CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 10/27/26	**AGENDA ITEM:** 3.B. Monte Verde Wolff Multifamily - Major Community Master Plan Amendment (CMPA) - PLZZ-26-0010
DATE PREPARED: 10/22/26	**DISTRICT NO.:** 3
STAFF LIAISON: Joseph Mueller, Senior Planner, Jmueller@Buckeyeaz.gov, (623) 204-5505	
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) Monte Verde Wolff Multifamily - Major Community Master Plan Amendment (PLZZ-26-0010) - Conduct a public hearing and recommend approval to the Mayor and City Council of the Community Master Plan Amendment for approximately 14 acres located east of the northeast corner of Lower Buckeye Road and Apache Road, subject to conditions (a) through (i).

SUMMARY

PROJECT DESCRIPTION:

Jeffrey Blilie of Gilbert Blilie PLLC on behalf of Walton International Group, is requesting approval of a Major Amendment to the Monte Verde Community Master Plan, applicable only to a 14-acre portion of the CMP east of the northeast corner of Lower Buckeye Road and Apache Road, clarifying that multi-family residential is an allowed use within the Mixed Use land use designation, modestly increasing allowed density from 18 du/ac to 20 du/ac, and establishing deviations from selected standard development requirements. The applicant has submitted a separate case for administrative approval of a site plan for a 276-unit garden style apartment complex. That site plan has completed administrative review and will receive approval after approval of the requested CMPA. The applicant intends on utilizing Low Income Housing Tax Credits (LIHTC), with the intent for apartment rents to meet attainable, workforce housing demand. The proposed site plan meets all City of Buckeye Development Code requirements, as modified by the proposed CMPA.

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

BENEFITS:
Approval of the Community Master Plan Amendment will lead to additional housing opportunities and options for the residents of Buckeye in furtherance of the Housing Action Plan.

FUTURE ACTION:
The case is expected to be brought before the City Council on December 15th, 2026 for consideration of approval.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLZZ-26-0010_Monte_Verde_Parcel_11-1a-Staff_Report_-PZ20261027.docx
Exhibit A-PLZZ-26-0010- Monte Verde CMPA- Vicinity Map-PLZ20261027.pdf
Exhibit B - PLZZ-26-0010-Monte Verde CMP-General Plan Land Use Map-20261027.pdf

Exhibit C-PLZZ-26-0010-Monte Verde CMPA-Zoning Map-20261027.pdf

Exhibit D-PLZZ-26-0010-Monte Verde CMPA-Narrative-20261027.pdf
Exhibit E - PLZZ-26-0010-Monte Verde CMP-Cert of Adeq Fac - 20261027.pdf
Exhibit F-PLZZ-26-0010-Monte Verde CMPA-CPP Results Summary-20261027.pdf