



City of Apache Junction

Development Services Department



Date: August 24, 2021

To: Planning and Zoning Commission

Through: Larry Kirch, Development Services Director Rudy Esquivias, Planning Manager/Zoning Administrator

From: Sidney Urias, Principal Planner

Subject: Presentation and discussion of cases P-21-50-MPC and P-21-51-MPC regarding the proposed rezoning of approximately 8,090 acres from RS-GR (General Rural Low Density Single-Family Detached Residential) to MPC (Master Planned Community) to facilitate the development of eight (8) Development Units. The Property is generally bounded by Baseline Avenue to the Frye Road alignment and from Meridian Drive to the Central Arizona Project Canal (see "The Site" Exhibit).

Summary:

On November 4, 2020, the Arizona State Land Department ("ASLD") conducted an auction of 2,783 acres known as the Auction Property. As the successful bidder at the auction, D.R. Horton was tasked to master plan and rezone approximately 8,090 acres known as "The Site". The Site is made up of two parcels, the first is approximately 2,783 acres, and the second parcel consists of approximately 5,306 acres, which is being retained by the State Land Department for future disposition ("Retained Property"). The Site is located within the greater 275 square miles commonly referred to as "Superstition Vistas".

At the time of the auction, the Auction Property and portions of the Retained Property were situated in an unincorporated area of Pinal County. The portion of the Retained Property north of Elliot Avenue is already inside the city limits. D.R. Horton also accepted the responsibility to request annexation of the Auction Property and portions of the Retained Property into the municipal limits of the City of Apache Junction. The annexation

process started with the filing of a blank annexation petition with the Pinal County Recorder on December 22, 2020.

At a later date, D.R. Horton partnered with Brookfield Residential Properties, Inc. to develop approximately half of the Auction Property.

Auction Property MPC Plan:

The MPC plan contains the criteria by which the City will administer and regulate the zoning and development of the Auction Property. The MPC includes procedures and guidance regarding Amendments, Land Use Budgets, references to Infrastructure Master Plans, and conformance to the Apache Junction 2020 General Plan's goals and policies. The second half of the MPC plan includes a more detailed plan known as the Development Unit Plan. The Development Unit Plan provides criteria and guidelines regarding Permitted Uses, Open Space and Parks Framework Plan, Landscape Framework Plan, Lighting Standards, Residential Development Standards, Commercial Development Standards, Architectural Guidelines, Street Standards and Signage to name a few.

The Auction Property is divided into two (2) Development Units which are generally configured along the Ironwood Drive alignment (see Development Unit Exhibit).

Retained Property MPC Plan:

The MPC plan contains the criteria by which the City will administer and regulate the zoning and development of the Retained Property. The MPC includes procedures and guidance regarding Amendments, Land Use Budgets, reference to Infrastructure Master Plans, and conformance to the Apache Junction 2020 General Plan's goals and policies.

The Retained Property is divided into six (6) Development Units which are generally configured along primary roadways, drainage areas or land use transitions (see Development Unit Exhibit).

As the Arizona State Land Department auctions property within the Retained Property, future developers will be required to prepare Development Unit Plans. The Development Unit Plans shall include a series of exhibits with supporting narratives, which generally describe the location of residential

and non-residential uses, vehicular transportation plans and pedestrian connections, parks and open space plans, permitted uses, lighting standards, signage standards, architectural guidelines, development standards, landscape guidelines, as well as propose an overall aesthetic character for each of the Development Units.

Each MPC plan will replace the existing Apache Junction Zoning Ordinance and will guide the planning and design of the Development Units.

Attached:

1. Site Exhibit
2. Auction Property MPC Plan
3. Retained Property MPC Plan
4. Development Unit Exhibit