

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

MEETING DATE: 10/21/25	AGENDA ITEM: 4.C. DS - Sun City Festival Ranch Planned Unit Plan ("PUP") E Planning Area 3 Parcel 88 Final Plat
DATE PREPARED: 10/16/25	DISTRICT NO.: District 4
STAFF LIAISON: Jennifer Roseman, Planner II, jroseman@buckeyeaz.gov, (623) 349-6295	
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 "Sun City Festival Ranch Planning Area 3 - Parcel 88" generally located south of the Beardsley Parkway and 279th Drive intersection.

SUMMARY

PROJECT DESCRIPTION:

Frank Koo of Wood, Patel and Associates, on behalf of the property owner Pulte Home Corporation, now Pulte Home Company, LLC by and through its corporate conversion, is requesting approval of a final plat for Sun City Festival Planning Area 3 PUP (Planned Unit Plan) E Parcel 88, Case No. PLZS-22-00039. The final plat spans 42.06 acres and includes 126 age-restricted single-family home lots at a density of 2.99 dwelling units per acre, with two typical lot sizes that have varying widths of 53-ft and 65-ft and a depth of 115-ft. It also features 14.78 acres (35.17%) of landscaped area, to include open space and trails. Approximately 7.19 acres of right-of-way is being dedicated along local streets within the development. The final plat is consistent with the approved Sun City Festival Planning Area 3 PUP (Planned Unit Plan) E Parcels 84 & 88 Preliminary Plat, Case No. PLZS-21-00128. The applicant has obtained a Certificate of Assured Water Supply from the Department of Water Resources, per A.R.S. 9-463.01(I). A final plat is used to divide land into more than 10 lots, delineate property boundaries, describe and dedicate 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.

BENEFITS:

Approval and recordation of the plat will create additional lots to accommodate development of single-family homes and allow for the developer to complete additional infrastructure improvements.

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:

[PLZS-22-00039 Sun City Festival Planning Area 3 PUP E Parcel 88 - Vicinity Map.pdf](#)

[PLZS-22-00039 Sun City Festival Planning Area 3 PUP E Parcel 88 - Project Narrative.pdf](#)

[PLZS-22-00039 Sun City Festival Planning Area 3 PUP E Parcel 88 - Final Plat.pdf](#)

[PLZS-22-00039_Sun_City_Festival_Planning_Area_3_PUP_E_Parcel_88_-_CAWS.pdf](#)