

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

MEETING DATE: 09/02/25	AGENDA ITEM: 4.Q. DS - Festival Ranch PUP (Planned Unit Plan) Planning Area 3 Parcel 33 Final Plat
DATE PREPARED: 08/28/25	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 "Festival Ranch Planning Area 3 - Parcel 33" located northwest of the northwest corner of Desert Oasis Boulevard and Beardsley Parkway.

SUMMARY

PROJECT DESCRIPTION:

Dan Pottinger of Stantec, on behalf of property owner Pulte Home Corporation, now Pulte Home Company, LLC by and through its corporate conversion, is requesting approval of a final plat for Festival Ranch PUP (Planned Unit Plan) E Planning Area 3 Parcel 33, Case No. PLZS-21-00117. The final plat spans 48.47 acres and includes 133 single-family home lots at a density of 2.74 dwelling units per acre, with three typical lot sizes that have varying widths of 45-ft, 50-ft, and 55-ft and a depth of 115-ft. It also includes 10.83 acres (22%) of landscaped open space and trails and dedicates 16.94 acres of right-of-way.

Parcel Z1 is being re-platted with this application to modify the right-of-way along the south side of Beardsley Parkway and to re-dedicate a 10-foot public utility easement and sidewalk easement adjacent to the revised right-of-way. The final plat is consistent with the Festival Ranch PUP (Planned Unit Plan) E Planning Area 3 Parcels 33 and 35 Preliminary Plat, Case No. PLZS-20-00093, approved by the Planning & Zoning Commission on August 24, 2021.

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 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-21-00117 Festival Ranch PUP E Planning Area 3 Parcel 33 - Final Plat.pdf](#)

[PLZS-21-00117- Festival Ranch PUP E Planing Area 3 Parcel 33- CAWS.pdf](#)

[PLZS-21-00117- Festival Ranch PUP E Planing Area 3 Parcel 33- Project Narrative.pdf](#)

[PLZS-21-00117- Festival Ranch PUP E Planing Area 3 Parcel 33- Vicinity Map.pdf](#)