



# *City of Apache Junction*

## *Development Services Department*



### **PLANNING AND ZONING COMMISSION PUBLIC HEARING STAFF REPORT**

**DATE:** August 9, 2022

**CASE NUMBERS:** P-22-29-PZ "The Enclave on Rennick"

**OWNERS:** Zachary Pebler of Pebler Equities, LLC

**APPLICANT:** EcoVista Development, LLC represented by Elyse DiMartino of Berry Riddell, LLC

**REQUEST:** Proposed rezoning of 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)

**LOCATION:** The properties are generally located at the Southeast corner of North Rennick Drive and West Virginia Street.

**GENERAL PLAN/  
ZONING DESIGNATION:** Downtown Mixed Use; currently zoned RS-GR.

**SURROUNDING USES:** North: RM-2 ("High Density Multiple-Family Residential") & RS-20M (Medium Density Single-Family Detached Residential) residential properties;

South: B-2 "Old West Commercial" Arnold's Auto Center commercial property;

East: RVP ("Recreational Vehicle Park") Lost Dutchman RV Resort & MHP ("Manufactured Home Park") Apache Junction Mobile Home Park;

West: RS-20M Single-Family Residences.

## **BACKGROUND**

Parcel 101-13-1080 is a parcel that has historically been undeveloped and vacant with the exception of a small commercial storage yard located on a 76'-wide section along the south edge of the property that supports the neighboring Arnold Auto Center, who were the previous owners of this property. As a residentially zoned property, this storage yard has been a non-conforming use, however it has been noted to predate the city's zoning ordinances and been in usage since at least before 1985.

Parcel 101-11-0210 is a vacant long, narrow parcel that was previously dedicated right-of-way for the San Marcos Drive alignment, however at a later date it was vacated and returned to private ownership in 1985.

The applicant, EcoVista Development, LLC, has formally expressed interest in developing the vacant, undeveloped portions of the subject site into a 124-unit multi-family residential apartment complex. The applicant has proposed that the existing storage yard would remain, be split off, and then combined with parcel 101-13-109C, known as the Arnold Auto Center property.

## **PROPOSALS**

P-22-29-PZ is a proposed rezoning of parcels 101-13-1080 and 101-11-0210, approximately 7.24 acres currently zoned RS-GR "General Rural Low Density Single-Family Detached Residential," that has been requested by EcoVista Development, LLC, represented by Elyse DiMartino of Berry Riddell, LLC.

The southern .54 acres of parcel 101-13-1080 will be rezoned to B-2 "Old West Commercial" to allow the existing commercial storage yard use by Arnold Auto Center on that portion of the parcel to be split off and combined with the B-2 commercial parcel 101-13-109C located immediately to the south of the subject site. The remaining 6.7 acres will be rezoned to RM-2 "High Density Multiple-Family Residential" to allow the development of the proposed 124-unit multi-family residential community tentatively known as "The Enclave on Rennick."

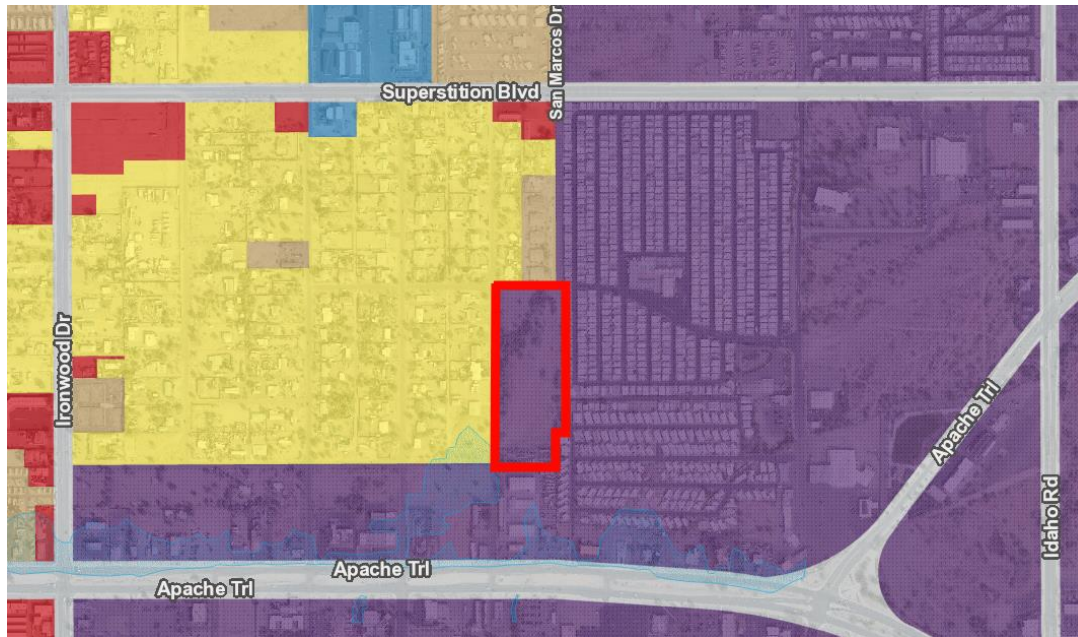
No deviations to the Apache Junction Zoning Ordinance are requested at this time.

## **PLANNING STAFF ANALYSIS**

### *Relationship to General Plan:*

The subject site is designated by the city's General Plan as part of the "Downtown Redevelopment Area", and is categorized for "Downtown Mixed Use," which supports residential densities between 10 dwelling units per acre to 40 dwelling units per acre.

The proposed density of 18 units per gross acre complies with this General Plan designation and does not require a General Plan Amendment.



### *Zoning/Site Context:*

The subject site is located between several different zoning districts and is uniquely situated as a large undeveloped parcel bordering both commercial and residential properties. To the south of the property is the B-2 "Old West Commercial" zone that acts as a commercial corridor along Apache Trail. To the east of the subject site are a Manufactured Home Park with a density of 10.9 units per acre and an RV Park with a density of 17.9 units per acre. To the west of the subject site is an RS-20M residential neighborhood with a density of 2.18 units per acre. To the north of the subject site are both RS-20M residential properties, and RM-2 multi-family residential properties, which currently have the maximum allowable density of 22 units per acre, but which are currently developed with four-plex residences. (See Exhibit #3 - Neighborhood Zoning Aerial)

### *Infrastructure Improvements:*

One (1) full access driveway entrance is proposed to access N. Rennick Drive, with an egress only exit gate located at the northeast corner of the property to allow direct access onto W. Virginia Street and N. San Marcos Drive. The currently existing twenty-five foot (25') utility easement located on the north side of parcel 101-13-1080 will be dedicated as part of W. Virginia Street, and both the adjacent street sections along W. Virginia Street and N. Rennick Drive will be improved according to the Public Works Street Standards, namely with curb, gutter, and sidewalks.

All other necessary on-site and off-site improvements, such as community amenities, water retention, accessible routes, and landscape buffers, will be built at the time of development.

### *Neighborhood Notification & Public Input:*

In March of 2022, the applicant conducted community outreach efforts to contact neighbors and inform the community of the development proposal. On four (4) different occasions the applicant physically visited the neighborhood and knocked on doors to speak with neighbors in person and left contact information at the homes in the vicinity.

At this time staff received two (2) e-mails and several phone calls from neighborhood residents who expressed concerns regarding traffic, the increase in the neighborhood's density, and the height of the buildings. The e-mails received have been included as part of Exhibit 6 - Final Public Participation Report.

Neighborhood meeting notification letters were sent by the applicant on April 20, 2022 to all property owners within a 300-foot radius of the subject site. The neighborhood meeting was held on May 5, 2022 in the Apache Junction Multi-Generational Center with seventeen (17) neighborhood attendees. Concerns were raised regarding the increase in traffic, concerns about the height of the new buildings and the density of the project near their low-density homes, and questions about drainage on site and the improvement of the streets.

In response, the applicant revised their site plan to move the community entrance further south, away from the existing

residential homes, and reorganized the positioning of the proposed buildings to implement view corridors. On July 22, 2022, the applicant posted a physical notification sign regarding the Planning and Zoning and City Council Public Hearings on the subject site. A newspaper advertisement for the public hearings was published in the paper of record on July 23, 2022. Planning Staff sent notification letters out to all property owners within 300' of the subject property detailing the same information, per the information provided through the Pinal County Assessor's property information.

#### **PLANNING DIVISION RECOMMENDATION**

In review of the project proposal, the proposal's quality, the conditions of the subject site, the General Plan land use designation and the need for downtown housing, staff is supportive of the proposed rezoning and respectfully recommends to the Commission a favorable recommendation to the City Council, subject to the conditions of approval noted below. As always, Commissioners may recommend changes or additional conditions which they feel will improve the development plan.

#### **RECOMMENDED MOTION FOR REZONING**

I move that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of rezoning case P-22-29-PZ, a request by EcoVista Development, LLC represented by Elyse DiMartino of Berry Riddell, LLC to rezone parcels 101-13-1080 and 101-11-0210, generally located at the Southeast corner of North Rennick Drive and West Virginia Street, from RS-GR ("General Rural Low Density Single-Family Detached Residential") to RM-2 ("High Density Multiple-Family Residential") for the development of the proposed 124-unit multi-family residential apartment community tentatively known as "The Enclave on Rennick," and the south 76' of Parcel 101-13-1080 to B-2 "Old West Commercial," subject to the following conditions of approval:

- 1) The project shall be developed in accordance with the plans approved and associated with case P-22-29-PZ and all provisions of the Zoning Ordinance and city codes applicable to this case.
- 2) Landscape, screening and irrigation improvements, planted within a minimum 10-foot deep strip inside the net property line along the west and north perimeters of the property along the street frontages, shall be

provided in compliance with the city's landscape and screening requirements contained in Apache Junction City Code, Volume II, Land Development Code, Chapter 1, Zoning Ordinance, Article 1-8, Landscape Regulations. All required trees shall be 24" box and all required shrubs shall be 5-gallon in size.

- 3) Street improvements including the installation of pavement, commercial driveway entrances and the provision of sidewalk, curb, gutter, scuppers as applicable, streetlights, undergrounding utilities as applicable, fire hydrants, landscaping shall be required as part of this project, and subject to review and approval by the City Engineer.
- 4) The proposed development will not be age-restricted.
- 5) All common areas and amenity areas within the proposed development and within the right-of-way immediately adjacent to the development, including perimeter walls and fences, and interior and exterior common area landscaping, shall be maintained in good condition at all times by the property owner.
- 6) All applicable permits shall be applied for and plans shall be designed to current city codes prior to any lot grading or construction on the lots. Inclusively, all applicable development fees, including public art fees, shall be paid at the time of permit issuance. Development fees shall be paid on a per unit basis.
- 7) The following right-of-way dedications shall be made:
  - a) 25 feet of right-of-way shall be dedicated on the south side of W. Virginia Street.
  - b) A 20 foot by 20 foot triangular corner cut-off visibility triangle shall be dedicated as public right-of-way at the intersections of W. Virginia Street and N. Rennick Drive.
- 8) Parcels 101-13-1080 and 101-11-0210 shall be combined through the city's lot combination process.
- 9) The south 76' of Parcel No. 101-13-1080, which shall be rezoned to B-2 "Old West Commercial," shall be split off through a minor land division.

*Nick Leftwich*

Prepared by Nicholas Leftwich  
Associate Planner

Attachments:

- Exhibit #1 - Project Narrative
- Exhibit #2 - Preliminary Site Plan (6/6/22)
- Exhibit #3 - Neighborhood Zoning Aerial
- Exhibit #4 - Preliminary Landscape Plan
- Exhibit #5 - Elevations and Floor Plans
- Exhibit #6 - Final Public Participation Report
- Exhibit #7 - Traffic Impact Statement