

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 03/03/26	AGENDA ITEM: 5.C. DS - PH - Project H2O Modification to Approved Rezoning Conditions
DATE PREPARED: 02/26/26	DISTRICT NO.: Council District 2
STAFF LIAISON: Joseph Mueller, Senior Planner, jmueller@buckeyeaz.gov, (623) 204-5505	
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. 04-26 amending Ordinance No. 18-23 relating to the rezoning of approximately 158 acres generally located west of the northwest corner of State Route 85 and Patterson Road by amending Exhibit D to replace former conditions "a" through "k" with conditions "a" through "l."

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

SUMMARY

PROJECT DESCRIPTION:

Christy McDonough, on behalf of Phoenix Hydrogen Hub LLC, is requesting to remove condition "a" and modify conditions "b" and "d" of Ordinance No.18-23 concerning approximately 158 acres of land located north of the northwest corner of Patterson Road and 283rd Avenue. When it was adopted in 2023, Ordinance No. 18-23 codified the rezoning of the subject property from Single-Family 43 (SF-43) to Heavy Industrial (I-2). At the time, the intent of the rezoning was to allow a hydrogen gas production facility, along with ancillary components. Due to changing market conditions impacting the financial viability of alternative energy projects, the applicant is seeking these modifications to allow the property to develop for expanded industrial uses and not be limited to hydrogen production as originally approved.

The Planning and Zoning Commission held a public hearing on February 10, 2026, and unanimously voted to recommend Mayor and Council approve the proposed modification of conditions. Please see attached staff report and exhibits for additional information and analysis.

BENEFITS:

The subject modification of conditions will lead to additional employment 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:

[Staff Report - PLZM-25-0107 - H2O Rezone Modificaiton CC20260303.docx](#)

[Exhibit A - PLZM-25-0107- Project H2O Rezone Modification-Aerial Vicinity Map - CC20260303.pdf](#)

[Exhibit B - PLZM-25-0107- Project H2O Rezone Modification-Zoning Map-CC20260303.pdf](#)

[Exhibit C - PLZM-25-0107- Project H2O Rezone Modification-General Plan Land Use Map-CC20260303.pdf](#)

[Exhibit D - PLZM-25-0107- Project H2O Rezone Modification-Narrative-CC20260303.pdf](#)

[Exhibit E - PLZM-25-0107- Project H2O Rezone Modification-CP Report-CC20260303.pdf](#)

[PLZM-25-0107 _ _H2O_Rezone_modificaiton_3-3-2026.pptx](#)

[Ordinance No. 04-26 Project H2O Modifying Conditions with Exhibits.pdf](#)