

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 07/07/26	AGENDA ITEM: 4.F. DS-Vista Bonita - Phase I Final Plat
DATE PREPARED: 07/07/26	DISTRICT NO.: 1
STAFF LIAISON: Andrea Marquez, Senior Planner, amarquez@buckeyeaz.gov, (623) 349-6220	
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 "Vista Bonita - Phase I" located at the southeast corner of Broadway Road and Apache Road.

GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:

Economic Growth

SUMMARY

PROJECT DESCRIPTION:

Jeffrey S. Ditgen, P.E. with EPS Group, Inc., on behalf of the property owner Villa Bonita Vista LLC, is requesting approval of a final plat for Vista Bonita - Phase I, Case No. PLZS-24-0035. The final plat spans 27.26 acres and includes 70 single-family home lots at a gross density of 4.5 dwelling units per acre, with the typical lot widths of 45-feet and depths of 120-feet, respectively. It also features 5.8 acres (21%) planned for open space, generally located east of the southeast corner of Broadway Road and Apache Road. Approximately 7.8 acres of right-of-way are being dedicated, all internal or local streets. The final plat is consistent with the Vista Bonita preliminary plat (Case No. PLZS-21-00118), approved on June 28, 2022, and extended to June 28, 2026. This is a phased plat; thus, other phases will be approved administratively.

The applicant has obtained a Certificate of Assured Water Supply from the Department of Water Resources, per A.R.S. 9-463.01(I). A final plat creates more than 10 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 additional lots to accommodate development of single-family 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:

[Vicinity Map PLZS-24-0035.pdf](#)

[5R PLZS-24-0035 Vista Bonita Ph 1 Final Plat - FINAL PLAT.pdf](#)

[3R PLZS-24-0035 Vista Bonita Ph 1 Final Plat - Narrative.pdf](#)

[2026-06-29 APPROVED CAW's reissuance AZVBL.pdf](#)