

**CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT**

MEETING DATE: 10/21/25	AGENDA ITEM: 5.A. DS - PH - Development Code Update Phase 2
DATE PREPARED: 10/16/25	DISTRICT NO.:
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. 28-25 declaring the document entitled "Development Code Amendment Phase Two" as a public record; adopting the same by reference; amending the Buckeye City Code, Chapter 7 Development Code, as set forth in the "Development Code Amendment Phase Two"; providing for the repeal of conflicting provisions; and providing for severability.

SUMMARY

PROJECT DESCRIPTION:

The City of Buckeye is requesting approval of Ordinance No. 28-25 approving a Development Code Amendment, Case No. PLZM-24-0064, modifying Articles 1 through 10 and Appendices A through C of the Buckeye Development Code. A Development Code Amendment changes the language within Chapter 7 of the City Code, the Development Code.

This request, also known as Phase 2 of the Development Code Update, is a continuation of a multi-phase, comprehensive update to the Development Code guided by the goals of the Council Strategic Plan 2024-2027 and feedback from previous City Council work sessions with the intent of modernizing the Development Code, identifying opportunities for process efficiency, clarifying standards to achieve attractive, high-quality projects, and improving customer service.

Phase 1 of the Development Code Update was adopted by City Council on February 20, 2024 and has been in effect since March 21, 2024. Phase 2 focus areas include uses, signage, development and design standards, land subdivision, and streamlining.

Pursuant to Arizona Revised Statutes Section 9-462.01, no negative impact to residential housing is anticipated from the code amendment, and the following information is submitted:

1. No impact is anticipated to the average cost to construct housing for sale or rent within the City; and
2. There are no reference materials on which the proposed text amendment is based; and
3. There are no known less costly or less restrictive alternative methods of achieving the purpose of the proposed code amendment.

The attached staff report provides a summary of public participation in Phase 2 and proposed changes to each Article and Appendix. The Planning and Zoning Commission held a public hearing and recommended approval of the amendment to the City Council on September 23, 2025.

BENEFITS:

The proposed Development Code modifications will serve the City, the development community, and the general public by improving customer service, modernizing requirements, improving and clarifying procedural language, and modifying standards to achieve attractive, high-quality projects.

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:

[PLZM-24-0064 - DCA Phase 2 - Staff Report - CC20251021.docx](#)

[Exhibit A - PLZM-24-0064 - DCA Phase 2 - Full Draft Track Changes - CC20251021.pdf](#)

[Exhibit B - PLZM-24-0064 - DCA Phase 2 - Full Draft Clean Edit - CC20251021.pdf](#)

[Exhibit C - PLZM-24-0064 - DCA Phase 2 - Support Letter - CC20251021.pdf](#)

[Ord. _No. _28-25 REV.pdf](#)

[PLZM-24-0064 - DCA Phase 2 - Presentation - CC20251021.pptx](#)