



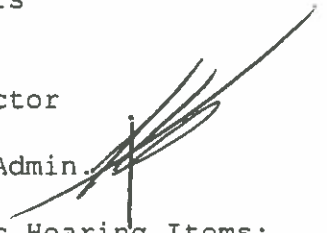
City of Apache Junction

Development Services Department

Date: September 6, 2017

To: Honorable Mayor and City Council Members

Through: Bryant Powell, City Manager
Larry Kirch, Development Services Director

From: Rudy Esquivias, Senior Planner/Zoning Admin. 

Subject: September 19, 2017, City Council Public Hearing Items:
PZ-13-16 (Ord. #1451) and SD-1-16 (Res. #17-27) Rezoning
and Final Plat requests for Boardwalk Estates

Background

Boardwalk Estates is a 20-gross-acres family-friendly manufactured homes park, with 115 rental spaces and some amenities, located at the southwest corner of W. Lost Dutchman Boulevard and N. Delaware Drive. It was developed around 2000-2001 under the city's old TH zoning regulations. The city's 2014 zoning ordinance changed the name of the zoning district from TH to MHP, but the standards remained essentially the same. The property has successfully operated as a manufactured home park for +/-17 years.

The property owners are currently requesting a rezoning of the property from MHP to RS-7M/PD for the purpose of converting the property from a rental space park to a platted subdivision with 115 lots available for individual ownership. The layout of the park and the zoning standards (setbacks, lot sizes, building heights, etc.) are proposed to remain the same, except that space lines would now become property lines. Concurrent with their rezoning request, the property owners are also processing their final plat drawings and improvement plans for the improvement of adjacent public streets.

Planning and Zoning Commission Recommendation

On August 22, 2017, the Planning and Zoning Commission held a public hearing regarding case PZ-13-16 (P&Z staff report and exhibits attached). The Commission unanimously voted to recommend approval of the PD rezoning request with all recommended conditions.

City Council Work Session

At their meeting on September 5, Council members asked about sale of the lots and if the city would receive sales tax revenues. The City Clerk will respond to this question at the Council meeting on

September 19. Council also asked if the property is required to be connected to sewer. The property is connected to sewer. How the sewer district will assess fees in the proposed subdivision will need to be worked out in an agreement between the sewer district and the HOA.

City Council Public Hearing

For the Council's consideration and decision, staff presents draft Ordinance No. 1451 for the rezoning of the property, with conditions as recommended by Planning staff and the P&Z Commission, and Resolution No. 17-27 for approval of the final plat, with conditions relative to the receipt of final items prior to plat recordation.

Attachments:

- Draft Ordinance No. 1451
- Draft Resolution No. 17-27
- PZ Staff Report from August 22, 2017, with all attachments.

ORDINANCE NO. 1451

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, AMENDING THE APACHE JUNCTION, ARIZONA, ZONING ORDINANCE, BY AMENDING THE ZONING DISTRICT MAP, CITY OF APACHE JUNCTION, ARIZONA, CHANGING THE ZONING DISTRICT CLASSIFICATION FROM MANUFACTURED HOME PARK ("MHP") TO MEDIUM/HIGH DENSITY SINGLE-FAMILY DETACHED RESIDENCES, CONVENTIONAL OR MANUFACTURED HOMES BY PLANNED DEVELOPMENT ("RS-7M/PD") FOR THE PURPOSE OF CONVERTING THE 20-ACRE PROPERTY DESCRIBED IN REZONING CASE PZ-13-16, CURRENTLY KNOWN AS BOARDWALK ESTATES MANUFACTURED HOME PARK, FROM A RENTAL SPACE COMMUNITY TO A PLATTED SUBDIVISION; REPEALING ANY CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the subject property consists of one (1) 20-gross-acres parcel which is currently developed with a 115-space manufactured home park with amenities, known as Boardwalk Estates; and

WHEREAS, Boardwalk Estates was basically developed between 1999 and 2001 and has always operated as a family-friendly, non-age restricted manufactured home park; and

WHEREAS, the property owners wish to convert the existing manufactured home park into a platted subdivision for the purpose of selling individual lots to interested buyers as private properties, but do not otherwise plan to significantly reconfigure the property from its current layout and design, including its amenity features; and

WHEREAS, a rezoning to a Planned Development district is required in order to accommodate deviations from standard RS-7M zoning standards, including lot sizes, lot widths, setbacks, building heights, private streets and other standards; and

WHEREAS, the formation of a homeowners association will also be required for the purpose of assuming responsibility for and maintenance in perpetuity of the private streets, clubhouse, swimming pool, playground, retention basin, west-side drainage channel, perimeter screen walls and landscaping, and other

internal and external amenity features, equipment and facilities; and

WHEREAS, on August 22, 2017, the Apache Junction Planning and Zoning Commission voted 4-0 to recommend approval of Planned Development rezoning case PZ-13-16, subject to the submitted conceptual Planned Development plans and the conditions of approval prescribed herein; and

WHEREAS, the City Council hereby determines that the proposed Planned Development rezoning request conforms to all of the general criteria as specified in Apache Junction City Code, Volume II, Land Development Code, Chapter 1, Zoning Ordinance, Section 1-5-1, Residential Use Regulations and Article 1-4-3, Planned Development Overlay District (except as otherwise conditioned herein), including integration with the surrounding neighborhood, adequate traffic accommodation, adequate public facilities, extension of infrastructure, and that the design and uses should result in enhancements to the social, built and natural environments in the City.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF APACHE JUNCTION, ARIZONA, AS FOLLOWS:

SECTION I IN GENERAL

The zoning district classification on the Zoning District Map, City of Apache Junction, Arizona, for the parcel of land legally described as:

The East half of the Northeast quarter of the Northwest quarter of Section 18, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona (also known as Pinal County Assessor Parcel No. 100-33-016A);

be and hereby is amended from MHP (Manufactured Home Park) to RS-7M/PD (Medium/High Density Single Family Detached Residences, Conventional or Manufactured Homes by Planned Development), subject to the following conditions of approval:

- 1) The property owners shall dedicate all necessary adjacent rights-of-way and cutoff corners as determined by the City Engineer, including 33 feet for N. Desert

View Drive on the west side of the property, 50 feet for W. Lost Dutchman Boulevard on the north side of the property, 40 feet for N. Delaware Drive on the east side of the property and 33 feet for W. Foothill Street on the south side of the property.

- 2) Street improvements along the property's W. Lost Dutchman Boulevard and N. Delaware Drive frontages, such as extension of pavement and the provision of sidewalk, curb, gutter, streetlights, fire hydrants, landscaping, drainage improvements, etc. (as depicted in paving plans dated April 10, 2017, and streetlight plans dated April 25, 2017, approved by the City Engineer), normally required for new residential subdivisions, shall be required as part of this planned development rezoning and be subject to final approval by the City Engineer.
- 3) The current property owner shall draft legal documents to establish a Homeowners Association ("HOA") for Boardwalk Estates, to include a set of Conditions, Covenants and Restrictions which require current and future property owners to adhere to all zoning, plat and other requirements, and which set forth the perpetual obligation of the HOA to financially contribute to the maintenance of all community areas such as private roads, pools, playground and recreational areas.
- 4) Existing landscaping on the north, east and south perimeters of the property, including any landscaping located in the right of way between the property wall and current or future street structures, shall continue to be provided, maintained in good condition at all times and replaced as needed by the property owners and eventually, by the Boardwalk Estates HOA. Landscape maintenance includes replacement of plants, decomposed granite, irrigation lines, meters, backflow preventers, etc., as needed.
- 5) From time to time, as plants around the perimeter of the property are damaged, die and/or otherwise need to be replaced, such plants shall be replaced with similar xeriscape plants. All replacement trees shall be 24" box in size and all replacement shrubs shall be 5-gallon shrubs.

- 6) The clubhouse, swimming pool, playground, retention basin, perimeter screen wall, trash enclosures, west side drainage channel, interior streets and curbing, and other common area amenity features and areas shall also be maintained in perpetuity by the property owners and/or the future HOA.
- 7) As part of this planned development rezoning approval, the current property owners shall replace the existing chain link fence on the west side of the property with a five to six-foot tall masonry wall, except for where the east-west internal drainage channel transitions into the north-south drainage channel. An access gate shall continue to be provided in said area, for the continued HOA access and maintenance of the drainage channel along said west side.
- 8) New or replacement manufactured homes going into Boardwalk Estates shall not be older than 10 years at the time of installation.
- 9) Individual property owners shall be responsible for properly obtaining applicable permits for any construction or improvements, designed to current city codes, prior to any construction on the lots and/or installation of manufactured homes and any appurtenant awnings, carports, additions, storage sheds or other items/structures which require permits.
- 10) Permits for any construction or improvements to any common area amenities shall be applied for by the property owners or the HOA.
- 11) Zoning standards for homes and detached accessory structures larger than 120 square feet in Boardwalk Estates shall be as follows:
 - a) Front yard: 8 feet (the narrow, street fronting side of each lot shall be considered the front yard for setback purposes; no lot shall have its front yard on a north or south side);
 - b) Interior Side Yard: 5 feet;
 - c) Street Side yard: 8 feet (except that lot numbers 8, 9, 29, 30, 47, 48, 65, 83, 103 and 104 may not encroach into the 66-foot-wide federally patented

- easement which runs east-west through the center of Boardwalk Estates, unless said easement is first relinquished for public roadway and utility purposes);
- d) Rear Yard: 5 feet;
 - e) Maximum Building Height: 20 feet;
 - f) Minimum setbacks shall be measured from a property line to the nearest building wall or face of post of an awning; an overhang of 18 inches is allowed;
 - g) All lots shall be single-family residential lots only.
- 12) The property owners shall work with the city to identify and inform renters/future owners of all lots which may have setback encroachments and/or unpermitted structures. Existing buildings and structures which have been constructed without permits and/or which are in violation of the zoning standards enumerated above must be brought into compliance at time of building permit application, before any new permits can be issued.
- 13) Boardwalk Estates shall remain a family-friendly community. At no time shall the subdivision become an age-restricted development.
- 14) Unobstructed right of ingress and egress shall be provided at all times to Boardwalk Estates residents, city and other personnel, including police, fire, emergency and utility service providers.
- 15) The final plat for Boardwalk Estates shall reflect substantial compliance and consistency with the Planned Development concepts presented with case PZ-13-16, incorporated by reference herein, and as otherwise specified through these conditions of approval, to include general layout, setbacks, public and private rights-of-ways, easements and tracts, building massing, amenities, perimeter fencing and landscaping, and other improvements.

SECTION II REPEALING ANY CONFLICTING PROVISIONS:

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III PROVIDING FOR SEVERABILITY:

If any section, subsection, sentence, phrase, clause or portion of this ordinance, or any part of the code adopted herein by reference, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, THIS _____ DAY OF _____, 2017.

SIGNED AND ATTESTED TO THIS _____ DAY OF _____, 2017.

JEFF SERDY
Mayor

ATTEST:

KATHLEEN CONNELLY
City Clerk

APPROVED AS TO FORM:

RICHARD JOEL STERN
City Attorney

RESOLUTION NO. 17-27

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, APPROVING A FINAL SUBDIVISION PLAT FOR THE "BOARDWALK ESTATES SUBDIVISION", IN CASE SD-1-16, BY MHP#7 LLC, REPRESENTED BY LAUREN PROPER-POTTER AND CHARLES HUELLMANTEL.

WHEREAS, Boardwalk Estates is an existing, developed, 20-acre, family-friendly, 115-space manufactured home park with amenities, located at the southwest corner of W. Lost Dutchman Boulevard and N. Delaware Drive; and

WHEREAS, the applicants in Case SD-1-16 propose to subdivide the property (Pinal County Assessor parcel number 100-33-016A) into 115 individual residential lots for single-family homes and common areas for amenities and infrastructure, pursuant to Arizona Revised Statutes ("A.R.S.") Title 9, Chapter 4, Article 6.2; and pursuant to the Apache Junction City Code, Volume II Land Development Code, Chapter 1 Zoning Ordinance, Article 1-5 Zoning Bulk and Use Regulations, Tables 1-5-1 and 1-5-2; and Article 1-4 Zoning Districts, Section 1-4-3 Planned Development ("PD") Overlay District; and Chapter 2, Subdivision Regulations; and

WHEREAS, the applicants were not required to go through the city's preliminary plat process because the property is already developed and because the applicants did not propose to increase the intensity of the development or significantly alter the basic design and layout of the property; and

WHEREAS, on August 22, 2017, the Planning and Zoning Commission held a public hearing regarding the rezoning and proposed planned development plan/final plat for the proposed Boardwalk Estates Subdivision, cases PZ-13-16 and SD-1-16, respectively, and recommended approval of the rezoning from MHP (Manufactured Home Park) to RS-7M/PD (Medium/High Density Single Family Detached Residences, Conventional or Manufactured Homes by Planned Development) and the development plan by a vote of 4-0, with conditions; and

WHEREAS, on September 19, 2017, the Mayor and City Council of the City of Apache Junction approved Ordinance No. 1451, case

PZ-13-16, which approved a new rezoning and planned development plan for the RS-7M/PD-zoned property; and

WHEREAS, the property is legally described as follows:

The East half of the Northeast quarter of the Northwest quarter of Section 18, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona (also known as Pinal County Assessor Parcel No. 100-33-016A).

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Apache Junction, Arizona, that:

The final subdivision plat for Boardwalk Estates Subdivision, Case SD-1-16, is approved subject to the following conditions:

- 1) The final plat map shall not be recorded until the developer submits the following items to the city's Public Works Engineering and Development Services Departments:
 - a) Any remaining revision items requested by the City Engineer relative to the final plat drawings and the improvement plans for off-site improvements;
 - b) Any remaining revision items requested by the Development Services Engineer relative to the final plat drawing and improvement plans;
 - c) Any other revisions requested by other reviewing agencies who are signatories to the final plat drawing and/or the subdivision improvement plans;
 - d) Approvals to construct potable water and sewer from the Arizona Department of Environmental Quality;
 - e) Assurance of 100-year water supply from the Arizona Department of Water Resources and/or Arizona Water Company;
 - f) Construction bond as determined by the city's engineers for the developer's portion of right-of-way improvements adjacent to the property;
 - g) Drainage and Retention Agreement, signed by the property owner;
 - h) Proposed conditions, covenants and restrictions which establish, at a minimum, the formation of a homeowners association and the responsibilities assigned thereto,

including the perpetual maintenance of all common areas and facilities, perimeter screening, landscaping and drainage improvements and structures; which shall also be recorded concurrently with plat recordation; and
i) Subdivision final plat mylar drawings incorporating all requested revisions.

2) Upon compliance with Condition 1 above, Staff is directed pursuant to A.R.S. Section 9-463.01(J) to record the final plat with the Pinal County Recorder and to collect the final plat recording fee from the subdivider and remit such amount to the Pinal County Recorder.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, THIS _____ DAY OF _____, 2017.

SIGNED AND ATTESTED TO THIS _____ DAY OF _____, 2017.

JEFF SERDY
Mayor

ATTEST:

KATHLEEN CONNELLY
City Clerk

APPROVED AS TO FORM:

RICHARD J. STERN
City Attorney