

Exhibit 1 Project Narrative

425 SUPERSTITION APARTMENT HOMES

Rezoning Project Narrative

PROPERTY

APN 101-11-003B

425 W Superstition Blv

Apache Junction, AZ

OWNER

Wayne Ness, C/o Berth C Ness

Revocable Trust

2103 E Norcroft St

Mesa, AZ 85213

APPLICANT

William Seymour Co, Inc

428 E Thunderbird Rd

Phoenix, AZ 85022

602-573-32985

wscing@cox.net

PROJECT DESCRIPTION

The proposed development is a 16 unit attached development, consisting of 8 duplex Buildings . The site will provide for single vehicle garaged parking per unit with an additional 18 open parking onsite, a total of 34. In addition, the replacing the existing drive 4 offsite parking spaces should be counted. Offsite under utilized parking is available developed by the City of Apache Junction.

Amenities will consist of open space, a Ramada, Picnic table and BBQ.

Onsite retention basin to be designed for the difference between pre and post development for the 10 -year 24 -hour stormwater rainfall event

This parcel is in zone x of FIRM map 04021C0015E.

Infrastructure

Arizona water Company The Arizona Water Company has an 8-inch water on the east side of Plaza, 6-inch water main on the north side of Superstition, and a 12-inch water main on the south side of Superstition.

Proposed development is eligible for sewer service with SMCFD/ there is existing sewer infrastructure on Plaza Drive and Superstition Blvd that can be utilized for connection.

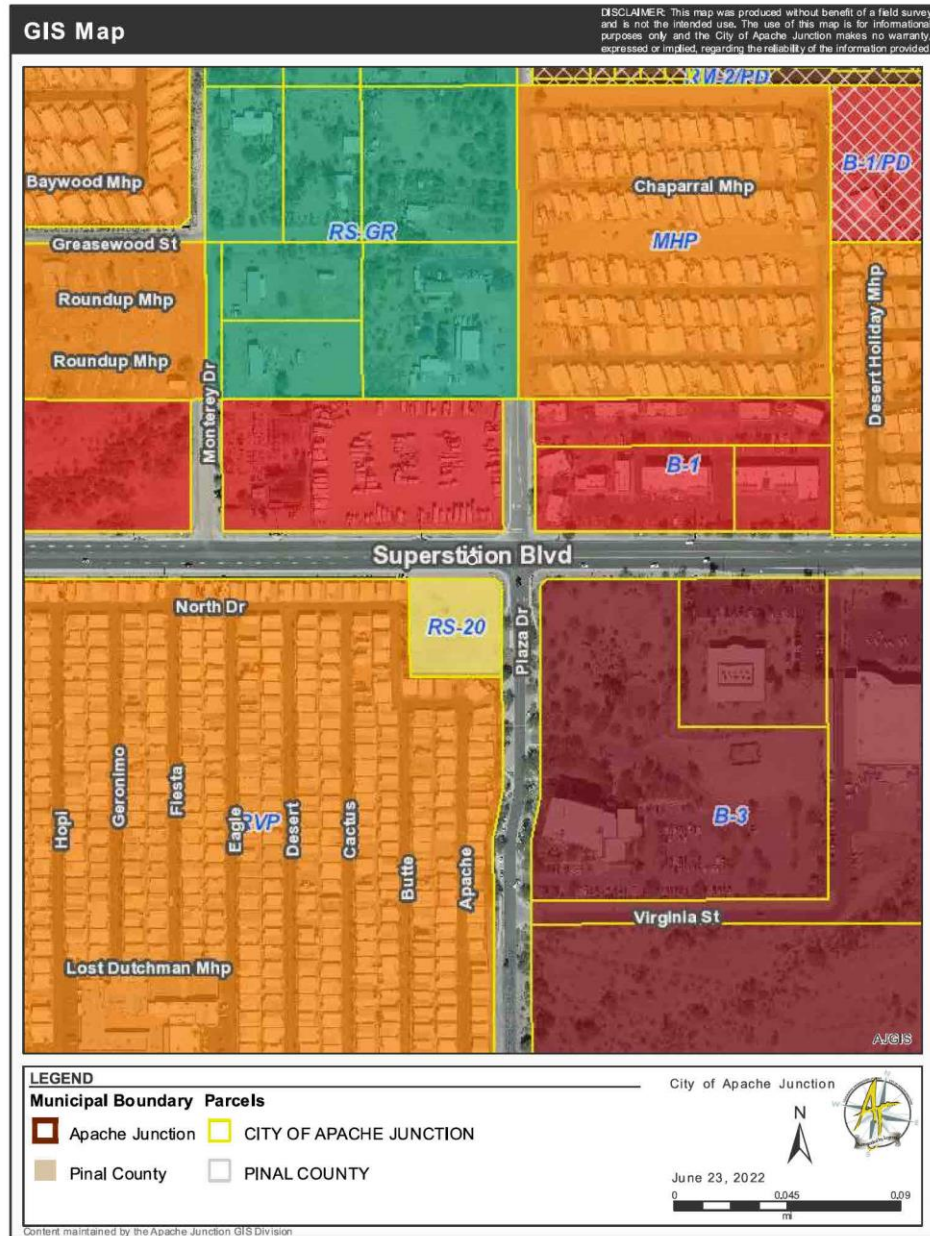
Zoning

Current Zoning RS-20 Medium Density Single-Family Detached Residential. Minimum lot size of 20,000 square feet

The project is located at the southwest corner of Superstition Boulevard and Plaza drive

The parcel is contiguous boundary with the Lost Dutchman Mobil Home Park west and south.

Zoning to the west and south is RVP- Recreational Vehicle Park, east B-3 – City Center-commercial, recreational or multifamily.
 North of Superstition Blvd is B-1 General Commercial and MHP , Manufactured Home Park



As the property is currently zoned “RS-20” for a single-family dwelling, in order to develop a multi-family community as proposed a rezoning will be required

This proposal will require a **Rezone** to a **RM-2 /PD** High Density Multiple-Family Residential Zone with a Planned Development Overlay. Maximum density of 22 units/acre. With a Planed Development (PD) overlay to deviate from the proposed zoning.

At 0.92 acres, the projected density of 17.4 units per acre, the base zoning district of RM-2 will be the minimum guideline for a rezoning. Refer to the Residential Bulk Requirement Table

RESIDENTIAL BULK REGULATIONS

REQUIREMENTS	RM-2	As- Shown
Minimum Lot Area per Dwelling Unit ¹	1,980 sf.	40,158 sf. (.92 ac)
Maximum Density (dwelling units per acre) ³	22 units/ac	17.4 units/ac (1)
Minimum Development Area	7,000 sf.	40,075 sf.
Minimum Lot Width ²	60 ft.	N/A
Minimum Front Setback (main structure)	20 ft.	10 ft.
Minimum Front Setback (accessory structure) ⁴	20 ft.	N/A
Minimum Interior Side Setback ⁵ (main structure)	10 ft.	10 ft.
Minimum Street Side Setback ⁵ (all structures)	10 ft.	10 ft.
Minimum Side Setback (accessory structure > 120 sf.) ⁴	10 ft.	N/A
Minimum Rear Setback (main structure)	20 ft.	10 ft.
Minimum Rear Setback (accessory structure > 120 sf.) ⁴	5 ft.	N/A
Max. Lot Coverage ⁶	50%	30% (2)
Maximum Size for Accessory Structure ⁷	N/A	N/A
Maximum Height for Main Structure	40 ft.	30 ft.
Maximum Height for Accessory Structure > 120 sf.	15 ft.	N/A
Accessory Structure ≤ 120 sf. ¹⁰	N/A	N/A
Accessory Dwelling Units ¹¹	N/A	N/A

(1) 0.92 ac*16units = 14.7 units/ac

(2) Blg foot print= 750sf Ramada = 70sf 750sf x16 units =12000sf+70sf =120070sf
12,070 sf /40,158sf= 0.30 = 30%

Planned Development (PD) Overlay

Intent and purpose. The Planned Development Overlay District ("PD") is intended allow site and building design flexibility which may not otherwise be allowed through conventional base zoning.

This project fits the intent by the following

- Promote the most appropriate land use.

- Facilitate flexible building design, site design, and amenities.

A better design is achieved by not applying the strict provisions of the zoning district.

The deviation to the RM-2 Zone district are as follows:

Front Setback 10ft. (shown) vs 20ft. (required)

Rear Setback 10ft. (shown) vs 20ft. (required)

This is a better design outweighing the deviation to the RM-2 requirements as follows:

Maximum Density 17.4 units/ac (shown) vs 22 units/ac (allowed)

Onsite parking spaces 18 (shown) vs (16 required)

- Additional offsite parking is available as developed by the City of Apache Junction for the use allowed to the general public.

The two minor deviations to the RM-2 Zoning ordinance will not affect the health, safety and welfare of the inhabitants of the development.

The two minor deviations to the R-2 Zoning ordinance will not reduce the property values of adjacent properties. Adjacent to this development is a mobile home park, and rehabilitation center, both vastly different uses to this site. New construction always enhances the neighborhood.



Exhibit 2 Site Plan, dated 7-16-23

NOTES:
DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CITY OF APACHE JUNCTION CODES AND ORDINANCES.

A OWNER WILL BE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS, INCLUDING PRIVATE DRIVES, LANDSCAPE AREAS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.

THIS PROJECT IS LOCATED IN THE ARIZONA WATER COMPANY SERVICE AREA.

ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS AND PERMITS. NO SIGNS ARE APPROVED WITH THIS PLAN.

ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.

RETAINING WALLS TO BE DETERMINED AT FINAL DESIGN. REFER TO LANDSCAPE PLANS FOR WALL AND GATE DETAILS

NO PARKING SIGNS SHALL BE PLACED ALONG DRIVE AISLES IN LOCATIONS WHERE PARKING STALLS ARE NOT PRESENT.

REAR YARDS TO BE LANDSCAPED BY DEVELOPER AT A LATER TIME.

REAR YARD LANDSCAPE NOT A PART OF OVERALL DEVELOPEMT LANDSCAPE PACKAGE.

HVAC EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

DARK SKY REGULATIONS SHALL BE MET FOR THIS DEVELOPEMENT. POLES SHALL NOT EXCEED 15' IN HEIGHT AND SHALL BE DOWN LIT AND SHIELDED.

RETENTION SHALL BE PROVIDED FOR THE SITE, AND SHALL BE BASED ON THE CITY'S REQUIREMENT OF "V R =1.1 X 0.2 (CPOST - CPRE) X A"

THE CHECKLIST PROVIDED IN 10-2-17 OF THE CITY'S ENGINEERING STANDARDS SHALL BE UTILIZED IN THE PREPARATION OF CIVIL ENGINEERING IMPROVEMENT PLANS.

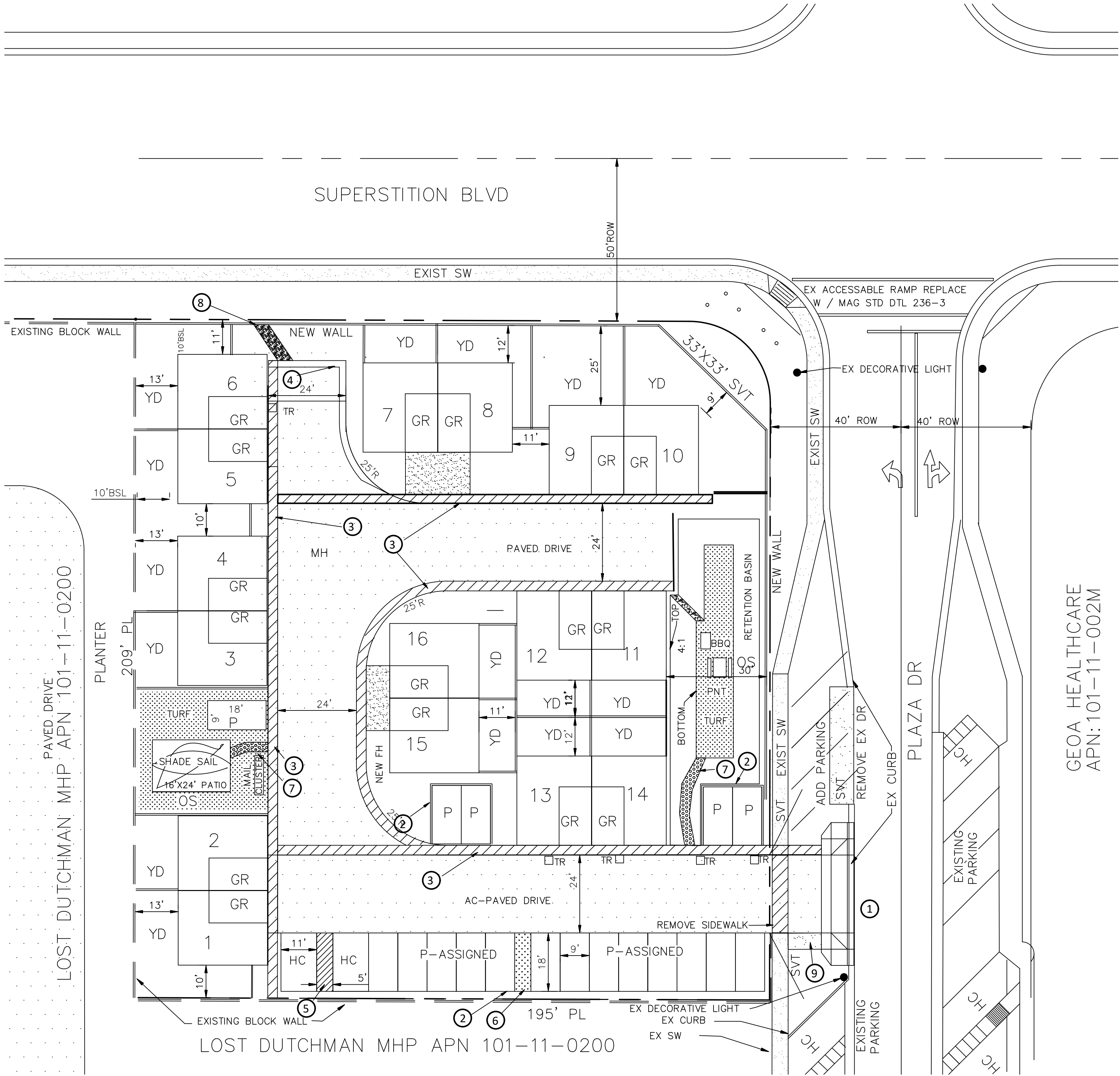
GENERAL CONSTRUCTION NOTES SHALL BE PROVIDED ON THE IMPROVEMENT PLANS, AS SHOWN IN THE CITY'S ENGINEERING STANDARDS 10-2-12 THROUGH 10-2-16.

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NOT REQUIRED.

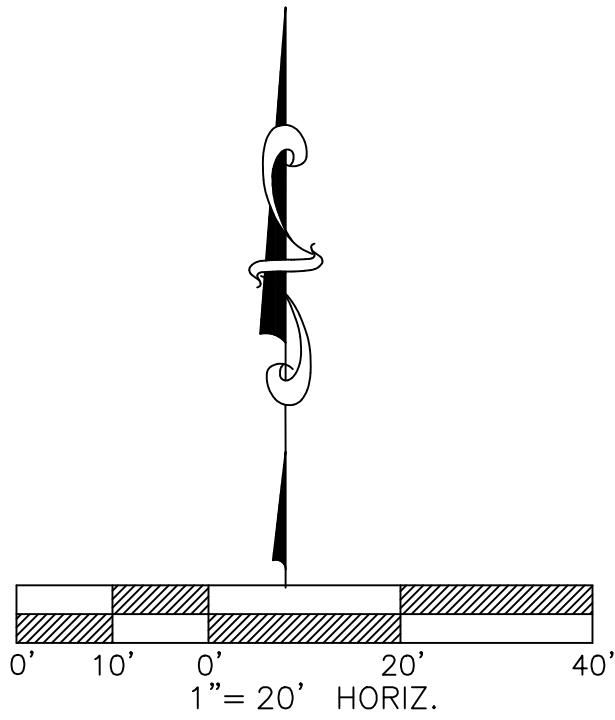
CONSTRUCTION PLANS SHALL BE SUBMITTED TO ARIZONA WATER COMPANY, IN ADDITION TO THE CITY OF APACHE JUNCTION.

UTILITY CONNECTIONS IN R/W SHALL BE PER THE UTILITY PROVIDER'S DETAILS.TRENCHING AND BACKFILL, AND PAVEMENT REPLACEMENT IN R/W SHALL BE PER CITY REQUIREMENTS.

PRELIMINARY SITE PLAN
425 W SUPERSTITION APARTMENT HOMES
APACHE JUNCTION, AZ



VICINITY MAP



PRELIMINARY SITE PLAN
425 SUPERSTITION APARTMENT HOMES

PROPERTY
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Apache Junction, AZ
OWNER
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Revocable Trust
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Mesa, AZ 85213
APPLICANT - CONSULTANT
William Seymour Co, Inc
428 E Thunderbird Rd
Phoenix, AZ 85022
602-573-32985
wscing@cox.net <mailto:wscing@cox.net>

PROJECT DESCRIPTION
Project consist of a 16 Unit Apartment Rental Units
8 Buildings
3 Bedroom 2 Bath
Current Land Use - Un Developed
Current Zoning R5-20
Rezoned to RM-2/PD
Density allowed 22Du/Ac
Net area = 0.92Ac
0.92 Ac x 22 Du/Ac = 20 DU Allowed 16 Shown
Parking required 16x2=32 spaces
Parking provided 16 Garage + 20 Open = 36 Onsite
Parking offsite 3 added Total 39 Shown

Existing offsite parking available

Amenities in the Open space, Lawn Areas, BBQ Picnic
Tables Patio and Shade Sail



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JOHN K. FOX
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PHOENIX, ARIZONA 85022
PHONE: (602) 573-2895
E-MAIL: WSCING@COX.NET

425 SUPERSTITION APARTMENT HOMES
425 W SUPERSTITION BLV
APACHE JUNCTION, AZ

No.	DATE	REVISIONS	
		DESCRIPTION	UPDATE
1	7/16/23		

DESIGNED:	
DRAWN:	
CHECKED:	
DATE:	JULY16,2023
SCALE:	1"=20'
PROJECT	
FILE NAME	
SHT:	

GIS Map

DISCLAIMER: This map was produced without benefit of a field survey and is not the intended use. The use of this map is for informational purposes only and the City of Apache Junction makes no warranty, expressed or implied, regarding the reliability of the information provided.



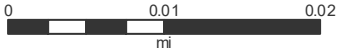
LEGEND

- | | | | |
|---------------------------|----------------------------------|-------------------|----------------------|
| Street Names | Subdivisions | Addresses | Cross-Section |
| Municipal Boundary | Rental Residential & MH/RV Parks | Case History | Base Flood Elevation |
| Apache Junction | Parcels | Station Locations | |
| Pinal County | CITY OF APACHE JUNCTION | Ephemeral Washes | |
| County Boundary | PINAL COUNTY | | |

City of Apache Junction



June 21, 2023



PRELIMINARY LANDSCAPE CONCEPT PLAN
425 W SUPERSTITION APARTMENT HOMES
APACHE JUNCTION, AZ



VICINITY MAP

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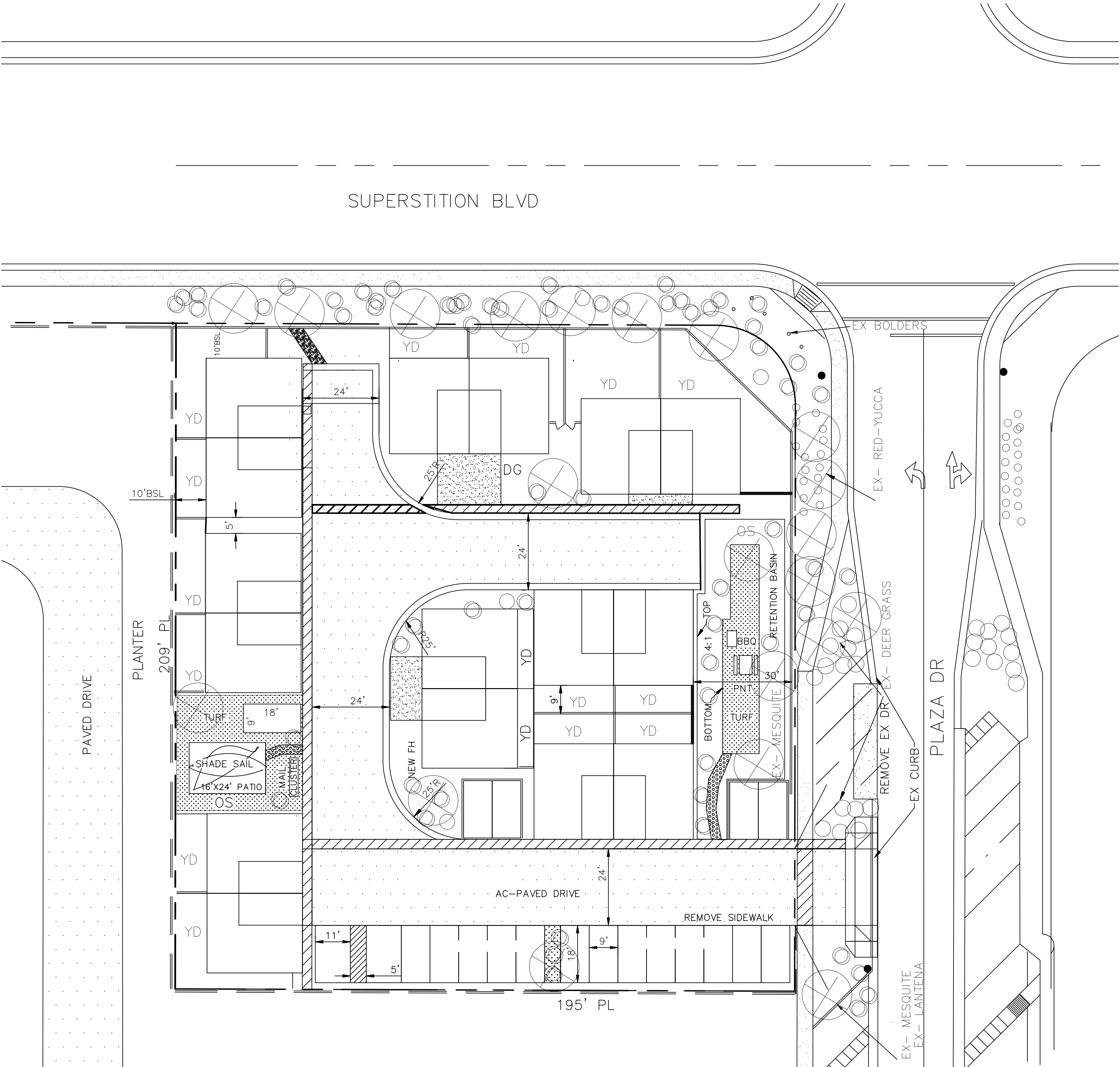
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8 Buildings
2 Bedroom+1Flex 2 Bath
Current Land Use - Un Developed
Current Zoning RS-20
Rezone to RM-2/PD
Density allowed 22Du/Ac

PLANT MATERIAL			
KEY	SYMBOL	BOTANICAL/COMMON NAME	SIZE (Height, canopy, & caliper)
NEW TREES			
		Parkinsonia hybrid Desert Museum	1.5" Cal. 2.25" Cal. Double-Staked Typ.
		Pithecellobium flexicaule Texas Ebony	1.5" Cal. 2.25" Cal. Double-Staked Typ.
LARGE SHRUBS			
		Eremophila "Valentine" Valentine Bush	5 Gallon
		Leucophyllum langmaniae Rio Bravo Texas Ranger	5 Gallon
MEDIUM AND SMALL SHRUBS			
		Muhlenbergia capillaris "Regal Mist" Regal Mist Deer Grass	5 Gallon
		Ruellia peninsularis Raja Ruellia	5 Gallon
GROUNDCOVERS			
		Lantana m. "New Gold" New Gold Lantana	1 Gallon
		Rosmarinus officinalis "Prostratus" Dwarf Rosemary	5 Gallon
LANDSCAPE MATERIALS			
	DG	Decomposed Granite Desert Gold	1/2" size screened 2" Deep
		Concrete Header	4" x 6", Curbstyle 2" Deep
		Midiron Bermuda	Sod

Landscape Requirements
Trees: 24" box Shrubs: 5 gallon

Street Frontage: 1 tree and 5 shrubs per 30 ft. of frontage
Interior Parking Lot: 1 tree and 5 shrubs per 10 stalls
Trees
Open Space: 1 tree and 5 shrubs per 1,000 sq. ft

Landscape Shown
Street Frontage:
Superstition Blvd
190 lf -7 trees 34 Shrubs Decomposed Granit in fill
Plaza Drive
205 lf 7 Trees 34 Shrubs
On Site
Openspace 3627 sf
Parking (n0n- Garage) 20
Trees 7
Shrubs 26



LEGEND
BBQ- BARBEQUE
OS - OPENSACE
YD - YARD
PT - PICNIC TABLE



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425 SUPERSTITION APARTMENT HOMES
425 W SUPERSTITION BLV
APACHE JUNCTION, AZ

REVISIONS	
No.	DESCRIPTION

DESIGNED:	
DRAWN:	
CHECKED:	
DATE:	APRIL 2023
SCALE:	1"=20'
PROJECT:	
FILE NAME:	
SHT:	

COLOR BUILDING ELEVATIONS
425 W SUPERSTITION APARTMENT HOMES
APACHE JUNCTION, AZ



MATERIALS	
MAIN HOUSE	= STUCCO
ROOF	= DK. GREY ASPHALT SHINGLE
WINDOWS	= ALUMINUM FRAME SLIDING
TRIM #1	= GREY STACKED STONE
TRIM #2	= WHITE STUCCO WINDOWS & DOORS
TRIM #3	= MED. GREY VERTICAL SIDING

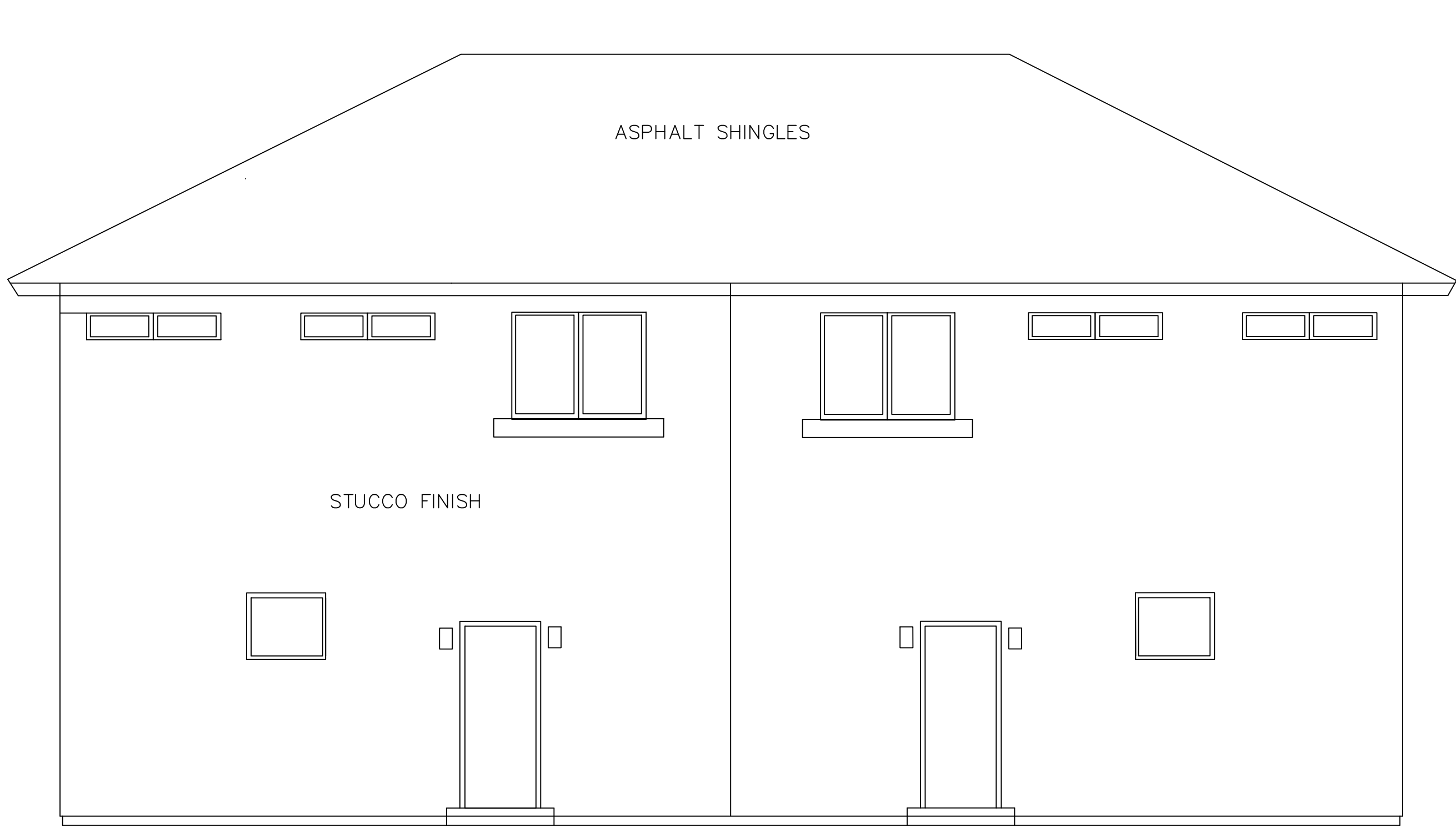
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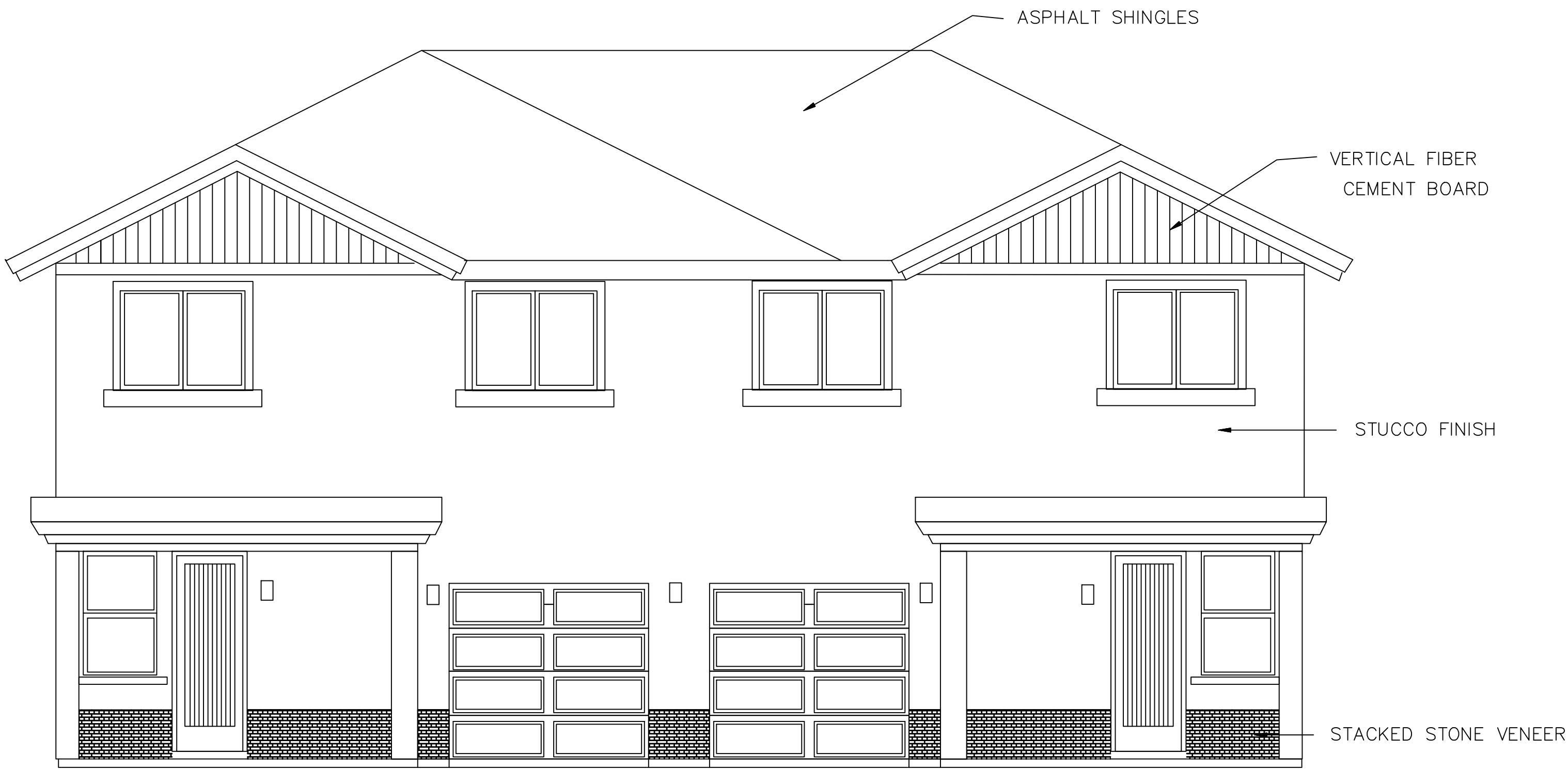
REVISIONS	
NO.	DESCRIPTION

DESIGNED: _____
DRAWN: _____
CHECKED: _____
DATE: JUNE 2023
SCALE: _____
PROJECT: _____
FILE NAME: _____
SHT: A-1

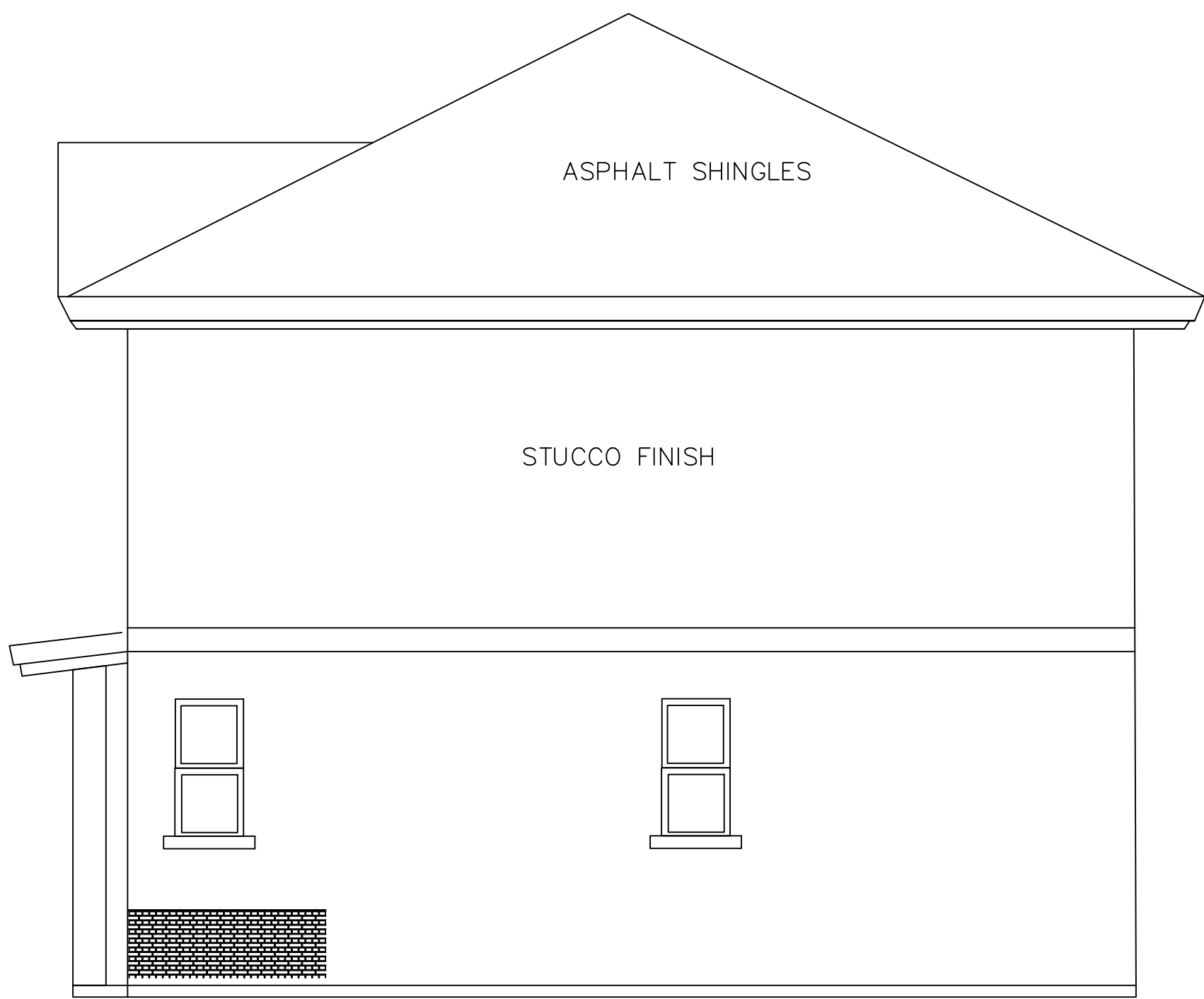
BUILDING ELEVATIONS
425 W SUPERSITION APARTMENT HOMES
APACHE JUNCTION, AZ



REAR ELEVATON



FRONT ELEVATON



SIDE ELEVATION

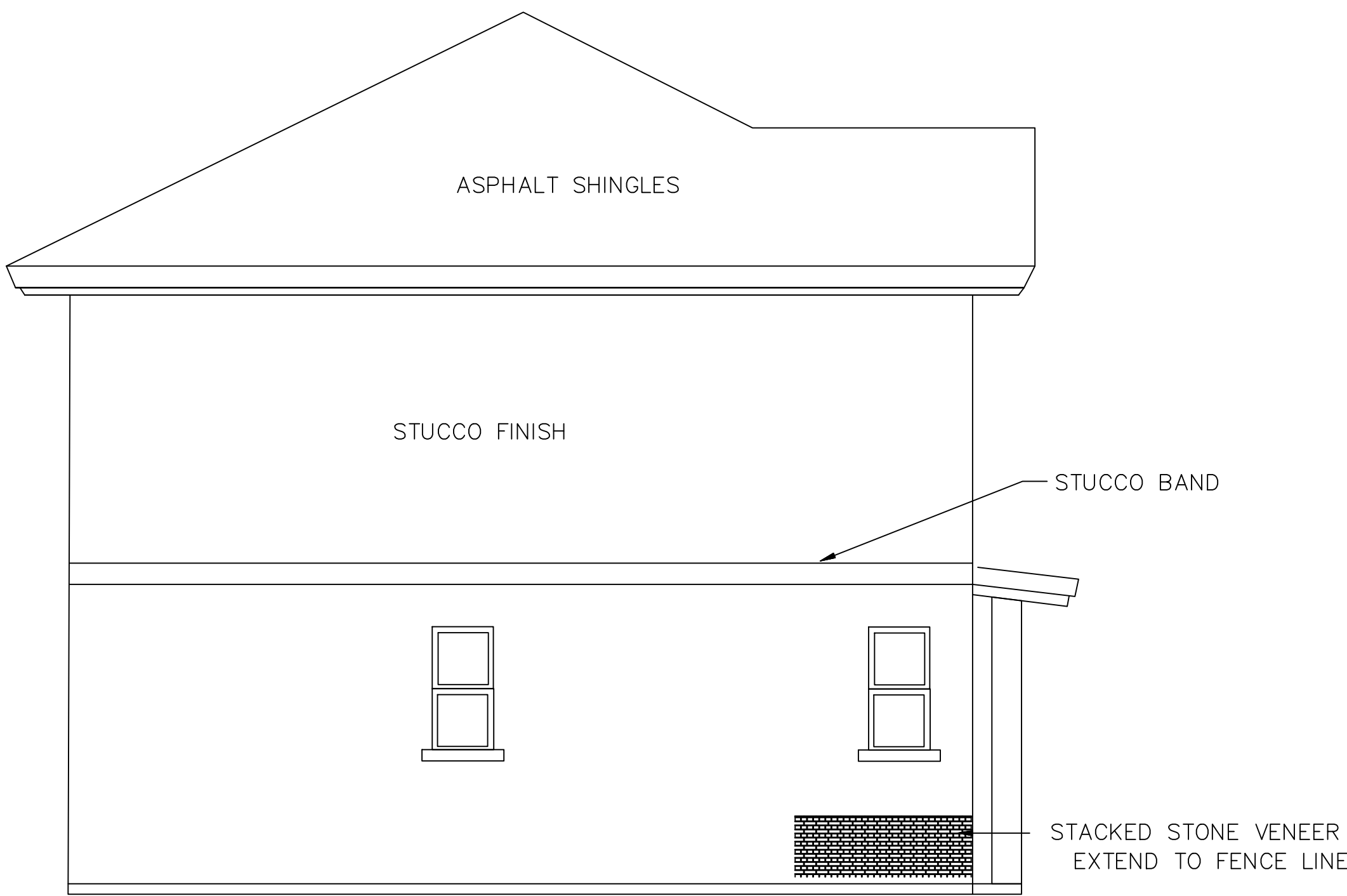
T.O.RIDGE 28'-1"

T.O.P. 19'-6"

2ND FL 10'-6"

T.O.P. 9'-0"

FF 0'-0"



SIDE ELEVATION

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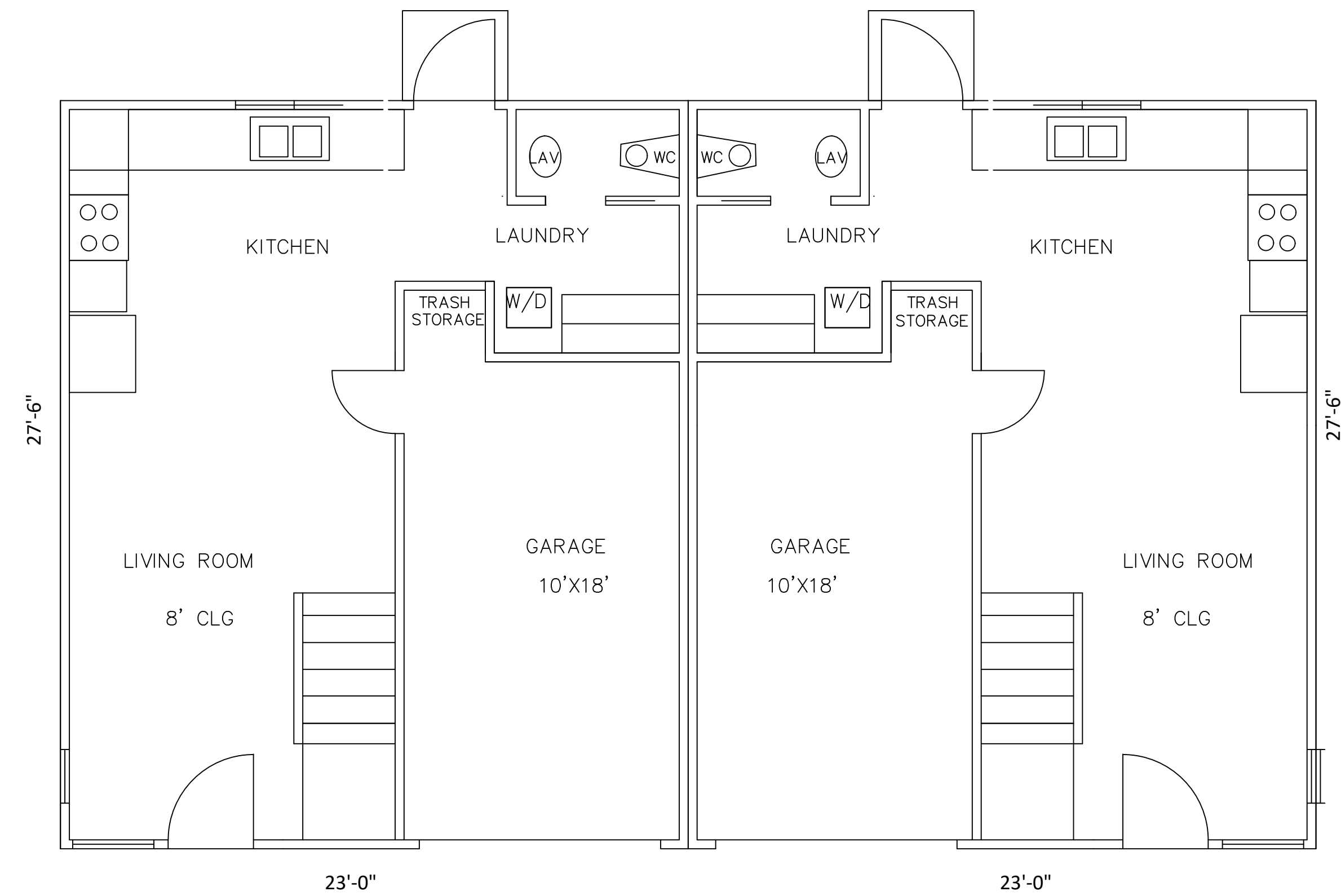
REVISIONS

No.	DATE	APP.	DESCRIPTION

DESIGNED:
DRAWN:
CHECKED:
DATE: DEC 2022
SCALE:
PROJECT:
FILE NAME:
SHT: A-1

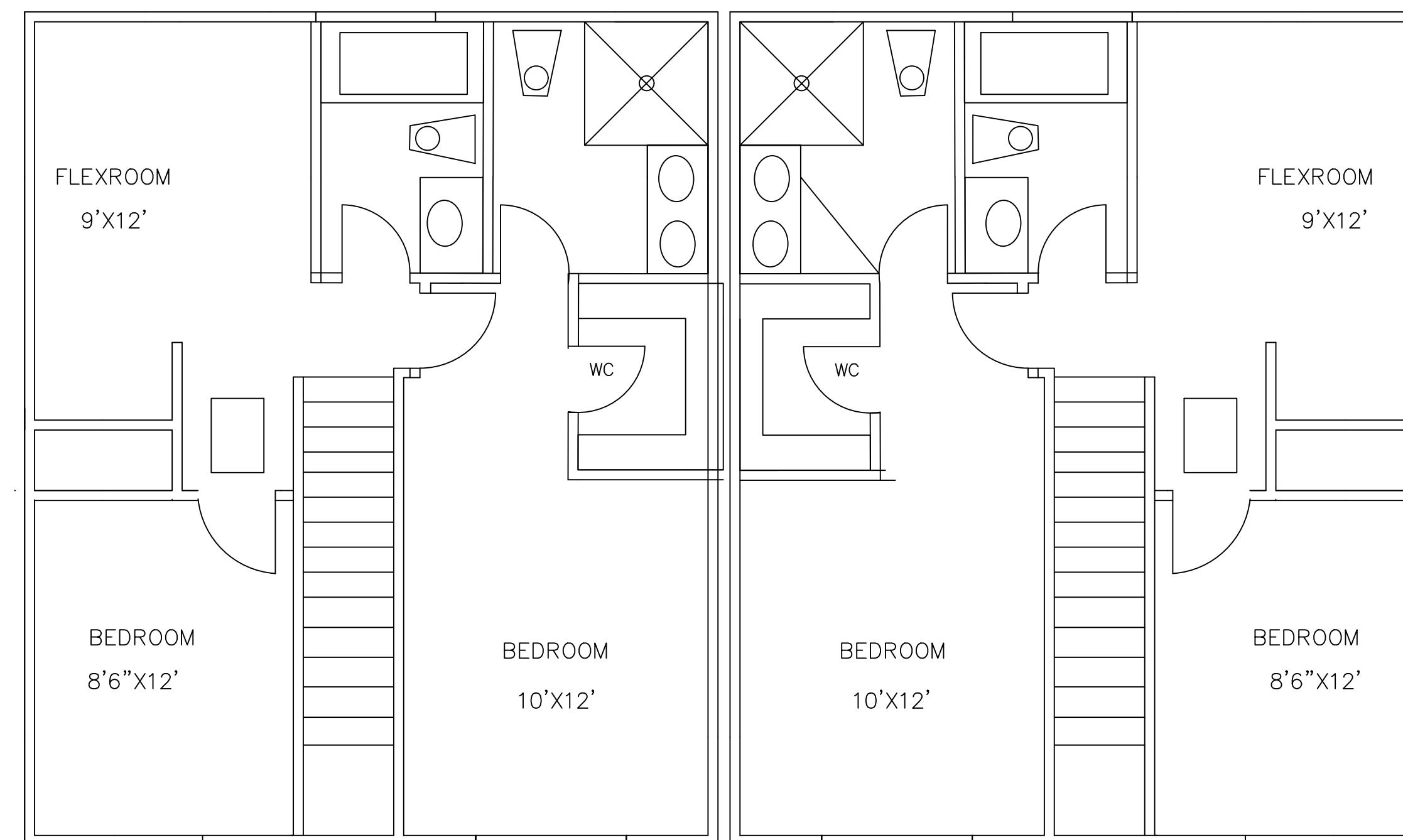
Exhibit 6 Proposed Floor Plans

BUILDING ELEVATIONS
425 W SUPERSITION APARTMENT HOMES
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1ST FLOOR PLAN

1ST FLOOR PLAN



2ND FLOOR PLAN

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425 SUPERSTITION APARTMENT HOMES
425 W SUPERSTITION BLV
APACHE JUNCTION, AZ

[illegible]

DESIGNED:
DRAWN:
CHECKED:
DATE: July 2023
SCALE
PROJECT
FILE NAME
SHT: A-I

Exhibit 7 Public Participation Report

FINAL PUBLIC PARTICIPATION REPORT
425 Superstition Apartment Homes
P22-130-PZ

A Public meeting was held on May 20, 2023 at 11:30 AM
At the Pizza Hut, 240 S Phelps Dr
Apache Junction, AZ

In attendance

John Fox – Applicant

Nicholas Leftwich – Planner City of Apache Junction

Exhibits were prepared and distributed.

After about 45 minutes, seeing that no other notified property owners showed up, the meeting was adjured.



John Fox – Applicant

5-22-2023

Date