

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 07/07/26	AGENDA ITEM: 5.A. DS - PH - Power Oz (Westpark) Annexation
DATE PREPARED: 07/07/26	DISTRICT NO.: District No. 1
STAFF LIAISON: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214	
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. 17-26 extending and increasing the corporate limits of the City of Buckeye, Maricopa County, State of Arizona, pursuant to the provisions of Title 9, Chapter 4, Article 7, Arizona Revised Statutes and Amendments thereto, by annexing approximately 49.617 acres located approximately 1,350 feet south of the southwest corner of Lower Buckeye Road and 269th Avenue.

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

SUMMARY

PROJECT DESCRIPTION:

Annexation is when the City assumes jurisdiction over unincorporated land adjacent to its boundaries and expands the existing City limits. Rob Gubser, of Colliers Engineering & Design, on behalf of property owner GDC OZ, LLC, is requesting annexation of four parcels totaling approximately 49.617 acres located approximately 1,350 feet south of the southwest corner of 269th Avenue and Lower Buckeye Road. The parcels are presently zoned Rural-43 (RU-43) in Maricopa County. Upon approval of the annexation, the property will be assigned Single-Family Residential 43 (R1-43) zoning, which is most comparable to the property's existing county zoning. The R1-43 district allows for large lot single-family residential development and ancillary uses with a rural character. Separate requests for a Minor General Plan Amendment and a Major Community Master Plan (CMP) Amendment to incorporate the property into the greater Westpark CMP and allow for future light industrial development are scheduled for consideration on this same agenda. The annexation proposal meets eligibility for size, dimension, and contiguity requirements for annexations as outlined in ARS § 9-471. Please review attached staff report and exhibits for additional information and analysis.

BENEFITS:

The annexation would allow future development on the property to be held to the City's higher design standard relative to Maricopa County. The annexation would also allow the City to capture tax revenues from future development on the site.

FINANCIAL IMPACT STATEMENT:

See planning item financial impact statement below.

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:

[PLZM-25-0029_Power_Oz_Annexation_-_Staff_Report_-_CC_2_070726.docx](#)

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

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

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

[Exhibit D - Annexation Narrative.pdf](#)

[Exhibit E - Recorded Blank Petition.pdf](#)

[Signed Annexation Petition.pdf](#)

[Westpark Annexation GPA and CMPA and Silver Rock CMPA \(CC 7-7-26\).pptx](#)

[Ordinance 17-26 Annexation Power Oz Westpark.pdf](#)