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
SEPTEMBER 22, 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 the minutes from the September 8, 2026 Planning and Zoning Commission regular meeting.
Staff Liaison: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov, (623.) 349-6211

3. REGULAR AGENDA

3.A BUCKAZ0281 - Conditional Use Permit (PLZU-26-0001) - Conduct a public hearing and approve a Conditional Use Permit for a cell tower within a total lease area of 1,876 square feet located west of the northwest corner of South Miller Road and West Broadway Road, subject to conditions a-e.
Staff Liaison: Patricia Cooley, Planner II, pcooley@buckeyeaz.gov, (623) 349-6233

3.B Elianto - Major Community Master Plan (CMP) Amendment (Case No. PLZZ-26-0003) - Conduct a public hearing and recommend approval to the Mayor and City Council of a Major Amendment

to the approximately 3,931-acre Elianto Community Master Plan (CMP), removing approximately 2,771 acres from the CMP to facilitate development of those properties under the concurrently proposed The Cascade Planned Area Development (PAD), while maintaining the previously approved land uses, densities, development standards, and design requirements applicable to the approximately 1,104.6 acres remaining within the Elianto CMP.
Staff Liaison: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214

3.C The Cascade - Planned Area Development (PAD) - PLZZ-25-0014: Conduct a public hearing and recommend approval to the Mayor and City Council of a rezoning of 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 from Planned Community (PC) with Elianto Community Master Plan (CMP) Overlay to Planned Area Development (PAD), establishing a new master planned community framework allowing up to 11,600 dwelling units and between 30 and 115 acres of non-residential development, together with associated land use, development, design, open space, circulation, infrastructure, and administrative standards.
Staff Liaison: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214

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