



City of Apache Junction

Development Services Department



CITY COUNCIL CONSENT AGENDA STAFF REPORT

DATE: October 21, 2025

TO: Honorable Mayor and City Council Members

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

CASE NUMBERS: Blossom Rock Phase 1 Townhomes (SV-23-6)

OWNERS: Brookfield ASLD 8500 LLC

APPLICANT: Brookfield ASLD 8500 LLC ("Brookfield")

REQUEST: Approval of Final Plat for Blossom Rock
Phase 1 Townhomes in order to facilitate a
130-lot residential subdivision consisting
of approximately 20 acres 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: Painted Sky Park

South: MPC Retained Property

East: MPC Blossom Rock Phase 2

West: Blossom Rock Phase 1

BACKGROUND

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

Most recently Brookfield has submitted a preliminary plat for Blossom Rock Phase 1 Townhomes which has 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 proposes approval of a 130-lot residential subdivision with typical lot sizes between approximately 1,900 square feet - 2,000 square feet. The property is generally located on the northwest corner of Ray Avenue and Blossom Rock Trail. Primary community entrances are proposed to be located via Blossom Rock Trail and Bedrock Trail.

PLANNING STAFF ANALYSIS

Relationship to General Plan:

The subject site is designated by the city's General Plan as "Master Planned Community". The proposed net density of approximately 15 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 Blossom Rock Phase 1 Townhomes, 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 that the City Council to approve such request.

RECOMMENDED MOTION FOR FINAL PLAT

I move that the Apache Junction City Council approve SV-23-6, Final Plat for Blossom Rock Phase 1 Townhomes, as requested by Brookfield (owner and applicant), for a 130-lot residential subdivision, generally located on the northwest corner of Ray Avenue and Blossom Rock Trail.

Kelsey Schattnik

Prepared by Kelsey Schattnik
Principal Planner

Attachments:

Exhibit #1 - Final Plat for Blossom Rock Phase 1 Townhomes