

CITY OF BUCKEYE
Regular Council Meeting
COUNCIL ACTION REPORT

MEETING DATE: 11/04/25	AGENDA ITEM: 4.D. DS - Verrado Highlands Phase 1 Parcel 1 - Replat
DATE PREPARED: 10/29/25	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 Replat for Verrado Highlands District Phase 1 Parcel 1, located on the southwest corner of Verrado Way and Highlands Park Drive within the Verrado Highlands District.

SUMMARY

PROJECT DESCRIPTION:

Dave Nilsen of DMB White Tank, LLC, has requested approval of a Replat of Verrado Highlands District Phase 1 Parcel 1, Case No. PLZV-25-0010, located on the southwest corner of Verrado Way and Highlands Park Drive within the Verrado Highlands District. The replat of approximately 0.83 acres of land is for three (3) single-family lots. Although originally designed for 219 lots (as referenced in the Narrative), the associated Final Plat for "Verrado Highlands District - Phase 1" was approved by the City Council on May 15, 2018, and is comprised of 137 lots. This request is in general conformance with the approved Verrado Community Master Plan (CMP). Reviewing departments have approved the request.

BENEFITS:

The approval of the replat would enable the applicant to develop three additional single-family houses in the Verrado Highlands 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 - Aerial Vicinity Map.pdf](#)

[Exhibit B - PLZV-25-0010 Verrado Highlands Phase 1 Parcel 1 Replat - Narrative.pdf](#)

Exhibit C - PLZV-25-0010 Verrado Highlands Phase 1 Parcel 1 - Replat
Certificate of Assured Water Supply Verrado Highlands Phase 1 Parcels 5.411 & 5.412.pdf