

June 7, 2022

Via Electronically to:

City of Apache Junction
Development Services
300 E. Superstition Blvd.
Apache Junction, AZ 85119

***Re: Updated Rezoning Application – EcoVista Development, Inc.
SEC Rennick Drive & Virginia Street***

To Whom It May Concern:

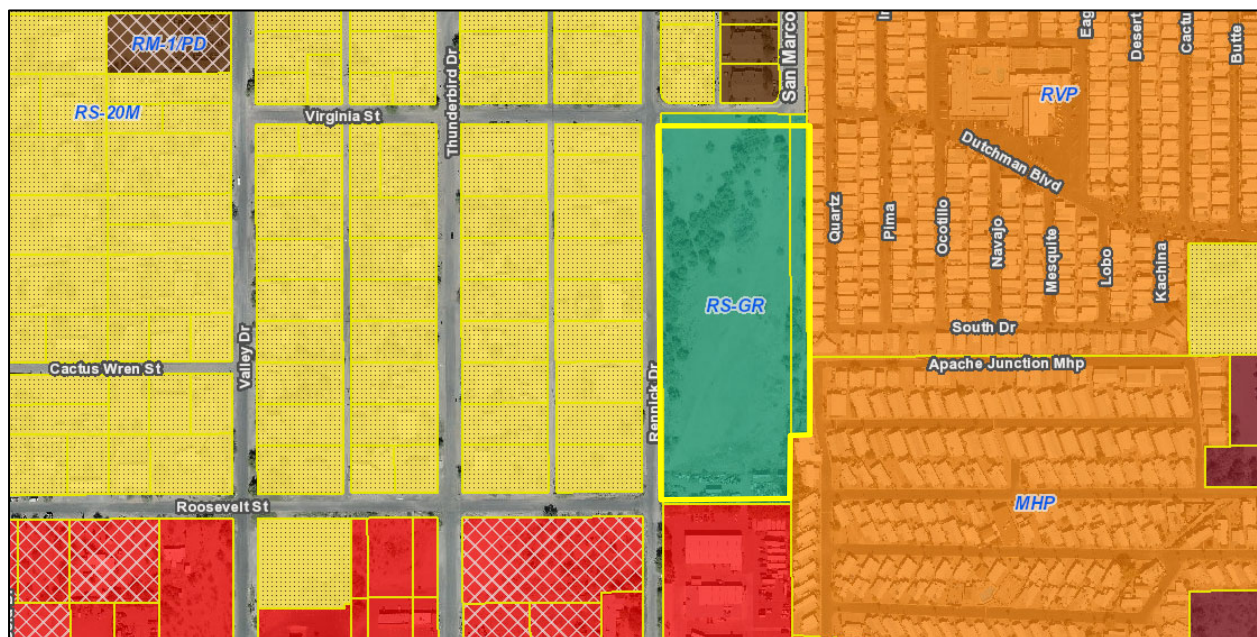
On behalf of EcoVista Development, LLC, Berry Riddell LLC is pleased to file this application seeking to rezone approximately 7.24 net acres located at the southeast corner of Rennick Drive and Virginia Street (the “Site”) from RS-GR (General Rural Low Density Single-Family Detached Residential) to RM-2 (High Density Multiple-Family Residential) and B-2 (Old West Commercial). The southern .54 acres will be rezoned to B-2 to allow the legal non-conforming automobile uses that exist on that portion of the Site today. The northern 6.7 acres (net) will be rezoning to RM-2 to allow the proposed multi-family development as shown on the conceptual site plan. Please note that a General Plan amendment is not required in order to accomplish the rezoning of the Site.

Site Information

The Site consists of Parcel Numbers 101131080 and 101110210. The Site is currently undeveloped land, as shown in the graphic below.



The Site is currently zoned RS-GR and has a General Plan (“GP”) designation of Downtown Mixed-Use. North of the Site are single-family and duplex-style residences with RS-20M (Medium Density Single-Family Detached Residential) RM-2 zoning and a GP designation of High-Density Residential (40 du/ac). The Apache Homes subdivision lies west of the Site and has RS-20M zoning and a GP designation of Medium Density Residential (10 du/ac). East of the Site is the Lost Dutchman RV Resort, which is zoned RVP (Recreational Vehicle Park) and MHP (Manufactured Home Park) and has a GP designation of Downtown Mixed Use. South of the Site are a mix of auto-related commercial uses with B-2 zoning and a GP Designation of Downtown Mixed Use.



Proposed Development

This proposal is to rezone the Site to RM-2 and B-2 to allow the existing legal non-conforming automobile uses and the proposed multi-family development. The proposed multi-family development consists of 124 residential apartment style units at a density of 18 du/ac based on the gross Site area. Seventeen buildings are proposed with a mix of one bedroom, two bedroom and three-bedroom units, each of which will have ground floor entry and a 1 car or 2 car garage. The buildings will be no greater than two stories and have a maximum height of 30 feet (35 feet is allowed under the current zoning). The buildings surround a centralized amenity space, which includes an office, clubhouse, fitness area, covered playground, pool and spa, cabanas, and barbecue areas. (See conceptual site plan below)



The architectural character reflects the modern growth of the city with clean lines, relaxed soft colors, and simple textures which complement the riparian theme to support a multi-family community that is unique and harmonious with the various land uses and neighborhoods surrounding the community. Units are surrounded by lush desert-appropriate landscaping and feature private balconies and patios. The exterior materials consist of an insulated stucco system in various finishes such as smooth, sanded, and heavy raked textures, wood textured metal soffit panels, metal balcony fascia and roof fascia panels and flashing, and metal guardrails. The exterior walls are modulated in and out, expressing elements within the building such as entrances, patios and balconies, or bedrooms and bathrooms which are alternately recessed or extended. Balconies and various roof overhangs, trim locations, and material changes for specific design elements successfully break down the massing of the building.

This application narrative is supported by the following documents:

- Site plan
- Elevations and Floor Plans
- Landscape Plan
- Signage Plan
- Lighting Plan
- Legal Description
- Deed
- Pinal County Assessor's Tax Parcel Map showing the subject property and surrounding parcels within a 300-foot radius of the property boundaries
- Mailing Label Certification
- Mailing Labels (with Pinal and/or Maricopa County parcel maps)
- Public Participation Plan
- Application Fees

BERRY RIDDELL LLC

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Your attention to this matter is greatly appreciated. Please feel free to reach out to me directly with any question. Thank you and we look forward to working with you on this project.

Very truly yours,

A handwritten signature in blue ink, consisting of a stylized capital 'A' followed by a horizontal line and a small flourish.

Cassandra Ayres