



City of Apache Junction

Development Services Department
Rezoning Application



Exhibit A: Rezoning Application

SITE INFORMATION

SITE ADDRESS/LOCATION _____ ASSESSORS PARCEL NO _____

GROSS AREA: _____ NET AREA _____ EXISTING ZONING _____

LEGAL DESCRIPTION OF PROPERTY: (found on County Tax Bill Notices or Warranty Deed)

BRIEF DESCRIPTION OF THE PROJECT PROPOSED FOR REZONING:

APPLICANT INFORMATION

Property Owner(s) _____

Address _____

Phone Number _____ Fax Number _____ Email _____

Applicant **Contact Person**/Project Manager _____

Address _____

Phone Number _____ Fax Number _____ Email _____

Architect/Engineer _____

Address _____

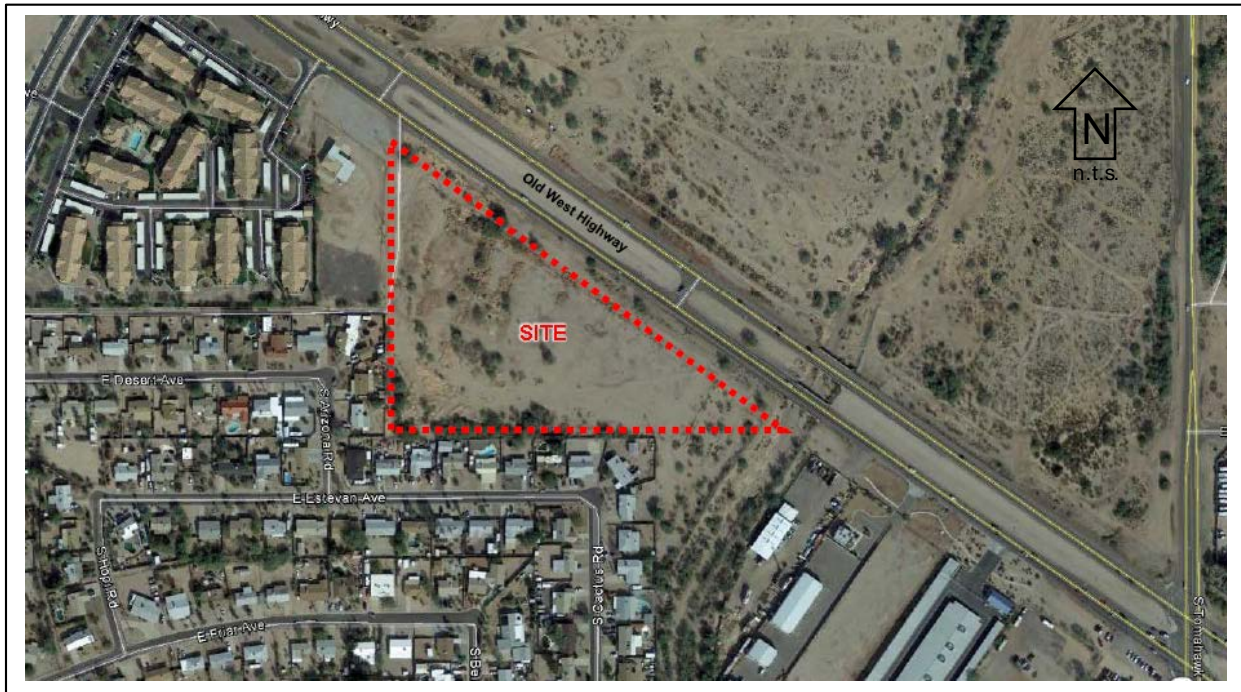
Phone Number _____ Fax Number _____ Email _____

For Dept Use only	Case Number _____
PLN Number _____	Date Submitted: _____
Approved By: _____	Date Approved: _____

Old West Highway Village

Project Narrative

Related to a Request for a rezoning from B-4 to RM-1/PD,
and a Minor General Plan Amendment from Light Industrial/
Business Park to High Density Residential,
to develop a 107-lot single-family platted attached residential development on
approximately 7.93 net acres located on the south-side of Old West Highway,
east of Royal Palm Road and west of Tomahawk Road



Revision Date: December 21, 2020

Introduction:

This revised Project Narrative is being submitted to the City of Apache Junction for consideration of the following on approximately 7.93 net acres located on the south-side of Old West Highway, east of Royal Palm Road and west of Tomahawk Road:

- Rezoning from B-4 to RM-1 / PD
- Minor General Plan Amendment from Light Industrial/Business Park to High Density Residential

These two requests are necessary in order to develop a proposed new 107-lot single-family attached residential development that is tentatively known as “Old West Highway Village”. Additional details regarding these two requests are provided below.

Project Description:

Old West Highway Village is proposed to be developed on two (2) parcels totaling approximately 7.93 net acres located along the south-side of Old West Highway (formerly known as US 60), east of Royal Palm Road and west of Tomahawk Road.

The proposed development is a 107-lot, single-family attached (zero-lot line) residential townhome-type development, along with associated open space and amenities. The proposed density is approximately 13.49 dwelling units per acre (net).

The orientation of the homes, and the development itself, is designed to take advantage of the majestic views of the Superstation Mountains to the east/northeast, and will be most appealing to young professionals and families just starting their journeys together. With the recent and ongoing COVID-19 pandemic, the need for thoughtful and home-office designed housing is stronger than ever.

Old West Highway Village is NOT age-restricted.

Homes are to be both two- and three-stories in height, and will be developed as 3- to 4-lot “blocks”, with the interior units 3-stories in height, and the end units 2-stories in height. Homes are designed to “front” (face) each other across open space areas, with direct garage access to the rear of each unit. Each unit has its own garage.

Interior open space areas along the fronts of each homes will connect between each block of homes to circulation areas (streets, etc.), allowing for continuous walkways.

Although home designs have not yet been fully established, conceptual elevations of the proposed contemporary product from a similar project are included with the rezoning application. The final home designs will be provided at the time of Final Plat / Improvement

Plans, and will be generally consistent with the preliminary/provided elevations included with this submittal. Additional details to be included are elevations for all four sides, floor plans, architecturally distinct front doors and garage doors, recessed windows (as an option), 9-foot first floor ceilings (8' or 9' for upper floors), sconce/entry lights, and the composition of the units such as the bedroom count, floor count and square footage ranges.

OHV Village is designed to be platted for individual ownership of each lot, with a Homeowner's Association to be formed for maintenance of the common areas, which will include landscaping along Old West Highway and internal landscaped areas, as well as various amenities. A Preliminary Landscape Plan is provided with this submittal. A Final Landscape Plan will be provided with the Final Plat / Improvement Plans.

The site is presently zoned B-4 (Business Park), which is "generally intended for commercial and/or light industrial land uses".

A rezoning to RM-1 PD (High Density Multiple-Family Residential, along with a Planned Development overlay) is requested to allow the proposed development.

The Planned Development overlay is being requested to allow the following development standards, as applicable for individual lots within the project:

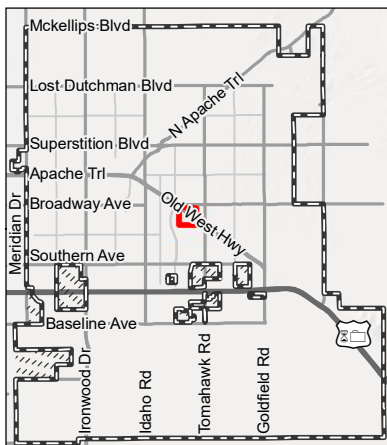
Development Standard	RM-1 Base Standard	Proposed RM-1 PD Development Standard
Density (max.)	13 d.u. / Acre	13.49 d.u. / Acre (net)
Development Area (min.)	7,000 sf	335,760 sf (7.7 acres)
Lot Area (min.)	N/A	1,000 sf
Lot Width (min.)	60-feet	20-feet
Lot Depth (min.)	N/A	50-feet
Front Setback (min.)	20-feet	0-feet
Side Setback (min.)	10-feet	0-feet
Street Side Setback (min.)	10-feet	0-feet
Rear Setback (min.)	20-feet	0-feet
Lot Coverage (max.)	50%	100%
Height (max.)	35-feet	35-feet / 3 Stories
Parking	2 / Unit	2 / Unit

The site is designated, under the adopted Apache Junction General Plan (2020), as Light Industrial/Business Park. A Minor General Plan Amendment is also being requested to change the land use designation of the site from Light Industrial/Business Park to High Density Residential.

Preliminary versions of the Landscape Plan and selected amenities are included. Final Plans for these, which will also indicate trails, plant details, community signage and the

full amenity package (“Amenity Package”) will be provided concurrent with the Final Plat / Improvement Plans.

Access is to occur from Old West Highway. Interior streets are to be private (no gates are proposed). Any dedications and all improvements will be as required by the City of Apache Junction.

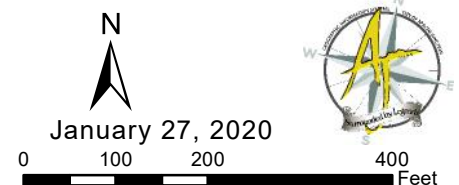


City of Apache Junction Aerial Exhibit PZ-1-20

LEGEND

 Subject Site Parcel

DISCLAIMER: This exhibit was produced without benefit of a field survey and is not intended to represent a survey document of any kind. Distances shown hereon are approximate. Parcel lines shown hereon are approximate and may not reflect the exact position or alignment of parcel lines, roadway center lines, or easement lines.



ENGINEER

D & M ENGINEERING
ATTN: DURAN THOMPSON
1020 EAST GILBERT DRIVE,
SUITE D
TEMPE, AZ 85281
(480) 350-9590

APPLICANT

GALILEO CAPITAL PARTNERS
8416 E SHEA BLVD #100
SCOTTSDALE, ARIZONA 85260

BENCHMARK

C.O.A.J. BENCHMARK #110
BROADWAY AVE & ROYAL PALM/OLD WEST
HIGHWAY.
3/8" SPIKE IN POWER POLE.
C.O.A.J. DATUM=1727.305

SITE DATA

NET AREA: 7.708 AC(RIGHT OF WAY)
PROPOSED LOTS: 107
EXISTING ZONING: B4
PROPOSED ZONING: PAD
APN: 102033030 & 102020050
DENSITY(RET): 14.3 D.U./AC.
OPEN SPACE: 3.110 AC.

LEGEND

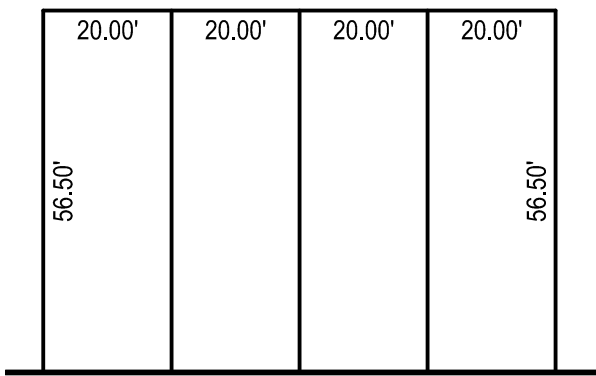
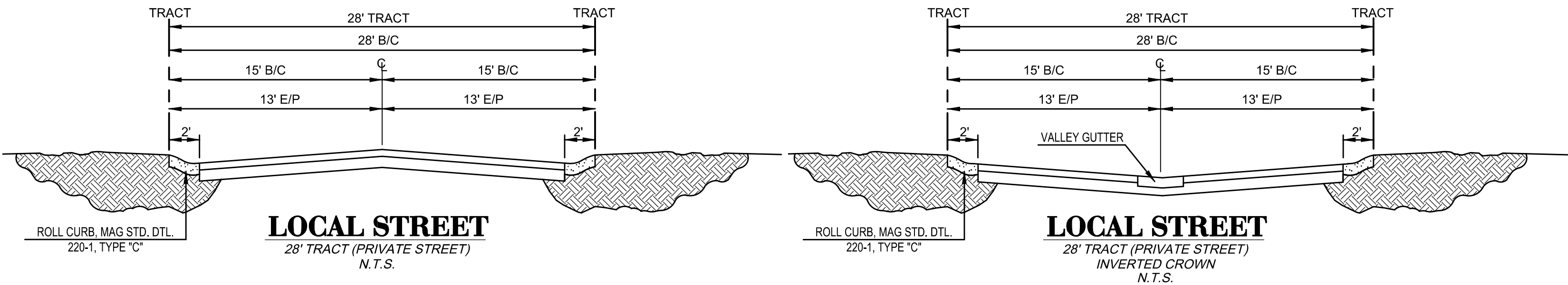
- (SOME ITEMS MAY NOT APPLY)
- BOUNDARY LINE
 - ADJACENT PROPERTY LINE
 - ADJACENT RIGHT OF WAY LINE
 - CENTERLINE
 - RETENTION BASIN
 - RIGHT OF WAY
 - TRASH ENCLOSURE
 - FIRE HYDRANT
 - WATER VALVE
 - TELEPHONE PEDISTAL
 - ELECTRIC BOX
 - GUY WIRE
 - POWER POLE
 - LIGHT POLE
- RW
T.E.
W.W.
T-RED
GUY
PP
LP

LEGAL DESCRIPTION

ALL THAT PART OF THE EAST HALF OF THE NORTHWEST
QUARTER OF THE NORTHEAST QUARTER AND ALL THAT PART
OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER
OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY,
ARIZONA, LYING SOUTH OF THE U.S. HIGHWAY 60, 70, 80 AND 89.

PARKING CALCULATIONS

REQUIRED
2 SPACES PER DWELLING UNIT
114 UNITS * 2 = 228 PARKING SPACES REQUIRED
PROVIDED IN GARAGES: 228
ON SURFACE: 36
TOTAL PROVIDED: 264



PRELIMINARY SITE PLAN
FOR
OLD WEST HIGHWAY VILLAGE

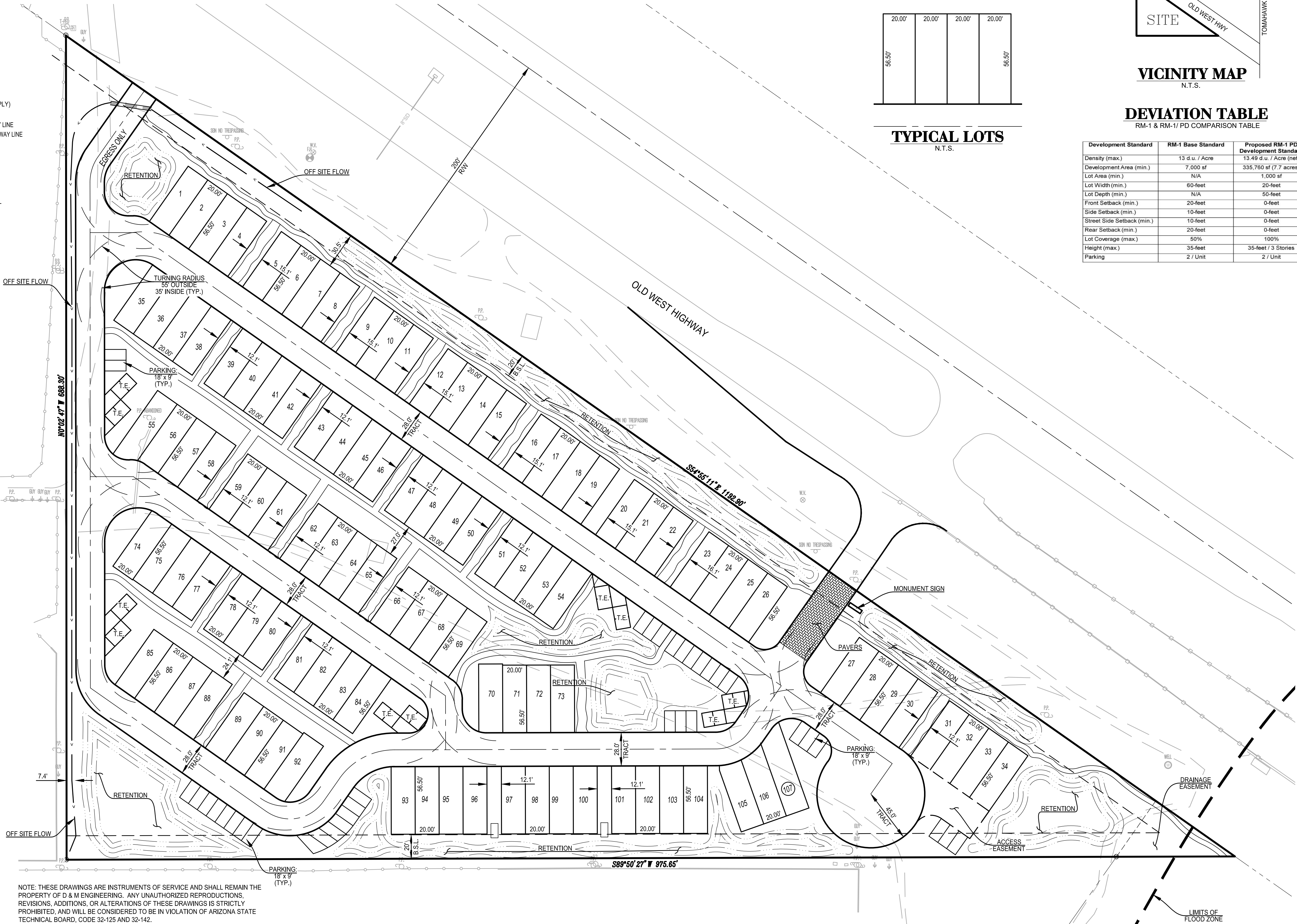
LOCATED IN A PORTION OF SECTION 28, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE
GILA & SALT RIVER BASE & MERIDIAN, PINAL COUNTY, ARIZONA



DEVIATION TABLE

RM-1 & RM-1/PD COMPARISON TABLE

Development Standard	RM-1 Base Standard	Proposed RM-1 PD Development Standard
Density (max.)	13 d.u. / Acre	13.49 d.u. / Acre (net)
Development Area (min.)	7,000 sf	335,760 sf (7.7 acres)
Lot Area (min.)	N/A	1,000 sf
Lot Width (min.)	60-feet	20-feet
Lot Depth (min.)	N/A	50-feet
Front Setback (min.)	20-feet	0-feet
Side Setback (min.)	10-feet	0-feet
Street Side Setback (min.)	10-feet	0-feet
Rear Setback (min.)	20-feet	0-feet
Lot Coverage (max.)	50%	100%
Height (max.)	35-feet	35-feet / 3 Stories
Parking	2 / Unit	2 / Unit



NOTE: THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE
PROPERTY OF D & M ENGINEERING. ANY UNAUTHORIZED REPRODUCTIONS,
REVISIONS, ADDITIONS, OR ALTERATIONS OF THESE DRAWINGS IS STRICTLY
PROHIBITED. AND WILL BE CONSIDERED TO BE IN VIOLATION OF ARIZONA STATE
TECHNICAL BOARD, CODE 32-125 AND 32-142.



D&M Engineering

DURAN THOMPSON, P.E.
1020 EAST GILBERT DRIVE, SUITE D
TEMPE, AZ 85281
PH: (480) 350-9590
FAX: (480) 350-9486
E-MAIL: engineer@dmengineering.com

OLD WEST HIGHWAY VILLAGE

1061 E Old West Highway
APACHE JUNCTION, ARIZONA

PRELIMINARY SITE PLAN

CLIENT/PROJECT

NO.	DATE	APP.	DESCRIPTION

DESIGNED	DTT
DRAWN	AGY
CHECKED	DTT
DATE	10-26-2020
SCALE	1" = 40'
PROJECT	190114
FILE NAME	site plan.dwg

SHEET

1 OF 1

-

-
- A diagram of a potted plant with six numbered labels. Label 1 points to the leaves, 2 to the stem, 3 to the roots, 4 to the soil, 5 to the pot, and 6 to the drainage holes at the bottom of the pot.

-
- The diagram illustrates three types of network topologies:
- MULTI-TRUNK:** A central node is connected to three separate trunks, each leading to a destination node.
 - DOUBLE-TRUNK:** A central node is connected to two trunks, each leading to a destination node.
 - SINGLE-TRUNK:** A central node is connected to a single trunk, which then branches out to multiple destination nodes.

-
- A diagram of a plant with four numbered labels: 1 points to the flower, 2 points to the stem, 3 points to a leaf, and 4 points to the root system in the soil.

-
- A diagram of a tree in a container, illustrating the root system and soil. The tree is shown with its trunk and canopy. The root system is depicted within a container, with labels 1 through 6 pointing to specific parts:
- 1: Points to the main trunk of the tree.
 - 2: Points to the main root system (taproot).
 - 3: Points to the soil level.
 - 4: Points to the soil level.
 - 5: Points to the soil level.
 - 6: Points to the soil level.

-
- A detailed diagram of a tree with its parts labeled with numbers 1 through 9. The labels are as follows:
- 1: Crown (the upper part of the tree)
 - 2: Branches (the upper parts of the tree)
 - 3: Trunk (the main stem of the tree)
 - 4: Root (the part of the tree underground)
 - 5: Bark (the outer covering of the trunk)
 - 6: Leaf (the green part of the tree)
 - 7: Twig (a small branch)
 - 8: Sapling (a young tree)
 - 9: Soil (the ground)

-

-

COMMON NAME	QTY.	PRICE
SWEET ACACIA	4	\$9.30
WILLOW ACACIA	0	\$6.30
PALO BREA	18	24.30
TEXAS REDWOOD	12	24.30
CHILEAN MESQUITE	5	24.30

- [illegible]

- | GROUNDCOVER | | | | |
|-------------|----------------------|-------------------------|----|------|
| ◆ | LANTANA GOLD MOUND | GOLD MOUND LANTANA | 75 | 1 GA |
| ✕ | LANTANA MONTICULOSUS | PURPLE TRAILING LANTANA | 55 | 1 GA |

- 
- PLANTING**
- BOTANICAL NAMES**
- TREES**
- ADICIA FARNESIANA**
- ADICIA SALICINA**
- CERCIDIUM PRABOC**
- PHYCELLOBIUM FL.**
- PROSOPIS CHILENS**

SWEET ACACIA	2	36" BOX
WILLOW ACACIA	2	36" BOX
PAVO BREA	4	24" BOX
TEXAS EBONY	8	24" BOX
CHILSAN HESQUITE	4	24" BOX

- 
- PALM TREES
 ARECATHA ROMA
 CHAMAEPS HUMIL
 PHOENIX ROSELINE

QUEEN PALM	4	24" BOX
MEDITERRANEAN FAN PALM		24" BOX
ROYAL DATE PALM		24" BOX

- SHRUBS**
BOLCANILLEA TER
CASALPINK PULCH
COINCO VULUS CRO
DODONEA VISCOSA

BUSH BOLLWORM	5 GAL
MEXICAN BIRD OF PARADISE	5 GAL
MORNING GLORY BUSH	5 GAL
GREEN HOPS	5 GAL

-  LANTANA CAMARA
 LANTANA MONTEVID.
 LANTANA TRIFLORATA
 LEUCOPHYLLUM FR.
 RUELLIA BRITTONIAN.
 SALVIA COCCINEA

COLD MOUND LANTANA	1 GAL
PURPLE TRAILING LANTANA	1 GAL
CREOSOTE BUSH	5 GAL
OUT GREEN CLOUD BACE	5 GAL


- 




AUTUMN SPICE	5 GAL
SILVERY CASSIA	5 GAL
JOUCOA	5 GAL

- AGAVE VILMORINIAN
- DISYDRION WHEELS
- ECHINODACTYLUS CR.
- FOUQUIERA SPLEND.

OCTOPUS ADVE	15 GAL
DESERT SPOON	15 GAL
GOLDEN BARREL CACTUS	12" DIA. M
OCOTILLO	15 GAL

- 
- GROUND COVER
MID-FRONT LUSH
12" MINUS MAD

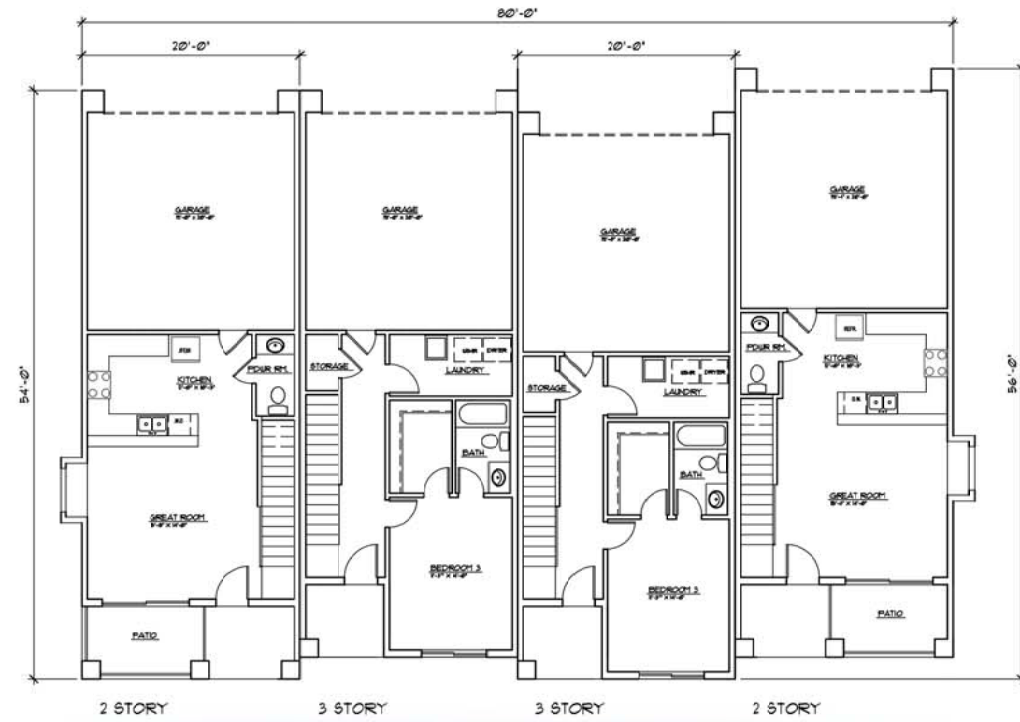
- of **1**
PROJECT: 0720



0 4' 8' 16' 20'

1710-XREF-plan.dwg

of
PROJECT: 1710



4 UNIT FRONT ELEVATION



4 UNIT RIGHT ELEVATION



4 UNIT REAR ELEVATION



4 UNIT LEFT ELEVATION



1

4 UNIT ELEVATIONS & FOOTPRINT
SCALE: 1/8" = 1'-0"

1710-XREF-plan.dwg

CORNERSTONE
DESIGN

Gilbert, Arizona 85298
Phone: 602 695 5324
rto@msn.com

design: JDS
drawn: JDS
check: JDS

revisions:

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

SHEET

PD2.5

of
PROJECT: 1710

To: City of Apache Junction
Development Services Department
300 E Superstition Boulevard
Apache Junction, AZ 85119
480-474-5491
nleftwich@ajcity.net
[April 13, 2020](#)

RE: Apache Junction Project PZ-1-20 – Old West Highway Village

Dear Committee Members:

I am writing to express some concerns regarding the proposed development of PZ-1-20, Old West Highway Village. I reside at 1135 So Arizona Road, Apache Junction, AZ 85119.

View – 2-3 stories will completely impede the view of the Superstition Mountains, 1 story homes with flat roofs would be less obstructive and much appreciated.

Lights – With the addition of 114 single-family homes there will be more lights and power lines added. As Arizonans, we all enjoy and take pride in our “Dark Skies” and would someday hope to earn a spot as a Designated Dark Sky City by reducing light pollution. According to the International Dark Sky Association, wildlife, health, energy, heritage, and safety are all affected.

Privacy/Security - Our home is open to the East and with multiple stories just feet from our backyard we would be provided no privacy or sense of security.

Traffic – Future need for roads and streets as well as accessibility, parking, transportation, pedestrian and bicycle needs, maintenance, and roadway improvements.

Flood Zone – Can we also obtain more information regarding the flood/hazard zone and risk involved (Storm Sewer Systems, storm drains for pollutants, safety issues, etc.).

Noise Pollution Level and Environmental issues – With the added activity and number of vehicles per unit, the noise will be compounded at all hours; nesting birds, owls, eagles and other wildlife will also be disrupted, including migration patterns.

Air Space –We are already experiencing issues with Internet access and reception

No Accommodations for children/families – No play area, no parking, schools closing.

Thank you, Nick, for your time and consideration. We hope you and your loved ones are safe and healthy. Please do not hesitate to contact me with any further developments and look forward to the next meeting to gather further understanding of the upcoming proposal.

Sincerely,

Cathy Amidon

941-524-0569

Nicholas Leftwich

From: Darice Mangin <daricemangin@gmail.com>
Sent: Tuesday, February 18, 2020 11:56 AM
To: Nicholas Leftwich; Rudy Esquivias
Subject: Case PZ-1-20

TO: Rudy Esquivias / Nicholas Leftwich

As I will be unable to attend the March 17 public hearing re: Case PZ-1-20 as I will be out of town, please consider this email my statement against the B-4 high density multiple family residential proposal by planned development. I just purchased my home in October 2019 specifically for the view from my backyard. I am in the intersecting corner of the proposed lot. High density multiple-family sounds like 2+ story/high-rise apartments, and I would be extremely unhappy if my view was being taken away from me. The view was 75% of the reason I purchased this home in this location, and I also feel it would considerably lower the value of my home to have an apartment complex blocking views.

This proposal, being referred to as high density multiple family, causes major concern for both of these reasons.

Thank you
Darice Mangin
930 E Desert Ave

--

<http://photographybydarice.wix.com/photographybydarice>

and

<http://cvhouseconcerts.wix.com/cvhc>

February 22, 2020

City of Apache Junction

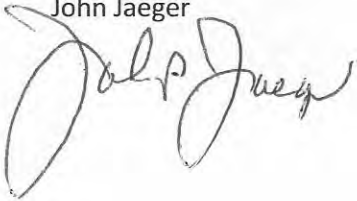
Development Services Department

This is in pertaining to PZ-1-20. We were informed by Greg Loper that the hearings to be held on February 25th and March 17th have been rescheduled or cancelled. We attended the meeting held by Greg Loper which was held on February 20th. From that meeting we learned that the rezoning is for multi-family residential. Concerns that were expressed dealt with traffic, noise, and compromising the view we now have of the Superstition mountain.

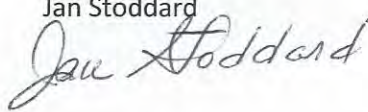
Greg Loper stated that the plans included two and three story units. It would be greatly appreciated if you would limit the units to no more than 2 stories. From the vicinity map you sent out, and I am attaching, I marked a red line on the properties I think would be most affected with view obstruction. The closer to the project the greater the obstruction. As far as traffic and noise we feel that also needs to be addressed. Adding more stop lights and sound barriers will probably be needed. We also talked about whether this could be changed to apartments rather than town homes. We hope that will not be allowed to happen.

Thank you for considering the requests of the of property owners in the area. Our address is: 935 E Desert Ave, Apache Junction.

John Jaeger

A handwritten signature in dark ink, appearing to read 'John Jaeger', with a large, stylized initial 'J'.

Jan Stoddard

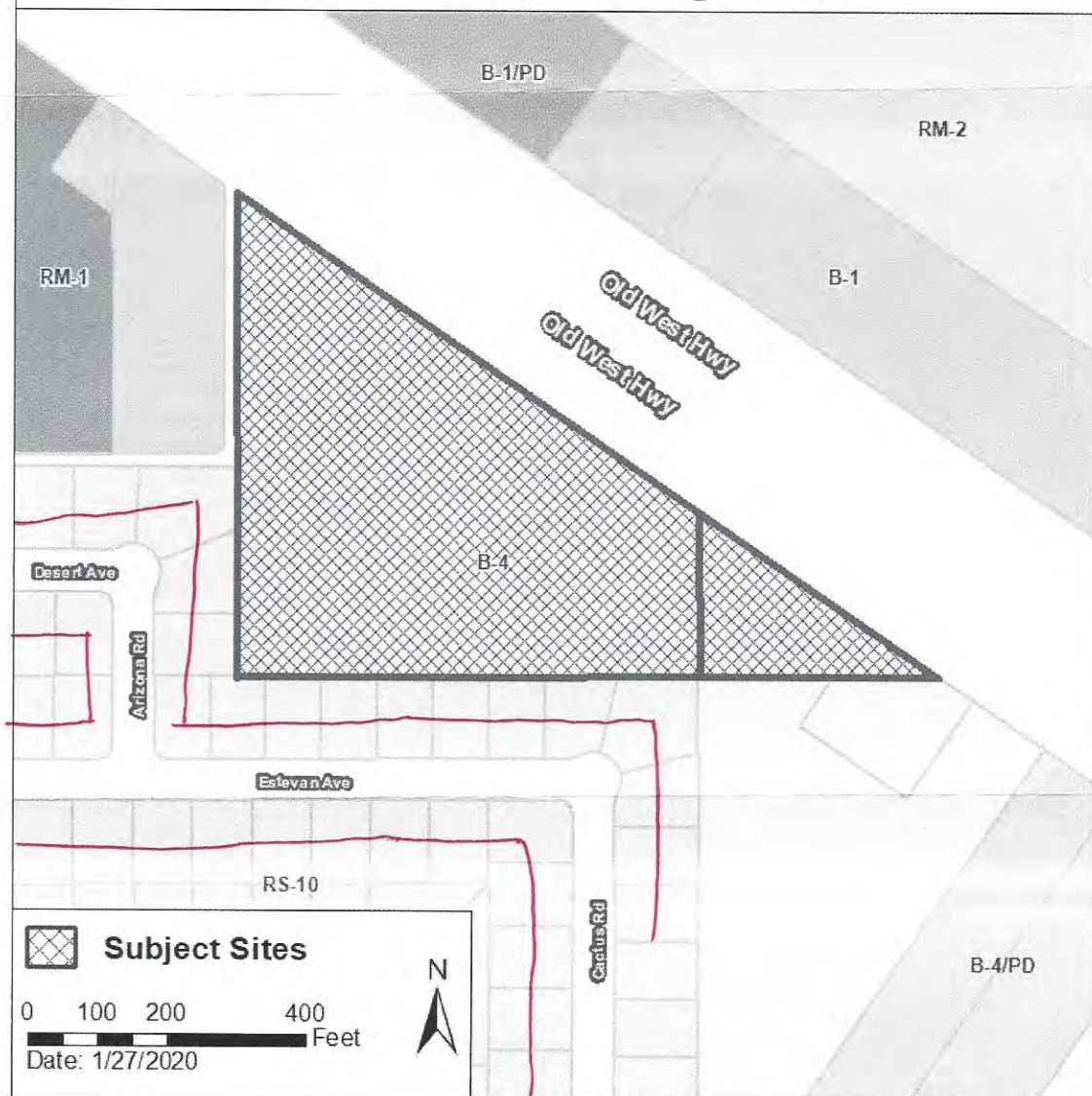
A handwritten signature in dark ink, appearing to read 'Jan Stoddard', with a stylized 'J' and 'S'.



Vicinity Map

PZ-1-20

Apache Junction 772, LLC rezoning request
from B-4 (Business Park) to RM-2/PD
(High Density Multiple-Family Residential
by Planned Development)



Nicholas Leftwich

From: Tracy Proffitt <tracy_arizonian@yahoo.com>
Sent: Wednesday, February 19, 2020 5:20 PM
To: Nicholas Leftwich
Cc: Tracy Proffitt; Doyle Proffitt
Subject: Case PZ - 1 - 20 rezoning of parcels 102-02-005 and 102-03-303

To: Planning and Zoning Commission and City Council,

We are homeowners that reside directly next to the proposed location for the 'Old West Highway Village'. We are against the rezoning efforts for a changing this to a high density multi-family residential and would like to point out our concerns below.

Several concerns we have:

- Impact this high density multi family rezoning on the infrastructure of the area including:
 - Already dwindling water supply.
 - Outdated electrical grid
 - Sewer system that is already constantly being repaired/redone in the area.
 - Already struggling high speed internet infrastructure.
 - Major roadways which are already not capable of handling current traffic, including US60 which is already overcrowded between Signal Butte & Tomahawk.
 - In proposed plan from developer it appears the rain water run off will flow directly on our property which already is challenged to drain well.
- Usually high density residential areas are prone to higher crime and noise levels.
 - We have already been robbed of property in the 7 years we have been homeowners in the area.
 - This will also put an increase strain on fire and police resources as well as how will this impact our taxes in Apache Junction.
- Traffic in our neighborhood specifically Royal Palm will increase because it will be a more convenient route without any stops.
- When we purchased our retirement home in Apache Junction the most appealing about the area was it was peaceful and we have a great view of the Superstition Mountains. If a High density multi family residential area goes in the proposed location we will completely lose our view and their property value will benefit from the view.
- It would be a more acceptable option for a standard residential location however we think it is a huge mistake to zone this location as a high density multi family residential.
 - The current multi family housing in the immediate area is already an eyesore due to the lack of maintenance, lack of city code enforcement, and overcrowding.

Sincerely,

Apache Junction Homeowners

Tracy & Doyle Proffitt

918 E. Desert Ave

Apache Junction, AZ 85119

Tracy's cell - 480-529-6333