CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 10/27/26	**AGENDA ITEM:** 3.C. Teravalis - Planned Area Development (PAD) - PLZZ-25-0013
DATE PREPARED: 10/22/26	**DISTRICT NO.:** 4
STAFF LIAISON: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov, (623) 349-6215	
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) Teravalis - Planned Area Development (PAD) - PLZZ-25-0013: Conduct a public hearing and recommend approval to the Mayor and City Council of a rezoning of approximately 33,939 acres (or approximately 53 square miles) generally bounded by the Jomax alignment on the north, Thunderbird and Cactus Road alignments on the south, 319th and 298th Avenue alignments on the east, and 379th and 355th Avenue alignments on the west (the area formerly governed by Douglas Ranch Community Master Plan) from Planned Community (PC) with Douglas Ranch Community Master Plan (CMP) Overlay to Planned Area Development (PAD), establishing a new master planned community framework allowing up to 130,000 residential dwelling units and approximately 3,542 acres of non-residential development, subject to the PAD's land-use budget provisions.

SUMMARY

PROJECT DESCRIPTION:
William E. Lally, Tiffany & Bosco, P.A., on behalf of property owner Douglas Ranch Land Company, LLC, is requesting approval of the Teravalis Planned Area Development ("PAD") for approximately 33,939 acres generally located north and west of the Sun Valley Parkway and encompasses the northwestern portion of Buckeye. (Exhibits A, B, and C). The request is being processed concurrently with a Major Amendment to the Douglas Ranch Community Master Plan ("CMP") removing the subject property from that master plan. Upon approval, the Teravalis (Exhibit D) would establish a separate entitlement framework for the property and replace the prior zoning entitlements applicable to the site.

The proposed PAD establishes a comprehensive planning and regulatory framework for the long-term development of a master-planned community with a variety of residential housing types, from large-lot single-family neighborhoods to higher-intensity multifamily development near mixed-use centers. The residential framework is intended to support housing choice, neighborhood connectivity, and access to parks, trails, schools, and employment areas.

BENEFITS:
The proposed PAD will help accommodate Buckeye's continued growth by expanding the range of available housing choices, providing new parks, trails, and open space, and creating opportunities for regional and neighborhood-serving commercial uses within the community. Development of the property will also deliver substantial roadway, water, wastewater, drainage, and other infrastructure improvements needed to serve this portion of the City, while coordinating future school and public safety needs as growth occurs.

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

PLZZ-25-0013 Teravalis PAD - PZ Staff Report - PZC 10.27.2026.docx

Exhibit B - General Plan Land Use.pdf
Exhibit A - Vicinity Map.pdf
Exhibit C - Zoning Map.pdf
EXHIBIT D - PLZZ-25-0013 Teravalis PAD (TBLAW fka Douglas Ranch CMPA) - PAD UPDATED.pdf
EXHIBIT E - Citizen Participation Plan - Teravalis CMP Amendment Update 10.20.2026.pdf