



City of Apache Junction

Development Services Department



PLANNING AND ZONING COMMISSION PUBLIC HEARING STAFF REPORT

DATE: September 8, 2020

CASE NUMBER: CUP-2-20 "Hampton East III"

OWNER: RSC Enterprises LLC

APPLICANT: Brennan Ray - Burch & Cracchiolo and Bruce Dunn - Paragon Development Group, LLC

REQUEST: A proposed Conditional Use Permit ("CUP") for approximately 16 acres currently zoned B-1/PD (General Commercial/Planned Development) to facilitate a 195-unit single-story leased residential community.

LOCATION: The property is located at the northeast corner of Southern Avenue and Meridian Drive

**GENERAL PLAN/
ZONING DESIGNATION:** Commercial ("COMM") / General Commercial/Planned Development ("B-1/PD")

SURROUNDING USES:

- North: Meridian Manor, zoned RS-7M/PD;
- South: Vacant land zoned RS-GR and MHP/PD;
- East: Meridian Manor, zoned RS-7M/PD;
- West: City of Mesa

BACKGROUND

The property has historically been undeveloped and zoned B-1/PD (General Commercial/Planned Development), no other development history is available.

Most recently the applicant has put the property in escrow to purchase and develop the land.

PROPOSALS

CUP-2-20 is a proposed Conditional Use Permit of approximately 16 acres to facilitate a 195-unit single-story leased residential community. The primary entrance into the community will be located on Southern Avenue, a secondary exit only/emergency access will be located on Meridian Drive. In the project narrative the developer elaborates this style of housing as "a lifestyle choice, presenting future residents with a unique living experience and an alternative housing choice to the traditional options of single-family residences or apartment complexes. Hampton East III combines the best elements of residential single-family living with multi-family lease terms and management. The combination of these elements creates a desirable residential option with upscale features and spacious indoor/outdoor living areas maintained by a professional management company, without the HOA fees of a typical single-family development."

Proposed community amenities include a dog park, central pool and spa, fitness center, outdoor lounge seating area, fire pit and BBQ's to name a few. Furthermore, the community will not be age restricted, covered parking and garages will be provided throughout the development and internal driveways will be private and maintained by the property owner.

PLANNING STAFF ANALYSIS

Relationship to General Plan:

The subject site is designated by the City's General Plan as "Commercial". The Zoning Ordinance allows for multi-family development on commercially zoned property through an approval of a Conditional Use Permit.

Zoning/Site Context:

The 16 acres is a privately-owned piece of land surrounded by residentially zoned property. The proposed project is located directly south of Meridian Manor Subdivision.

Staff has also reviewed the proposed elevations and floor plans. The proposed elevations meet the four-sided architecture requirement as noted in the Zoning Ordinance (see attached plans). Elevations include hipped roofs, concrete roof tiles, tile veneer, window and door pop-outs on all four-sides of the buildings, multiple color schemes and ten foot interior ceilings.

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 located on or near to the site. Street improvements will be completed by the developer along Southern Avenue and Meridian Drive. Internal driveways will be constructed and maintained by the developer or property management company.

Furthermore, all other necessary and required on-site and off-site improvements, including retention basins, perimeter walls, amenities 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 13, 2020 a virtual neighborhood meeting took place in which a total of seven (7) households attended. Questions from the attendees consisted of the following: leasing terms and timeframes; potential impacts on traffic; traffic signal requirements and potential street improvements; Section 8 housing; architectural design and building components; possible dates and timeframes for breaking ground; and timing of the construction of the central amenities. All questions were answered by the applicant and their development team. The attendees were generally supportive of the proposed project.

Staff has received one phone call from a resident in Meridian Manor in support of the proposed project and Conditional Use Permit request.

FINDINGS OF FACT FOR CONDITIONAL USE PERMIT

As required by the Apache Junction Zoning Ordinance, a Conditional Use Permit request may be approved by the Planning Commission after consideration has been given to seven different criteria. The criteria is outlined in the text below:

1. Adequacy of roadways, off-street parking, public facilities and services to accommodate the proposed use;

Applicant Response: *Hampton East III is bordered by Southern Avenue on the south and Meridian Road on the west, both of which are arterial streets. Primary access to/from the Site will occur via Southern Avenue and exit only/emergency access will occur via Meridian Road. The arterial streets have adequate capacity for the proposed development. There are adequate utilities and services in the area to serve the Site and future development.*

2. Negative impacts arising from the emission of odor, dust, gas, noise, lighting, vibration, smoke, heat or glare;

Applicant Response: *The proposed residential development will not create any negative impacts on the adjacent developments. Developing this vacant Site with a high-quality residential development will reduce the amount of dust and noise in the area as it will be improved will help buffer the existing residential neighborhood to the north and east from noise from the arterial streets and the U.S. 60.*

3. Contribution to the deterioration of the neighborhood or the negative impact on neighborhood property values;

Applicant Response: *a high-quality, single-story residential development will improve the surrounding area by taking an undeveloped site and improving it with residences, landscaping, theme walls, etc. that will be an attractive presence in the area. Hampton East III will not have a negative impact on property values and might possibly enhance them.*

4. Compatibility with surrounding uses and structures;

Applicant Response: *A residential use and development on the Site is compatible with the existing residential development on the west, north and east.*

5. Conformance with the General Plan and City policies;

Applicant Response: The proposed development complies with the following goals of the General Plan: Goal 3.2 - Diversify housing stock and neighborhoods by incorporating a variety of housing types and associated values to allow for a diverse demographic of residents. Goal 3.3 - Maintain and attract a quality housing stock in condition, design, and construction standards. Goal 3.4 - Incorporate sustainable practices in all housing development. Goal 11.2 - Provide a balance of uses throughout the community. Goal 11.4 - Encourage and promote sustainable land use development.

6. Screening and buffering of uses; and

Applicant Response: The proposed 1-story residential development will be appropriately setback from the existing residential developments. Private rear yards for Hampton East III residences are located along the northern and eastern boundaries, similar to traditional single-family developments where rear yards are back-to-back.

7. Unique nature of the property, use and/or development's physical characteristics.

Applicant Response: The Site is flat and does not contain any unique nature of physical characteristics.

PLANNING DIVISION RECOMMENDATION

The applicant did not request any deviations from the Zoning Ordinance, therefore staff respectfully recommends to the Commission that they include the following conditions as part of their approval. As always, Commissioners may recommend changes or additional conditions which they feel will improve the proposed project.

RECOMMENDED MOTION FOR CONDITIONAL USE PERMIT

I move that the Planning and Zoning Commission recommend to the Apache Junction City Council the (APPROVAL/DENIAL) of Conditional Use Permit case CUP-2-20, a request by Brennan Ray of Burch & Cracchiolo for a 195-unit single-story leased residential community, tentatively named "Hampton East III", located at the northeast corner of Southern Avenue and Meridian 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 and city codes applicable to this case.
- 2) The proposed development will not be age-restricted.
- 3) Half-street improvements to Southern Avenue shall include: undergrounding of electrical lines if applicable per city code; installation of street lights per city standards if applicable; westbound right-turn deceleration lane into project site; eastbound left-turn in lane in project site; installation of curb ramp per MAG Std. 237-1, single ramp, with 25-ft radius to face of curb; 5-foot meandering sidewalk behind existing curb and gutter; scupper(s) in curb to convey half-street runoff to onsite retention basins to maintain one dry lane condition in Southern Avenue; pavement taper on the south side to accommodate eastbound left-turn in lane.
- 4) Half-street improvements to Meridian Drive shall include: undergrounding of electrical lines if applicable per city code; installation of street lights per city standards if applicable; provide driveway entrance per MAG Std. Dtl. 251, minimum 25-ft radius to face of curb; installation of curb ramp per MAG Std. 237-1, single ramp, with 25-ft radius to face of curb; remove and relocate existing culvert crossing under existing access to proposed location of Meridian Drive entrance to the project; Remove existing driveway turnout, existing storm drain pipe and headwalls. Replace with open V-ditch matching flowline where the existing pipe used to be; relocate existing guardrail opening and guardrail anchors to new driveway exit per MCDOT standards; provide a sidewalk between the right-of-way line and the drainage ditch from the exit drive south to Southern Avenue. Connect the sidewalk to the existing to the existing curb return at the northeast corner of the intersection; formal dedication of Meridian Drive.
- 5) Signing and striping plans shall show existing, modifications and new locations subject to the approval of the city engineer.
- 6) All applicable permits shall be applied for and plans shall be designed to current city codes prior to any lot grading

or construction. Inclusive, all applicable development fees shall be paid at the time of permits issuance on a per-unit basis.

- 7) The developer's engineer shall meet the civil engineering improvement plans and document requirements, as outlined in the previously provided pre-application and review comments and in accordance of the city's approved engineering standards that are in effect at the time of plan submittal.
- 8) All common and amenity areas within 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 developer or owner of the community or property management company.

Sidney Urias

Prepared by Sidney Urias
Senior Planner

Attachments:

- Exhibit #1 - CUP-2-20 Application
- Exhibit #2 - Resolution 20-30
- Exhibit #3 - Aerial Map
- Exhibit #4 - Project Narrative
- Exhibit #5 - Preliminary Landscape Plan
- Exhibit #6 - Proposed Elevations
- Exhibit #7 - Proposed Floor Plans
- Exhibit #8 - Proposed Monument Plans
- Exhibit #9 - Proposed Wall Designs
- Exhibit #10 - Proposed Wall Plan
- Exhibit #11 - Proposed Amenity Plan