

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

MEETING DATE: 01/06/26	AGENDA ITEM: 5.B. DS - PH - 120 S. 4th Street - Rezone
DATE PREPARED: 01/06/26	DISTRICT NO.: No. 2
STAFF LIAISON: Joseph Mueller, Senior Planner, jmueller@buckeyeaz.gov, (623) 204-5505	
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 and take action on Ordinance No. 02-26 amending the Zoning Map of the City of Buckeye for approximately 0.19 acres of generally located north of the northeast corner of 4th Street and Jackson Avenue from Commercial Center (CC) to Downtown Commercial (DC).

SUMMARY

PROJECT DESCRIPTION:

Joshua Oehler, of Arc One Associates, on behalf of Jaime and Patricia Romero, is requesting approval of a rezoning, Case No. PLZZ-25-0009, of approximately 0.19 acres generally located north of the northeast corner of 4th Street and Jackson Avenue from Commercial Center (CC) to Downtown Commercial (DC) generally located north of the southeast corner of 4th Street and Jackson Avenue. Once rezoned, the intent is to develop the site with a new sidewalk-oriented multi-tenant commercial building in furtherance of the Downtown Specific Area Plan (DSAP) vision for this area. The Planning and Zoning Commission held a public hearing on November 25, 2025 and recommended that the Council approve this request. Please review the attached staff report for additional information and analysis.

BENEFITS:

The subject Rezone will allow the property to develop with a sidewalk-oriented multi-tenant commercial building in furtherance of the Downtown Specific Area Plan's vision for Downtown's historic core.

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-25-0009-120_S_4th_St_-_Rezone_Staff_Report_CC20260106.docx](#)

[Exhibit A - PLZZ-25-0009- 120 S 4th St - Aerial Vicinity Map.pdf](#)

[Exhibit B - PLZZ-25-0009- 120 S 4th St - Zoning Map.pdf](#)

Exhibit C - PLZZ-25-0009- 120 S 4th St - DSAP Land Use Map.pdf
Exhibit D - PLZZ-25-0009- 120 S 4th St -Zoning Exhibit.pdf
Exhibit E - PLZZ-25-0009- 120 S 4th St -Narrative.pdf
PLZZ-25-0009 4th St Commercial Building 010626.pptx
Ordinance No. 02-26 120 S 4th Street With Exhibits.pdf