



City of Apache Junction

Development Services Department



Date: April 24, 2019

To: Honorable Mayor and City Council Members

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

From: Sidney Urias, Planner

Subject: May 7, 2019, City Council Public Hearing Items:
PZ-5-18 (Ord. No. 1473) Goldview Rezoning Request and
SD-2-18 (Res. No. 19-13) Goldview Pre-plat Request

Summary

Please see the attached staff report and exhibits presented to the Planning and Zoning Commission at their public hearing on April 23, 2019, for a proposed rezoning and preliminary plat, requested by McMillian Manufactured Home Development Co. LLC and Lennar Homes, represented by Ralph Pew of Pew and Lake. These cases pertain to a vacant 38-acre property located near the southwest corner of Old West Highway and Goldfield Road.

PZ-5-18 proposes to rezone the 38-acre property from B-1 (General Commercial) to RS-5/PD (Medium/High Density Single-family Detached Conventional Residences by Planned Development) for the purpose of developing the property for a new single-family home residential neighborhood. SD-2-18 is the companion preliminary plat request, proposing a +/-179-lot subdivision with public streets and community amenities.

P&Z Commission Hearing and Recommendation

Issues discussed at the commission meeting, brought up by commissioners, included lot sizes, current home-buyer preferences and access to the neighborhood. Mr. Pew stated that most buyers are now seeking smaller lots that would require less owner maintenance. Mr. Pew also stated that buyers are preferring common area amenities rather than private yard upkeep. Mr. Pew also mentioned that all proposed homes will be single story in order to preserve views. Mr. Pew also went into detail regarding the design and technology standards for the proposed homes.

A couple of commissioners inquired if two entrances were enough for a 179 lot residential subdivision. Mr. Pew noted that in

regards to a subdivision of this size two entrances are a standard design. Staff also provided additional information, stating that this project has gone through a number of reviews from the City Engineer and has deemed the site layout and number of entrances appropriate.

Lastly, a neighbor to the proposed project voiced their support of the proposed project praising the applicant and team for working with them.

The commission's unanimous recommendations of approval for both the rezoning and pre-plat requests are memorialized in attached draft Ordinance No. 1473 and Resolution No. 19-13. Please note that although the cases are being presented together, separate votes are needed; first a vote on the ordinance, then a vote on the resolution.

Attached:

- Draft Ordinance No. 1473
- Draft Resolution No. 19-13
- Staff-approved Preliminary Plat for Goldview
- Staff report and attachments presented to P&Z on 04-23-19