

Apache Trail & Plaza

P-24-104-CUP

City of Apache Junction
City Council
June 17, 2025



Aerial Map

Project Location:

Near the northwest corner of N. Apache Trail and Idaho Road.

Request:

Conditional Use Permit to permit 336 three-story, multi-family residential rental development.



Zoning Map

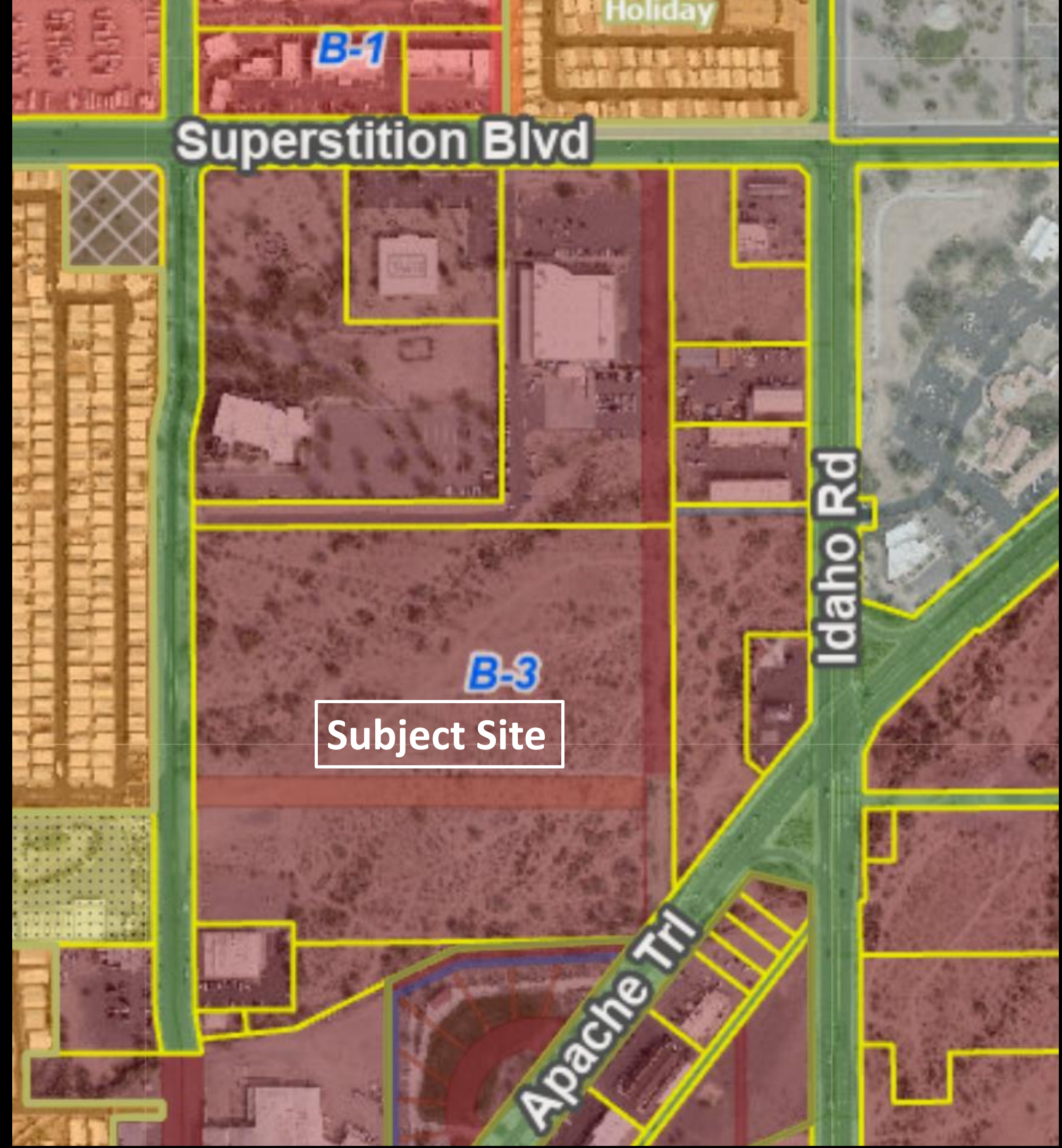
Current Zoning:
City Center (“B-3”)

North – B-3 (US Post Office & Horizon Health)

South – B-3 (Vacant Lot & Flatiron Park)

West – MHP/RS-10M (Lost Dutchman RV)

East – B-3 (Vacant Lot)

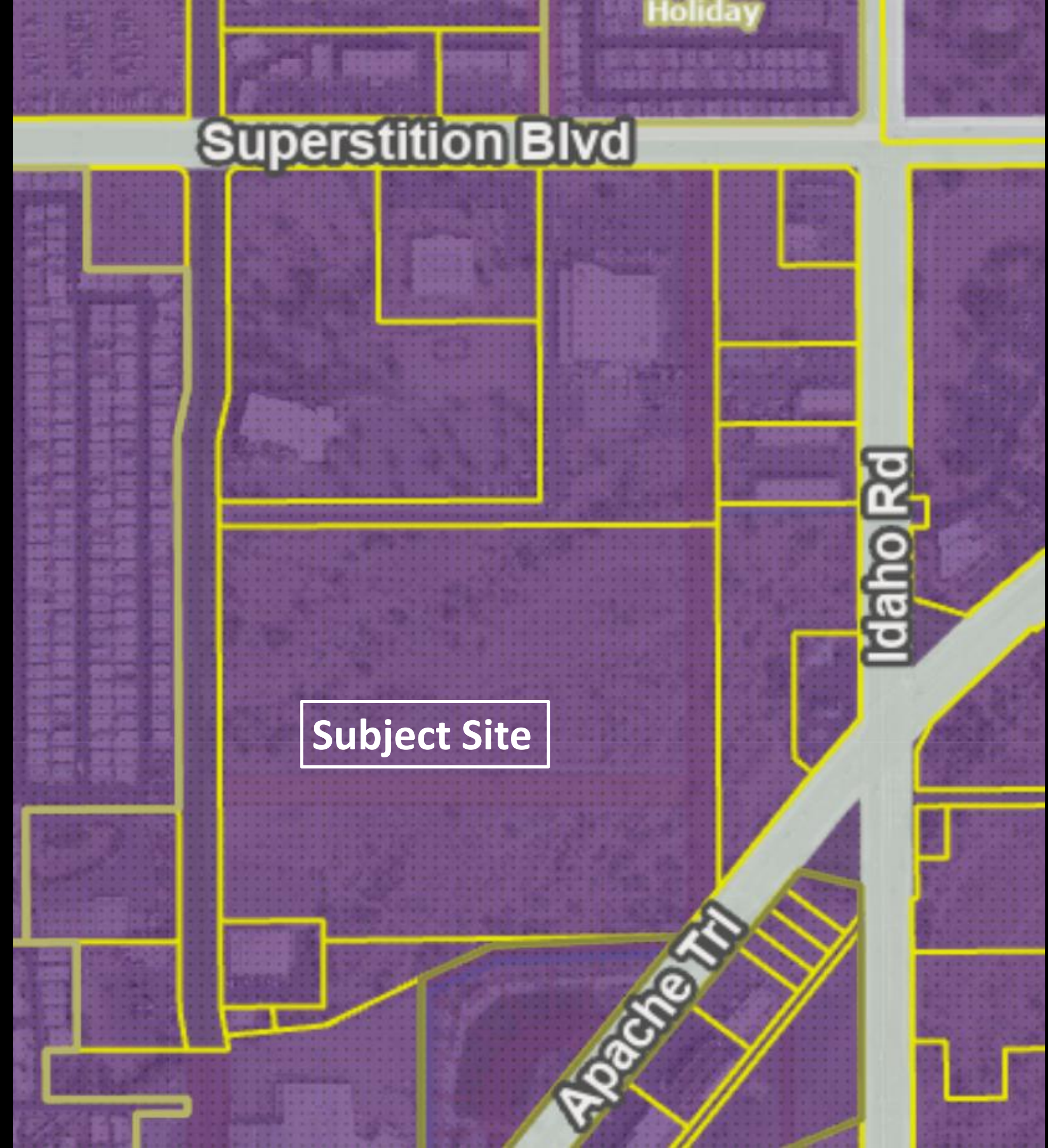


General Plan Land Use Map

Current Land Use Designation:

Downtown Mixed Use

Proposed multi-family use is consistent with the existing General Plan Land Use Designation, which encourages a mix of retail, office and multi-family uses.



Site/Landscape Plan



**Proposed Elevations:
Type 1 Building (4 total)**



Proposed Elevations: Type 2 Building (6 total)



Proposed Elevations: Type 3 Building (4 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 December 9, 2024:
 - Four (4) individuals attended the neighborhood meeting.
 - Two were local business owners who were supportive of the project.
 - Two were representatives of the Lost Dutchman RV Resort who noted concerns regarding the building height, traffic and children.
- Staff spoke with multiple individuals regarding the project:
 - Primary Concerns/Questions: off-site parking along Plaza Drive, building height/blocked views of the Superstitions, increased traffic along Plaza Drive and Apache Trail, appeal process clarification



Parking Reduction

- The applicant is requesting a parking reduction as part of their CUP request.
- Per City Code, the site is required to provide a total of **749 on-site spaces**:
 - Parking Spaces per Unit Total (1.5 per 1 bedroom; 2 per 2 bedroom): **648**
 - Guest Parking (0.3 spaces per unit): **101**
- The applicant is proposing to provide a total of **684 on-site spaces**, which is equivalent to an **8.7% reduction (65 total spaces)** of required on-site parking.



Parking Reduction

- This number meets the required parking spaces per unit, averaging 2 spaces provided per unit, while providing 36 guest parking spaces.
- This request effectively requests a reduction of guest parking by 65 spaces.



Parking Reduction

- Per City Code, Staff can **administratively approve up to a 10% parking reduction** if the project meets two requirements:

(1) Technical evidence that the proposed use(s) generates a parking demand that is at least 10% less than the required parking standard.

The applicant providing a Parking Analysis demonstrating a demand less than the required standard.

(2) Determination by the Zoning Administrator that a portion of the required parking can be accommodated with existing public parking that is available within 100 feet of the property.

The applicant is providing 45 off-site parking stalls within 100 feet of the project.



Staff Analysis - Parking Reduction

- Parking reduction requests are not common, but the code allows flexibility to help strategically reduce overparking, which can help provide additional space for on-site amenities for residents.
- Staff is **supportive** of the requested reduction in parking due to the evidence provided:
 - Parking Study demonstrating the development is providing sufficient parking.
 - Proximity to a combined total of approximately 140 on-street public parking stalls.
- Since a reduction of up to 10% can be administratively approved, Staff will issue a separate approval letter for the reduction if the proposed project is approved.

Staff Analysis

- Planning Staff supports the proposed multi-family use at this site for the following reasons:
 - It aligns with the “City Center” General Plan designation. - Goal 9.2: “Plan for an appropriate geographic mix of residential, commercial and recreational uses in the downtown.”
 - It contributes to the diversification of housing types within both the City and the Downtown. - Goal 4.8: “Provide a variety of housing options.”
 - It increases density within the Downtown, which will help support existing and future retail developments. – Goal 9.3 “Encourage infill development.”



Staff Recommendation

- Staff recommends approval of case P-24-104-CUP subject to the full list of conditions within the Staff Report.



Questions?

