

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 02/10/26	AGENDA ITEM: 4.A. Project H20 Rezone Modification of Stipulations - Modification of Stipulations - PLZM25- 0107
DATE PREPARED: 02/05/26	DISTRICT NO.: Council District 2
STAFF LIAISON: Joseph Mueller, Senior Planner, jmueller@buckeyeaz.gov, (623) 204-5505	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Public Meeting / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members)
 Project H20 Rezone Modification of Stipulations - Modification of Stipulations (PLZM25-0107) - Conduct a public hearing and recommend approval to the Mayor and City Council to modify stipulations of Ordinance No. 18-23 of approximately 157 acres generally located about 450' west of the northwest corner of 283rd Avenue and Patterson Road, subject to conditions "a" through "l".

SUMMARY

PROJECT DESCRIPTION:

Christy McDonough, of Fortescue, on behalf of Phoenix Hydrogen Hub LLC is requesting approval of modifications to previously approved conditions of Ordinance No. 18-23 on approximately 157 acres generally located at the northwest corner of 283rd Avenue and Patterson Road, which restrict use of the property to only hydrogen gas production, to allow for general industrial uses so the site may develop with a data center campus.

BENEFITS:

The subject modification of stipulations will allow for significant investment in information technology and electrical infrastructure and may lead to additional employment opportunities within the City of Buckeye.

FUTURE ACTION:

Following Planning and Zoning Commission action the subject case will move forward to the Mayor and City Council for final approval. The next steps for the proposed data center campus are a Conditional Use Permit which will be presented at a future Planning and Zoning Commission date and an administrative site plan.

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

ATTACHMENTS:

[PLZM-25-0107_-_Project_H20_Rezone_Modification_of_Stipulations_-_Staff_Report_-_PZ20260210.docx](#)

[Exhibit A - PLZM-25-0107- Project H20 Rezone Modification-Vicinity Map-PZ20260210.pdf](#)

[Exhibit B - PLZM-25-0107- Project H20 Rezone Modification-Zoning Map-PZ20260210.pdf](#)

[Exhibit C - PLZM-25-0107- Project H20 Rezone Modification-General Plan Land Use Map-PZ20260210.pdf](#)

[Exhibit D - PLZM-25-0107- Project H20 Rezone Modification-Narrative-PZ20260210.pdf](#)

[Exhibit E - PLZM-25-0107- Project H20 Rezone Modification-CP Report-PZ20260210.pdf](#)