

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 07/07/26	AGENDA ITEM: 5.B. DS - PH - Westpark Minor General Plan Amendment
DATE PREPARED: 07/07/26	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 Council)
 Council to hold a public hearing and take action on Resolution No. 71-26 approving the Westpark Minor General Plan Amendment to the Imagine Buckeye General Plan 2040 to change the land use designation of approximately 125.4 acres, consisting of 76.0 acres located north of the northeast corner of Lower Buckeye Road and Wilson Avenue and 49.4 acres located south of the southeast corner of Lower Buckeye Road and 269th Avenue from Business Commerce to Master Planned Community.

GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:
 Economic Growth

SUMMARY

PROJECT DESCRIPTION:

Rob Gubser, Colliers Engineering & Design, on behalf of GDC OZ LLC and KEMF Westwind SH LLC, is requesting approval of a Minor General Plan Amendment changing the land use designation of approximately 125.4 acres from Business Commerce to Master Planned Community (MPC). A General Plan Amendment (GPA) changes a portion of the City's approved General Plan, often either a change to the land use designation of an area within the City or a change to the text within the document. This request consists of two non-adjacent parcels totaling approximately 125.4 acres, including a 76.0-acre parcel located north of the northeast corner of Lower Buckeye Road and Wilson Avenue and a 49.4-acre parcel located south of the southwest corner of Lower Buckeye Road and 269th Avenue.

The Planning and Zoning Commission was scheduled to conduct a public hearing and issue a recommendation on this item on June 23, 2026; due to agenda deadlines precluding the results of that meeting from being captured in the attached staff report, a summary will be provided during staff's presentation on July 7th. Please review the attached staff report and exhibits for additional information and analysis.

BENEFITS:

The proposed General Plan Amendment and corresponding Westpark CMP Amendment represent the next steps in implementing the City's long-term vision for the SR-85 corridor by expanding and consolidating employment-oriented planning areas west of SR-85 under a single CMP framework.

FUTURE ACTION:

Council is scheduled to consider annexation of the 49.4-acre parcel subject to this General Plan Amendment request and related CMP Amendments to Westpark and Silver Rock on this same agenda.

FINANCIAL IMPACT STATEMENT:

See Planning Item Financial Impact Statement below.

FINANCIAL IMPACT STATEMENT:

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city such as permit fees, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

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

ATTACHMENTS:

[PLZU-25-0005 Westpark Minor GPA -CC Staff Report 7-7-26.docx](#)

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

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

[Exhibit C - Current General Plan Land Use.pdf](#)

[Exhibit D - Proposed General Plan Land Use.pdf](#)

[Exhibit E - General Plan Amendment Narrative.pdf](#)

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

[Westpark Annexation GPA and CMPA and Silver Rock CMPA \(CC 7-7-26\).pptx](#)

[Resolution No. 71-26 Minor Westpark.pdf](#)