

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 09/23/25	AGENDA ITEM: 3.B. Development Code Amendment - Development Code Update Phase 2 - PLZM-24-0064
DATE PREPARED: 09/18/25	DISTRICT NO.:
STAFF LIAISON: Mandy Woods, Principal Planner, swoods@buckeyeaz.gov , (623) 640-6093	
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) Conduct a public hearing and recommend approval to the Mayor and Council of a Development Code Amendment modifying the City of Buckeye Code of Ordinances Chapter 7, Articles 1 through 10 and Appendices A through C as set forth in Case No. PLZM-24-0064.

SUMMARY

PROJECT DESCRIPTION:

The City of Buckeye is requesting approval of a Development Code Amendment, modifying Articles 1 through 10 and Appendices A through C of the Buckeye Development Code. This request, also known as Phase 2 of the Development Code Update, is a continuation of a multi-phase, comprehensive update to the Development Code guided by the goals of the Council Strategic Plan 2024-2027 and feedback from previous City Council work sessions with the intent of modernizing the Development Code, identifying opportunities for process efficiency, clarifying standards to achieve attractive, high-quality projects, and improving customer service. Phase 1 of the Development Code Update was adopted by City Council on February 20, 2024 and has been in effect since March 21, 2024. Phase 2 focus areas include uses, signage, development and design standards, land subdivision, and streamlining. The attached staff report provides a summary of public participation in Phase 2 and proposed changes to each Article and Appendix.

BENEFITS:

The proposed Development Code modifications will serve the City, the development community, and the general public by improving customer service, modernizing requirements, improving and clarifying procedural language, and modifying standards to achieve attractive, high-quality projects.

FUTURE ACTION:

Following Planning and Zoning Commission's recommendation, the proposed Development Code Amendment is anticipated to be included on the October 21, 2025 City Council public hearing agenda for consideration of approval.

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

ATTACHMENTS:

[PLZM-24-0064 - DCA Phase 2 - Staff Report - PZ20250923.docx](#)

[Exhibit A - PLZM-24-0064 - DCA Phase 2 - Full Draft Track Changes - PZ20250923.pdf](#)

[Exhibit B - PLZM-24-0064 - DCA Phase 2 - Full Draft Clean Edit - PZ20250923.pdf](#)