

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(R) 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 19<sup>TH</sup> DAY OF SEPTEMBER, 2017.

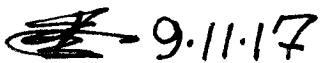
SIGNED AND ATTESTED TO THIS 19<sup>TH</sup> DAY OF SEPTEMBER, 2017.

  
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JEFF SERDY  
Mayor

ATTEST:

  
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KATHLEEN CONNELLY  
City Clerk

APPROVED AS TO FORM:

  
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RICHARD J. STERN  
City Attorney