CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 11/10/26	**AGENDA ITEM:** 3.A. Merit Buckeye Cotton Gin - Rezone - PLZZ-26-0019
DATE PREPARED: 11/05/26	**DISTRICT NO.:** Council District 2
STAFF LIAISON: Sylvia Willem, Planner II, swillem@buckeyeaz.gov, (623) 349-6295	
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) Merit Buckeye Cotton Gin - Rezone (PLZZ-26-0019) - Conduct a public hearing and recommend approval to the Mayor and City Council for a rezone of approximately 138 acres from Rural Residential (RR) to Light Industrial (I-1) located south of the southwest corner of Baseline and Turner Roads, subject to conditions a) through j).

SUMMARY

PROJECT DESCRIPTION:
Nicholaus Fischer with Merit Partners Inc. and George Pasquell III with Withey Morris Baugh, on behalf of Wade Accomazzo, are requesting approval of a Rezone of approximately 138 acres located south of the southwest corner of Baseline and Turner Roads. The applicant is requesting to rezone the property from Rural Residential (RR) to Light Industrial (I-1). Once rezoned, the intent is to develop the site with enclosed light industrial uses. In addition, a Minor Subdivision to combine the parcels of the subject site and a Site Plan will be submitted for review. The Site Plan cannot be approved unless the Rezone is approved. Please review the attached staff report and exhibits for additional information.

BENEFITS:
The subject Rezone will lead to additional employment opportunities and enhance the economic vitality within the City of Buckeye.

FUTURE ACTION:
Approval of the proposed Rezone is anticipated to be considered by the City Council on December 15, 2026.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLZZ-26-0019 Merit Buckeye Cotton Gin - P&Z Final Staff Report - 11-10-26.docx
Exhibit E- PLZZ-26-0019 Merit Buckeye Cotton Gin- Citizen Participation Report.pdf