

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

MEETING DATE: 05/20/25	AGENDA ITEM: 4.J. DS - PSC Buckeye Re-Plat
DATE PREPARED: 05/15/25	DISTRICT NO.: District 2
STAFF LIAISON: Jennifer Roseman, Planner II, jroseman@buckeyeaz.gov, (623) 349-6295	
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 Re-Plat titled "PSC Buckeye" located at the southeast corner of Verrado Way and Yuma Road.

SUMMARY

PROJECT DESCRIPTION:

Jennifer Yarbrough of The Contineo Group, on behalf of the property owner, PSC Buckeye LLC, is requesting approval of a Re-Plat for almost 5 acres of land located at the southeast corner of Yuma Road and Verrado Way, also known as Maricopa County Assessor's parcel number 502-46-497. The Re-Plat proposes to subdivide the existing parcel into three lots: Lot 1 (2.1644 acres), Lot 2 (1.7263 acres), and Lot 3 (0.9700 acres). As part of the Re-Plat, 0.2554 acres will be dedicated as right-of-way, and 0.0083 acres of previously dedicated right-of-way will be abandoned and incorporated into Lot 1. A Re-Plat is required when modifying a previously recorded Final Plat or Minor Subdivision. It updates lot boundaries and may include new dedications of rights-of-way or easements. The Re-Plat is recorded with the Maricopa County Recorder's Office to establish the revised subdivision layout.

BENEFITS:

The subject Re-Plat will facilitate additional commercial development, generating tax revenue and creating shopping and employment opportunities for Buckeye residents.

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:

[PLZS-24-0030 PSC Buckeye - Vicinity Map.pdf](#)

[PLZS-24-0030 PSC Buckeye - Project Narrative.pdf](#)

[PLZS-24-0030 PSC Buckeye - Re-Plat.pdf](#)