

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 06/23/26	AGENDA ITEM: 3.A. Copper Falls Community Master Plan Major Amendment - PLZZ-23-00011
DATE PREPARED: 06/11/26	DISTRICT NO.: Council District 1
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) Copper Falls Community Master Plan Major Amendment - PLZZ-23-00011 - Conduct a public hearing and recommend approval to the Mayor and City Council of a Major Amendment to the Copper Falls Community Master Plan on approximately 17.09 acres located at the northwest corner of Miller Road and Southern Avenue, subject to conditions a) through r).

SUMMARY

PROJECT DESCRIPTION:

Dawn Marie Fortuna, AICP, of Bowman Consulting, on behalf of Melcor Developments Arizona, is proposing a Major Amendment to the Copper Falls Community Master Plan, a 267.25-acre residential and commercial development bounded by Broadway Road to the north, Miller Road to the east, and Southern Avenue to the south. The applicant proposes to modify the Copper Falls Community Master Plan to allow the development option of multi-family residential within the Commercial land use designation of Parcel 1, located at the northwest corner of Miller Road and Southern Avenue. Development standards are proposed to adequately transition between existing single-family residential uses and proposed commercial or multi-family residential uses. Parcel 1 is limited to a density of 24 dwelling units per gross acre, or a maximum of 468 units. The Planning and Zoning Commission previously heard this request on May 14, 2024 and voted to recommend approval of the case to the Mayor and City Council. Planning staff and the City Attorney determined that an additional Planning and Zoning Commission hearing was required to be conducted, because the mailed notice for the previous Planning and Zoning Commission hearing was sent to property owners within 300 feet of the subject property, and the Development Code requires 500 feet for this request type. The subject request has not changed, and no substantive edits were made to the project narrative since 2024.

BENEFITS:

The subject Major Amendment to allow multi-family residential uses within Parcel 1 of the Copper Falls Community Master Plan will allow for greater development flexibility of Parcel 1 and the potential for additional housing options for residents.

FUTURE ACTION:

The subject Community Master Plan Amendment will proceed to City Council for consideration of approval once Development Agreement details are finalized.

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

ATTACHMENTS:

[PLZZ-23-00011 - Copper Falls CMPA - Staff Report - PZ20260623.docx](#)

[Exhibit A - PLZZ-23-00011 - Copper Falls CMPA - Vicinity Map - PZ20260623.pdf](#)

[Exhibit B - PLZZ-23-00011 - Copper Falls CMPA - General Plan Map - PZ20260623.pdf](#)

[Exhibit C - PLZZ-23-00011 - Copper Falls CMA - Zoning Map - PZ20260623.pdf](#)
[Exhibit D - PLZZ-23-00011 - Copper Falls CMA - Project Narrative - PZ20260623.pdf](#)
[Exhibit E - PLZZ-23-00011 - Copper Falls CMA - Compiled CPR - PZ20260623.pdf](#)