



City of Apache Junction

Development Services Department



CITY COUNCIL WORK SESSION STAFF MEMO

DATE: August 4, 2025

TO: Honorable Mayor and City Council Members

THROUGH: Bryant Powell, City Manager
Rudy Esquivias, Development Services Director
Sidney Urias, Development Services Deputy Director

FROM: Erika Hernandez, Planner

CASE NUMBER: P-25-4-PZ

SUBJECT: Proposed rezoning of approximately 9.4 acres, currently zoned City Center ("B-3") and General Rural Low Density Single-Family Detached Residential ("RS-GR") to High Density Multiple-Family Residential by Planned Development ("RM-2/PD"), to facilitate a lot combination and the construction of a two-story 100-unit multi-family rental development

SUMMARY

Skyline QOZB LLC proposes a rezoning of approximately 9.4 acres, that is currently zoned City Center ("B-3") and General Rural Low Density Single-Family Detached Residential ("RS-GR") to High Density Multiple-Family Residential by Planned Development ("RM-2/PD") to facilitate a lot combination and the construction of a two-story 100-unit multi-family rental development.

PLANNING AND ZONING COMMISSION RECOMMENDATION

The Planning and Zoning Commission held a public hearing for P-25-4-PZ on July 22, 2025, and voted 4:1, one being absent, to recommend approval to the City Council. Please see attached Revised Staff Report and exhibits presented to the Planning and Zoning Commission (Exhibit #1).

Erika Hernandez

Prepared by Erika Hernandez
Planner

Attachments:

- Exhibit #1: Commission Revised Staff Report 7-22-25 and Exhibits
- Exhibit #2: Updated Narrative, Elevations, and Landscape Plan
- Exhibit #3: Staff Presentation 8-4-25
- Exhibit #4: Ordinance Number 1566 Draft