

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 10/06/26	AGENDA ITEM: 5.A. DS - PH - Monte Verde Major Community Master Plan (CMP) Amendment
DATE PREPARED: 10/01/26	DISTRICT NO.: No. 2
STAFF LIAISON: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Public Hearing and Non Consent - New Business Items

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
 Council to hold a public hearing and take action on Ordinance No. 27-26 approving a major amendment to the Monte Verde Community Master Plan ("CMP") as described in Case Number PLZZ-24-0013 related to approximately 156 acres within the CMP; modifying the CMP Land Use Plan to expand opportunities for commercial, multi-family residential, and single-family residential development in the amendment area; and providing for repeal of conflicting ordinances and severability.

GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:

A Safe and Sustainable Quality of Life

SUMMARY

PROJECT DESCRIPTION:

Jeff Blilie of Gilbert Blilie PLLC, on behalf of property owner Sunbelt Land Holdings LP, is requesting approval of a Major Amendment to approximately 156 acres within the Monte Verde Community Master Plan (CMP), located west of Miller Road between Lower Buckeye Road and Warner Street. The request would revise the approved land use plan, permitted uses, development standards, design requirements, and related exhibits to accommodate a mix of single-family residential, multi-family residential, and commercial development, with a maximum of 862 dwelling units. The proposed land use plan generally transitions from lower-intensity residential development adjacent to existing neighborhoods to higher-density residential and commercial development along Miller Road and Lower Buckeye Road.

In response to public input, the applicant reduced the proposed residential unit count and certain parcel densities, reduced the amount of commercial land from the original proposal, and added additional buffering and screening along the western boundary adjacent to Westpark. The Planning and Zoning Commission held a public hearing on September 8, 2026. Two nearby residents spoke, with one expressing continued concern regarding the multi-family component and the other expressing appreciation for the changes made by the applicant. The Commission unanimously recommended approval to the City Council.

Please review the attached staff report and exhibits for additional information and analysis.

BENEFITS:

The proposed land use plan expands housing choices, concentrates commercial development where it can serve surrounding neighborhoods and utilize the regional roadway network, and provides a logical transition in development intensity from existing single-family neighborhoods toward Miller Road and Lower Buckeye Road.

FINANCIAL IMPACT STATEMENT:

See Planning Items Financial Impact Statement, below.

FINANCIAL IMPACT STATEMENT:

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city such as permit fees, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

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

ATTACHMENTS:

[PLZZ-24-0013 Monte Verde CMPA - Staff Report - CC 10-6-26.docx](#)

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

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

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

[Exhibit D - CMP Amendment Narrative.pdf](#)

[Exhibit E - Citizen Participation Report.pdf](#)

[PLZZ-24-0013 Monte Verde CMPA - CC PPT 10-6-26.pptx](#)

[Ordinance No. 27-26 Monte Verde Major Amendment with Exhibits.docx.pdf](#)