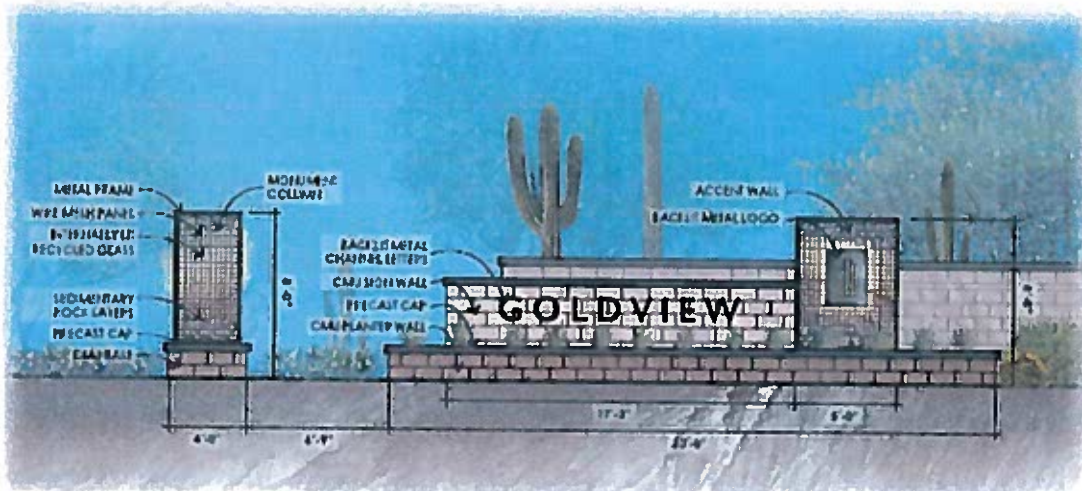


# GOLDVIEW

## Planned Development Rezoning Narrative

March 2019



Submitted by:



**Pew & Lake, P.L.L.C.**  
Real Estate and Land Use Attorneys

W. Ralph Pew  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
Phone: (480) 461-4670  
Email: [ralph.pew@pewandlake.com](mailto:ralph.pew@pewandlake.com)  
On behalf of:

**LENNAR**  
ARIZONA

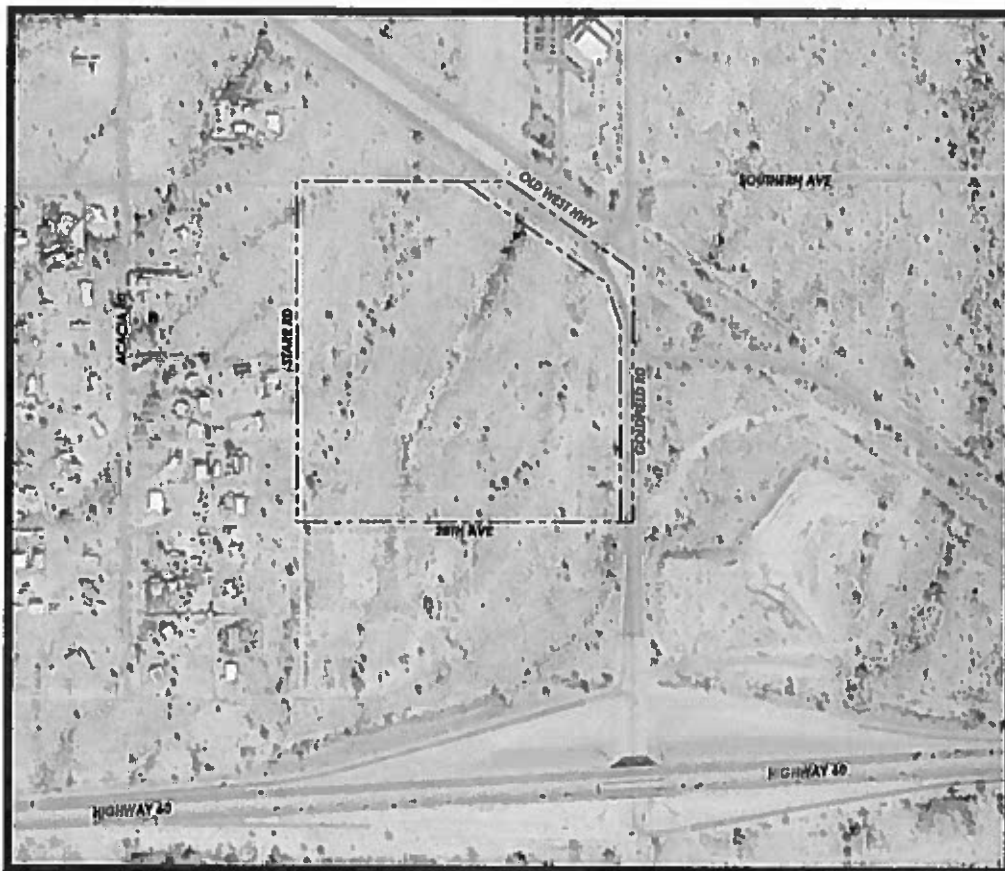
## Table of Contents

|   |    |
|---|----|
| Introduction .....                                    | 3  |
| Request .....   | 3  |
| Existing Designations and Site Conditions .....       | 4  |
| Existing Zoning .....                                 | 4  |
| Existing General Plan Designation .....               | 4  |
| Existing Topography and Site Conditions .....         | 4  |
| Surrounding Land Uses and Zoning .....                | 4  |
| The Development Proposal .....                        | 5  |
| Site Plan .....                                       | 5  |
| Open Space .....                                      | 6  |
| Streets .....   | 6  |
| Walls .....   | 7  |
| Treatment of Edge Conditions .....                    | 7  |
| Proposed Services, Infrastructure and Utilities ..... | 7  |
| Utilities and Services .....                          | 7  |
| Water and Wastewater .....                            | 8  |
| Drainage Solutions .....                              | 9  |
| PAD Development Standards and Justification .....     | 9  |
| Requested Modifications: .....                        | 10 |
| Justification for Proposed Modifications .....        | 10 |
| Required Findings .....                               | 11 |
| Implementation .....                                  | 12 |
| Purpose and Intent .....                              | 12 |
| Public Participation .....                            | 12 |
| General Administration .....                          | 12 |
| Residential Subdivision .....                         | 12 |
| Amendments to the PD .....                            | 12 |
| Professional Development Team .....                   | 13 |
| Conclusion .....                                      | 14 |

## Introduction

Pew & Lake PLC, on behalf of Lennar Corporation, is pleased to submit this project narrative, site plan and related exhibits in support of a Planned Development Rezoning request for a proposed residential community on approximately 35.47 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.

*Figure 1- Project Vicinity Map*



## Request

Our request to the City of Apache Junction is:

- ❖ To rezone the property from General Commercial (B-1), to RS-5 with a Planned Development (PD) Overlay, to allow for the development of a 179-lot, single family, detached residential community.

## Existing Designations and Site Conditions

### Existing Zoning

As noted above, the site currently is within the jurisdictional boundaries of Apache Junction and is currently zoned General Commercial (B-1) in the Zoning Ordinance.

### Existing General Plan Designation

As a result of a Major General Plan Amendment approved by the Apache Junction City Council on September 17, 2018 (Resolution #18-31), the site is currently designated as Medium Density Residential (MDR) in the General Plan.

### Existing Topography and Site Conditions

The Project is located southwest corner of the Old West Highway and South Goldfield Road, Pinal County, Arizona. There are multiple washes that traverse across the property. Two drainage courses come across Old West Highway, to the north, through existing culverts. A third wash traverses across the site near the southeast corner of the property. These flows are conveyed under South Goldfield Road via existing culverts. The general flow direction of the property is to the southwest at approximately 1.4% slope. Ultimately, these flows combine on the north side of US-60, south of the site and enter a culvert continuing to flow to the south.

### Surrounding Land Uses and Zoning

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 28<sup>th</sup> Avenue and 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) | Medium Density Residential | Vacant                          |

## The Development Proposal

### Site Plan

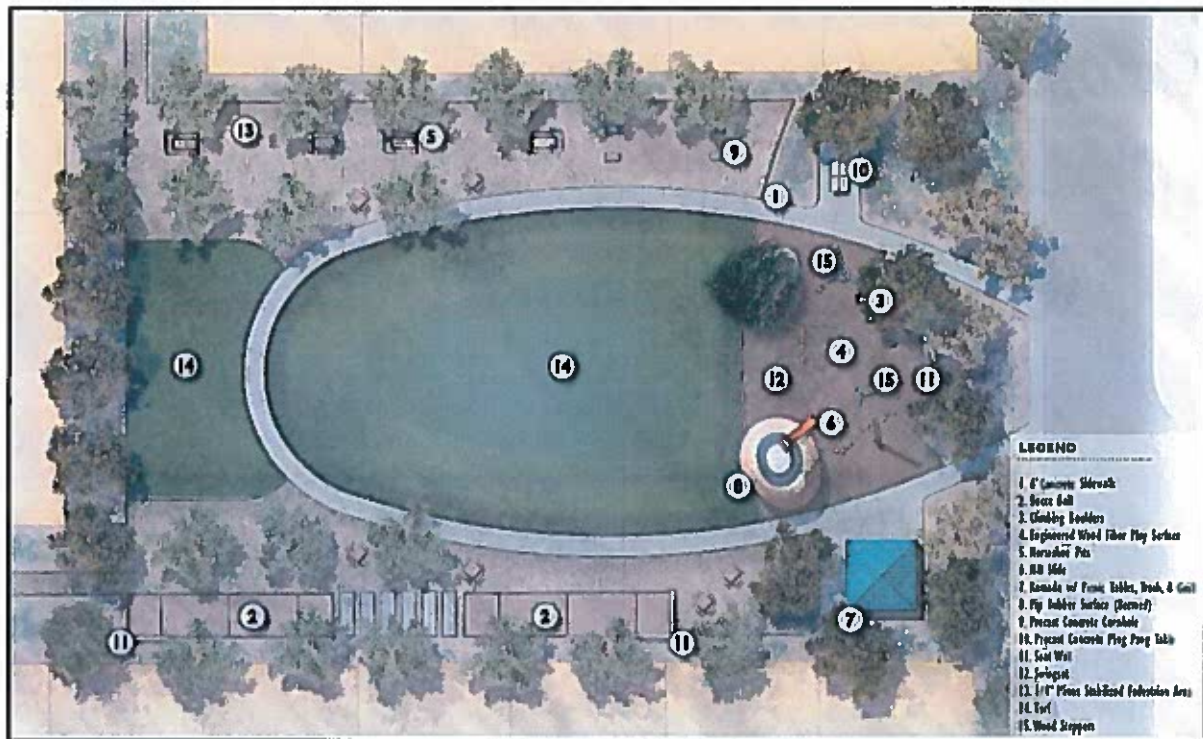
As shown on the Site Plan provided with this application, and that informed the Major General Plan Amendment case, this neighborhood has been designed with the main point of access on Goldfield Road. The focal point of the community is the main amenity area in the center of the community. The local streets in this community are designed to be public, non-gated and feature attached 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 has been 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 1,952 to 2,580 square feet, as shown on the floor plans and conceptual elevations provided with this application, and the typical lot size will be 45' x 105'.

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.



## Open Space



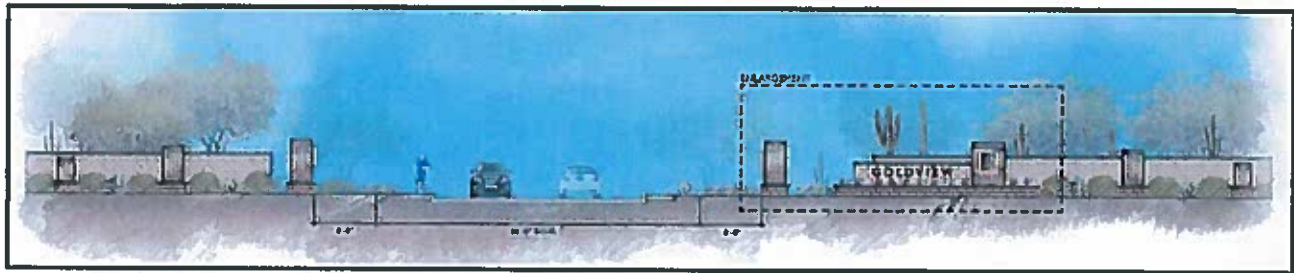
Goldview features just over 6-acres of open space, which is 17% of the total acreage in the community. As shown on the Site Plan and in the enlargement above, the main open space element is the large retention and amenity area right across from the main entry. This open space area is 1.36 acres and is programmed to feature a large ramada and picnic area, a walking path, bocce ball courts, horseshoe pits, a swing set and concrete cornhole games.

## Streets

The main entry to Goldview is on Goldfield Road. Visitors and residents will enter the site via a 32-foot wide roadway that has a well-designed monument sign. Upon entering the community, visitors and residents will arrive at the main amenity area, where they will turn left or right to access the public, local streets throughout the subdivision. A secondary access point is provided at Starr Road. The streets within this development are proposed to be 32-foot wide, with attached sidewalks and parking on both sides of the street.

## Walls

As shown below, the theme walls in Goldview will be comprised of CMU's in various colors. Columns will be comprised of metal gabion framing, within which is a combination of river rock and internally lit recycled glass. The aesthetic goal is to mimic the rock striations that are found in the nearby superstition mountains. As shown on the Wall Plan provided with the application, the homes that back on to the amenity area will be view walls with 66% visibility, while those homes that side on to pedestrian greenbelts within the subdivision will have 33% visibility. The entire subdivision will be surrounded by a 6' high community theme wall.



## Treatment of Edge Conditions

Careful consideration has been given to the boundaries of the Goldview subdivision. There is a 15-foot landscape buffer along the entire perimeter of the subdivision that provides a meaningful transition from the adjacent properties. There will be desert landscaping at the monument wall along Goldfield Road that will reinforce the desert theme of the community.

## Proposed Services, Infrastructure and Utilities

### Utilities and Services

Public Utilities and services for this community will be provided by the entities shown on the next page:

| Service                | Provider                               |
|------------------------|--|
| Water                  | Apache Junction Water District         |
| Sanitary Sewer         | Superstition Mountain CFD#1            |
| Solid Waste Collection | Allied, Right Away or Waste Management |
| Electric               | Salt River Project                     |
| Gas                    | Southwest Gas                          |
| Cable                  | Century Link or Mediacom               |
| Telephone              | CenturyLink                            |
| Law Enforcement        | Apache Junction Police Dept.           |
| Fire                   | Apache Junction Fire District          |

## Water and Wastewater

Apache Junction Water District (AJWD) will be providing potable water to this Project. There are currently no existing water facilities or infrastructure on site or immediately adjacent to the site. Two (2) offsite water line extensions will be required to loop the water line for this Project. See the Water Utility Exhibit in Appendix A.

AJWD has an existing 8" water main in Southern Avenue, 700' +/- to the west of the site, at the intersection of Southern Avenue and Acacia Road, and an existing 8" water main in Cortez Road 1,600' +/- southwest of the site, at the intersection of Cortez Road and Acacia Road. The Project will connect to the existing water lines to loop the water lines for this Project.

Superstition Mountain Communities Facility District No.1 will be providing sewer services to this Project. Currently there is no sewer to the property. There is an existing 10" sewer system in North Cortez Road. We are proposing to connect to the existing 10" sewer system in North Cortez Road as the outfall for the Project. 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" to the existing manhole on Cortez Road.



## Drainage Solutions

This drainage study provided with this application demonstrates that the Goldview Project will be developed in accordance with City of Apache Junction's Engineering Standards. This concept will provide for the safe and efficient collection and conveyance of all offsite and onsite runoffs. Development of this Project is in accordance with Apache Junction's Stormwater Master Plan and is not anticipated to produce any adverse effects for adjacent or downstream property owners.

This preliminary drainage study has determined:

- Offsite flows calculated based on Apache Junction's Stormwater Master Plan
- Offsite flows are managed in accordance with Chapter 10 of Apache Junction, AZ Land Development Code
- Onsite flows are conveyed to surface retention basins throughout the site via surface flow and 4-inch roll curb or 6-inch vertical curb
- Onsite retention basins are provided to accommodate on-site retention requirements of the 10-year, 24-hour storm event (2.40-inches, 0.20-feet)
- The retention basins will be drained within 36 hours. The dewatering of the drainage facilities will be accomplished by the use of surface percolation and drywells, when required
- All finished floor elevations are set a minimum of 12 inches above the outfall elevation and the low top of curb.

## PAD Development Standards and Justification

As discussed in the Apache Junction Zoning Ordinance, the purpose of the Planned Development Overlay District (PD) is to allow site and building design flexibility which may not otherwise be allowed through conventional base zoning. The intent of this district is to enable the following:

1. Provide opportunity for mixed-use development that may include a combination of different dwelling types and/or a variety of land uses which complement each other and which are compatible with existing and proposed land uses in the vicinity.
2. Promote the most appropriate land use.
3. Facilitate adequate and economical provision of streets and utilities.

4. Facilitate flexible building design, site design, and amenities that create a unique and more sustainable alternative to conventional development.

The PD development tool enables the City to allow unique and creative designs that, among other things, promote the most appropriate use of a parcel, preserve and utilize open space and provide for the unified control of land development.

#### Requested Modifications:

To meet the development requirements of the project, Lennar is requesting modifications to the RS-5 development standards as permitted by the City of Apache Junction through the Planned Development overlay provision.

The requested modifications are shown in red in the graphic below:

| Goldview Planned Development Standards             |               |            |
|--|---------------|------------|
| Standard   | RS-5 Required | Proposed   |
| Maximum Density                                    | 8.71 du/ac    | 5.04 du/ac |
| Minimum Lot Width                                  | 50'           | 45'        |
| Minimum Lot Area (s.f.)                            | 5,000 s.f.    | 4,675 s.f. |
| Average Lot Size                                   | No Standard   |            |
| Lot Coverage                                       | 60%           | 65%        |
| Maximum Building Height                            | 30'           | 30'        |
| Minimum Setbacks**:                                |               |            |
| Front: Front Facing Garage                         | 20'           | 18'        |
| Front: Living Area and Front Porch Minimum Setback | 20'           | 10'        |
| Side Setback                                       | 7'            | 5'         |
| Street Side Setback                                | 10'           | 10'        |
| Rear Setback-                                      | 15'           | 10'        |

#### Justification for Proposed Modifications

The proposed modifications are being requested to allow for a smaller lot that is being designed to satisfy the preferences of many Lennar homebuyers. After consulting with current and potential homebuyers, Lennar has concluded that homebuyers want smaller lots in a community with strong thematic elements, an entry monument and an abundance of dynamic community open space.

## Required Findings

As required in the Apache Junction Zoning Ordinance, a PD request may be approved by the City Council after consideration has been given to three different criteria. The required criteria are shown below in *italics*, and the manner in which this proposed development meets them are shown in **bold** text.

- a. *That a better design cannot be achieved by applying the strict provisions of the underlying zoning district.*

**The modifications requested within this PAD application have been thoughtfully crafted to allow for the development of a community featuring high-quality architecture, substantial lot sizes, clever home placement on the lots and the provision of well-designed amenity areas. None of these could be achieved through the strict adherence to the Zoning Ordinance.**

- b. *That strict adherence to the provisions of the zoning ordinance is not required in order to ensure the health, safety and welfare of the inhabitants of the proposed development.*

**The modifications requested have specifically taken into account the desires of current and future homebuyers. Lennar, as the nation's largest homebuilder, has extensive homebuilding experience and frequently conducts market research to ensure that each new Lennar community addresses the needs of current and future homebuyers. The design of this community also takes into account a preference expressed for smaller lot sizes with the ability to enjoy community open space that can accommodate active families and empty nesters alike.**

- c. *That strict adherence to the ordinance is not required to ensure that property values of adjacent properties will not be reduced.*

**The goal of this community is to provide residents of Apache Junction with a type of housing product that features updated architecture, strong community theming, and abundant open space. The housing product offered in Goldview**

**will command a price that will contribute to an increase in comparable home values in the immediate area.**

## Implementation

### Purpose and Intent

Development of Goldview will be implemented in conformance with the development standards contained within this Planned Development. This section outlines the procedures for administration of the development detail contained herein.

### Public Participation

The applicant and property owner have complied with the zoning procedures set forth in Article 1-16-7 of the City of Apache Junction Zoning Ordinance relating to citizen review. A neighborhood meeting was held on August 7, 2018 to introduce the proposed development to adjacent neighbors and interested parties.

### General Administration

The Goldview PD will be administered and enforced by the City of Apache Junction Planning & Zoning Department in accordance with the City of Apache Junction Zoning Ordinance.

### Residential Subdivision

Residential lots within Goldview will be created through the preliminary, final plat and residential subdivision process as outlined in the City of Apache Junction Subdivision and Minor Land Division Regulations.

### Amendments to the PD

Minor modifications or alterations of the approved Goldview PD will be reviewed and approved by the Planning Director or designee. Major modifications or alterations require Council approval and shall be processed in accordance with §1-16-6.

The Director or designee shall interpret the proposed modification to be major if, in the Director's opinion, the modified project density, setbacks or height is proposed to be deviated from by more than 10%, the quality of project design is diminished, the types of proposed land uses are

significantly altered and/or the overall character of the project is contrary to the intent and spirit of the original City Council PD ordinance approval.

## Professional Development Team

### Property Owner

McMillan Manufactured Home  
Development Co.  
David McMillan  
10203 E. Illini Street, Lot 5  
Mesa, AZ 85208  
702-499-2490

### Developer

Lennar  
Todd Skoro  
V.P., Land Project Management  
890 West Elliott Rd., Suite 101  
Gilbert, AZ 85233  
480-476-8449

### Applicant

Pew & Lake, PLC.  
W. Ralph Pew, Land Use Counsel  
1744 South Val Vista Drive, #217  
Mesa, AZ 85204  
480-461-4670

### Land Planner

RVi  
Christopher Jones  
Project Director  
120 South Ash Avenue  
Tempe, AZ 85281  
480-994-0994

### Engineer

Atwell, Inc.  
Dennis Roberts, P.E.  
Project Manager  
4700 E. Southern Avenue  
Mesa, AZ 85206

480-218-8831

## Conclusion

This Planned Development Overlay is being requested to enable Lennar to provide a community in Apache Junction that features updated architectural and landscape features and also includes advanced technology. Goldview will contribute to the overall aesthetic and character of the community. The proposed density is permitted within the Medium Density Residential (MDR) General Plan Land Use Category and development standards have been requested to be modified to meet the needs of future homebuyers. This proposed community will benefit the residents within the community as well as the immediate vicinity. Lennar and the entire development team looks forward to working with the City of Apache Junction to implement our vision for this parcel.