

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

MEETING DATE: 09/16/25	AGENDA ITEM: 4.I. DS - Ventana Ranch Phase 2A Final Plat
DATE PREPARED: 09/11/25	DISTRICT NO.: Council District 2
STAFF LIAISON: Mandy Woods, Principal Planner, swoods@buckeyeaz.gov, (623) 640-6093	
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 "Ventana Ranch South - Phase 2A" located at the northeast corner of Southern Avenue and Watson Road.

SUMMARY

PROJECT DESCRIPTION:

Daniel Pottinger with Stantec, on behalf of the property owner Millrose Properties Arizona, LLC, is requesting approval of a final plat for Ventana Ranch Phase 2A, Case No. PLZS-24-0051. The final plat spans 35.00 acres and includes 143 single-family home lots at a density of 4.09 dwelling units per acre, with typical lot widths of 35-feet and 45-feet and depths of 100-feet and 105-feet, respectively. It also features 8.10 acres (23.14 percent) of open space, which will include playground equipment, ramadas with six picnic tables, a multi-purpose turf field, and a turf area with soccer goals. Approximately 11.97 acres of right-of-way are being dedicated, including 2.10 acres along Watson Road and the remainder along local streets. The final plat is consistent with the Ventana Ranch South - Phases 2A, B, and C preliminary plat (Case No. PLZS-24-0005), approved by the Planning and Zoning Commission on November 12, 2024. 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 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.

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-24-0051 Ventana Ranch Phase 2A - Vicinity Map.pdf](#)

[PLZS-24-0051 Ventana Ranch Phase 2A - Narrative.pdf](#)

[PLZS-24-0051 Ventana Ranch Phase 2A - Final Plat.pdf](#)

[PLZS-24-0051 Ventana Ranch Phase 2A - Certificate of Assured Water Supply.pdf](#)