

1. Citizen Participation Report

The Residences at Apache Trail

Southwest Corner of Broadway Road and Tomahawk Road

Prepared by:

Withey Morris, PLC
2525 East Arizona Biltmore Circle
Suite A-212
Phoenix, Arizona 85016

Submitted to:

City of Apache Junction

Submittal Date: September 2021

2. Project Description

The subject property is located at the southwest corner of Broadway Road and Tomahawk Road, as shown on the enclosed site aerial map (the “Property”) (**TAB 1**). The Property is approximately 22.77 acres in size and is currently vacant.

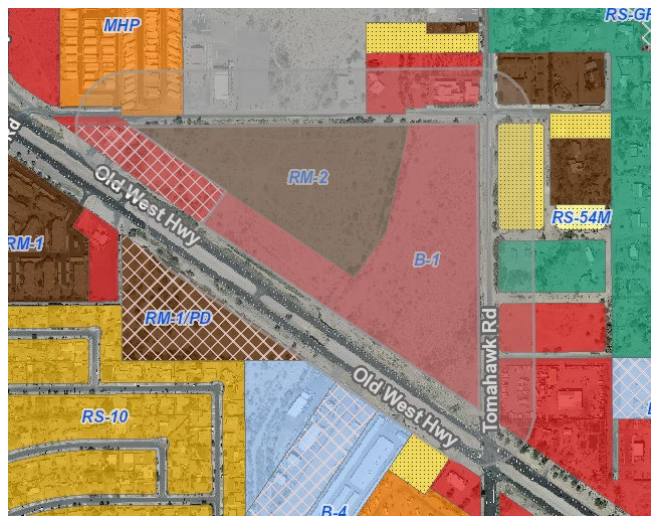
This application requests to rezone the Property from RM-2 and B-1 to Planned Development (“PD”) with underlying Multi-Family Residential (RM-2) zoning; and, to amend the AJ General Plan land use map for a portion of the Property along the Broadway Road frontage to High Density Residential, to allow for development of a new residential community with 201 homes on the Property.

3. Date, Time and Location of the Neighborhood Meeting

The required neighborhood meeting for the project was held on September 14, 2021 at 6:00 PM. Due to the COVID-19 pandemic, the meeting was a virtual meeting that was hosted via the Zoom platform.

4. Notification Details

The neighborhood meeting was noticed in accordance with the City’s code requirements including a mailed notification which was completed on August 30, 2021 (see **TAB 2**, Notification Letter). The applicant mailed the notification to applicable parties within 300 feet (see **TAB 3**, Mailing List). Below is the 300-foot buffer map.



The Apache Junction Unified School District was also notified of this request, as required.

5. Summary of Neighborhood Meeting

One (1) commercial business owner/neighbor attended the meeting. The meeting commenced with introductions of the development team, then the applicant provided an overview of the

application request and shared a presentation with exhibits to illustrate the proposal. After an informal dialogue with the commercial neighbor who attended the virtual meeting, the Zoom meeting ended at approximately 6:35 PM.

The applicant received positive feedback regarding the proposed development. The one (1) neighborhood meeting attendee, which owns the gas station to the west of the subject site, had general questions regarding: (1) hearing dates; (2) perimeter wall types; (3) unit types; and (4) general views. The applicant shared additional exhibits with the commercial neighbor to illustrate wall types and elevation types and heights. The applicant also advised of the public hearing schedule and procedures.

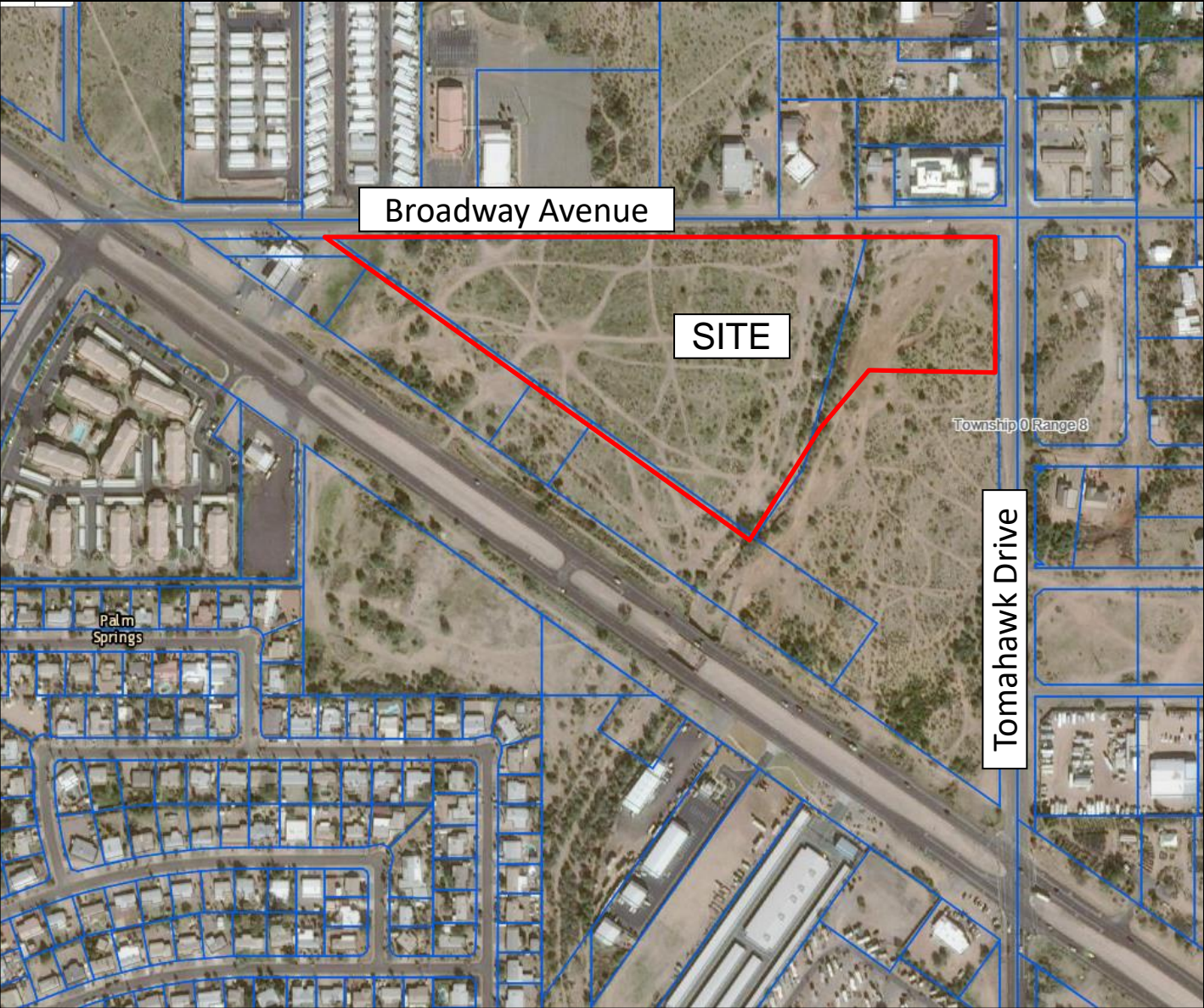
To summarize, we are not aware of any community opposition or concerns at this time. The Applicant will continue to be available to discuss the proposal with interested parties throughout the application process.

5. Public Hearing Notification

In accordance with the City's code requirements, the applicant posted a public hearing sign to the site on September 13, 2021. See **TAB 4, Sign Posting Affidavit.**

TAB 1

Site Aerial Map



TAB 2



August 30, 2021

Re: Neighborhood Meeting Notification for the Property Generally Located at the Southwest Corner of Broadway Avenue and Tomahawk Road in Apache Junction, AZ

Dear Property Owner, Neighborhood Association Representative or Interested Party:

Our office represents Sonoma Communities with respect to the approximately 20-acre property generally located at the southwest corner of Broadway Avenue and Tomahawk Road in Apache Junction, Arizona (the "Property"). Please see the enclosed site aerial map. The purpose of this letter is to simply introduce ourselves and to inform you that we have filed an application with the City of Apache Junction to rezone the Property *from* High Density Multiple-Family Residential (RM-2) and General Commercial (B-1) *to* RM-2 with a Planned Development (PD) Overlay (Case No. P-2-68-PZ), which will create consistency for the overall property and allow for development of a new single-family rental home community ("The Residences at Apache Trail").

The Residences at Apache Trail is proposed to be developed as a 201 unit (10.1 du/ac) high-end, gated and professionally managed single-family rental home community which will include 1-bedroom small, 1-bedroom large, 2-bedroom, 3-bedroom and 2-bedroom carriage configurations. Each home will include high-end finishes and private outdoor yards and patios. Additionally, homes will be highly stylized with enhanced architectural elements and attractive elevations including cottage, farmhouse, and desert modern styles. While the vast majority of the homes are single story, eight (8) will be two-story carriage units located above a garage, which will diversify the community's housing options.

The Property is encumbered by a wash and is therefore naturally divided into two developable areas. The community has been strategically planned to accommodate the wash and several retention areas. Homes have been arranged around several active and inactive open space areas, which will include multiple barbecue stations, fire pits, a swimming pool amenity area, and indoor amenity areas, creating a gathering place for residents and cultivating a sense of community. While no vehicular access is proposed across the wash, a pedestrian connection is planned to ensure resident connectivity between the two developable areas. 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 community will also feature a lush, drought-tolerant landscape palette, consistent with the area.

We will be hosting a virtual neighborhood meeting to provide an opportunity to learn about this proposal. We will make a live presentation via web conference to share our proposal,

community plan and building designs for the proposed homes. After the presentation, anyone who is interested will be able to submit questions and the development team will answer via live webcam. The virtual meeting will be held as follows:

Virtual Neighborhood Meeting

Date: Tuesday, September 14, 2021
Time: 6:00 PM

To participate in the meeting, please contact Stephanie Watney to request a meeting link via telephone at 602-230-0600 or by e-mail at stephanie@witheymorris.com. The only way to access the meeting will be via the link from Ms. Watney.

Please feel free to contact me via e-mail at adam@witheymorris.com or by telephone at (602) 230-0600 should you have any questions or concerns regarding this proposal. You may also contact Kelsey Schattnik, Planner, with the City of Apache Junction via e-mail at kschattnik@apachejunctionaz.gov or by telephone at (480) 474-5085.

Thank you for your courtesy and consideration.

Sincerely,

WITHEY MORRIS P.L.C.

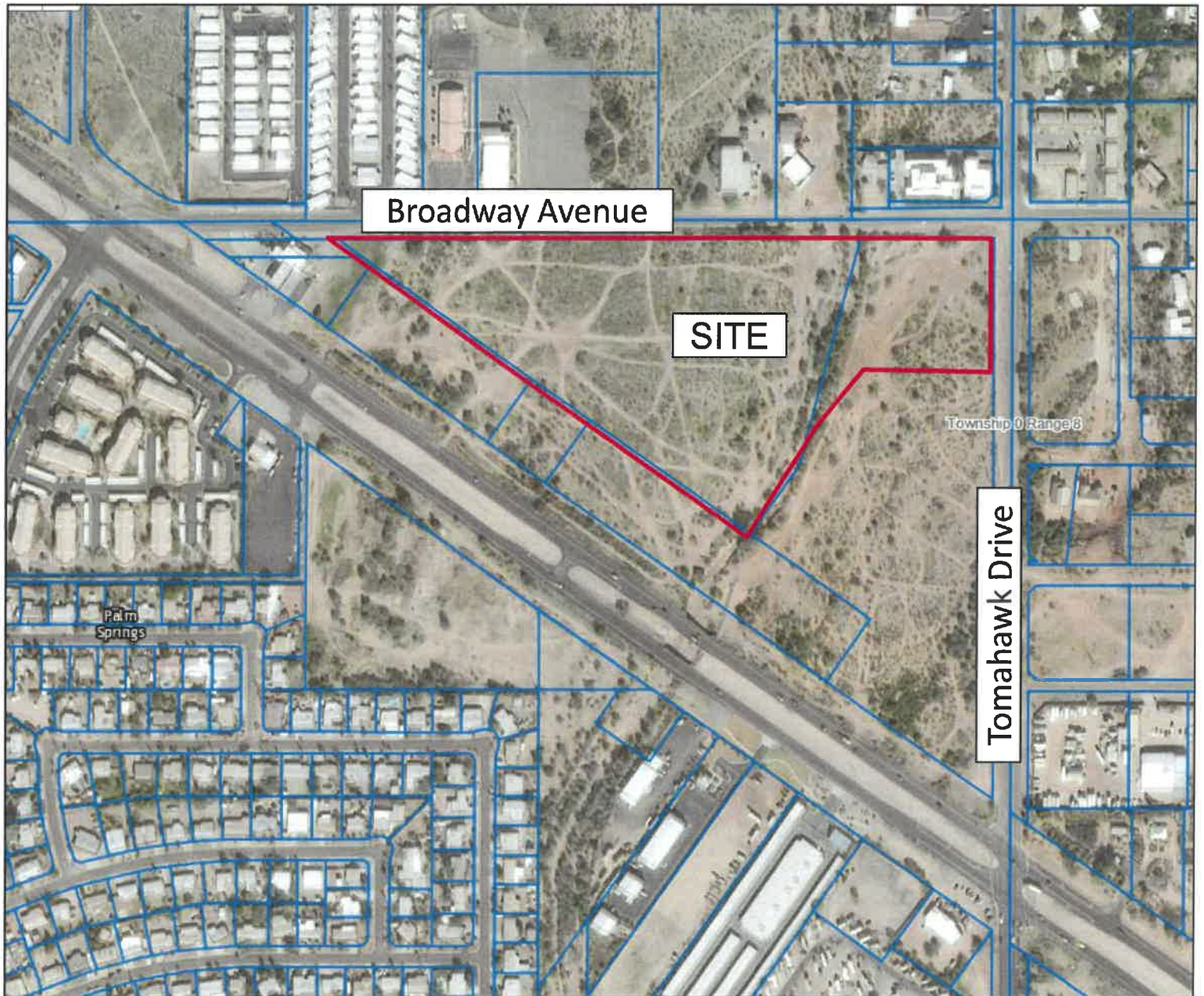
By



G. Adam Baugh

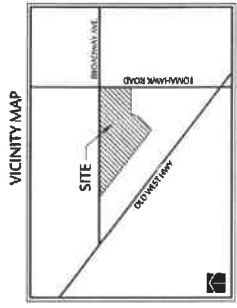
Enclosures: Site Aerial, Overall Conceptual Site Plan and Elevations

Site Aerial Map



SWC Broadway and Tomahawk





PLANT LEGEND	
SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	Pinus velutina - ARIZONA SH
	Pistacia chinensis - RED PISTACHIO TREE
	Pistacia lentiscus - MASTIC TREE
	Ulmus parvifolia - EVERGREEN ELM
SHRUBS	
	Bougainvillea hybrid - FLAME BUSH BOUGAINVILLEA
	Calliandra californica - RED FANNY DUSTER
	Freziera californica - WINTER BLAZE
	Lantana tridentata - CREOSOTE
	Leucophyllum speciosum - HEAVENLY CLOUD SAGE
	Olea europaea hybrid - LITTLE OLIVE
	Ruellia pennsylvanica - BIA RUELLEA
	Russelia equisetiformis - CORAL FOUNTAIN
	Senecio artemisioides - SILVER - FEATHERY SENNA
	Tecoma stans hybrid - SPARKLETT
ACCENTS	
	Agave desertiana - SMOOTH AGAVE
	Bouteloua gracilis - BLONDE AMBITON GRASS
	Nolina microcarpa - BEAR GRASS
	Muhlenbergia hybrid - NASHVILLE GRASS
	Muhlenbergia capillaris - PINK MUHLY GRASS
GROUND COVERS	
	Fremontia glabra - OUTBACK SUNBLIST
	Ruellia brittoniana hybrid - KATIE RUELLEA
	Wedelia trilobata - YELLOW DOT
	DECOMPOSED GRANITE - 3/4" SCREENED "APACHE BROWN" (2" DEPTH MINIMUM IN ALL LANDSCAPE AREAS)
	MID-IRON BERMUDA TURF

THE RESIDENCES AT APACHE TRAIL PRELIMINARY - LANDSCAPE PLAN SWC OF BROADWAY AVE. & TOMAHAWK RD. - APACHE JUNCTION, AZ JULY 14, 2021

PLAN 2 CONCEPTUAL ELEVATIONS



FRONT ELEVATION



FRONT ELEVATION
ELEVATION WORKSHEET
(A" = 1'-0")





LEFT ELEVATION
COTTAGE
1/4" = 1'-0"



FRONT ELEVATION
COTTAGE
1/4" = 1'-0"

LEASING / CLUBHOUSE | THE RESIDENCES AT APACHE TRAIL | APACHE JUNCTION, AZ

TAB 3

102-02-0030
PRICE WILLIAM TR
3104 E CAMELBACK RD STE 1004
PHOENIX, AZ 85016

102-02-002B
KALEVALA INVESTMENT LTD
901 CORPORATE CENTER DR STE 400
MONTEREY PARK, CA 91754

102020110
KALEVALA INVESTMENT LTD
901 CORPORATE CENTER DR STE 400
MONTEREY PARK, CA 91754

102-02-001B
KALEVALA INVESTMENT LTD
901 CORPORATE CENTER DR STE 400
MONTEREY PARK, CA 91754

102-03-300A
CHAO HENG
6840 E IVYGLEN ST
MESA, AZ 85207

101-22-029B
PENTECOST INTERNATIONAL WORSHIP
CENTER-TEMPE
1180 E BROADWAY AVE
APACHE JUNCTION, AZ 85119

101-22-034C
FLORES SYLVIA
1422 E BROADWAY AVE
APACHE JUNCTION, AZ 85119

101-22-034E
BENTON GENEVIEVE TR
1710 S AARON
MESA, AZ 85209

103-19-008D
THOMPSON JOSHUA
PO BOX 5157
APACHE JUNCTION, AZ 85178

101-22-0310
QWEST CORPORATION
P O BOX 2599
OLATHE, KS 66063

103-19-009D
CANYON LAKE LLC
PO BOX 1051
APACHE JUNCTION, AZ 85117

103-19-008E
SCHUELKE REBECCA
1655 E 10TH AVE
APACHE JUNCTION, AZ 85119

103-19-053A
STEVENS SYLVIA A & NEHLS DAWN ASTRID CO-TRS
THE NEST TRUST
11644 N 41ST PL
PHOENIX, AZ 85028

102-03-300C
MCC PROPERTY HOLDINGS LLC
4524 W INA RD
TUCSON, AZ 85741

101-22-034D
GRANT JAMES KEVIN
GRANT BECKY SUSAN
4588 SUNDANCE DR
PLANO, TX 75024

103-19-026A
BROKEN WHEEL ENTERPRISES LLC
PO BOX 2581
APACHE JUNCTION, AZ 85117

102-03-300B
CITY OF APACHE JUNCTION
300 E SUPERSTITION BLVD
APACHE JUNCTION, AZ 85119

103-19-024C
EMBACH KRISTINE
3190 E 7TH AVE
APACHE JUNCTION, AZ 85119

103-04-062A
PINAL COUNTY HOUSING AUTHORITY
970 N ELEVEN MILE CORNER RD
CASA GRANDE, AZ 85194

101-22-0230
WHITE SANDS MHC LLC
302 KNIGHTS RUN AVE STE 1108
TAMPA, FL 33602

101-22-024A
WHITE SANDS MHC LLC
302 KNIGHTS RUN AVE STE 1108
TAMPA, FL 33602

TAB 4

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-21-68-PZ

APPLICANT: Adam Baugh, Withey Morris PLC

PHONE#: 602-230-0600

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

**REQUEST: Request to rezone from RM-2 and B-1 to RM-2/PD to allow
approximately 201 single-story with some two-story rental homes**

CITY CLERK: Kelsey Schattnik

.FOR INFORMATION CALL

PLANNING OFFICE

9/13/21 12:43:43

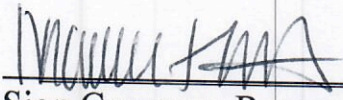
AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with Apache Junction's posting requirements for Case # P-21-68-PZ, located Southwest corner of Broadway Ave and Tomahawk Drive, on September 13th, 2021.

See attached photo exhibit.

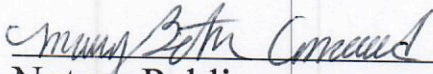
For applicant:

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

