

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 03/03/26	AGENDA ITEM: 5.A. DS - PH - Buckeye 83 Annexation
DATE PREPARED: 02/26/26	DISTRICT NO.: Council District 3
STAFF LIAISON: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov, (623) 349-6215	
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 regarding a blank annexation petition requesting to annex three parcels of land, totaling approximately 83.5 acres, located at the southeast corner of Interstate 10 and State Route 85.

GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:

Economic Growth

SUMMARY

PROJECT DESCRIPTION:

Wendy Riddell of Berry Riddell LLC, on behalf of property owner, VWP Buckeye Owner LLC, is requesting annexation (Case No. PLZM-25-0008) of approximately 83.5 acres of land, located at the southeast corner of Interstate 10 and State Route 85. The applicant has also submitted an application proposing to rezone the property to Business Park (BP) with the intention of developing a future commercial/industrial development which will be considered by Council, pending approval of this annexation, at a future public hearing.

This annexation meets the requirements of A.R.S. Section 9-471. Annexations require consideration at two City Council public hearings. This initial meeting is for the purpose of holding a public hearing to allow stakeholders the opportunity to comment on the request. The proposed annexation is anticipated to return to Council on April 7, 2026 for consideration of approval by ordinance.

BENEFITS:

The subject annexation will allow for any future improvements to the property to be developed according to City standards and policies.

FUTURE ACTION:

The annexation is expected to return to Council for consideration to approve on April 7, 2026.

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-25-0008 - Buckeye 83 -Annexation - Staff Report - 03032026.docx](#)

[Narrative.pdf](#)

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

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

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

[Exhibit D - Buckeye 90 Annexation - Narrative.pdf](#)

[Recorded Blank Petition.pdf](#)

[PLZM-25-0008 - Buckeye 83 Annexation - Presentation - CC03032026.pptx](#)