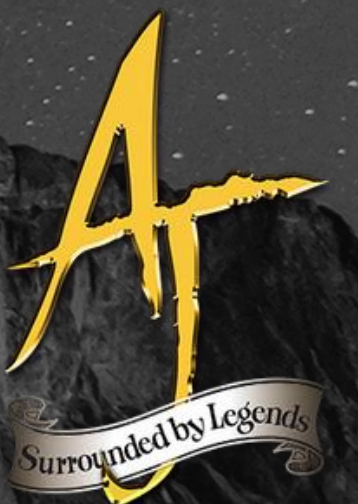


Roers 88 North (P-25-38-CUP)

City of Apache Junction
City Council
December 2, 2025



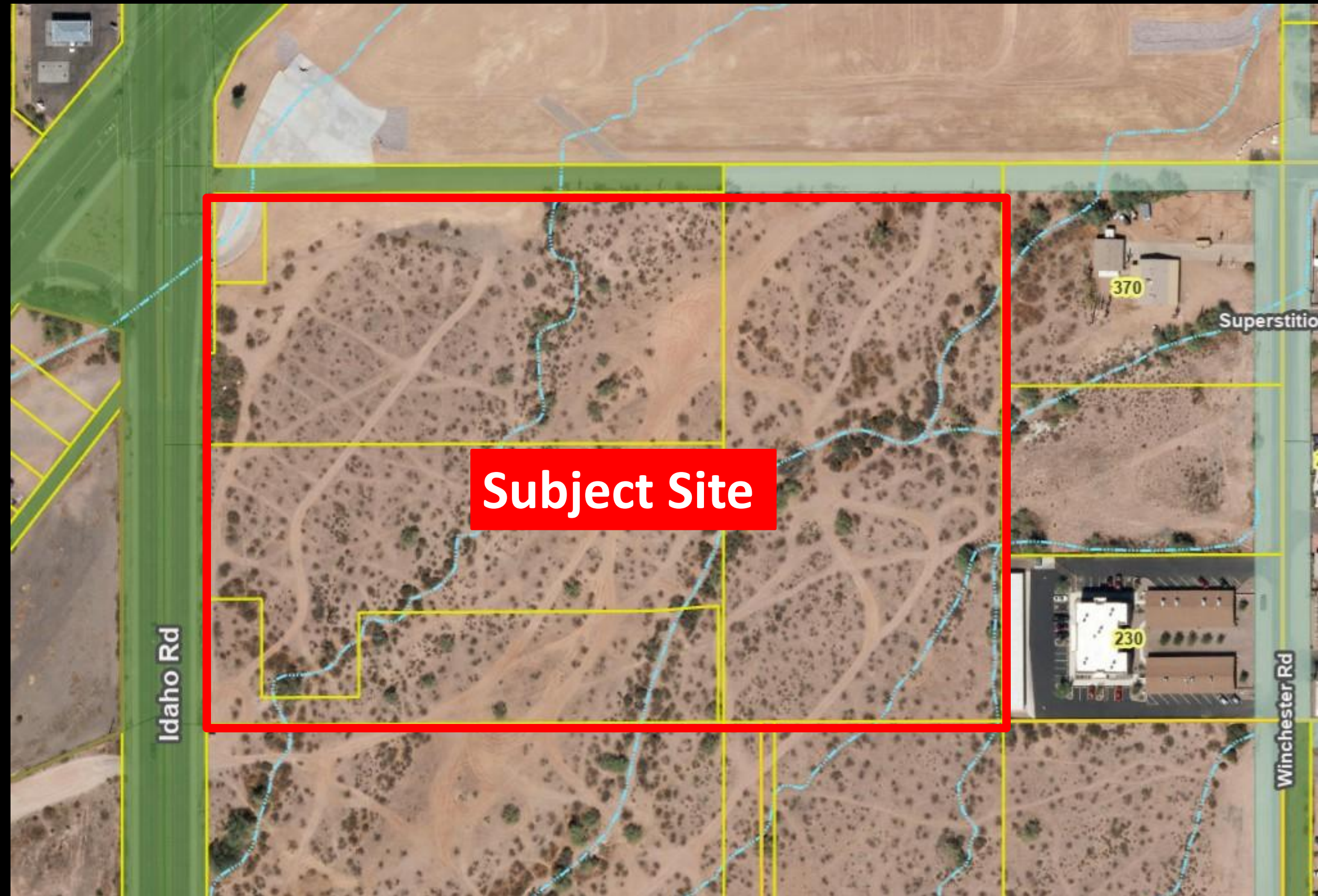
Aerial Map

Project Location:

Near the southeast corner of Idaho Road and the Scenic Street alignment.

Request:

The applicant is requesting approval of a Conditional Use Permit (CUP) to construct a 300-unit, three-story, Low-Income Housing Tax Credit (“LIHTC”) multi-family residential rental development.



Zoning Map

Current Zoning:

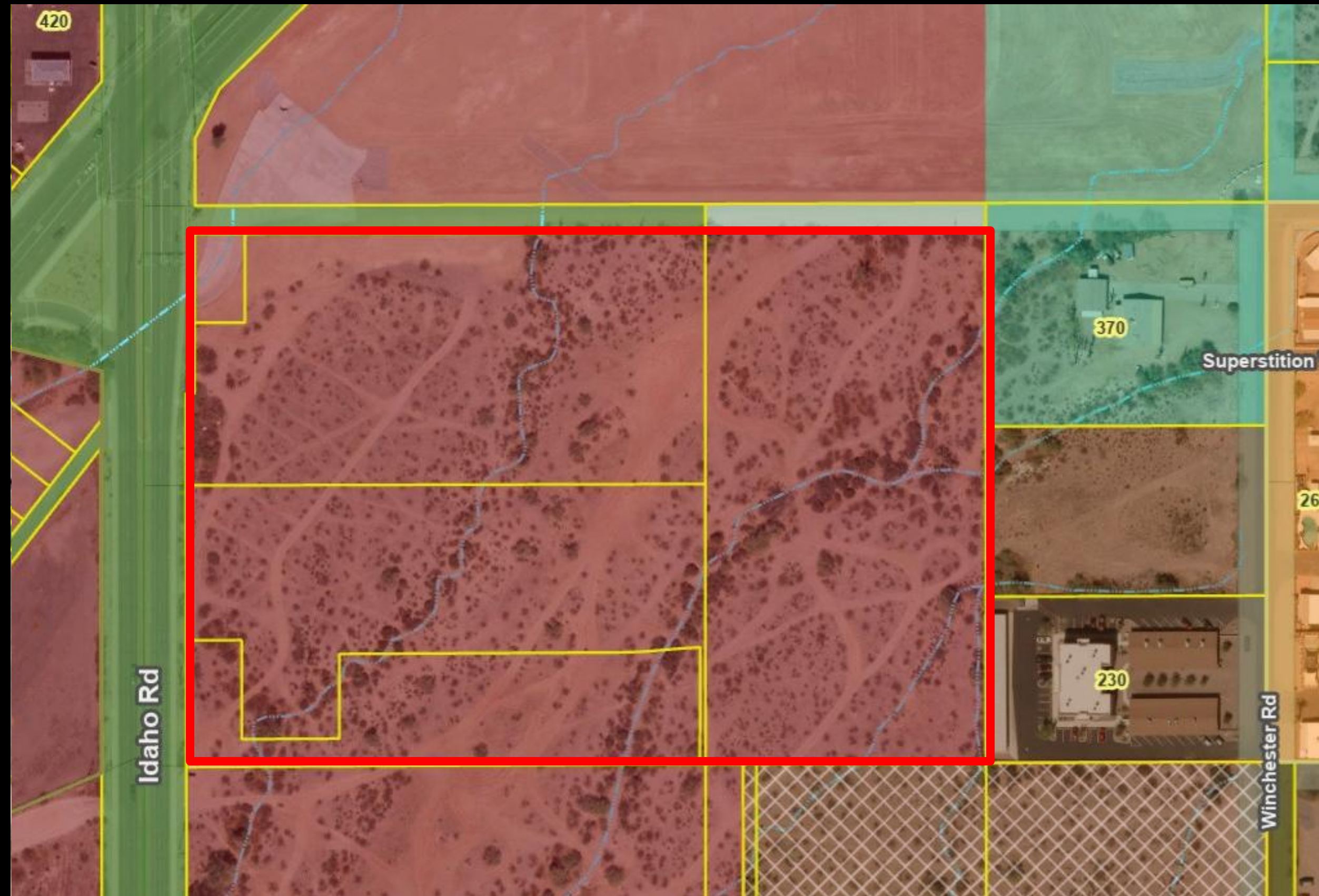
City Center (“B-3”)

North: B-3 (Retention Basin)

South: B-3 (Vacant Lot)

West: B-3 (Vacant Lot/Rusty Buckle)

East: RS-GR & RM-2

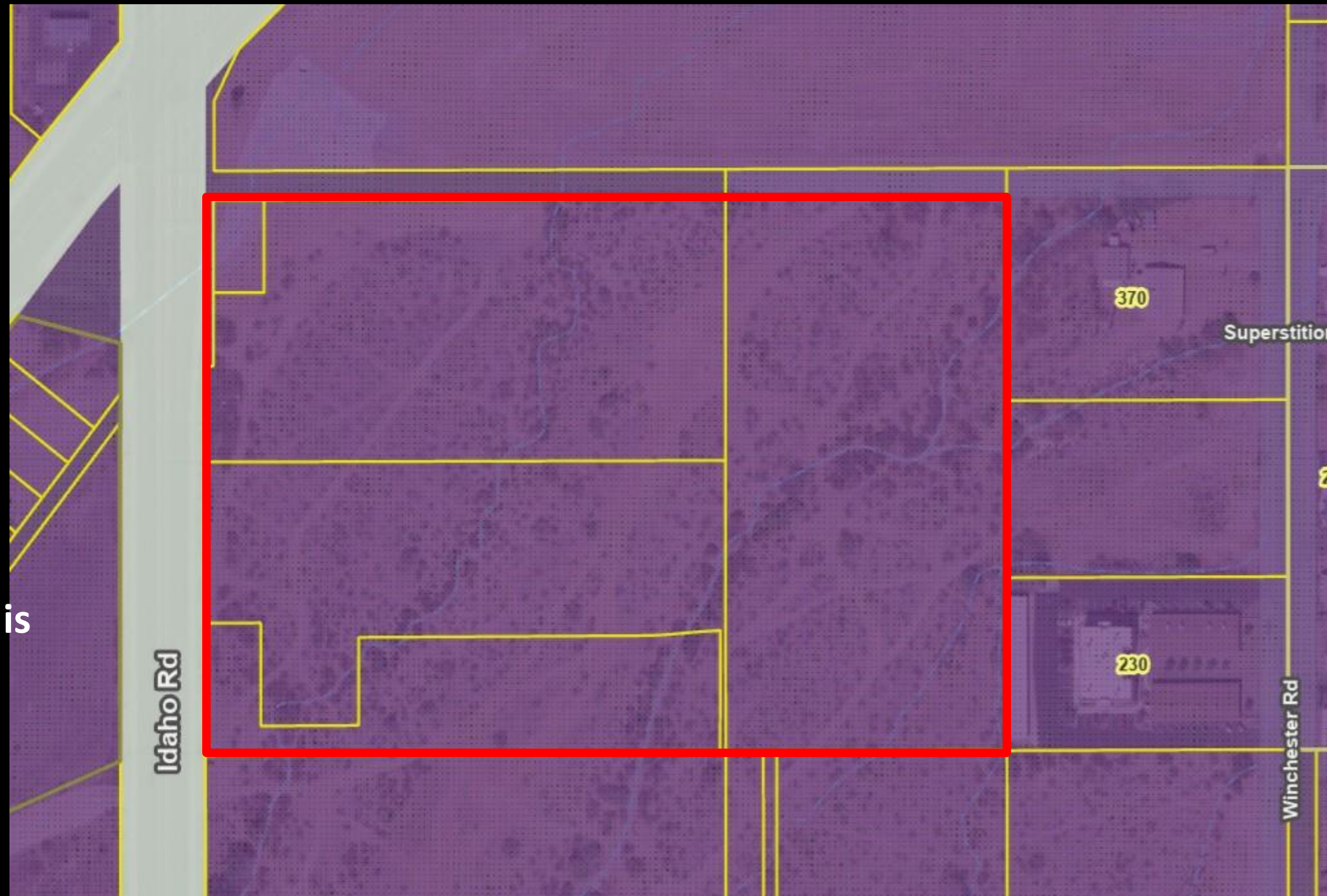


General Plan Land Use Map

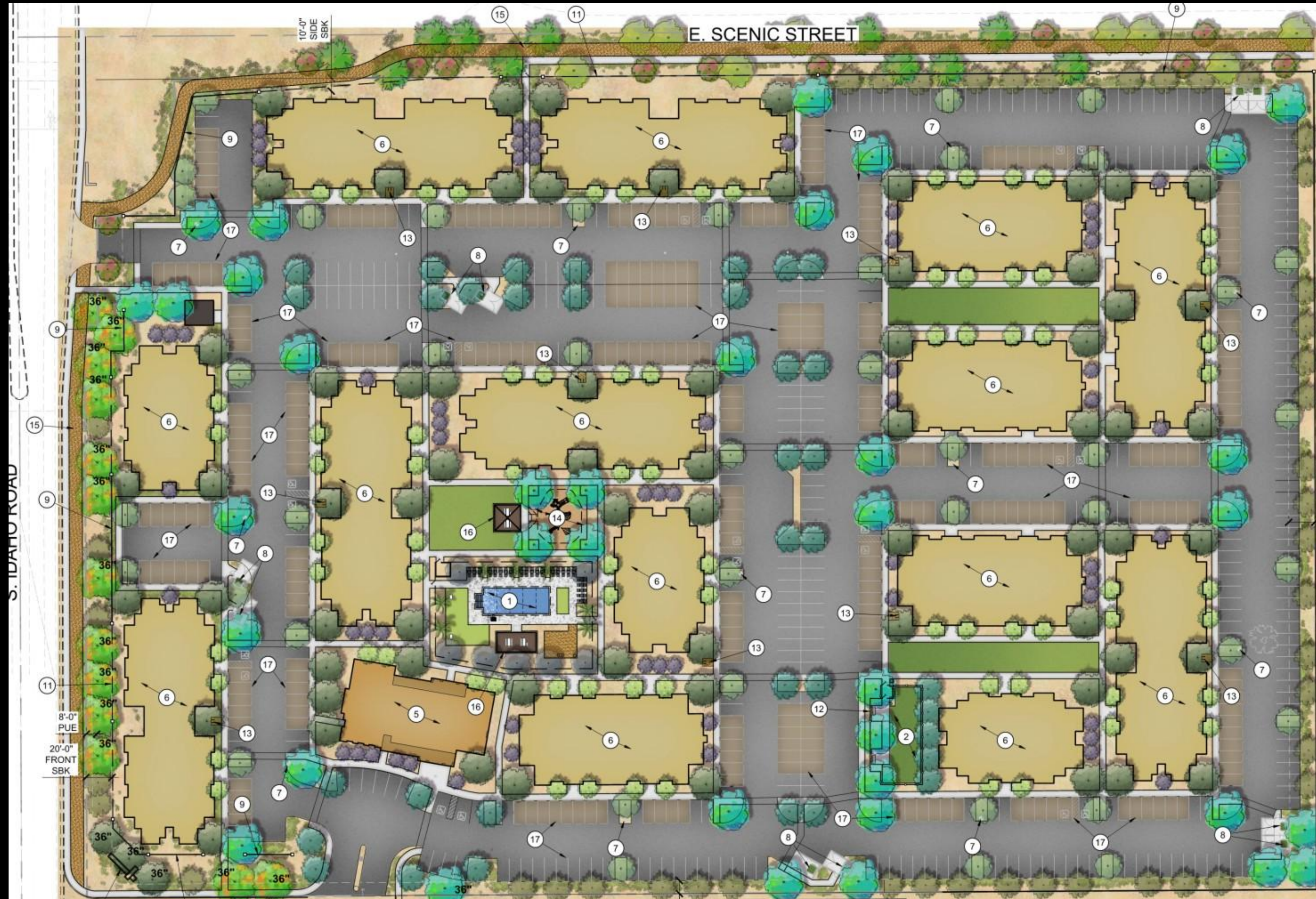
Current Land Use Designation:

Downtown Mixed Use

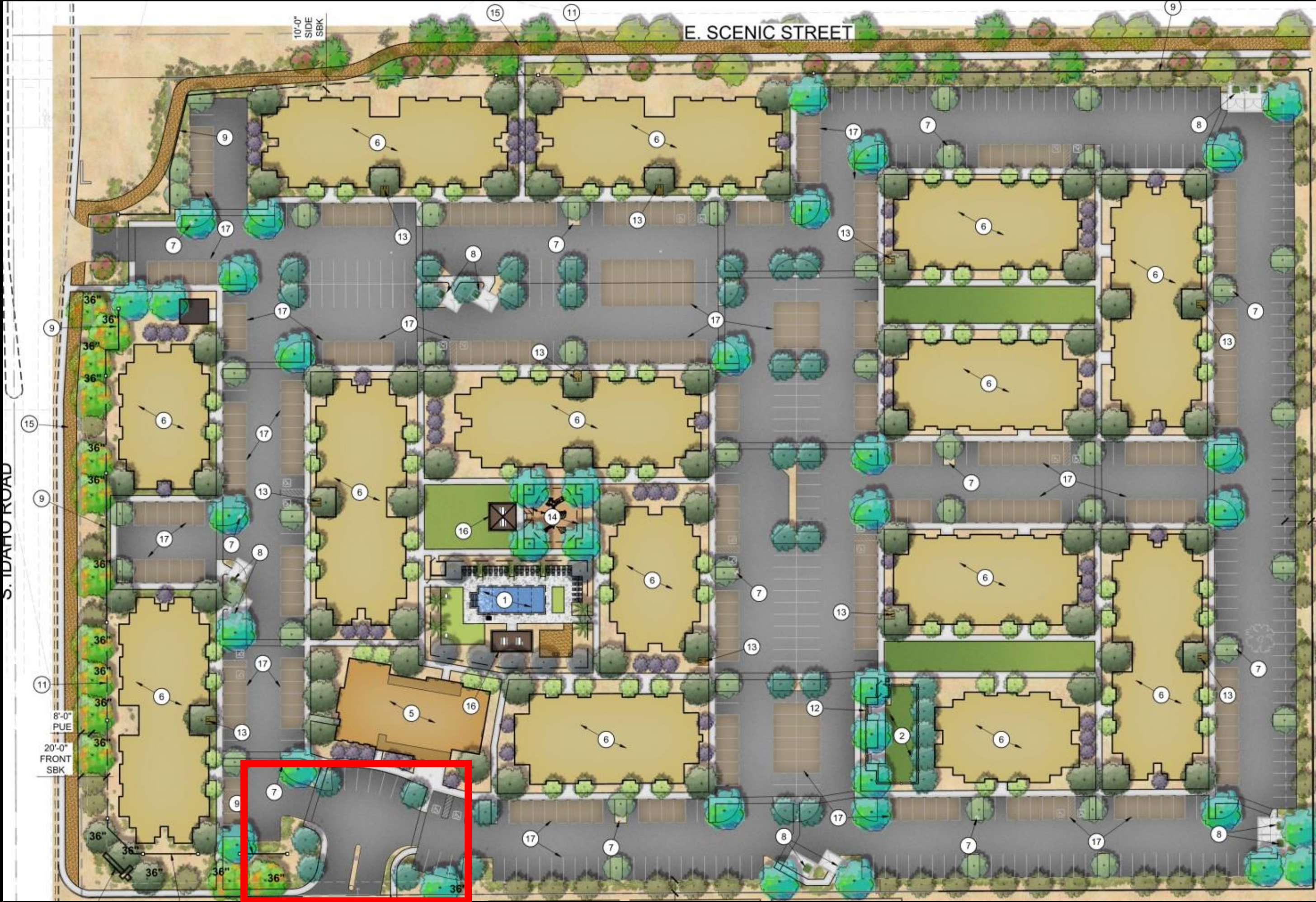
A General Plan amendment is not required as part of this application since the proposed multi-family use is consistent with the existing General Plan Land Use Designation, which encourages retail, office and/or multi-family uses.

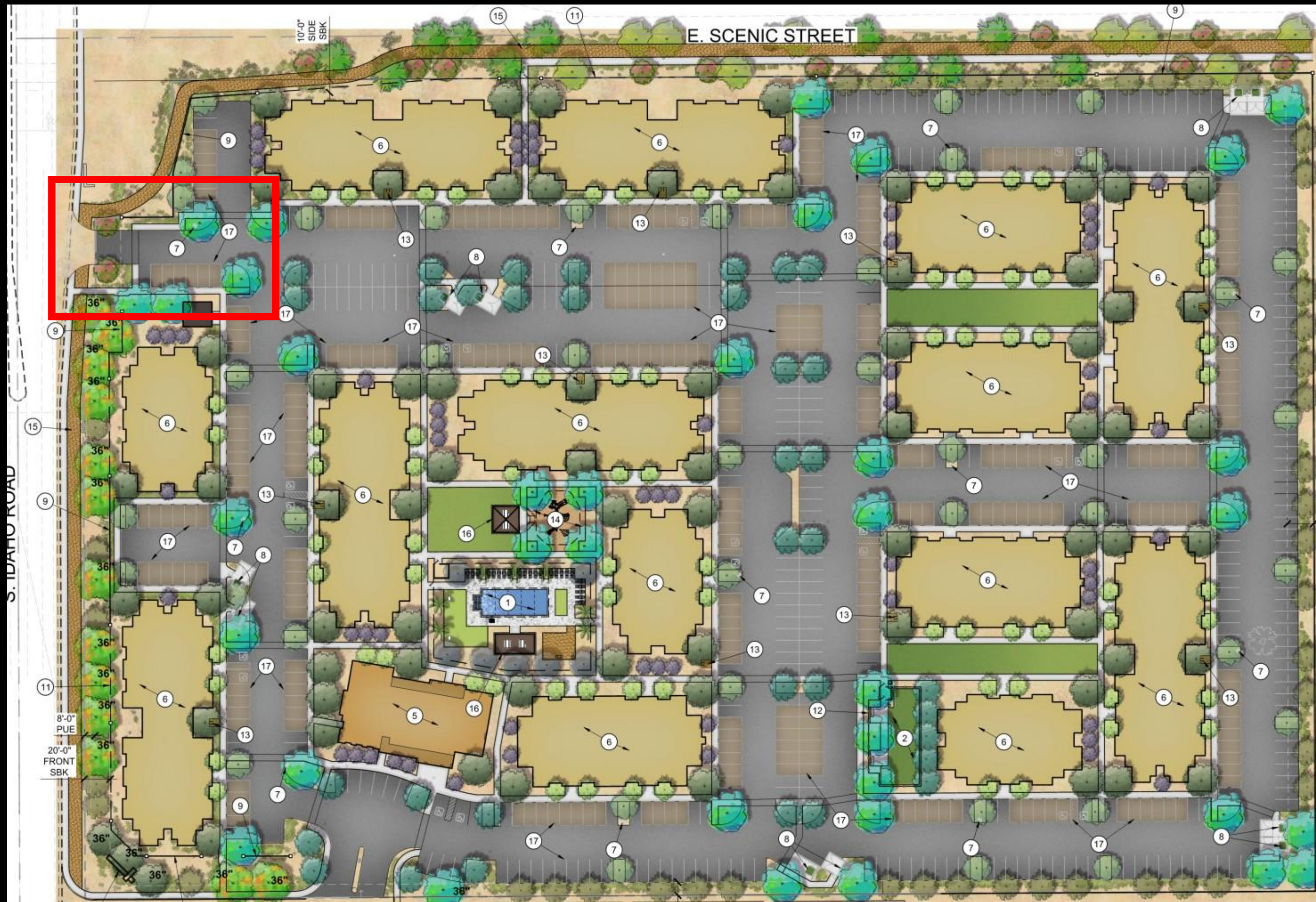
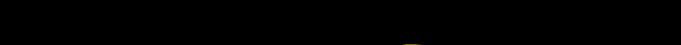


Site & Landscape Plan



Main Entrance

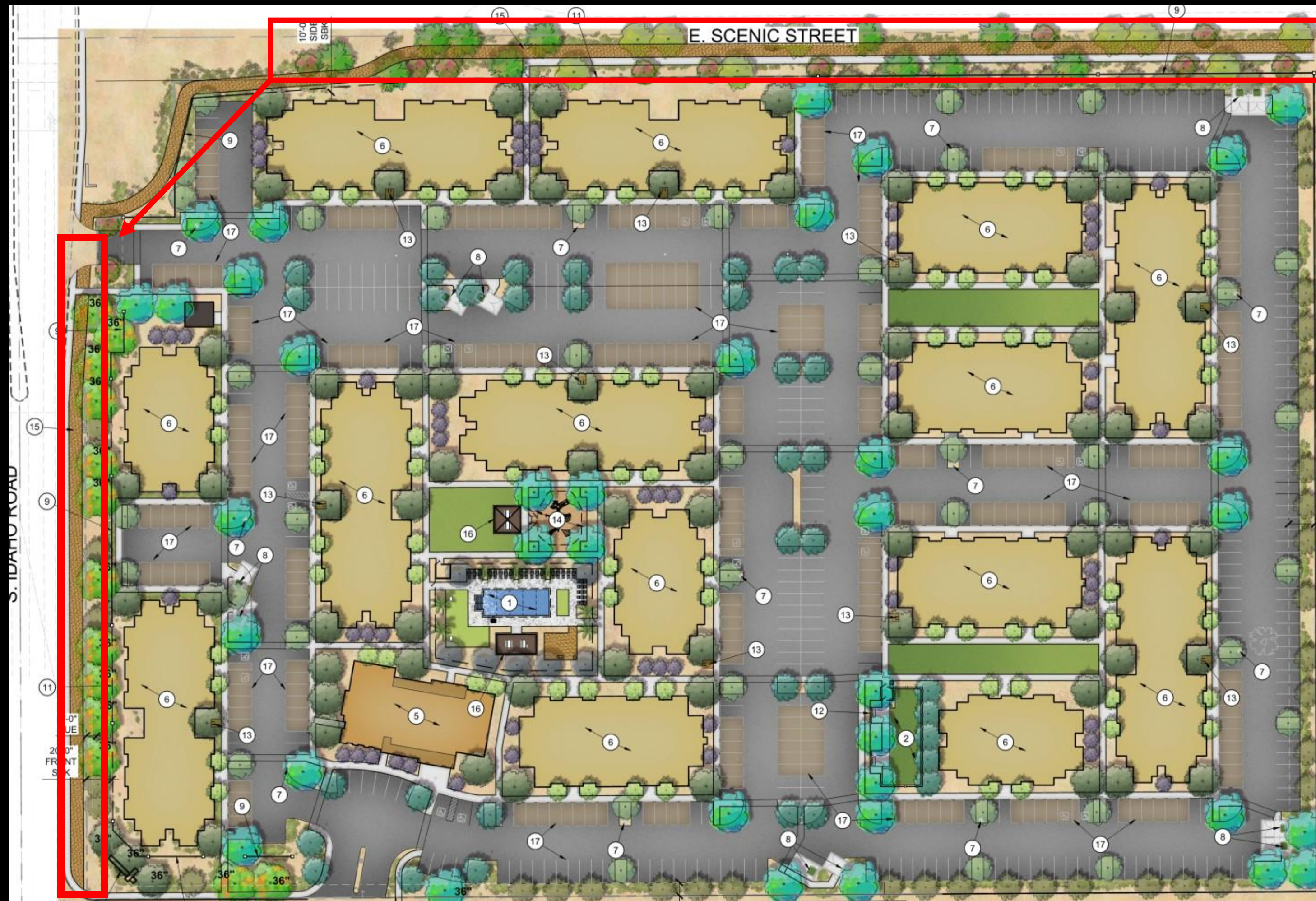




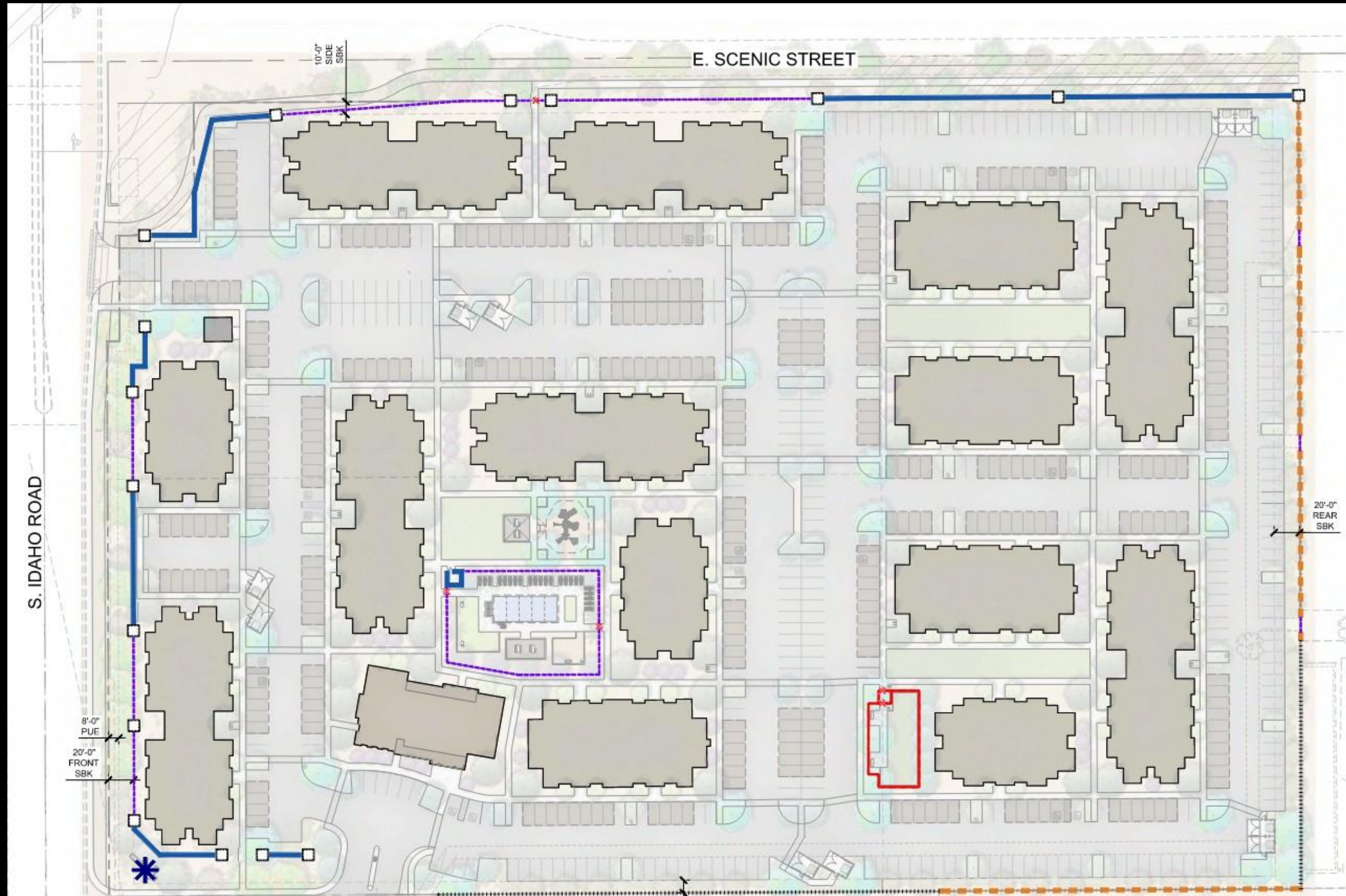
On-Site Amenities



Multi-Use Trail



Wall Plan



Proposed Elevations:
Type 1 Building
(7 Total)



Proposed Elevations:

Type 2 Building

(4 Total)



Proposed Elevations:
Type 3 Building
(3 Total)



Proposed Elevations: Clubhouse



Public Input

- A sign was posted at the site, notices were sent out to property owners 300' around the subject site, and the case was advertised in the newspaper.
- The applicant held a neighborhood meeting on July 16, 2025:
 - Two (2) individuals attended the neighborhood meeting.
 - They are owners of the multi-family property immediately to the east of the subject site and were generally supportive of the project.
 - They noted some concerns regarding stormwater and the proximity of low-income housing.
- Staff received one question regarding the proposed development. The individual wanted confirmation that the multi-use trail would be publicly accessible.



Planning & Zoning Commission Recommendation

- On October 28, 2025, the Planning and Zoning Commission voted 4-1 to recommend the approval of P-25-38-CUP subject to the conditions of approval found in the Staff Report.



City Council Work Session

- On November 18, 2025, the City Council reviewed case no. P-25-38-CUP as a new business item for presentation and discussion only.



Staff Recommendation

- Staff recommends approval of case P-25-38-CUP subject to the Conditional Use Permit Findings of Fact and the full list of conditions noted within the Staff Report.



Thank you!

