

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

|                                                                                                               |                                                                                |
|---------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| <b>MEETING DATE:</b> 08/26/25                                                                                 | <b>AGENDA ITEM:</b> 2.B. DS- Circle K MC 85 and Buckeye Road Minor Subdivision |
| <b>DATE PREPARED:</b> 08/21/25                                                                                | <b>DISTRICT NO.:</b> 2                                                         |
| <b>STAFF LIAISON:</b> Andrea Marquez, Senior Planner Special Projects, amarquez@buckeyeaz.gov, (623) 349-6220 |                                                                                |
| <b>DEPARTMENT:</b> Development Services                                                                       | <b>AGENDA ITEM TYPE:</b> 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 "Circle K MC 85 and Buckeye Road," located at the northeast corner of MC 85 and Monroe Avenue.

**SUMMARY**

**PROJECT DESCRIPTION:**

Heather Roberts from Kimley-Horn and Associates, Inc., on behalf of Lauren Pacini of Circle K Stores Inc., is requesting approval of a Minor Subdivision, application no. PLZS-24-0024, dividing an existing parcel located at the northeast corner of MC 85 and Monroe Avenue into two lots: 3.561-acre Lot 1 to accommodate development of a new Circle K convenience store and gas station, and 1.598-acre Lot 2, to be reserved for future commercial development. The proposed Minor Subdivision also dedicates rights-of-way and easements necessary to accommodate improvements to all existing and future adjacent streets, including MC85 to the north, Monroe Avenue to the south, and Apache Road to the east; the proposed dedications are consistent with the anticipated street sections for these roadways as envisioned in the Downtown Specific Area Plan (DSAP). 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:**

N/A

**FINANCIAL IMPACT STATEMENT:**

N/A

**CURRENT FISCAL YEAR TOTAL COST:**

N/A

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

**ATTACHMENTS:**

[Vicinity Map\\_PLZS-24-0024.pdf](#)

[Approved 2R PLZS-24-0024 CIRCLE K MC85 & MONROE MLD - Project Narrative.pdf](#)

[Approved PLZS-24-0024 CIRCLE K MC85 AND MONROE 4R.pdf](#)