



City of Apache Junction

Development Services Department



PLANNING AND ZONING COMMISSION NEW BUSINESS ITEM STAFF REPORT

DATE: November 13, 2018

CASE NUMBERS: PZ-3-18/SD-1-18

OWNERS/APPLICANTS: AJ 40 LLC and ITOW LFP

REPRESENTATIVE: Dan Kauffman, Kauffman Homes

REQUEST: Proposed rezoning of vacant 40-acre property from B-5 (Industrial) to RS-5/PD (Medium/High Density Single-family Detached Conventional Homes by Planned Development); and concurrent preliminary plat for a +/-259 lot subdivision.

LOCATION: The property is located approximately ¼-mile south of E. Baseline Avenue, on the east side of the S. Cortez Road alignment.

**GENERAL PLAN/
ZONING DESIGNATION:** Master Planned Community ("MPC") opportunity area; currently zoned B-5 (Industrial).

SURROUNDING USES:

- North: Vacant state trust land, zoned RS-GR (single family homes ¼-mile to the north);
- South: Vacant state trust land, zoned RS-GR;
- East: Vacant state trust land, zoned RS-GR;
- West: Vacant state trust land, zoned RS-GR (landfill ½-mile to the south-west).

BACKGROUND

The subject property was rezoned industrial by Pinal County back in 1980, well before it was annexed into the city in 1995. Whatever plans the developer had at that time never transpired and the property has remained undeveloped, largely undisturbed desert. Even the primitive road (S. Cortez Road) which leads to it from Baseline was not constructed until sometime between 2004 and 2007, according to aerial images. The property is completely surrounded by undeveloped state trust land, with the nearest homes being located about ¼ mile to the north and the landfill being located about ½-mile to the west.

The stretch of Cortez Road by which the property is accessed at its northwest corner exists in the form of an easement created by the state land department ("SLD") for use by Pinal County. City staff is currently working with SLD staff to have the easement redesignated for use by the city and to add utility easement rights.

The most recent inquiry the city received for use of the land was early this year. The current owners enquired about mining the site for sand and dirt (which would have required at least a conditional use permit process). In a few years, after the sand and dirt was extracted, they proposed to fill it back up with inert materials such as asphalt, broken concrete and other construction debris. However, the land could not be later developed with buildings on top of the filled area, because of settling and instability issues. At best, its afterlife would probably have been some kind of open storage lot or maybe a passive recreational use. The city was not receptive to the idea of a sand and gravel operation, but we did inform the owners that we would try our best to attract developers to the property.

Then, within the last couple of months, two home builders we had reached out to expressed interest in the property. Dan Kauffman of Kauffman Homes, who has constructed several single-family home subdivisions in Apache Junction, is now under contract to purchase and develop the land.

PROPOSALS

PZ-3-18 is a proposed rezoning of the 40-gross-acres property from B-5 (Industrial) to RS-5/PD (Medium/High Density Single-

family Detached Conventional Homes by Planned Development). The PD rezoning concept proposes three lot sizes of 3600, 4000 and 4500 square feet; one and two story homes ranging from 1218 square feet to 2500 square feet in size; at least 10 models/floor plans with three elevation options each. The community will not be age restricted; will offer a clubhouse, a pool and other resident amenities; will integrate the natural washes into the design; and will provide landscaping and walking paths throughout. Two public streets will run across the west and north perimeters to provide for connectivity to future surrounding neighborhoods and the internal streets will be private with sidewalk on one side, two main gated entry ways and other access gates for emergency personnel.

SD-1-18 is the companion preliminary plat and planned development plan for the project. It establishes the layout for the proposed +/-259 lot subdivision. It also creates two areas on the south end which will be used to accommodate: 1) a sewer pumping station, since flow will need to be pumped upstream to Baseline; and 2) a site for a future water facility for the Apache Junction Water District. The plat also incorporates easements/tracts for walking trails outside of the community.

PLANNING STAFF ANALYSIS AND FINDINGS

Relationship to General Plan:

The subject site is designated by the city's General Plan as a "Master Planned Community" opportunity area. While the city envisioned that the "MPC" designation would apply to much larger pieces of land as the state lands areas developed, at its core the MPC designation was intended to be flexible and accommodate all types of land uses as part of a larger integrated community design. It allowed for a basic density of 4 to 8 dwelling units per acre, which would be spread out over the whole MPC area, not necessarily limiting individual neighborhoods and developments. Kauffman 40 has a density of about 6.5 dwelling units per acre. Kauffman 40 is in compliance with the MPC designation.

Zoning/Site Context:

The 40 acres is odd in that it is a privately owned piece of land completely surrounded by SLD land. It is also an industrial property which is currently completely surrounded by low density residential-zoned properties, albeit a holding zone, there is an incompatibility. This rezoning will create better compatibility with surrounding residential zoned property and will also hopefully be inviting to other adjacent similar future

developments and eventual complementary urban development in the form of commercial, employment and multi-family uses. This very well could be the spark for the future of the city, to the south of Baseline.

Planned Development Zoning:

The main planned development deviation involves proposed lots smaller than 5000 square feet. Numerous models are proposed. Prior to the public hearing, staff will ask Mr. Kauffman to provide lot exhibits which illustrate which models will best fit the proposed lot sizes and if additional setback deviations will be needed. Currently, the RS-5 base zone normally allows setbacks of 20' front, 15' rear, 7' sides and 10' street side on a corner lot. As trade-offs, Mr. Kauffman offers resident amenities of the types he has offered in his other communities, as described above and in the attached narrative.

Infrastructure Improvements:

The developer will need to extend all necessary services to the site. Discussion with sewer and water providers are already under way. SRP, Century Link, Southwest Gas and cable communication facilities will probably also need to be extended. The north and west perimeter public half-streets will be subject to the city engineer's standards. The internal streets will be private. Cortez Road, from Baseline to the site, will also be improved, although not exactly to a half street standard since the easement is not owned by Mr. Kauffman. SLD prefers to not have to tear out hardscape improvements later, as properties to the north are eventually sold off. 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. The lands south of Baseline are also subject to more stringent requirements for runoff and retention.

Public Input:

There is only one land owner within a 300-foot perimeter of the site, the State Land Department. Nonetheless, SLD has received a public hearing notice, the site will be posted at the Cortez entrance and the rezoning has been advertised in the newspaper. As of the writing of this report, we have received no comments on the rezoning. We are in the process of compiling comments from outside agencies as part of the pre-plat review.

DISCUSSION ITEM ONLY:

A work session-type discussion is being held with the commissioners on November 13, and the case has been advertised for public hearing on the 27th. Staff felt that a discussion only item was a good idea, especially since this is in many ways a pioneer project; the city's first family subdivision south of Baseline. It is important to do it right and set the tone of quality for the developments which will follow, hopefully in the near future. We welcome the commission's initial questions, comments and concerns; and we will come back in two weeks with more information and recommended conditions for the commissioners to consider



Prepared by Rudy Esquivias
Senior Planner/Zoning Administrator

Attachments:

- Exhibit #1 - PZ-3-18 Application
- Exhibit #2 - Project Narrative
- Exhibit #3 - Public Participation Plan
- Exhibit #4 - PZ-3-18 Vicinity Map
- Exhibit #5 - Neighborhood Aerial
- Exhibit #6 - Preliminary Plat for Kauffman 40
- Exhibit #7 - Models and Floor Plans (to be handed out at meeting)



City of Apache Junction
Development Services Department
~~Conditional Use Permit Application~~



Exhibit A: Rezoning Application

SITE INFORMATION South of Baseline 104-07-001 B
SITE ADDRESS/LOCATION East of Cortez ASSESSORS PARCEL NO 104-07-001 C
GROSS AREA: 40 acres NET AREA _____ EXISTING ZONING C1-2
LEGAL DESCRIPTION OF PROPERTY: (found on County Tax Bill Notices or Warranty Deed) _____
E 1/2 SW NE of SEC 3-15-8E 20.00 AC
N 1/2 W 1/2 SW NE of SEC 3-15-8E 10.00 AC
S 1/2 W 1/2 SW NE of SEC 3-15-8E 10.00 AC
BRIEF DESCRIPTION OF THE PROJECT PROPOSED FOR REZONING:
Housing subdivision rezoned to RS5/PD PI
APPLICANT INFORMATION
Property Owner(s) AT 40 LLC & ITOW, LFP
Address 320 W. Loan Cactus Dr # 12, Phx 85027 & 2155 W. Williams Dr. Phx 85027
Phone Number 602-995-7575 Fax Number _____ Email David@lukelandreality.com
602-277-2010 dvtoeing@aol.com
Applicant Contact Person/Project Manager Dan Kauffman
Address PO Box 18571, Fountain Hills, AZ 85269
Phone Number 480-816-6155 Fax Number _____ Email office@kauffmanhomes.com
Architect/Engineer D&M Engineering
Address 1020 E. Gilbert Dr., Suite D, Tempe AZ 85281
Phone Number 480-350-9590 Fax Number _____ Email Steve.bargeloh@dmengineer.com

For Dept Use only	Case Number _____
PLN Number _____	Date Submitted: _____
Approved By: _____	Date Approved: _____

Kauffman Homes Subdivision

Revised
NARRATIVE

This gated housing development will consist of approximately 265 homes with 1 & 2 stories, ranging from 1218 sq. to 2500 sq. We will have approximately 10 different floor plans with each having 3 elevations. There will be 3 different lot sizes 45x80, 50x80 and 45x100. This will not be an age restricted community. The community will have a clubhouse and a pool, dog park, putting green, basketball / pickle ball court and recreation area. The clubhouse and pool itself will have walking access from North to South and East to West rather than having to go around by the streets. We will have trails throughout in the washes and designated areas. There will be trail areas designated at the Northeast and Southwest for future access to connect to future planned communities. There will be landscaped open spaces throughout the community with dog parks and areas for families to gather. The amenities are being spread throughout the community to offer neighboring areas access rather than just one designated area. We will have 30 + extra parking spaces throughout as well for the community guests and amenities. There will be 2 gate entrances for the homeowners and also a separate fire department entrance.

Citizen Participation Plan for 40 Acres in Apache Junction

Date: September 27, 2018

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of an application for the 40 Acres in Apache Junction. This site is located South of Baseline and East of Cortez Rd., and is an application for a new housing subdivision. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

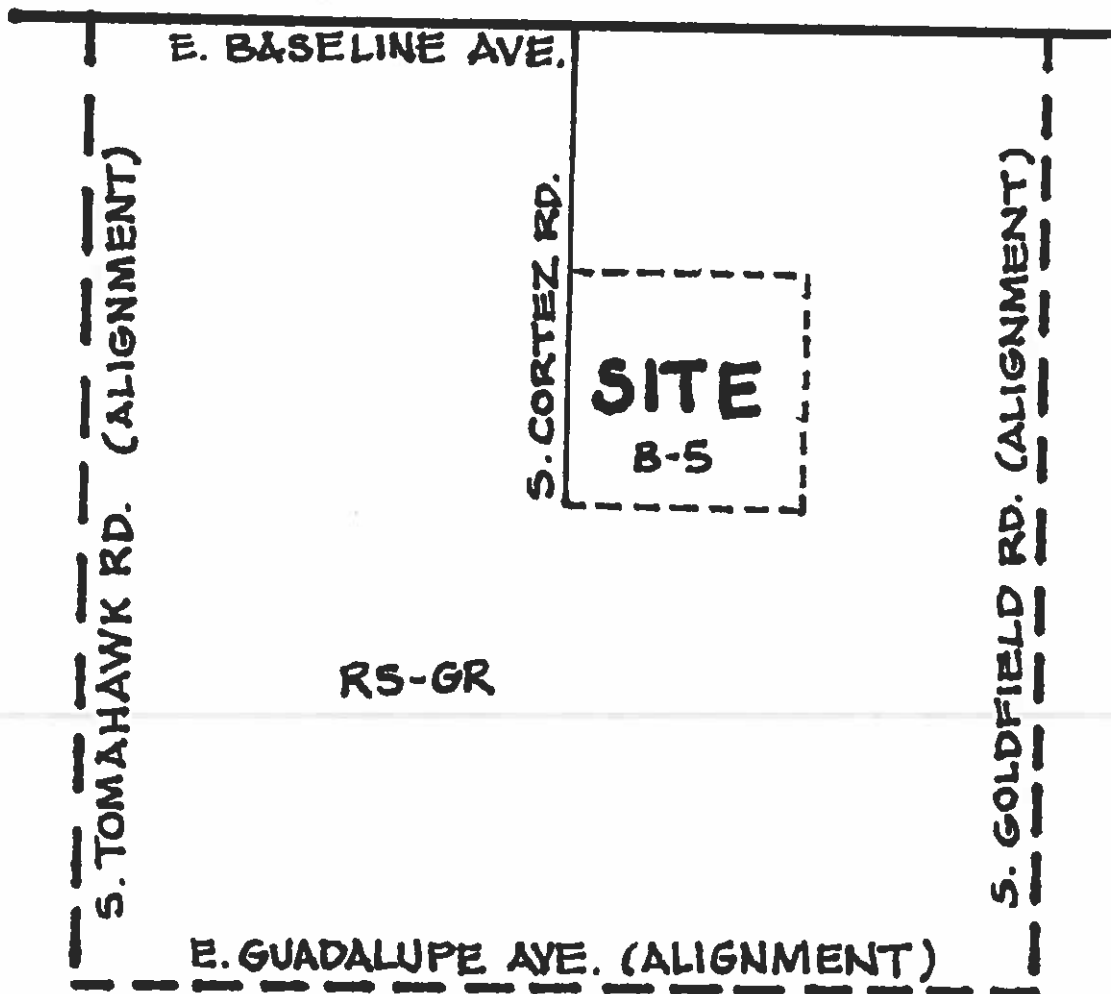
Dan Kauffman
PO Box 18571
Fountain Hills, AZ 85269
480-816-6155; 480-816-6160 (fax)
Email: office@kauffmanhomes.com

Action Plan: In order to provide effective citizen participation in conjunction with the application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts of the development that members of the community may have.

1. A contact list will be developed for citizens in this area including:
Interested neighbors – focused on 300 feet from this site.
 2. All persons listed on the contact list will receive a letter describing the project.
 3. Neighbors within 300 feet of the site will be contacted by mail to inform them of the project and receive comments.
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PZ-3-18 VICINITY MAP

Proposed rezoning by AJ 40 LLC and ITOW LFP (property owners), represented by Dan Kauffman of Kauffman Homes, proposing to rezone 40-acres of vacant property, located one-quarter mile south of E. Baseline Avenue on the east side of the S. Cortez Road alignment, from B-5 (Industrial) to RS-5/PD (Medium/High Density Single-family Detached Residential by Planned Development).



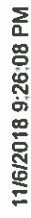
"Site" = Subject Property



North

Zoning Districts = B-5 (Industrial);
RS-GR (Low Density Single-family
Residential, General Rural)

GIS Map



ENGINEER
 STEVE BARNUM, P.E.
 1000 N. 10TH AVE., SUITE 200
 DENVER, CO 80202
 (303) 733-1111

OWNER
 LAWRENCE DAVIS
 1000 N. 10TH AVE., SUITE 200
 DENVER, CO 80202
 (303) 733-1111

LEGAL DESCRIPTION

[illegible][illegible]

NOTES

[illegible]

STATION NUMBER	40 12.41 C	DATE	4-23-78	NO. OF	4253 12.41 C
	40 11.7 1.70 2.2 0.4		4-23-78		0.4
	40 10.7 1.7 0.4				
STATION NUMBER	40 10.7 1.7 0.4				

Material	Spec. 1	Spec. 2	Spec. 3	Spec. 4	Spec. 5	Spec. 6	Spec. 7	Spec. 8	Spec. 9	Spec. 10	Spec. 11	Spec. 12	Spec. 13	Spec. 14	Spec. 15	Spec. 16	Spec. 17	Spec. 18	Spec. 19	Spec. 20	Spec. 21	Spec. 22	Spec. 23	Spec. 24	Spec. 25	Spec. 26	Spec. 27	Spec. 28	Spec. 29	Spec. 30	Spec. 31	Spec. 32	Spec. 33	Spec. 34	Spec. 35	Spec. 36	Spec. 37	Spec. 38	Spec. 39	Spec. 40	Spec. 41	Spec. 42	Spec. 43	Spec. 44	Spec. 45	Spec. 46	Spec. 47	Spec. 48	Spec. 49	Spec. 50	Spec. 51	Spec. 52	Spec. 53	Spec. 54	Spec. 55	Spec. 56	Spec. 57	Spec. 58	Spec. 59	Spec. 60	Spec. 61	Spec. 62	Spec. 63	Spec. 64	Spec. 65	Spec. 66	Spec. 67	Spec. 68	Spec. 69	Spec. 70	Spec. 71	Spec. 72	Spec. 73	Spec. 74	Spec. 75	Spec. 76	Spec. 77	Spec. 78	Spec. 79	Spec. 80	Spec. 81	Spec. 82	Spec. 83	Spec. 84	Spec. 85	Spec. 86	Spec. 87	Spec. 88	Spec. 89	Spec. 90	Spec. 91	Spec. 92	Spec. 93	Spec. 94	Spec. 95	Spec. 96	Spec. 97	Spec. 98	Spec. 99	Spec. 100	Spec. 101	Spec. 102	Spec. 103	Spec. 104	Spec. 105	Spec. 106	Spec. 107	Spec. 108	Spec. 109	Spec. 110	Spec. 111	Spec. 112	Spec. 113	Spec. 114	Spec. 115	Spec. 116	Spec. 117	Spec. 118	Spec. 119	Spec. 120	Spec. 121	Spec. 122	Spec. 123	Spec. 124	Spec. 125	Spec. 126	Spec. 127	Spec. 128	Spec. 129	Spec. 130	Spec. 131	Spec. 132	Spec. 133	Spec. 134	Spec. 135	Spec. 136	Spec. 137	Spec. 138	Spec. 139	Spec. 140	Spec. 141	Spec. 142	Spec. 143	Spec. 144	Spec. 145	Spec. 146	Spec. 147	Spec. 148	Spec. 149	Spec. 150	Spec. 151	Spec. 152	Spec. 153	Spec. 154	Spec. 155	Spec. 156	Spec. 157	Spec. 158	Spec. 159	Spec. 160	Spec. 161	Spec. 162	Spec. 163	Spec. 164	Spec. 165	Spec. 166	Spec. 167	Spec. 168	Spec. 169	Spec. 170	Spec. 171	Spec. 172	Spec. 173	Spec. 174	Spec. 175	Spec. 176	Spec. 177	Spec. 178	Spec. 179	Spec. 180	Spec. 181	Spec. 182	Spec. 183	Spec. 184	Spec. 185	Spec. 186	Spec. 187	Spec. 188	Spec. 189	Spec. 190	Spec. 191	Spec. 192	Spec. 193	Spec. 194	Spec. 195	Spec. 196	Spec. 197	Spec. 198	Spec. 199	Spec. 200	Spec. 201	Spec. 202	Spec. 203	Spec. 204	Spec. 205	Spec. 206	Spec. 207	Spec. 208	Spec. 209	Spec. 210	Spec. 211	Spec. 212	Spec. 213	Spec. 214	Spec. 215	Spec. 216	Spec. 217	Spec. 218	Spec. 219	Spec. 220	Spec. 221	Spec. 222	Spec. 223	Spec. 224	Spec. 225	Spec. 226	Spec. 227	Spec. 228	Spec. 229	Spec. 230	Spec. 231	Spec. 232	Spec. 233	Spec. 234	Spec. 235	Spec. 236	Spec. 237	Spec. 238	Spec. 239	Spec. 240	Spec. 241	Spec. 242	Spec. 243	Spec. 244	Spec. 245	Spec. 246	Spec. 247	Spec. 248	Spec. 249	Spec. 250	Spec. 251	Spec. 252	Spec. 253	Spec. 254	Spec. 255	Spec. 256	Spec. 257	Spec. 258	Spec. 259	Spec. 260	Spec. 261	Spec. 262	Spec. 263	Spec. 264	Spec. 265	Spec. 266	Spec. 267	Spec. 268	Spec. 269	Spec. 270	Spec. 271	Spec. 272	Spec. 273	Spec. 274	Spec. 275	Spec. 276	Spec. 277	Spec. 278	Spec. 279	Spec. 280	Spec. 281	Spec. 282	Spec. 283	Spec. 284	Spec. 285	Spec. 286	Spec. 287	Spec. 288	Spec. 289	Spec. 290	Spec. 291	Spec. 292	Spec. 293	Spec. 294	Spec. 295	Spec. 296	Spec. 297	Spec. 298	Spec. 299	Spec. 300	Spec. 301	Spec. 302	Spec. 303	Spec. 304	Spec. 305	Spec. 306	Spec. 307	Spec. 308	Spec. 309	Spec. 310	Spec. 311	Spec. 312	Spec. 313	Spec. 314	Spec. 315	Spec. 316	Spec. 317	Spec. 318	Spec. 319	Spec. 320	Spec. 321	Spec. 322	Spec. 323	Spec. 324	Spec. 325	Spec. 326	Spec. 327	Spec. 328	Spec. 329	Spec. 330	Spec. 331	Spec. 332	Spec. 333	Spec. 334	Spec. 335	Spec. 336	Spec. 337	Spec. 338	Spec. 339	Spec. 340	Spec. 341	Spec. 342	Spec. 343	Spec. 344	Spec. 345	Spec. 346	Spec. 347	Spec. 348	Spec. 349</
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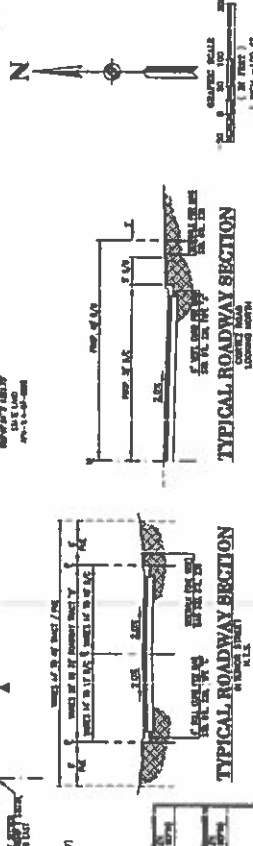


Diagram illustrating the typical structure of a 2D grid, showing a grid of cells with dashed lines and labels indicating the structure.

