

The Enclave on Rennick

SEC Rennick Dr. & Virginia St.

Public Participation Report

July 26, 2022

Prepared for:

EcoVista Development LLC
Seth Jardine
4400 N. Scottsdale Rd., Suite 9500
Scottsdale, Arizona 85251

Prepared by:

Berry Riddell LLC
Wendy Riddell, Esq.
Elyse DiMartino, Planner
6750 E Camelback Rd., #100
Scottsdale, Arizona 85251

I. PROJECT DESCRIPTION

This Public Participation Plan is being submitted in association with an application for an approximate 6.9 gross-acre property located at the southeast corner of Rennick Drive and Virginia Street (the “Site”). The Site represents a portion of Parcel Number 101131080 and is shown in the aerial below. Our request is for a rezoning from RS-GR (General Rural Low Density Single-Family Detached Residential) to RM-2 (High Density Multiple-Family Residential) at a density of 18 du/ac (dwelling units per acre) for a two-story multi-family development consisting of 17 buildings with a total of 124 units. The Site has a land use designation of Downtown Mixed-Use on the 2020 General Plan.



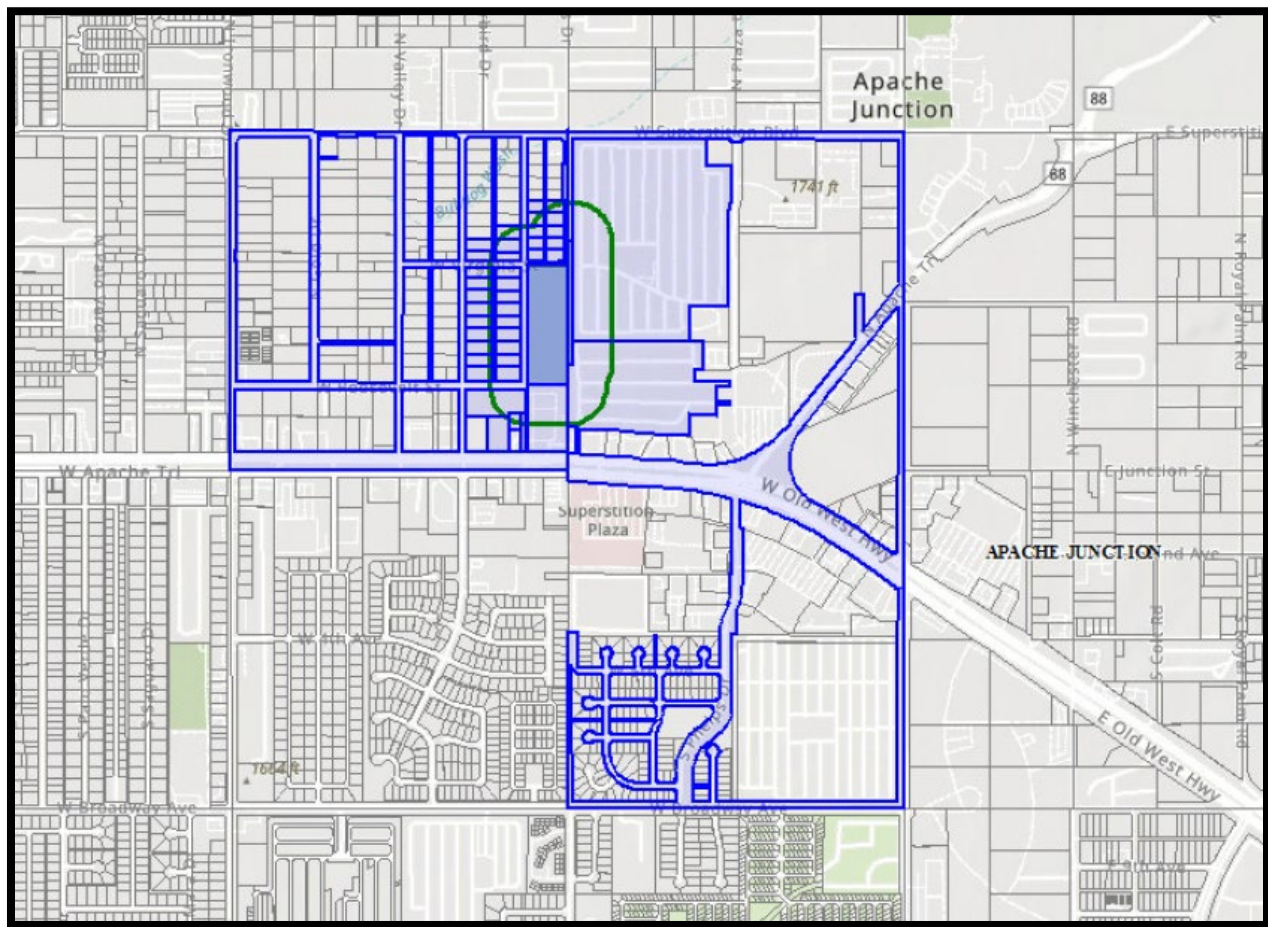
This application proposes a well-designed and well-built Townhome-style multi-family project. The proposed development will positively impact the surrounding area by increasing home values and providing a new housing option for those individuals who would like to live in this community but are not interested in home ownership. Additionally, more residents in the downtown district will support current and planned commercial businesses and growth.

II. INFORMING THE PUBLIC

Bilsten Consulting was hired by the developer to conduct community outreach for this project to make sure as many neighbors as possible in the notification area had the opportunity to be involved in this project. We made physical contact at front doors with numerous neighbors in the notification area. We made four physical attempts at door knocking on different days and times in the beginning of March of 2022 and left our contact information with neighbors to disseminate to anyone we didn't have the chance to make contact with. We received phone calls from neighbors who passed our information around and had phone conversations and even scheduled future meetings in neighbors' living rooms.

III. NOTIFICATION

The notification map of property owners within 300 feet of the Site is shown below. A notification letter was sent via first-class mail on April 20, 2022, alerting interested parties to the request and the details of the neighborhood meeting (**Exhibit A**). Recipients of the letter were invited to attend the meeting where they could make their feelings on the project known and ask any questions. The notification list is composed of property owners within 300 feet, nearest school district(s), head of any homeowners' association or registered neighborhood group within the notice area and other interested parties. Communication with these parties has been ongoing throughout the process, and communication with impacted and interested parties has taken place with verbal, written and electronic contact. Additionally, the applicant has, and will continue to, make themselves available to the public via phone and email and will meet with the public individually if the desire is expressed.



IV. NEIGHBORHOOD MEETING

We hosted an in-person neighborhood meeting on May 5, 2022, at 6:30pm at the Apache Junction Multigenerational Center. There were 17 attendees from the neighborhood, many of whom we had spoken to at their door back in March. Comments heard from neighbors while door knocking and during the neighborhood meeting included: concerns about the potential increase in traffic, concerns about height and density of the project near their low-density homes, and questions about drainage and our

responsibility for street improvement. Neighbors still have our contact information, and we will be in communication with neighbors as needed. Neighbors signed in at the meeting and provided their address, phone number, and email address. This will allow us to get in touch in the future and answer questions as needed and keep them posted on future public meetings. We will send a follow up email to those neighbors who asked for us to send them specific slides from our presentation and traffic counts.

V. HOW ISSUES WILL BE ADDRESSED

The concerns of the neighbors were taken into consideration as the project team prepared the subsequent submittal. The site plan was revised to move the primary entrance south, so it is not directly across from the existing homes on Rennick Drive. Additionally, the site plan was redesigned to create view corridors east-west through the Site. These view corridors would maintain some of the views of the Superstition Mountains from the existing homes on Rennick Drive.

The entire project team remains sensitive to the importance of neighborhood involvement and creating a relationship with property owners, residents, business owners, neighborhood associations, and other interested parties. Communication with these parties will be ongoing throughout the process. The applicant will be responsive to these individuals and make a diligent effort to address comments expressed by the interested parties. The applicant will make themselves available to the public via phone and email and will meet with the public individually if the desire is expressed.

VI. PUBLIC HEARING NOTIFICATION

The City of Apache Junction notifies all property owners within 300 feet of the Site with a notification letter and posts a publication in a widely circulated newspaper throughout the City. The project team posts a public hearing sign on the Site (Exhibit B).

VI. PROPOSED SCHEDULE

The proposed schedule for the Public Participation Plan is as follows:

March 3, 2022	Submit Public Involvement Plan for Review
April 20, 2022	Notification Letter with Plans Sent
May 5, 2022	In-Person Neighborhood Meeting
July 22, 2022	Public Hearing Sign Posted
July 26, 2022	Submit Public Involvement Final Report to City Staff

Exhibit A

Neighborhood Meeting Notification

Mailing Label Certification


I/We, Cassandra Ayres,

hereby certify that this is a complete list of property owners within 300 feet of the property proposed for rezoning or other permit approval as obtained from the Pinal County Assessor's Office on: (date obtained)
03.03.2022.

I/We further certify that this list is not older than thirty (30) days at the time of filing of said application.

PLEASE PRINT

Zachary Pebler
Property Owner Name


Signature

Street Address

City, State, Zip

480.682.3916
Telephone

Property Owner Name

Signature

Street Address

City, State, Zip

Telephone

Cassandra Ayres
Agent Name


Signature

6750 East Camelback Road, STE 100
Street Address

Scottsdale, AZ 85251
City, State, Zip

480.682.3916
Telephone

April 18, 2022

Case No. P-22-29-PZ | The Enclave on Rennick
SEC of Rennick Drive and Virginia Street, Apache Junction, Arizona

Dear Property Owner or Neighborhood Association Representative,

The purpose of this letter is to inform you that we have recently filed a request 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 rezoned 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.



Proposed Change:

The proposed change 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.

Existing Use:

A copy of the conceptual site plan and elevations are attached.

Exhibit B

Public Hearing Sign Posting

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with Apache Junction's posting requirements for Case # P-22-29-PZ,

located west virgina & N Rennick Dr, on 07/22/22.


See attached photo exhibit.

For applicant:

Berry Riddell LLC

Dynamite Signs, Inc.

Sign Company Name


Sign Company Representative

Subscribed and sworn to be on 07/22/22

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

MaryBeth Conrad
Notary Public



My Commission expires: 10.25.24

City of Apache Junction Public Notice REZONING PUBLIC HEARING

PLANNING AND ZONING COMMISSION:

DATE: 08/09/2022 TIME: 7:00 P.M.

CITY COUNCIL:

DATE: 09/06/2022 TIME: 7:00 P.M.

CASE #: P-22-29-PZ

APPLICANT: Cassandra Ayres

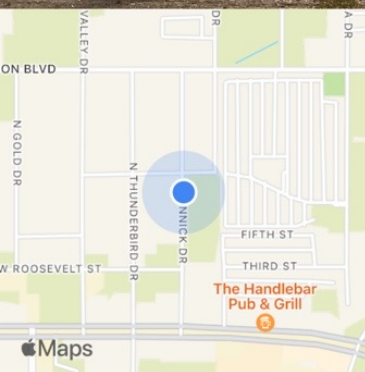
PHONE: (480) 626-8829

PLACE: 300 E. SUPERSTITION BLVD.
APACHE JUNCTION, AZ 85119

REQUEST: Rezoning approximately 7.24 net acres located at the southeast corner of Rennick Drive and Virginia Street 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).

CITY CLERK: Nicholas Leftwich
FOR INFORMATION CALL

PLANNING OFFICE 480-474-8575



201-499 N Rennick Dr
Apache Junction AZ 85120
+33.418993,-111.555789

Friday, July 22, 2022 at 7:04:05 AM

City of Apache Junction Public Notice **REZONING PUBLIC HEARING**

PLANNING AND ZONING COMMISSION:

DATE: 08/09/2022 TIME: 7:00 P.M.

CITY COUNCIL:

DATE: 09/06/2022 TIME: 7:00 P.M.

CASE #: P-22-29-PZ

APPLICANT: Cassandra Ayres

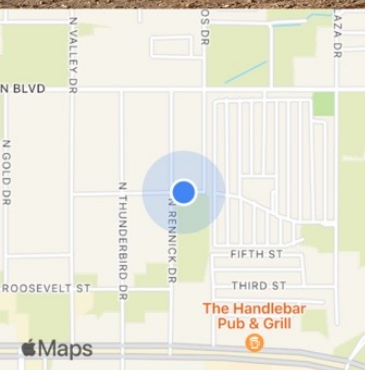
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**CITY CLERK: Nicholas Leftwich
FOR INFORMATION CALL**

PLANNING OFFICE 480-474-8575



852-898 W Virginia St
Apache Junction AZ 85120
+33.419527,-111.555438

Friday, July 22, 2022 at 7:03:09 AM

Re: [External] Rennick and Virginia Proposed Development

Nicholas Leftwich

Mon 3/21/2022 3:44 PM

Sent Items

To: Jimmy Valencia <cwo3v@yahoo.com>;

Thank you for putting your thought together and providing them to me. I will provide this to the Planning and Zoning Commission and City Council, along with other neighborhood comments as-is if you approve of me doing so.

Regarding your questions about the sober living home on San Marcos, Arizona state law allows for them to operate out of residential homes as a protected class. Because of this, the city does not have laws or codes preventing them, although there are certain requirements that must be met, such as separation requirements to prevent there from being too many in one place. They do have to maintain an active business license, and I was informed that this sober living home in particular has been there for many years, so I do not have all of the information about how it came to be.

The developers should be sending out more information soon, but I do not have the exact times from them yet. They will not be able to proceed in the rezoning process without informing the neighborhood though, so it will indeed have to happen soon.

If you have further questions, please let me know. Thank you,

Nicholas Leftwich

Associate Planner

City of Apache Junction

300 E. Superstition Blvd

Apache Junction, AZ 85119

480-474-8575

nleftwich@apachejunctionaz.gov

From: Jimmy Valencia <cwo3v@yahoo.com>

Sent: Monday, March 21, 2022 11:19:54 AM

To: Nicholas Leftwich

Subject: Re: [External] Rennick and Virginia Proposed Development

Mr. Leftwich. I am responding to your email with some questions regarding the proposed "Apartments". First is that these will be rentals and as renters there is no ownership in these apartments. Here are my thoughts.

1. 124 Apartments x 2 individuals per = 248 occupants.

Average 2 children per apartment = 596 total.

2. Average vehicles of 2 per apartment = 248.

Currently Rennick Dr has a high volume of traffic with most over the speed limit. On several occasions I have been passed while doing the speed limit on Rennick Dr.

3. Heights on proposed "Apartments" will impact our views as well as noise and volume of traffic.

4. There is currently a half way house on San Marcos just around the corner with a lot of foot traffic on Rennick Dr. Does there have to be full disclosure of this to the renters? Of concern is safety for any

children who may occupy these "Apartments ".

5. Why is a 1/2 way house in a single family zoned area ? And does it have a business license? Who is the principal of this and who funds this?

So my opposition to this is a firm NO.

Would the Council members want this in their front yard ? I would guess the answer would also be a NO.

Would the developer from Scottsdale want this in their front yard ? I would guess the answer would be NO.

Also where and when will this be published to inform all that are concerned in this ?

I would like to thank you for your time and response.

On Thursday, March 17, 2022, 05:19:07 PM MST, Nicholas Leftwich <nleftwich@apachejunctionaz.gov> wrote:

Hello Jim, I am a planner for the city of Apache Junction and I am the city's point of contact regarding the rezoning project proposed, case number P-22-29-PZ, a development proposal for a 124 unit apartment community tentatively known as the Enclave on Rennick. This project is under review and has not been scheduled for public hearings yet, however in the next month or so it will be scheduled for public hearings with the Planning and Zoning Commission and the City Council, at which point you and other neighbors will be notified and invited to attend the public hearings to voice your opinions and concerns on the proposed rezoning and development. The developer, EcoVista Development, LLC, should be hosting a neighborhood meeting within the next month as well to inform the neighborhood about the proposal.

In the meantime, if you would like to inform the Planning and Zoning Commission and City Council of your concerns in advance, you may provide me your comments so that they may be included in the staff reports that will be provided to them prior to their public hearings. I will make sure to include yours and other neighbors' comments, some of which I have already received, in the reports so that the commission and council are aware of all neighborhood concerns.

As for the other questions you have that I was forwarded, the housing product proposed is 2 story, rowhome-style apartments with a proposed height of 28' 6", and a density of 18 units an acre. I will note that the maximum height of the current neighborhood is 35' and the proposed height of the RM-2/PD zoning district proposed raises that height limit on this property to 40', however the conceptual plan presented in this zoning, if approved, would limit the development to the height proposed around approximately 28' 6".

Please let me know if you have any questions, or any comments to provide to the commission and city council. Thank you,

Nicholas Leftwich

Associate Planner

City of Apache Junction

300 E. Superstition Blvd

Apache Junction, AZ 85119

480-474-8575

nleftwich@apachejunctionaz.gov

Re: [External] Rennick and Virginia Proposed Development

Nicholas Leftwich

Mon 3/21/2022 3:51 PM

Sent Items

To: Marlene Smith <smith.mom@q.com>;

Thank you Marlene for putting your thoughts together and providing your concerns to me. I will provide this e-mail to the Planning and Zoning Commission and City Council, along with other neighborhood comments as-is if you approve of me doing so, so that the public officials who make the decisions regarding whether to rezone the property or not will be aware of concerns and potential issues.

Regarding your question, the proposed project is composed of apartments, but in a row-house style, which may have been confused for townhomes. As a building definition, townhomes would mean individually owned lots and not a rental community, but since it is a rental community it would be considered apartments. The developer should be sending out information soon, and the city will also send out our own letters, but that does not happen until the meeting and public hearing has actually been scheduled. This project is not that far in the process yet and is still under review.

If you have further questions, please let me know.

Thank you,

Nicholas Leftwich

Associate Planner

City of Apache Junction

300 E. Superstition Blvd

Apache Junction, AZ 85119

480-474-8575

nleftwich@apachejunctionaz.gov

From: Marlene Smith <smith.mom@q.com>

Sent: Monday, March 21, 2022 1:16:05 PM

To: Nicholas Leftwich

Subject: [External] Rennick and Virginia Proposed Development

Mr. Leftwich

I am writing to you about the 124 apartments and the impact it will have on the community. Or is it Townhouses like the Consultant is saying? Either way it is rentals! As a concerned citizen I am opposed to the two story buildings, to all the traffic it will create not to mention the noise and pollution from extra cars, trucks and motorcycles. A lot of people walk and ride bicycles on Rennick and there is already traffic that does not obey the speed limit.

I moved to this "quiet" neighborhood as did my neighbors and now the city chooses to take that all away by providing 'apartments'.....really? What ever happened to keeping Apache Junction a part of "The Old West"? What ever happened to developing a 'downtown' area with nice shops and restaurants to attract tourists?

I realize Mr. Arnold wants to get rid of the property but can the city seriously consider a developer that isn't in it just to line their pockets, someone that actually cares about people. How about a retirement community with single story "apartments" for people that want to live an 'quiet' active life and enjoy what brings people to Apache Junction to begin with.

I am putting in a HARD NO for this project!!

When are we going to made aware of the meeting to inform the residents of this area?

Thank you for your time
Marlene Smith