



# *City of Apache Junction*

## *Development Services Department*



Date: September 6, 2018

To: Honorable Mayor and City Council Members

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

From: Rudy Esquivias, Senior Planner/Zoning Admin.

Subject: September 18, 2018, City Council Public Hearing Item:  
GPA-2-18 (Res. No. 18-31) General Plan Amendment  
Request by McMillan/Lennar/Pew

### Summary

Attached please see the staff report and exhibits presented to the planning and zoning commission at their public hearing on September 11, for a proposed general plan amendment, case GPA-2-18, by McMillan Manufactured Home Development Company LC and Lennar Homes, represented by Ralph Pew. The case pertains to a vacant, 38-acre property at the southwest corner of E. Old West Highway and S. Goldfield Road.

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

The commission's recommendation from their September 11 hearing will be presented to the council verbally and the draft resolution will be updated for the council meeting of September 18. Please note that a general plan amendment requires a  $\frac{3}{4}$  majority vote of the council for approval.