



City of Apache Junction

Development Services Department



PLANNING AND ZONING COMMISSION PUBLIC HEARING STAFF REPORT

DATE: November 12, 2019

CASE NUMBERS: PZ-6-19/SD-1-19 "Coyote Crossing"

OWNERS: Brad Young, SIG-AZ LLC and Better Choice Builders

APPLICANT: Dennis Roberts, Atwell Group

REQUEST: Proposed rezoning of approximately 2.5 acres from RS-GR (General Rural Low Density Single-Family Detached Residential) to RM-1/PD (High Density Multiple-Family Residential); and concurrent preliminary plat for a 12-lot residential subdivision

LOCATION: The property is located at the southwest corner of Idaho Road and Tepee Street

**GENERAL PLAN/
ZONING DESIGNATION:** Medium Density Residential ("MDR"); currently zoned RS-GR (General Rural Low Density Single-Family Detached Residential)

SURROUNDING USES:

- North: Residential property, zoned RS-GR;
- South: Quail Creek, zoned RM-2/PD;
- East: Vacant land, zoned RS-GR;
- West: Residential property, zoned RS-GR

BACKGROUND

The property has historically had a manufactured home, it has since been removed, no other development history is available.

Most recently Better Choice Builders has formally expressed interest in the property. Better Choice Builders is now under contract to purchase and develop the land.

PROPOSALS

PZ-6-19 is a proposed rezoning of approximately 2.5 acres property from RS-GR (General Rural Low Density Single-Family Detached Residential) to RM-1/PD (High Density Multiple-Family Residential by Planned Development). The PD rezoning concept proposes minimum lot sizes of 3,000 square feet; typical homes sizes are proposed to be approximately 1,976 square feet. The community will not be age restricted. Streets will be public and designed with detached sidewalks on both sides of the street; an entrance is proposed to be located along Tepee Road.

SD-1-19 is the companion preliminary plat and planned development plan for the project. It establishes the layout for the proposed 12-lot subdivision.

PLANNING STAFF ANALYSIS

Relationship to General Plan:

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

Zoning/Site Context:

The 2.5 acres is a privately-owned piece of land surrounded by residential land to the North, East, West zoned RS-GR and residential multi-family (Quail Creek Condos) to the South zoned RM-2/PD.

Planned Development Zoning:

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

Lot Sizes and Dimensions:

The RM-1 base zone has a minimum lot size of 3,350 square feet. Typical lot sizes for this development are 3,885 square feet.

(37' x 105') with a minimum lot size of 3,052 square feet (37' x 82.5').

Setbacks (Front, Sides, Streetside and Rear):

The RM-1 zoning district normally requires setbacks of 20 feet front, 20 feet rear, 10 feet sides and 10 feet street side on a corner lot. The PD plan proposes a front setback of 15 feet to the main house/front porch, 18 feet to the garage, 5 feet on the sides and 5 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 50 percent to 70 percent.

Proposed Deviations Table:

| Table 3: Coyote Crossing Planned Development Standards | | |
|---|------------------------|---|
| Standard | RM-1 (Required) | RM-1 PD (Proposed) |
| Maximum Density | 13 du/ac | 5.0 du/ac |
| Minimum Lot Width | 60' | 37' |
| Minimum Lot Area (s.f.) | 3,350 s.f. | 3,000 s.f. |
| Lot Coverage | 50% | 70% ⁽¹⁾ |
| Maximum Building Height | 35' | 35' |
| Minimum Setbacks: | | |
| Front Setback | 20' | 15' ⁽²⁾ |
| Side Setback | 10' | 5' |
| Side Setback (Street) | 10' | 10'/5' when adjacent to a landscape tract |
| Rear Setback | 20' | 5' ⁽³⁾ |

(1) Only Lots 6 & 7 will require this adjustment in lot coverage all other lots shall meet or exceed the standard 50% maximum lot coverage.

(2) 18' minimum driveway length as measured from the back of sidewalk to face of garage.

(3) Only Lots 6 & 7 will require this reduction in rear setback all other lots shall meet or exceed the standard 15' minimum rear setback.

As trade-offs, Better Choice Builders offers tree lined streets and architecturally enhanced perimeter walls.

Staff has also reviewed the proposed elevations and floor plans. The proposed elevations appear to meet the four-sided

architecture requirement as noted in the Zoning Ordinance (see attached plans).

Infrastructure Improvements:

The developer will need to extend all necessary services to the site. SRP, Century Link, Southwest Gas and cable communication facilities are probably already on site. Half street improvements will be completed by the developer along Tepee Road (Northern boundary) and Idaho Road (Eastern boundary). The internal street and cul-de-sac will also need to be constructed by the developer.

Furthermore, all other necessary on-site and off-site improvements, including retention basins, perimeter walls and landscape buffers 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. On August 12, 2019 a neighborhood meeting took place and a total of two (2) 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 PD application have been thoughtfully crafted to allow for the development of a community featuring high-quality architecture, adequate lot sizes and appropriate home placement on the lots. The proposed small-lot development fits a niche popularly called "middle housing" that provides hopeful homeowners with attainable housing options such as starter homes for growing families or downsized homes for empty nesters. This design would

not be possible without the proposed changes to the RM-1 Development Standards.

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 Proposed modifications do not affect the health safety or welfare of the future residents or existing residents of the surrounding properties as all fire and emergency access standards are being met through the design of the public streets.

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 quality, contemporary architecture, and aesthetic landscape design. The housing product offered in Coyote Crossing will command a price that will contribute to an increase in comparable home values in the immediate area while matching the trend of development in the 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-6-19, a request by Better Choice Builders and Brad Young, SIG-AZ LLC (owner), represented by Dennis Roberts, Atwell (applicant), for a 12 lot residential subdivision tentatively to be named Coyote Crossing, located the

property is located at the southwest corner of Idaho Road and Tepee Street, from RS-GR (General Rural Low Density Single-Family Detached Residential) to RM-1/PD (High Density Multiple-Family Residential 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) Street improvements and dedications include Idaho Road and Tepee Street 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 10-foot deep strip inside the net property line along the eastern perimeter of the property (but outside of required walls), 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 maintained by the HOA 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 1 home model with three elevation options, measuring approximately 1,976 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.

- 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-6-19, incorporated by reference herein, and as otherwise specified through these conditions of approval, to include general layout, lot sizes, setbacks (15' front to home/18' front to garage, 5' 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-1-19, a request by Better Choice Builders and Brad Young, SIG-AZ LLC (owner), represented by Dennis Roberts, Atwell (applicant), for a 12 lot residential subdivision tentatively to be named Coyote Crossing, located the property is located at the southwest corner of Idaho Road and Teepee Street, from RS-GR (General Rural Low Density Single-Family Detached Residential) to RM-1/PD (High Density Multiple-Family Residential 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) All conditions of approval for the RM-1/PD-zoned property as approved pursuant to planned development rezoning case

PZ-6-19 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 Coyote Crossings 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.

Sidney Urias

Prepared by Sidney Urias
Senior Planner

Attachments:

- Exhibit #1 - PZ-6-19 Application
- Exhibit #2 - Project Narrative
- Exhibit #3 - Preliminary Plat for Coyote Crossing
- Exhibit #4 - Preliminary Landscape Plan for Coyote Crossing
- Exhibit #5 - Elevations and Floor Plans