



City of Apache Junction
Development Services Department



**PLANNING AND ZONING COMMISSION
PUBLIC HEARING STAFF REPORT**

DATE: April 23, 2019

CASE NUMBERS: PZ-5-18/SD-2-18 "Goldview by Lennar"

OWNERS: McMillan Manufactured Home Development Co. LLC and Lennar Homes

APPLICANT: Ralph Pew, Pew and Lake PLC.

REQUEST: Proposed rezoning of approximately 38 acres from B-1 (General Commercial) to RS-5/PD (Medium/High Density Single-Family Detached Conventional Homes by Planned Development); and concurrent preliminary plat for a 179 lot residential subdivision.

LOCATION: The property is located near the Southwest corner of Old West Highway and Goldfield Road.

**GENERAL PLAN/
ZONING DESIGNATION:** Medium Density Residential ("MDR"); currently zoned B-1 (General Commercial).

SURROUNDING USES:

North: Mountain View Lutheran Church, zoned PI/PD

South: Vacant state land, zoned RS-GR and B-1/PD;

East: Vacant land, zoned B-1 and RS-GR;

West: Pinal County Island, (Single Family Development)

BACKGROUND

The subject property underwent a Major General Plan Amendment in September of 2018. The property owner and applicant requested to change the General Plan designation from Industrial to Medium Density Residential.

The property has historically been vacant, no development history is available.

Most recently Lennar Homes has formally expressed interest in the property. Lennar Homes is now under contract to purchase and develop the land.

PROPOSALS

PZ-5-18 is a proposed rezoning of the 38 acre property from B-1 (General Commercial) to RS-5/PD (Medium/High Density Single-Family Detached Conventional Homes by Planned Development). The PD rezoning concept proposes typical lot sizes of 4,725 square feet; homes range from about 1,952 square feet to 2,580 square feet in size. The community will not be age restricted; and will provide landscaping, green spaces, a central park and walking paths throughout. Streets will be public and designed with detached sidewalks on both sides of the street; entrances will be located along Goldfield Road and Starr Road.

SD-2-18 is the companion preliminary plat and planned development plan for the project. It establishes the layout for the proposed 179 lot subdivision.

PLANNING STAFF ANALYSIS

Relationship to General Plan:

The subject site is designated by the city's General Plan as "Medium Density Residential". Goldview at Lennar has a density consistent with the Medium Density Residential designation.

Zoning/Site Context:

The 38 acres is a privately-owned piece of land surrounded by vacant land to the South and East, Single-Family homes located in a county island to the West and a church to the north on the other side of Old West Highway.

Planned Development Zoning:

There are three (3) zoning deviations requested with this planned development rezoning:

Lot Sizes and Dimensions: The RS-5 base zone has a minimum lot size of 5,000 square feet (50' x 100'). Typical lot sizes for this development are 4,725 square feet (45' x 105').

Setbacks (Front, Sides and Rear): The RS-5 zoning district normally requires setbacks of 20' front, 15' rear, 7' sides and 10' street side on a corner lot. The PD plan proposes a front setback of 10 feet to the main house/front porch, 18 feet to the garage, 5 feet on the sides and 10 feet in the rear. The setbacks apply to the main residence and any appurtenant structures attached thereto, such as a patio or awning.

Maximum Lot Coverage: The applicant is asking for an increase in lot coverage from 60 percent to 65 percent.

Proposed Deviations Table:

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'

As trade-offs, Lennar Homes offers residents over 6 acres of open space which includes open green spaces, trails and a central park with a number of features. The central park

includes Bocce Ball courts, climbing boulders, horseshoe pits, a swing set, ramadas, grills and picnic tables.

Other community features include architecturally enhanced monument signs and walls. Monument signs are proposed to be internally lit recycled glass in combination of river rock contained in metal gabion framing. This design is intended to mimic the rock striations that are found in the Superstition Mountains.

Staff has also reviewed the proposed elevations and floor plans. All proposed elevations appear to meet the four-sided architecture requirement as noted in the Zoning Ordinance (see attached plans). A lot-fit analysis was also submitted for staff review so customers know ahead of time which models will fit on which lots.

In addition to four sided architecture all homes are proposed to have a "smart" technology suite. Lennar is marketing this package as "Lennar Connected Homes". Lennar's Connected Homes feature Wi-Fi Certified Homes which include multiple access points built into the home during construction, Amazon Alexa, Smart Thermostats, e-keys to the front door, doorbell cameras powered by Samsung and music powered by Sonos.

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 need to be extended. Half street improvements will be completed by the developer along the Eastern, Western and Southern boundaries. Starr Road will be extended and improved north to Old West Highway.

Furthermore, all other necessary on-site and off-site improvements, including community amenities, retention basins, accessible routes, landscape buffers, etc., will be built at the time of development.

Public Input:

Neighborhood meeting notification letters were sent from the applicant to all property owners within a 300-foot radius for a total of 17 letters. On August 7, 2018 a neighborhood meeting took place and a total of 5 people attended the meeting.

Staff has not received any comments regarding the rezoning/PD and preliminary plat request.

FINDINGS OF FACT

As required by the Apache Junction Zoning Ordinance, a Planned Development request may be approved by the City Council after consideration has been given to three different criteria. The criteria is outlined in the text below:

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

Applicant Response: 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.

2. 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.

Applicant Response: 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 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.

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

Applicant Response: 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.

PLANNING DIVISION RECOMMENDATION

Staff acknowledges the planned development deviations requested for this subdivision. As such and within the context of trade-offs for the requested zoning deviations, staff respectfully recommends to the Commission that they include the following conditions of approval as part of a favorable recommendation to the City Council. As always, Commissioners may recommend changes or additional conditions which they feel will improve the development plan.

RECOMMENDED MOTION FOR PLANNED DEVELOPMENT REZONING

I move that the Planning and Zoning Commission recommend to the Apache Junction City Council the (APPROVAL/DENIAL) of planned development rezoning case PZ-5-18, a request by McMillan Manufactured Home Development Co. LLC and Lennar Homes (owner), represented by Ralph Pew (applicant), for a 179 lot residential subdivision tentatively to be named Goldview, located approximately at the Southwest corner of Old West Highway and Goldfield Road, from B-1 (General Commercial) to RS-5/PD (Medium/High Density Single-family Detached Conventional Homes by Planned Development), subject to the following conditions of approval:

- 1) The project shall be developed in accordance with the plans attached and associated to this case and all the provisions of the Zoning Ordinance applicable to this case.
- 2) The proposed development will not be age restricted.
- 3) In lieu of the required offsite half-street improvements for Southern Avenue fronting the project, the developer shall design and install road improvements from the intersection of Starr Road and Southern Avenue north within the Starr Road right-of-way to Old West Highway. The City of Apache Junction shall acquire the Right-of-way necessary for such improvements. Street improvements include but not necessarily limited to, extension of pavement and the provision of sidewalk, curb, gutter, streetlights, underground utilities, fire hydrants, landscaping shall be required as part of this planned development project, and subject to review and approval by the City Engineer.

- 4) Landscape, screening and irrigation improvements, planted within a minimum 15-foot deep strip inside the net property line (but outside of required walls) along the perimeters of the property, shall be provided in compliance with the city's landscape and screening requirements contained in Apache Junction City Code, Volume II, Land Development Code, Chapter 1, Zoning Ordinance, Article 1-8, Landscape Regulations. All required trees shall be 24" box and all required shrubs shall be 5-gallon in size and a decorative 6-foot-tall fence shall be constructed.
- 5) 25% of the internal open space shall be usable open space and recreational amenities shall be provided in compliance with the city's Parks and Recreation standards for HOA maintained areas and as illustrated in the planned development plan.
- 6) As the time of final plat and improvement plans submittal, the developer shall also present at least 5 home models with three elevation options each, 1 and 2-story homes, ranging from 1,952 to 2,580 square feet in size. All models shall include architectural treatments on all four sides of the homes so as to preclude flat or blank facades, including pop-outs and roofline and color variations to add visual interest. All homes shall have ground-mounted air conditioning/HVAC units. All homes shall provide two-car enclosed garages and front yard xeriscape landscape packages. The developer shall also provide a lot fit analysis showing which models will fit on which lots, including awnings, porches, patios, etc., within the setback requirements.
- 7) All applicable permits shall be applied for and plans shall be designed to current City codes prior to any lot grading or construction on the lots. Inclusively, all applicable development fees shall be paid at the time of permits issuance on a per-unit basis.
- 8) The preliminary and final plats shall reflect substantial compliance and consistency with the Planned Development concepts presented with case PZ-5-18, incorporated by reference herein, and as otherwise specified through these conditions of approval, to include general layout, lot sizes, setbacks (10' front to home/18' front to garage, 10' rear, 5' sides), public and private rights-of-ways, easements and tracts, amenities, perimeter and interior lot

separation walls, model types, landscaping and other improvements.

- 9) All common areas, amenity areas, and tracts within and immediately adjacent to the proposed development, including perimeter walls and fences, and interior and exterior common area landscaping, shall be owned and maintained in good condition at all times by the owners or homeowners association of the proposed subdivision.


RECOMMENDED MOTION FOR PRELIMINARY PLAT

I move that the Planning and Zoning Commission recommend to the Apache Junction City Council the (APPROVAL/DENIAL) of Preliminary Plat, case SD-2-18, a request by McMillan Manufactured Home Development Co. LLC and Lennar Homes (owner), represented by Ralph Pew (applicant), for a 179 lot residential subdivision tentatively to be named Goldview, located approximately at the Southwest corner of Old West Highway and Goldfield Road, subject to the following conditions of approval:

- 1) The project shall be developed in accordance with the plans attached and associated to this case and all the provisions of the Zoning Ordinance applicable to this case.
- 2) All conditions of approval for the RS-5/PD-zoned property as approved pursuant to planned development rezoning case PZ-5-18 shall govern the design and subsequent improvements of the Final Subdivision Plat.
- 3) Within one year of Preliminary Subdivision Plat approval, the developer shall submit for formal review, the Final Subdivision Plat and improvement plans for the proposed subdivision. Said final plat and improvement plans shall reflect substantial compliance with the preliminary plat insofar as general layout, number of lots, location of natural and man-made amenity features and areas, and internal and external streets and connectivity.
- 4) The Conditions, Covenants and Restrictions for Goldview shall also include provisions to address the following: establishing a uniform system for garbage pick-up and mail-delivery; and specifying that the homeowners association is perpetually responsible for the maintenance and upkeep of

all common areas and facilities, fencing and landscape improvements both internal and along the outside perimeter of the subdivision.

- 5) The developer shall work with and coordinate separately with all known utility companies which serve Apache Junction, to provide necessary services to the site and to relinquish and/or relocate utility easements as needed, prior to or upon final plat approval.


Prepared by Sidney Urias
Planner

Attachments:

- Exhibit #1 - PZ-5-18 Application
- Exhibit #2 - Project Narrative
- Exhibit #3 - Neighborhood Aerial
- Exhibit #4 - Preliminary Plat for Goldview
- Exhibit #5 - Preliminary Landscape Plan for Goldview
- Exhibit #6 - Elevations and Floor Plans