



May 5, 2025

Apache Junction City Council  
300 E Superstition Blvd  
Apache Junction, AZ 85119

**RE: Apache Trail & Plaza (developed by The Wolff Company)**

Dear Members of the Apache Junction City Council,

As you know, Bela Flor Communities LLC is one of the key landowners in the downtown Apache Junction area. It was our privilege to work with City Staff and the Council to sell 10 acres of the "Golden Triangle" to the City, and we are actively working with City Staff on the interaction between that land and our adjacent land, in addition to two other downtown projects. We are also the developers of Ironwood Station, just a mile west of the downtown core.

I write this letter to express our strong support for the proposed multifamily residential development project at Apache Trail & Plaza, as presented by The Wolff Company. As adjacent property owners of parcel 101-11-006A and other parcels, we believe this development will bring significant benefits to our community and contribute to the ongoing revitalization of the area. To have a vibrant downtown in Apache Junction, we need many more additional full-time residents in the downtown core. This project is a step in the right direction.

This project, which includes a 336-unit market rate, non-age restricted multifamily residential development, follows the city's General Plan and zoning regulations. The thoughtful design and high-quality architecture prepared by The Wolff Company will enhance the aesthetic appeal of our neighborhood and provide a much-needed housing option for residents.

As I have emphasized in my meetings with the City Council, new residential development in the downtown will lead to new retail in the downtown. New retail will lead to new residential development. This is part of a "virtuous cycle" of thoughtful and positive real estate development.

One of the key advantages of this development is its contribution to public infrastructure. My understanding is that the developer is committed to investing \$3.7 million in improvements, including \$1 million in adjacent roadway enhancements and \$2.7 million in impact fees, which will greatly benefit Apache Junction. These improvements will support regional amenities such as parks, libraries, police services, streets, public art, water, and sewer systems, thereby enhancing the overall quality of life for all residents. I understand that the development is also projected to generate over \$6.6 million in new annual retail spending, which would support over 15,000 square feet of new retail space, according to a recent Elliot Pollack study.

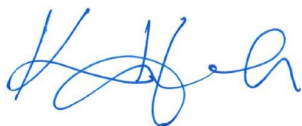
Additionally, the proposed development will address critical issues such as flood control and parking. The construction of on-site retention systems and the addition of 45 on-street parking spaces along Plaza Drive will alleviate existing concerns and improve the functionality of the area. The reduction in the required parking stall count, supported by a comprehensive parking study and City Staff, demonstrates a well-planned approach to accommodating residents and visitors.

The multifamily residential development will also contribute to the area's economic vitality by attracting more year-round residents—which is vital to a strong downtown. This influx of new residents will support local businesses and foster a vibrant community atmosphere. The project's proximity to Flatiron Community Park and other commercial establishments will create a harmonious blend of residential and commercial uses, further enhancing the appeal of our downtown neighborhood.

In conclusion, we strongly support the Apache Trail & Plaza multifamily development project and urge the City Council to approve the Conditional Use Permit. This project represents a significant investment in our community's future and will bring numerous benefits to Apache Junction. We are confident that The Wolff Company's commitment to quality and community will result in a development that we can all be proud of.

Thank you for considering our perspective. Please feel free to contact me at 480-209-8700 if you have any questions or require further information.

Sincerely,



Karl Huish  
Bela Flor Communities, LLC  
(owner of several parcels of land in downtown Apache Junction)

May 12, 2025

Mayor Chip Wilson  
Members of the City Council  
City of Apache Junction  
300 E Superstition Blvd  
Apache Junction, AZ 85119

**Re: Support for The Wolff Company's Apache Trail & Plaza Multi-Family Development Project**

Dear Mayor Wilson and Honorable Members of the City Council,

On behalf of the Apache Junction Area Chamber of Commerce, we are writing to formally express our strong support for The Wolff Company's proposed Apache Trail & Plaza multi-family development project.

This project directly aligns with the Chamber's mission to promote a vibrant and thriving business community and supports our vision of fostering long-term economic prosperity in Apache Junction. The development offers a thoughtful and strategic response to several critical needs within our community: increasing access to housing, promoting sustainability, and stimulating future economic development.

By introducing high-quality, attainable housing options, this project addresses a growing need for residential opportunities that will support our local workforce, attract new residents, and contribute to the overall livability of Apache Junction. Additionally, The Wolff Company's commitment to sustainability is in keeping with modern development standards and the values of our community.

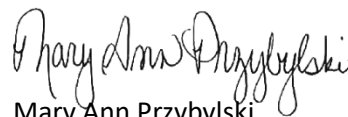
Perhaps most importantly, this project is poised to serve as a catalyst for broader investment in the area. Its presence will encourage complementary development, enhance commercial activity along Apache Trail, and support the long-term economic goals shared by both the city and the Chamber.

We appreciate your continued efforts to guide responsible growth in Apache Junction and encourage you to support this impactful and forward-thinking project. Please don't hesitate to reach out to the Chamber if we can be of further assistance in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Heath".

Brian Heath  
Chairman of the Board  
Apache Junction Area Chamber of Commerce

A handwritten signature in black ink, appearing to read "Mary Ann Przybylski".

Mary Ann Przybylski  
President/CEO  
Apache Junction Area Chamber of Commerce



June 2, 2025

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

**RE: Letter of Support for Apache & Plaza Multi-Family Project – Conditional Use  
Permit and Site Plan Review**

Dear Mayor and Members of the City Council,

On behalf of Entryway, a national nonprofit dedicated to transitioning individuals and families at risk of or experiencing homelessness into stable employment and housing within the real estate industry, I am writing to express our enthusiastic support for the proposed Apache & Plaza Multi-Family project located northeast of the Apache Trail and Plaza Road intersection in Apache Junction.

This project, led by Wolff Enterprises III, LLC (d.b.a., The Wolff Company), represents a significant opportunity to bring high-quality, market-rate rental housing to the heart of Apache Junction's Downtown Core. The proposed 336-unit community will offer a much-needed housing option that aligns with the City's General Plan goals of diversifying housing stock, encouraging infill development, and supporting economic revitalization efforts—particularly in the context of the City's investment in the Golden Triangle and Downtown Master Plan.

The Wolff Company and its leadership team established the Arizona Chapter of Entryway and continues to be valued and mission-aligned collaborators. Their commitment to building and managing communities that serve essential workers – including teachers, healthcare professionals, and service industry employees – has had a meaningful impact across Arizona. Their developments consistently reflect thoughtful design, sustainability, and long-term stewardship.

The Apache & Plaza multifamily project exemplifies these values. It will provide attainable housing in a walkable, amenity-rich environment, while also supporting

the City's broader goals of attracting private investment, increasing financial sustainability, and enhancing the vibrancy of the downtown area. The project's design respects the surrounding context, incorporates sustainable practices, and offers generous open space and amenities for residents.

We respectfully urge the City Council to approve the Conditional Use Permit and Site Plan for this project. Entryway is proud to support this initiative and the continued efforts of The Wolff Company to create inclusive, community-enhancing housing across Arizona.

Sincerely,

A handwritten signature in black ink, appearing to read "Mandy Porter-Griffith". The signature is fluid and cursive, with the first name "Mandy" being the most prominent.

Mandy Porter-Griffith

Executive Director, Arizona

Entryway

<https://entrywaytalent.org/>

[mportergriffith@entrywaytalent.org](mailto:mportergriffith@entrywaytalent.org)

602-850-7523

6/2/2025

**To Whom It May Concern,**

I have been a resident of Apache Junction for over 25 years, graduated from Apache Junction High School, and have witnessed firsthand the growth and changes our city has undergone. As a 30-year-old homeowner who plans to raise a family here, I fully support the proposed apartment developments in the downtown area.

While I deeply value the history of Apache Junction, it is clear that much of our infrastructure and development are outdated. A quick drive through the city reveals numerous vacant and deteriorating buildings, particularly along Apache Trail, and many residential areas that are neglected and in disrepair. These conditions negatively impact property values and do little to attract new businesses or residents.

If preserving a rural or "horse country" lifestyle is the goal, the surrounding areas or county land are more appropriate settings. Within the city, however, we must pursue progress aligned with our long-term vision. Didn't the city adopt a 50-year plan that includes a sustainable and thriving downtown core? If so, how are we actively working toward that objective?

It's time to prioritize developments that promote long-term stability and appeal to both current residents and future generations. We cannot continue catering primarily to seasonal RV parks and snowbird communities. If we want to attract quality restaurants, retail, and services that generate consistent revenue, we need to increase our year-round population and create an environment those businesses find viable.

Apache Junction has so much potential, but realizing that potential requires a shift in mindset and a willingness to embrace responsible, forward-looking growth.

Sincerely,  
Apache Junction Resident

Joshua Williams

480-238-2269

Sent to the M&CC and city manager email earlier. FYI.

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**From:** Dawn McCollum <[dmccollum@apachejunctionaz.gov](mailto:dmccollum@apachejunctionaz.gov)>  
**Sent:** Wednesday, May 14, 2025 12:43 PM  
**To:** Matt Busby <[mbusby@apachejunctionaz.gov](mailto:mbusby@apachejunctionaz.gov)>; Bryant Powell <[bpowell@apachejunctionaz.gov](mailto:bpowell@apachejunctionaz.gov)>  
**Subject:** FW: [External] Case P-24-104-CUP

FYI – Received via the City Manager general inbox. Will keep copy in my file regarding public input on this project.

Dawn

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**From:** Stacy <[tskkidwell@gmail.com](mailto:tskkidwell@gmail.com)>  
**Sent:** Wednesday, May 14, 2025 12:40 PM  
**To:** Mayor Chip Wilson <[walterchip@aol.com](mailto:walterchip@aol.com)>  
**Cc:** Vice Mayor Robert Schroeder <[rschroeder@apachejunctionaz.gov](mailto:rschroeder@apachejunctionaz.gov)>; City Manager <[citymanager@apachejunctionaz.gov](mailto:citymanager@apachejunctionaz.gov)>; Bryan Soller <[bsoller@apachejunctionaz.gov](mailto:bsoller@apachejunctionaz.gov)>; Tess Nesser <[tnesser@apachejunctionaz.gov](mailto:tnesser@apachejunctionaz.gov)>; Bambi Johnson <[bjohnson@apachejunctionaz.gov](mailto:bjohnson@apachejunctionaz.gov)>; Peter Heck <[pheck@apachejunctionaz.gov](mailto:pheck@apachejunctionaz.gov)>; Darryl Cross <[dcross@apachejunctionaz.gov](mailto:dcross@apachejunctionaz.gov)>  
**Subject:** [External] Case P-24-104-CUP

To Whom it may concern:

We operate the fuel station/convenience store adjacent to this property. We are strongly in favor of this residential development. This will bring more year round residents that will help support our neighborhood store. It will also help provide another housing option for our workers and customers in the downtown area. It fits well into the City's General Plan and Downtown Plan for residential properties on this parcel.

We have had trouble in the past with this parcel being vacant, it attracts unwanted varmints and homeless camp outs. With this parcel being developed into residential development, this will help eliminate these problems.

We are so excited for this and strongly support this residential development.

Thank you  
Todd & Stacy Kidwell  
Apache Korner Inc.  
[tskkidwell@gmail.com](mailto:tskkidwell@gmail.com)



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**[External] Apache Junction apartment development project, support statement from Maggies Lounge**

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**From** Maggies Lounge <info@maggieslounge.com>

**Date** Wed 5/28/2025 4:02 PM

**To** Mayor Chip Wilson <walterchip@aol.com>; Vice Mayor Robert Schroeder <rschroeder@apachejunctionaz.gov>; Bryan Soller <bsoller@apachejunctionaz.gov>; Tess Nesser <tnesser@apachejunctionaz.gov>; Bambi Johnson <bjohnson@apachejunctionaz.gov>; Peter Heck <pheck@apachejunctionaz.gov>; Darryl Cross <dcross@apachejunctionaz.gov>

**Cc** Kelsey Schattnik <kschattnik@apachejunctionaz.gov>; surias@apachjunctionaz.gov <surias@apachjunctionaz.gov>; Rudy Esquivias <resquivias@apachejunctionaz.gov>; City Manager <citymanager@apachejunctionaz.gov>

May 28, 2025

Apache Junction City Council  
300 E Superstition Blvd  
Apache Junction, AZ 85119

RE: Apache Trail & Plaza Dr  
Apartment Development by The Wolff Company  
(Case # P-24-104-CUP)

Dear Mayor, Assistant Mayor, and Members of the Apache Junction City Council,

I am writing to express my support for The Wolff Company's proposed 336-unit apartment community at Apache Trail and Plaza Drive. This development is designed to bring residents directly to the downtown area where they can live, shop, dine, and work close to home. This will contribute positively to the economic growth of the City, and certainly provide additional guests and employees for Maggies Lounge. Revenue and opportunities that certainly would support a new business.

I have spent the last several years planning the opening of Maggies Lounge, soon to open in downtown Apache Junction. I selected the downtown location on North Plaza Drive specifically with the understanding that this area would be experiencing growth and development, and I hope Maggies Lounge contributes to the city's social and economic growth for many years.

I do understand that the residents of the RV park directly west of the apartment complex are concerned that they will have their view obstructed of the now undeveloped lot and on to the Superstition Mountains. I hope that the residents will find some positive outcomes in terms of the meaningful development of the downtown area, such as homes provided for individuals and families, as well as employed and tax-paying individuals contributing to the city's economic survival and growth. It's possible that some of the apartment residents may find employment in the immediate area, and these individuals would be contributing to the local economy, and may hold jobs that would support the lifestyle, healthcare, and safety services these senior residents rely on.

Please note that I, like other business owners in the downtown area, am hesitant to make my support public, as there are several strong voices against the development, and threats of boycotting our businesses. However, I've witnessed a lot of foot-traffic coming through the area from the local residents.



If the RV residents boycott the businesses that support this project, they may not realize that this would only be hurting themselves by missing out on walkable destinations for shopping and dining, as many of them may no longer drive and cannot get to other destinations independently.

I hope that the City Council will consider the positive contribution that this project could make to local businesses, potential new business growth, and the city overall, and will allow it to move forward.

Respectfully,

Penie Porter  
Owner, Maggies Lounge  
100 N. Plaza Drive  
Apache Junction, AZ 85120



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[Draft] Fw: [External] Case P-24-104-CUP

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From

Draft saved Wed 5/28/2025 7:58 AM

**From:** rick slayton

**Sent:** Saturday, May 24, 2025 6:23 PM

**To:** [walterchip@aol.com](mailto:walterchip@aol.com); [rschroeder@apachejunctionaz.gov](mailto:rschroeder@apachejunctionaz.gov); [bsoller@apachejunctionaz.com](mailto:bsoller@apachejunctionaz.com); [tnesser@apachejunctionaz.gov](mailto:tnesser@apachejunctionaz.gov); [bjohnson@apachejunctionaz.gov](mailto:bjohnson@apachejunctionaz.gov); [pheck@apachejunctionaz.gov](mailto:pheck@apachejunctionaz.gov); [dcross@apachejunctionaz.gov](mailto:dcross@apachejunctionaz.gov)

**Cc:** bob paladino <[bob@paladinositalianeatery.com](mailto:bob@paladinositalianeatery.com)>; 'cpal3327@aol.com' <[cpal3327@aol.com](mailto:cpal3327@aol.com)>; [mikeslayton1753@gmail.com](mailto:mikeslayton1753@gmail.com); Kristi <[mrsslayton777@gmail.com](mailto:mrsslayton777@gmail.com)>

**Subject:** Case P-24-104-CUP

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Mayor, Vice Mayor and City Council members,

Greetings,

We at Paladino's would like to express our support for the proposed multifamily residential development project at Apache Trail and Plaza, as presented by the Wolff Company. We understand this project would add 336 year-round families to our community. As business owners we think it's important to mention the two biggest challenges we face in the business community. The first challenge is the workforce pool (the 55 and older parks along with seasonal guests are great but they do not have much to offer when it comes to labor). The second challenge is year-round residents. This project and projects like it address both issues head on. Please give this project a thumbs up, the business community really needs it.

Sincerely,

**Rick Slayton**

**Paladino's Italian Eatery**

**Cell (312) 709-3710**

[www.paladinositalianeatery.com](http://www.paladinositalianeatery.com)

[www.ownapaladinos.com](http://www.ownapaladinos.com)

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**[Draft] Re: [External] Case P-24-104-CUP**

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**From**

**To** Katie Reiner <kreiner@awolff.com>

**From:** Stacy <[tskkidwell@gmail.com](mailto:tskkidwell@gmail.com)>

**Sent:** Wednesday, May 14, 2025 12:40 PM

**To:** Mayor Chip Wilson <[walterchip@aol.com](mailto:walterchip@aol.com)>

**Cc:** Vice Mayor Robert Schroeder <[rschroeder@apachejunctionaz.gov](mailto:rschroeder@apachejunctionaz.gov)>; City Manager <[citymanager@apachejunctionaz.gov](mailto:citymanager@apachejunctionaz.gov)>; Bryan Soller <[bsoller@apachejunctionaz.gov](mailto:bsoller@apachejunctionaz.gov)>; Tess Nesser <[tnesser@apachejunctionaz.gov](mailto:tnesser@apachejunctionaz.gov)>; Bambi Johnson <[bjohnson@apachejunctionaz.gov](mailto:bjohnson@apachejunctionaz.gov)>; Peter Heck <[pheck@apachejunctionaz.gov](mailto:pheck@apachejunctionaz.gov)>; Darryl Cross <[dcross@apachejunctionaz.gov](mailto:dcross@apachejunctionaz.gov)>

**Subject:** [External] Case P-24-104-CUP

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To Whom it may concern:

We operate the fuel station/convenience store adjacent to this property. We are strongly in favor of this residential development. This will bring more year round residents that will help support our neighborhood store. It will also help provide another housing option for our workers and customers in the downtown area. It fits well into the City's General Plan and Downtown Plan for residential properties on this parcel.

We have had trouble in the past with this parcel being vacant, it attracts unwanted varmints and homeless camp outs. With this parcel being developed into residential development, this will help eliminate these problems.

We are so excited for this and strongly support this residential development.

Thank you  
Todd & Stacy Kidwell  
Apache Korner Inc.  
[tskkidwell@gmail.com](mailto:tskkidwell@gmail.com)

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**[External] P-24-104-CUP**

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**From** Zippy Zebra Plumbing <zippyzebraplumbing@gmail.com>

**Date** Wed 5/28/2025 3:49 PM

**To** Bryan Soller <bsoller@apachejunctionaz.gov>; Peter Heck <pheck@apachejunctionaz.gov>; Bambi Johnson <bjohnson@apachejunctionaz.gov>; Darryl Cross <dcross@apachejunctionaz.gov>; Tess Nesser <tnesser@apachejunctionaz.gov>; Vice Mayor Robert Schroeder <rschroeder@apachejunctionaz.gov>; Mayor Chip Wilson <walterchip@aol.com>

**Cc** Kelsey Schattnik <kschattnik@apachejunctionaz.gov>; Sidney Urias <surias@apachejunctionaz.gov>; Rudy Esquivias <resquivias@apachejunctionaz.gov>; City\_Manager@apachejunctionaz.gov <City\_Manager@apachejunctionaz.gov>; coffee corner <coffeecorner300@gmail.com>

Good afternoon all,

As a local business owner and resident, I am writing to express my strong support for the multifamily residential project proposed by The Wolff Company at the intersection of Apache Trail and Plaza. I believe our community is in urgent need of more full-time residents to help sustain our local businesses and enhance economic activity, particularly during the summer months. This influx of residents would create a positive cycle, attracting additional businesses and further contributing to the financial growth of our city and county. Moreover, the enhancements to the surrounding area that this project promises would significantly benefit public infrastructure. Improved aesthetics, upgraded roadways, increased public parking, and substantial financial support through impact fees are all aspects that would enhance our community as a whole. I am aware that an alternative development option being considered is affordable housing. However, Apache Junction already has a substantial amount of this type of housing. What our city truly needs is a developer willing to invest in the community through projects like this one. Thank you for considering my perspective.

Sincerely,

Colleen Campos

**Zippy Zebra Plumbing, LLC**

PO Box 20071

Mesa, AZ 85277

480-820-6595 office

[www.zippyzebraplumbing.com](http://www.zippyzebraplumbing.com)



Picture



May 20, 2025

Mayor Chip Wilson  
300 E. Superstition Blvd.  
Apache Junction, AZ 85119

**Re: Community Letter of Support for the Proposed Market Rate Apartment Complex at Apache Trail & Plaza Dr.**

Dear Mayor Wilson,

I am writing this letter on behalf of Fry's Food Stores, a division of The Kroger Family of Companies, to express our support for the Proposed Market Rate Apartment Complex at Apache Trail & Plaza Dr.

Founded in 1960 as a family-owned business, Fry's Food Stores has grown into a trusted provider of fresh, affordable foods and household essentials across Arizona. We are proud to be a contributing member of the Apache Junction community, where we support more than 30 local charitable organizations.

Fry's is committed to ending hunger in the communities we serve. Through our Food Rescue program, our Apache Junction store donated over 28,000 pounds of food in 2024, providing over 23,000 meals for local families in need.

We value our strong relationship with the City of Apache Junction and are excited about the positive impact this new housing development will have on the area. Fry's Food Stores remains dedicated to supporting the communities we call home and look forward to the growth and opportunity this project represents.

Sincerely,

A handwritten signature in black ink, appearing to read 'Pam Giannonatti'.

Pam Giannonatti | Corporate Affairs Manager  
Fry's Food Stores | The Kroger Co.

**From: JOSEPH ABATE dingo21467@msn.com**  
**Subject: Case P-24-104CUP**

**Date: May 15, 2025 at 2:32:25 PM**

**To: walterchip@aol.com,  
rschroeder@apachejunctionaz.gov,  
bsoller@apachejunctionaz.gov,  
tnesser@apachejunctionaz.gov,  
bjohnson@apachejunctionaz.gov,  
pheck@apachejunctionaz.gov,  
dcross@apachejunctionaz.gov**  
**Cc: kschattnik@apachejunctionaz.gov,  
surias@apachejunctionaz.gov,  
resquivias@apachejunctionaz.gov,  
CityManager@apachejunctionaz.gov**

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May 15, 2025

Apache Junction City Council  
300 E Superstition Blvd  
Apache Junction, AZ 85119

RE: Apache Trail & Plaza (developed by The Wolff Company)

Dear Members of the Apache Junction City Council,

I write this letter to express my strong support for the proposed multifamily residential development project at Apache Trail and Plaza, as presented by The Wolff Company. I believe this development will bring significant benefits to our community and contribute to the ongoing revitalization of the area. To have a vibrant downtown in Apache Junction, we need many more additional full-time residents in the downtown core. This project is a step in the right direction.

This project, which includes a 336-unit market rate, non-age restricted multifamily residential development, follows the city's General Plan and zoning regulation. The thoughtful design and high-quality architecture prepared by The Wolff Company will enhance the aesthetics of our neighborhood and provide a much-needed housing option for residents.

One of the key advantages of this development is its contribution to public infrastructure. My understanding is that the development is committed to investing \$3.7 million in improvements including \$1 million in adjacent roadway enhancements and \$2.7 million in impact fees, which will greatly benefit Apache Junction. These improvements will support regional amenities such as parks, libraries, police services,

streets, public art, water and sewer system, thereby enhancing the overall quality of life for all residents. I understand that the development is also projected to generate over \$6.6 million in new annual retail spending, which would support over 15,000 square feet of new retail space, according to a recent Elliot Pollack study.

Additionally, the proposed development will address critical issue such as flood control and parking. The construction of on-site retention systems and the addition of 45 on-street parking spaces along Plaza Drive will alleviate existing concerns and improve the functionality of the area. The reduction in the required parking stall count, supported by a comprehensive parking study and City Staff, demonstrates a well-planned approach to accommodating residents and visitors.

The multifamily residential development will also contribute to the area's economic vitality by attracting more year-round residents-which is vital to a strong downtown. This influx of new residents will support local businesses and foster a vibrant community atmosphere. The project's proximity to Flatiron Community Park and other commercial establishments will create a harmonious blend of residential and commercial uses, further enhancing the appeal of our downtown neighborhood.

In conclusion I strongly support the Apache Trail & Plaza multifamily development project and urge the City Council to approve the Conditional Use Permit. This project represents a significant investment in our community's future and will bring numerous benefits to Apache Junction. I am confident that The Wolff Company's commitment to quality and community will result in a development that we can all be proud of.

Thank you for considering my perspective. Please feel free to contact me at [480-352-1594](tel:480-352-1594) if you have any question or require further information.

Regards,



Joseph Abate  
Co-owner JA Hospitality Group LLC.  
DBA Kapt-N D's Bar  
300 W. Apache Trail Suite 118  
Apache Junction, AZ. 85120

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[Draft] Fw: [External] P-24-104-CUP

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From

**From:** coffee corner <coffeecorner300@gmail.com>

**Sent:** Monday, June 2, 2025 8:14 PM

**To:** Bryan Soller <bsoller@apachejunctionaz.gov>; Peter Heck <pheck@apachejunctionaz.gov>; Bambi Johnson <bjohnson@apachejunctionaz.gov>; Darryl Cross <dcross@apachejunctionaz.gov>; Tess Nesser <tnesser@apachejunctionaz.gov>; Vice Mayor Robert Schroeder <rschroeder@apachejunctionaz.gov>; Mayor Chip Wilson <walterchip@aol.com>; Kelsey Schattnik <kschattnik@apachejunctionaz.gov>; Sidney Urias <surias@apachejunctionaz.gov>; Rudy Esquivias <resquivias@apachejunctionaz.gov>; City\_Manager@apachejunctionaz.gov <City\_Manager@apachejunctionaz.gov>; zippyzebraplumbing@gmail.com <zippyzebraplumbing@gmail.com>; rick slayton <rick@paladinositalianeatery.com>

**Subject:** Re: [External] P-24-104-CUP

**Subject: Urgent Need for New Affordable housing project in Apache Junction – Coffee Corner at Risk**

Dear Members of the Apache Junction City Council,

I am writing to you today as a concerned small business owner in Apache Junction. My business, Coffee Corner LLC, located at 300 West Apache Trail, Suite 123, Apache Junction, AZ, 85120 has been a part of the Apache Junction community for one year, May 1<sup>st</sup>, 2025, marked our one-year anniversary in this amazing community. We offer all things coffee, smoothies, iced tea, lemonade, and tons of locally sourced cottage baked goods and employ two local residents.

I am increasingly concerned about the long-term viability of my business and others in the area if we do not see significant residential development, specifically the multi-family residential development project presented by the Wolff Company, in Apache Junction. Our current customer base is limited, and without an influx of new residents, particularly those who would be drawn to the convenience that is offered by living in downtown Apache Junction, without this, our ability to grow and even sustain our operations is severely hampered. Why build more businesses before procuring residents to enjoy them and even have a voice in the decisions of how the city will grow around them.

Quite frankly, I fear that without the increased population density and economic activity that the new affordable housing project would bring, small businesses like mine will struggle to survive in Apache Junction. We need more people living and working here to support our local economy and ensure a thriving business environment.

I urge you to prioritize and expedite the development of the proposal from the Wolff Company in our community. This is not just about real estate; it's about the future of our local businesses and the vitality of Apache Junction as a whole.

I would be grateful for the opportunity to discuss this matter further and share more specific insights from a small business perspective. Please feel free to contact me at 480.242.7148 or [coffeecorner300@gmail.com](mailto:coffeecorner300@gmail.com).

Thank you for your time and consideration of this critical issue.

Sincerely,

Angela Kapfer Owner, Coffee Corner LLC

I/We live or work in Apache Junction and support the new 336-unit multi-family development at Plaza Rd. and Apache Trail\*. This development will provide a much-needed housing option besides townhomes, "Build-to-Rent", or 55+ RV parks in Downtown Apache Junction. This development will bring future residents to support local businesses **year-round** and also provide housing for our workforce.

**PLEASE SUPPORT MORE HOUSING CHOICES IN DOWNTOWN APACHE JUNCTION AND PLEASE SUPPORT LOCAL BUSINESSES!**

DATE SIGNED	NAME	BUSINESS OR ADDRESS	PHONE / EMAIL	WILLING TO SPEAK AT PUBLIC HEARING? (Y/N)*
5-5-2025	Eric Killion	Plaza Barbershop	Killion82@gmail	Y
5-6-2025	Howard Krasnik	Hwy 88 Ice cream Parlor	hki'sinhz & netzero.net	No
5/7/2025	Steve Bentley	2546 W. Sable Ave. Apache Junction 85120	steve.sfg@gmail.com	NO
5/7/2025	Nathan Cosgrove	730 N. Tomahawk A-J 85119	480-671-7055	No
5-8-25	Doyle Simmons	300 W. Plaza Apache Junction, AZ 85119	480-735-9489	no
5-8-25	Larry J. Adams	Dolce Vida	480-390-4759	no
5/21/25	Tim Dodge	Gold Cantor	815341-6806	NO
5/22/25	Carlos Rivera	2006 E 37th Ave AJ, AZ 85119	riverm263@gmail.com	no
5/23/25	JOHN SCHRAMF	5681 E. McKennas Blvd	520 390-0390	YES
5/24/25	JOSEPHINE PEREZ WAGNER	1935 So Saguro Dr, APACHE JUNCTION	480-480-0095	no
5-24	David Olson	400 N. Plaza Dr #312	701-261-7605	
5/24/25	Jeff Bosch	1150 N. Delaware Dr #45	602-625-9974	
5/27/25	Scott W Snyder Jr	842 S. Phelps Dr Apache Junction, AZ 85120	(602) 565-7719	No
5/27/25	Tom Winston	146 N. Merrill Rd AJ 85120	270-978-8926	No

\*Conditional Use Permit Case # P-24-104-CUP

\*\*Speaking at our hearing is the #1 most effective way you can influence the decision of our case! If you indicate you are willing to speak, we will email you to confirm date and time we are scheduled (targeting Tuesday 6/17 at 7pm). Public comments are typically limited to 2-3 minutes per person.

I/We live or work in Apache Junction and support the new 336-unit multi-family development at Plaza Rd. and Apache Trail\*. This development will provide a much-needed housing option besides townhomes, "Build-to-Rent", or 55+ RV parks in Downtown Apache Junction. This development will bring future residents to support local businesses **year-round** and also provide housing for our workforce.

**PLEASE SUPPORT MORE HOUSING CHOICES IN DOWNTOWN APACHE JUNCTION AND PLEASE SUPPORT LOCAL BUSINESSES!**

DATE SIGNED	NAME	BUSINESS NAME OR ADDRESS	PHONE	EMAIL	WILLING TO SPEAK @ HEARING? (Y/N)**
5/12	Dawn Cottrell	HHW	480-474-5555	dawn.cottrell@hhwaz.org	Y
	Joe Azar		480-352-1594		
5/12/25	<del>Joe Azar</del>	Fatman	480-694-5100	953 S Warner ATAZ	Y
5/12/25	Rick Slayton	PALADINOS	312-709-3710	RICK@PALADINOSITALIAN.COM	
5/12/25	James Ambula	Natures Wonder	480-868-265	james@natureswonder.com	

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[illegible]

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