

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

MEETING DATE: 09/16/25	AGENDA ITEM: 4.H. DS - Sidney Village Minor Subdivision
DATE PREPARED: 09/11/25	DISTRICT NO.: Council District 3
STAFF LIAISON: Mandy Woods, Principal Planner, swoods@buckeyeaz.gov , (623) 640-6093	
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 "Sidney Village" located at the southeast corner of Yuma Road and Apache Road.

SUMMARY

PROJECT DESCRIPTION:

Ramzi Georges with Atwell, LLC, on behalf of the property owner Buckeye Leased Housing Associates IV, LLLP, is requesting approval of a minor subdivision for Sidney Village (Case No. PLZS-25-0011), comprised of one lot and approximately 19.93 acres of land. Sidney Village is a proposed 200-unit multi-family, build-to-rent style residential community. The site plan was approved by Planning and Zoning Commission on April 22, 2025. Approximately 2.75 acres of right-of-way and/or public utility easements are being dedicated along Yuma Road and Apache Road, along with a drainage easement and sight visibility triangles.

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:

Approval and recordation of the minor subdivision will accommodate future development of build-to-rent style multi-family residential homes and allow for the developer to complete additional infrastructure improvements.

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-25-0011 Sidney Village - Vicinity Map.pdf](#)

PLZS-25-0011 Sidney Village - Narrative.pdf

PLZS-25-0011 Sidney Village - Minor Subdivision.pdf