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
NOVEMBER 10, 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 27, 2026 Planning and Zoning Commission regular meeting.
Staff Liaison: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov, (623) 349-6211

3. REGULAR AGENDA

3.A Merit Buckeye Cotton Gin - Rezone (PLZZ-26-0019) - Conduct a public hearing and recommend approval to the Mayor and City Council for a rezone of approximately 138 acres from Rural Residential (RR) to Light Industrial (I-1) located south of the southwest corner of Baseline and Turner Roads, subject to conditions a) through j).
Staff Liaison: Sylvia Willem, Planner II, swillem@buckeyeaz.gov, (623) 349-6295

3.B MC 85 and Rooks Retail - Rezone (PLZZ-26-0009) – Conduct a public hearing and recommend approval to the Mayor and City Council a rezone of approximately 16.17 acres from Single-Family

Residential 43 (R1-43), Community Commercial (C-2), and Multi-Family 2 (MF-2), to Community Commercial (C-2) located on the northeast corner of MC 85 and Rooks Road, subject to conditions a) through j).
Staff Liaison: Andrea Marquez, Senior Planner Special Projects, amarquez@buckeyeaz.gov. (623) 349-6220

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

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 11/10/26	**AGENDA ITEM:** 2.A. MINUTES
DATE PREPARED: 11/05/26	**DISTRICT NO.:**
STAFF LIAISON: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov, (623) 349-6211	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Minutes

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Approval of minutes from the October 27, 2026 Planning and Zoning Commission regular meeting.

SUMMARY

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
10.27.2026.PZC.MinutesDRAFT.pdf

City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326
****Recording of this meeting is available via YouTube****

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL
Chairperson Ted Burton called the meeting to order at 6:00 p.m.

Members present: Chairperson Ted Burton, Commissioner Rebecca Puppe, Commissioner Deanna Kupcik, Vice Chair Anthony DiMascio, Commissioner Donald Bassler, Commissioner Sebastian Trupiano, Alternate Charles Hester seated for District 2, Alternate Les Manuel

Members absent: Commissioner Gina Ragsdale

Staff present: Planning Manager Ken Galica, Principal Planner Mandy Woods, Senior Planner Sean Banda, Assistant City Attorney Sharon Flack, City Traffic Engineer Anissa Gerard, Management Assistant Keri Hernandez

2. MINUTES
2A. APPROVAL OF MINUTES FROM THE OCTOBER 13, 2026 PLANNING AND ZONING COMMISSION REGULAR MEETING.
A motion was made by Commissioner Puppe and seconded by Commissioner Trupiano to approve minutes as presented. Approval 7-0. Motion carried.

3. REGULAR AGENDA
3A. CLOUD CAP ENERGY STORAGE – REZONE (PLZZ-26-0012)
Principal Planner Mandy Woods presented and was available to answer questions from the Commission. Invenergy project representatives Isabel Zollinger and Taylor Bradshaw presented and were available to answer questions from the Commission. A public hearing opened at 6:22 p.m.
Commissioner Puppe inquired about the average battery life span. Ms. Bradshaw informed the Commission that twenty years is the typical lifespan of this type of project.
Commissioner Trupiano asked if this site would be prepared for new and different technologies under current development in the future. Ms. Zollinger informed the Commission that development of other chemistries could be considered and discussed at the Conditional Use Permit (CUP) phase of the project. Mr. Trupiano asked for confirmation that this case was only for the rezone. Ms. Woods confirmed that the rezone is the beginning of the project process.
Resident Kristiana Faddoul-Pepper spoke of her support for this project.
Resident Kimberly Faddoul spoke of her support for this project.
With there being no further comments, the public hearing closed at 6:29 p.m.
A motion was made by Vice Chair DiMascio and seconded by Commissioner Bassler to recommend approval to the Mayor and City Council as presented subject to conditions ‘a – h’. Approval 7-0. Motion carried.

3B. MONTE VERDE WOLFF MULTIFAMILY – MAJOR COMMUNITY MASTER PLAN AMENDMENT (PLZZ-26-0010)

Senior Planner Sean Banda presented and was available to answer questions from the Commission.
Representative Jeff Blilie presented and was available to answer questions from the Commission.
Commissioner Bassler spoke of his concerns with the school system being able to support future growth.
Commissioner Trupiano asked what project will be developed on the land west of the presented. Mr. Banda informed the Commission that planning of the property to the west is unknown at this time. Mr. Blilie informed the Commission that from his understanding, the balance of the Monte Verde CMP will go through an amendment to establish and confirm the land use. Mr. Trupiano asked if extra turning lanes will be included in the improvements when the traffic signal is installed. Mr. Blilie informed the Commission that there will be some turn lanes but will have to work within the parameters of the right-of-way.
A public hearing opened at 6:44 p.m.
With there being no comments, the public hearing closed at 6:44 p.m.
A motion was made by Commissioner Trupiano and seconded by Commissioner Puppe to recommend approval to the Mayor and City Council as presented subject to conditions 'a – i'. Approval 7-0. Motion carried.

3C. TERAVALIS – PLANNED AREA DEVELOPMENT (PAD) (PLZZ-25-0013)

Senior Planner Sean Banda presented and was available to answer questions from the Commission.
Applicant Bill Lally presented and was available to answer questions from the Commission.
Commissioner Trupiano asked for verification of the transportation plan and connection to the area. Mr. Lally explained that the master traffic impact analysis (TIA) indicates that the streets extend outside the community and connecting to the city's street classification map. City Traffic Engineer Anissa Gerard informed the Commission that Howard Hughes is working on solutions for the northern portion along the Jomax Road alignment, and the Surprise master plan is working on the solution of arterial streets that travel east and west that will meet up with the roads in Buckeye. Mr. Trupiano asked if the Commission would be given the opportunity to review possible data centers that would be permitted uses. Mr. Banda informed the Commission that although there have been no discussions on data centers on this property, any future data centers would be administratively reviewed. Mr. Galica added that staff has worked with the applicant to create the section of requirements that are intended to limit water usage associated with a data center, and there is significant specific requirements on noise and vibrations that are not yet in place for the rest of the city at this time. Mr. Banda explained that this PAD having very extensive standards in place will ensure checks and balances are in place with the different levels of planning development.
Commissioner Bassler commended the applicant with the amount of planning for potential educational needs and the extended reach-out notification area.
Vice-Chair DiMascio asked if there is any information that can be provided for the future development of I-11. Mr. Lally informed the Commission that there is extensive communication with the planning of the I-11.
A public hearing opened at 7:20 p.m.
With there being no comments, the public hearing closed at 7:20 p.m.
A motion was made by Vice Chair DiMascio and seconded by Commissioner Bassler to recommend approval to the Mayor and City Council as presented subject to conditions 'a – q'. Approval 7-0. Motion carried.

3D. DOUGLAS RANCH – MAJOR COMMUNITY MASTER PLAN AMENDMENT #2 (PLZZ-26-0011)

Senior Planner Sean Banda presented and was available to answer questions from the Commission.
A public hearing opened at 7:22 p.m.
With there being no comments, the public hearing closed at 7:22 p.m.
A motion was made by Commissioner Kupcik and seconded by Commissioner Puppe to recommend approval to the Mayor and City Council as presented. Approval 7-0. Motion carried.

4. COMMENTS FROM THE PUBLIC
None

5. PLANNING MANAGER REPORT AND SUMMARY OF CURRENT EVENTS
Mr. Galica informed that Commission of upcoming meeting items and introduced Bennett Folk as the new Planning Intern with the Planning division in Development Services.

6. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS
Commissioner Trupiano commended the success of the Buckeye Halloween Carnival, the opening of the Verrado Marketplace District, and the upcoming downtown project with the San Linda hotel.

7. ADJOURNMENT
With there being no further business, Chairperson Burton adjourned the meeting at 7:28 p.m.

_____
Ted Burton, Chairperson

ATTEST:

_____
Keri Hernandez, Management Assistant

I hereby certify that the foregoing is a true and correct copy of the Planning and Zoning Commission Regular Meeting held on the 27th day of October 2026. I further certify that a quorum was present.

_____
Keri Hernandez, Management Assistant

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 11/10/26	**AGENDA ITEM:** 3.A. Merit Buckeye Cotton Gin - Rezone - PLZZ-26-0019
DATE PREPARED: 11/05/26	**DISTRICT NO.:** Council District 2
STAFF LIAISON: Sylvia Willem, Planner II, swillem@buckeyeaz.gov, (623) 349-6295	
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) Merit Buckeye Cotton Gin - Rezone (PLZZ-26-0019) - Conduct a public hearing and recommend approval to the Mayor and City Council for a rezone of approximately 138 acres from Rural Residential (RR) to Light Industrial (I-1) located south of the southwest corner of Baseline and Turner Roads, subject to conditions a) through j).

SUMMARY

PROJECT DESCRIPTION:
Nicholaus Fischer with Merit Partners Inc. and George Pasquell III with Withey Morris Baugh, on behalf of Wade Accomazzo, are requesting approval of a Rezone of approximately 138 acres located south of the southwest corner of Baseline and Turner Roads. The applicant is requesting to rezone the property from Rural Residential (RR) to Light Industrial (I-1). Once rezoned, the intent is to develop the site with enclosed light industrial uses. In addition, a Minor Subdivision to combine the parcels of the subject site and a Site Plan will be submitted for review. The Site Plan cannot be approved unless the Rezone is approved. Please review the attached staff report and exhibits for additional information.

BENEFITS:
The subject Rezone will lead to additional employment opportunities and enhance the economic vitality within the City of Buckeye.

FUTURE ACTION:
Approval of the proposed Rezone is anticipated to be considered by the City Council on December 15, 2026.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLZZ-26-0019 Merit Buckeye Cotton Gin - P&Z Final Staff Report - 11-10-26.docx
Exhibit E- PLZZ-26-0019 Merit Buckeye Cotton Gin- Citizen Participation Report.pdf

REZONE

Report to the Planning and Zoning Commission

CASE NUMBER:	**PLZZ-26-0019**
TITLE:	**Merit Buckeye Cotton Gin Rezone**
MEETING DATE:	**November 10, 2026**

Applicant:	Nicholaus Fischer of Merit Partners Inc. and George Pasquel III of Withey Morris Baugh on behalf of Wade Accomazzo
Request:	Rezone from Rural Residential (RR) to Light Industrial (I-1)
Council District:	2
Location:	Located south of the southwest corner of Baseline and Turner Roads. Refer to the Vicinity Map (Exhibit A)
Site Size:	Approximately 138 acres
Public Input:	A neighborhood meeting was held on September 29, 2026, with two members of the public in attendance. General questions were raised regarding the proposed development and surrounding area. No opposition was expressed. All required public hearing notices have been completed. Refer to the Public Participation Summary for additional information.
Recommendation:	**Conduct a Public Hearing and Recommend approval of Case PLZZ-26-0019 to the Mayor and City Council, subject to conditions a) through j)**

PROJECT DESCRIPTION:

1. Nicholaus Fischer of Merit Partners Inc. and George Pasquel III of Withey Morris Baugh, on behalf of Wade Accomazzo, are requesting approval of a Rezone of approximately 138 acres located south of the southwest corner of Baseline and Turner Roads (Exhibit A). The applicant is requesting to rezone the property from Rural Residential (RR) to Light Industrial (I-1) to accommodate future light industrial development, potentially including manufacturing, warehousing, and distribution uses. The I-1 District also permits a range of other industrial and employment-generating uses, including processing, service, storage, wholesale, and research and development activities. Although no specific user or Site Plan has been proposed, the Rezone would establish the zoning framework for the property's future industrial development.

2. A Minor Subdivision will be required to consolidate the existing parcels, totaling approximately 138 acres, and a subsequent Site Plan review will be required to demonstrate compliance with the I-1 standards of the City of Buckeye Development Code. These applications may be submitted concurrently for review. Located near State Route 85, the property presents an opportunity to transition from agricultural use to employment-generating industrial development. The Rezoning Narrative (Exhibit D) provides additional details about the applicant's anticipated plans for the property. The proposed Rezone is anticipated to be scheduled for consideration at the December 15, 2026, City Council public hearing.

AREA CONTEXT:

3. **Table 1:** Existing Land Use, General Plan Designation, and Zoning District:

	LAND USE	GENERAL PLAN	ZONING
Subject Property	**Vacant Rural Property**	**Employment**	**Rural Residential (RR)**
North	Union Pacific Railroad/ Agricultural uses	Employment	General Commerce (GC)
South	Buckeye Canal/ Agricultural uses	Employment	Rural Residential (RR)/ General Commerce (GC)
East	Industrial/Residential uses	Employment	General Commerce (GC)/ County- Rural (RU-43)
West	Agricultural uses	Employment	General Commerce (GC)

PUBLIC PARTICIPATION SUMMARY:

4. A neighborhood meeting, providing an opportunity for interested parties to learn more about the request, was held on September 29, 2026, at 6:00 P.M. at Holiday Inn Express and Suites Phoenix West- Buckeye located at 445 S. Watson Rd. The City of Buckeye Development Code requires written notices to property owners within 500 feet of the subject site for an area greater than twenty (20) acres. The applicant opted to mail the notices to property owners within 1000 feet (500 feet beyond the requirement) of the subject site on September 14, 2026, fifteen (15) days prior to the date of the meeting.

5. In addition to the applicant, City staff, and Councilmember Craig Heustis, two residents attended the neighborhood meeting. The residents asked general questions regarding project timing, potential end users, infrastructure, and future development in the surrounding area. No opposition to the proposed Rezone was expressed. Outside of the residents in attendance at the neighborhood meeting, staff has not received any written or verbal feedback from the public pertaining to this request. Please refer to the Citizen Participation Report (Exhibit E) for more information.

6. All required notifications of this public hearing were completed at least fifteen (15) days in advance of the meeting date, as follows:

Notification Element	Date
Published in the Arizona Business Gazette, Republic Edition	October 21, 2026
Site Posted	October 23, 2026
Mailing Notice to Property Owners Within 1000 Feet of Site	October 22, 2026

BACKGROUND:

7. *April 1, 2008: The subject property was annexed into the Town of Buckeye and assigned Rural Residential (RR) zoning under Ordinance 16-08.*
8. September 10, 2026: The applicant submitted a Rezone application under Case PLZZ-26-0019.
9. September 29, 2026: A neighborhood meeting was held at Holiday Inn Express and Suites; see Public Participation Summary for additional information.
10. *November 10, 2026:* The item is scheduled for Planning and Zoning Commission.

11. *December 15, 2026 (anticipated): City Council is scheduled to consider adoption of an ordinance approving the proposed Rezone for the subject property.*

ANALYSIS:

Conformance with the General Plan

12. The property is designated Employment by the General Plan Land Use Map (Exhibit B). The Employment designation denotes areas of development that have a focus on employment opportunities that contribute to the overall local and regional economy. This may include industrial uses, such as warehouses and manufacturing facilities, as well as business parks. The proposed rezoning to Light Industrial (I-1) is therefore consistent with the property's General Plan land use designation.

13. Portions of the property are located within the General Plan's Employment Transition Area (ETA), which applies to Employment-designated properties within one-quarter mile of a Neighborhood land use designation. While the ETA does not change the underlying Employment designation or preclude industrial development, it establishes additional expectations for compatibility with nearby existing and future residential uses. Future development within the ETA will be subject to applicable design standards intended to minimize impacts on surrounding neighborhoods, including an upscale, business park-like appearance along adjacent arterial roadways, landscaping, screening, setbacks, and building design. Compliance with these requirements will be evaluated during subsequent Site Plan review.

14. The proposed rezone, if approved, will implement policies of the General Plan, including:

    - Expanding the contiguous area for development of employment generating uses in furtherance of General Plan ("GP") Policy G-7.1: "The City of Buckeye should identify and protect areas suitable for large scale office park and industrial activities, such as distribution, logistics, manufacturing, and other employment type uses within the City's MPA"; and
    - Furthering the City's Economic Development related goals of attracting businesses in the logistics and advanced manufacturing sectors and meeting desired jobs to population ratios outlined in GP Policy G-1.8: "The City of Buckeye will encourage commerce and business employment centers that respond to the City's economic needs and that correspond with Buckeye's targeted economic sectors" and GP Policy G-7.3: "The City of Buckeye will have an average of one to one jobs per household."

Land Use and Zoning

15. The property is currently zoned Rural Residential (RR), an obsolete zoning district intended to accommodate low-density residential development in outlying areas where public services may not be available. While the RR zoning reflects the property's historical agricultural and rural character, it does not align with the current General Plan designation of Employment.

16. The proposed Light Industrial (I-1) zoning would facilitate the transition of the property from its historical agricultural use to employment-generating industrial development, consistent with the General Plan's Employment designation. The I-1 District is intended to accommodate light industrial uses, including manufacturing, warehousing, and distribution, which are appropriate for the property's location and surrounding development pattern.

17. The property's location is well suited for industrial development due to its proximity to State Route 85, which provides regional transportation connectivity, and the adjacent Union Pacific Railroad corridor. The approximately 138-acre site also provides an opportunity to accommodate larger-scale industrial and employment-generating uses consistent with the General Plan's Employment designation. These characteristics make the property suitable for the manufacturing, warehousing, distribution, and other industrial uses permitted within the I-1 District.

18. The proposed I-1 zoning is also compatible with the surrounding land use pattern. Properties to the north, south, east, and west are designated Employment by the General Plan, and much of the surrounding area is already zoned General Commerce (GC). Existing industrial development east of Turner Road further supports the transition of this area from agricultural to employment-generating uses. Although some residential uses remain in the vicinity, future industrial development will be subject to applicable Development Code standards, including those associated with the Employment Transition Area, to address compatibility with surrounding properties.

Future Development

19. No specific development project or Site Plan has been proposed as part of this Rezone application. The requested I-1 zoning would establish the framework for future industrial development, with the ultimate uses and site configuration determined through subsequent development applications.

20. Future development will require administrative Site Plan approval and compliance with applicable Development Code requirements, including the dimensional standards in Table 4.1-3, site layout, building design, setbacks, landscaping, screening, parking, access, and circulation. Development within the Employment Transition Area will also be evaluated for compliance with applicable design and compatibility standards, as discussed previously in this report.

21. The property will be serviced by City of Buckeye Police, City of Buckeye Fire, and will be within the City of Buckeye sewer and water service areas.

22. The property is located within the Buckeye Union High School and Buckeye Elementary School Districts; development of the site with industrial uses will not result in any direct impacts on either district.

RECOMMENDATION:

23. Staff recommends the Planning and Zoning Commission hold a public hearing and recommend approval of the Rezone for Buckeye Merit Cotton Gin (Case PLZZ-26 -0019) to the Mayor and City Council, subject to Conditions a) through j), for the following reasons:
    - The Rezone furthers the goals of the Buckeye General Plan by contributing to the City's economic vitality and creating employment opportunities;
    - The Rezone conforms to the General Plan land use designation of Employment;
    - The Rezone conforms to all Buckeye Development Code requirements; and
    - Reviewing City departments have no objections to approval, subject to the recommended conditions of approval.

Project Specific

a. The property owner(s) and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as a result of this approval.
b. With respect to a right-of-way declared in the document recorded in Book 3, Page 16 (Recording No. 19270018723), Official Records of Maricopa County, Arizona, at the time of, or prior to, the recordation of any new plat or Minor Subdivision for the property, such plat or Minor Subdivision shall include language to remove any rights or easements created by the County records in relation to said Book 3, Page 16.
c. The Minor Subdivision or plat will include the following proposed language, OR AS OTHERWISE AGREED TO:

i. The right-of-way proposed in the document recorded in Book 3, Page 16 (Recording No. 19270018723), Official Records of Maricopa County, Arizona, was never properly dedicated to or accepted by Maricopa County or the City of Buckeye. The recordation of this final plat formally abandons and deems said previous suggested right-of-way entirely invalid, void, and of no further force or effect.

Traffic

d. Prior to the issuance of any civil permit, the Property Owner/Developer shall pay a pro rata share cost of up to nine (9) regional future traffic signals to be installed within this section of land. The pro rata share is based on a ratio of the project acreage to the developable acreage within the section. The sectional contribution is to be based on the following allocation of costs: (i) 25 percent share of four (4) possible signals at arterial street intersections; (ii) 50 percent share of four (4) possible signals at half-mile collector street intersections or project entries; and (iii) 100 percent share of one (1) possible signal internal to this project. The cost shall be based on an anticipated signal cost as determined by the City. The signal fee will be for the entire parcel of development regardless of any lots that may be split into different parcels such as a multi pad commercial development.
e. Prior to approval of a site plan or pre-plat, a Traffic Impact Analysis is required to be submitted and approved. All requirements of the Traffic Impact Analysis shall be reflected on the approved construction drawings.
f. All non-regional traffic signals that are required by this project shall be funded and constructed by this project prior to C of O.
g. All regional traffic signals required by this project shall be constructed by this project prior to C of O. This may have a reimbursable component from the regional signal fees collected by the City from other parcels per City Engineer approval.
h. All medians required for controlling site access (RI/RO, ¾ (RI/RO/LI)) shall be constructed with this development.
i. In the event that access to and within the project is deemed a threat to public safety and security by the City, the City has broad authority to take such action as it deems necessary to address such a threat until such time as the Property Owner/Developer eliminates the safety concerns to the City's satisfaction. The Property Owner/Developer is responsible for revising the roadway and access layout to alleviate the City's concerns with respect to public safety and security.

Any such changes will be considered a minor change to existing site plan approvals and shall be approved by the City.

j. ITS conduits (2 7-way micro-ducts) must be installed along Turner Road per City standards, including any necessary splice boxes.

ATTACHMENTS:

Exhibit A – Vicinity Map
Exhibit B – General Plan Land Use Map
Exhibit C – Existing Zoning Map
Exhibit D – Rezoning Narrative
Exhibit E – Citizen Participation Report

Prepared By:
Sylvia Willem, Planner II

Reviewed By:
Ken Galica, Planning Manager

Merit Buckeye Cotton Gin

South of the SWC of Baseline & Turner Roads

Citizen Participation Report

Rezoning

PAC #PLZM-26-0080

October 2026

WITHEY MORRIS BAUGH

I. Introduction

The purpose of this Citizen Participation Report is to provide a summary of efforts to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site. The Applicant is requesting a rezoning from Rural Residential (RR) to Light Industrial (I-1) to facilitate future development as a manufacturing and distribution center. The subject site is comprised of three (3) parcels totaling roughly 138-acres located south of the southwest corner of Baseline and Turner Roads (the "Property"). See Aerial Map enclosed at **Tab 1**.

The proposed rezoning is consistent with the City of Buckeye 2040 General Plan designation of Employment and represents a logical transition of the Property from its historic agricultural use to employment-generating development.

II. Contact

George Pasquel III
Withey Morris Baugh, PLC
2121 E Highland Avenue
Phoenix, Arizona 85016
602-230-0600
Email: George@wmbattorneys.com

III. Contact List

Parties affected by zoning applications are typically those closest to an application property. Because of this, the City requires notice letters to be sent to all owners within 300 feet of an application, 500 feet for project larger than 20 acres. To ensure even greater outreach, this Applicant doubled the outreach distance to 1,000 feet from the Property, as identified by the Maricopa County Assessor's Map. A copy of the contact list and map of the mailing area are enclosed at **Tab 2**. Any other interested parties as provided by the City can also be added to this mailing list.

IV. Notification & Open House Meeting

On September 14, 2026, the above noted contact list was used to send out first class letters regarding the application. (See affidavit and letters enclosed at **Tab 3**) The letters introduced the Applicant, provided information on the project, provided contact information

for the City and the Applicant, and invited the recipient to a Neighborhood Meeting to learn about the application.

On September 29, 2026, an open house meeting was conducted at the Holiday Inn Express & Suites at 445 S. Watson Road in Buckeye. Two (2) members of the public attended the meeting. A councilmember and two (2) city employees also attended the meeting. See sign in sheet enclosed at **Tab 4**). Project exhibits were on display and members of the development team were on hand to discuss the project and answer questions.

V. Questions / Discussion

Overall attendees had general questions pertaining to project timing, potential end users, infrastructure and overall development in the area. No one in attendance voiced opposition to the application.

VI. Continued Inquiries. Response Procedures

Our office will continue to be available to discuss this project with any interested parties. Relevant inquiries will be documented and provided to Staff as needed.

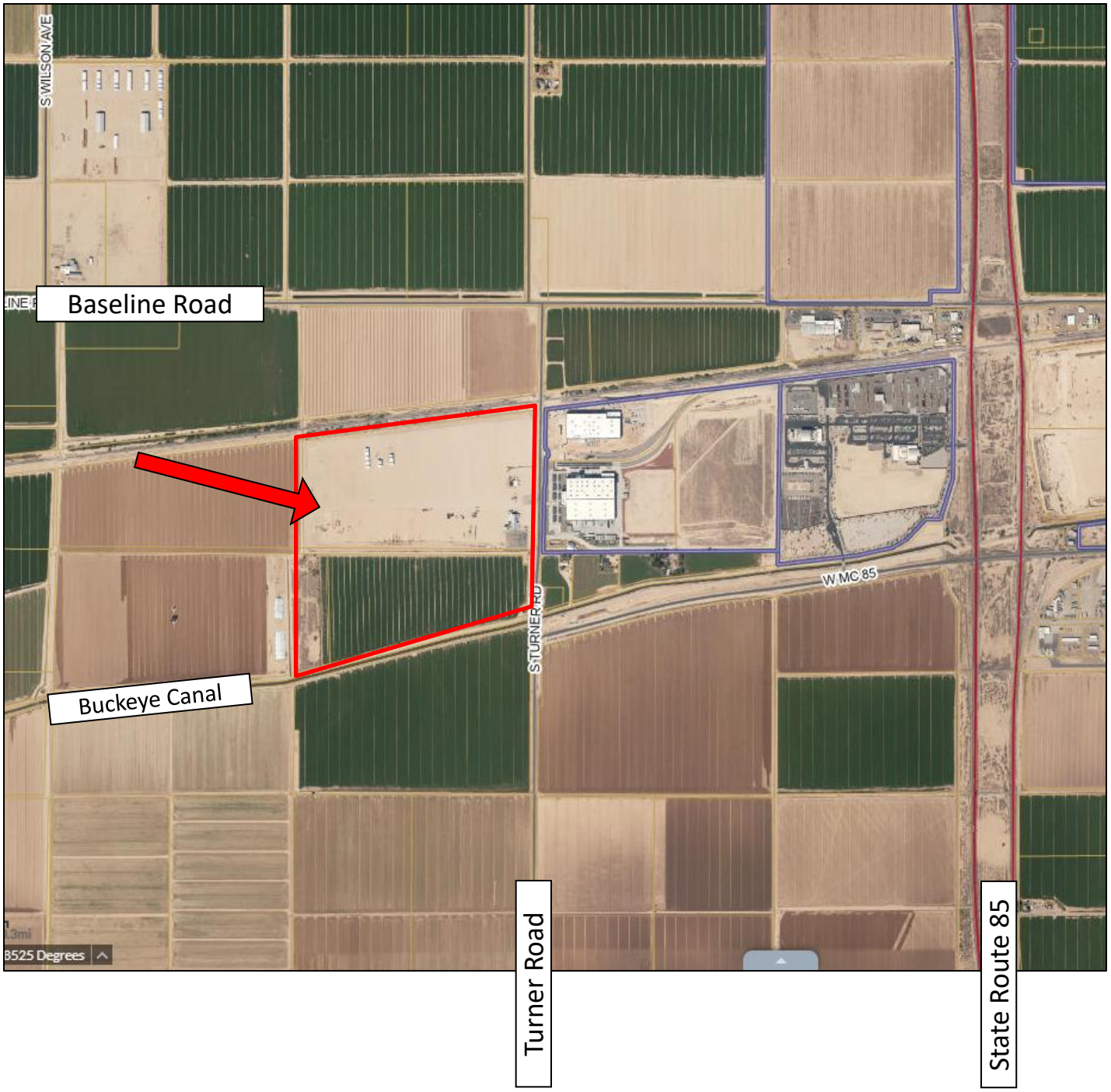
VII. Estimated Schedule for Project

1.	Pre Application Meeting	July	2026
2.	Citizen Participation Plan Provided to City	Aug	2026
3.	Notification Letters Mailed Out	Sep	2026
4.	Application Filed	Sep	2026
5.	Neighborhood Meeting Conducted	Sep/Oct	2026
6.	Citizen Participation Report Provided to City	Oct	2026
7.	Sign Posting / Hearing Notice Letters	Nov	2026
8.	Planning Commission	Nov	2026
9.	City Council	Dec	2026

* Dates are subject to change

Tab 1

Aerial Map



NWC of Turner & Buckeye Canal

N

Tab 2

1,000 Foot Buffer



NWC of Turner & Buckeye Canal

N

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP
2601 W HIGHWAY 85 LLC	1820 E DEER VALLEY RD	PHOENIX	AZ	85026
ATT LAND COMPANY LLC	14949 W BROADWAY RD	GOODYEAR	AZ	85338
BLUE POLYMERS LLC	1900 SUMMIT TOWER BLVD STE 900	ORLANDO	FL	92810
CARMICHAEL FARMS	PO BOX 76	PALO VERDE	AZ	85343
CITY OF BUCKEYE	530 E MONROE AVE	BUCKEYE	AZ	85326
FARMERS LAND COMPANY INC	14929 W BROADWAY RD	GOODYEAR	AZ	85338
HILL COREY E/KARI L	8201 S TURNER RD	BUCKEY	AZ	85326
LUGO FRED L/MARY JO	8201 S TURNER RD	BUCKEYE	AZ	85326
MELTON HAYDEN STEVEN/AMY NATALYNN	25463 W LINCOLN AVE	BUCKEYE	AZ	85326
MP BUCKEYE LOGISTICS PARK QOZB LLC	2555 E CAMELBACK RD STE 180	PHOENIX	AZ	85016
PARKER ERNEST R & MARY N	8405 S 274TH AVE	BUCKEYE	AZ	85326
RADOS PROPERTIES-ARIZONA LAND LLC	2002 E MCFADDEN AVE 200	SANTA ANA	CA	92705
REHRIG PACIFIC COMPANY	900 CORPORATE CENTER DR SUITE 600	MONTEREY PARK	CA	91754
SYNERGY ULTIMATE INVESTMENTS L L C	4030 INDUSTRIAL WAY STE 109	WICKENBURG	AZ	85390
TRUST NO 10567TRTAZ	4800 N SCOTTSDALE RD STE 4300	SCOTTSDALE	AZ	85251
UNION PACIFIC RAILROAD COMPANY	1400 DOUGLAS STOP 1580	OMAHA	NE	68179
UNION PACIFIC RAILROAD COMPANY	1400 DOUGLAS STOP 1640	OMAHA	NE	68179
City of Buckeye Attn: Sylvia Willem Marcor Development Services- Planning	945 N. 215th Ave, Suite 137	Buckeye	AZ	85326

Tab 3

Affidavit of Mailing Notice

Case Number: PLZM-26-0080

Project Name: Merit Buckeye Cotton Gin

Applicant Name: George Pasquel III / Withey Morris Baugh, PLC

Location: 8300/8524 South Turner Road, Buckeye

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statue, the applicant for public hearings in the City of Buckeye shall secure the names and addresses of all property owners within 300 feet / 500 feet *(circle one)* of all property lines of the subject application property through a title company or the Maricopa County Assessor's web site and shall send the notice of public hearing / neighborhood meeting *(circle one)* to each said owner no less than fifteen (15) days prior to the date of the public hearing / neighborhood meeting *(circle one)*.

I confirm that I secured the names and addresses of all property owners within 300 feet / 500 feet *(circle one)* of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and did send the required notice to each said owner no less than fifteen (15) days prior to the public hearing / neighborhood meeting *(circle one)*.

See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: George Pasquel III

SUBSCRIBED AND SWORN before me this 14th day of September, 2026, by:

Serena Chiaramonte
Notary Public

SERENA CHIARAMONTE
Notary Public, State of Arizona
Maricopa County
Commission # 691959
My Commission Expires
February 22, 2030

My Commission Expires:
February 22nd, 2030

WITHEY MORRIS BAUGH

September 14, 2026

Re: Notice of Open House and Rezoning for "Project Sun," located South of the Southwest Corner of Baseline and Turner Roads, Buckeye, Arizona

Dear Property Owner or Homeowner Association Representative:

Our office represents Merit Partners ("Merit") regarding the approximately 138-acre property located south of the southwest corner of Baseline and Turner Road, Assessor Parcel #s 401-08-007H, 401-08-006F, and 401-08-006E (the "Property"), as shown on the enclosed aerial map. Merit is an Arizona based development company specializing in industrial, flex and office properties. The purpose of this letter is to inform you of a forthcoming application to rezone the Property from Rural Residential (RR) to Light Industrial (I-1) to facilitate its future development as a manufacturing and distribution center and to invite you to an open house meeting to view and discuss the request.

The request is consistent with the City of Buckeye 2040 General Plan, which, as shown on the enclosed map, designates the Property as *Employment*. It is also in-line with adjacent and planned redevelopment of the area, including a recent industrial development immediately east of the Property. Although a specific user or site plan is not yet proposed, the rezoning will help facilitate the Property's eventual employment / industrial development. The Property is well positioned for such development given its proximity and access to State Route 85, adjacency to the Union Pacific Railroad, and surrounding General Commerce (GC) zoning and industrial development. The request will also help to further the City's goals of expanding its employment base, attracting investment, and promoting long-term economic vitality.

If you would like to meet the development team or learn more about the request, we will be conducting an open house meeting as follows:

Date:	Tuesday, September 29, 2026
Time:	6:00 pm
Location:	Holiday Inn Express & Suites Phoenix West - Buckeye 445 South Watson Rd, Buckeye, AZ 85326

You are welcome to attend this meeting, but if you are unable to attend, I would be happy to speak with you about this project. You can contact me at George@wmbattorneys.com or 602.230.0600. You may also contact the City Planner assigned to the project, Sylvia Willem, swillem@buckeyeaz.gov or 623.349.6295. Please reference the pre-application number: PLZM-26-0080. Future public hearings before the City of Buckeye Planning Commission and City Council are planned for this project. Those hearings have not yet been scheduled. Future mailings and signs posted on site will provide hearing information when available.

Again, please do not hesitate to contact me if you would like to discuss this project. Thank you for your courtesy and consideration.

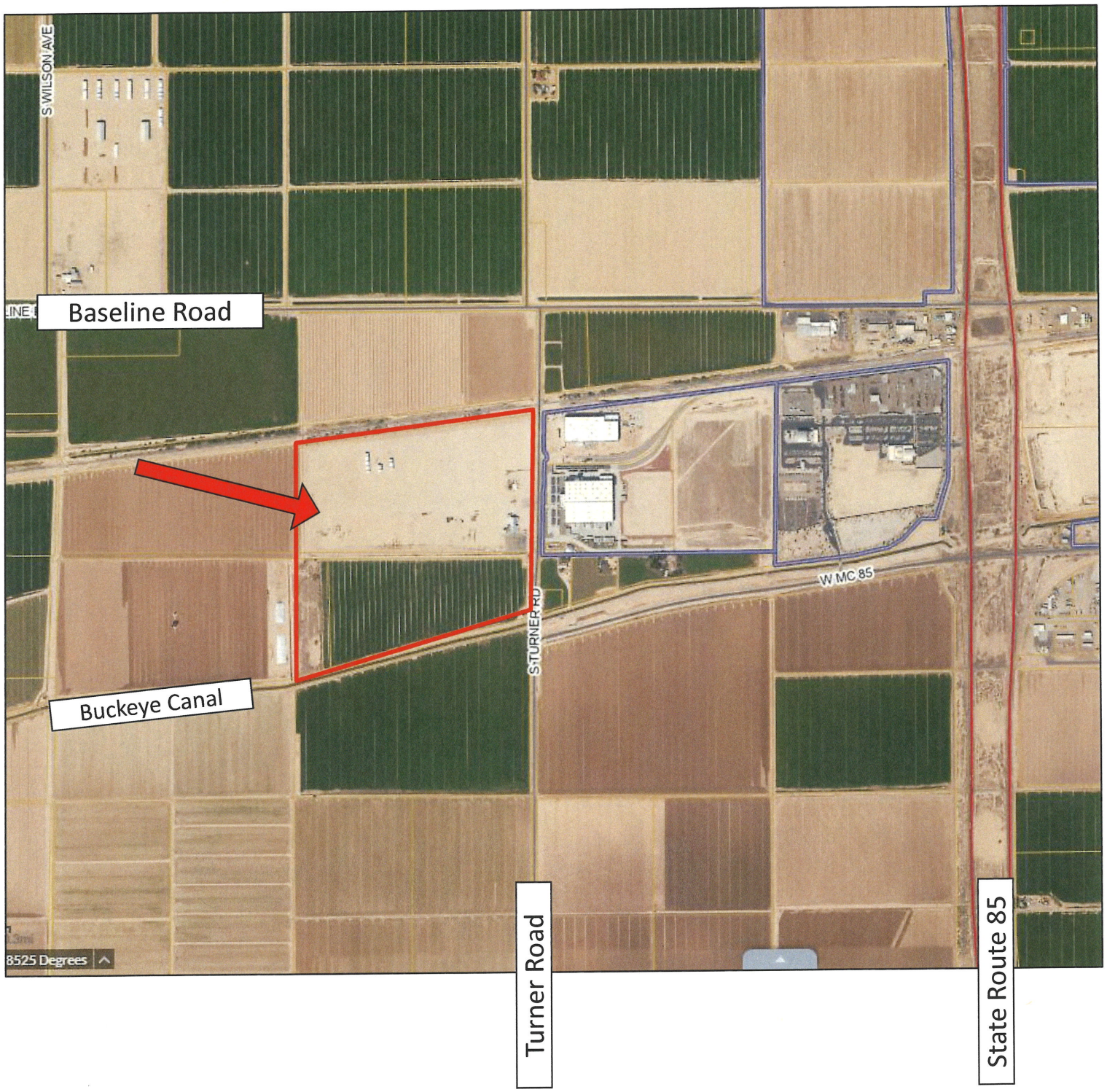
Sincerely,
WITHEY MORRIS BAUGH, P.L.C.

By
George Pasquel III

Attachment(s): Site Aerial Map, General Plan Map

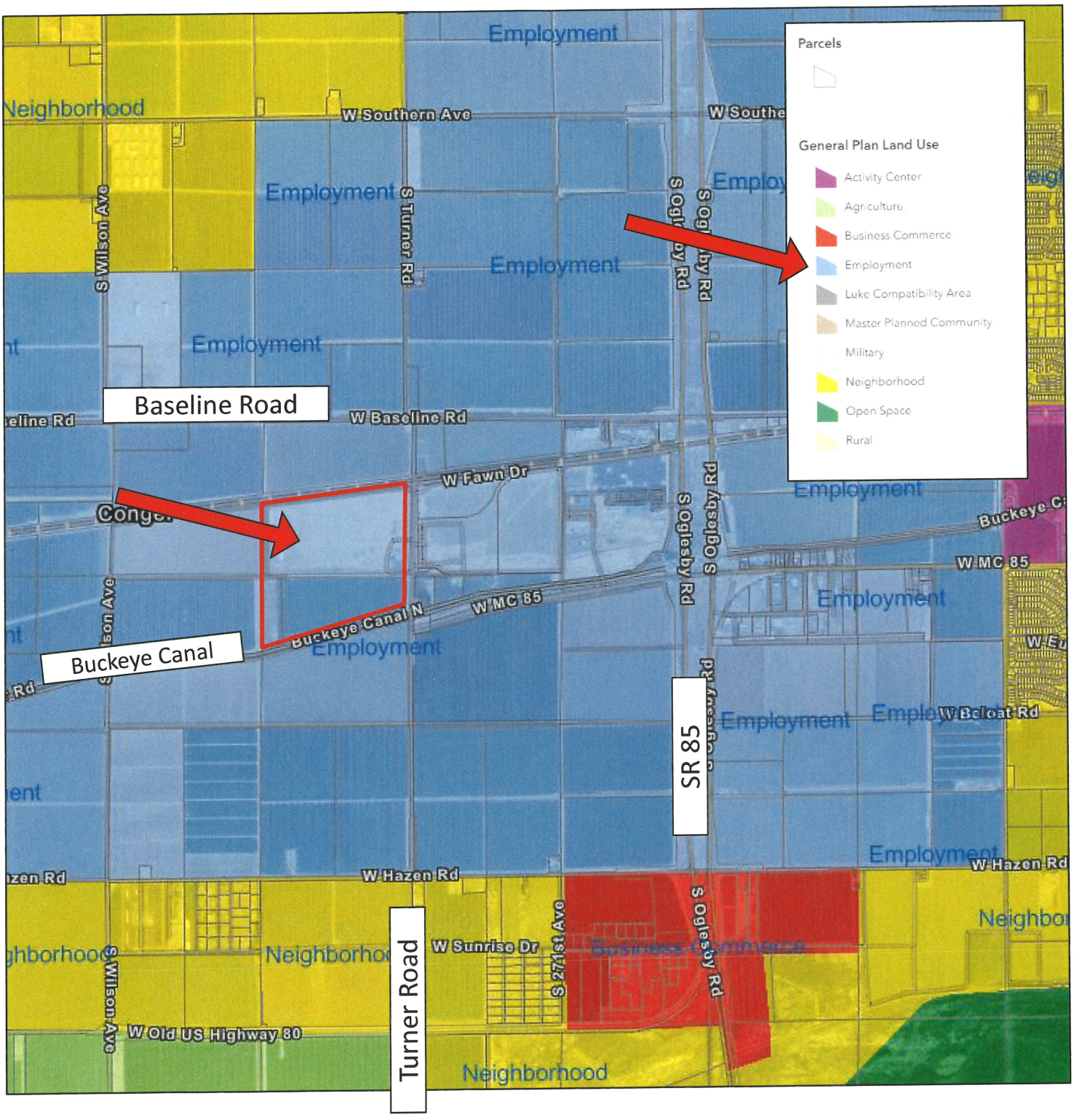
P: 602.230.0600
F: 602.212.1787
wmbattorneys.com
info@wmbattorneys.com
2121 E Highland Ave
Phoenix, AZ 85016

Aerial Map



NWC of Turner & Buckeye Canal

General Plan Land Use Map = *Employment*



NWC of Turner & Buckeye Canal

N

AVERY 5160®
Easy Peel® Address Labels
Bend along line to expose Pop-up Edge®
Go to avery.com/templates
Use Avery Template 5160

2601 W HIGHWAY 85 LLC
1820 E DEER VALLEY RD
PHOENIX, AZ 85026

ATT LAND COMPANY LLC
14949 W BROADWAY RD
GOODYEAR, AZ 85338

BLUE POLYMERS LLC
1900 SUMMIT TOWER BLVD STE 900
ORLANDO, FL 92810

CARMICHAEL FARMS
PO BOX 76
PALO VERDE, AZ 85343

CITY OF BUCKEYE
530 E MONROE AVE
BUCKEYE, AZ 85326

FARMERS LAND COMPANY INC
14929 W BROADWAY RD
GOODYEAR, AZ 85338

HILL COREY E/KARI L
8201 S TURNER RD
BUCKEY, AZ 85326

LUGO FRED L/MARY JO
8201 S TURNER RD
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BUCKEYE, AZ 85326

RADOS PROPERTIES-ARIZONA LAND LLC
2002 E MCFADDEN AVE 200
SANTA ANA, CA 92705

REHRIG PACIFIC COMPANY
900 CORPORATE CENTER DR SUITE 600
MONTEREY PARK, CA 91754

SYNERGY ULTIMATE INVESTMENTS L L C
4030 INDUSTRIAL WAY STE 109
WICKENBURG, AZ 85390

TRUST NO 10567TRTAZ
4800 N SCOTTSDALE RD STE 4300
SCOTTSDALE, AZ 85251

UNION PACIFIC RAILROAD COMPANY
1400 DOUGLAS STOP 1580
OMAHA, NE 68179

UNION PACIFIC RAILROAD COMPANY
1400 DOUGLAS STOP 1640
OMAHA, NE 68179

City of Buckeye
Attn: Sylvia Willem Marcor
Development Services- Planning
945 N. 215th Ave, Suite 137
Buckeye, AZ 85326

Pat: avery.com/patents
Étiquettes d'adresse Easy Peel®
Repliez à la hachure afin de révéler le rebord Pop-up®
Allez à avery.ca/gaba
Utilisez le Gabarit Avery 5160

Tab 4

SIGN-IN

MERIT PARTNERS

SOUTH OF THE SOUTHWEST CORNER OF BASELINE AND TURNER ROADS IN BUCKEYE, ARIZONA

NEIGHBORHOOD OPEN HOUSE MEETING

SEPTEMBER 29, 2026 – 6:00 PM – HOLIDAY INN EXPRESS & SUITES PHOENIX WEST - BUCKEY – 445 SOUTH WATSON ROAD; BUCKEYE, AZ 85326

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Ron Rayner			
Ronda Connolly		3037465040	RondaConnolly@gmail.com
Craig Heustis	City Council		
Janene Van Leeuwen	City of Buckeye Neighborhood Services		

SIGN-IN

MERIT PARTNERS

SOUTH OF THE SOUTHWEST CORNER OF BASELINE AND TURNER ROADS IN BUCKEYE, ARIZONA

NEIGHBORHOOD OPEN HOUSE MEETING

SEPTEMBER 29, 2026 – 6:00 PM – HOLIDAY INN EXPRESS & SUITES PHOENIX WEST - BUCKEY – 445 SOUTH WATSON ROAD; BUCKEYE, AZ 85326

NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS

LocaliQ
Arizona
GANNETT

PO Box 632099, Cincinnati, OH 45263-2099

AFFIDAVIT OF PUBLICATION

George Pasquel III
George Pasquel III
2121 E. Highland Avenue
Phoenix AZ 85016

STATE OF WISCONSIN, COUNTY OF BROWN

The Arizona Business Gazette Republic Edition, a newspaper published in the city of Phoenix and general circulation in the counties of Pima, Maricopa, Coconino and Pinal, State of Arizona, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

PNI AZ Business Gazette Rep Ed 10/21/2026
PNI azcentral.com 10/21/2026

and that the fees charged are legal.
Sworn to and subscribed before on 10/21/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	$551.00	
Tax Amount:	$0.00	
Payment Cost:	$551.00	
Order No:	12713843	# of Copies:
Customer No:	1626236	1
PO #:	LAZS0616108	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VICKY FELTY
Notary Public
State of Wisconsin

PUBLIC NOTICE - CITY OF BUCKEYE

NOTICE IS HEREBY GIVEN that the City of Buckeye Planning and Zoning Commission will hold a public hearing on Tuesday, November 10, 2026, at 6:00 p.m, at the City Council Chambers, located at 530 E Monroe Avenue, for the purpose of hearing all persons for or against the below request:

Case No. PLZZ-26-0019: Request by Withey Morris Baugh PLC to rezone approximately 138-acres of land located south of the southwest corner of Baseline and Turner Roads from Rural Residential (RR) to Light Industrial (I-1), to allow for future development as a manufacturing and distribution center.

For additional information, please contact the Development Services Department at (623) 349-6200

October 21 2026

LAZS0616108

AFFIDAVIT OF SIGN POSTING
City of Buckeye

Case No: PLZZ-26-0019
Project Name:
Applicant Name: Withey Morris Baugh, PLC
Location: SWC Baseline rd and Turner Rd

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statue, the **applicant** for public hearing in the City of Buckeye shall post signs as Prescribed by the "City of Buckeye Site Posting Requirements." **It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property and to update the hearing information on the sign until the final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within 10 days after final disposition of the case.**

I confirm that the site has been posted as detailed by the City of Buckeye Site Posting Requirements for the case above and the site was posted at least fifteen (15) prior to the public hearing.

Applicant's/Representative's signature: _____

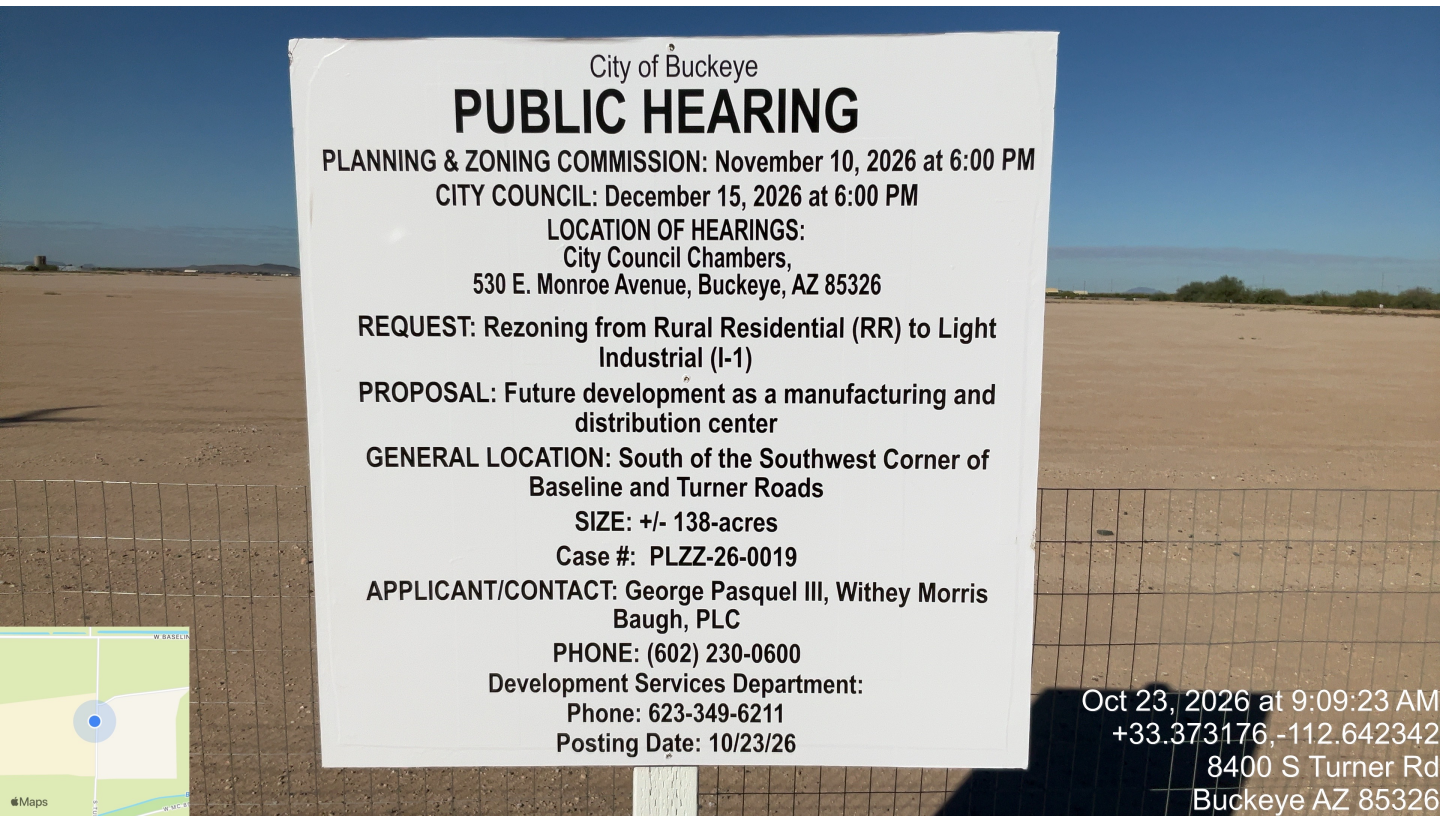
SUBSCRIBED AND SWORN before me on 10/28/26

Notary Public: Marybeth Conrad

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 673441
My Comm. Expires Oct 25, 2028

My Commission Expires: 10-25-28


City of Buckeye
PUBLIC HEARING
PLANNING & ZONING COMMISSION: November 10, 2026 at 6:00 PM
CITY COUNCIL: December 15, 2026 at 6:00 PM
LOCATION OF HEARINGS:
City Council Chambers,
530 E. Monroe Avenue, Buckeye, AZ 85326
REQUEST: Rezoning from Rural Residential (RR) to Light Industrial (I-1)
PROPOSAL: Future development as a manufacturing and distribution center
GENERAL LOCATION: South of the Southwest Corner of Baseline and Turner Roads
SIZE: +/- 138-acres
Case #: PLZZ-26-0019
APPLICANT/CONTACT: George Pasquel III, Withey Morris Baugh, PLC
PHONE: (602) 230-0600
Development Services Department:
Phone: 623-349-6211
Posting Date: 10/23/26
Oct 23, 2026 at 9:23:26 AM
+33.369329,-112.642495
8395 S Turner Rd
Buckeye AZ 85326
Maps


City of Buckeye
PUBLIC HEARING
PLANNING & ZONING COMMISSION: November 10, 2026 at 6:00 PM
CITY COUNCIL: December 15, 2026 at 6:00 PM
LOCATION OF HEARINGS:
City Council Chambers,
530 E. Monroe Avenue, Buckeye, AZ 85326
REQUEST: Rezoning from Rural Residential (RR) to Light Industrial (I-1)
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PHONE: (602) 230-0600
Development Services Department:
Phone: 623-349-6211
Posting Date: 10/23/26
Maps
Oct 23, 2026 at 9:09:23 AM
+33.373176,-112.642342
8400 S Turner Rd
Buckeye AZ 85326

Affidavit of Mailing Notice

Case Number: PLZZ-26-0019

Project Name: Merit Buckeye Cotton Gin

Applicant Name: George Pasquel III / Withey Morris Baugh, PLC

Location: South of the Southwest corner of Baseline Road and Turner Road, Buckeye

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statue, the applicant for public hearings in the City of Buckeye shall secure the names and addresses of all property owners within 300 feet / 500 feet *(circle one)* of all property lines of the subject application property through a title company or the Maricopa County Assessor's web site and shall send the notice of public hearing / neighborhood meeting *(circle one)* to each said owner no less than fifteen (15) days prior to the date of the public hearing / neighborhood meeting *(circle one)*.

I confirm that I secured the names and addresses of all property owners within 300 feet / 500 feet *(circle one)* of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and did send the required notice to each said owner no less than fifteen (15) days prior to the public hearing / neighborhood meeting *(circle one)*.

See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: _____

SUBSCRIBED AND SWORN before me this 22nd day of October, 2026, by:

Serena Chiaramonte
Notary Public

SERENA CHIARAMONTE
Notary Public, State of Arizona
Maricopa County
Commission # 691959
My Commission Expires
February 22, 2030

My Commission Expires:
February 22nd, 2030

NOTICT OF PUBLIC HEARING

October 22, 2026

Re: Rezoning Application PLZZ-26-0019 for the Property located South of the Southwest Corner of Baseline and Turner Roads, Buckeye, Arizona

Dear Property Owner or Homeowner Association Representative:

Our office represents Merit Partners ("Merit") regarding the approximately 138-acre property located south of the southwest corner of Baseline and Turner Roads, Assessor Parcel #s 401-08-007H, 401-08-006F, and 401-08-006E (the "Property"), as shown on the enclosed aerial map. You may recall receiving prior correspondence from our office inviting you to attend an open house meeting regarding our pending application to rezone the Property from Rural Residential (RR) to Light Industrial (I-1). The purpose of this follow-up letter is to inform you the City has now scheduled this application for public hearings to review the request. The hearings are as follows:

Planning & Zoning Commission Public Hearing:
City Council Chambers
530 E. Monroe Avenue
Buckeye, Arizona 85326
November 10, 2026, 6:00 p.m.

City Council Public Hearing:
City Council Chambers
530 E. Monroe Avenue
Buckeye, Arizona 85326
December 15, 2026, 6:00 p.m.

You are welcome to attend these meetings. Please confirm meeting details with the City of Buckeye before attending as they are subject to change.

Merit is an Arizona based development company specializing in industrial, flex and office properties. The request is consistent with the City of Buckeye 2040 General Plan, which, as shown on the enclosed map, designates the Property as *Employment*. It is also in-line with adjacent and planned redevelopment of the area, including a recent industrial development immediately east of the Property. Although a specific user or site plan is not yet proposed, the rezoning will help facilitate the Property's eventual employment / industrial development. The Property is well positioned for such development given its proximity and access to State Route 85, adjacency to the Union Pacific Railroad, and surrounding General Commerce (GC) zoning and industrial development. The request will also help to further the City's goals of expanding its employment base, attracting investment, and promoting long-term economic vitality.

I would be happy to speak with you about this application and any questions you may have. You can contact me at George@wmbattorneys.com or 602.230.0600. You may also contact the City Planner assigned to the project, Sylvia Willem, swillem@buckeyeaz.gov or 623.349.6295. Please reference the application number: PLZZ-26-0019.

Again, please do not hesitate to contact me if you would like to discuss this project. Thank you for your courtesy and consideration.

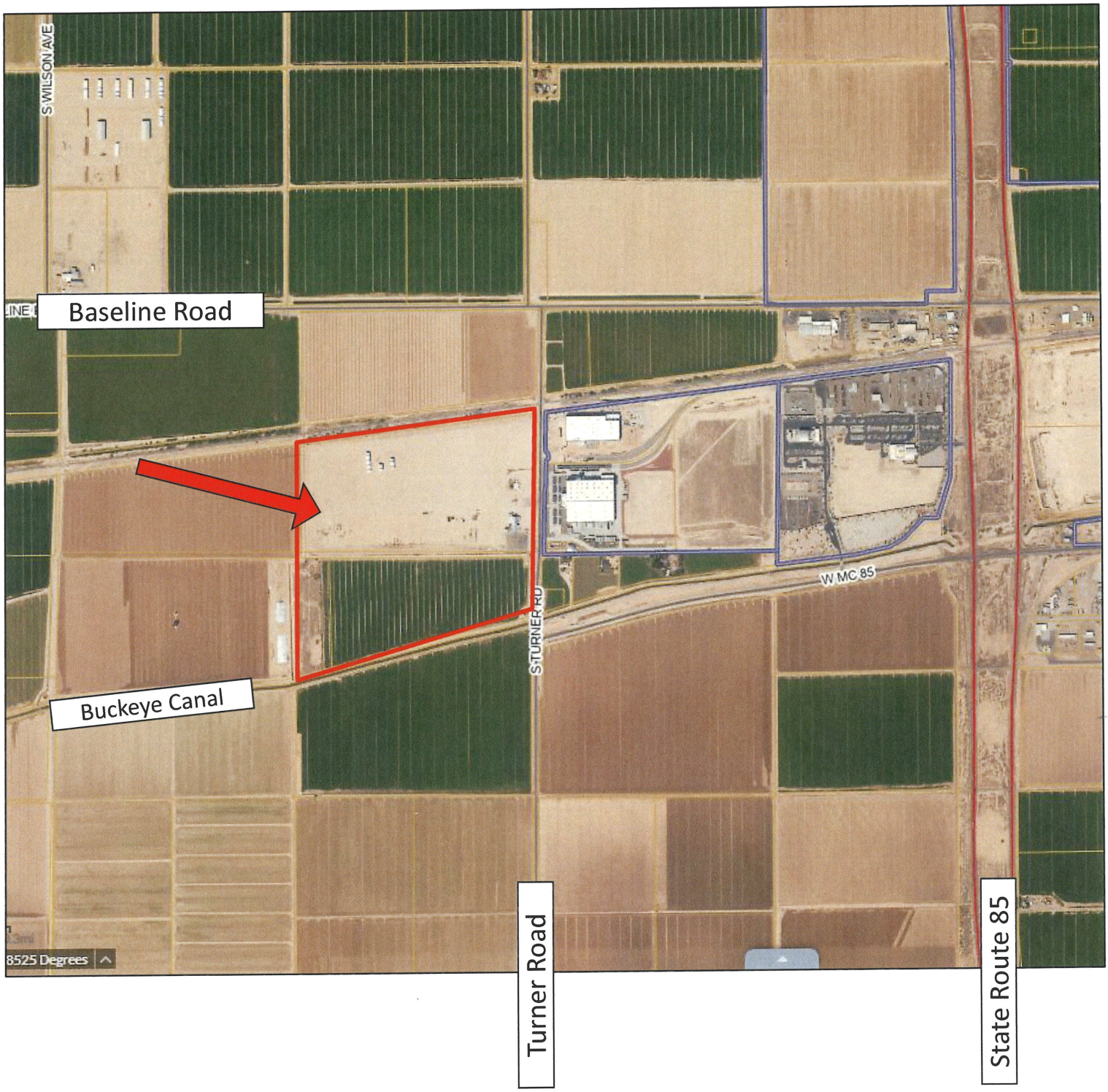
Sincerely,
WITHEY MORRIS BAUGH, P.L.C.

By
George Pasquel III

Attachment(s): Site Aerial Map, General Plan Map

P: 602.230.0600
F: 602.212.1787
wmbattorneys.com
info@wmbattorneys.com
2121 E Highland Ave
Phoenix, AZ 85016

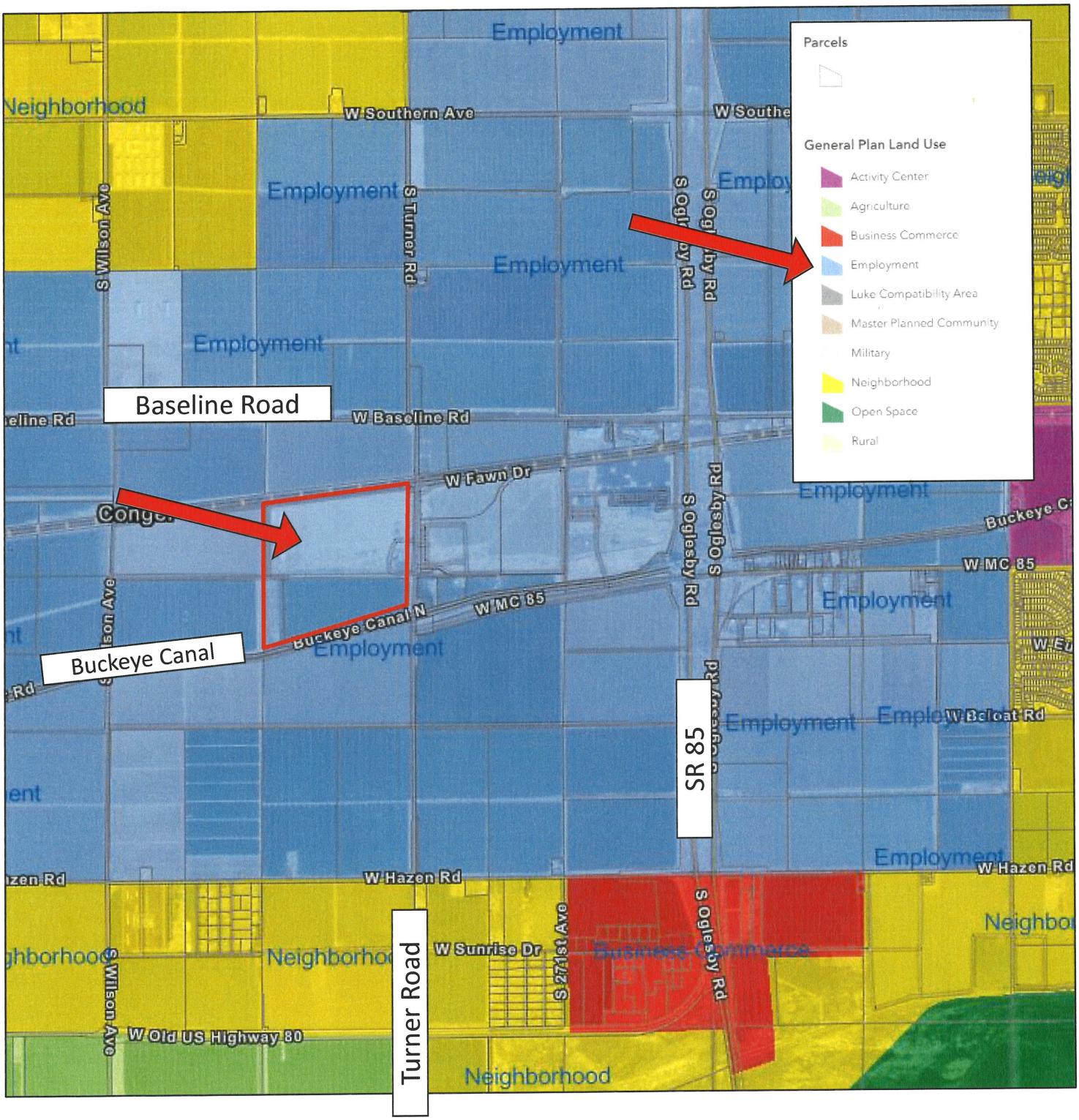
Aerial Map



NWC of Turner & Buckeye Canal

N

General Plan Land Use Map = *Employment*

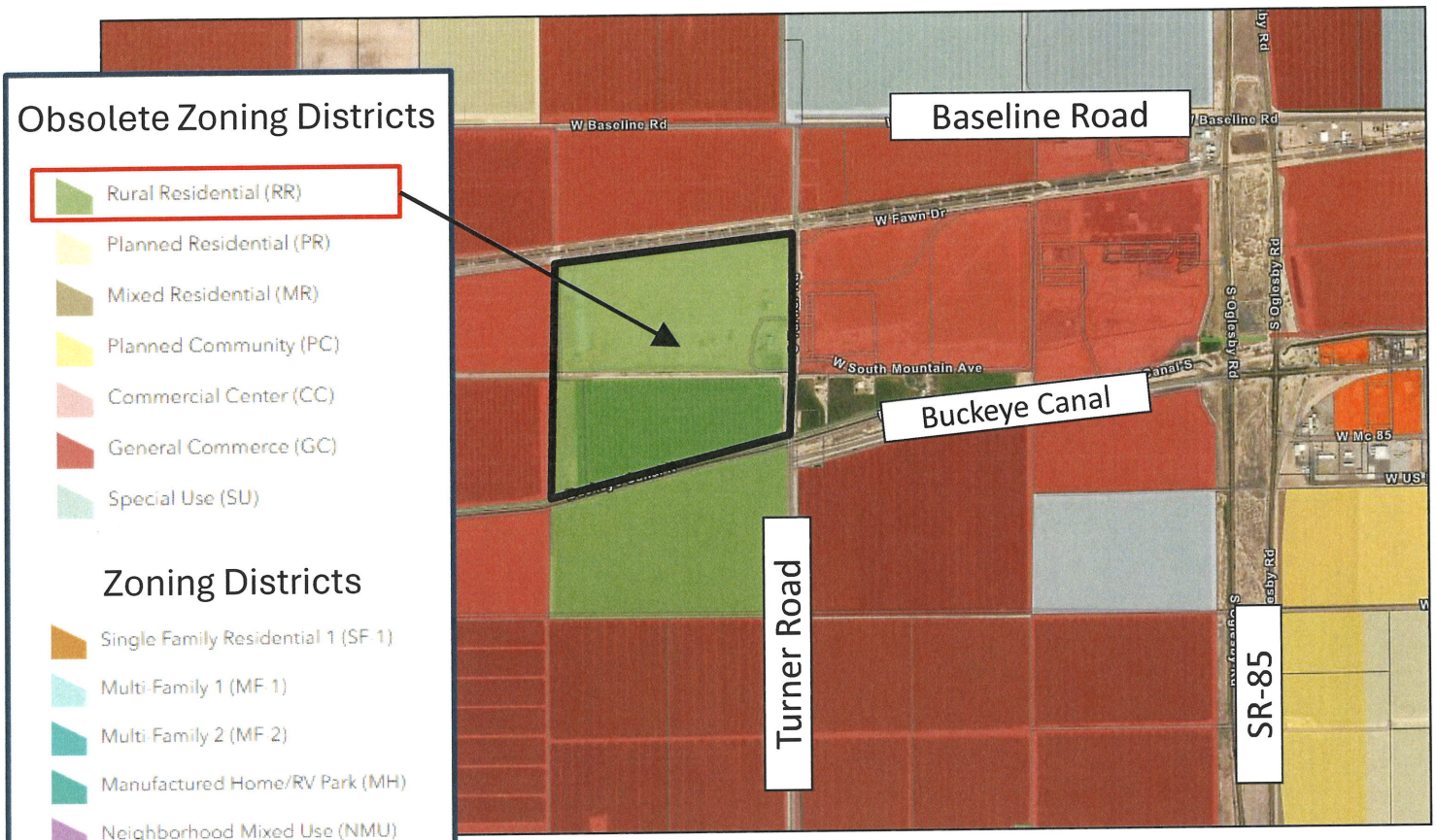


NWC of Turner & Buckeye Canal

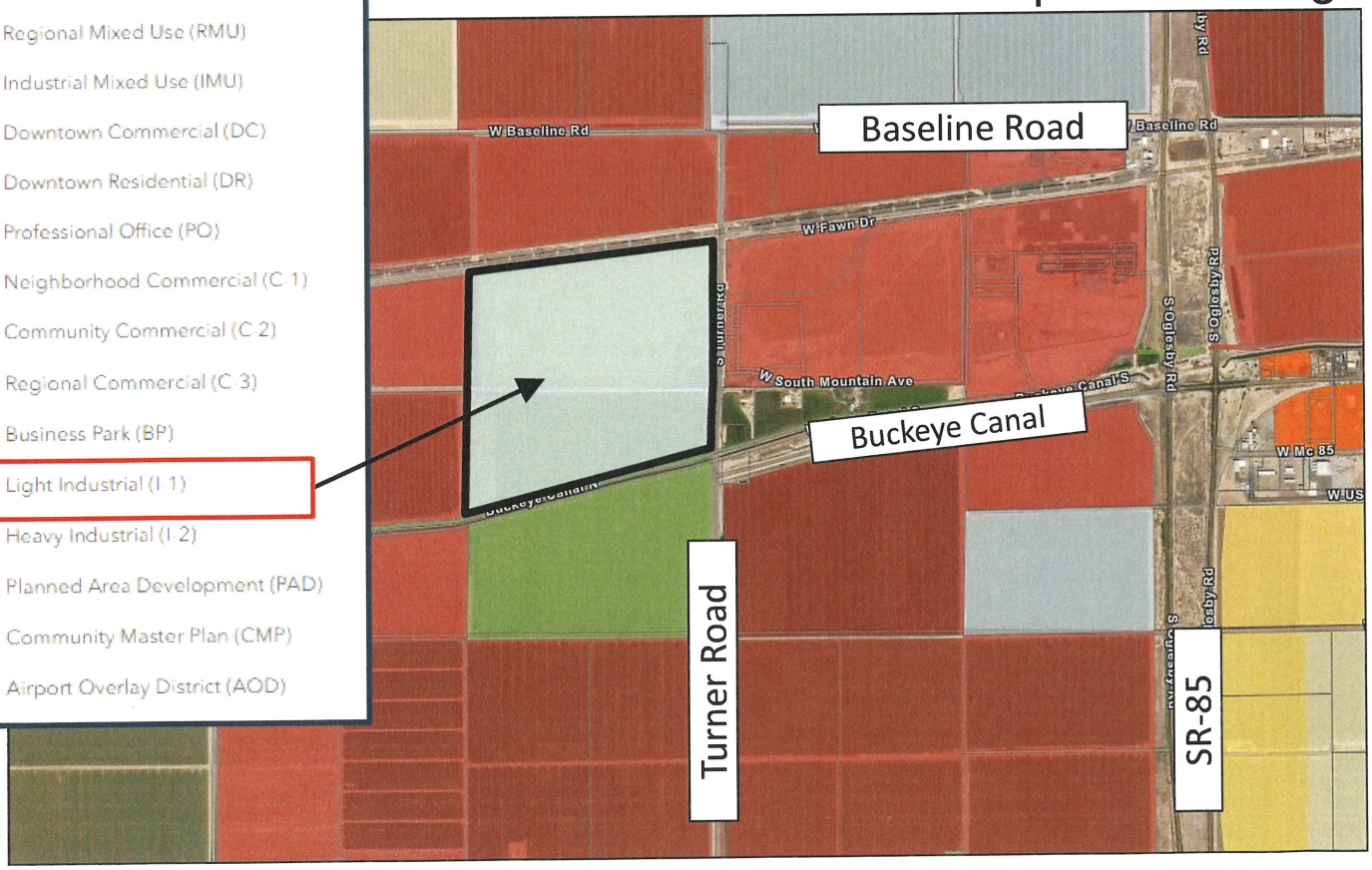
N

Zoning Exhibit

Existing Zoning



Proposed Zoning



NWC of Turner & Buckeye Canal

2601 W HIGHWAY 85 LLC
1820 E DEER VALLEY RD
PHOENIX, AZ 85026

ATT LAND COMPANY LLC
14949 W BROADWAY RD
GOODYEAR, AZ 85338

BLUE POLYMERS LLC
1900 SUMMIT TOWER BLVD STE 900
ORLANDO, FL 92810

CARMICHAEL FARMS
PO BOX 76
PALO VERDE, AZ 85343

CITY OF BUCKEYE
530 E MONROE AVE
BUCKEYE, AZ 85326

FARMERS LAND COMPANY INC
14929 W BROADWAY RD
GOODYEAR, AZ 85338

HILL COREY E/KARI L
8201 S TURNER RD
BUCKEY, AZ 85326

LUGO FRED L/MARY JO
8201 S TURNER RD
BUCKEYE, AZ 85326

MELTON HAYDEN STEVEN/AMY NATALYNN
25463 W LINCOLN AVE
BUCKEYE, AZ 85326

MP BUCKEYE LOGISTICS PARK QOZB LLC
2555 E CAMELBACK RD STE 180
PHOENIX, AZ 85016

PARKER ERNEST R & MARY N
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RADOS PROPERTIES-ARIZONA LAND LLC
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SANTA ANA, CA 92705

REHRIG PACIFIC COMPANY
900 CORPORATE CENTER DR SUITE 600
MONTEREY PARK, CA 91754

SYNERGY ULTIMATE INVESTMENTS L L C
4030 INDUSTRIAL WAY STE 109
WICKENBURG, AZ 85390

TRUST NO 10567TRTAZ
4800 N SCOTTSDALE RD STE 4300
SCOTTSDALE, AZ 85251

UNION PACIFIC RAILROAD COMPANY
1400 DOUGLAS STOP 1580
OMAHA, NE 68179

UNION PACIFIC RAILROAD COMPANY
1400 DOUGLAS STOP 1640
OMAHA, NE 68179

City of Buckeye
Attn: Sylvia Willem Marcor
Development Services- Planning
945 N. 215th Ave, Suite 137
Buckeye, AZ 85326

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 11/10/26	**AGENDA ITEM:** 3.B. MC 85 and Rooks Retail - Rezone PLZZ-26-0009
DATE PREPARED: 11/05/26	**DISTRICT NO.:** Council District 2
STAFF LIAISON: Andrea Marquez, Senior Planner Special Projects, amarquez@buckeyeaz.gov. (623) 349-6220	
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)
MC 85 and Rooks Retail - Rezone (PLZZ-26-0009) – Conduct a public hearing and recommend approval to the Mayor and City Council a rezone of approximately 16.17 acres from Single-Family Residential 43 (R1-43), Community Commercial (C-2), and Multi-Family 2 (MF-2), to Community Commercial (C-2) located on the northeast corner of MC 85 and Rooks Road, subject to conditions a) through j).

SUMMARY

PROJECT DESCRIPTION:

Zachary A. Pebler, PLLC, on behalf of Tony Singh, Mangat Group, requests approval to rezone approximately 16.17 acres at the northeast corner of MC-85 and Rooks Road. The property is currently located in unincorporated Maricopa County and is zoned RU-43, R-5, and C-3. The concurrent annexation request, Case No. PLZM-26-0025, proposes assigning the property City zoning districts of Single-Family Residential 43 (R1-43), Community Commercial (C-2), and Multi-Family 2 (MF-2). Following annexation, the applicant requests rezoning the entire property to Community Commercial (C-2) to accommodate future commercial development. Please see the attached staff report and exhibits for additional information and analysis.

BENEFITS:

The subject Rezone will lead to additional employment opportunities within the City of Buckeye.

FUTURE ACTION:
City Council will hear the request for annexation and rezone concurrently on December 15, 2026.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLZZ-26-0009_MC_85_and_Rooks_Retail_Planning_Staff_Report_Planning_and_Zoning.docx
Exhibit A - Vicinity Map.pdf
Exhibit B- GENERAL PLAN Map.pdf
Exhibit C - EXISTING ZONING Map.pdf
Exhibit D- 2R PLZZ-26-0009 MC-85 & ROOKS RETAIL REZONE - Narrative.pdf
Exhibit E- Citizen Participation Report - PLZZM-26-0025 & PLZZ-26-0009.pdf
Exhibit F- 2R PLZZ-26-0009 MC-85 & ROOKS RETAIL REZONE - Legal & Exhibit - Parcel-400-32-006A.pdf

REZONE

Report to the Planning and Zoning Commission

CASE NUMBER:	**PLZZ-26-0009**
TITLE:	**MC-85 & Rooks Retail**
MEETING DATE:	**November 10, 2026**

Applicant:	Zachary A. Pebler, PLLC, on behalf of Tony Singh, Mangat Group
Request:	Rezone from Single-Family Residential 43 (R1-43), Community Commercial (C-2), and Multi-Family 2 (MF-2), to Community Commercial (C-2)
Council District:	2
Location:	Located at the northeast corner of MC-85 and Rooks Road Refer to Exhibit A (Vicinity Map)
Site Size:	16.17 gross acres
Density:	N/A
Public Input:	A neighborhood meeting was held on October 15, 2026, and public comments were received regarding the proposed annexation and rezoning. All required public hearing notices have been completed. Refer to the Public Participation Summary for additional information.
Recommendation:	**Conduct a public hearing and recommend approval to the Mayor and City Council, subject to conditions a through j.**

PROJECT DESCRIPTION:

1. Zachary A. Pebler, PLLC, on behalf of Tony Singh, Mangat Group, requests approval to rezone approximately 16.17 acres at the northeast corner of MC-85 and Rooks Road. The property is currently located in unincorporated Maricopa County and is zoned RU-43, R-5, and C-3. The concurrent annexation request, Case No. PLZM-26-0025, proposes assigning the property comparable City zoning districts of Single-Family Residential 43 (R1-43), Community Commercial (C-2), and Multi-Family 2 (MF-2). Following annexation, the applicant requests rezoning the entire property to Community Commercial (C-2) to accommodate future commercial development.
2. No specific development project or site plan is proposed as part of this rezoning request. Future development will be subject to applicable review and approval requirements.

AREA CONTEXT:

3. The property is located at the northeast corner of MC-85 and Rooks Road. As described in the application materials, the site is bounded by the Rooks Road alignment to the west, the Buckeye Canal to the north, and MC-85 to the south.
4. **Table 1:** Existing Land Use, General Plan Designation, and Zoning District:

	LAND USE	GENERAL PLAN	ZONING
Subject Property	**Agriculture**	**Activity Center**	**RU-43, R-5 and C-3 (Maricopa County)**
North	Agriculture	Activity Center	General Commerce (GC)
South	Terravista Single-Family Subdivision	Neighborhood	Planned Residential (PR)
East	Agriculture	Activity Center	Rural Residential RU-43 (Maricopa County)
West	Agriculture	Employment	Rural Residential RU-43 (Maricopa County)

PUBLIC PARTICIPATION SUMMARY:

5. A neighborhood meeting for the proposed annexation and rezoning was held on October 15, 2026, at the Buckeye Chamber of Commerce. The applicant reports that notice of the meeting was mailed to property owners and homeowners' associations within 500 feet of the site and that four signs were posted along MC-85 and Rooks Road. Three Terravista residents attended the meeting. According to the applicant, discussion focused primarily

on the property's General Plan and Downtown Specific Area Plan land use designations, with one attendee also raising concerns about potential dust during construction.

6. The applicant's report includes a written objection from a Terravista resident who opposed the annexation and rezoning but did not attend the neighborhood meeting. The report also includes correspondence from property owners immediately north of the site raising concerns about privacy, safety, quality of life, setbacks, screening, lighting and noise, traffic, drainage, and potential businesses. The applicant responded that site, traffic, and drainage plans had not been prepared at this stage and that those details would be addressed during later site plan review. Staff notes that future development will be subject to applicable Development Code standards and administrative Site Plan review, including requirements addressing setbacks, screening, lighting, access, and drainage.

7. All required notifications of this public hearing were completed at least fifteen (15) days in advance of the meeting date, as follows:

Notification Element	Date
Published in the Arizona Business Gazette Republic Edition	October 22, 2026
Site Posted	October 20, 2026
Mailing Notice to Property Owners Within 500 Feet of Site	October 16, 2026

BACKGROUND:

8. As the subject property is presently located in Maricopa County, the City has no record of any entitlement history for the site.

ANALYSIS:

9. The General Plan Land Use Map designates the site as Activity Center, and the Downtown Specific Area Plan (DSAP) designates it as Business Commerce. The Development Code identifies Community Commercial (C-2) as a zoning district associated with both designations. The requested C-2 zoning is therefore consistent with the site's General Plan and DSAP designations.

10. Under the separate, concurrent annexation request, the property would be assigned Single-Family Residential 43 (R1-43), Community Commercial (C-2), and Multi-Family 2

(MF-2) zoning districts, which are comparable to the property's existing County zoning. This application requests C-2 zoning across the entire property, establishing a single zoning district consistent with the General Plan and DSAP. Consolidating three zoning districts on a relatively small, 16.17-acre property would eliminate differing permitted uses and development standards within the site, providing a more consistent and predictable framework for future development. The C-2 District is intended for community-serving retail and service uses along commercial corridors. Uses on the property would be subject to the Development Code's allowed-use table and applicable use-specific standards.

11. The property's location at the intersection of MC-85 and Rooks Road, both arterial roadways, provides visibility and accessibility appropriate for community-serving commercial development. MC-85 also serves as a regional transportation corridor, providing connectivity to surrounding neighborhoods and the broader community. Additionally, a portion of the property is already zoned for commercial uses under Maricopa County zoning, demonstrating that commercial development has previously been contemplated at this location.

12. The surrounding land use pattern also supports the requested commercial zoning. Properties to the north and west are designated Activity Center and Employment, respectively, anticipating nonresidential development in the area. The existing residential subdivision south of MC-85 provides a potential customer base for community-serving retail and service uses. Future development will be subject to applicable Development Code standards intended to address compatibility with surrounding properties, including setbacks, landscaping, screening, lighting, and site access.

13. If the annexation is not approved, the rezoning cannot be considered, and land-use regulation of the property will remain under Maricopa County's jurisdiction.

14. No specific development project or site plan is proposed with this rezoning application. The rezoning would establish the zoning framework for future development. Any future development must comply with applicable General Plan, DSAP, and Development Code requirements, including standards for site design, landscaping, architecture, access, parking, and circulation. Required site plan and other development reviews must be approved before development proceeds.

RECOMMENDATION:

15. Staff recommends the Planning and Zoning Commission conduct a public hearing and recommend approval of PLZZ-26-0009 to the City Council, subject to conditions a through j, for the following reasons:

- The rezone conforms to the property's General Plan designation of Activity Center and the property's Downtown Specific Area Plan designation of Business Commerce.
- The rezone conforms to all requirements of the Buckeye Development Code.
- Reviewing City departments have no objections to approval, subject to the recommended conditions of approval.
    a. Approval of this rezoning is contingent upon approval and effectiveness of the annexation of the subject property through Annexation Case No. PLZM-26-0025. The proposed C-2 zoning shall not become effective unless and until the annexation becomes effective. If the annexation is denied, withdrawn, or does not become effective, this rezoning approval shall be null and void.
    b. Prior to approval of a site plan or pre-plat, a Traffic Impact Analysis is required to be submitted and approved. All requirements of the Traffic Impact Analysis shall be reflected on the approved construction drawings.
    c. Prior to the issuance of the first permit for the property, the Property Owner/Developer shall pay a pro rata share cost of up to nine (9) regional future traffic signals to be installed within this section of land. The pro rata share is based on a ratio of the project acreage to the developable acreage within the section. The sectional contribution is to be based on the following allocation of costs: (i) 25 percent share of four (4) possible signals at arterial street intersections; (ii) 50 percent share of four (4) possible signals at half-mile collector street intersections or project entries; and (iii) 100 percent share of one (1) possible signal internal to this project. The cost shall be based on an anticipated signal cost as determined by the City.
    d. All non-regional traffic signals that are required by this project shall be funded and constructed by this project prior to C of O.
    e. All regional traffic signals required by this project shall be constructed by this project prior to C of O. This may have a reimbursable component from the regional signal fees collected by the City from other parcels per City Engineer approval.

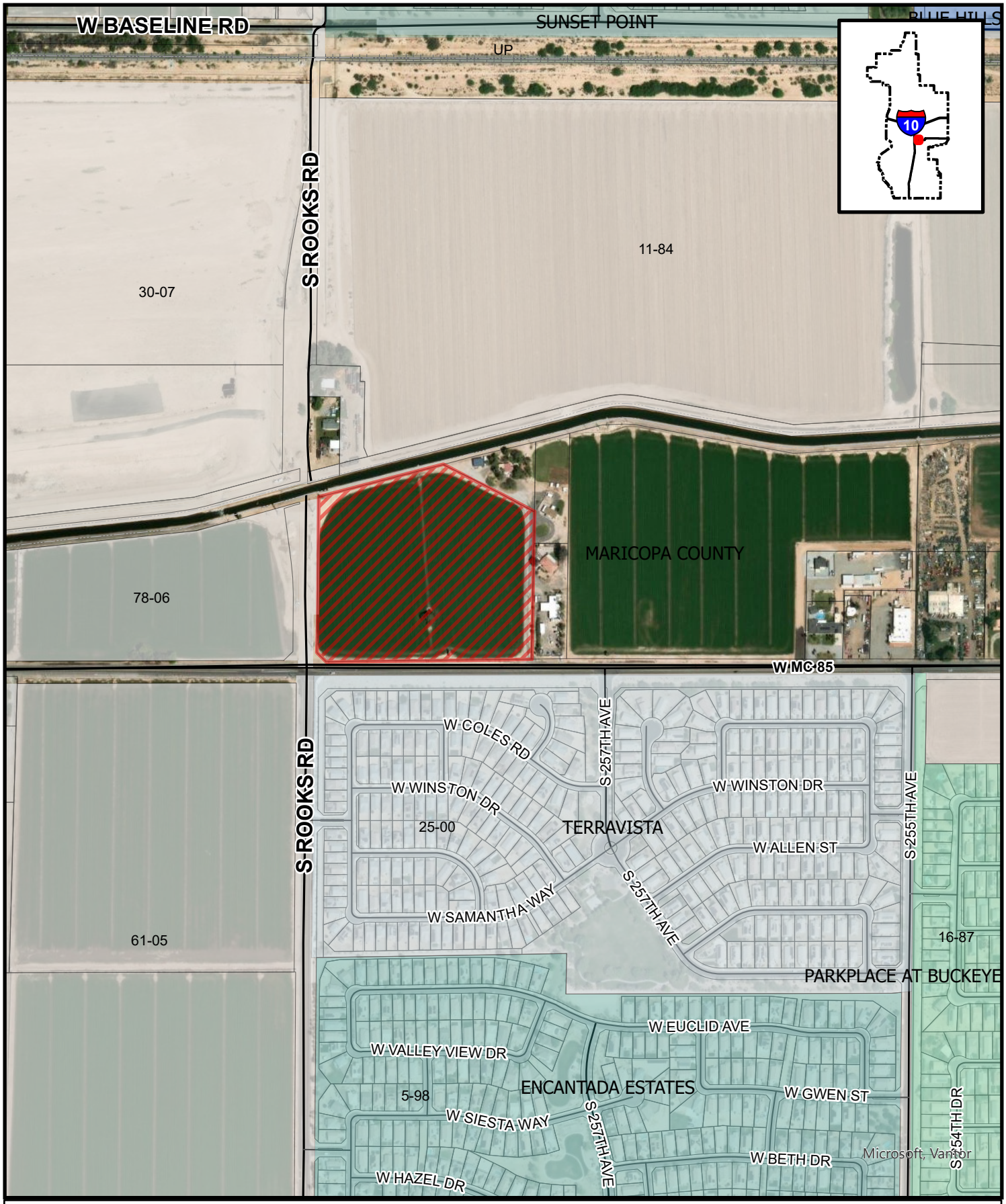
f. All medians required for controlling site access (RI/RO, ¾ (RI/RO/LI)) shall be constructed with this development.
g. In the event that access to and within the project is deemed a threat to public safety and security by the City, the City has broad authority to take such action as it deems necessary to address such a threat until such time as the Property Owner/Developer eliminates the safety concerns to the City's satisfaction. The Property Owner/Developer is responsible for revising the roadway and access layout to alleviate the City's concerns with respect to public safety and security. Any such changes will be considered a minor change to existing site plan approvals and shall be approved by the City.
h. Half-street improvements including Rights-of-Way dedication shall be required along the entire parcel frontage as part of this development, including the installation of ITS conduit per the City standards. ITS conduits (2 7-way micro-ducts) must be installed along (Add street/s) per City standards, including any necessary splice boxes.
i. Driveway spacing and storage requirements shall be per City of Buckeye Engineering Design Standards.
j. All major intersections will require right turn slip lanes and dual left turn lanes per City Detail 63300.

ATTACHMENTS:

Exhibit A – Vicinity Map
Exhibit B – Existing General Plan Land Use Map
Exhibit C – Existing Zoning Map
Exhibit D – Rezoning Narrative
Exhibit E – Citizen Participation Summary
Exhibit F – Legal Description and Map Exhibit

Prepared By:
Andrea Marquez, Senior Planner Special Projects

Reviewed By:
Ken Galica, Planning Manager



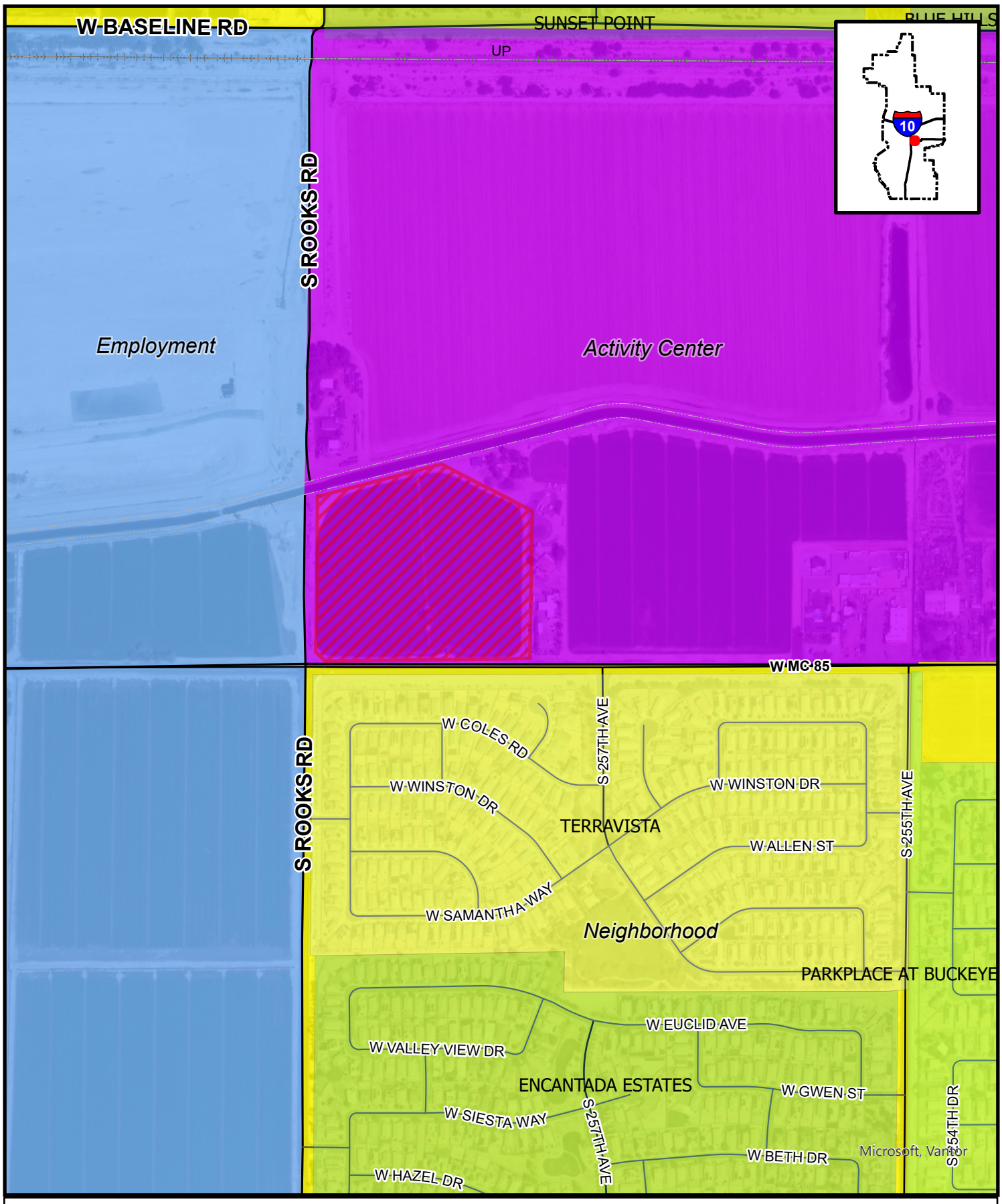
VICINITY MAP

PLZZ-26-0009

MC 85 & ROOKS RETAIL REZONE

District #2

BUCKEYE ARIZONA



GENERAL PLAN MAP

PLZZ-26-0009

MC 85 & ROOKS RETAIL REZONE

District #2

BUCKEYE ARIZONA

N W E S



EXISTING ZONING MAP

PLZZ-26-0009
MC 85 & ROOKS RETAIL REZONE
District #2

BUCKEYE ARIZONA

N W E S

2R PLZZ-26-0009 RECEIVED SEPT 17 2026 AL

Zachary A. Pebler, PLLC.
Real Estate – Land Planning – Development

REZONING NARRATIVE

"MC-85 & Rooks Retail"

Northeast corner of MC 85 & Rooks Road
PARCEL #'s: 400-32-006A
ZONING: R-5, RU-43 & C-3, Maricopa County
ASSOCIATED CASE #: PLZM-26-0025
CASE #: PLZZ-26-0009

Map



Prepared by: Zachary Pebler, applicant

First Submittal – June 5, 2026
Second Submittal – July 22, 2026
Property Owner -Mangat Investment, LLC. & USU Land, LLC.

3100 W. Ray Road #101, Chandler, AZ. 85226
480-321-8149
ZAPEBLER@AOL.COM

Project Description:

Zachary A Pebler, PLLC, on behalf of our clients Mangat Investment, LLC. and USU Land, LLC., is hereby requesting rezoning concurrent and after the Annexation Case # PLZM-26-0025 on the subject parcel. The site is located on the northeast corner of MC 85 and Rooks Road, at the western gateway to historic downtown Buckeye on Maricopa County tax parcel # 400-32-006A. The singular parcel is +/- 16 gross acres and currently has a split zoning in Maricopa County, consisting of zoning districts, C-3, RU-43 and R-5. As a result of the split zoning, the rezoning request is to rezone the property to Community Commercial (C-2). The land is and has historically been farmland and now presents itself in a strategic location to serve as the western welcoming corridor into Downtown Buckeye.

"MC-85 & Rooks Retail", as proposed, will bring a critical hard-corner parcel into the City of Buckeye's jurisdiction. This will allow the owner of the parcel to properly initiate planning of the site and further filing preliminary site plan approvals pending the annexation and rezoning approval. The property owner feels this location will be ripe for multiple retail uses, restaurant and potential hospitality to serve the downtown core of the city.

Development Description & Intent:

The location of this property lies within the Historic Buckeye Activity Center according to the Buckeye General Plan. Our rezoning request to Community Commercial (C-2) is consistent with the HDBAC and supported land uses. Upon successful annexation and zoning, the property owner will consider gas & convenient store, retail, grocery, hotel(s) and other permitted uses in the C-2 zoning classification. Elevated site planning and architectural design will be employed to compliment the Downtown Buckeye design standards at the preliminary site plan submittal.

Utilities:

a. Water – The property falls within the City of Buckeye Downtown water service area. The City of Buckeye line lies within MC-85. Upon the entitlement and development process, the property owner will work with the Water Resources Department through water demand studies for a Will Serve Letter.

b. Wastewater – The property falls within the City of Buckeye sewer service area and the line lies in MC-85 and Rooks Road. The owner will verify capacity in each of the lines at the civil engineering stage as well as provide a sewer demand study.

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Roadway Circulation:

Being on the hard corner of Rooks Road and MC-85 coupled with the sheer size of the property, plenty of access points presents itself for the future project. A conceptual plan was presented at the pre-application meeting to staff that illustrated three access driveways along MC-85 and two driveways along Rooks Road. In addition, the historical access to the residential parcels to the east will be maintained. All traffic department spacing measures will be used in determining future driveway locations. Specific roadway circulation will formally be presented at the preliminary site plan submittal.

City Services & Schools:

Our request is that City of Buckeye provide police and fire safety to the project. The closest police station is about 1.8 miles to the east. The closest fire station is about ½ mile to the east. The project is within the Buckeye Elementary School District and Buckeye Union High School District. Being that the future uses are retail in nature and not residential, there would be no impact to the school districts. This request for rezoning and future preliminary site plan approval would agree to all standard Fire Department conditions and stipulations for approval that include but not limited to:

1. Two fire apparatus access roads for the parcel, which shall be placed a distance apart equal to not less than one half length of the maximum overall diagonal dimension of the lot or area to be served; measured in a straight line between accesses.
2. The parcel must meet the required fire flow per IFC 2024 appendix "B".

Future Proposed Site Plan Elements:

Future site plan elements for the future retail development project will come at a future filing for site plan approval. For the time being, the applicant is proposing a "blanket rezoning" for property. However, project specific development specifics and standards will be forthcoming in the preliminary site plan stage including but not limited to:

1. Parks and open space.
2. Trails and pedestrian circulation.
3. Development standards.
4. Phasing.

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Conclusion:

The collective development team seeking the approval of the rezone request to Community Commercial (C-2) feels this is a straight-forward and common sense request for the staff to approve. In association with Annexation Case # PLZM-26-0025, the request will bring a critical hard-corner parcel into the City of Buckeye jurisdiction and vest this site as a future commercial/retail development site. The approval of rezoning will bring retail land inventory into the Historic Downtown Buckeye Activity Center to further establish a vibrant and cultural downtown area for commerce, shopping and traditional retail needs.

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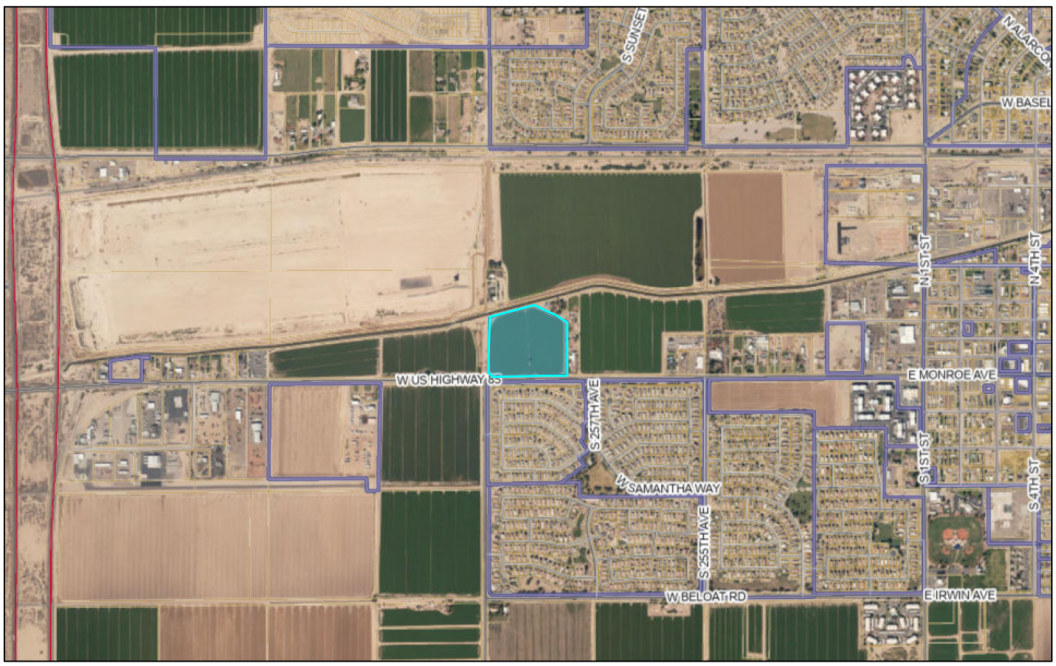
Zachary A. Pebler, PLLC.
Real Estate – Land Planning – Development

CITIZEN PATICIPATION REPORT

"MC-85 & Rooks Retail"

NO ADDRESS ASSESSED
Buckeye, AZ. 85396
Northeast corner of MC-85 & Rooks Road
PARCEL #'s: 400-32-006A
Request: Annexation in the City of Buckeye &
Rezoning RU-43, R-5 & C-3 to C-2, Neighborhood Commercial
PLZM-26-0025 & PLZZ-26-0009

Map



Prepared by: Zachary Pebler, applicant
October 19, 2026

3100 W. Ray Road #101, Chandler, AZ. 85226
480-321-8149
ZAPEBLER@AOL.COM

Parties Affected by Application:

Maricopa County Department of Transportation.
Property owners and HOAs within 500 feet of the property.

Notification and Information Procedures: Four signs (two for the annexation case and two for the rezoning case) giving notification of annexation and rezoning were posted along Highway MC-85 and Rooks Road and adjacent to the public ROW in accordance with City of Buckeye requirements. A notice of application was mailed out via first class mail to all property owners and HOAs within 500 feet of the property boundaries site. This mailing list includes the list of "Parties Affected by Application" list above (even if not in the 500 foot notice area). In the notice, a proposed existing and proposed rezoning exhibit, General Plan Map and area vicinity map with a narrative was provided; this letter was distributed on October 8, 2026. There was one response to the letter from a neighbor in the Terravista community south of the site. The list within 500 feet inclusive of the Parties Affected List included 73 property owners, one government entity and one homeowner's association.

On October 8th, 2026, a Notice of Neighborhood Meeting was mailed to the same 500 foot boundary. The letter invited neighbors to a meeting located at Buckeye Chamber of Commerce to discuss the annexation and rezoning proposal. The applicant received one email from a neighbor in the Terravista community objecting to the annexation and rezoning of the parcel. In addition, an adjacent neighbor to the parcel, Jennifer Hinojosa emailed the applicant requesting the zoning and annexation submittal documents. Ms. Hinojosa also asked great questions regarding the future project design, layout and architecture. Applicant provided all the information for the cases and explained the site plan process would come at a future date upon annexation and rezoning approval.

A neighborhood meeting was held at 6:00 p.m. Thursday, October 15th, 2026, at the Buckeye Chamber of Commerce meeting space located at 508 E. Monroe Avenue. A sign-in sheet was set out and is provided as part of the final submittal. Our assigned planner, Ms. Andrea Marquez as well as Ms. Janene Van Leeuwen from the City of Buckeye were in attendance. Three neighbors who reside in the Terravista community were in attendance. The neighbor that emailed the applicant of opposition to both cases did not appear.

Neighborhood Meeting Engagement – The neighborhood meeting was an "open house forum". Large exhibits of the area's General Plan use designations, the aerial context map of the site and rezoning exhibit were all on display. Additionally, paper printed exhibits were provided to refence and take home. The neighbors did not express any real concern to the request of annexation and rezoning. As the applicant, I feel they were there to lean of the formal process and discuss what would eventually go on the parcel as a result of the new commercial zoning. Applicant discussed how the application and request was completely compliant with the City of Buckeye General Plan 2040 and the Historic Downtown Buckeye Activity Center.

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The neighborhood discussion quickly moved to a conversation of what the General Plan is and what exactly an "Activity Center" is. Applicant and Ms. Marquez answered the questions from the neighbors and explained the various layers of the General Plan, overlays/activity centers and zoning. This was much of an educational discussion for the

neighbors and there wasn't any real objection from them. One neighbor was highly interested given her backyard opens to MC-85 so she would see the project progression from her property's rear. Naturally, concerns of dust mitigation during construction were brought up and applicant explained required compliance from the developer through Maricopa County to deter any dust issues.

Notice of Public Hearing - Letters were mailed out to all property owners within 500 feet (as required in the rezoning process guide) of the subject property lines on October 16, 2026. The information within the Notice of Hearing stated the hearing dates, location of council chambers, annexation and rezoning case number, the nature of proposal and request for the case, applicant contact info and development services phone number.

A newspaper ad was placed with The Arizona Republic to be published on October 15, 2026, in a newspaper of general circulation within the City of Buckeye. The standard recommended language by staff was implemented including but not limited to, hearing time and dates, City Council Chambers address, nature of request, general property location, applicant info, parcel size, legal description and Development Services phone number.

Response Procedures: Any concerned citizens or groups were encouraged to attend the arranged neighborhood meeting. On top of that, with all mailers, the citizens had the applicants phone number and email to privately connect. Upon the neighborhood meeting adjourning, applicant encouraged follow-up to further discuss any ancillary issues the neighbors might need to discuss. Applicant did request that further correspondence be done via email for documentation to be supplemented herein. No further emails or calls were received by the neighborhood meeting occupants. As for the one resident that opposes the annexation and rezoning, this is purely going to be an impasse between that resident and the applicant. She expressed no openness to a conversation and expect the parcel to remain a farm in perpetuity which is completely unreasonable.

Date of Submittal/ Mailings:
-- July 15, 2026 / Citizen Participation Plan submitted for Planner review.
-- October 10, 2026 / Mailed notifications of Neighborhood Meeting.
-- October 15, 2026 / Held official Neighborhood Meeting.
-- October 15, 2026 / Legal Ad published with the Arizona Republic.
-- October 16, 2026 / Mail Notice of Annexation and Rezone Hearings.
-- October 19, 2026 / Submit Citizen Participation Report for Planner review.

Summary: The concern and outright objection of the annexation from the one resident via email is frankly unreasonable. The proposal is compliant with the General Plan and if approved, naturally it will be the most significant development parcel into the western gateway of Downtown Buckeye. The premise that the parcel should stay agriculture forever is unreasonable. To operate an agriculture parcel in a downtown area along a busy highway is not only unsafe but not in the City of Buckeye's best interest when a downtown core is trying to be envisioned and developed. The applicant will work closely with Mrs. Hinojosa, the adjacent neighbor to mitigate as much nuisance as possible. Ultimately from her email, I don't see it as either support nor objection to the annexation and zoning but merely protecting her and her families interest and well-being as a residential home and a future retail development need to co-exist in the best manner possible.

The applicant has followed and went above all City of Buckeye procedure in alerting the neighbors of the forthcoming application and made themselves available for meetings, phone and email at any time. The concern cited above have been addressed by reverting to the City of Buckeye General Plan and asking the concerned citizen to educate themselves on that document. The interaction as stated with one opposing neighbor has been very civil and open, however, the process came to an impasse of visions for the area.

Attachments: *Neighborhood sign-in sheet*
Citizen Emails and Response
Mailing List – 500 ft. buffer

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480-321-8149
ZAPEBLER@AOL.COM

PLZM-26-0025 & PLZZ-26-0009
"MC-85 & ROOKS RETAIL"
Community Sign-In Sheet

Name	Address	Phone #	Email
Alyssa Kimble	25786 W Coles Rd Buckeye AZ 85326	(951) 269-1001	alyssaekimble@gmail.com
Lucas Kimble	"	(951) 269-1991	lucasfloydkimble@gmail.com
Edward Leonard	25780 W Coles Rd Buckeye AZ	602-794-7116	aleonard31r@Gmail.com
Andrea Marquez COB		623-349-6720	amarquez@buckeyeaz.gov
Janene Van Leeuwen COB		623-349-6948	jvanleeuwen@buckeyeaz.gov

Re: Annexation letter for buckeye

From: jackie.mccoy56@gmail.com <jackie.mccoy56@gmail.com>
To: Zachary Pebler <zapebler@aol.com>
Date: Oct 15, 2026, 9:22 AM

Thank you for that information. I will definitely be reaching out to her as well because I absolutely object all of this. I appreciate your help and I will be at the meeting to discuss further.
Sent from my iPhone

> On Oct 15, 2026, at 9:13 AM, Zachary Pebler <zapebler@aol.com> wrote:
>
> Hi Jackie,
>
> The tone wasn't intended to be rude but merely breaking down the issues and trying to actively discuss them and assure you know there will be two consecutive cases, one for annexation and the other for the rezoning. I wanted to separate the two as you might object to the rezone but not the annexation (or you may object to both).
>
> I hope to further discuss this afternoon or we can chat over the phone. However, this may simply be an impasse between you and the landowner and you can email Andrea (CC'd here), the assigned planner with a formal letter of objection.
>
> Thanks,
>
> Zack
>
> Zachary A. Pebler, PLLC.
> Pebler Equities, LLC.
> Office: 480-321-8149
> Cell: 480-390-4542
>
> **OUR ADDRESS has changed to
> 3100 W. Ray Rd. **#101**
> Chandler, AZ. 85226

On Thursday, October 15, 2026 at 09:04:02 AM MST, jackie.mccoy56@gmail.com <jackie.mccoy56@gmail.com> wrote:

Wow the tone of this was pretty rude. Im aware of the apartments as i live close to them. Im aware that a lot is expanding around us and as you say it is inevitable, that doesnt mean it makes sense and that i agree to it. Regardless if any other land has been sold, im being shown one area that makes no sense to me for putting anything there. To take ground that is currently nothing to develop it while there are so many areas close by that are already being worked on for expansion and retail, does not make any sense. Adding warehouses, or the same shops that are 10 min down the road, the continued building of nonsense. Housing is one thing as people need places to live. The nuisance its going to be just to change road patterns and lanes to account for traffic is going to be a nightmare. So idk the specifics of the annexations or whatever youre trying to do a gotcha with at the beginning but adding all thats being planned is absolutely not a good idea in this area regardless of how inevitable you think we should all accept it being. Long as im home from work in time we will absolutely be at this little meeting today.

Sent from my iPhone

> On Oct 15, 2026, at 7:48 AM, Zachary Pebler <zapebler@aol.com> wrote:
>
> Good morning Jackie,
>
> Thank you for reaching out. If I understand you correctly it is that you only have opposition to the rezoning (Case # PLZZ-26-0009) and not the annexation (Case # PLZM-26-0025)? Know the requests and cases are mutually independent.
>
> > Request #1 - Annexation - is the request to bring the property from Maricopa County jurisdiction to City of Buckeye jurisdiction.
> >
> > Request #2 - Rezoning - is the request to rezone the property from County zones RU-43, C-3 and R-5 to the City of Buckeye C-2 neighborhood commercial.
>
> If I understand your position, you are ok with the annexation request above and not the rezone request above; correct?

With the above established please know that the parcel is already zoned, through Maricopa County, C-3, General Commercial on a significant portion of the parcel along the frontage of MC-85 and Rooks Road. In addition to that, multi-family/apartments for about 50% of the remainder area of the parcel. So through Maricopa County, my client has the legal entitlement to do retail on a large area of the property (as well as apartments).

I disagree that this area is a rural area as you live directly across the street in a master-planned community in a production home size lots with density. The area is farmland right now, however, all the farmland , in addition to the subject parcel have all transferred from the farm families to developers. So the idea the area is going to be farmland is a misconception.

With that, our request aligns with the City of Buckeye General Plan, Historic DOWNTOWN Buckeye Activity Center. The subject parcel is in the Downtown plan where supported land uses range from high-density residential, office, retail, mixed use among others to further grow the downtown core. This parcel is going to be the most significant downtown parcel upon entering Downtown Buckeye from the west.

The area is fast developing; you would know caddy-corner to the site was rezoned to industrial and to the north is further industrial development. As you know, a new apartment complex got built at 1st Street and Monroe. I say this because to the laymen, you see farms, however, City of Buckeye and myself see all the development plans doing on in any direction of your home and forward planning is inevitable. It doesn't look like it today but retail is and will be warranted here.

So with that, our request aligns with the General Plan and is a critical site to properly plan for the expansion of the Downtown area. However, we already have the C-3 zoning portion with Maricopa County. As always, for community members that wish to continue to see farmland stay, let me know if you are interested in buying the property to continue farming operation and I will put you in contact with the owner.

We have our neighborhood meeting tonight at 6:00, I would love to discuss in person there. The meeting is at the Chamber of

Commerce. However, Im always around my phone and email.

I have CC'd Andrea our assigned planner at the City of Buckeye so she also have documentation of this discussion.

Thank you,

Zack

Zachary A. Pebler, PLLC.
Pebler Equities, LLC.
Office: 480-321-8149
Cell: 480-390-4542

**OUR ADDRESS has changed to
3100 W. Ray Rd. **#101**
Chandler, AZ. 85226

On Wednesday, October 14, 2026 at 06:08:14 PM MST, jackie.mccoy56@gmail.com <jackie.mccoy56@gmail.com> wrote:

> I received a letter about a requested annexation for a retail and commercial center close to my home and am reaching out to you with my concerns.
> Absolutely not. It makes no sense in the area by rooks road and mc 85. There are spaces closer to the already built up downtown area that can be used for commercial and retail. This isnt an easy walking distance from already established restaurants or shopping.
> The area is not meant for lots of traffic. This is a smaller rural area. There are plenty of areas close by that are already made for expansion with more road-space and areas for parking ect. Ridiculous to throw shopping centers in that spot.
> Also we already have stores and restaurants not 5 min away. If we need something not provided right here, watson is ten minutes down the road. No need for retail and commercial in that spot. I will oppose this at every opportunity. There are other spaces that make sense to add on and add business and shopping. That space is not it.
> Sent from my iPhone

Re: Request for Meeting Records and Concerns Regarding MC-85 & Rooks Retail Rezoning (PLZZ-26-0009)

From: Zachary Pebler <zapebler@aol.com>

To: JENNIFER HINOJOSA <jnj2011@live.com>, Andrea Marquez <amarquez@buckeyeaz.gov>, Zachary Pebler <zapebler@aol.com>

Date: Oct 19, 2026, 3:07 PM

Hi Jennifer,

Attached are the submittal documents for both the annexation request to come in under the City of Buckeye jurisdiction and the rezoning of the parcel from County zoning C-3, R-5 & RU-43 to C-2 community commercial.

To directly answer your questions:

1. Property boundaries are attached with a legal description and exhibit.
   Setbacks: Lot Coverage - 60%
   Front: 20 feet when adjacent to residential
   Side & Rear: 50 feet when adjacent to residential
   Height: 50 feet.

2. Yes, landscape and walls are required. At this point we dont have a specific design for landscape plan or wall plan as this is strictly an annexation and rezone request and not a site plan submittal as of yet.

3. As state in #2, we dont have a site plan as of yet so there is no lighting plan. However, light canopies may not illuminate across property lines. Regarding hours, delivery, loading and dumpsters - the project area in the northeast corner to your property will more than likely be in-line retail space. However, no plan is in effect however, I'd venture to guess it will be your typical community businesses open from 7:00 a.m. at the earliest to 8:00 p.m. Dumpster locations can be set away from your property at time of site planning and deliveries and loading would be minimal as we dont see this as a grocery store anchored project.

4. We dont have a traffic study as of yet, that will be processed through the site plan approval request. The developer will be obligated through City of Buckeye and Maricopa County (MC-85 is a county highway) to make appropriate road improvements along both MC-85 & Rooks Road in order to safely circulate traffic in and out. We believe this project wont increase traffic counts but merely serve the community around it with restaurants and services as we are not adding housing units. However, street improvements are inevitable to safely integrate and circulate traffic.

5. No drainage study or plan is done yet. Again, this comes at site plan stage, however, we will be responsible to retain all water/drainage on the parcel. Whether that is retention basins or sub-surface retention.

6. Not yet, that will come shortly and will be happy to keep you in the loop.

All requested items that we have are attached. You should get a Notice of Public Hearing with hearing dates in the mail shortly. That notice is attached for good measure.

Please understand that the property is governed by an overlay of the Historic Downtown Buckeye Area Plan and the vision for this whole area is to help promote a vibrant urban core to the downtown area. The open farm parcels you see are all now owned by developers so the landscape in and around your home will be fast changing in the coming years.

Im always happy to discuss over the phone as well; feel free to reach me on my cell phone at any time.

Zack

Zachary A. Pebler, PLLC.
Pebler Equities, LLC.
Office: 480-321-8149
Cell: 480-390-4542

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3100 W. Ray Rd. **#101**
Chandler, AZ. 85226

On Monday, October 19, 2026 at 12:29:29 PM MST, JENNIFER HINOJOSA <jnj2011@live.com> wrote:

> Dear City of Buckeye Planning and Zoning Department,
>
> I am writing as a property owner directly north of the proposed MC-85 & Rooks Retail development, associated with rezoning case PLZZ-26-0009 and annexation case PLZM-26-0025.

My property is identified as Maricopa County Assessor Parcel Number 400-32-004A.

I recently received notice of the proposed annexation and rezoning of approximately 16 acres from its current zoning to C-2 Community Commercial. I understand that a neighborhood meeting was scheduled for October 15, 2026.

I am requesting copies of any available records from that meeting, including meeting minutes or summaries, attendance records, public comments, concerns raised by neighboring property owners, and responses provided by the developer.

As a homeowner whose property is immediately north of the proposed development, I have serious concerns about the potential impact on my family's privacy, safety, and quality of life.

Specifically, I would appreciate clarification regarding the following:

1. Property boundaries and setbacks: How close could commercial buildings, parking lots, and other improvements be constructed to my property line?

2. Privacy and buffering: Will the developer be required to install a masonry privacy wall, landscaping, or other barriers between the commercial development and neighboring residential properties?

3. Noise and lighting: What restrictions will be imposed on outdoor lighting, delivery trucks, loading areas, dumpsters, and business operating hours?

4. Traffic: What traffic studies have been completed, and how will increased traffic along MC-85 and Rooks Road affect neighboring residents?

5. Drainage: What measures will be required to prevent stormwater runoff from negatively affecting surrounding properties?

6. Proposed businesses: Are there any preliminary site plans or indications of the types of businesses that may occupy the development?

I would also like copies of the current rezoning application, preliminary site plans, development narrative, and any available traffic or drainage studies.

My family values the rural residential character, privacy, and peaceful environment of our property. I am concerned that commercial development directly adjacent to residential land could significantly change those conditions.

I respectfully request that these concerns be included in the official case record and considered before any rezoning or annexation approval.

Please also notify me of any upcoming Planning and Zoning Commission or City Council hearings regarding this project, including opportunities for public comment.

Thank you for your time and assistance. I look forward to your response.

Sincerely,

Jose & Jennifer Hinojosa
Property Owners, APN 400-32-004A
Buckeye, Arizona

- Narrative Annexation-Rooks Retail_v2.pdf — 91 KB
- 051615 006A ROW.pdf — 480 KB
- Legal Desciption & Exhibit - MC 85 Retail.pdf — 1.1 MB
- Narrative Rezone - Rooks Retail v2.pdf — 3.4 MB
- Zoning Exhibit - MC-85 & Rooks Retail.pdf — 4.2 MB
- Citizen Participation Plan - MC-85 & Rooks Retail - PLZZ-26-0009 v4.pdf — 3.4 MB
- Neighborhood_Letter_FINAL.pdf — 134 KB
- General Plan Exhbit - MC 85 & Rooks.pdf — 189 KB
- Vicinity Map - MC 85 & Rooks Retail.pdf — 180 KB
- Citizen Participation Report - PLZZM-26-0025 & PLZZ-26-0009.docx — 1.6 MB
- Notice of Public Hearing - neighbors - MC-85 & Rooks Retail.docx — 14 KB

MAILING LIST – 500 FT. BUFFER
Case # PLZM-26-0025
Case # PLZZ-26-0009

401-87-004C
DUSTY COOL, LP
817 E. San Angelo Ave.
Gilbert, AZ. 85234

401-87-009C
BUCKEYE LOGISTICS CENTER QOZB, LLC.
5050 N. 40th St. #360
Phoenix, AZ. 85018

400-32-002B UNDELIVERABLE
Charles & Terell Hill
8075 S. Rooks Road
Buckeye, AZ. 85326

400-32-003E
WPC BUCKEYE, LLC.
802 N. 3rd Ave.
Phoenix, AZ. 85003

400-34-658
Antonio Onitveros
8476 S. 256th Ln.
Buckeye, AZ. 85326

400-34-972
David Ludlow
8401 S. 257th Dr.
Buckeye, AZ. 85326

400-34-973
Daniel Munoz
8415 S. 257th Dr.
Buckeye, AZ. 85326

400-34-974
Jacqueline & Marc McCoy
8423 S. 257th Dr.
Buckeye, AZ. 85326

401-87-009B & 400-32-003C
TRUST NO 10567TRTAZ
4800 N. Scottsdale Rd. #4300
Scottsdale, AZ. 85251

400-32-001Z & -001K
Joyce Nordenberg
15556 W. Evans Dr.
Surprise, AZ. 85379

400-32-001Y
MANGAT INVESTMENT, LLC.
7138 N. 110th Ave.
Glendale, AZ. 85307

400-34-659
Brian Perez
8462 S. 256th Ln.
Buckeye, AZ. 85326

400-34-657
Jesus Valenzuela
8490 S. 256th Ln.
Buckeye, AZ. 85326

400-34-978
Jesus & Tasha Gomez
25708 W. Coles Rd.
Buckeye, AZ. 85326

400-34-970
Andrea Rachel kirk
25756 W. Coles Rd.
Buckeye, AZ. 85326

400-34-969
Thomas & Breann McCauley
25762 W. Coles Rd.
Buckeye, AZ. 85326

3100 W. Ray Rd. #101 Chandler, AZ. 85226
480-321-8149
ZAPEBLER@AOL.COM

400-34-976
Jace Minor
8435 S. 257th Dr.
Buckeye, AZ. 85326

400-34-977
Jonathan Smith & Balanzar De La Cruz
8443 S. 257th Dr.
Buckeye, AZ. 85326

400-34-968
Rachel Bennett & Thomas Davis
25768 W. Coles Rd.
Buckeye, AZ. 85326

400-34-962 & -932
SFR FUND VI BORROWER, LLC
P.O. BOX #31236
Salt Lake City, UT. 84131

400-34-967
25770 WEST COLES, LLC.
15417 W. Jackson St.
Goodyear, AZ. 85338

400-34-961
Larry & Varah Beyal
25806 W. Coles Rd.
Buckeye, AZ. 85326

400-34-966
Alexis Leonard & David McDonald
25780 W. Coles Rd.
Buckeye, AZ. 85326

400-34-960
Michael & Linda Hurt
25808 W. Coles Rd.
Buckeye, AZ. 85326

400-34-965
Lucas & Alyssa Kimble
25786 W. Coles Rd.
Buckeye, AZ. 85326

400-34-959
Mary Nyuyfone
25768 W. Coles Rd.
Buckeye, AZ. 85326

400-34-964
Michael Campbell
25788 W. Coles Rd.
Buckeye, AZ. 85326

400-34-958
Andrade Rodriguez
25818 W. Coles Rd.
Buckeye, AZ. 85326

400-34-963
Cody & Crystal Ragle
25796 W. Coles Rd.
Buckeye, AZ. 85326

400-34-957
Lewis Munguia
25822 W. Coles Rd.
Buckeye, AZ. 85326

400-34-956
Maria Corona
25826 W. Coles Rd.
Buckeye, AZ. 85326

400-34-948
Juana Ramos
8534 S. 258th Dr.
Buckeye, AZ. 85326

400-34-955
Alexander Ticas
25840 W. Coles Rd.
Buckeye, AZ. 85326

400-34-944
Scott & Laurel Bee
25827 W. Coles Rd.
Buckeye, AZ. 85326

400-34-954
Rich Childs
25852 W. Coles Rd.
Buckeye, AZ. 85326
you to a scheduled Zoom meeting.

400-34-907
Deborah Kay Yasharian Family Trust
25842 W. Winston Dr.
Zachary Pebler is inviting

400-34-952, -953 & 949
IDF 1 SFR PROPCO A, LLC.
3450 E. Baseline Road
Phoenix, AZ. 85042

400-34-943
Reynaldo Maldonado
25823 W. Coles Rd.
Buckeye, AZ. 85326

400-34-951
William Hawthorne
8468 S. 258th Dr.
Buckeye, AZ. 85326

400-34-908
M Anderson Family Trust
25836 W. Winston Dr.
Buckeye, AZ. 85326

400-34-950
Carlos Villecas
22775 W. Cocopah St.
Buckeye, AZ. 85326

400-34-942
Ruben Gutierrez
25819 W. Coles Rd.
Buckeye, AZ. 85326

400-34-909
Domonique Clevland
25830 W. Winston Dr.
Buckeye, AZ. 85326

400-34-941
James Spencer
25815 W. Coles Rd.
Buckeye, AZ. 85326

400-34-913
Shawn Morra
25804 W. Winston Dr.
Buckeye, AZ. 85326

400-34-910
Freddy Martinez
25824 W. Winston Dr.
Buckeye, AZ. 85326

400-34-937
Mary Bushnell
25793 W. Coles Rd.
Buckeye, AZ. 85326

400-34-940
Gisela Hanes
25811 W. Coles Rd.
Buckeye, AZ. 85326

400-34-914
Ayden Thomas Mendez
25798 W. Winston Dr.
Buckeye, AZ. 85326

400-34-911
Mia & James Bowers
25816 W. Winston Dr.
Buckeye, AZ. 85326

400-34-936
Alfredo Huicochea
25783 W. Coles Rd.
Buckeye, AZ. 85326

400-34-939
Jeremy Bleigh
25807 W. Coles Rd.
Buckeye, AZ. 85326

400-34-915
Vanessa Gonzalez
25792 W. Winston Dr.
Buckeye, AZ. 85326

400-34-912
Brandon Olivias
25812 W. Winston Dr.
Buckeye, AZ. 85326

400-34-935
Michael Rolstad
25777 W. Coles Rd.
Buckeye, AZ. 85326

400-34-938
Alexis Carroll
25803 W. Coles Rd.
Buckeye, AZ. 85326

400-34-934
Katrina Sagasta
25765 W. Coles Rd.
Buckeye, AZ. 85326

400-34-916
Ariel Panduro-Rodriguez
25790 W. Winston Dr.
Buckeye, AZ. 85326

400-34-933
Joseph Bickman
25757 W. Coles Rd.
Buckeye, AZ. 85326

400-34-917
Eduardo Rodriguez
25778 W. Winston Dr.
Buckeye, AZ. 85326

400-34-931
David Fuller
25747 W. Coles Rd.
Buckeye, AZ. 85326

400-34-930
Claudia Soto
25739 W. Coles Rd.
Buckeye, AZ. 85326

401-87-007B UNDELIVERABLE
RTP GP PHASE I, LLC.
8742 E. Via De Commerico
Scottsdale, AZ. 85258

AAM, LLC.
c/o Terravista HOA
1600 W. Broadway Rd. #200
Tempe, AZ. 85282

City of Buckeye Planning & Development
c/o Andrea Marquez
530 E. Monroe Ave.
Buckeye, AZ. 85326

2R PLZZ-26-0009 RECEIVED SEPT 17 2026 AL

Bowman
CONSULTING

September 9, 2026
Project # 051615-01-001

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6;

THENCE NORTH 89°47'14" EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 983.07 FEET;

THENCE NORTH 00°12'46" WEST, A DISTANCE OF 33.00 FEET THE NORTH LINE OF THE SOUTH 33 FEET OF SAID NORTHWEST QUARTER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89°47'14" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 887.57 FEET;

THENCE NORTH 44°46'25" WEST, A DISTANCE OF 56.12 FEET TO THE EAST LINE OF THE WEST 55 FEET OF SAID NORTHWEST QUARTER;

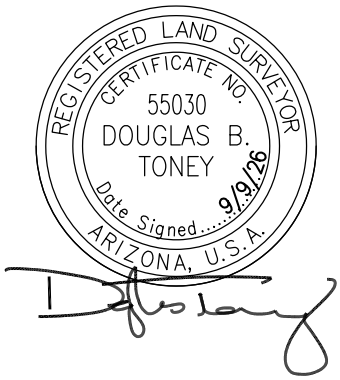
THENCE NORTH 00°39'57" EAST, ALONG SAID EAST LINE, A DISTANCE OF 677.16 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BUCKEYE CANAL;

THENCE NORTH 75°44'57" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 538.00 FEET;

THENCE SOUTH 62°07'29" EAST, A DISTANCE OF 447.31 FEET;

THENCE SOUTH 00°12'46" EAST, A DISTANCE OF 636.96 FEET TO THE POINT OF BEGINNING.

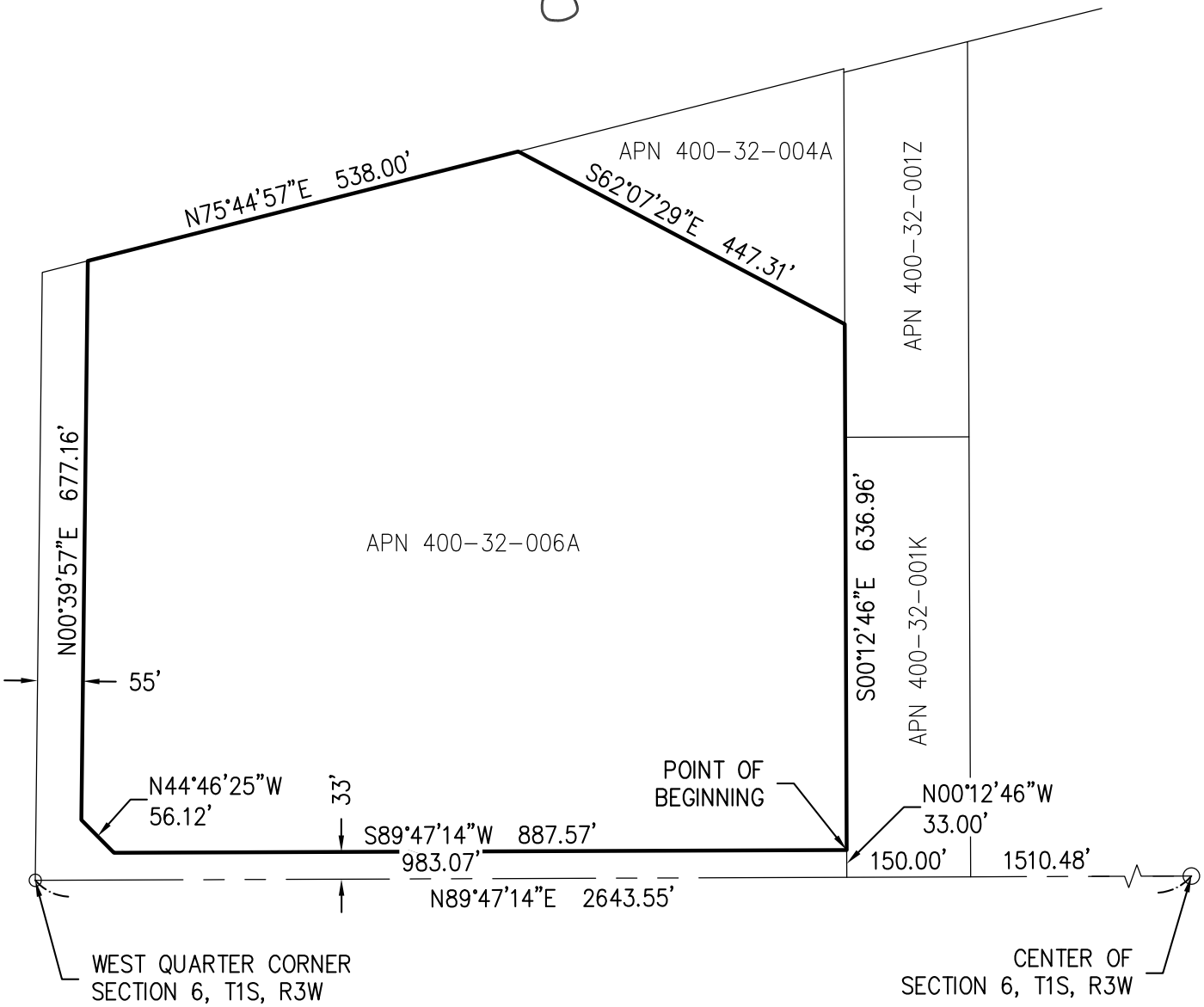
CONTAINING 704,382 SQ.FT. OR 16.1704 ACRES, MORE OR LESS.



N

N.T.S.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
55030
DOUGLAS B.
TONEY
Date Signed.....9/9/26
ARIZONA, U.S.A.



SHEET 1 OF 1	DATE: 9/9/26	EXHIBIT APN 400-32-006A		
		BY: DT	CHK:	QC:
		BCG PROJECT NO: 051615-01 TASK: 001 CLIENT REF NO:		

Bowman CONSULTING
1600 N Desert Drive, #210
Tempe, AZ 85288
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