

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

<b>MEETING DATE:</b> 09/02/25	<b>AGENDA ITEM:</b> 5.A. DS - PH - Win Oil Co., Inc. Annexation - Ordinance No. 25-25
<b>DATE PREPARED:</b> 08/28/25	<b>DISTRICT NO.:</b> 2
<b>STAFF LIAISON:</b> Adam Copeland, Deputy Director of Planning, acopeland@buckeyeaz.gov 623-349-6210	
<b>DEPARTMENT:</b> Development Services	<b>AGENDA ITEM TYPE:</b> 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. 25-25 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 2.52 acres located at the northwest corner of East Baseline Road and East MC-85.

### SUMMARY

**PROJECT DESCRIPTION:**

The property owner Win Oil Co., Inc., is requesting annexation of one parcel of land, totaling approximately 2.52 acres, located at the northwest corner of E. Baseline Road and E. MC-85. The subject property is presently located in the jurisdiction of Maricopa County and zoned General Commercial (C-3). Upon annexation, the parcel will be assigned City of Buckeye Regional Commercial (C-3) zoning designation, the district most closely aligned with the property's current Maricopa County C-3 zoning designation.

The annexation request meets the requirements for size, dimension, and contiguity requirements for annexations as outlined in ARS § 9-471.

Annexations require consideration at two Council meetings. The first hearing is for the purpose of holding a public hearing to allow affected parties the opportunity to comment on the request. The first hearing was held on August 26, 2025. The second hearing is for a public hearing and possible adoption by the Council of an annexation ordinance.

The site is within the Downtown Activity Center general plan land use designation, which is intended to develop with a mix of uses complimentary to the Downtown Specific Area Plan. The proposed annexation will allow for development in accordance with the permitted uses and development/design standards of the City of Buckeye C-3 zoning district and the property will be eligible for City services such as police, fire, water and sewer.

**BENEFITS:**

Annexation of the property will allow all development applications to process through 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.

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

**ATTACHMENTS:**

[PLZM-25-0053\\_Win Oil Co. Inc.\\_Annexation\\_Staff\\_Report.docx](#)

[PLZM-25-0053\\_Win Oil Co., Inc.\\_Annexation\\_Vicinity\\_Map.pdf](#)

[PLZM-25-0053 Recorded Blank Petition 07292025.pdf](#)

[PLZM-25-0053\\_Win Oil Co., Inc.\\_Annexation\\_PP\\_CC\\_2nd\\_hearing.pptx](#)

[Ord. No. 25-25 Annexation.docx](#)