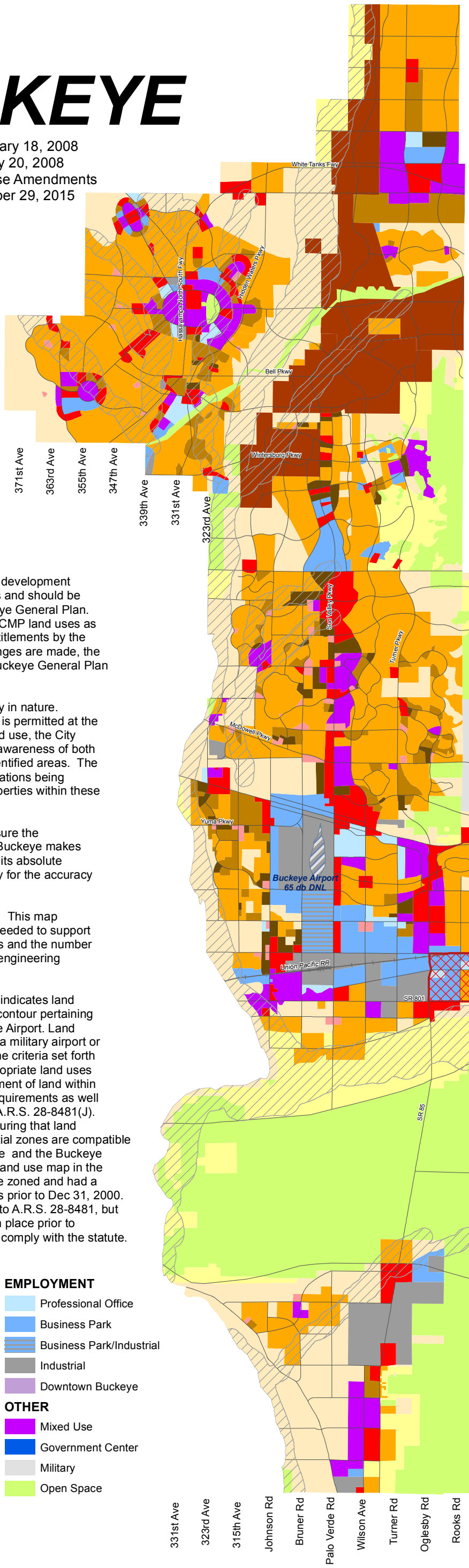
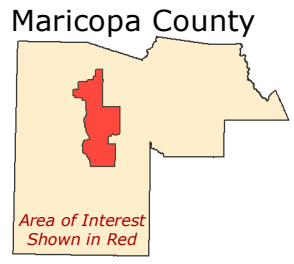
City of BUCKEYE

Adopted January 18, 2008
Ratified May 20, 2008
Includes Land Use Amendments
as of December 29, 2015





Notes:

All Community Master Plans (CMP) and development agreements remain as valid entitlements and should be referred to in conjunction with the Buckeye General Plan. The Land Use Map strives to reflect the CMP land uses as accurately as possible. The adopted entitlements by the City of Buckeye are valid and if any changes are made, the policies and guidelines outlined in the Buckeye General Plan will be followed.

Floodway Transitional Areas are advisory in nature. Though development within these areas is permitted at the level of the designated General Plan land use, the City wishes to emphasize the importance of awareness of both the hazards and sensitivities in these identified areas. The City strongly encourages these considerations being addressed in development plans for properties within these areas.

While every effort has been made to ensure the accuracy of this information, the City of Buckeye makes no warranty, expressed or implied, as to its absolute accuracy and expressly disclaims liability for the accuracy thereof.

Arterial / River crossings are conceptual. This map demonstrates the number of crossings needed to support development at build-out. Final locations and the number of crossings will be determined through engineering and water studies.

City of Buckeye General Plan Land Use indicates land within the 65 day-night noise level (dnl) contour pertaining to Luke Air Force Base and the Buckeye Airport. Land within the designated 65 dnl adjacent to a military airport or ancillary military facility is restricted by the criteria set forth in A.R.S. 28-8481(J) which outlines appropriate land uses for such land. Any General Plan Amendment of land within these areas must also comply with all requirements as well as the compatible land uses outlined in A.R.S. 28-8481(J). The City of Buckeye is committed to ensuring that land uses in the high noise or accident potential zones are compatible with the operation of Luke Air Force Base and the Buckeye Airport. Residential uses shown on the land use map in the 65 dnl area for Luke Air Force Base were zoned and had a development plan in place for those uses prior to Dec 31, 2000. These properties continue to be subject to A.R.S. 28-8481, but the development plans that have been in place prior to December 31, 2000 for these properties comply with the statute.

- Floodway Transition Zones
- 65 DB Noise Contour
- Downtown Expansion Area

RESIDENTIAL

- Very Low Density 0-1 du/ac
- Low Density 1.01-3 du/ac
- Medium Density 3.01-6 du/ac
- Medium High Density 6.01-10 du/ac
- High Density 10.01-15 du/ac
- Master Planned Community

COMMERCIAL

- Community Commercial
- Regional Commercial

EMPLOYMENT

- Professional Office
- Business Park
- Business Park/Industrial
- Industrial
- Downtown Buckeye

OTHER

- Mixed Use
- Government Center
- Military
- Open Space

N

0 1 2 4 Miles

BUCKEYE, AZ

CITY OF BUCKEYE
GENERAL PLAN LAND USE
FIGURE 3-4 (Amended)

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