



# *City of Apache Junction*

## *Development Services Department*



**Date:** October 5, 2021

**To:** Apache Junction City Council

**Through:** Bryant Powell, City Manager  
Larry Kirch, Development Services Director  
Rudy Esquivias, Planning Manager/Zoning Administrator

**From:** Sidney Urias, Principal Planner

**Subject:** Presentation, discussion, public hearing and consideration of proposed rezoning cases P-21-50-MPC ("Auction Property") and P-21-51-MPC ("Retained Property") of approximately 8,090 acres from RS-GR (General Rural Low Density Single-Family Detached Residential) to MPC (Master Planned Community) to facilitate the development of eight (8) Development Units. The Site is generally bounded by Baseline Avenue to the Frye Road alignment and from Meridian Drive to the Central Arizona Project Canal (see "The Site" Exhibit).

### **Background:**

On November 4, 2020, the Arizona State Land Department ("ASLD") conducted an auction of 2,783 acres known as the Auction Property. As the successful bidder at the auction, D.R. Horton was tasked to master plan and rezone approximately 8,090 acres known as "The Site". The Site is made up of two parcels, the first is approximately 2,783 acres, and the second parcel consists of approximately 5,306 acres, which is being retained by the State Land Department for future disposition ("Retained Property"). The Site is located within the greater 275 square miles commonly referred to as "Superstition Vistas".

At the time of the auction, the Auction Property and portions of the Retained Property were situated in an unincorporated area of Pinal County. The portion of the Retained Property north of Elliot Avenue is already inside the city limits. D.R. Horton accepted the responsibility to request annexation of the Auction

Property and portions of the Retained Property into the municipal limits of the City of Apache Junction. The annexation process started with the filing of a blank annexation petition with the Pinal County Recorder on December 22, 2020.

At a later date, D.R. Horton partnered with Brookfield Residential Properties, Inc. to develop approximately half of the Auction Property.

Each MPC plan will replace the existing Apache Junction Zoning Ordinance and will guide the planning and design of the Development Units.

**Auction Property MPC Plan (P-21-50-MPC) :**

The MPC plan contains the criteria by which the City will administer and regulate the zoning and development of the Auction Property. The MPC includes procedures and guidance regarding Amendments, Land Use Budgets, references to Infrastructure Master Plans, and conformance to the Apache Junction 2020 General Plan's goals and policies. The second half of the MPC plan includes a more detailed plan known as the Development Unit Plan. The Development Unit Plan provides criteria and guidelines regarding Permitted Uses, Open Space and Parks Framework Plan, Landscape Framework Plan, Lighting Standards, Residential Development Standards, Commercial Development Standards, Architectural Guidelines, Street Standards and Signage to name a few.

The MPC facilitates the construction of a maximum of 10,940 new residential units and a maximum of 443,400 square feet of Non-Residential Development within two (2) Development Units. The Auction Property is bounded by Elliot Avenue to Ray Avenue and from Meridian Drive to the Idaho Road alignment (see "Site Exhibit").

**Retained Property MPC Plan (P-21-51-MPC) :**

The MPC plan contains the criteria by which the City will administer and regulate the zoning and development of the Retained Property. The MPC includes procedures and guidance regarding Amendments, Land Use Budgets, reference to Infrastructure Master Plans, and conformance to the Apache Junction 2020 General Plan's goals and policies.

The Retained Property is divided into six (6) Development Units which are generally configured along primary roadways, drainage areas or land use transitions (see Development Unit Exhibit).

As the Arizona State Land Department auctions property within the Retained Property, future developers will be required to prepare Development Unit Plans. The Development Unit Plans shall include a series of exhibits with supporting narratives, which generally describe the location of residential and non-residential uses, vehicular transportation plans and pedestrian connections, parks and open space plans, permitted uses, lighting standards, signage standards, architectural guidelines, development standards, landscape guidelines, as well as propose an overall aesthetic character for each of the Development Units.

The Retained Property is generally bounded by Baseline Avenue to the Frye Road alignment and from Meridian Drive to the Central Arizona Project Canal (see "Site Exhibit").

**Planning and Zoning Commission Recommendation:**

The Planning and Zoning Commission public hearing was held on September 14, 2021 (planning staff reports and exhibits attached). The Planning Commission unanimously approved rezoning cases P-21-50-MPC ("Auction Property") and P-21-51-MPC ("Retained Property") from RS-GR (General Rural Low Density Single-Family Detached Residential) to MPC (Master Planned Community).

**Staff Recommendation:**

Staff recommends approval of proposed rezoning cases P-21-50-MPC ("Auction Property") and P-21-51-MPC ("Retained Property") of approximately 8,090 acres from RS-GR (General Rural Low Density Single-Family Detached Residential) to MPC (Master Planned Community) to facilitate the development of eight (8) Development Units subject to the conditions of approval found within the Staff Reports.

**Attachments:**

1. Planning Commission Staff Reports
2. Site Exhibit
3. Auction Property MPC Plan

4. Auction Ordinance No.1513
5. Auction Resolution No. 21-47
6. Retained Property MPC Plan
7. Retained Ordinance No. 1514
8. Retained Resolution No. 21-48
9. Development Unit Exhibit
10. Public Participation Report