

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 05/05/26	AGENDA ITEM: 5.A. DS - PH - Buckeye 83 - Rezone
DATE PREPARED: 05/04/26	DISTRICT NO.: 3
STAFF LIAISON: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov, (623) 349-6215	
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. 13-26 amending the zoning map of the City of Buckeye for approximately 85 acres located at the southeast corner of Interstate 10 and State Route 85 from Single Family Residential (R1-43) to Business Park (BP).

GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:

A Safe and Sustainable Quality of Life

SUMMARY

PROJECT DESCRIPTION:

Wendy Riddell of Berry Riddell LLC, on behalf of property owner, VWP Buckeye Owner, LLC, is requesting approval of Ordinance No. 13-26 regarding a rezone, Case No. PLZZ-25-0002, of approximately 85 acres located at the southeast corner of Interstate 10 and State Route 85. The applicant is requesting to rezone the property from Single-Family Residential 43 (R1-43) to Business Park (BP) with the intention of developing a multi-building business park on the site. Consistent with the BP zoning district, the property could accommodate a range of permitted uses, including warehouse and distribution (excluding cross-dock warehouses), office, limited light manufacturing, and retail or wholesale showroom uses. The Planning & Zoning Commission held a public hearing on April 14, 2026 and voted to recommend approval of the rezone to the City Council. Please see the attached staff report and exhibits for additional information and analysis.

BENEFITS:

Rezoning the property to Business Park will facilitate development of the site with a high quality, master planned, multi-building business park.

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:

[PLZZ-25-0002- _Staff_Report_-_CC_05052026.docx](#)

[PLZZ-25-0002 - Exhibit A - Aerial Vicinity Map.pdf](#)

[PLZZ-25-0002 - Exhibit B - Zoning Map.pdf](#)

[PLZZ-25-0002 - Exhibit C - General Plan Land Use Map.pdf](#)

[PLZZ-25-0002 - Exhibit D - Narrative.pdf](#)

[PLZZ-25-0002 Exhibit E - Site Plan.pdf](#)

[PLZZ-25-0002 - Exhibit F - Citizen Participation Report.pdf](#)

[Ordinance 13-26 Buckeye 83 Rezone.pdf](#)

[PLZZ-25-0002 - Buckeye 83 Rezone - Presentation - CC 05052026 \(002\).pdf](#)