



City of Apache Junction

Development Services Department



PLANNING AND ZONING COMMISSION PUBLIC HEARING STAFF REPORT

DATE: August 28, 2018

CASE NUMBERS: GPA-2-18

OWNERS/APPLICANTS: McMillan Manufactured Home Development Company LC and Lennar Homes

REPRESENTATIVE: Ralph Pew, Pew and Lake PLC

REQUEST: A proposed general plan land use map amendment to redesignate an approximately 38-acre property from Community Commercial to Medium Density Residential.

LOCATION: The property is located at the southwest corner area of E. Old West Highway and S. Goldfield Road.

**GENERAL PLAN/
ZONING DESIGNATION:** Community Commercial opportunity area; currently zoned B-1 (General Commercial) with no proposed plan of development.

SURROUNDING USES:

- North: Mountain View Lutheran Church, Crossroads Southern Baptist Church and single family residences (zoned PI/PD, PI and RS-GR, respectively);
- South: Vacant residential and business properties (zoned RS-GR and B-1/PD respectively);
- East: Vacant property owned by ADOT;
- West: Various residential properties in a Pinal County island (zoned RS-GR).

BACKGROUND

The subject property was rezoned from TH (Trailer Homesites Zone) to C-2 (Local Commercial District) back in June of 2000. See Ordinance No. 1118 and site map attached. The city had just adopted a new general plan in 1999 and the property was given a designation of "Retail-Employment", which was one of the precursors to what our current general plan would call "Community Commercial". Even back in 1999, the city was trying to create a more diverse housing stock and limit the development of more manufactured home parks. The subject property was viewed as an important gateway property that should be rezoned and reserved for commercial, retail and employment opportunities. The city worked with Mr. McMillan to process a city-initiated rezoning for his property, to a commercial zoning district that would help to entice said desired development, furthering the goals of the 1999 general plan.

Unfortunately, adequate infrastructure such as sewer and a properly looped water system have been very slow to reach the property and various developers over the years have not been willing to finance the costs of providing those types of improvements. Thus, Mr. McMillan has held the property for many years, with occasional inquiries, but no serious proposals until now.

The city's adoption of a new zoning ordinance and maps in 2014 renamed the zoning district of the property to B-1, but with no conceptual development plan for the property since it is not zoned planned development.

PROPOSAL

GPA-2-18 is a proposed land use map amendment to the city's general plan, to redesignate the +/-38-acre property from Community Commercial to Medium Density Residential. If successful, Lennar Homes plans to rezone the property most likely to a RS-5/PD zoning district, to develop approximately 178 lots for single family conventional homes. Lennar estimates their target market to be young families and empty nesters, but this will not be an age restricted community.

See GPA application, project narrative and conceptual site plan provided.

PLANNING STAFF ANALYSIS AND FINDINGS

Relationship to General Plan:

The subject site is designated by the city's General Plan as a "Community Commercial" opportunity area, which normally accommodates B-1, B-2 or B-3 zoned properties. While multi-family uses may be allowed in the city's commercial zoning districts, subject to approval of a conditional use permit, single-family residential uses are not allowed in any of the commercial zones.

The general plan amendment is required because the applicants wish to rezone more than 10 acres of property from commercial to residential in the future. The city's general plan defines a major amendment as a change in land use designation for a property 10 acres or larger in size. While the city held out hope for many years that this property would be developed with commercial uses, the decline in brick and mortar retail development and other factors perhaps points to a change in direction for this property. We note that there are still some commercial zoned properties to the south and north of the subject site which could accommodate future neighborhood services and convenience types of businesses on smaller properties.

Zoning/Site Context:

The site has ideal access to the freeway just to the south, as well as to downtown on its north side. The property is bounded by Starr Road on the west, a local collector street; Southern Avenue on the north, a major arterial, although it is minimally improved in this area; 28th Avenue on the south, another minor collector; and Goldfield Road on the east which connects to Old West Highway, both major thoroughfares and freeway access roads.

The developers will be required to improve adjacent streets as determined by the city engineer, as well as internal streets. The subsequent planned development rezoning and subdivision platting processes will provide the city engineer, working together with the developer's engineers, the opportunity to determine the ideal access points in and out of the proposed development.

Planned Development Zoning:

Although there is not a concurrent rezoning case yet in process with this GPA request, staff anticipates a submittal soon, perhaps even before the GPA is decided. The conceptual plan can

be realized with a proposed RS-5/PD rezoning, with normal trade-offs for any requested PD zoning deviations.

Infrastructure Improvements:

The developers of the property will need to extend all necessary services to the site. Nearby Sewer District and Apache Junction Water District facilities are already being investigated, according to the narrative. SRP, Century Link, Southwest Gas and cable communication facilities will likely also need to be extended. Lennar representatives have revealed that the homes will also offer modern technology amenities, such as automated computer control features through Aleska. Surrounding streets may require widening, sidewalk, curbing, gutters, streetlights, fire hydrants, drainage and other improvements. Of course, all other necessary on-site and off-site improvements, including community amenities, retention basins, accessible routes, landscape buffers, etc., will also need to be provided at the time of development.

Public Input:

As is required by law for general plan amendment requests, the city sent out a request for comments to numerous agencies at least 60-days prior to the advertisement of the public hearings. The due date for comments was August 13. The applicants conducted a citizen participation outreach meeting on August 7, 2018, and their summary report is attached hereto. The GPA case was also advertised in the appropriate newspaper and individual notices were sent to property owners within 300 feet of the property, informing them of the public hearing dates. As of the writing of this report, staff has received one comment from a nearby property owner who received a public hearing notice, Mr. Tom Goscicki, who expressed his support for the GPA. Any other public input received will be provided to the Commission on the 28th.

DISCUSSION MEETINGS:

Staff took McMillan/Lennar's GPA request to the commission for discussion on August 14 and to the city council for discussion on August 20. Commissioners and councilmembers had generally positive comments about the proposal, and were pleased about the extension of the infrastructure to the area. Some hoped that this development would spark the development of the nearby commercial zoned properties, and perhaps even bring about the attrition of ADOT's dirt stockpile lot to the east of the site.

Members also asked for clarification on what types of buyers Lennar was hoping to attract and expressed that they did not wish to see the property developed as an age-restricted community.

PUBLIC HEARING ON AUGUST 28, 2018

The meeting of the 28th is a public hearing where staff will make a presentation and make their preliminary recommendation on the case. The applicants will also make a presentation and answer questions; and the public will also be allowed to comment and provide input on the GPA proposal. However, by state law, the first public hearing is not a voting session. Staff will bring the case back to the commission and ask for their recommendation to council at their next public hearing on September 11, 2018. Then the case will be presented to the city council for their decision on September 18.

PLANNING DIVISION PRELIMINARY RECOMMENDATION

The planning division recommends approval of case GPA-2-18, to redesignate the +/-38 acre property from Community Commercial to Medium Density Residential. Although we would have liked to see the property develop with commercial, retail and/or employment uses, perhaps the reality of the far east location of the property, coupled with the fact that state land property to the northeast of the site is probably not going to develop anytime soon, perhaps it is time to consider another more viable use for the site—more new modern homes for today's families.

The planning division looks forward to working with Lennar on their forthcoming rezoning and preliminary plat submittals.



Prepared by Rudy Esquivias
Senior Planner/Zoning Administrator

Attachments:

- Exhibit #1 - Current Ord. #1118 and site exhibit
- Exhibit #2 - GPA-2-18 application
- Exhibit #3 - GPA narrative report
- Exhibit #4 - Public Participation Plan
- Exhibit #5 - Traffic Impact Statement
- Exhibit #6 - Conceptual Site Plan
- Exhibit #7 - Site Survey
- Exhibit #8 - Public Participation Summary Report

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 I 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



General Plan Amendment Application Form

SPECIFIC REQUEST:

See Attached Narrative Document
for response #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, L.C

Property Owner's Name

David A. McMillan
Signature

10203 E. Illini Street, Lot 5

Mailing Address

MCM100MCM4@GMAIL.COM
E-mail Address

Mesa, AZ 85208

City, State, Zip Code

702 499 2490
Phone

STATE OF ARIZONA }

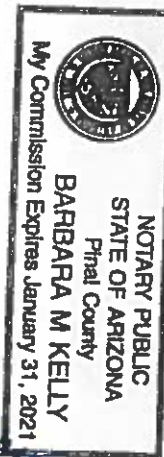
COUNTY OF PINAL }

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 }

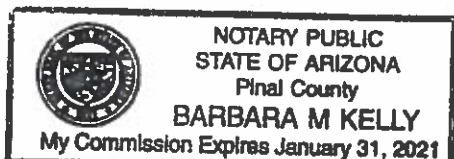
COUNTY OF PINAL }

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

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- 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.
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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 Arizona }

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 }

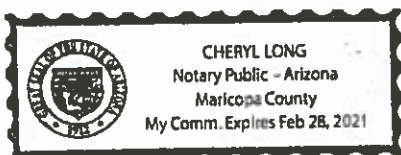
COUNTY OF Maricopa }

SS

The foregoing instrument was
acknowledged before me this 31st 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 |

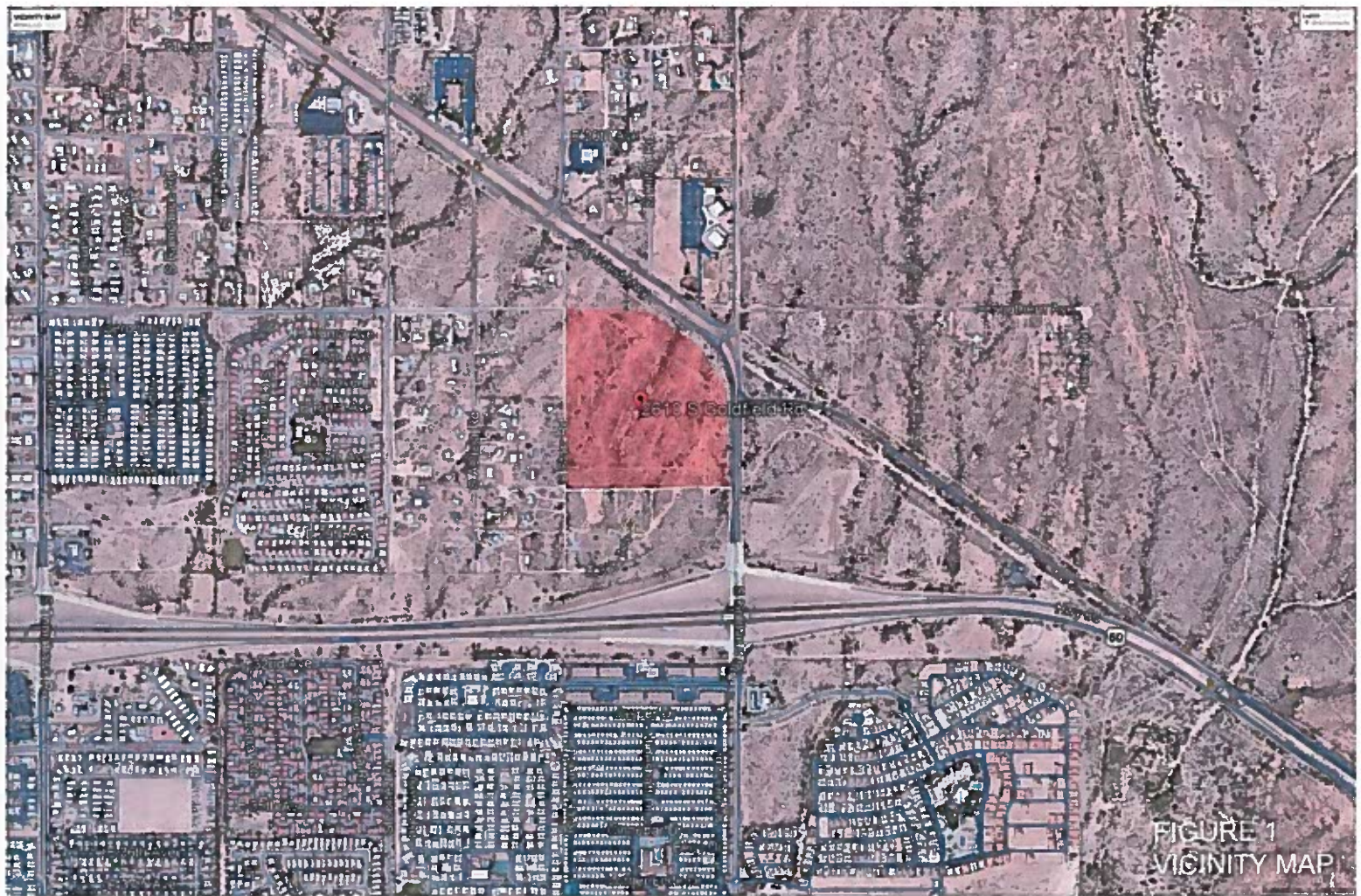
The proposed development plan is anticipated to generate approximately 1,071 daily trips, with approximately 77 trips occurring during the AM peak hour and 100 trips occurring during the PM peak hour.

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

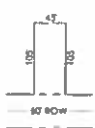
FIGURE 2



PROJECT DATA

SITE AREA (GROSS): 38.17 AC (+/-)
 SITE AREA (NET): 35.46 AC (+/-)
 PROPOSED DENSITY: 4.66 DU/AC
 PROPOSED HOME SIZE: 1,232 - 2,570 SQ. FT.
 PROPOSED # OF LOTS: 178
 EXISTING ZONING: C-2
 PROPOSED ZONING: RS-5 PD
 RANGE OF LOT SIZES: 4,725 SQ. FT.

TYPICAL LOT



land planning
 development entitlements
 landscape architecture
 120 south ash avenue
 tempe, arizona 85281
 480.994.0994

GOLDFIELD & SOUTHERN CONCEPTUAL SITE PLAN



18091302 DRAWN BY: PR 5/29/18

TITLE REFERENCE:
 THE HISTORY OF THE UNITED STATES OF AMERICA
 THE HISTORY OF THE UNITED STATES OF AMERICA
 THE HISTORY OF THE UNITED STATES OF AMERICA

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UNOFFICIAL NOTES

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BASIS OF BEARING

Bank of Mexico is advised by each one of the following parties of certain in 1 m. S.W. from Santa Fe de Bogota on a distance of 1000 ft.

1. ORANGE OF SWEET PEPPERS at 10 1/2 of SWEET, PG 22, REPORT OF PAPA GILBERT 2-1

SURVEYORS CERTIFICATION

1. I HEREBY CERTIFY, THAT, THE ABOVE IS A TRUE AND CORRECT COPY OF THE RECORDS OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, CALIFORNIA, FOR THE YEAR 1961.

2. I HEREBY CERTIFY, THAT, THE ABOVE IS A TRUE AND CORRECT COPY OF THE RECORDS OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, CALIFORNIA, FOR THE YEAR 1961.

3. I HEREBY CERTIFY, THAT, THE ABOVE IS A TRUE AND CORRECT COPY OF THE RECORDS OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, CALIFORNIA, FOR THE YEAR 1961.

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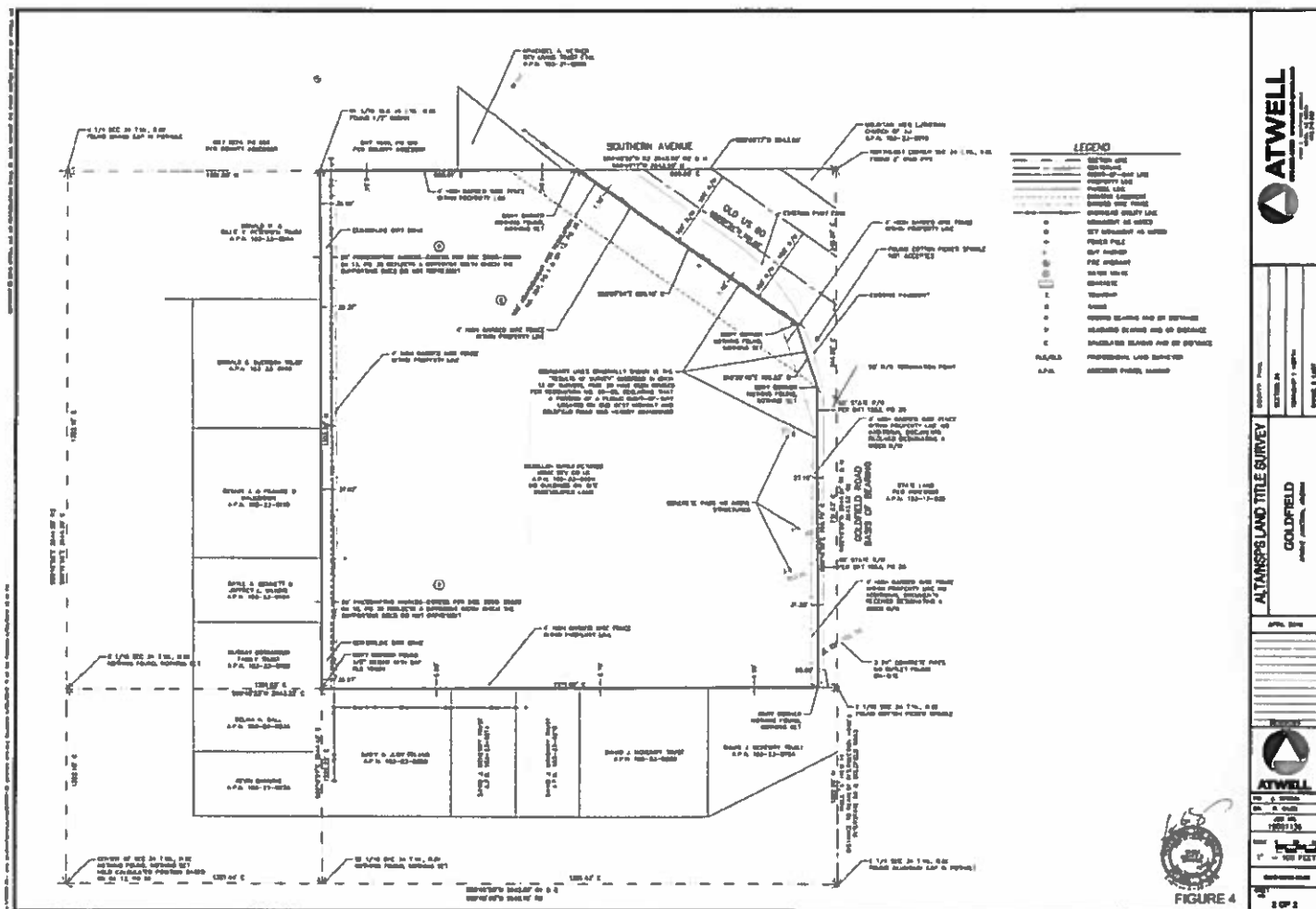
5. I HEREBY CERTIFY, THAT, THE ABOVE IS A TRUE AND CORRECT COPY OF THE RECORDS OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, CALIFORNIA, FOR THE YEAR 1961.

6. I HEREBY CERTIFY, THAT, THE ABOVE IS A TRUE AND CORRECT COPY OF THE RECORDS OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, CALIFORNIA, FOR THE YEAR 1961.

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NOTE:
LA 11-20-04 STATES THAT THE USE OF THE WORDS "THREAT" OR "INTimidATION" BY A PERSON OR PERSONS IS CONSIDERED AN OBSTRUCTION OF JUSTICE IF THE INDIVIDUAL IS A PERSON OR PERSONS WHOSE DUTY IS TO ENFORCE THE LAWS OF THE STATE OR COUNTY OF CALIFORNIA AND WHOSE DUTY IS TO ENFORCE THE LAWS OF THE STATE OR COUNTY OF CALIFORNIA.

FIGURE 3



**Lennar Homes
Major General Plan Amendment
SWC Southern Avenue & Goldfield Road
Summary of Neighborhood Meeting
August 7, 2018
Apache Junction Multigenerational Center**

The meeting began at 6:00.

Attendees from the Development team included: W. Ralph Pew, Pew & Lake, PLC; and Todd Skoro from Lennar Homes and Dennis Roberts from Atwell Engineering.

5 Interested neighbors attended. A copy of the sign-in sheet is attached to this email.

Mr. Pew began the meeting by making introductions, and asking where the neighbors lived, or where the property they own is located so that he could have an understanding as to where their property is located in relation to the project.

Mr. Pew explained the General Plan Amendment process and how it ultimately relates to the zoning on the Property along with the rationale for requesting an amendment to the General Plan.

Through the use of the conceptual site plan (attached to this summary), he also explained how a residential community could be designed and configured on this land.

Mr. Pew further explained the various components of the proposed development; including roadway improvements, setbacks, the provision of utilities to the community, access points and the proposed housing product. Mr. Skoro explained that this project is not proposed to be age-restricted, rather, Lennar expects this community to appeal to empty-nesters, first time home buyers and homebuyers moving into Apache Junction from Pinal County.

Mr. Pew provided the timing of the General Plan Amendment process and explained that this case would be heard by the Planning Commission and City Council in September.

Mr. Pew then opened the discussion to questions and comments from the attendees. They are shown below, with responses to them shown in **bold text**.

When do you anticipate this community opening?

We would be selling homes in 2020.

What Roadway improvements will be made with this project?

Half street improvements on 28th Ave, Starr Road and Southern Avenue and we have provided the City with a Traffic Study.

What utility services will be provided to the site?

Mr. Todd Skoro answered the question in detail as outlined in the General Plan Application.

What are the perimeter setbacks?

Half street improvements and 10' landscape on 28th Ave and Starr Road

Half street improvements and 20' landscape on Southern Avenue

20' landscape on Old West Highway and Goldfield Road

Where will access to the Property be?

Primary access on Goldfield Road

Secondary access on Starr Road

What will the approximate lot sizes and home square footage ranged be?

Lots 4,725 sq. ft.

Homes 1,232 – 2,570 sq. ft.

Approximately how many homes would be built on the Property?

178 Lots

Will there be 2 story homes?

No, all homes will be restricted to single story.

The meeting adjourned at 6:40, at which time a couple of neighbors had informal conversations with Mr. Pew and Mr. Skoro.