

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

MEETING DATE: 09/02/25	AGENDA ITEM: 4.R. DS - Yardly at Verrado - Minor Subdivision
DATE PREPARED: 08/28/25	DISTRICT NO.: Council District 6
STAFF LIAISON: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov, (623) 349-6215	
DEPARTMENT: Development Services	AGENDA ITEM TYPE: Consent Agenda Items / New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Council)
Council to take action on a Minor Subdivision titled Yardly at Verrado, located at the southwest corner of Indian School Road and Sunrise Lane.

SUMMARY

PROJECT DESCRIPTION:

Lucy Wright, Bowman Consulting, on behalf of Taylor Morrison, requests approval of a Minor Subdivision in order to subdivide parcels along Indian School Road and Sunrise Lane to create new ROW and three (3) access easements into the Yardly at Verrado project. Two (2) of the new access points will be along Indian School Road and one (1) on Sunrise Lane. This proposal also creates new utility easements that are necessary to serve the project located on the southwest corner of Indian School Road and Sunrise Lane. A Minor Subdivision creates 10 or fewer lots and delineates property boundaries, describes and dedicates applicable rights-of-way and easements, and is recorded with the Maricopa County Recorder's office to create an official record of a subdivision, required for the sale of subdivided lots.

BENEFITS:

The proposed Minor Subdivision will provide the dedication of right-of-way that is necessary to move forward with infrastructure improvements in the area.

FUTURE ACTION:

NA

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:

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

[Exhibit B- PLZV-25-0001 - Verrado BTR - Minor Subdivision - Narrative 09022025](#)

