



City of Apache Junction

Development Services Department



Date: September 2, 2020

To: Honorable Mayor and City Council Members

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

From: Kelsey Schattnik, Planner

Subject: September 15, 2020, City Council Public Hearing Item:
Roadhaven Resort Subdivision Minor Plat Amendment

Background

Roadhaven Resort Subdivision is a 55+ single-family residential subdivision located at 1000 S. Idaho Rd and zoned Recreational Vehicle Park ("RVP"). Roadhaven was platted in two phases under case SD-2-18. The final plat included internal street names and addresses. The internal streets in Roadhaven are private streets, which are owned and maintained by the Roadhaven homeowners association.

Over the past few years it has become evident to Roadhaven residents, development services staff, delivery services, and emergency response services that internal wayfinding could be improved by eliminating confusing street loops, circles, repetitive names, and arbitrary internal addresses.

Development Services Staff worked together with the fire district, police department, post office, and Roadhaven representatives to establish an address pattern that eliminates street name redundancies and establishes an address pattern that is related to subdivision legal lot numbers.

This request does not require a major plat amendment since there are no changes being proposed to the legal lot boundaries, tracts, common areas or perimeter map boundary.

Staff Recommendation

Staff recommends approval of Resolution No. 20-31.

Attachments:

- Draft Resolution No. 20-31
- Aerial Image with New Street Names
- Old and New Street Names
- 36"x36" Roadhaven Map with Updated Street Names and Lot Numbers

RESOLUTION NO. 20-31

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, APPROVING A FINAL PLAT MINOR AMENDMENT FOR ROADHAVEN RESORT SUBDIVISION, PHASES 1 AND 2, RENAMING CERTAIN INTERIOR PRIVATE STREETS AND IMPLEMENTING A NEW INTERNAL ADDRESSING SYSTEM.

WHEREAS, Roadhaven Resort Subdivision ("Roadhaven") is a 55+ single-family residential subdivision with lots designed for recreational vehicles and park model trailers, located at 1000 S. Idaho Road; and zoned Recreational Vehicle Park by Planned Development ("RVP/PD"); and

WHEREAS, Roadhaven was platted in two phases, with City of Apache Junction subdivision case SD-2-81 approving Phase 1 and recorded on February 18, 1982, in Cabinet A, Slides 66-69, Pinal County Records; and City of Apache Junction subdivision case SD-2-82 approving Phase 2 and recorded on May 25, 1983, in Cabinet A, Slides 88-89, Pinal County Records; and

WHEREAS, the internal streets in Roadhaven are private streets, owned and maintained by the Roadhaven homeowners association, and neither the street naming nor the internal addressing patterns follow the city's address and street assignment policy manual; and

WHEREAS, it has become evident to Roadhaven residents, emergency services providers, development services staff and others, that emergency response, internal wayfinding and delivery services could be improved by eliminating confusing street loops, circles, repetitive names, arbitrary internal addressing and other redundancies; and

WHEREAS, Roadhaven representatives, police department, fire district, post office, city staff and personnel from other agencies have worked together to eliminate said street name redundancies and to establish an address pattern related to subdivision legal lot numbers; and

WHEREAS, no legal lot boundaries, tracts, common areas or perimeter map boundary changes are proposed whatsoever, which

otherwise would have triggered a major plat amendment; and

WHEREAS, this final plat minor amendment is in compliance with Arizona Revised Statutes ("A.R.S.") Title 9, Chapter 4, Article 6.2 and Apache Junction City Code, Volume II, Land Development Code, Chapter 2, Subdivision Regulations.

NOW, THEREFORE, BE IT RESOLVED by the mayor and city council of the City of Apache Junction, Arizona, that:

A minor subdivision plat amendment for Roadhaven Resort Subdivision, Phases 1 and 2, is approved subject to the following conditions:

- 1) The map exhibit "Exhibit A" containing the new street names and new lot number assignments shall be entered permanently into case files SD-2-81 and SD-2-82, along with a copy of this resolution and that a copy of Exhibit A also be entered into the subdivision plat maps hanging files.
- 2) The development services staff, in coordination with 911 service providers, shall notify and inform all relevant agencies of the street name and address assignment changes, including but not limited to, emergency service providers, U.S. Post Office, Maricopa and Pinal County 911 operators and all utility service providers.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, THIS _____ DAY OF _____, 2020.

SIGNED AND ATTESTED TO THIS _____ DAY OF _____, 2020.

JEFF SERDY
Mayor

ATTEST:

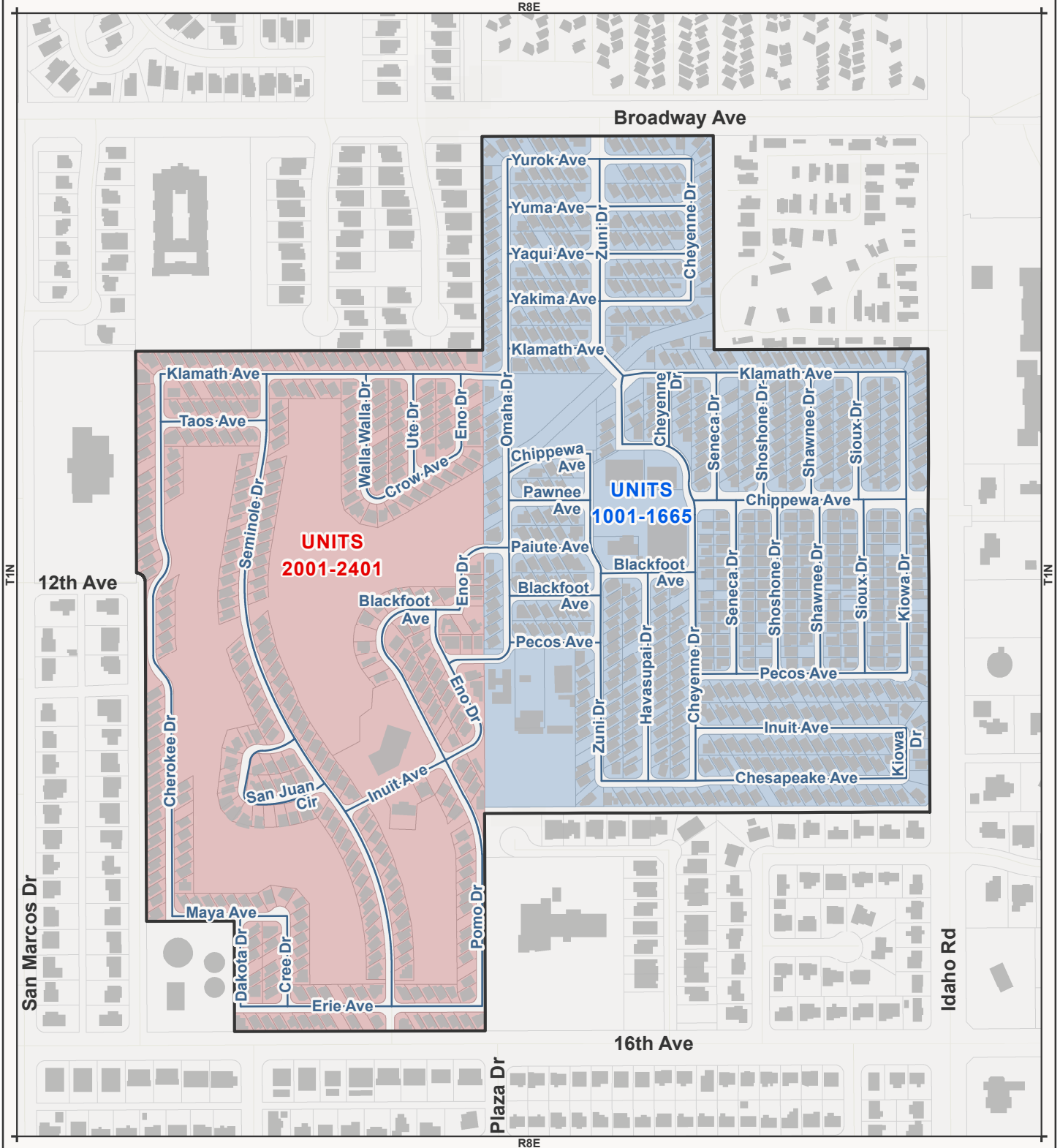
JENNIFER PENA
City Clerk

APPROVED AS TO FORM:

RICHARD J. STERN
City Attorney

Roadhaven Resort - 1000 S Idaho Rd

Minor Plat Amendment



LEGEND

Roadhaven Resort

Streets

Resort Boundary

Phase I - Units 1001-1665

Phase II - Units 2001-2401

Parcel Boundary

September 2020

0 400 800
Feet



Roadhaven Resort *of Apache Junction*

April 30, 2019

City of Apache Junction
300 E. Superstition Blvd.
Apache Junction, AZ 85119

RE: New Street Addresses

Over the last few months we have been in discussion with you and officials from the Police and Fire Departments regarding the renaming of addresses in Roadhaven Resort. The changes being proposed are to aid with emergency response which is always a concern and very important to our Residents.

This letter is to confirm that as a result of these discussions, the Board of Directors of Roadhaven Resort of Apache Junction is in favor and supports the changes. Resident safety is one of our many priorities.

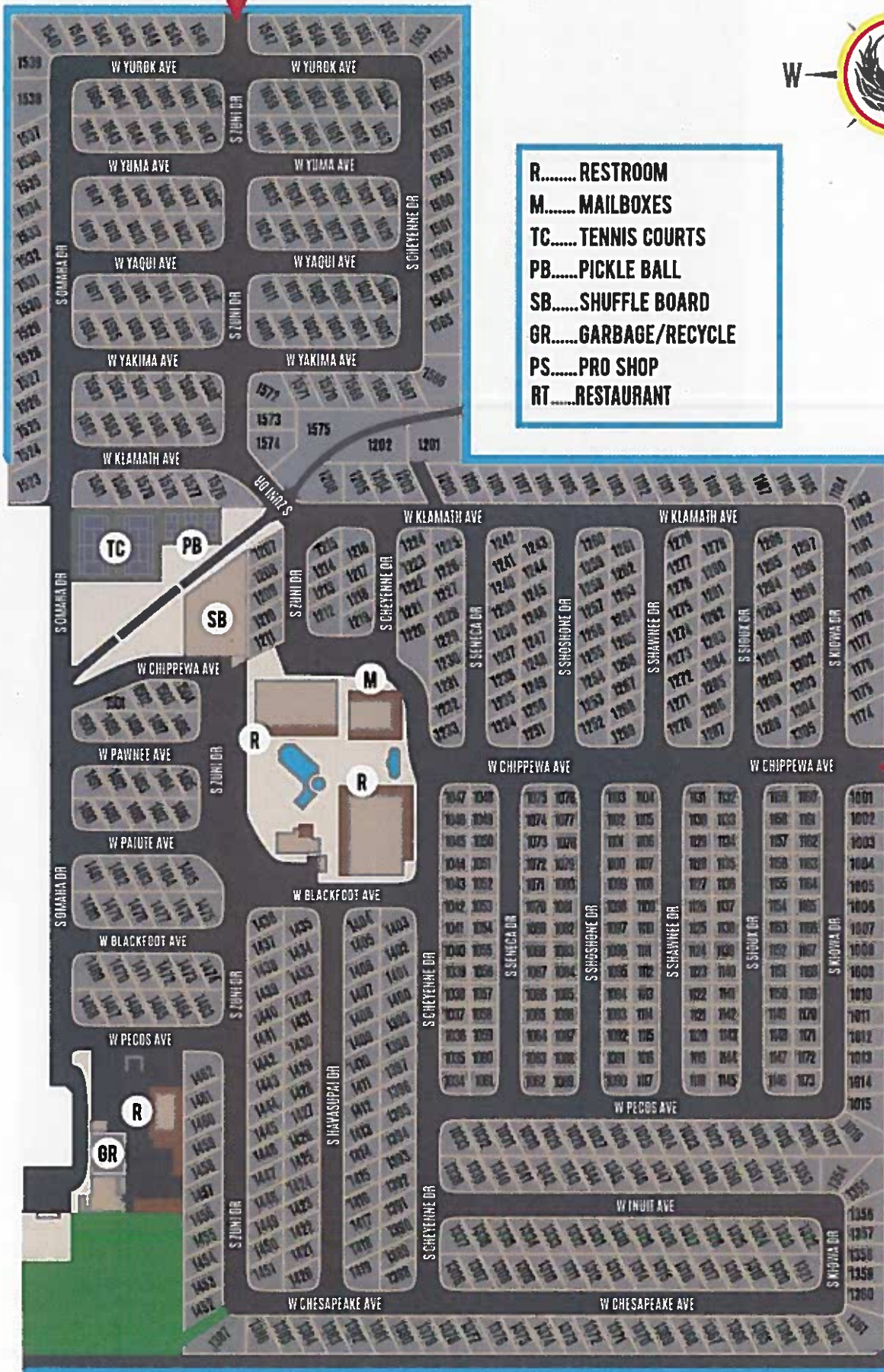
Sincerely,

Steve Byfield
General Manager

BROADWAY AVE GATE



R..... RESTROOM
M..... MAILBOXES
TC..... TENNIS COURTS
PB..... PICKLE BALL
SB..... SHUFFLE BOARD
GR..... GARBAGE/RECYCLE
PS..... PRO SHOP
RT..... RESTAURANT



IDAHO ROAD GATE



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16TH AVE GATE