CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 04/14/26	**AGENDA ITEM:** 4.A. Buckeye 83 - Rezoning to Business Park (Case No. PLZZ-25-0002)
DATE PREPARED: 04/09/26	**DISTRICT NO.:** 3
STAFF LIAISON: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov, (623) 349-6215	
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) Buckeye 83 - Rezoning to Business Park (Case No. PLZZ-25-0002); Conduct a public hearing and recommend approval to City Council of the rezoning of approximately 85 acres located at the southeast corner of Interstate 10 and State Route 85 from Single Family Residential (SF-43) to Business Park (BP), establishing permitted land uses and development standards for a proposed multi-building business park.

SUMMARY

PROJECT DESCRIPTION:
Wendy Riddell of Berry Riddell LLC, on behalf of property owner, VWP Buckeye Owner LLC, is requesting approval of a rezone of approximately 85 acres located at the southeast corner of Interstate 10 and State Route 85. The applicant is requesting to rezone the property from Single-Family Residential 43 (R1-43) to Business Park (BP) with the intention of developing a multi-building business park on the site. The rezoning application includes a concept site plan illustrating one potential configuration of seven (7) buildings on the site. Consistent with the BP zoning district, the buildings could accommodate a range of permitted uses, including warehouse and distribution (excluding cross-dock warehouses), office, limited light manufacturing, and retail or wholesale showroom uses. The Kentwood Verrado project containing the City's Landing East facilities are comparable to the scale of buildings acceptable within the BP district.

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

BENEFITS:
Rezoning the property to Business Park will facilitate development of the site with a high quality, master planned, multi-building business park.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLZZ-25-0002- Staff Report - PZC 04142026.docx
PLZZ-25-0002 - Exhibit A - Aerial Vicinity Map.pdf
PLZZ-25-0002 - Exhibit B - Zoning Map.pdf
PLZZ-25-0002 - Exhibit C - General Plan Land Use Map.pdf
PLZZ-25-0002 - Exhibit D - Narrative.pdf
PLZZ-25-0002 Exhibit E - Site Plan.pdf
PLZZ-25-0002 - Exhibit F - Citizen Participation Report.pdf