CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 10/27/26	**AGENDA ITEM:** 3.D. Douglas Ranch - Major Community Master Plan (CMP) Amendment #2 - PLZZ-26-0011
DATE PREPARED: 10/22/26	**DISTRICT NO.:** 4
STAFF LIAISON: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov, (623) 349-6215	
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) Douglas Ranch - Major Community Master Plan (CMP) Amendment #2 (Case No. PLZZ-26-0011) - Conduct a public hearing and recommend approval to the Mayor and City Council of a Major Amendment to the approximately 35,379-acre Douglas Ranch Community Master Plan (CMP), removing a substantial portion of the property from the existing CMP in coordination with the separately approved Teravalis Planned Area Development (PAD), and preserving the existing development framework for approximately 1,440 acres comprising three (3) Arizona State Land parcels.

SUMMARY

PROJECT DESCRIPTION:
William E. Lally, Tiffany & Bosco, P.A., on behalf of the owners of the property is requesting approval of a Major Community Master Plan Amendment ("CMPA"), Amendment #2, to the approved Douglas Ranch Community Master Plan ("CMP"). The summary of the proposal is removing a substantial portion of the property from the existing CMP in coordination with the separately approved Teravalis Planned Area Development (PAD) Case No. PLZZ-25-0013, and preserving the existing development framework for approximately 1,440 acres comprising three (3) Arizona State Land parcels.

Following approval of the proposed amendment to the Douglas Ranch CMP, the CMP would no longer apply to the entire approximately 35,379-acre area originally included within the approved plan. The remaining area subject to the Douglas Ranch CMP would consist of approximately 1,440 acres comprising three (3) Arizona State Land Department parcels. The property removed from the Douglas Ranch CMP would instead be governed by the separate Teravalis PAD.

BENEFITS:
This amendment will allow the Teravalis PAD to move forward, which will help accommodate Buckeye's continued growth by expanding the range of available housing choices, providing new parks, trails, and open space, and creating opportunities for regional and neighborhood-serving commercial uses within the community. Development of the property will also deliver substantial roadway, water, wastewater, drainage, and other infrastructure improvements needed to serve this portion of the City, while coordinating future school and public safety needs as growth occurs.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLZZ-26-0011 Douglas Ranch Major CMPA - PZ Staff Report Rev-10.27.2026.docx
Exhibit A -PLZZ-26-0011 Vicinity Map.pdf
Exhibit B -PLZZ-26-0011 General Plan Land Use.pdf
EXHIBIT D - PLZZ-26-0011 Douglas Ranch CMPA 9-9-26.pdf
Exhibit C - PLZZ-26-0011 Zoning Map.pdf

EXHIBIT E - Citizen Participation Plan - Teravalis CMP Amendment Update 10.20.2026.pdf