



City of Apache Junction
Development Services Department



**CITY COUNCIL
CONSENT AGENDA STAFF REPORT**

DATE: August 20, 2024

TO: Honorable Mayor and City Council Members

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

CASE NUMBERS: Blossom Rock Phase 1 - Replat of Parcels 8 and 9 (SV-22-23)

OWNERS: Brookfield ASLD 8500 LLC

APPLICANT: Brookfield ASLD 8500 LLC ("Brookfield")

REQUEST: Approval of a Replat for Blossom Rock Phase 1, Parcels 8 and 9 zoned MPC ("Master Planned Community")

LOCATION: The property is generally located on the northwest corner of Ray Avenue and Blossom Rock Trail

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

SURROUNDING USES: North: MPC Blossom Rock future phases
South: MPC Retained Property
East: MPC Blossom Rock Phase 2
West: MPC Reverence at Superstition Vistas

BACKGROUND

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

On July 19, 2022, the Apache Junction City Council approved the Blossom Rock Phase 1 Final Plat.

Most recently, Brookfield submitted a Replat for a minor lot line adjustment of the shared boundary between Parcels 8 and 9, which is more commonly known as Painted Sky Park (Parcel 9) and the location of the future Community Building (Parcel 8).

Staff has found the proposed Replat 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

Brookfield has submitted a Replat for a minor lot line adjustment for Parcels 8 and 9, which is the location of Painted Sky Park (Parcel 8) and the future Community Amenity Building (Parcel 9). This adjustment ensures that the Community Building falls completely within Parcel 9 as originally intended.

The property is generally located on the northwest corner of Ray Avenue and Blossom Rock Trail.

PLANNING DIVISION RECOMMENDATION

Staff is supportive of the proposed Replat for Blossom Rock Phase 1 - Parcels 8 and 9, because of its conformance with the preliminary plat, Auction Property at Superstition Vistas Master Planned Community plan and the Superstition Vistas Master Infrastructure Reports, and respectfully recommends that the City Council to approve such request.

RECOMMENDED MOTION FOR FINAL PLAT

I move that the Apache Junction City Council approve SV-22-23, Replat of Blossom Rock Phase 1, Parcels 8 and 9, as requested by Brookfield (owner and applicant), generally located on the northwest corner of Ray Avenue and Blossom Rock Trail.

Kelsey Schattnik

Prepared by Kelsey Schattnik
Senior Planner

Attachments:

Exhibit #1 - Replat for Blossom Rock Phase 1 - Parcels 8 and 9