

**Minor General Plan Amendment,
Rezoning,
Site Plan, and Design Review
Application**

for

Acacia

Northeast corner of Southern Avenue and Acacia Road

by:

Diamante Homes

Case Nos.: P-25-59-DR & P-25-60-PZ

Revised: January 29, 2026

TABLE OF CONTENTS

I. Introduction 1

II. Site and Surrounding Area..... 1

III. Proposed Minor General Plan Amendment..... 1

A. General Plan Criteria 1

IV. Proposed Rezoning 4

A. Findings of Fact..... 5

B. Density Justification 5

V. Development Plans 7

A. Landscaping and Amenities 7

B. Architecture..... 8

C. Theme Walls, Entry Gates, and Entry Monument 8

D. Lighting 8

VI. Miscellaneous 8

A. Parking 8

B. Phasing..... 8

VII. Project Team 8

VIII. Conclusion 9

TABLE OF EXHIBITS

Exhibit No.	Description
1	Aerial Map
2	Preliminary Site Plan
3	Landscape Plan
5	Architecture
6	Color & Materials Palette
7	Lighting and Photometric Plan
8	Legal Description/ALTA
9	Assessor Tax Parcel Map
10	Mailing Label Certification (signed)
11	300' Ownership Labels
12	Public Participation Plan
13	Signed Prop 207 Waivers

ACACIA

I. INTRODUCTION

Diamante Homes (“Diamante”) is under contract to purchase approximately 8.29 gross (7.05± net) acres at the northeast corner of Southern Avenue and Acacia Road (“the Site”) in Apache Junction, Arizona. Diamante proposes to develop the Site as “Acacia,” a thoughtfully planned, platted, gated community of 129 townhomes. Acacia is designed to address the City of Apache Junction’s (the “City”) critical need for diverse, quality housing options, providing an attractive alternative housing choice within the City.

Accordingly, Diamante Homes respectfully requests:

1. Approval of a minor General Plan Amendment on a portion of the Site from “Commercial” to “High Density Residential”;
2. Rezoning of the Site from RS-GR (General Rural), B-1 (Neighborhood Commercial), and RM-1/PD (Low Density Multiple-Family with PD Overlay) to RM-2/PD (High Density Multiple-Family with Planned Development Overlay);
3. Site Plan and Design Review approval for a 129-unit townhome community.

II. SITE AND SURROUNDING AREA

An aerial of the Site is attached as *Exhibit 1*. The Site consists of approximately 8.29 gross acres of vacant land at the northeast corner of Southern Avenue and Acacia Road. Immediately north and east of the Site are established single-family residential neighborhoods. To the south and west, properties include a mix of commercial and residential uses, as well as vacant parcels. The Site is currently designated for a mix of commercial and residential zoning.

The location is an ideal infill opportunity, with convenient access to Acacia Road, Southern Avenue, and Old West Highway proximity to neighborhood shopping, and existing utility infrastructure.

III. PROPOSED MINOR GENERAL PLAN AMENDMENT

As discussed, Diamante is proposing a minor amendment to the City’s General Plan from “Commercial” to “High Density Residential.”

A. *General Plan Criteria*

The proposed multi-family development meets the City’s General Plan Criteria to consider a minor amendment to the General Plan:

1. **Whether the amendment proposes a land use designation that the Land Use Plan Map does not adequately provide optional sites to accommodate.**

The amendment does not propose a land use designation that is inadequately provided elsewhere. The City’s General Plan designates substantial areas throughout the city for High Density Residential development, particularly in the downtown core and along major transportation corridors. This specific location at Southern Avenue and Acacia Road provides a strategic infill opportunity that complements the existing residential character of the immediate neighborhood while providing housing diversity near commercial services.

2. Whether the amendment constitutes an overall improvement to the General Plan, will not solely benefit a particular landowner or owner at a particular point in time, and is constituent with the overall intent of the 2020-2050 General Plan.

Yes, the amendment constitutes an overall improvement to the General Plan. The proposal supports multiple General Plan goals:

Housing Element (Chapter 3):

Goal 3.2: “Diversify housing stock and neighborhoods by incorporating a variety of housing types and associated values to allow for a diverse demographic of residents” - The townhome development directly fulfills this goal by providing an alternative housing type

Goal 3.3: “Maintain and attract a quality housing stock in condition, design and construction standards” - Diamante Homes will deliver quality construction meeting modern standards

Goal 3.4: “Incorporate sustainable practices in all housing development” - The project can integrate green building practices and sustainable design

Growth Areas Element (Chapter 9):

Goal 9.3: “Encourage infill development” - The proposal transforms an underutilized site with existing infrastructure access

Policy under Goal 9.3: “Promote the downtown, U.S. 60 Corridor and Old West Highway Corridor for infill projects” - While not directly in these corridors, the project supports the city’s overall infill strategy

Land Use Element (Chapter 11):

Goal 11.3: “Revitalize older neighborhoods and the downtown” with the policy to “Encourage infill development with a variety of housing types” - This proposal provides exactly this type of housing variety in an established area

Downtown Element (Chapter 4):

Goal 4.8: “Provide a variety of housing options” - Townhomes expand the housing spectrum available to residents

The amendment benefits the broader community by providing needed housing diversity and does not solely benefit the landowner, as it creates housing opportunities for future residents and supports the City’s housing diversification objectives. The General Plan’s Community Profile (page xiii-xiv) specifically identifies housing diversification as a critical need, noting that “63 percent of the city’s residences” are manufactured/recreational vehicle homes, and “only 27 percent of the city’s housing stock is considered single family development.” The Plan explicitly states: “As young people grow out of their parent’s home it is important to have a diversity of housing types in order to keep new generations within the city.” The proposal aligns with the General Plan’s by providing quality housing that maintains the community character while offering modern living options. This amendment represents a strategic improvement that serves the community’s long-term housing needs as identified in the comprehensive planning process.

3. Whether the proposed amendment is justified by an error in the 2020-2050 General Plan as originally adopted.

The amendment is not justified by an error in the 2020-2050 General Plan. Rather, it represents a refinement that better serves the community's housing needs while maintaining compatibility with surrounding uses.

4. Whether the proposed change is generally consistent with goals, objectives, and other elements of the 2020-2050 General Plan.

See the responses to No. 2 above.

5. Whether the proposed change is justified by a change in community conditions or neighborhood characteristics since adoption of the Plan.

Yes, the change is justified by evolving community conditions:

- Increased demand for diverse housing options, particularly townhomes
- Recognition that the corner location is more suitable for residential use than commercial, given the residential character of the immediate surroundings
- Need for housing that serves different demographic groups and income levels
- Market demand for medium-density housing products in established neighborhoods

6. Whether the amendment will adversely impact portion of, or entire community by:

a. Significantly altering acceptable existing land use patterns, especially in established neighborhoods.

No adverse impact. The proposal maintains the residential character of the area while providing appropriate density near the Southern Avenue corridor.

b. Significantly reducing the housing to jobs balance in the Planning Area.

No adverse impact. The proposal increases housing supply, which improves the housing-to-jobs balance.

c. Substantially decreasing existing and future water supplies.

No adverse impact. The development will connect to existing utility infrastructure and comply with water conservation requirements.

d. Replacing employment with residential uses.

Minimal impact. While a small commercial area is converted to residential, the corner location was not optimal for significant employment generation.

e. Requiring additional and more expensive improvements to infrastructure systems and/or proximity to municipal facilities and/or services than are needed to support the prevailing land uses and which, therefore, may impact the level of service for the existing and proposed developments in other areas.

No impact. The development will utilize existing infrastructure systems and provide improvements that benefit the broader area. Any proposed improvements will be sized appropriately for the area's planned development.

f. Increasing traffic (without mitigation measures) on existing roadways beyond the planned level of service, and that negatively impacts existing and planned land uses.

No significant adverse impact. Residential use typically generates less traffic than commercial development.

g. Affecting the existing character (i.e., visual, physical, and functional) of the immediate area.

No adverse impact. The development maintains the residential character while providing appropriate density transition.

h. Increases the exposure of residents to aviation generated noise, safety and/or flight operations.

Not applicable to this location.

i. Materially diminishing the environmental quality of the air, water, land, or cultural resources.

No adverse impact. The development is a relatively low-intensity residential use that will not diminish the environmental quality of the air, water, land, or cultural resources.

j. Significantly altering recreational amenities such as open space, parks, and trails.

No adverse impact. The amendment will not significantly alter recreational amenities. The Site does not contain existing parks, trails, or open space features, and the development will provide appropriate landscaping and open space as required by the City.

IV. PROPOSED REZONING

Diamante is proposing the Site be rezoned from RS-GR, B-1, and RM-1/PD to RM-2/PD. Diamante’s proposed application and development plans for a quality multi-family development are compatible with the City’s General Plan and are a viable and sustainable solution on this Site. The proposed PD Overlay is to modify the street width for this multi-family residential to allow a townhomes community at a density that is appropriate for the area:

Regulation	City’s Development Regulations	Proposed Development Regulations
1-7-6.A Private Street Standards	28’ Width	26’ Width

Justification: The reduced street width maximizes available area for landscaping and resident amenities while minimizing site disturbance. This approach allows buildings to follow existing topography more closely, preserving the site's natural character and reducing required grading operations. Key benefits include:

- Enhanced landscape and amenity area allocation
- Reduced impervious surface area and heat island effects
- Minimized cut and fill operations preserving natural grade
- Expanded usable outdoor space for residents
- Improved stormwater management through increased permeable areas

The modified street width maintains full emergency vehicle access requirements while optimizing the development footprint for sustainable site utilization and enhanced community amenities.

A. Findings of Fact

Acacia meeting the PD Overlay criteria as follows:

a) If a better design can be achieved by not applying the strict provisions of the zoning district.

Yes. The proposed 26-foot street width (reduced from 28-foot standard) achieves superior design through:

- **Enhanced Site Utilization:** Maximized area for landscaping and resident amenities
- **Environmental Integration:** Reduced site disturbance and improved stormwater management
- **Community Focus:** Additional space allocated to recreational opportunities and landscape buffers

b) If adherence to the strict provisions of the zoning district is not required in order to ensure health, safety and welfare of the inhabitants of the development.

Strict adherence to 28-foot width is unnecessary for health, safety, and welfare. The 26-foot width maintains:

- **Emergency Access:** Full compliance with fire department and emergency vehicle requirements
- **Traffic Safety:** Adequate circulation with enhanced pedestrian safety through traffic calming
- **Infrastructure Functionality:** Complete utility access and service delivery capabilities
- **Enhanced Safety:** Improved sight lines and natural traffic control through additional landscaping

c) If adherence to the strict provisions of the zoning district is not required in order to ensure that property values of adjacent properties will not be reduced.

Strict adherence is not required to protect adjacent property values. The development enhances surrounding properties through:

- **Quality Standards:** Superior construction and comprehensive site planning elevating neighborhood appeal
- **Compatible Design:** Harmonious integration with existing residential character
- **Infrastructure Enhancement:** Efficient utility utilization and area improvements through development contributions
- **Market Enhancement:** Quality multi-family development serving as positive market catalyst for surrounding properties

B. Density Justification

The proposed density of 15.6 dwelling units per gross acre is appropriate and well-justified for this Site based on multiple contextual, planning, and design factors:

Compatibility with Zoning Classification. The RM-2 zoning district permits densities up to 18 dwelling units per acre; this proposal falls comfortably within the allowable density range while remaining 13% below the maximum permitted density. This demonstrates a measured approach that respects the zoning framework while providing housing diversity.

Arterial Corridor Location. The Site’s frontage along Southern Avenue, a major arterial corridor, makes it particularly appropriate for medium-density residential development. Higher-density housing along arterial streets is a fundamental tenet of sound land use planning, as it:

- Maximizes efficient use of land served by major infrastructure and transportation facilities;
- Provides appropriate density transition between commercial/arterial uses and lower-density residential neighborhoods;
- Concentrates residential density where residents have convenient access to transportation, shopping, and services;
- Reduces vehicle miles traveled by locating housing near employment and commercial centers.

Locating higher-density residential development along arterial corridors rather than interior residential streets protects the character of established single-family neighborhoods while meeting the community’s housing needs.

Infill Development Best Practices. The Site represents an infill opportunity with existing water, sewer, drainage, and utility infrastructure. Efficient infill development on underutilized parcels is a key principle of sustainable growth. The proposed density makes economically efficient use of existing public infrastructure investments, avoiding the need for costly extensions of utilities and services to undeveloped areas.

Site Constraints and Efficient Land Use. The Site’s 8.29 gross acres includes natural features and constraints that must be respected in the development design. The existing wash running through the property has been integrated into the amenity area, reducing the effective developable area. The proposed density represents an efficient use of the developable portions of the Site while preserving environmental features and providing over 20% of the entire Site as open space landscaped areas. A lower density would not efficiently utilize this infill site or justify the infrastructure improvements required for development.

Housing Diversity and Market Demand. As acknowledged in the City’s General Plan, Apache Junction has a significant need for housing diversity beyond manufactured housing and single-family development. The proposed development is essential to deliver quality townhome product for working families, young professionals, and residents seeking to downsize. The proposed density strikes the appropriate balance between meeting documented housing needs and maintaining quality design standards.

Townhome Product Type. The townhome building type inherently requires higher density than single-family detached homes to be economically feasible while maintaining quality construction standards. Townhomes provide an important “missing middle” housing option between apartment complexes and single-family homes. Each unit includes a two-car attached garage and private patio, offering homeownership amenities while achieving density appropriate for the location. The proposed density allows for proper building spacing, adequate landscaping,

comprehensive amenities, and attractive streetscapes that would not be achievable at lower densities.

Compatibility with Surrounding Uses. While single-family neighborhoods exist to the north and east, the Site’s location at a major intersection with Southern Avenue and its proximity to commercial uses make it fundamentally different from interior residential streets. The Site provides an appropriate transition zone where medium-density residential serves as a buffer between commercial/arterial uses and lower-density neighborhoods. The proposed density is significantly lower than typical apartment developments (which can exceed 25-30 DU/AC) while providing greater housing diversity than single-family development. The townhome product type with attached garages, private yards, and quality architectural design ensures compatibility with the surrounding residential character while providing needed housing options.

V. DEVELOPMENT PLANS

As depicted in the Preliminary Site Plan (*Exhibit 2*), Acacia is a gated residential community of approximately 129 residences at 15.6 dwelling units per gross acre. The development provides a new and diverse living opportunity through quality design, comprehensive landscaping, and strategic community planning. The development incorporates integrated open spaces, resident amenities, and cohesive landscape and architectural elements. Building placement and yard wall positioning create visual interest through varied orientations while maintaining consistent roof line expression across each building block. Individual architectural elements such as dormers and gables provide textural variation within uniform parapet heights, ensuring cohesive massing and neighborhood compatibility. Key community features include: private rear yards and landscape features; comprehensive amenity programming; detailed architectural design elements; and a sustainable community planning approach. The community's design framework emphasizes compatibility, sustainability, and enhanced quality of life for residents.

A. *Landscaping and Amenities*

Landscaping will enhance Acacia by integrating with the walls, drainage, entry monuments and amenity features. *See Exhibit 3, Preliminary Landscape Plan.* Acacia’s landscape buffers, open spaces, and plantings will help reinforce the community’s theming and appeal. Over 20% of the entire Site is in open space landscaped areas. Acacia’s plant palette has been developed to complement the community’s theming. The plant palette consists of an array of colors and textures that will create an attractive experience for those who live there and those traveling on the roads surrounding the community. Landscaping designs will focus on providing natural screening, shade, and visual interest. Aside from several strategically placed areas of natural sod, all plant species can be found on the Arizona Department of Water Resources, “Low Water Use Plant List.”

Acacia has been planned with quality neighborhood scale amenities consistent with Diamante’s desire to create a community where residents will be able to play, relax, or socialize in a pleasing environment. The amenity area within Acacia is designed to integrate the existing wash that runs through the site. Existing trees will be preserved and new walkways will run through the area. Amenities for structured play will all be accessible from the wash walkway that ties the whole development together enhancing the community character and quality of life by providing recreational opportunities and connectivity for residents through the integration of internal and external open spaces.

B. Architecture

The design of the units recalls a traditional farmhouse style to reinforce the western character found throughout Apache Junction. The project proposes the use of attached townhomes, each with an attached two-car garage and a 3-bed 2-bath layout. By integrating the garage, the site is able to avoid large surface parking areas that would detract from the community and city character. Different unit types and materials are used so that, while there is consistency, there is also variation to provide visual interest. Some units and feature accents where a specific color will be used, each color signifying a ‘neighborhood’ within the development. This will also provide visual interest while providing a helpful way-finding tool for new residents and visitors.

C. Theme Walls, Entry Gates, and Entry Monument

The proposed theme walls will be consistent with Acacia’s overall community character. This theming is reinforced using materials, colors, design, and layout. The fences and walls will consist of the following types: Wood for the patio fences, painted in the respective neighborhood colors and masonry with wrought iron for the perimeter wall. The perimeter wall has a low profile so that the units are visually connected to the quiet streets and for a welcoming character. Acacia will have entry monument signage at the entrance into the community that provides a sense of neighborhood arrival.

D. Lighting

Site lighting has been designed in accordance with the applicable requirements, complying with the Dark Sky Ordinance and necessitating the selection of fixtures that are downlit and fully shielded. The patios and entries of the units will have automatic motion-activated lighting fixtures.

VI. MISCELLANEOUS

A. Parking

Acacia will contain at-grade surface parking. *See Exhibit 2, Preliminary Site Plan*, for parking counts, by type of parking provided. Acacia provides 297 spaces where 297 are required, with each unit containing a 2-car garage. Thirty-nine guest parking spaces are required.

B. Phasing

It is anticipated that Acacia will be constructed in one phase.

VII. PROJECT TEAM

Developer:

Diamante Homes

Attn: Jim Adcox
2925 N. Norwalk
Mesa, Arizona 85215

Architect:

Atmosphere Architects

Attn: Tim Boyle
114 W. Main St.
Mesa, Arizona 85201
tim@atmosarch.com

Landscape Architect:

Campbell Collaborative

Attn: Don Campbell
111 E. Dunlap Ave, Suite 1-278

Phoenix, Arizona 85020
don@campbellcollaborative.com

Civil Engineer:

NPS Global Inc.
Attn: Tom Haws
859 N. Lafayette
Mesa, Arizona 85201
npsglobalinc@gmail.com

Zoning & Entitlements:

Ray Law Firm
Attn: Brennan Ray
2325 E. Camelback Road, Suite 400
Phoenix, Arizona 85016
Phone: (602) 558-9934
bray@raylawaz.com

VIII. CONCLUSION

Acacia will provide the City with a high-quality, thoughtfully designed townhome community that advances key General Plan goals for housing diversity, neighborhood revitalization, and sustainable development. The development supports the City's vision for balanced growth and provides much-needed new housing options for future residents. We request your approval.

Diamante Homes