



# *City of Apache Junction*

## *Development Services Department*



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

**DATE:** June 3, 2025

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

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

**CASE NUMBERS:** Blossom Rock Phase 3 Commercial (SV-24-10)

**OWNERS:** Brookfield ASLD 8500 LLC

**APPLICANT:** Brookfield ASLD 8500 LLC ("Brookfield")

**REQUEST:** Approval of a Replat for Blossom Rock Phase 3 Commercial to remove the floodplain, as well as accommodate the future well site and Ironwood Linear Park. The site is approximately 21 acres zoned MPC ("Master Planned Community")

**LOCATION:** The property is generally located on the southeast corner of Warner Avenue and Ironwood Drive

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

**SURROUNDING USES:** North: MPC Blossom Rock future phases  
South: MPC Blossom Rock Phase 3  
East: MPC Blossom Rock future phases  
West: Radiance (D.R. Horton) future phases

## **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 an amendment to the final plat for Blossom Rock Phase 3 Commercial 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 Phase 3 Commercial Replat will remove the floodplain from the Final Plat, as well as accommodate the future well site and Ironwood Linear Park. The property is generally located on the southeast corner of Warner Avenue and Ironwood Drive. There are currently no formal development proposals for this site.

## **PLANNING STAFF ANALYSIS**

### *Relationship to General Plan:*

The subject site is designated by the city's General Plan as "Master Planned Community".

### *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 development at this location.

Furthermore, all other necessary on-site improvements, such as site 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 Replat for Blossom Rock Phase 3 Commercial, 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-24-10, Replat for Blossom Rock Phase 3 Commercial, as requested by Brookfield (owner and applicant), located on the southeast corner of Warner Avenue and Ironwood Drive.

*Kelsey Schattnik*

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Prepared by Kelsey Schattnik  
Principal Planner

Attachments:

Exhibit #1 - Amended Final Plat for Blossom Rock Phase 3 Commercial