PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

**NOTICE OF POSSIBLE QUORUM OF THE BUCKEYE CITY COUNCIL
A MAJORITY OF THE CITY COUNCIL MAY ATTEND THE REGULAR MEETING OF THE BUCKEYE PLANNING AND ZONING COMMISSION BUT NO LEGAL ACTION CAN OR WILL BE TAKEN BY THE CITY COUNCIL.**

CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
OCTOBER 27, 2026
AGENDA

City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326
6:00 p.m.
****Live streaming will be available via YouTube****
The doors will be open to the public at least 15 minutes prior to the start time of the meeting.

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (623) 349-6911, 72 hours in advance if you need a sign language interpreter or alternate materials for a visual or hearing impairment.

Voting Members will either attend in person or by telephone conference call or video presentation. Items listed may be considered in any order.

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

2. MINUTES

2.A Approval of minutes from the October 13, 2026 Planning and Zoning Commission regular meeting.
Staff Liaison: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623) 349-6211

3. REGULAR AGENDA

3.A Cloud Cap Energy Storage - Rezone (PLZZ-26-0012) - Conduct a public hearing and recommend approval to the Mayor and City Council of a Rezone of 57.4 acres from Planned Community (PC) to Single Family Residential 43 (R1-43) located approximately one-half mile west of the northwest corner of Sun Valley Parkway and 291st Avenue and south of the Sun Valley Substation, subject to conditions a) through h).
Staff Liaison: Mandy Woods, Principal Planner, swoods@buckeyeaz.gov, (623) 640-6093

3.B Monte Verde Wolff Multifamily - Major Community Master Plan Amendment (PLZZ-26-0010) -

Conduct a public hearing and recommend approval to the Mayor and City Council of the Community Master Plan Amendment for approximately 14 acres located east of the northeast corner of Lower Buckeye Road and Apache Road, subject to conditions (a) through (i).
Staff Liaison: Joseph Mueller, Senior Planner, Jmueller@Buckeyeaz.gov, (623) 204-5505

3.C Teravalis - Planned Area Development (PAD) - PLZZ-25-0013: Conduct a public hearing and recommend approval to the Mayor and City Council of a rezoning of approximately 33,939 acres (or approximately 53 square miles) generally bounded by the Jomax alignment on the north, Thunderbird and Cactus Road alignments on the south, 319th and 298th Avenue alignments on the east, and 379th and 355th Avenue alignments on the west (the area formerly governed by Douglas Ranch Community Master Plan) from Planned Community (PC) with Douglas Ranch Community Master Plan (CMP) Overlay to Planned Area Development (PAD), establishing a new master planned community framework allowing up to 130,000 residential dwelling units and approximately 3,542 acres of non-residential development, subject to the PAD's land-use budget provisions.
Staff Liaison: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov, (623) 349-6215

3.D Douglas Ranch - Major Community Master Plan (CMP) Amendment #2 (Case No. PLZZ-26-0011) - Conduct a public hearing and recommend approval to the Mayor and City Council of a Major Amendment to the approximately 35,379-acre Douglas Ranch Community Master Plan (CMP), removing a substantial portion of the property from the existing CMP in coordination with the separately approved Teravalis Planned Area Development (PAD), and preserving the existing development framework for approximately 1,440 acres comprising three (3) Arizona State Land parcels.
Staff Liaison: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov, (623) 349-6215

4. COMMENTS FROM THE PUBLIC

Any members of the audience may comment on non-agenda items. However, State Open Meeting Law does not permit the Commission to discuss items not specifically on the agenda. The Commission may direct inquiries to City staff.
Action Required: *None*

5. PLANNING MANAGER REPORT AND SUMMARY OF CURRENT EVENTS

6. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

Any regular or alternate Commissioner or Council Liaison may present a brief summary on current events
Action Required: *None; there will be no discussion, deliberation, proposals, or legal action.*

7. ADJOURNMENT