

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 04/07/26	AGENDA ITEM: 5.B. DS - PH - 26602 W MC 85 Annexation
DATE PREPARED: 04/08/26	DISTRICT NO.: Council District 2
STAFF LIAISON: Mandy Woods, Principal Planner, swoods@buckeyeaz.gov , (623) 640-6093	
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. 06-26 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 0.89 acres generally located at the northeast corner of MC 85 and SR 85.

GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:

Economic Growth

SUMMARY

PROJECT DESCRIPTION:

Esencia LLC, on behalf of property owner, Robert Road Spirit LLC, is requesting annexation of one parcel of land totaling approximately 0.89 acres, located at 26602 W MC 85, the northeast corner of MC 85 and SR 85. The subject property is developed with a convenience store and fuel canopy, and no future phases of development are planned. Upon annexation, the land will be assigned Regional Commercial (C-3_ zoning, the district most closely aligned with the property's current County C-3 zoning designation. No future rezoning of the land is anticipated. 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. No public spoke during the first City Council public hearing for this item on February 17, 2026. Additional details related to the annexation may be found in the attached staff report.

BENEFITS:

The subject annexation will allow for any future improvements to the property to be developed according to City standards and policies.

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.

FINANCIAL IMPACT STATEMENT:

N/A

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

ATTACHMENTS:

[PLZM-25-0100 - 26602 W MC85 Annexation - Staff Report - CC20260407.docx](#)

[Exhibit A - PLZM-25-0100 - 26602 W MC85 Annexation - Vicinity Map - CC20260407.pdf](#)

Exhibit B - PLZM-25-0100 - 26602 W MC85 Annexation - General Plan Land Use Map - CC20260407.pdf

Exhibit C - PLZM-25-0100 - 26602 W MC85 Annexation - Zoning Map - CC20260407.pdf

Exhibit D - PLZM-25-0100 - 26602 W MC85 Annexation - Narrative - CC20260407.pdf

Exhibit E - PLZM-25-0100 - 26602 W MC85 Annexation - Blank Petition - CC20260407.pdf

Exhibit F - PLZM-25-0100 - 26602 W MC85 Annexation - Signed Petition - CC20260407.pdf

PLZM-25-0100 - 26602 W MC85 Annexation - Presentation - CC20260407.pptx

Ordinance No. 06-26 26602 W MC 85 Annexation.pdf