

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 09/01/26	AGENDA ITEM: 5.A. DS - PH - Buckeye Mini Market Plaza Rezone
DATE PREPARED: 08/27/26	DISTRICT NO.: Council District 1
STAFF LIAISON: Patricia Cooley, Planner II, pcooley@buckeyeaz.gov, (623) 349-6233	
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 Council)
 Council to hold a public hearing and take action on Ordinance No. 20-26, amending the Zoning Map of the City of Buckeye for approximately 1.52 acres generally located at the northwest corner of South Watson Road and West Roeser Road from General Commerce (GC) to Neighborhood Commercial (C-1).

GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:

A Safe and Sustainable Quality of Life

SUMMARY

PROJECT DESCRIPTION:

Kamlesh Patel, on behalf of OM Shankaraya LLC is requesting approval of a rezone (entitlement case number PLZZ-24-0003) of approximately 1.52 acres from General Commerce (GC) to Neighborhood Commercial (C-1) located at the northwest corner of South Watson Road and West Roeser Road. A rezone changes the zoning district of a property to another zoning district. Once rezoned, the intent is to develop the site with a neighborhood scale market and retail center in accordance with the vision of the Neighborhood General Plan land use designation. Please see attached staff report and exhibits for additional information.

BENEFITS:

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

FINANCIAL IMPACT STATEMENT:

See Planning Items Financial Impact Statement.

FINANCIAL IMPACT STATEMENT:

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city such as permit fees, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

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

ATTACHMENTS:

[PLZZ-24-0003 Buckeye Mini Market Plaza - Rezone - Staff Report - CC20260901.docx](#)

Exhibit A - PLZZ-24-0003 - Buckeye Mini Market Plaza - Vicinity Map - CC202600901.pdf
Exhibit B - PLZZ-24-0003 - Buckeye Mini Market Plaza - General Plan Land Use Map - CC202600901.pdf
Exhibit C - PLZZ-24-0003 - Buckeye Mini Market Plaza - Zoning Map - CC202600901.pdf
Exhibit D - PLZZ-24-0003 - Buckeye Mini Market Plaza - Narrative - CC20260901.pdf
Exhibit E - PLZZ-24-0003 Buckeye Mini Market Plaza Rezone - Citizen Participation Report - CC20260901.pdf
Exhibit F PLZZ-24-0003 Buckeye Mini Market Plaza Rezone - Citizen Participation Report Update CC20260901.pdf
PLZZ-24-0003 - Buckeye Mini Market Plaza - Rezone - Presentation - CC20260901.pptx
Ordinance No. 20-26 Buckeye Mini Market Plaza Rezone with Exhibits.pdf