

**CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT**

MEETING DATE: 07/07/26	AGENDA ITEM: 5.D. DS - PH - Westpark Major Community Master Plan (CMP) Amendment
DATE PREPARED: 07/07/26	DISTRICT NO.: No. 1 (portions west of SR-85) and No. 2 (portions east of SR-85)
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. 18-26 approving a major amendment to the Westpark Community Master Plan ("CMP") as described in Case No. PLZZ-25-0010 related to approximately 1,948.2 acres within and adjacent to the CMP; expanding the CMP boundary through incorporation of land currently within the Westwind and Silver Rock CMPs and additional adjacent acreage not currently within a CMP; modifying the CMP land use plan to expand opportunities for commercial, business park, and light industrial development in the amendment area; and providing for repeal of conflicting ordinances and severability.

GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:

Economic Growth

SUMMARY

PROJECT DESCRIPTION:

Rob Gubser of Colliers Engineering & Design, on behalf of multiple property owners, is requesting approval of a Major Amendment to approximately 1,948.2 acres within and adjacent to the Westpark Community Master Plan (CMP). The request would expand the Westpark CMP boundary and modify the CMP land use plan, development standards, design requirements, and related exhibits. Major CMP Amendments authorize modifications to previously approved Community Master Plans. Related requests for annexation, Minor General Plan Amendment, and a Major CMP Amendment for Silver Rock removing the 741 acres being added to Westpark, is scheduled for consideration on this same agenda.

The Planning and Zoning Commission held a public hearing on June 23, 2026, and voted to recommend approval to the City Council. Please review the attached staff report and exhibits for additional information and analysis.

BENEFITS:

The proposed amendment advances the City's vision for the SR-85 corridor as a major employment center by creating a unified planning framework for nearly 2,000 acres of land. The request expands opportunities for high-quality employment development, improves the City's ability to attract large-scale employers requiring substantial contiguous acreage, and incorporates enhanced streetscape and trail improvements that will contribute to the long-term character and functionality of the area.

FUTURE ACTION:

Council is scheduled to consider related requests for annexation, Minor General Plan Amendment, and a Major Amendment to the Silver Rock CMP on this same agenda.

FINANCIAL IMPACT STATEMENT:

See Planning Item 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-25-0010 Westpark Major CMPA - CC Staff Report - PZ 7-7-26.docx](#)

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

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

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

[Exhibit D - Proposed Westpark CMPA Narrative.pdf](#)

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

[Westpark Annexation GPA and CMPA and Silver Rock CMPA \(CC 7-7-26\).pptx](#)

[Ordinance No. 18-26 Westpark Major Amendment.pdf](#)