

Roers

88 North

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

Submitted to:

City of Apache Junction
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Apache Junction, AZ 85119

Submitted on Behalf of:

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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.