

Diamante Homes at Acacia

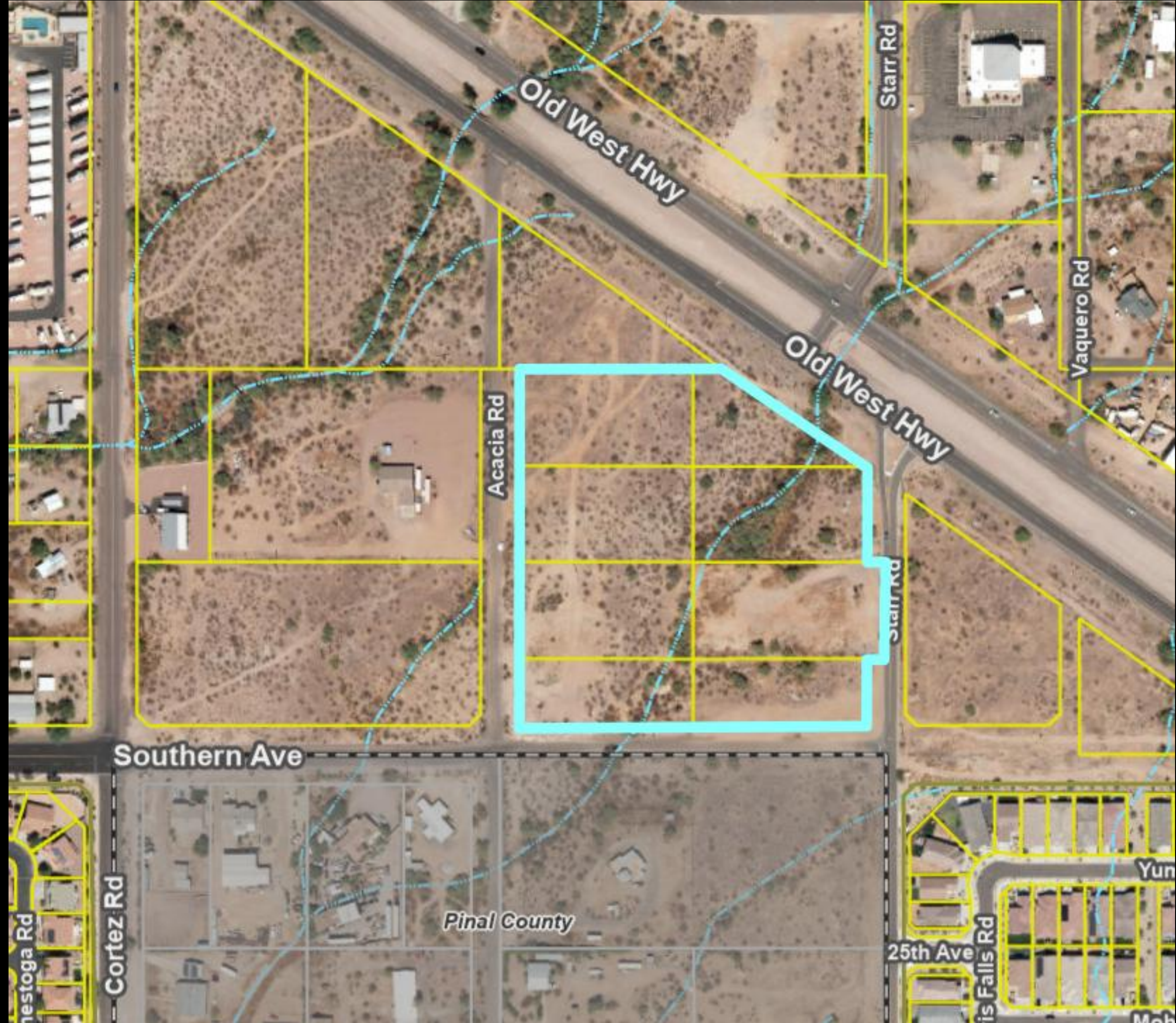
P-25-59-PZ

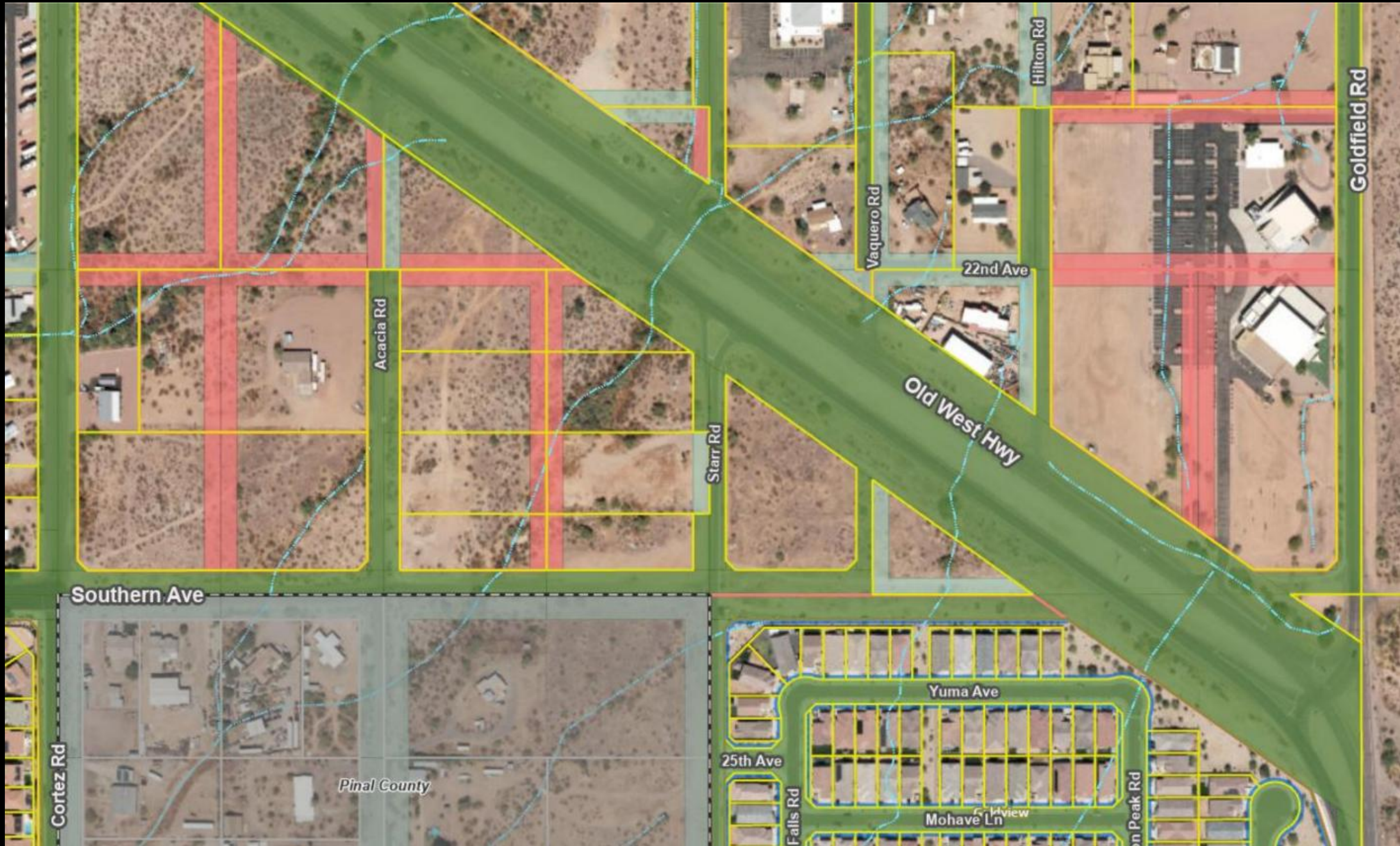
City of Apache Junction
City Council Public Hearing
April 21, 2026



Case Summary:

P-25-59-PZ: Proposed planned development rezoning of approximately 8.29 gross acres from RM-1/PD, B-1, and RS-GR to RM-2/PD with a new planned development overlay to authorize the development of a 129 lot townhome subdivision to be platted.





Southern Ave

Old West Hwy

Goldfield Rd

Acacia Rd

Starr Rd

Vaquero Rd

22nd Ave

Hilton Rd

Cortez Rd

Pinal County

25th Ave

Yuma Ave

Falls Rd

Mohave Ln

on Peak Rd

view

Zoning Map

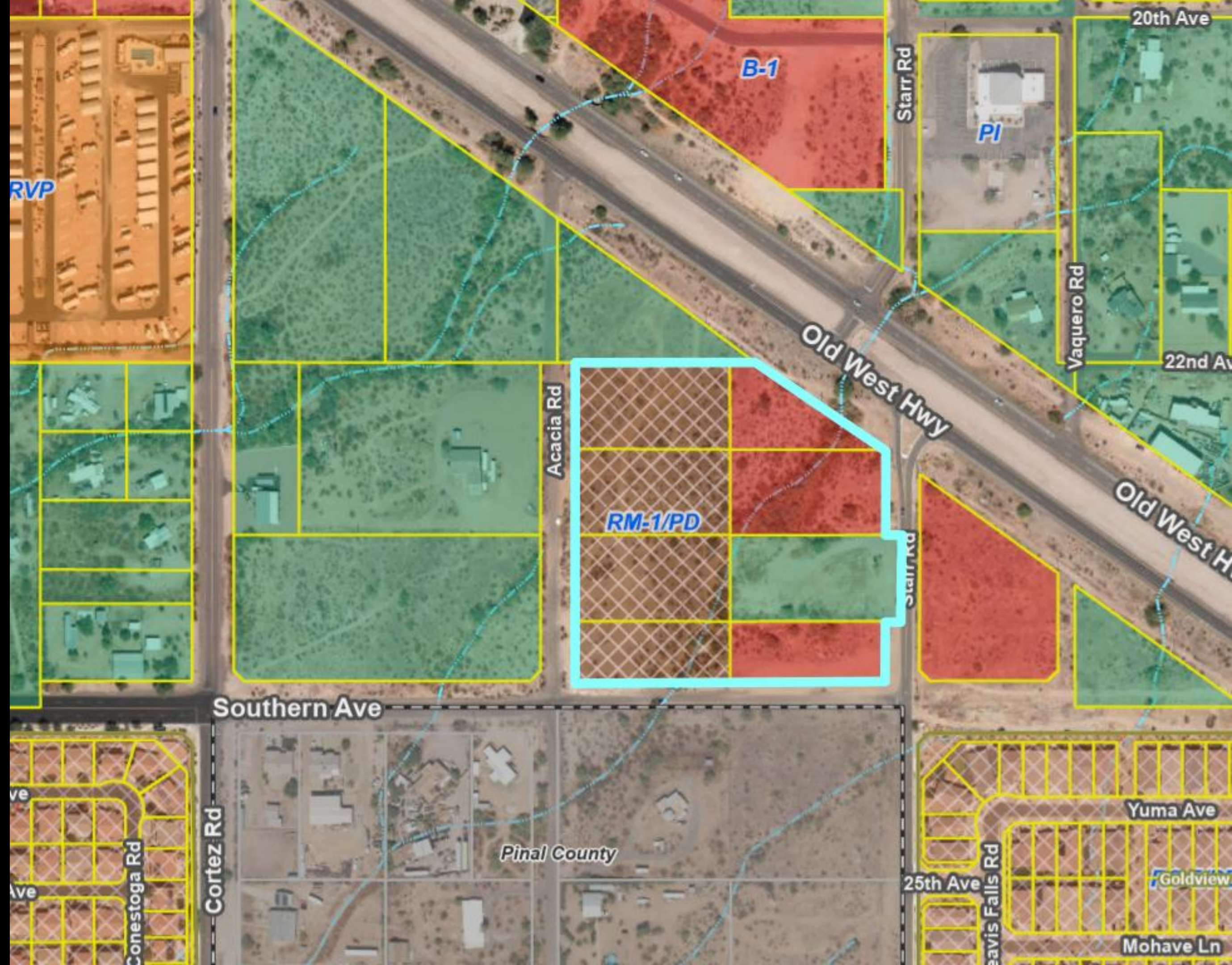
Current Zoning:
High Density Multiple-Family Residential by Planned Development ("RM-1/PD"), General Commercial ("B-1"), and General Rural Low Density Single-Family Detached Residential ("RS-GR")

North: Vacant "RS-GR", Old West Highway, "B-1" property developed as a wedding & event venue;

South: Pinal County Residential properties, Goldview "RS-5/PD" residential;

East: Vacant "B-1" property;

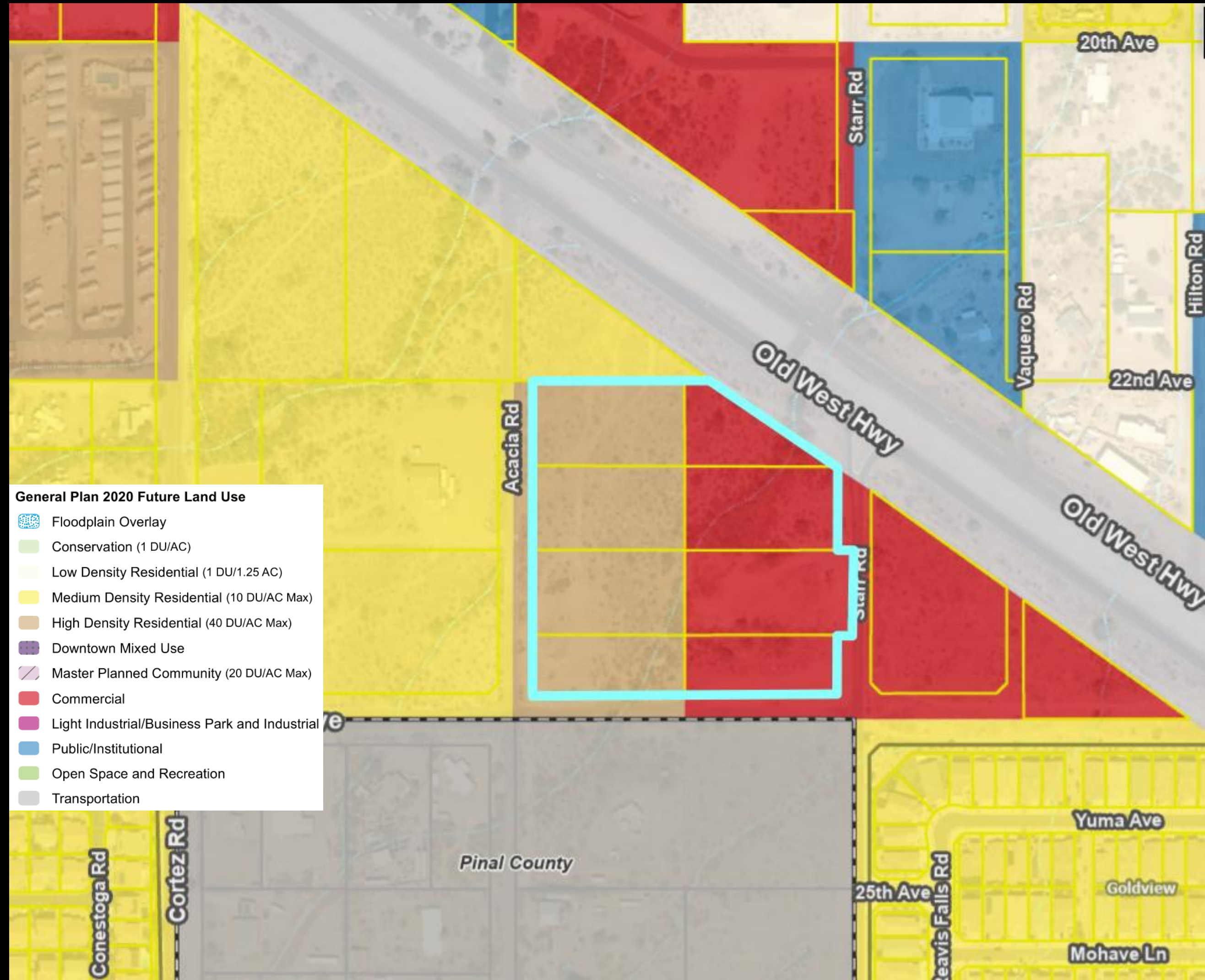
West: "RS-GR" Residential Properties



General Plan Land Use Map

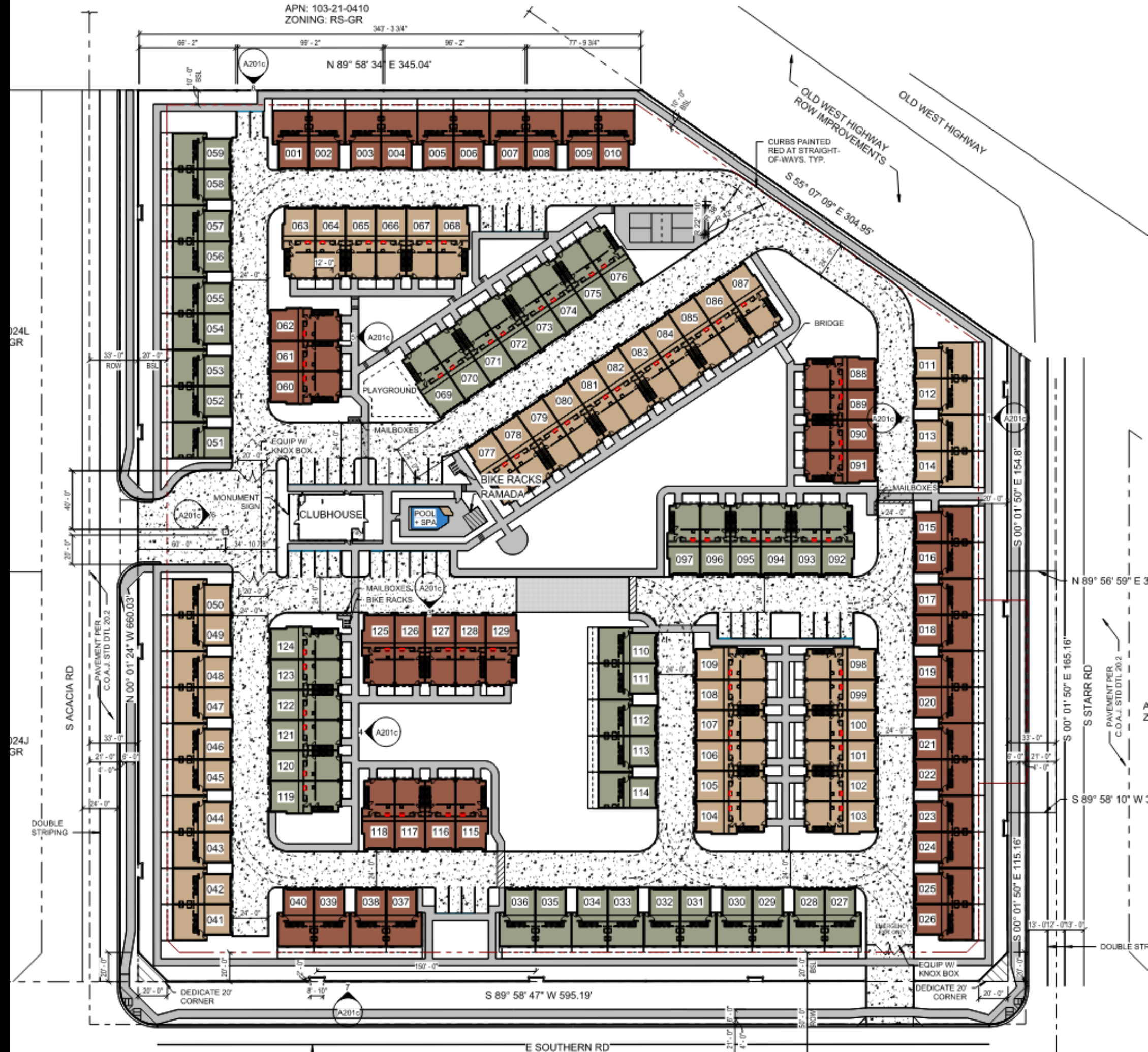
**Current Land Use
Designation:
High Density Residential
& Commercial**

**Proposed Land Use
Designation:
High Density Residential**



ACACIA TOWNHOMES

APN: 103-21-0410
ZONING: RS-GR

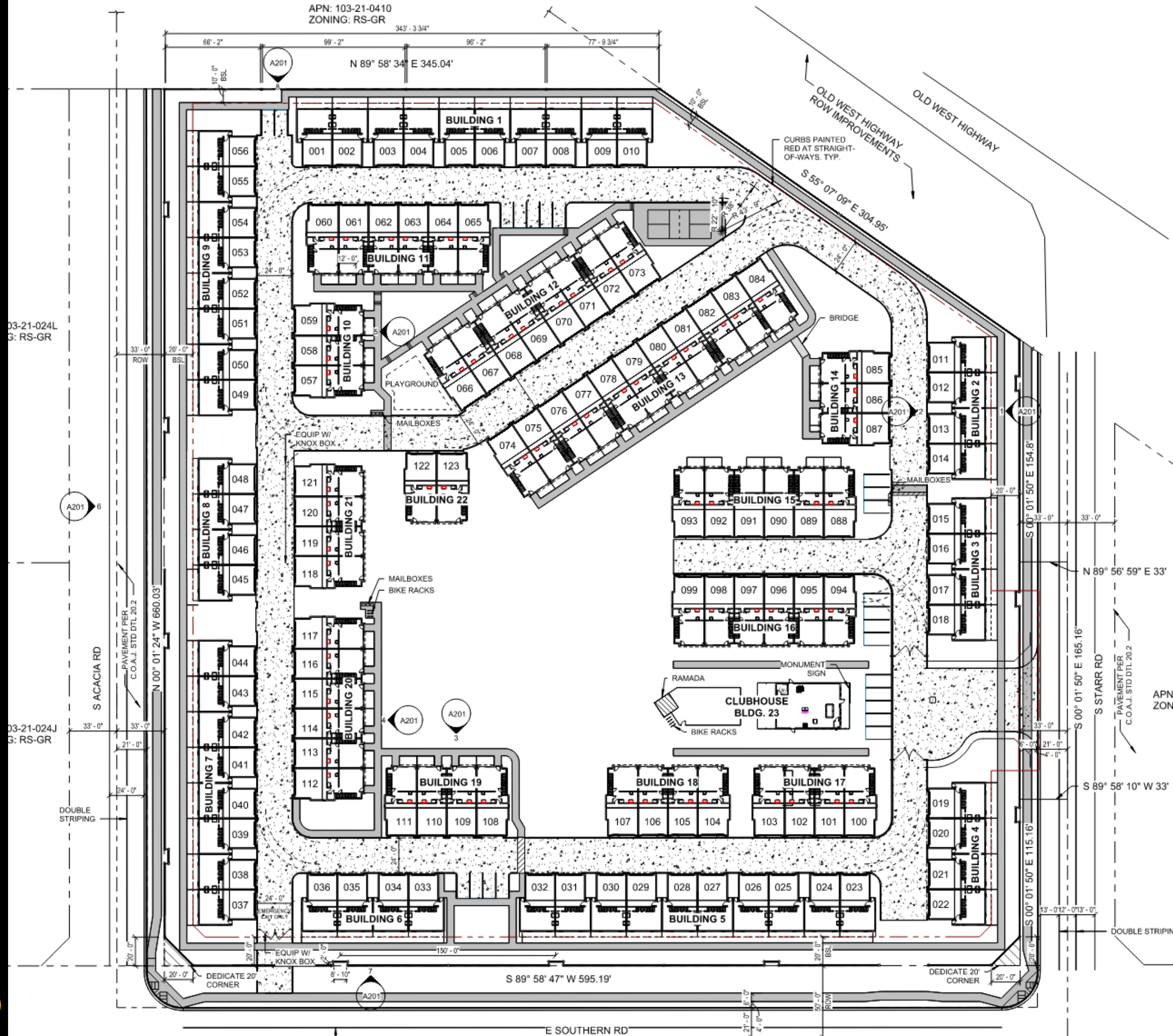


Site Plan

1/26/2026

ACACIA TOWNHOMES

APN: 103-21-0410
ZONING: RS-GR



**Revised Site Plan
with Primary Access
on Starr Road**

4/7/2026



Elevations



③ UNIT B GARAGE
1/8" = 1'-0"



① UNIT A PATIO
1/8" = 1'-0"



⑤ UNIT B ENTRY
1/8" = 1'-0"



- TOP OF BUILDING 128'-1 1/8"
- TOP OF PARAPET 124'-3"
- B.O. CEILING 119'-0"
- SECOND FLOOR 111'-0"
- FIRST FLOOR 100'-0"

Public Input

- The applicant has complied with the public notification requirements, including a sign posting, mail notification, and a newspaper posting.
- A neighborhood meeting for the case was held at the Apache Junction High School on Tuesday, September 2, 2025. Five members of the community attended and questions regarding the site planning and access, water sourcing, utility easements, traffic, building timelines, landscaping, construction dust, and the proposed price point were discussed.
- Staff have received one e-mail from a city resident regarding the inclusion of bike lanes, and a phone call noting the stormwater challenges that would need to be addressed during the development of the property.



Staff Recommendation

Planning Staff recommends the approval of P-25-59-PZ, finding that the proposed development helps accomplish the following General Plan goals and policies:

- **Policy 5.1.1** Strategically identify infill opportunity sites that can accommodate office, industrial, entertainment, retail, and housing and mitigate barriers to development.
- **Goal 3.2:** Diversify housing stock and neighborhoods by incorporating a variety of housing.
 - A platted townhome subdivision provided more opportunities for owner-occupied home ownership.
- **Goal 9.3:** Promote the downtown, U.S. 60 Corridor and Old West Highway Corridor for infill projects.



Planning and Zoning Commission Recommendation

- On March 24, 2026, the Planning and Zoning Commission evaluated the Minor General Plan Amendment and Rezoning by Planned Development proposal and voted 4-3 to forward P-25-59-PZ to the Apache Junction City Council with a recommendation of approval



Thank You

