

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

MEETING DATE: 04/07/26	AGENDA ITEM: 5.D. DS - PH - Grand View Arizona Annexation
DATE PREPARED: 04/08/26	DISTRICT NO.: District 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 and take action on Ordinance No. 08-26 extending and increasing the corporate limits of the City of Buckeye, Maricopa County, State of Arizona, pursuant to the provisions of Title 9, Chapter 4, Article 7, Arizona Revised Statutes and Amendments thereto, by annexing 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.

GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:
Economic Growth

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 43 (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. This is the second of two public hearings required for the annexation; no public spoke during the first public hearing for this item on August 26, 2025. Please review the 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:

Rezoning of the annexation property is to be considered by Council immediately following this item.

FINANCIAL IMPACT STATEMENT:

Although a fiscal impact analysis has not been conducted on this specific annexation, approval of the request may result in fiscal impact to the City. Annexation may result in increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies and city sales tax.

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#2 040726.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](#)

[Exhibit F - Signed Annexation Petition.pdf](#)

[Grand View Annexation - CMP - DA 4-7-26 CC.pptx](#)

[Ordinance 08-26 Grand View Annexation.pdf](#)