

SONOMA
COMMUNITIES

THE RESIDENCES AT APACHE TRAIL

PD Narrative

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LIST OF EXHIBITS

1. Aerial and Vicinity Map
2. General Plan Future Land Use Map

A. Introduction

Sonoma Communities (“Sonoma”) plans to develop 22.77 gross acres located at the southwest corner of Broadway Road and Tomahawk Road in Apache Junction (the “Property”). The property is composed of two parcels and is surrounded by vacant land to the west, south, and east. To the north is partially vacant land and other uses such as a church, restaurant, and assisted living facility. See Vicinity Map and Aerial Map attached at **Tab 1**.

The existing zoning for the Property is RM-2 and B-1. This application proposes to rezone the entire site to RM-2/PD (High Density Multi-Family Residential with a Planned Development Overlay) to allow a new residential rental community that offers single-family homes with private outdoor patio spaces for lease. The Applicant seeks to develop the Property in accordance with the RM-2 zoning district with modified development standards to create a superior level of design along this corridor.

The AJ General Plan land use map designates the Broadway Road frontage of the property as High Density Residential and the Tomahawk frontage as Commercial. The Property is also located within the Old West Redevelopment Area. Accordingly, a Minor General Plan Amendment accompanies this application to change the land use designation from Commercial to High Density Residential along the east side.

B. Request

This application requests to rezone the Property from RM-2 and B-1 to Planned Development (“PD”) with underlying Multi-Family Residential (RM-2) zoning.

C. Project Overview

The intent of the Residences at Apache Trail is to allow a high-end rental home community. The PD proposes some modified development standards to ensure appropriate flexibility necessary to address and design around some of the inherent site constraints as well as possible administrative changes which might be needed in the future related to product design, floor plans and architecture.

The PD proposes a single-family rental home community that will offer a total of 201 units in 1-bedroom small (12), 1-bedroom large (62), 2-bedroom (108), 3-bedroom (11), and 2-bedroom carriage (8) configurations with an overall density of approximately 10.1 du/ac. While the vast majority of the homes are single story, eight (8) will be two-story carriage units located above a garage, which will further diversify the community’s housing options.

The Residences at Apache Trail will offer the benefit of a single-family home lifestyle without the cost, hassle of maintenance or the long-term commitment of a mortgage. Residents will enjoy the amenities and property management services of a high-end multi-family development without the confines of apartment living. Retirees, empty nesters, military service members and millennials are looking for a less burdensome lifestyle that is more “lock-and-leave” and does not require the typical maintenance of traditional living. Additionally, residents are looking for a diversity of housing that can accommodate a variety of lifestyles and transitions. This housing option has gained tremendous popularity in the recent

years and serves an emerging market segment. The Residences at Apache Trail is a community where residents can live free of the maintenance and cost obligations of traditional homeownership.

The cottage, farmhouse and desert modern architecture include substantial front porches that deliver an attractive product to the marketplace. All units will be single story, however a small number (8) of two-bedroom carriage units will be provided over garages. The proposed community has a residential scale that is appropriate for the surrounding area. Further, this development offers multiple types of highly stylized homes with enhanced architectural elements. The overall architectural design emphasizes the use of interior natural light, spacious open floor plans and high ceilings.

This development proposal aims to provide convenient access to services in the area, employment opportunities and amenities. The proposed plan will create an intimate community designed to foster connections and caring relationships amongst other residents by a series of interconnected trails and view corridors along with gathering spaces for all residents.

D. PD Permitted Uses

Permitted RM-2 land uses include: 1) Residential Units, 2) Accessory Vehicle Garages and Canopies, 3) Leasing office, 4) Residential Clubhouse and Community Pool, and 5) Accessory resident storage buildings.

E. Development Standards

Development of the Project shall conform to the standards set forth in the RM-2 Zoning District of the Apache Junction Zoning Ordinance and the standards set forth in this PD Amendment. Should a conflict between the Zoning Ordinance and this PD, the less restrictive standard shall apply.

Table A: Residential Development Standards Table

	RM-2	PD Proposal
Density	22 du/ac	10.1 du/ac
Min. lot area per dwelling unit	1,980 sf	-
Min. Development Area	7,000 sf	-
Min. Lot Width	60'	-
Max. Height	40'	Single-Story Units: 25' Garage/Carriage Units: 30' Leasing Office/Clubhouse: 25' Stand-alone garage: 16'
Max. lot coverage	50%	27%
Min. Setbacks (Perimeter)		
Front	20'	20'
Side	10'	10'
Rear	20'	10'
Street Side	10'	10'
Open Space		Usable Common OS: 6.7% (1.35 ac)

		Private Rear Yard OS: 10.7% (2.15 ac) Total Open Space 50%
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Deviations & Justification

The site is constrained due to the adjoining wash corridor. Therefore, in order to make development feasible, a reduction of the rear yard setback is requested herein. This minor deviation will achieve the superior characteristics of the community—including the provision of private backyard open space—and will not be detrimental to community residents or surrounding property values.

This deviation is appropriate since the proposed development is not typical garden style apartment type development for which the RM-2 code is intended. Because the community is designed to feel and live more like a single-family residential community, it is optimal to have a 10' rear setback which is private yard space for individual tenants.

F. Residential Design & Architecture

The Residences at Apache Trail has a higher-quality focus on single family living with individual private yards, front covered patios, courtyard concept land plan and resort-like amenities all within a lush landscape palette (still low water tolerant) and detailed architectural vernacular like patio homes for lease under twenty-four-hour professional management. A very small number of the homes (8) will be two-bedroom carriage units located over the garages.

The homes will be arranged around several active and inactive space areas, with a dog park, multiple barbecue stations, fire pits, pool and indoor amenity areas, creating a gathering place for residents and cultivating a sense of community. Covered, uncovered and garage parking for residents and guests will be provided within a looped private drive for each development area for convenient access to each residential unit. The proposed project will feature a lush, drought-tolerant landscape palette consistent with the area.

Every home in the community will be single-story in a modern, open floor plan design with high ceilings, abundant natural light, and a private outdoor patio and backyard except for a small number of two-bedroom carriage units (8) located over the garages. Private rear yards throughout the development make up a significant portion of private open space. Each home will incorporate energy efficient design, full smart home automation and will feature high-end finishes and appliances. The homes will be designed in cottage, farmhouse and desert modern styles, utilizing pitched roofs and clustered architectural themes to create a unique residential environment.

Each floor plan will have 3 elevation types to provide diversity of design and improve aesthetics. The Residence Club / leasing office building will provide a central gathering area for residents and their guests. The Leasing Office will provide a central location for residents and potential residents to view available residences. Garage and resident storage buildings are available to residents only. All buildings are single story other than the few (8) aforementioned two-bedroom carriage units. Homes will meander back and forth through the community streets to create a sense of depth and architectural interest while avoiding the feel of an entry level production home subdivision where all homes are lined up in a straight line on each street.

The unique open space areas, scattered throughout the project, deep backyards and significant front and porches are signature elements of this concept. Homes are being designed to include oversized rear sliding glass doors, large marble or natural stone kitchen islands and backsplashes, a great room, larger livable interior space, upgraded stainless steel appliances, technology packages, valet-trash, onsite storage and enclosed garages.

G. Design Guidelines

The Residences at Apache Trail is designed with enhanced architecture. The landscaping along the streetscape will aid in transitioning uses from the building into the pedestrian experience. In addition to the attractive design of the buildings, the proposed density, building height, lot coverage, open space and landscape setbacks meets (or is less intensive than) the underlying zoning district standards. Further, the design elements have been carefully chosen to further the relationship between the homes and the surrounding environment. In addition, the developer has taken great care in designing an entry that feels more like a small, single family community than a traditional multifamily one.

Architectural Elements and Details

The community elevations may utilize a variety of the following elements to enhance and diversify the community's character, including but not limited to the following:

1. Recessed or projecting balconies
2. Awnings
3. Porches
4. Columns
5. Decorative doors and windows
6. Exterior moldings
7. Roof overhangs
8. Stucco
9. Masonry
10. Wood or metal accents
11. Decorative lighting
12. Ledges
13. Arched windows
14. Shutters
15. Load-bearing masonry, brick or stone
16. Neutral stone in full-size blocks, not veneer
17. Copper or galvanized metal gutters, roof drain downspouts, metal roofing on awnings
18. Tie and rod assembly metal canopies for shade
19. Reveal lines
20. Decorative metal fence panels for accent elements and/or plantings

H. Site Plan Details

Product

The community will offer a total of 201 units in 1-bedroom small (12), 1-bedroom large (62), 2-bedroom (108), 3-bedroom (11), and 2-bedroom carriage (8) configurations with an overall density of approximately 10.1 du/ac. The development proposal is a mix of 1-bedroom small (575 livable sf), 1-bedroom large (777 livable sf), two-bedroom detached (1,007 livable sf), two-bedroom carriage (1,100 livable sf), and three-bedroom detached homes (1,297 livable sf).

Streetscape

Building setbacks along Broadway Road and Tomahawk Road (20') meet city requirements. Pavement widening, curb & a new 6-foot-wide sidewalk will be constructed within the R/W along both Broadway Road & Tomahawk Road frontage of the site. In order convey offsite drainage flows, the east portion of the site will include drainage improvements including culverts and roadside ditches adjacent to the R/W that will convey the offsite flows south along Tomahawk and west along Broadway.

Access

The site is divided into two developable areas by an existing wash. Both the west and the east portions will have full access entrance driveways from Broadway Road. The access on the west portion will be the primary access for most of the community (166 units), the leasing office, main amenities, and mailboxes. The east access will be utilized by the other 35 units. Both entrances will have gated vehicular & pedestrian access.

Circulation

Both the west & the east portions of the site are designed with separate looped circulation driveways around a central amenity to provide good vehicular & pedestrian circulation throughout the community. The homes will be arranged around a central open space greenbelt, dog park, pool and indoor amenity area. Parking for residents and guests will be provided within each development area with a looped private drive for convenient access to each residential home. A pedestrian access path is proposed to cross the onsite wash to allow residents walkable access to the main amenities without having to leave the community.

Refuse

Nine (9) enclosed trash dumpsters are provided throughout the development, nine on the west portion and two on the east portion. Trash layout will utilize a single direction collection path.

Parking

369 parking spaces are required; 402 are provided (370 surface spaces and 32 garages). Garage spaces have exterior storage spaces to ensure garage spaces can adequately park cars.

I. Landscaping & Open Space

Landscape Theme and Details

Thoughtfully designed monuments and fences will help create a rural feel to the community. The plant palette will consist of regionally adapted species that will provide a lush feel to the landscape while still functioning as a low water use design. This includes ample shade trees over pedestrian routes and thornless plant material that will make all open spaces comfortable and inviting.

Open Space Concept

The Residences at Apache Trail community is designed to cater to active lifestyles and primary circulation routes are planned from each courtyard or home to the common open spaces. In addition to the fitness amenities available to residents, landscaped walking paths wind through the development. The development will provide approximately 50% total open space, roughly 10 acres overall. This includes usable open space, private rear yard open space and general landscape areas between buildings, setbacks and drainage wash corridors.

The community incorporates some pocket park/courtyard planning techniques into its site plan which will contribute to a more livable environment. Enhanced paving is proposed to make the areas between building entrances feel more like a courtyard which may include turf and seating areas. A significant amount of open space is provided (including active areas for games (Bag Toss, etc.), barbecue stations, fire pits, dog park, and more.

Entrance Design Concept

The community is entered via a linear entry drive that is tree lined on both sides and in a median. The front façade of the leasing office/clubhouse becomes the focal point framed with open space and amenities on the sides and behind the building. Thoughtful entry monumentation will welcome residents and their guests.

Perimeter Walls and Signs

Walls and fencing will be decorative block walls as shown on the Thematic Detail Exhibit.

J. Infrastructure

Roadway Improvements

The project fronts Broadway Road and Tomahawk Road. Two (2) full access driveway entrances are proposed to access Broadway Road, one from the main (west) portion of the site and one from the east portion. The driveways will allow movements in all directions. No access is proposed to Tomahawk Road due to the drainage improvements anticipated along Tomahawk Road.

Broadway Road and Tomahawk Road are both under the jurisdiction of Apache Junction. Proposed improvements consist of widening the existing pavement to provide the required roadway half width, curbing & sidewalk for the project frontage along both roads. Typical driveway improvements including concrete aprons & handicap ramps will be constructed for each driveway.

As part of the roadway improvements, significant drainage improvements along Broadway & Tomahawk

will be required to convey offsite flows around the proposed development. This includes roadside channels & culverts to access the site.

Utilities

An existing sewer line is located within Broadway Road west of the existing culvert. This sewer line is relatively shallow but appears adequate to convey the sewer flows from the west portion of the development. To service the east portion of the development, a new 8" sewer line must be extended within Tomahawk Road. The city is currently working on a Capital Improvement Project to extend a sewer line within Tomahawk Road through the intersection with Old West Highway to 12th Ave. To service this development, the applicant will need to extend the sewer approximately 800' north to the proposed development. If the CIP project does not occur, an alternative option would be to provide a private lift station on the east portion of the site that pumps up to the proposed sewer in the west portion of the site.

An existing 12" water line exists within Broadway Road and the city will require the extension of a new waterline within Tomahawk Road as part of this development. The existing & proposed water system appears to be adequate to service the site.

Grading and Drainage

Grading and drainage will adhere to City of Apache Junction land development standards and retain the 100-year 2-hour storm event. The site generally drains in a southerly direction with a major wash, known as Weekes Wash, dividing the site into two developable areas.

As part of the preliminary analysis of Weekes Wash and the offsite flows, it was determined that the wash is of ordinary resource value and that channelization of the wash is possible to allow development within proximity of the wash. As part of the analysis, however, it was determined that a substantial amount of offsite drainage flows through the intersection of Tomahawk Road and Broadway Road and enters the site. To accommodate these flows, channel improvements are required along Broadway and Tomahawk to divert the flows around the proposed development. The proposed channel along Tomahawk will convey most of the flows south to a proposed stilling basin along the southern property line where the flows will be allowed to continue to flow south in its historic condition.

In addition to the offsite drainage entering the site at the existing roadway intersection and the existing Weekes Wash culvert, it was determined that additional flows enter the site at a low point in the road at the west end of the site. These flows will also be captured and conveyed to the south in their natural historic drainage pattern using onsite drainage channels & stilling basins.

The onsite drainage improvements will provide a series of storm drains to capture and convey storm water runoff to both underground chambers and surface retention basins. A series of drywells will be installed to dissipate storm water within 36 hours. The ultimate outfall of the site will be at the southern property line at historical low points of the site.

Required Off-sites

Significant offsite improvements include the extension of a new waterline within Tomahawk Road, the size of which is to be determined by the Arizona Water Company as part of the development process; roadway widening; and, new drainage channels to convey offsite flows.

Phasing

The development will be built in one phase. The intent is to install infrastructure and improve the street frontage, access way, and retention basins. Plans for individual buildings will be submitted to the City of Apache Trail to ensure proper and orderly development.

K. General Plan Conformance

The Apache Junction General Plan Future Land Use Map designates the Property as “High Density Residential” for the majority of the Property, which the proposed project conforms to; however, an approximately 5.01-acre portion of the Property is designated as “commercial” (“Subject Site”). Please refer to **Tab 2**. Therefore, in order to ensure consistency for the proposed development, a minor General Plan Amendment is requested to amend the Future Land Use Map for approximately 5.01-acres of the Property to High Density Residential. The findings of fact for the requested amendment are provided below.

1. *Whether the amendment proposes a land use designation that the land use plan map does not adequately provide optional sites to accommodate.*

The requested amendment is to create uniformity for the larger Property and the proposed residential development. Because the proposed development includes contiguous parcels, there are no other optional sites to accommodate the proposal.

2. *Whether the amendment constitutes an overall improvement to the general plan, will not solely benefit a particular landowner or owners at a particular point in time, and is consistent with the overall intent of the 2020-2050 general plan.*

The proposed housing type that this development will offer is a unique niche that is becoming more popular across the Valley and attracts new residents including young professionals, millennials, and empty nesters who are looking for a “lock and leave” lifestyle. Additionally, the proposed infill development will provide new residents to support future employment and commercial uses within Apache Junction. Therefore, this amendment constitutes an overall improvement to the General Plan which will not be solely for the good or benefit of the owner.

3. *Whether the proposed amendment is justified by an error in the 2020-2050 general plan as originally adopted.*

No known errors exist with the designation of the Subject Site, however there are site constraints that limit development of the Subject Site which are overcome—in this case—only by inclusion of the Subject Site as part of a larger development.

4. *Whether the proposed change is generally consistent with goals, objectives, and other elements of the 2020-2050 general plan.*

This amendment is consistent with the goals, objectives and other elements of the General Plan as it

will provide a framework for a quality development while diversifying the housing stock in Apache Junction to provide new housing options to residents. These are all goals of the General Plan, as noted below:

Goal 3.2 - Diversify housing stock and neighborhoods by incorporating a variety of housing types and associated values to allow for a diverse demographic of residents.

Goal 3.3 - Maintain and attract a quality housing stock in condition, design and construction standards.

Goal 4.8 - Provide a variety of housing options.

5. *Whether the proposed change is justified by a change in community conditions or neighborhood characteristics since adoption of the plan.*

There are no known changes to the community conditions or neighborhood characteristics since adoption of the Future Land Use Plan.

6. *Whether the amendment will adversely impact a portion of, or the entire community by: significantly altering acceptable existing land use patterns, especially in established neighborhoods.*

This request will not result in a significant alteration of the existing land use patterns; rather, it will provide certainty for the surrounding area.

7. *Significantly reducing the housing to jobs balance in the planning area.*

The Subject Site comprises 5.01-acres (+/-) and development of the site is limited due to the existing site constraints, including challenges associated with the existing wash. The proposed General Plan Amendment will not have an overall negative impact on the total City's current job-to-population ratio, as the Subject Site's attributes preclude meaningful activation of the Property with commercial uses. Additionally, it is anticipated that, with the addition of new residents, support for existing and future employment and commercial uses in the area will occur. The re-designation of the Property to a residential designation will be in accordance with the City's goals and policies.

8. *Substantially decreasing existing and future water supplies.*

It is not anticipated that this proposal will create any issues for current or future water supplies. There is existing water infrastructure within Broadway Road and Old West Highway to service the community, which will be connected to and improved, as necessary, to service the development.

9. *Replacing employment with residential uses.*

As noted above, the Subject Site is a small 5.01-acre site that is—by itself—challenged. Given the site constraints, it is unlikely that the Subject Site would develop as a meaningful employment use.

10. *Requiring additional and more expensive improvements to infrastructure systems and/or proximity to municipal facilities and/ or services than are needed to support the prevailing land uses and which, therefore, may impact the level of service for existing and proposed developments in other areas.*

Improvements for the development will be constructed, as required, to ensure that there are adequate infrastructure systems to service the Property. It is not anticipated that the level of service for existing or future development will be impacted by the proposed development.

11. Increasing traffic (without mitigation measures) on existing roadways beyond the planned level of service, and that negatively impact existing and planned land uses.

A Traffic Impact Analysis has been provided to the City under separate cover with the PD application. The TIA provides recommendations for mitigation of any impacts the Project may have on the adjacent street system. Ultimately, the developer of the Property will construct the adjacent half-street improvements, as required, and will continue to comply with the City's current engineering policies and standards, and work to provide solutions that will enhance the City's transportation networks.

12. Affecting the existing character (i.e., visual, physical and functional) of the immediate area.

The proposed development will not affect the existing character of the area, which consists of primarily vacant land to the west, south and east. With respect to the physical character, development of the Subject Site as part of the larger Residences at Apache Trail will provide for physical drainage solutions and preservation of a significant wash corridor.

13. Increasing the exposure of residents to aviation generated noise, safety and/or flight operations.

It is not anticipated that the proposed project will be affected by significant aviation impacts.

14. Materially diminishing the environmental quality of the air, water, land, or cultural resources.

The Project will not significantly impact the surrounding natural environment. The Project has been designed to preserve the existing wash corridor and significant improvements to the Property will be provided, including a meaningful amount of private open space, furthering several goals of the General Plan.

15. Significantly altering recreational amenities such as open space, parks, and trails.

The Project will not significantly alter recreational amenities. Rather, it will provide a formalized frontage with landscaping and sidewalks, which will improve the pedestrian experience while providing visual access to the wash.

L. Planned Development Findings of Fact

This request for a Planned Development is necessary to address the unique aspects of the proposed development, which provides an emphasis on providing more of a single-family home vernacular with private backyard space. The findings of fact for the requested amendment are provided below.

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

In order to achieve the proposed medium density and accommodate private backyards, utilization of the Planned Development option is necessary to achieve some relief from RM-2 standards that are more commonly associated with traditional apartments.

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.*

The proposed development will conform with all provisions of the zoning ordinance and Apache Junction Codes to ensure health, safety and welfare of all inhabitants of the proposed development. The PD option is being requested to provide for a more livable housing opportunity for future residents.

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

The proposed development will be a quality development more akin to a single-family community. Given the surrounding land uses which consist primarily of vacant land, it is not anticipated that the proposed development will have an impact on property values.

M. PD Administrative Amendments

The proposed development may need to be amended from time to time as future market conditions, site constraints, and developer needs change. Significant/Major PD modifications or alterations shall require Council approval and shall be processed in accordance with Vol. II, § 1-16-6 of the Apache Junction Zoning Ordinance.

Minor PD modifications or alterations of the approved PD, architecture designs, floor plans, open space or development plan shall be administratively reviewed and approved by the Director or designee. Any modification not deemed a significant/major shall be considered a minor modification.

The Director or designee shall interpret the proposed modification to be significant/major if, in the Director's opinion, the modified project density (i.e., units per acre), setbacks or height is proposed to be increased by more than 10%, the quality of project design is diminished, the types of proposed land uses are significantly altered and/or the overall character of the project is contrary to the intent and spirit of the original City Council PD ordinance approval.

N. Conclusion

This rezone provides the highest and best use for a severely challenged site. This is an excellent low-impact housing option for new residents to Apache Junction. This request is also consistent with the City's General Plan map and furthers several of the General Plan goals, including redevelopment goals. Abundant landscaping and planned open space is provided, along with ample parking throughout the site. The building elevations provide rich and durable building materials. Sonoma Communities looks forward to bringing a high quality community to Apache Junction.

TAB 1



1323.99'
S89° 46' 47"W

1320.38'
S89° 50' 00"W

652106.96 s.f.
14.97 ac.

219094.57 s.f.
5.03 ac.

THE RESIDENCES AT APACHE TRAILS

NOT A PART

NOT A PART

S54° 59' 54"E
1531.86'

S12° 04' 00"W 652.52'
S66° 04' 19"W 1966.04'

N89° 48' 37"E
540.16'

552.96'

300.00'
S35° 00' 06"W

86.48'

E. BROADWAY AVE.

S. TOMAHAWK RD.

OLD WEST HW.



SCALE IN FEET



TAB 1

Existing General Plan 2020 Future Land Use Map

