

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 11/25/25	AGENDA ITEM: 4.D. 120 S. 4th Street - Rezone - PLZZ-25-0009
DATE PREPARED: 11/20/25	DISTRICT NO.: Council District 2
STAFF LIAISON: Joseph Mueller, Senior Planner, jmueller@buckeyeaz.gov, (623) 204-5505	
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)
 120 S. 4th Street - Rezone (Case No. PLZZ-25-0009) - Hold a public hearing and recommend approval to the Mayor and City Council of a rezone of approximately 0.19 acres of land located north of the northeast corner of 4th Street and Jackson Avenue.

SUMMARY

PROJECT DESCRIPTION:

Joshua Oehler from Arc One Associates, on behalf of Jaime and Patricia Romero, is requesting a rezone of two lots totaling 8,124 sq ft from Commercial Center to Downtown Commercial generally located north of the northeast corner of Jackson Avenue and 4th Street.

BENEFITS:

The proposed rezone will allow the subject site to develop with a sidewalk oriented commercial building in accordance with the Downtown Specific Area Plan, supporting growth, development, and employment opportunities within the City of Buckeye in accordance with applicable goals and policies.

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

ATTACHMENTS:

[PLZZ-25-0009-120_S_4th_St_-_Rezone_Staff_Report_PZ20251125.112025.docx](#)
[Exhibit A - PLZZ-25-0009- 120 S 4th St - Aerial Vicinity Map.pdf](#)
[Exhibit B - PLZZ-25-0009- 120 S 4th St - Zoning Map.pdf](#)
[Exhibit C - PLZZ-25-0009- 120 S 4th St - DSAP Land Use Map.pdf](#)
[Exhibit D - PLZZ-25-0009- 120 S 4th St -Zoning Exhibit.pdf](#)
[Exhibit E - PLZZ-25-0009- 120 S 4th St -Narrative.pdf](#)