

CITY OF BUCKEYE
Planning and Zoning Commission Workshop
PLANNING ACTION REPORT

MEETING DATE: 05/12/26	AGENDA ITEM: 2.A. Airport Specific Area Plan (ASAP) - Project Introduction and Visioning Workshop
DATE PREPARED: 05/11/26	DISTRICT NO.: Council District 1
STAFF LIAISON: Mandy Woods, Principal Planner, swoods@buckeyeaz.gov , (623) 640-6093	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Workshop Item

TIME NEEDED: 1 hour

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Presentation and discussion by City staff and consultant Logan Simpson to seek the Planning and Zoning Commission's feedback regarding the Airport Specific Area Plan (ASAP), a planning document that will guide future development around the airport, within the Airport Activity Center identified within the City's General Plan. (Approximate time: 1 hour)

SUMMARY

PROJECT DESCRIPTION:

The Development Services Department alongside consultant Logan Simpson have recently kicked off a new long-range planning project, the Airport Specific Area Plan (ASAP), a planning document intended to guide development in the area surrounding the Buckeye Municipal Airport, identified in the Buckeye General Plan as the Airport Activity Center. One of six unique activity centers identified in the General Plan, the Airport Activity Center is intended to identify recommended land uses for areas located between key arterial roadways, along with associated development standards, transitional land use considerations, and the integration of airport-related protection measures, such as building height limitations and noise compatibility. The ASAP is anticipated to be a nine- to twelve-month collaborative process, including a series of community meetings, stakeholder interviews, focus groups, and workshops with the Planning and Zoning Commission and City Council. The intent of this initial Planning and Zoning Commission workshop is to: (1) provide the Commission with an overview of the project's scope, schedule, intent, and goals; (2) outline the stakeholder and public engagement process ahead; and (3) conduct interactive exercises designed to increase staff's understanding of the Commission's vision for the Airport Activity Center, including, but not limited to, future land uses, design guidelines, and theming. No action is required.

BENEFITS:

The ASAP will provide realistic land use considerations and implementation strategies that will shape the future of the Airport Activity Center.

FUTURE ACTION:

It is anticipated that the ASAP will return to Planning and Zoning Commission for a second workshop in late summer or early fall 2026 and again in late 2026 or early 2027 for recommendation of approval prior to formal Council adoption. Dates for those future meetings have not yet been determined.

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

ATTACHMENTS: