CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 11/10/26	**AGENDA ITEM:** 3.B. MC 85 and Rooks Retail - Rezone PLZZ-26-0009
DATE PREPARED: 11/05/26	**DISTRICT NO.:** Council District 2
STAFF LIAISON: Andrea Marquez, Senior Planner Special Projects, amarquez@buckeyeaz.gov. (623) 349-6220	
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) MC 85 and Rooks Retail - Rezone (PLZZ-26-0009) – Conduct a public hearing and recommend approval to the Mayor and City Council a rezone of approximately 16.17 acres from Single-Family Residential 43 (R1-43), Community Commercial (C-2), and Multi-Family 2 (MF-2), to Community Commercial (C-2) located on the northeast corner of MC 85 and Rooks Road, subject to conditions a) through j).

SUMMARY

PROJECT DESCRIPTION:

Zachary A. Pebler, PLLC, on behalf of Tony Singh, Mangat Group, requests approval to rezone approximately 16.17 acres at the northeast corner of MC-85 and Rooks Road. The property is currently located in unincorporated Maricopa County and is zoned RU-43, R-5, and C-3. The concurrent annexation request, Case No. PLZM-26-0025, proposes assigning the property City zoning districts of Single-Family Residential 43 (R1-43), Community Commercial (C-2), and Multi-Family 2 (MF-2). Following annexation, the applicant requests rezoning the entire property to Community Commercial (C-2) to accommodate future commercial development. Please see the attached staff report and exhibits for additional information and analysis.

BENEFITS:

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

FUTURE ACTION:
City Council will hear the request for annexation and rezone concurrently on December 15, 2026.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLZZ-26-0009_MC_85_and_Rooks_Retail_Planning_Staff_Report_Planning_and_Zoning.docx
Exhibit A - Vicinity Map.pdf
Exhibit B- GENERAL PLAN Map.pdf
Exhibit C - EXISTING ZONING Map.pdf
Exhibit D- 2R PLZZ-26-0009 MC-85 & ROOKS RETAIL REZONE - Narrative.pdf
Exhibit E- Citizen Participation Report - PLZZM-26-0025 & PLZZ-26-0009.pdf
Exhibit F- 2R PLZZ-26-0009 MC-85 & ROOKS RETAIL REZONE - Legal & Exhibit - Parcel-400-32-006A.pdf