

**CITY OF BUCKEYE**  
**Regular Planning & Zoning Commission**  
**PLANNING ACTION REPORT**

|                                                                                              |                                                                                         |
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| <b>MEETING DATE:</b> 03/24/26                                                                | <b>AGENDA ITEM:</b> 3.B. GFT Ready Mix Concrete - Conditional Use Permit - PLZU-25-0006 |
| <b>DATE PREPARED:</b> 03/18/26                                                               | <b>DISTRICT NO.:</b> Council District 2                                                 |
| <b>STAFF LIAISON:</b> Joseph Mueller, Senior Planner, Jmueller@Buckeyeaz.gov, (623) 204-5505 |                                                                                         |
| <b>DEPARTMENT:</b> Development Services                                                      | <b>AGENDA ITEM TYPE:</b> Public Meeting / Non Consent - New Business                    |

**ACTION/MOTION:** (This language identifies the formal motion to be made by the Voting Members) GFT Ready Mix Concrete - Conditional Use Permit (Case No. PLZU-25-0006) - Conduct a public hearing and approve a Conditional Use Permit for aggregate extraction on approximately 77 acres generally located 1,300 feet east of the southeast corner of Rooks Road and Hazen Road, subject to conditions "a" through "t".

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**SUMMARY**

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**PROJECT DESCRIPTION:**

Jeff Blilie and Marcela Mora-Yatko from Gilbert Blilie PLLC, on behalf of MP Hazen Sand & Rock LLC are requesting approval of a Conditional Use Permit on approximately 77 acres for aggregate extraction located about 1,300 feet east of the southeast corner of Rooks Road and Hazen Road. Please review the attached staff report and exhibits for additional information and analysis.

**BENEFITS:**

The subject Conditional Use Permit will provide aggregate resources for construction growth within the City of Buckeye

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

**ATTACHMENTS:**

[PLZU-25-0006-GFT\\_Ready\\_Mix\\_Concrete\\_-\\_Staff\\_Report\\_-\\_PZ20260324.docx](#)

[Exhibit A - Vicinity Map](#)

[Exhibit B - General Plan Land Use Map](#)

[Exhibit C - Zoning Map](#)

[Exhibit D - Project Narrative and Plans](#)

[Exhibit E - Public Participation Report](#)