

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 03/03/26	AGENDA ITEM: 5.B. DS - PH - Rainbow 461 Annexation
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 only regarding a blank annexation petition requesting to annex one parcel of land, totaling approximately 3.5 acres, located north of the northeast corner of Rainbow Road and Broadway Road.

GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:

Not Applicable

SUMMARY

PROJECT DESCRIPTION:

Cindy Paddock of Colliers Engineering and Design, on behalf of property owner, Rainbow 121 LLLP, is requesting annexation (Case No. PLZM-25-0087) of one parcel of land totaling approximately 3.5 acres, located about 220 feet north of the northeast corner of Rainbow Road and Broadway Road.

This annexation meets the requirements of A.R.S. Section 9-471. Annexations require consideration at two City Council public hearings. This initial meeting is for the purpose of holding a public hearing to allow stakeholders the opportunity to comment on the request. The proposed annexation is anticipated to return to City Council at a future meeting date for consideration of approval by ordinance. Please see attached staff report for additional information and analysis.

BENEFITS:

The subject annexation will increase the City's land area and will allow for future housing development within the City.

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-25-0087_-_Rainbow_461_CC1_Staff Report 3-3-26.docx

Exhibit A - Vicinity Map.pdf

Exhibit B - zoning.pdf

Exhibit C - Land USe.pdf

Exhibit D - Project Narrative.pdf

Exhibit E - Recorded Blank Petetion.pdf

PLZM-25-0087 - Rainbow 461 Annexation - Presentation - CC03032026.pptx