

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

MEETING DATE: 09/16/25	AGENDA ITEM: 5.A. DS - PH - Minor General Plan Amendment Revising the Description of the Employment Land Use Designation
DATE PREPARED: 09/11/25	DISTRICT NO.:
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 Resolution No. 51-25 revising the General Plan land use description of the Employment land use designation to allow limited residential uses within large-scale Community Master Plans or Planned Area Developments on property designated for Employment and consisting of 1,280 acres or more.

SUMMARY

PROJECT DESCRIPTION:

The General Plan includes a variety of land use designations intended to guide future rezoning of property, with the goal of ensuring that the character and type of development is location-appropriate. The Employment land use designation is intended to foster future development of industrial, office, and limited commercial uses that provide employment opportunities for Buckeye residents and generate revenues that contribute towards robust City services. As currently written, the Employment definition does not allow for consideration of residential uses.

The City of Buckeye Development Services Department is requesting approval of application No. PLZU-25-0004, a staff-initiated request for a Minor General Plan text amendment to revise the definition of the Employment land use designation on Pages 2-14 and 2-15 of the General Plan. The proposed amendment would allow future consideration of limited residential uses within large-scale CMPs or PADs (1,280 acres or more) on properties designated as Employment. Residential uses would only be permitted with City Council's discretionary approval and where zoning documents include clear criteria ensuring they are not the primary land use, are not located adjacent to heavy industrial uses, and incorporate design standards—such as setbacks, buffers, building size limits, pedestrian connectivity, and other measures—to mitigate potential impacts.

A General Plan Amendment (GPA) changes a portion of the City's approved General Plan, often either a change to the land use designation of an area within the City or a change to the text within the document. This is considered a "minor amendment" as it does not result in a substantial alteration of the land use mixture or balance as established in the General Plan. As a minor amendment, this application may be considered by the Council throughout the calendar year, according to the regularly-scheduled review and hearing process.

The proposed amendment would apply City-wide to any property with an Employment General Plan land

use designation that is 1,280 acres or larger. Approval of the amendment would not, by itself, permit residential uses on any specific property. Rather, it allows the Planning and Zoning Commission and City Council to consider approving CMPs or PADs that include residential uses as a secondary component within Employment-designated areas.

The Planning and Zoning Commission recommended approval of the proposed amendment, 7-0, on August 12, 2025.

Please see attached staff report and exhibits for additional information and analysis.

BENEFITS:

Approval of the amendment would allow City Council, in the future, to consider approving CMPs or PADs that include residential uses as a secondary component within Employment-designated areas. Under the right circumstances, allowing limited residential uses in large-scale Employment-designated CMPs or PADs can promote the development of a more self-sustaining community by reducing the need for long commutes and supporting balanced daily life within a defined area.

FINANCIAL IMPACT STATEMENT:

See Planning 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:

[PLZU-25-0004 Minor GPA - Employment Land Use Description - 9-16-25 CC.docx](#)

[Exhibit A - Proposed Amendment - Employment Land Use Description.pdf](#)

[PLZU-25-0004 Employment Definition Minor GPA 9-16-25 CC.pptx](#)

[Resolution No. 51-25.pdf](#)