

# PUBLIC PARTICIPATION PLAN

Final Report

Apache Trail and Plaza Drive Multi-Family

P-24-104-CUP

February 26, 2025

Amended May 21, 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 Principal Planner Kelsey Schattnik. A copy of the notice letter with handwritten comments was provide to Kelsey and has been included herein as Exhibit F.

On April 3, 2025, the applicant was on-site and approached by Gordon Stock, a resident of the Lost Dutchman RV Resort. He noted he has concern about traffic on Plaza and his concern is that Lost Dutchman only has the Plaza Drive available to residents to use for entry and exit. There is a Superstition driveway for Lost Dutchman, but it is chain linked and only for the fire department to use in an emergency. He didn't know if the City could make that exit functional for residents. The applicant passed along Mr. Stock's contact information to Principal Planner Kelsey Schattnik and she discussed this issue with this Mr. Stock to let him know that both the City Engineer and the Fire District are open to discussing the possibility of making the Lost Dutchman RV entrance off of Superstition Blvd an active access point, but that those discussion would need to involve the park owner.

## OUTREACH AFTER COMMISSION HEARING

Following the appeal of the Planning and Zoning Commission’s denial, the Applicant engaged with the neighboring business community as we heard that they felt that they were not adequately represented in the prior outreach and with the public comments made at the Planning Commission Hearing. The Applicant performed additional outreach to local businesses near the subject site and held a meeting with the business community on Monday 5/12/2025 at Paladino’s restaurant. The businesses invited were those that were within walking distance of the proposed site, and an invitation was hand-delivered by the Development Team or via email or text or call when the owner wasn’t available on-site when a member of the Development Team stopped by. A copy of the sign in sheet is included as Exhibit G and notes of the meeting are included as Exhibit H. At the meeting participants were invited to sign a petition in support of the subject CUP, and that is included as Exhibit I.

## 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 – 3/21/2025

Planning and Zoning Commission Hearing – 4/08/2025

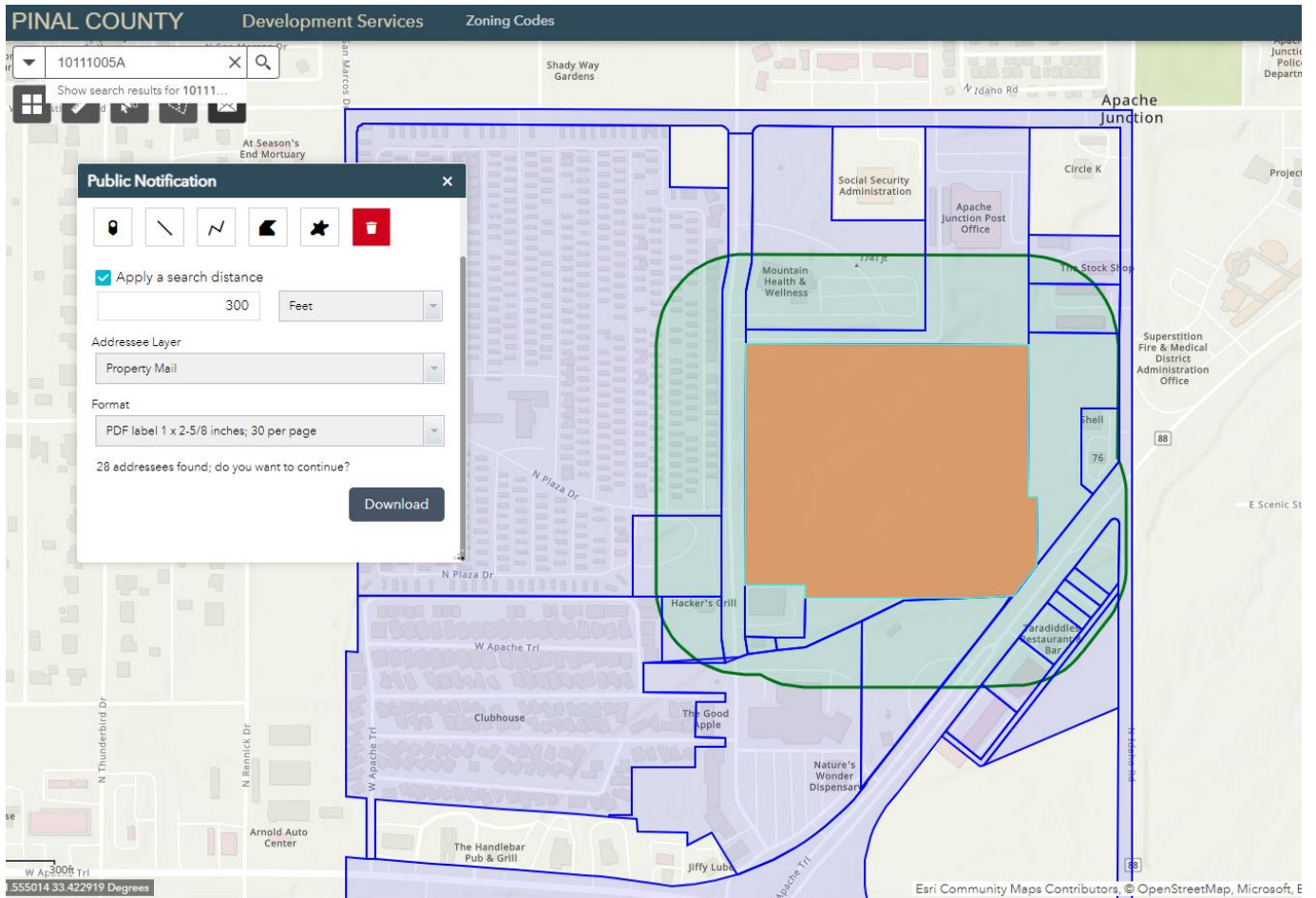
Appeal Filed – 4/23/2025

Business Outreach Meeting – 5/12/2025

Notice of Public Hearing Sign Posting and Mailing – TBD

City Council Hearing – 6/17/2025

## 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](mailto: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](mailto: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](mailto: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.

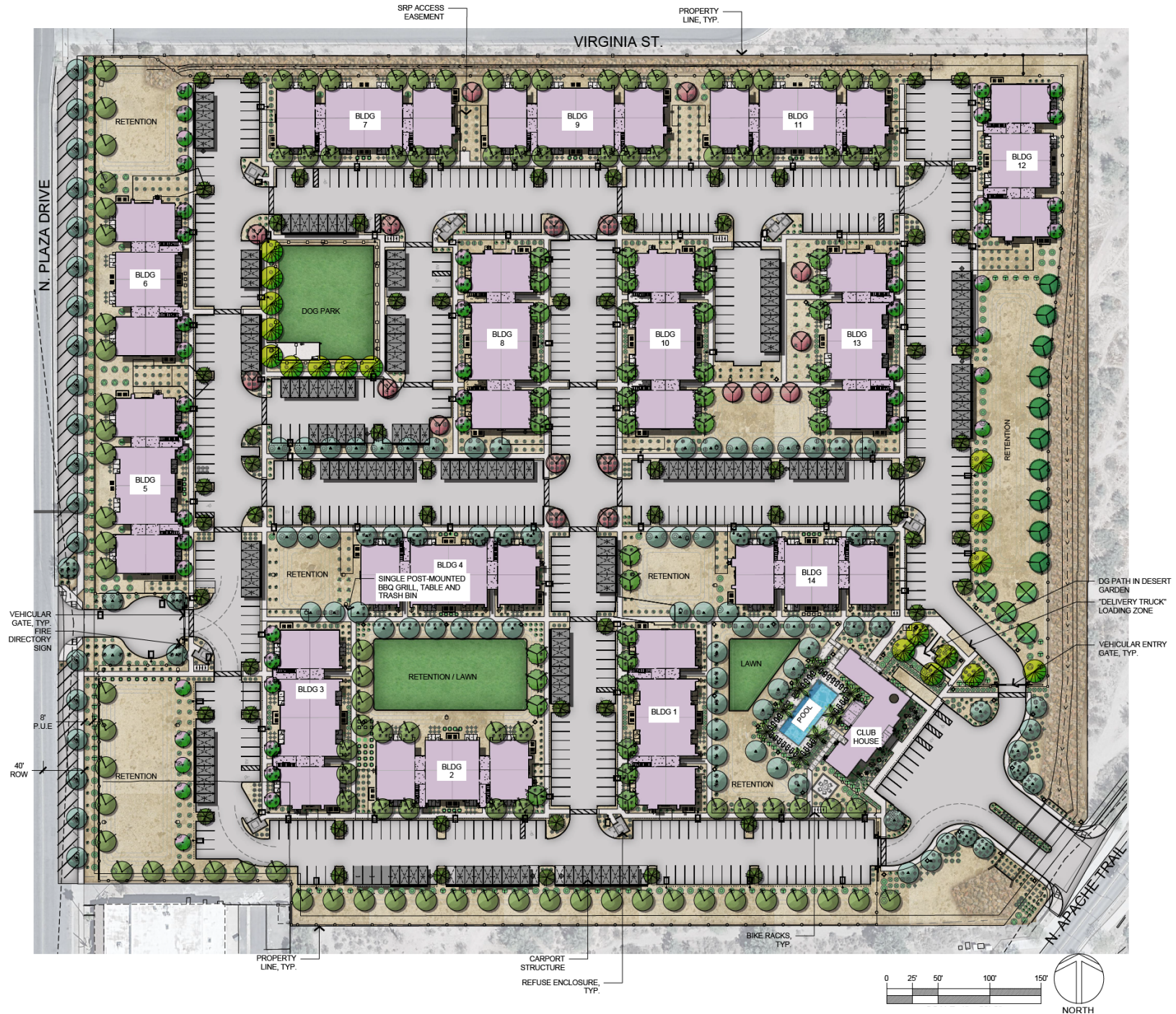
Very truly,

**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
Clair Lansing	sagfit@hotmail.com	305 N Plaza Drive AJ, AZ 85120
Tim MacLean	timethackles-express.com	275 W Plaza Dr AJ
Ronald Tim Adams	LD OFFICE2008@yahoo.com	400 W 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.*

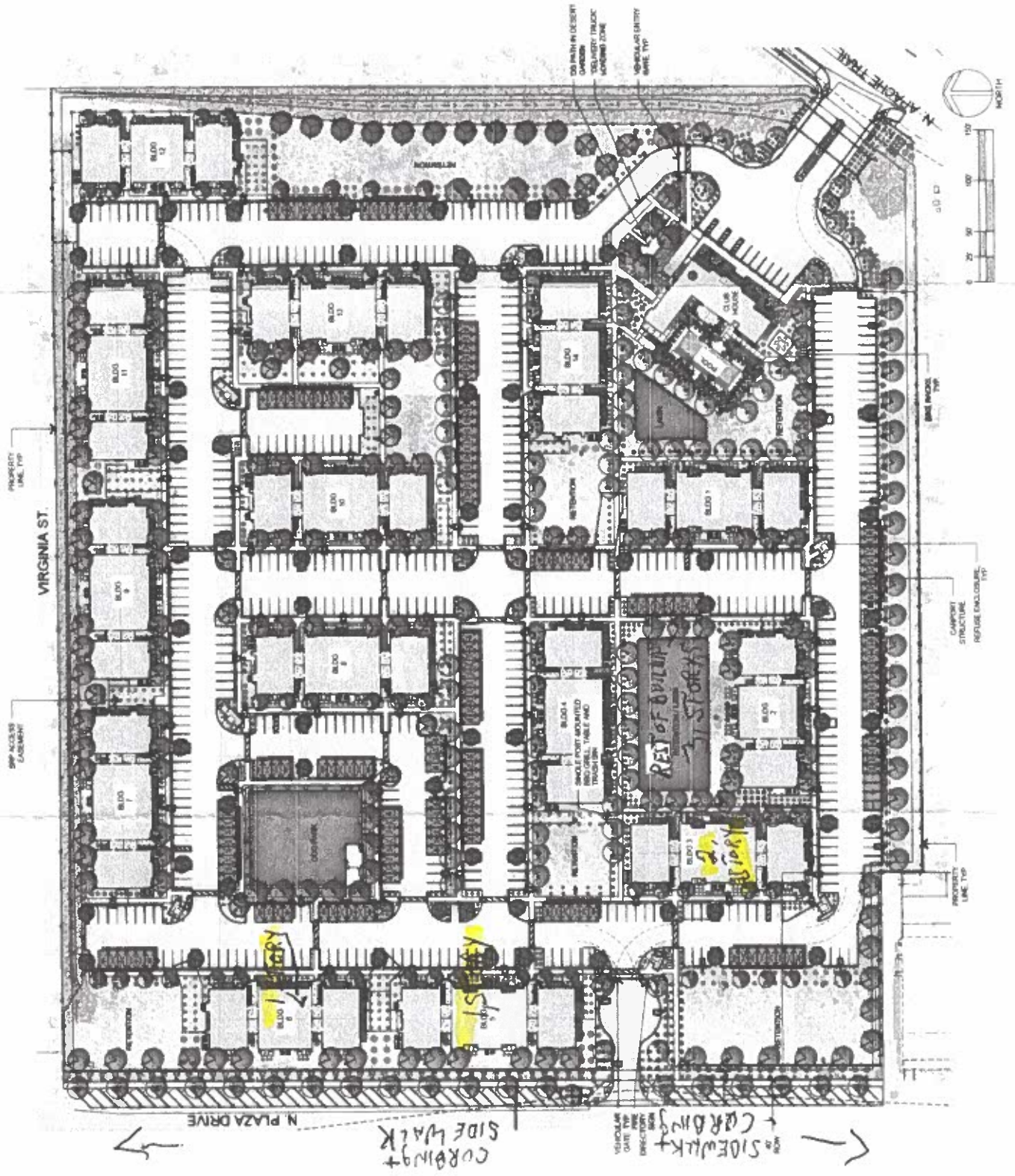
**Misc:**

- *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



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.

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Thank you in advance for your time.

Very truly,

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Andy Jochums, AICP  
Planning Consultant

**EXHIBIT G**  
**BUSINESS COMMUNITY MEETING SIGN IN SHEET**

(BEGINS ON THE FOLLOWING PAGE)

NAME	BUSINESS NAME OR ADDRESS	PHONE	EMAIL
James Acambila	Natures Wonder	480-888-1265	james@natureswonderai.com
Jack Shaw	Hackers Grill	480-720-9594	Kika1414@MSN.COM
Jeff Strub	Fat mans Piz	480-694-9100	
Kim Shaw	HACKER'S GRILL	480-720-9596	KSHAW1414@gmail.COM
Kathy Barr	Treasurebox II	480-239-5288	sassybairkat@yahoo.com
Angela Kapler	Coffee Corner LLC	480-242-7148	coffee.corner.300@gmail!
Robert Schroeder		480-253-7257	service@3phase.mech.com
Dawn Cottrell	Horizon Health + Wellness	480-474-5555	dawn.cottrell@hwhwaz.org
Denny Plzak	Handker Pub and Grill	480-516-2624	dennis@handkerpubandgrill.com
Colleen Campos	Neighbor	602-908-0437	colleen.campos1997@gmail.com
Johnny Austin	Kapt N. D's Bar & Grill	480-872-9112	johnny_austin@yahoo.com
Maggie Berizzi	Edward Jones	480-983-1333	maggie.Berizzi@edwardjones
Ernie Kapler	Coffe Corner		
Joseph Abale	Kapt-N D's	480-352-1594	
Jim Sheahan	AS Apartments	480-437-4964	AJApartments@me.com

**EXHIBIT H**  
**BUSINESS COMMUNITY MEETING NOTES**

(BEGINS ON THE FOLLOWING PAGE)

## Business Outreach Meeting

In addition to City Staff and the Applicant's development team, 15 attendees came to the business outreach meeting to learn about the project and how they can show support for the project. A significant amount of attendees showed support for the project, most enthusiastically. Two attendees were neutral and wanted to further consider the materials provided by the applicant team before deciding if they are in support. The majority of comments heard during the meeting were regarding how much the proposed development will help their businesses year-round.

Below are some of the questions and comments heard during this meeting:

- If we all show up and say the same thing, City Council needs to know that our businesses need this.
- My business goes down 50% in the summer. I need these residents.
- How many people spoke at the P&Z hearing from Lost Dutchman? 15? How was the P&Z commission swayed by 15 residents who might not all live here full-time?
- Are you telling me that Planning and Zoning denied this project for a 3-second Traffic delay at Plaza and Superstition?
- I've had this business for 9 years in Apache Junction and I need the City to put me above seasonal residents.
- Lost Dutchman visitors are not all seasonal. Their concerns at the meeting were about traffic, ingress and egress on Plaza Drive and Views of the Superstition Mountain.
- Have any discussions been had with the City about extending Plaza Dr. thru to Apache?
- What would it take to open up the other entry at Lost Dutchman RV resort?
- I watched the City Council meeting with Economic Development where they talked about not wanting to give away all of their land for future commercial development. But what about the existing businesses? What about redevelopment of existing commercial land and redevelopment of all these mobile home parks?
- If you don't close on this site, are commercial developers going to study the same metrics, that there isn't enough housing density, enough frontage, enough traffic volume?
- I drive down Plaza all the time and I don't have a problem with traffic.
- Turning left on Plaza Drive at Superstition in the evening does back up.
- We want to expand our medical services, but we can't attract staff because there is no place close by for them to live.



### Business Outreach Meeting

- Please create for me an informational flyer that I can circulate to other businesses.
- What message does this send to other developers interested in Apache Junction when the City does not follow its General Plan? How much does it cost for you to take this project thru your zoning approvals?
- Who can speak at these City Council meetings? Do I have to live in Apache Junction?
- How many kids? Our public school enrollment is dropping.
- This city needs to accept growth and approve this project. There is a disconnect between the General Plan and Planning & Zoning denial of this proposal. City Council needs to correct this mistake.
- This part of AJ needs more housing density, and this project will help provide the needed lift to local businesses. It's a shame a few seasonal neighbors worried about traffic got this project denied at P&Z.
- When you look at downtown Queen Creek 15 years ago and Apache Junction 15 years ago, they were in the same spot. Now look at them: Queen Creek is thriving and Apache Junction hasn't changed at all.
- Market rate is preferred over affordable housing because it will make a more significant impact on our business.
- This property has been in escrow multiple times.
- I don't understand why multi-family is the only use of this property that requires a say from the public. It should be allowed just like commercial.

Near the end of the meeting, it was asked for a show of hands how many people supported the project. Very close to 100% of those in attendance raised their hands in support.

**EXHIBIT I**  
**BUSINESS COMMUNITY MEETING SUPPORT PETITION**

(BEGINS ON THE FOLLOWING PAGE)

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	
	Joe Azar		480-352-1594		
5/12/25	<del>James 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 Azambula	Natures Wonder	480-868-865	james@natureswonderaz.com	

\*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**

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

[illegible]

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