



City of Apache Junction

Development Services Department



CITY COUNCIL CONSENT AGENDA STAFF REPORT

DATE: June 18, 2024

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 Final Plat for Blossom Rock Phase 3 Commercial to facilitate a future build-to-rent community consisting of 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 1
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 a preliminary 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 Final Plat proposes approval of a 203-unit build-to-rent community with typical unit sizes of 1,154 sf - 1,662 sf. The property is generally located on the southeast corner of Warner Avenue and Ironwood Drive. Primary community entrances are proposed to be located via Warner Avenue.

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 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 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.

RECOMMENDED MOTION FOR FINAL PLAT

I move that the Apache Junction City Council approve SV-24-10, Final Plat for Blossom Rock Phase 3 Commercial, as requested by Brookfield (owner and applicant), for a commercial site, located on the southeast corner of Warner Avenue and Ironwood Drive.

Kelsey Schattnik

Prepared by Kelsey Schattnik
Senior Planner

Attachments:

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