CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 11/03/26	**AGENDA ITEM:** 5.B. DS - PH - The Cascade Planned Area Development and Development Agreement
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. 28-26 amending the Zoning Map of the City of Buckeye for approximately 2,771 acres generally located north of Thomas Road, south of Bethany Home Road alignment, east of Sun Valley Parkway, and west of Turner Road alignment from Planned Community (PC) with Elianto Community Master Plan (CMP) overlay to the Cascade Planned Area Development (PAD); and approving the accompanying Development Agreement establishing City and developer obligations associated with development of the property.

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 property owners Elianto LandValorem LP, CRG Thomas Road Partners LLC, and Ben-Horin Family Trust/SVP 360 LLLP, is requesting approval of The Cascade Planned Area Development (PAD) and accompanying Development Agreement for approximately 2,771 acres generally located north of Thomas Road, south of the Bethany Home Road alignment, east of Sun Valley Parkway, and west of the Turner Road alignment. The rezoning request would change the zoning of the subject property from Planned Community (PC) with Elianto Community Master Plan (CMP) Overlay to Planned Area Development (PAD) and establish a new master planned community framework allowing up to 11,600 dwelling units and between 30 and 115 acres of non-residential development. The PAD establishes land use, development, design, open space, circulation, infrastructure, and administrative standards for the property. The accompanying Development Agreement establishes City and developer obligations associated with development of the property and its infrastructure. Rezoning is the process of changing the zoning classification of a property, which determines how the land can be used. The Planning and Zoning Commission held a public hearing on September 22, 2026, and unanimously voted to recommend approval of The Cascade PAD to the City Council. Following the Commission hearing, the PAD's administrative structure was revised to replace the Master Developer designation with a Property Owner, Village Developer, and Parcel Developer framework, together with related coordination and implementation provisions. These revisions do not materially alter the PAD's overall development program, Land Use Budget, development standards, or design framework. 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 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 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.

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-25-0014 The Cascade PAD - 11-3-26 Council Staff Report.docx
Exhibit A - Vicinity Map.pdf
Exhibit B - Zoning Map.pdf
Exhibit C - General Plan Map.pdf
Exhibit D - Proposed PAD Narrative.pdf
Exhibit E - CItizen Participation Plan.pdf
Exhibit F - Certificate of Adequate School Facilities (Saddle Mountain Unified).pdf
Elianto CMPA and The Cascade PAD & DA (11-3-26 Council).pptx
Ordinance No. 28-26 Cascade Rezone to PAD with Exhibits 11.3.2026.pdf
2026.10.26 Continuance Request.pdf