

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 08/26/25	AGENDA ITEM: 3.A. DS-PH - Win Oil Co., Inc. Annexation
DATE PREPARED: 08/21/25	DISTRICT NO.:
STAFF LIAISON: Adam Copeland, Deputy Director of Planning, acopeland@buckeyeaz.gov, (623) 349-6210	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Public Meeting / Non Consent - New Business

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 one parcel of land, totaling approximately 2.52 acres, located at the northwest corner of East Baseline Road and East MC-85.

SUMMARY

PROJECT DESCRIPTION:

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

The property owner Win Oil Co., Inc., is requesting annexation of one parcel of land, totaling approximately 2.52 acres, at the northwest corner of E. Baseline Road and E. MC-85. The subject property is presently located in the jurisdiction of Maricopa County and zoned General Commercial (C-3). Upon adoption of an annexation ordinance, the parcel would be assigned City of Buckeye Regional Commercial (C-3) zoning designation, the district most closely aligned with the property's current Maricopa County C-3 zoning designation.

The site is within the Downtown Activity Center general plan land use designation, which is intended to develop with a mixed of uses complimentary to the Downtown Specific Area Plan. The proposed annexation will allow for development in accordance with the permitted uses and development/design standards of the City of Buckeye C-3 zoning district and will be eligible for City services such as police, fire, water and sewer.

The annexation proposal meets eligibility for size, dimension, and contiguity requirements for annexations as outlined in ARS §9-471.

This is the first of two required public hearings related to this proposed annexation. The item is expected to return to Council for the second public hearing on September 2, 2025, at which time Council will consider approving an Ordinance authorizing the annexation.

BENEFITS:

Annexation of the property will allow all development applications to process through the City of Buckeye.

FUTURE ACTION:

The final hearing and action of this annexation will be placed on the September 02, 2025 City Council agenda.

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-25-0053_Win Oil Co. Inc._Annexation_Staff_Report.docx](#)

[PLZM-25-0053_Win Oil Co. Inc._Annexation_Vicinity_Map.pdf](#)

[PLZM-25-0053 Recorded Blank Petition 07292025.pdf](#)

[PLZM-25-0053_Win Oil Co. Inc._Annexation_PP_CC_1st_hearing.pptx](#)