

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

|                                                                                                               |                                                              |
|---------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| <b>MEETING DATE:</b> 09/01/26                                                                                 | <b>AGENDA ITEM:</b> 4.F. DS - Farallon Unit 2 Replat         |
| <b>DATE PREPARED:</b> 08/27/26                                                                                | <b>DISTRICT NO.:</b> 1                                       |
| <b>STAFF LIAISON:</b> Andrea Marquez, Senior Planner Special Projects, amarquez@buckeyeaz.gov, (623) 349-6220 |                                                              |
| <b>DEPARTMENT:</b> Development Services                                                                       | <b>AGENDA ITEM TYPE:</b> 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 re-plat titled Farallon Unit 2, located on the southwest corner of Southern Avenue and Rooks Road.

**GOALS AND OBJECTIVES FOR THE STRATEGIC PLAN FOCUS AREAS:**

A Safe and Sustainable Quality of Life

**SUMMARY**

**PROJECT DESCRIPTION:**

Krista Zinser of Coe & Van Loo Consultants, Inc., on behalf of D.R. Horton, Inc. and the Farallon Community Association, is requesting approval of the Farallon Unit 2 Replat (entitlement case number PLZS-24-0007), consisting of 300 residential lots, seven tracts, and one parcel on approximately 78.883 acres, generally located southwest of Southern Avenue and Rooks Road. A replat revises an existing Final Plat by modifying previously platted lots, tracts, easements, rights-of-way, or other recorded information. The proposed replat revises the original Farallon Unit 2 Final Plat, recorded in Book 906, Page 15 of the Maricopa County Recorder's Office, to update street names, public utility and roadway easements, and tract designations.

Although plats and the acceptance of new right-of-way dedications are now approved administratively, this replat reconfigures streets within the subdivision, resulting in changes to previously dedicated right-of-way. Because these changes are legally considered the abandonment of existing right-of-way and dedication of new right-of-way, rather than simply a relocation of right-of-way, City Council approval is required.

The agreements, conditions and restrictions of the final plat recorded in Book 906, Page 15, MCR, will remain in full effect with this replat.

**BENEFITS:**

The Farallon Unit 2 Replat will facilitate the development of 300 residential lots, provide additional housing opportunities, and update the recorded plat to reflect current street, easement, right-of-way, utility, and tract requirements.

**FUTURE ACTION:**

N/A

**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.

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

**ATTACHMENTS:**

[6R PLZS-24-0007 FARALLON UNIT 2 REPLAT-FINAL PLAT.pdf](#)

[Exhibit A - Vicinity Map.pdf](#)

[2R PLZS-24-0007 FARALLON UNIT 2 REPLAT - NARRATIVE.pdf](#)

[Farallon\\_Certificate\\_signed.pdf](#)