

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 09/02/25	AGENDA ITEM: 4.N. DS-Verrado Regent Hills Phase 3B - Final Plat
DATE PREPARED: 08/28/25	DISTRICT NO.: 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 for Verrado Regent Hills Phase 3B, generally located one mile west of Verrado Way and north of Lost Creek Drive within the Verrado Regent Hills District.

SUMMARY

PROJECT DESCRIPTION:

Jonathon Stansel, Land Development Engineering, LLC, on behalf of owner DMB White Tank, LLC, has requested approval of a Final Plat of Verrado Regent Hills Phase 3B, Case No. PLZV-24-0008, generally located one (1) mile west of Verrado Way and north of Lost Creek Drive within the Verrado Regent Hills District. The final plat spans approximately 56 acres and consists of 121 single-family lots. The associated Preliminary Plat for "Verrado Regent Hills Phase 3A & 3B" was approved by the Planning and Zoning Commission on June 28, 2022. This request is in general conformance with the approved Preliminary Plat and the approved Verrado Community Master Plan (CMP). Reviewing divisions (Planning, Engineering and Fire) have approved the request and the applicant has obtained a Certificate of Assured Water Supply pursuant to ARS Section 9-463.01(I).

BENEFITS:

The approval of the Final Plat would enable the applicant to develop additional single-family housing in the Verrado Regent Hills District.

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 - PLZS-24-0008 - Verrado Regent Hills Phase 3B Vicinity Map 09022025 pdf
Exhibit B- PLZS-24-0008 Regent Hills Phase 3B Narrative 09022025pdf
Exhibit C - PLZS-24-0008 Regent Hills Phase 3B - Final Plat 09022025.pdf
Verrado_Regent_Hills_Phase_3_issued_CAWS.pdf