CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 04/14/26	**AGENDA ITEM:** 3.A. GFT Ready Mix Concrete - Conditional Use Permit - PLZU-25-0006
DATE PREPARED: 04/09/26	**DISTRICT NO.:** 2
STAFF LIAISON: Joseph Mueller, Senior Planner, Jmueller@Buckeyeaz.gov, (623) 204-5505	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Continued / Tabled Items

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."

SUMMARY

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. This item was continued to this agenda at the March 24, 2026 Commission meeting. Following the continuance, the recommended conditions were modified to mitigate overnight noise impacts to the neighboring properties, by adding verbiage prohibiting mining operations between 6:00 p.m. and 5:00 a.m. Equipment on site during these hours will also be required to use the least disruptive safety alert alarms that may be allowable pursuant to applicable safety regulations.

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_-_PZ20260414.docx
Exhibit A-Vicinity Map-PLZU-25-006-GFT ready Mix Concrete PZ20260414.pdf
Exhibit B-General Plan-PLZU-25-006-GFT ready Mix Concrete PZ20260414.pdf
Exhibit C-Zoning Map-PLZU-25-006-GFT ready Mix Concrete PZ20260414.pdf
Exhibit D-Project Narrative-PLZU-25-006-GFT ready Mix Concrete PZ20260414.pdf
Exhibit E-Public Participation Summary-PLZU-25-006-GFT Ready Mix Concrete PZ20260414.pdf