



City of Apache Junction

Development Services Department



CITY COUNCIL CONSENT AGENDA STAFF REPORT

DATE: August 20, 2024

TO: Honorable Mayor and City Council Members

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

CASE NUMBERS: Blossom Rock Phase 2 Replat (SV-22-25)

OWNERS: Brookfield ASLD 8500 LLC

APPLICANT: Brookfield ASLD 8500 LLC ("Brookfield")

REQUEST: Approval of a Replat of Blossom Rock Phase 2 to split existing Tract G into two tracts.

LOCATION: The property is generally located on the northeast corner of Ray Avenue and Blossom Rock Trail

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

SURROUNDING USES: North: MPC Blossom Rock future phases
South: MPC Retained Property
East: MPC Retained Property
West: MPC Blossom Rock Phase 1

BACKGROUND

On October 5, 2021, the City of Apache Junction approved the Auction Property at Superstition Vistas Master Planned Community plan.

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On July 19, 2022, the Apache Junction City Council approved the Blossom Rock Phase 2 Final Plat.

Most recently Brookfield has submitted a Replat for Blossom Rock Phase 2 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 Replat will allow the existing Tract G to be split into two parcels: (1) Main Monument and Landscaping and (2) Landscaping along Ray Ave. and Idaho Rd.

The property is generally located on the northeast corner of Ray Avenue and Blossom Rock Trail.

PLANNING DIVISION RECOMMENDATION

Staff is supportive of the proposed Replat for Blossom Rock Phase 2, 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-22-25, Replat of Blossom Rock Phase 2, as requested by Brookfield (owner and applicant) for Tract G, which is generally located on the northeast corner of Ray Avenue and Blossom Rock Trail.

Kelsey Schattnik

Prepared by Kelsey Schattnik
Senior Planner

Attachments:

Exhibit #1 - Replat of Blossom Rock Phase 2