



# *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 Parcel 19.4  
(SV-22-30)

**OWNERS:** D.R. Horton

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

**REQUEST:** Approval of final plat for Phase 1B -  
Parcel 19.4 in order to facilitate a 162-  
lot residential subdivision consisting of  
approximately 33 acres zoned MPC ("Master  
Planned Community")

**LOCATION:** The property is generally located near the  
northeast corner of Ray Road and Grand  
Drive

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

**SURROUNDING USES:** North: MPC Radiance parcel 19.9  
  
South: MPC Retained Property  
  
East: MPC Radiance parcel 19.5  
  
West: MPC Radiance parcel 19.3

## **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 Parcel 19.4 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 requests approval of a 162-lot residential subdivision with typical lot sizes of approximately 4,400 square feet. The property is generally located near the northeast corner of Ray Road and Grand Drive. The primary community entrance is located off Grand Drive.

## **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 4.86 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 Parcel 19.4 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-22-30, final plat for Superstition Vistas, Phase 1B - Parcel 19.4, as requested by D.R. Horton (applicant), for a 162-lot residential subdivision, generally located near the northeast corner of Ray Road and Grand 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 - Parcel 19.4  
Exhibit #2 - Land Use Budget as required by the MPC