



City of Apache Junction

Development Services Department



Date: June 15, 2021

To: Honorable Mayor and City Council Members

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

From: Morgan Henn, Planning Intern

Subject: June 15, 2021, City Council Public Hearing Item:
P-21-6-PZ (Ordinance No. 1505) 512 N. Valley Drive

Background

P-21-6-PZ is proposing a planned development major amendment of the 1 acre property currently zoned RM-1/PD (High Density Multiple-Family Residential by Planned Development). The applicant is proposing the addition of 7 units for a total of 13 units on the property. The applicant has also proposed other onsite improvements, which include laundry facilities, additional storage, a playground area, landscaping, and additional parking.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission public hearing was held on May 25, 2021 (planning staff report and exhibits attached). The Commission continued P-21-6-PZ to June 8, 2021. The commissioners requested more information about police reports related to the property, about the utility easements which serve the property and about mail delivery boxes. At the time this report was written, staff had not received a recommendation from the Planning and Zoning Commission. Draft ordinance no. 1505 was drafted with staff's recommendation. If need be, staff will present on updated ordinance to council on June 15, 2021.

Staff Recommendation

Staff recommends approval of rezoning case P-21-6-PZ subject to the conditions found in the draft ordinance.

Attachments:

- Draft Ordinance No. 1505
- PZ Staff Report from May 25, 2021 with all attachments.



City of Apache Junction

Development Services Department



Date: June 8, 2021

To: Planning and Zoning Commission

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

From: Morgan Henn, Planning Intern

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P-21-6-PZ 512 N. Valley Drive

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REQUESTED INFORMATION

The commissioners requested more information about police reports related to the property, about the utility easements which serve the property and about mail delivery boxes. Staff received a crime report from the Police Department listing current incidents that were reported for this property (see attached police report). Staff from AZ Water confirmed that there are four meters along the

western side of the property line within an easement, and requires that the developer to maintain access to all four meters and must pothole the waterline location to ensure it will not be blocked by construction. Other utility companies needing access to their facilities in the easement, must deal directly with the property owners. The city does not own or control any utilities. Staff from the Apache Junction Post Office confirmed that all mailboxes must remain on the east side of Valley Drive, and a cluster unit will be required.

Staff Recommendation

Staff recommends approval of rezoning case P-21-6-PZ subject to the conditions with the addition of condition no. 6: Street improvements include but are not limited to, extension of pavement, sidewalk, curb, gutter, streetlights, underground utilities, fire hydrants, landscaping, subject to review and approval by the city engineer.

Attachments:

- PZ Staff Report from May 25, 2021 with all attachments.
- Police Report



City of Apache Junction

Development Services Department



1

PLANNING AND ZONING COMMISSION PUBLIC HEARING STAFF REPORT

DATE: May 25, 2021

CASE NUMBER: P-21-6-PZ

APPLICANT: AUM Investments LLC
Represented by Sridhar Krishnan

REQUEST: Proposed planned development major amendment of the 1 acre property currently zoned RM-1/PD (High Density Multiple-Family Residential by Planned Development) to allow the addition of 7 units for a total of 13 units on the property.

LOCATION: Property is located at 512 N. Valley Drive, Pinal County Assessor parcel number 101-15-063A.

**GENERAL PLAN/
ZONING DESIGNATION:** High Density Residential (40 du/ac max); currently zoned RM-1/PD (High Density Multiple-Family Residential by Planned Development).

SURROUNDING USES: North: Residential Property, zoned RS-20M;
South: Residential Property, zoned RS-20M;
East: Residential Property, zoned RS-20M;
West: Residential Property, zoned RS-20M

BACKGROUND

The subject property is located in one of the older parts of town in the Apache Addition Acres subdivision. The original zoning of this site was General Rural (GR) until the adoption of the new zoning code in May 2014 converting the zoning to RS-20M (Medium Density Single-Family Detached Residential).

The buildings and use as 6 unit apartment rental property was established prior to the city adopting its original zoning ordinance in March of 1985. There were long existing legal nonconforming use and setback issues on this property. The nonconforming issues have constrained previous owners from making certain property improvements, including adding more units and other amenities.

In May of 2016, Ordinance No. 1430 Case PZ-5-16 was approved for the rezoning of the property from RS-20M (Medium Density Single-Family Detached Residential, Conventional or Manufactured Home Permitted) to RM-1/PD (High Density Multiple Family Residential by Planned Development) to correct the zoning to allow for the continued use of the existing 6 unit apartment rentals on the property. However, the ordinance stated that if the property owner proposed to add more residential units, a PD amendment was required.

PROPOSALS

P-21-6-PZ is a proposing a planned development major amendment of the 1 acre property currently zoned RM-1/PD (High Density Multiple-Family Residential by Planned Development). The applicant is proposing the addition of 7 units for a total of 13 units on the property. The applicant has also proposed other onsite improvements, which include laundry facilities, additional storage, a playground area, landscaping and additional parking.

PLANNING STAFF ANALYSIS

Relationship to General Plan:

The subject site is designated by the city's General Plan as High Density Residential (40 du/ac max).

Zoning/Site Context:

The 1 acre parcel is a privately-owned piece of land surrounded by residentially zoned land on all sides. The RM-1/PD zoning deviates from the surrounding single-family zoned properties immediately surrounding the site. However, the use of the property as a 6 unit apartment rental existed before the city adopted its first zoning ordinance in 1985. The RM-1/PD zoning legitimized the long existing use for multiple family apartments and allows for future improvements and helps provide an additional similar intensity housing opportunity in the neighborhood.

Planned Development Zoning:

The applicant is not asking for any deviations from the Zoning Ordinance, other than those which may already exist with the current buildings.

Infrastructure Improvements:

Road dedication has already occurred and utilities are already provided to the location. All other necessary on-site and off-site improvements, including community amenities, retention basins, accessible routes, landscape buffers, etc., will be built at the time of development.

Public Input:

A public participation meeting was held on February 5th, 2021, by the applicant to provide neighboring residents the opportunity to learn more about the project and share any comments or concerns. Four residents attended the public participation meeting. The main issues or concerns regarding the project are increased traffic, increased noise, and increased crime. The complete Final Participation Report is attached.

Neighborhood meeting notification letters were sent from the city to the subject property owner and all property owners within a 300-foot radius.

The city has also sent out public hearing notices noting the time, place and proposed request.

Staff received one letter from a neighbor regarding the major amendment request. They wanted to share their concerns for the project. The letter is attached.

FINDINGS OF FACT

As required by the Apache Junction Zoning Ordinance, a Planned Development request may be approved by the City Council after consideration has been given to three different criteria. The criteria is outlined in the text below:

1. That a better design cannot be achieved by applying the strict provisions of the underlying zoning district.

Staff Response: The applicant is seeking to take advantage of the RM-1/PD zoning density already existing on the property. It is a reasonable request and a quality submittal which will improve the property.

2. That strict adherence to the provisions of the zoning ordinance is not required in order to ensure the health, safety and welfare of the inhabitants of the proposed development.

Staff Response: Within the proposed design, all safety concerns are accommodated and will meet code to ensure a safe and comfortable environment for all inhabitants.

3. That strict adherence to the ordinance is not required to ensure that property values of adjacent properties will not be reduced.

Staff Response: No deviations from the zoning ordinance are being requested.

PLANNING DIVISION RECOMMENDATION

Staff respectfully recommends the APPROVAL to the Commission of the request and that they include the following conditions of approval as part of a favorable recommendation to the City Council. As always, Commissioners may recommend changes or additional conditions which they feel will improve the development plan.

RECOMMENDED MOTION FOR PLANNED DEVELOPMENT REZONING

I move that the Planning and Zoning Commission recommend to the Apache Junction City Council the (APPROVAL/DENIAL) of case P-21-6-PZ, a planned development major amendment request by Sridhar Krishnan of AUM Investments LLC, to amend the planned development of 1 acre in order to allow for the addition of 7 apartment units for a total of 13 apartment units, subject to the following conditions of approval:

- 1) All construction proposed on the property shall be subject to proper permits and inspection and be constructed in substantial compliance with the conceptual plan presented in case P-21-6-PZ.
- 2) All rental units shall be compliant with all other adopted City codes and ordinances, including but not necessarily limited to, the city's zoning ordinance, engineering guidelines and landscape and screening requirements.
- 3) Landscape, screening and irrigation improvements, shall be provided in compliance with the city's landscape and screening requirements contained in Apache Junction City Code, Volume II, Land Development Code, Chapter 1, Zoning Ordinance, Article 1-8, Landscape Regulations. All required trees shall be 24" box and all required shrubs shall be 5-gallon in size.
- 4) All applicable permits shall be applied for and plans shall be designed to current City codes prior to any lot grading or construction on the lot. Inclusive, all applicable development fees shall be paid at the time of permit issuance.
- 5) Applicable development fees for the new units shall be paid at the time of building permit issuance.

Morgan Henn

Prepared by Morgan Henn
Planning Intern

Attachments:

- Exhibit #1 - P-21-6-PZ Application
- Exhibit #2 - Project Narrative
- Exhibit #3 - Aerial Exhibit
- Exhibit #4 - Ordinance no. 1430
- Exhibit #5 - P-21-6-PZ Site Plan
- Exhibit #6 - P-21-6-PZ Floor Plan
- Exhibit #7 - P-21-6-PZ Landscape Plan
- Exhibit #8 - P-21-6-PZ Color Board
- Exhibit #9 - P-21-6-PZ Elevations
- Exhibit #10 - Final Participation Report
- Exhibit #11 - Resident Letter

Apache Junction
Rezoning Application
P-21-6-PZ

Submitted by Sridhar Krishnan
auminvestmentz@gmail.com
(210) 421-4341

Address of Proposed Work: **512 N valley dr**

City: **Apache Junction** State: **AZ** Zip: **85120**

Contact Information

Applicant's Contact Information

Title: First Name: **SRIDHAR** Last Name: **Krishnan** Suffix:

Business Name: **AUM Investments LLC**

Mailing Address: **2251 W Spur Dr**

City: **PHOENIX** State: **AZ** Zip: **85085**

Email Address: **auminvestmentz@gmail.com**

Cell Phone: **(210) 421-4341** Work Phone: Home Phone: **(210) 421-4341**

Property Owner's Contact Information

Title: First Name: _ Last Name: Suffix:

Business Name:

Mailing Address: **2251 W SPUR DR**

City: **PHOENIX** State: **AZ** Zip: **85085**

Email Address:

Cell Phone: Work Phone: Home Phone:

Application Questionnaire (* denotes required question)

Rezoning Application

Project Name *	<u>512 N Valley Drive rezoning(PDR 7-20)</u>
Current Zoning District *	<u>RM1-PD</u>
Owner Authorization (Type Full Name) *	<u>Sridhar Krishnan Thasarakapalli Mannar</u>
I hereby certify that the above information is correct, and that I am authorized to file an application on said property, being either the owner or authorized agent to file on behalf of the owner. Anyone applying without authorization from the property owner(s) shall be subject to penalty under all applicable laws.	
Existing General Plan Designation *	<u>NA</u>
Proposed Zoning District *	<u>RM1</u>
Application Type:	<u>PD Major Amendment</u>
Assessor's Parcel Number: *	<u>101-15-063A</u>
Acreage *	<u>1 acre</u>

Documents Uploaded

The following documents are attached to the Application.

public participation plan for 512 n valley drive zoning change.docx

	indemnification.pdf
Fee Acknowledgement	legal fees.pdf
Mailing Label Certification	mailing label.pdf
Mailing Labels of properties within 300 foot radius of subjected property	zoning - mailing labels.pdf
Ownership Certification	deed - apache junction.pdf
	ownership certification.pdf
Project Narrative	aj -project narrative.pdf
PZ Acknowledgement Form	acknowledgement.pdf
Site Plan	a020.pdf
	a401 (1).pdf
	2020_t39 - color board.pdf
Title Report no older than 6 months	deed - apache junction.pdf

4 May 2021

Below is project narrative to the **512 N. Valley Dr. apartments:**

Owner: AUM Investments LLC Contact: Sridhar Krishnan

Project Address: 512 N VALLEY DRIVE, APACHE JUNCTION, AZ 85120

Parcel Number: APN: 101-15-063A

The current legal description of the site is as follows:

LOT 21, BLOCK 3 OF APACHE ADDITION ACRES IN BOOK 05 OF MAPS AGE 32

SEC 20-01N-08E 43, 581.05 SQUARE FEET 1.00 ACRE

Subdivision: APACHE ADDITION ACRES

Zoning: RM1/PD Land Use Description: MULTI-FAMILY RES

“Purpose of this Request”:

This is to request a planned development amendment to an approved City of Apache Junction Zoning Ordinance 1430 Case PZ-5-16 passed by City Council May 3rd 2016. The existing parcel (**101-15-063A**) is currently designated by the City of Apache Junction as RM1/PD which by definition is High Density Multiple-Family Residential by Planned Development. Previously, the stated property was RS-20M MEDIUM DENSITY SINGLE-FAMILY DETACHED RESIDENTIAL, CONVENTIONAL OR MANUFACTURED HOME PERMITTED.

The gross parcel is 43,581.05 SF or 1 Acre. The proposed lot coverage is 22.22% where 50% is allowed. Currently, the RM-1/PD zoning states: High Density Multiple-Family Residential. Maximum density of 13 units/acre (i.e., 3,350 square feet per unit) and minimum development parcel size of 7,000 square feet. It is the intention of the owner to update the building and construct additional units that would be a maximum of 13 units.

The Owner wishes to enhance the property and provide for laundry facilities, an additional storage unit, a playground area for the tenants. The parking will allow for ADA spaces and provide 26 spaces. The proposed project will not change access points to arterial streets nor encroach on established right-of-way. All parking areas and driveways remain behind the building setback lines except where necessary to access the site.

Additional landscaping, landscape islands. Updated architectural details will be added to allow an attractive street appearance and minimize the view of cars and parking areas. A new retention basin will be added easily preventing any drainage issues.

There will be no impact on traffic patterns, walkability around the property or the creation of adverse conditions to the neighborhood.

Please do not hesitate to contact me should you have any questions regarding this matter.

Sincerely,

Jui Nimdeo

Associate - Pathangay Architects, LLC

pathangay architects, llc

GIS Map

DISCLAIMER: This map was produced without benefit of a field survey and is not the intended use. The use of this map is for informational purposes only and the City of Apache Junction makes no warranty, expressed or implied, regarding the reliability of the information provided.



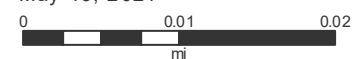
LEGEND

Street Names	Case History	State Land Annexation
Municipal Boundary	Parcels	SR24 Right-of-way
Apache Junction	CITY OF APACHE JUNCTION	State Land Sold
Pinal County	PINAL COUNTY	
County Boundary	Addresses	

City of Apache Junction



May 19, 2021



ORDINANCE NO. 1430

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, AMENDING THE APACHE JUNCTION, ARIZONA, ZONING ORDINANCE, BY AMENDING THE ZONING DISTRICT MAP, CITY OF APACHE JUNCTION, ARIZONA, CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PROPERTY DESCRIBED IN REZONING CASE PZ-5-16, AND LOCATED AT 512 AND 516 NORTH VALLEY DRIVE, APACHE JUNCTION, ARIZONA, A REQUEST BY GENE RODAWAY, REPRESENTED BY LESLIE COOKE, FROM MEDIUM DENSITY SINGLE-FAMILY DETACHED RESIDENTIAL, CONVENTIONAL OR MANUFACTURED HOME PERMITTED ("RS-20M") TO HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL BY PLANNED DEVELOPMENT ("RM-1/PD"); REPEALING ANY CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the subject site is a non-conforming property which has been used as a 6 unit apartment rental property prior to the city adopting its March 1985 Zoning Ordinance, pursuant to Ordinance No. 350; and

WHEREAS, during the public hearings conducted in 2014, in which the city was considering the adoption of a new zoning ordinance and zoning district maps, the property owner requested that the Apache Junction City Council correct the zoning on the property to multiple-family as part of the process; and

WHEREAS, the property owner requested the zoning correction so that the 6 unit apartment rental property would have proper zoning, which would then allow improvements to be made to the property, which could not be done as long as the property was non-conforming; and

WHEREAS, it has been the property owner's desire to continue operating the apartment rentals and make improvements to benefit the property and general neighborhood; and

WHEREAS, on May 5, 2014 the Apache Junction City Council adopted said new zoning ordinance and zoning district maps, and directed staff to work with the property owner on a city-initiated planned development rezoning of their property; and

WHEREAS, under the proposed High Density Multiple-Family Residential District by Planned Development zoning ("RM-1/PD"), the property owner is agreeable to installing landscaping, constructing carports with storage rooms, a laundry room, and other improvements to North Valley Drive right-of-away, as well as a zoning condition which will require a new public hearing process if there is desire to construct additional rental units with or without deviations from the standard zoning requirements on the property in the future; and

WHEREAS, on April 12, 2016, the Planning and Zoning Commission voted to recommend approval of rezoning case PZ-5-16 by a vote of 7-0, subject to conditions; and

WHEREAS, the city council hereby determines that the proposed rezoning substantially conforms to all of the general criteria as specified in the Apache Junction City Code, Volume II, Land Development Code, Chapter 1, Zoning Ordinance, Section 1-4-1, Zoning Districts, and Section 1-4-3, Planned Development ("PD") District, including compliance with the general plan, integration with the surrounding neighborhood, adequate traffic accommodation, adequate public facilities, extension of infrastructure, and that the design and uses should result in enhancements to the social, built, and natural environments in the city.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, AS FOLLOWS:

SECTION I IN GENERAL

The zoning district classification on the Zoning District Map, City of Apache Junction, Arizona, for the parcel of land legally described as:

Parcel No. 1

Lot 21, block 3, of Apache Acres Addition, correctly known as Apache Addition Acres, according to the plat of record in the office of the County Recorder of Pinal County Arizona, recorded in book 5 of maps, page 32; except the north 62.5 feet of the east 150 feet thereof

(also known as Pinal County Assessor parcel 101-15-063);
and

Parcel No. 2

The north 62.5 feet of the east 150 feet of lot 21, block 3, of Apache Acres Addition, correctly known as Apache Addition Acres, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in book 5 of maps, page 32 (also known as Pinal County Assessor parcel 101-15-064);

be and hereby is amended from Medium Density Single-Family Detached Residential, Conventional or Manufactured Home Permitted ("RS-20M") to High Density Multiple-Family Residential by Planned Development ("RM-1/PD"), subject to the following conditions:

- 1) Upon rezoning of the property, the site shall be developed in accordance with the submitted site plan within two years of the rezoning approval, or the zoning may be subject to reversion by legislative action of Apache Junction City Council.
- 2) Upon rezoning of the property the two parcels, 101-15-063 and 101-15-064, shall be combined and a single address will be assigned.
- 3) The front fence shall be permanently constructed.
- 4) All construction proposed on the property, including the installation of new signs, shall be subject to proper permits and inspections.
- 5) Upon construction of the laundry facility, the property shall connect to the sewer that is available.
- 6) A total of ten parking spaces must be designated to support the 6 unit apartment rentals.
- 7) The setbacks of the two existing buildings shall be permitted as shown on the site plan. Any future buildings shall follow current RM-1 zoning setbacks.

- 8) Any expansion to the number of rental units will be subject to a major planned development amendment and compliant with all other adopted City codes and ordinances, including but not necessarily limited to, the city's zoning ordinance, engineering guidelines and landscape and screening requirements.
- 9) RV parking and/or storage will not be permitted on the property.

SECTION II REPEALING ANY CONFLICTING ORDINANCES


All ordinances and parts of ordinances in conflict with the provisions of this ordinance or any part of the codes adopted herein by reference are hereby repealed.

SECTION III PROVIDING FOR SEVERABILITY

If any section, subsection, sentence, phrase, clause or portion of this ordinance or any part of the codes or regulations adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, THIS 3RD DAY OF MAY, 2016.

SIGNED AND ATTESTED TO THIS 10TH DAY OF MAY, 2016.



JOHN S. INSALACO
Mayor

ATTEST:

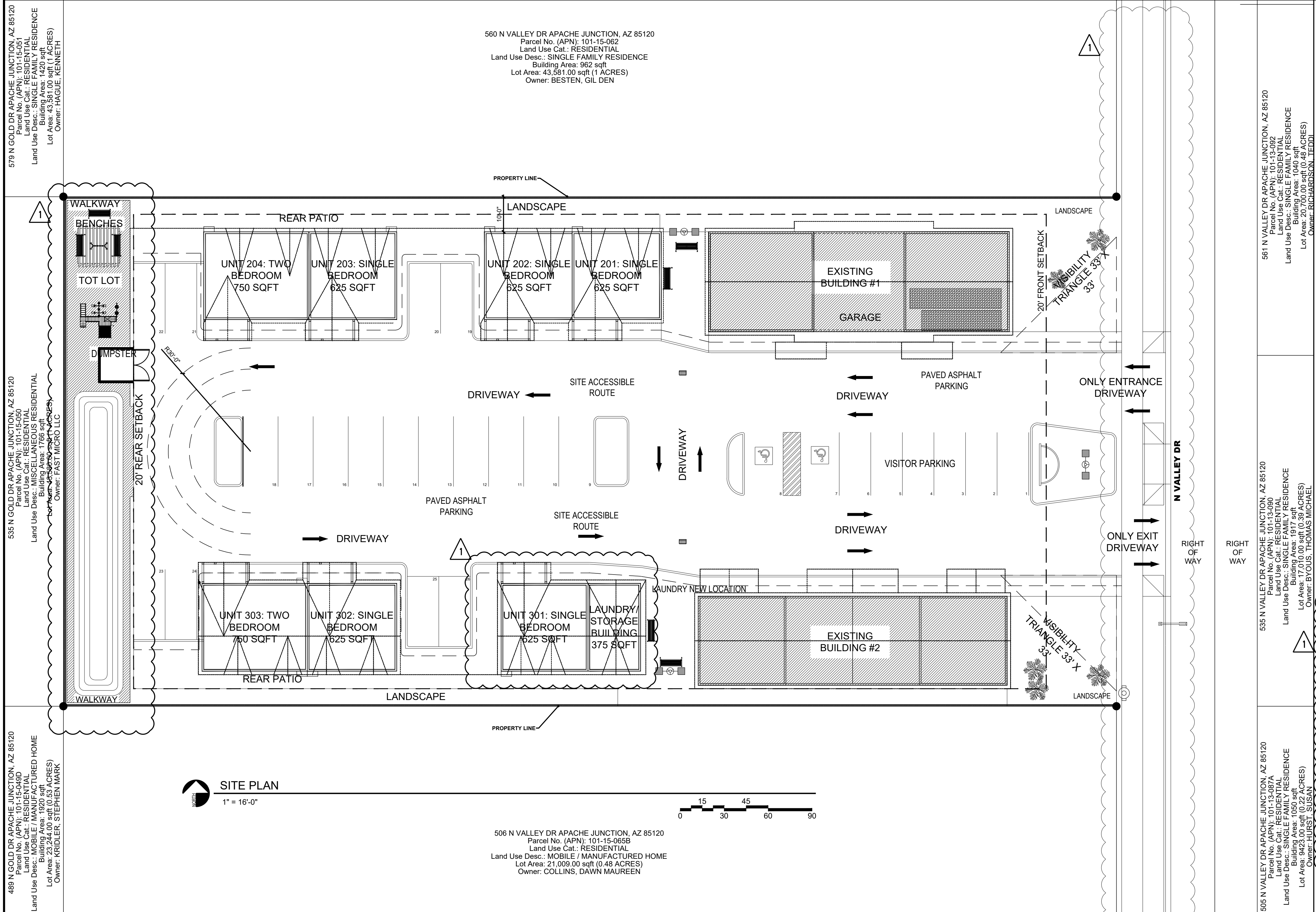

KATHLEEN CONNELLY

City Clerk

APPROVED AS TO FORM:

 **5.6.16**

RICHARD JOEL STERN
City Attorney



- SITE PLAN GENERAL NOTES**
1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
 2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
 3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
 4. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
 5. OWNERS OF PROPERTY ADJACENT TO THE PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH THE APPROVED PLANS.
 6. THE EXISTING STRUCTURES MUST COMPLY WITH THE CHANGE OF OCCUPANCY PROVISIONS IN THE APACHE JUNCTION CONSTRUCTION CODE PRIOR TO USE.
 7. AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY DSD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS.
 8. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
 9. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
 10. BARBED, RAZOR, OR CONCERTINA WIRE SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
 11. SIGNAGE WILL BE REVIEWED UNDER A SEPARATE PERMIT.
 12. WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY. WALLS ARE EXISTING.
 13. ALL RAMPS MUST MEET ADA ACCESSIBILITY GUIDELINES (ADAAG) STANDARDS, 2% MAX CROSS SLOPES, AND 12:1 MAXIMUM LONGITUDINAL SLOPES.

- CITY NOTES**
- A. FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ON SITE.
 - B. PURSUANT TO CHAPTER 32.5 OF THE APACHE JUNCTION CITY CODE, ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THIS SITE SHALL BE PLACED UNDERGROUND.
 - C. ALL UTILITY BOXES, VAULTS AND BACKFLOW PREVENTION DEVICES SHALL BE PAINTED TO MATCH THE BUILDING AND SCREENED FROM PUBLIC VIEW BY A MASONRY WALL OR A ROUND-TOPPED WIRE MESH ENCLOSURE, PAINTED TO MATCH THE ADJACENT WALL.
 - D. SIGHT DISTANCE REQUIREMENTS OF COG DETAIL G-447 (LOCAL STREETS) OR G-448 (ARTERIAL AND COLLECTOR STREETS) ARE MET FOR ALL DRIVEWAYS AND STREETS.
 - E. STREETLIGHTS INSTALLED BY THE DEVELOPER MAY BE REQUIRED FOR CONSTRUCTION PLAN APPROVAL. ON-SITE LIGHTING WILL BE PLACED SO AS TO DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL USES AND MUST NOT EXCEED ONE-FOOT CANDLE AT THE PROPERTY LINE. THE HEIGHT OF THE PARKING LOT LIGHTS WITHIN 150' OF RESIDENTIAL USE TO BE 15'. HIGH PRESSURE SODIUM (HPS) LIGHTING REQUIRED ADJACENT TO RESIDENCE.
 - F. ON-SITE LIGHTING SHALL MEET OUTDOOR LIGHT CONTROL ORDINANCE.
 - G. MAXIMUM NOISE LEVEL 55 DECIBELS (NORMAL SPEAKING VOICE) AT PROPERTY LINE.
 - H. CONVENIENCE USES SHALL BE SUBJECT TO A SEPARATE CITIZEN PARTICIPATION AND CONDITIONAL USE PERMIT PROCESS.
 - I. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING LANDSCAPING IN ALL PUBLIC RIGHTS-OF-WAY ADJACENT TO THE PROJECT.

PROJECT DESCRIPTION

THIS IS TO REQUEST A PLANNED DEVELOPMENT AMENDMENT TO AN APPROVED CITY OF APACHE JUNCTION ZONING ORDINANCE 1430 CASE PZ-5-16 PASSED BY CITY COUNCIL MAY 3RD 2016. THE EXISTING PARCEL (101-15-063A) IS CURRENTLY DESIGNATED BY THE CITY OF APACHE JUNCTION AS RM1/PD WHICH BY DEFINITION IS HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL. PREVIOUSLY, THE STATED PROPERTY WAS RS-20M MEDIUM DENSITY SINGLE-FAMILY DETACHED RESIDENTIAL, CONVENTIONAL OR MANUFACTURED HOME PERMITTED.

THE GROSS PARCEL IS 43,581.05 SF OR 1 ACRE. THE PROPOSED LOT COVERAGE IS 22.22% WHERE 50% IS ALLOWED CURRENTLY, THE RM-1/PD ZONING STATES: HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL. MAXIMUM DENSITY OF 13 UNITS/ACRE (I.E. 3,350 SQUARE FEET PER UNIT) AND MINIMUM DEVELOPMENT PARCEL SIZE OF 7,000 SQUARE FEET. IT IS THE INTENTION OF THE OWNER TO UPDATE THE BUILDING AND CONSTRUCT ADDITIONAL UNITS THAT WOULD BE A MAXIMUM OF 13 UNITS.

THE OWNER WISHES TO ENHANCE THE PROPERTY AND PROVIDE FOR LAUNDRY FACILITIES, AN ADDITIONAL STORAGE UNIT, A PLAYGROUND AREA FOR THE TENANTS. THE PARKING WILL ALLOW FOR ADA SPACES AND PROVIDE 26 SPACES. THE PROPOSED PROJECT WILL NOT CHANGE ACCESS POINTS TO ARTERIAL STREETS NOR ENCOACH ON ESTABLISHED RIGHT-OF-WAY. ALL PARKING AREAS AND DRIVEWAYS REMAIN BEHIND THE BUILDING SETBACK LINES EXCEPT WHERE NECESSARY TO ACCESS THE SITE. ADDITIONAL LANDSCAPING, LANDSCAPE ISLANDS. UPDATED ARCHITECTURAL DETAILS WILL BE ADDED TO ALLOW AN ATTRACTIVE STREET APPEARANCE AND MINIMIZE THE VIEW OF CARS AND PARKING AREAS. A NEW RETENTION BASIN WILL BE ADDED EASILY PREVENTING ANY DRAINAGE ISSUES. THERE WILL BE NO IMPACT ON TRAFFIC PATTERNS, WALKABILITY AROUND THE PROPERTY OR THE CREATION OF ADVERSE CONDITIONS TO THE NEIGHBORHOOD.

LEGAL DESCRIPTION

LOT 21, BLOCK 3 OF APACHE ADDITION ACRES IN BOOK 05 OF MAPS PAGE 32 SEC 20-01N-08E 43,581.05 SQUARE FEET 1.00 ACRE

- KEY NOTES**
- | | |
|--|---|
| 101 PROPERTY LINE. | 122 EXISTING TREES TO REMAIN. |
| 102 FRONT REQUIRED 20'-0" BUILDING SETBACK LINE. | 123 10' X 20' VISIBILITY TRIANGLE. (SEE SPECIAL PLANNING NOTE B). |
| 103 REAR REQUIRED 10'-0" BUILDING SETBACK. | 124 TYPICAL UNIT DIVISIONS. |
| 104 10'-0" RETENTION BASIN, WITH LANDSCAPING MEETING CITY STANDARDS. | 125 ONE WAY DRIVE. |
| 105 EXISTING ACCESS POINT DRIVEWAY, RESIZED PER CITY STANDARDS. | 126 NEW LANDSCAPING. |
| 106 SITTING AREA. | 127 NEW TREES ON NEIGHBORS' PROPERTY (WITH NEIGHBOR APPROVAL). |
| 107 PAVED ASPHALT PARKING. | 128 UNITS PLAY YARD FEATURE. |
| 108 6" CONCRETE CURB AND GUTTER ACCORDING TO DETAIL 220 (MAG). | 129 PAVED WALKWAY. |
| 109 NEW WOOD FLAT FENCE. | 130 SEATING AREA AND PLAY AREA. |
| 110 LANDSCAPE PARKING ISLAND WITH 6" CONC. CURB. | 131 TYPICAL COVERED PATIO. |
| 111 NEW FRONT YARD LANDSCAPING. | 132 NO PARKING SIGNS SPECIAL FIRE NOTE B. |
| 112 EXISTING MULTI FAMILY UNITS. | 133 NEW TREE. |
| 113 NEW TRASH ENCLOSURE TO MEET CITY STANDARDS 6' CMU WALL HEIGHT. | 134 SITE ACCESSIBLE ROUTE. |
| 114 3'-0" HIGH CMU PARKING SCREEN WALL, WITH COMPLEX NAME ADDRESS AND LANDSCAPE PLANTER. | 135 FIRE HYDRANT. |
| 115 NEW MULTI FAMILY UNITS STRUCTURE FOOTPRINT. | 136 CMU WALL. |
| 116 SHADE STRUCTURE. | 137 NEW LIGHT POLE. |
| 117 ACCESSIBLE PARKING PER ADA STANDARDS. | 138 DRIVEWAY ACCESS PER DETAIL 250-1 (MAG). |
| 118 EXISTING POWER POLES. | 139 6' SIDEWALK PER DETAIL 230 (MAG). |
| 119 STORM WATER RETENTION. | 140 MAILBOX. |
| 120 NEW AC UNITS. | 141 STREET LIGHT. |
| 121 EXISTING SAGUARIOS TO REMAIN. | 142 EXISTING TERRACE CANOPY/ GAZEBO TO BE DEMOLISHED. |

PROJECT TEAM

OWNER
AUM INVESTMENTS LLC
CONTACT: 2251 WEST SPUR DRIVE, PHOENIX, ARIZONA 85085
SRIDHAR KRISHNAN
TEL: 210 434 4341 EMAIL: AUMINVESTMENTZ@GMAIL.COM

ARCHITECT
PATHANGAY ARCHITECTS
727 E. BETHANY HOME RD, STE D225
PHOENIX, AZ 85014
TEL: (602) 368-9375
CONTACT: NAVIN PATHANGAY

CONTRACTOR
TBD

PROJECT STATICS

PROJECT NAME: 512 MULTI FAMILY UNITE
PROJECT ADDRESS: 512 NORTH VALLEY DRIVE, APACHE JUNCTION, ARIZONA 85120
APN: 101-15-063A
OCCUPANCY: R-2
ZONING: RM-1
SITE AREA: 43,581.05 SQ. FT.

BUILDING AREA: 12,670 SQ. FT.
EXISTING BUILDINGS: SINGLE ROOM 4, DOUBLE ROOM 2: 4,670 SQ. FT.
PROPOSED BUILDING: SINGLE ROOM 5, DOUBLE ROOM 2: 4,641 SQ. FT.
ACCESSORY SPACE: 375 SQ. FT.
TOTAL AREA: 9,686 SQ. FT.

BUILDING HEIGHT: ALLOWABLE - 35'-0" PROPOSED - 16'-0" (SINGLE STORY)
LOT COVERAGE: ALLOWED: 50%
EXISTING: 22.22% (9,686 S.F. / 43,581.05 S.F.)

BUILDING SETBACKS		REQUIRED	PROVIDED
STREET:	WEST SIDE:		
20 FEET	10 FEET	30 FEET	30 FEET
10 FEET	10 FEET	10 FEET	10 FEET
10 FEET	10 FEET	20 FEET	20 FEET

SINGLE BEDROOM: (NEW 4 + EXISTING 4) X 1.5
TWO BEDROOMS: (NEW 2 + EXISTING 2) X 2.0
TOTAL PARKING:

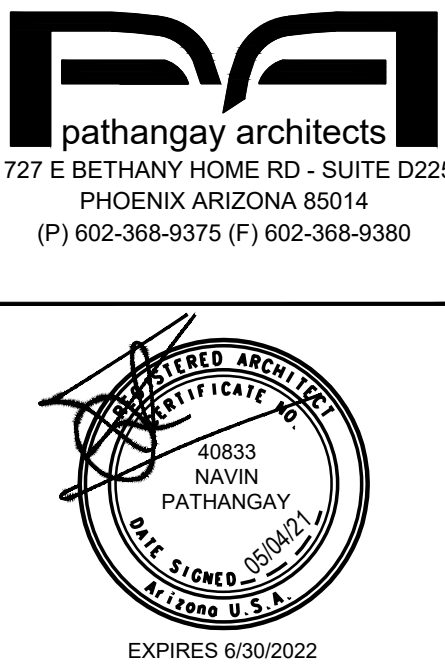
STANDARD PARKING SPACES: 26 CARS
ACCESSIBLE PARKING (1STANDARD + 1 VAN) TOTAL

REQUIRED	PROVIDED
12 CARS	26 CARS
8 CARS	
20 CARS	

CONSTRUCTION CODES
ON 19 JUNE 2019, THE APACHE JUNCTION'S COUNCIL APPROVED THE ADOPTION OF THE FOLLOWING CODES AND THEIR AMENDMENTS.

CODE AMENDMENTS WERE APPROVED (AM. ORD. 1273, PASSED 9-5-2006; AM. ORD. 1475, PASSED 6-19-2019)

2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2018 INTERNATIONAL FUEL GAS CODE (IFGC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2017 NATIONAL ELECTRICAL CODE (NEC)
2018 INTERNATIONAL RESIDENTIAL CODE
ADA CODES ARE REFERENCED IN THE 2018 INTERNATIONAL BUILDING CODE AS WELL AS ICC A117.1-2017



512 MULTI FAMILY UNIT / PDA REQUEST
512 N VALLEY DR APACHE JUNCTION, AZ 85120

1ST REVIEW COMMENTS
03/04/2021

KEY:

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

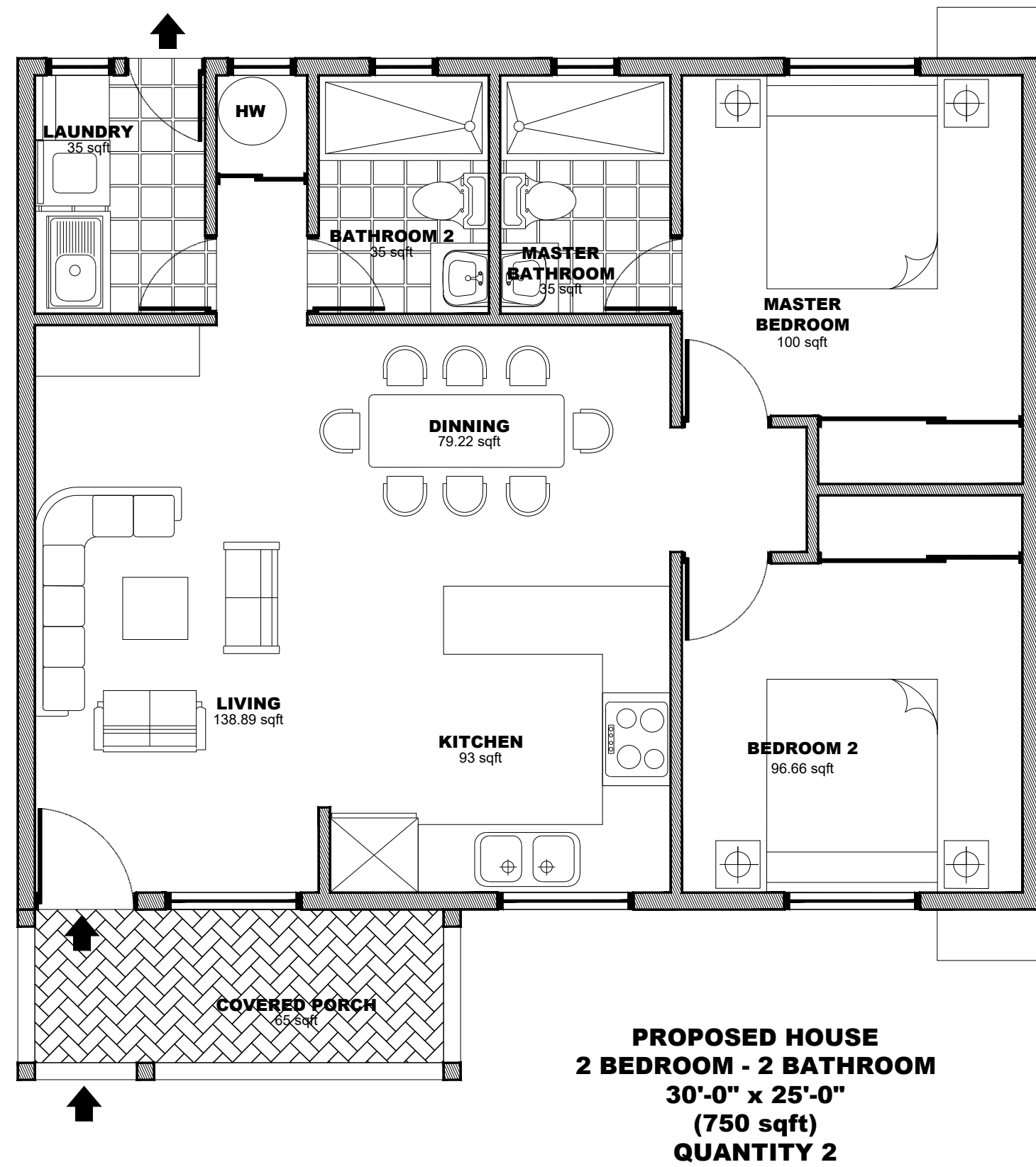
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DRAWN BY: AS

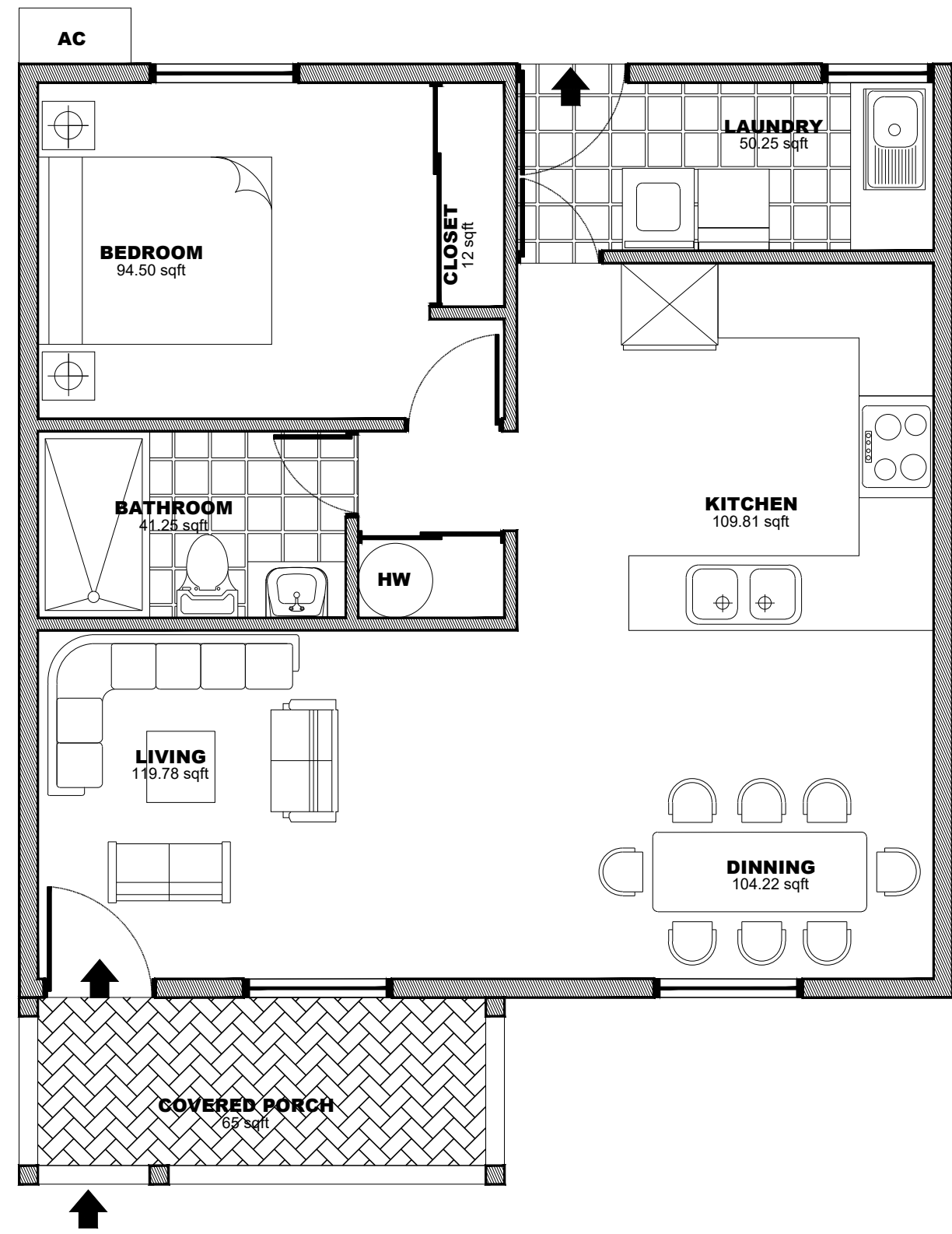
DATE: 05/04/2021

REVIEWED BY: NP

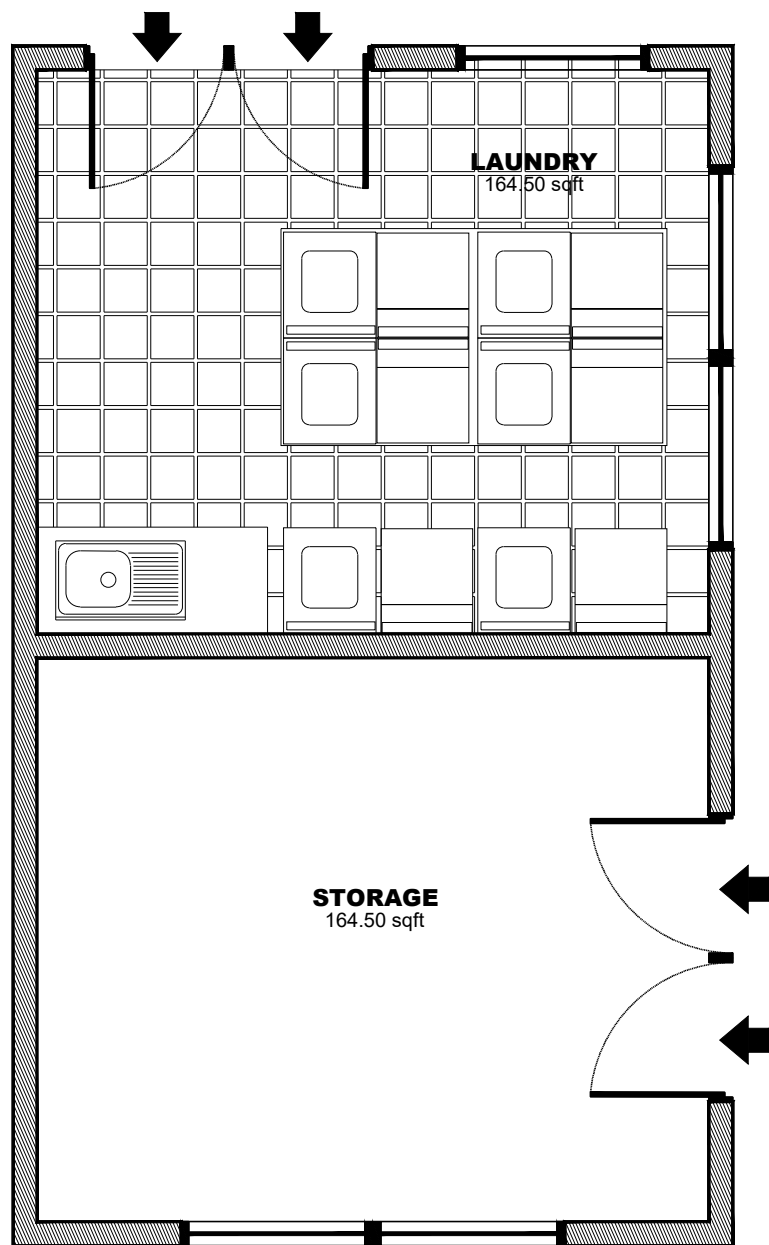
PROJECT NUMBER: 2020-T39



**PROPOSED HOUSE
2 BEDROOM - 2 BATHROOM
30'-0" x 25'-0"
(750 sqft)
QUANTITY 2**



**PROPOSED HOUSE
1 BEDROOM - 1 BATHROOM
25'-0" x 25'-0"
(625 sqft)
QUANTITY 5**



**PROPOSED
LAUNDRY/STORAGE
BUILDING
15'-0" x 25'-0"
(375 sqft)
QUANTITY 1**



512 MULTI FAMILY UNIT /
PDA REQUEST
512 N VALLEY DR
APACHE JUNCTION, AZ 85120

1 1ST REVIEW
COMMENTS
03/04/21

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KEY:

SHEET TITLE:
FLOOR PLANS

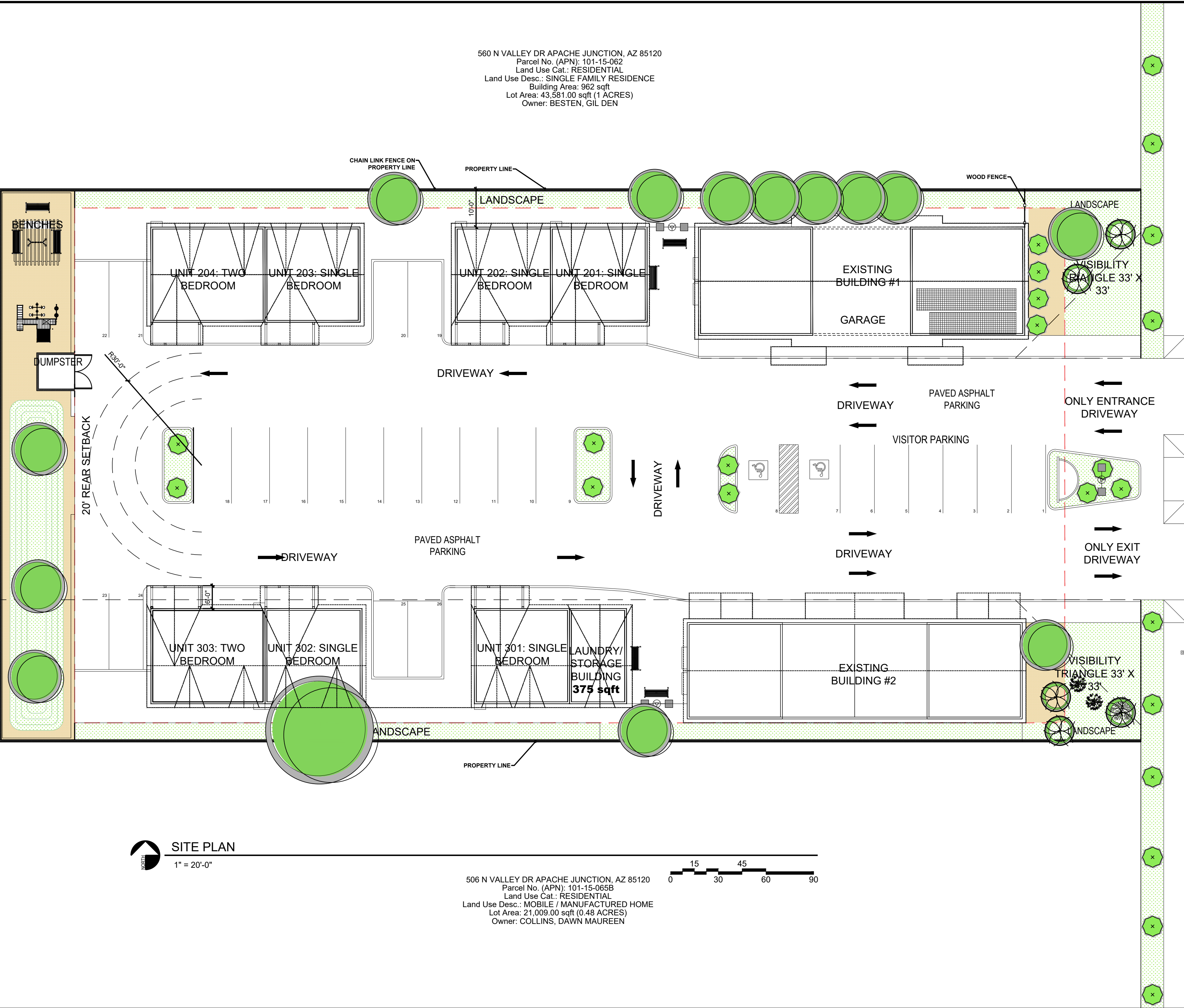
SHEET NUMBER:
A201

DRAWN BY: JN	REVIEWED BY: NP
DATE: 3/04/2021	PROJECT NUMBER: 2021-24

579 N GOLD DR APACHE JUNCTION, AZ 85120
Parcel No. (APN): 101-15-051
Land Use Cat.: RESIDENTIAL
Land Use Desc.: SINGLE FAMILY RESIDENCE
Building Area: 1420 sqft
Lot Area: 43,581.00 sqft (1 ACRES)
Owner: HAGUE, KENNETH

535 N GOLD DR APACHE JUNCTION, AZ 85120
Parcel No. (APN): 101-15-050
Land Use Cat.: RESIDENTIAL
Land Use Desc.: SINGLE FAMILY RESIDENCE
Building Area: 1769 sqft
Lot Area: 43,580.00 sqft (1 ACRES)
Owner: FAST MICRO LLC

489 N GOLD DR APACHE JUNCTION, AZ 85120
Parcel No. (APN): 101-15-050
Land Use Cat.: RESIDENTIAL
Land Use Desc.: MOBILE / MANUFACTURED HOME
Building Area: 1000 sqft (0.53 ACRES)
Lot Area: 43,581.00 sqft (1 ACRES)
Owner: KRILLER, STEPHEN MARK



561 N VALLEY DR APACHE JUNCTION, AZ 85120
Parcel No. (APN): 101-15-062
Land Use Cat.: RESIDENTIAL
Land Use Desc.: SINGLE FAMILY RESIDENCE
Building Area: 1040 sqft
Lot Area: 20,104.00 sqft (0.46 ACRES)
Owner: THOMAS, TEDD

535 N VALLEY DR APACHE JUNCTION, AZ 85120
Parcel No. (APN): 101-15-050
Land Use Cat.: RESIDENTIAL
Land Use Desc.: SINGLE FAMILY RESIDENCE
Building Area: 1917 sqft
Lot Area: 43,581.00 sqft (1 ACRES)
Owner: BYOUS, THOMAS MICHAEL

506 N VALLEY DR APACHE JUNCTION, AZ 85120
Parcel No. (APN): 101-15-065B
Land Use Cat.: RESIDENTIAL
Land Use Desc.: SINGLE FAMILY RESIDENCE
Building Area: 9423.00 sqft (0.22 ACRES)
Lot Area: 9423.00 sqft (0.22 ACRES)
Owner: HURST, SUSAN

SITE PLAN GENERAL NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO THE PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH THE APPROVED PLANS.
- THE EXISTING STRUCTURES MUST COMPLY WITH THE CHANGE OF OCCUPANCY PROVISIONS IN THE APACHE JUNCTION CONSTRUCTION CODE PRIOR TO USE.
- AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY DSD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- BARBED, RAZOR, OR CONCERTINA WIRE SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- SIGNAGE WILL BE REVIEWED UNDER A SEPARATE PERMIT.
- WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY. WALLS ARE EXISTING.
- ALL RAMPS MUST MEET ADA ACCESSIBILITY GUIDELINES (ADAAG) STANDARDS, 2% MAX CROSS SLOPES, AND 12:1 MAXIMUM LONGITUDINAL SLOPES.

CITY NOTES

- FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ON SITE PURSUANT TO CHAPTER 32.5 OF THE APACHE JUNCTION CITY CODE, ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THIS SITE SHALL BE PLACED UNDERGROUND.
- ALL UTILITY BOXES, VAULTS AND BACKFLOW PREVENTION DEVICES SHALL BE PAINTED TO MATCH THE BUILDING AND SCREENED FROM PUBLIC VIEW BY A MASONRY WALL OR A ROUND-TOPPED WIRE MESH ENCLOSURE, PAINTED TO MATCH THE ADJACENT WALL.
- SIGHT DISTANCE REQUIREMENTS OF COG DETAIL G-447 (LOCAL STREETS) OR G-448 (ARTERIAL AND COLLECTOR STREETS) ARE MET FOR ALL DRIVEWAYS AND STREETS.
- STREETLIGHTS INSTALLED BY THE DEVELOPER MAY BE REQUIRED FOR CONSTRUCTION PLAN APPROVAL.
- ON-SITE LIGHTING WILL BE PLACED SO AS TO DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL USES AND MUST NOT EXCEED ONE-FOOT CANDLE AT THE PROPERTY LINE. THE HEIGHT OF THE PARKING LOT LIGHTS WITHIN 150' OF RESIDENTIAL USE TO BE 15'. HIGH PRESSURE SODIUM (HPS) LIGHTING REQUIRED ADJACENT TO RESIDENCE.
- ON-SITE LIGHTING SHALL MEET OUTDOOR LIGHT CONTROL ORDINANCE.
- MAXIMUM NOISE LEVEL 55 DECIBELS (NORMAL SPEAKING VOICE) AT PROPERTY LINE.
- CONVENIENCE USES SHALL BE SUBJECT TO A SEPARATE CITIZEN PARTICIPATION AND CONDITIONAL USE PERMIT PROCESS.
- THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING LANDSCAPING IN ALL PUBLIC RIGHTS-OF-WAY ADJACENT TO THE PROJECT.

PROJECT DESCRIPTION

PLAN DEVELOPMENT REQUEST WITH A DENSITY INCREASE FOR ADDITIONAL APARTMENTS FROM CASE PZ-5-16.

LEGAL DESCRIPTION

LOT 21, BLOCK 3 OF APACHE ADDITION ACRES IN BOOK 05 OF MAPS PAGE 32 SEC 20-01N-08E 43,581.05 SQUARE FEET 1.00 ACRE

LEGEND

- NEW LANDSCAPE - GRASS OR GROUND
- NEW LANDSCAPE - STONE COVERAGE AREA
- TREE - APPROXIMATE LOCATION
- BUSH - APPROXIMATE LOCATION
- CACTUS - APPROXIMATE LOCATION
- CMU WALL - LINE PROPERTY WALL

NOTE:
THE LOCATIONS OF TREES AND BUSHES ARE APPROXIMATE

W VIRGINIA ST

PROJECT TEAM

OWNER
AUM INVESTMENTS LLC
CONTACT: 2251 WEST SPUR
DRIVE, PHOENIX, ARIZONA 85085
SRIDHAR KRISHNAN
TEL: 210 434 4341 EMAIL:
AUMINVESTMENTZ@GMAIL.COM

ARCHITECT
PATHANGAY ARCHITECTS
727 E. BETHANY HOME RD, STE
D225
PHOENIX, AZ 85014
TEL: (602) 368-9375
CONTACT: NAVIN PATHANGAY

CONTRACTOR
TBD

PROJECT STATICS

PROJECT NAME: 512 MULTI FAMILY UNITE
PROJECT ADDRESS: 512 NORTH VALLEY DRIVE, APACHE JUNCTION, ARIZONA 85120
APN: 101-15-063A
OCCUPANCY: R-2
ZONING: RM-1
BUILDING AREA:
EXISTING BUILDINGS: SINGLE ROOM 4, DOUBLE ROOM 2: 4,670
PROPOSED BUILDING: SINGLE ROOM 5, DOUBLE ROOM 2: 4,641 SF
ACCESSORY SPACE: 375 SF
TOTAL AREA: 9,686 SF

BUILDING HEIGHT: ALLOWABLE - 35'-0" PROPOSED - 16'-0" (SINGLE STORY)
LOT COVERAGE: ALLOWED: 50%
EXISTING: 22.22% (9,686 S.F. / 43,581.05 S.F.)

BUILDING SETBACKS

	REQUIRED	PROVIDED
STREET:	20 FEET	30 FEET
WEST SIDE:	10 FEET	10 FEET
EAST SIDE:	10 FEET	10 FEET
REAR:	10 FEET	20 FEET

PARKING

SINGLE BEDROOM: (NEW 4 + EXISTING 4) X 1.5
TWO BEDROOMS: (NEW 2 + EXISTING 2) X 2.0
TOTAL PARKING:

STANDARD PARKING SPACES:
ACCESSIBLE PARKING (1STANDARD + 1 VAN)
TOTAL

REQUIRED	PROVIDED
12 CARS	8 CARS
20 CARS	26 CARS

24 CARS
2 CARS
26 CARS

CONSTRUCTION CODES

ON 19 JUNE 2019, THE APACHE JUNCTION'S COUNCIL APPROVED THE ADOPTION OF THE FLOWING CODES AND THEIR AMENDMENTS.

CODE AMENDMENTS WERE APPROVED (AM. ORD. 1273, PASSED 9-5-2006; AM. ORD. 1475, PASSED 6-19-2019)

2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2018 INTERNATIONAL FUEL GAS CODE (IFGC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2017 NATIONAL ELECTRICAL CODE (NEC)
2018 INTERNATIONAL RESIDENTIAL CODE
ADA CODES ARE REFERENCED IN THE 2018 INTERNATIONAL BUILDING CODE, AS WELL AS ICC A117.1-2017

pathangay architects
727 E BETHANY HOME RD - SUITE D225
PHOENIX ARIZONA 85014
(P) 602-368-9375 (F) 602-368-9380



512 MULTI FAMILY UNIT 1 /

PDA REQUEST

512 N VALLEY DR
APACHE JUNCTION, AZ 85120

1ST REVIEW
COMMENTS
03/04/2021

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KEY:

SHEET TITLE:

LANDSCAPE

SHEET NUMBER:

L001

DRAWN BY:

AS

REVIEWED BY:

NP




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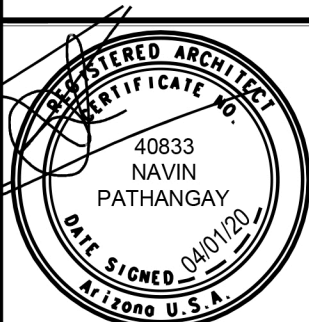
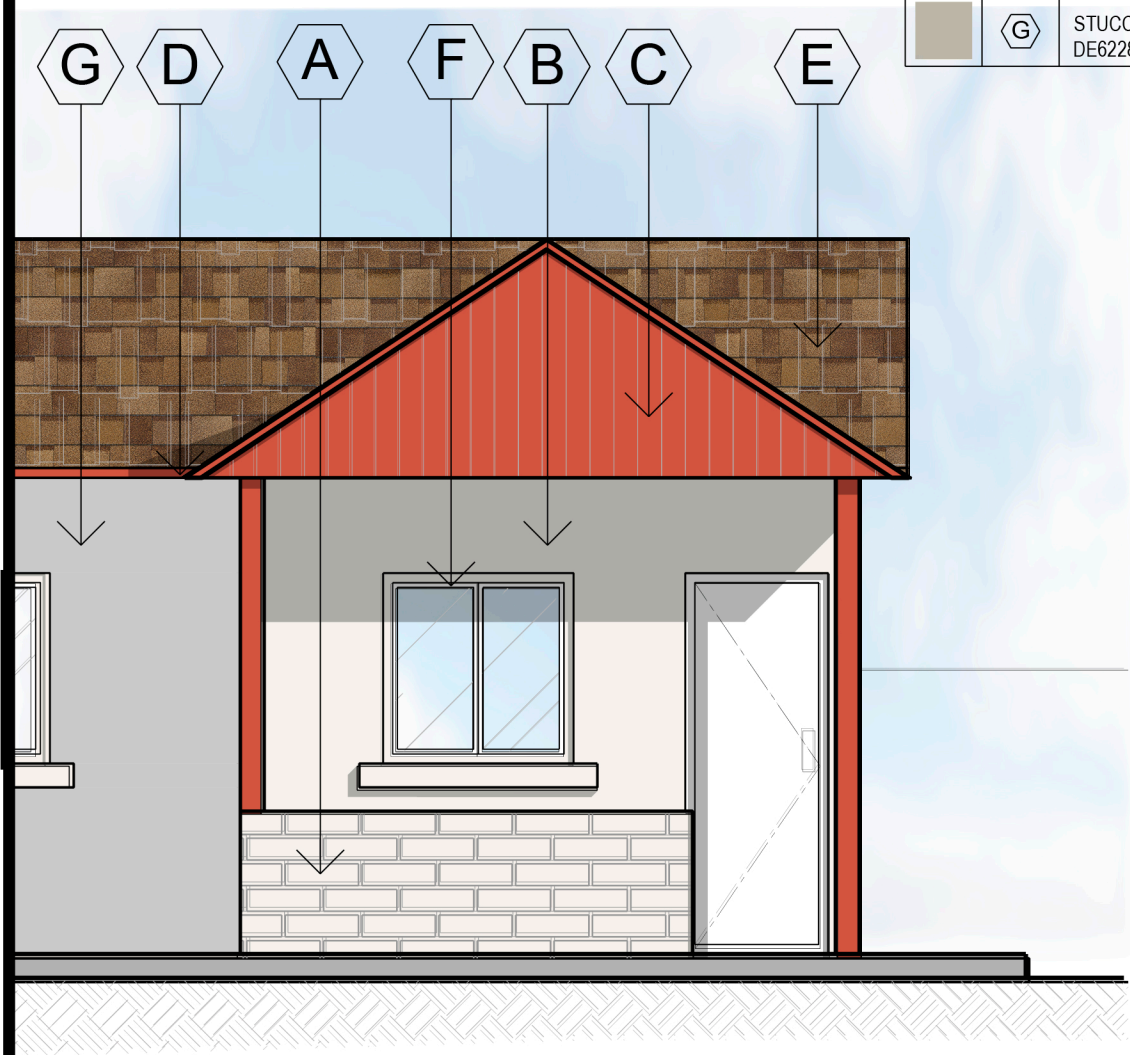
05/04/2021

PROJECT NUMBER:

2020-T39

MATERIAL KEYNOTES

		BRICK WALL WITH LIGHT SAND BLAST DUNN EDWARDS DEW381 - DROPLETS
		STUCCO FINISH - DUNN EDWARDS DEW381 - DROPLETS
		WOOD FINISH - DUNN EDWARDS DE5125 - RED RIVER
		FASCIA - DUNN EDWARDS DE5125 - RED RIVER
		SHINGLE ROOF - OWENS CORNING - DESERT TAN LAMINATE ARCHITECTURAL SHINGLES
		ALUMINUM WINDOWS - WHITE FINISHED CLEAR/ DUAL PANEL
		STUCCO FINISH - DUNN EDWARDS DE6228 - DROPLETS



DRAWING DESCRIPTION:

COLOR & MATERIAL BOARD

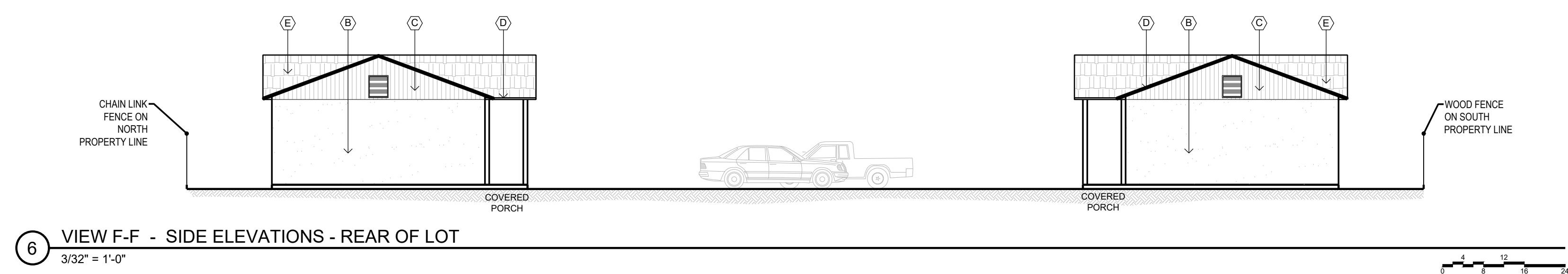
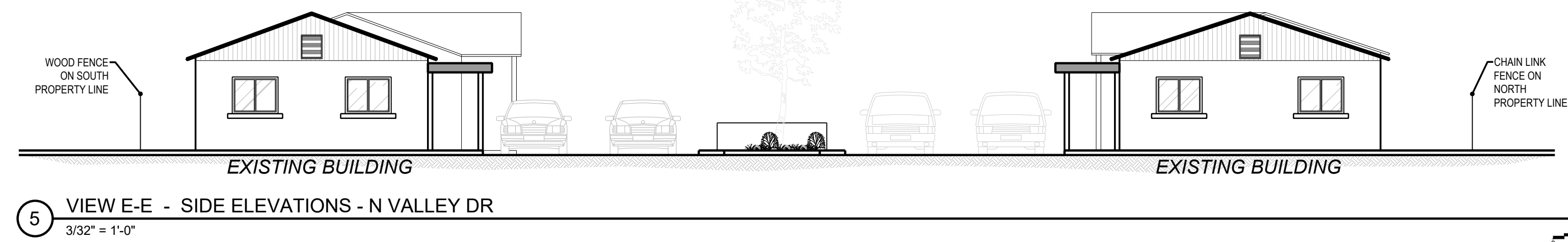
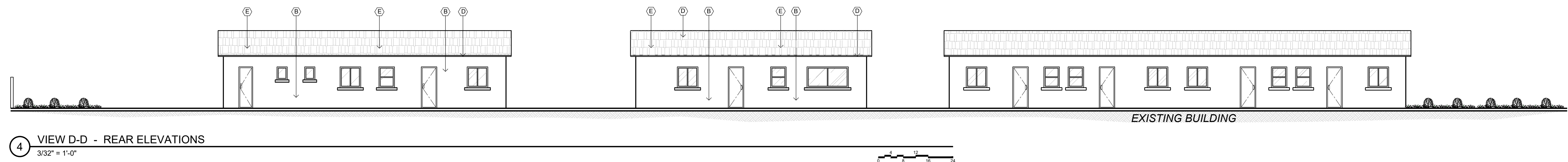
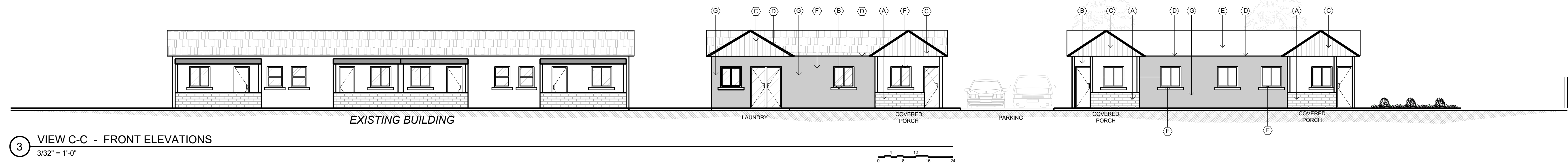
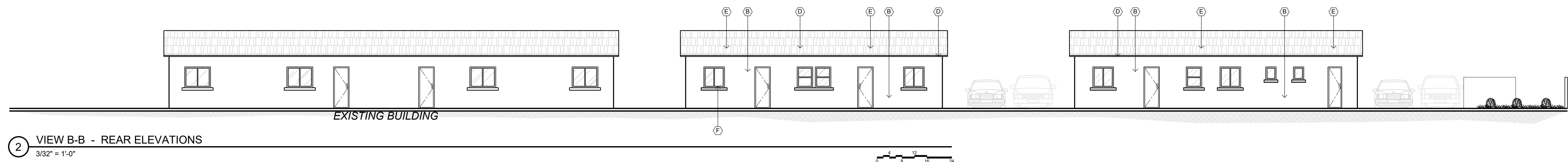
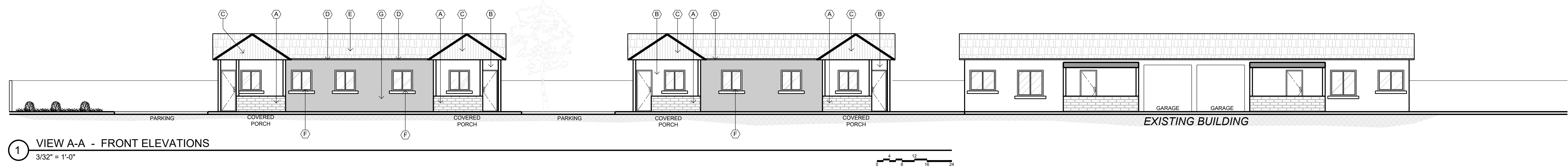
512 MULTIFAMILY UNIT/
PDA REQUEST

512 N VALLEY DR
APACHE JUNCTION, AZ 85120

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SCALE: 1/4" = 1'-0"	DATE: 09/21/2020
REFERENCE SHEET: A401	PROJECT NUMBER: 2020-T39
SHEET NUMBER: A402	

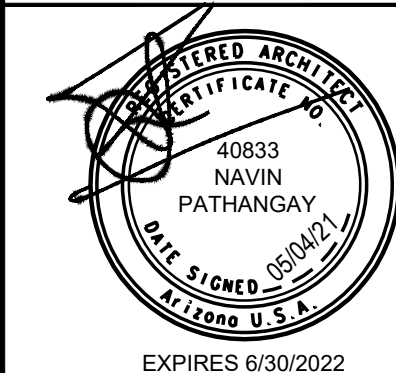


GENERAL NOTES

- ALL PRODUCTS LISTED BY ICON/E.R. NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION(S) FOR PRODUCT(S) LISTED SHALL ALSO HAVE AN ICC APPROVED EVALUATION REPORT(S) OR BE APPROVED.
- EXTERIOR WALL BOTTOM SILL PLATES, SHALL BE PRESSURE TREATED OR EQUAL, AND SHALL BEAR/EXTEND MINIMUM 6 INCHES ABOVE FINISH GRADE. (R319.1).
- MISCELLANEOUS SITE STRUCTURES, POOLS, SPAS, FENCES, SITE WALLS, RETAINING WALLS, AND GAS STORAGE TANKS REQUIRE SEPARATE PERMITS.
- PER IRC SECTION P2903.5, WATER HAMMER ARRESTORS ARE REQUIRED AT QUICK CLOSING VALVES (DISHWASHERS & CLOTHES WASHERS).
- PRESCRIPTIVE REQUIREMENTS FOR GLAZING INCLUDE A MAXIMUM U-VALUE OF 0.75 AND A MAXIMUM SOLAR HEAT GAIN COEFFICIENT OF 0.4. NOTE: "T" INDICATES AREAS OF TEMPERED GLASS.
- COMPLIANCE WITH CHAPTER 11 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE OR CHAPTER 4 OF THE 2015 INTERNATIONAL ENERGY CODE IS REQUIRED (ZONE 2).
- FURNITURE SHOWN FOR REFERENCE ONLY.

MATERIAL KEYNOTES

(A)	BRICK WALL WITH LIGHT SAND BLAST DUNN EDWARDS DEW381 - DROPLETS
(B)	STUCCO FINISH - DUNN EDWARDS DEW381 - DROPLETS
(C)	WOOD FINISH - DUNN EDWARDS DE5367 - DESERTED PATH
(D)	FASCIA - DUNN EDWARDS DE5367 - DESERTED PATH
(E)	SHINGLE ROOF OWENS CORNING - DESERT TAN LAMINATE ARCHITECTURAL SHINGLES
(F)	ALUMINUM WINDOWS - WHITE FINISHED CLEAR/ DUAL PANEL
(G)	STUCCO FINISH - DUNN EDWARDS DE6228 - DROPLETS



512 MULTI FAMILY UNIT /

PDA REQUEST

512 N VALLEY DR
APACHE JUNCTION, AZ 85120

1ST REVIEW
COMMENTS
03/04/2021

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KEY:

SHEET TITLE:
**EXTERIOR
ELEVATIONS**

SHEET NUMBER:
A401

DRAWN BY:
CR

REVIEWED BY:
NP

DATE:
05/04/2021

PROJECT NUMBER:
2020-T39

Public Participation report for 512 N Valley Drive zoning change

Overview:

This report provides results of the implementation of the Public Participation Plan for rezoning of the site located at 512 N Valley Dr. This report provides evidence that neighbors in the vicinity (300 ft) of the property have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached.

Contact:

AUM Investments LLC
2251 W Spur Dr,
Phoenix, Arizona 85085
Phone: (210)-421-4341
email: auminvestmentz@gmail.com

Neighborhood Meetings:

Dates and locations of all meetings where citizens were invited to discuss the applicant's proposal. (Comments, sign in lists and other feedback are attached)

2/5/2021 - Multi Generational Center-classroom 117 1035 N Idaho Rd, Apache Junction,
6P.M.to 8P.M.- 4 citizens in attendance

Correspondence and Telephone Calls:

1. Door-to-Door visits and handover of site plan and project details to neighbors in the contact list (15)
2. Mailed site plan and project details to 6 neighbors located outside of apache junction on 03/06/2021 (March 6)
3. Phone calls - Adjacent Neighbors at the north and west of the property.

Results:

Summary of concerns, issues and problems:

- Increased traffic in adjacent neighborhood
- Increase in noise
- Increase in crime due to poor quality of tenants including Section 8 tenants
- Trespassing at night/miscreants abusing the lot at the rear end of the property
- Access for the AZ water department to read meters of adjacent property if a wall is built around the property.
- All mailboxes for the property are currently present in front of the property across the road, so all the residents

How concerns, issues and problems will be addressed:

- A 6 ft high wall will be built all around the property and a security gate will be installed at the entrance to only allow authorized personnel - residents and delivery/service professionals .
- Property is professionally managed and a property manager is available for resolving any concerns.
- Tenants are/will be screened by the highest standards to ensure only quality tenants are selected.
- AZ water will be consulted on why the access is required from our property and accordingly valid access will be accommodated.

Concerns, issues and problems not addressed and why:

- Applicant has limited control on increased traffic.

Dear Kelsey Schattnik and Morgan Henn,

This letter is in reference to the proposed building project at 512 North Valley Drive in Apache Junction. My wife, Omalea, and I have owned our house at 463 North Valley Drive since 1991. Over the years, we have observed that most neighborhood-problems have come from 512 North Valley Drive. Any break-ins in our neighborhood mostly came from that address. We know that because our son-in-law, Jeff Robinson, was a long-time Apache Junction policeman. Over the years, many occupants of that same address have highly exceeded the speed limit on North Valley Drive, and they often peel-in and peel-out of their gravel parking lot. There is already enough daily traffic highly-exceeding our street's speed limit. Why do we have to endure the potential of double the number of those types of apartment-dwellers in our neighborhood? Do you? In addition, duplex-sized apartments will block part of our view of the Goldfield/ Utery Mountains. Single-story-zoned housing was part of the reason we bought our house at 463 North Valley 30 years ago. We are highly against extra apartments in our neighborhood when it wasn't previously zoned that way, especially two-story apartments.

Omalea Frlich

Waldo John Frlich

512 N Valley Dr, Apache Junction
05/01/2020 - 05/31/2021

Response Date	Calls for Service	Case Numbers (DR)	Problem	Comments
6/8/2020 20:45	200600967	200609002	DOG OR CAT BITE	
6/16/2020 7:51	200601775	200616004	THEFT	
8/10/2020 16:56	200800903		FIELD INTERVIEW	
3/7/2021 6:18	210300760	210307003	RUNAWAY JUVENILE	
3/7/2021 10:01	210300768		SUPPLEMENTAL REPORT	linked to DR 210307003
3/13/2021 20:45	210301605	210313012	DOMESTIC VIOLENCE	
3/17/2021 20:33	210301946		FOLLOWUP	linked to DR 210313012
3/19/2021 21:47	210302228		SUPPLEMENTAL REPORT	linked to DR 210313012
4/15/2021 15:14	210401543	210415007	CHILD MOLEST	
4/21/2021 11:07	210402060	210421003	CHILD ABUSE	

512 N Valley Dr, Apache Junction
05/01/2020 - 05/31/2021
05/01/2020 - 05/31/2021
05/01/2020 - 05/31/2021

ORDINANCE NO. 1505

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, APPROVING A PLANNED DEVELOPMENT MAJOR AMENDMENT, CASE P-21-6-PZ, A REQUEST BY AUM INVESTMENTS LLC., REPRESENTED BY SRIDHAR KRISHNAN, ALLOWING THE ADDITION OF 7 APARTMENT UNITS FOR A TOTAL OF 13 UNITS ON THE 1 ACRE, HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL BY PLANNED DEVELOPMENT ("RM-1/PD") PROPERTY; REPEALING ANY CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the subject property located at 512 N. Valley Drive, Apache Junction, AZ, has been developed as a multiple-family residential property with structures on it, since prior to the city adopting its March 1985 zoning ordinance; and

WHEREAS, pursuant to case PZ-5-16, Ordinance No. 1430, on May 3, 2016, at the request of previous owner, Gene Rodaway, the property was rezoned from Medium Density Single-Family Detached Residential ("RS-20M") to High Density Multiple-Family Residential by Planned Development ("RM-1/PD") to property zone and allow the continued use as apartment rentals; and

WHEREAS, pursuant to Ordinance No. 1430, condition no. 8, any expansion to the number of rental units will be subject to a major planned development ("PD") amendment; and

WHEREAS, the current property owner, AUM Investments LLC., submitted a rezoning application to amend the PD to allow the addition of 7 apartment units; and

WHEREAS, the city council hereby determines that the proposed PD amendment request conforms to all of the general criteria as specified in Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-5: Zoning Bulk and Use Regulations, Section 1-5-1, Residential Use Regulations and Article 1-4: Zoning Districts, Section 1-4-3, Planned Development Overlay District (except as otherwise conditioned herein), including integration with the surrounding neighborhood, adequate traffic accommodation, adequate public facilities, extension of infrastructure, and that the design and uses should result in enhancements to the social, built and natural environments in the city.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF APACHE JUNCTION, ARIZONA, AS FOLLOWS:

SECTION I IN GENERAL

That all applicable conditions of ordinance no. 1430 remain in full force and effect; and to allow additional apartment units, for the parcel of land legally described as:

LOT 21, BLOCK 3 OF APACHE ADDITION ACRES IN BOOK 05 OF MAPS
PAGE 32 SEC 20-01N-08E 43,581.05 SQUARE FEET 1.00 ACRE.

(Pinal County Assessor parcel 101-15-063A)

be and hereby is approved, subject to the following conditions of approval:

- 1) All construction proposed on the property shall be subject to proper permits and inspection and be constructed in substantial compliance with the conceptual plan presented in case P-21-6-PZ.
- 2) All rental units shall be compliant with all other adopted city codes and ordinances, including but not necessarily limited to, the city's zoning ordinance, engineering guidelines and landscape and screening requirements.
- 3) Landscape, screening and irrigation improvements, shall be constructed pursuant to the city's landscape and screening requirements contained in Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-8: Landscape Regulations. All required trees shall be 24" box and all required shrubs shall be 5-gallon in size.
- 4) All applicable permits shall be applied for and plans shall be designed to current city codes prior to any lot grading or construction on the lot.
- 5) Applicable development fees for the new units shall be paid at the time of building permit issuance.

SECTION II REPEALING ANY CONFLICTING PROVISIONS:

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III PROVIDING FOR SEVERABILITY:

If any section, subsection, sentence, phrase, clause or portion of this ordinance, or any part of the code adopted herein by reference, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, THIS _____ DAY OF _____, 2021.

SIGNED AND ATTESTED TO THIS _____ DAY OF _____, 2021.

WALTER "CHIP" WILSON
Mayor

ATTEST:

JENNIFER PENA
City Clerk

APPROVED AS TO FORM:

RICHARD JOEL STERN
City Attorney