

PLANNING AND ZONING COMMISSION  
RESOLUTION NO. 20-30

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF APACHE JUNCTION, ARIZONA, APPROVING A CONDITIONAL USE PERMIT, CASE NO. CUP-2-20, FOR HAMPTON EAST III, REPRESENTED BY BRENNAN RAY OF BURCH & CRACCHIOLO, FOR A 195-UNIT SINGLE-STORY LEASED RESIDENTIAL COMMUNITY, ZONED GENERAL COMMERCIAL /PLANNED DEVELOPMENT ("B-1/PD").

WHEREAS, a conditional use permit ("CUP") application was submitted on June 23, 2020, to the planning division of the City of Apache Junction development services department, by Brennan Ray of Burch & Cracchiolo on behalf of Bruce Dunn of Paragon Development Group LLC, requesting approval of a CUP to facilitate a 195-unit single-story leased residential community, as described in the materials submitted with case file no. CUP-2-20 and as otherwise conditionally approved herein, for the property which is legally described below:

A portion of the Southwest Quarter of Section 30, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the Southwest Corner of said Section 30, found City of Apache Junction brass cap in handhole, located in the intersection of Meridian Drive and Southern Avenue in Apache Junction, Arizona;

Thence North 89 degrees 55 minutes 46 seconds East along the south line of the Southwest Quarter of said Section 30, said line also being the monument line of Southern Avenue (the basis of bearings for this legal description), a distance of 50.00 feet;

Thence North 00 degrees 01 minutes 47 seconds East, a distance of 95.00 feet to a point on the easterly right of way line of Meridian Drive, said point being the point of beginning;

Thence continuing North 00 degrees 01 minutes 47 seconds east, along the said easterly right of way line of Meridian Drive, a distance of 475.92 Feet;

Thence North 89 degrees 56 minutes 05 seconds East, a distance of 881.00 Feet;

Thence North 00 degrees 01 minutes 47 seconds East, a distance of 100.00 Feet;

Thence North 89 degrees 56 minutes 05 seconds East, a distance of 391.47 Feet;

Thence South 00 degrees 01 minutes 47 seconds West, a distance of 250.80 Feet;

Thence South 89 degrees 55 minutes 46 seconds West, a distance of 50.00 Feet;

Thence South 00 degrees 01 minutes 47 seconds West, a distance of 370.00 Feet;

Thence South 89 degrees 55 minutes 46 seconds West, a distance of 1177.47 Feet;

Thence North 45 degrees 01 minutes 26 seconds West, a distance of 63.58 feet to the point of beginning.  
(Also known as parcel no. 102-18-018E).

NOW, THEREFORE, BE IT RESOLVED by the planning and zoning commission that Hampton East III, be granted a CUP to facilitate a 195-unit single story leased residential community, generally located at the northeast corner of Southern Avenue and Meridian Drive, 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.
- 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. Inclusively, 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.

PASSED AND ADOPTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF APACHE JUNCTION, ARIZONA, THIS \_\_\_\_\_ DAY OF SEPTEMBER, 2020.

SIGNED AND ATTESTED TO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

\_\_\_\_\_  
THERESA NESSER, Chairperson  
Planning and Zoning Commission

ATTEST:

\_\_\_\_\_  
LARRY KIRCH  
Development Services Director

APPROVED AS TO FORM:

\_\_\_\_\_  
RICHARD JOEL STERN  
City Attorney