

**CITY OF BUCKEYE
Council Workshop Agenda
COUNCIL ACTION REPORT**

MEETING DATE: 04/21/26	AGENDA ITEM: 2.B. DS - Airport Specific Area Plan (ASAP) - Project Introduction and Visioning Workshop
DATE PREPARED: 04/16/26	DISTRICT NO.: District No. 1
STAFF LIAISON: Mandy Woods, Principal Planner, swoods@buckeyeaz.gov , (623) 640-6093	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Workshop Item

TIME NEEDED: 1 hour

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Presentation and discussion by City staff and consultant Logan Simpson to seek the Council's feedback regarding the Airport Specific Area Plan (ASAP), a planning document that will guide future development around the airport, within the Airport Activity Center identified within the City's General Plan.
(Approximate time: 1 hour)

GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:
Economic Growth

SUMMARY

PROJECT DESCRIPTION:

The Development Services Department alongside consultant Logan Simpson have recently kicked off a new long-range planning project, the Airport Specific Area Plan (ASAP), a planning document intended to guide development in the area surrounding the Buckeye Municipal Airport, identified in the Buckeye General Plan as the Airport Activity Center. One of six unique activity centers identified in the General Plan, the Airport Activity Center is intended to identify recommended land uses for areas located between key arterial roadways, along with associated development standards, transitional land use considerations, and the integration of airport-related protection measures, such as building height limitations and noise compatibility. The ASAP is anticipated to be a nine- to twelve-month collaborative process, including a series of community meetings, stakeholder interviews, focus groups, and workshops with the Planning and Zoning Commission and City Council.

The intent of this initial Council workshop is to: (1) provide Council with an overview of the project's scope, schedule, intent, and goals; (2) outline the stakeholder and public engagement process ahead; and (3) conduct interactive exercises designed to increase staff's understanding of Council's vision for the Airport Activity Center, including, but not limited to, future land uses, design guidelines, and theming. No action is required.

BENEFITS:

The ASAP will provide realistic land use considerations and implementation strategies that will shape the future of the Airport Activity Center.

FUTURE ACTION:

It is anticipated that the ASAP will return to Council for a second workshop in late summer or early fall 2026 and again in late 2026 or early 2027 for consideration of approval. Dates for those future meetings have not yet been determined.

FINANCIAL IMPACT STATEMENT:

See Planning Items Financial Impact Statement

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: