



City of Apache Junction

Development Services Department



Date: September 5, 2023

To: Honorable Mayor and City Council Members

Through: Bryant Powell, City Manager
Rudy Esquivias, Development Services Director
Sidney Urias, Planning Manager

From: Nicholas Leftwich, Planner

Subject: City Council Agenda Items:
P-22-6-SD (Res. No. 23-22) Gold Drive Development,
Final Plat

Summary

Attached is a copy of the proposed final plat for "Gold Drive Development" subdivision, a B-2/PD-zoned, 11-suite, commercial condominium subdivision located at 99 S. Gold Drive, Apache Junction AZ 85120, approximately located at the southeast corner of Gold Drive and Apache Trail.

Staff has reviewed the final plat for substantial compliance with the requirements of the approved Planned Development "PD" Ordinance No. 1396 and the standards of the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-5: Zoning Bulk and Use Regulations, Tables 1-5-3 and 1-5-4; and Article 1-4: Zoning Districts, Section 1-4-3 Planned Development ("PD") Overlay District, and Chapter 2: Subdivision and Minor Land Division Regulations.

PD Ordinance No. 1396 condition of approval number eight (8) required that "a separate commercial subdivision process shall be required should the developer desire to create units for individual sale after rezoning. It is the responsibility of the developer to develop the property with the appropriate infrastructure systems to facilitate a possible future subdivision, or else improvements may need to be retrofitted later for a subdivision project, at the developer's expense." Reviews from Staff and utilities, including sewer and water, and fire district staff has found that the appropriate level of infrastructure has been provided.

Overall, the final plat represents the development intention reviewed in the rezoning by planned development case PZ-6-13 and approved in the associated PD Ordinance No. 1396. Planning Staff recommends the approval of the final plat, subject to the final recording-related items listed in the attached resolution.

Attached:

- 1. Draft Resolution No. 23-22
- 2. Final Plat for Gold Drive Development
- 3. Council Approved PD Ordinance 1396 for Gold Drive Development