

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 11/25/25	AGENDA ITEM: 3.A. 501 E Mahoney Ave - Rezone - PLZZ-25-0008
DATE PREPARED: 11/20/25	DISTRICT NO.: Council District 2
STAFF LIAISON: Patricia Cooley, Planner II, pcooley@buckeyeaz.gov, (623) 349-6233	
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) 501 E Mahoney Ave - Rezone (Case No. PLZZ-25-0008) - Conduct a public hearing and recommend approval to the Mayor and City Council of a rezone of 0.75 acres of land located at the southeast corner of East Mahoney Avenue and South 5th Street from Planned Residential (PR) to Downtown Residential (DR).

SUMMARY

PROJECT DESCRIPTION:

Amber Newbill, on behalf of Rigoberto Mendez, is requesting approval of a rezone of approximately 0.75 acres located on the southeast corner of East Mahoney Avenue and South 5th Street from Planned Residential (PR) to Downtown Residential (DR). Once rezoned, the intent is to repurpose the existing vacant building for use as a day care facility in accordance with the vision of the Historic Downtown Buckeye Activity Center and Downtown Specific Area Plan.

This item was continued from the October 28, 2025 Planning and Zoning Commission meeting to allow for required notification to be completed by the applicant.

BENEFITS:

The subject rezone will lead to additional employment opportunities and childcare options within the City of Buckeye.

FUTURE ACTION:

City Council Public Hearing continued date of December 16, 2025.

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

ATTACHMENTS:

[Staff Report - PLZZ-25-0008 501 E Mahoney Ave Rezone PZ20251125.docx](#)
[Exhibit A - PLZZ-25-0008 501 E Mahoney Ave Rezone - Vicinity Map PZ20251125.pdf](#)
[Exhibit B - PLZZ-25-0008 501 E Mahone Ave Rezone - General Plan Land Use Map PZ20251125.pdf](#)
[Exhibit C - PLZZ-25-0008 501 E Mahoney Ave Rezone - DSAP Land Use Map PZ20251125.pdf](#)
[Exhibit D - PLZZ-25-0008 501 E Mahone Ave Rezone - Existing Zoning Map PZ20251125.pdf](#)
[Exhibit E - PLZZ-25-0008 501 E Mahone Ave Rezone - Rezoning Narrative PZ20251125.pdf](#)
[Exhibit F - PLZZ-25-0008 501 E Mahoney Ave Rezone - Citizen Participation Report PZ20251125.pdf](#)