

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 12/16/25	AGENDA ITEM: 5.C. DS - PH - Coyote Crest - Planned Area Development (PAD)
DATE PREPARED: 12/16/25	DISTRICT NO.: 6
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 Council)
 Council to hold a public hearing and take action on Ordinance No. 32-25 amending the zoning map of the City of Buckeye for approximately 64.45 acres located at the southwest corner of the Roosevelt Street (future McDowell Parkway) and Rainbow Road alignments from Planned Community (PC) to Planned Area Development (PAD).

SUMMARY

PROJECT DESCRIPTION:

Alan Beaudoin of Norris Design on behalf of Scott Ward of Skyline 62 LLC. is requesting approval of Ordinance No. 32-25 (Case No. PLZZ-25-0001) rezoning approximately 64.45 acres of vacant land located at the southwest corner of the Roosevelt Street (future McDowell Parkway) and Rainbow Road alignments from PC to PAD for a future three (3) development unit multi-family development with 901 residential units. The proposed PAD zoning will facilitate development of a mix of different housing product types and densities with an emphasis on quality and uniqueness, with development and design standards intended to create a cohesive sense of place throughout.

More specifically, the Coyote Crest PAD includes 3 land use units, as follows:

- Development Unit 1: Approximately 24.48 acres (net) with 275 detached cottages at the northwest corner of the site.
- Development Unit 2: Approximately 18.26 acres (net) with 170 units of single-family attached (duplexes) homes at the northeast corner of the site.
- Development Unit 3: Approximately 19.92 acres (net) with 456 garden-style apartments at the southwest corner of the site.

The Planning & Zoning Commission held a public hearing on November 25, 2025, and recommended that Council approve the zoning change, subject to the conditions listed in the Ordinance. Additional information and analysis can be found in the attached staff report and project exhibits.

BENEFITS:

The subject rezone will lead to additional diverse housing opportunities within the City of Buckeye.

FINANCIAL IMPACT STATEMENT:

See Planning Items Financial Impact Statement

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:

[PLZZ-25-0001_Coyote_Crest_-PAD_-__Staff_Report_-Council_12162025.docx](#)

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

[Exhibit B - General Plan Land Use Map.pdf](#)

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

[Exhibit D - COYOTE CREST - PAD.pdf](#)

[Exhibit E - Citizen Participation Plan](#)

[Ordinance No. 32-25 Coyote Crest](#)

[PLZZ-25-0001- Coyote Crest Council Presentation 12162025.pptx](#)