

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

<b>MEETING DATE:</b> 11/18/25	<b>AGENDA ITEM:</b> 6.A. DS - PH - Mountain View South Annexation
<b>DATE PREPARED:</b> 11/13/25	<b>DISTRICT NO.:</b> Council District 2
<b>STAFF LIAISON:</b> Mandy Woods, Principal Planner, swoods@buckeyeaz.gov, (623) 640-6093	
<b>DEPARTMENT:</b> Development Services	<b>AGENDA ITEM TYPE:</b> 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 two parcels of land, totaling approximately 1.86 acres, located at the southeast corner of Tuthill Road and Yuma Road.

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**SUMMARY**

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**PROJECT DESCRIPTION:**

David Hughes, EPS Group, Inc., on behalf of property owner, Mountain Views South LLC, is requesting annexation (Case No. PLZM-25-0044) of two parcels of land, totaling approximately 1.86 acres, located at the southeast corner of Tuthill Road and Yuma Road. Once annexed, the parcels will be included within the proposed Mountain View South single-family residential development (Preliminary Plat Case No. PLZS-24-0026, pending review by City staff) and subsequently dedicated and improved as right-of-way for Tuthill Road to serve existing and future residential and commercial users in the area. Annexation is when the City assumes jurisdiction over unincorporated land adjacent to its boundaries and expands the existing City limits.

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 Council on December 16, 2025 for consideration of approval by ordinance.

**BENEFITS:**

The subject annexation will allow for the future dedication and improvement of right-of-way, which will be necessary for development of the adjacent Mountain View South property.

**FUTURE ACTION:**

The annexation is expected to return to Council for consideration of approval on December 16, 2025.

**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.

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**Items related to a project or facility location must include an attached vicinity map for Council Review.**

**ATTACHMENTS:**

[PLZM-25-0044 - MVS Annexation - Staff Report - CC20251118.docx](#)

[Exhibit A - PLZM-25-0044 - MVS Annexation - Vicinity - CC20251118.pdf](#)

[Exhibit B - PLZM-25-0044 - MVS Annexation - General Plan - CC20251118.pdf](#)

[Exhibit C - PLZM-25-0044 - MVS Annexation - Zoning - CC20251118.pdf](#)

[Exhibit D - PLZM-25-0044 - MVS Annexation - Narrative - CC20251118.pdf](#)

[Exhibit E - PLZM-25-0044 - MVS Annexation - Blank Petition - CC20251118.pdf](#)

[PLZM-25-0044 - MVS Annexation - Presentation - CC20251118.pptx](#)