



City of Apache Junction

Development Services Department



CITY COUNCIL CONSENT AGENDA STAFF REPORT

DATE: June 6, 2023

TO: Honorable Mayor and City Council Members

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

CASE NUMBERS: Superstition Vistas, Phase 1B Parcels 19.8
and 19.9 (SV-22-35-SD)

OWNERS: D.R. Horton

APPLICANT: Jose Castillo II, D.R. Horton

REQUEST: Approval of final plat for Phase 1B -
Parcels 19.8 and 19.9 in order to
facilitate a 158-lot residential
subdivision consisting of approximately 45
gross acres zoned MPC ("Master Planned
Community")

LOCATION: The property is generally located near the
southwest corner of Radiance Avenue
Ironwood Drive

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

SURROUNDING USES: North: MPC Radiance parcel 19.18

South: MPC Radiance parcel 19.4

East: MPC Radiance 19.7

West: MPC Radiance parcels 19.10 and 19.11

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 Parcels 19.8 and 19.9 which have 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 158-lot residential subdivision with typical lot sizes of ranging from 6,000 to 6,600 square feet. The property is generally located near the southwest corner of Radiance Avenue Ironwood 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 3.55 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 Parcels 19.8 and 19.9 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-22-35-SD, final plat for Superstition Vistas, Phase 1B - Parcels 19.8 and 19.9, as requested by D.R. Horton (applicant), for a 158-lot residential subdivision, generally located near the southwest corner of Radiance Avenue Ironwood Drive.

Sidney Urias

Prepared by Sidney Urias
Principal Planner/Interim Planning Manager

Attachments:

Exhibit #1 -Final Plat for Superstition Vistas - Phase 1B -
Parcels 19.8 and 19.9