

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 04/21/26	AGENDA ITEM: 5.B. DS - PH - Rezone and Sundance Community Master Plan Amendment - Yuma Road and Dean Road
DATE PREPARED: 04/20/26	DISTRICT NO.: 2
STAFF LIAISON: Mandy Woods, Principal Planner, swoods@buckeyeaz.gov, (623) 640-6093	
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 Ordinance No. 11-26 approving an Amendment to the Sundance Community Master Plan as described in Case No. PLZZ-25-0012; and amending the Zoning Map of the City of Buckeye for approximately 8.3 acres located west of the southwest corner of Yuma Road and Dean Road from Commercial Center (CC) to Commercial Center (CC) with Sundance Community Master Plan Overlay.

GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:

A Safe and Sustainable Quality of Life

SUMMARY

PROJECT DESCRIPTION:

Jeffrey Blilie of Gilbert Blilie, PLLC, on behalf of owner Yuma Dean 10 LLC, is requesting to amend the Sundance Community Master Plan to include 8.3 acres located west of the southwest corner of Yuma Road and Dean Road (APNs 504-22-861 and 504-21-870A) in the Community Master Plan as a Commercial land use designation for the purpose of multi-family residential development. A request for a Community Master Plan changes the zoning district of a property to Community Master Plan, a zoning district intended for master planned projects 640 acres in size or greater which may modify provisions of the Development Code to achieve a specific vision. Existing approved Community Master Plans may be changed, which are reviewed as Community Master Plan Amendments. Upon approval of this Community Master Plan Amendment, the intent is to develop the subject property, new Parcel 34C in the Sundance Community Master Plan, and the parcel to the west, Parcel 34B, with a total of 188 multi-family residential units.

The Planning and Zoning Commission held a public hearing and voted to recommend approval of case number PLZZ-25-0012 on March 24, 2026. Please review the attached staff report and exhibits for additional information and analysis.

BENEFITS:

Approval of this Major Amendment to the Sundance Community Master Plan will allow for the development of the subject property and the parcel to the west under cohesive zoning and provide additional housing opportunities and options for the residents of Buckeye.

FINANCIAL IMPACT STATEMENT:

See Planning Items Financial Impact Statement.

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:

[PLZZ-25-0012 - Yuma & Dean Sundance CMAP - Staff Report - CC20260421.docx](#)

[Exhibit A - PLZZ-25-0012 Yuma & Dean Sundance CMAP - Vicinity Map - CC20260421.pdf](#)

[Exhibit B - PLZZ-25-0012 Yuma & Dean Sundance CMAP - GP Map - CC20260421.pdf](#)

[Exhibit C - PLZZ-25-0012 Yuma & Dean Sundance CMAP - Zoning Map - CC20260421.pdf](#)

[Exhibit D - PLZZ-25-0012 Yuma & Dean Sundance CMAP - Narrative - CC20260421.pdf](#)

[Exhibit E - PLZZ-25-0012 Yuma & Dean Sundance CMAP - CPR - CC20260421.pdf](#)

[PLZZ-25-0012 - Yuma & Dean Sundance CMAP - Presentation - CC20260421.pptx](#)

[Ordinance No. 11-26 Sundance Amendment Rezone.pdf](#)