

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

MEETING DATE: 05/20/25	AGENDA ITEM: 4.I. DS - Miller 60 Final Plat
DATE PREPARED: 05/15/25	DISTRICT NO.: 1
STAFF LIAISON: Patricia Cooley, Planner II, pcooley@buckeyeaz.gov, (623) 349-6233	
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 Miller 60, located southwest of the Miller Road and Southern Avenue intersection.

SUMMARY

PROJECT DESCRIPTION:

Graeme Melton of Melcor Development AZ, on behalf of MDAI Buckeye 60, LLC is requesting approval of a Final Plat of Miller 60, case number PLZS-21-00150. The Final Plat consists of 232 lots on approximately 60 acres of land located west of the southwest corner of Miller Road and Southern Avenue. 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. The proposal is in substantial conformance with the approved Preliminary Plat. The applicant has obtained a Certificate of Assured Water Supply.

This Final Plat was previously considered and approved by the City Council at the October 18, 2022, May 16, 2023, and the February 6, 2024 regular City Council meetings. As part of the 2022 and 2023 approvals, the Final Plat was required to be recorded within 180 days of City Council approval, or the plat would be rendered null and void. Then, as part of the 2024 approval, the Final Plat was required to be recorded within one year of City Council approval, or the plat would be rendered null and void. The applicant was not able to record the plat within the required timeframe, and consequently, the applicant has submitted this application for re-approval of the Final Plat. The applicant anticipates posting the required financial assurances and recording the Final Plat within the required one-year timeframe. The Final Plat under consideration has been modified at the request of the City to replace a well site with landscaped open space. All reviewing departments have approved this proposal.

BENEFITS:

The approval of this Final Plat will allow continued development of traditional single-family residential homes within the City of Buckeye.

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-21-00150 - Miller 60 Final Plat - Vicinity Map.pdf](#)

[Exhibit - B - PLZS-21-00150 - Miller 60 Final Plat](#)

[Exhibit - C - PLZS-21-00150 - Miller 60 Final Plat Narrative](#)

[CAWS 31-402160.0001.pdf](#)