

**CITY OF BUCKEYE**  
**Regular Planning & Zoning Commission**  
**PLANNING ACTION REPORT**

|                                                                                          |                                                                                               |
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| <b>MEETING DATE:</b> 08/12/25                                                            | <b>AGENDA ITEM:</b> 3.C. The Mix on Roosevelt - Comprehensive Sign Plan (CSP) - PLZSP-25-0013 |
| <b>DATE PREPARED:</b> 08/08/25                                                           | <b>DISTRICT NO.:</b> No. 5                                                                    |
| <b>STAFF LIAISON:</b> Ken Galica, Planning Manager, kgalica@buckeyeaz.gov (623) 349-6214 |                                                                                               |
| <b>DEPARTMENT:</b> Development Services                                                  | <b>AGENDA ITEM TYPE:</b> Public Meeting / Non Consent - New Business                          |

**ACTION/MOTION:** (This language identifies the formal motion to be made by the Voting Members)  
The Mix on Roosevelt - Comprehensive Sign Plan (CSP) - PLZSP-25-0013: Conduct a public meeting and approve the comprehensive sign plan for a planned shopping center known as The Mix on Roosevelt, subject to conditions 'a-c'.

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**SUMMARY**

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**PROJECT DESCRIPTION:**

Jim Bacher, Trademark Visual, on behalf of Eisenberg Company, is requesting approval of a Comprehensive Sign Plan (CSP) for The Mix on Roosevelt, a unique commercial retail development consisting of 12.75 net acres at the southeast corner of Roosevelt Street and Verrado Way. The Site Plan for The Mix on Roosevelt was approved by the Planning and Zoning Commission on February 11, 2025. The proposed CSP establishes the design specifications for signage serving the planned shopping center, including three (3) 16'0" multi-tenant monument along Verrado Way and Roosevelt Street, four (4) 3'0" vehicular directional signs placed along internal drive aisles and near entrances to planned drive-thru lanes, and future building-mounted signage to be provided on each individual building or suite. Please review the attached staff report and exhibits for additional information and analysis.

**BENEFITS:**

The proposed CSP establishes appropriate allowances for both freestanding and building-mounted signage that are well-suited to a shopping center of this scale. These standards ensure that all future tenants will have adequate visibility from surrounding streets and drive aisles, while maintaining a cohesive and attractive appearance that complements the site's architectural character.

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**Items related to a project or facility location must include an attached vicinity map for Council Review.**

**ATTACHMENTS:**

[PLZDR-25-0013 The Mix On Roosevelt CSP \(P&Z 8-12-25\).docx](#)

[Exhibit A - Aerial Vicinity Map.pdf](#)

[Exhibit B - Zoning Map.pdf](#)

[Exhibit C - General Plan Land Use Map.pdf](#)

[Exhibit D - Proposed CSP.pdf](#)