

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 01/06/26	AGENDA ITEM: 5.A. DS - PH - Extended Stay Hotel - Rezone
DATE PREPARED: 01/06/26	DISTRICT NO.: 3
STAFF LIAISON: Patricia Cooley, Planner II, pcooley@buckeyeaz.gov, (623) 349-6233	
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. 01-26 amending the Zoning Map of the City of Buckeye for approximately 4.37 acres generally located west of the northwest corner of South Miller Road and West Durango Road from General Commerce (GC) to Community Commercial (C-2).

SUMMARY

PROJECT DESCRIPTION:

Natalie Maikoski and Jason Walker of EPS Group, Inc, on behalf of Keyur Patel of 1929 Hospitality LLC, are requesting approval of a rezone, Case No. PLZZ-24-0004, of approximately 4.37 acres generally located west of the northwest intersection of South Miller Road and West Durango Road from General Commerce (GC) to Community Commercial (C-2). Once rezoned, the intent is to develop the site with a four-story hotel. The Planning and Zoning Commission held a public hearing on December 9, 2025 and recommended the Council approve this request.

BENEFITS:

The subject rezone will lead to additional employment opportunities and lodging options for travelers and visitors within the Buckeye area.

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:

[Staff_Report_-_PLZZ-24-0004_Extended_Stay_Hotel_-_Rezone_-_CC20260106.docx](#)
[Exhibit A - PLZZ-24-0004 - Extended Stay Hotel Rezone - Vicinity Map - CC20260106.pdf](#)
[Exhibit C - PLZZ-24-0004 - Extended Stay Hotel Rezone - Zoning Map - CC20260106.pdf](#)
[Exhibit B - PLZZ-24-0004 - Extended Stay Hotel Rezone - General Plan Land Use Map - CC20260106.pdf](#)
[Exhibit D - PLZZ-24-0004 - Extended Stay Hotel Rezone - Narrative CC20260106.pdf](#)

Exhibit E - PLZZ-24-0004 - Extended Stay Hotel Rezone - Citizen Participation Report - CC20260106.pdf

PLZZ-24-0004 - Extended Stay - Presentation - CC20260106.pptx

Ordinance 01-26 Extended Stay with Exhibits.pdf