

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 06/23/26	AGENDA ITEM: 3.C. Westpark - Major Community Master Plan (CMP) Amendment - PLZZ-25-0010
DATE PREPARED: 06/19/26	DISTRICT NO.: No. 1 (portions west of SR-85) and No. 2 (portions east of SR-85)
STAFF LIAISON: Ken Galica, Planning Manager, 623-349-6214, kgalica@buckeyeaz.gov	
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 - Major Community Master Plan (CMP) Amendment (Case No. PLZZ-25-0010) - Conduct a public hearing and recommend approval to the Mayor and City Council of a Major Amendment to approximately 1,948.2 acres within and adjacent to the Westpark Community Master Plan (CMP), expanding the CMP boundary through incorporation of land currently within the Westwind and Silver Rock Community Master Plans and additional adjacent acreage not currently within a Community Master Plan; modifying the CMP land use plan to expand opportunities for commercial, business park, and light industrial development west of SR-85; and revising associated development standards, design requirements, and exhibits.

SUMMARY

PROJECT DESCRIPTION:

Rob Gubser of Colliers Engineering & Design, on behalf of multiple property owners, is requesting approval of a Major Amendment to approximately 1,948.2 acres within and adjacent to the Westpark Community Master Plan (CMP). The request would expand the Westpark CMP boundary and modify the CMP land use plan, development standards, design requirements, and related exhibits.

The proposed amendment area consists of approximately 274.8 acres currently located within the Westpark CMP, approximately 741 acres currently located within the Silver Rock CMP, approximately 807 acres formerly located within the Westwind CMP, and approximately 125.4 acres not currently governed by a CMP. The acreage not currently governed by a CMP includes approximately 76 acres located north of the northeast corner of Lower Buckeye Road and Wilson Avenue and approximately 49.4 acres located south of the southwest corner of Lower Buckeye Road and 269th Avenue. Concurrent actions associated with this request include a CMP Amendment to the Silver Rock CMP, annexation of the 49.4-acre property south of Lower Buckeye Road, and a General Plan Amendment affecting the 125.4 acres not currently located within a CMP.

While the proposed amendment affects approximately 1,948.2 acres within and adjacent to the Westpark CMP, it does not modify the remaining portions of Westpark not included within the amendment area. Existing developed residential neighborhoods, schools, parks, and other community amenities located east of SR-85 will continue to be governed by the land use plan, development standards, design requirements, and other provisions currently in effect. As a result, the proposed amendment primarily affects undeveloped land and does not directly impact existing residents or previously approved development within Westpark.

A primary component of the request is modification of the CMP land use plan west of SR-85 to expand opportunities for commercial, business park, and light industrial development. The proposed land use framework is intended to create a large, cohesive employment area capable of accommodating a variety of employment-generating uses while capitalizing on the site's proximity to Interstate 10, Buckeye Airport, planned utility infrastructure, and other regional transportation facilities. Commercial and Business Park land uses are generally concentrated nearest Interstate 10 and other prominent corridors, creating opportunities for office, research, technology, data centers and other high-technology uses, and campus-style development while providing an appropriate transition to larger-scale light industrial uses located farther south within the planning area.

While the primary focus of the amendment is expansion of employment-oriented development opportunities west of SR-85, the request also includes limited revisions to the land use plan east of SR-85. These revisions include redesignation of certain areas from Commercial and Medium Density Residential to High Density Residential (HDR). The proposed HDR areas are generally located adjacent to SR-85 and are intended to provide an appropriate transition between existing and planned single-family residential neighborhoods and the SR-85 corridor while expanding housing choice within the Westpark community.

In addition to the proposed land use modifications, the amendment incorporates several enhancements intended to improve the overall character and functionality of the planning area. These include enhanced landscape setbacks and streetscape treatments along Lower Buckeye Road and Palo Verde Road that exceed typical Development Code requirements, expansion of the trail network consistent with the City's adopted Parks and Recreation Master Plan, minor modifications to roadway alignments, and limited updates to development standards and design requirements.

The purpose of the request is to consolidate multiple planning areas under a single CMP framework, allowing land uses, infrastructure, circulation systems, open space, trails, and development standards to be planned comprehensively across a larger and more cohesive area. The proposed amendment represents a continuation of the City's evolving vision for the portion of the SR-85 corridor within the Westpark area as a major employment center while preserving established residential neighborhoods and development expectations within existing developed portions of the community.

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

BENEFITS:

The proposed amendment advances the City's vision for the SR-85 corridor as a major employment center by creating a unified planning framework for nearly 2,000 acres of land. The request expands opportunities for high-quality employment development, improves the City's ability to attract large-scale employers requiring substantial contiguous acreage, and incorporates enhanced streetscape and trail improvements that will contribute to the long-term character and functionality of the area.

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

ATTACHMENTS:

[PLZZ-25-0010 Westpark Major CMPA - PZ Staff Report - PZ 6-23-26.docx](#)

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

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

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

[Exhibit D - Proposed Westpark CMPA Narrative.pdf](#)

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