

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 10/14/25	AGENDA ITEM: 3.A. Jackson Place Manufactured Home Park - Conditional Use Permit with Site Plan - PLZU-25-0002
DATE PREPARED: 10/06/25	DISTRICT NO.: Council District 2
STAFF LIAISON: Jarek Dunn, Planner I, jdunn@buckeyeaz.gov, (480) 404-4025	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Continued / Tabled Items

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Jackson Place Manufactured Home Park - Conditional Use Permit with Site Plan (PLZU-25-0002) - Conduct a public hearing and approve a Conditional Use Permit with Site Plan for a boutique-style eight-unit manufactured home park, featuring eight park models, located on the northwest corner of Jackson Avenue and 2nd Street, subject to conditions and a) through i). This item was continued from the September 9, 2025, Planning and Zoning Commission agenda.

SUMMARY

PROJECT DESCRIPTION:

Mike Prefling, P.E., and Sara Gilbride from Prefling Engineering LLC, on behalf of Hickman's Egg Ranch Incorporated, is requesting approval of a Conditional Use Permit with Site Plan of a boutique-style eight-unit manufactured home park, featuring eight park models, located on the northwest corner of Jackson Avenue and 2nd Street. Please see attached staff report and exhibits for additional information and analysis.

This item was continued from the September 9, 2025, Planning and Zoning Commission agenda.

BENEFITS:

The subject manufactured home park Site Plan will provide additional affordable housing opportunities and options for the residents of Buckeye.

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

ATTACHMENTS:

[PLZU-25-0002_-_JACKSON_PLACE_CUP_WITH_SITE_PLAN_-_Staff_Report_PZ20251410.docx](#)
[PLZU-25-0002 Vicinity Map \(Exhibit A\).pdf](#)
[PLZU-25-0002 Zoning Map \(Exhibit B\).pdf](#)
[PLZU-25-0002 Narrative \(Exhibit C\).pdf](#)
[PLZU-25-0002 Site Plan \(Exhibit D\).pdf](#)
[PLZU-25-0002 Citizen Participation Report \(Exhibit E\).pdf](#)