

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 07/07/26	AGENDA ITEM: 5.C. DS - PH - Silver Rock Major Community Master Plan (CMP) 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 Ordinance No. 19-26 approving a major amendment to the Silver Rock Community Master Plan ("CMP") as described in Case No. PLZZ-25-0011 to reduce the size of the CMP from approximately 1,241 acres to approximately 500 acres by removing approximately 741 acres located north of the Roosevelt Irrigation District Canal for inclusion in the expanded Westpark Community Master Plan; and, providing for repeal of conflicting ordinances and severability.

GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:

Economic Growth

SUMMARY

PROJECT DESCRIPTION:

Rob Gubser, Colliers Engineering & Design, is requesting approval of a major amendment to the 1,241-acre Silver Rock Community Master Plan (CMP), removing approximately 741 acres north of the RID Canal from the CMP to facilitate inclusion of those acres in the expanded Westpark Community Master Plan, while maintaining all previously approved land uses, densities, development standards and design requirements for the development of the remaining 500 acres. Major CMP Amendments authorize modifications to previously approved Community Master Plans. A related request to expand the Westpark CMP to include the area being removed from Silver Rock is scheduled for consideration on this same agenda.

The Planning and Zoning Commission held a public hearing on June 23, 2026, and voted to recommend approval to the City Council. Please review the attached staff report and exhibits for additional information and analysis.

BENEFITS:

The proposed amendment provides several planning benefits by aligning Community Master Plan boundaries with the City's current vision for the State Route 85 corridor, consolidating employment-oriented properties under a single planning framework, and preserving the integrity of the remaining Silver Rock CMP. Incorporation of the removed acreage into the expanded Westpark CMP will facilitate coordinated planning of land uses, infrastructure, circulation systems, and development standards across a larger and more cohesive employment area west of SR-85. At the same time, the amendment does not increase residential density, dwelling unit entitlements, or development intensity within the remaining Silver Rock CMP, allowing those properties to continue developing under the residentially oriented framework previously approved by City Council.

FUTURE ACTION:

Council is scheduled to consider a related Major CMP Amendment for Westpark on this same agenda.

FINANCIAL IMPACT STATEMENT:

See Planning Items 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:

[PLZZ-25-0011 Silver Rock Major CMPA - CC Staff Report - PZ 7-7-26.docx](#)

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

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

[Exhibit C - General Plan Map.pdf](#)

[Exhibit D - Silver Rock CMPA Narrative.pdf](#)

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

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

[Ordinance 19-26 Silver Rock Major Amendment w Exhibits1.pdf](#)