

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 08/12/25	AGENDA ITEM: 3.A. Employment Land Use Definition - Minor General Plan Amendment - PLZU-25-0004
DATE PREPARED: 08/08/25	DISTRICT NO.: Citywide
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 Voting Members) Employment Land Use Definition - Minor General Plan Amendment - Application PLZU-25-0004: Conduct a public hearing and recommend approval to City Council of a Minor General Plan Amendment revising the Employment land use category definition to allow limited residential uses within large-scale Community Master Plans or Planned Area Developments (1,280 acres or more) on properties featuring an Employment designation, subject to Council's discretionary approval of zoning documents that mitigate potential compatibility concerns between residential and industrial uses. Approval of the amendment would not, by itself, permit residential uses on any specific property. Rather, it allows the Planning and Zoning Commission and City Council to consider approving CMPs or PADs that include residential uses as a secondary component within Employment-designated areas.

SUMMARY

PROJECT DESCRIPTION:

The City of Buckeye Development Services Department has initiated Application PLZU-25-0004, a request for a Minor General Plan text amendment to revise the definition of the Employment land use designation on Pages 2-14 and 2-15 of the General Plan. The proposed amendment would allow future consideration of limited residential uses within large-scale Community Master Plans or Planned Area Developments (1,280 acres or more) on properties designated for Employment. Residential uses would only be permitted with City Council's discretionary approval and where zoning documents include clear criteria ensuring they are not the primary land use, are not located adjacent to heavy industrial uses, and incorporate design standards—such as setbacks, buffers, building size limits, pedestrian connectivity, and other measures—to mitigate potential impacts.

The proposed text amendment would apply City-wide to any property with an Employment General Plan land use designation that is 1,280 acres or larger. Approval of the amendment would not, by itself, permit residential uses on any specific property. Rather, it allows the Planning and Zoning Commission and City Council to consider approving CMPs or PADs that include residential uses as a secondary component within Employment-designated areas.

Please see attached staff report and exhibit for additional information and analysis.

BENEFITS:

Allowing limited residential uses in large-scale Employment-designated CMPs or PADs promotes the development of a more self-sustaining community. These master-planned areas can accommodate a strategic mix of uses—employment, residential, and commercial—that reduce the need for long commutes and support balanced daily life within a defined area.

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

ATTACHMENTS:

[PLZU-25-0004 Minor GPA - Employment Land Use Definition - 8-12-25 P&Z.docx](#)

[Exhibit A - Proposed Amendment - Employment Land Use Definition.pdf](#)