

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 06/23/26	AGENDA ITEM: 3.D. Silver Rock - Major Community Master Plan (CMP) Amendment - PLZU-25-0011
DATE PREPARED: 06/19/26	DISTRICT NO.: No. 1
STAFF LIAISON: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214	
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) Silver Rock - Major Community Master Plan (CMP) Amendment (Case No. PLZZ-25-0011) - Conduct a public hearing and recommend approval to the Mayor and City Council of a Major Amendment to the 1,241-acre Silver Rock Community Master Plan (CMP), removing approximately 741 acres north of the RID canal from the CMP to facilitate inclusion of those acres in the expanded Westpark Community Master Plan, while maintaining all previously approved land uses, densities, development standards, and design requirements for the development of the remaining 500 acres.

SUMMARY

PROJECT DESCRIPTION:

Rob Gubser, Colliers Engineering & Design, on behalf of multiple property owners, is requesting approval of a Major Community Master Plan Amendment (CMPA) to the Silver Rock Community Master Plan (CMP). The 1,241-acre CMP area is generally located east of Palo Verde Road, west of Turner Road, south of Lower Buckeye Road, and north of Southern Avenue.

The Silver Rock CMP currently in effect was approved by City Council in 2005 and provides for development of a mixed-use master planned community consisting primarily of residential neighborhoods featuring up to 5,397 homes, parks, schools, public facilities, and supporting commercial and employment uses. Though portions of the CMP have changed ownership over time, the CMP remains largely undeveloped today. The proposed CMPA removes approximately 741 acres located north of the Roosevelt Irrigation District (RID) Canal from the Silver Rock CMP boundary, reducing the size of the CMP from approximately 1,241 acres to approximately 500 acres. The acreage proposed for removal is currently owned by multiple entities and is located north of the RID Canal and south of Lower Buckeye Road.

The purpose of the request is to facilitate incorporation of the removed acreage into the expanded Westpark Community Master Plan (CMP), which is being considered concurrently through a related CMP Amendment request on this agenda. Consolidation of these properties into the Westpark CMP will allow them to be planned in conjunction with other employment-focused properties west of SR-85 under a single CMP framework. The approximately 500 acres remaining within the Silver Rock CMP will continue to be governed by the land use plan, development standards, and design requirements previously approved by City Council in 2005. The total number of residential units that would be permitted within the remaining Silver Rock CMP would be 2,187.

Other than modifications necessary to remove the acreage north of the RID Canal from the CMP boundary, no substantive changes to the approved Silver Rock CMP are proposed. The CMPA revises

the CMP narrative, exhibits, land use budget, and related graphics to reflect the reduced CMP boundary while preserving the previously approved land uses, densities, development standards, and design requirements applicable to the remaining 500 acres.

Please refer to the attached staff report and exhibits for additional information and analysis.

BENEFITS:

The proposed amendment provides several planning benefits by aligning Community Master Plan boundaries with the City's current vision for the State Route 85 corridor, consolidating employment-oriented properties under a single planning framework, and preserving the integrity of the remaining Silver Rock CMP. Incorporation of the removed acreage into the expanded Westpark CMP will facilitate coordinated planning of land uses, infrastructure, circulation systems, and development standards across a larger and more cohesive employment area west of SR-85. At the same time, the amendment does not increase residential density, dwelling unit entitlements, or development intensity within the remaining Silver Rock CMP, allowing those properties to continue developing under the residentially oriented framework previously approved by City Council.

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

ATTACHMENTS:

[PLZZ-25-0011 Silver Rock Major CMPA - PZ Staff Report - PZ 6-23-26.docx](#)

[Exhibit A - Vicinity Map.pdf](#)

[Exhibit B- Zoning Map.pdf](#)

[Exhibit C - General Plan Map.pdf](#)

[Exhibit D - Silver Rock CMPA Narrative.pdf](#)

[Exhibit E - Citizen Participation Report.pdf](#)