

## Arizona State Requirements

Every city and county in Arizona is required to prepare and maintain a general plan. A general plan is designed to serve as the jurisdiction's "blueprint" for future decisions concerning land use and resource management.

### Arizona State Law – Arizona Revised Statutes (ARS)

ARS Title 9, Chapter 4, Article 6 requires that communities update their general plan every 10 years. For cities over 50,000 population, the state requires the general plan to cover 17 elements and may include optional elements.

An element is a specific section of the General Plan that discusses a particular planning topic such as land use, transportation, housing, energy, etc. An element may be an entire chapter or a subsection of a larger chapter. The elements proposed for the Buckeye General Plan are shown inside this brochure.

## What is a General Plan?

The City of Buckeye General Plan (Plan), is an official public document adopted by the City Council that is a vision for the city's future and a policy document that is intended to help guide future decisions and actions by the City. A General Plan has three defining features as follows.

**General.** As the name implies, a general plan provides general guidance that will be used to direct future land use and resource decisions.

**Comprehensive.** A general plan covers a wide range of social, economic, infrastructure, and natural resource topics. These include land use, housing, circulation, utilities, public services, recreation, agriculture, biological resources, and many other topics.

**Long-Range.** General plans provide guidance on reaching a future envisioned 20 or more years in the future.

To reach the envisioned future, the General Plan includes goals, policies and actions that address both immediate and long-term needs.

*The pyramid below graphically illustrates the General Plan in comparison to other planning tools. The General Plan is a broad policy document that serves as the foundation for the other planning tools, which get more specific and regulatory as you move up the pyramid.*

### General Plan

Vision statement and broad policy guidance

### Zoning and Corridor Plan

Specific zoning categories and regulations addresses lot sizes, setbacks, heights and specific uses

### Certificate of Occupancy

**Certificate of Occupancy**  
Inspections, Licenses for compliance with approved detailed plans

### Building Plans

**Building Plans**  
Detailed building floor plans and architectural details for compliance with Building Codes

### Site Plans

**Site Plan**  
Compliance with zoning district standards and site layout

### Zoning and Corridor Plans

## General Plan

Foundation of all planning tools

# Growth

*Growth is essential for a healthy and vibrant community. Positive growth not only provides safe and well-designed housing for our residents, but growth also provides shopping and employment opportunities in close proximity to residential areas. Growth also provides the financial resources needed by the City to provide services and amenities for Buckeye residents. The General Plan helps to guide growth and development to ensure that it is balanced and promotes an overall healthy environment.*

*The elements that make up the Growth theme are:*

**Land Use\***. This element will cover land use types, distribution, and intensity; population and building density; existing specific plans; and approved master plans.

**Economic Development\***. Provides policies/strategies for pursuing/retaining commercial and industrial uses and job creation by helping the city target locations, development types, compatible uses, business assistance, and timing/phasing.

**Growth Areas\***. Contains an inventory, analysis and potential solutions for high potential developable, accessible land that can be utilized by the city during the next 10-20 years.

**Housing\***. Contains goals, policies, implementation measures, and quantified objectives to facilitate the development of housing for all needs.

**Cost of Development\***. This element details fiscal responsibilities for the city and developers, including general fund, impact fees, capital improvement program and municipal bond expenditures that ensure adequate infrastructure and maintenance.

\* Denotes required element (17 total)

+ Denotes optional element (5 total)

# Services

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regional econo  
guides the investmen*

*The elements that make up the Serv*

## Public Services & Facilities\*, Safe

comprehensive look at the city's public utilities, ser  
of public health and safety issues, including police  
and man-made hazards, noise, and emergency resp  
overview of the city's investments in public building  
libraries, public schools and other city owned facilit

## Education\*

This is not a state required elemen  
growth, it is recognized that the foundation of a good  
and planning with our school districts.

## Transportation, Circulation\* and

on the movement of people and goods in and thro  
highways, transit, pedestrians, aviation uses and a  
alternate mode of transportation and as a form of r

## Water Resources\*

Addresses the use, prot  
city. This element will provide guidance on the pro  
facilities and associated resources.

## Recreation\* and Open Space\*

Open  
and active lifestyles that, in turn, build a strong con  
development, and use of natural resources; agricult  
space. This element will provide guidance on the re  
needs of the community.



Modern, efficient and reliable infrastructure is the backbone of local community and the link to the county and beyond. The General Plan guides the development and development of these assets.

Services theme are:

**Public Safety\* and Buildings\*.** Provides a focus on public safety services and buildings. This element includes a wide range of services including fire, air quality, health services, flooding, natural gas response / evacuation routes. This element will provide an overview of services, including recreation facilities, police and fire stations, and public safety facilities.

part of the general plan. However, as the city continues to evolve, the quality-of-life needs to include the proper coordination

**Bicycling\*.** This element provides guidance on bicycling throughout the city. This includes planning for roads and trails, a comprehensive look at the importance of bicycling as an active mode of recreation.

protection, and enhancement of the water resources in the city, including protection and maintenance of municipal water systems,

open space and recreation in a city promotes healthy living in the community. This element addresses the conservation, management of natural lands; and plans and actions for preserving open space, recreation facilities and programs needed to meet the

# Stewardship

How the City manages its natural and built environments is directly related to its citizens overall quality-of-life. Several elements of the General Plan help guide the City and promote better stewardship of our resources and a balanced approach to future development.

The elements that make up the Stewardship theme are:

**Environmental Planning\* and Urban Design\*.** Linked to the conservation of resources, energy, safety and water resources elements, this element describes all environmental planning within the city, including air quality, water quality, and natural resource planning.

**Energy\* and Conservation\*.** Energy is a new state required element intended to provide goals, policies and programs that encourage energy efficiency and renewable energy resources. The conservation component of the element will address the development, utilization, and conservation of natural resources such as soils, floodplains, watersheds and aggregates.

**Neighborhood Preservation\*, Rehabilitation and Redevelopment\*.** Neighborhoods are the foundation of our community. This element provides a comprehensive look at the importance of preserving established neighborhoods, historic structures and landmarks, as well as honoring the city's heritage and culture. It will also cover redevelopment of aging infrastructure, and conservation or rehabilitation of city assets that complement a "renewed" community.

**Healthy Communities\*.** The healthy communities element of the General Plan is intended to provide opportunities to improve the planning and design of our built environment in order to help residents live a healthy lifestyle.

**Arts and Culture\*.** Creating an Arts and Cultural element not only supports local resident's need and desire for a higher quality-of-life, it is also a planning strategy that can support community economic development and tourism.



## What is the Process?

The process for updating the General Plan is extensive and allows numerous opportunities for residents to participate raise their concerns and provide ideas for inclusion in the final Plan. The process will take two years to complete and will be guided by City staff, an advisory committee and the City Council. The process will culminate with a public vote in August 2018.

The General Plan will be prepared in a six phase process. As the plan is prepared, a number of documents will be available for public review and comment. These phases and documents are described below.

### 1 Project Start-up

Phase One is designed to establish a firm foundation on which to develop the planning effort. This phase includes the initial data gathering, branding, mapping and analysis of the study area.

### 2 Technical Studies, Map Atlas

During Phase Two, results of the data analysis will begin to be disseminated. This information will be distributed in various forms including an issues and opportunities analysis and a Map Atlas. The Map Atlas provides a snapshot of the existing conditions and trends that are influencing Buckeye today. The information on existing conditions will be used to better understand the issues facing the city and will allow residents and the project team to develop solutions.

Each topic presented in the Map Atlas will include associated maps or visual representation to provide a quick reference and user-friendly tool.

### 3 Visioning and Scenario Planning

As part of the public engagement process, an assessment of what residents value about living in the city will be conducted in a series of community workshops. This assessment activity will be done through various visioning and scenario planning exercises. During these exercises, residents will have an opportunity to consider various growth scenarios. The workshop results will help the project team understand how growth, transportation and environmental issues impact residents' most fundamental values in order to develop the Plan.

### 4 Draft General Plan Elements

This phase will produce the draft General Plan for public review and will contain the goals and policies that will guide future development within the city. It also identifies a full set of implementation measures that will ensure the policies of the General Plan are carried out. A public draft will be available to the community to review and provide comments.

### 5 Public Hearings

Phase five will begin the official public hearing phase where the Planning and Zoning Commission will hear public

## Phase Description

- | Phase | Description                                                     |
|-------|-----------------------------------------------------------------|
| 1     | <b>Project Start-up</b><br>Spring 2016                          |
| 2     | <b>Technical Studies, Map Atlas</b><br>Summer 2016              |
| 3     | <b>Visioning and Scenario Planning</b><br>Summer to Winter 2016 |
| 4     | <b>Draft General Plan Elements</b><br>Spring to Summer 2017     |
| 5     | <b>Public Hearings</b><br>Winter 2017/18                        |
| 6     | <b>Voter Ratification</b><br>Fall 2018                          |

comment and consider the plan for recommendation to the City Council. The City Council then considers the plan for final adoption. In this phase, the full draft Plan will be produced, the final community workshop will be held, and the final informational brochure will be released.

### 6 Voter Ratification

Following adoption by the Buckeye City Council, the final approved Plan will be forwarded to the City Clerk and scheduled for a public vote. The public vote is tentatively scheduled for August of 2018.

**For More Information**



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