

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 11/25/25	AGENDA ITEM: 4.C. Coyote Crest - Planned Area Development (PAD) - PLZZ-25-0001
DATE PREPARED: 11/20/25	DISTRICT NO.: 6
STAFF LIAISON: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov, (623) 349-6215	
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) Coyote Crest - Planned Area Development (Case No. PLZZ-25-0001) - Hold a public hearing and recommend approval to the Mayor and Council of a PAD for a property located at the southwest corner of Roosevelt Street (future McDowell Parkway) and Rainbow Road Alignments, subject to conditions a - r.

SUMMARY

PROJECT DESCRIPTION:

Alan Beaudoin of Norris Design on behalf of Scott Ward of Skyline 62 LLC. is requesting approval to rezone approximately 64.45 acres of vacant land from Planned Community (PC) to Planned Area Development (PAD) for a future three (3) development unit multi-family development with 901 residential units.

BENEFITS:

The subject Rezone will lead to additional diverse housing opportunities within the City of Buckeye.

FUTURE ACTION:

Consideration of this item is anticipated to occur on the December 16, 2025 City Council agenda.

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

ATTACHMENTS:

[PLZZ-25-0001 Coyote Crest -PAD - Staff Report \(Final\).docx](#)

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

[Exhibit B - GP Land Use.pdf](#)

[Exhibit C - Zoning.pdf](#)

[Exhibit D -COYOTE CREST- PAD.pdf](#)

[Exhibit E - Citizen Participation Plan](#)