



City of Apache Junction

Development Services Department



Date: January 20, 2021

To: Honorable Mayor and City Council Members

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

From: Kelsey Schattnik, Planner

Subject: February 2, 2021, City Council Public Hearing Items:
PZ-10-20 (Ord. No. 1500) Ironwood Station Rezoning
Request and SD-2-20 (Res. No. 21-02) Ironwood Station
Pre-plat Request

Summary

Please see the attached staff report and exhibits presented to the Planning and Zoning Commission at their public hearing on January 12, 2021, for a proposed rezoning and preliminary plat, requested by Bela Flor Communities LLC, represented by Reese Anderson and Jon Gillespie of Pew and Lake. These cases pertain to a vacant 7-acre property located at the southeast corner of Superstition Boulevard and Ironwood Drive.

PZ-10-20 proposes to rezone the 7-acre property (currently consisting of several parcels) from B-1 (General Commercial) and RS-20M (Medium Density Single-Family Detached Residential) to RM-2/PD (High Density Multiple-family Residential by Planned Development) for the purpose of developing the property for a new townhouse residential neighborhood. SD-2-20 is the companion preliminary plat request, proposing a 96-lot subdivision with private streets and community amenities.

P&Z Commission Hearing and Recommendation

The Planning and Zoning Commission public hearing was held on January 12, 2021 (planning staff report and exhibits attached).

Issues discussed at the commission meeting, brought up by commissioners, included the increased traffic along Ironwood Drive, the possibility of traffic backing up onto Ironwood Drive at the main entrance, and trash pickup locations. Mr. Reese Anderson of Pew and Lake PLC, representing Bela Flor Communities, explained that Ironwood Drive is a major road and the stacking distance proposed should be adequate for this size

project. There are also two ingress/egress locations for residents to access, the main entrance off of Ironwood Drive and the secondary access off of Gold Drive. He explained that trash would have a uniform pickup inside the development.

Issues discussed at the commission meeting, brought up by residents, included increased traffic, building height, and water runoff. One resident to the south spoke in favor of the development and believes this development will be good for the surrounding community.

The commission's unanimous recommendations of approval for both the rezoning and pre-plat requests are memorialized in attached draft Ordinance No. 1500 and Resolution No. 21-02. Although the cases are being presented together, separate votes are needed; first a vote on the ordinance, then a vote on the resolution.

Please note that two versions of Resolution No. 21-02 are attached. The first draft, titled P&Z Recommendation, includes the conditions as presented to the planning commission on January 12, 2021. The second draft, titled Developer Recommendation, includes an additional condition, condition no. 9, which was proposed by the developer after the public hearing date with the planning commission. This condition was added to allow the developer to obtain an at-risk grading permit.

Attached:

- Draft Ordinance No. 1500
- Draft Resolution No. 21-02 - P&Z Recommendation
- Draft Resolution No. 21-02 - Developer Recommendation
- Staff-approved Preliminary Plat for Ironwood Station
- Staff report and attachments presented to P&Z on 01-12-21