

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 04/07/26	AGENDA ITEM: 5.E. DS - PH - Grand View Arizona Rezoning and Development Agreement
DATE PREPARED: 04/08/26	DISTRICT NO.: District No. 2
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. 09-26 amending the Zoning Map of the City of Buckeye for approximately 2,271 acres generally bounded by Broadway Road to the north, Jackrabbit Trail to the east, MC 85 to the south, and Dean Road to the west from Single-Family Residential 43 (SF-43), Light Industrial (I-1) and Rural Residential (RR) to Community Master Plan (CMP), and Ordinance No. 10-26 approving the Pre-Annexation and Development Agreement dated April 7, 2026 between Grand View Buckeye, LLC, an Arizona limited liability company, Verrado 310, LLC, an Arizona limited liability company, and the City of Buckeye, an Arizona municipal corporation.

GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:

Economic Growth

SUMMARY

PROJECT DESCRIPTION:

Alan Beaudoin, Norris Design, on behalf of property owner Grand View Buckeye LLC, is requesting approval of a rezone and related development agreement concerning approximately 2,271 acres generally bounded by Broadway Road on the north, Jackrabbit Trail on the east, MC 85 on the south, and Dean Road on the west. The rezoning request will change the zoning of the subject site from Single-Family Residential 43 (SF-43), Rural Residential (RR) and Light Industrial (I-1) to Community Master Plan (CMP) to facilitate development of a rail-served regional industrial hub with potential for complementary/secondary commercial, single-family residential, and multi-family residential uses. The associated development agreement defines developer and City obligations pertaining to development of the subject property and its infrastructure. Rezoning is the process of changing the zoning classification of a property, which determines how the land can be used. The Planning and Zoning Commission held a public hearing on February 10, 2026, and voted to recommend approval of the rezoning to the City Council. Please review the attached staff report and exhibits for additional information and analysis.

BENEFITS:

The proposed Grand View Arizona CMP provides a framework for development that is consistent with sound planning principles. The permitted uses focus on attracting high-wage employers in advanced manufacturing, logistics, aerospace, and related industries, while allowing a limited amount of residential and commercial development to support a complete community. The CMP's tailored development standards ensure compatibility between land uses through generous buffers and setbacks, high-quality architectural and site design standards, and clear transitional requirements from employment to residential areas. The project is not expected to negatively impact surrounding properties.

FINANCIAL IMPACT STATEMENT:

See Planning Items 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:

[PLZZ-23-00016 Grand View CMP - Staff Report - 040726CC.docx](#)

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

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

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

[Exhibit D - Proposed Grand View Arizona CMP.pdf](#)

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

[Grand View Annexation - CMP - DA 4-7-26 CC.pptx](#)

[Ordinance 09-26 Grand View Rezone.pdf](#)

[Ordinance No 10-26 Grand View Development Agreement.pdf](#)

[Grand View Development Agreement Final.pdf](#)