

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 05/20/25	AGENDA ITEM: 5.A. DS - PH - Miller and I-10 Planned Area Development Major Amendment
DATE PREPARED: 05/14/25	DISTRICT NO.: 3
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 Council)
 Council to hold a public hearing and take action on Ordinance No. 19-25 approving an Amendment to the Miller and I-10 Planned Area Development as described in Case No. PLZZ-24-0012; and, providing for Repeal of Conflicting Ordinances and Severability.

SUMMARY

PROJECT DESCRIPTION:

Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer, on behalf of owner Amerco Real Estate Company, is requesting a Major Amendment to the existing Miller and I-10 PAD which includes approximately 29.2 net acres located at the southeast corner of Miller Road and Interstate 10. The proposed Amendment modifies and modernizes the previously approved list of permitted uses, development standards, and signage standards. A PAD is intended for master planned projects under 640 acres in size to permit and encourage innovative land development while maintaining appropriate limitations on the character and intensity of use and assuring compatibility with adjoining and nearby properties.

The existing PAD (Case No. PLZ-13-00071, approved in 2015) modifies the General Commerce (GC) base zoning district permitted uses by limiting development of the site to commercial/retail/food service, hotel/lodging, automotive/transportation, and multi-family residential/mixed-use. The proposed Major Amendment modifies this use list, removing multi-family residential and proposing a new land use plan with associated uses that better suits the current market and desired character of this commercial gateway into the City. The land use plan includes two proposed development units: Miller Road Development Unit (approximately 19.2 acres intended for customer-facing commercial uses, such as medical uses, office, retail, hotels, etc.) and Yuma Road Development Unit (approximately 10 acres intended for mini-storage, vehicle sales and rental, and/or retail sales).

The Planning and Zoning Commission held a public hearing and voted to recommend approval of Case No. PLZZ-24-0012 on April 22, 2025.

Please review attached staff report and exhibits for additional information and analysis.

BENEFITS:

Approval of this Major Amendment to the existing Miller and I-10 Planned Area Development Overlay will support the development of a portion of the site by a known user (U-Haul Moving and Storage) and will allow for the opportunity to attract other commercial users appropriate for this significant gateway into the City.

FINANCIAL IMPACT STATEMENT:

See Financial Impact Statement (Planning Items) below.

FINANCIAL IMPACT STATEMENT:

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city such as permit fees, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

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

ATTACHMENTS:

[PLZZ-24-0012 - Miller & I-10 PAD - Staff Report - CC20250520.docx](#)
[Exhibit A - PLZZ-24-0012 - Miller & I-10 PAD - Vicinity - CC20250520.pdf](#)
[Exhibit B - PLZZ-24-0012 - Miller & I-10 PAD - GP Land Use - CC20250520.pdf](#)
[Exhibit C - PLZZ-24-0012 - Miller & I-10 PAD - Zoning - CC20250520.pdf](#)
[Exhibit D - PLZZ-24-0012 - Miller & I-10 PAD - Narrative - CC20250520.pdf](#)
[Exhibit E - PLZZ-24-0012 - Miller & I-10 PAD - Land Use Plan - CC20250520.pdf](#)
[Exhibit F - PLZZ-24-0012 - Miller & I-10 PAD - CPR - CC20250520.pdf](#)
[PLZZ-24-0012 - Miller & I-10 PAD - Presentation - CC20250520.pptx](#)
[Ord. No. 19-25 PAD Amendment.pdf](#)