

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

MEETING DATE: 01/20/26	AGENDA ITEM: 4.I. WR – San Madera Development Agreement with Pulte Home Company, LLC
DATE PREPARED: 01/20/26	DISTRICT NO.: 3
STAFF LIAISON: Terry Lowe, Director, tlowe@buckeyeaz.gov, (623) 349-6121	
DEPARTMENT: Water Resources	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 Resolution No. 13-26 approving the Development Agreement between the City of Buckeye, an Arizona municipal corporation and Pulte Home Company, LLC, a Michigan limited liability company relating to the provision of certain municipal services; and authorizing the Mayor to execute and deliver the Agreement on behalf of the City of Buckeye.

SUMMARY

PROJECT DESCRIPTION:

Resolution No. 13-26 approves the Development Agreement ("Agreement") with Pulte Home Company, LLC ("Pulte") dated January 20, 2026, establishing the terms for water service for an additional 75 equivalent dwelling units ("EDUs") for the San Madera development. By way of background, 489 EDUs of water service were already memorialized in a prior Development Agreement dated July 19, 2022 by and between the City and Judy A. Dickman and JKDC Farms, LLC, assigned to Pulte on July 16, 2025.

This current agreement requires Pulte to complete a line extension of a 16" water line for 2,600 feet along Broadway Road from Watson Road to the 239th Avenue alignment, pay all City-approved and adopted development impact fees, including water development impact fees, for the additional 75 EDUs, as well as construct all onsite water infrastructure necessary for the City to provide municipal water service to the development.

San Madera is a proposed subdivision creating up to 564 single family residential lots on approximately 148 acres of land located at the northeast corner of Broadway Road and 239th Avenue. An original development agreement dated July 19, 2022, and assigned to Pulte for the San Madera Development, included a water payment of \$1,675,994.71 plus a 2% CPI for 489 EDUs, to be made to the City prior to recording the first final plat. This agreement reaffirms the terms of the original agreement, but adds 75 EDUs to the subdivision for a total of up to 564 EDUs. In return, the developer will pay the water agreement payment per the original agreement terms, and all required City adopted water development fees for the additional 75 lots. Pulte is also required to extend the 16" water line 2,600 feet along Broadway Road from Watson Road to 239th Avenue.

Pulte has transferred a portion of the San Madera land area to Taylor Morrison/Arizona, Inc., an Arizona corporation, which has provided written consent to the recording of the Agreement against its ownership interest in the land.

BENEFITS:

The Agreement outlines the requirements necessary for the development to obtain City water services.

FUTURE ACTION:

None.

FINANCIAL IMPACT STATEMENT:

N/A

BUDGETED:

No

FUND/DEPARTMENT:

40003210-475009 Developer Contribution

Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:

[Vicinity Map San Madera](#)

[Development Agreement.Pulte executed.TM acknowledged](#)

[Resolution No. 13-26 San Madera.pdf](#)