

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 10/28/25	AGENDA ITEM: 4.A. 501 E Mahoney Ave - Rezone - PLZZ-25-0008
DATE PREPARED: 10/20/25	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 (PLZZ-25-0008) - Continue to date certain November 25, 2025.

SUMMARY

PROJECT DESCRIPTION:

Amber Newbill, on behalf of Rigoberto Mendez, is requesting approval of a rezone of approximately 0.75 acres from Planned Residential (PR) to Downtown Residential (DR), located on the southeast corner of East Mahoney Avenue and South 5th Street. 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.

Staff recommends continuing this item to allow for required hearing 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 date of November 18, 2025

Planning and Zoning Commission Public Hearing continued date of November 25, 2025

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 PZ20251028](#)

[Exhibit A - PLZZ-25-0008 501 E Mahoney Ave Rezone - Vicinity Map PZ20251028.pdf](#)

[Exhibit B - PLZZ-25-0008 501 E Mahone Ave Rezone - General Plan Land Use Map - PZ20251028.pdf](#)

[Exhibit C - PLZZ-25-0008 501 E Mahoney Ave Rezone - DSAP Land Use Map.pdf](#)

[Exhibit D - PLZZ-25-0008 501 E Mahone Ave Rezone - Existing Zoning Map PZ20251028.pdf](#)

[Exhibit E - PLZZ-25-0008 501 E Mahone Ave Rezone - Rezoning Narrative PZ20251028.pdf](#)