



City of Apache Junction

Development Services Department



DATE: October 19, 2021

MEMO TO: Mayor and Apache Junction City Council Members

THROUGH: Bryant Powell, City Manager
Larry Kirch, Development Services Director
Rudy Esquivias, Planning Manager

FROM: Nicholas Leftwich, Associate Planner

SUBJECT: Continuance of P-21-73-PZ to a later date.

On Tuesday, September 28th, Case P-21-73-PZ, a proposed rezoning of approximately 14.77 acres from RS-GR to RM-2/PD, was presented to the Planning and Zoning Commission for discussion, public hearing and consideration. Pursuant to concerns raised over the traffic impacts of the proposed development, the Planning and Zoning Commission motioned to continue the public hearing for an additional 60 days so that the applicant, Keystone Homes, may commission a traffic impact analysis/study in order to assess the transportation needs and constraints of the impacted development area. This motion was passed 7 - 0 and no recommendation regarding approval or denial was determined.

Because of this, planning staff respectfully requests to the council that the public hearings for P-21-73-PZ be continued to:

The Planning and Zoning Commission meeting of
November 23, 2021;

The City Council Meeting of December 7, 2021.

The Planning and Zoning Commission discussion and public hearing may be viewed at:

http://apachejunction.granicus.com/player/clip/2001?view_id=2&direct=true

The Staff Report presented to the Planning and Zoning Commission including application submittal materials has been attached for further case information and case context.

Nick Leftwich

Prepared by Nicholas Leftwich
Associate Planner

Attachments:

-P-21-73-PZ Planning and Zoning Commission Staff Report



City of Apache Junction

Development Services Department



PLANNING AND ZONING COMMISSION PUBLIC HEARING STAFF REPORT

DATE: September 28, 2021

CASE NUMBERS: P-21-73-PZ "The Havenly Superstition"

OWNERS: Keystone Homes

APPLICANT: Chris Hundelt of Keystone Homes
represented by Brennan Ray of Burch & Cracchiolo, P.A.

REQUEST: Proposed rezoning of approximately 14.77 acres from RS-GR ("General Rural Low Density Single-Family Detached Residential") to RM-2/PD ("High Density Multiple-Family Residential by Planned Development").

LOCATION: The properties are generally located near the Southwest corner of Superstition Boulevard and Royal Palm Road.

**GENERAL PLAN/
ZONING DESIGNATION:** Downtown Mixed Use; currently zoned RS-GR.

SURROUNDING USES: North: RS-GR (General Rural Low Density Single-Family Detached Residential) & vacant state land;
South: RS-GR Single-Family Residences;
East: RS-GR Single-Family Residences, RM-2/PD ("High Density Multiple-Family Residential by Planned Development") vacant property;
West: RS-GR Single-Family Residences, B-1 (General Commercial), RM-2 (High Density Multiple-Family Residential) vacant property.

BACKGROUND

The three properties identified in this rezoning have all historically been vacant with no development history. The applicant, Keystone Homes, has formally expressed interest in the parcels totaling 14.77 acre for the purpose of developing a 166-unit rental residential community to be primarily composed of single-family type homes, with some duplexes.

PROPOSALS

P-21-73-PZ is a proposed rezoning of three parcels, APN 101-19-002B, 101-19-0010, and 101-19-0080, currently zoned RS-GR ("General Rural Low Density Single-Family Detached Residential") to RM-2/PD ("High Density Multiple-Family Residential by Planned Development"). The properties total approximately 14.77 net acres and are generally located near the Southwest corner of Superstition Boulevard and Royal Palm Road.

The use of a Planned Development overlay is to modify the base RM-2 development standards to allow for site and design flexibility in accommodating the conceptual plan proposed for a 166-unit rental residential community. The modifications are depicted below:

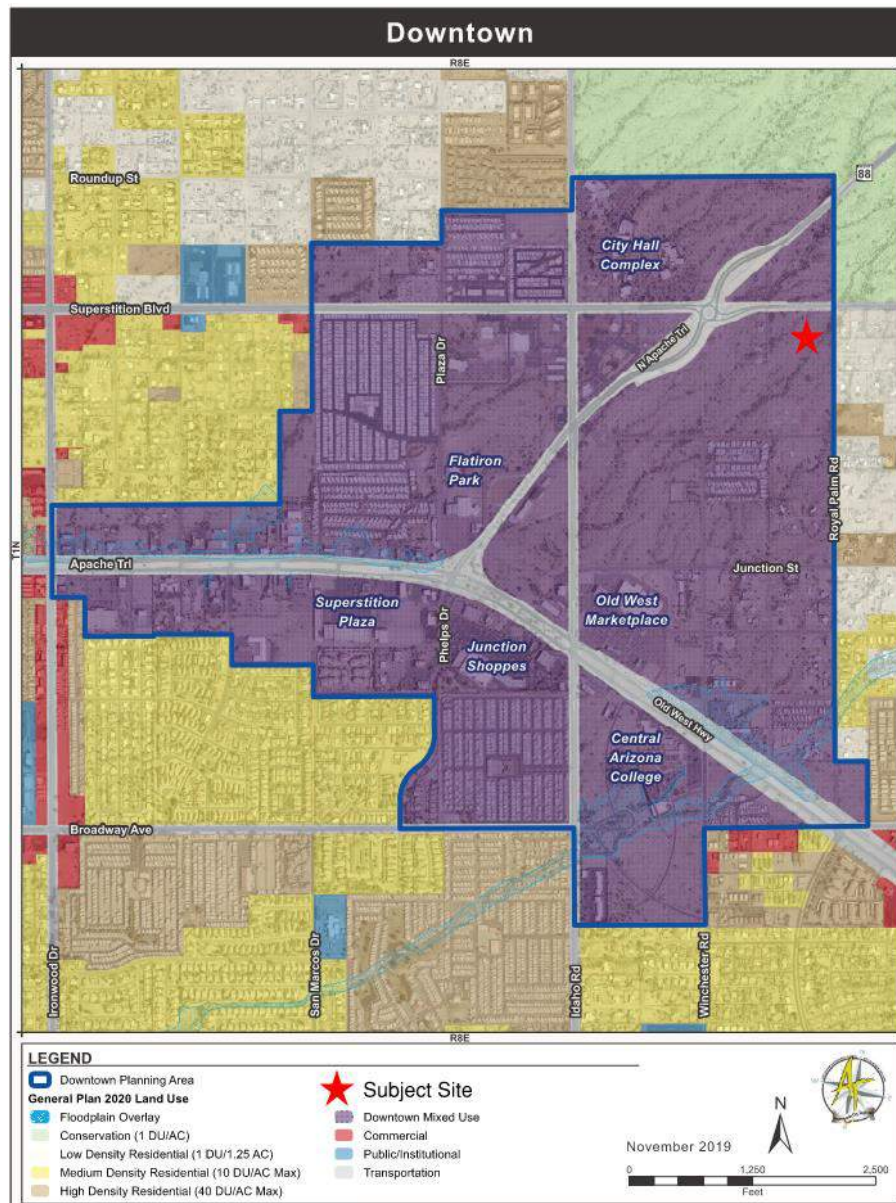
<u>Regulation</u>	<u>Base RM-2 Development Standards</u>	<u>Proposed Development Dimensions</u>
Min. Lot Area Per Dwelling Unit	1,980 sf.	3875 sf.
Maximum Density	22 units/acre	11.07 units/gross acre (±13.67 units/net acre)
Min. Lot Width	60 ft.	N/A (One large lot)
Min. Front Setback (main structure)	20 ft.	10 ft.
Min. Interior Side Setback (main structure)	10 ft.	10 ft.
Min. Street Side Setback (all structures)	10 ft.	10 ft.
Min. Rear Setback (main structure)	20 ft.	10 ft.
Max. Lot Coverage	50%	±31%
Max. Height for main structure	40 ft.	26 ft.

PLANNING STAFF ANALYSIS

Relationship to General Plan:

The subject site is designated by the city's General Plan as part of the "Downtown Redevelopment Area", and is categorized for "Downtown Mixed Use," which supports residential densities between 10 dwelling units per acre to 40 dwelling units per acre.

The proposed density of 11.07 units per gross acre (13.67± du/net ac.) complies with this General Plan designation and does not require a General Plan Amendment.



Zoning/Site Context:

The subject 14.77 acres are currently surrounded by both low density, single family residential properties and undeveloped multi-family residential properties of the same base zone proposed (RM-2). Across the street, to the north of the subject properties are currently vacant state lands which could be made available for development in the future.

Planned Development Zoning:

There are two (2) Zoning Ordinance deviations being requested as a part of the proposed planned development rezoning. The development standard deviations requested are alterations to the both the Front and Rear Main Structure setbacks from 20 feet to 10 feet.

Infrastructure Improvements:

One (1) full access driveway entrance is proposed to access E. Superstition Boulevard, with an additional resident only ingress/egress driveway to access N. Royal Palm Road. Both driveways will be served by a deceleration lane and both will allow movements in two directions. No access is proposed to N. Colt Road.

All other necessary on-site and off-site improvements, such as community amenities, water retention, accessible routes, and landscape buffers, will be built at the time of development.

Public Input:

Neighborhood meeting notification letters were sent from the applicant to all property owners within a 300-foot radius On Friday, August 27, 2021. On September 7, 2021 a neighborhood meeting took place in the Apache Junction Multi-Generational Center that was also hosted online through Zoom. Seven (7) residents attended the meeting, with one attending through a phone call. Questions related to when the construction would begin, where the 2-story homes would be located, traffic impacts, water supply, water retention, and property taxes. Further details and minutes of the questions and answers are provided in the final participation report (attached) (p.39-40).

Staff received one call regarding the rezoning and met with that resident and one other property owner at the Development Services office counter. The resident who called expressed opposition to the project because of concerns regarding density. The other property owner had questions regarding the extension

of utilities because they would like to develop their adjacent parcel.

FINDINGS OF FACT

As required by the Apache Junction Zoning Ordinance, a Planned Development request may be approved by the City Council after consideration has been given to three different criteria. The criteria is outlined in the text below:

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

Applicant Response: The proposed Planned Development Overlay will allow for a high-quality community at a density that will support existing and future commercial/employment developments to the area and will allow for a great balance between livable square footage, open space, circulation and site amenities for the residents.

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.

Applicant Response: The proposed Planned Development Overlay will not jeopardize the health, safety or welfare of the residents of our proposed development.

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

Applicant Response: The deviations to the development standards are anticipated to have no effect on the property values.

PLANNING DIVISION RECOMMENDATION

Staff acknowledges the proposed planned development deviations requested for this subdivision. As such, and within the context of trade-offs for the requested zoning deviations, staff is supportive of the proposed project due to the high-quality of the building elevations, community amenities and overall site design, and respectfully recommends to the Commission that they include the following conditions of approval as part of a favorable recommendation to the City Council. As always,

Commissioners may recommend changes or additional conditions which they feel will improve the development plan.

RECOMMENDED MOTION FOR PLANNED DEVELOPMENT REZONING

I move that the Planning and Zoning Commission recommend to the Apache Junction City Council the (APPROVAL/DENIAL) of planned development rezoning case P-21-73-PZ, a request by Chris Hundelt of Keystone Homes for an approximate 166-unit rental residential community to be primarily composed of single-family type homes, with some duplexes, to be named The Havenly Superstition, generally located near the Southwest corner of Superstition Boulevard and Royal Palm Road, from RS-GR ("General Rural Low Density Single-Family Detached Residential") to RM-2/PD ("High Density Multiple-Family Residential by Planned Development") subject to the following conditions of approval:

- 1) The development shall reflect substantial compliance and consistency with the city's Zoning Ordinance and the Planned Development presented with case P-21-73-PZ, incorporated by reference herein, and as otherwise specified through these conditions of approval, to include general layout, elevations, lot sizes, setbacks deviations, public and private rights-of-ways, pedestrian trails, amenities, perimeter and interior lot separation walls, model types, landscaping and other improvements.
- 2) Landscape, screening and irrigation improvements, planted within a minimum 10-foot deep strip inside the net property line (but outside of required walls) along the west, north, and east perimeters of the property, shall be provided in compliance with the city's landscape and screening requirements contained in Apache Junction City Code, Volume II, Land Development Code, Chapter 1, Zoning Ordinance, Article 1-8, Landscape Regulations. All required trees shall be 24" box and all required shrubs shall be 5-gallon in size and a decorative 6-foot-tall fence shall be constructed.
- 3) A paseo or trail path connecting this residents and neighbors to the downtown/park developments planned just west of this property shall be provided within the open space located along the south 10 feet of the property.
- 4) The minimum front setback and the minimum rear setback for main structures be reduced from 20 feet to 10 feet.

- 5) Street improvements include but not necessarily limited to, extension of pavement and the provision of sidewalk, curb, gutter, streetlights, underground utilities, fire hydrants, landscaping shall be required as part of this planned development project, and subject to review and approval by the City Engineer.
- 6) Per the City Engineer's comments issued in the pre-application review, dated 5/13/2021, the following right of way dedications shall be made:
 1. Along the north side of the property, the south 50 feet of Superstition Boulevard shall be dedicated as public right-of-way.
 2. 20 foot by 20 foot triangular corner cut-off visibility triangles shall be dedicated as public right-of-way at the intersections of Superstition/Colt and Superstition/Royal Palm.
 3. The east 25 feet of the property shall be dedicated as public right-of-way for N. Colt Road.
 4. The west 40 feet of the property shall be dedicated as public right-of-way for N. Royal Palm Road.
- 7) The proposed development will not be age-restricted.
- 8) All common areas and amenity areas within and immediately adjacent to the proposed development, including perimeter walls and fences, and interior and exterior common area landscaping, shall be owned and maintained in good condition at all times by the property owner.
- 9) The developer's engineer shall meet the civil engineering improvement plans and document requirements, as outlined in the previously provided pre-application and review comments and in accordance of the city's approved engineering standards that are in effect at the time of plan submittal.
- 10) Upon approval of the rezoning, the three parcels, 101-19-002B, 101-19-0010, and 101-19-0080, shall be combined through the city's lot combination process
- 11) Any major deviation or proposed changes from the original plans associated with this case will require a major PD amendment.

Nick Leftwich

Prepared by Nicholas Leftwich
Associate Planner

Attachments:

- Exhibit #1 - Project Narrative
- Exhibit #2 - Preliminary Site Plan
- Exhibit #3 - Neighborhood Zoning Aerial
- Exhibit #4 - Preliminary Landscape Plan
- Exhibit #5 - Elevations and Floor Plans
- Exhibit #6 - Final Participation Report
- Exhibit #7 - Pre-Application Review Comments (P-21-38-PDR)

Rezoning Application

for

The Havenly Superstition

Southwest corner of Superstition Boulevard and Royal Palm Road

by:



Case Nos.: P-21-39-PDR

Submitted: July 26, 2021

TABLE OF CONTENTS

I.	Introduction.....	1
II.	Site and Surrounding Area	1
III.	Proposed Rezoning.....	1
IV.	Development Plans.....	2
A.	<i>Landscaping and Amenities.....</i>	2
B.	<i>Architecture</i>	3
C.	<i>Theme Walls, Entry Gates, and Entry Monument.....</i>	4
V.	Miscellaneous.....	4
A.	<i>Parking</i>	4
B.	<i>Phasing</i>	5
VI.	Project Team	5
VII.	Conclusion	5

TABLE OF EXHIBITS

Exhibit No.	Description
1	Aerial Map
2	Preliminary Site Plan
3	Landscape Plan
4	Amenities Plan
5	House Architecture
6	House Color Boards
7	Lighting and Photometric Plan
8	Legal Description/ALTA
9	Assessor Tax Parcel Map
10	Mailing Label Certification (signed)
11	300' Ownership Labels
12	Public Participation Plan
13	Signed Prop 207 Waivers

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**):

Regulation	City of Apache Junction RM-2 Development Regulations	Proposed Development Regulations
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.
Min. Front Setback (main structure)	20 ft.	10 ft.
Min. Interior Side Setback (main structure)	10 ft.	10 ft.
Min. Street Side Setback (all structures)	10 ft.	10 ft.
Min. Rear Setback (main structure)	20 ft.	10 ft.
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.

VI. PROJECT TEAM

Developer:

Keystone Homes
Attn: Rich Eneim, Jr.
Chris Hundelt
7550 E. McDonald Drive, Suite G
Scottsdale, AZ 85250
Phone: (480) 428-1001

Engineer:

Bowman Consulting
Attn: Nathan Larson
1295 W Washington Street, Suite 108
Tempe, AZ 85281
Phone: (480) 629-8830

Landscape:

McGough Adamson
Attn: Nick Adamson
535 E. McKellips Road, Suite 131
Mesa, AZ 85203
Phone: (602) 997-9093

Zoning & Entitlements:

Burch & Cracchiolo, P.A.
Attn: Brennan Ray
1850 N. Central Avenue, Suite 1700
Phoenix, Arizona 85004
Phone: (602) 234-8794

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/2BR/2BA)	: 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:

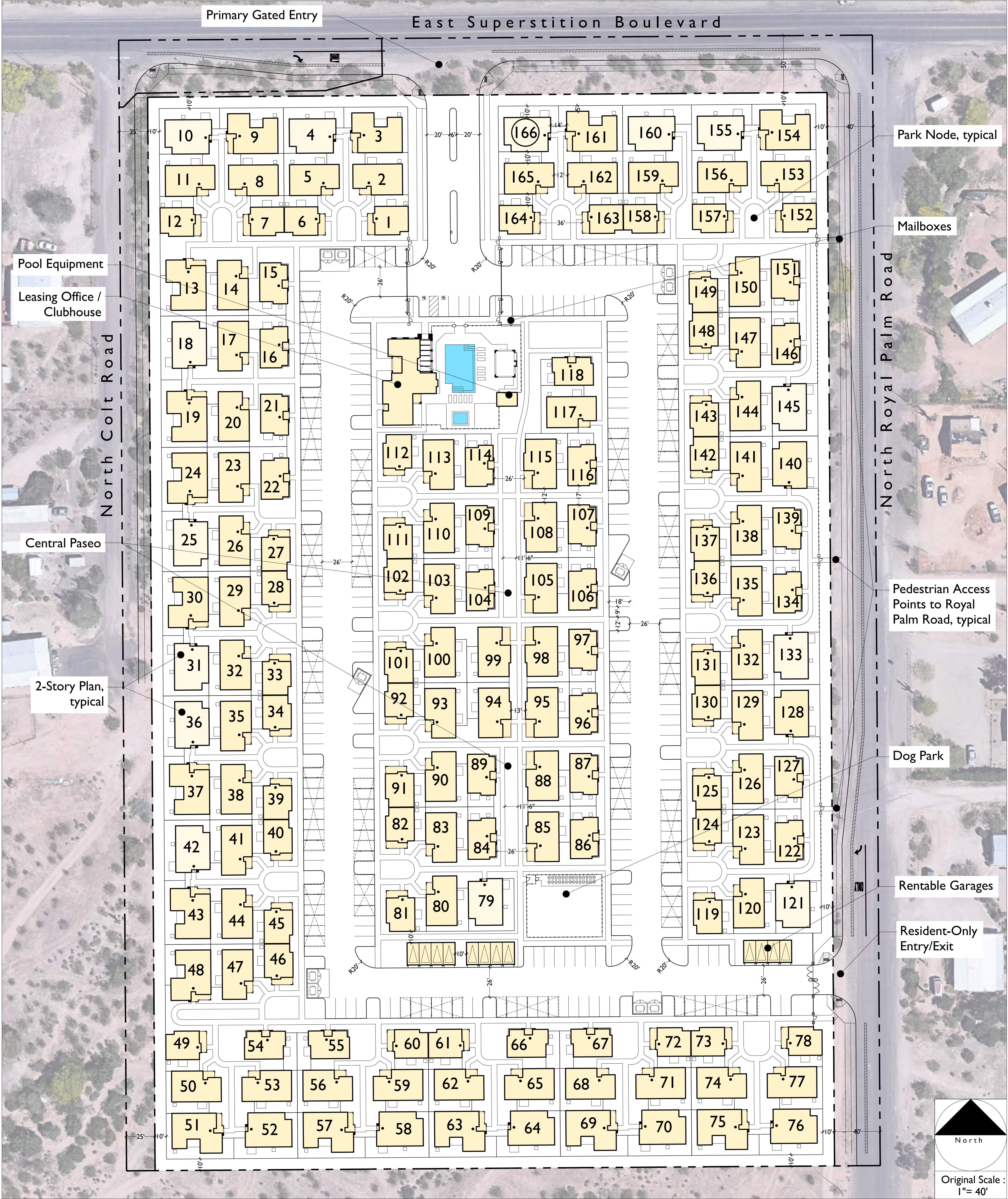
Garage Spaces	= 12
Carport Spaces	= 154
Uncovered Spaces	= 132
Total Provided	= 298

Overall Parking Ratio = 1.8:1

Unit Mix:

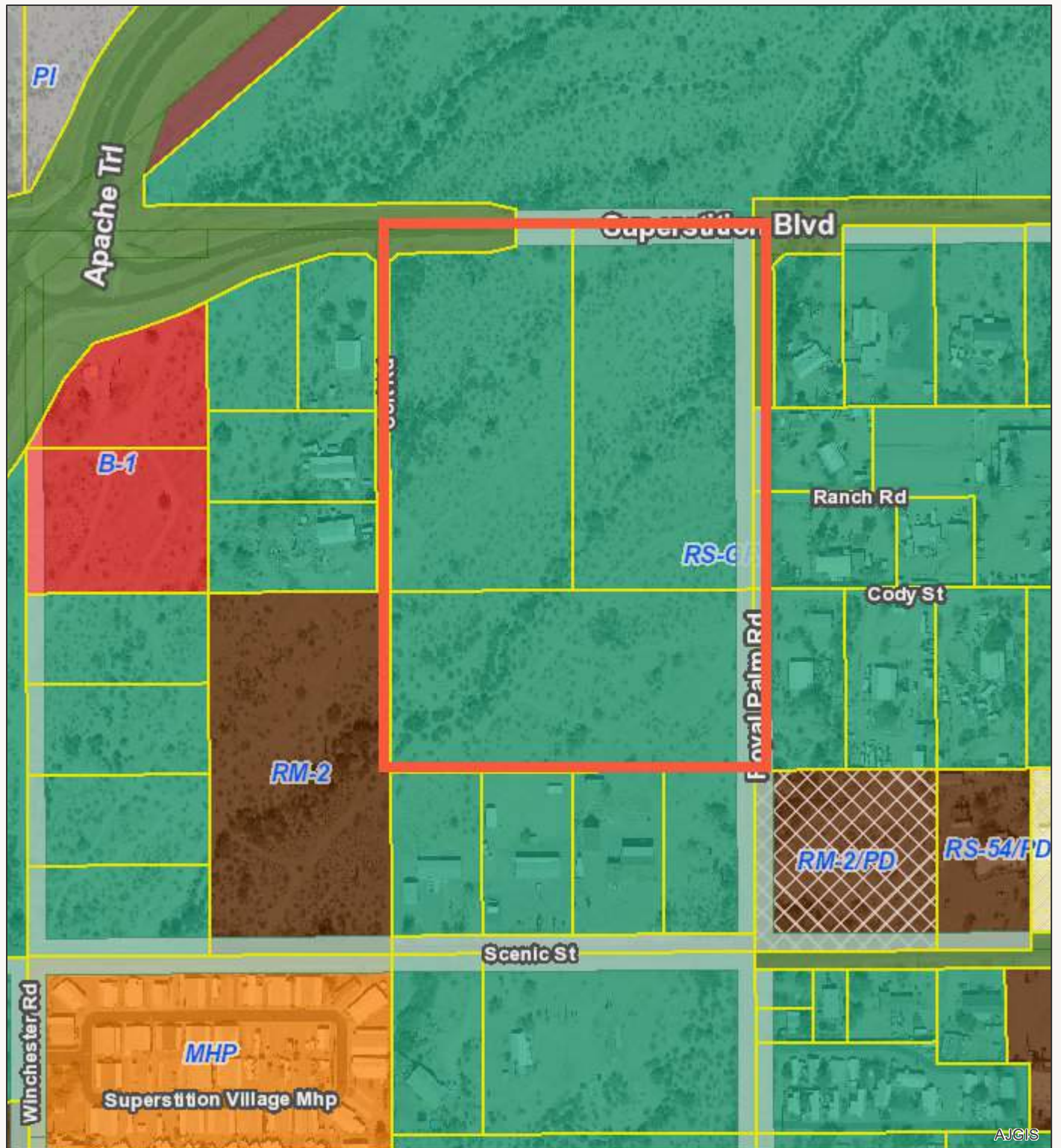
1 Bedrooms	: 69 (41.6%)
2 Bedrooms	: 80 (48.2%)
3 Bedrooms	: 17 (10.2%)
Total	: 166

Total Rentable Square Footage : ±165,622 SF



GIS Map

DISCLAIMER: This map was produced without benefit of a field survey and is not the intended use. The use of this map is for informational purposes only and the City of Apache Junction makes no warranty, expressed or implied, regarding the reliability of the information provided.



LEGEND

Street Names	Pinal County	Parcels
Municipal Boundary	County Boundary	CITY OF APACHE JUNCTION
Apache Junction		PINAL COUNTY

City of Apache Junction



September 22, 2021

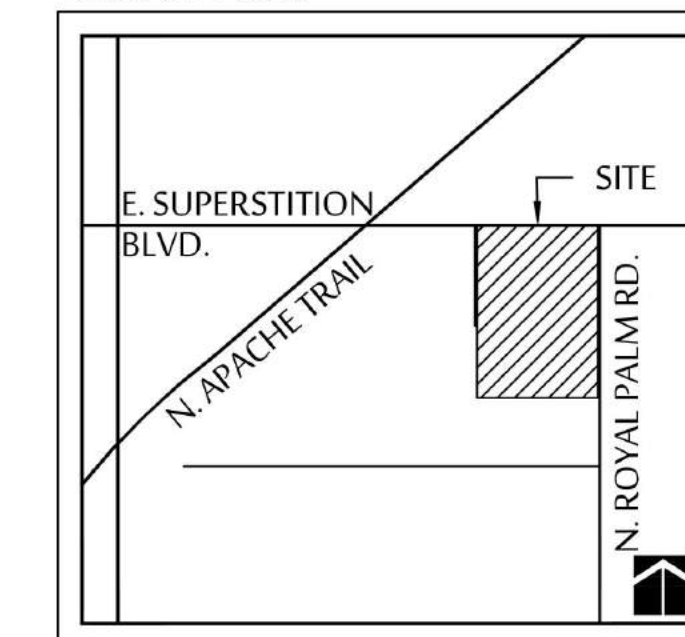




CONCEPTUAL PLANT PALETTE

TREES (24" BOX MIN.)		NOTE: TREE SYMBOLS SHOWN ARE MEANT TO DEPICT DIVERSITY OF PLANT MATERIAL AND LOCATIONS ONLY. TREE SYMBOLS MAY BE ANY OF THE TREES LISTED WITHIN THE PALETTE AND WILL BE DETERMINED AT THE TIME OF IMPROVEMENT PLANS ONCE THE SITE PLAN AND LANDSCAPE DESIGNS ARE FINAL.
	MULGA (ACACIA ANEURA)	
	ASH TREE (FRAXINUS SPECIES)	
	ACACIA (ACACIA SPECIES)	
	DESERT WILLOW (CHILOPSIS SPECIES)	
	ELM TREE (ULMUS SPECIES)	
	TEXAS EBONY (EBENOPSIS EBANO)	
	PALO VERDE (PARKINSONIA SPECIES)	
	PISTACHE SPECIES	
	SAGUARO CACTUS SPECIES	
SHRUBS - 5 GAL. MIN.		
	BOUGAINVILLEA (BOUGAINVILLEA SPECIES)	
	RUSSELLIA (RUSSELLIA SPECIES)	
	DESERT BIRD OF PARADISE (CAESALPINIA SPECIES)	
	FAIRY DUSTER (CALLIANDRA SPECIES)	
	BRITTLEBUSH (ENCELIA FARINOSA)	
	OUTBACK CASSIA (CASSIA SPECIES)	
	EMU BUSH (EREMOPHILA SPECIES)	
	TEXAS SAGE (LEUCOPHYLLUM SPECIES)	
	BAJA RUELLIA (RUELLIA PENINSULARIS)	
ACCENT PLANTS - 5 GAL. MIN.		
	AGAVE (AGAVE SPECIES)	
	ALOE (ALOE SPECIES)	
	DESERT SPOON (DASYLIRION WHEELERI)	
	CACTUS SPECIES	
	HESPERALOE SPECIES	
	OCOTILLO (FOUQUIERIA SPLENDENS)	
	PRICKLY PEAR (OPUNTIA SPECIES)	
	MUHLENBERGIA (MUHLENBERGIA SPECIES)	
	BOUTELOUA (BOUTELOUA SPECIES)	
GROUNDCOVER - 3 GAL. MIN.		
	LANTANA (LANTANA SPECIES)	
	IRENE ROSEMARY (ROSMARINUS SPECIES)	
	ACACIA (ACACIA SPECIES)	
	WEDELIA (WEDELIA 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 'MIDIRON' HYBRID BERMUDA SOD (OR HYDROSEED VAR. BLACKJACK)	

VICINITY MAP



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

LANDSCAPE ARCHITECT
MCGOUGH ADAMSON
535 E. MCKELLIPS RD. SUITE 131
MESA, ARIZONA 85203
(602) 997-9093
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 ADWR 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 EASEMENTS.
4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED ESMT.

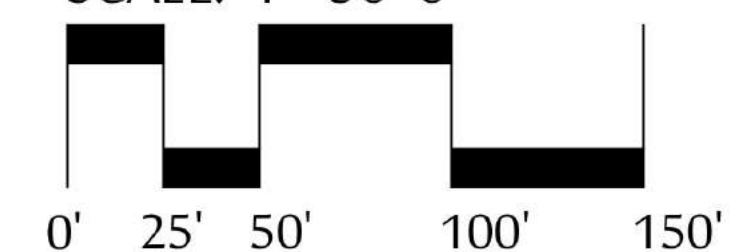
THE HAVENLY SUPERSTITION

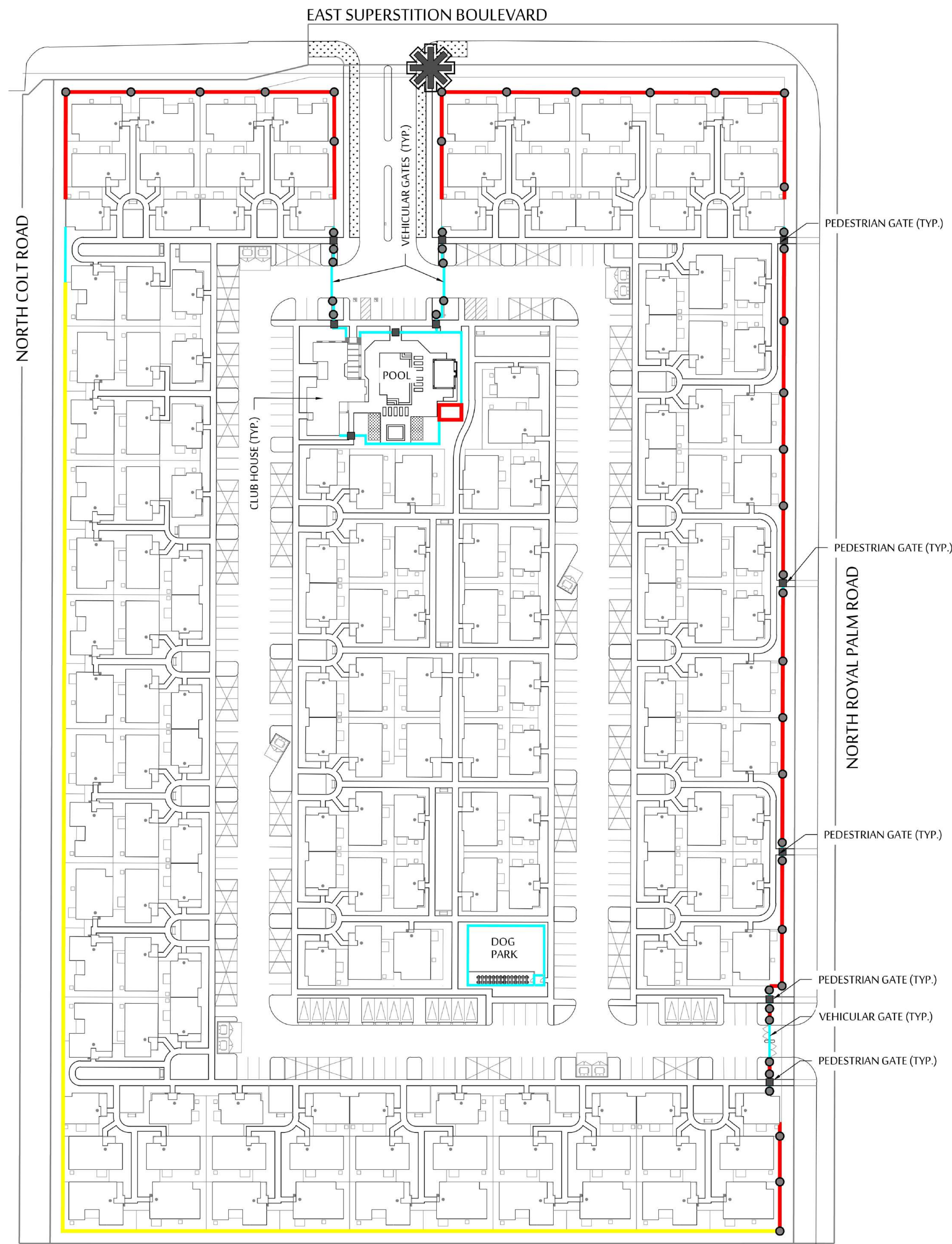
PRELIMINARY LANDSCAPE PLAN

APACHE JUNCTION, ARIZONA

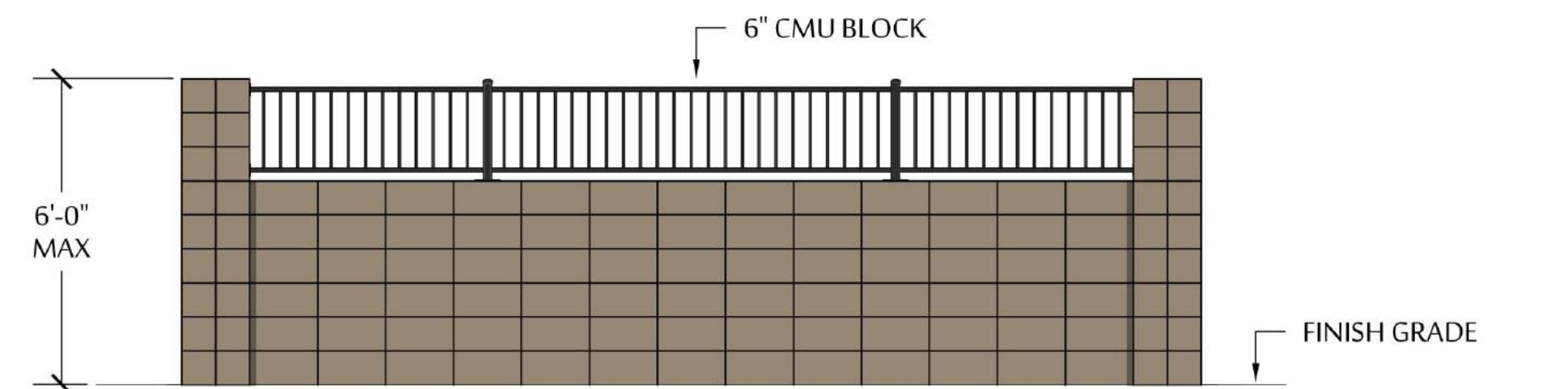
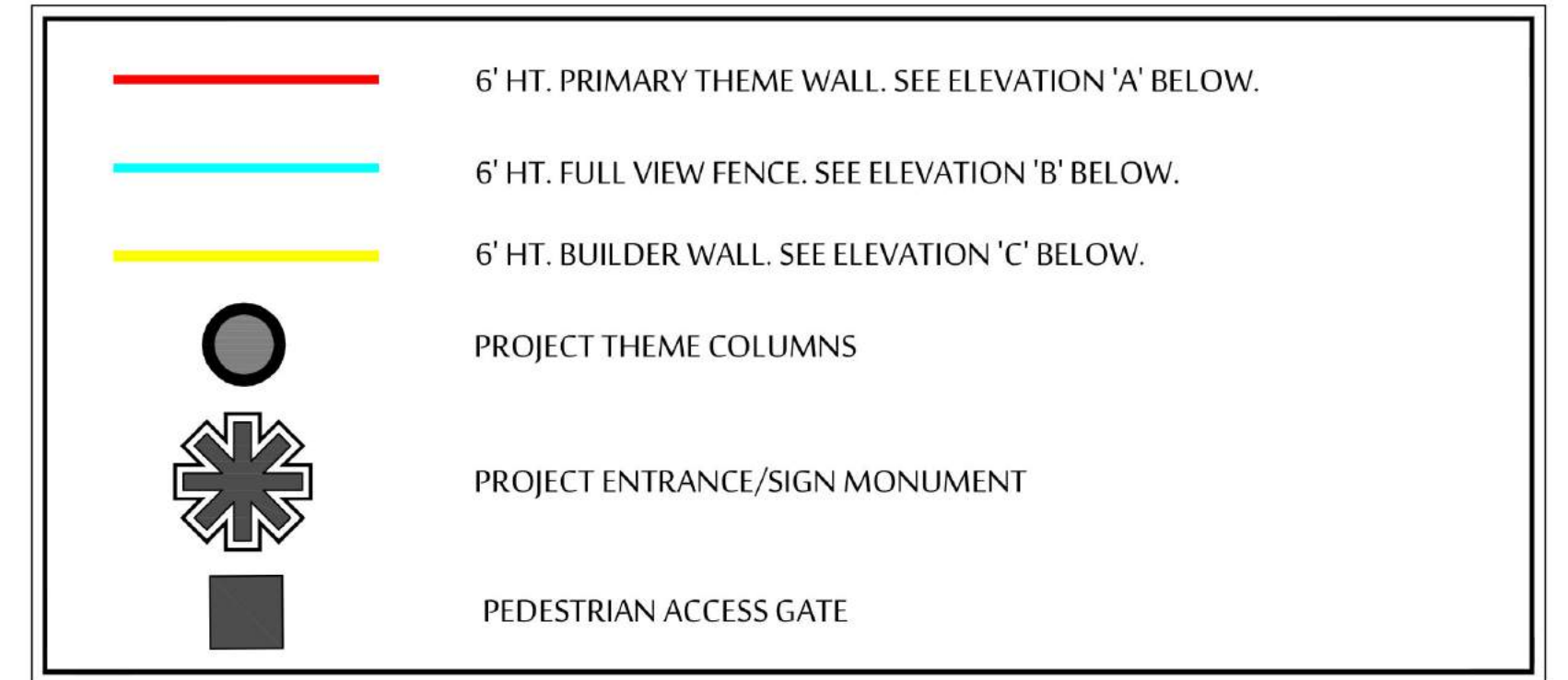
JULY 19TH, 2021

SCALE: 1"=50'-0"

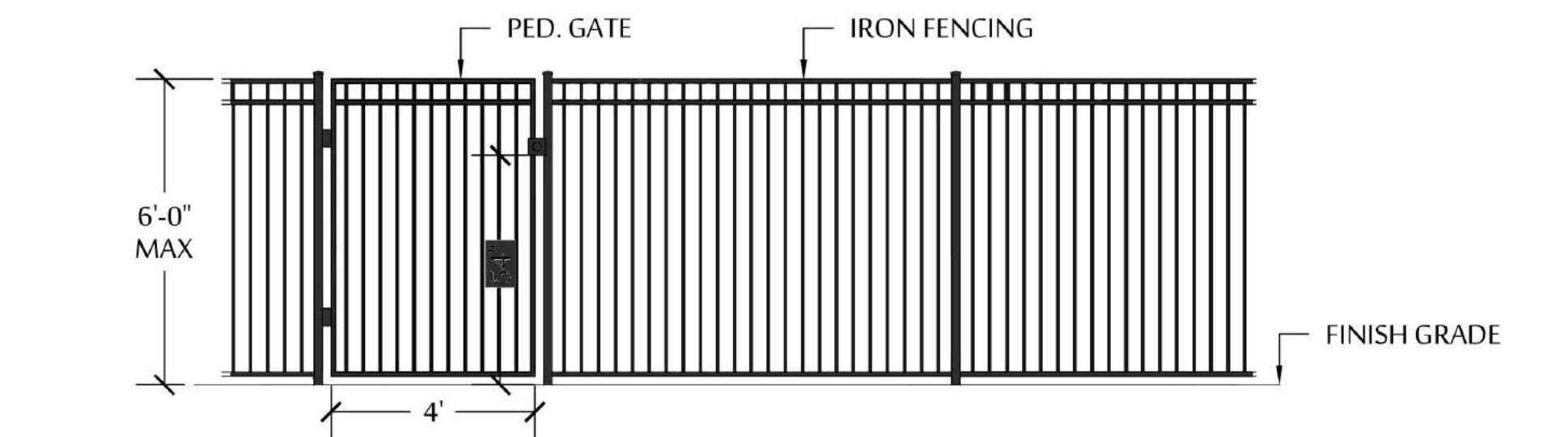




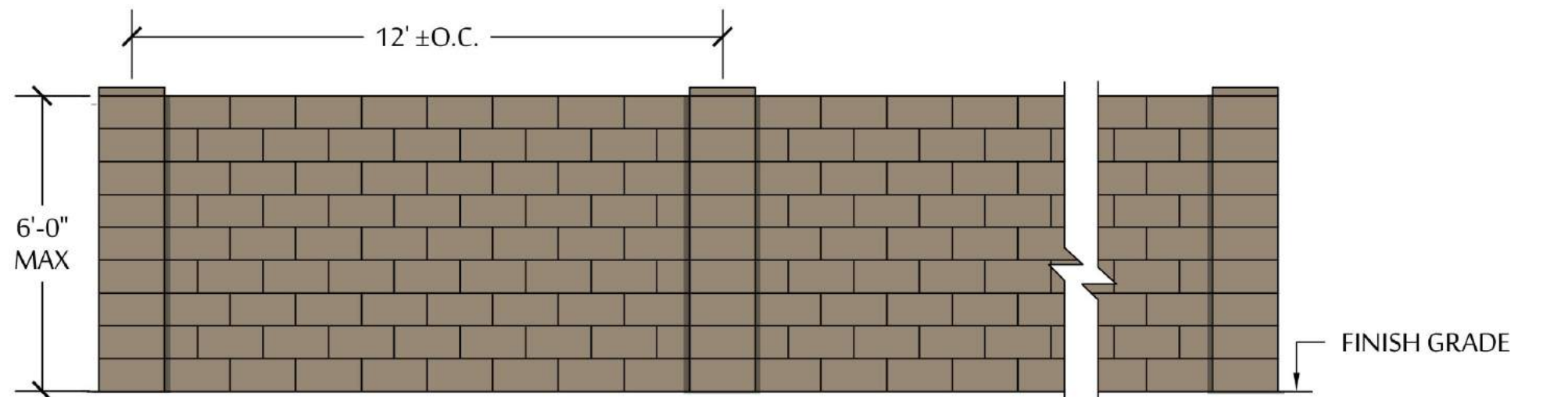
WALL PLAN LEGEND



A PRIMARY THEME WALL

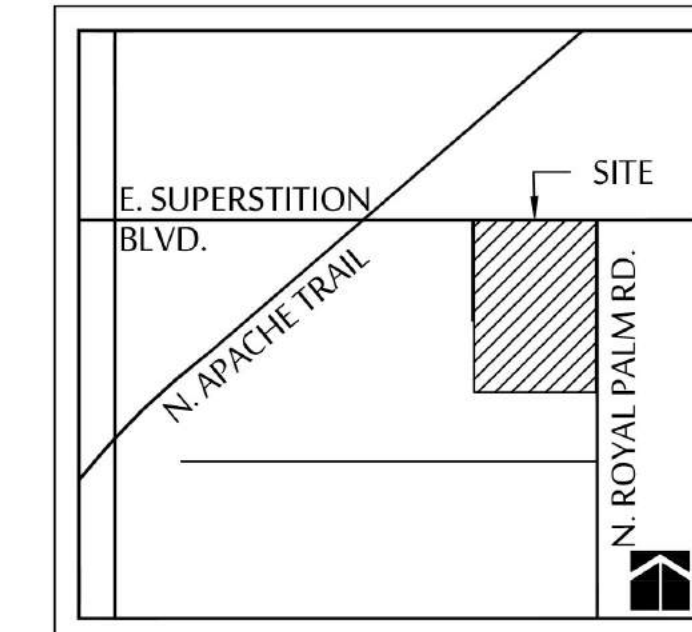


B FULL VIEW FENCE



C BUILDER WALL

VICINITY MAP



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

LANDSCAPE ARCHITECT
MCGOUGH ADAMSON
535 E. MCKELLIPS RD. SUITE 131
MESA, ARIZONA 85203
(602) 997-9093
CONTACT: NICK ADAMSON
nicka@mg-az.com

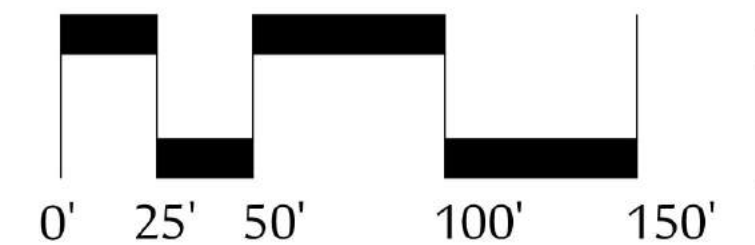
THE HAVENLY SUPERSTITION

PRELIMINARY WALL PLAN

APACHE JUNCTION, ARIZONA

JULY 19TH, 2021

SCALE: 1"=50'-0"

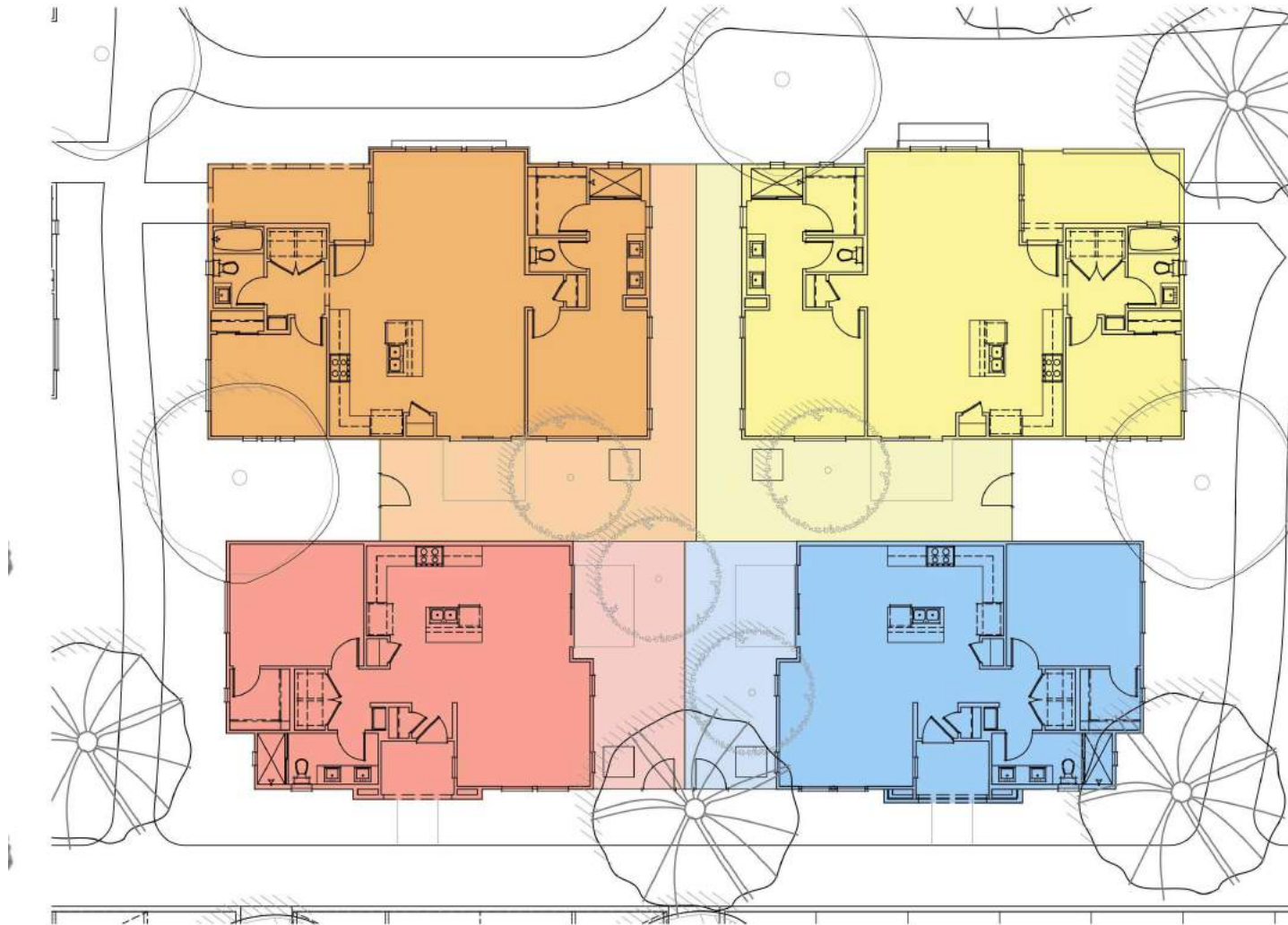




SCALE: 1/2" = 1'-0"

FLOOR/ROOF PLANS & ELEVATIONS

Typical Pod Layout - Most units will have a private yard that will be partially defined by the neighboring house. This is why some of the wall elevations are void of windows or architecture to maintain privacy.



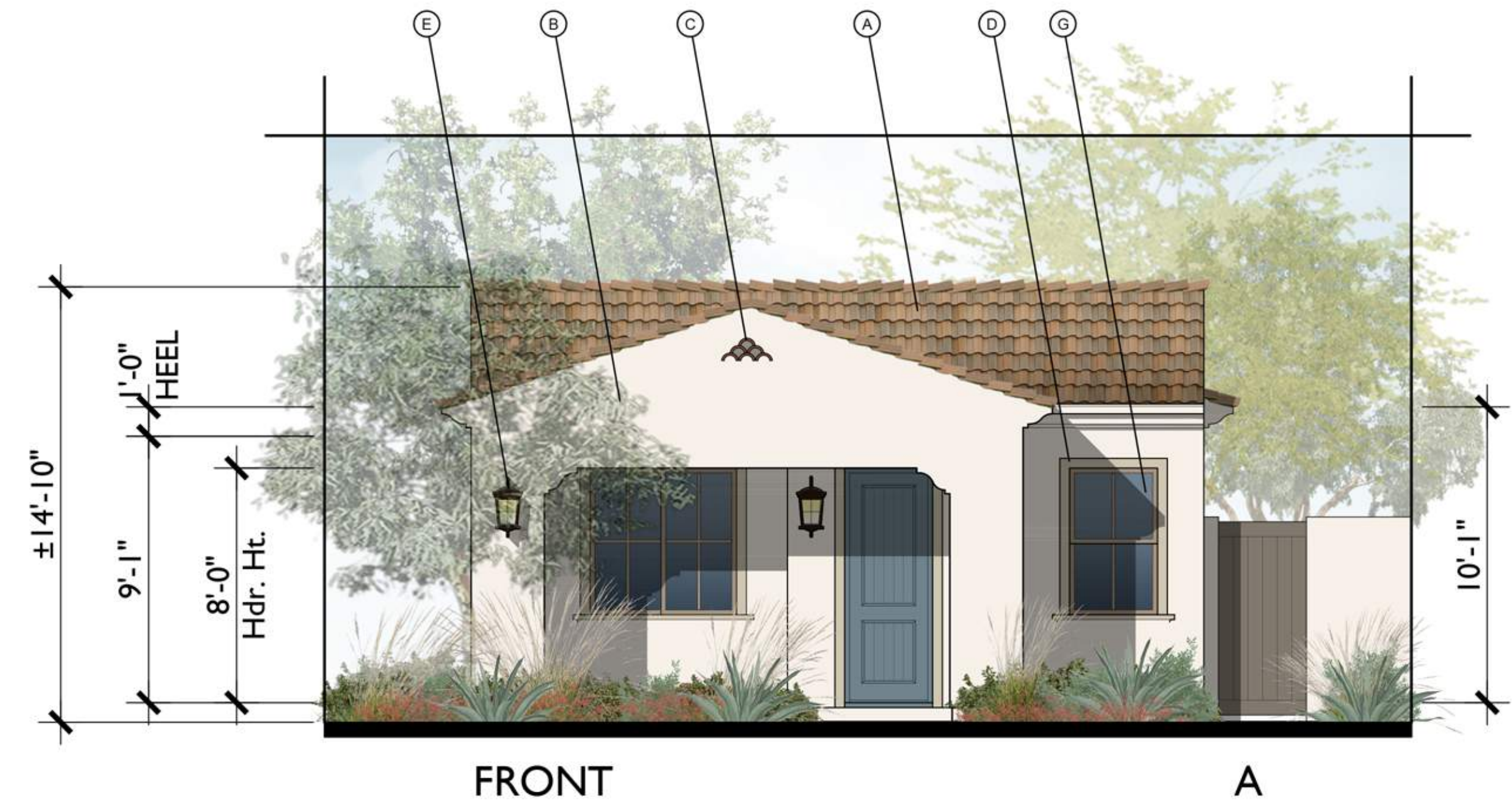
PRIVATE REAR YARD TO HOME RELATIONSHIP EXAMPLE



Paseo/Park Scene

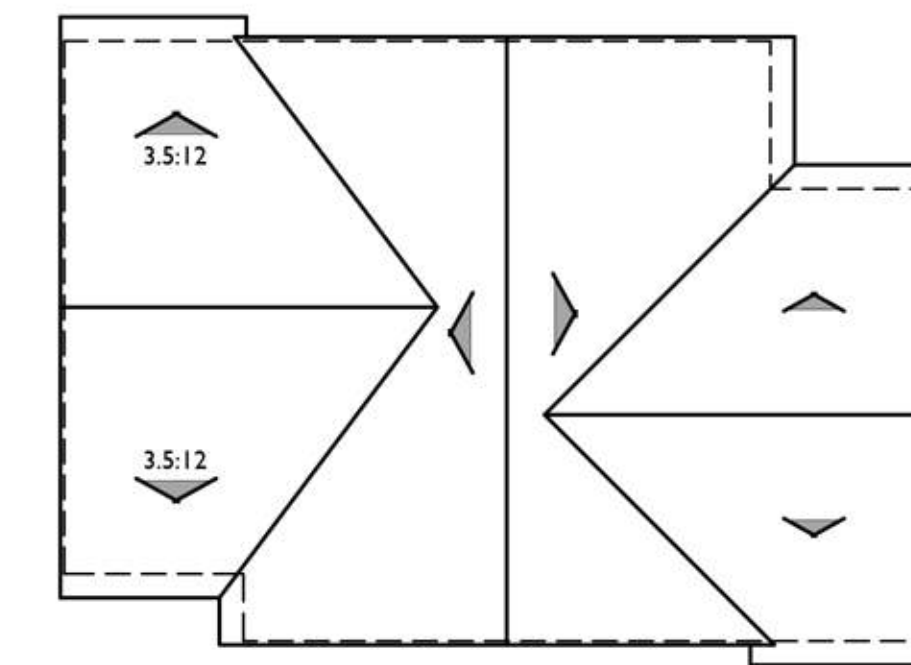
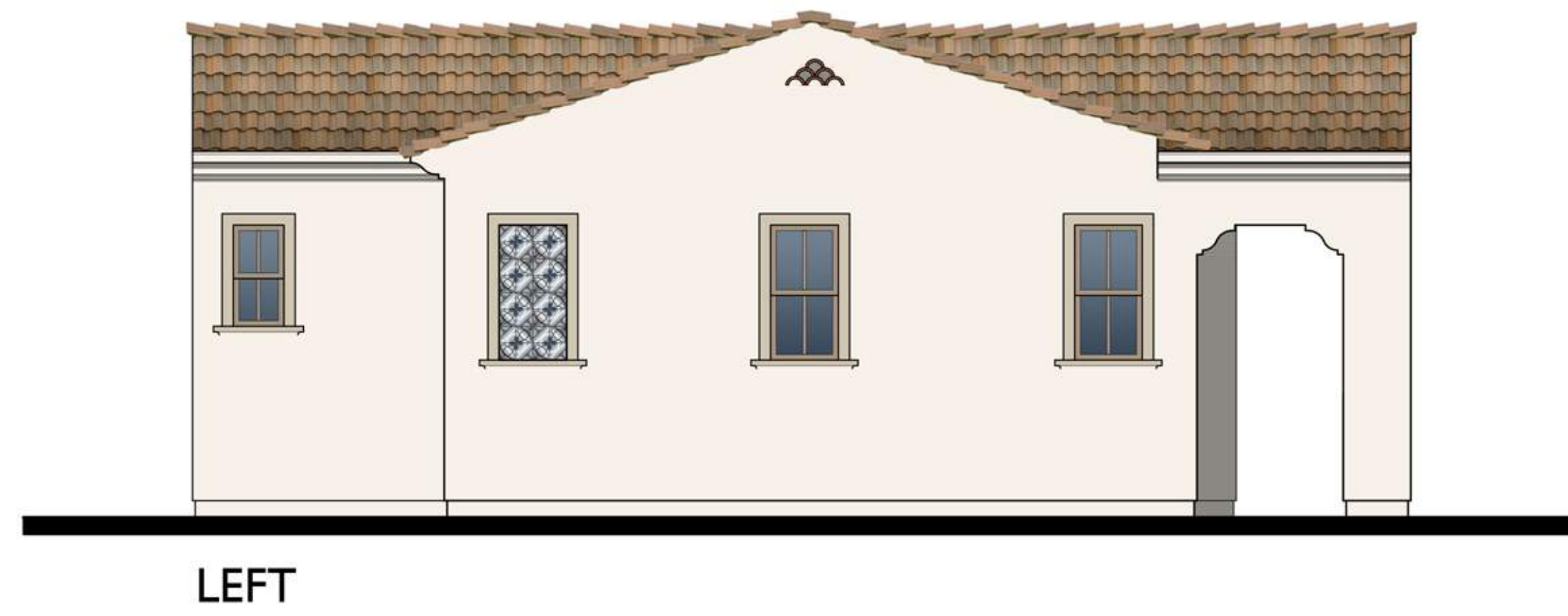


Royal Palm Street Scene



MATERIAL LEGEND

- A. CONCRETE "S" TILE
- B. STUCCO
- C. DECORATIVE GABLE END
DETAIL
- D. STUCCO OVER FOAM TRIM
- E. DECORATIVE LIGHT FIXTURE
- F. DECORATIVE TILE
- G. WINDOW
- H. AWNING ROOF

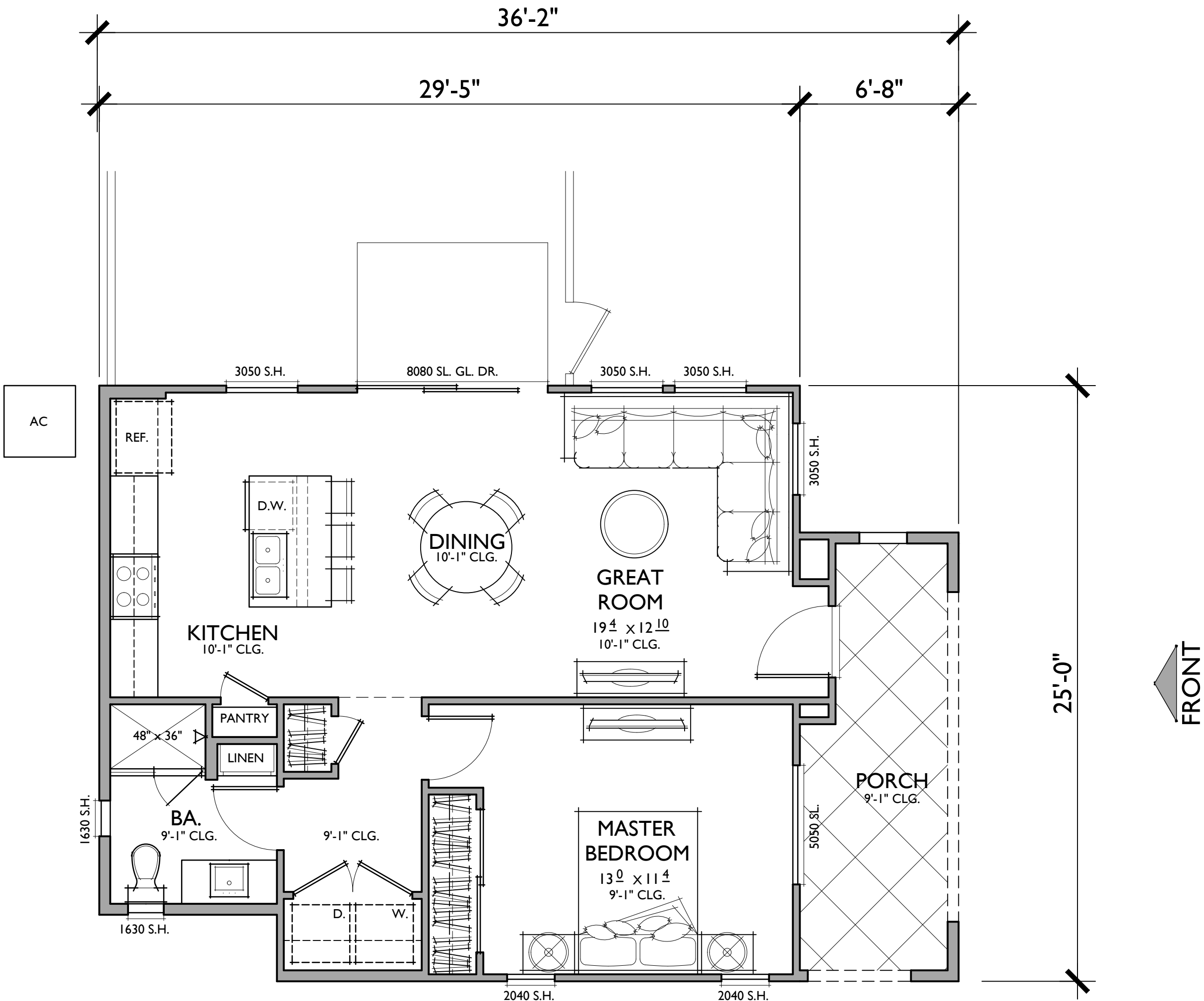


ROOF PLAN

PITCH: 4:12 U.N.O
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: CONCRETE "S" TILE

A





PLAN 1A
TARGET: 725 SQ. FT.
1 BEDROOMS / 1 BATHS

FLOOR AREA TABLE	
TOTAL LIVING	722 SQ. FT.
PORCH	118 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION	



REAR



FRONT

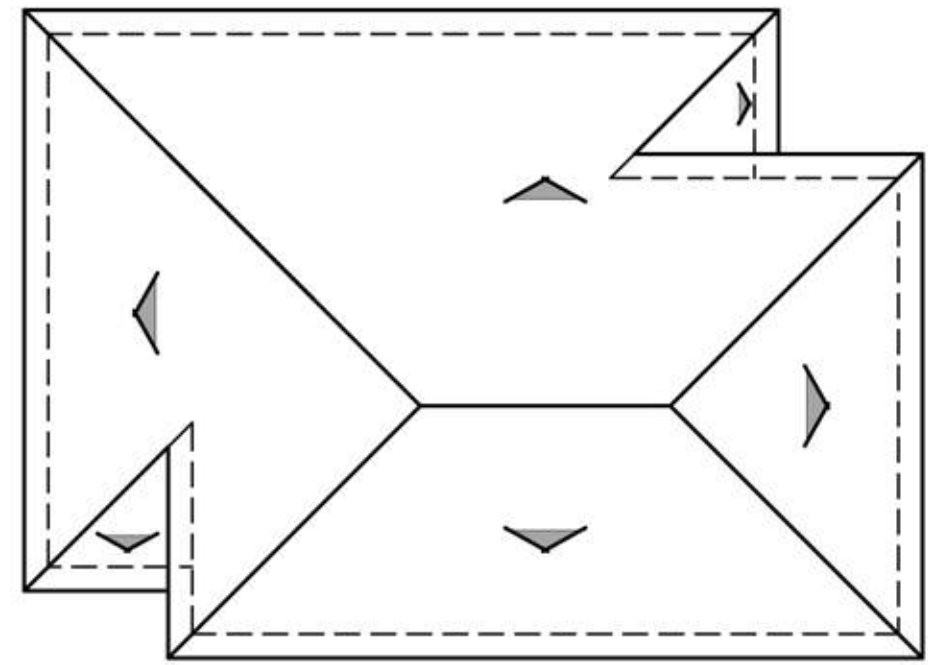
C

MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. STUCCO
- C. STUCCO OVER FOAM TRIM
- D. STONE VENEER
- E. DECORATIVE LIGHT FIXTURE
- F. WINDOWS
- G. +2" FOAM BAND TRIM



LEFT



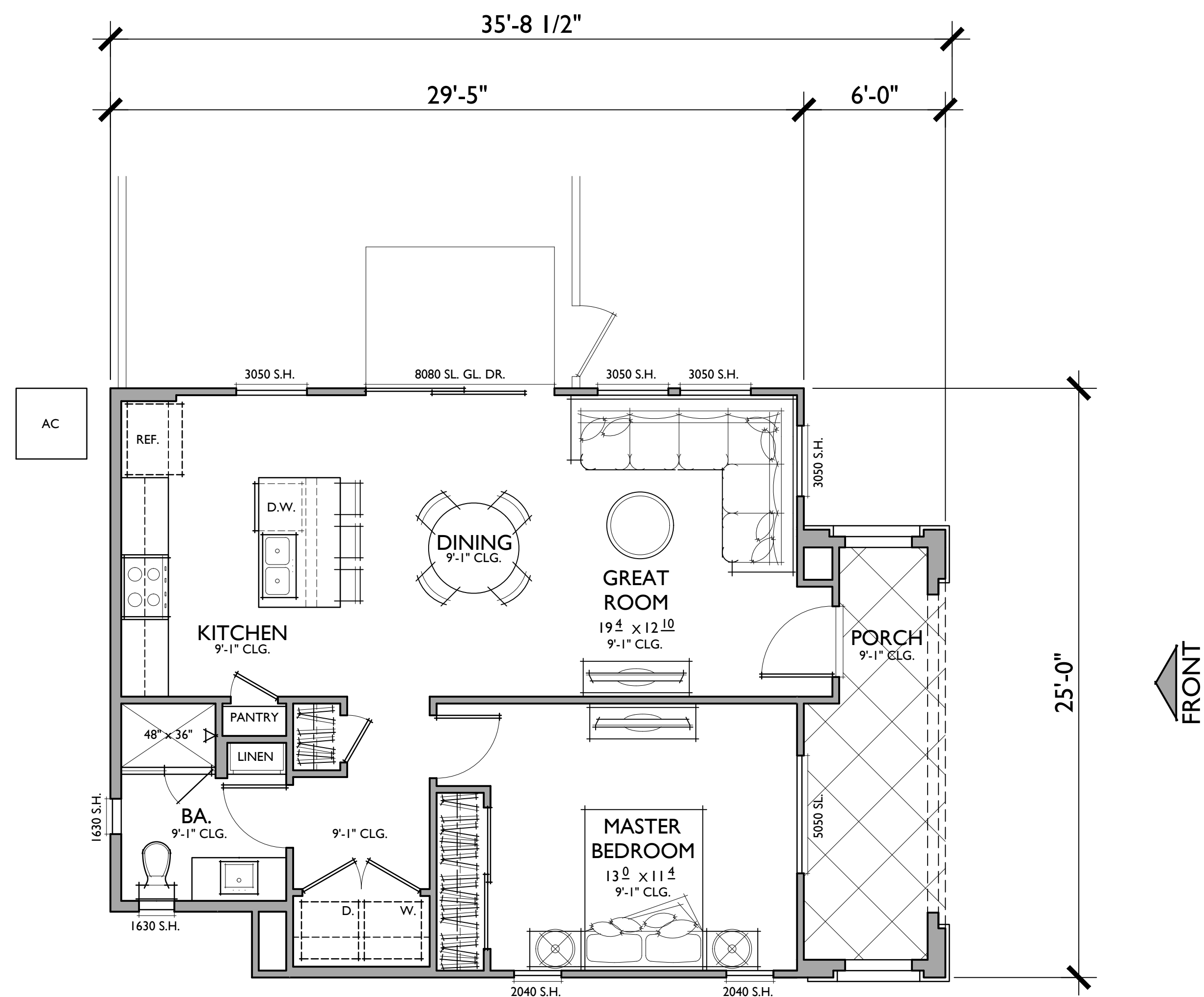
ROOF PLAN

C

PITCH: 4:12
RAKE: N/A
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE



RIGHT

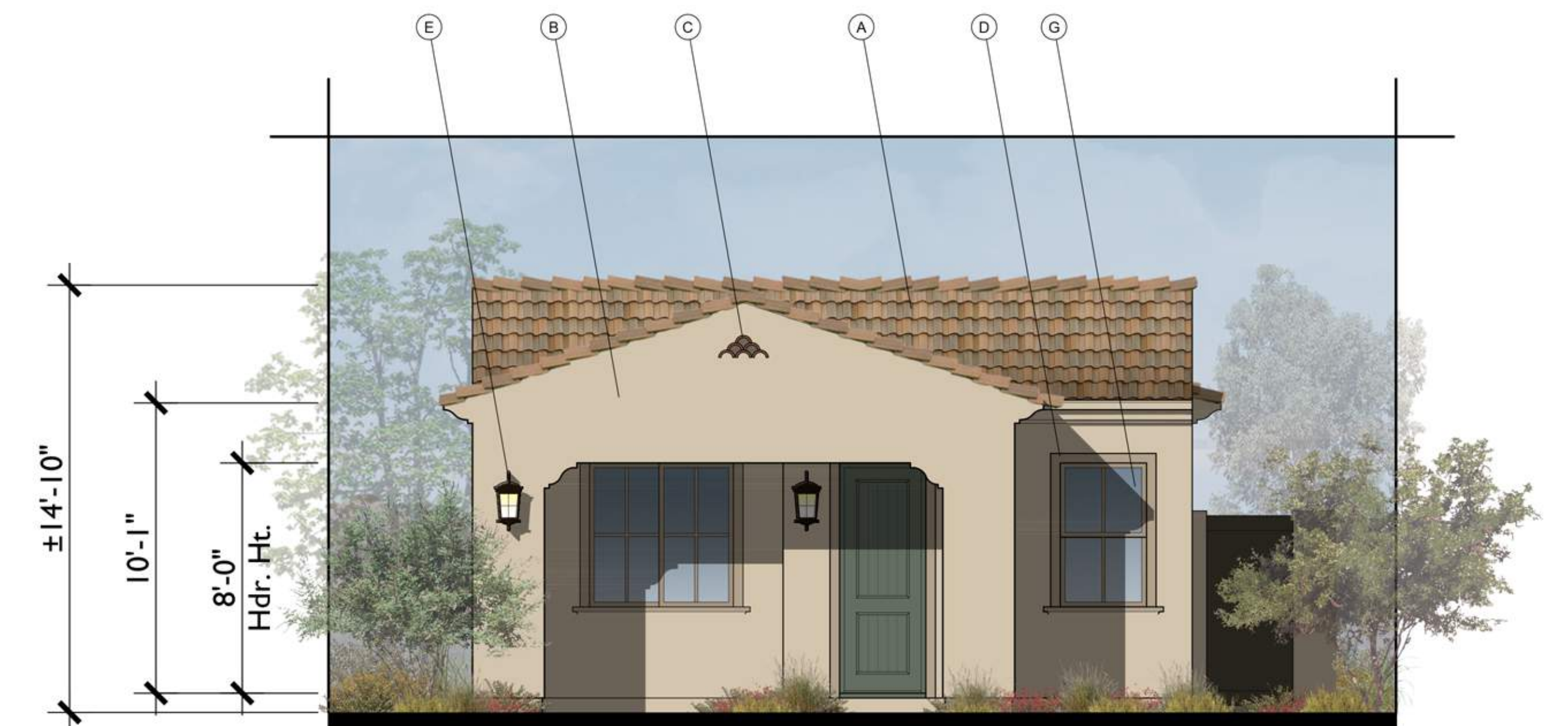


PLAN IC
TARGET: 725 SQ. FT.
1 BEDROOMS / 1 BATHS

FLOOR AREA TABLE	
TOTAL LIVING	722 SQ. FT.
PORCH	106 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION	



REAR



FRONT

A



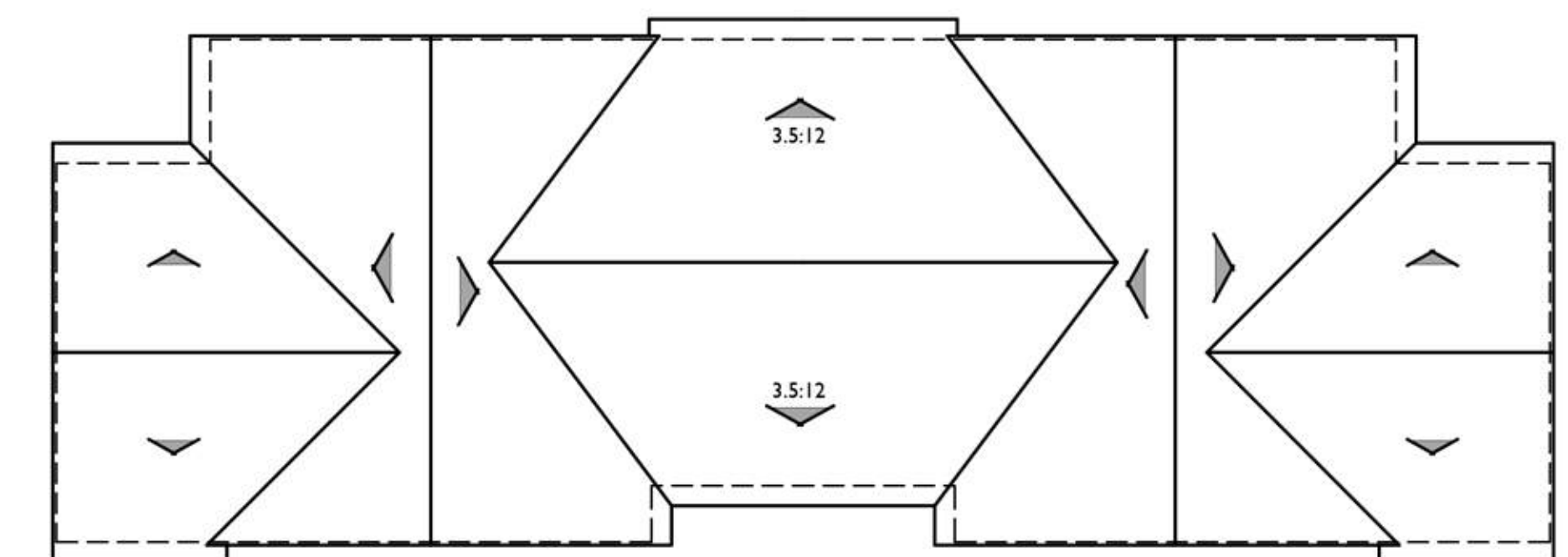
LEFT



RIGHT

MATERIAL LEGEND

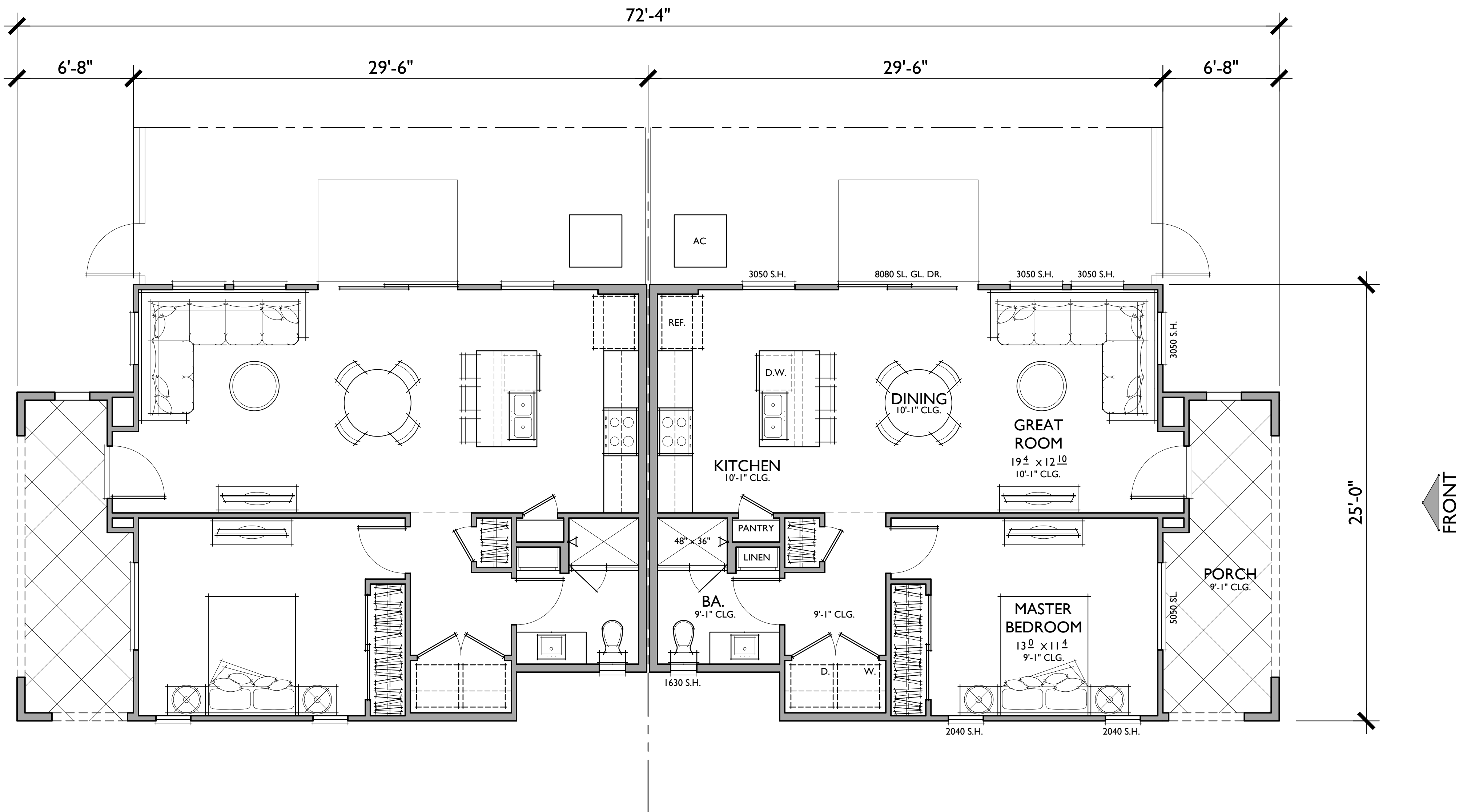
- A. CONCRETE "S" TILE
- B. STUCCO
- C. DECORATIVE GABLE END
DETAIL
- D. STUCCO OVER FOAM TRIM
- E. DECORATIVE LIGHT FIXTURE
- F. DECORATIVE TILE
- G. WINDOW
- H. AWNING ROOF



ROOF PLAN

A

PITCH: 4:12 U.N.O
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: CONCRETE "S" TILE



PLAN 1A - DUPLEX
TARGET: 725 SQ. FT.
1 BEDROOMS / 1 BATHS

FLOOR AREA TABLE	
TOTAL LIVING	722 SQ. FT.
PORCH	118 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION	



REAR



FRONT

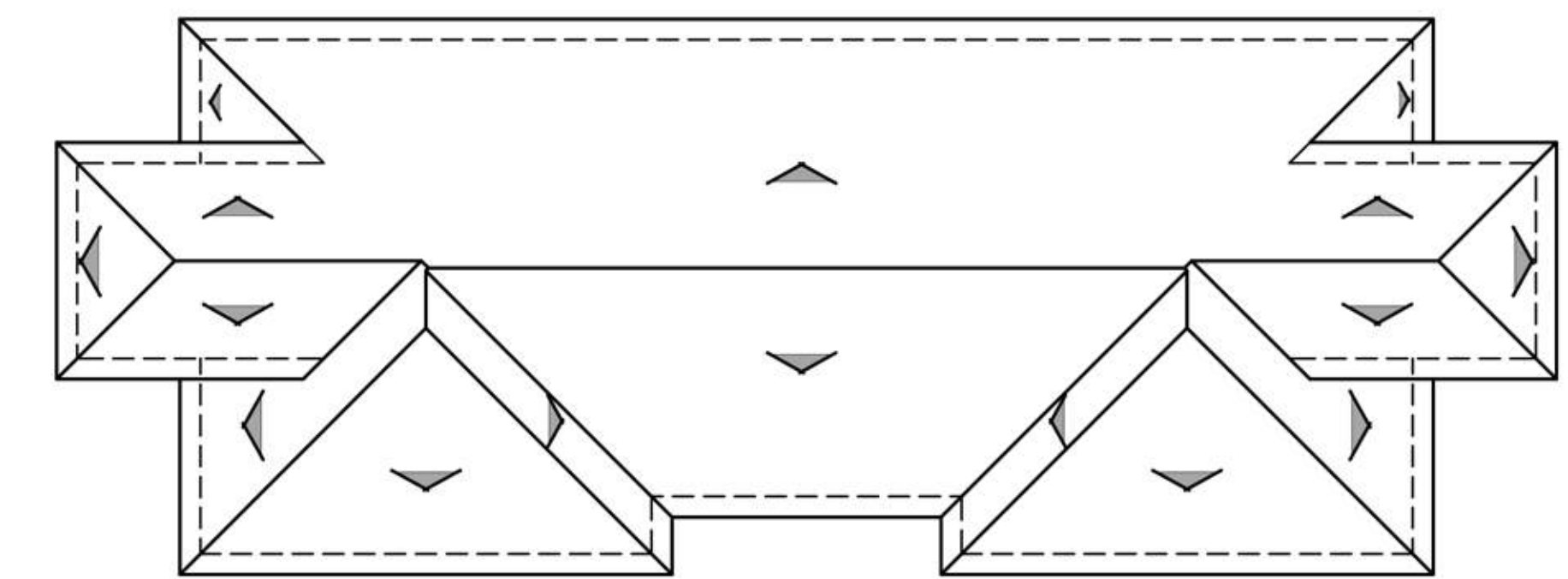
C

MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. STUCCO
- C. STUCCO OVER FOAM TRIM
- D. STONE VENEER
- E. DECORATIVE LIGHT FIXTURE
- F. WINDOWS



LEFT



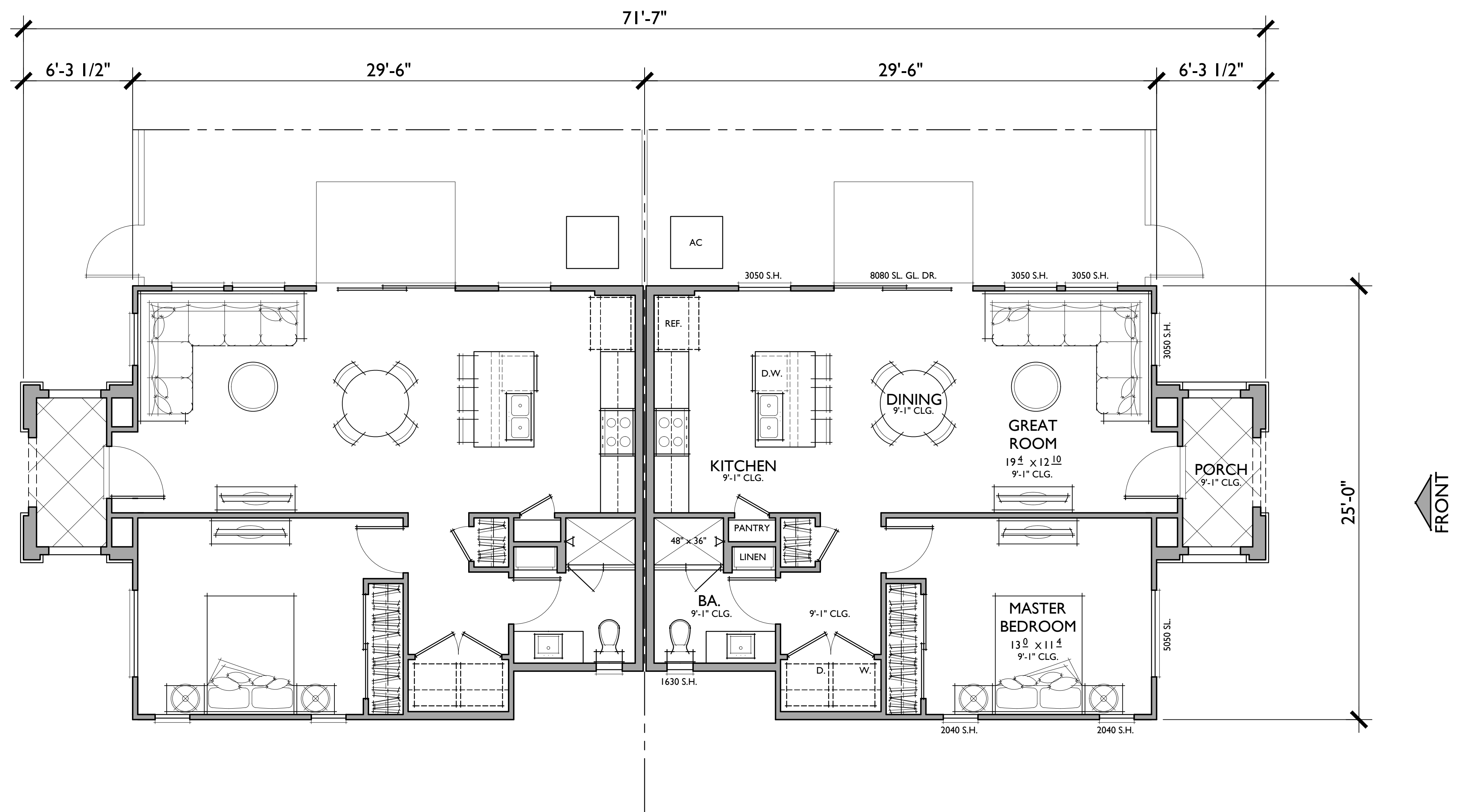
ROOF PLAN

C

PITCH: 4:12
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE



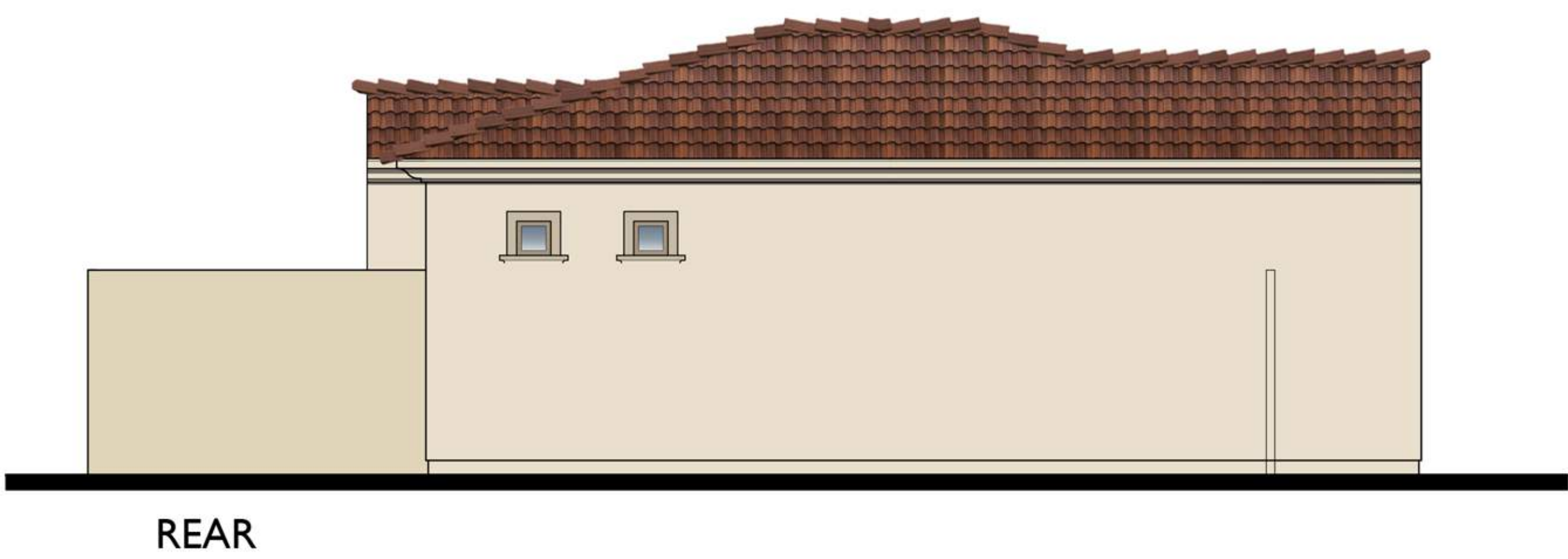
RIGHT



PLAN IC - DUPLEX
TARGET: 725 SQ. FT.
1 BEDROOMS / 1 BATHS

FLOOR AREA TABLE	
TOTAL LIVING	715 SQ. FT.
PORCH	63 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



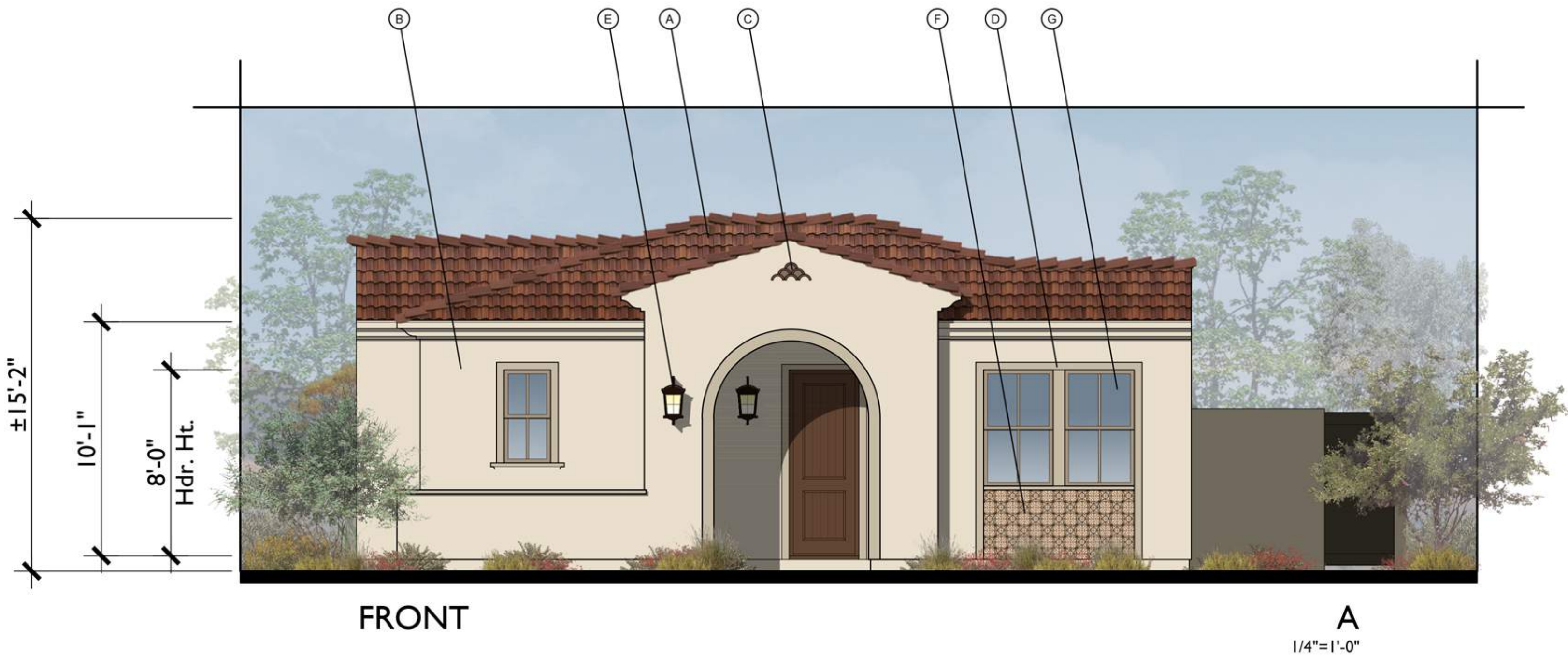
REAR



LEFT



RIGHT

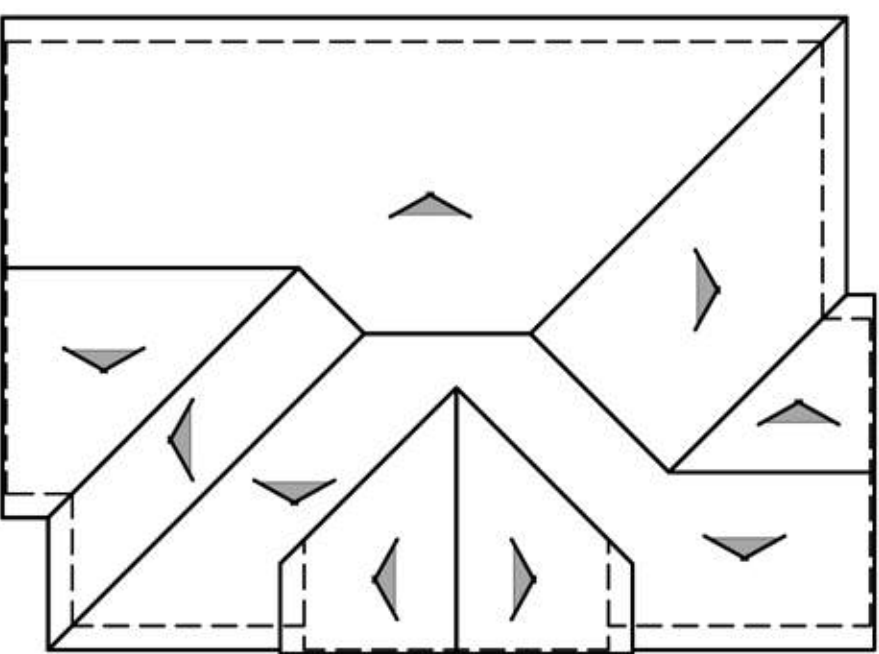


FRONT

A
1/4"=1'-0"

MATERIAL LEGEND

- A. CONCRETE "S" TILE
- B. STUCCO
- C. DECORATIVE GABLE END
DETAIL
- D. STUCCO OVER FOAM TRIM
- E. DECORATIVE LIGHT FIXTURE
- F. DECORATIVE TILE
- G. WINDOW
- H. AWNING ROOF



ROOF PLAN

A

PITCH: 4:12
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: CONCRETE "S" TILE



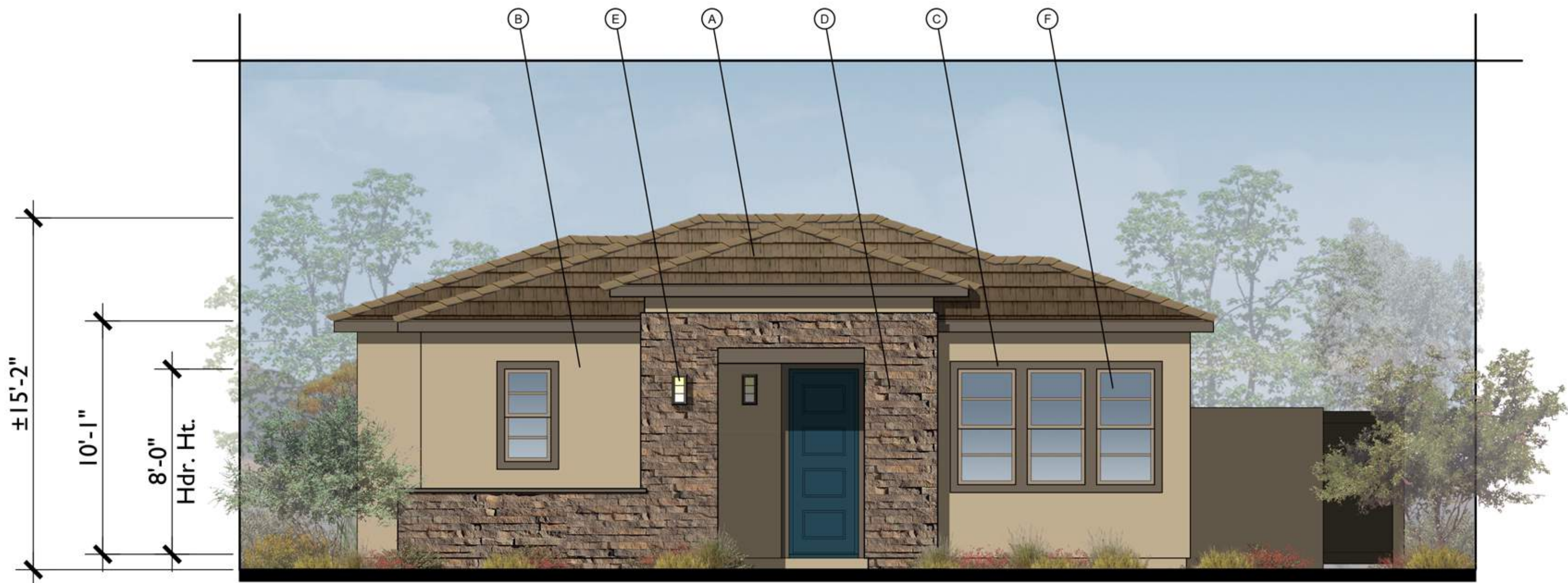
REAR



LEFT



RIGHT

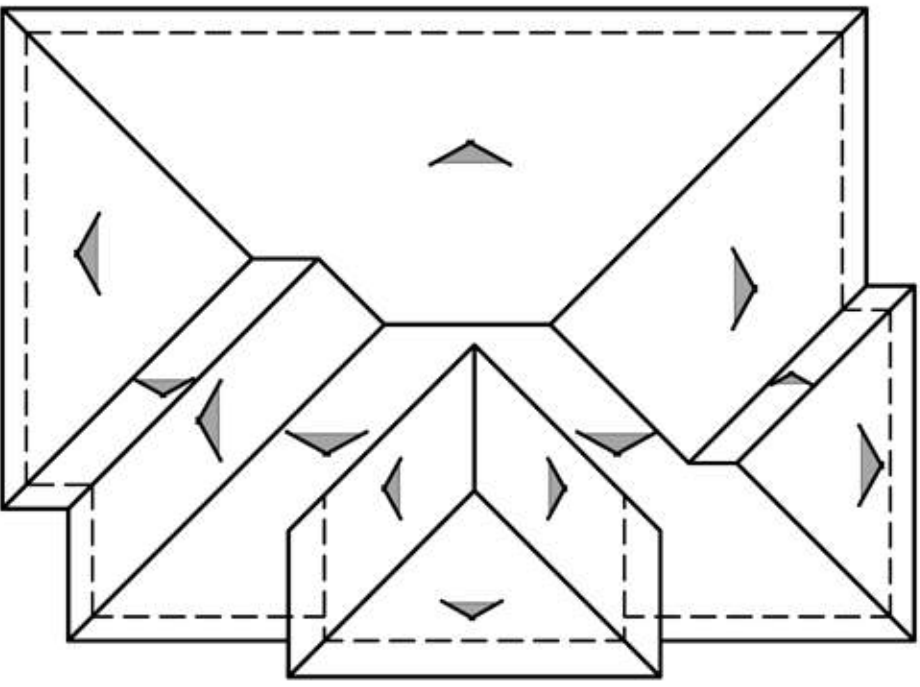


FRONT

C
1/4"=1'-0"

MATERIAL LEGEND

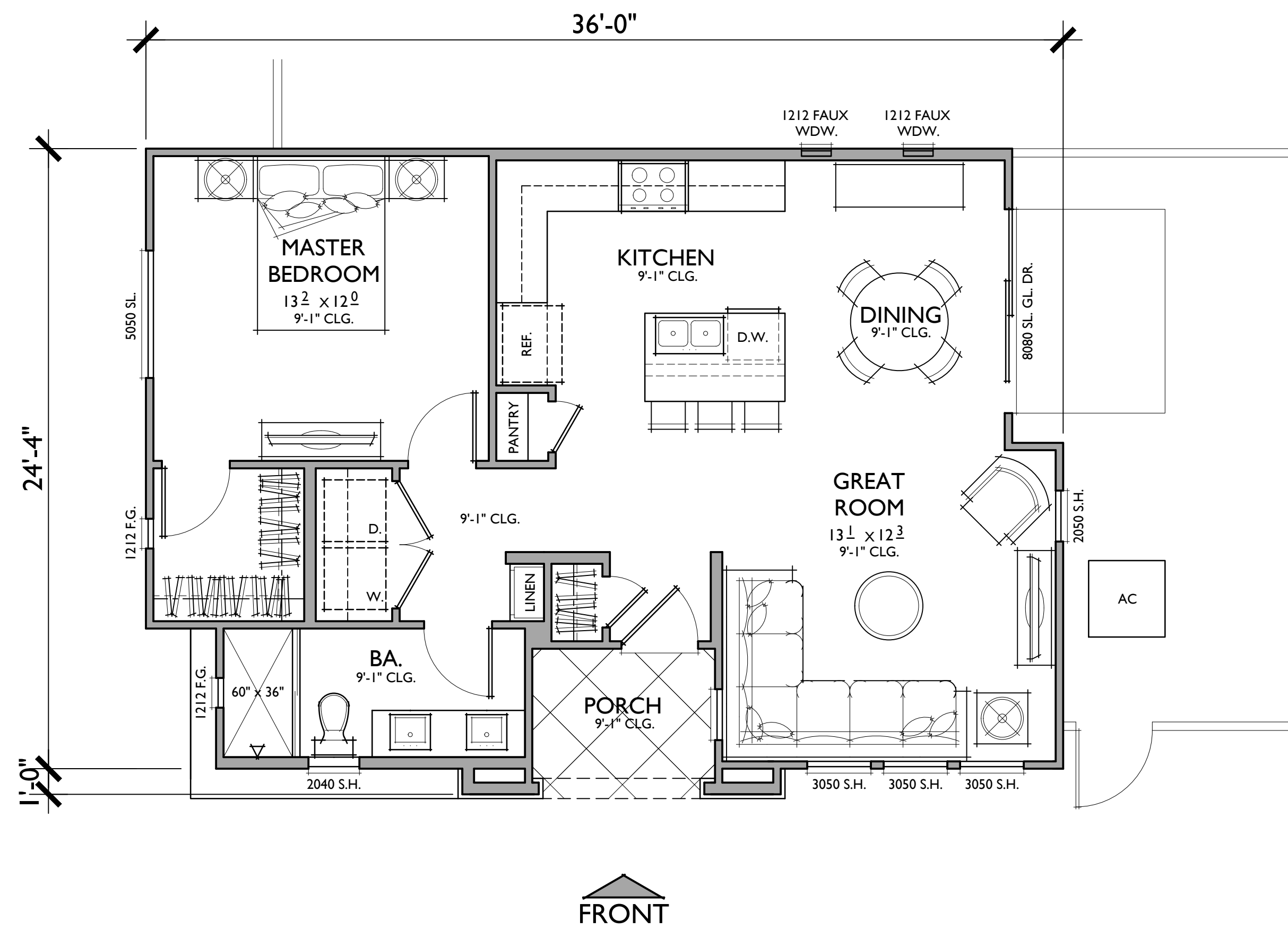
- A. CONCRETE FLAT TILE
- B. STUCCO
- C. STUCCO OVER FOAM TRIM
- D. STONE VENEER
- E. DECORATIVE LIGHT FIXTURE
- F. WINDOWS



ROOF PLAN

C

PITCH: 4:12
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

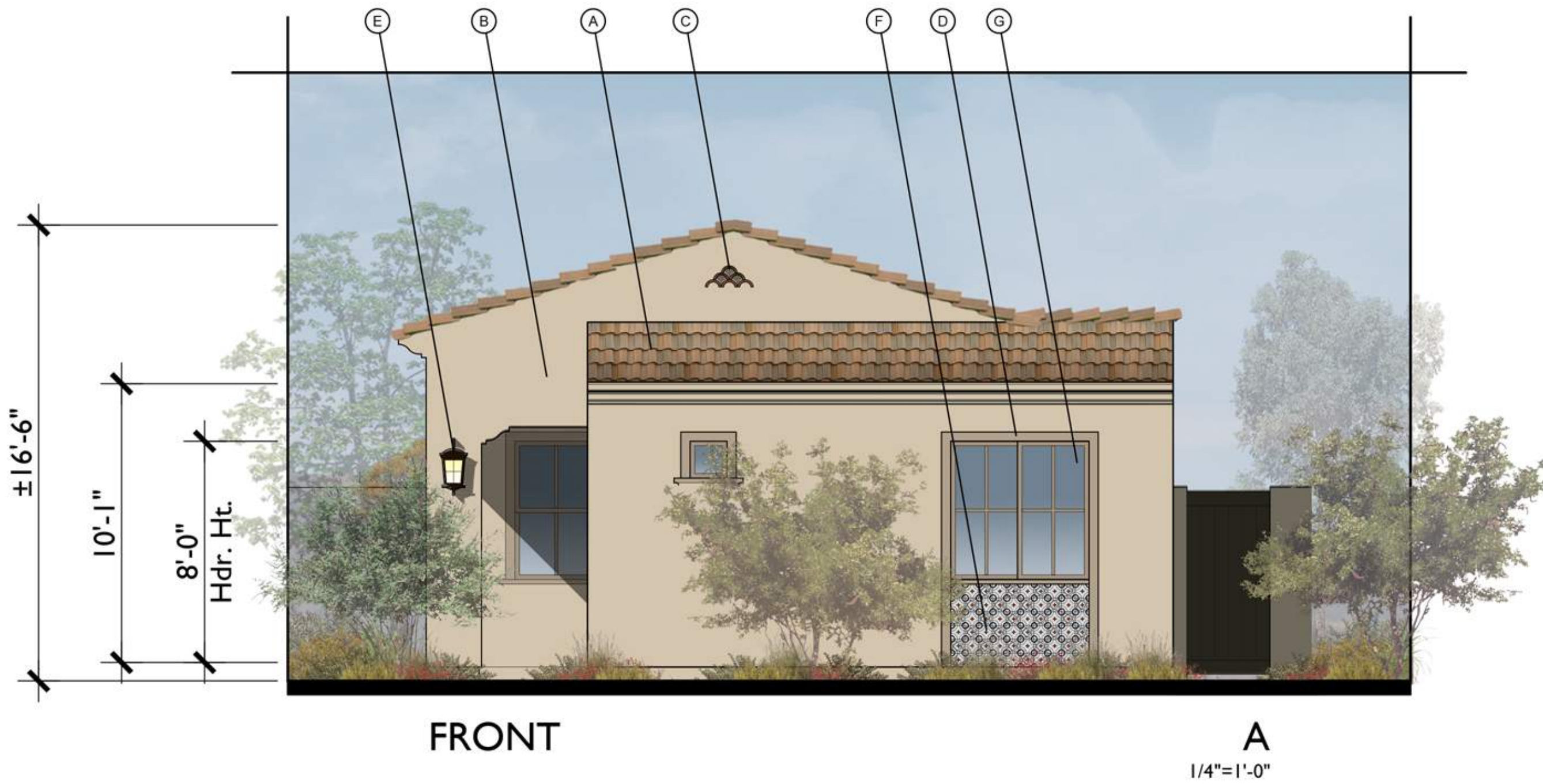


PLAN 2C
TARGET: 800 SQ. FT.
1 BEDROOMS / 1 BATHS

FLOOR AREA TABLE	
TOTAL LIVING	804 SQ. FT.
PORCH	48 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION	



REAR

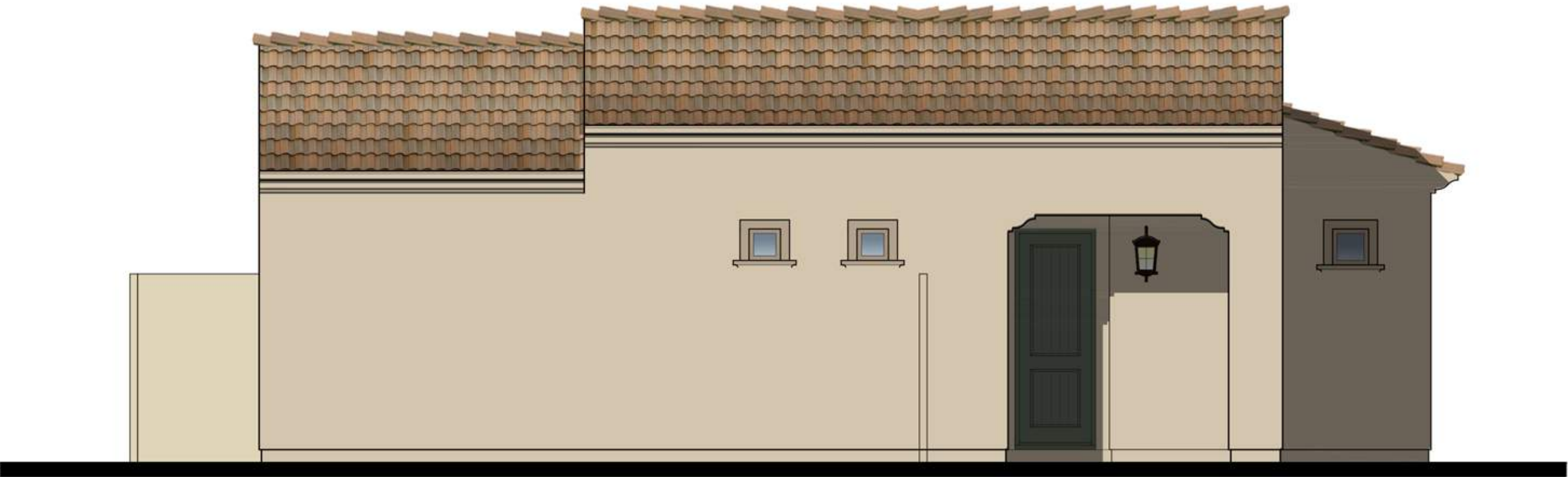


FRONT

A
1/4"=1'-0"



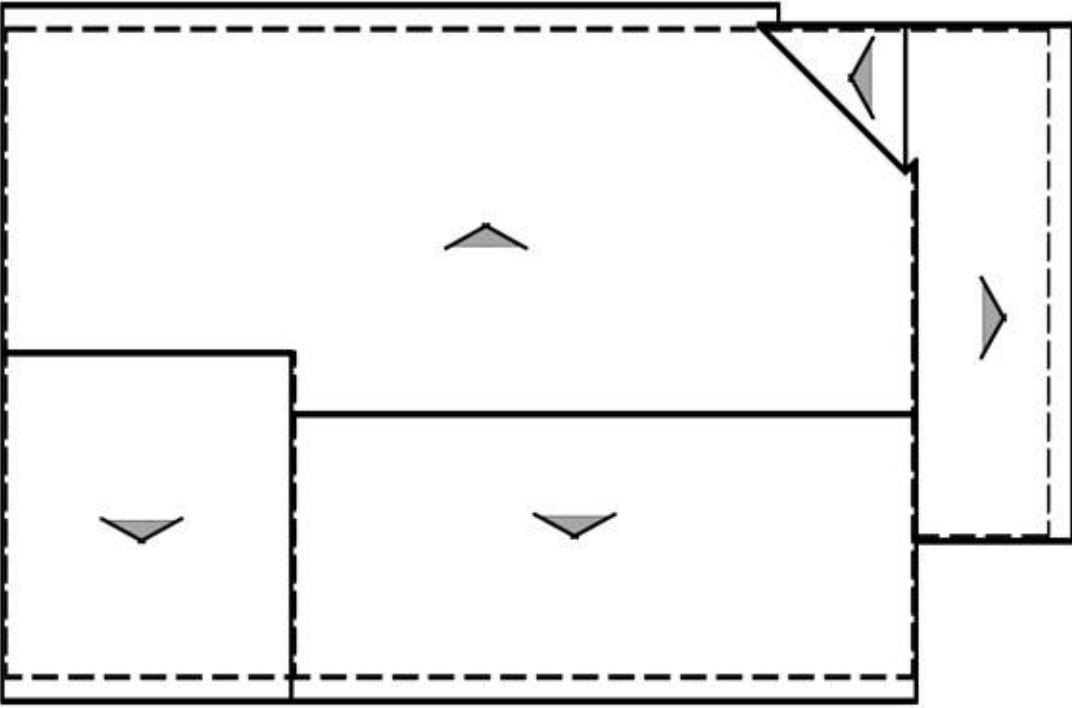
RIGHT



LEFT

MATERIAL LEGEND

- A. CONCRETE "S" TILE
- B. STUCCO
- C. DECORATIVE GABLE END
DETAIL
- D. STUCCO OVER FOAM TRIM
- E. DECORATIVE LIGHT FIXTURE
- F. DECORATIVE TILE
- G. WINDOW
- H. AWNING ROOF



ROOF PLAN

A

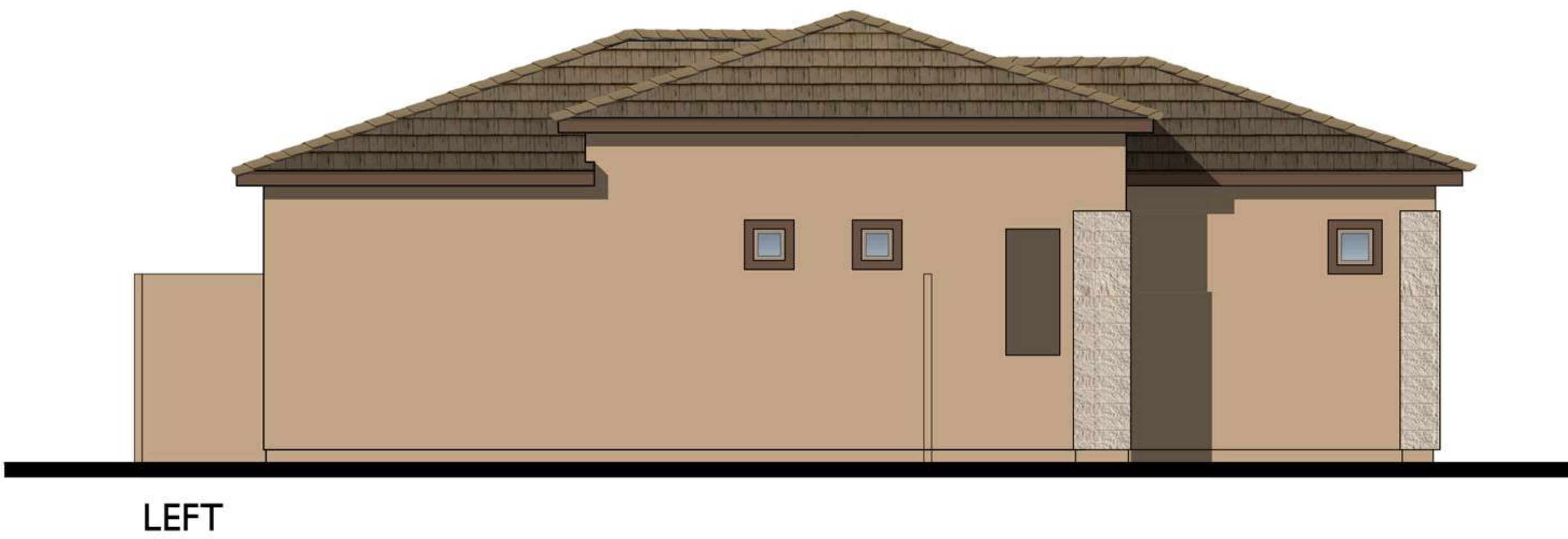
PITCH: 4:12
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: CONCRETE "S" TILE



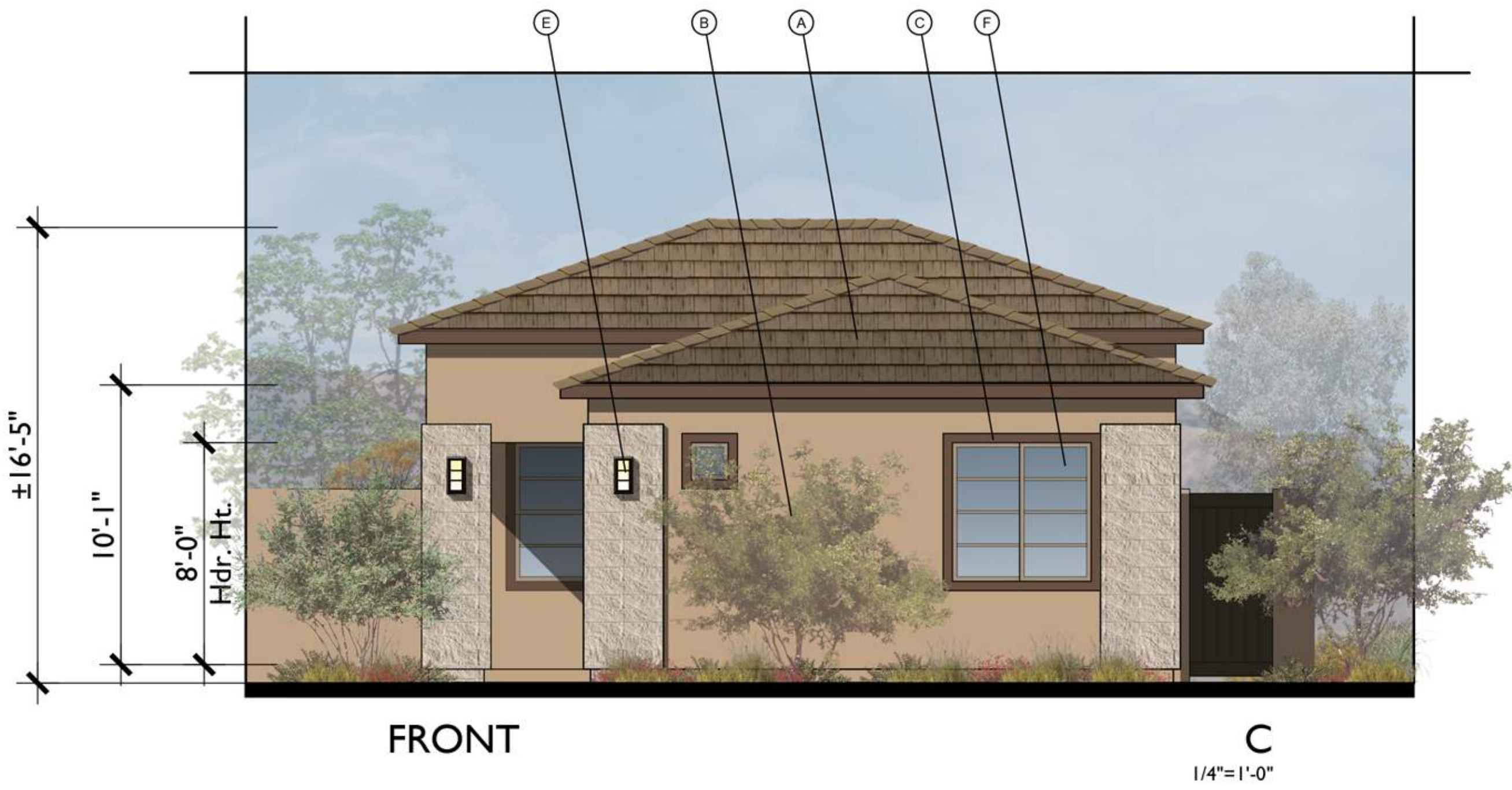
REAR



RIGHT



LEFT

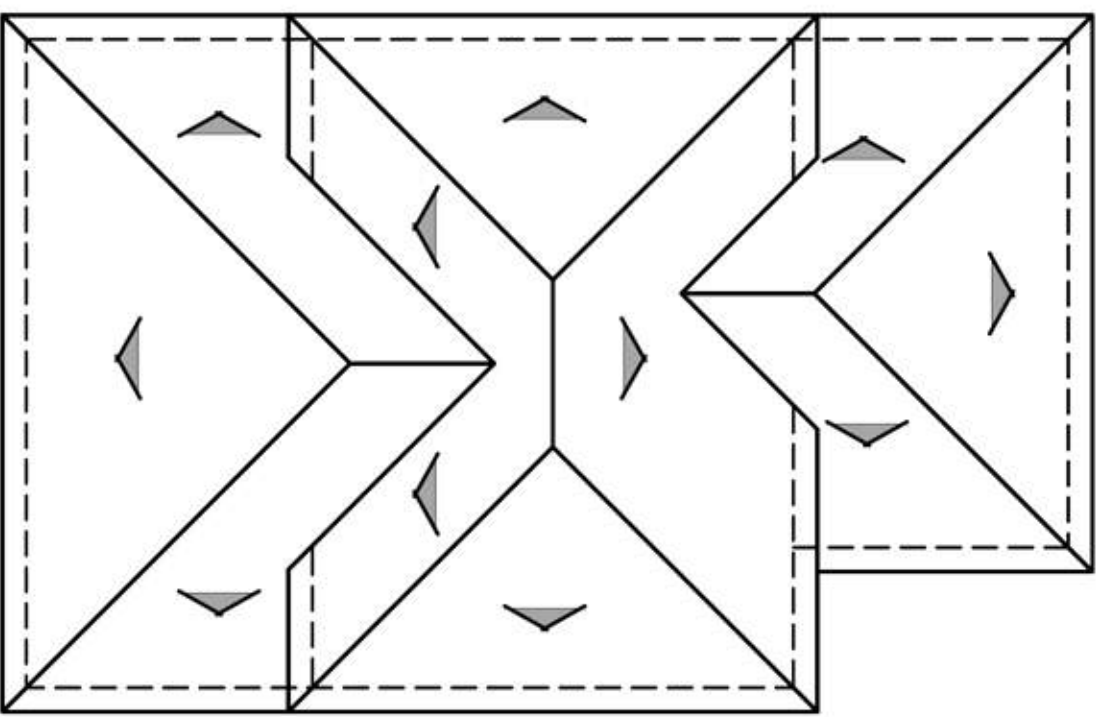


FRONT

C
1/4"=1'-0"

MATERIAL LEGEND

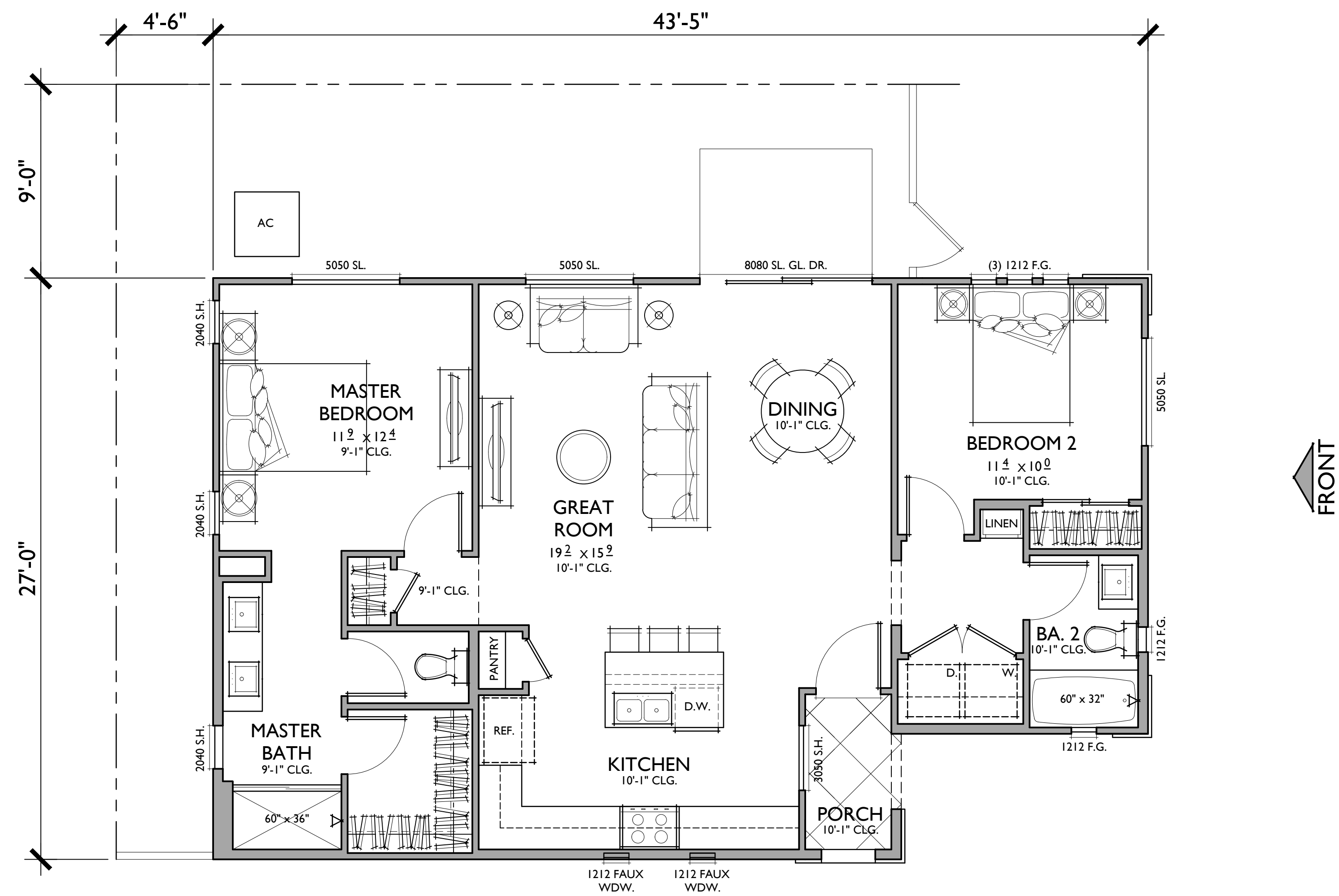
- A. CONCRETE FLAT TILE
- B. STUCCO
- C. STUCCO OVER FOAM TRIM
- D. STONE VENEER
- E. DECORATIVE LIGHT FIXTURE
- F. WINDOWS



ROOF PLAN

C

PITCH: 4:12
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE



PLAN 3C
TARGET: 1,050 SQ. FT.
2 BEDROOMS / 2 BATHS

FLOOR AREA TABLE	
TOTAL LIVING	1,072 SQ. FT.
PORCH	30 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION	



REAR



LEFT



RIGHT

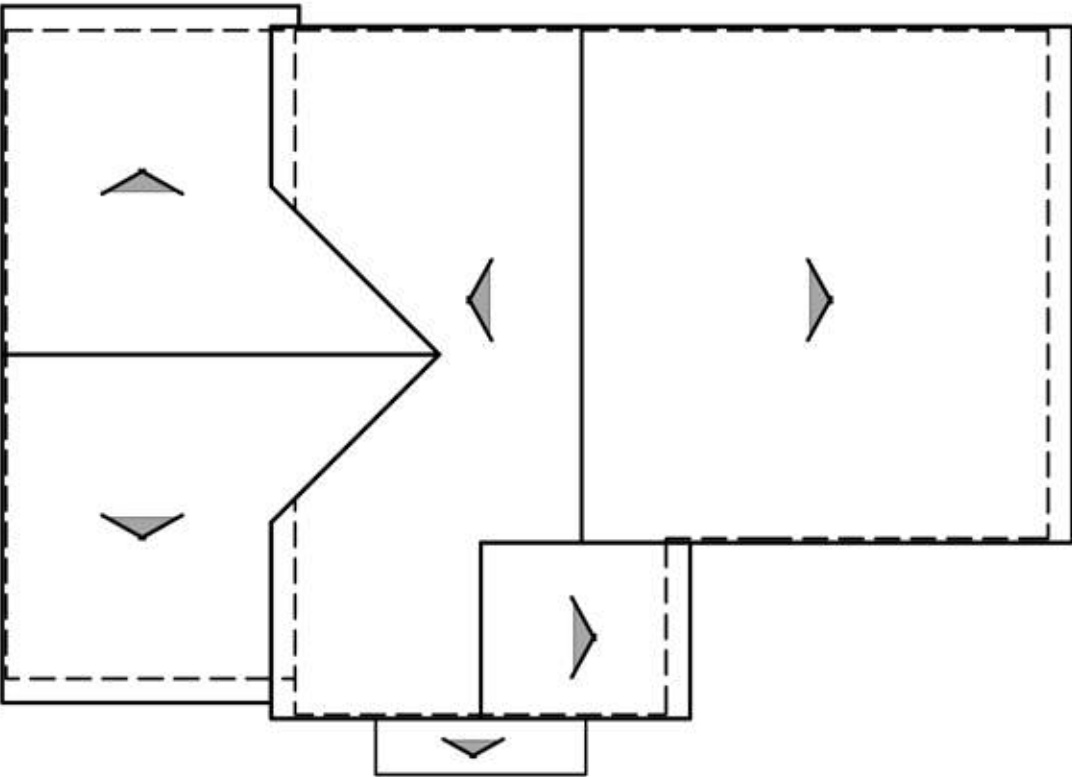


FRONT

A
1/4"=1'-0"

MATERIAL LEGEND

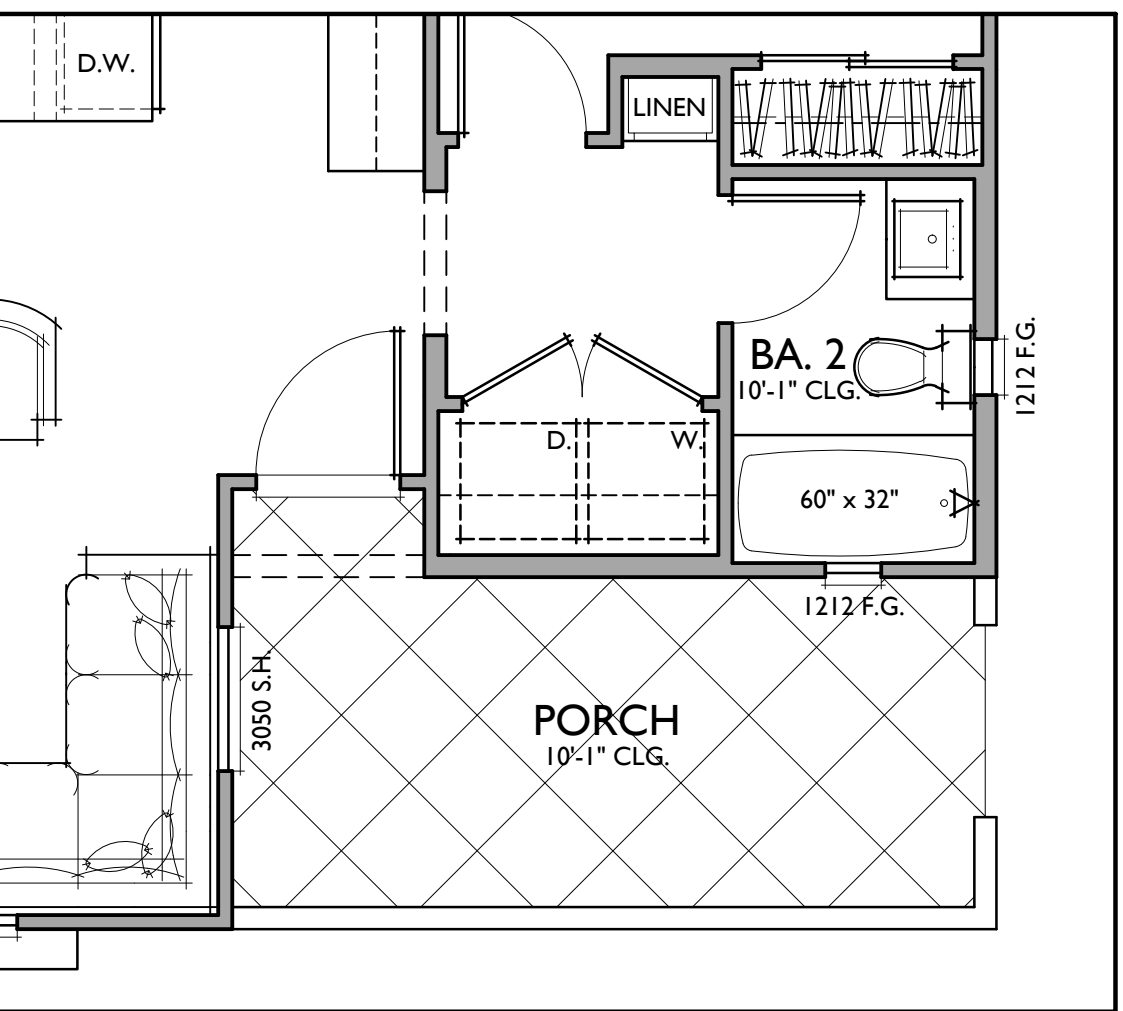
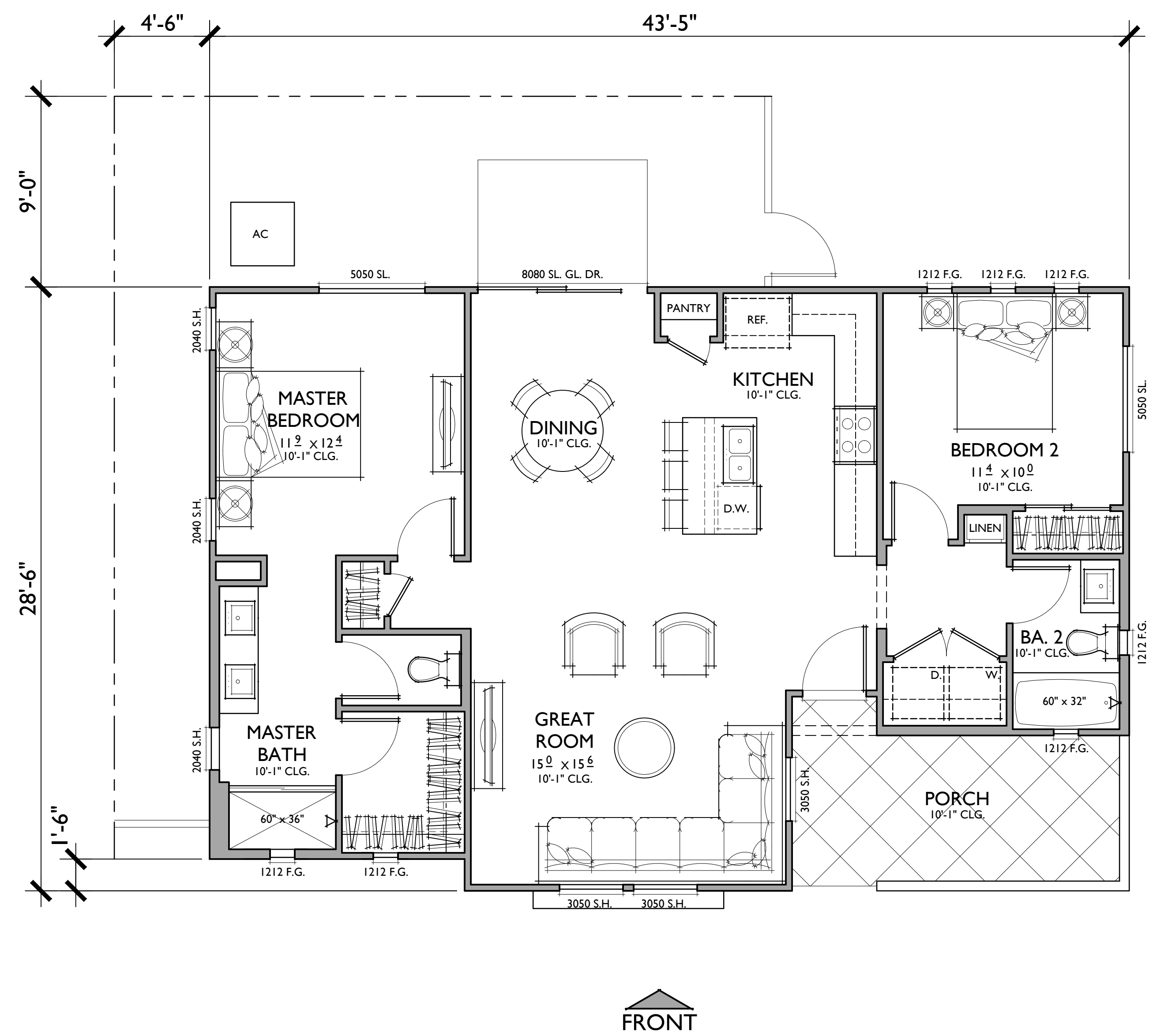
- A. CONCRETE "S" TILE
- B. STUCCO
- C. DECORATIVE GABLE END
DETAIL
- D. STUCCO OVER FOAM TRIM
- E. DECORATIVE LIGHT FIXTURE
- F. DECORATIVE TILE
- G. WINDOW
- H. AWNING ROOF



ROOF PLAN

A

PITCH: 4:12
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: CONCRETE "S" TILE



SIDE ENTRY

AT PORCH

PLAN 4A

TARGET: 1,050 SQ. FT.

2 BEDROOMS / 2 BATHS

FLOOR AREA TABLE

TOTAL LIVING	1,095 SQ. FT.
PORCH	124 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



REAR



LEFT



RIGHT

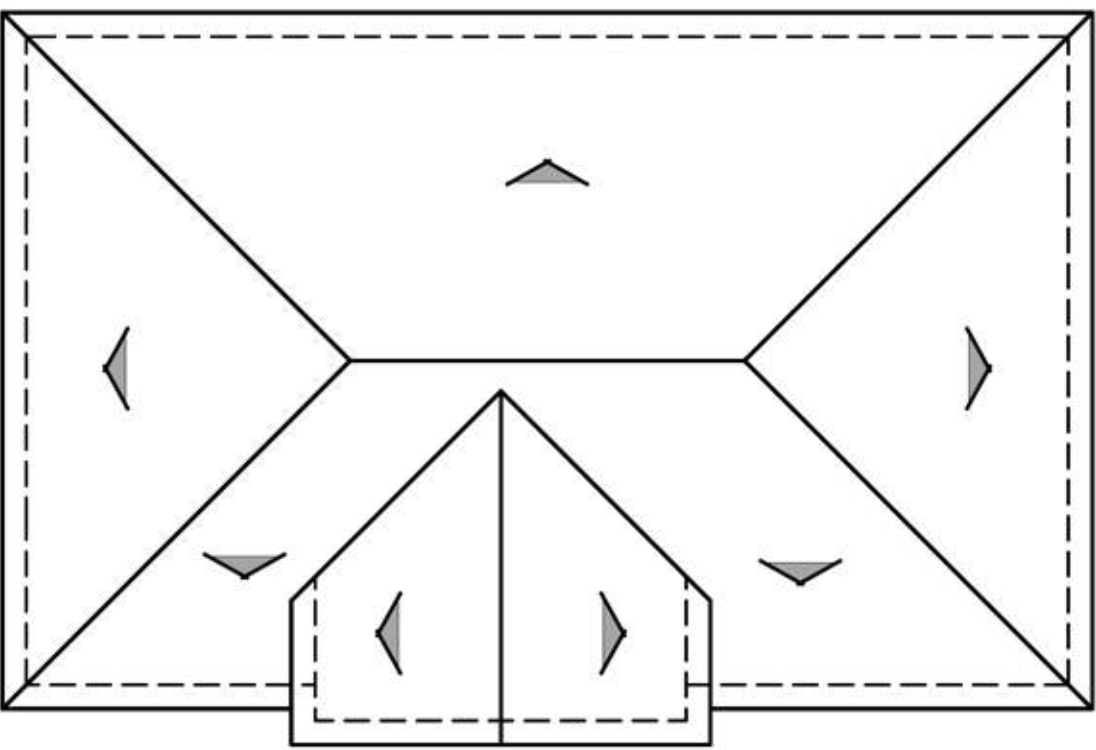


FRONT

C
1/4"=1'-0"

MATERIAL LEGEND

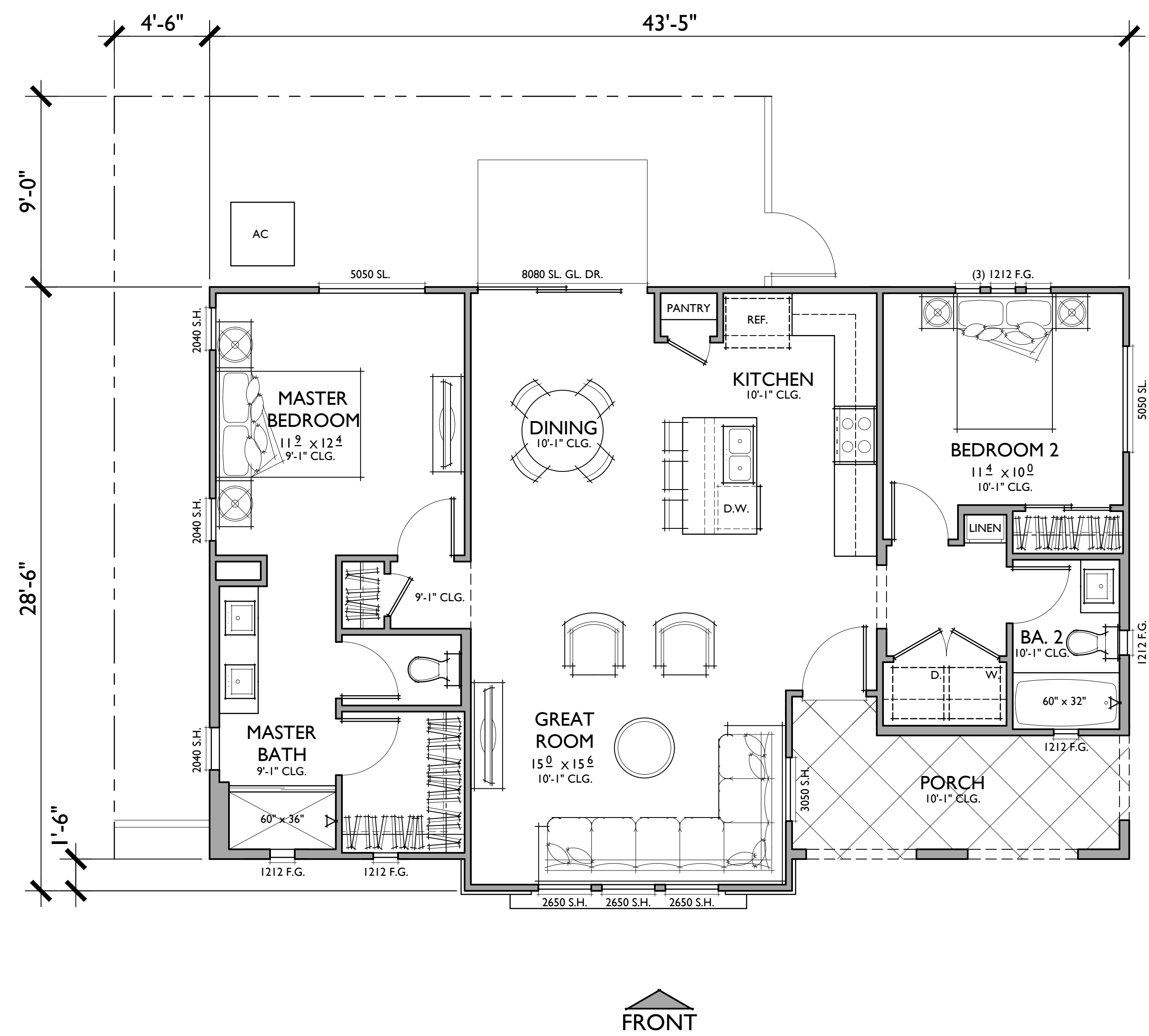
- A. CONCRETE FLAT TILE
- B. STUCCO
- C. STUCCO OVER FOAM TRIM
- D. STONE VENEER
- E. DECORATIVE LIGHT FIXTURE
- F. WINDOWS



ROOF PLAN

C

PITCH: 4:12
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE



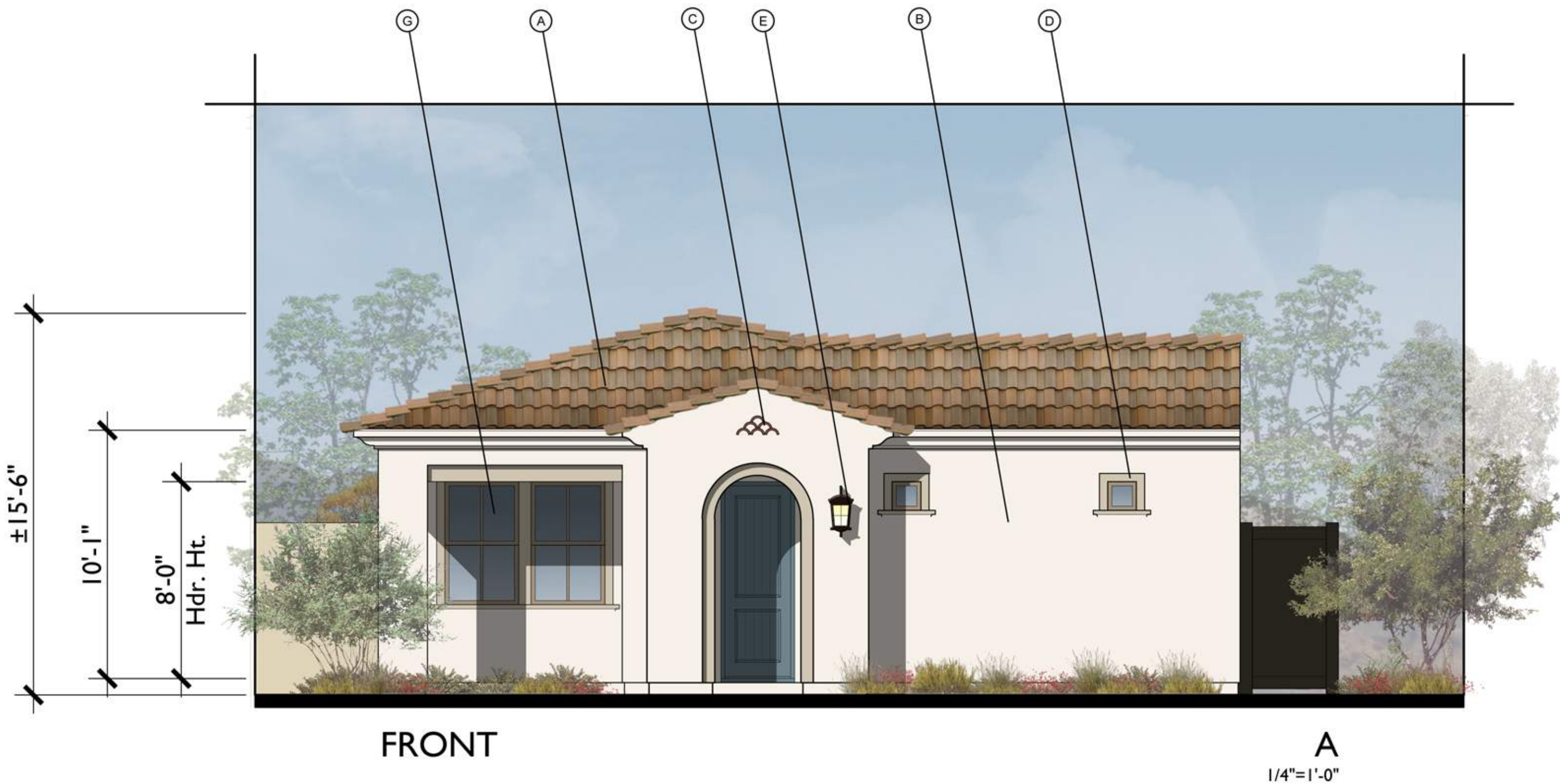
PLAN 4C
TARGET: 1,050 SQ. FT.
2 BEDROOMS / 2 BATHS

FLOOR AREA TABLE	
TOTAL LIVING	1,095 SQ. FT.
PORCH	100 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



REAR



FRONT

A
1/4"=1'-0"



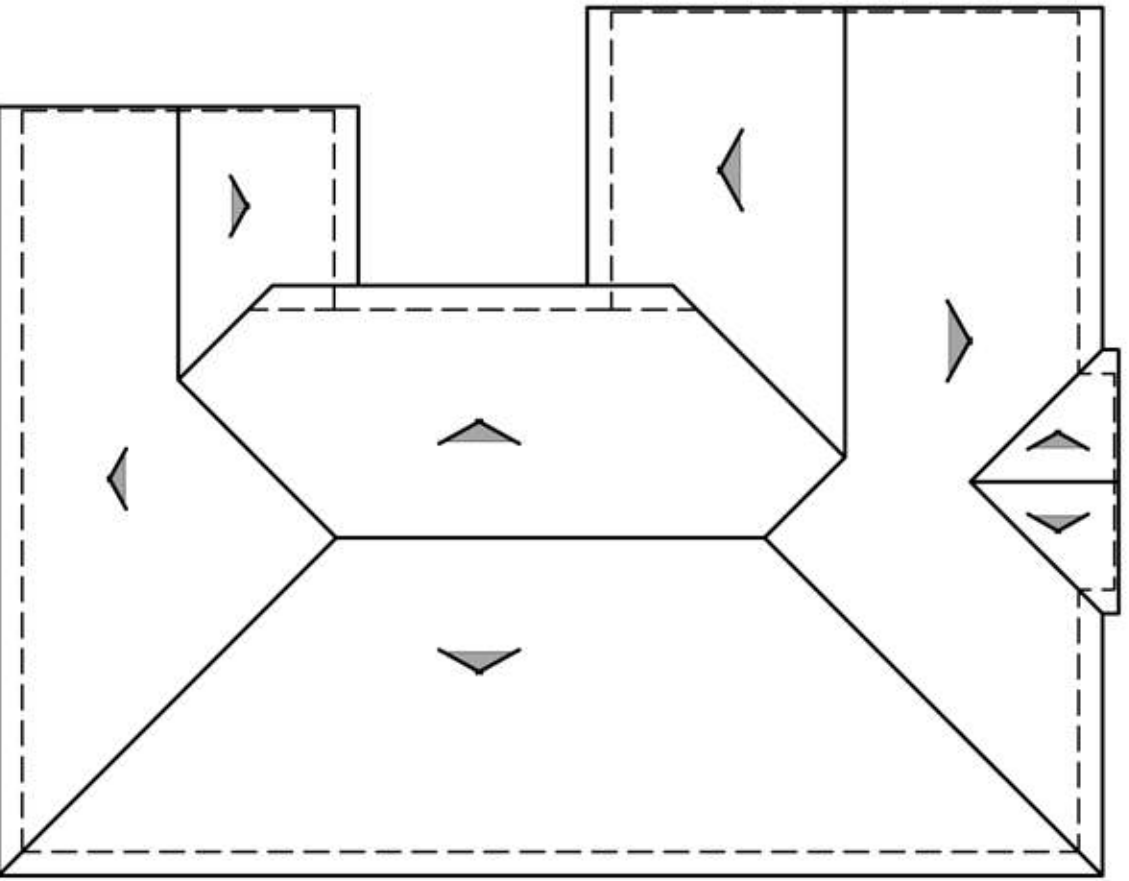
LEFT



RIGHT

MATERIAL LEGEND

- A. CONCRETE 'S' TILE
- B. STUCCO
- C. DECORATIVE GABLE END
DETAIL
- D. STUCCO OVER FOAM TRIM
- E. DECORATIVE LIGHT FIXTURE
- F. DECORATIVE TILE
- G. WINDOW
- H. AWNING ROOF



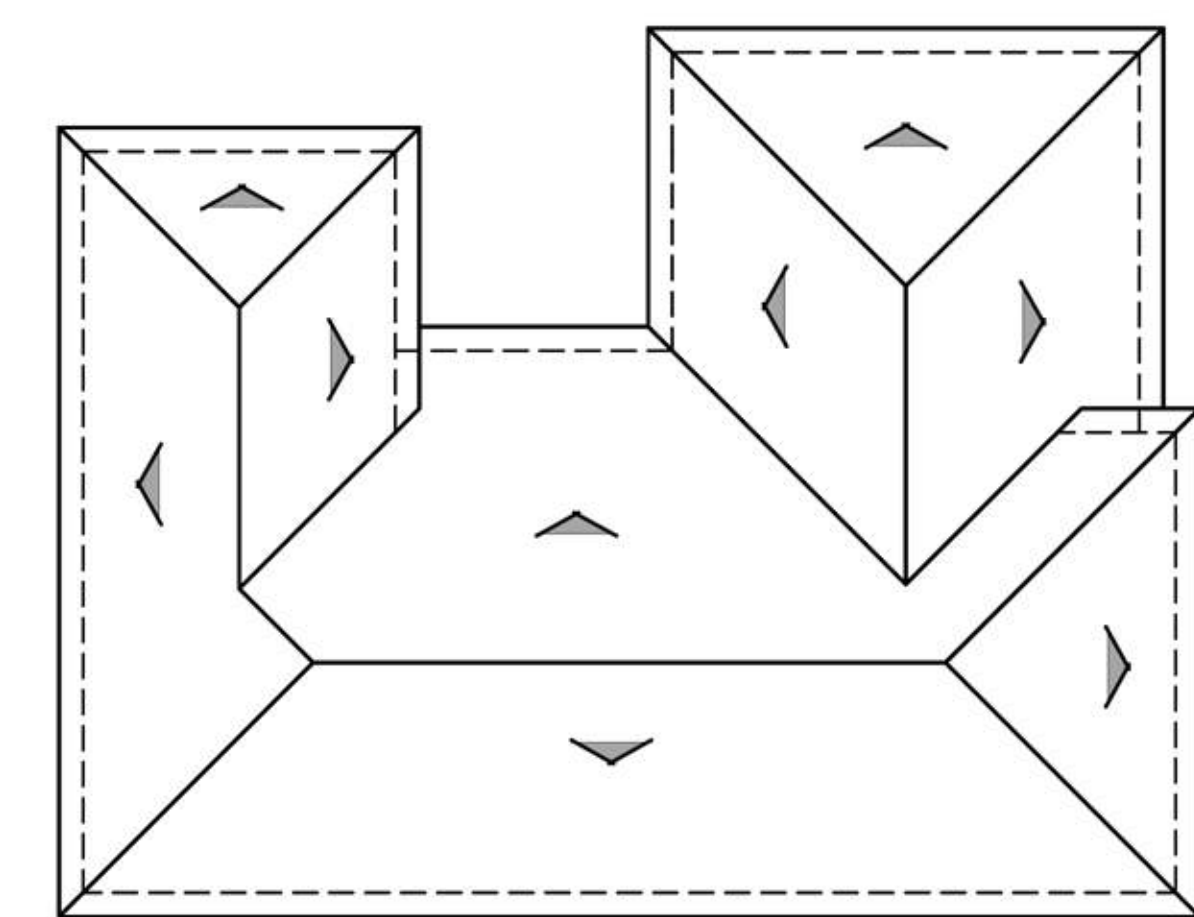
ROOF PLAN

A

PITCH: 4:12
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE



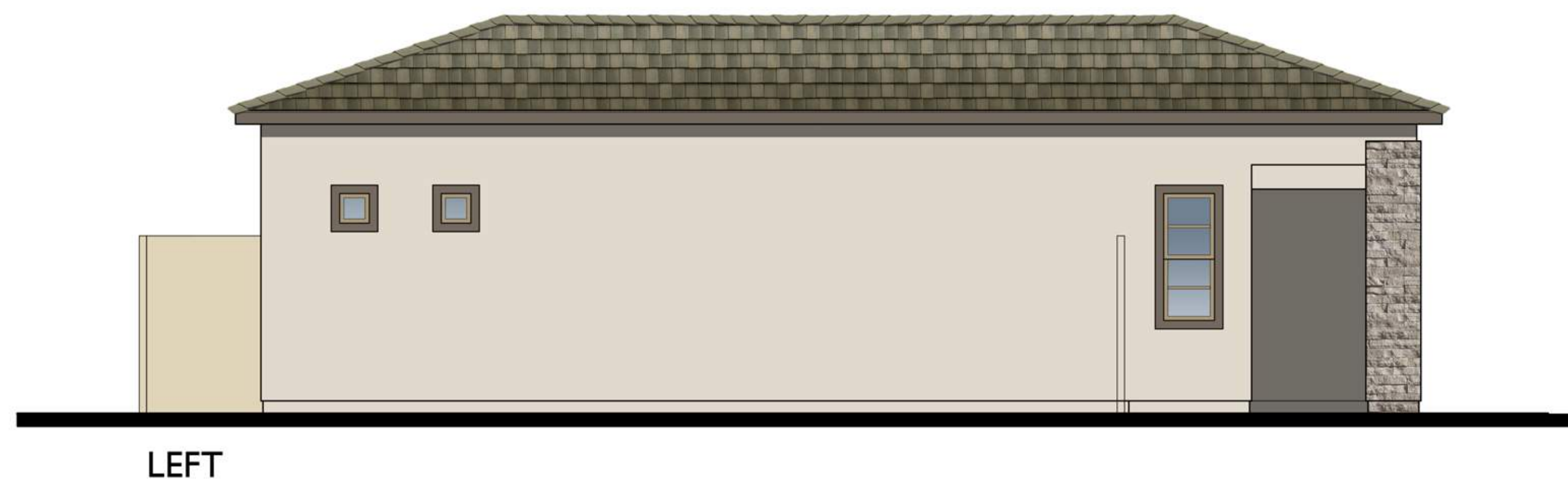
- MATERIAL LEGEND**
- A. CONCRETE FLAT TILE
 - B. STUCCO
 - C. STUCCO OVER FOAM TRIM
 - D. STONE VENEER
 - E. DECORATIVE LIGHT FIXTURE
 - F. WINDOWS



ROOF PLAN

PITCH: 4:12
 RAKE: 12"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE FLAT TILE

C





REAR



FRONT

A



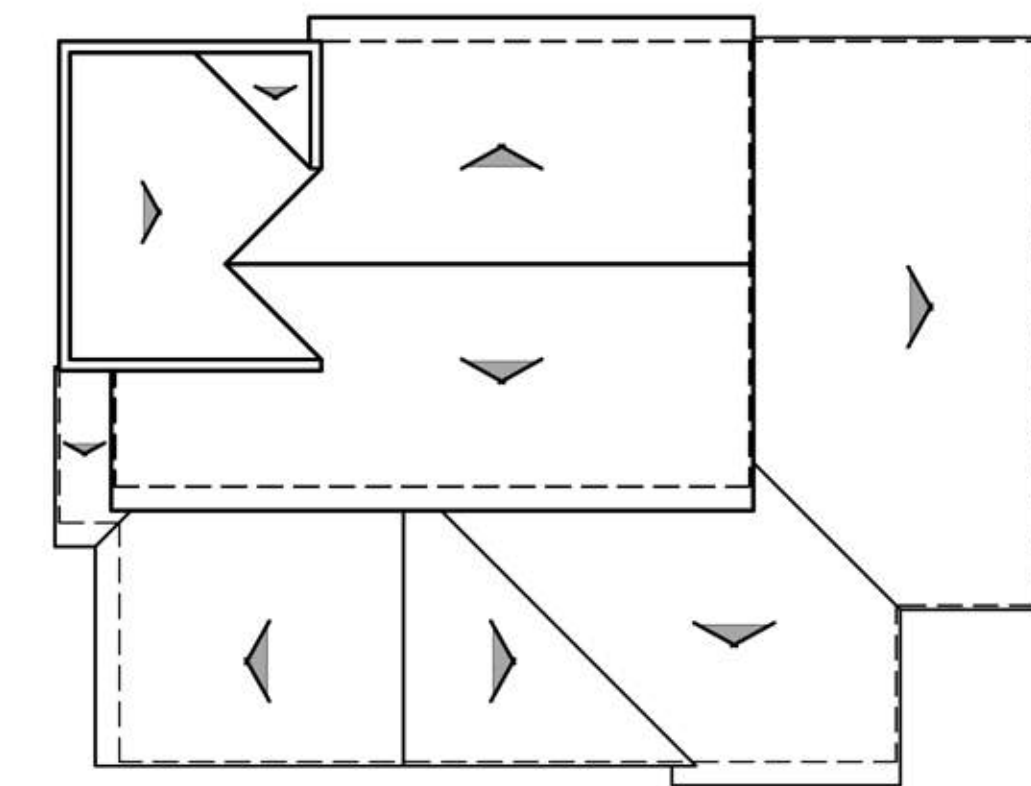
LEFT



RIGHT

MATERIAL LEGEND

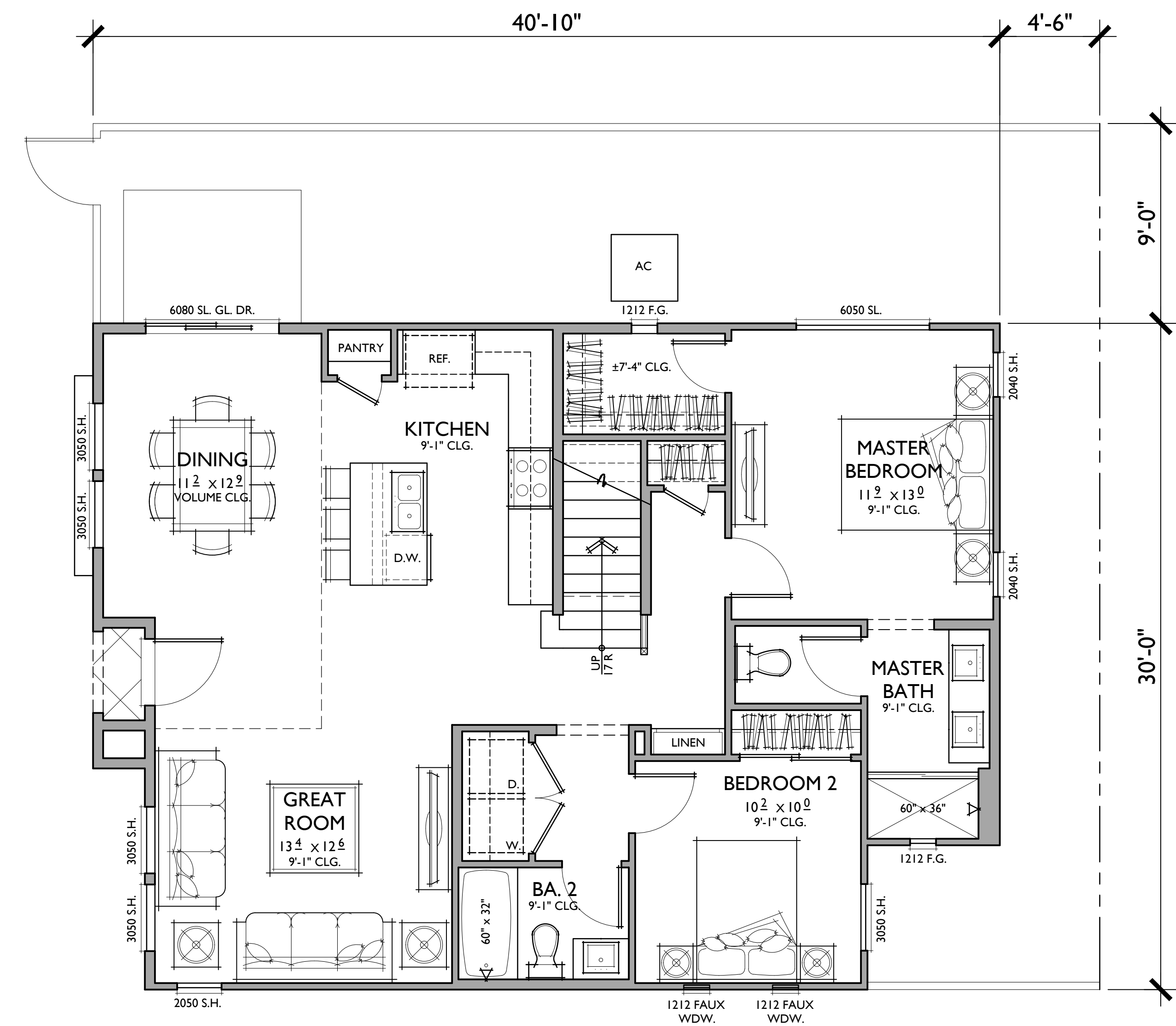
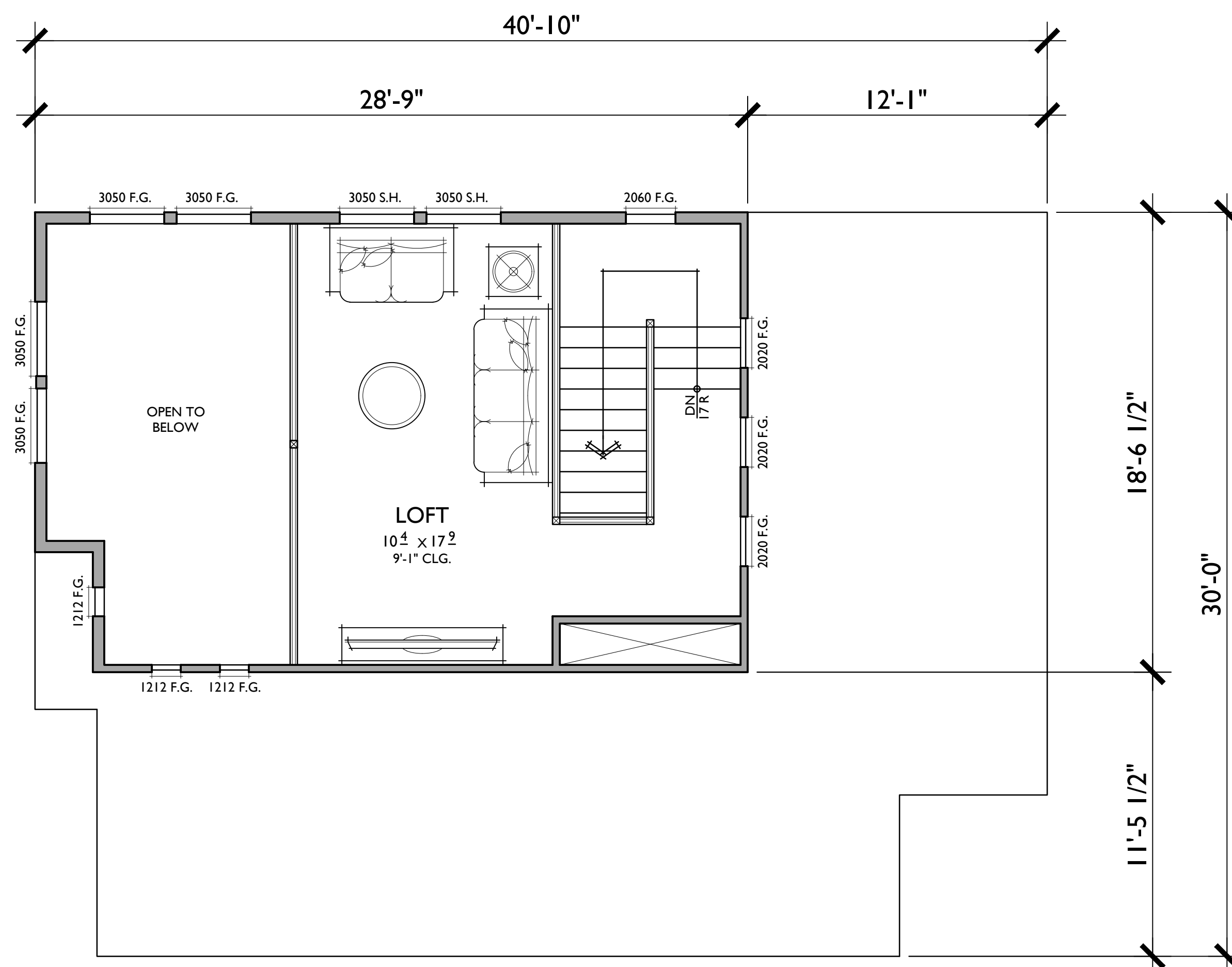
- A. CONCRETE "S" TILE
- B. STUCCO
- C. DECORATIVE GABLE END
DETAIL
- D. STUCCO OVER FOAM TRIM
- E. DECORATIVE LIGHT FIXTURE
- F. DECORATIVE TILE
- G. WINDOW
- H. AWNING ROOF



ROOF PLAN

A

PITCH: 4:12
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: CONCRETE "S" TILE



PLAN 6A
 TARGET: 1,300 SQ. FT.
 2 BEDROOMS / 2 BATHS + LOFT

FLOOR AREA TABLE	
FIRST FLOOR	1,148 SQ. FT.
SECOND FLOOR	270 SQ. FT.
TOTAL LIVING	1,418 SQ. FT.
PORCH	10 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



REAR



LEFT



RIGHT

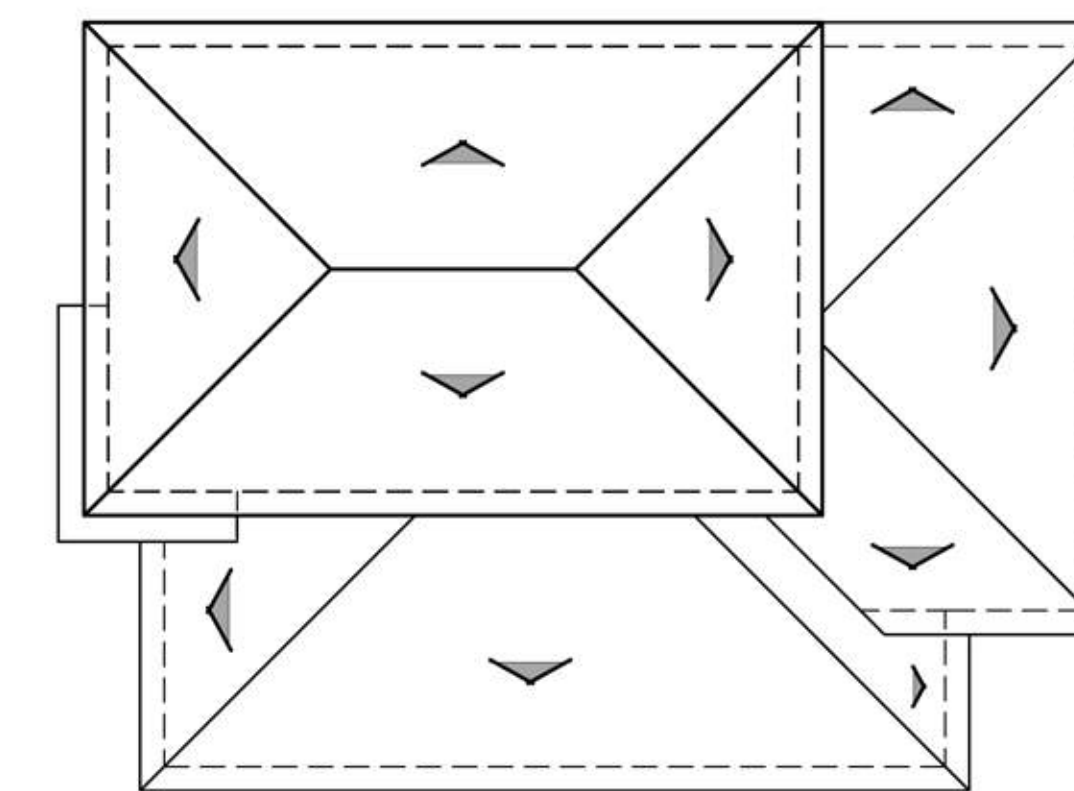


FRONT

C
1/4"=1'-0"

MATERIAL LEGEND

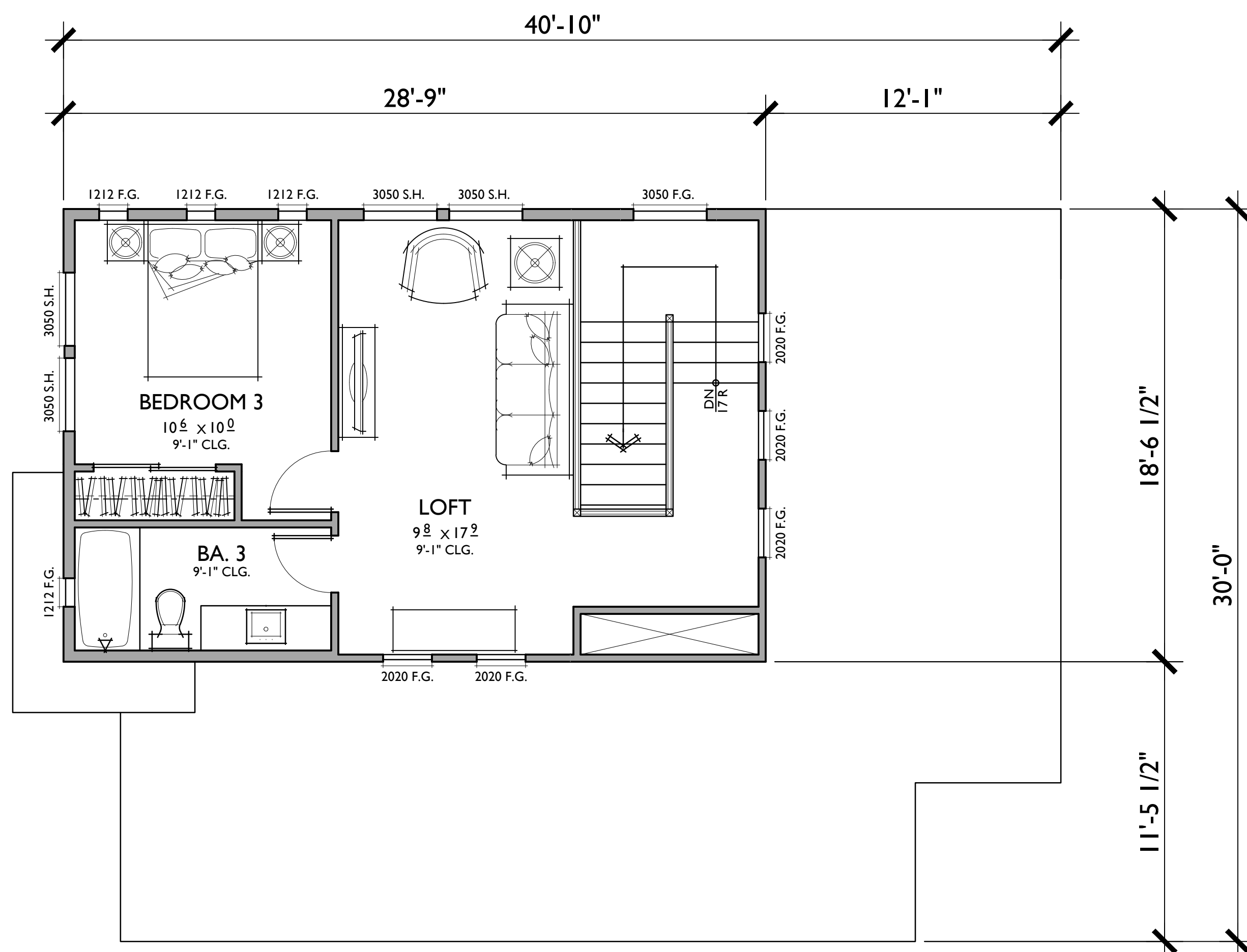
- A. CONCRETE FLAT TILE
- B. STUCCO
- C. STUCCO OVER FOAM TRIM
- D. STONE VENEER
- E. DECORATIVE LIGHT FIXTURE
- F. WINDOWS



ROOF PLAN

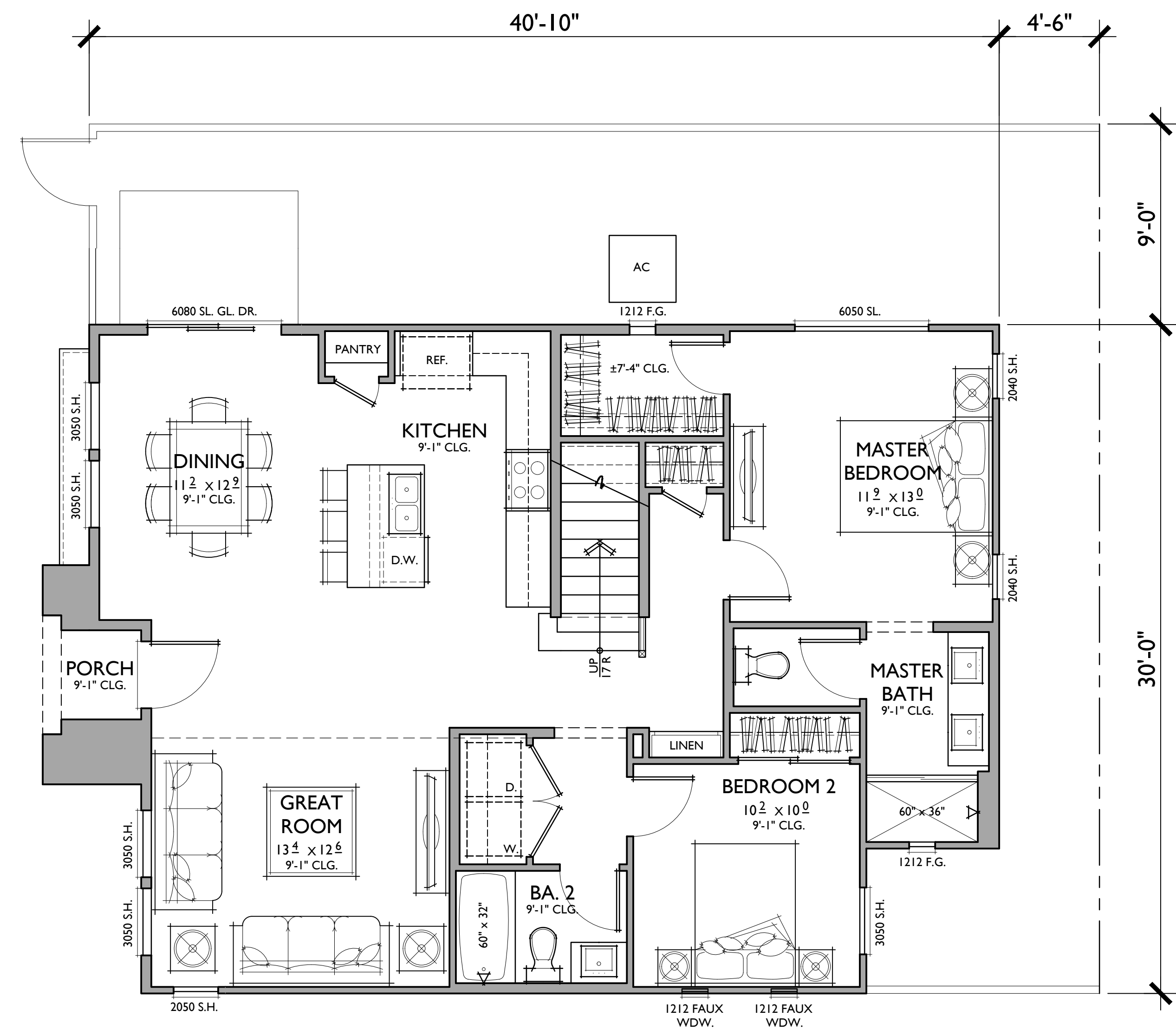
C
1/8"=1'-0"

PITCH: 4:12
RAKE: N/A
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE



SECOND FLOOR

FRONT



FIRST FLOOR

PLAN 6C

TARGET: 1,300 SQ. FT.

3 BEDROOMS / 3 BATHS + LOFT

FLOOR AREA TABLE

FIRST FLOOR	1,148 SQ. FT.
SECOND FLOOR	461 SQ. FT.
TOTAL LIVING	1,609 SQ. FT.
PORCH	27 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 6C

Reflects Modern Prairie Elevation

THE HAVENLY SUPERSTITION

Apache Junction, Arizona

0 2 4 8 331.21070



REAR



FRONT

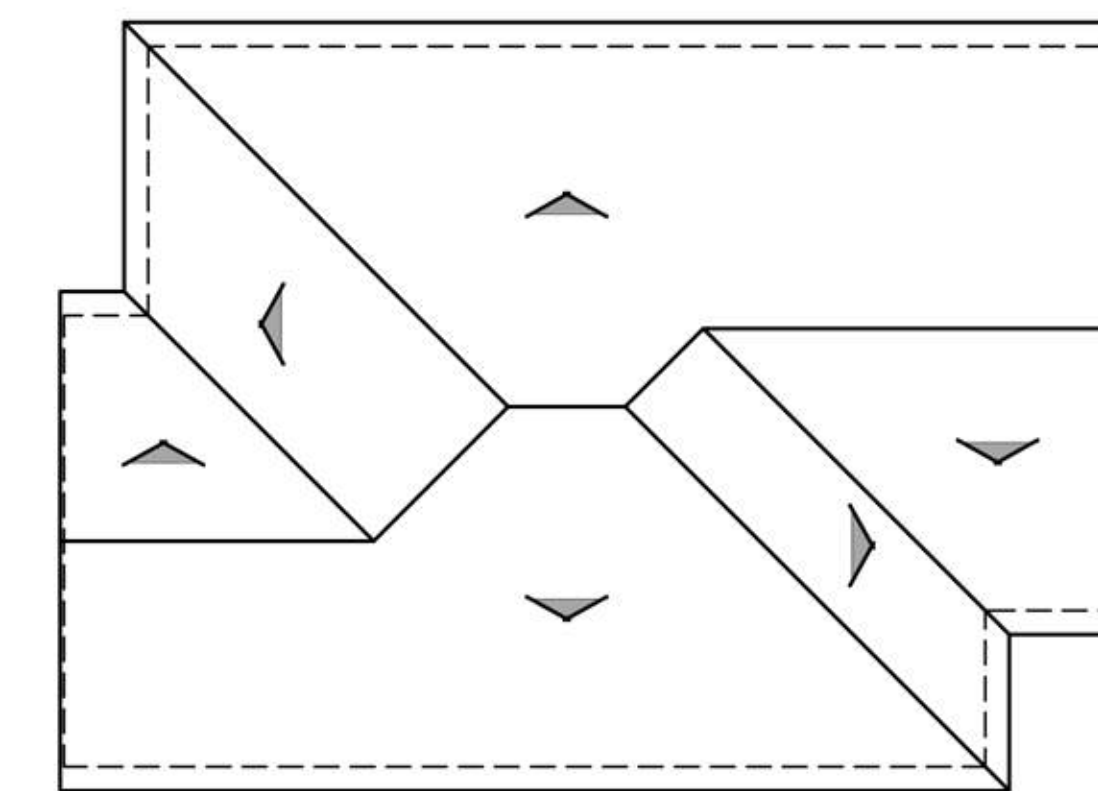
A

MATERIAL LEGEND

- A. CONCRETE "S" TILE
- B. STUCCO
- C. DECORATIVE GABLE END
DETAIL
- D. STUCCO OVER FOAM TRIM
- E. DECORATIVE LIGHT FIXTURE
- F. DECORATIVE TILE
- G. WINDOW
- H. AWNING ROOF



LEFT



ROOF PLAN

A

PITCH: 4:12
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: CONCRETE "S" TILE



RIGHT

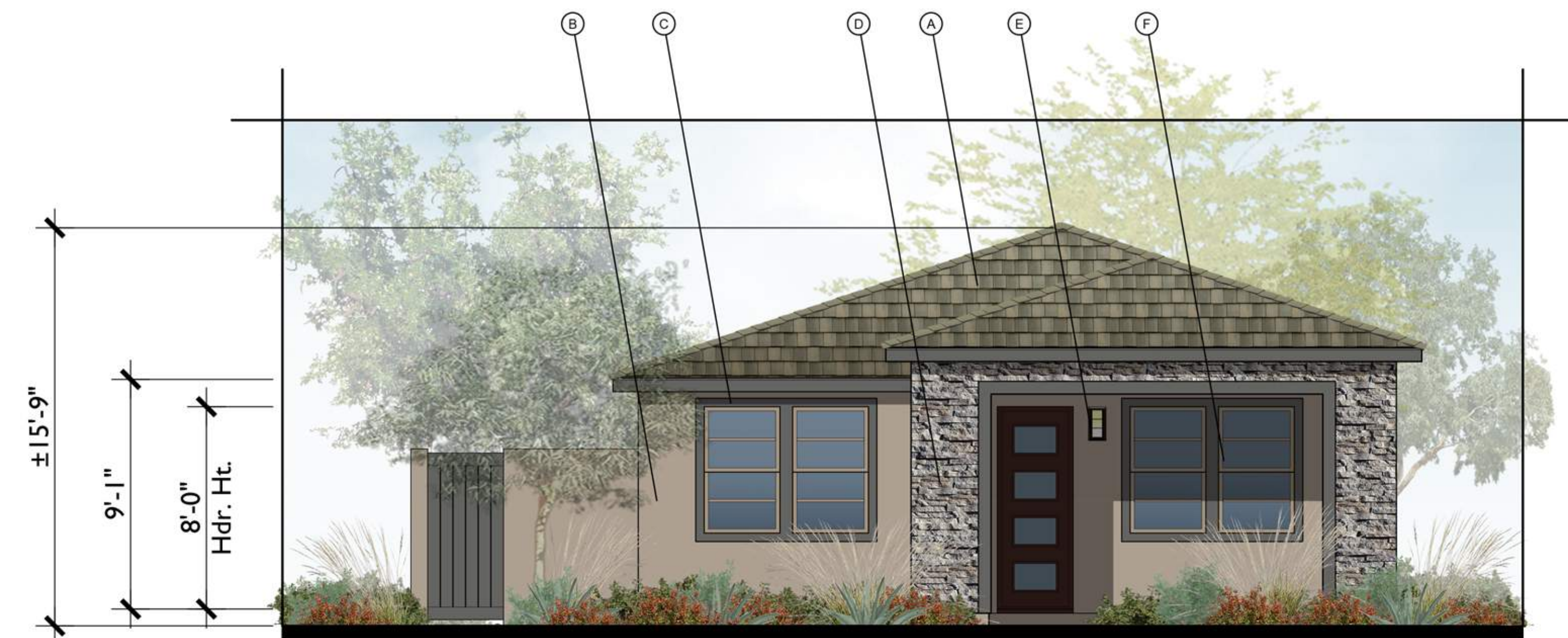


PLAN 6XA
TARGET: 1,150 SQ. FT.
2 BEDROOMS / 2 BATHS

FLOOR AREA TABLE	
TOTAL LIVING	1,145 SQ. FT.
PORCH	107 SQ. FT.
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION	



REAR



FRONT

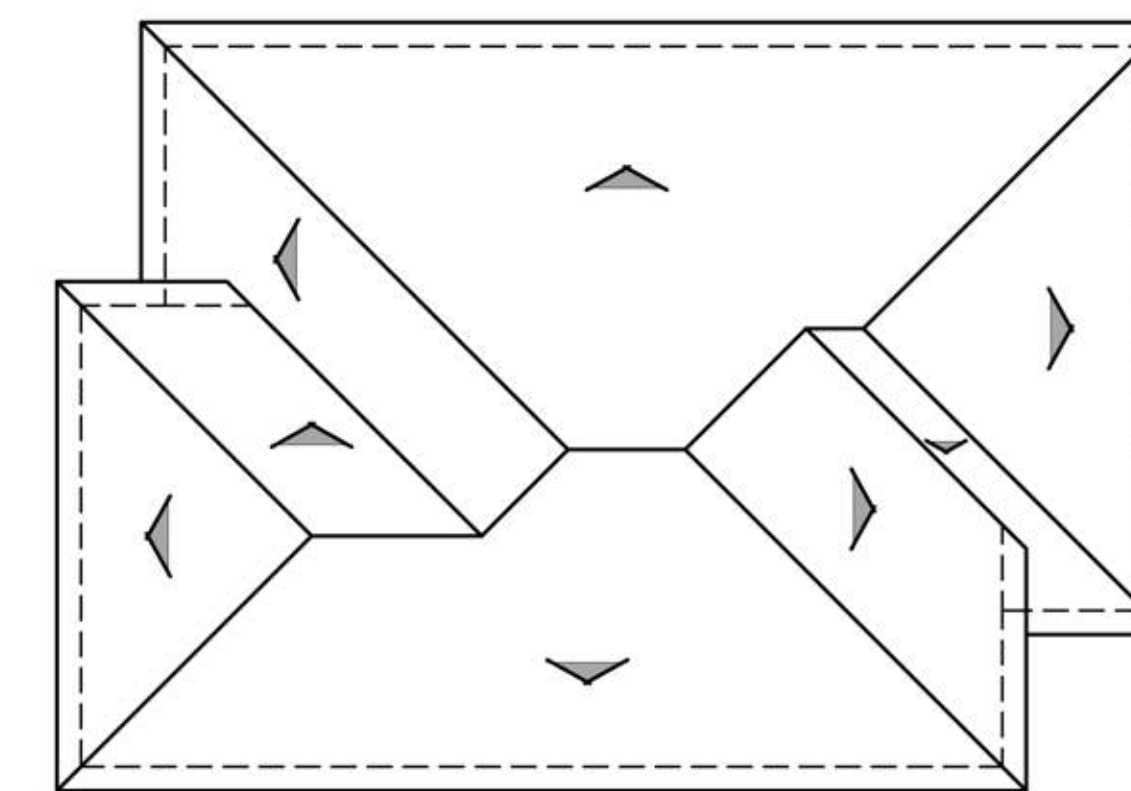
C
1/4"=1'-0"

MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. STUCCO
- C. STUCCO OVER FOAM TRIM
- D. STONE VENEER
- E. DECORATIVE LIGHT FIXTURE
- F. WINDOWS
- G. +2" FOAM BAND TRIM



LEFT



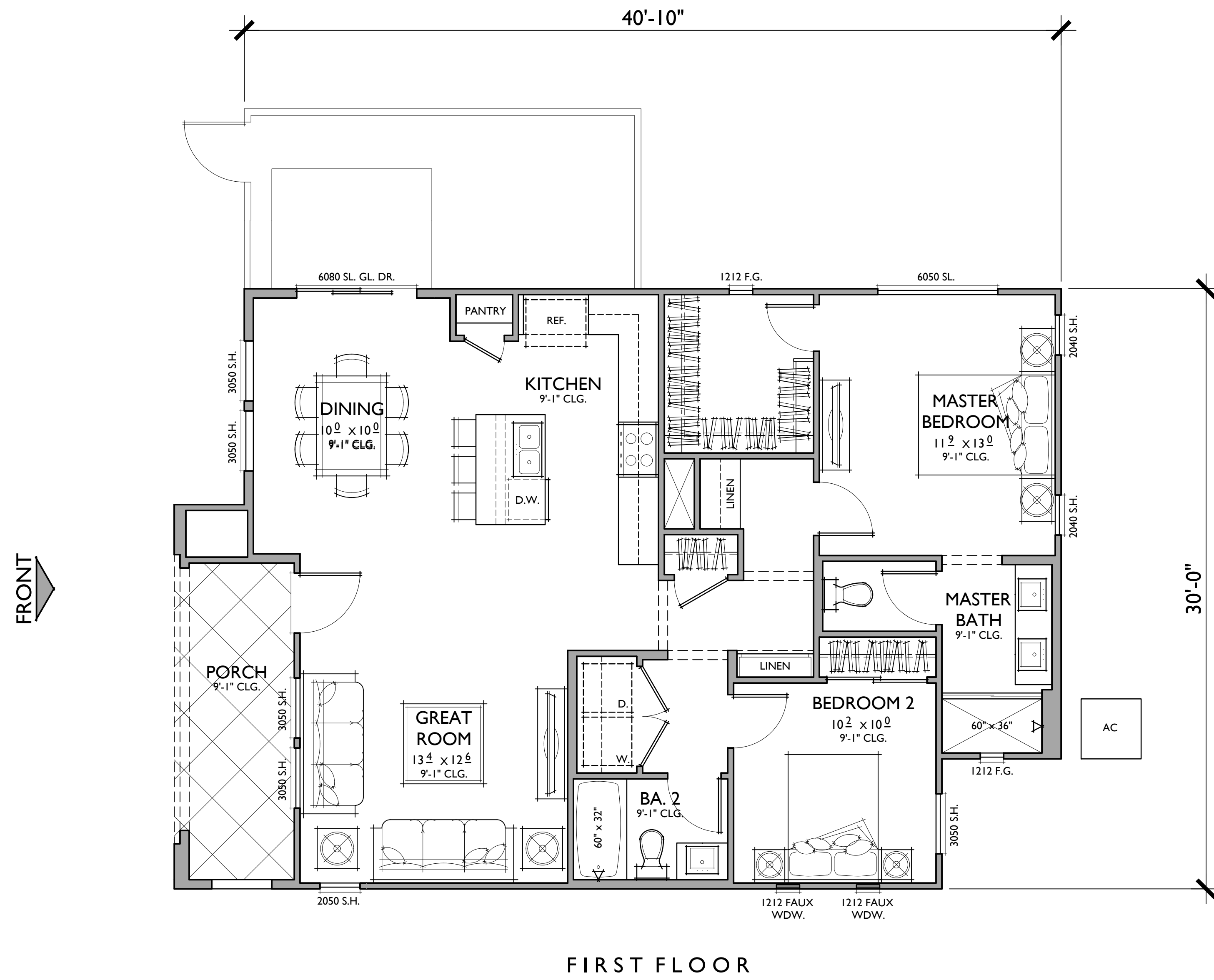
ROOF PLAN

C
1/8"=1'-0"

PITCH: 4:12
RAKE: N/A
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE



RIGHT



PLAN 6XC
TARGET: 1,300 SQ. FT.
3 BEDROOMS / 3 BATHS + LOFT

FLOOR AREA TABLE	
TOTAL LIVING	1,146 SQ. FT.
PORCH	108 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PUBLIC PARTICIPATION FINAL REPORT
FOR
THE HAVENLY SUPERSTITION

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

by:



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 27th 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.

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).

If you have questions regarding the development, you may contact Chris Hundelt at Keystone Homes (602-999-7471/chundelt@keystonehomesaz.com or me at Burch & Cracchiolo (602-234-8794/bray@bcattorneys.com). You can also contact Nicholas Leftwich, City Planner at the City of Apache Junction (480-474-8575/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=hIkCmbvAHQQ> for a quick demonstration

Questions: Contact Jacque Collard 602-234-8727 / 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, © OpenStreetMap contributors, and the GIS user community



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

N Colt Rd

E Ranch Rd

E Cody St

Royal Palm Rd

88

High St



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
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

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

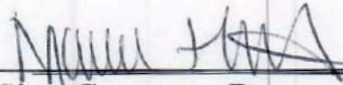
The undersigned Applicant has complied with Apache Junction's posting requirements for Case # P-21-73-PZ, located Southwest corner of Superstition Blvd and Royal Palm Rd, on September 13th, 2021.

See attached photo exhibit.

For applicant:

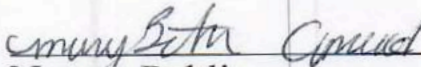
Keystone Homes

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



**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.

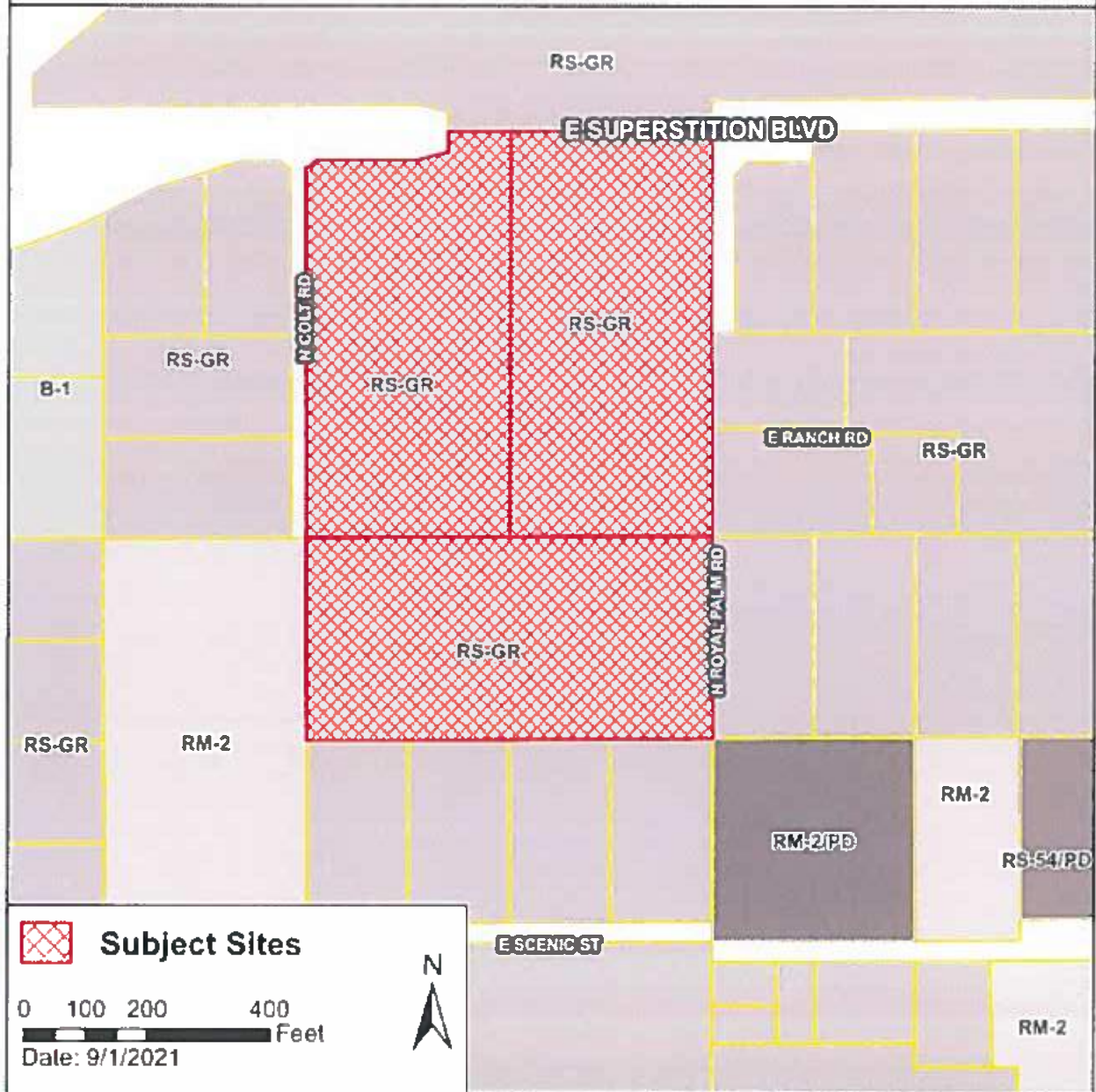

Jennifer Pena
City Clerk



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:



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**):

Regulation	City of Apache Junction RM-2 Development Regulations	Proposed Development Regulations
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.
Min. Front Setback (main structure)	20 ft.	10 ft.
Min. Interior Side Setback (main structure)	10 ft.	10 ft.
Min. Street Side Setback (all structures)	10 ft.	10 ft.
Min. Rear Setback (main structure)	20 ft.	10 ft.
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/2BR/2BA)	: 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:

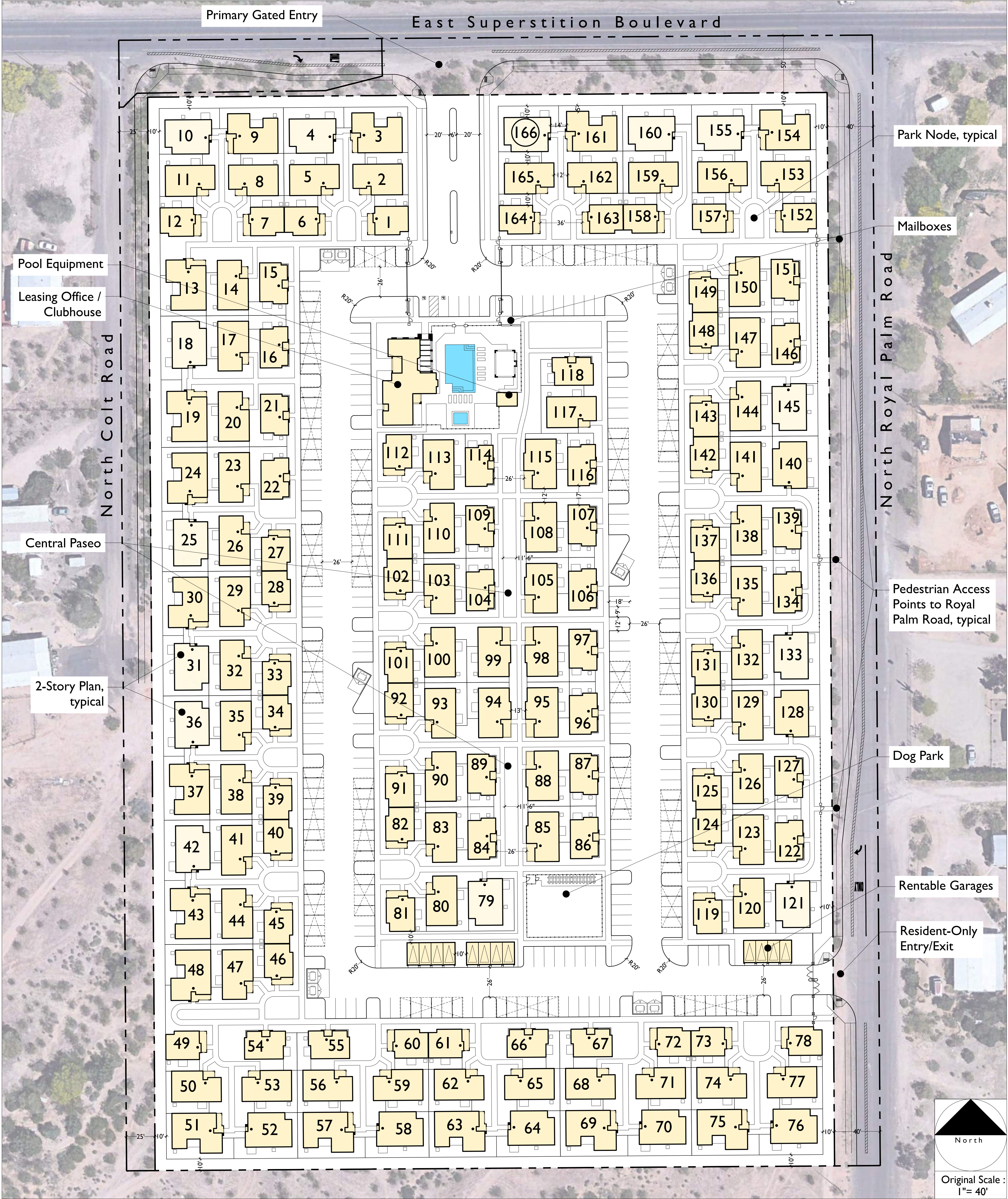
Garage Spaces	= 12
Carport Spaces	= 154
Uncovered Spaces	= 132
Total Provided	= 298

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

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.

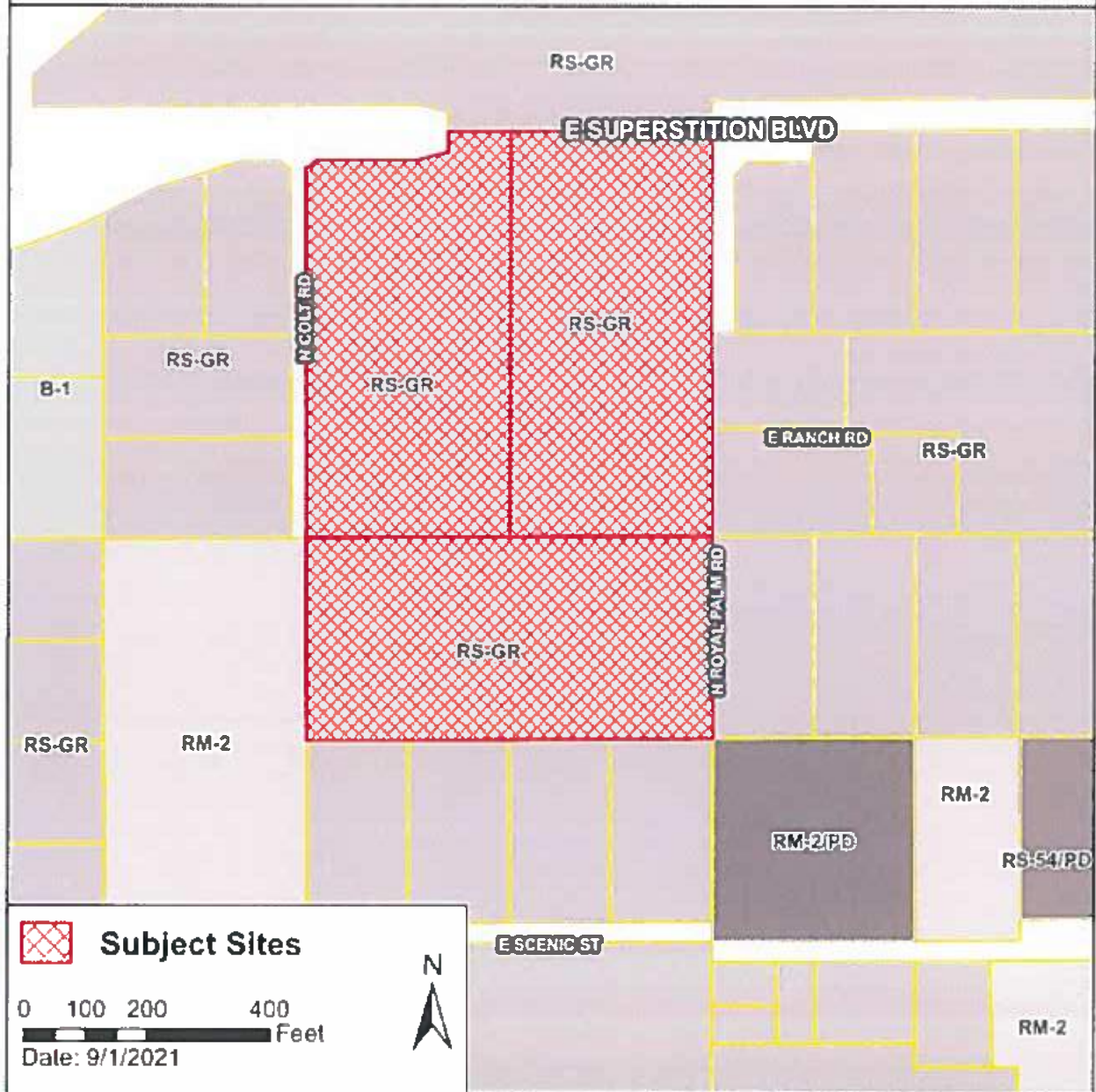

Jennifer Pena
City Clerk



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").



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**

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 Leffwich, 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

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 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 1st quarter of 2022. Approximately 16-18 months of construction. Anticipate leasing will begin the 3rd 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]

[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



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!