

**CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT**

MEETING DATE: 08/26/25	AGENDA ITEM: 3.B. DS - PH - Grand View Annexation
DATE PREPARED: 08/21/25	DISTRICT NO.: 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 only related to the annexation of 43 parcels of land totaling approximately 1,918.85 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.

SUMMARY

PROJECT DESCRIPTION:

Annexation is when the City assumes jurisdiction over unincorporated land adjacent to its boundaries and expands the existing City limits.

Alan Beaudoin, Norris Design, on behalf of property owner Grand View Buckeye LLC, is requesting an annexation of 43 parcels of land totaling approximately 1,918.85 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. 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 (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.

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 process applications through the City of Buckeye 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.

FUTURE ACTION:

A request to rezone the annexation property along with additional parcels already within Buckeye jurisdiction, totaling 2,271 acres, to Community Master Plan (CMP), is scheduled for Planning & Zoning Commission's review and recommendation at its October 28, 2025, meeting. The proposed "Grand View Arizona CMP" would allow for development of the site with an industrial focus but also provide for commercial and residential development opportunities. Consideration by the Council of Ordinances

adopting the annexation, the aforementioned rezoning, and a development agreement for the site will occur at a future meeting, the date of which has not yet been identified.

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:

[PLZM-24-0089 Grand View Annexation - Staff Report - CC#1 082625.docx](#)

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

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

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

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

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

[PLZM-24-0089 Grand View Annexation CC 082625.pptx](#)