

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 12/16/25	AGENDA ITEM: 5.A. DS - PH - 501 E Mahoney Ave - Rezone
DATE PREPARED: 12/16/25	DISTRICT NO.: 2
STAFF LIAISON: Patricia Cooley, Planner II, pcooley@buckeyeaz.gov, (623) 349-6233	
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. 29-25 amending the zoning map of the City of Buckeye for approximately 0.75 acres generally located at the southeast corner of South 5th Street and East Mahoney Avenue from Planned Residential (PR) to Downtown Residential (DR).

SUMMARY

PROJECT DESCRIPTION:

Amber Newbill, on behalf of Rigoberto Mendez, is requesting approval of Ordinance No. 29-25 regarding a rezone, Case No. PLZZ-25-0008, of approximately 0.75 acres of land generally located at the southeast corner of South 5th Street and East Mahoney Avenue from Planned Residential (PR) to Downtown Residential (DR). A rezone changes the zoning district of a property to another zoning district. Once rezoned, the intent is to remodel the existing building as a childcare facility in accordance with the vision of the Historic Downtown Buckeye Activity Center. The Planning & Zoning Commission held a public hearing on November 25, 2025 and voted to recommend approval of the rezone to the City Council.

This item was continued at the November 18, 2025 City Council meeting to allow for advance noticing of the public hearing; noticing has now been completed in accordance with the requirements of the Buckeye Development Code. Additional information can be found in the attached staff report and exhibits.

BENEFITS:

The subject rezone will lead to additional employment opportunities and childcare options within the City of Buckeye.

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:

Exhibit A - PLZZ-25-0008 501 E Mahoney Ave Rezone - Vicinity Map - CC20251216.pdf

PLZZ-25-0008_-_501_E_Mahoney_Ave_Rezone_-_Staff_Report_-_CC20251216.docx

Exhibit B - PLZZ-25-0008 501 E Mahoney Ave Rezone - General Plan Land Use Map - CC20251216.pdf

Exhibit C - PLZZ-25-0008 501 E Mahoney Ave Rezone - DSAP Land Use Map - CC20251216.pdf

Exhibit D - PLZZ-25-0008 501 E Mahoney Ave Rezone - Existing Zoning Map - CC20251216.pdf

Exhibit E - PLZZ-25-0008 501 E Mahoney Ave Rezone - Rezoning Narrative - CC20251216.pdf

Exhibit F - PLZZ-25-0008 - 501 E Mahoney Ave Rezone - Citizen Participation Summary -
CC20251216.pdf

PLZZ-25-0008_-_501_E_Mahoney_Rezone_-_Presentation_-_CC20251216.pptx

Ordinance No. 29-25