

PUBLIC PARTICIPATION PLAN

Final Report

Apache Trail and Plaza Drive Multi-Family

P-24-104-CUP

February 26, 2025

Prepared for:

Wolff Enterprises III, LLC

6710 E. Camelback Rd., Suite 100

Scottsdale, AZ 85251

BRIEF DESCRIPTION OF PROPOSED PROJECT

This Public Participation Plan is being submitted in conjunction with a Conditional Use Permit application for multi-family on the subject property. The approximately 18.59 gross acre parcel is generally northeast of the intersection of Plaza Drive and Apache Trail. The property is zoned B-3 (City Center) within the Downtown Overlay District and multi-family is allowable within that zoning district after securing a Conditional Use Permit. Pursuant to §1-16-12(D) of the Land Development Code, *“Conditional uses are those uses that are generally compatible with the land uses permitted by right in a zoning district, but which require individual Planning and Zoning Commission review and Conditional Use Permit (“CUP”) approval of their location, design, operation and configuration along with the imposition of conditions in order to ensure the appropriateness of the use at a particular location.”*

The proposed multi-family project will consist of fourteen total residential three-story buildings with a total of 336 dwelling units.

NOTICES

Initial notice was provided via a letter (Exhibit C), sent on November 27, 2024, which included info on the request and contact info for the applicant’s team and City. The letter also provides information for a formal outreach meeting to be hosted by the applicant.

The initial notice was sent to all property owners, according to Pinal County records, who own property within 300 feet of the subject property. Those owners are listed on the attached Exhibit A along with a map depicting the notice area. Notice also was sent to the School District and any known associations/neighborhood groups within the 300’ notice area, per Exhibit B. (City of Apache Junction Planning and Zoning Staff has indicated that that there are no interested parties who have been asked to be on a City maintained list for general notification of projects in this area.)

When the project is ready for hearings, at least 15 days prior to Planning and Zoning Public hearing, Applicant will post signage notice in the property boundary. Apache Junction Planning Staff will mail out, a second notice letter/postcard to the property owners in the 300' boundary and any interested parties. Planning Staff will also post the legal advertisement in the Arizona Republic newspaper.

MEETING

The neighborhood meeting was held on December 9, 2024 at the Apache Junction Multi-Generational Center. Exhibit D includes the sign-in sheet from the meeting and Exhibit E includes notes from the discussion topics and questions.

OTHER COMMUNICATION

On December 9, 2024, the owner of the Lost Dutchman RV Resort visited City Hall and spoke with Senior Planner Kelsey Schattnik. A copy of the notice letter with handwritten comments was provide to Kelsey and has been included herein as Exhibit F.

There has been no contact made to the applicant via telephone or email opportunities.

SCHEDULE

Formal Filing – 10/30/2024

Citizen Participation Plan Initial Submittal – 10/30/2024

Neighborhood Meeting Notice – 11/27/2024

Neighborhood Meeting – 12/09/2024

Second Submittal – 1/14/2025

Citizen Participation Final Report Submittal – 2/26/2025

Notice of Public Hearing Sign Posting and Mailing – TBD

Planning and Zoning Commission Meeting – 4/08/2025

City Council Hearing - TBD

EXHIBIT A 300' NOTIFICATION AREA AND PROPERTY OWNERS LIST

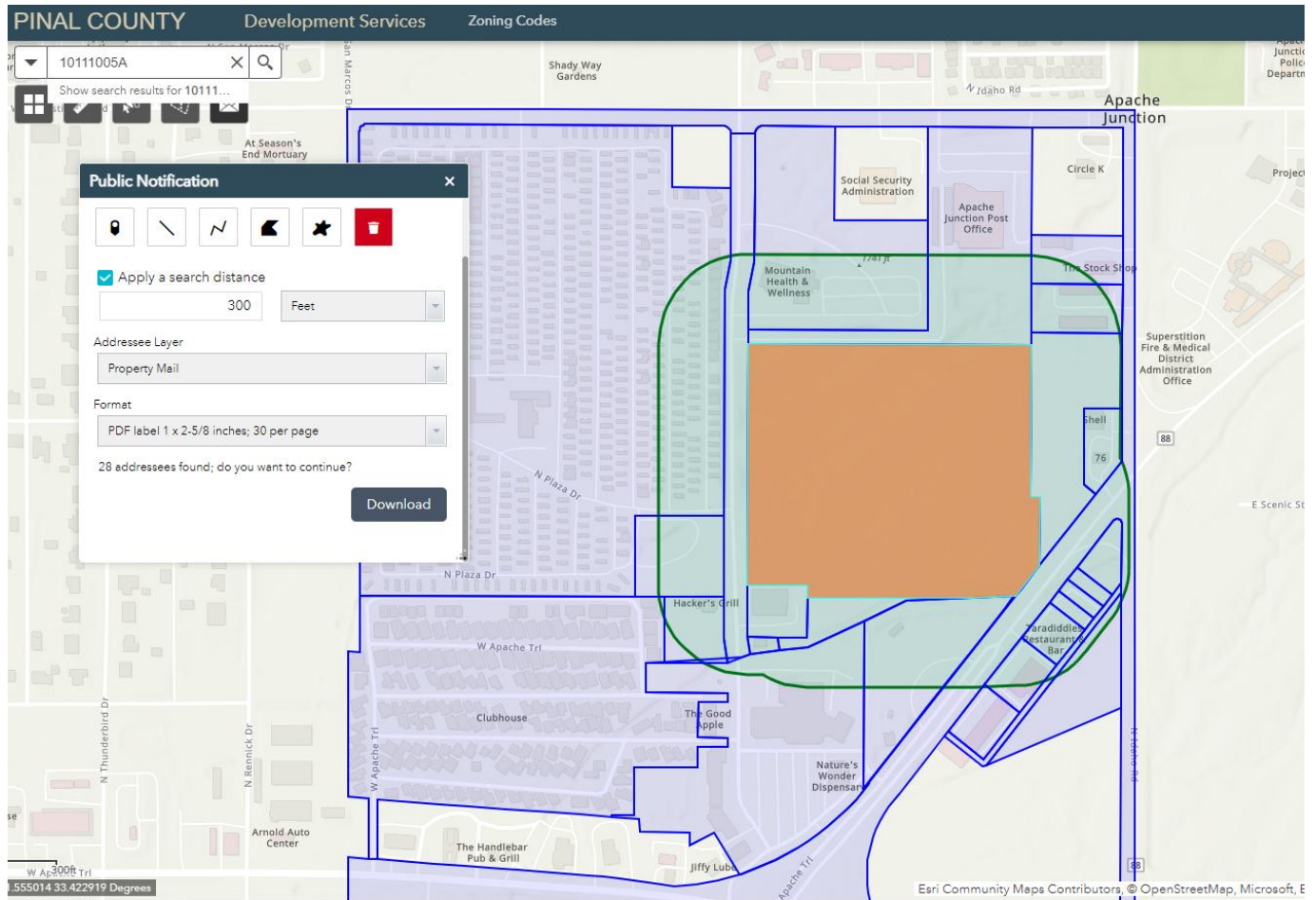


EXHIBIT A (CONTINUED)
300' NOTIFICATION AREA AND PROPERTY OWNERS LIST

101-11-002M
HORIZON HEALTH & WELLNESS INC
625 N PLAZA DR
APACHE JUNCTION, AZ 85120-5502

101-23-0180
JUTRAS MARY ANN
3653 S TWEEDY RD
CASA GRANDE, AZ 85194-8659

101-11-0180
FERRARA JOSEPH P TR
5683 MELVIN DR
THE VILLAGES, FL 32163-5736

101-11-0200
SPEAR GROUP LLC
301 S SIGNAL BUTTE RD
APACHE JUNCTION, AZ 85120-4501

101-11-0190
BLOOMQUIST PROPERTIES A J LLC
6615 W THUNDERBIRD RD
GLENDALE, AZ 85306-3733

101-23-0200
RUSTY BUCKLE SALOON LAND LLC
1408 W 15TH LN
APACHE JUNCTION, AZ 85120-6201

101-11-016B
YAGER TIMOTHY MICHAEL
11465 E CICERO ST
MESA, AZ 85207-2388

101-23-0170
STATE OF ARIZONA
205 S 17TH AVE
PHOENIX, AZ 85007-3212

101-23-028A
POINTE PKWY LLC
7227 E BASELINE RD #104
MESA, AZ 85209-5005

101-11-003D
SPEAR GROUP LLC
301 S SIGNAL BUTTE RD
APACHE JUNCTION, AZ 85120-4501

101-23-024B
GDR GROUP LLC
PO BOX 5086
APACHE JUNCTION, AZ 85178

101-11-0230
TSK ARIZONA PROPERTIES LLC
811 PASCO KAHLOTUS RD
PASCO, WA 99301-9638

101-23-0430
LANSING CLAIRE R
305 N PLAZA DR
APACHE JUNCTION, AZ 85120-5505

101-11-0220
BELA FLOR HOLDINGS LLC
1635 N GREENFIELD RD #115
MESA, AZ 85205-4010

101-23-0190
RUSTY BUCKLE SALOON LAND LLC
1408 W 15TH LN
APACHE JUNCTION, AZ 85120-6201

101-11-002D
US POSTAL SERVICE
8055 E TUFTS AVE #400
DENVER, CO 80237-2755

101-11-0080
BREIT SKYHAVEN MHC LLC
800 W APACHE TRL #1
APACHE JUNCTION, AZ 85120-3929

101-23-0210
RUSTY BUCKLE SALOON LAND LLC
285 N APACHE TRL
APACHE JUNCTION, AZ 85120-3916

101-11-016A
LAMBA TEJINDER
44 WESTWOOD LN
WOODBURY, NY 11797-2622

101-23-045A
CITY OF APACHE JUNCTION
300 E SUPERSTITION BLVD
APACHE JUNCTION, AZ 85119-2825

101-11-0150
SHAW JOHN EDGAR & KIMBERLY KAY REV TRUST
310 N PLAZA DR
APACHE JUNCTION, AZ 85120-5504

101-23-042A
CITY OF APACHE JUNCTION
300 E SUPERSTITION BLVD
APACHE JUNCTION, AZ 85119-2825

101-11-010F
EAST VALLEY SHOPPING CENTER
LLC
44 WESTWOOD LN
WOODBURY, NY 11797-2622

101-11-005A
NESS WAYNE TRS
2103 E NORCROFT ST
MESA, AZ 85213

EXHIBIT B
ADDITIONAL NOTICE RECIPIENTS

SCHOOL DISTRICT

Apache Junction Unified School District
1575 West Southern Avenue
Apache Junction, AZ 85120

ASSOCIATIONS

Lost Dutchman Retirement & RV Community
400 N Plaza Drive
Apache Junction, AZ 85120

INTERESTED PARTIES

None provided.

EXHIBIT C
NEIGHBORHOOD MEETING NOTICE LETTER

(BEGINS ON THE FOLLOWING PAGE)

GILBERT BLILIE

PLLC

ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
FAX (480) 429-3100

Andy Jochums
DIRECT (480) 429-3063
E-Mail Address: ajochums@gilbertblilie.com

FILE NUMBER
100951-0001

November 27, 2024

VIA U.S. MAIL

INVITATION TO NEIGHBORHOOD OUTREACH MEETING

Re: Conditional Use Permit to Allow Multi-Family
Case Number: P-24-104-CUP

Dear Neighbor:

This letter is being sent to you in regard to the subject Conditional Use Permit request we have made to the City of Apache Junction, as you are listed as the owner of land within 300 feet of the subject property or are an organization nearby that may be interested in this request.

The aerial photo below highlights the subject property for your ease of review.



You are invited to participate in a neighborhood outreach meeting pertaining to the property located generally on the East side of Plaza Drive, north of Apache Trail, and specifically at Assessor's Parcel Number 101-11-005A. The request is a Conditional Use Permit to allow for multi-family residential on the B-3 (City Center) zoned parcel within the Downtown Overlay District.

The subject property is located directly north of Flatiron Community Park, and on the east side of Plaza Drive. The Applicant proposes a 336-unit multi-family development spread across fourteen residential buildings on the approximately 19-acre site. The community will also consist of a Fitness/Leasing amenity building located at the main marketing entry at N. Apache Trail. All multi-family parking will be provided on-site with 678 parking spaces; however, the developer will also be improving Plaza Drive along our frontage, including building on-street parking for the public's use in their enjoyment of the Downtown.

A copy of the current plan and conceptual elevation are attached, and additional plans and information will be shared for discussion at a neighborhood outreach meeting to be held at the following date and time:

Monday December 9, 2024 – 6:00pm
Apache Junction Multi-Generational Center
1035 N. Idaho Road
Apache Junction, AZ 85119

You are invited to attend this meeting to learn about the project and proposed zoning. If you are unable to attend, please contact me at ajochums@gilbertblilie.com or (480) 429-3063 to learn more about the case and provide input. The City of Apache Junction Planner assigned to this case is Kelsey Schattnik and she can be reached at kschattnik@apachejunctionaz.gov or (480) 474-5085. Kelsey can answer your questions regarding the City's review and hearing processes as well as the Staff's position once their report is complete. You may also make your feelings known on this case by writing to the City of Apache Junction Planning and Development Department, 300 East Superstition Boulevard, Apache Junction, Arizona 85119, referencing case number P-24-104-CUP. Your letter will be made part of the case file.

Please be advised that a hearing before the Planning Commission is planned to review this case. A specific hearing date has not yet been set. In the future, you should receive a subsequent notice from the City identifying the date and location of the hearing when it has been scheduled.

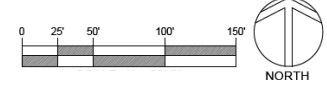
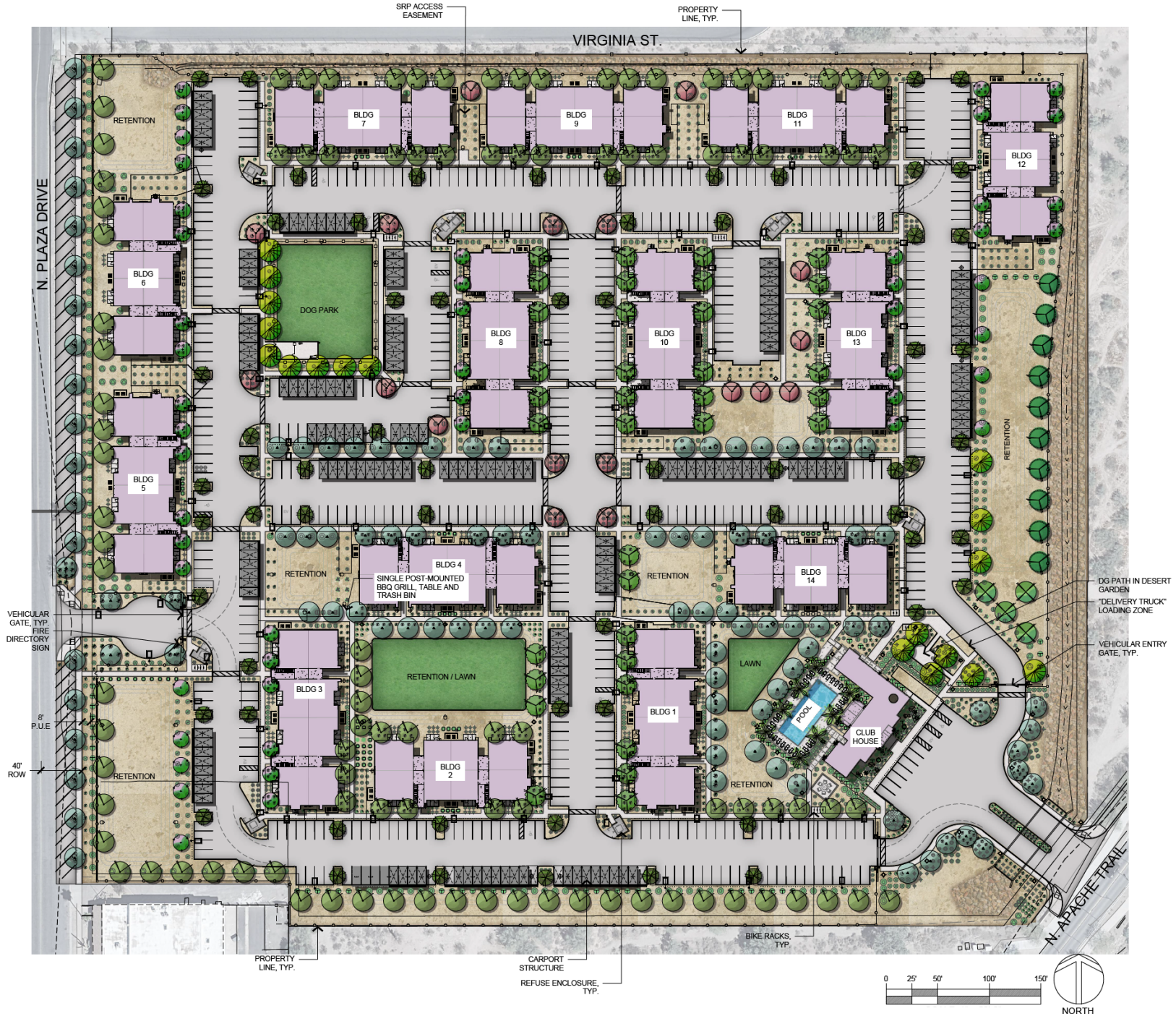
Thank you in advance for your time.

Very truly,

GILBERT BLILIE PLLC


Andy Jochums, AICP
Planning Consultant

Conceptual Landscape Plan/Site Layout



Conceptual Building Elevation



EXHIBIT D
NEIGHBORHOOD MEETING SIGN IN SHEET

(BEGINS ON THE FOLLOWING PAGE)



Plaza Drive and Apache Trail
Conditional Use Permit for Multi-Family
Meeting: P-24-104-CUP

Date: 12/09/2024

Location AJ Multi-Generational Center

SIGN IN SHEET

Name	Email	Address
Claire Lansing	sagfit@hotmail.com	305 N Plaza Drive AJ, AZ 85120
Tim MacEn	timethacker-expression	275 N Plaza Dr AJ
Raymond Tim Adams	LD OFFICE2008@YHHA.COM	4th N Plaza Dr AJ

EXHIBIT E
NEIGHBORHOOD MEETING NOTES

(BEGINS ON THE FOLLOWING PAGE)

2024-12-09

Apache Trail & Plaza – Neighborhood Meeting

(4) total attendees (besides development and City Planning team)

- Claire Lansing, owner, Saguaro Fitness
- Tim Yager, owner, 275 N. Plaza Drive
- Brenda and Tim Adams (Property Manager of Lost Dutchman RV Resort)

Questions and Comments Summarized by Topic.

Rental:

- *Is this subsidized, low-income?*
- *Concern about these being rental instead of ownership*

Demographic:

- *Will families and kids live here?*
- *Concerned about children next to the retirement RV resort – children being hit by the elderly drivers or children coming onto the RV property.*

Height Concerns –

- *Concerned about the 3-stories.*
- *Our residents bought for views and because the land is vacant. This will reduce property values.*
- *Concerned about heights of building 5 and 6.*
- *How tall is Horizon Healthcare (which also hinders views)?*

Plaza Drive

- *Would have liked to have this development improve the west side of Plaza Drive.*
- *On-Street Parking – concern about the elderly from the RV resort maneuvering /driving along parked cars on Plaza Dr.*

Plaza Drive Right of Way not continuing all the way thru to Apache Trail –

- *Plaza is viable for our residents because of access thru the shopping center. People go thru it all the time. It used to be planned to go all the way thru to Apache Trail. Can the City make that happen again?*
- *That owner doesn't maintain the parking lot. The City should incentivize him.*
- *Also, the old people that live in the area can't navigate through the parking lot.*
- *If all the traffic goes north on Plaza to Superstition, that's a lot of traffic.*
- *I think that the developer requested that the Plaza Drive be vacated.*

2024-12-09

Apache Trail & Plaza – Neighborhood Meeting

Saguaro Rehabilitation Owner:

- *My clients come from all over the valley and have to be transported from far away. This could be a great place for them to rent nearby.*

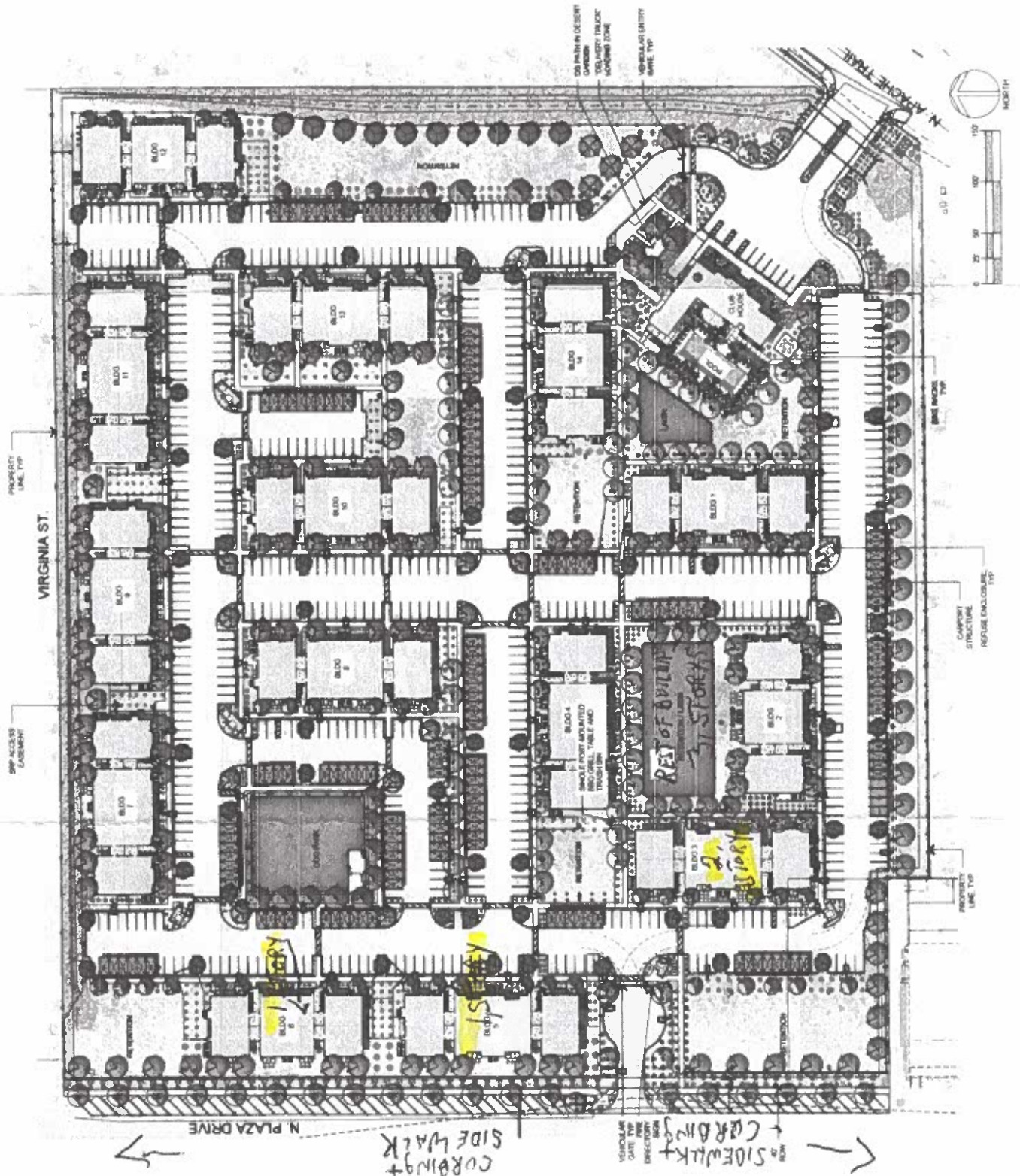
Misc:

- *The Fry's grocery store is already so busy*
- *Phasing: it would be nice if Building #5 and #6 are built last, so some of our elderly RV residents can enjoy the views as long as possible, as many are 80, 90, almost 100 years old.*
- *Is this project because of the Genesis moving to a Lutheran Church?*

EXHIBIT F
NOTES PROVIDED TO CITY BY ADJACENT PROPERTY OWNER

(BEGINS ON THE FOLLOWING PAGE)

Conceptual Landscape Plan/Site Layout



VEHICULAR GATE AND DIRECTOR'S OFFICE
 SIDE WALK + CARBING
 CORRIDOR SIDE WALK

PROPERTY LINE TYP

VIRGINIA ST.

SWP ACCESS EASEMENT

N PLAZA DRIVE



PROPERTY LINE TYP

CAMPUS STRUCTURE REFUSE ENCLOSURE TYP

PROPERTY LINE TYP

WILLIAM CORRIGAN CELL # 480-213-7290
WILLIAM CORRIGAN JR. CELL # 602-430-3898
JOHN J. CORRIGAN CELL # 480-241-7110
OWNERS OF LOST DUTCHMAN R.V.P.K.
SPEAR GROUP LLC.

You are invited to participate in a neighborhood outreach meeting pertaining to the property located generally on the East side of Plaza Drive, north of Apache Trail, and specifically at Assessor's Parcel Number 101-11-005A. The request is a Conditional Use Permit to allow for multi-family residential on the B-3 (City Center) zoned parcel within the Downtown Overlay District.

The subject property is located directly north of Flatiron Community Park, and on the east side of Plaza Drive. The Applicant proposes a 336-unit multi-family development spread across fourteen residential buildings on the approximately 19-acre site. The community will also consist of a Fitness/Leasing amenity building located at the main marketing entry at N. Apache Trail. All multi-family parking will be provided on-site with 678 parking spaces; however, the developer will also be ~~improving Plaza Drive along our frontage, including building on-street parking for the public's use in their enjoyment of the Downtown.~~

A copy of the current plan and conceptual elevation are attached, and additional plans and information will be shared for discussion at a neighborhood outreach meeting to be held at the following date and time:

Monday December 9, 2024 – 6:00pm
Apache Junction Multi-Generational Center
1035 N. Idaho Road
Apache Junction, AZ 85119

You are invited to attend this meeting to learn about the project and proposed zoning. If you are unable to attend, please contact me at ajochums@gilbertblilie.com or (480) 429-3063 to learn more about the case and provide input. The City of Apache Junction Planner assigned to this case is Kelsey Schattnik and she can be reached at kschattnik@apachejunctionaz.gov or (480) 474-5085. Kelsey can answer your questions regarding the City's review and hearing processes as well as the Staff's position once their report is complete. You may also make your feelings known on this case by writing to the City of Apache Junction Planning and Development Department, 300 East Superstition Boulevard, Apache Junction, Arizona 85119, referencing case number P-24-104-CUP. Your letter will be made part of the case file.

Please be advised that a hearing before the Planning Commission is planned to review this case. A specific hearing date has not yet been set. In the future, you should receive a subsequent notice from the City identifying the date and location of the hearing when it has been scheduled.

Thank you in advance for your time.

Very truly,

GILBERT BLILIE PLLC


Andy Jochums, AICP
Planning Consultant