CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 11/03/26	**AGENDA ITEM:** 5.A. DS - PH - Elianto Major CMP Amendment
DATE PREPARED: 10/29/26	**DISTRICT NO.:** No. 4
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)
No action will be taken on this item. The item and the accompanying public hearing are continued to the November 17, 2026 Regular Council Meeting. Council to hold a public hearing and take action on Ordinance No. 29-26 approving a Major Amendment to the Elianto Community Master Plan ("CMP") as described in Case No. PLZZ26-0003 to reduce the size of the CMP from approximately 3,931 acres to approximately 1,104.6 acres by removing approximately 2,771 acres located north of Thomas Road, south of Bethany Home Road alignment, east of Sun Valley Parkway, and west of Turner Road alignment. The removed acreage is proposed to be rezoned separately through the Cascade Planned Area Development (PAD); and providing for repeal of conflicting ordinances and severability.

GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:
A Safe and Sustainable Quality of Life

SUMMARY

PROJECT DESCRIPTION:

William E. Lally, Tiffany & Bosco, P.A., on behalf of the affected property owners, is requesting approval of a Major Amendment to the Elianto Community Master Plan (CMP). The amendment would remove approximately 2,771 acres from the existing Elianto CMP, reducing the CMP from approximately 3,931 acres to approximately 1,104.6 acres located west of Sun Valley Parkway. No changes are proposed to the land use plan, development standards, or development allowances applicable to the property remaining within the Elianto CMP. The removed acreage is proposed to be rezoned separately through The Cascade Planned Area Development (PAD). The Planning and Zoning Commission held a public hearing on September 22, 2026, and unanimously voted to recommend approval of the Major CMP Amendment to the City Council. Please review the attached staff report and exhibits for additional information and analysis.

This item was continued from the October 20, 2026, City Council meeting to allow additional time to finalize the Development Agreement associated with The Cascade PAD.

BENEFITS:

The proposed amendment allows a substantial, contiguous portion of the undeveloped Elianto CMP to be replanned under a contemporary master planned community framework while preserving the existing entitlements applicable to the approximately 1,104.6 acres remaining within Elianto. The amendment also establishes a clearer separation between the two planning areas, with Sun Valley Parkway providing a logical boundary, and allows the removed acreage to be comprehensively planned through The Cascade PAD without altering the previously approved development rights of the retained Elianto

property.

FINANCIAL IMPACT STATEMENT:

See Planning Items 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:
PLZZ-26-0003 Elianto Major CMPA -Council Staff Report - 11-3-26.docx
Exhibit A - Aerial Vicinity Map.pdf
Exhibit B - Zoning Map.pdf
Exhibit C - General Plan Land Use Map.pdf
Exhibit D - Elianto CMPA Narrative.pdf
Exhibit E - Citizen Participation Report.pdf
Elianto CMPA and The Cascade PAD & DA (11-3-26 Council).pptx
Ordinance No. 29-26 Elianto Major Amendment with Exhibits 11.3.2026.pdf
2026.10.26 Continuance Request.pdf