



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. THE COUNCIL LIAISON MAY PARTICIPATE IN THE
DISCUSSION OF ANY ITEM ON THE AGENDA BUT DOES NOT VOTE.**

**CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION WORKSHOP
FEBRUARY 27, 2024
AGENDA**

**Executive Conference Room
530 East Monroe Avenue
Buckeye, Arizona 85326
4:30 p.m.**

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/ROLL CALL**
- 2. WORKSHOP AGENDA**
 - 2.A** [Presentation and discussion by City staff and consultant Matrix Design Group, to seek the Commission's feedback regarding the Buckeye Gateway Specific Area Plan \(GSAP\), a planning document that will facilitate the creation of a dynamic and world-class live, work and play environment along Verrado Way, south of I-10, in one of the City's core growth areas.](#)
Staff Liaison: Ken Galica, Principal Planner, kgalica@buckeyeaz.gov, (623) 349-6214
- 3. ADJOURNMENT**

CITY OF BUCKEYE
Planning and Zoning Commission Workshop Agenda
PLANNING ACTION REPORT

MEETING DATE: 02/27/24	AGENDA ITEM: 2.A. Buckeye Gateway Specific Area Plan (GSAP) - Project Introduction and Visioning Workshop
DATE PREPARED: 02/22/24	DISTRICT NO.: No. 5
STAFF LIAISON: Ken Galica, Principal Planner, kgalica@buckeyeaz.gov, (623) 349-6214	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Workshop Item

TIME NEEDED: 60 minutes

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Presentation and discussion by City staff and consultant Matrix Design Group, to seek the Commission's feedback regarding the Buckeye Gateway Specific Area Plan (GSAP), a planning document that will facilitate the creation of a dynamic and world-class live, work and play environment along Verrado Way, south of I-10, in one of the City's core growth areas.

RELEVANT GOALS:

GOAL 3: A Well-Planned Urban Community

ADDITIONAL RELEVANT GOALS:

GOAL 2: Enhanced Economic Well-Being and Vitality

SUMMARY

PROJECT DESCRIPTION:

The Development Services Department, alongside consultant Matrix Design Group, has recently kicked off a new long-range planning project, the Gateway Specific Area Plan (GSAP), which will facilitate the creation of a dynamic and world-class live, work and play environment in one of the City's core growth areas, the Gateway Activity Center, an approximate 1,400 acre area bounded by I-10 to the north, Yuma Road to the South, Dean Road to the west, and Tuthill Road to the east. One of six unique activity centers identified in the City's General Plan, the Gateway Activity Center is envisioned as a vibrant mixed-use destination serving the West Valley and will be comprised of residential and nonresidential uses such as research and development, retail and services, healthcare, employment, education and entertainment. The completion of the GSAP document will establish a vision for the Gateway area and provide a road map for future investments.

A comprehensive and inclusive approach will be utilized to ensure that the voices of residents, business owners, property owners and other area stakeholders will be heard. Through a variety of outreach methods – including, but not limited to, public meetings, online questionnaires and stakeholder interviews – the community will actively participate in identifying issues, opportunities and values related to land use, economic development, transportation connectivity, character planning, streetscape design and other aesthetic considerations. This collaborative effort, validated by economic analysis, will ensure that the plan truly represents the collective aspirations and priorities of the Buckeye community, providing a comprehensive framework for future decision-making processes.

BENEFITS:

The Gateway Activity Center Specific Area Plan will provide realistic strategies for implementation that will shape the future of the Gateway Activity Center as a dynamic and world-class live, work and play

environment along Verrado Way.

FUTURE ACTION:

It is anticipated that the GSAP will return to the Planning & Zoning Commission for a second workshop in Summer 2024 and again, for recommendation to Council, in late 2024/early 2025. Dates for those future meetings have not yet been determined.

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

ATTACHMENTS: