



City of Apache Junction

Development Services Department



Date: June 3, 2024 City Council Work Session
June 18, 2024 City Council Meeting

To: Honorable Mayor and City Council Members

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

From: Nicholas Leftwich, Planner

Subject: City Council Agenda Items:
P-22-72-SD Goldfield Estates Final Plat

Summary

Case P-22-72-SD comprises the Final Plat submittal by David Bohn of the BFH Group for the Goldfield Estates, a 209-unit townhome development proposed and approved in the rezoning by planned development cases P-21-94-PZ and P-21-95-PZ, and the preliminary plat case P-21-96-PZ. These cases were presented to the City Council on May 17, 2022 and approved through Planned Development Zoning Ordinances No. 1524 and No. 1525 and the Resolution No. 22-18, approving the preliminary plat.

The applicant then applied for their final plat in July 2022, and have spent the time since then resolving engineering challenges, utility agreements, and other financial obligations while the property itself transferred ownership and resolved title concerns. The applicant remains David Bohn of BFH Group, however the property owner and developer has changed from the Fourplex Investment Group (FIG) to Sunstone Two Tree.

Attached is a copy of the proposed final plat for "Goldfield Estates" subdivision, a B-1/PD-zoned, 209-suite, townhome subdivision located at the southeast corner of Starr Road and 28th Avenue.

Staff has reviewed the final plat for substantial compliance with the requirements of the approved Planned Development "PD" Zoning Ordinances No. 1524 and No. 1525 and the Resolution No. 22-18 and the standards of the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-5: Zoning Bulk and Use Regulations, Tables 1-5-3 and 1-5-4;

and Article 1-4: Zoning Districts, Section 1-4-3 Planned Development ("PD") Overlay District, and Chapter 2: Subdivision and Minor Land Division Regulations. Staff finds that the final plat represents the development intention reviewed in the rezoning by planned development cases P-21-94-PZ and P-21-95-PZ and approved by the City Council previously. Planning Staff recommends the approval of the final plat.

Attached:

- Final Plat for Gold Drive Development
- Council Approved PD Ordinances No. 1524 and No. 1525
- Resolution No. 22-18
- P-21-96-SD Goldfield Estates Preliminary Plat Staff Report