

SNELL & WILMER

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Banyan- Rennick & Virginia Formal Application

Ex. 6 Public Participation Plan & Report

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Banyan- Rennick & Virginia Public Participation Plan



Banyan- Rennick & Virginia

SEC W Virginia St & Rennick Dr.

Public Participation Plan

January 8, 2026

Prepared for:

Banyan Residential LLC
Max Friedman, Partner
2381 Rosecrans Ave Suite 425
El Segundo, CA 90245

Prepared by:

Snell & Wilmer LLP
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A. Project Description:

This Public Participation Plan is being submitted on behalf of Banyan Residential LLC (“**Banyan**”), in association with an application for an approximate 7 gross-acre property located at the southeast corner of West Virginia Street and Rennick Drive in City of Apache Junction (the “City”), otherwise known as Pinal County Assessor (“PCA”) Parcel No. 101-131-08D (the “Site”) ([Image 1](#)). The Site is currently zoned High Density Multiple-Family Residential (“RM-2”) per the City’s Zoning Map ([Image 2](#)). The General Plan land-use designation of the Site is Downtown Mixed Use ([Image 3](#)).

Consistent with the current zoning, Banyan proposes to develop the Site with a new multi-family development, focused on “workforce” affordable rental rates. The proposed multifamily development consists of a total of 152 residential apartment style units at a density of 22 du/ac based on the gross Site area. Five (5) buildings are proposed with a mix of one bedroom, two bedroom, three-bedroom and four-bedroom units, providing a mix of housing types to meet modern rental market needs. The buildings themselves will be no greater than two stories at 27 feet in height (well below the 40 feet allowed in the zone). The building on the southeast corner of the Site is the primary resident amenity area and includes a management office, clubhouse, fitness area, pool and spa, cabanas, and barbecue areas.



Image 1: Aerial Map

B. Public Participation Process:

- 1. Pre-Application Meeting:** On Tuesday November 25th Banyan met with Nicholas Leftwich the Senior Planner at City of Apache Junction Development Services for the Pre Application meeting to discuss the Site and the initial review comments issued by the Planning staff.
- 2. Public Hearing Application:** The City of Apache Junction notifies all property owners within 300 feet of the Site with a notification letter and posts a publication in newspaper throughout the City. The development team posts a public hearing sign on the Site. The City has not scheduled a public hearing date at this time, and the development team will update this public participation plan upon formal submittal.
- 3. Public Notification & Input:** A public notification was mailed out on December 23, 2025, informing of the application and providing details for an in-person neighborhood meeting. Recipients of the letter and any other interested parties are invited to attend the meeting, where they may share their feedback on the project and ask any questions. See Section C of this plan.

The notification list consists of property owners within 400 feet of the Site. Communication with these parties will remain ongoing throughout the process and will occur through verbal, written, and electronic correspondence. Additionally, Snell & Wilmer LLP has made themselves available to the public via phone and email and will meet with members of the public individually upon request.

The neighborhood meeting was held at:

Date: **January 7, 2026**

Time: 6:00 PM – 8:00 PM

Location: Multi-Gen Center, Multi-Purpose Room B114
1035 N. Idaho Road, Apache Junction, AZ 85119

- 4. Citizen Contact:** At this time, we have not received any written public input (emails or letters) or any telephonic correspondence regarding this application. Any correspondence received from neighboring property owners will be made part of the case file. Please see Exhibit D for a summary of the neighborhood meeting.
- 5. Staff & Public Comments:** At this time, no staff comments have been issued and no public comments have been received. Banyan remains sensitive to the importance of neighborhood involvement and to building relationships with property owners, residents, business owners, and other interested parties. Although the City's mandatory notification area is 300 feet, we have notified property owners within 400 feet in order to gather additional feedback and help make this project successful. The applicant will continue to be responsive to all individuals and will make a diligent effort to address comments expressed by interested parties. The

applicant will remain available to the public via phone and email and will meet with the public individually upon request.

C. Implementation of Public Participation Plan:

1. **Public Notification Map:** Exhibit A identifies the Public Notification Map of the properties located within 400 feet of the Site that received notification for the first neighborhood meeting.
2. **Public Notification List:** Exhibit B identifies all property owners located within 400 feet of the Site who received notification for the first neighborhood meeting.
3. **Public Notice:** Please see Exhibit C.
4. **Neighborhood meeting:** Please see Exhibit D for a summary of the neighborhood meeting.

D. Public Participation Final Report:

Additional information such as the following will be provided with the formal submittal:

1. Dates and locations of all meetings where citizens were invited to discuss the proposal.
2. Content, dates mailed, and number of mailings, including examples of letters, meeting notices, newsletters, and other publications.
3. The location of residents, property owners, and interested parties receiving notices, newsletters, or other publications.
4. The number of people that participated in the process.
5. Summary of concerns, issues, and problems expressed during the process including the substance of the concerns, issues, and problems and how the concerns were addressed or resolved.

E. Site Posting:

The applicant is responsible for the sign posting, not less than 15 days prior to the first public hearing date, a sign on the subject property providing notice of the nature of request, date, time, and place of the scheduled hearing. The size, format, placement, and procedure shall be described by the Development Services Department.

Exhibit A
Notification Map

Exhibit B
Notification List

D V ARNOLD REALTY LLC
PO BOX 807
APACHE JUNCTION , AZ 85117-7402

ERNST JACK
26439 BELL ARBOR RD
WEST HARRISON , IN 47060-0885

BAGBY INVESTMENT PROPERTIES LLC
34554 N BELL RD
SAN TAN VALLEY , AZ 85142-2881

ERNST JACK
26439 BELL ARBOR RD
WEST HARRISON , IN 47060-0885

LUKE & SARAH INVESTMENTS LLC 2
9842 E EL PASO ST
MESA , AZ 85207-7535

PARRA JESUS CAMPOS
300 N RENNICK DR
APACHE JUNCTION , AZ 85120-0542

CASTELAN NOE PAREDES
289 N THUNDERBIRD DR
APACHE JUNCTION , AZ 85120--544

BREIT SKYHAVEN MHC LLC
800 W APACHE TRL 1
APACHE JUNCTION , AZ 85120-8512

RYAN JERRY
322 N RENNICK DR
APACHE JUNCTION , AZ 85120-0542

PETE DAVID EDWARD & HICKEY
BREANNE ELISA TRS
325 N THUNDERBIRD DR
APACHE JUNCTION , AZ 85120--544

MAHONEY MATTHEW & PAULA
10421 E EMELITA AVE
MESA , AZ 85208-8725

OROURKE COLLEEN & ZINKIEWITZ
RICHARD
347 N THUNDERBIRD DR
APACHE JUNCTION , AZ 85120-0544

SOULLIERE MATTHEW L
384 N RENNICK DR
APACHE JUNCTION , AZ 85120-0542

GRAY GHOST HOLDINGS LLC
411 S HONEYSUCKLE LN
GILBERT , AZ 85296-6230

MIERNICKI-NOJUNAS JENNIFER &
NOJUNAS MATTHEW
406 N RENNICK DR
APACHE JUNCTION , AZ 85120-0542

ASTON DAISY & COREY
407 N THUNDERBIRD DR
APACHE JUNCTION , AZ 85120--542

SWANTY DUSTIN & PULSIFER NICKOLE
440 N RENNICK DR
APACHE JUNCTION , AZ 85120-0542

ANDERSON DOUG C & ERICA J
435 N THUNDERBIRD DR
APACHE JUNCTION , AZ 85120-0542

FITCH SHERRI LYN
466 N RENNICK DR
APACHE JUNCTION , AZ 85120--542

LODICE TIMOTHY P TR
590 N RENNICK DR
APACHE JUNCTION , AZ 85120-0541

EISENTRAUT ARNE L
980 W VIRGINIA ST
APACHE JUNCTION , AZ 85120-0543

HARTWIG ELIZABETH F
519 N THUNDERBIRD DR
APACHE JUNCTION , AZ 85120-0543

SAN MARCOS 24 LLC
PO BOX 628
GILBERT , AZ 85299-9062

WILSON L ONEAL
503 N RENNICK DR
APACHE JUNCTION , AZ 85120-0541

TJND HOLDINGS LLC
8220 E PALM LN
MESA , AZ 85207-7971

MAYNARD MICHAEL K & STEPHANIE E
535 N THUNDERBIRD DR
APACHE JUNCTION , AZ 85120-0543

SAN MARCOS 24 LLC
PO BOX 628
GILBERT , AZ 85299-9062

MUNCY ANTHONY & CASSANDRA
527 N RENNICK DR
APACHE JUNCTION , AZ 85120-0541

TIMOTHY PAUL LODICE FAMILY TRUST
590 N RENNICK DR
APACHE JUNCTION , AZ 85120-0541

WEIGELT KLAUS-DIETER
555 N THUNDERBIRD DR
APACHE JUNCTION , AZ 85120-0543

SAN MARCOS 24 LLC
PO BOX 628
GILBERT , AZ 85299-9062

LODICE TIMOTHY P TR
590 N RENNICK DR
APACHE JUNCTION , AZ 85120-0541

LODICE TIMOTHY P TR
590 N RENNICK DR
APACHE JUNCTION , AZ 85120-0541

SAN MARCOS 24 LLC
PO BOX 628
GILBERT , AZ 85299-9062

SILL LUCINDA S TRUST
MAIL RETURN
, -

LOST DUTCHMAN OWNER LLC
17W220 22ND ST STE 220
OAKBROOK TERRACE , IL 60181-1447

, -

POGUE TAYLOR
110 N RENNICK DR
APACHE JUNCTION , AZ 85120-0543

FRANCIS & SONS I LLC
16414 N 91ST ST STE 102
SCOTTSDALE , AZ 85260-0157

CVP-APACHE JUNCTION HOLDING LLC
2188 SW PARK PL
PORTLAND , OR 97205-5110

PRESTIGE PARTNERS LLC
3100 W RAY RD STE 101
CHANDLER , AZ 85226-6247

DUAL ALPHA PROPERTIES LLC
MAIL RETURN
, -

D V ARNOLD REALTY LLC
870 W APACHE TRL
APACHE JUNCTION , AZ 85120-0540

Exhibit C
Notice Letter

December 23, 2025

Re: Condition Modification (Zoning Amendment) Notification for the Site Located at the Southeast Corner of West Virginia Street and Rennick Drive

Dear Property Owner/ Resident,

The purpose of this letter is to inform you that, on behalf of Banyan Residential LLC (“Banyan”), we have recently filed a condition modification request (the “Application”) with the City of Apache Junction for the approximately 7-acre property located at the southeast corner of West Virginia Street and Rennick Drive (Exhibit A), otherwise known as Pinal County Assessor Parcel No. 101-131-08D (the “Site”).

The Site, which is currently vacant, was previously zoned RM-2 (High Density Multiple-Family Residential) and B-2 (Old West Commercial) via Zoning Case P-22-29-PZ approved by the City Council in September of 2022 by Ordinance No. 1526 (the “Approved Zoning Case”). The Approved Zoning Case was subject to ten (10) conditions of approval. In order to now accommodate Banyan’s proposed multi-family development of the Site, the purpose of the Application is to *modify* approval condition #1 and to *remove* approval conditions #8 and #9 attached to the Approve Zoning Case, more specifically identified as follows:

Approval Condition #1: “The project shall be developed in accordance with the plans approved and associated with case P-22-29-PZ and all provisions of the Zoning Ordinance and city codes applicable to this case.”

Banyan is proposing to modify this condition to allow for a redesign of the site plan associated with the Approved Zoning Case in order to increase usable open space and improve overall Site functionality.

Approval Condition #8: “Parcels 101-13-1080 and 101-11-0210 shall be combined through the city’s lot combination process.”

Approval Condition #9: “The south 76’ of Parcel No. 101-13-1080, which shall be rezoned to B-2 “Old West Commercial,” shall be split off through a minor land division.”

These conditions have since been fully satisfied and completed. They are therefore no longer applicable to the Site.

We would like to invite you to a neighborhood meeting to discuss the Application and Banyan’s proposed development of the Site with a multi-family development consisting of 152 new residential units (Exhibit B).

We have scheduled the neighborhood meeting as follows:

Neighborhood Meeting

Date: Wednesday, January 7, 2026
Time: 6:00 p.m to 8:00 p.m.
Location: Apache Junction Multi-Gen Center (Room B114)
1035 N Idaho Rd, Apache Junction, AZ 85119

Please feel free to contact me or Noel J. Griemsmann, AICP, Senior Urban Planner, at (602) 382-6824 or via e-mail to ngriemsmann@swlaw.com should you have any questions regarding this proposal, wish to express your thoughts, and/or request reasonable assistance with respect to this notice.

The City of Apache Junction Planner assigned to this case is Nicholas Leftwich. Mr. Leftwich can be reached at (480)-474-8575 or via e-mail to planning@apachejunctionaz.gov. This planner can answer your questions regarding the City review processes, as well as the staff position once their report is complete.

You may also make your opinions known on this case by writing to the City Planning and Zoning Division, 300 E Superstition Boulevard, Apache Junction, AZ 85119, referencing "Banyan- APN 101-131-08D". Your letter will be made part of the case file.

Please be advised that meetings and hearings before the City of Apache Junction Planning and Zoning Commission, and the City Council, will be scheduled at a future date yet to be determined. You will receive subsequent notice identifying the date and location of the meeting/hearings when they have been scheduled.

Again, I would be happy to answer any questions or discuss any comments that you may have regarding this proposal. Thank you for your attention to this letter.

Sincerely,

Snell & Wilmer

Michael Maerowitz

Michael T. Maerowitz

Exhibit D
Neighborhood meeting summary

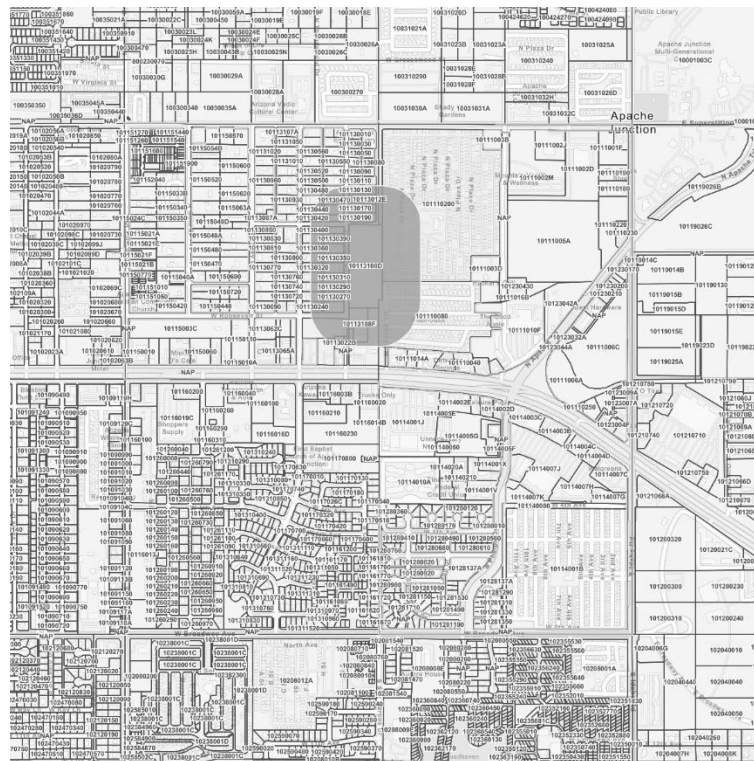
A. Meeting Date and Location

The neighborhood meeting for Banyan’s formal application for the property located at the southeast corner of Rennick & Virginia Street (the “Project”) was held on Wednesday, January 7, 2026, from 6:00 P.M. to 8:00 P.M. The neighborhood meeting took place in-person at Multi-Generational Center located at 1035 N Idaho Rd, approximately 0.6 miles from the Project site.

B. Notification

The notification letter (Exhibit A of the Public Participation Plan) for the neighborhood meeting was mailed on December 23, 2025, via first-class mail to the property owners within 400 feet of the Project site (as per the list generated by the Pinal County Assessor’s GIS system) (Exhibit B of the Public Participation Plan). A total of forty (40) notice letters were mailed. Please note, there were no registered neighborhood organizations within this area.

C. Notification Area Map (400 Foot Buffer Tool, Pinal County Assessor GIS)



D. Neighborhood Meeting

Nine (9) members of the development team staffed the neighborhood meeting. The meeting was conducted as an informal presentation. Poster boards illustrating the Project were displayed around the meeting room, allowing the attendees to review each board while a representative of Banyan discussed the specifics of the Project. Attendees were encouraged to discuss project questions and comments directly with the Banyan representative and members of the development team.

Six (6) members of the public signed in to attend the neighborhood meeting (Exhibit C of the Public Participation Plan).

The meeting attendees expressed excitement and enthusiasm for the proposed multi-family development proposed along Rennick & Virginia. Specifically, meeting attendees wanted to discuss what type of tenants could be expected at the future development. Attendees expressed interest in site layout, traffic and landscaping plans displayed. The development team explained that the proposed development could expect the same level of quality tenants found at other Banyan projects throughout the state. Attendees also expressed that the current vacant lot has been a home to unauthorized occupancy and other activities that contribute to safety concerns in the area, and they would welcome the Site being developed and taken care of.

Lastly, attendees inquired about the justification for proposing a new site plan rather than proceeding with development under the previously approved site plan. The development team explained that many elements of the approved Site Plan resulted in an overly fragmented development pattern, duplication of utility connections and service lines, and additional maintenance systems, which is inefficient from sustainability, maintenance, and cost standpoint.

Members of the development team stayed for a total of two (2) hours.

E. Summary

Six (6) members of the public participated in the neighborhood meeting for the Project. Attendees expressed great enthusiasm and excitement for the Project, expressing that future development would help bring in good families to the community, help develop a vacant lot which is currently an unsafe space.

The applicant's representative will continue to pursue public outreach efforts and will remain responsive to adjacent property owners and interested individuals.



Banyan- Rennick & Virginia

SEC W Virginia St & Rennick Dr.

Public Participation Plan - Addendum

April 23, 2026

Prepared for:

Banyan Residential LLC
Max Friedman, Partner
2381 Rosecrans Ave Suite 425
El Segundo, CA 90245

Prepared by:

Snell & Wilmer LLP
Noel J. Griemsmann, AICP, Senior Urban Planner
Simran B. Shah, Assistant Urban Planner
One East Washington Street, Suite 2700
Phoenix, AZ 85004

A. Project Community Outreach Update Summary

To further supplement our Public Participation Report dated January 8, 2026, Banyan Residential, LLC (“**Banyan**”) has undertaken additional proactive and ongoing community outreach effort for the proposed Banyan – Rennick & Virginia Development (the “**Project**”), with a focus on direct engagement with immediately adjacent property owners and the surrounding community. These outreach efforts have included (i) in-person meetings, (ii) follow-up communication, and (iii) coordination of potential mitigation measures in response to community feedback. The purpose of this Addendum is to provide an update on those efforts, which will continue throughout the review and approval process.

B. Adjacent Property Owner Outreach (Rennick Drive)

Direct outreach has been conducted with the seven (7) properties located across Rennick Drive from the Project site:

- 300 N. Rennick Dr
- 322 N. Rennick Dr
- 350 N. Rennick Dr
- 384 N. Rennick Dr
- 406 N. Rennick Dr
- 440 N. Rennick Dr
- 466 N. Rennick Dr

Summary of Engagement by Property

- **300 N. Rennick Dr**
Category: General discussion / no formal requests
Initial discussion occurred. Resident expressed general understanding of the development and interest in potential project-related opportunities. No specific mitigation requests have been made to date.
- **322 N. Rennick Dr**
Category: Limited engagement / no specific requests
Engagement has been limited at resident request due to personal circumstances. No mitigation requests have been identified at this time.
- **350 N. Rennick Dr**
Category: Requesting mitigation (landscaping, wall, screening)
Multiple discussions have occurred. Resident has requested enhanced landscaping, a block wall, and screening measures to address privacy and visual buffering.
- **384 N. Rennick Dr**
Category: Initial engagement / non-responsive to follow-up

Initial contact was made; however, the resident has not responded to multiple follow-up attempts and has not identified specific mitigation requests.

- **406 N. Rennick Dr**

Category: Not home / non-responsive

Multiple outreach attempts have been made. Property appears intermittently unoccupied, and no contact has been established to date.

- **440 N. Rennick Dr**

Category: Requesting mitigation (security, wall, gate)

Constructive engagement has occurred. Resident has expressed concerns related to security and privacy and is coordinating on potential block wall and landscaping buffer improvements.

- **466 N. Rennick Dr**

Category: Requesting mitigation (wall, gate, screening)

Engagement has occurred. Resident has expressed concerns regarding buffering and security and is coordinating on potential wall, gate, and screening improvements.

Mitigation Measures Under Evaluation

In response to feedback received, Banyan has retained a contractor to evaluate potential mitigation improvements in coordination with immediately adjacent property owners.

The measures under discussion are located on the adjacent homeowners' properties and are intended to provide screening and buffering between the existing residences and the proposed development. These measures may include:

- Installation of block walls along property frontages
- Addition of rolling gates or access control features
- Enhanced landscaping buffers, including tree height, density, and placement
- Sightline screening strategies

Field measurements have been authorized at select properties, and the contractor is preparing preliminary design concepts and cost estimates.

Banyan anticipates continuing coordination with adjacent property owners to review these options and refine solutions based on individual preferences. The applicant is committed to working collaboratively with residents to implement reasonable, site-specific screening and privacy enhancements, where feasible.

C. Broader Community and Business Outreach

In addition to adjacent property outreach, Banyan has engaged with members of the surrounding community, including local businesses and workforce stakeholders.

Feedback from these discussions has been generally supportive, particularly with respect to:

- The need for additional workforce housing opportunities in Apache Junction
- The ability for local employees to live closer to their place of employment
- The redevelopment of a currently vacant and underutilized site
- The potential for increased local economic activity

As of the date of this report, Banyan has received 34 letters of support through its neighborhood outreach efforts.

D. Conclusion

Banyan's outreach efforts demonstrate a consistent and good-faith approach to community engagement, including direct coordination with adjacent property owners and responsiveness to site-specific concerns.

The applicant remains committed to continuing outreach, refining mitigation strategies, and maintaining open communication with both neighboring residents and the broader community as the project proceeds through the review process.

Exhibit E
Sign-in Sheets

Re: [External] Banyan – Apache Junction Apartments

From Matthew Mahoney <mattmahoney@ymail.com>

Date Tue 1/13/2026 10:05 AM

To Planning <planning@apachejunctionaz.gov>

Cc ngriemsmann@swlaw.com <ngriemsmann@swlaw.com>; mmaerowitz@swlaw.com <mmaerowitz@swlaw.com>

Re: Banyan – Apache Junction Apartments**APN 101-131-08D****Design Comments Related to Condition Modification / Site Plan Redesign**

To: Nicholas Leftwich, City of Apache Junction Planner

CC: Michael T. Maerowitz / Noel J. Griemsmann

I am writing regarding the Banyan – Apache Junction Apartments design plan currently under review by the city, specifically in connection with the requested condition modification and associated site plan redesign. I live at 350 N. Rennick Drive, directly across from the west side of the proposed project. After reviewing the conceptual site plan (Exhibit B), I have concerns about how the buildings are positioned relative to our existing homes.

I respectfully request that the following design-specific considerations be addressed as the proposal advances, with particular emphasis on privacy impacts to existing single-story residences immediately adjacent to the site:

1. **Building placement, height, and orientation.** The two primary residential buildings (1 and 2) are currently shown along the west edge of the property, directly facing an established street of single-story, single-family homes. A two-story residential facade in this location creates direct sight lines into our neighboring homes and yards, resulting in a significant and permanent loss of privacy.
2. **Site layout and use placement.** The current plan places surface parking on the east side of the residential buildings. From a neighborhood-impact standpoint, **it would be far preferable to locate parking or other non-residential uses along the west edge of the site, rather than second-story dwelling units overlooking adjacent homes.** This would create a much-needed "buffer" between the new construction and our established neighborhood.

Despite properties being available along major boulevards nearby that are more suitable for such a complex (Rennick is a single road residential street), my intent is not to oppose development but to ensure that the final design reflects sensitivity to the existing neighborhood. Per your letter, I appreciate the opportunity to provide input at this stage and request that these concerns be meaningfully incorporated into the planning and design process.

Thank you for your time and consideration.

Respectfully,

Matthew Mahoney

350 N. Rennick Drive

480-239-6057

mattmahoney@ymail.com