

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 02/13/24	AGENDA ITEM: 4.D. Buckeye Tech Corridor (formerly Cipriani) - Major Community Master Plan Amendment (CMPA) - PLZZ-23-00005
DATE PREPARED: 02/09/24	DISTRICT NO.: 1
STAFF LIAISON: Ken Galica, Principal Planner, kgalica@buckeyeaz.gov, (623) 349-6214	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Public Hearing / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Buckeye Tech Corridor (formerly Cipriani) - Major Community Master Plan Amendment (CMPA) - PLZZ-23-00005 Conduct a public hearing and recommend approval of a Major Amendment to the Buckeye Tech Corridor (fka Cipriani) Community Master Plan (CMP), revising permitted land uses, development standards, and design requirements applicable to the subject property to facilitate development of the entirety of the site with commercial and light industrial uses, subject to conditions (a) through (ee).

RELEVANT GOALS:

GOAL 2: Enhanced Economic Well-Being and Vitality

ADDITIONAL RELEVANT GOALS:

GOAL 3: A Well-Planned Urban Community

SUMMARY

PROJECT DESCRIPTION:

Cassandra Ayres, Berry Riddell LLC, on behalf of property owner Cipriani Holdings LLC, is requesting approval of a Major Community Master Plan Amendment (CMPA) for the Buckeye Technology Center, formerly known as Cipriani. The 2,091-acre project is generally bounded by the 315th Avenue alignment to the west, Yuma Road to the north, Johnson Road to the east, and Southern Avenue to the south, though portions of the property extend outside of these general boundaries, including land at the southwest corner of Johnson Road and I-10 and land near the southeast and southwest corners of Johnson Road and Southern Avenue (Exhibits A, B, and C).

The Cipriani CMP currently in effect, approved in 2008, provides for development of the site with a traditional, residential-focused master planned community consisting of up to 9,706 residences (including both single-family residential and multi-family residential), 188.6 acres of supporting commercial, and 276.7 acres of open space. The original Cipriani CMP also reserved up to five school sites, a fire station site, and a police station site. No development activity has occurred on the site since the 2008 CMP approval.

The Buckeye Tech Corridor CMPA, if approved, will replace the existing Cipriani CMP. The proposed CMPA establishes a significantly different vision for the property, shifting the focus from a residentially oriented master plan to that of a technology-centered commercial and light industrial campus. Accordingly, the proposed CMPA eliminates residential uses and tailors development and design standards in support of the entirety of the property developing with non-residential uses. School sites are also eliminated, as the proposed non-residential development will not generate any demand for

elementary or high schools within the project boundaries. Though not identified in the CMPA document, the City and property owner are working on a separate development agreement that will establish requirements for a public safety facility and an auxiliary public works facility within the project boundaries. The proposed CMPA also preserves the wash corridors that traverse the property as naturalized open space areas.

Additional details and analysis can be found in the attached staff report.

BENEFITS:

Approval of the proposed amendment will result in development that is compatible with the nearby Buckeye Municipal Airport, contributes to the City's economic well-being, presents a high quality aesthetic from the perspective of adjacent streets, and does not negatively impact surrounding properties, now or in the future.

FUTURE ACTION:

Approval of this CMPA and related Development Agreement by the City Council will be required. A meeting date has not yet been identified for consideration of these items.

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

ATTACHMENTS:

[PLZZ-23-00005 Buckeye Tech Corridor CMP \(fka Cipriani\) - PZ Staff Report - PZ 021324.docx](#)

[Exhibit A - Aerial Vicinity Map.pdf](#)

[Exhibit B - Zoning Map.pdf](#)

[Exhibit C - General Plan Land Use Map.pdf](#)

[Exhibit D - Proposed Buckeye Tech Corridor CMP.pdf](#)

[Exhibit E - Citizen Participation Report.pdf](#)