



City of Apache Junction

Development Services Department



Date: 5/13/2021 PRE-APPLICATION COMMENTS

Project Name: P-21-39-PDR (Keystone Homes)

****Please note additional comments may be provided at subsequent reviews. Upon formal submittal please include a comment response letter to all of the comments below.****

Planning Comments (Staff Contact: Nicholas Leftwich – 480-474-8575)

1. Narrative

- a. Please note, the proposed development is located in the Downtown Redevelopment Area identified by the 2020 Apache Junction General Plan “Legendary Landscapes & Lifestyles.” As such, both city staff and city residents, represented by the City Council and its policies, expect a high standard for the quality of developments proposed for this area. This consideration will be an element of discussion during the relevant public hearings.
- b. The property is currently zoned RS-GR (General Rural Low Density Single-Family Detached Residential) and will require a rezoning to a higher density multi-family zone such as RM-2/PD. As it considered part of the Downtown Mixed Use section of the city in the General Plan it will not require a General Plan Amendment.
- c. If deviations from our standard multi-family zoning regulations are required a Planned Development (PD) overlay district will be required. Please provide the development standards with a deviations table if a PD is pursued.
- d. Please confirm that the proposed development is not an age-restricted community. Per Goal 4.8 of the General Plan, staff are to “disallow age restricted residential developments,” and would not support such a proposal.
- e. Private secured yards for each resident were mentioned in Item B. of “SITE” in the Project Design Summary. Based on the configuration of homes on the site plan, it appears that neighboring home walls and windows form the sidewalls of many of these private yards. Can you confirm this is the case?
- f. Please address how is parking allocated throughout the site. The minimum parking requirements are met, but the parking plan is unclear and concerns regarding guest parking may be an issue.

2. Site Plan

- a. Provide full dimensions of the property on the site plan. There may be an error with the mapping of the width of the development regarding how far west the property line goes.
- b. Required elements mentioned below that may impact the site plan:
 - i. The west edge of the property on the site plans appears to be the far edge of Colt Road, however the actual edge of the property is the east edge of Colt Road. The 25’ dedication required for the east half of Colt Road is out of the west edge of the property, which is 25’, is not accounted for on the site plan.
 - ii. A 10 foot landscape buffer will be required on the inside edge of east, north, and west sides of the property. More details will be noted below in the Landscape Plans section. The south side

- of the property shall have a paseo/trail path connecting this development to the downtown/park developments planned just west of this property.
- iii. An eastbound deceleration lane on Superstition Boulevard will be required. Please see the Public Works Engineering Division comments for more details.
 - c. Please note the turn radii for the interior streets. They will need to accommodate emergency vehicles.
 - d. Pavers shall be provided at the main entrance. Please update the proposed site plan upon next submittal.
 - e. Please note all 2 story units on the site plan.
3. Elevations & Architecture
- a. Please provide conceptual elevations for the clubhouse/leasing office.
 - b. The screen/theme walls facing the streets must be decorative walls and should include columns and a combination of material types. We recommend view fences along sight corridors for more visibility within the development.
 - c. Most HVAC units appear to be located in the rear yards for the buildings, but as a reminder HVAC units or other mechanical equipment are to be placed elsewhere they are to be screened from public view.
 - d. The tower element on the 2-story building (Plan 6) should have the rear side enclosed as well.
 - e. Staff recommends that the front side of the carriage units have a plane change similar to the rear side pop-outs.
4. Landscape Plans and Amenity Plans
- a. Please provide a landscape plan upon formal submittal. Please note that per our code it must be prepared by a registered landscape architect and contain the elements required by Section 1-8-7 Landscape Plan Submittal Requirements of the Apache Junction Zoning Ordinance. Additional comments may be forthcoming.
 - b. A 10 foot landscape strip on the inside of the property will be required along the street-facing sides of the property, in addition to the space between the property line and the street structures.
 - c. Please provide dimensions of the landscape islands. Per the code, a parking Island shall be provided at least every 12 spaces with a minimum dimension of 5' in width and a minimum area of 50 square feet. Enough landscape islands appear to be provided on the site plan, but they must meet these standards.
 - d. Please confirm if the grass courtyard areas depicted on the illustrative site plan will actually be composed of grass/turf.
 - e. Landscape plans should include list and number of provided plants.
 - f. Minimum parking standards are met, but there may be some concerns regarding the provision of guest parking.
 - g. Please provide an Amenity Plan with details on the proposed amenities and that includes Monument, Wall, Gating, Mailbox, and Trash Enclosure exhibits upon a formal submittal. Please note that materials and colors used in these plans will need to complement the architecture of the development.
 - h. A minimum of three (3) material types should be used in the design of the walls such as but not limited to stone, brick, CMU block and Split Face CMU. A minimum of three (3) material types should be used in the design of the walls such as but not limited to stone, brick, masonry cap, CMU block and Split Face CMU. Columns located every 150' fronting arterials, and stucco walls with slump block columns and cap would look good and match the theme of the development.
 - i. The trash refuse is to be screened by a decorative wall and preferably also some landscaping.

5. Utility Exhibit
 - a. No comments at this time.
6. Reminder: All proposed lighting shall be dark sky compliant. Fixtures must be down lit and fully shielded. The correlated color temperature (CCT) of lighting shall not exceed 3,000 Kelvins. Staff recommends light poles not to exceed 15' in height.

Site Development Engineering Comments (Staff Contact: Sam Jarjice – 480-474-5077)

1. All public streets that are adjacent to the development shall be improved per city standards, as required by the Public Works Department. Private drives within the development shall be constructed to provide a safe and an efficient accessibility for vehicular and pedestrians users. The structural pavement cross-sections of the private drives and parking areas shall meet the criteria provided in the geotechnical report for materials type and thickness.
2. Provide city approved driveway entrances. Driveway entrances shall be aligned with the existing driveway entrances across the street, if applicable.
3. Provide adequate Sight Distance and Sight Visibility Triangles per city requirements at driveway entrances.
4. Provide adequate stormwater retention for the entire site per city drainage policy and requirements. Stormwater generated onsite shall be retained within the property boundaries. Provide percolation test results, as part of the geotechnical report at the locations of the proposed stormwater retention areas.
5. Accommodate offsite flows that run across the property. Offsite flows shall be carried through the development and discharged at a location in a manner consistent with historical flow patterns.
6. The parcels shall be combined through the city's lot combination process.
7. Buildings and permanent structures are not allowed in easements, unless extinguished by the respective agencies and utility companies.
8. Underground overhead utilities onsite and adjacent to the site, if any. Underground 12kv or smaller per city planning division requirements.
9. City approved benchmark shall be utilized for the project based on the NAVD 88' Datum.
10. Project survey shall tie into the city GDACS grid.
11. Utilize MAG standards specifications and details, and city's Engineering Standards for details and requirements. Follow Civil Engineering Plan Review Checklist in the preparation of the Improvement Plans, as provided in § 10-2-17 of the city's Engineering Standards. Provide city's General Construction Notes in the Improvement Plans, as shown in the city's Engineering Standards per § 10-2-12 through § 10-2-16.

Apache Junction City Code, Volume II, Land Development Code, Engineering Standards (Chapter 10) and Subdivision Regulations (Chapter 2) can be downloaded from the city website:
<https://www.apachejunctionaz.gov/614/Read-the-City-Code>

Please assure that a copy of this civil engineering requirements list be delivered to the project civil engineer for onsite design criteria. Refer to City Public Works-Engineering Department comments for any offsite improvement requirements.

Public Works Engineering Division Comments (Staff Contact: Emile Schmid – 480-474-8515)

1. No comments regarding changes to proposed plans.

Comments for preparing construction documents for future submittals:

1. Please reference the current ***City of Apache Junction Engineering Standards*** (2016) for detailed requirements for preparation of future construction documents. Standards are found in Apache Junction City Code Vol. II Land Development Code, Chapter 10 Engineering Standards (AJCC, Vol. II LDC, Ch. 10), and can be viewed online at: [http://library.amlegal.com/nxt/gateway.dll/Arizona/apachejunction_az_ldc/chapter10engineeringstandards?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:apachejunction_az\\$anc=JD_Vol.IICh.10](http://library.amlegal.com/nxt/gateway.dll/Arizona/apachejunction_az_ldc/chapter10engineeringstandards?f=templates$fn=default.htm$3.0$vid=amlegal:apachejunction_az$anc=JD_Vol.IICh.10)
2. Improvement plans shall be prepared per AJCC, Vol. II LDC, Ch. 10, § 10-2 Construction Plan Requirements.
3. All survey and improvement plan documents shall be prepared in conjunction with established verified horizontal control available adjacent to the site, and with NAVD88 vertical datum per the city Survey Benchmark Data Book, January 2008. City will provide electronic copies of the GDACS horizontal control and survey benchmark vertical control data.
4. Developer's engineer shall prepare drainage report including section quantifying and mitigating offsite flows per City requirements.
 - a. Onsite runoff shall be contained onsite per City requirements and shall not encroach into public right-of-way.
 - b. Keep onsite and offsite flows separated.
 - c. Analyze and provide scuppers in curb along all three street frontages to convey half-street runoff to onsite retention basins to maintain one dry lane condition.
5. The site is not located in a FEMA floodplain. FEMA floodplain development requirements are not needed for this project.
6. Public streets shall be designed per AJCC, Vol. II LDC, Ch. 10, § 10-3 Street Design and Construction.
7. Provide offsite half-street improvements along E. Superstition Blvd. as follows:
 - a. Dedicate 50 feet of public right-of-way (ROW) along the south side of the street (the north side of the property). It is currently a mix of existing 45 feet of ROW and a 33-foot Federal Patent Easement (FPE).
 - b. Dedicate 20-ft by 20-ft triangular ROW corner cut-off visibility triangles at the intersections of Superstition/Colt and Superstition/Royal Palm.
 - c. Pavement installation shall be per C.O.A.J. Std Dtl AJ-20.3, 2.5" A-12.5 over 3" A-19 over 12" ABC, or match existing, whichever is greater.
 - d. Install half-street improvements per 2019 Active Transportation Plan Standard – Local Commercial/Industrial road section (Figure 21, page 46).
 - e. Provide eastbound right-turn deceleration lane into project site.
 - f. Install concrete curb ramps per MAG Std. Dtl. 237-2, single ramp, with 30-foot radius to face of curb at project entrance.
 - g. Install street lights per city standards:
 - i. Install 160W Phillips LED fixture # RFM-160W48LED4K-G2-R3M-UNV-DMG-PH8-RCD7-GY3 with photoelectric control at 35-ft mounting height on a City of Mesa 100 series stepped streetlight pole P-106 with Type B arm per C.O.M. Std. Dtl. SL-73.01. Foundation F-104 per C.O.M. Std. Dtl. SL-74.03. Pole shall be centered 1' B.O.W. or 2.5' B.O.C. as specified on layout.
 - ii. Fusing and grounding per City of Mesa streetlight standards.
 - iii. Install pull box per SRP standards.
 - iv. All landscape vegetation shall be located a minimum of thirty-six inches (36") from all pull boxes and street lights. All trees shall be located a minimum of thirty feet (30') from outside base of the tree to all pull boxes and street light poles.

8. Provide offsite half-street improvements on N. Colt Rd. as follows:
 - a. Dedicate 25 feet of public right-of-way (ROW) along the east side of the street (the west side of the property).
 - b. Install half-street improvements per 2019 Active Transportation Plan Standard – Local Residential road section (Figure 21, page 46).
 - c. Pavement installation shall be per C.O.A.J. Std Dtl AJ-20.2, 2" A-12.5 over 2.5" A-19 over 8" ABC, or match existing, whichever is greater.
 - d. Install street lights per city standards:
 - i. Install 85W Phillips LED fixture # RFM-85W36LED4K-G2-R2S-UNV-DMG-PH8-RCD7-GY3 with photoelectric control at 30-ft mounting height on a City of Mesa 100 series stepped streetlight pole P-104 with Type B arm per C.O.M. Std. Dtl. SL-73.01. Foundation F-104 per C.O.M. Std. Dtl. SL-74.03. Pole shall be centered 1' B.O.W. or 2.5' B.O.C. as specified on layout.
 - ii. Fusing and grounding per City of Mesa streetlight standards.
 - iii. Install pull box per SRP standards.
 - iv. All landscape vegetation shall be located a minimum of thirty-six inches (36") from all pull boxes and street lights. All trees shall be located a minimum of thirty feet (30') from outside base of the tree to all pull boxes and street light poles.
9. Provide offsite half-street improvements along N. Royal Palm Rd. as follows:
 - a. Dedicate 40 feet of public right-of-way (ROW) along the west side of the street (the east side of the property). It is currently a 33-ft Federal Patent Easement (FPE), an additional 7 feet beyond the FPE is required for a minor arterial road alignment.
 - b. Install half-street improvements per 2019 Active Transportation Plan Standard – Local Commercial/Industrial road section (Figure 21, page 46).
 - c. Provide southbound right-turn deceleration lane into project site.
 - d. Install concrete curb ramps per MAG Std. Dtl. 237-2, single ramp, with 25-foot radius to face of curb at project entrance.
 - e. Underground overhead electrical lines if applicable per A.J.C.C. City Code, Vol. 2, § 1-8-6(K).
 - f. Pavement replacement shall be per C.O.A.J. Std Dtl AJ-20.2, 2" A-12.5 over 2.5" A-19 over 8" ABC, or match existing, whichever is greater.
 - g. Install street lights per city standards:
 - i. Install 85W Phillips LED fixture # RFM-85W36LED4K-G2-R2S-UNV-DMG-PH8-RCD7-GY3 with photoelectric control at 30-ft mounting height on a City of Mesa 100 series stepped streetlight pole P-104 with Type B arm per C.O.M. Std. Dtl. SL-73.01. Foundation F-104 per C.O.M. Std. Dtl. SL-74.03. Pole shall be centered 1' B.O.W. or 2.5' B.O.C. as specified on layout.
 - ii. Fusing and grounding per City of Mesa streetlight standards.
 - iii. Install pull box per SRP standards.
 - iv. All landscape vegetation shall be located a minimum of thirty-six inches (36") from all pull boxes and street lights. All trees shall be located a minimum of thirty feet (30') from outside base of the tree to all pull boxes and street light poles.
10. Provide signing/stripping plans. Show existing signs, new locations of relocated existing signs or new signs; show existing striping and any modifications to same; show new striping.
11. Provide cost estimate for offsite improvements.
12. No onsite private structures or private signage shall extend into public right-of-way.
13. Any necessary back-flow preventers (BFPs) installed with the project shall be installed on private property. BFPs may not be placed in the public right-of-way
14. Detailed comments will be provided for each project plan submittal.

Building Safety Division Comments (Staff Contact: Dave Zellner – 480-474-5084):

1. The carriage houses with garages below them may not qualify as one/two family homes if the garages can be used by persons other than the carriage house occupants. They would then require 2018 IBC codes and require fire suppression as R-2 apartments.
2. Please also indicate the maximum hose lay distance required to the farthest point from fire department access.

Sewer Comments (Staff Contact: Darron Anglin – 480-941-6760/ Anne Latimer – 480 941-6766)

1. The Superstition Mountain Community Facilities District No. 1 has reviewed the documents and will be able to provide sewer service to this development. Currently, the closest line to the proposed development is on N Winchester Road.

Fire District Comments (Staff Contact: Rick Ochs – 480-982-4440 ext. 162)

1. With regards to the Keystone Homes development, we recommend approval of the subdivision contingent upon the following:
 - a. A “Looped” Water Supply System is required.
 - b. Fire hydrants spacing no greater than 500’ in approved locations.
 - c. Blue reflective Fire Hydrant Markers be affix to the roadway for location identification. Information regarding type and locations to be applied will be provided by the fire district.
 - d. No Parking – Fire Lane signage or painted curbing will be required in various locations. Location to be approved by the fire district.
 - e. Fire rated construction, per Building Code
 - f. The installation of any gates will require a submission of plans to the fire district for approval, and require a permit for installation.

Public Safety Comments (Staff Contact: Troy Mullender – 480-474-5076)

1. The police department has no issue with this project as currently presented.

Arizona Water Company Comments (Staff Contact: Joe Whelan – 480-982-2201)

1. The Arizona Water Company has water mains on Superstition Boulevard and Royal Palm. Please submit formal water plans to Gloria Sesmas at their Phoenix office so that they can further determine how to best serve the project.

Economic Development Comments (Staff Contact: Janine Solley – 480-474-5076)

1. Economic Development is thrilled to see the project proposed by Keystone Homes that will be located near the heart of our downtown. The Build-for-Rent product is such a popular trend and we are so glad to see the diversity this residential product will bring to Apache Junction that doesn’t currently exist. I appreciate that the concept includes a variety of floor plans and sizes, and the exterior look creates interest with quality design and material selections. The additional rooftops and population being added in this area will certainly enhance and boost the local economy with more consumers very nearby to support restaurants and shops on a consistent basis. We are glad to see the interest to invest in Apache Junction and look forward to them becoming part of our amazing community!