

ORDINANCE NO. 1118

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 IN REZONING CASE PZ-99-16 FROM TH (TRAILER HOMESITE ZONE) TO C-2 (LOCAL COMMERCIAL DISTRICT); REPEALING ANY CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the City of Apache Junction adopted Resolution No. 99-49 thereby adopting the 1999 Apache Junction General Plan (the "General Plan"); and

WHEREAS, the Land Use Element of the General Plan designates the subject property as "Retail-Employment"; and

WHEREAS, many of the Goals, Objectives, Strategies, Common Practice or Opportunities stated in the General Plan reference the need to provide a balance of uses throughout the community, limit the building of additional manufactured home and RV resorts, provide sites for increased retail and shopping development, increase retail sales revenue, work with and provide incentives to owners of prime sites, and discourage proposals that under-utilize a property's potential or are incompatible with the General Plan; and

WHEREAS, the Apache Junction City Council wishes to implement the Goals and Objectives of the General Plan by initiating zoning as enabled by Arizona Revised Statutes Annotated §9-462.01(A)(1);

WHEREAS, on January 25, 2000, in an effort to enhance the goals of the General Plan, the Planning and Zoning Commission voted 6:0 to recommend to the City Council to rezone the subject property from TH (Trailer Homesite Zone) to C-2 (Local Commercial District).

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

SECTION 1 IN GENERAL

The zoning district classification on the ZONING DISTRICT MAP, CITY OF APACHE JUNCTION, ARIZONA, for the parcel of land described as:

The Northeast quarter of the Northeast quarter of Section 34,
Township 1 North, Range 8 East of the Gila and Salt River Base and
Meridian, Pinal County, Arizona.

EXCEPT that portion of said property lying North of the highway
bisecting the said parcel in and through the Northeast corner
thereof, and

EXCEPT the East 50.00 feet thereof.

and depicted in Exhibit 1.

be and hereby is amended from TH (Trailer Homesite Zone) to C-2 (Local
Commercial District), subject to the following stipulations:

- 1) Development of the site shall be subject to the dedication and
full improvement of surrounding rights-of-way as determined by the
City Engineer. Said improvements shall include the provision of
pavement, curbs, gutters, sidewalks, driveways, streetlights,
retention basins, culverts and utilities.
- 2) Development of the site shall be in compliance with all applicable
codes and ordinances, including all of the chapters of the Apache
Junction City Code, Vol. II, Land Development Code, the Uniform
Building Code, the Uniform Fire Code and the Engineering
Guidelines as adopted by the Apache Junction City Council.

The Mayor and City Council finds that such zoning conforms to and is
consistent with the General Plan.

SECTION II REPEALING ANY CONFLICTING PROVISIONS

All ordinances and parts of ordinances in conflict with the provisions of this
ordinance or any part of the code adopted herein by reference 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 20TH DAY OF JUNE, 2000.

SIGNED AND ATTESTED TO THIS 20TH DAY OF JUNE, 2000.




DOUGLAS COLEMAN
Mayor

ATTEST:



KATHLEEN CONNELLY
City Clerk

APPROVED AS TO FORM:



RICHARD J. STERN
City Attorney



EXHIBIT "1"
NOT TO SCALE

ORDINANCE NO. 1118
PZ-99-16

General Plan Amendment Application Form

SPECIFIC REQUEST:

See Attached Narrative Document
for responses #1-23

1. We request an amendment (change) to the Apache Junction General Plan from the existing Land-Use designation of _____ to a proposed designation of _____;

AND/OR

We request an amendment (change) to the Apache Junction General Plan by changing Policy # _____ or Plan Implementation Principle or Guideline on page _____ to read as follows:

PROPERTY DATA:

2. What is the size of your property?
_____ [] acres [] square feet
3. Where is your property located (address or nearest street location)?
_____.
4. What is the legal description of the property proposed for the General Plan Amendment?

Section _____, Township _____, Range _____, Gila and Salt River Base and Meridian, Apache Junction, Pinal County, AZ.

5. What is the County Assessor's Tax Parcel Number for this property?

_____ - _____ - _____

Property Owners Certification

We certify that:

- We are the owners of the property described in this application for a General Plan Amendment and have submitted copies of deeds or title reports as proof of ownership.
- We have read the instructions and have truthfully completed this application; we understand that the filing and investigation fee is non-refundable and that the City has the choice of either approving or denying our request after conducting a public hearing.
- We, being the owners of the property in this application, have appointed W. Ralph Pew, Pew & Lake, PLC as our representative; we have authorized him/her to do whatever is necessary to have the request considered favorably by the City of Apache Junction and correspondence should be mailed to him/her.

PLEASE PRINT:

McMillan Manufactured Home Development Co, LC

Property Owner's Name

David A McMillan
Signature

10203 E. Illini Street, Lot 5

Mailing Address

MCM100MCM@gmail.com
E-mail Address

Mesa, AZ 85208

City, State, Zip Code

702 499 2490
Phone

STATE OF ARIZONA }

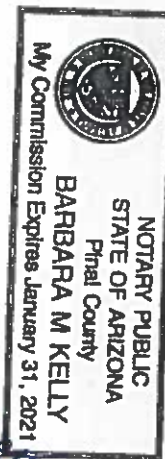
COUNTY OF PINAL }

SS

The foregoing instrument was
acknowledged before me this 23rd
day of May, 2018.

My Commission expires: 1/31/21

Barbara M Kelly
Notary Public



PLEASE PRINT:

David A. McMillan

Representative's Name

10203 E. Illini Street, Lot 5

Mailing Address

Mesa, AZ 85208

City, State, Zip Code

David A McMillan
Signature
MCM100MCM@gmail.com
E-mail Address
702-499-2490
Phone

STATE OF ARIZONA }

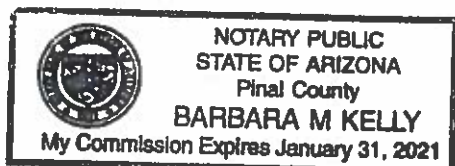
COUNTY OF PINAL }

SS

The foregoing instrument was
acknowledged before me this 23rd
day of May, 2018.

My Commission expires: 1/31/21

Barbara M Kelly
Notary Public



Property Owners Certification

We certify that:

- We are the owners of the property described in this application for a General Plan Amendment and have submitted copies of deeds or title reports as proof of ownership.
- We have read the instructions and have truthfully completed this application; we understand that the filing and investigation fee is non-refundable and that the City has the choice of either approving or denying our request after conducting a public hearing.
- We, being the owners of the property in this application, have appointed W. Ralph Pew, Pew & Lake, PLC as our representative; we have authorized him/her to do whatever is necessary to have the request considered favorably by the City of Apache Junction and correspondence should be mailed to him/her.

PLEASE PRINT:

McMillan Manufactured Home Development Co, LC

Property Owner's Name

Signature

10203 E. Illini Street, Lot 5

Mailing Address

E-mail Address

Mesa, AZ 85208

City, State, Zip Code

Phone

STATE OF A }

COUNTY OF }

SS

The foregoing instrument was
acknowledged before me this _____
day of _____, 20____.

My Commission expires: _____

Notary Public

PLEASE PRINT:

W. Ralph Pew, Pew & Lake, PLC

Representative's Name

1744 South Val Vista Drive, Suite 217

Mailing Address

Mesa, AZ 85204

City, State, Zip Code

Signature

ralph.pew@pewandlake.com

E-mail Address

480-461-4670

Phone

STATE OF Arizona }

COUNTY OF Maricopa }

SS

The foregoing instrument was
acknowledged before me this 31st ad.
day of May, 2018.

My Commission expires: 2/28/2021

Notary Public



**General Plan Amendment
Application Form**

SPECIFIC REQUEST:

1. A major General Plan Amendment to change the Land Use Designations on 34.6 net acres of property from Community Commercial (CC) to Medium Density Residential (MDR) to allow for the development of a single family, detached residential community.

PROPERTY DATA:

2. Size: 38.17 gross acres; 35.46 net acres
3. Location: The southwest corner of Southern Avenue and Goldfield Road
4. Legal Description: See attached survey
5. Pinal County Assessor Number: 103-23-002A
6. Existing Condition: Vacant
7. Surrounding Property Uses:

North: Highway, House of Worship

South: Vacant

East: State Trust Land

West: Residential, Manufactured Homes

LAND USE IMPACT ASSESSMENT:

8. How much traffic will your project generate with the proposed designation?

As demonstrated in the Traffic Impact Statement provided with this submittal, this development is anticipated to generate approximately 1,071 trips per day based on the ITE Trip Generation Manual estimate of six trips per day per residential household. This traffic count takes into consideration, that the target demographic for this community, as discussed below, will largely be empty nesters.

9. What would be the expected difference in building height and building mass between the proposed designation on your property and the existing designation of the adjacent parcels?

The allowed height in the RS-5 Zoning district is 30-feet. The homes planned within this community would not exceed this limit. The maximum height for structures in the B-1 zoning district on the adjacent parcels is 35-feet. The 5-foot difference in allowable heights is exactly what the city zoning code requires for building heights in the transition between residential and commercial uses.

10. How similar is the land use you are requesting to those that are shown on the General Plan for properties next to yours?

The proposed development site is bound on the west and south by properties designated in the General Plan as High Density Residential. Property to the north is designated for commercial uses, uses while the property to the east is State Trust Land that is planned as open space at this time. While these are the current designations of the property, the as-built environment does not reflect those uses. Currently, the properties to the north are commercial, to the west there is a scattering of manufactured homes, to the south is a small vacant parcel that is designated as commercial, and to the east is State Trust Land. The proposed Medium Density Residential designation and subsequent development would serve as an appropriate transitional use between the current manufactured homes to the west and the open space on the east.

11. What buffering techniques do you propose to mitigate the adverse impacts generated by your proposal?

As shown on the Conceptual Development Plan, this neighborhood has been designed with half-street improvements, generous landscape buffers on all sides of the development, and is surrounded by a 6-foot perimeter wall. We do not anticipate any adverse impacts on adjacent properties to be generated from our development.

ECONOMIC IMPACT ASSESSMENT:

12. What market population figure is this proposal intended to serve?

The development that will occur with the approval of this amendment is intended to serve two different market segments- mature buyers and young couples looking for energy efficient, connected, starter homes. The more mature buyers are likely 50 to 65 years old and mostly empty nesters. The majority will likely be primary residents and there will be a smaller number of seasonal residents. The younger buyers will likely live

and work in the East Valley and perhaps will be those who are priced out of other East Valley markets. This subdivision represents an excellent opportunity to provide single family homes for Apache Junction workforce members (teachers, firefighters, police...) who desire a permanent (non-manufactured) home.

13. Explain how this request is intended to meet the long-term needs of the community and is not merely an attempt to accommodate momentary market demands.

One of the primary goals of Apache Junction is the creation of a vibrant and sustainable downtown. To that end, the General Plan includes the designation of the Downtown Redevelopment Core to establish a unified downtown activity center. In order for a downtown core to be successfully established, a municipality must first have available housing to provide the population that will frequent the downtown businesses. This proposed amendment would increase the population base in the City and more appropriately allow the City to locate businesses in the downtown core, thereby providing for market revitalization and repositioning..

14. What do you believe are the competing economic interests that the General Plan should attempt to balance?

We do not believe that a General Plan should be intended to balance competing economic interests. As a land planning and growth tool, the General Plan should be used to promote thoughtful, long-term planning for the appropriate location, size, configuration and timing for both residential and non-residential uses. One of the goals of the Growth Element of the General Plan is to practice "flexible development guidance policies" in order to attract development of different types. This suggests that there is inherent flexibility in the Plan to change designations after careful consideration to allow for a nimble reaction to development opportunities as they arise.

ENVIRONMENTAL IMPACT ASSESSMENT:

15. Describe the public infrastructure that is currently available to the site; or how you propose to extend infrastructure or services to the site (such as sewer and potable water).

The Apache Junction Water District (AJWD) will be serving potable water to this project. There are currently no existing water facilities or infrastructure on site or immediately adjacent to the site. AJWD has an existing 8" water main in Southern Avenue, approximately seven hundred feet to the west of the site at the intersection of Southern Avenue and Acacia Road. Additionally, AJWD has an existing 6" water main in S. Acacia Road, approximately six hundred and fifty feet to the west of the site, south of the intersection of Acacia Road and Southern Avenue. There also may be an opportunity for an easement for a new water line through the 26th Avenue alignment. We are researching title to see if Federal Patent Easements or existing utility easements exist. If the pressure and flow minimums cannot be obtained with the proposed 6" connection in these proposed routes as described above, then

they are not viable options and more complicated routes may need to be investigated. For example, AJWD's has an existing 12" water distribution line in S Cortez Road that extends south. It might be possible to connect to this line through 30th Avenue to South Cortez Road. The route extending south on Starr Road, west on 30th avenue to the 12" line in South Cortez would be a twenty-one hundred foot extension. Another possibility would be to connect to an existing AJWD 8" water main just south of US 60 on Goldfield, approximately fourteen hundred fifty feet south of the site. Clearly, the provision of water to this site will be a complicated and expensive proposition.

Superstition Mountain Communities Facility District No.1 (SMCFD) will be providing sewer services to this project. Currently there is no sewer service to this property. SMCFD's closest manhole is at East Southern Ave. and South Cortez Road. The manhole at this intersection has a sewer stubout facing east. A 10" sewer main headed south on S Cortez Road is the outfall. Due to the topography within this project, wastewater flows from the north to the south. To connect to the existing sewer manhole, the wastewaters generated on site will gravity flow through an 8" line to a new lift station in the southwest corner of the project. A force main will deliver solid waste to the existing manhole described above. SMCFD's existing 10" sewer main in S Cortez Road extends south. There could be an opportunity to connect to this line through 30th Avenue to S Cortez Road. The route extending south on Starr Road, west on 30th Avenue alignment to the 10" in S Cortez would be a +/- 2,400' extension.

16. What is the flood hazard designation for your property?

The site is not located in a FEMA Special Flood Hazard Area and therefore the site is not subject to City floodplain development requirements.

17. What vegetation and/or protected plants currently exist on the site?

This will be determined if an Army Corps of Engineers Section 404 permit is required. The property is not 100% populated by vegetation as it is a native desert environment. There are some trees, shrub and scrub brush onsite, but at this time it is not clear of the health of the plant material nor if it is required to be salvaged. This will be done as the immediate predecessor to landscape construction drawings.

18. Describe the general topography of the site, i.e., is your site flat ground or do you have sloping land or washes?

This property slopes from the northeast (Old West Highway) to the southwest corner of the property. There is approximately a 15' vertical drop in elevation across the site from the Old West Highway to the southwest corner of the property. There are three visible washes that traverse the property running parallel to the slope of the land described above. These washes will be evaluated by a consultant and ultimately by the Army Corps of Engineers to determine if they are jurisdictional washes.

19. What noise, odor, or other impacts may be expected to be generated from the proposed use?

We do not anticipate any generation of odor, dust, noise, vibration, smoke, heat or glare with this proposed development. It will function as a regular, residential subdivision.

PUBLIC SERVICE/FISCAL IMPACT ASSESSMENT:

20. Describe the existing road conditions adjacent to the proposed site (dirt, paved, two or four lanes, etc.)

Southern Avenue Alignment:	Dirt
Old West Highway:	Two eastbound lanes immediately adjacent to the property, separated by a large dirt median from two westbound lanes.
Goldfield Road:	Five Lanes

21. Provide the response times and/or the distance to the nearest facility for each of the following services:

Police:	Apache Junction Police Department HQ- 4 miles
Fire:	Apache Junction Fire District Station 263- 2.5 miles
School:	Desert Vista Elementary School- 1.25 miles
	Cactus Canyon Junior High- 2.5 miles
	Apache Junction High School- 3 miles
Water Line:	See discussion above
Sewer Line:	See discussion above
Electricity:	Existing on Goldfield Road, 28th Avenue, Starr Road and Old West Highway

EXISTING PLAN VS PROPOSED AMENDMENT ASSESSMENT:

22. Show how you believe the existing General Plan does not provide for the needs which your proposal seeks to meet in terms of quantity and/or location; for instance, in the General Plan, we have provided for a surplus of commercial and industrial land; if you are proposing additional commercial or industrial land; indicate where an equivalent amount of commercial or industrial land should be removed; provide the parcel number and the owner's name and address of this property:

The General Plan currently does not plan for Medium Density Residential in this area because

the plan anticipates and expects commercial/retail uses here simply because of freeway proximity and arterial road connectivity without considering whether commercial is truly supportable here. The question also clearly indicates, and confirms our position, that the City has provided for or designated an abundance or surplus (more than is realistically needed) of commercial land

There are other, larger issues which would suggest that this location is better suited to residential, rather than commercial development. They are:

- a) Well-documented decreases in retail brick and mortar development. Major retailers, especially the kind that would be locating on a parcel of this size, have reduced their spending on real estate and bricks and mortar locations in recent years. At the time the current General Plan was adopted, many retailers were still in the prevailing mode of buying real estate based on *potential* residential development. Now, with the increase in online sales in nearly every product category, when retailers do decide to invest in property for development, they typically do so in areas where there are high levels of *existing* residences. In industry parlance, “retail follows rooftops.”
- b) The limited trade area at this location. Retailers rely on trade areas to determine where they will locate. A trade area may be loosely defined as the geographic area from which a retailer generates most of its customers. When analyzing trade areas, retailers compare the number of customers by distance from a potential business site to the number of households within the study area. With its location across Goldfield from the state trust land, there is not enough certainty that a 360-degree trade area would ever be realized by this location.
- c) Critical mass in this area would be improved by the development. As described in paragraph (a) above, retail follows rooftops. The introduction of residences into this area could provide a catalyst for the eventual development of the other parcels designated as commercial in this area. These parcels are more appropriately sized to be absorbed by smaller retail users.
- d) With the creation of the Downtown Redevelopment Core Plan, the City has rightly emphasized the downtown as an area focus for commercial users. The mix of uses envisioned in the plan for the Downtown—higher intensity employment uses, commercial uses, higher density residential uses and other cultural uses need a suburban form of single family residential to provide the population base required to patronize such uses. This proposed amendment can serve to increase the population base in such a fashion.
- e) Overabundance of manufactured homes. According to the General Plan, over sixty percent of Apache Junction’s housing stock is comprised of manufactured homes, mobile homes, RV’s and park models. Similarly, at the time the General Plan was adopted, only seventeen percent of the homes in the community were deemed to be in “excellent” condition. As the manufactured homes in Apache Junction age, they should be replaced with single

family homes in order to create a more permanent and sustainable community which, in turn, will attract commercial users.

- f) **The stalled Portalis community.** The Portalis community is discussed extensively in the General Plan. Imagined as a 7,700 acre master planned community south of Baseline Road, the Portalis project was anticipated to have 39,000 homes and 250 acres of Business Park and Light Industrial uses. Had it been developed, Portalis would have represented over 60 percent of the City's anticipated population at buildout. While the first 1,000 acres were sold from the State Land Department to a private developer in 2009, there has been no progress in the development of this ambitious project in the past nine years. It is important that the City begin to reallocate those dwelling units at areas around the City so that they can achieve the community goal of providing a more sustainable and diverse housing stock. The City cannot rely entirely on the Portalis Development to provide housing that will support and make sustainable the commercial uses north of the freeway to energize the downtown core and other economic aspirations of the City. Action should be taken now to encourage more residential land development in an area that can contribute to the City's economic vitality.
- g) **Location.** This property is located on the far eastern end of the potential development area along Old West Highway. We urge the City to not hold out hope that this 38 acre site at this extreme eastern end location will be developed with commercial uses, rather, we urge the City to act now and approve this GPA so that this land can productively contribute to the sustainability of more centrally located commercial uses near the City's Downtown Core.

23. Provide additional justification for the proposal; list reasons that would support your request.

For the reasons discussed above, we believe that the proposed amendment should be approved. We believe the City has too much land set aside for commercial development in locations that are not ideally suited for development at this time. The City should use the Major General Plan amendment process available in its development toolbox to carefully consider the appropriate evolution of its community and allow a use at this location that will introduce more people and more money into this area. Finally, we would like the City to consider the fairness of how long the McMillan family, as property owners, should be required to keep and maintain vacant, non-productive land to accommodate the dreams and visions of the City for a use that is unlikely to occur now or in a reasonable future and timeline.

Lennar Corporation
SWC of Southern Avenue and Goldfield Road
Major General Plan Amendment Project Narrative
May 31, 2018

1. Introduction

Pew & Lake PLC, on behalf of Lennar Corporation, is pleased to submit this project narrative, Conceptual Site Plan and related exhibits in support of a Major General Plan Amendment request for a proposed residential community on approximately 38 acres at the southwest corner of Southern Avenue and Goldfield Road in Apache Junction. The property may be identified as Pinal County parcel number 103-23-002A and is shown on the aerial below.



2. Relationship to Surrounding Properties

The site is bound on the north by Old West Highway, Southern Avenue and a few churches, on the east by Goldfield Road and vacant State Trust Land, on the south by vacant commercial land and on the west by Star Road and scattered, large lot residences and manufactured homes in unincorporated Pinal County. The table below shows the Existing Uses, General Plan Designations and Zoning Classifications for surrounding parcels.

	General Plan Designation	Zoning	Existing Use
North	Community Commercial (CC)	PI/PD, RS-GR, PI	Highway, Houses of Worship
South	Community Commercial (CC)	B-1/PD and RS-GR	Vacant property
East	Open Space	None	State Trust land
West	High Density Residential	Pinal County	Residential, manufactured homes
Project Site	Community Commercial (CC)	General Commercial (B-1)	Vacant

3. Existing General Plan Designation and Zoning Classification

As shown above, the site currently is designated as Community Commercial (CC) in the General Plan and classified as General Commercial (B-1) in the Zoning Ordinance.

4. Our Requests

Our request to the City of Apache Junction is:

A major General Plan Amendment to change the Land Use Designations on 34.6 acres of property from Community Commercial (CC) to Medium Density Residential (MDR) to allow for the development of a 178-lot, single family, detached residential community.

The applicant will also be requesting, by a subsequent companion application, a rezoning of the property from General Commercial (B-1) to RS-5/PD.

The applicant will work with the City of Apache Junction staff to develop the precise language required for the formal application, notices of public hearings and the property posting to ensure that they accurately reflect the proposed change to the General Plan Land Use map.

5. Conceptual Site Plan

As shown on the Conceptual Site Plan provided with this application, this neighborhood has been designed with the main point of access on Goldfield Road. While we understand that staff had expressed a preference for access from Old West Highway, it would be difficult to design a full-motion access point at this location due to the divided roads and the angle at which Old West Highway bisects Goldfield. The focal point of the community is the main amenity area in the center of the community. The local streets in this community will be public, non-gated and feature sidewalks and adequate room for parking on both sides of the street. The community features a number of open space areas and a landscaped setback surrounds the development on all sides. Special attention will be given to the selection of trees and shrubs in this community that will provide a maximum shade canopy with minimal water usage.

Homes in this development will range from 1,232 to 2,570 square feet, as shown on the floor plans and conceptual elevations provided with this application, and the typical lot size will be 45' x 100'. There will be an appropriate mix of single and two-story homes. Our Planned Development zoning application will propose deviations from standard development requirements and an analysis of project enhancements that serve as tradeoffs for those deviations.

Lennar is looking forward to developing this community as a neighborhood of Connected Homes. Connected Homes feature Lennar's Everything's Included® collection of home automation products and technology. These Wi-Fi Certified Homes are engineered with wireless access points built right into the home during construction for maximum, uninterrupted Wi-Fi coverage. The homes are also powered by Amazon Alexa and incorporate built-in technology features, such as connected thermostats, e-keys to the front door, lighting, room-filling music with Sonos, and doorbell cameras that are powered by a Samsung SmartThings platform. Amazon supports this partnership with Lennar by sending a service team to each home after move in to set up the devices and ensure everything is working properly.

Lennar Homes
SWC of Southern Avenue and Goldfield Road
Public Participation Plan
May 23, 2018

Purpose:

The purpose of the Citizen Participation Plan is to provide the City of Apache Junction staff with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Apache Junction for the following:

1. A major General Plan Amendment to change the Land Use Designations on 34.6 net acres of property from Community Commercial (CC) to Medium Density Residential (MDR) to allow for the development of a single family, detached residential community.

By providing opportunities for citizen participation, the applicant will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposed plan.

Contact Information:

Those coordinating the Citizen Participation activities are as follows:

W. Ralph Pew
Pew & Lake, PLC.
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
(480)461-4670 (office)
(480)461-4676 (fax)
ralph.pew@pewandlake.com

Vanessa MacDonald
Pew & Lake, PLC.
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
(480)461-4670 (office)
(480)461-4676 (fax)
vanessa.macdonald@pewandlake.com

Actions:

In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities for feedback from surrounding property owners:

1. A neighborhood meeting will be held with property owners, citizens and interested parties to discuss the proposed project. The notification list for the neighborhood meeting will include 1) all property owners within 300' of the subject property west. Additionally, registered neighborhood contacts within 1-mile of the property will also be notified. A total of 17 notification letters will be sent. A draft copy of the notification letter for the neighborhood meeting will be provided to City Staff prior to its mailing.
2. An e-mail distribution list will be collected at the neighborhood meeting in an effort to have continued dialogue with those in attendance at the meeting concerning changes, if any, to the proposed development plans.

Attached Exhibits:

- A) List of property owners within 300' feet of the subject property and registered neighborhood contacts within 1 mile of the property.
- B) Notification Map of surrounding property owners.

Schedule:

Preliminary Development Review Submittal- May 6, 2018

Pre-Submittal Conference- May 23, 2018

Formal Application- May 31, 2018

Neighborhood Meeting- TBA

Follow-Up Submittal- TBA

Planning Commission Hearing #1- TBA

Planning Commission Hearing #2- TBA

City Council Introduction- TBA

City Council Final Action- TBA



CONSULTING. ENGINEERING. CONSTRUCTION.

May 31, 2018

TRAFFIC IMPACT STATEMENT

FOR:

Todd Skoro
Director of Land Acquisition
LENNAR
890 W. Elliott Road, Suite 101
Gilbert, AZ 85233

RE:

Atwell Project Number: **18001136 - Goldfield and Southern**

Dear Mr. Skoro:

The following statement is provided for the proposed development for Lennar Corporation, a home construction and real estate company. It is our understanding that the proposed development will consist of 178 single-family dwelling units, comprised of a combination of single-family and senior adults.

Existing Conditions and Site Access

The site location, proposed conceptual lotting plan and ALTA are shown in the attached Figures 1-4. The site is located southwest of the intersection of Old West Highway US 60 and S. Goldfield Road at 2610 S. Goldfield Road in Apache Junction, Arizona. The existing parcel (103-23-002A) is in Section 34 Township 1 North Range 8 East G&SRB&M, Pinal County, Arizona. The project is bounded to the west by residential development and S. Starr Road, to the north by vacant land, E. Southern Avenue, and Old West Highway US 60, to the east by S. Goldfield Road and vacant land, to the south by E. 28th Avenue and vacant land. The property is currently situated in a configuration that will allow vehicular ingress and egress from S. Goldfield Road. The property may also have future vehicular access on Starr Road from E. Southern Avenue.

S. Goldfield is paved, without curbs, and striped with two traffic lanes in each direction and a two-way center turn lane. North bound traffic on Goldfield Rd., encounters a traffic pork chop island which splits the flow of traffic in two, one to turn northwest on to Old West Highway US 60, and one to go through to S. Goldfield Road that terminates at E. Lost Dutchman Blvd. South bound traffic on S. Goldfield Road encounters a traffic signal at the intersection of Highway US 60 and continues south ending at E. Baseline Road.

S. Starr Road is a north-south two (2) lane roadway beginning as paved at Old West US 60 to Southern Avenue. It continues south terminating at E. 30th Avenue as an unpaved roadway.

E. Southern Avenue is paved, without curbs, starting at the intersection of Starr Road. It travels westward terminating at S. 75th avenue.

Trip Generation

Potential generated trips were estimated for the proposed development utilizing the data given in the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition and the methodology discussed in the ITE Trip Generation Handbook, 2nd Edition. The ITE Trip Generation contains data collected by various transportation professionals for a wide range of different land uses. The data are summarized in the report and average rates and equations have been established that correlate the relationship between an independent variable that describes the development size and generated trips for each categorized land use. This statement report provides information for daily and peak hour trips.

The site is proposed with single family residential homes. However, based on information obtained from the 2016 Census, the average age of residents living within Apache Junction is currently 52.1 years and out of the overall Apache Junction population 38.8% are 60 years old and over. The census also shows that out of the total households in Apache Junction 60% are Family Led Homes and 40% are Husband-Wife only held homes. The developer of Southern and Goldfield will be marketing the development for senior adults and empty nesters. Should the socioeconomic trend in the area continue, along with the desire to have Southern and Goldfield develop as an age-targeted community, the trip generation potential of the site will more closely match that of a retirement (age restricted) community. The trip generation prepared for this statement assumes that sixty percent of the homes will be sold to the senior adult (empty nester) age group. To maintain a conservative approach to the potential number of trips that could be anticipated by the site, forty percent of the homes were considered to be typical single family (LUC 210) which would not include a reduction for retired residents.

The development is anticipated to generate trips according to ITE's land use code (LUC) 210: Single-Family Detached Housing.

Table 1 Summarizes the trip generation potential of the development plan

Table 1 Proposed Trip Generation

Land Use	ITE Code	Size		Weekday Generated Trips						
				Daily	AM Peak Hour		PM Peak Hour			
		Quantity	Units	Total	Enter	Exit	Total	Enter	Exit	Total
Single Family Homes	210	71	DU	678	12	40	53	45	26	71
Senior Detached Homes	251	107	DU	393	8	15	24	18	11	29
Total				1071	20	55	77	63	37	100

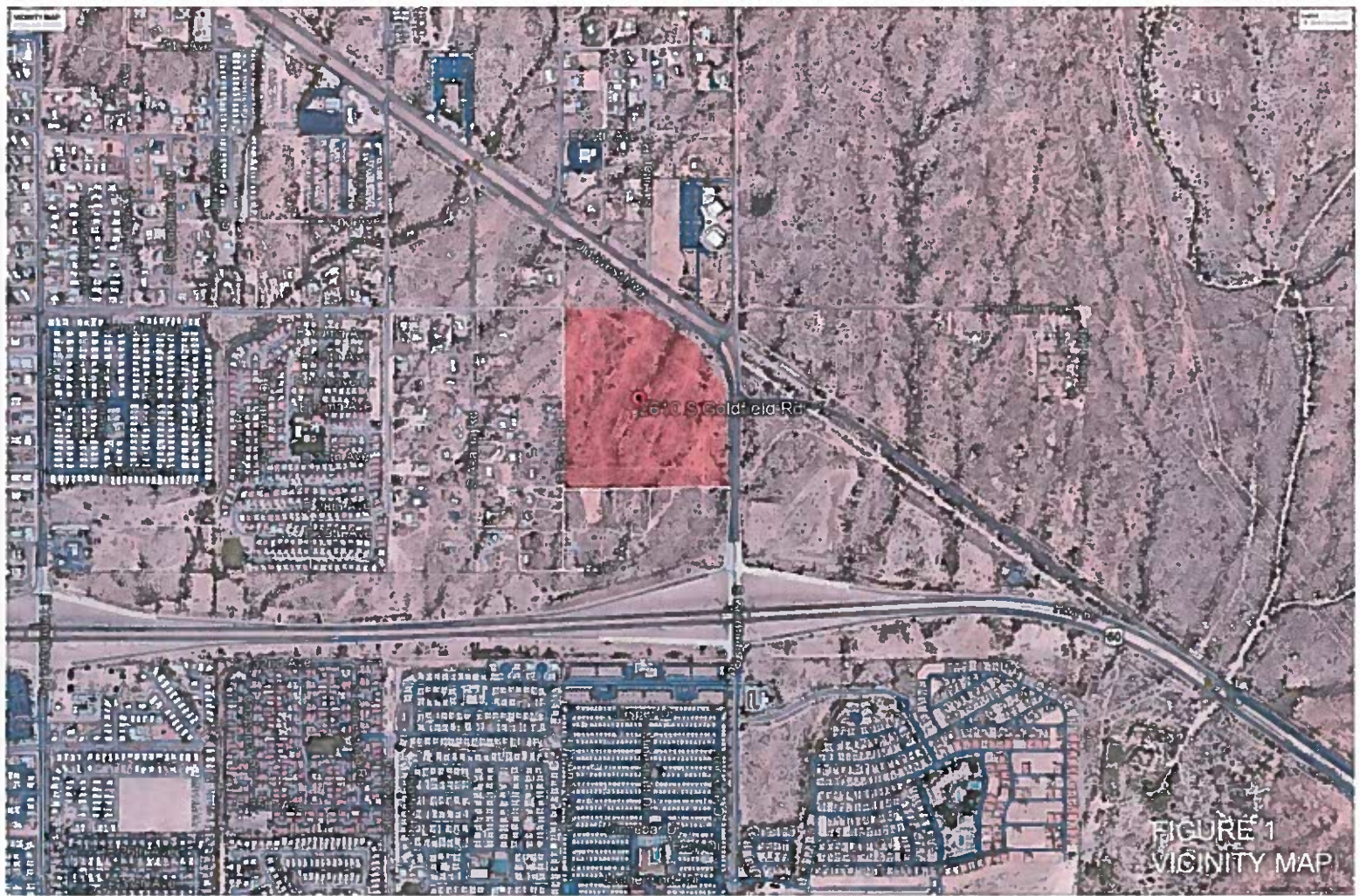
The proposed development plan is anticipated to generate approximately 1,071 daily trips, with approximately 77 trips occurring during the AM peak hour and 100 trips occurring during the PM peak hour.

Due to the limited number of trips generated by the site, and the existing roadways adjacent to the site, this project is not expected to have a significant impact on the surrounding roadway network.

If you have any comments or questions, please feel free to contact me.

Dennis Roberts

Dennis E. Roberts, P.E.
Project Manager
ATWELL, LLC



Concept B 178 - 45'x105' Lots



Conceptual Lotting Study for: Goldfield

North
Scale: 1"=100'

LVA
an RVI Company

FIGURE 2

[illegible]

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE

[illegible]

2. Administrative - In the past, the Department has not been able to identify the specific areas of the Department that are most in need of improvement. The Department is currently conducting a study to identify the areas of the Department that are most in need of improvement. The study is expected to be completed by the end of the year.

- [illegible]

[illegible]

10. The above information was obtained from the files of the National Security Agency, Department of Defense, and the Central Intelligence Agency, and is being furnished to you for your information only. It is not to be distributed outside your agency.

6. STATE OF TEXAS, COUNTY OF DALLAS, ss. I, JAMES H. HARRIS, Clerk of the County Court, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears from the records of said County Court.

1. 1940-1945 1946-1950 1951-1955 1956-1960 1961-1965 1966-1970 1971-1975 1976-1980 1981-1985 1986-1990 1991-1995 1996-2000 2001-2005 2006-2010 2011-2015 2016-2020 2021-2025 2026-2030 2031-2035 2036-2040 2041-2045 2046-2050 2051-2055 2056-2060 2061-2065 2066-2070 2071-2075 2076-2080 2081-2085 2086-2090 2091-2095 2096-2100 2101-2105 2106-2110 2111-2115 2116-2120 2121-2125 2126-2130 2131-2135 2136-2140 2141-2145 2146-2150 2151-2155 2156-2160 2161-2165 2166-2170 2171-2175 2176-2180 2181-2185 2186-2190 2191-2195 2196-2200 2201-2205 2206-2210 2211-2215 2216-2220 2221-2225 2226-2230 2231-2235 2236-2240 2241-2245 2246-2250 2251-2255 2256-2260 2261-2265 2266-2270 2271-2275 2276-2280 2281-2285 2286-2290 2291-2295 2296-2300 2301-2305 2306-2310 2311-2315 2316-2320 2321-2325 2326-2330 2331-2335 2336-2340 2341-2345 2346-2350 2351-2355 2356-2360 2361-2365 2366-2370 2371-2375 2376-2380 2381-2385 2386-2390 2391-2395 2396-2400 2401-2405 2406-2410 2411-2415 2416-2420 2421-2425 2426-2430 2431-2435 2436-2440 2441-2445 2446-2450 2451-2455 2456-2460 2461-2465 2466-2470 2471-2475 2476-2480 2481-2485 2486-2490 2491-2495 2496-2500 2501-2505 2506-2510 2511-2515 2516-2520 2521-2525 2526-2530 2531-2535 2536-2540 2541-2545 2546-2550 2551-2555 2556-2560 2561-2565 2566-2570 2571-2575 2576-2580 2581-2585 2586-2590 2591-2595 2596-2600 2601-2605 2606-2610 2611-2615 2616-2620 2621-2625 2626-2630 2631-2635 2636-2640 2641-2645 2646-2650 2651-2655 2656-2660 2661-2665 2666-2670 2671-2675 2676-2680 2681-2685 2686-2690 2691-2695 2696-2700 2701-2705 2706-2710 2711-2715 2716-2720 2721-2725 2726-2730 2731-2735 2736-2740 2741-2745 2746-2750 2751-2755 2756-2760 2761-2765 2766-2770 2771-2775 2776-2780 2781-2785 2786-2790 2791-2795 2796-2800 2801-2805 2806-2810 2811-2815 2816-2820 2821-2825 2826-2830 2831-2835 2836-2840 2841-2845 2846-2850 2851-2855 2856-2860 2861-2865 2866-2870 2871-2875 2876-2880 2881-2885 2886-2890 2891-2895 2896-2900 2901-2905 2906-2910 2911-2915 2916-2920 2921-2925 2926-2930 2931-2935 2936-2940 2941-2945 2946-2950 2951-2955 2956-2960 2961-2965 2966-2970 2971-2975 2976-2980 2981-2985 2986-2990 2991-2995 2996-3000 3001-3005 3006-3010 3011-3015 3016-3020 3021-3025 3026-3030 3031-3035 3036-3040 3041-3045 3046-3050 3051-3055 3056-3060 3061-3065 3066-3070 3071-3075 3076-3080 3081-3085 3086-3090 3091-3095 3096-3100 3101-3105 3106-3110 3111-3115 3116-3120 3121-3125 3126-3130 3131-3135 3136-3140 3141-3145 3146-3150 3151-3155 3156-3160 3161-3165 3166-3170 3171-3175 3176-3180 3181-3185 3186-3190 3191-3195 3196-3200 3201-3205 3206-3210 3211-3215 3216-3220 3221-3225 3226-3230 3231-3235 3236-3240 3241-3245 3246-3250 3251-3255 3256-3260 3261-3265 3266-3270 3271-3275 3276-3280 3281-3285 3286-3290 3291-3295 3296-3300 3301-3305

[illegible]

14. It is further stated that the use of the term "entry" or "departure" of a person on the ship is confined to the context of the ship as an instrument of transportation, and does not include the entry or departure of the person on the ship as a person.

FIGURE 3

