



City of Apache Junction

Development Services Department



PLANNING AND ZONING COMMISSION PUBLIC HEARING STAFF REPORT

DATE: October 28, 2025

CASE NUMBER: P-25-38-CUP "Roers 88 North"

OWNER: Bela Flor Enterprises, LLC

APPLICANT: Roers Companies

REPRESENTATIVE: Greg Davis, Iplan Consulting

REQUEST: Roers Companies, represented by Greg Davis of Iplan Consulting, is requesting approval of a Conditional Use Permit (CUP) to allow for the development of a 300-unit, three-story, multi-family residential rental community. The proposed project is located on an approximately 13-acre site near the southeast corner of Idaho Road and the Scenic Street alignment.

LOCATION: The subject project is located on an approximately 13-acre site near the southeast corner of Idaho Road and the Scenic Street alignment (APNs 101-19-014B, 101-19-0130, 101-19-015B, and 101-19-015D).

**GENERAL PLAN/
ZONING DESIGNATION:** Downtown Mixed Use / City Center ("B-3")

SURROUNDING USES:

North: City Center ("B-3");

South: B-3;

East: High Density Multiple-Family Residential ("RM-2") and General Rural Low Density Single-Family Detached Residential ("RS-GR");

West: Idaho Road & B-3.

BACKGROUND

Per historic Pinal County and City zoning records, parcels 101-19-014B, 101-19-0130, 101-19-015B, and 101-19-015D have historically been zoned City Center ("B-3"), or an equivalent county commercial zoning designation, but have never been developed.

PROPOSAL

P-25-38-CUP is a proposed Conditional Use Permit (CUP) to allow for the development of a 300-unit, three-story multi-family residential community. The proposed project is located on an approximately 13-acre site near the southeast corner of Idaho Road and the Scenic Street alignment. The property is currently zoned City Center (B-3).

The subject area consists of approximately 13-acres, upon which 300-units are proposed, resulting in an approximate density of 22 dwelling units per acre. The development plan proposes fourteen (14) three-story buildings. The residential units will include forty-eight (48) 1-Bedroom/1-bath, one hundred thirty-two (132) 2-Bedroom/2-bath units, eighty-four (84) 3-bedroom/2-bath units, and thirty-six (36) 4-bedroom/2-bath units. Parking will consist of a mix of surface (370 spaces) and covered parking stalls (300 spaces).



According to the applicant's narrative, this project will utilize the Section 42 Low-Income Housing Tax Credit (LIHTC) program, which allows developers to offer affordable housing to residents earning up to 60% of the area's median income (AMI). Rental rates are set annually by the U.S. Department of Housing and Urban Development (HUD). For this area in 2025, rents range from \$1,262 for a one-bedroom to \$1,950 for a four-bedroom unit, inclusive of utilities.

Families must meet both income and household size requirements to qualify for housing under the LIHTC program. In 2025, the maximum income limits were as follows:

- 1-person household: \$47,160
- 2-person household: \$53,820
- 3-person household: \$60,600
- 4-person household: \$67,320

Although this community will utilize the LIHTC program, it is designed to offer a comparable experience to nearby market-rate developments, with a range of amenities for residents. Primary access will be off Idaho Road, shared with the adjacent proposed multi-family development to the south, while a secondary egress is planned for the northwest corner of the site. Planned amenities include a clubhouse, pool, dog park, tot lot, community open space, and covered parking stalls with solar panels.



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 a mix of residential, retail and office uses. The proposed multi-family development complies with this General Plan designation and does not require a General Plan Amendment.

Zoning/Site Context:

The B-3 zoning district allows a residential density of up to 40 units/acre and multi-family development through the approval of a Conditional Use Permit.

The proposed multi-family use is also consistent and complementary of the surrounding uses, as the subject area is surrounded by residential and commercial uses.

Infrastructure Improvements:

The applicant will be required to connect the units to all necessary services, including electricity through SRP, water through the Arizona Water Company, and sewer connections.

All other necessary and required on-site and off-site improvements, including retention basins, perimeter walls, amenities and landscape buffers will be built at the time of development.

Public Input:

The applicant sent out neighborhood meeting notification letters to all property owners within a 300-foot radius and held the advertised neighborhood meeting at the Multi-Generational Center on Wednesday, July 16, 2025 at 6 PM. Two (2) individuals, who own a nearby multi-family property, attended. They were generally supportive of the project but expressed concerns about stormwater management and the fact that it will be a low-income housing development. A full report of the neighborhood meeting is provided in Exhibit #5 Neighborhood Meeting Summary.

FINDINGS OF FACT FOR CONDITIONAL USE PERMIT

As required by the Apache Junction Zoning Ordinance, a Conditional Use Permit request may be approved after consideration has been given to seven different criteria. The criteria are outlined in the text below:

1. Adequacy of roadways, off-street parking, public facilities and services to accommodate the proposed use;

Applicant Response: The project is located along Idaho Road which is a major arterial road and all parking is accommodated on-site with an excess of parking provided. The Conditional Use Permit package included a TIA which concluded this project would not cause any Level of Service issues.

2. Negative impacts arising from the emission of odor, dust, gas, noise, lighting, vibration, smoke, heat or glare;

Applicant Response: The project does not emit any nuisance level emissions and will actually reduce the dust in the immediate area.

3. Contribution to the deterioration of the neighborhood or the negative impact on neighborhood property values;

Applicant Response: The project is not near an existing neighborhood and will not negatively affect the valuation of the adjacent properties. In fact, the influx of families will likely increase the commercial demand in the area, thus increase property values.

4. Compatibility with surrounding uses and structures;

Applicant Response: Yes, with proposed multi-family to the south, a proposed future park to the north, a mix of uses to the east, and Idaho Road to the west, the proposed use is compatible. Furthermore, the proposal is compliant with the Downtown Master Plan.

5. Conformance with the General Plan and City policies;

Applicant Response: The project is in conformance with the voter-approved General Plan and complies with all City Code regulations and policies.

6. Screening and buffering of uses; and

Applicant Response: Residential buildings are being placed along the public street (Idaho) which will screen the major parking areas while adding visual interest to the streetscape. The project also includes a 75-foot building setback along the east boundary which is the only boundary shared with adjacent private property, which is an appropriate buffer.

7. Unique nature of the property, use and/or development's physical characteristics.

Applicant Response: The project deals with significant drainage in a manner that protects the historic flows while still meeting all of the City's development regulations. Furthermore, the project implements off-site grading improvements and a trail for public use along the north boundary.

PLANNING DIVISION RECOMMENDATION

After thorough review of the proposed development, Staff is supportive of Conditional Use Permit Case P-25-38-CUP and respectfully recommends to the Commission a favorable recommendation to the City Council, subject to the conditions of approval noted below. As always, Commissioners may suggest changes or additional conditions they believe will enhance the proposed project.

RECOMMENDED MOTION

I move that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of the proposed Conditional Use Permit Case P-25-38-CUP, a request by Greg Davis of Iplan Consulting on behalf of Roers Companies, for a 300-unit, three-story residential rental community, located near the southeast corner of Idaho Road and Scenic Street, zoned City Center ("B-3"), subject to the following conditions of approval:

- 1) The project shall be developed in accordance with the plans and staff comments attached and associated with case P-25-38-CUP, associated Design Review Case No. P-25-39-DR, and all the provisions of the Zoning Ordinance and city codes applicable to this case.
- 2) The proposed development will not be age-restricted.
- 3) Landscaping along Idaho Road shall be coordinated with the future development to the south to ensure a cohesive and unified streetscape design.
- 4) Landscape, screening and irrigation improvements, planted within a minimum 10-foot deep strip inside the net property line along the west perimeter of the property along Idaho Road (west) and the Scenic Street alignment (north) 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 along Idaho Road shall be 36" box and all others shall be a minimum of 24" box. All required shrubs shall be 5-gallon in size.

- 5) Landscape and irrigation improvements that are located within the Idaho Road and Scenic Street right-of-way must comply with the Apache Junction Public Works requirements including the spacing away from streetlights. Maintenance, replacement, and possible relocation of the landscaping within the adjacent right-of-way shall remain the responsibility of the property owner and their successors per the standards contained in Apache Junction City Code, Volume II, Land Development Code, Chapter 1, Zoning Ordinance, Article 1-8, Landscape Regulations.
- 6) All applicable permits shall be applied for and plans shall be designed to current city codes prior to any lot grading or construction.
- 7) 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.
- 8) All common and amenity areas within 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 developer or owner of the community or property management company.
- 9) Apartment management will participate in the Apache Junction Crime Free Multi-Housing Program for as long as that program is supported by the Apache Junction Police Department. Apartment management will provide proof of such participation to the Development Services Department on the anniversary of the grand opening each year.
- 10) Major deviations or proposed changes from the original plans associated with this case will require a major CUP amendment. The Director or their designee shall interpret the proposed modification to be significant/major if, in the Director or Designee's opinion, the quality of project design is diminished, and/or the overall character of the project is contrary to the intent and spirit of the original city council approval.

Attachments:

Exhibit #1 - Project Narrative
 Exhibit #2 - Proposed Site Plan
 Exhibit #3 - Proposed Landscape Plan
 Exhibit #4 - Proposed Elevations
 Exhibit #5 - Neighborhood Meeting Summary

Roers

88 North

Conditional Use Permit (P-25-38-CUP) Design Review (P-25-39-DR) Project Narrative

Submitted to:

City of Apache Junction
300 E. Superstition Blvd.
Apache Junction, AZ 85119

Submitted on Behalf of:

Roers Companies
4127 East Van Buren Street #220
Phoenix, AZ 85008

Prepared by:

Iplan Consulting
3317 S. Higley Road, Suite 114-622
Gilbert, AZ 85297

September - 2025

REQUEST:

This narrative accompanies requests for a Conditional Use Permit and Design Review for a new multi-family housing project proposed on approximately 13 net acres located at the southwest corner of Idaho Rd. and the Scenic Street alignment. The parcel's existing zoning designation of B-3 and General Plan land use classification of Downtown Mixed Use are not proposed to be changed as part of this effort and support the proposed multi-family use subject to the CUP and DR approval.

Site Aerial**RELATIONSHIP TO SURROUNDING PROPERTIES:**

The subject property has frontage on Idaho Rd. which provides the primary access to the site. To the north is a City owned property. To the east is a mix of residential densities with a mobile home park beyond. The property to the south is another multi-family project being proposed by the same landowner.

Adjacent Land Use Table

Direction	General Plan Classification	Zoning Designation	Existing/Planned use
On-site	Downtown Mixed Use	B-3	Vacant
North	Downtown Mixed Use	B-3	City Park/Open Space
East	Downtown Mixed Use	RS-GR & RM-2	Multi-family/Single-family
South	Downtown Mixed Use	B-3	Multi-family (proposed)
West	Downtown Mixed Use	B-3	Commercial/Vacant

DESCRIPTION OF PROPOSAL:

Roers Companies has developed multiple successful rental projects in the Phoenix area including in Buckeye, Casa Grande, Maricopa, and now want to bring their livable and attainable product to Apache Junction. This proposal represents the northern portion of the 88 North site and includes 300 rental homes that are comprised of one-, two-, three-, and four-bedroom units. The project offers an attractive design and amenity package for the residents.

Site Data:

Net Site Area:	13.3 acres
Zoning:	B-3 (existing)
Proposed Units:	300
Density:	22.6 DU/acre
Open Space:	2.5 acres (19%)

Access, Circulation, & Parking

Although the subject site has a wide frontage on Idaho Rd., the main entrance to the project is off a shared access drive being developed in conjunction with the adjacent multi-family project to the south. A secondary point of access is proposed off Idaho Rd. in the northwest portion of the site. The primary entry drive opens to the office/clubhouse building and then circumnavigates the site via 26-foot-wide private drives providing vehicular access to the residential buildings and parking areas. A total of 670 parking spaces are provided, exceeding the amount required, and are sized at 9' x 18'. Solar panel covered parking canopies that power the parking lot lights are planned for 300 parking spaces, ensuring one covered space per unit. The remaining 370 spaces are uncovered and open parking for residents and guests. Six (6) EV parking spaces are provided as are parking spaces for 40 bicycles.

Building Types and Placement

The project is designed with three residential building types that are three stories in height with walk-up access. The buildings are clustered around community open space areas and/or along the perimeter, including along Idaho Road which will provide an enhanced streetscape presence. The office/clubhouse structure is single story and is located off the project entrance in the southwest portion of the property. A small single story maintenance building is also planned and is located in the northwest corner of the property.

Architecture

The architectural design features a western motif that uses a southwestern color scheme that will be applied in a color blocking manner that accentuates the articulation of the building's footprint emphasizing the shade/shadow projections. A variety of materials is proposed including smooth finish stucco, brick, vertical cement planks, corrugated metal, and metal accents and railings. The buildings provide a variety of massing and articulation both vertically and horizontally along all facades including a mix of parapet and gable roof elements. Combined the elevations provide massing relief and visual interest especially when viewed from the pedestrian level perspective.

Conceptual Architecture



Conceptual Architecture – Clubhouse



Open Space & Pedestrian Connectivity

The inclusion of open space and recreational areas is a key ingredient in developing a successful and sustainable multi-family community. Roers 88 North amenities include a community clubhouse building which features a fitness center, restroom, meeting rooms, leasing office, mailroom, and more. External amenities include a swimming pool, sun deck, ramada(s), tot lot, grill areas, dog park, and passive open space areas throughout the site.

Primary Amenity Area



LANDSCAPE KEYNOTES

- ① POOL AREA
- ② DOG PARK
- ③ POOL EQUIPMENT
- ④ ENTRY MONUMENT BY SEPARATE PERMIT, REFER TO DETAIL
- ⑤ CLUBHOUSE BUILDING
- ⑥ APARTMENT BUILDING
- ⑦ FIRE HYDRANT, PROVIDE 3' CLEAR
- ⑧ TRASH ENCLOSURE
- ⑨ THEME WALL, REFER TO DETAIL
- ⑩ GRILL AREA
- ⑪ POOL / VIEW FENCE, REFER TO DETAIL
- ⑫ DOG PARK FENCING
- ⑬ BIKE RACKS, TYP
- ⑭ PLAY EQUIPMENT
- ⑮ STABILIZED DECOMPOSED GRANITE
- ⑯ RAMADA
- ⑰ SOLAR PARKING CANOPY BY OTHERS

Sidewalks are utilized throughout the property and connect residents from their homes to the parking lots, open space areas, and the community clubhouse. Pedestrian access is provided to the trail along the north boundary as well as to Idaho Road at both points of access, allowing

connection to the greater community.

The project features a combination of theme walls and view fencing along Idaho Road to the west demarcating the public/private space of the project as well as along the north boundary in an effort to take advantage of the adjacency to the City owned parcel. Brick laden columns are spaced to provide a visual break and the wall and to transition between the solid and view portions. The east boundary already has a portion of wall which this project will connect to. A combination of wall and open space is proposed along the south boundary which will allow vehicular and pedestrian circulation with the 88 North development.

PHASING / TIMING OF DEVELOPMENT:

The intent is to bring the product to market as soon as possible. The horizontal improvements of the project are intended to be built in the first phase and include all on-site and off-site infrastructure. The vertical construction will be phased and include multiple buildings per phase, with the clubhouse being built in the first phase.

LIHTC (LOW INCOME HOUSING TAX CREDIT):

This project will utilize the Section 42 LIHTC program which has the effect of subsidizing market rent housing for the community residents that need and qualify for it. The project obtains and then sells federal and state tax credits to investors as part of their financing to build the project. In return, Roers then makes a fifteen-year commitment to restrict rental rates to an amount affordable to those families with household incomes that are up to 60% of the area median income (AMI) of the area. Rents are set annually by the Department of Housing and Urban Development (HUD) but for reference, the rental rates for this area in 2025 were \$1,262 (1-bedroom - \$1,950 (4-bedroom) *inclusive of utilities*. Families must qualify to become a resident and utilize the LIHTC program which has a sliding scale of maximum income levels based on household size. For example, in 2025, a one-person household is limited to a maximum income of \$47,160 while a 2-person household was limited to an income of \$53,820 or less. A household of 3 is limited to \$60,600, and a household of four is limited to \$67,320.

Roers has developed multiple LHITC projects around the country, including Arizona, utilizing this program and the typical residents include single parent households, community service job holders (police officers, teachers, firefighters), and individuals new to the workforce. The long-term intent of the program is to allow these members of the community to save money for a few

years to accumulate enough to move up to home ownership, which is challenging when you are paying market-rate rent. Since the project still competes with market rate options, it will include all the typical level of amenities that market rate projects include such as a swimming pool, clubhouse, fitness center, dog park, playground, etc. The project architecture is also consistent with market-rate projects so from an aesthetics perspective, there will be no tangible difference between this project and a non-LHITC market rate project.

It's also important to note that Roers typically retains ownership of their projects for a minimum of 15 years and operates their projects with an in-house general contractor and property management team. This long-term commitment results in a higher investment both in the initial build quality of the project, but also in the long-term maintenance which benefits Roers, the residents, and the City.

CUP FINDINGS OF FACT:

Below are the City's Conditional Use Permit Findings of Fact along with our responses on how each fact is addressed by the project.

1. Is the roadway system adequate to accommodate the proposed traffic and parking?

Response: *The project is located along Idaho Road which is a major arterial road and all parking is accommodated on-site with an excess of parking provided. The Rezoning package included a TIA which concluded this project would not cause any Level of Service issues.*

2. Are there negative impacts arising from the emission of dust, odor, noise, gas, lighting, vibration, smoke, heat, or glare from the proposed use?

Response: *The project does not emit any nuisance level emissions and will actually reduce the dust in the immediate area.*

3. Does this use contribute to the deterioration of the neighborhood or have a negative impact of neighborhood property values?

Response: *The project is not near an existing neighborhood and will not negatively affect the valuation of the adjacent properties. In fact, the influx of families will likely increase the commercial demand in the area, thus increase property values.*

4. Is the use compatible with the surrounding uses and structures?

Response: *Yes, with multi-family to the south, a City parcel to the north, a mix of residential uses to the east, and Idaho Road to the west, the proposed use is compatible. Furthermore, the proposal is compliant with the Downtown Master Plan.*

5. Does the use conform to the General Plan and City Policies?

Response: *The project is in conformance with the voter-approved General Plan and complies with all City Code regulations and policies.*

6. Is appropriate screening and buffering being employed?

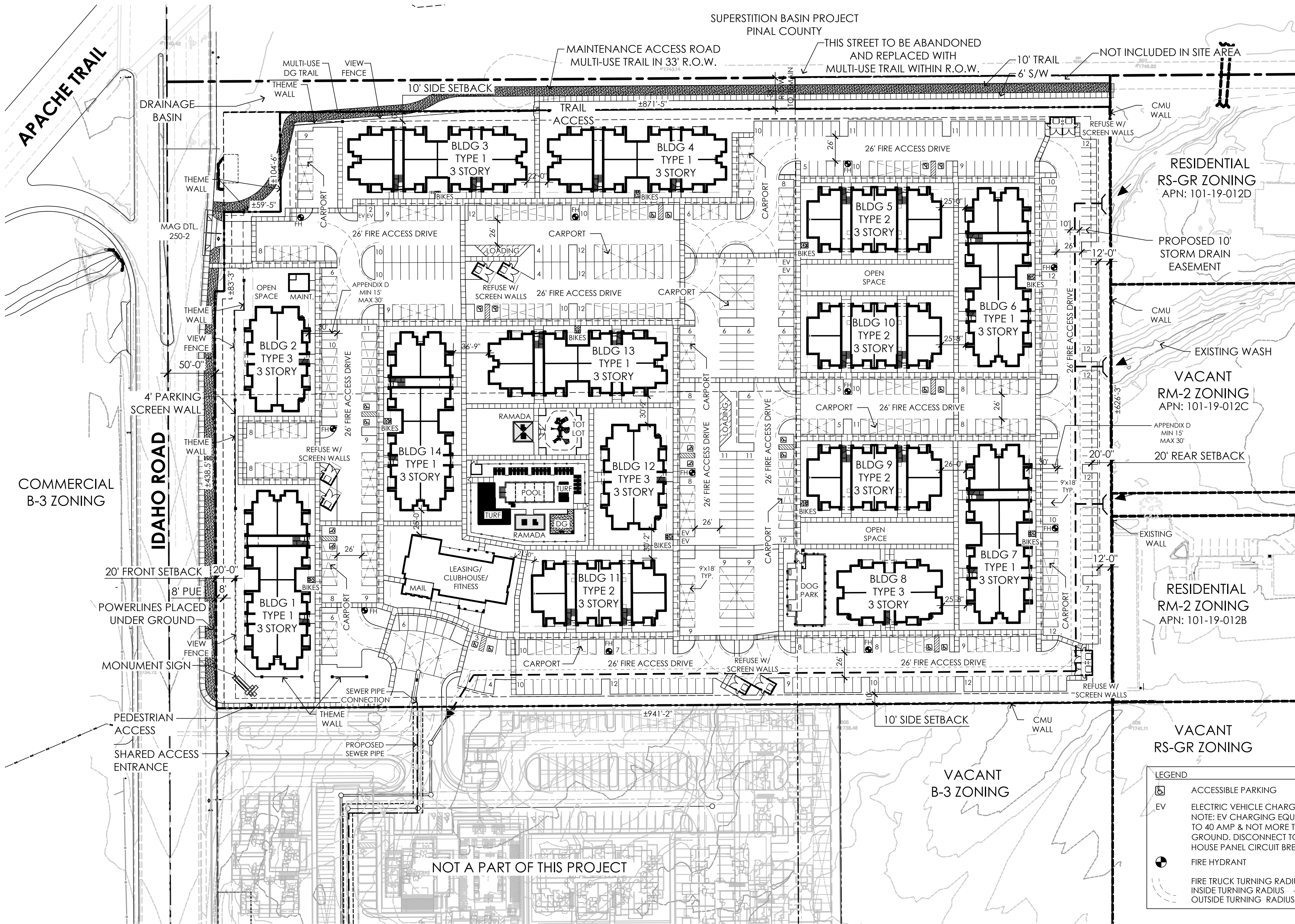
Response: *Residential buildings are being placed along the public street (Idaho) which will screen the major parking areas while adding visual interest to the streetscape. The project also includes a 75-foot building setback along the east boundary which is the only boundary shared with adjacent private property, which is an appropriate buffer.*

7. Is there any unique nature to the property, proposed use, or development characteristics that need to be addressed?

Response: *The project deals with significant drainage in a manner that protects the historic flows while still meeting all of the City's development regulations. Furthermore, the project implements off-site grading improvements and a trail for public use along the north boundary.*

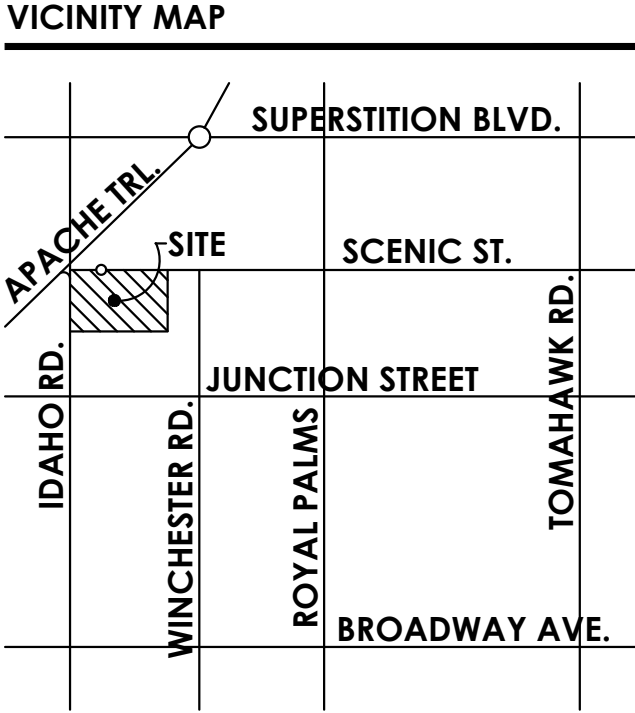
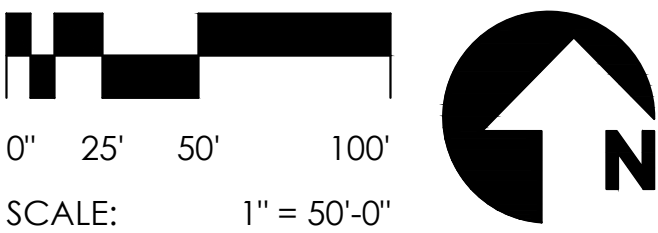
CONCLUSION:

Roers Companies has earned a reputation for working with local communities to design and build high-quality projects that serve the housing needs of the community. Through quality design and consideration of the surrounding area, we believe this project furthers that goals of the General Plan and provides an integral housing type to the City. The infill nature of the property and its proximity to the Downtown core provides a unique opportunity for the City and development team to work together in implementing a much-needed housing option that will spur economic and employment growth in the area.



SITE DATA		
ASSESSOR'S PARCEL NUMBER (APN)	101190130, 10119014B, 10119015B,	
SITE ADDRESS - APACHE JUNCTION		
PROJECT DESCRIPTION:		
PROPOSED 300-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON 14 GROSS ACRES WITHIN THE CITY'S DOWNTOWN AREA. THE RESIDENTIAL BUILDINGS CONSIST OF 3-STORY WALK-UP APARTMENTS. THE BEDROOM UNITS CONSIST OF 1, 2, 3 AND 4-BEDROOM UNITS. THE BUILDING CHARACTER IS MODERN SOUTHWEST-INSPIRED ARCHITECTURE. THERE WILL BE SURFACE AND CARPORT PARKING.		
GENERAL ZONING ANALYSIS:		
SITE AREA:		
GROSS SITE AREA	+/- 14.0 AC.	
NET SITE AREA	+/- 13.3 AC.	
ZONING:		
EXISTING	B-3	
DENSITY:		
DENSITY ALLOWED (NET)	40 DU / AC.	
DENSITY PROPOSED (NET)	22.6 DU / AC.	
BUILDING HEIGHT:		
ALLOWED	60 FEET	
PROPOSED	3 STORIES - 45 FEET	
BUILDING AREA:		
GROSS BUILDING AREA PROPOSED	±382,488 S.F.	
UNIT MIX:		
UNIT TYPE	RATIO	#D.U.
A1 1 BEDROOM/ 1BATH	16%	48 DU
B1 2 BEDROOM/ 2 BATH	44%	132 DU
C1 3 BEDROOM/ 2 BATH	28%	84 DU
D1 4 BEDROOM/ 2 BATH	12%	36 DU
TOTAL	100%	300 DU
BUILDING SETBACKS:		
MINIMUM ALLOWED:		
FRONT (IDAHO RD.)	20'	
SIDE (SOUTH & NORTH)	10'	
REAR (EAST BOUNDARY)	20'	
PARKING:		
PARKING REQUIRED (9'x18' TYP. P.S. INCL. 2'-0" OVERHANG)		
UNIT TYPE	P.S. RATIO	P.S. REQ'D.
A 1 BEDROOM	1.5 P.S./ DU	72 P.S.
B 2 BEDROOM	2.0 P.S./ DU	264 P.S.
C 3 BEDROOM	2.0 P.S./ DU	168 P.S.
D 4 BEDROOM	2.0 P.S./ DU	72 P.S.
GUEST	0.3 P.S./ DU	90 P.S.
TOTAL REQUIRED		666 P.S. (2.22 PS/DU)
PARKING PROVIDED:		
UNCOVERED PARKING	370 P.S.	
CARPORT PARKING	300 P.S.	
TOTAL PARKING PROVIDED	670 P.S. (2.23 PS/DU)	
(ACCESSIBLE PARKING PROVIDED 20 P.S.)		
(E.V. PARKING PROVIDED - 1/250 PS = 6 P.S.)		
BIKE PARKING:		
REQUIRED 6 + (1:40 P.S. x 2) = 6+(675/40 x 2) = 40 BIKE SPACES		
BIKE PARKING PROVIDED 40 BIKE SPACES		
LOADING SPACES: (10'x30')		
LOADING SPACES PROVIDED 2 LOADING SPACES		
OPEN SPACE:		
PROVIDED	+/- 108,296 S.F.(18.6% OF NET AREA)	

FEMA PRELIMINARY FIRM (PANEL 04021C0016F)
ISSUED 12.05.2023, USED AS BEST AVAILABLE DATA.



PRELIMINARY LANDSCAPE PLANS

FOR

ROERS 88 NORTH APARTMENTS

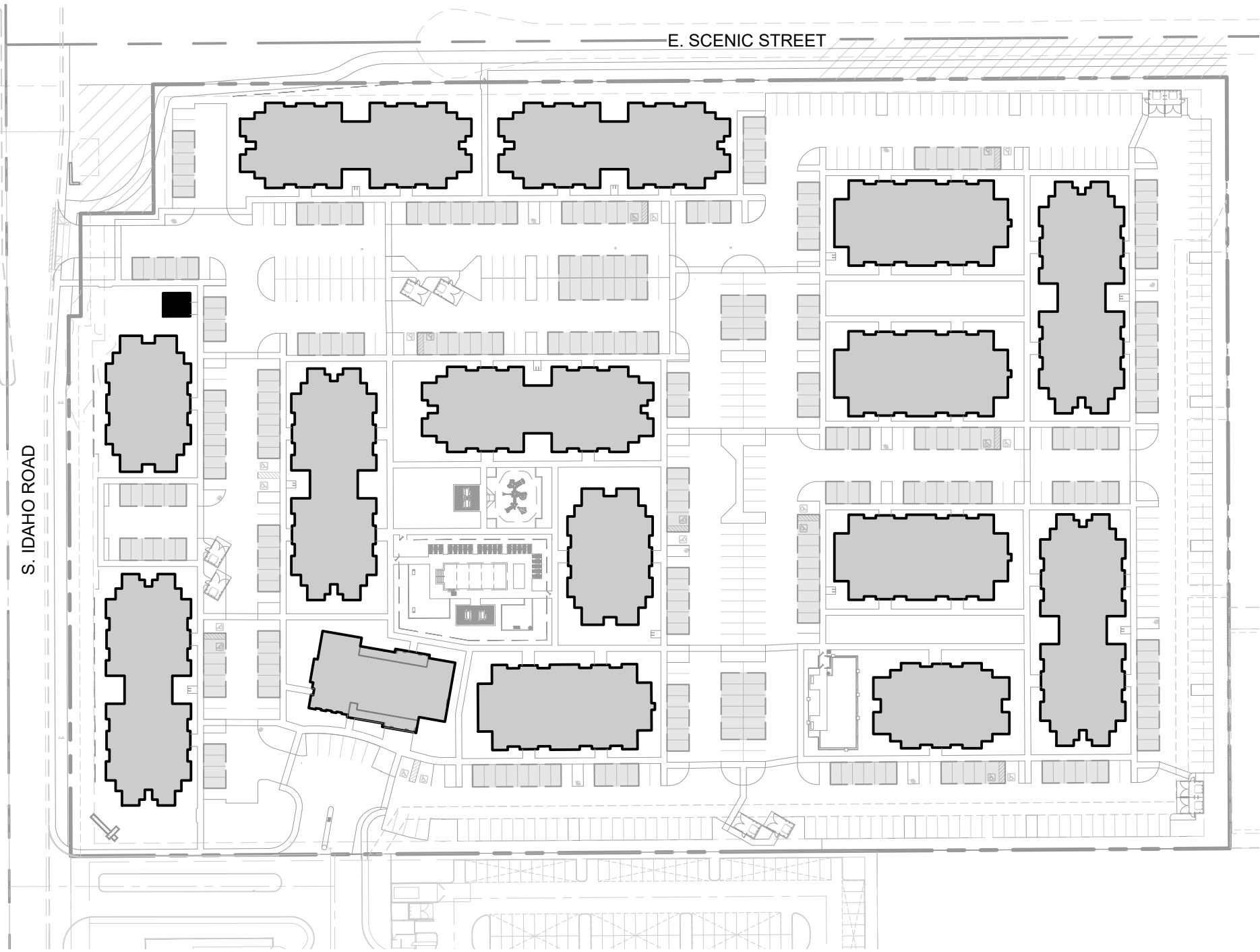
APACHE JUNCTION, ARIZONA
ROERS COMPANIES

SUBMITTAL HISTORY

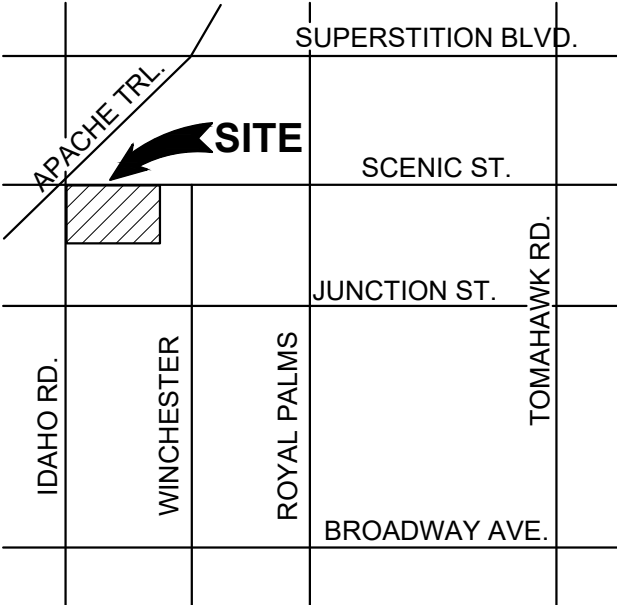
DATE	DESCRIPTION / COMMENTS
04/24/2025	FIRST SUBMITTAL
06/25/2025	SECOND SUBMITTAL
08/18/2025	THIRD SUBMITTAL
09/30/2025	FOURTH SUBMITTAL

PROJECT TEAM

DISCIPLINE	CONTACT INFORMATION
OWNER	ROERS MARICOPA APARTMENTS KEVIN STURGEON 2 CARLSON PKWY, SUITE 400 PLYMOUTH, MINNESOTA 55447 612.751.1285
LANDSCAPE ARCHITECT	RVi PLANNING + LANDSCAPE ARCH. MIKE DEW, PLA 4900 N. SCOTTSDALE RD, SUITE 1200 SCOTTSDALE, ARIZONA 85251 480.994.0994
CIVIL ENGINEER	ATWELL RAMZI GEORGES, PE 4900 N. SCOTTSDALE RD, SUITE 1600 SCOTTSDALE, ARIZONA 85251 480.218.8831



VICINITY MAP



SHEET INDEX

NUMBER	DESCRIPTION
L-1	COVER SHEET
L-2	WALL PLAN
L-3 - L-4	HARDSCAPE DETAILS
L-5	OVERALL PLANTING PLAN
L-6	ENLARGED PLANTING PLAN

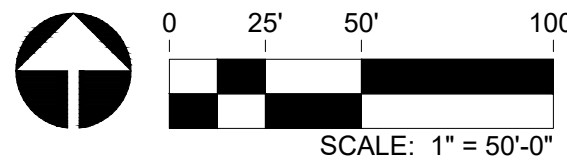
NOTE:

- ALL SHRUBS, PLANTS AND BUSHES SHALL BE LOCATED A MINIMUM OF THIRTY-SIX INCHES (36") FROM ALL PUBLIC STREETLIGHTS, TRAFFIC SIGNAL POLES, TRAFFIC SIGNAL CABINETS, AND PULL BOXES IN THE RIGHT-OF-WAY
- ALL TREES, CACTI, CREEPING/VINING GROUND COVER, AND PLANTS SHALL BE LOCATED A MINIMUM OF TWENTY FEET (20') FROM OUTSIDE BASE OF THE TREE/PLANT TO ALL PUBLIC STREETLIGHTS, TRAFFIC SIGNAL POLES, TRAFFIC SIGNAL CABINETS, AND PULL BOXES IN THE RIGHT OF WAY
- NO ONSITE PRIVATE STRUCTURES OR PRIVATE SIGNAGE SHALL EXTEND INTO PUBLIC RIGHT-OF-WAY
- NO PARKING ALLOWED ON PUBLIC STREETS, ALL PARKING (RESERVED AND UNRESERVED) TO BE PROVIDED ONSITE
- ANY NECESSARY BACK FLOW PREVENTERS (BFPs) INSTALLED WITHIN THE PROJECT SHALL BE INSTALLED ON PRIVATE PROPERTY. BFPs MAY NOT BE PLACED IN THE PUBLIC RIGHT-OF-WAY
- PRIVATE COST ESTIMATE FOR OFFSITE IMPROVEMENTS

ROERS 88 NORTH APARTMENTS • L-2 WALL PLAN

📍 APACHE JUNCTION, ARIZONA
📅 09/30/2025
25003147
👤 ROERS COMPANIES

EXPIRES 06/30/27



For illustrative purposes only. Subject to change without notice.

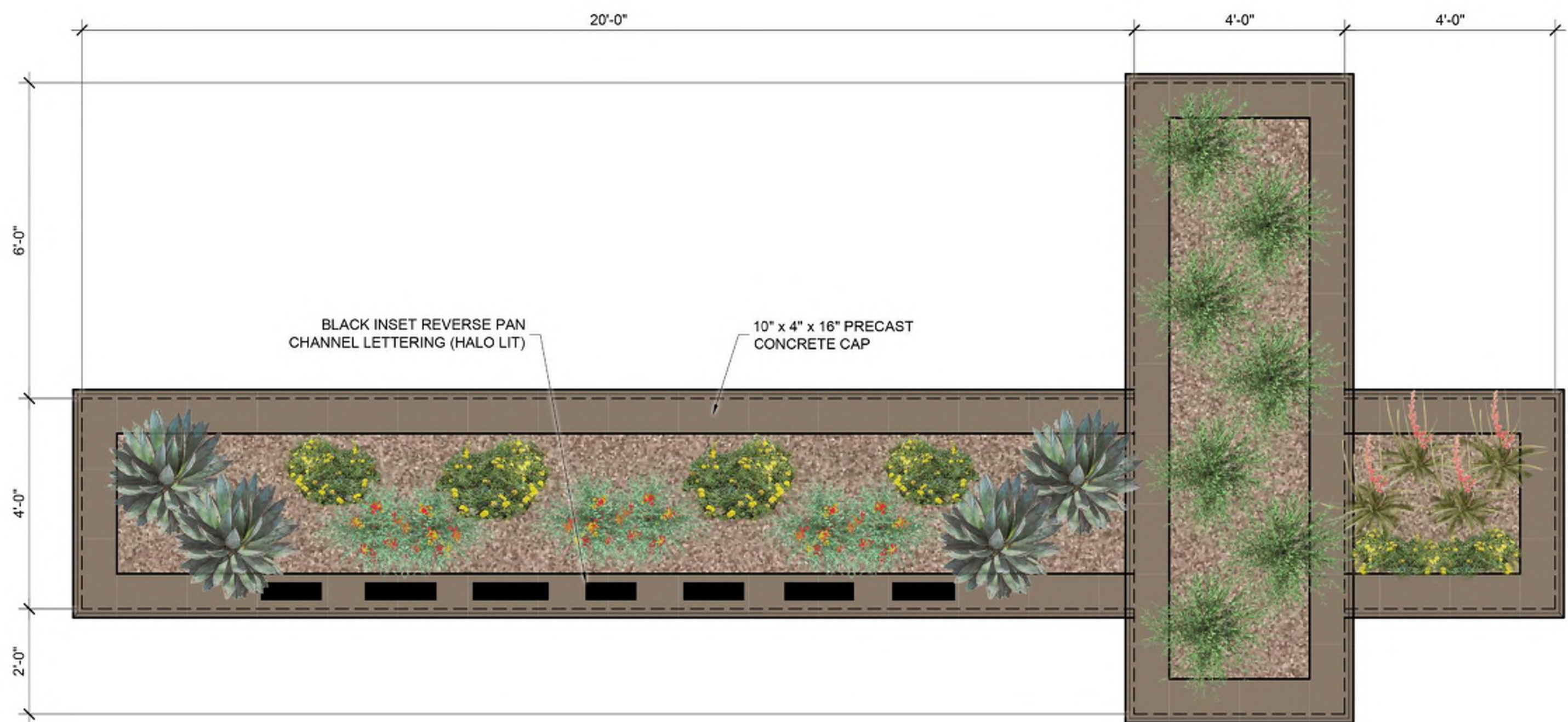


LEGEND

- THEME WALL
- FULL VIEW / POOL FENCE
- COLUMN
- PAINTED MASONRY WALL (TO BE COORDINATED WITH ADJACENT PROPERTY OWNERS)
- DOG PARK FENCING
- EXISTING WALL / WALL BY OTHERS
- GATE
- ENTRY MONUMENT BY SEPARATE PERMIT



1 ENTRY MONUMENT ELEVATION
SCALE: 1/2" = 1'-0"



2 ENTRY MONUMENT PLAN
SCALE: 1/2" = 1'-0"

Copyright RVI

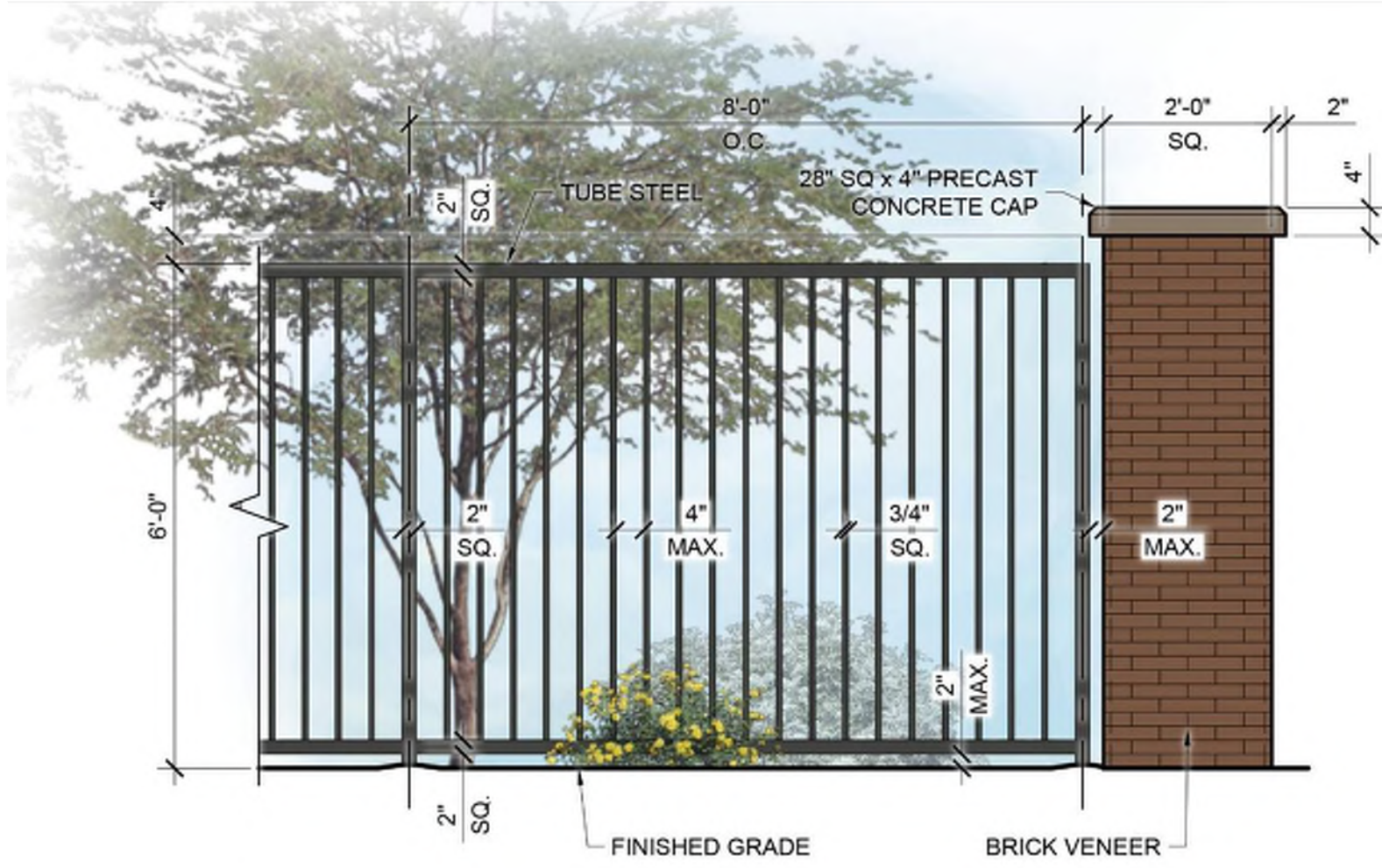
ROERS 88 NORTH APARTMENTS • L-3 HARDSCAPE DETAILS

- 📍 APACHE JUNCTION, ARIZONA
- 📅 09/30/2025
- # 25003147
- 👤 ROERS COMPANIES

EXPIRES 06/30/27



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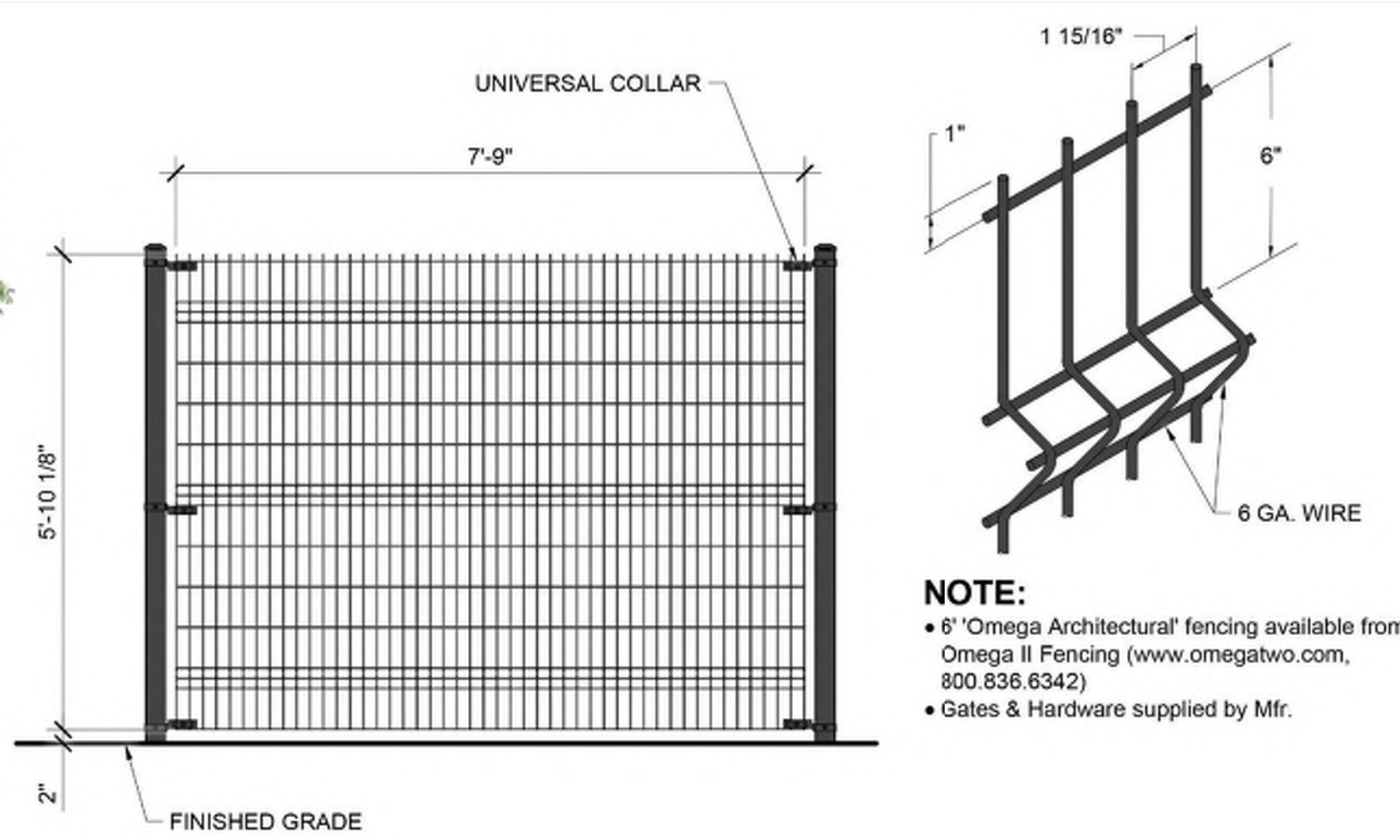
1 FULL VIEW / POOL FENCE

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



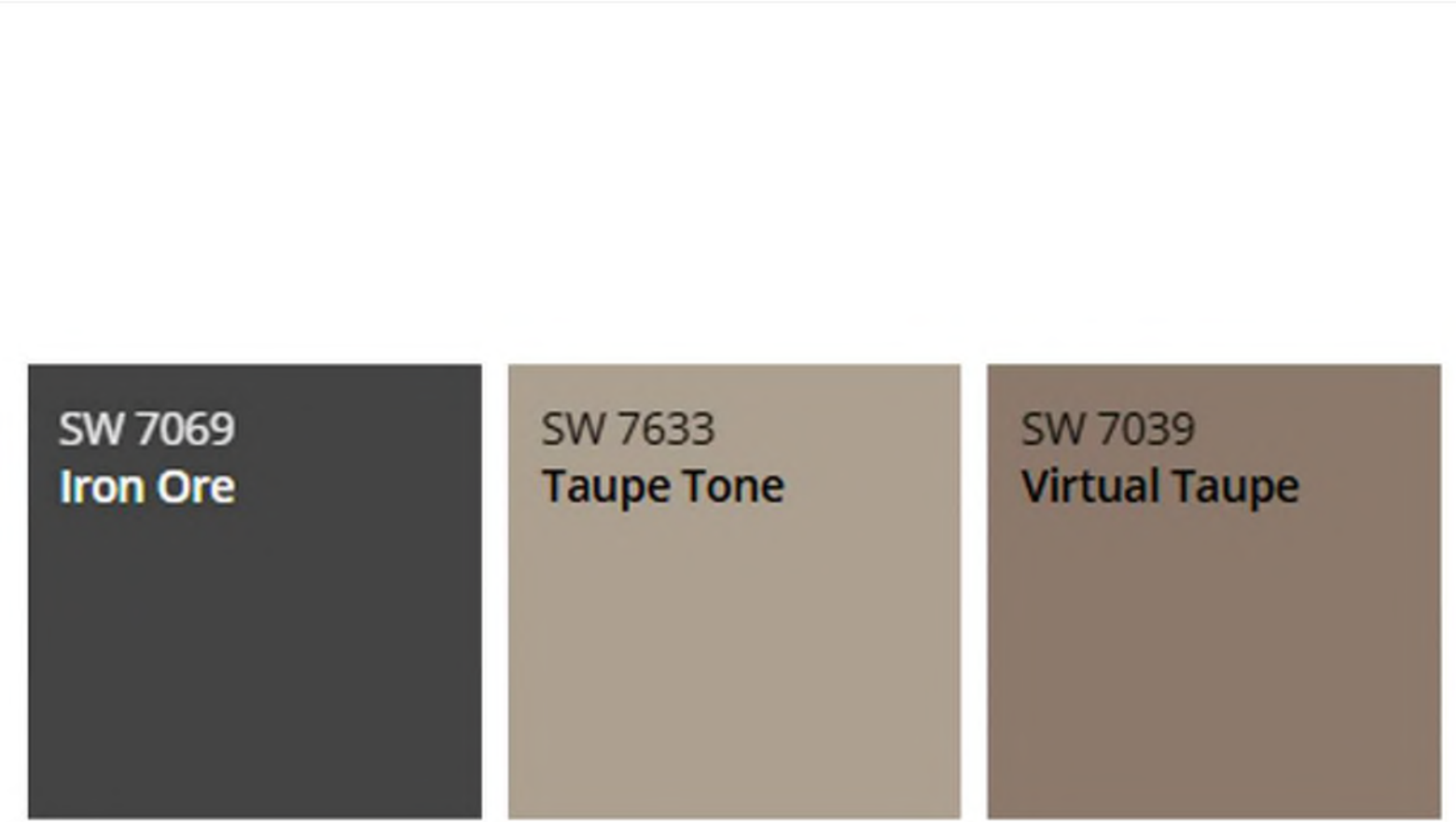
2 THEME WALL

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



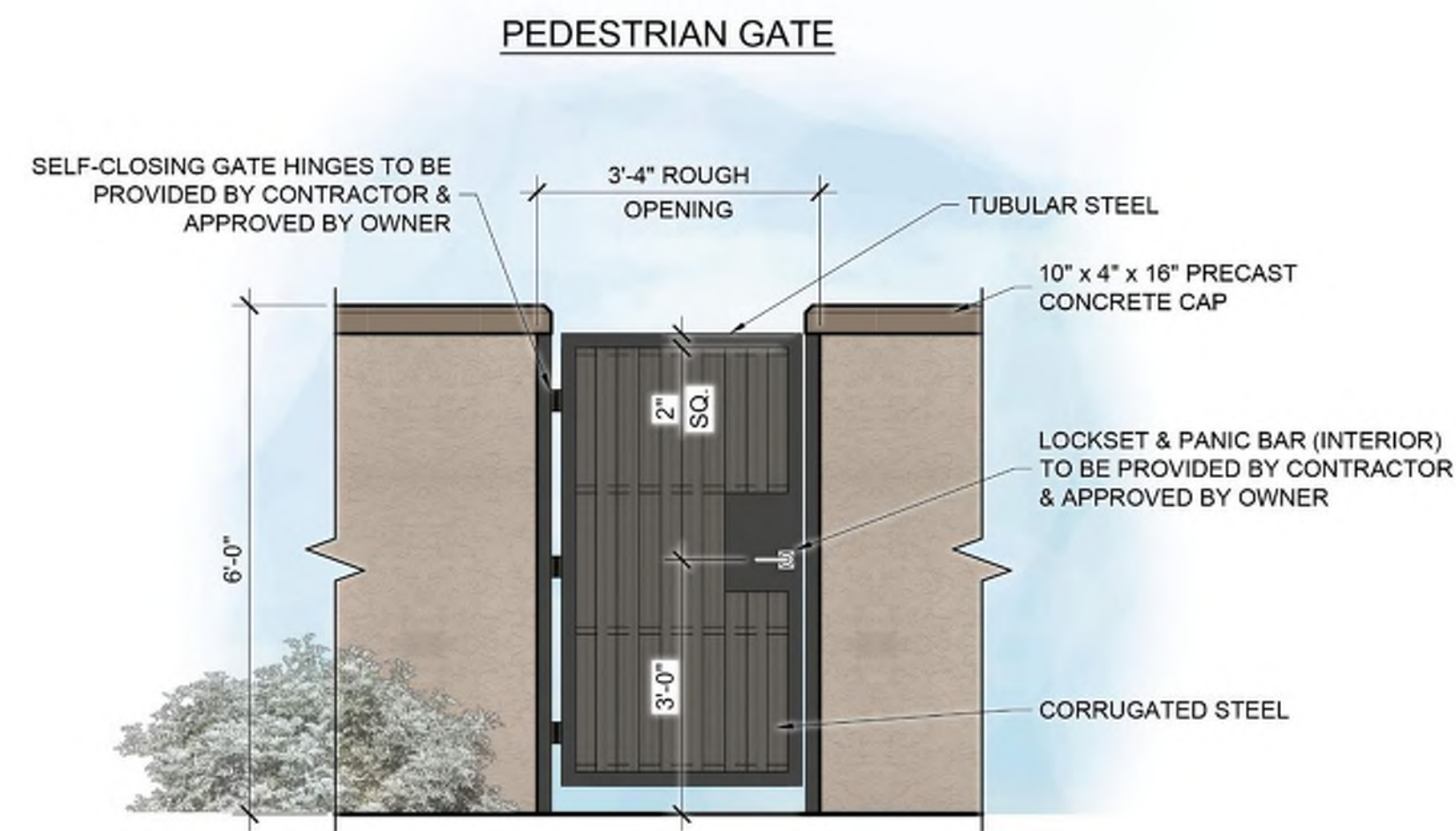
3 DOG PARK FENCE

SCALE: NTS



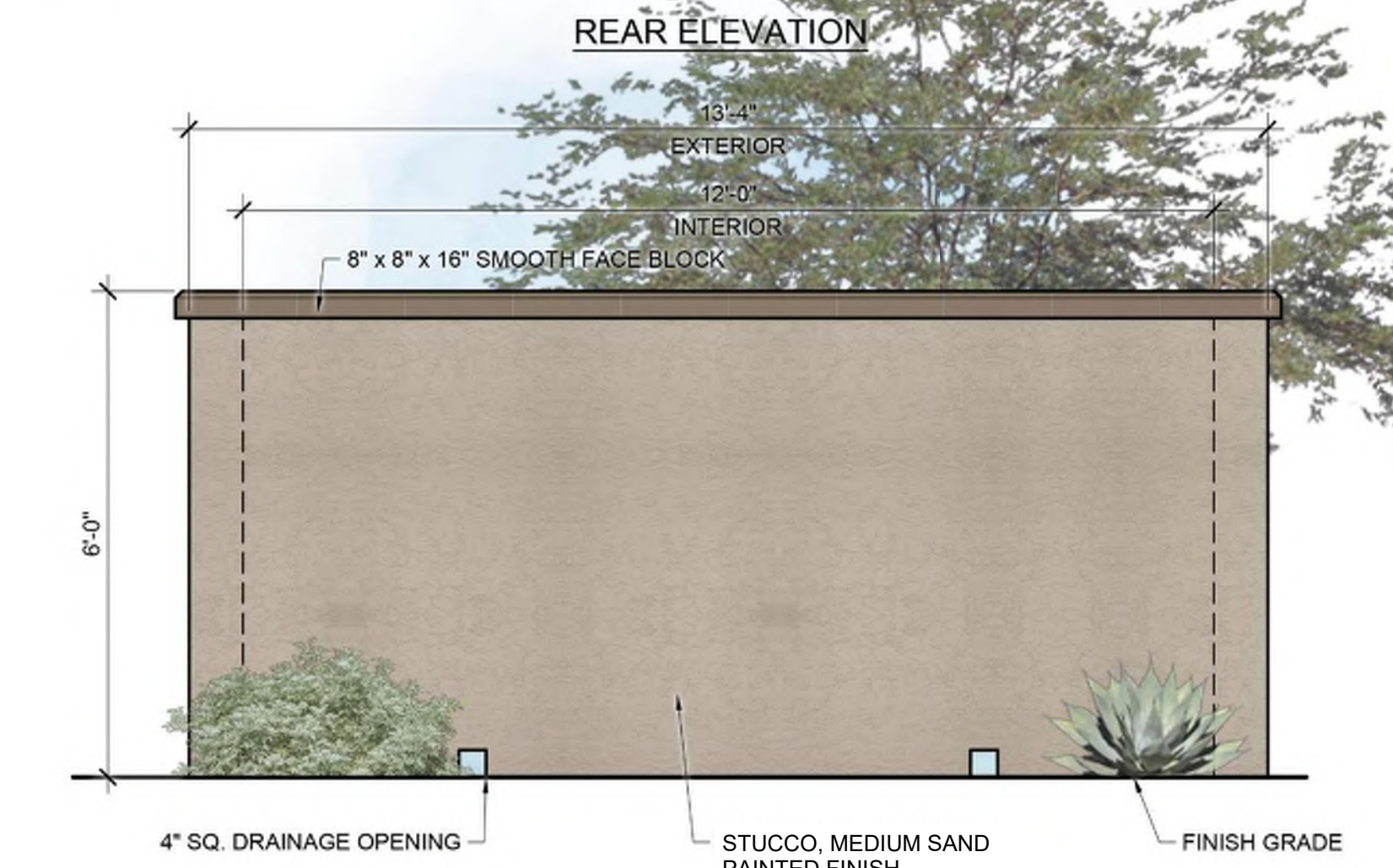
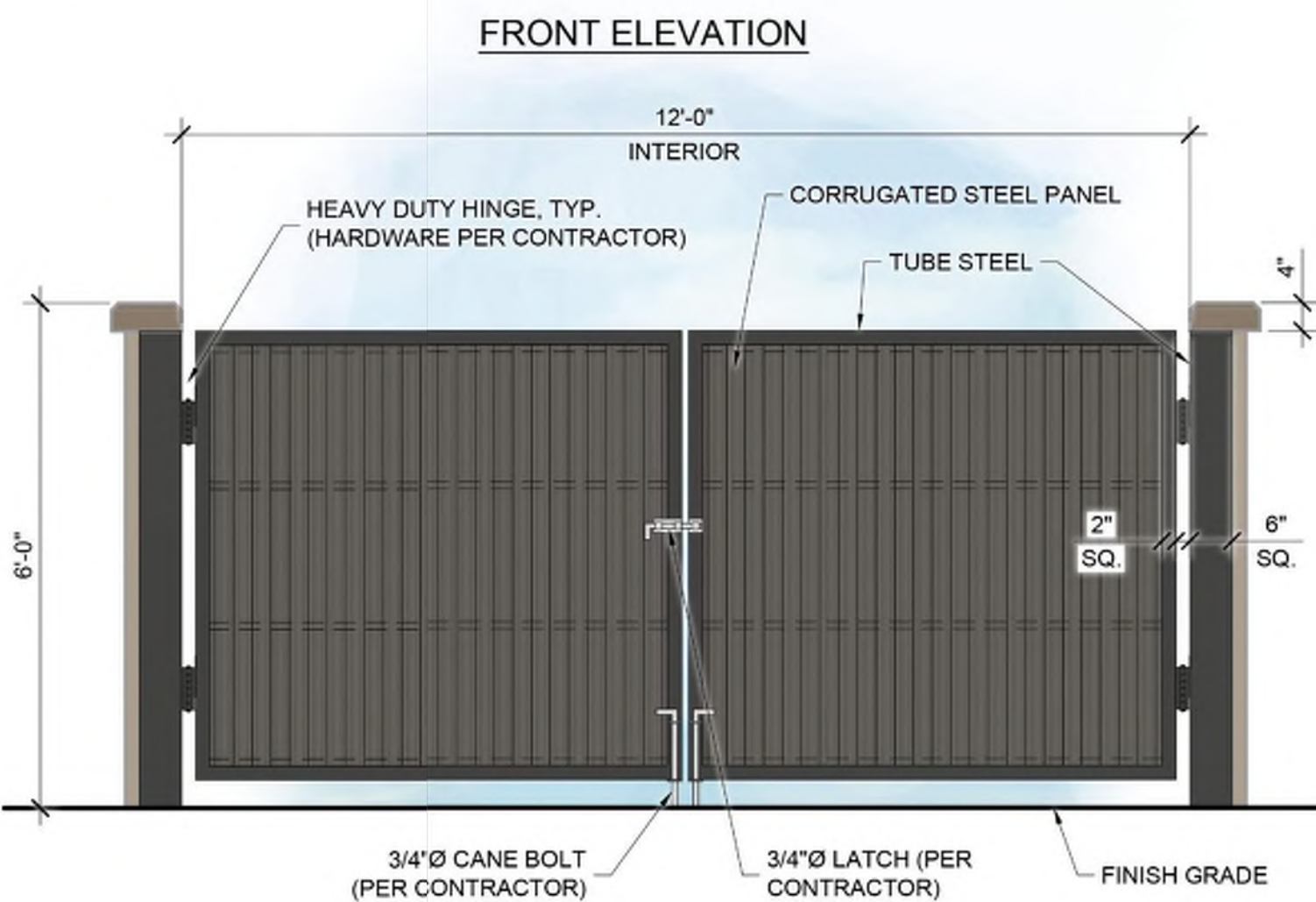
4 WALL / FENCE COLORS

SCALE: NTS



5 TRASH ENCLOSURE

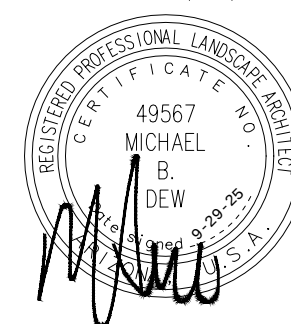
SCALE: 1/2" = 1'-0"



ROERS 88 NORTH APARTMENTS • L-4 HARDSCAPE DETAILS

- APACHE JUNCTION, ARIZONA
- 09/30/2025
- # 25003147
- ROERS COMPANIES

EXPIRES 06/30/27



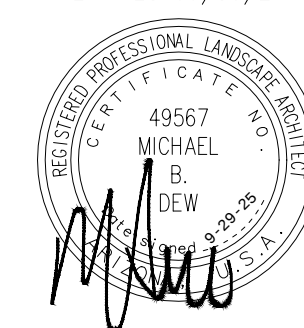


📍 APACHE JUNCTION, ARIZONA
📅 09/30/2025
25003147
👤 ROERS COMPANIES

LANDSCAPE AREA	QUANTITY REQUIRED	QUANTITY PROVIDED
STREET FRONTAGE (1)-24" BOX TREE AND (5) 5 GAL SHRUBS PER 30' OF FRONTAGE	(15)-24" BOX TREES (75) 5 GAL SHRUBS	(14)-36" BOX TREES (6)-24" BOX TREES (+75) 5 GAL SHRUBS
INTERIOR PARKING LOT (1)-24" BOX TREE AND (5) 5 GAL SHRUBS PER 10 STALLS	(67)-24" BOX TREES (335) 5 GAL SHRUBS	(72)-24" BOX TREES (+335) 5 GAL SHRUBS
OPEN SPACE (1)-15 GAL TREE AND (5) 5 GAL SHRUBS PER 1000 SF	(±165)-15 GAL TREES (±825) 5 GAL SHRUBS	(175)-24" BOX TREES (+825) 5 GAL SHRUBS

- Tags for registered or trademarked (®, ™) material are to remain on plants.

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ROERS 88 NORTH APARTMENTS • L-6 ENLARGED PLANTING PLAN

📍 APACHE JUNCTION, ARIZONA
📅 09/30/2025
25003147
👤 ROERS COMPANIES

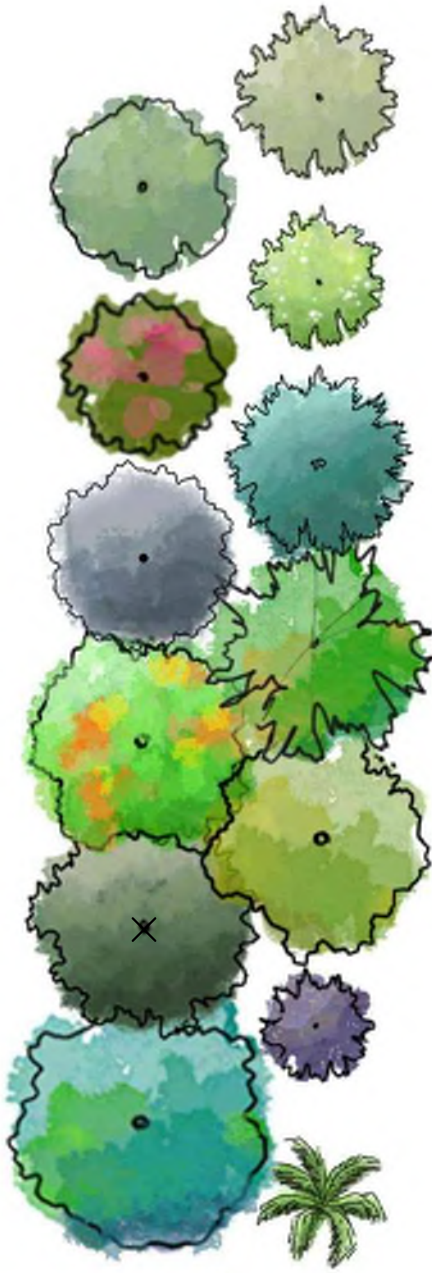
LANDSCAPE KEYNOTES

- 1 POOL AREA
- 2 DOG PARK
- 3 POOL EQUIPMENT
- 4 ENTRY MONUMENT BY SEPARATE PERMIT, REFER TO DETAIL
- 5 CLUBHOUSE BUILDING
- 6 APARTMENT BUILDING
- 7 FIRE HYDRANT, PROVIDE 3' CLEAR
- 8 TRASH ENCLOSURE
- 9 THEME WALL, REFER TO DETAIL
- 10 GRILL AREA
- 11 POOL / VIEW FENCE, REFER TO DETAIL
- 12 DOG PARK FENCING
- 13 BIKE RACKS, TYP
- 14 PLAY EQUIPMENT
- 15 STABILIZED DECOMPOSED GRANITE
- 16 RAMADA
- 17 SOLAR PARKING CANOPY BY OTHERS

NOTES:

1. LANDSCAPE TO BE PROVIDED W/ A PERMANENT UNDERGROUND AUTOMATED IRRIGATION SYSTEM W/ 100% COVERAGE. ALL PLANTS SHALL BE WATERED BY A WATER EFFICIENT DRIP AND SPRINKLER SYSTEM.
2. THE WATER SOURCE FOR IRRIGATION SHALL BE POTABLE WATER METER(S) THROUGHOUT THE DEVELOPMENT (TO BE DESIGNED WITH FINAL CONSTRUCTION PLANS).
3. ALL PLANTING AREAS WILL RECEIVE A MIN. 2" DEPTH OF ROCK MULCH OR SIMILAR TOP DRESSING.
4. ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS & STRUCTURES & WILL NOT IMPEDE NATURAL DRAINAGE EASEMENTS.
5. LANDSCAPE AND STRUCTURES W/IN SIGHT TRIANGLES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 2'-0". TREES SHALL BE MAINTAINED AT A MINIMUM 10'-0" TO BOTTOM OF CANOPY.
6. AT MATURITY, TREES, SHRUBS, AND GROUNDCOVER SHALL MAINTAIN A 3'-0" CLEARANCE FROM ALL FIRE HYDRANTS.
7. PLANT TYPES AND QUANTITIES SHALL CONFORM TO THE CITY OF APACHE JUNCTION LANDSCAPE ORDINANCE.
8. MAINTENANCE OF ALL COMMON AREAS, TRACTS, AND LANDSCAPING IN ALL RIGHTS-OF-WAY ON ALL LOCAL, ARTERIAL, AND COLLECTOR ROADWAYS IS THE RESPONSIBILITY OF THE OWNER.

LANDSCAPE MATERIAL SCHEDULE



TREES	
BOTANICAL / COMMON NAME	SIZE
<i>Acacia aneura</i> MULGA ACACIA	24" BOX / 36" BOX
<i>Acacia stenophylla</i> SHOESTRING ACACIA	24" BOX / 36" BOX
<i>Acacia willardiana</i> PALO BLANCO	24" BOX / 36" BOX
<i>Chilopsis linearis</i> 'Sweet Bubba' SWEET BUBBA DESERT WILLOW	24" BOX / 36" BOX
<i>Eucalyptus papuana</i> GHOST GUM	24" BOX / 36" BOX
<i>Olea europaea</i> 'Swan Hill'™ SWAN HILL OLIVE TREE	24" BOX / 36" BOX
<i>Parkinsonia</i> x 'Desert Museum' DESERT MUSEUM PALO VERDE	24" BOX / 36" BOX
<i>Pistacia</i> x 'Red Push' RED PUSH PISTACHE	24" BOX / 36" BOX
<i>Prosopis</i> x 'Leslie Roy'™ LESLIE ROY MESQUITE	24" BOX / 36" BOX
<i>Quercus virginiana</i> x f. 'Joan Lionetti'™ JOAN LIONETTI OAK	24" BOX / 36" BOX
<i>Sophora secundiflora</i> 'Silver Peso' SILVER LEAFED TEXAS MTIN LAUREL	24" BOX / 36" BOX
<i>Ulmus parvifolia</i> EVERGREEN ELM	24" BOX / 36" BOX
<i>Washingtonia</i> x <i>filibusta</i> FILIBUSTA PALM	15' CLEAR TRUNK

SHRUBS & ACCENTS	
BOTANICAL / COMMON NAME	SIZE
<i>Aloe</i> x 'Blue Elf' BLUE ELF ALOE	5 GAL.
<i>Bouteloua gracilis</i> 'Blonde Ambition®' BLONDE AMBITION BLUE GRAMA	5 GAL.
<i>Caesalpinia pulcherrima</i> RED BIRD-OF-PARADISE	5 GAL.
<i>Dasyliroton wheeleri</i> GREY DESERT SPOON	5 GAL.
<i>Dodonaea viscosa</i> HOPSEED BUSH	5 GAL.
<i>Eremophila hygrophana</i> 'Blue Bells' BLUE BELLS	5 GAL.
<i>Eremophila maculata</i> 'Valentine' RED EMU BUSH	5 GAL.
<i>Hesperaloe funifera</i> GIANT HESPERALOE	5 GAL.
<i>Hesperaloe parviflora</i> RED YUCCA	5 GAL.
<i>Leucophyllum langmaniae</i> 'Lynn's Legacy' LYNN'S LEGACY TEXAS RANGER	5 GAL.
<i>Leucophyllum zygophyllum</i> 'Laredo®' BLUE RANGER	5 GAL.
<i>Muhlenbergia capillaris</i> 'Regal Mist®' REGAL MIST PINK MUHLY GRASS	5 GAL.
<i>Muhlenbergia lindheimeri</i> 'Autumn Glow®' LINDHEIMER'S MUHLY	5 GAL.
<i>Pedilanthus macrocarpus</i> LADY'S SLIPPER	5 GAL.
<i>Ruellia brittoniana</i> RUELLIA	5 GAL.
<i>Russelia equisetiformis</i> FIRECRACKER PLANT	5 GAL.
<i>Tecoma stans</i> 'Gold Star' GOLD STAR YELLOW BELLS	5 GAL.
<i>Tecomaria capensis</i> CAPE HONEYSUCKLE	5 GAL.

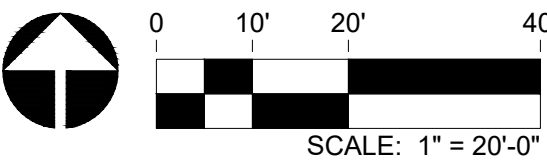
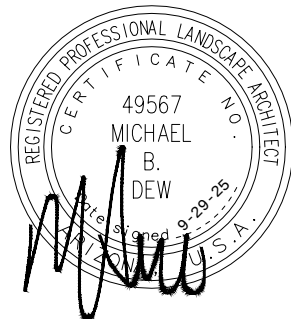
GROUNDCOVER	
BOTANICAL / COMMON NAME	SIZE
<i>Bougainvillea</i> x 'Oo-La-La' OO-LA-LA BOUGAINVILLEA	1 GAL.
<i>Eremophila glabra</i> 'Mingenew Gold' OUTBACK SUNRISE EMU BUSH	1 GAL.
<i>Lantana montevidensis</i> TRAILING LANTANA	1 GAL.
<i>Lantana</i> x 'New Gold' NEW GOLD LANTANA	1 GAL.
<i>Portulacaria afra</i> 'Minima' DWARF ELEPHANT FOOD	1 GAL.

MISCELLANEOUS	
BOTANICAL / COMMON NAME	SIZE
ROCK MULCH COLOR: DESERT BROWN	3/4" SCREENED
'MID IRON' BERMUDA	SOD

NOTE:

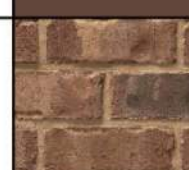
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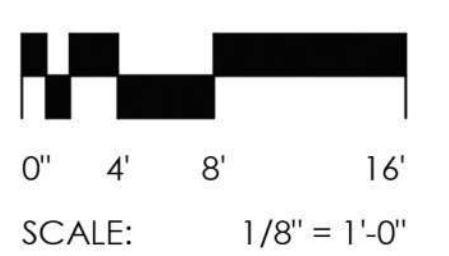
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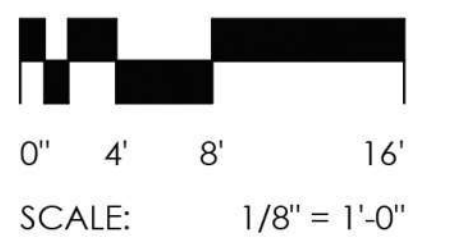
COLOR LEGEND

A		STUCCO COLOR A MFG. DUNN EDWARDS COLOR: DE 6156 "MARBLE DUST"
B		STUCCO & ACCESSORY COLOR MFG. DUNN EDWARDS COLOR: DE 6206 "DESERT SUEDE"
C		STUCCO MFG. DUNN EDWARDS COLOR: DE 6124 "WHOLE WHEAT"
D		METAL ROOFING COLOR: DET 629 "FADE TO BLACK"
E		CEMENTITIOUS VERTICAL PLANK SIDING MFG. JAMES HARDIE INDUSTRIES COLOR: DEA 158 "NORTHERN TERRITORY"
F		BRICK VENEER SYSTEM MFG. ACME BRICK COLOR: BROWNS - QUEEN - HERITAGE
G		CORRUGATED METAL PANEL COLOR: DET 629 "FADE TO BLACK"



COLOR LEGEND

A		STUCCO COLOR A MFR. DUNN EDWARDS COLOR: DE 6156 "MARBLE DUST"
B		STUCCO & ACCESSORY COLOR MFR. DUNN EDWARDS COLOR: DE 6206 "DESERT SUEDE"
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G		CORRUGATED METAL PANEL COLOR: DET 629 "FADE TO BLACK"





BUILDING TYPE 2
RIGHT SIDE ELEVATION



BUILDING TYPE 2
FRONT ELEVATION

COLOR LEGEND

A		STUCCO COLOR A MFR. DUNN EDWARDS COLOR: DE 6156 "MARBLE DUST"
B		STUCCO & ACCESSORY COLOR MFR. DUNN EDWARDS COLOR: DE 6206 "DESERT SUEDE"
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G		CORRUGATED METAL PANEL COLOR: DET 629 "FADE TO BLACK"



0" 4' 8' 16'
SCALE: 1/8" = 1'-0"



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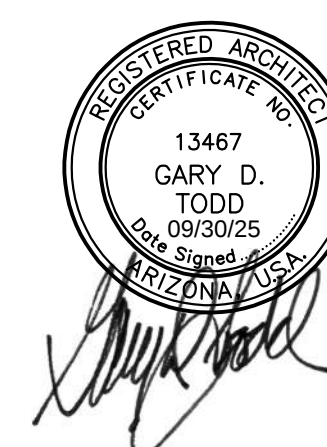
ROERS
COMPANIES

Roers 88 North Apartments

Apache Junction, Arizona

SITE PLAN & DR SUBMITTAL #4

September 30, 2025



CONCEPTUAL BUILDING
ELEVATION - BLDG. TYPE 2

Preliminary Not For Construction

A3.3



COLOR LEGEND

A		STUCCO COLOR A MFR. DUNN EDWARDS COLOR: DE 6156 "MARBLE DUST"
B		STUCCO & ACCESSORY COLOR MFR. DUNN EDWARDS COLOR: DE 6206 "DESERT SUEDE"
C		STUCCO MFR. DUNN EDWARDS COLOR: DE 6124 "WHOLE WHEAT"
D		METAL ROOFING COLOR: DET 629 "FADE TO BLACK"
E		CEMENTITIOUS VERTICAL PLANK SIDING MFR. JAMES HARDIE INDUSTRIES COLOR: DEA 158 "NORTHERN TERRITORY"
F		BRICK VENEER SYSTEM MFR. ACME BRICK COLOR: BROWNS - QUEEN - HERITAGE
G		CORRUGATED METAL PANEL COLOR: DET 629 "FADE TO BLACK"



SCALE: 1/8" = 1'-0"



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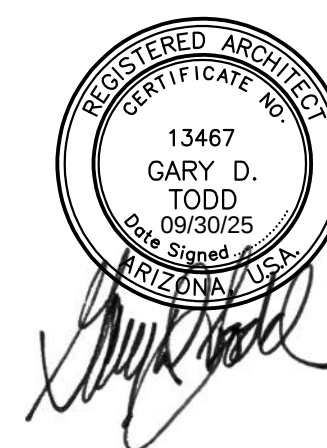
**ROERS
COMPANIES**

Roers 88 North Apartments

Apache Junction, Arizona

SITE PLAN & DR SUBMITTAL #4

September 30, 2025



CONCEPTUAL BUILDING
ELEVATION - BLDG. TYPE 2

Preliminary Not For Construction

A3.4

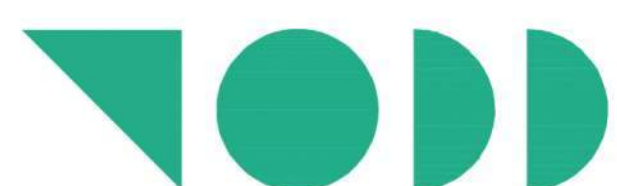


COLOR LEGEND

A	STUCCO COLOR A MFR. DUNN EDWARDS COLOR: DE 6156 "MARBLE DUST"
B	STUCCO & ACCESSORY COLOR MFR. DUNN EDWARDS COLOR: DE 6206 "DESERT SUEDE"
C	STUCCO MFR. DUNN EDWARDS COLOR: DE 6124 "WHOLE WHEAT"
D	METAL ROOFING COLOR: DET 629 "FADE TO BLACK"
E	CEMENTITIOUS VERTICAL PLANK SIDING MFR. JAMES HARDIE INDUSTRIES COLOR: DEA 158 "NORTHERN TERRITORY"
F	BRICK VENEER SYSTEM MFR. ACME BRICK COLOR: BROWNS - QUEEN - HERITAGE
G	CORRUGATED METAL PANEL COLOR: DET 629 "FADE TO BLACK"



SCALE: 1/8" = 1'-0"



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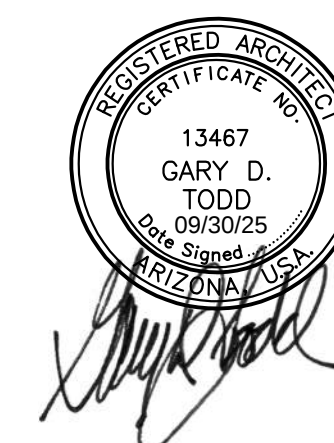
**ROERS
COMPANIES**

Roers 88 North Apartments

Apache Junction, Arizona

SITE PLAN & DR SUBMITTAL #4

September 30, 2025



**CONCEPTUAL BUILDING
ELEVATION - BLDG. TYPE 3**

Preliminary Not For Construction

A3.5



COLOR LEGEND

A	STUCCO COLOR A MFR. DUNN EDWARDS COLOR: DE 6156 "MARBLE DUST"
B	STUCCO & ACCESSORY COLOR MFR. DUNN EDWARDS COLOR: DE 6206 "DESERT SUEDE"
C	STUCCO MFR. DUNN EDWARDS COLOR: DE 6124 "WHOLE WHEAT"
D	METAL ROOFING COLOR: DET 629 "FADE TO BLACK"
E	CEMENTITIOUS VERTICAL PLANK SIDING MFR. JAMES HARDIE INDUSTRIES COLOR: DEA 158 "NORTHERN TERRITORY"
F	BRICK VENEER SYSTEM MFR. ACME BRICK COLOR: BROWNS - QUEEN - HERITAGE
G	CORRUGATED METAL PANEL COLOR: DET 629 "FADE TO BLACK"



SCALE: 1/8" = 1'-0"



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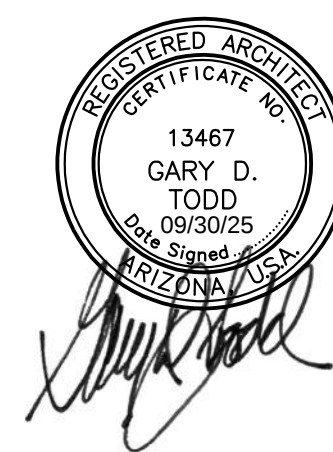
**ROERS
COMPANIES**

Roers 88 North Apartments

Apache Junction, Arizona

SITE PLAN & DR SUBMITTAL #4

September 30, 2025



**CONCEPTUAL BUILDING
ELEVATION - BLDG. TYPE 3**

Preliminary Not For Construction

A3.6



BUILDING MATERIALS		
TOTAL FACADE AREA	2376 SF	
DOORS & WINDOWS	- 434 SF	
TOTAL SURFACE AREA	1942 SF	
STUCCO	1194 SF	61.5%
HARDIE	438 SF	22.6%
BRICK	68 SF	3.5%
METAL ROOF	242 SF	12.5%

LEASING/CLUBHOUSE BUILDING
REAR ELEVATION



BUILDING MATERIALS		
TOTAL FACADE AREA	1290 SF	
DOORS & WINDOWS	- 220 SF	
TOTAL SURFACE AREA	1070 SF	
STUCCO	564 SF	52.7%
HARDIE	506 SF	47.3%
BRICK	0 SF	0.0%

LEASING/CLUBHOUSE BUILDING
LEFT SIDE ELEVATION



BUILDING MATERIALS		
TOTAL FACADE AREA	1359 SF	
DOORS & WINDOWS	- 117 SF	
TOTAL SURFACE AREA	1242 SF	
STUCCO	1027 SF	82.7%
HARDIE	167 SF	13.4%
BRICK	48 SF	3.9%

LEASING/CLUBHOUSE BUILDING
RIGHT SIDE ELEVATION



BUILDING MATERIALS		
TOTAL FACADE AREA	2300 SF	
DOORS & WINDOWS	- 316 SF	
TOTAL SURFACE AREA	1984 SF	
STUCCO	1154 SF	58.2%
HARDIE	477 SF	24.0%
BRICK	68 SF	3.4%
METAL ROOF	285 SF	14.4%

LEASING/CLUBHOUSE BUILDING
FRONT ELEVATION

COLOR LEGEND

A	STUCCO COLOR A MFR: DUNN EDWARDS COLOR: DE 6156 "MARBLE DUST"
B	STUCCO & ACCESSORY COLOR MFR: DUNN EDWARDS COLOR: DE 6206 "DESERT SUEDE"
C	STUCCO MFR: DUNN EDWARDS COLOR: DE 6124 "WHOLE WHEAT"
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G	CORRUGATED METAL PANEL COLOR: DET 629 "FADE TO BLACK"



SCALE: 1/8" = 1'-0"



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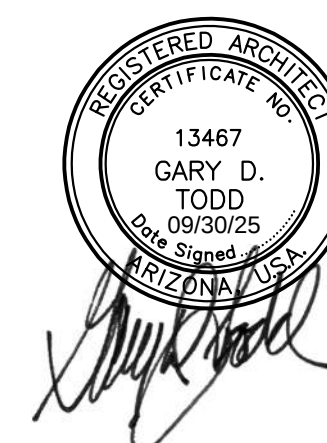
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CONCEPTUAL LEASING/
CLUBHOUSE BUILDING

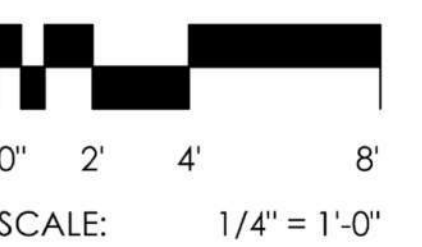
Preliminary Not For Construction

A3.7



COLOR LEGEND

A		STUCCO COLOR A MFG. DUNN EDWARDS COLOR: DE 6156 "MARBLE DUST"
B		STUCCO & ACCESSORY COLOR MFG. DUNN EDWARDS COLOR: DE 6206 "DESERT SUEDE"
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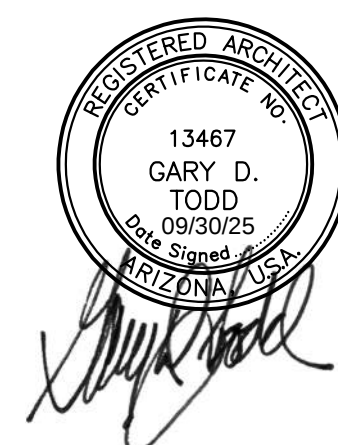
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COMPANIES**

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Apache Junction, Arizona

SITE PLAN & DR SUBMITTAL #4

September 30, 2025



CONCEPTUAL
MAINTENANCE BUILDING

Preliminary Not For Construction

A3.8



Roers 88 North Neighborhood Meeting Summary:

Multi-Generational Center – July 16, 2025

Attendees:

Applicant: Greg Davis – Iplan Consulting
Kevin Peterson & Peter Schroeder – Roers Companies
City: Kelsey Schattnik – Planning Department
Neighbors: Tim & Kristi Sheehan – ajapartments@me.com

Meeting started at approximately 6:05 PM.

Meeting Summary:

Mr. Davis, on behalf of the property owner, gave a summary on the entitlement process for the proposal, then presented the details of the proposal, finally opening up the meeting for questions and comments. Below is a summary of the questions and comments from the attendees.

Q: Will this also need Council approval?

R: Yes, CUPs require Council approval.

Q: There is a lot of water coming through this area (Mr. Sheehan proceeded to point out several locations on the map), so where will the water be moving through this site?

R: Mr. Davis explained that they have a preliminary drainage report submitted to the City for review that addresses the on and off site drainage. We have to accept off-site flows where they enter the site and then also match where they historically exit. Onsite we handle them via retention basins that prevent both up and downstream flooding. Mr. Davis then offered to send the Preliminary Drainage Report to the neighbor and continue the discussion.

Q: Is there going to be a little half road that comes in off Idaho?

R: Yes, this project will share a private drive access with the project to the south.

Q: Are those properties separately owned and maintained regardless of the shared driveway?

R: Yes, they will be separately owned and operated.

C: The City is going to want you to sign up for crime free housing. It is part of the Arizona Tenant Landlord Act.

R: We will agree to that.

Q: Residents of Apache Junction are not going to like the architecture...too modern.

R: Understood. We can modify the design to some degree but are using colors and materials at Staff's direction to help address the community's desires.

C: We appreciate providing a greater building setback along our property (east).

Seeing no more questions or comments, Mr. Davis concluded the meeting.

Meeting adjourned at approximately 6:35 PM.