

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

MEETING DATE: 09/02/25	AGENDA ITEM: 4.S. DS - Encanto (Storage) - Final Plat
DATE PREPARED: 08/28/25	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 a Final Plat titled Encanto, located on the northeast corner of Jackrabbit Trail and Monte Vista Road.

SUMMARY

PROJECT DESCRIPTION:

Krista Zinser from CVL Consultants, Inc., on behalf of Encanto 2020 LLC is requesting approval of a Final Plat (Case No. PLZS-24-0010) consisting of a two (2) parcel subdivision and dedication of right-of-way (ROW) for an approximately 39.9-acre area located on the northeast corner of Jackrabbit Trail and Monte Vista Road. The proposed Final Plat will create a commercial parcel and dedicate the necessary ROW to accommodate the development of a commercial project known as Encanto Storage. A final plat creates 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 plat will create a commercial parcel and dedicate the necessary ROW to accommodate the proposed development known as Encanto Storage and allow for the developer to complete additional infrastructure improvements.

FUTURE ACTION:

NA

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 - PLZS-24-0010 Encanto Storage - Narrative - 09022025
Exhibit C - PLZS-24-0010 Encanto Storage - Final Plat - 09022025