

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

MEETING DATE: 12/16/25	AGENDA ITEM: 5.B. DS - PH - Mountain View South Annexation
DATE PREPARED: 12/16/25	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. 31-25 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 1.86 acres generally located at the southeast corner of Tuthill Road and Yuma Road.

SUMMARY

PROJECT DESCRIPTION:

David Hughes, EPS Group, Inc., on behalf of property owner, Mountain Views South LLC, is requesting annexation (Case No. PLZM-25-0044) of two parcels of land, totaling approximately 1.86 acres, located at the southeast corner of Tuthill Road and Yuma Road. Once annexed, the parcels will be included within the proposed Mountain View South single-family residential development (Preliminary Plat Case No. PLZS-24-0026, pending review by City staff) and subsequently dedicated and improved as right-of-way for Tuthill Road to serve existing and future residential and commercial users in the area. 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 November 18, 2025. Additional details related to the annexation may be found in the attached staff report.

BENEFITS:

The subject annexation will allow for the future dedication and improvement of right-of-way, which will be necessary for development of the adjacent Mountain View South property.

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:

PLZM-25-0044 - MVS Annexation - Staff Report - CC20251216.docx
Exhibit A - PLZM-25-0044 - MVS Annexation - Vicinity - CC20251216.pdf
Exhibit B - PLZM-25-0044 - MVS Annexation - General Plan - CC20251216.pdf
Exhibit C - PLZM-25-0044 - MVS Annexation - Zoning - CC20251216.pdf
Exhibit D - PLZM-25-0044 - MVS Annexation - Narrative - CC20251216.pdf
Exhibit E - PLZM-25-0044 - MVS Annexation - Blank Petition - CC20251216.pdf
Exhibit F - PLZM-25-0044 - MVS Annexation - Signed Petition - CC20251216.pdf
PLZM-25-0044 - MVS Annexation - Presentation - CC20251216.pptx
Ordinance No. 31-25 MVS Annexation.pdf