

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 11/25/25	AGENDA ITEM: 3.B. Grand View Arizona - Rezoning to Community Master Plan (CMP) - PLZZ-23-00016
DATE PREPARED: 11/21/25	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 Voting Members) Grand View Arizona - Rezoning to Community Master Plan (CMP) - PLZZ-23-00016: To allow for additional discussion regarding the recommended conditions of approval, staff recommends continuing the proposed rezoning of approximately 2,271 acres—generally bounded by Broadway Road to the north, Jackrabbit Trail to the east, MC 85 to the south, and Dean Road to the west—from Single-Family 43 (R1-43), Light Industrial (I-1), and Rural Residential (RR) to Community Master Plan (CMP) to the November 25, 2025, Planning and Zoning Commission meeting. The item was previously continued to the November 25, 2025, meeting on October 28, 2025. Adjacent residents and property owners who attended the August 12, 2025 Commission meeting for this item have been notified of this continuance request; a representative of these interested citizens had also requested the item be continued to allow better attendance on a non-holiday week.

SUMMARY

PROJECT DESCRIPTION:

Alan Beaudoin, Norris Design, on behalf of property owner Grand View Buckeye LLC, is requesting approval of a rezone of approximately 2,271 acres generally bounded by Broadway Road on the north, Jackrabbit Trail on the east, MC 85 on the south, and Dean Road on the west. A separate annexation request for a portion of the site will be brought forward to City Council prior to Council decision on the rezoning request. Approval of the applicant's request would rezone the 2,271-acre site from Single-Family Residential 43 (R1-43), Light Industrial (I-1), and Rural Residential (RR) to Community Master Plan (CMP) to facilitate development of a rail-served regional industrial hub with complementary/secondary commercial, single-family residential, and multi-family residential uses.

The proposed CMP will establish the following land use districts:

- **Regional Employment:** This district would allow for a range of light industrial, limited heavy industrial, and other employment generating uses such as manufacturing, logistics, data centers, aerospace-related companies, and the like, based on the City's Light Industrial (I-1) and Heavy Industrial (I-2) zoning districts but modified to eliminate the most undesirable or objectionable uses permitted within those districts. To allow the property to be marketed to "mega users" that may desire to develop a large-scale facility over the entire nearly 2,300-acre site, the proposed CMP would allow for all but 32 acres of the subject site to be developed with these employment land uses.
- **Residential Village:** Between 0 and 750 acres within the CMP may be developed with varied housing types, including a range of allowed single-family lot sizes and product types, as well as multi-family residential, which is capped at 20 percent of the overall residential acreage, or 150 acres maximum. The CMP sets the Residential Village target at 5,060 dwelling units and maximum cap at 6,500 dwelling units across approximately 750 acres of residentially designated

land, a target density of 6.75 dwelling units per acre and maximum density of 8.67 units per acre. The residential village areas, if provided, will be located primarily next to existing residential neighborhoods located northwest, north, and southeast of the overall CMP boundary.

- Commercial District: To support both employees and residents in the area, at least 32 acres and up to 235 acres of the CMP will develop with community-scale commercial uses such as retail, restaurant, personal services, and offices. Though conceptual and subject to adjustment, the CMP's land use plan anticipates the commercial locations to be primarily focused at major arterial intersections, such as the southeast and southwest corners of Verrado Way and Broadway.

Staff recommends continuance of this item to allow time for the applicant and City staff to find agreement on language of recommended conditions of approval. The continuance has the added benefit of better accommodating the schedules of neighboring residents who have expressed interest in attending the hearing.

BENEFITS:

The proposed Grand View Arizona CMP provides a framework for development that is consistent with sound planning principles. The permitted uses focus on attracting high-wage employers in advanced manufacturing, logistics, aerospace, and related industries, while allowing a limited amount of residential and commercial development to support a complete community. The CMP's tailored development standards ensure compatibility between land uses through generous buffers and setbacks, high-quality architectural and site design standards, and clear transitional requirements from employment to residential areas. The project is not expected to negatively impact surrounding properties.

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

[Grand View Arizona Planning Commission Hearing Continuance Request.pdf](#)

[Neighbor Request for Continuance.pdf](#)

[PLZZ-23-00016 Grand View CMP - PZ Staff Report - PZ 11-25-25.docx](#)

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

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

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

[Exhibit D - Proposed Grand View Arizona CMP.pdf](#)

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