



# *City of Apache Junction*

## *Development Services Department*



### **CITY COUNCIL CONSENT AGENDA STAFF REPORT**

**DATE:** January 17, 2023

**TO:** Honorable Mayor and City Council Members

**THROUGH:** Bryant Powell, City Manager  
Rudy Esquivias, Development Services  
Director

**CASE NUMBERS:** Superstition Vistas, Phase 1B Parcels 19.6  
and 19.7 (SV-22-34-SD)

**OWNERS:** D.R. Horton

**APPLICANT:** Jose Castillo II, D.R. Horton

**REQUEST:** Approval of final plat for Phase 1B -  
Parcels 19.6 and 19.7 in order to  
facilitate a 204-lot residential  
subdivision consisting of approximately 50  
acres zoned MPC ("Master Planned  
Community")

**LOCATION:** The property is generally located near the  
southwest corner of Solina Avenue and  
Ironwood Drive

**GENERAL PLAN/  
ZONING DESIGNATION:** Master Planned Community ("MPC")/currently  
zoned Master Planned Community ("MPC")

**SURROUNDING USES:** North: MPC Radiance parcel 19.19  
  
South: MPC Radiance parcel 19.5  
  
East: Ironwood Drive  
  
West: MPC Radiance parcels 19.8 and 19.9

## **BACKGROUND**

On October 5, 2021, the City of Apache Junction approved the Auction Property at Superstition Vistas Master Planned Community plan.

Most recently D.R. Horton has submitted a preliminary plat for Parcels 19.6 and 19.7 which have been administratively approved by staff (the "Subdivision Committee" per the MPC). Staff has found the proposed final plat to be in conformance with the preliminary plat, the Auction Property at Superstition Vistas Master Planned Community plan and the Superstition Vistas Master Infrastructure Reports.

## **PROPOSALS**

The final plat requests approval of a 204-lot residential subdivision with typical lot sizes of ranging from 4,275 to 6,000 square feet. The property is generally located near the southwest corner of Solina Avenue and Ironwood Drive. Primary community entrances will be located off Sutter Avenue and Sorpresa Avenue.

## **PLANNING STAFF ANALYSIS**

### *Relationship to General Plan:*

The subject site is designated by the city's General Plan as "Master Planned Community". The proposed density of 4.05 du/acre is consistent with the City of Apache Junction's General Plan and density limits as established by the Auction Property at Superstition Vistas Master Planned Community plan.

### *Infrastructure Improvements:*

Road improvements and necessary utility infrastructure improvements will be built and dedicated to the city prior to the final inspection and approval of any individual residential lots.

Furthermore, all other necessary on-site improvements, such as community amenities, retention basins, accessible routes, and landscape buffers, will be built during the first phase of on-site construction.

## **PLANNING DIVISION RECOMMENDATION**

Staff is supportive of the proposed final plat for Phase 1B Parcels 19.6 and 19.7 because of its conformance with the preliminary plat, the Auction Property at Superstition Vistas Master Planned Community plan and the Superstition Vistas Master Infrastructure Reports, and respectfully recommends to the City Council to approve such request.

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### **RECOMMENDED MOTION FOR FINAL PLAT**

I move that the Apache Junction City Council approve SV-22-34-SD, final plat for Superstition Vistas, Phase 1B - Parcels 19.6 and 19.7, as requested by D.R. Horton (applicant), for a 204-lot residential subdivision, generally located near the southwest corner of Solina Avenue and Ironwood Drive.

*Sidney Urias*

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Prepared by Sidney Urias  
Principal Planner/Interim Planning Manager

Attachments:

Exhibit #1 -Final Plat for Superstition Vistas - Phase 1B -  
Parcels 19.6 and 19.7  
Exhibit #2 - Land Use Budget as required by the MPC