitment to revitalize, preserve and upgrade the quality of neighborhoods, housing stock and street system.
- Objective 2.** The Town shall strengthen the commitment towards the revitalization and economic restructuring of its Central Business District.
- Objective 3.** Strong community participation and support shall be sought in the decisions of planning, design and actual implementation of programs for revitalization, conservation, infill and redevelopment of neighborhoods, commercial and industrial districts.
- Objective 4.** The Town shall reexamine its zoning maps and regulations to obtain a more balanced system of land development.

Policies:

1. All aspects of improvements shall be targeted and phased. While physical deterioration may exist throughout the community, assistance should only be made available on a priority basis as defined by the residents of the community organized into boards or commissions. In this way, improvement efforts and available resources can be concentrated and the results may be more significant on a neighborhood basis.

2. A Site Analysis Map shall serve to guide the decisions of neighborhood revitalization, concentration, land infill and redevelopment in the Urbanized District of Buckeye.
3. The Town shall continue to utilize CDBG funds to provide neighborhood improvements.
4. The Town shall revise its zoning ordinances for the urbanized district to bring a more effective balance of land uses. Current efforts at reducing blight and deterioration of neighborhoods through the effective enforcement of its building codes, zoning and sign ordinances should continue.
5. Valencia neighborhood should be organized to promote its historic preservation and to maintain or restore its character in accordance with its original new town plan (see Historical Element in the Plan).
6. Assistance shall be sought from Maricopa County in more strictly enforcing its codes and ordinances oriented to reduce blight and deterioration in unincorporated areas.

B.7 Economic Development

Employment growth will surpass population growth in the Buckeye Planning Area, with a rate of 508 percent - 12,400 new jobs - in the next 25 years (MAG, "Regional Development Summary", 1987). From a total employment of 2,450 in 1985, employment will reach 3,200 by 2000. By the year 2010 this figure expands to 14,900 employees in the area. Assuming an average of 30 employees per acre, space needed for employment will be approximately 500 acres by 2010. Buckeye will begin to shift away from agriculture and related business into an urban economy, with an emphasis expected in manufacturing (MAG, 1987).

The Economic Development Element provides policy guidelines designed to promote the accelerated infill of the land and to foster job opportunities beyond the MAG figures for the Planning Area. The Land Use Element envisions and provides for the orderly accommodation of a mix of economic activities. These range from industrial activities related to the existing rail system, the Municipal Airport, and agriculture. Further, the Plan provides for a mix of economic uses designed to foster employment opportunities. The Land Use Plan also sets aside space for commercial and other activities which, in addition to providing needed services to the population, also generates taxes and creates employment.

The Town of Buckeye is cognizant that economic development does not occur in a vacuum as thousands of communities compete for the expanding industries and development in the United States. Thus, the Town has established as a goal the enhancement of its competitive position and the embarkation into an active program of promoting its economic base through the attraction, expansion and retention of job creating enterprises. In line with this goal the following policies shall apply.

- Objective 1.** The Town of Buckeye shall encourage and actively promote the location of a mix of business enterprises and development which may contribute to its tax base, its employment needs, and which shall meet high standards of environmental quality and design.
- Objective 2.** The Town shall design and, within its capacity, implement a targeted business/industry prospecting strategy.
- Objective 3.** Within its fiscal capacity, the Town shall seek to anticipate, develop and maintain the infrastructure necessary to accommodate new economic development activities. The Town shall strive to maintain its water and sewer connection fees competitive with other communities its size in Maricopa County.
- Objective 4.** The Town shall encourage private sector initiative in the formation of and expansion of businesses. The Town will, within its capacity, assist in establishing linkages with the financial, legal, business communities, and the public and will put together these links on a project basis.
- Objective 5.** The Town, through its planning, zoning and subdivision control powers shall seek to encourage development. The Town shall also expedite the process of plan approvals by coordinating its engineering, zoning and legal divisions and through the process of annexation/development agreements. A "priority processing" procedure to speed review of site plans shall be adopted and enforced.

Objective 6. Zoning is an essential tool in development planning. The Town shall ensure that legal planning documents meet the needs of modern business and industrial development.

Objective 7. The Town shall continue to support private sector initiatives to strengthen the economy of the Town's Central Business District (CBD).

Objective 8. The Town will encourage, within its fiscal and legal capacity, the development and annexation of business and industrial parks to facilitate the attraction and location of job creating enterprises in the Planning Area.

Objective 9. The Town shall seek to strengthen its foundations for economic development by implementing the following policies:

Policies:

1. Establish and finance a division of planning and economic development within the Town governmental structure.
2. Appoint an industrial/business prospecting committee.
3. Establish a public/private partnership with such organizations as the Main Street program/Bravo, Buckeye Development Company, the Buckeye Valley Chamber of Commerce, the Buckeye Industrial Development Authority, private land owners, the utilities and entrepreneurs to help promote Buckeye as a location for business, industry and planned area development.

B.8 Character/Environmental Plan Element

The vast expanse of land that makes up the Buckeye Planning Area offers a variety of natural and man-made resources and environments which, if artfully managed in the context of a Plan, should over the long-term produce desirable results and benefits not only locally, but to the Phoenix Metro Area as well. Buckeye has set as its goal to promote the "integrated" development of its Planning Area, that is, development that builds upon the existing natural and man-made resources while maintaining and enhancing its heritage and the environment. Buckeye is envisioned as a progressive community which manages its resource base in the context of a plan or vision.

As perceived and desired by the Town of Buckeye's residents embodied in the Planning Committee, the Buckeye Planning Area would evolve into a planned region that balances urban economic growth with agriculture and structured open space. The future Buckeye is envisioned as a structured system of well contained, functional and identifiable districts or urban villages provided with their own infrastructure amenities and services. These villages would be interconnected by a system of trails and open space.

The Character/Environmental Plan Element provides the complementary instruments which may enable the Town to fulfill its vision. The Plan focuses on the natural environment, the heritage of the Buckeye Valley and the man-made environment.

B. 8.1 Natural Environment

River Riparian Basins

Objective 1. The Town shall protect its unique riparian basins, ecology and natural environment.

Policies:

1. Plan for the preservation of riparian basins that are rich in wildlife and plant community. Establish river riparian buffer zones along the perimeters of the Gila and Hassayampa Rivers.
2. Compatible development with the river riparian buffer zones shall be allowed only with provisions for maintaining wildlife habitat, movement, and access to rivers.
3. New operations and expansion of existing sand and gravel companies may be permitted on a case by case basis, provided that adverse environmental impacts are identified and that assurances for impact mitigation are to the satisfaction of the Town.
4. The dumping and/or long-term storage of solid and hazardous wastes in the zones shall not be permitted.

Native Plants, Wildlife and Mountain Zone

Objective 1. The Town shall plan, develop and enforce guidelines to protect and enhance native vegetation and wildlife which are characteristic of the Buckeye Valley (Sonoran desert and river riparian basins).

Policies:

1. The Town shall establish a Native Plants and Wildlife Zone in the Planning Area.
2. The Town shall strictly adhere to the State of Arizona's Native Plant Law (ARS Chapter 7, Art. 1 53-901) which protects all cacti, the soap-tree yucca, the ocotillo, the Mexican jumping bean, mesquite, palo verde, and ironwood from collection. The Town shall mandate that native plants that are salvageable be transplanted within the premises from which the plant is to be removed. The Town may offer, on a case by case basis, the option of transplanting native vegetation within Town Government controlled properties or on dedicated right-of-way.
3. The Town shall work conjunctively with the Arizona Game and Fish Commission to protect native wildlife habitats that may be present in this zone.
4. The Town will designate certain flood plain and mountainous areas as preserves within the Zone. On a case by case basis, the Town will allow limited development that is compatible with the character of the area and with existing Town regulations.

Irrigation Canals

Objective 1. The Town shall pursue the optimal utilization of irrigation canals for recreation and urban purposes.

Policies:

1. The Buckeye and Roosevelt irrigation canals which run the length of the Town's Planning Area have been planned to become the recreation corridors of the future and their use shall be considered when development occurs alongside them. Landscape designs which define the linear recreation space of the canals and screens the adjacent development will be preferred.
2. The feasibility of utilizing irrigation water to develop linear canal systems and small catchment areas shall be explored for recreation and urban purposes.

B. 8.2 Agricultural Open Space

General Overview of Farming Issues

Historically, agriculture has been one of the key sectors of Maricopa County's economy and its importance is recognized as essential to maintaining a stable, diversified economic base, as a major income producer, and as a means to preserving the rural character of communities.

In recent years, the agriculture sector has experienced severe decline due to market conditions, national policies and urban growth. The latter is responsible for the loss of three million acres or twelve (12) sq. miles of agricultural farmland per year in the United States. At least one million acres of prime farmland or the equivalent of a strip of land a mile wide stretching from New York to California is lost to non-farm uses annually.

Arizona's total value of agricultural production was \$1.5 billion in 1985 and \$1.63 billion in 1987.

The decline of the agricultural sector is particularly acute in Maricopa County. Annually the county retires on the average 6,000 acres of irrigated farmland. By the year 2000 it is estimated that Maricopa County will lose one fourth or about 70,000 acres of its farm land.

Production wise, the acreage of farmlands under cultivation declined from 465,460 productive acres in 1980 to 312,700 acres in 1985. Preliminary figures for 1986 show an even more grim picture. Farmland production declined to 225,850 acres or a total fifty percent decline over a six-year period.

Whereas most of the loses of agricultural land were experienced in the Salt River District, the Roosevelt and Buckeye District's farmland base has practically remained undisturbed. Within the Buckeye Planning Area 538 farms operate in a total irrigated agricultural land area of 42,063 acres. The average size of these farms is 230 acres. Production is primarily cotton (63.0%), alfalfa (22.0%) and wheat (13.0%) with other products (vegetable, sorghum, etc.) equivalent to 2.0%. Sixteen dairies and four cattle feeding operations are established in the area. Also six cotton gins process the cotton production for export.

Like many rural communities, Buckeye is in an advantageous position to capitalize on the urban and economic growth experienced by Maricopa County. The opportunity is being enhanced by the completion of the I-10 Freeway and the location of Buckeye to West Metro Phoenix. Land speculation is significantly increasing in the area and it is a matter of time before farm land is affected.

Should Buckeye choose as a strategy to promote and/or preserve its agricultural base, several techniques could be explored. Some of these have already been tested with various degrees of success by several states and communities throughout the U.S.

Farm Preservation Techniques

Legal and economic techniques tried by different states in the union and which could be researched in depth include:

1. Tax relief or the preferential assessment of farm lands
2. Agricultural districting under which farmers voluntarily opt to participate in the benefits offered by the organized agricultural districts of significant size where farming becomes the only activity permitted
3. Right-to-Farm legislation by which states prohibit local governments from enacting laws that unreasonably restrict or regulate farming structures or practices unless they are needed to protect the public health or safety.
4. Agricultural Zoning Ordinances which are enacted to limit the intrusion of new, non-agricultural uses into established agricultural areas
5. Purchase of development rights or donation of areas for agricultural production. In the classical transfer of development rights system, a preservation district is identified, as is a development district. Development rights are assigned to owners of land in the preservation district in a systematic manner. However, owners of land in the preservation district are not allowed to develop, but instead may sell their development rights to owners of land in the development district, who may use

these newly acquired development rights to build at higher densities than normally allowed by the zoning.

Objective 1. The rural character of Buckeye shall be preserved.

Policies:

1. Plan for the preservation of the rural character and the agricultural base of the Planning Area. Maintain the rural zoning in flood plain areas provided with irrigation.
2. Discourage the approval of incompatible land uses within irrigated agricultural land zones. Protect farm operations such as dairies, feed lots, horse ranches and cotton gins from encroachment by non-compatible uses. Establish acceptable separation distances for non farm uses approved in the vicinity of farm operations described above.
3. Encourage the attraction and diversification of agricultural enterprises into the Buckeye Planning Area.

B.8.3 The Built Environment

Development Districts

Objective 1. The character of Buckeye shall be enhanced through the effective arrangement of land uses into identifiable districts.

Policies:

1. The Character Plan defines the Planning Area into functional districts or villages. Each district shall be self-contained and identifiable in its character.
2. Activity centers shall occupy a central location within each district.
3. Rail served industrial activities shall be contained in well planned industrial districts parallel to the Southern Pacific Railroad.
4. The Plan provides for areas or districts where farming and very low density residential development can take place. These areas shall help maintain the rural character of Buckeye.
5. The existing Town of Buckeye shall be maintained, revitalized and redeveloped as a self-contained district or village supplied with its own services and amenities. This village shall become the heritage district of the Planning Area.
6. The Buckeye Municipal Airport shall be planned and promoted as a regional employment district where a mix of economic enterprises locate. The district shall be large enough to be supported in its perimeter with residential, commercial and municipal land uses and facilities.
7. The Westgate Commerce District will abut the Sunora District with a mix of economic land uses on the perimeter of the I-10 Freeway. The small communities will need to undergo revitalization to eliminate the effects of blight at the entrance to Buckeye. A State of Arizona Tourist Visitors Center shall be procured and developed along the I-10 Freeway at the intersection with Rainbow Road.

8. Limited development should be permitted within or in the vicinity of the White Tanks Mountain Preserve north of the I-10 Freeway. The formation of new districts may be permitted on all properties north of I-10
9. One of the most unique features in the Planning Area shall be the extension and connection of the Sun Valley Parkway to Broadway Road south and its continuation to the east, ultimately connecting to the Estrella Freeway in Goodyear. This project shall be a priority of the Town of Buckeye and its right-of-way secured prior to the year 2000.

B.8.3.1 Gateways, Streetscapes and Signage

Objective 1. Enhance the character of the Buckeye Planning Area through the effective design and marking of gateways, the landscaping of parkways and streets, the effective buffering of land uses, and the application of sign controls.

Policies:

1. Primary gateways to the Buckeye Planning Area shall be marked with entry features to convey a strong sense of identity and place.
2. Signage should be attractive in its design, easy to read and compatible with its use and surroundings.
3. Arterial and collector streets shall be designed to provide larger rights-of-way than is commonly used to permit the development of linear parks, multiple-use trails and landscape themes.
4. The construction or installation of high voltage power lines (69 KV +) throughout the Planning Area must meet minimum performance standards to be developed by the Town.

B.8.3.2 Urban Design and Architectural Character

Objective 1. The Town shall encourage project designs that are responsive to the physical, environmental features and character of the region.

Objective 2. Multi-nodal design types of development shall be preferred to linear design to reduce traffic problems and to provide neighborhood identities with a strong sense of place.

Policies:

1. The Town shall appoint a Plan Design Review Board to help in the decisions of plan review and approvals. This Board shall operate within the parameters of well developed guidelines and performance standards designed for each district of the community.
2. The Town may, at its discretion and as a condition for annexation, require determination of projected project impact on its fiscal resources and on the environment.

B.9 HOUSING

Until very recently the development of new dwelling units in Buckeye was severely restricted by the limitations in water services and by the limited amount of developable land within the areas served by utilities. The limitations on housing imposed an upper limit on the population for the community.

Buckeye issued 367 new residential permits between 1979 and 1987; most of those permits consisted of an 80-unit apartment complex and a mobile home-RV park (Leaf Verde). Mobile home permits accounted for 166 units of the total, and the balance consisted mostly of single-family projects.

Residential development occupied 196.7 acres as of 1981 (GWE, Inc. Town of Buckeye General Development plan 1982-1992). The total added acreage of residential development would approximate the total developed residential land uses at about 300 to 350 acres.

More rental housing and housing that is affordable is needed. Assuming that the need to expand the housing supply at a variety of price ranges is desirable (and appropriate), subsidized housing for low income renters and potential homeowners and non-subsidized housing for at least 200 moderate income households could be encouraged.

Town of Buckeye Housing Indicators Residential Building Permits 1979-1987

Total Permits	367
Total Value	\$2,706.6 Million

Total Housing Units Oct. 1985 (Special Census)

Owner Occupied	791
Renter Occupied	522

Total Occupied: 1,313

Total Vacant: 127

TOTAL HOUSING UNITS: 1,440

Total Persons Per Occupied Housing Unit	2.88
Median Persons Owner Occupied	2.94
Median Persons Renter Occupied	3.05

Source: 1985 U.S. Special Census of Maricopa County

The provision of decent housing in a suitable living environment was one of the key land use objectives of the Town's 1982-92 General Development Plan. This was accepted as a human right and vigorously pursued. Other housing goals which were endorsed and which will continue to be pursued by the Town include the following:

- The encouragement of a variety of housing types
- The need to retain the character of low density in rural residential areas
- The need to set up programs to attract quality new housing subdivisions, apartments, and townhouses
- The need to encourage the incorporation of essential features in all housing developments
- The promotion of the use of cluster development as to preserve open space, natural features and water sheds
- The need to design and locate housing to conserve energy
- The need to relate residential areas to available and planned neighborhood support facilities and services
- The need to maintain suitable transition areas or buffers between residential and non-residential land use so as to provide environmental compatibility to maintain property values and physical attractiveness
- The need to encourage common residential areas or large yard open space areas in all new residential development

Complementing those goals the Town shall continue the promotion and development of suitable sanitary housing projects in accordance with the following guidelines:

- Objective 1.** The Town shall promote the expansion of its housing supply at a variety of price ranges.
- Objective 2.** Efforts shall be directed at encouraging the development of the existing water/sewer serviceable land area with a variety of housing types.
- Objective 3.** The Town will aggressively market the Planning Area as an opportune place in which large Planned Area Developments (PAD's) could be established.
- Objective 4.** The development of planned housing developments shall be permitted in consideration of performance housing standards designed and approved by the Town.

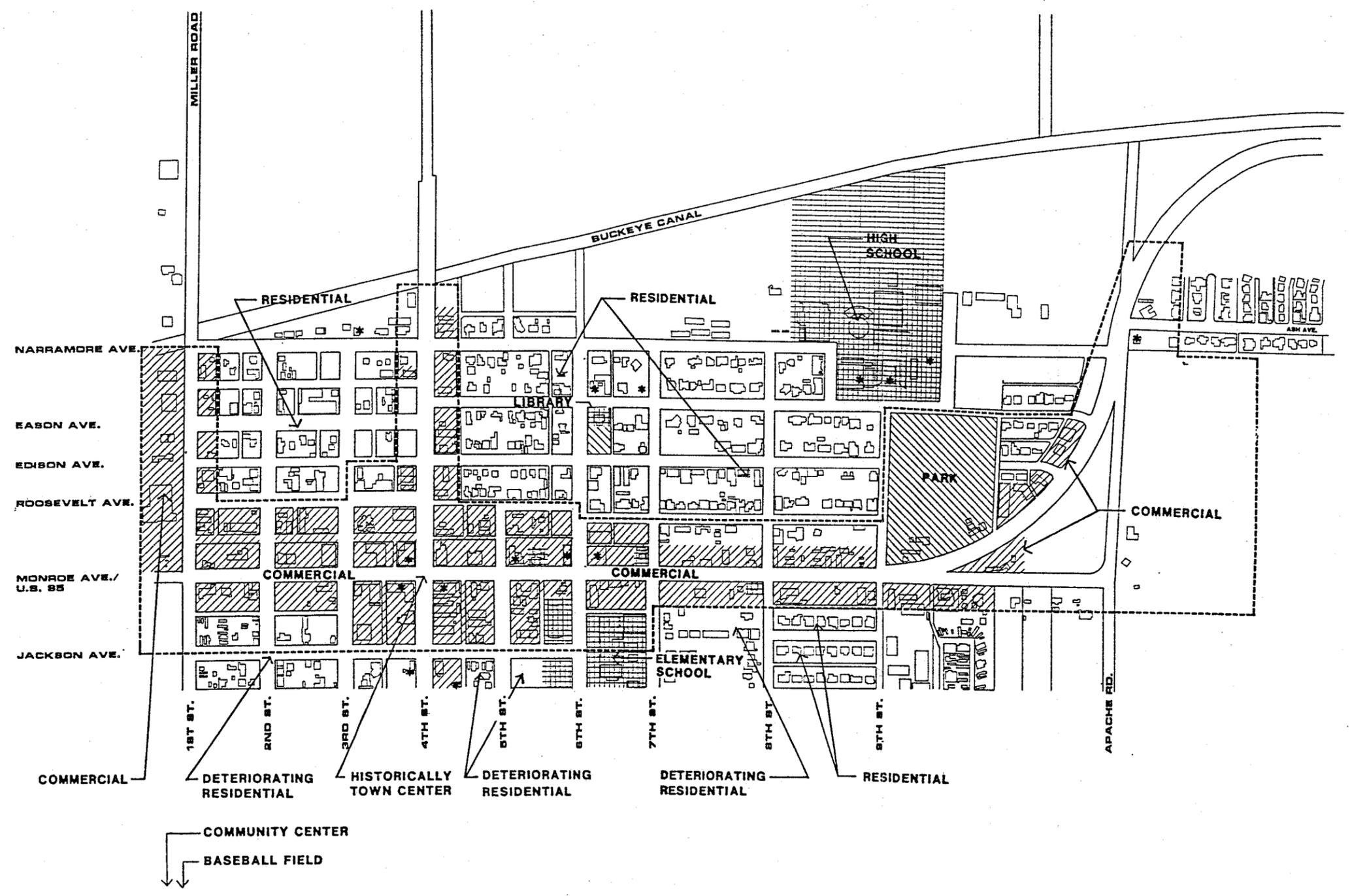
Policies:

1. The provision of new housing is primarily the job of the private sector. The Town shall permit the development of new housing in consideration of market demands, performance zoning standards and the guidelines of the Land Use Plan Map.

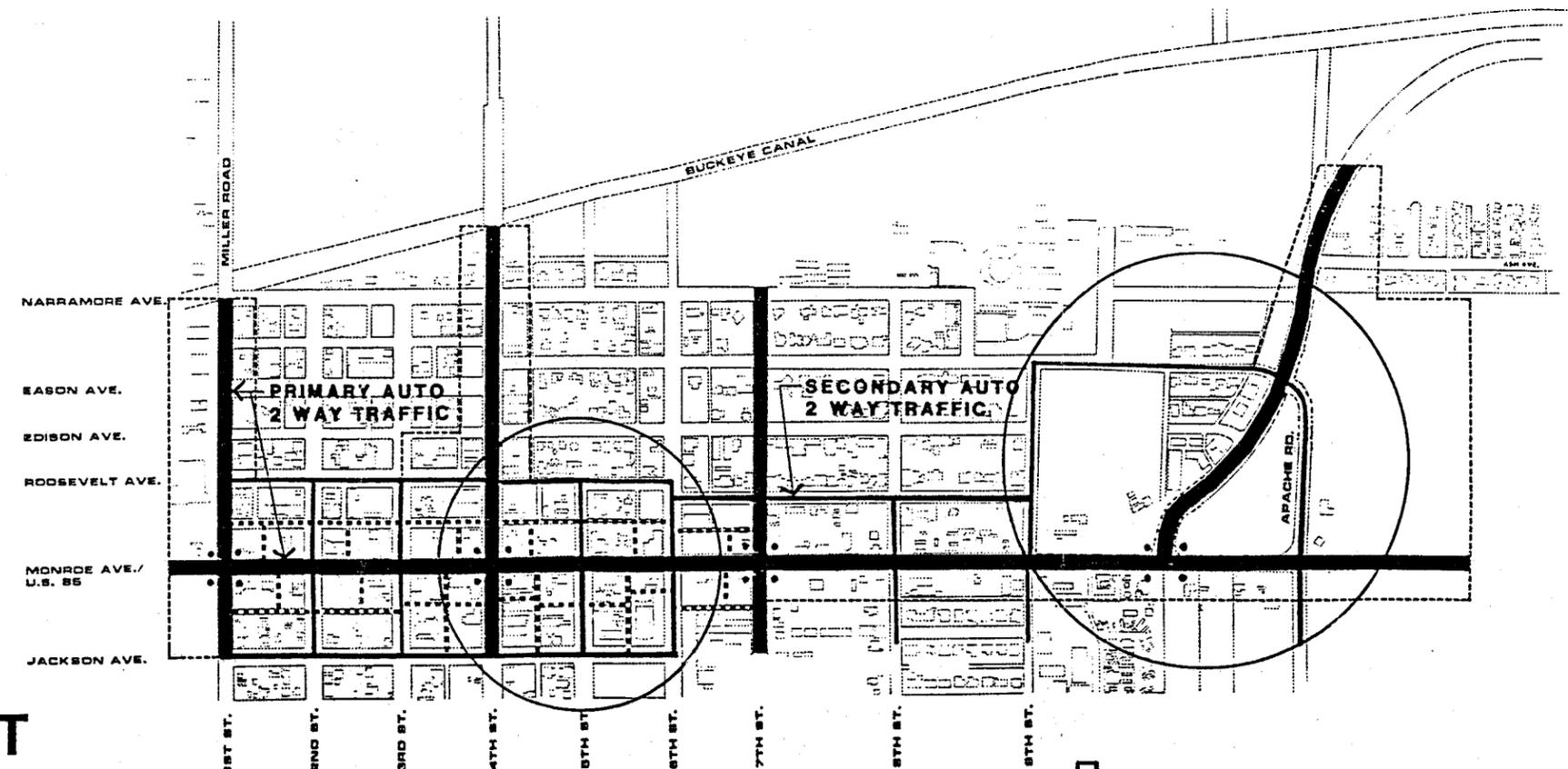
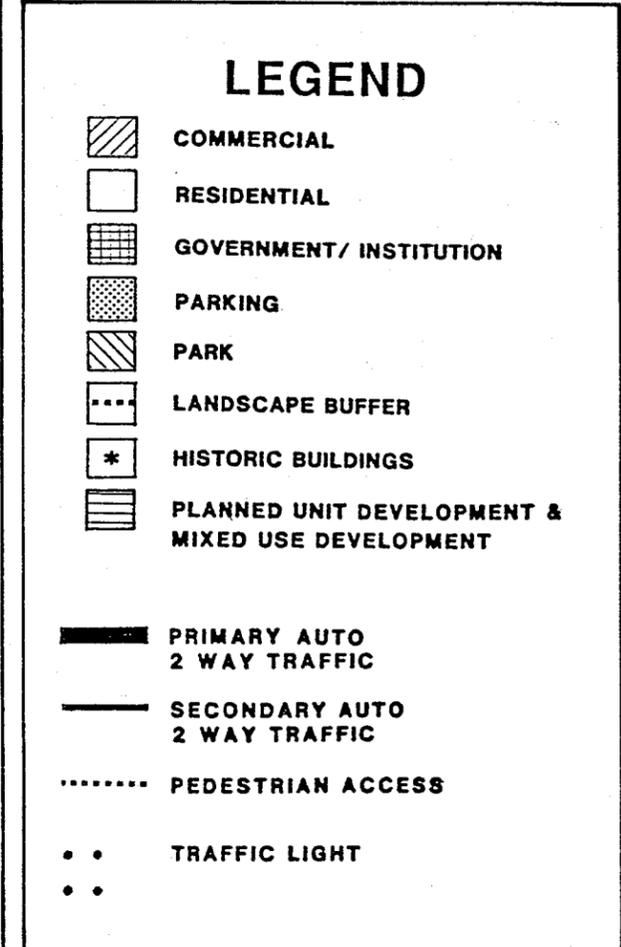
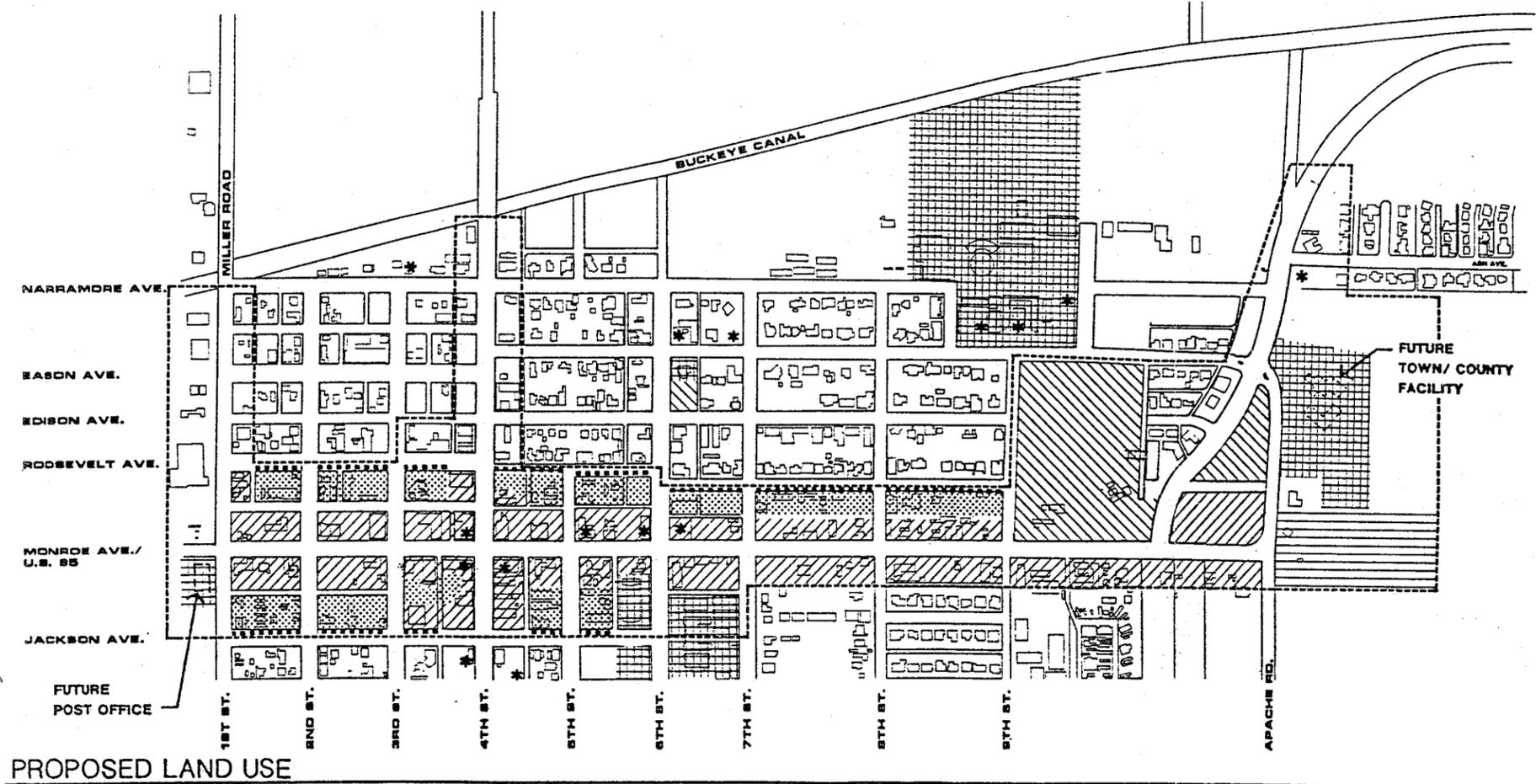
2. The Town shall encourage new housing development by expediting plan review and, when appropriate and feasible, by utilizing its financial powers and grants-in-aid.
3. Consideration should be made for balance between government subsidized housing and collateral-based financed housing.
4. Connector streets shall line up with planned development or present developed through-streets to provide for the impact of traffic increases.
5. A survey shall be conducted prior to the revision of present zoning codes to conform zoning to existing land uses. Predominant residential areas shall be zoned to their current use with allowance made for certain residential-office uses.

LEGEND

-  COMMERCIAL
-  RESIDENTIAL
-  GOVERNMENT/ INSTITUTION
-  PARK
-  HISTORIC BUILDINGS



CENTRAL BUSINESS DISTRICT EXISTING LAND USE



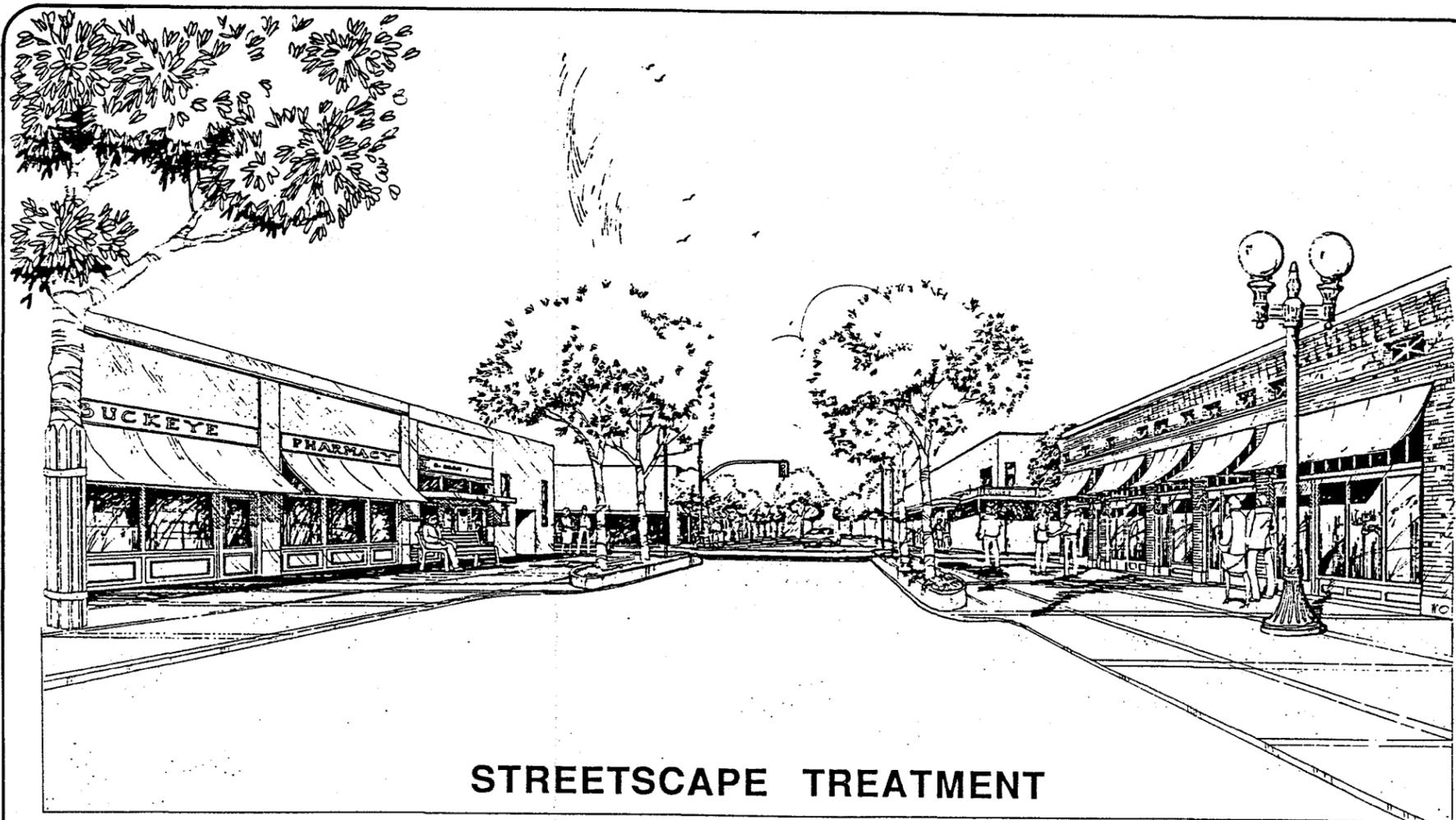
CENTRAL BUSINESS DISTRICT DEVELOPMENT & REDEVELOPMENT

PROPOSED CIRCULATION PLAN

GENERAL DEVELOPMENT PLAN
1989-2000

DEVELOPMENT & REDEVELOPMENT

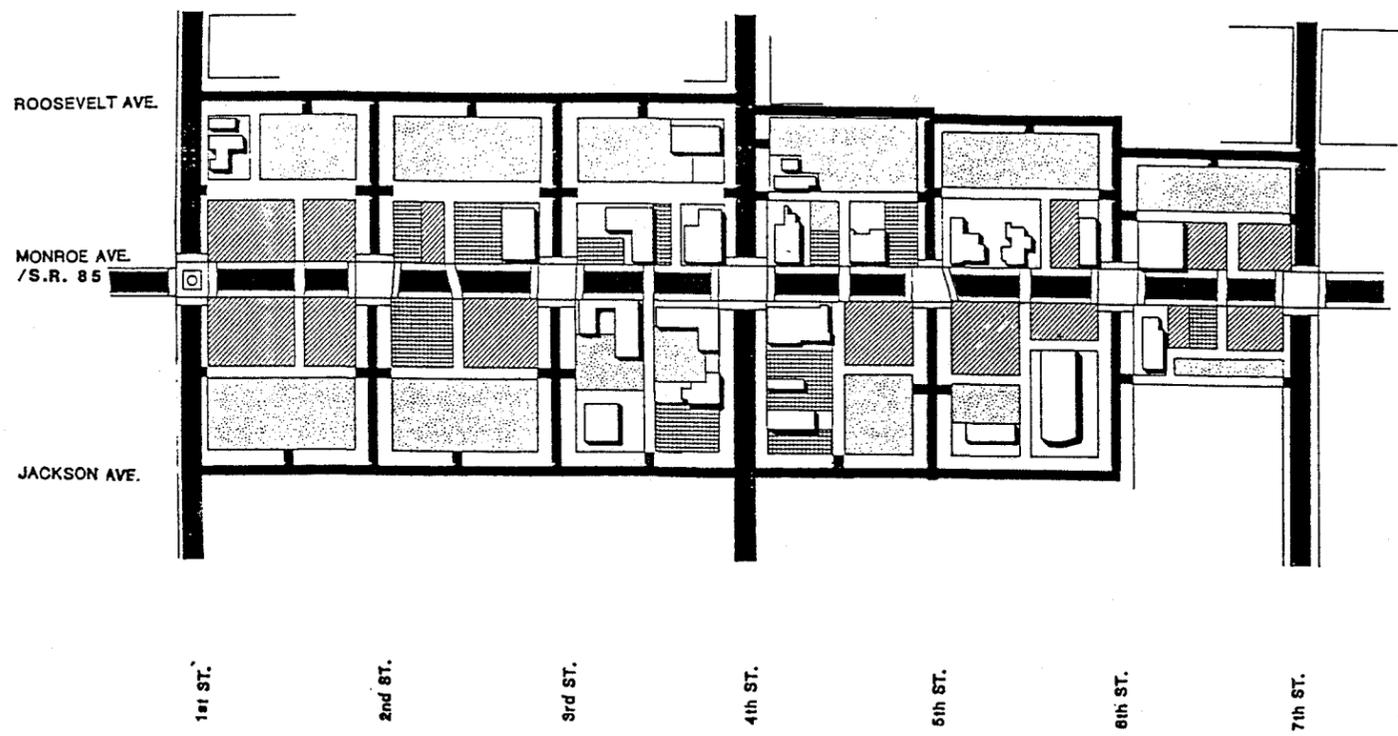
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STREETSCAPE TREATMENT

LEGEND

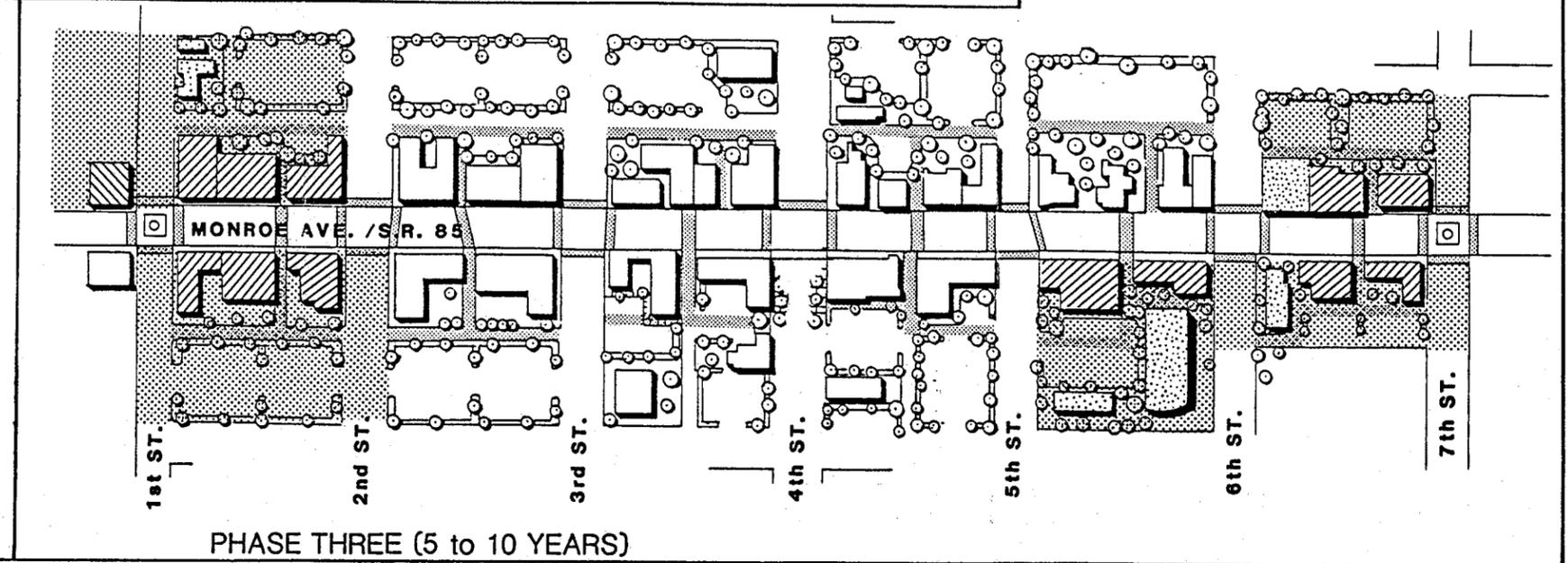
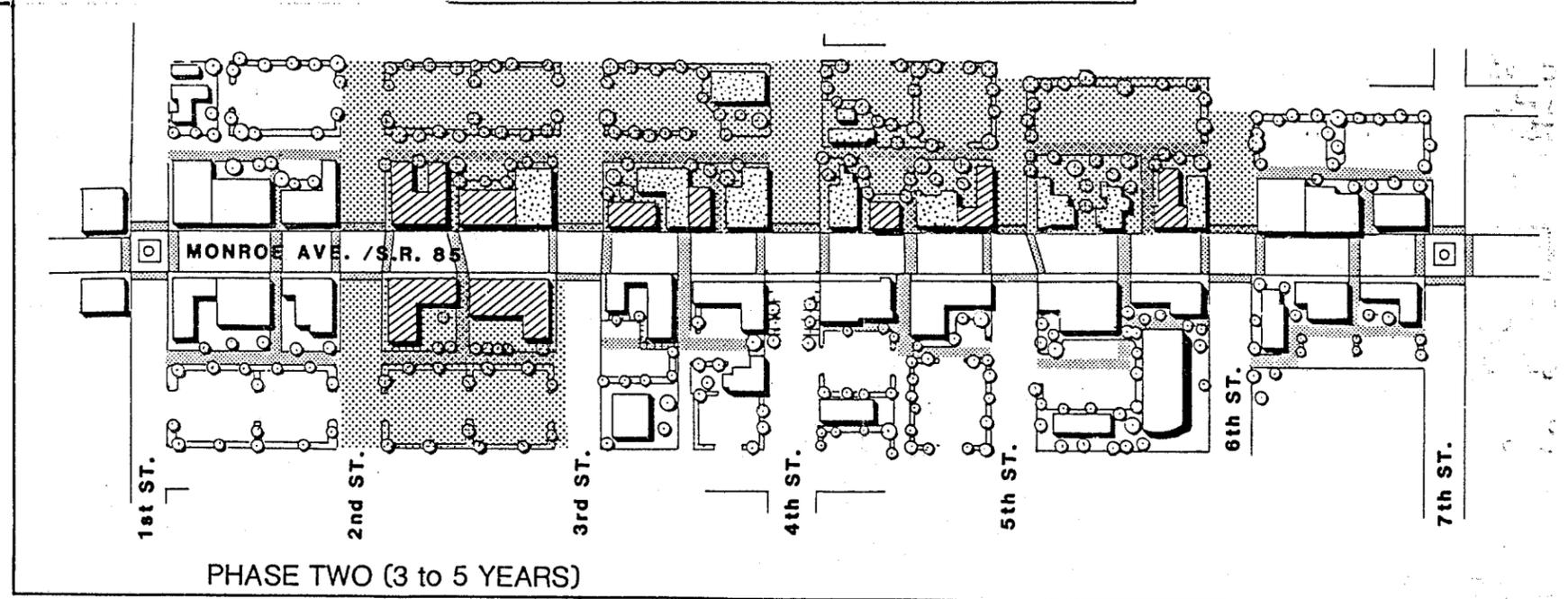
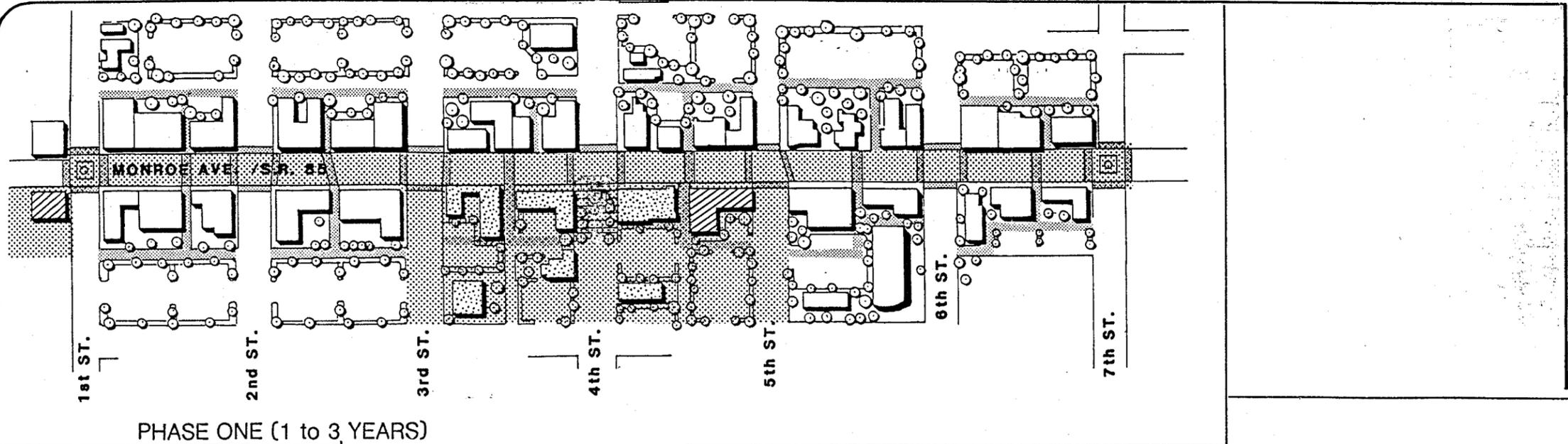
-  REHABILITATION
-  RECYCLE
-  ENTRY POINT
-  INFILL
-  PARKING



CENTRAL BUSINESS DISTRICT

DESIGN PLAN

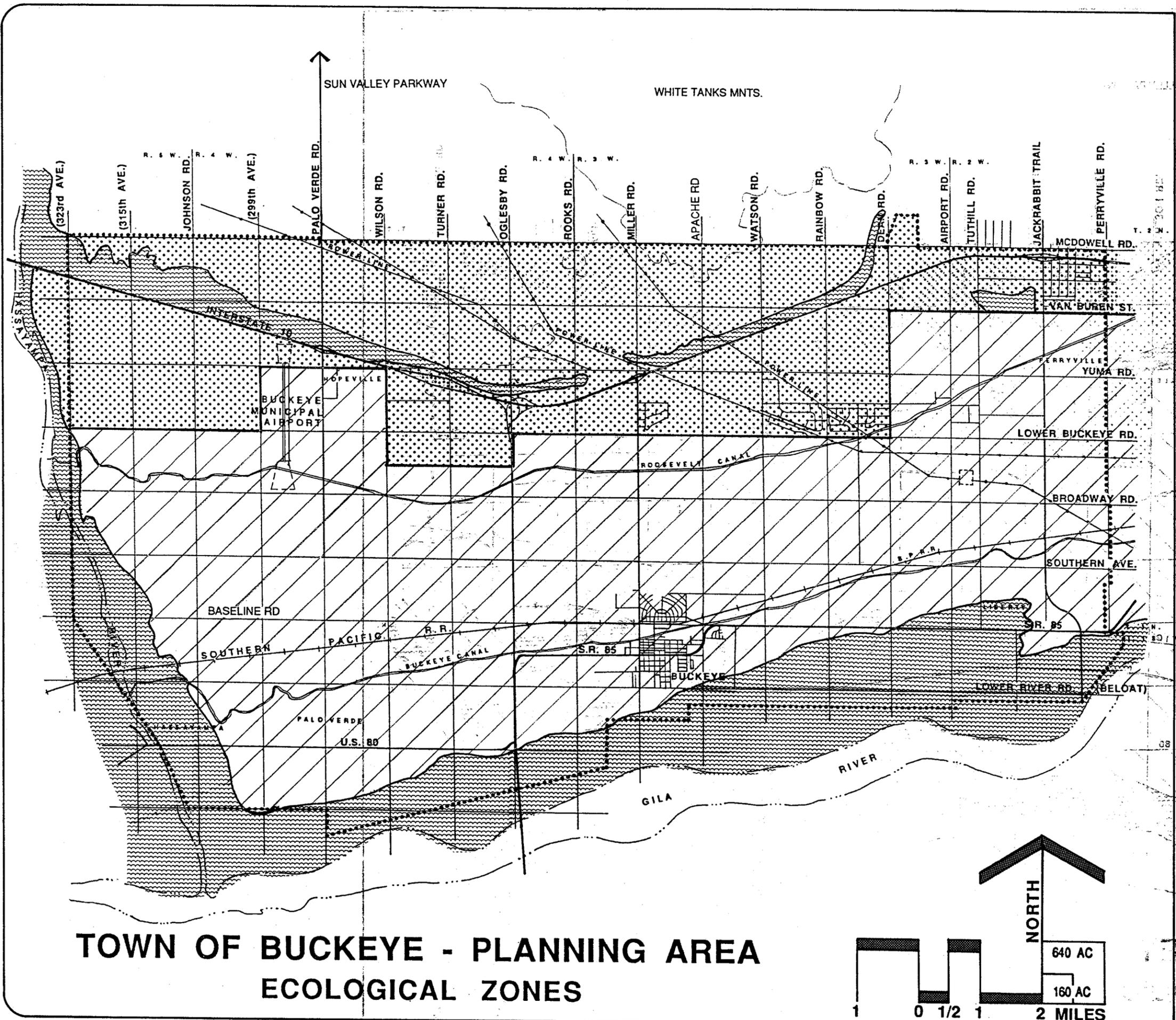
GENERAL DEVELOPMENT PLAN
1989-2000



GENERAL DEVELOPMENT PLAN
1989-2000

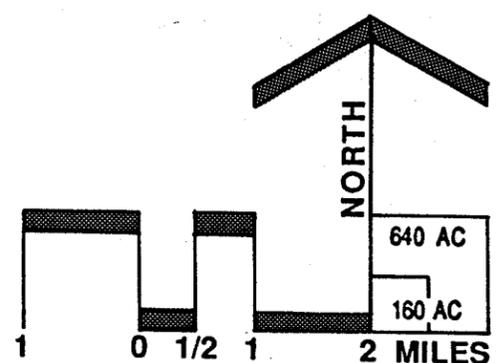
CENTRAL BUSINESS DISTRICT
PHASING SCHEDULE

PHASING SCHEDULE



LEGEND

-  NATIVE PLANTS, WILDLIFE & MOUNTAIN ZONE
-  IRRIGATED AGRICULTURAL ZONE
-  RIPARIAN ZONE



GENERAL DEVELOPMENT PLAN
1989-2000

ECOLOGICAL ZONES

V