

**PUBLIC PARTICIPATION FINAL REPORT**  
**FOR**  
***THE HAVENLY SUPERSTITION***

**LOCATED AT THE SOUTHWEST CORNER OF**  
**SUPERSTITION BOULEVARD AND ROYAL PALM ROAD**  
**APACHE JUNCTION, ARIZONA**

**by:**



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**Case No. P-21-73-PZ**

**Submitted: September 22, 2021**

# Public Participation Final Report

## The Havenly Superstition

### 1) BRIEF DESCRIPTION OF PROPOSAL

The purpose of this Public Participation Final Report is to provide results of the implementation of the Public Participation Plan for Keystone Homes' ("Keystone") proposed development of a high-quality, single-family style, rental residential community known as "The Havenly Superstition" (the "Site"). Keystone is seeking to rezone approximately 15.00± gross acres (12.14± net acres) from RS-GR (General Rural Low Density Single-Family Detached Residential) to RM-2/PD (High Density Multiple-Family Residential with a Planned Development Overlay on property located at the southwest corner of Superstition Boulevard and Royal Palm Road for a medium-high density residential community. The Havenly Superstition will contain approximately 166 single-family style rental residences that will be an attractive presence in the area and provide an alternative housing choice for people. The Havenly Superstition represents a lifestyle choice, presenting future residents a unique living experience and an alternative housing choice to the traditional options of single-family residences or apartment complexes. These homes will cater to those seeking to live in a vibrant, amenitized environment in a prime location near the City of Apache Junction (the "City") Downtown Redevelopment Area. The Havenly Superstition combines the best elements of residential single-family living with multi-family-like lease terms and management. The combination of these elements creates a desirable residential option with upscale features and spacious indoor/outdoor living areas maintained by a professional management company, without the mortgage payment or HOA fees of a typical single-family development.

This report provides information about how reach out occurred to citizens, neighbors, and interested persons to talk with them about and gather their input on the proposed plans and actions addressed in the Application. Comments, sign-in sheets, letters, summary sheets, and other material are included with this report.

### 2) PUBLIC NOTIFICATION

Letters were mailed out to property owners within 300' of the Site on August 27, 2021 that included specific information about the proposed development, a plan of the proposed development, and the date and time of the neighborhood meeting. The letter is attached at **Exhibit A**. The list of persons/entities who received the neighborhood notice letter is attached at **Exhibit B**. The 300' lists were obtained from the Pinal County Assessors' websites. A Mailing Label Certification of the mailing list is attached at **Exhibit C**.

One sign with the Planning and Zoning Commission Meeting date of September 28, 2021, and the City Council Meeting date of October 19, 2021 was installed on the Site on August 13, 2021. The sign posting photos and Affidavit of Posting are attached at **Exhibit D**.

Additionally, the City Clerk notified the property owners within 300' of the Site of the September 28, 2021, Planning and Zoning Commission Meeting and the October 19, 2021, City Council Meeting, as well as advertised the dates of the public hearings in the Mesa Republic Community Classified Section of the Arizona Republic with publish date of September 11, 2021. The City's notice to the property owners and newspaper advertisement are attached at **Exhibit E**.

### **3) SUMMARY OF MEETINGS AND TELEPHONE CALLS**

A summary of the September 7, 2021, neighborhood meeting and the meeting sign-in lists are attached at **Exhibit F**. The issues, questions and comments raised by those who attended the neighborhood meeting are memorialized in the attached Neighborhood Summary.

Additionally, Bilsten Consulting was engaged by Keystone to conduct door-to-door outreach. The purpose of this outreach was to identify the surrounding residents that are within the notification area, engage with the neighbors one-on-one, and present a project overview complete with the project narrative, description, renderings, and FAQs. A Public Participation Map is attached at **Exhibit G** illustrating the neighborhood outreach plan.

Outreach began on August 27<sup>th</sup> and became very difficult when Bilsten Consulting found out that almost every home within the notification area was either gated off completely or had "no trespassing" signage. Those that were gated off or had "no trespassing" signage were not contacted as there was no means to do so. Because of this lack of access, a website was created at <https://www.thehavenlysuperstition.com> with all of the pertinent project information. This website was also included on the mailer that was sent out to those residences that are within the City's notification area.

The developer was also contacted by three neighbors who provided their contact information and Bilsten Consulting was able to get in contact with them prior to the neighborhood meeting.

# **EXHIBIT A**

# BURCH & CRACCHIOLO, P.A.

1850 N. Central Ave., Ste. 1700

Phoenix, Arizona 85004

(602) 234-8794

bray@bcattorneys.com

**TO:** Superstition Boulevard and Royal Palm Road Area Neighbors  
**FROM:** Brennan Ray  
**DATE:** August 27, 2021  
**RE:** Keystone Homes – The Havenly Superstition  
Case No. P-21-73-PZ

## VIRTUAL & IN PERSON NEIGHBORHOOD MEETING NOTICE

Dear Area Neighbor:

On behalf of Keystone Homes (“Keystone”), you are cordially invited to a neighborhood meeting regarding a proposed Rezoning application for approximately 15.00 gross acres on property located at the southwest corner of Superstition Boulevard and Royal Palm Road (the “Site”) for the development of a high-quality, single-family style, rental residential community known as “The Havenly Superstition.” An Aerial Map of the Site is attached.

The Site is located within the Downtown Planning Area of the City’s General Plan. Keystone anticipates developing the Site as a high-quality community that is attractively designed, lushly landscaped, and will offer a new and diverse living opportunity in the Downtown Redevelopment Area. The Havenly Superstition is a gated community that will consist of approximately 166 residences at a density of approximately 11.07 du/gross ac. (13.67± du/net ac.). The development plans for the Site incorporate open spaces, amenities, and a visual cohesiveness of landscape and architectural elements to create a high-quality development. The community’s design and architectural plans portray an extraordinary sense of community, compatibility, sustainability, and architectural quality commensurate with the high-quality established by Keystone throughout its other communities in the southeast Valley. A copy of the Landscape Plan and sample Building Elevations are attached. Additionally, a website has been created with information that you can review – [www.thehavenlysuperstition.com](http://www.thehavenlysuperstition.com).

Because of the current public health emergency, the neighborhood meeting will be held both virtually and in person. **The meeting will be on September 7, 2021 at 6:00 p.m. The meeting location, should you wish to attend in person, or instructions on how to register and ways to join the Zoom meeting, should you want to attend virtually, are on the reverse side of this letter.** You will be able to ask questions during the meeting. Should you have any questions about how to register, please contact Jacque Collard at our office (602-234-8727/[jcollard@bcattorneys.com](mailto:jcollard@bcattorneys.com)).

If you have questions regarding the development, you may contact Chris Hundelt at Keystone Homes (602-999-7471/[chundelt@keystonehomesaz.com](mailto:chundelt@keystonehomesaz.com) or me at Burch & Cracchiolo (602-234-8794/[bray@bcattorneys.com](mailto:bray@bcattorneys.com)). You can also contact Nicholas Leftwich, City Planner at the City of Apache Junction (480-474-8575/[nleftwich@apachejunctionaz.gov](mailto:nleftwich@apachejunctionaz.gov)) if you have any question for Staff.

Thank you.



Brennan Ray

rlh  
Attachments

## TWO WAYS TO JOIN THE 9/7/2021 NEIGHBORHOOD MEETING AT 6:00PM

### 1. ATTEND IN PERSON

The meeting will be held at:

Multi-Generational Center  
1035 N. Idaho Road, Room 119  
Apache Junction, AZ 85119

### 2. ZOOM MEETING

Meeting ID: 872 3498 7891

#### Registering for the Zoom Meeting

**\*\*Please note:** due to recent feedback we suggest you do not use Safari for the registration. Use Google Chrome or Internet Explorer as other options.

1. Visit: **bcattorneys.zoom.us**
  - a. Click "Join"
  - b. Enter Meeting ID
  - c. Continue with registration
2. A password for the meeting will be sent to you after registration

#### 3 Ways to Join a Zoom Meeting

1. Install and run the app on your PC
  - a. Go to zoom.us
  - b. Click on "Join A Meeting"
  - c. Enter the Meeting ID and click join
  - d. Click "Download and Run Zoom"
  - e. Once it is done downloading, run the application
2. Run Zoom from your browser
  - a. Go to zoom.us
  - b. Click on "Join A Meeting"
  - c. Enter the Meeting ID and click join
  - d. Click on the blue "click here"
  - e. Click on "join from your browser"
3. Run Zoom from an app on a mobile device
  - a. Download the ZOOM Cloud Meetings app from your phone's application store
  - b. Run the app
  - c. Click on "Join A Meeting"
  - d. Enter the Meeting ID
  - e. You can enter your name in the field where it says "Your Name"
  - f. Click "Join A Meeting"
  - g. Your phone may ask you to allow or enable your camera, mic, and/or phone storage. Go ahead and allow those
  - h.

You can watch a video at <https://www.youtube.com/watch?v=hlkCmbvAHQQ> for a quick demonstration

**Questions:** Contact Jacque Collard 602-234-8727 / [jcollard@bcattorneys.com](mailto:jcollard@bcattorneys.com)





# AERIAL MAP

E Superstition Blvd

N Apache Trail

N Colt Rd

SUBJECT SITE

N Royal Palm Rd

E Scenic St

N Winchester Rd

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

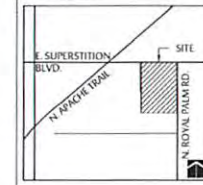




## CONCEPTUAL PLANT PALETTE

- TREES (24" BOX MIN.)**
- MULGA (ACACIA SPECIES)
  - ASH TREE (FRAXINUS SPECIES)
  - ACACIA (ACACIA SPECIES)
  - DESERT WILLOW (TRICHILIPS SPECIES)
  - ELM TREE (ULMUS SPECIES)
  - TRUNKY BROWN (FRAXINUS SPECIES)
  - PALM TREE (PANDORUS SPECIES)
  - PISTACHE SPURS
  - SAGUARO CACTUS SPECIES
  - HERITAGE LIVE OAK (QUERCUS VIRGINIANA HERITAGE)
  - MESQUITE TREE (PROSOPIS SPECIES)
  - MEDITERRANEAN PALM (CHAMAROPS SPECIES)
  - DATE PALM (PHOENIX SPECIES)
- SHRUBS - 5 GAL. MIN.**
- BOLIVIANVILLA (BOLIVIANVILLA SPECIES)
  - RUSSELLIA (RUSSELLIA SPECIES)
  - DESERT BIRD OF PARADISE (CAESALPINIA SPECIES)
  - FARVEYBUSH (FARVEYBUSH SPECIES)
  - BRITTLERUSH (BRITTLERUSH SPECIES)
  - OUTBACK CASSIA (CASSIA SPECIES)
  - TAHOE BUSH (TAMARIX SPECIES)
  - TEXAS SAGE (LEUCOPHYLLUM SPECIES)
  - BAGBELLIA (BAGBELLIA SPECIES)
  - SAVIA (SAVIA SPECIES)
  - YELLOW BILLS (TECOMA SPECIES)
- ACCENT PLANTS - 5 GAL. MIN.**
- AGAVE (AGAVE SPECIES)
  - ALOE (ALOE SPECIES)
  - DESERT SPOON (DESERT SPOON SPECIES)
  - CACTUS SPECIES
  - HESPERAL SPECIES
  - OCOTILLO (OCOTILLO SPECIES)
  - PRICKLY PEAR (CHOLANTHA SPECIES)
  - MULLENBERRIA (MULLENBERRIA SPECIES)
  - BOULEVARD (BOULEVARD SPECIES)
  - NOBILIA (NOBILIA SPECIES)
  - LADY'S SLIPPER (PEDICULARIS SPECIES)
  - YUCCA (YUCCA SPECIES)
- GROUND COVER - 3 GAL. MIN.**
- LANTANA (LANTANA SPECIES)
  - IRINE ROSEMARY (IRINE ROSEMARY SPECIES)
  - ACACIA (ACACIA SPECIES)
  - WEDDIA (WEDDIA SPECIES)
- DECOMPOSED GRANITE**
- 2" DEPTH MIN. COLOR AND SIZE TO BE DETERMINED
  - 2" DEPTH MIN. COLOR AND SIZE TO BE DETERMINED AT PRIVATE YARDS
  - ARTIFICIAL TURF - COLOR TO BE DETERMINED
  - TURF - "MIDWINTER" HYBRID BERMUDA SOD (OR HYDRATED VAR. BLACK JACK)

## VICINITY MAP



**DEVELOPER**  
KEYSTONE HOMES  
7550 E. McDONALD DR. SUITE G  
SCOTTSDALE, ARIZONA 85250  
(602) 499-0710  
CONTACT: CHRIS HUNDEL  
chundel@keystonehomesaz.com

**LANDSCAPE ARCHITECT**  
MCGOUGH ADAMSON  
535 E. McKILLIPS RD. SUITE 131  
MESA, ARIZONA 85203  
(602) 997-9033  
CONTACT: NICK ADAMSON  
nicka@mg-az.com

## NOTES:

1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADR/LR LOW WATER USE PLANT LIST.
2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.
3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY FACILITIES.
4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED FSMT.

# THE HAVENLY SUPERSTITION

PRELIMINARY LANDSCAPE PLAN

APACHE JUNCTION, ARIZONA  
JULY 19TH, 2021

SCALE: 1"=50'-0"

0' 25' 50' 100' 150'







**Paseo/Park Scene**



**Royal Palm Street Scene**

# **EXHIBIT B**

300' Ownership  
Keystone (Pinal County)

10119002A,10119003E&3G  
STATE OF ARIZONA/DEPARTMENT OF  
TRANSPORTATION  
205 S 17TH AVE MD 612E  
PHOENIX, AZ 85007

10119003A  
ABRAMS NEIL J  
676 N COLT RD  
APACHE JUNCTION, AZ 85119

10119009G  
BALLOW CHRISTOPHER J & SABRINA M  
612 E SCENIC ST  
APACHE JUNCTION, AZ 85119

10119009P  
MANN DONALD LEE  
PO BOX 367  
BATTLEFORD, SK

101180560  
HUTCHINSON JOSH  
555 N ROYAL PALM RD  
APACHE JUNCTION, AZ 85119

10118006D  
LINDBERG ERIC KRISS  
685 N ROYAL PALM RD  
APACHE JUNCTION, AZ 85119

10118005D  
CORTEZ ROBERT  
841 E SUPERSTITION BLVD  
APACHE JUNCTION, AZ 85119

10119002B  
BARKER WAYNE A  
5729 E SUPERSTITION BLVD  
APACHE JUNCTION, AZ 85119

10119003F  
HOOD LYLE A  
591 E SUPERSTITION BLVD  
APACHE JUNCTION, AZ 85119

10119003D  
LUCAS YVONNE M  
626 N COLT RD  
APACHE JUNCTION, AZ 85119

10119009J  
HAGERTY MARK J  
KOLPIEN CHARLENE L  
660 E SCENIC ST  
APACHE JUNCTION, AZ 85119

10118014C  
JENTRY DAVID G  
PO BOX 3128  
KODIAK, AK 99615

10118006A  
BRADLEY KENNETH  
635 N ROYAL PALM RD  
APACHE JUNCTION, AZ 85119

10118007D  
BASS SUE L & VILLA BETH ANN  
WILLIAMSON HOWARD J  
971 E RANCH RD  
APACHE JUNCTION, AZ 85119

10119009H,9K&9M  
CITY OF APACHE JUNCTION  
300 E SUPERSTITION BLVD  
APACHE JUNCTION, AZ 85119

101190010  
TURLEY ERNEST C & VIRGINIA S FAM TRUST  
2474 KNIGHTWOOD WAY  
RANCHO CORDOVA, CA 95670

10119003H  
WGG PARTNERS LLC  
347 BLACKFIELD DR  
BELVEDERE TIBURON, CA 94920

101190070  
HOME MAKERS LLC  
193035 N MAPLE UNIT 4  
MESA, AZ 85215

10119009N  
MCALLISTER BRENDA D  
724 E SCENIC ST  
APACHE JUNCTION, AZ 85119

101180570  
GOODRICKE MICHAEL LE  
MAYFIELD JULIE A  
575 N ROYAL PALM RD  
APACHE JUNCTION, AZ 85119

10118006B  
FOWLER DAN  
907 E RANCH RD  
APACHE JUNCTION, AZ 85119

10118005C  
SUND RICHARD G  
ABBOTT KIMBERLY  
863 E SUPERSTITION BLVD  
APACHE JUNCTION, AZ 85119

101190080  
HEAP ELMER L & TENNA L TR  
1650 E FOUNTAIN ST  
MESA, AZ 85203



N Apache

300' Owners

E Superstition Blvd

88

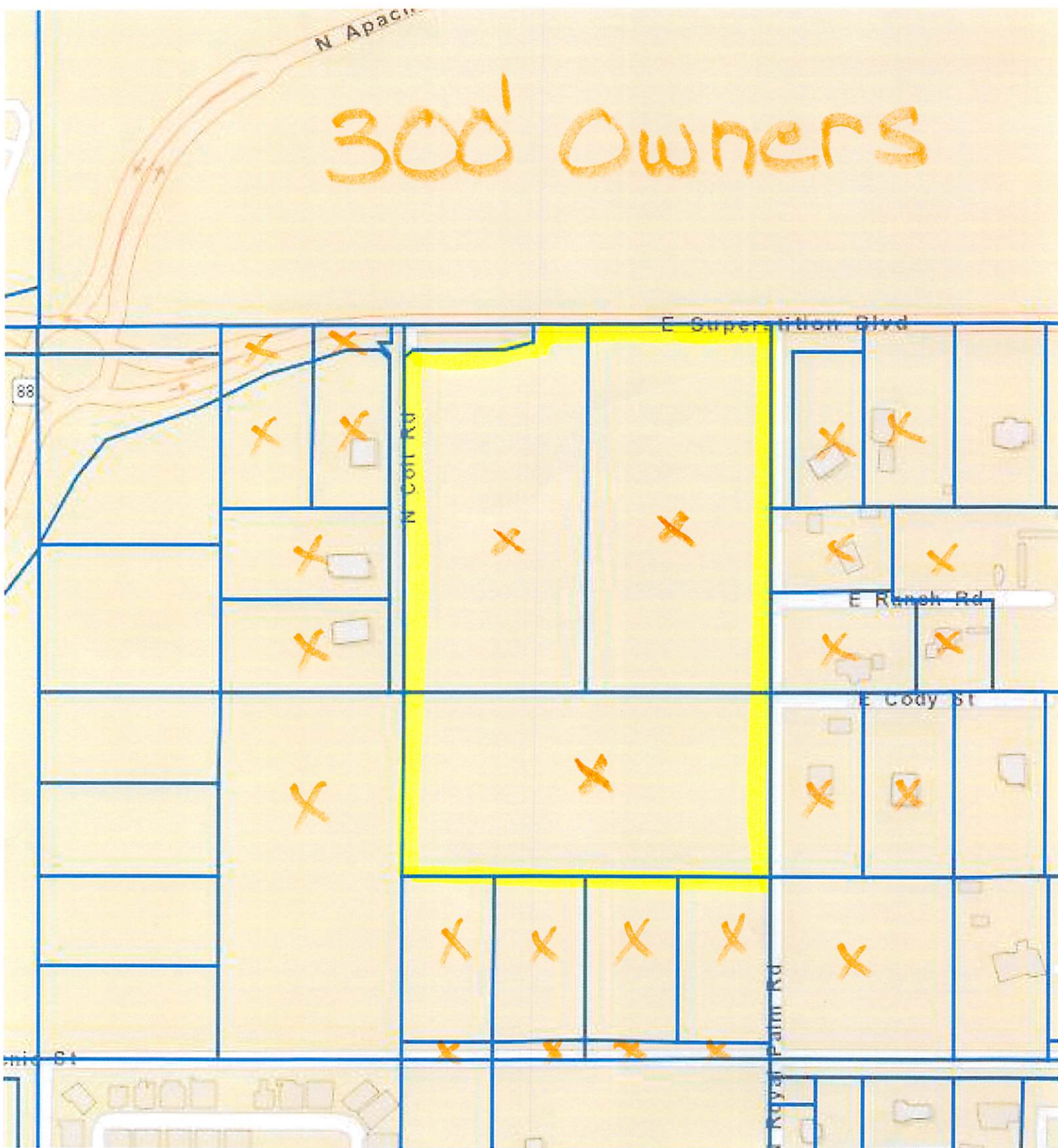
N Coll Rd

E Ranch Rd

E Cody St

mic St

Royal Palm Rd



# **EXHIBIT C**

## Mailing Label Certification

I/We, Ricki Horowitz, Burch & Cracchiolo, P.A.

hereby certify that this is a complete list of property owners within 300 feet of the property proposed for rezoning or other permit approval as obtained from the Pinal County Assessor's Office on: (date obtained) July 12, 2021.

I/We further certify that this list is not older than thirty (30) days at the time of filing of said application.

PLEASE PRINT

N/A

Property Owner Name

Signature

Street Address

City, State, Zip

Telephone

Property Owner Name

Signature

Street Address

City, State, Zip

Telephone

Ricki Horowitz, Burch & Cracchiolo, P.A.

Agent Name

Signature

1850 N. Central Avenue, Suite 1700

Street Address

Phoenix, AZ 85004

602-234-8728

City, State, Zip

Telephone



300' Ownership  
Keystone (Pinal County)

10119002A,10119003E&3G  
STATE OF ARIZONA/DEPARTMENT OF  
TRANSPORTATION  
205 S 17TH AVE MD 612E  
PHOENIX, AZ 85007

10119003A  
ABRAMS NEIL J  
676 N COLT RD  
APACHE JUNCTION, AZ 85119

10119009G  
BALLOW CHRISTOPHER J & SABRINA M  
612 E SCENIC ST  
APACHE JUNCTION, AZ 85119

10119009P  
MANN DONALD LEE  
PO BOX 367  
BATTLEFORD, SK S0M 0E0

101180560  
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APACHE JUNCTION, AZ 85119

10118006D  
LINDBERG ERIC KRISS  
685 N ROYAL PALM RD  
APACHE JUNCTION, AZ 85119

10118005D  
CORTEZ ROBERT  
841 E SUPERSTITION BLVD  
APACHE JUNCTION, AZ 85119

10119002B  
BARKER WAYNE A  
5729 E SUPERSTITION BLVD  
APACHE JUNCTION, AZ 85119

10119003F  
HOOD LYLE A  
591 E SUPERSTITION BLVD  
APACHE JUNCTION, AZ 85119

10119003D  
LUCAS YVONNE M  
626 N COLT RD  
APACHE JUNCTION, AZ 85119

10119009J  
HAGERTY MARK J  
KOLPIEN CHARLENE L  
660 E SCENIC ST  
APACHE JUNCTION, AZ 85119

10118014C  
JENTRY DAVID G  
PO BOX 3128  
KODIAK, AK 99615

10118006A  
BRADLEY KENNETH  
635 N ROYAL PALM RD  
APACHE JUNCTION, AZ 85119

10118007D  
BASS SUE L & VILLA BETH ANN  
WILLIAMSON HOWARD J  
971 E RANCH RD  
APACHE JUNCTION, AZ 85119

10119009H,9K&9M  
CITY OF APACHE JUNCTION  
300 E SUPERSTITION BLVD  
APACHE JUNCTION, AZ 85119

101190010  
TURLEY ERNEST C & VIRGINIA S FAM TRUST  
2474 KNIGHTWOOD WAY  
RANCHO CORDOVA, CA 95670

10119003H  
WGG PARTNERS LLC  
347 BLACKFIELD DR  
BELVEDERE TIBURON, CA 94920

101190070  
HOME MAKERS LLC  
193035 N MAPLE UNIT 4  
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10119009N  
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101180570  
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907 E RANCH RD  
APACHE JUNCTION, AZ 85119

10118005C  
SUND RICHARD G  
ABBOTT KIMBERLY  
863 E SUPERSTITION BLVD  
APACHE JUNCTION, AZ 85119

101190080  
HEAP ELMER L & TENNA L TR  
1650 E FOUNTAIN ST  
MESA, AZ 85203

# **EXHIBIT D**

**City of Apache Junction Public Notice**  
**REZONING PUBLIC HEARING**

**PLANNING AND ZONING COMMISSION:**

**DATE: 9/28/2021      TIME: 7:00 P.M.**

**CITY COUNCIL:**

**DATE: 10/19/2021      TIME: 7:00 P.M.**

**CASE #: P-21-73-PZ**

**APPLICANT: Keystone Homes**

**PHONE#: Brennan Ray - (602) 234-8794**

**PLACE: 300 E. SUPERSTITION BLVD.  
APACHE JUNCTION,  
ARIZONA 85119**

**REQUEST TO (DESCRIPTION OF USE):** Rezone approximately 15 gross acres from RS-GR to RM-2/PD for single-family style and duplex rental residential community.

**CITY CLERK: JENNIFER PENA  
FOR INFORMATION CALL**

**PLANNING OFFICE 480-274-5682**

9/13/21 12:50:41



# **AFFIDAVIT OF SIGN POSTING**

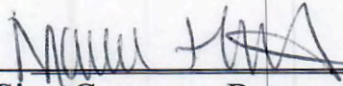
The undersigned Applicant has complied with Apache Junction's posting requirements for Case # P-21-73-PZ, located Southwest corner of Superstition Blvd and Royal Palm Rd, on September 13th, 2021.

See attached photo exhibit.

For applicant:

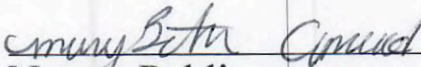
Keystone Homes

Dynamite Signs, Inc.  
Sign Company Name

  
Sign Company Representative

Subscribed and sworn to be on this 13th day of September, 2021, by Maria Hitt.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

  
Notary Public



My Commission expires: 10.25.2024

# **EXHIBIT E**



*City of Apache Junction*  
*Development Services Department*



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**NOTICE OF PUBLIC HEARINGS:  
CITY OF APACHE JUNCTION, ARIZONA  
PLANNING AND ZONING COMMISSION  
AND CITY COUNCIL  
300 EAST SUPERSTITION BOULEVARD  
APACHE JUNCTION, ARIZONA 85119**

A public hearing will be held by the PLANNING AND ZONING COMMISSION of the City of Apache Junction, Arizona, on Tuesday, **September 28, 2021**, at 7:00 p.m.; and a regular meeting of the APACHE JUNCTION CITY COUNCIL to be held on Tuesday, **October 19, 2021** at 7:00 p.m. in the Apache Junction City Council Chambers located at 300 E. Superstition Boulevard, Apache Junction, Arizona. The following case will be heard:

**CASE P-21-73-PZ**

This is a proposed rezoning of approximately 14.77 acres near the southwest corner of Superstition Boulevard and Royal Palm Road from General Rural Low Density Single-Family Detached Residential ("RS-GR") to High Density Multiple-Family Residential by Planned Development ("RM-2/PD") to allow approximately 166 single-family style and duplex rental homes.

The purpose of this notice is to inform each individual who owns property within a 300-foot radius of the property proposing a Rezoning, which is the affected area, to have an opportunity to speak either for or against the request. The project narrative and site plan for the proposed rezoning have been attached here. Case file P-21-73-PZ, which contains all of the remaining project exhibits which has been advertised for public hearings, may be reviewed from 7:00 a.m. to 6:00 p.m., Monday through Thursday, except holidays, at the Planning Division Office, City Hall Complex, 300 E. Superstition Boulevard, Apache Junction, Arizona, 85119. For more information, please contact Nicholas Leftwich, Associate Planner, at (480)474-8575. Refer to Case P-21-73-PZ when inquiring for information.

Please also see the attached **Notice of Public Hearing** and **Vicinity Map** for more information.

**NOTICE OF PUBLIC HEARING:  
PLANNING & ZONING COMMISSION MEETING  
AND CITY COUNCIL MEETING**

All interested persons are invited to attend and be heard at a **PUBLIC HEARING** to be held by the **PLANNING AND ZONING COMMISSION** of the City of Apache Junction, Arizona, on Tuesday, September 28, 2021; and a **PUBLIC HEARING** to be held by the **CITY COUNCIL** of the City of Apache Junction, Arizona, on Tuesday, October 19, 2021. Both meetings will be held at 7:00 p.m. in the Apache Junction City Council Chambers, 300 E. Superstition Boulevard, Apache Junction, Arizona. Consideration and discussion will be given to the following and other matters related thereto:

**P-21-73-PZ**

This is a proposed rezoning of approximately 14.77 acres near the southwest corner of Superstition Boulevard and Royal Palm Road from General Rural Low Density Single-Family Detached Residential ("RS-GR") to High Density Multiple-Family Residential by Planned Development ("RM-2/PD") to allow approximately 166 single-family style and duplex rental homes.

**The rezoning subject area is legally described as:**

**APN 101-19-002B**

The West half of the Northeast quarter of the Northeast quarter of the Northwest quarter of Section 21, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

Except the portion conveyed in certain warranty deed recorded as 2017-004234, of official records;

**APN 101-19-0080**

The North half of the Southeast quarter of the Northeast quarter of the Northwest quarter of Section 21, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

**APN 101-19-0010**

The East half of the Northeast quarter of the Northeast quarter of the Northwest quarter of Section 21, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

Case file P-21-73-PZ which has been advertised for public hearings, may be reviewed from 7:00 a.m. to 6:00 p.m., Monday through Thursday, except holidays, at the Planning Division Office, City Hall Complex, 300 E. Superstition Boulevard, Apache Junction, Arizona, 85119. For more information, please contact Nicholas Leftwich, Associate Planner, at (480)474-8575.



Dated at Apache Junction, Arizona, this 2nd day of September, 2021.  
Publish the 11th day of September, 2021.

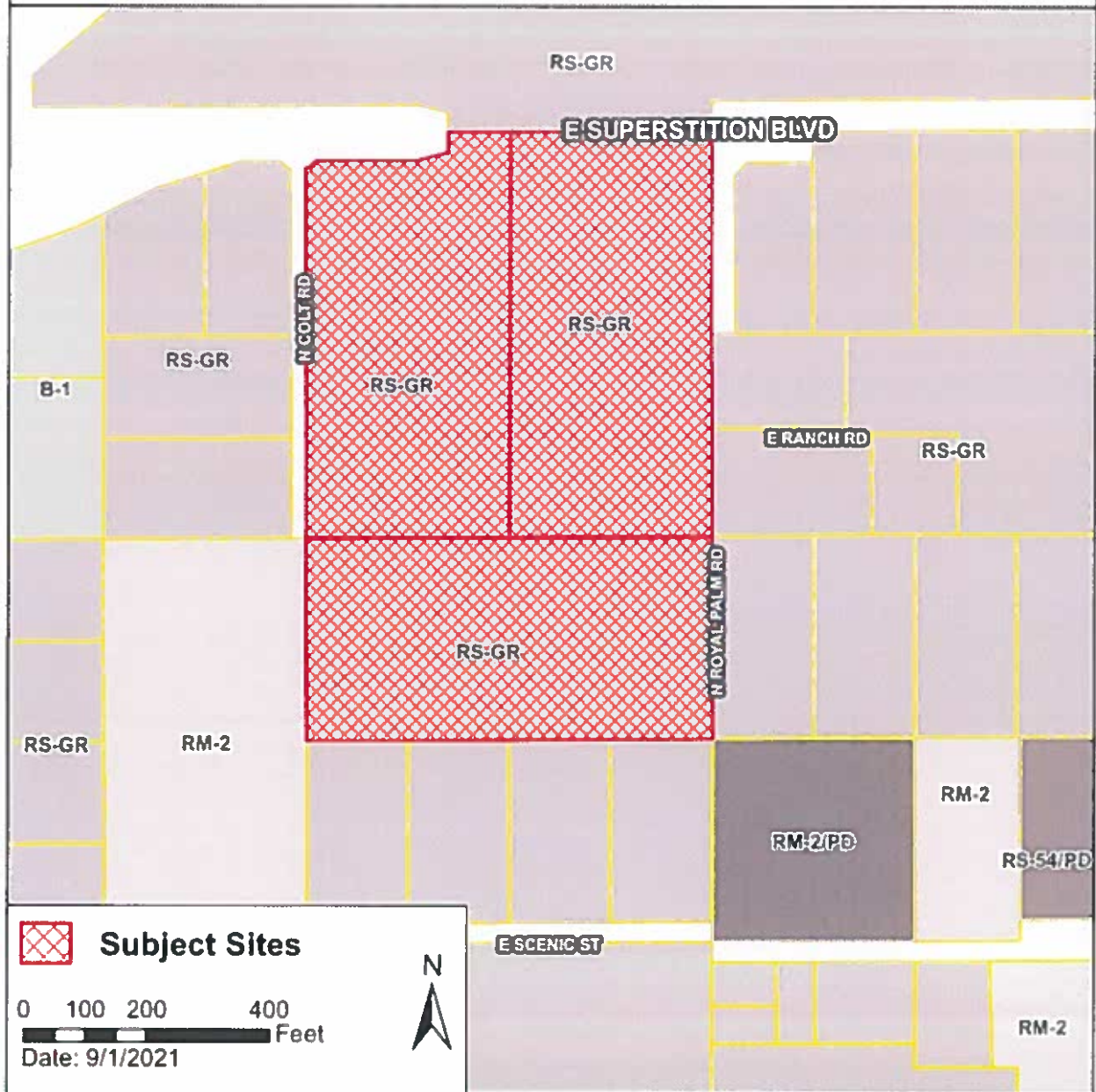
  
Jennifer Pena  
City Clerk



# Vicinity Map

P-21-73-PZ

Rezoning Request by Keystone Homes from General Rural Low Density Single-Family Detached Residential ("RS-GR") to High Density Multiple-Family Residential by Planned Development ("RM-2/PD").



# Rezoning Application

for

## *The Havenly Superstition*

**Southwest corner of Superstition Boulevard and Royal Palm Road**

by:



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Submitted: July 26, 2021

# **THE HAVENLY SUPERSTITION**

## **I. INTRODUCTION**

Building on the reputation for creating high-quality neighborhoods and communities, Keystone Homes (“Keystone”) is the proposed homebuilder for approximately 15.00 gross (12.14± net) acres located at the southwest corner of Superstition Boulevard and Royal Palm Road (the “Site”). Keystone is in escrow to acquire the Site and develop it with a unique, innovative, high-quality residential community known as “The Heavenly Superstition.” The Heavenly Superstition will contain 166 single-family style rental residences that will be an attractive presence in the area and provide an alternate housing choice for people. The Heavenly Superstition represents a lifestyle choice, presenting future residents a unique living experience and an alternative housing choice to the traditional options of single-family residences or apartment complexes. These homes will cater to those seeking to live in a vibrant, amenitized environment in a prime location near the City of Apache Junction (the “City”) Downtown Redevelopment Area. The Heavenly Superstition combines the best elements of residential single-family living with multi-family-like lease terms and management. The combination of these elements creates a desirable residential option with upscale features and spacious indoor/outdoor living areas maintained by a professional management company, without the mortgage payment or HOA fees of a typical single-family development. To achieve this, Keystone requests the Site be rezoned from RS-GR (General Rural Low Density Single-Family Detached Residential) to RM-2/PD (High Density Multiple-Family Residential with a Planned Development Overlay) for a high-quality, medium-high density residential community.

## **II. SITE AND SURROUNDING AREA**

An aerial of the Site is attached as *Exhibit 1*. The Site is located within the Downtown Planning Area of the City’s General Plan. Per the General Plan, the current center of the City lacks necessary density and residential developments. “Successful downtown areas must provide opportunities for current and incoming residents to live and work.” The General Plan encourages a mix of high-density housing to accommodate people of all ages and demographics within the downtown area. As is discussed in greater detail below, The Heavenly Superstition meets the vision and goals of providing high-quality multi-family housing that appeals to different people/demographics. The Site is zoned RS-GR. The adjacent areas (north, west, south, and east) around the Site are designated on the General Plan as within the Downtown Redevelopment Area and are zoned RS-GR and RM-2.

## **III. PROPOSED REZONING**

As discussed, Keystone is proposing the Site be rezoned from RS-GR to RM-2/PD. Keystone’s proposed application and development plans for an upscale, high-quality multi-family development are compatible with the City’s General Plan and are a viable and sustainable solution on this Site. The proposed PD Overlay is to modify the RM-2 development standards for multi-family residential to allow a high-quality community at a density that will support existing and future commercial/employment developments to the area.



Keystone's community has been planned with the following development standards (changes noted in **bold**):

<b>Regulation</b>	<b>City of Apache Junction RM-2 Development Regulations</b>	<b>Proposed Development Regulations</b>
Min. Lot Area per du.	1,980 sf	1,980 sf
Max. Density	22 units/ac	22 units/ac
Min. Development Area	7,000 sf	7,000 sf
Min. Lot Width	60 ft.	60 ft.
<b>Min. Front Setback (main structure)</b>	<b>20 ft.</b>	<b>10 ft.</b>
Min. Interior Side Setback (main structure)	10 ft.	10 ft.
Min. Street Side Setback (all structures)	10 ft.	10 ft.
<b>Min. Rear Setback (main structure)</b>	<b>20 ft.</b>	<b>10 ft.</b>
Max. Lot Coverage	50%	50 %
Max. Height for main structure	40 ft.	40 ft.

#### **IV. DEVELOPMENT PLANS**

As is depicted on the *Preliminary Site Plan* attached as *Exhibit 2*, Keystone has created a high-quality community that is attractively designed, lushly landscaped, and will offer a new and diverse living opportunity in Downtown Redevelopment Area. The Heavenly Superstition is a gated community that will consist of approximately 166 residences at a density of approximately 11.07 du/gross ac. (13.67± du/net ac.). The development plans for the Site incorporate open spaces, amenities, and a visual cohesiveness of landscape and architectural elements to create a high-quality residential community. The placement of the buildings and yard walls will provide visual interest by varying the roof lines and orientations, providing small scale pedestrian courtyards, amenities and landscape features, and architectural detail. The community's design and architectural plans portray an extraordinary sense of community, compatibility, sustainability, and architectural quality commensurate with the high-quality established by Keystone throughout its other communities in the southeast Valley.

Primary access to the Site occurs through the gated entrance from Superstition Boulevard. A secondary, resident-only ingress and egress point is located on the east side of the community from Royal Palm Road. Additionally, there will be multiple pedestrian access points into the community that will be controlled with fencing, walkway gates, and keys. A 10-foot landscape buffer between the southern property line and back yard walls will add additional buffering between neighbors to the south and will allow for a potential trail by the City in the future. In addition to the extra landscape buffer we have planned for all homes along the southern property line to be single story to limit height along the southern edge. The height of the single level homes to the south will be approximately 18 feet at the highest point.

##### **A. Landscaping and Amenities**

Landscaping will enhance The Heavenly Superstition by integrating with the walls, drainage, entry monuments and amenity features. *See Exhibit 3, Preliminary Landscape Plan.*

The Havenly Superstition's landscape buffers, open spaces, and plantings will help reinforce the community's theming and appeal. Over 39% of the entire Site is in open space landscaped areas. The Havenly Superstition's plant palette has been developed to complement the community's theming. The plant palette consists of an array of colors and textures that will create an attractive experience for those who live there and those traveling on the roads surrounding the community. Landscaping designs will focus on providing natural screening, shade, and visual interest. Aside from several strategically placed areas of natural sod, all plant species can be found on the Arizona Department of Water Resources, "Low Water Use Plant List."

The Havenly Superstition has been planned with quality neighborhood scale amenities consistent with Keystone's desire to create an upscale community where residents will be able to play, relax, or socialize in a pleasing environment. The amenity areas within The Havenly Superstition are designed to enhance the community character and quality of life by providing recreational opportunities and connectivity for residents through the integration of internal and external open spaces. The Havenly Superstition will contain a centrally located main amenity area, providing active and passive open space for residents and guests to enjoy. Pedestrian paths are provided throughout the Site, connecting the residences to the amenities. Additional amenities include: resort style swimming pool and spa, lounge areas, barbecue grills, and gathering areas for residents to congregate.

#### ***B. Architecture***

The proposed housing product designed for The Havenly Superstition will complement the strong architectural richness already found with the surrounding area. The Havenly Superstition is designed to meet the goals of the City's Residential Architectural Diversity Standards. Architectural styles consistent with regional history and traditions have been developed for the housing product with key elements of those styles being carried through in the design of the community features (entry monumentation, central amenity, and interior community open space).

Residents will have a choice of one-, two-, and three-bedroom units, ranging in size from approximately 730 square feet to 1,598 square feet. ***See Exhibit 5, Elevations and Floor Plans.*** Eight unique floor plans will be available for residents to choose from. The first five plans are single level homes and sixth plan is a two-level home with a flex space (i.e. den / studio / office use) on the upper level. The proposed floor plans and elevations are designed to attract empty nesters, professionals, and families. A unique feature for The Havenly Superstition is that every residence includes a private, 6-foot wall enclosing the rear yard that is nearly as wide as the residence itself, with a minimum depth of 8 feet. The exterior elevations have a distinct character while providing a cohesive, varied, and attractive community that satisfies the desire of today's residents to live in a more architecturally diverse neighborhood. Each floor plan will have a combination of two of the following distinct architectural styles: Contemporary Spanish and Modern Prairie.

- **Contemporary Spanish:** Inspired by architecture from the coastal regions of Spain where intense sunlight bathes every corner, the Spanish style emerged as a response in the American Southwest. Contemporary Spanish reinterprets the style in a fresh way with modern materials, simplified forms, and massing for today's sophisticated society. Sculpted stucco massing in fresh, more angular shapes embraces the timeless appeal of modern architecture, while still retaining a warmth from its traditional roots. The light-colored walls are contrasted with rich dark or

grayed woods to create the classic blend of light and dark features to define the forms. Windows can be grouped or wrapped around a corner to carry the style around the sides. Other defining characteristics include a simple or parabolic arch at a window or entry, courtyards and minimal use of accent materials to accentuate key components or walls.

- **Modern Prairie**: Originating as a late 19th- and early 20th-century architectural style, most common to the Midwestern United States. Low-pitched roof, usually hipped, with large overhangs, two stories, with one-story wings or porches, eaves, cornices, and facade detailing emphasizing horizontal lines, often with square porch supports, window groupings horizontal in placement. The Modern Prairie is an updated reflection of this popular architectural style Phoenicians have loved for decades.

### ***C. Theme Walls, Entry Gates, and Entry Monument***

The proposed theme walls will be consistent with The Havenly Superstition's overall community character. This theming is reinforced using materials, colors, design, and layout. The fences and walls will consist of the following types: theme wall, secondary wall, and partial view wall:

- **Theme Walls**: Constructed of painted CMU with a finish cap and will be 6' high. Theme column designs consist of areas of varying sized masonry units.
- **Secondary Walls**: Utilized mainly for the rear and side yards of the homes towards roadways, will be 6' high. These walls are CMU block and will have painted finish, facing towards the outside of the community and will be painted CMU inside the community.
- **Partial View Walls**: Used to provide privacy and visual breaks on specific surrounding roadways. These walls consist of 4.5' high CMU block and will have painted CMU facing inside/outside the community. There will be 1.5' high decorative wrought iron, painted fence panels on top of the CMU.

The Havenly Superstition will have entry monument signage at both main access points into the community that provides a sense of neighborhood arrival. It is anticipated the monument signage will be designed with colors and materials highlighting the The Havenly Superstition's overall community character through using materials such as masonry, decorative tile, stucco and brick inspired block. This signage will be aesthetically pleasing and will follow the City's guidelines for monument type signage.

## **V. MISCELLANEOUS**

### ***A. Parking***

The Havenly Superstition will contain at-grade surface parking. ***See Exhibit 2, Preliminary Site Plan***, for parking counts, by type of parking provided. The Havenly Superstition provides 298 parking spaces (where 298 are required). Within The Havenly Superstition, parking spaces include combinations of uncovered spaces, metal carport covered spaces and leasable, single-car garage spaces. There will be 1 designated, covered parking space per leased home. Single-car garage spaces will be designated for operable vehicle storage only and not for household

storage. Allowed garage usage terms will be written into home leases and will be enforced by the property manager.

***B. Phasing***

It is anticipated that The Havenly Superstition will be constructed in one phase.

**VII. CONCLUSION**

The Havenly Superstition is a high-quality residential community that meets and exceeds the City's quality and design while meeting the General Plan goals. Developing the Site with single-family residences will provide additional housing choices for people seeking to live in the Downtown Redevelopment Area. The Havenly Superstition creates a sustainable solution for this Site and an attractive presence in the area. We request your approval.

**Keystone Homes**



Site Summary:

Total Homes	
Plan 1 (722 SF/1BR/1BA)	: 42 (25.3%)
Plan 2 (804 SF/1BR/1BA)	: 27 (16.3%)
Plan 3 (1,072 SF/2BR2BA)	: 51 (30.7%)
Plan 4 (1,095 SF/2BR/2BA)	: 9 (5.4%)
Plan 5 (1,246 SF/3BR/2BA)	: 16 (9.6%)
Plan 6 (1,418 SF/2BR/2BA)	: 7 (4.2%)
Plan 6X (1,145 SF/2BR/2BA)	: 7 (4.2%)
Plan 6Y (1,598 SF/3BR/2BA)	: 7 (4.2%)
Total	: 166

Area Calculations:

Gross Site Area : ± 15.00 Acres	
Gross Density : ± 11.07 Homes per Acre	
Net Site Area	: ± 12.14 Acres
Net Density	: ± 13.67 Homes per Acre

\*Note: Net site area excludes 50' Superstition Blvd. ROW, 40' Royal Palm Road ROW, 25' Colt Road ROW, and 10' landscape buffers on all sides

Parking Required:

1.5 Spaces / 1BR x 69	= 103.5
2.0 Spaces / 2BR x 80	= 160
2.0 Spaces / 3BR x 17	= 34
Total Required	= 297.5

Parking Provided:

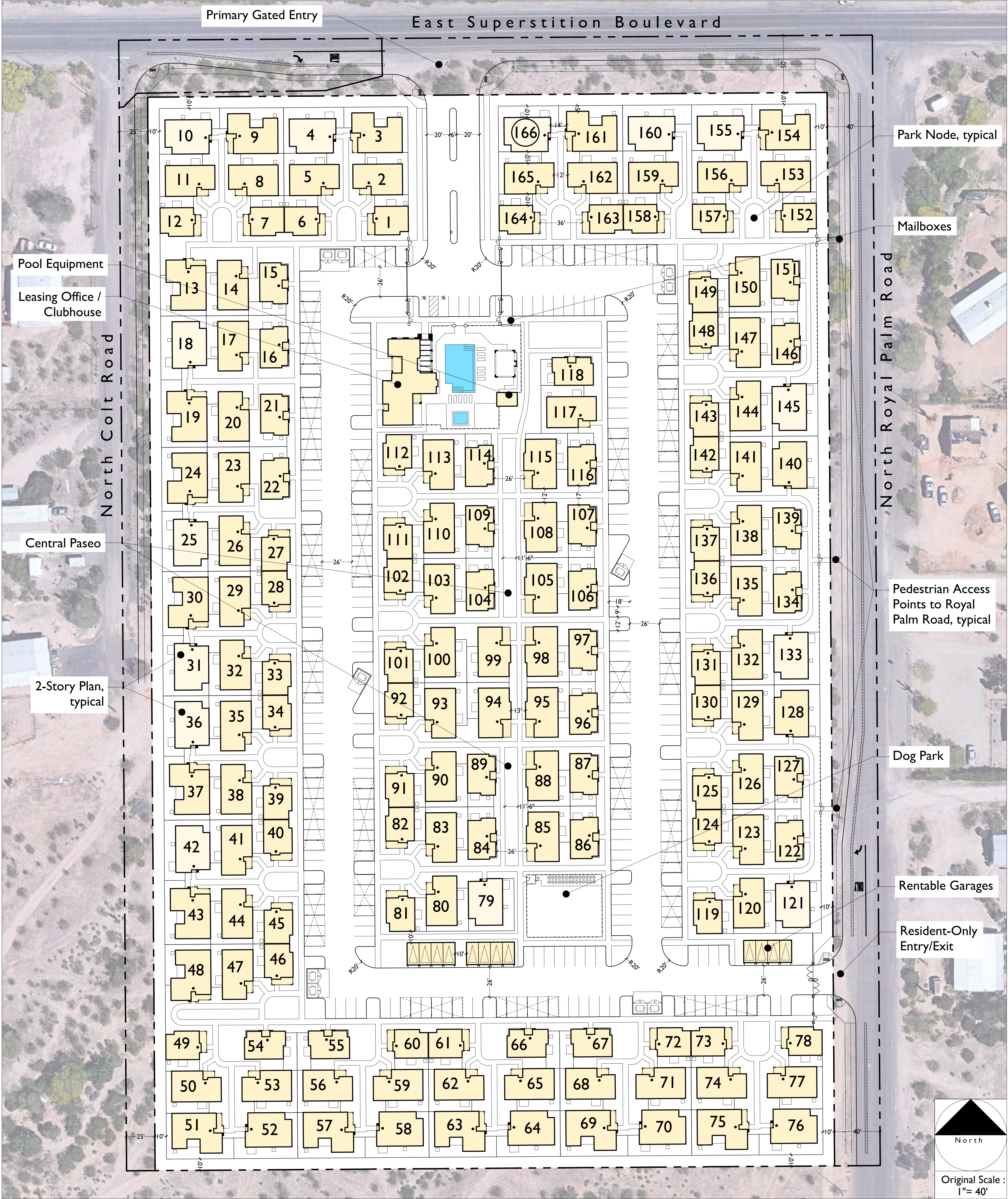
Garage Spaces	= 12
Carport Spaces	= 154
Uncovered Spaces	= 132
Total Provided	= 298

Overall Parking Ratio = 1.8:1

Unit Mix:

1 Bedrooms	: 69 (41.6%)
2 Bedrooms	: 80 (48.2%)
3 Bedrooms	: 17 (10.2%)
Total	: 166

Total Rentable Square Footage : ±165,622 SF









*City of Apache Junction*  
*Development Services Department*



September 2, 2021

Phoenix Newspapers, Inc.  
Mesa Republic Community Classified Section

**ATTENTION:**                      **Legal Advertisements**  
   [legal.advertising@pni.com](mailto:legal.advertising@pni.com)

Enclosed please find a **Notice of Public Hearing and Vicinity Map** for a meeting of the APACHE JUNCTION PLANNING AND ZONING COMMISSION to be held on Tuesday, September 28, 2021; and a regular meeting of the APACHE JUNCTION CITY COUNCIL to be held on Tuesday, October 19, 2021, to be type set and published one (1) time as a legal advertisement in 5.5-point type, and not shot as camera ready in the Mesa Republic Community Classified section on Saturday, September 11, 2021. Please display "text as a liner" and "make map a display and shrink map as much as possible, but make legible".

After publishing, please forward two (2) Affidavits of Publication for my files.

Sincerely,

Jennifer Pena  
City Clerk

KC: RE

XC: P-21-73-PZ Case File  
CITY CLERK

**NOTICE OF PUBLIC HEARING:  
PLANNING & ZONING COMMISSION MEETING  
AND CITY COUNCIL MEETING**

All interested persons are invited to attend and be heard at a **PUBLIC HEARING** to be held by the **PLANNING AND ZONING COMMISSION** of the City of Apache Junction, Arizona, on Tuesday, September 28, 2021; and a **PUBLIC HEARING** to be held by the **CITY COUNCIL** of the City of Apache Junction, Arizona, on Tuesday, October 19, 2021. Both meetings will be held at 7:00 p.m. in the Apache Junction City Council Chambers, 300 E. Superstition Boulevard, Apache Junction, Arizona. Consideration and discussion will be given to the following and other matters related thereto:

**P-21-73-PZ**

This is a proposed rezoning of approximately 14.77 acres near the southwest corner of Superstition Boulevard and Royal Palm Road from General Rural Low Density Single-Family Detached Residential ("RS-GR") to High Density Multiple-Family Residential by Planned Development ("RM-2/PD") to allow approximately 166 single-family style and duplex rental homes.

**The rezoning subject area is legally described as:**

**APN 101-19-002B**

The West half of the Northeast quarter of the Northeast quarter of the Northwest quarter of Section 21, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

Except the portion conveyed in certain warranty deed recorded as 2017-004234, of official records;

**APN 101-19-0080**

The North half of the Southeast quarter of the Northeast quarter of the Northwest quarter of Section 21, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

**APN 101-19-0010**

The East half of the Northeast quarter of the Northeast quarter of the Northwest quarter of Section 21, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

Case file P-21-73-PZ which has been advertised for public hearings, may be reviewed from 7:00 a.m. to 6:00 p.m., Monday through Thursday, except holidays, at the Planning Division Office, City Hall Complex, 300 E. Superstition Boulevard, Apache Junction, Arizona, 85119. For more information, please contact Nicholas Leftwich, Associate Planner, at (480)474-8575.



Dated at Apache Junction, Arizona, this 2nd day of September, 2021.  
Publish the 11th day of September, 2021.

  
Jennifer Pena  
City Clerk



CITY OF APACHE JUNCT  
300 E SUPERSTITION BLVD  
APACHE JUNCTION AZ 85119--282

<u>Account</u>	<u>AD#</u>	<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Method</u>	<u>Payment Amount</u>	<u>Amount Due</u>
292756	0004897927	\$48.91	\$0.00	\$48.91	Invoice	\$0.00	\$48.91

Sales Rep: bgrady

Order Taker: bgrady

Order Created 09/02/2021

<u>Product</u>	<u># Ins</u>	<u>Column</u>	<u>Lines</u>	<u>Start Date</u>	<u>End Date</u>
PNI-AZCentral.com	1	1.00	73	09/11/2021	09/11/2021
PNI-Mesa Z11	1	1.00	73	09/11/2021	09/11/2021

\* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

**NOTICE OF PUBLIC HEARING:  
PLANNING & ZONING  
COMMISSION MEETING  
AND CITY COUNCIL MEETING**

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Dated at Apache Junction, Arizona, this 2nd day of September, 2021.

Publish the 11th day of September, 2021.

Jennifer Pena

City Clerk

Pub: Sept 11, 2021

# **EXHIBIT F**



## 09/07/21 NEIGHBORHOOD MEETING SUMMARY

### KEYSTONE HOMES | HAVENLY SUPERSTITION

#### **Neighborhood Meeting Attendees**

Rich Eneim, Jr., Keystone Homes

Chris Hundelt, Keystone Homes

Jeff King, Keystone Homes

Tom Bilsten, Bilsten Consulting

Krista Bilsten, Bilsten Consulting

Brennan Ray, Burch & Cracchiolo, P.A.

Leslie Chatburn, Burch & Cracchiolo, P.A.

Madison Leake, Burch & Cracchiolo, P.A.

6 neighbors appearing in person with 1 attending via Zoom (See Sign-In Sheet)

#### **Overview by Brennan Ray**

- Keystone Homes (“Keystone”) is a Phoenix based, family-owned builder known for creating high-quality developments.
- Keystone is proposing to rezone approximately 15± gross acres (12± net acres) on property located at the southwest corner of Superstition Boulevard and Royal Palm Road for the development of a high-quality single-family style, rental residential community known as “Havenly Superstition” (the “Site”).
- The Site is located within the Downtown Mixed Use Planning Area of the City’s General Plan which provides for high density residential.
- Keystone is requesting a zoning change from RS-GR to RM-2 PD.
- Approximately 166 single-family style rental residences are proposed in 150 buildings with a density of 11.07 du/ac.
- Combination of 1-story and 2-story residences with 6 floor plans ranging from 772 sf. to 1600± sf.
- Each stand-alone residence will have a private rear yard.
- Approximately 38% of the Site will have open space areas.
- Gated community.
- Marketed to young professionals, boomers, pre-seniors, seniors and single woman.
- This lifestyle combines the best of single-family living with multi-family lease rates. Monthly rental rates for this type of development in today’s dollars are typically between \$1,300-\$1,900.
- There will be a property maintenance company that will be responsible for maintaining the perimeters and private rear yards.
- Design is very sensitive to the neighbors to the south. A 10’ landscape setback is planned on the southern perimeter of the Site that will serve as a buffer to those neighbors to the south. Additionally, only 1-story residences will be built along the southern portion of the Site.
- Primary entrance will be off of Superstition Boulevard with a second entrance off of Royal Palm.
- Through landscaping design, Keystone has created a sense of arrival that will lead to the leasing office and pool area.
- The proposed development is consistent with the General Plan and its requirements.

- A website has been created at [www.thehavenlysuperstition.com](http://www.thehavenlysuperstition.com) that provides general information on the proposed development, frequently asked questions and answers, the proposed Site Plan and elevations, as well as contact information for the outreach team who are happy to answer any questions about the project.
- Filed a Rezoning application requesting to rezone from RS-GR to RM-2 PD.
- Community Outreach has been underway.
- Neighborhood Meeting on September 7, 2021.
- Scheduled for Planning Commission on September 28, 2021 and for City Council on October 19, 2021.

### **Questions, Answers and Comments**

1. When will the project begin?  
**A. Anticipate breaking ground around the 1<sup>st</sup> quarter of 2022. Approximately 16-18 months of construction. Anticipate leasing will begin the 3<sup>rd</sup> quarter of 2023.**
2. Will there be any age restrictions?  
**A. No.**
3. Will there be perimeter walls around the development?  
**A. Yes, because this is a gated community, there will be a 6' perimeter wall around the entire development.**
4. How many 2-story homes are you building?  
**A. There will be 14, 2-story homes out of 150 buildings.**
5. Where will the 2-story homes be built?  
**A. There will not be any 2-story homes built along the southern perimeter. They are still working on the plans as to the location of the 2-story homes.**
6. Given Keystone is proposing to build 166 residences, will there be 2 vehicles per household? Are we looking at 300+ cars and, if so, how is that going to affect traffic?  
**A. No, we cannot presume there are going to be 300 vehicles because this type of product draws a high number of single individuals, as well as older married couples who only have one car. Our primary entrance for both residents and guests will be off of Superstition Boulevard. The secondary entrance off of Royal Palm Road will be used by residents only.**
7. Will a traffic signal be put in?  
**A. We don't have an answer for you on that right now, but we will follow-up with the City.**
8. With our current water shortage, will there be enough water to service all 166 units?  
**A. Yes, we have to provide a Secured Water Supply Certificate to the City ensuring there is enough water to service this development.**
9. Are our property taxes going to go sky high with this new development?  
**A. Taxing values are determined by County, City, school districts and other variables.**
10. Where is the water run-off from the washes going to go? A neighbor commented the water run-off currently runs off into her horse arena located south of the Site.  
**A. We are required to retain our water on-site. We will be required to pass through and historic drainage that has come through the Site to a point at the southwest corner of the Site.**

END OF MEETING

[illegible]

**Case No. P-21-73-PZ - (Keystone Homes – Heavenly Superstition)**

# SIGN-IN SHEET (PLEASE PRINT)

[illegible]

Attendees' List - 09.07.21 Virtual NH Mtg		Keystone Homes - The Havenly Superstition	
First Name		Last Name	Email
Harold		Heisler	Hheisler@me.com



# **EXHIBIT G**

