



# *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 3A (SV-23-50)

**OWNERS:** Brookfield ASLD 8500 LLC

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

**REQUEST:** Approval of Final Plat for Blossom Rock Phase 3A to facilitate a 232-lot residential subdivision consisting of approximately 56-acres zoned MPC ("Master Planned Community")

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

**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 Phase 4  
West: MPC Reverence at Superstition Vistas

## **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 3A 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 232-lot residential subdivision with typical lot sizes with typical lot dimensions of 37' x 81', 43' x 100', 50' x 125' and 60' x 135'. The property is generally located on the southeast corner of Ironwood Drive and Warner Avenue.

## **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 approximately 3.86 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 Blossom Rock Phase 3A, 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 that 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-23-50, Final Plat for Blossom Rock Phase 3A, as requested by Brookfield (owner and applicant), for a 232-lot residential subdivision, generally located on the southeast corner of Ironwood Drive and Warner Avenue.

*Kelsey Schattnik*

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Prepared by Kelsey Schattnik  
Principal Planner

#### Attachments:

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