

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 10/07/25	AGENDA ITEM: 4.D. DS - Southeast Corner of Verrado Way and McDowell Road - Map of Dedication
DATE PREPARED: 10/02/25	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 the Map of Dedication titled "Southeast Corner of Verrado Way and McDowell Road".

SUMMARY

PROJECT DESCRIPTION:

The applicant, Dave Nilsen of DMB White Tank, LLC, is requesting approval of the Map of Dedication (MOD), Case No. PLZV-25-0004, modifying a landscape tract and easements on the southeast corner of Verrado Way and McDowell Road. This proposed MOD is necessary to accommodate the proposed Verrado Marketplace development currently under construction on the adjacent parcels.

Maps of Dedication are used within Verrado to modify tract boundaries and to dedicate rights-of-way and easements.

BENEFITS:

Approval and recordation of the MOD will facilitate development of the Verrado Marketplace development and related off-site improvements by the developer.

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 - Project Narrative.pdf](#)

[Exhibit C - Map of Dedication.pdf](#)