



PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

NOTICE OF POSSIBLE QUORUM OF THE CITY OF BUCKEYE PLANNING AND ZONING COMMISSION OR OTHER COUNCIL APPOINTED BOARD: PLEASE NOTE THAT THERE MAY BE A QUORUM PRESENT BUT THERE WILL BE NO VOTING TAKING PLACE BY THE CITY PLANNING AND ZONING COMMISSION OR OTHER COUNCIL APPOINTED BOARD AT THIS MEETING.

**CITY OF BUCKEYE
COUNCIL WORKSHOP
JULY 7, 2026
AGENDA**

**City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326
3:30 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 Items

2.A [Presentation and discussion to provide a comprehensive update on the status of the Council's Annual Strategic Plan. \(Approximate time: 30 minutes\)](#)

Summary: The City's strategic plan was originally adopted in 2022 and is amended each year to ensure the City's strategic focus remains a priority. Karcsay Consulting Group, LLC facilitated the council retreat where members of City Council and City leadership came together in a working session to review and update the current strategic plan. City leadership then held five working sessions on each of the focus areas to provide strategic initiatives and metrics for the next three years. The workshop will provide an update on the Plan.

Staff Liaison: Christa Lancaster, Assistant to the City Manager, clancaster@buckeyeaz.gov, (623) 349-6991

2.B [Presentation and discussion regarding the airport development and ongoing planning projects. \(Approximate time: 1.5 hours\)](#)

Summary: Staff and aviation consultants will provide a presentation on airport development and ongoing planning projects.

Staff Liaison: Scott Gray, Aviation Director, sgray@buckeyeaz.gov, (623) 349-6885

3. Adjournment.

**CITY OF BUCKEYE
Council Workshop Agenda
COUNCIL ACTION REPORT**

MEETING DATE: 07/07/26	AGENDA ITEM: 2.A. City of Buckeye City Council Annual Strategic Plan update
DATE PREPARED: 07/02/26	DISTRICT NO.: All
STAFF LIAISON: Christa Lancaster, Assistant to the City Manager, clancaster@buckeyeaz.gov, (623) 349-6991	
DEPARTMENT: City Manager	AGENDA ITEM TYPE: Workshop Item

TIME NEEDED: 30 minutes

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Presentation and discussion to provide a comprehensive update on the status of the Council's Annual Strategic Plan. (Approximate time: 30 minutes)

GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:
Not Applicable

SUMMARY

PROJECT DESCRIPTION:

The City's strategic plan was originally adopted in 2022 and is amended each year to ensure the City's strategic focus remains a priority. Karcsay Consulting Group, LLC facilitated the council retreat where members of City Council and City leadership came together in a working session to review and update the current strategic plan. City leadership then held five working sessions on each of the focus areas to provide strategic initiatives and metrics for the next three years. The workshop will provide an update on the Plan.

FINANCIAL IMPACT STATEMENT:
N/A

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

ATTACHMENTS:
[2026-2029 Strategic Plan presentation new.pptx](#)

City of Buckeye City Council Strategic Plan 2026-2029

City Manager's Office
July 7, 2026



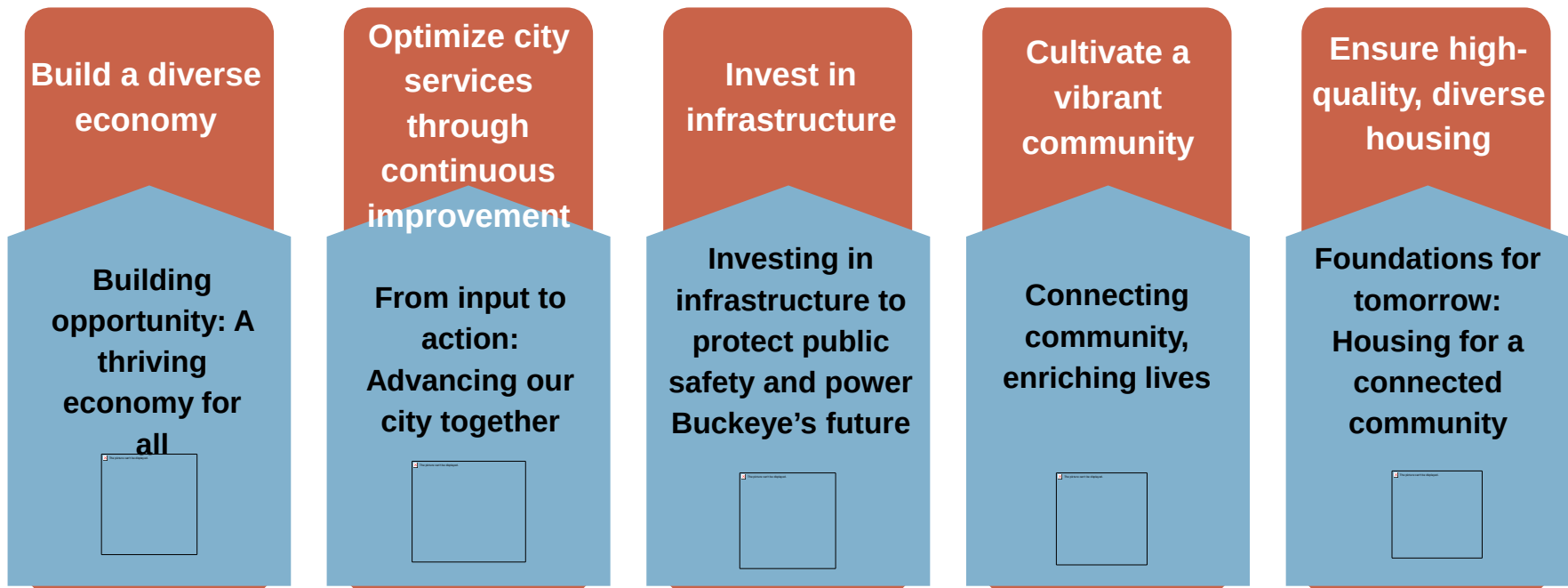
History

- The current Strategic Plan was adopted in 2022
- Annual review during the council retreat
 - Re-evaluate current strategies and priorities
- Council Retreat held February 24, 2026
 - Mayor, City Council, City Manager, and Department Leaders

Strategic Focus Areas

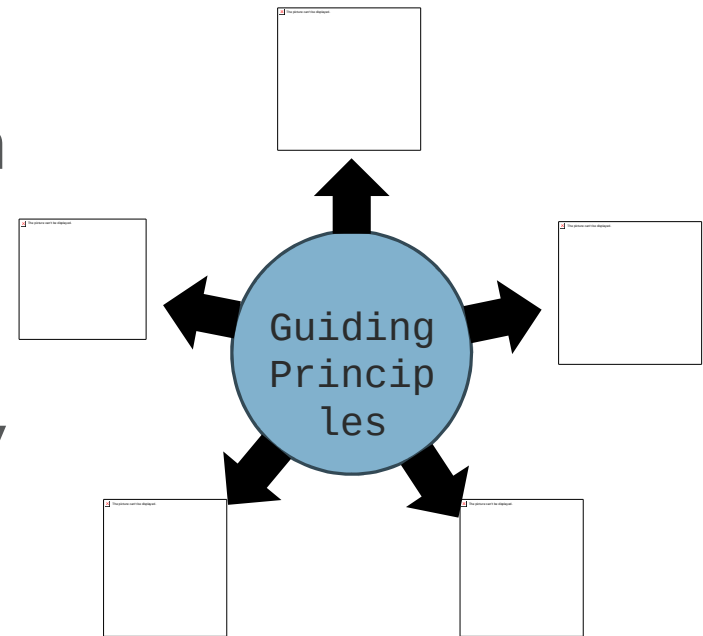
- Current Focus Areas:
 - Innovative and High Performing Organization
 - Infrastructure
 - Economic Growth
 - A Safe and Sustainable Quality of Life
 - Fiscal Responsibility

Strategic Focus Areas: Updated

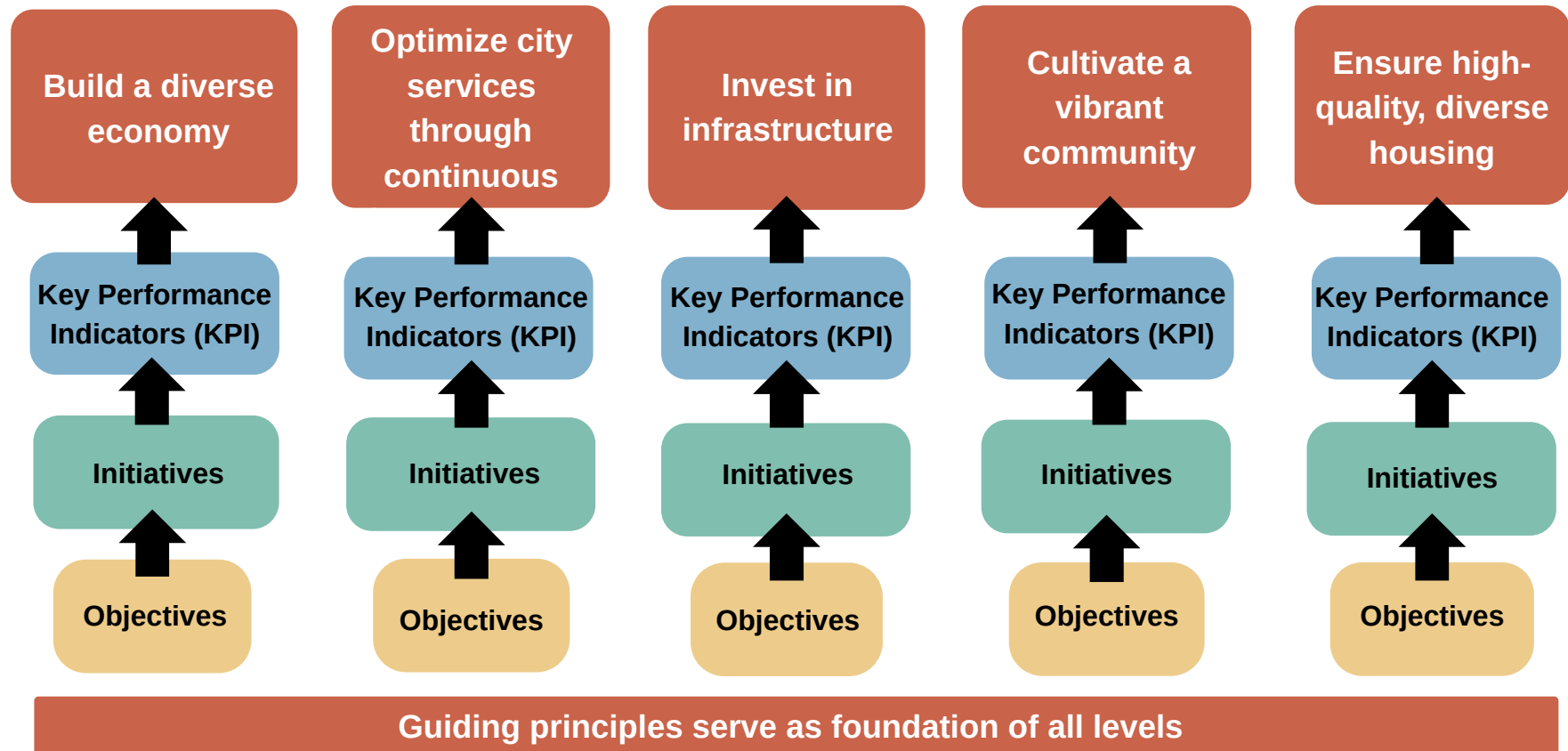


Guiding Principles

- Transparent Governance
- Accessibility and Inclusion
- Operational Excellence
- Stewardship of Resources
- Innovation and Adaptability
- Community Partnership



Strategic Plan Structure



Strategic Focus Areas

**Build a
Diverse
Economy**

**Building
opportunity: A
thriving economy
for all**



- Attract, retain, and support businesses
- Empower entrepreneurs
- Strengthen the workforce
- Form partnerships to create opportunities for residents

Key Performance Indicators (KPI)

**Build a
Diverse
Economy**

**Building
opportunity: A
thriving economy
for all**



- Total employers
- Total jobs
- Total commercial square feet
- Number of business licenses
- Total city sales tax (TPT)
- Total city lodging tax
- Airport operations
- Based aircraft
- Fuel sales
- Grant funds

Strategic Initiative

**Build a
Diverse
Economy**

**Building
opportunity: A
thriving economy
for all**



- Establish viability of targeted industries
- Support workforce training programs through localized education and industry partnerships
- Develop and implement small business and entrepreneurship programming
- Leverage airport assets to accelerate regional economic development
- Strengthen the city's economic⁹

Strategic Objective

Build a Diverse Economy

Building
opportunity: A
thriving economy
for all



- Adopt and implement the Airport Long-Range Concept plan to establish a clear, multi-decade vision for physical and operational development at BXK. **Timeline for completion: 2026**
- Execute the Airport Strategic Implementation Plan to upgrade utility infrastructure and evaluate funding mechanisms that ensure the airport's long-term financial self-sufficiency. **Timeline for completion: 2026**
- Finalize and implement the Airport Specific Area Plan to guide land use, zoning, and development strategies for the commercial areas surrounding the airport. **Timeline for completion: 2027**
- Launch a targeted marketing and lead generation campaign utilizing recent airport studies to attract corporate tenants and private investment to BXK. **Timeline for completion: 2027**
- Conduct the Buckeye Air Fair Economic Impact Study to quantify regional tourism revenue

Strategic Focus Areas

**Optimize city
services
through
continuous
improvement**

**From input to
action:
Advancing our
city together**



- Strengthen the quality, reliability, and responsiveness of city services
- Transparent, data-informed decisions
- Identifying gaps
- Streamlining processes
- Enhancing communication
- Empowering staff

Key Performance Indicators (KPI)

**Optimize city
services
through
continuous
improvement**

**From input to
action:
Advancing our
city together**



- Duplicate entry processes eliminated through system integrations
- Number of insights from analytics that resulted in documented business actions or decisions
- Demonstrate measurable efficiencies by tracking improvements in service delivery times, cost reductions, and resource utilization
- Inventory surveys and eliminate duplications/redundancy
- Number of improvement actions taken

Strategic Focus Areas

**Invest in
Infrastructure**

**Investing in
infrastructure to
protect public
safety and power
Buckeye's future**



- Roadways, water, utilities, and more!
- Systems that determine growth
- Proactive investment and disciplined asset management
- Measurable outcomes
- Long-term success

Key Performance Indicators (KPI)

**Invest in
Infrastructure**

**Investing in
infrastructure to
protect public
safety and power
Buckeye's future**



- Project percentage complete vs. project schedule
- Number of signalized intersections
- IT infrastructure installation (facilities, roadways, etc.)
- Inspect infrastructure - % of asphalt, concrete, signs, medians, markings inspected
- Lifecycle cost modeling

Strategic Focus Areas

**Cultivate a
Vibrant
Community**

**Connecting
community,
enriching lives**



- Enhancing the quality of life through safe neighborhoods, accessible programs, meaningful community spaces, and strong civic connection
- Support a growing community
- Preserving small-town character
- Thoughtful planning, strategic investment, partnerships and service delivery.

Key Performance Indicators (KPI)

**Cultivate a
Vibrant
Community**

**Connecting
community,
enriching lives**



- Programs or services delivered through partnerships
- Community participation in public safety education and outreach programs
- Accreditation, compliance, and professional standards achievements
- Number of improvements implemented to amenities, programs, services, facilities, and events.
- Acres of park land and square footage of community facilities per 1,000 residents

Strategic Focus Areas

Ensure high-quality, diverse housing

**Foundations for tomorrow:
Housing for a connected community**



- Appropriate mix of housing types
- Integrate housing with jobs, services, amenities, and infrastructure
- Economic competitiveness through city growth

Key Performance Indicators (KPI)

Ensure high-quality, diverse housing

**Foundations for tomorrow:
Housing for a connected community**



- Housing unit count by type
- Housing unit average size by type
- Area and action plan tasks completed
- Clients served/cases successfully resolved by Social Service outreach
- Percentage of cost burdened households

Next Steps

- Fall 2026 – Council will adopt the amended Strategic Plan for 2026-2029

Questions?

**CITY OF BUCKEYE
Council Workshop Agenda
COUNCIL ACTION REPORT**

MEETING DATE: 07/07/26	AGENDA ITEM: 2.B. Airport Development and Planning Update
DATE PREPARED: 07/02/26	DISTRICT NO.: 1
STAFF LIAISON: Scott Gray, Aviation Director, sgray@buckeyeaz.gov, (623) 349-6885	
DEPARTMENT: Buckeye Municipal Airport	AGENDA ITEM TYPE: Workshop Item

TIME NEEDED: 90 Minutes

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Presentation and discussion regarding the airport development and ongoing planning projects.
(Approximate time: 1.5 hours)

GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:
Economic Growth

SUMMARY

PROJECT DESCRIPTION:

Buckeye Municipal Airport (BXK) is a key regional economic asset positioned for long-term growth. Multiple coordinated planning efforts are underway to support its development, infrastructure readiness, and economic potential. While each is independent, they are all strategically linked to support one another. These four major studies form the roadmap for BXK:

- **Airport Long-Range Concept (ALRC):** This plan being performed by Coffman Associates/KSA establishes the Airport Long-Range Concept (ALRC) and evaluates long-term development options/impacts, airspace, noise contours, and provides for stakeholder outreach. The consultant is conducting a review of historical and existing data, determining development options/impacts for further examination, and developing an evaluation matrix for use and refinement during key stakeholder meetings in late June. Following the Council workshop, the consultant will continue significant outreach efforts through key stakeholder meetings, public meetings, draft recommendations, and presentation and discussion of the findings at a Council workshop in September. Incorporating Council input from the workshop, the ALRC will be brought forward to Council for consideration to adopt at a following meeting.
- **Airport Strategic Implementation Plan (ASIP):** This plan being performed by Kimley Horn focuses on required utilities to support the adopted Airport Master Plan (AMP) and the Airport Long Range Concept (ALRC) as well as corresponding funding strategies and long-term financial planning. Required utilities include water, wastewater, electricity and fiber. The consultant has completed the inventory phase and will provide recommended utility improvements required to support both the AMP and ALRC in July.
- **Airport Specific Area Plan (ASAP):** This plan being performed by Logan Simpson is intended to guide land use, development standards, and community engagement for the Airport Activity Center identified within the City's General Plan utilizing the results from the ALRC. The initial Council Workshop was conducted in April and will be followed by significant stakeholder outreach, including community meetings, stakeholder interviews, focus groups, and workshops with the P&Z Commission and Council. Council will be provided with recommendations in late 2026, with planned consideration to adopt in early 2027.
- **Marketing, sector targeting, and lead generation:** The City contracted with Golden Shovel to

conduct marketing, sector targeting, and lead generation aligned with BXK's AMP and ALRC development visions. Significant stakeholder efforts have already been completed, including a public survey, over 30 interviews, and more than 60 digital questionnaires. The consultant has prepared a draft report to identify aviation sectors that can be accommodated with various runway lengths and market synergy, and the results will be presented to the Council at the July 7th Workshop. Following the Workshop, the consultant will assist focusing efforts on developing the Lead Generation Campaign.

BENEFITS:

The completion of these various planning efforts will be crucial in the advancement of BXK in serving both the aviation community and the citizens of Buckeye into the foreseeable future. These studies will create a systematic approach to attracting aviation related users to the airport and plan for the infrastructure needs to support the long-term development.

FUTURE ACTION:

The Airport Long-Range Concept will be presented in another Council Workshop in September, 2026, where detailed evaluation criteria will have been completed and a recommended concept will be provided. The adoption of the Long-Range Concept is anticipated for the September/October, 2026 Council agenda.

FINANCIAL IMPACT STATEMENT:

No financial impacts associated with reviewing Airport development and planning projects.

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

ATTACHMENTS:

[Airport Development Plans Update - CC Workshop 7-7-26 - Final.pdf](#)

Airport Development and Planning Update

City Council Workshop
July 7, 2026



AGENDA

- Objectives
- Team Introductions
- Planning Efforts
 - Airport Marketing and Lead Generation
 - Airport Strategic Implementation Plan
 - Airport Long-Range Concept
 - Airport Specific Area Plan
- Key Milestones



OBJECTIVES

- Present findings from the market analysis
- Present utilities analysis
- Present long-range development evaluation criteria and preliminary findings
- Present recommended specific area plan boundary
- Present coordinated public engagement strategy
- Share key milestones
- Seek concurrence with findings and next steps

TEAM INTRODUCTIONS

CITY STAFF

- Scott Gray, Aviation Director
- Suzie Boyles, Economic Development Director
- Adam Copeland, Deputy Director of Planning-Development Services
- Mandy Woods, Principal Planner

CONSULTANTS

- Ron Kresha, Golden Shovel
- Matt Quick, Coffman Associates
- Miriam McGilvray, Logan Simpson

Coordinated Approach

Department Coordination

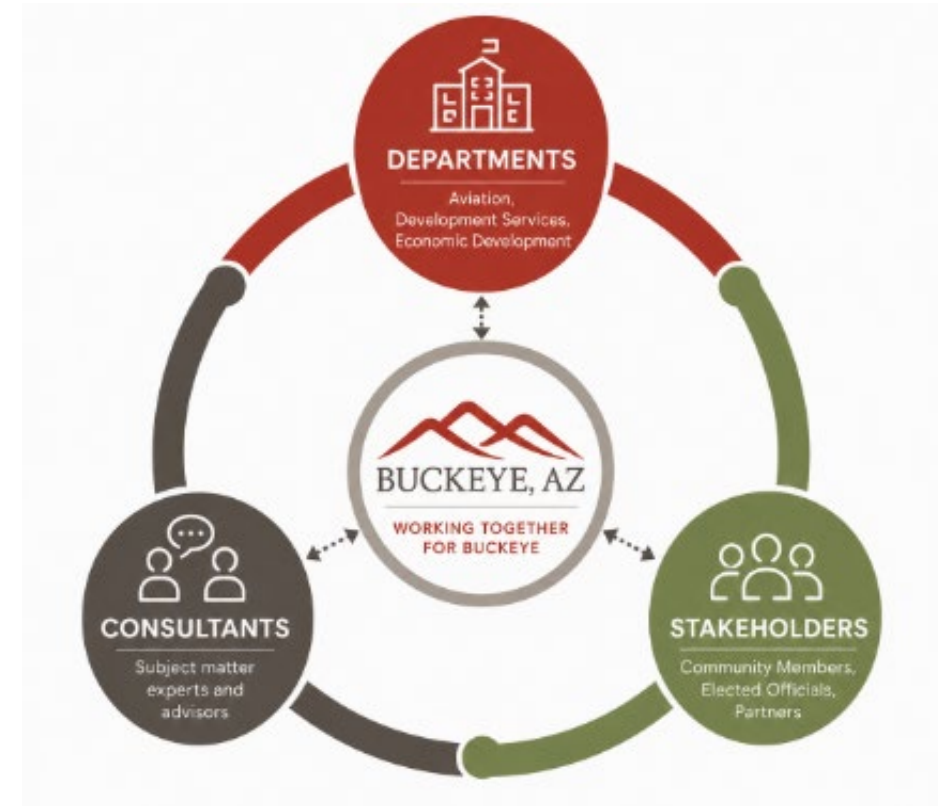
- Aviation
- Development Services
- Economic Development

Consultant Coordination

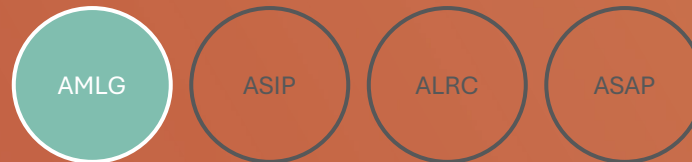
- Ongoing collaboration, data, and information sharing - calls, meetings, emails throughout the process

Stakeholder Engagement

- Master stakeholder engagement lists across all planning efforts to ensure strategic and consistent stakeholder engagement



AIRPORT MARKETING AND LEAD GENERATION (AMLG)



Purpose

- Creation of an asset analysis and a marketing analysis for the airport
- Identify aviation sectors and sub-sectors:
 - BKK should and should not be targeting, short/long term
 - Look at the highest and best use, and return on investment, to enhance business attraction and development opportunities at the airport



Methodology

Buckeye Municipal Airport is a critical anchor asset with community support.

The Golden Shovel Agency employed a research-based methodology and surveys to derive recommendations for the strategic growth of the Buckeye Airport.

- Relied on 20 years of industry knowledge, experience and research
- Conducted two online surveys: Stakeholder Survey (21 Targeted Stakeholders) and Constituent Survey (357 responses)
- Two days of in-person interviews (Stakeholders, investors and council members)
- Online interviews (City Council Members and Mayor)
- Reviewed all available airport planning documents
- Reviewed all available economic development strategy documents
- Reviewed peer reviewed articles, economic data, industry data, and industry forecasts

Economic Development Importance

A phased strategy balances near-term planning (2026–2029) with long-term expansion (2030–2045).

Airport Vision

BXK will position Buckeye as the aviation center of the West Valley—connecting businesses, talent, and investment through strategic infrastructure, aviation development, and economic growth. Together, the Mayor, City Council, and stakeholders will create an airport that powers the city’s future and creates a space “Where Opportunity Lands”.

This focused commitment will lead to a uniquely positioned regional airport built on a strong foundation in general and corporate aviation. The direct highway connectivity, rail service, and surrounding development capacity will attract long-term investors and companies to BXK, who will shape the next generation of development.

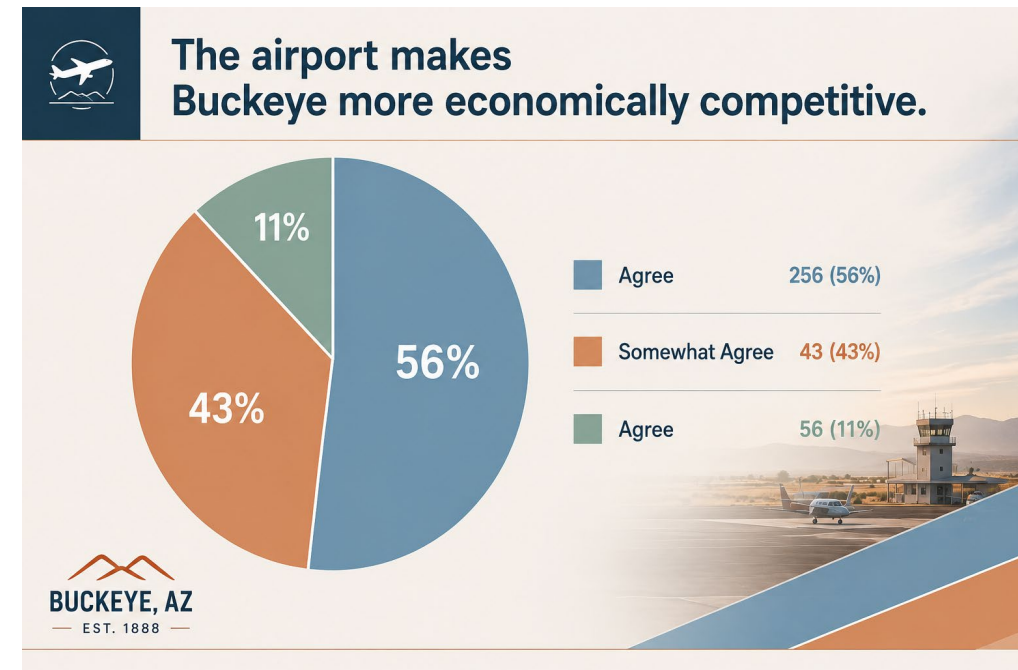
Why This Matters

Buckeye Municipal Airport is a critical anchor asset with community support.

West Valley Hub Critical Asset

The airport should be viewed as a critical economic development platform capable of supporting corporate investment, advanced manufacturing, aerospace growth, workforce development, defense-related industries, and future transportation technologies.

Through the community survey, the respondents overwhelming support the airport future.



Economic Development Importance

A phased strategy balances near-term planning (2026–2029) with long-term expansion (2030–2045).

Buckeye's Growth Opportunity

The majority of stakeholders and elected officials support the potential of the airport.

- **Site Readiness**

Water, sewer, power, broadband connectivity, road access, and site readiness emerged as more pressing concerns than runway length.

- **Geographic Advantage**

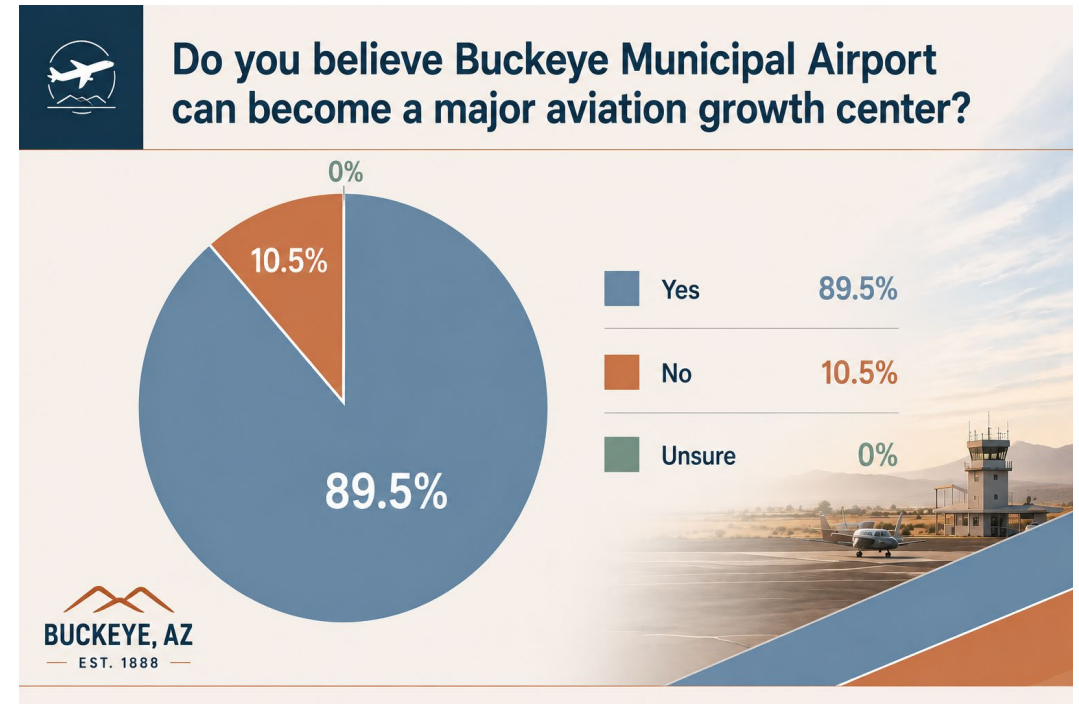
Positioned along major West Valley transportation corridors with direct regional access.

- **Available Developable Land**

Significant open land surrounding BXK offers room for aviation and industrial expansion.

- **West Valley Economic Expansion**

Buckeye sits at the center of one of Arizona's fastest-expanding economic regions.



The Strategic Gap

Infrastructure—not runway length—is the most pressing barrier to growth.

Current State

- **Utility Constraints:** Water, sewer, power, and broadband are not yet site-ready
- **Runway (Current):** 5,500 ft limits aircraft size and business type
- **Competitive Challenges:** Other Southwest markets are advancing
- **Missed Opportunities:** Corporate and MRO operators are choosing evaluating sites



Future-Ready State

- **Site-Ready Infrastructure:** Utilities in place to support private investment
- **Extended Runway:** 7,300 ft supports midsize and large-cabin corporate jets
- **Regional Competitiveness:** BXK competes directly for high-value aviation users
- **Captured Opportunities:** Buckeye becomes the preferred West Valley aviation location

Recommended Airport Development Strategy

PHASE 1 • 2026–2028

Infrastructure Readiness

Invest in water, sewer, power, broadband, and road access to make BXK site-ready for private investment.

This step increases the competitiveness of the airport significantly.

PHASE 2 • 2029–2032

7,300-Foot Runway

Advance toward operational use of an extended runway, unlocking corporate aviation, MRO, and defense support.

Plan for 7,300 feet as the primary economic development runway target. This appears to be the most defensible ROI threshold for Buckeye.

PHASE 3 • 2032–2045

Long-Term Optionality

Preserve the option for an 8,000-foot runway to pursue cargo, aerospace manufacturing, and advanced MRO as the market evolves.

Pursue 8,000+ feet when the plan is tied to a committed anchor user or state/federal funding package. The incremental value beyond 7,000 feet is real but more specialized.

Note: A 10,000-foot runway is not recommended within this planning horizon — the cost-benefit case does not support near-term planning for 10,000 feet.

Recommended Target Industries

Buckeye Municipal Airport should begin with a strategy to be the most competitive general and corporate aviation hub in the region. The Phoenix airspace is crowded and will become more expensive; Buckeye, AZ can provide the West Valley relief.

PHASE 1 • 2026–2028

General and Corporate Readiness

- Establishes aviation foundation
- Attracts decision makers and investors
- Prepares and validates runway expansion
- Attracts tenants and revenue

PHASE 2 • 2029–2032

Target Industry Attraction

- Corporations using light jets, King Air, and turbo props
- Maintenance, repair and overhaul
- Light cargo
- Modern FBO
- Manufacturing and testing
- Advanced air mobility
- Control tower

PHASE 3 • 2032–2045

Accelerated Growth Option

- Large cargo and logistics
- Passenger and regional commercial
- Military aviation, defense, and mission support
- Ongoing growth and development

Note: A 10,000-foot runway is not recommended within this planning horizon — the cost-benefit case does not support near-term planning for 10,000 feet.

Economic Development Impact

Runway	Economic Opportunity	Aircraft Served
5,500 ft (up to 6,300 ft)	General and corporate aviation, hangars, aviation services, small MRO (Enhances safety and operations)	Piston, light twin, turboprops (small jets)
7,300 ft (recommended)	Corporate aviation hub, regional airline service, larger MRO, defense support, aviation manufacturing	Midsize, large cabin jets
8,000 ft (long-term)	Scheduled passenger service, cargo, major MRO recruitment, aerospace manufacturing	Heavy corporate, limited cargo & passenger
10,000 (Aspirational)	Full cargo operations, large-aircraft MRO, aerospace testing, military aviation support, international charter capability	Heavy wide-body cargo & passenger

Business Attraction

Corporate aviation, aerospace suppliers, and defense manufacturers

Job Creation

High-quality employment from MRO, manufacturing, and aviation services

Tax Base Growth

Fuel sales, hangar demand, and new commercial investment

Regional Edge

Strengthens Buckeye's position versus competing Southwest markets

Strategic Recommendation & Call to Action

- Airport expansion is essential to Buckeye's future competitiveness
- Stakeholders and community members are aligned with the valuable nature of the airport
- A phased development approach **prioritizing infrastructure investment** should begin now
- Focus runway efforts on a 7,300-foot runway to ignite interest and attract companies and investors
- Generate a lead attraction strategy that brings in partners who can leverage the existing expansion while prepare for the 7,300-foot runway
- BXK should remain a long-term economic development priority
- BXK awareness must continue to be promoted by state and federal elected officials
- Buckeye Municipal Airport will become a major West Valley aviation and business asset

“Communities that invest in strategic infrastructure before demand arrives are the communities that capture future growth.”

Next Steps

Develop a Marketing Strategy

- Create marketing assets targeted to industry and business attraction
- Including but not limited to
 - Updating the website
 - Brochures
 - Targeted messaging
 - Etc.



Lead Generation

- Usage of marketing strategy, outreach campaign, and lead generation services to engage directly with qualified users within identified aviation industries

AIRPORT STRATEGIC IMPLEMENTATION PLAN (ASIP)



Purpose

Plan focuses on required utilities to support the adopted Airport Master Plan (AMP) and the Airport Long Range Concept (ALRC) as well as corresponding funding strategies and long-term financial planning.



Infrastructure Assessment

- Reviewed historical documents
 - Adopted Airport Master Plan
 - City's Integrated Water Master Plan
 - Groundwater Withdrawal Agreement (Stotz Farms)
 - Comprehensive MAG 208 Study
 - Review of utility as-builts
- Coordination efforts
 - Airport
 - Water
 - IT
 - APS
 - Southwest Gas

Identified Challenges | Existing Utilities

1. Water

- Well Site 1 – Airport domestic supply
- Well Site 2 – Hopeville domestic supply and airport fire supply
- Limited fire flow capacities
- Limited supply

2. Wastewater

- Aging septic system at capacity
- Land use reduction with expansion

3. Electrical

- APS has service capacity for AMP short-term hangar development

4. Telecommunication

- No fiber service

5. Gas

- No gas service



Identified Opportunities | Short-Term

1. Water

- Optimize existing Well Site 2, increasing volume and treatment
- Install on-airport fire tank

2. Wastewater

- Install onsite package treatment plant, in lieu of additional septic systems and depending on need

3. Electrical

- Coordinate with APS for future expansion

4. Telecommunications

- Connect to fiber line along Palo Verde Road

5. Gas

- Explore service extensions when needed



Next Steps

Phase I – August/September 2026

- Coordinate with Water Dept on short-term solutions for water and wastewater infrastructure
- Coordinate connection with fiber owner through IT
- Prepare GIS layers of on-airport utilities
- Prepare utility improvement costs and timeline to meet needs of Airport Master Plan
- Program existing Airport CIP utilities funding for design/construction of recommended short-term utilities infrastructure



Phase II – December 2026

- Provide utilities needs analysis of Airport Long-Range Concept
- Evaluate funding opportunities
- Evaluate airport self-sufficiency
- Recommendations on both short term and long-term solutions can be considered for future CIP planning effort.

AIRPORT LONG-RANGE CONCEPT (ALRC)



Purpose

- Establish a long-range development vision beyond the Airport Master Plan horizon.
- Evaluate previously identified airfield, airspace, property, and capital improvement concepts.
- Validate development alternatives and identify a preferred long-range concept.



Deliverables

- **Conduct a technical evaluation & Analysis, which includes:**
 - Review historical planning data and validate prior development alternatives.
 - Screen previously developed alternatives and advance two valid development concepts for detailed evaluation.
 - Prepare noise contours and Part 77 airspace analyses.
 - Develop a comparative evaluation matrix for the recommended development options
- **Recommended Airport Long-Range Concept**

Technical Evaluation and Analysis Inputs

Airport Master Plan

- Focuses on next 20 years
- Required to conform to FAA standards
- More conservative operational forecast
- Wind analysis
- Detailed step-by-step alternatives analysis

Long Range Airport Development Plan

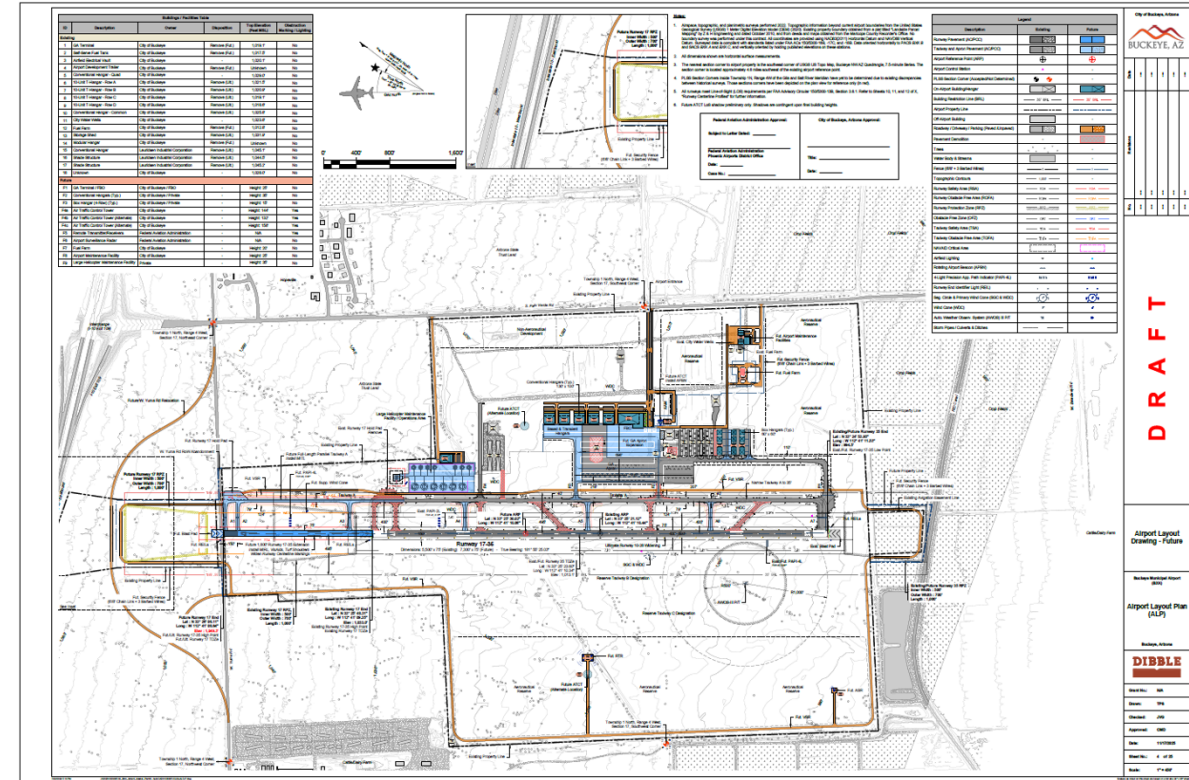
- Focuses on timeline beyond 20 years
- Not bound by FAA forecast standards
- Forecast presents high-growth scenario
- Runway layout analysis:
 - 03-21
 - 17-35
 - 10-28

Airspace Analysis

- Examines interaction with other airports (GYR & LUF)
- Runway Alignments
 - 03-21
 - 17-35
 - 10-28

Airport Master Plan Results

- Runway 17-35 wind coverage fell short of FAA criteria for recommending a crosswind runway
- Five alternatives analyzed resulting in recommendation of Runway 17-35 phased extensions to 7,300' x 100'
- Adjust landside development to support revised runway layout
- Council adopted April 2026



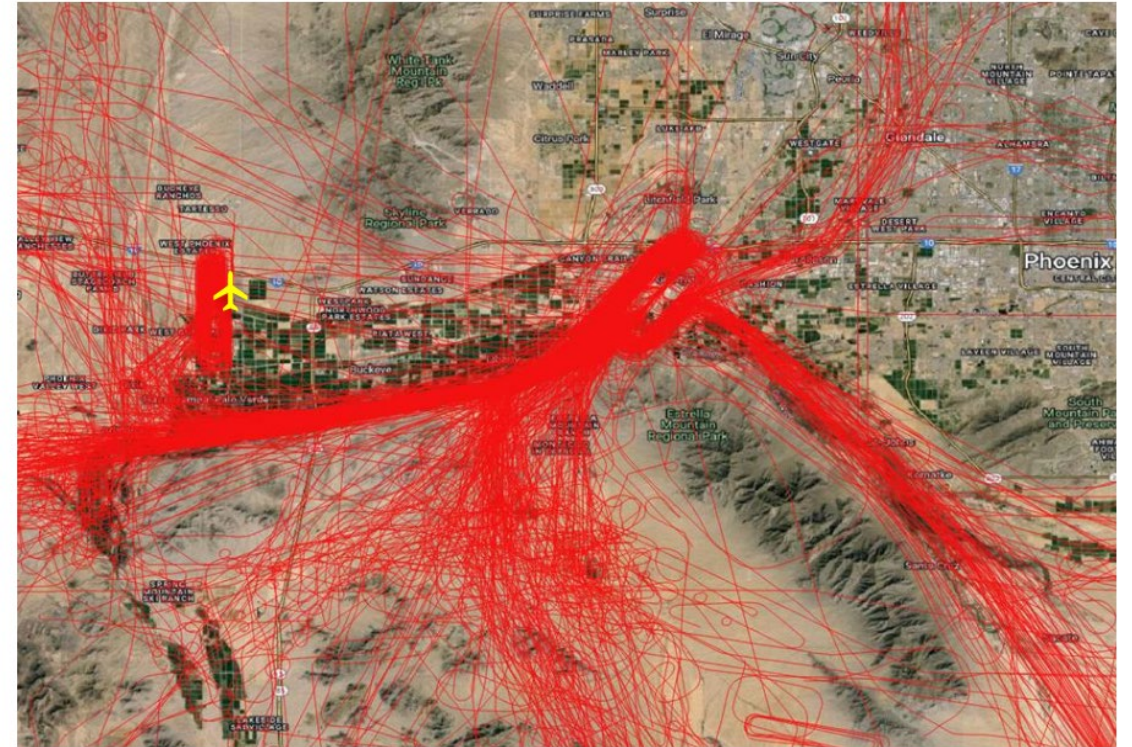
Long Range Airport Development Plan Results

- Runway 3-21 alignment unfeasible due to Luke AFB impacts
- Runway 10-28 alignment added based on Airspace Analysis
- Utilizing operational forecast from Long-Range Airport Development Plan
 - Preserves ample space to accommodate wide range of aeronautical activities
 - General aviation, corporate, air carrier, air cargo, military
 - Runways approx. 10,500 feet in length to accommodate large cargo and military aircraft
- Two runways are necessary to accommodate demand/capacity



Airspace Analysis Results

- Examines interaction with other airports (GYR & LUF) and airspaces
- Runway Alignments
 - 3-21 alignment unfeasible
 - 17-35 best alignment
 - Procedures already built around it
 - 10-28 is next best alignment
 - Further deconfliction of airspace and approaches



Preliminary Matrix Evaluation

Criteria	17-35 Alignment 10,500'	17-35 Alignment 8,000' *	10-28 Alignment 10,500'	10-28 Alignment 8,000' *
Aviation Related Design Criteria				
Land Use				
Part 77 Imaginary Surfaces	TBD	TBD	TBD	TBD
Noise	TBD	TBD	TBD	TBD
Capital Improvement Costs				
Economics	TBD	TBD	TBD	TBD
Runway Capacity				
Land Acquisition				
Transportation				
FAA Funding Eligibility	TBD	TBD	TBD	TBD

*Based on ongoing Golden Shovel report

Stakeholder Engagement

Phase I – June

- Hosted 4 preliminary key stakeholder meetings
- Results
 - Two opposed to Runway 10-28 alternative due to impacts to existing CMPs
 - One had concerns with Runway 10-28 alternative impact on existing use, but generally supported either alternative
 - One generally supported either alternative



Phase II – July - October

- Host an additional 20+ stakeholder meetings
- Present at 2 City Council Meetings
- Hold a public meeting
- Online stakeholder survey

Next Steps

Analysis (July)

- Complete noise contour lines for both options (underway)
- Develop Part 77 imaginary and approach surfaces (underway)
- Refine and complete the development impact matrix

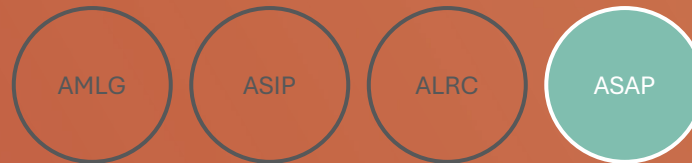
Engagement (July)

- Host an additional 20+ stakeholder meetings
- Hold a public meeting
- Online stakeholder survey

Outcomes (Sept/Oct)

- Two City Council Presentations
- Recommended Airport Long-Range Concept
- Final Summary Report and Executive Brochure

AIRPORT SPECIFIC AREA PLAN (ASAP)



Purpose

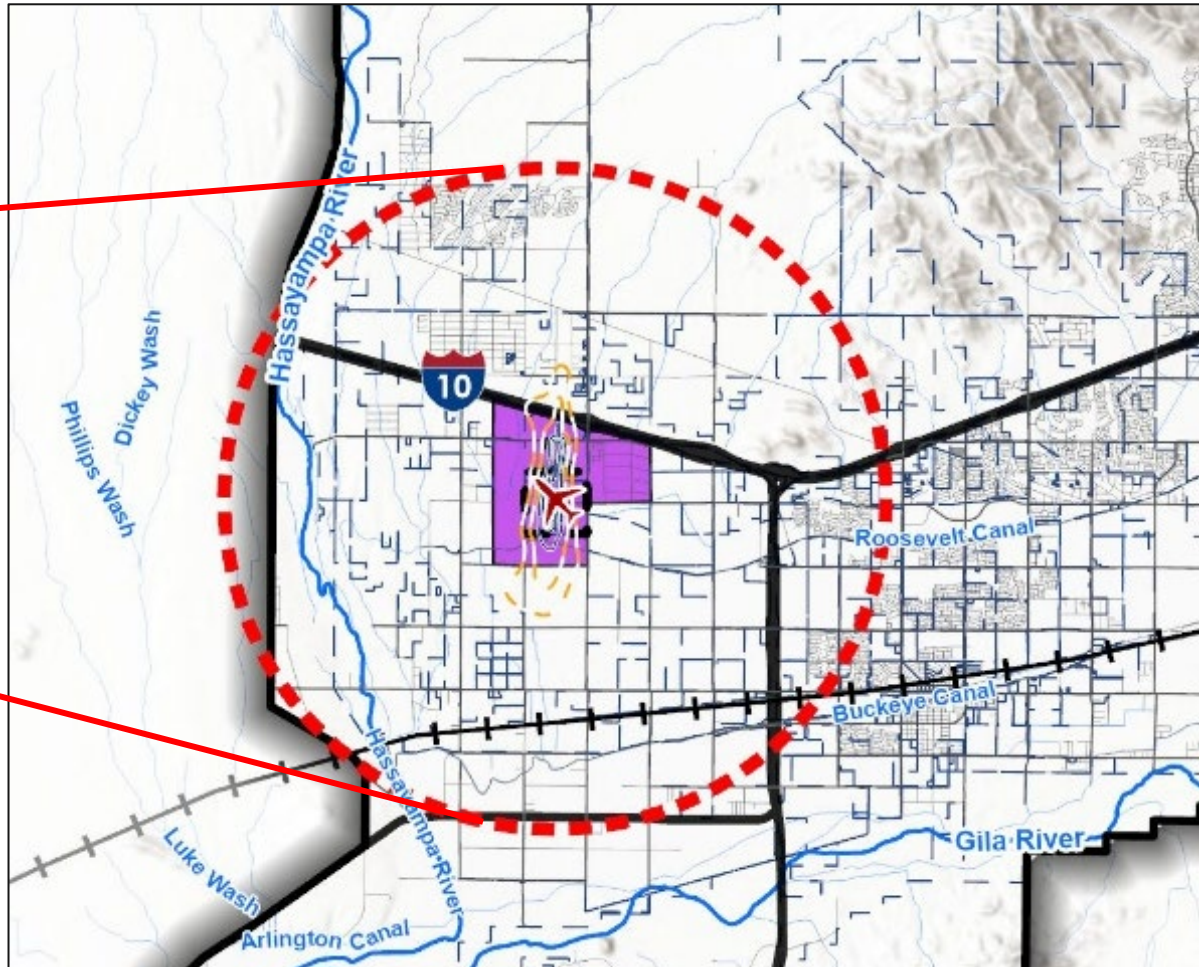
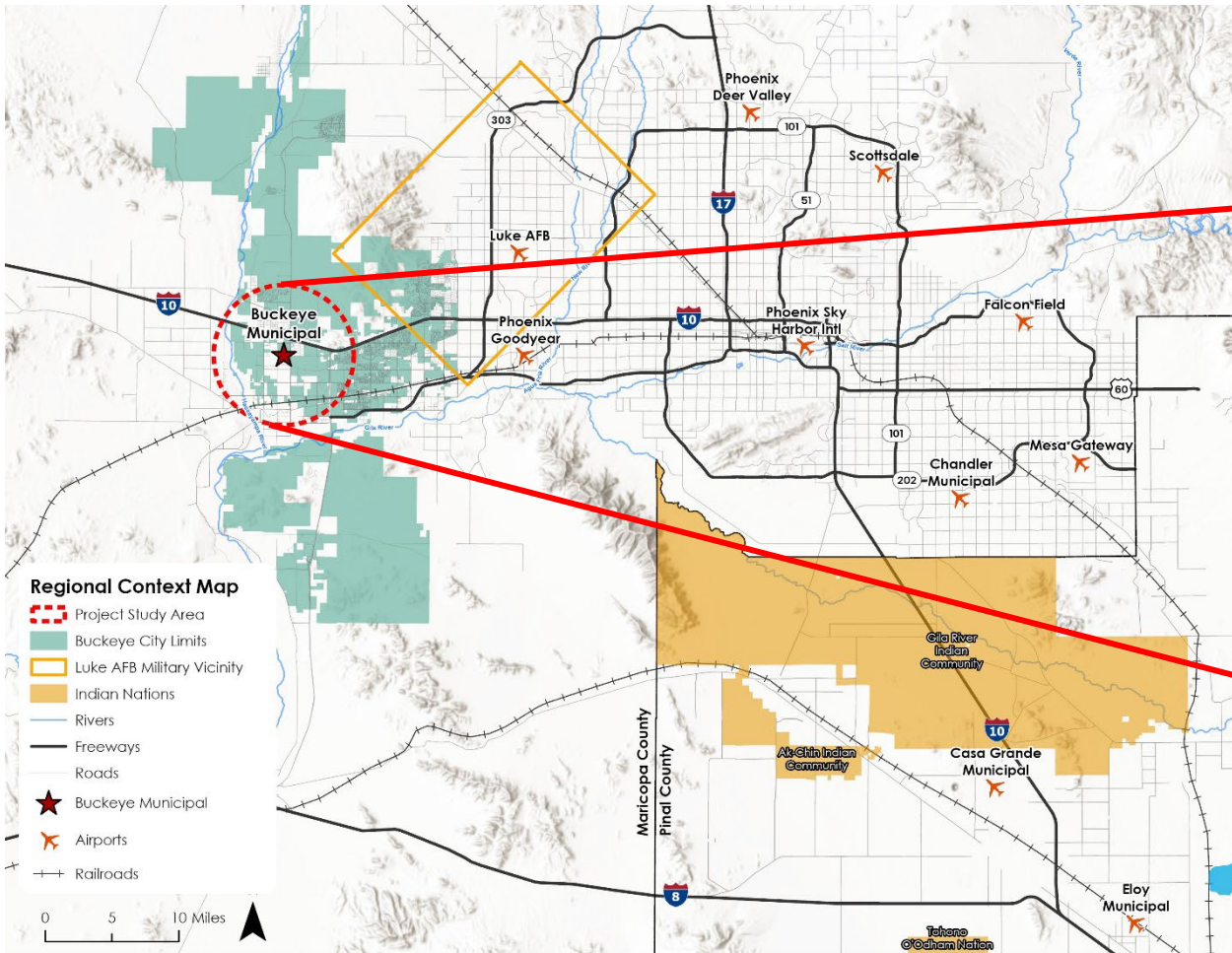
The ASAP will establish a cohesive vision for the area surrounding the Airport, with land use designations and design guidelines to protect the Airport and support the growth of a regional employment and retail hub.



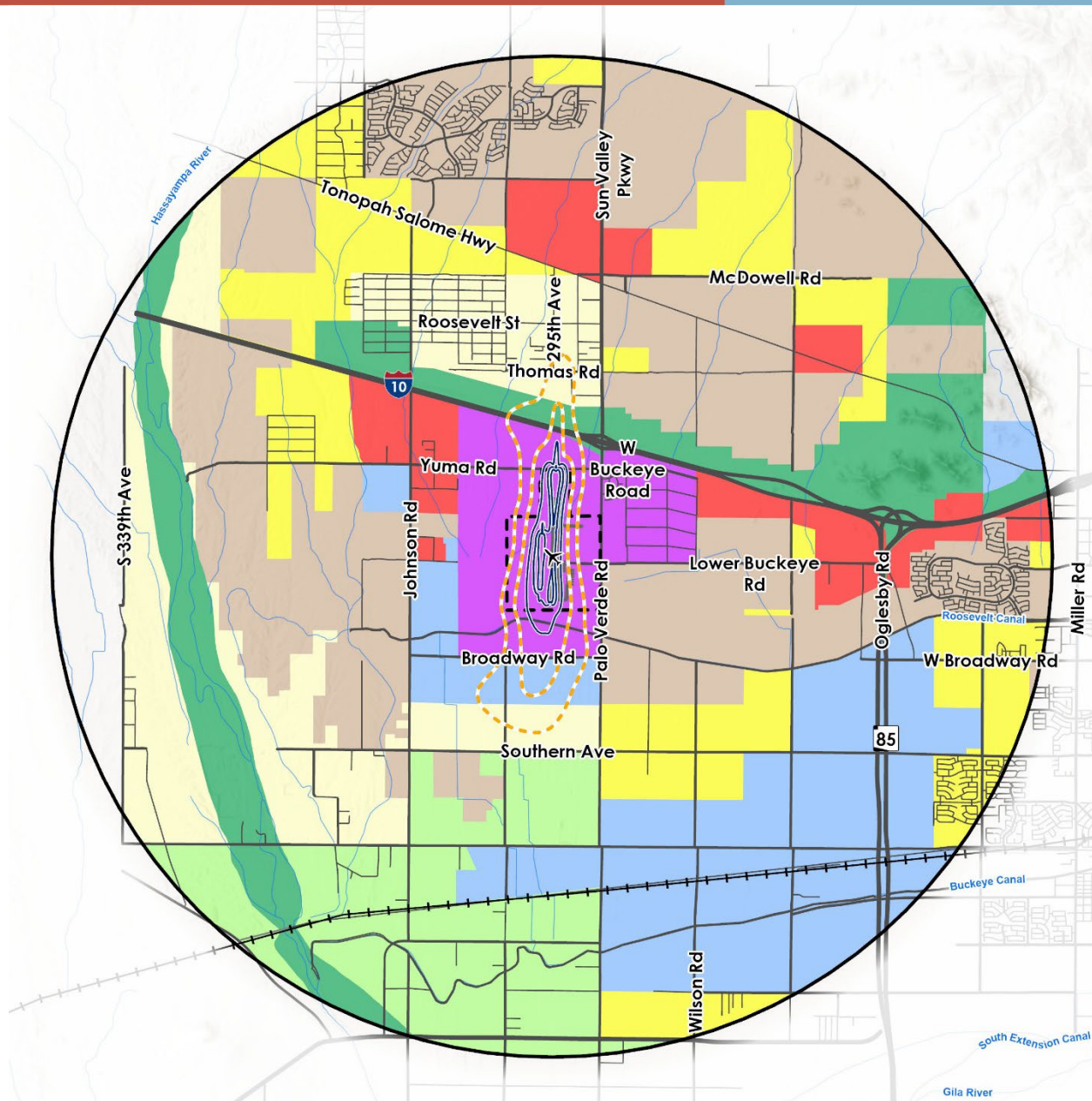
Milestones

Council Kick-off Workshop	April 21, 2026
Planning & Zoning Commission Kick-off Workshop	May 12, 2026
Technical Advisory Committee (TAC) Kick-off	May 19, 2026
Final Existing Conditions Report	June 26, 2026
Initial Stakeholder Outreach	June 30, 2026
Additional Stakeholder Meetings	July 2026

Study Area



Existing Airport Activity Center



Future Land Use

- Project Study Area
- Buckeye Municipal Airport Boundary
- Streams & Washes
- Roads
- Runways
- Railroads

Noise Contours

- 55 - 60 dB
- 65 - 75+ dB

Future Land Use

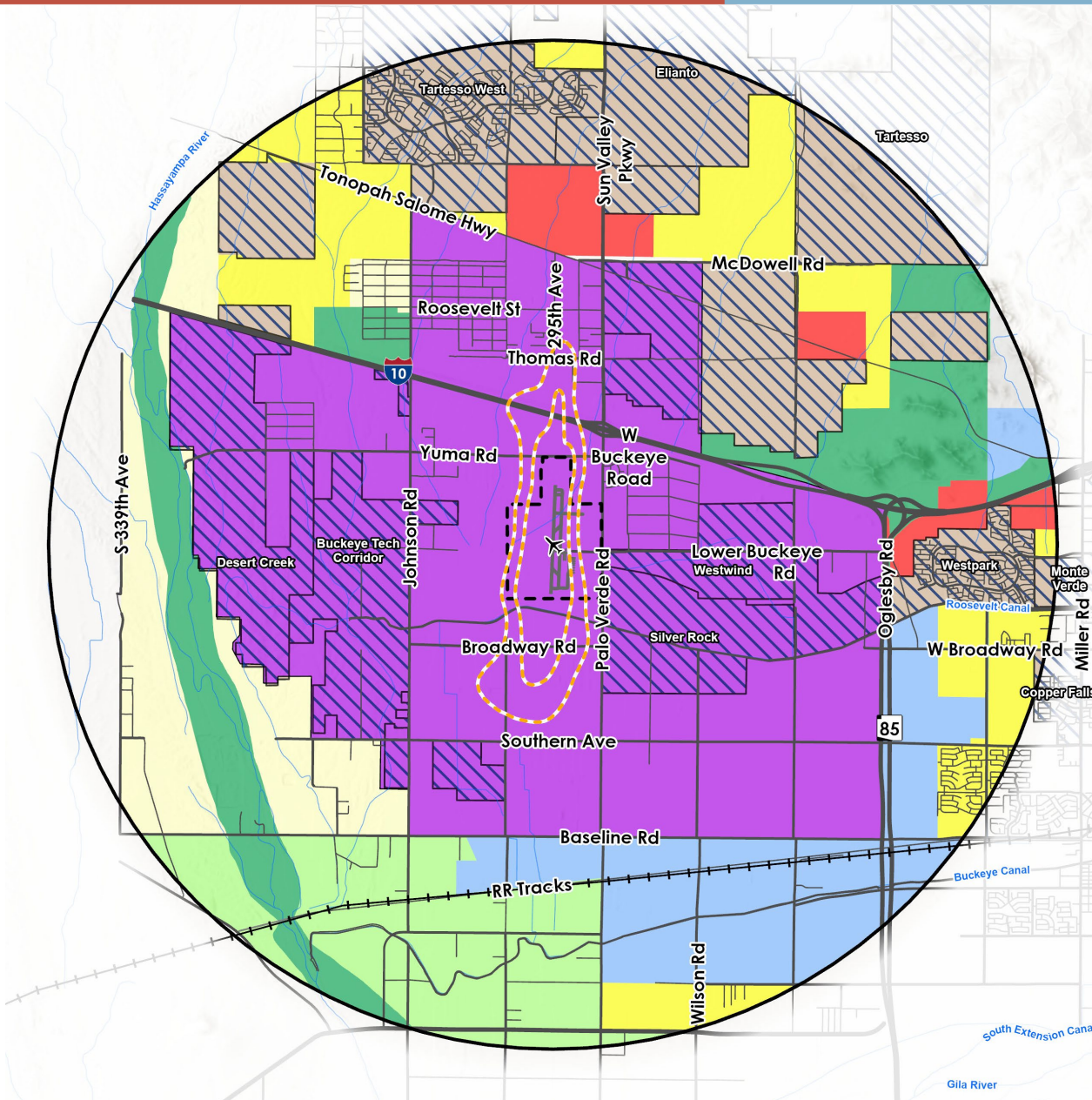
- Activity Center
- Agriculture
- Business Commerce

- Employment
- Master Planned Community
- Military
- Neighborhood
- Open Space
- Rural

0 1 2 Miles



Proposed Airport Activity Center



Future Land Use

- Project Study Area (86.53 Sq. Miles)
- Proposed Airport Activity Center (34.3 Sq. Miles)
- Buckeye Municipal Airport Boundary
- Community Master Plans & PADs
- Streams & Washes

- Roads
- Runways
- Railroads

Noise Contours

- 55 - 60 dB

Future Land Use

- Agriculture
- Business Commerce

- Employment
- Master Planned Community
- Military
- Neighborhood
- Open Space
- Rural

0 1 2 Miles

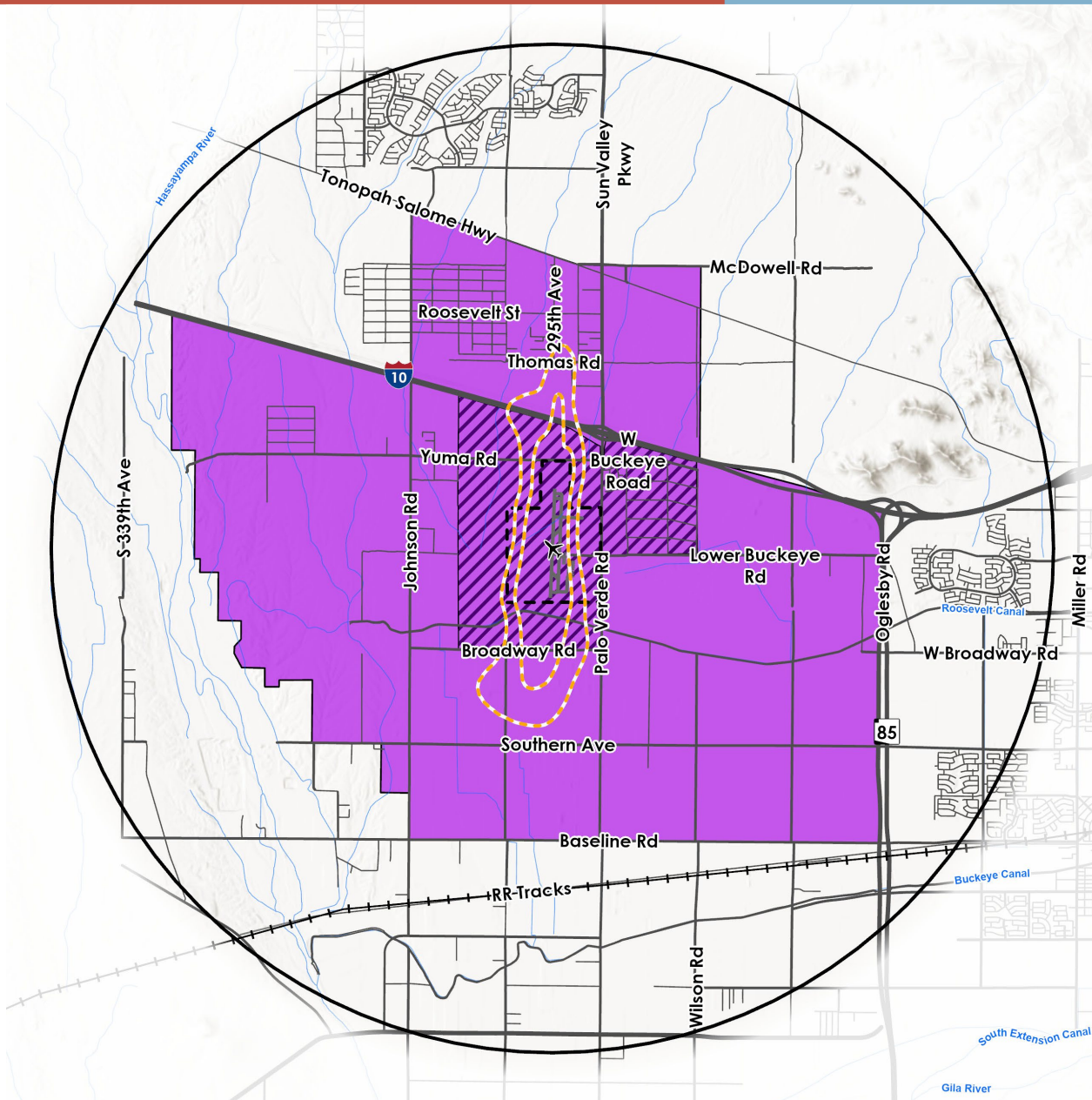


Proposed Airport Activity Center

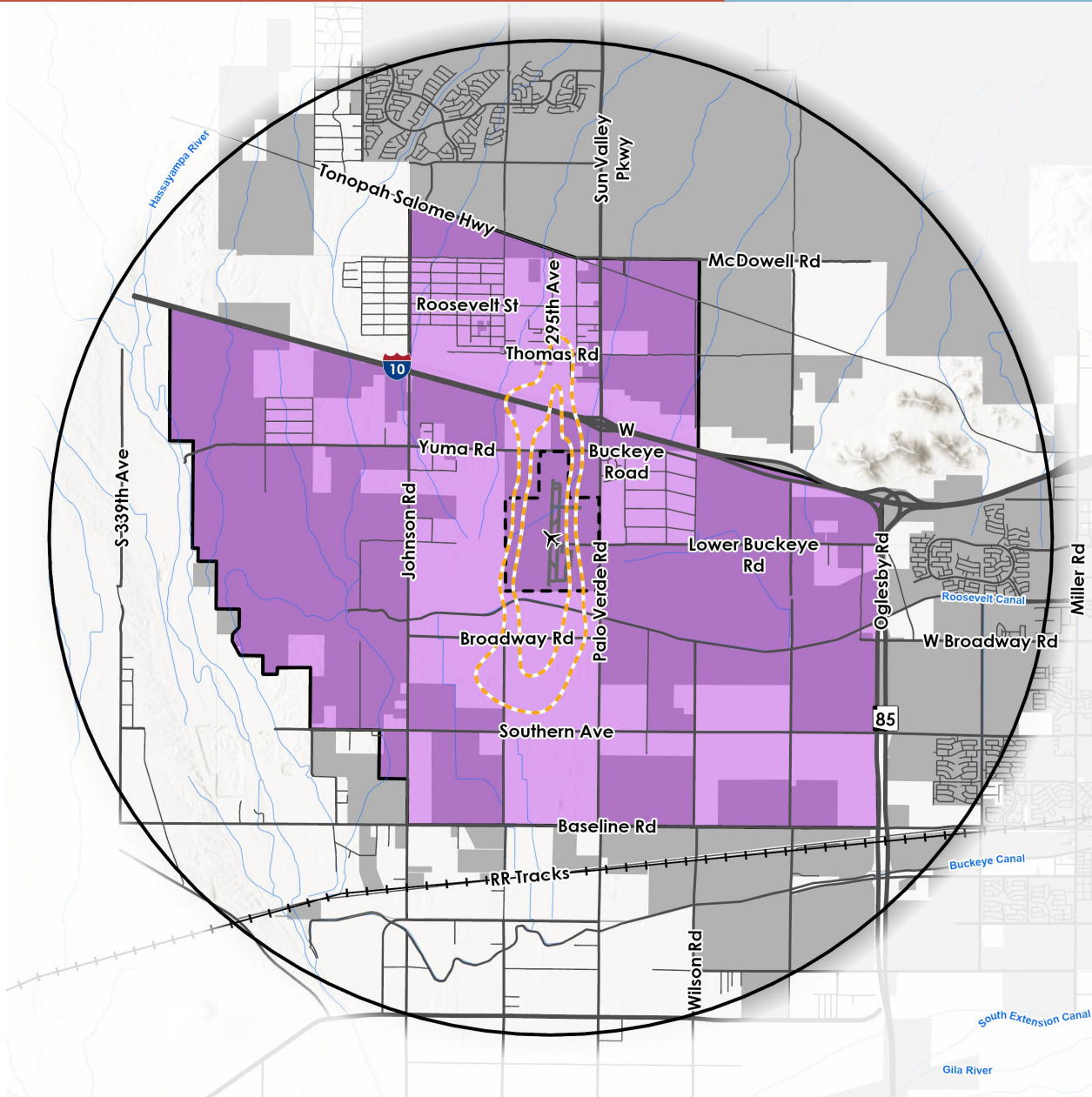
Buckeye Airport Specific Area Plan

-  Project Study Area (86.53 Sq. Miles)
-  Buckeye Municipal Airport Boundary
-  Airport Activity Center (4.73 Sq. Miles)
-  Proposed Airport Activity Center (34.3 Sq. Miles)
-  Streams & Washes
-  Roads
-  Runways
-  Railroads
- Noise Contours**
-  55 - 60 dB

0 1 2 Miles



Annexations within ASAP Study Area



Annexed Land

-  Project Study Area (86.53 Sq. Miles)
-  Proposed Airport Activity Center (34.3 Sq. Miles)
-  Buckeye Municipal Airport Boundary
-  Annexations

-  Streams & Washes
-  Roads
-  Runways
-  Railroads

Noise Contours

-  55 - 60 dB

0 1 2 Miles



Next Steps

Community Engagement

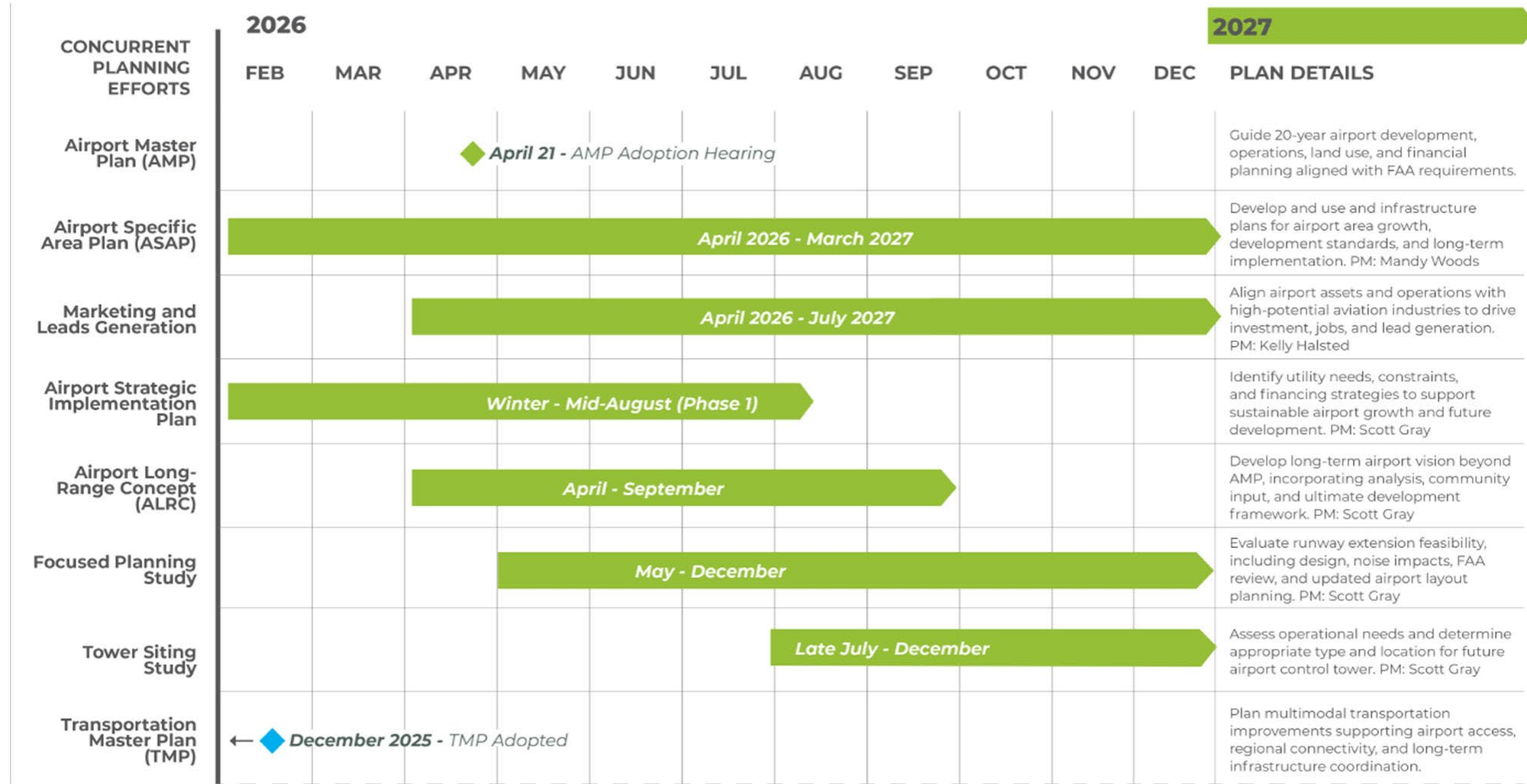
- **Additional stakeholder engagement** throughout summer and fall
- **Community Open Houses:**
 - Summer and fall
 - Mobile Immersion Lab near adoption hearings



City Council

- **Next Council Workshop:** early fall
- **Council Meeting** for consideration of adoption: Q1 2027

Key Milestones



QUESTIONS

