



City of Apache Junction
Development Services Department



CITY COUNCIL PUBLIC HEARING
STAFF MEMO

Date: April 21, 2026

To: Honorable Mayor and City Council Members

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

From: Nick Leftwich, Principal Planner

Case Number: P-25-59-PZ

Subject: **Ordinance No. 1574**, Diamante Homes at Acacia, a proposed rezoning of the northeast corner of Southern Avenue and Acacia Road

Summary

P-25-59-PZ is a proposed rezoning requested by Diamante Homes Inc. represented by Brennan Ray of Ray Law Firm, to Parcels 103-21-025F, 103-21-025G, 103-21-025H, 103-21-025E, 103-21-026E, 103-21-026G, 103-21-026C, and 103-21-026F, approximately 7.96 net acres located at the northeast corner of Southern Avenue and Acacia Road, from 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") to High Density Multiple-Family Residential by Planned Development ("RM-2/PD"), and the minor General Plan Amendment to modify the "Commercial" land use designation of parcels 103-21-026E, 103-21-026G, 103-21-026C, and 103-21-026F to match the "High Density Residential" designation of the remainder of the project properties.

The Planned Development (PD) has been requested to provide a modification of the minimum interior private street width from 28' to 26', as permitted by the Apache Junction Zoning Ordinance § 1-7-6 Private Street Standards upon council approval.

Planning & Zoning Commission Hearing and Recommendation

The Planning and Zoning Commission held their public hearing for P-25-59-PZ on March 24, 2026. The Planning and Zoning Commission discussed street improvements, fire safety, the interior private street width, stormwater questions regarding retention and pre-

existing flows, and what kind of improvements would be made to the surrounding streets.

The Planning and Zoning Commission evaluated the Minor General Plan Amendment and Rezoning by Planned Development proposal and subsequently voted 4-3 to forward P-25-59-PZ to the Apache Junction City Council with a recommendation of approval, with a modification to Condition #6 to read:

- 6) The developer's engineer shall meet the civil engineering improvement plans and document requirements, ~~as outlined in the previously provided pre-application and review comments~~ and in accordance with the city's approved engineering standards that are in effect at the time of plan submittal.

And the addition of Condition #9 to add the language:

- 9) Staff shall work with developers to ascertain the possible change of the entrance/exit point from Acacia to Starr Road.

Ordinance No. 1574 has been prepared based on the Planning and Zoning Commission's recommended language.

April 7, 2026 Work Session

On April 7, 2026, the Council reviewed the case information, and had been shown a new conceptual site plan that had been provided to staff earlier that day. Council directed staff to distribute the alternate Site Plan that had been prepared per the recommendation of the Planning and Zoning Commission.

Site Plan "A," dated 1/26/2026, reflects the applicant's original submittal, which placed the community entrance on Acacia Road. After coordinating with Public Works, Staff confirmed that this layout was approved with the understanding that residents traveling into town could use the median openings at Starr Road or Cortez Road, enabling traffic to flow both northwest and southeast from the primary connection to Old West Highway.

Site Plan "B," dated 4/7/2026, is an exhibit illustrating the proposed entrance location if traffic were rerouted to enter and exit via Starr Road. This plan was prepared at the direction of the Planning and Zoning Commission, which expressed concerns regarding the relative underdevelopment of Acacia Road compared to Starr Road, and sought to channel traffic more directly to Old West Highway.

Attached:

- Ordinance No. 1574
- Planning and Zoning Commission Staff Report and attachments (March 24, 2026)
- Site Plan "A," dated 1/26/2026
- Site Plan "B," dated 4/7/2026
- P-25-59-PZ E-mail Correspondence from the Public

Planning & Zoning – Building & Safety – Revenue Development

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