

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 03/24/26	AGENDA ITEM: 3.A. Sundance Community Master Plan Amendment - Yuma Road and Dean Road - PLZZ-25-0012
DATE PREPARED: 03/18/26	DISTRICT NO.: Council District 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 Voting Members) Sundance Community Master Plan Amendment - Yuma Road and Dean Road (Case No. PLZZ-25-0012) - Conduct a public hearing and recommend approval to the Mayor and City Council of a Major Amendment to the Sundance Community Master Plan including 8.3 acres located west of the southwest corner of Yuma Road and Dean Road, subject to conditions a) through p).

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. Once approved, 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 188 multi-family residential units. Refer to the staff report for more details of the request.

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.

FUTURE ACTION:

The proposed Community Master Plan Major Amendment is anticipated to be scheduled on the April 21, 2026 City Council public hearing agenda for consideration of approval.

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

ATTACHMENTS:

[PLZZ-25-0012 - Yuma & Dean Sundance CMA - Staff Report - PZ20260324.docx](#)
[Exhibit A - PLZZ-25-0012 Yuma & Dean Sundance CMA - Vicinity Map - PZ20260324.pdf](#)
[Exhibit B - PLZZ-25-0012 Yuma & Dean Sundance CMA - GP Map - PZ20260324.pdf](#)
[Exhibit C - PLZZ-25-0012 Yuma & Dean Sundance CMA - Zoning Map - PZ20260324.pdf](#)
[Exhibit D - PLZZ-25-0012 Yuma & Dean Sundance CMA - Narrative - PZ20260324.pdf](#)
[Exhibit E - PLZZ-25-0012 Yuma & Dean Sundance CMA - CPR - PZ20260324.pdf](#)