



# *City of Apache Junction*

## *Development Services Department*



### **CITY COUNCIL CONSENT AGENDA STAFF REPORT**

**DATE:** April 15, 2025

**TO:** Honorable Mayor and City Council Members

**THROUGH:** Bryant Powell, City Manager  
Rudy Esquivias, Development Services Director

**CASE NUMBERS:** Blossom Rock Phase 1 - Replat of Parcel 10  
(SV-22-23)

**OWNERS:** Brookfield ASLD 8500 LLC

**APPLICANT:** Brookfield ASLD 8500 LLC ("Brookfield")

**REQUEST:** Approval of a Replat for Blossom Rock Phase 1, Parcel 10 zoned MPC ("Master Planned Community")

**LOCATION:** The property is generally located on the northwest corner of Ray Avenue and Blossom Rock Trail

**GENERAL PLAN/  
ZONING DESIGNATION:** Master Planned Community ("MPC")/Master Planned Community ("MPC")

**SURROUNDING USES:**

- North: MPC Blossom Rock Phase 1
- South: MPC Retained Property
- East: MPC Blossom Rock Phase 2
- West: MPC Blossom Rock Phase 1

#### **BACKGROUND**

On October 5, 2021, the City of Apache Junction approved the Auction Property at Superstition Vistas Master Planned Community plan.

On July 19, 2022, the Apache Junction City Council approved the Blossom Rock Phase 1 Final Plat.

Most recently, Brookfield submitted a Replat to allow a lot split of parcel 10.

Staff has found the proposed Replat to be in conformance with the preliminary plat, the Auction Property at Superstition Vistas Master Planned Community plan and the Superstition Vistas Master Infrastructure Reports.

### **PROPOSALS**

Brookfield has submitted a Replat to separate the future townhome plat from the adjoining neighborhood park. This replat will better facilitate the transfer of ownership and maintenance responsibilities for the park to the HOA.

The property is generally located on the northwest corner of Ray Avenue and Blossom Rock Trail.

### **PLANNING DIVISION RECOMMENDATION**

Staff is supportive of the proposed Replat for Blossom Rock Phase 1 - Parcel 10 because of its conformance with the preliminary plat, Auction Property at Superstition Vistas Master Planned Community plan and the Superstition Vistas Master Infrastructure Reports, and respectfully recommends that the City Council to approve such request.

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### **RECOMMENDED MOTION FOR FINAL PLAT**

I move that the Apache Junction City Council approve SV-22-23, Replat of Blossom Rock Phase 1, Parcel 10, as requested by Brookfield (owner and applicant), generally located on the northwest corner of Ray Avenue and Blossom Rock Trail.

*Kelsey Schattnik*

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Prepared by Kelsey Schattnik  
Principal Planner

Attachments:

Exhibit #1 - Replat for Blossom Rock Phase 1 - Parcel 10