

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 06/23/26	AGENDA ITEM: 3.B. Westpark - Minor General Plan Amendment - PLZU-25-0005
DATE PREPARED: 06/18/26	DISTRICT NO.: No. 1
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 Voting Members) Westpark - Minor General Plan Amendment (Case No. PLZU-25-0005) - Conduct a public hearing and recommend approval to the Mayor and City Council of a Minor General Plan Amendment changing the land use designation of approximately 125.4 acres, consisting of 76.0 acres located north of the northeast corner of Lower Buckeye Road and Wilson Avenue and 49.4 acres located south of the southwest corner of Lower Buckeye Road and 269th Avenue, from Business Commerce to Master Planned Community (MPC).

SUMMARY

PROJECT DESCRIPTION:

The Imagine Buckeye 2040 General Plan serves as the City's long-range policy document guiding future land use, infrastructure, public services, and economic development.

Rob Gubser, Colliers Engineering & Design, on behalf of GDC OZ LLC and KEMF Westwind SH LLC, is requesting approval of a Minor General Plan Amendment (Exhibit D) changing the land use designation of approximately 125.4 acres from Business Commerce to Master Planned Community (MPC).

The request consists of two non-adjacent parcels totaling approximately 125.4 acres, including a 76.0-acre parcel located north of the northeast corner of Lower Buckeye Road and Wilson Avenue and a 49.4-acre parcel located south of the southwest corner of Lower Buckeye Road and 269th Avenue.

The purpose of the request is to allow both properties to be incorporated into the expanded Westpark Community Master Plan (CMP), which is being considered concurrently through a related Community Master Plan Amendment for Westpark being considered on this same agenda. The proposed MPC designation does not establish specific supported land uses for the properties but instead allows future land uses and development standards to be governed through the CMP framework. The applicant anticipates the 76-acre Wilson Avenue parcel will accommodate commercial and business park uses, while the 49.4-acre 269th Avenue parcel is intended for employment-generating industrial development consistent with the broader vision for the Westpark area.

Please refer to the attached staff report and exhibits for additional information and analysis.

BENEFITS:

The proposed General Plan Amendment and corresponding Westpark CMP Amendment represent the next steps in implementing the City's long-term vision for the SR-85 corridor by expanding and

consolidating employment-oriented planning areas west of SR-85 under a single CMP framework.

FUTURE ACTION:

A related CMP Amendment for Westpark is scheduled for consideration on this same agenda.

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

ATTACHMENTS:

[PLZU-25-0005 Westpark Minor GPA - PZ Staff Report 6-23-26.docx](#)

[Exhibit A - Vicinity Map.pdf](#)

[Exhibit B - Zoning Map.pdf](#)

[Exhibit C - Current General Plan Land Use.pdf](#)

[Exhibit D - Proposed General Plan Land Use.pdf](#)

[Exhibit E - General Plan Amendment Narrative.pdf](#)

[Exhibit F - Citizen Participation Report.pdf](#)