

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 06/16/26	AGENDA ITEM: 5.A. DS - PH - Power Oz (Westpark) Annexation
DATE PREPARED: 06/11/26	DISTRICT NO.: No. 1
STAFF LIAISON: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214	
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 only related to the annexation of four parcels of land totaling 49.617 acres located approximately 1,350 feet south of the southwest corner of 269th Avenue and the Lower Buckeye Road alignment.

GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:

Economic Growth

SUMMARY

PROJECT DESCRIPTION:

Annexation is when the City assumes jurisdiction over unincorporated land adjacent to its boundaries and expands the existing City limits. Rob Gubser, of Colliers Engineering & Design, on behalf of property owner GDC OZ, LLC, is requesting annexation of four parcels totaling approximately 49.617 acres located approximately 1,350 feet south of the southwest corner of 269th Avenue and Lower Buckeye Road. The parcels are presently zoned Rural-43 (RU-43) in Maricopa County. Upon approval of the annexation, the property will be assigned Single-Family Residential (R1-43) zoning, which is most comparable to the property's existing county zoning. The R1-43 district allows for large lot single-family residential development and ancillary uses with a rural character. Separate requests for a Minor General Plan Amendment and a Major Community Master Plan (CMP) Amendment to incorporate the property into the greater Westpark CMP and allow for future light industrial development are currently in process and will be considered by Council at a future hearing. The annexation proposal meets eligibility for size, dimension, and contiguity requirements for annexations as outlined in ARS §9-471. Please review attached staff report and exhibits for additional information and analysis.

BENEFITS:

The annexation would allow future development on the property to be held to the City's higher design standard relative to Maricopa County. The annexation would also allow the City to capture tax revenues from future development on the site.

FUTURE ACTION:

This annexation request will return to Council for a second hearing at which time consideration of an Ordinance approving the request will be considered. Separate requests for a Minor General Plan Amendment and a Major Community Master Plan (CMP) Amendment to incorporate the property into the greater Westpark CMP and allow for future light industrial development are also currently in process and will be considered by Council at a future hearing.

FINANCIAL IMPACT STATEMENT:

See Planning Items Financial Impact Statement, below.

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-25-0029 Power Oz Annexation - Staff Report - CC#1 061626.docx](#)

[Exhibit A - Vicinity Map.pdf](#)

[Exhibit B - Zoning Map.pdf](#)

[Exhibit C - General Plan Land Use Map.pdf](#)

[Exhibit D - Annexation Narrative.pdf](#)

[Exhibit E - Recorded Blank Petition.pdf](#)

[Power Oz \(Westpark\) Annexation Council Hearing #1 \(6-16-26\).pptx](#)