

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

MEETING DATE: 07/01/25	AGENDA ITEM: 4.G. DS - Minor Subdivision for Buckeye 225 Industrial
DATE PREPARED: 07/01/25	DISTRICT NO.: No. 1
STAFF LIAISON: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214	
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 "Buckeye 225 Industrial", on approximately 229.2 acres of property generally bounded by State Route 85 on the east, Baseline Road on the south, Southern Avenue on the north, and the 271st Avenue alignment on the west.

SUMMARY

PROJECT DESCRIPTION:

Hunter Engineering, on behalf of property owner EVT Buckeye 85 Industrial, LLC, is requesting approval of a 4-lot, 229.2-acre Minor Subdivision for Buckeye 225 Industrial, generally bounded by State Route 85 on the east, Baseline Road on the south, Southern Avenue on the north, and the 271st Avenue alignment on the west. A Minor Subdivision is used to divide property into 10 or fewer lots, delineate property boundaries, and dedicate any applicable rights-of-way and easements. Upon approval, Minor Subdivisions are recorded with the Maricopa County Recorder's Office to create an official record of a land subdivision.

The proposed Minor Subdivision, Application PLZS-24-0032, divides the 229.2-acre subject property into 4 lots, dedicates right-of-way to accommodate widening of Baseline Road and Southern Avenue and the construction of the east half of 271st Avenue, and dedicates Public Utility Easements (PUEs) in support of the development of the site with 6 light industrial buildings ranging in area from 273,062 square feet to 984,832 square feet. The proposed Minor Subdivision is consistent with the Buckeye 225 Site Plan approved by the Planning and Zoning Commission in December 2024.

BENEFITS:

The Minor Subdivision will allow for development of the property with light industrial businesses that create job opportunities for area residents and facilitate street improvements, by the developer, to Southern Avenue, Baseline Road, and 271st Avenue.

FINANCIAL IMPACT STATEMENT:

See Planning Financial Impact Statement below.

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 - Minor Subdivision Narrative.pdf](#)

[Exhibit C - Buckeye 225 Industrial Minor Subdivision.pdf](#)