

# Diamante Homes at Acacia

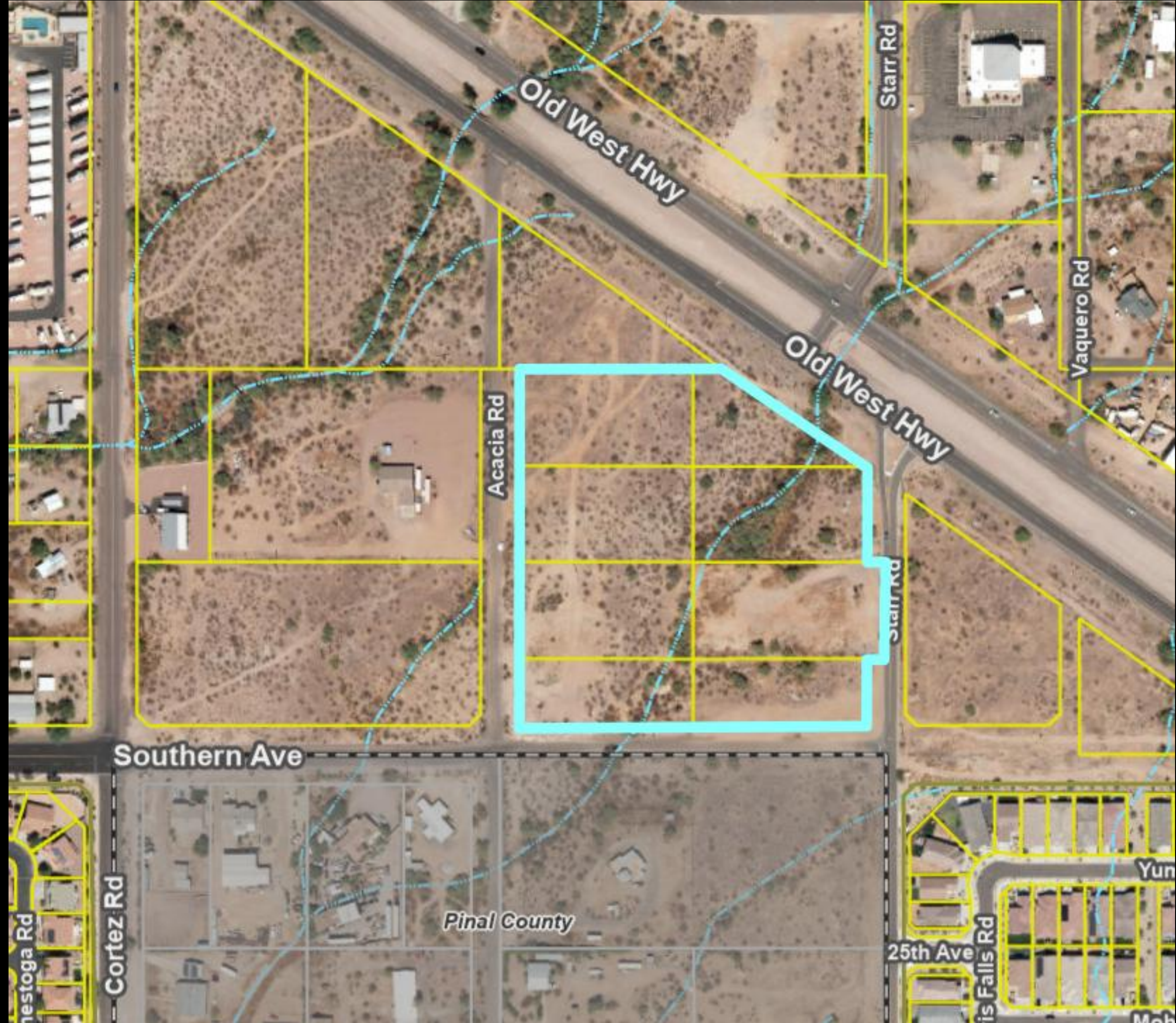
## P-25-59-PZ

City of Apache Junction  
City Council New Business Item  
April 7, 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.



# Zoning Map

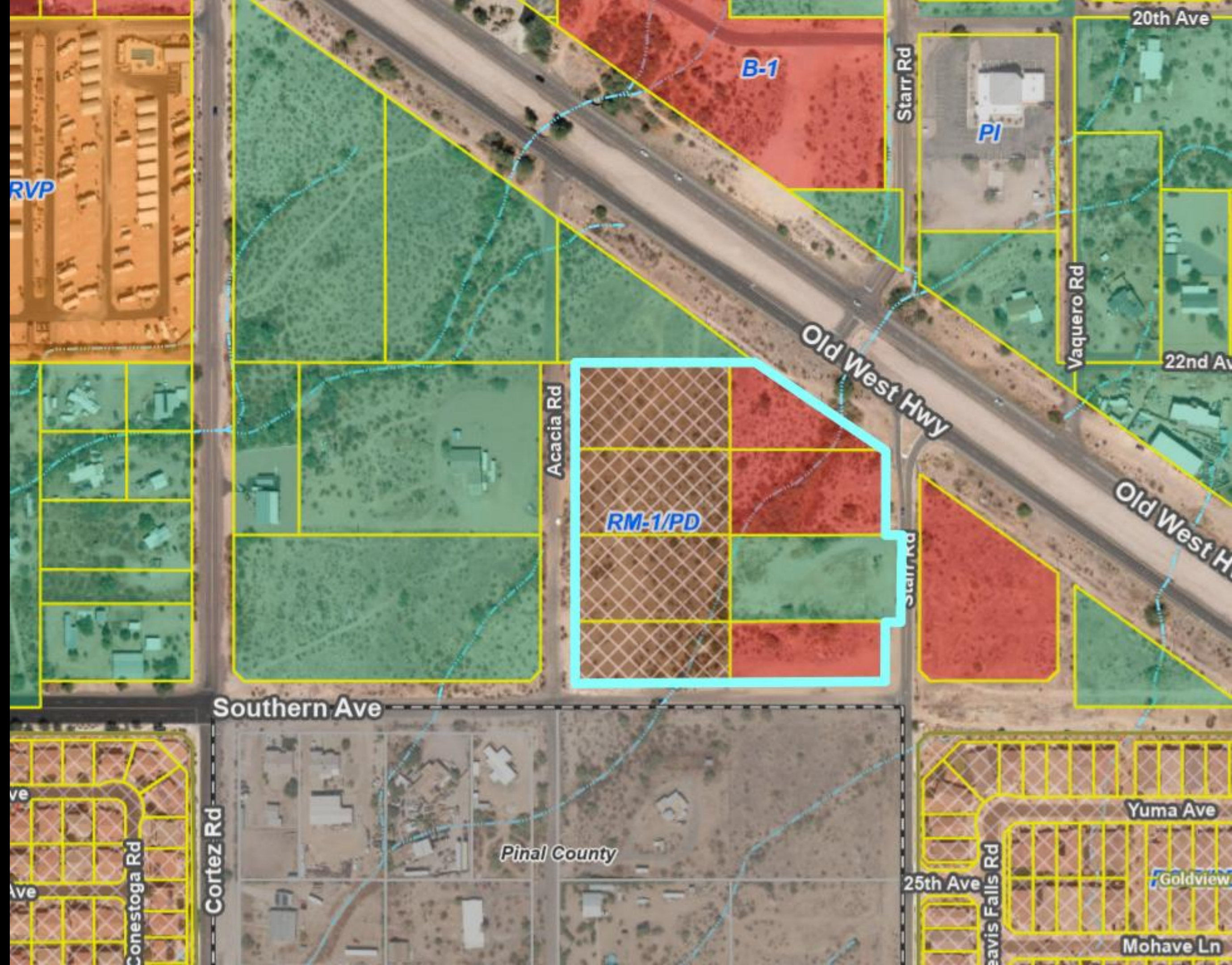
**Current Zoning:**  
High Density Multiple-Family Residential by Planned Development ("RM-1/PD"),  
General Commercial ("B-1"),  
and General Rural Low Density Single-Family Detached Residential ("RS-GR")

**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;

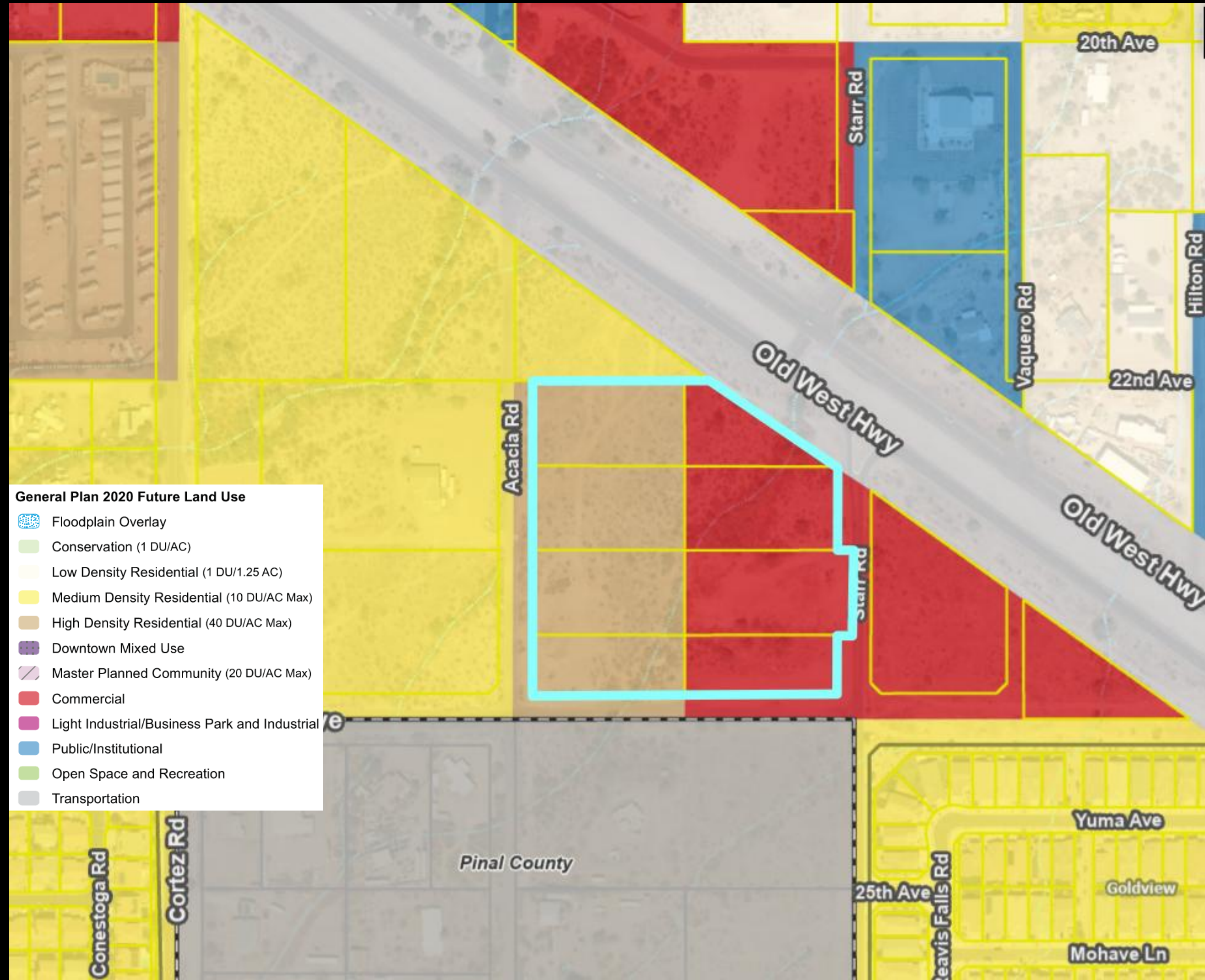
**West:** "RS-GR" Residential Properties



# General Plan Land Use Map

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

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



# Site Plan



# 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.



## 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
- **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**

**City Council Public Hearing:**

**Tuesday, April 21, 2026**

