



# *City of Apache Junction*

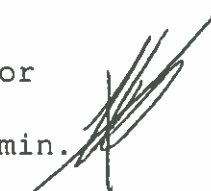
## *Development Services Department*



Date: August 8, 2018

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: August 20, 2018, City Council Work Session Item:  
GPA-2-18 Proposed General Plan Amendment Request by  
McMillan/Lennar/Pew

### Summary

Attached please see the staff report and exhibits presented to the planning and zoning commission at their work session on August 14, for a proposed general plan amendment, case GPA-2-18, by McMillan Manufactured Home Development Company LC and Lennar Homes, represented by Ralph Pew. The case pertains to a vacant, 38-acre property at the southwest corner of E. Old West Highway and S. Goldfield Road.

GPA-2-18 proposes to redesignate the 38-acre property from Community Commercial to Medium Density Residential, for the purpose of then rezoning the property from B-1 (General Commercial) to mostly likely, RS-5/PD (Medium/High Density Single-family Residential by Planned Development). Lennar Homes has presented a conceptual development plan along with the GPA, for a proposed +/-178 lot, single family conventional homes subdivision, with landscape buffers and internal amenities.

By state law, the commission must hold two public hearings in two different places, on general plan amendment cases. The first will be on August 28, at the Superstition Fire and Medical District Board Room and the second will be held on September 11 in the council chambers. Staff will bring the case back for council decision on September 18. If council so desires, an additional work session can also be scheduled for September 17. Tonight, the item is for discussion only.