

Skyline Towns Rezoning P-25-4-PZ

City of Apache Junction
City Council
Public Hearing
September 2, 2025



Aerial Map

Project Location:

On the northwest corner of Winchester Road and Junction Street

Request:

Rezone parcels from Low Density ("RS-GR") and City Center ("B-3") to High Density by Planned Development ("RM-2/PD") to facilitate a two-story 100-unit multi-family rental development



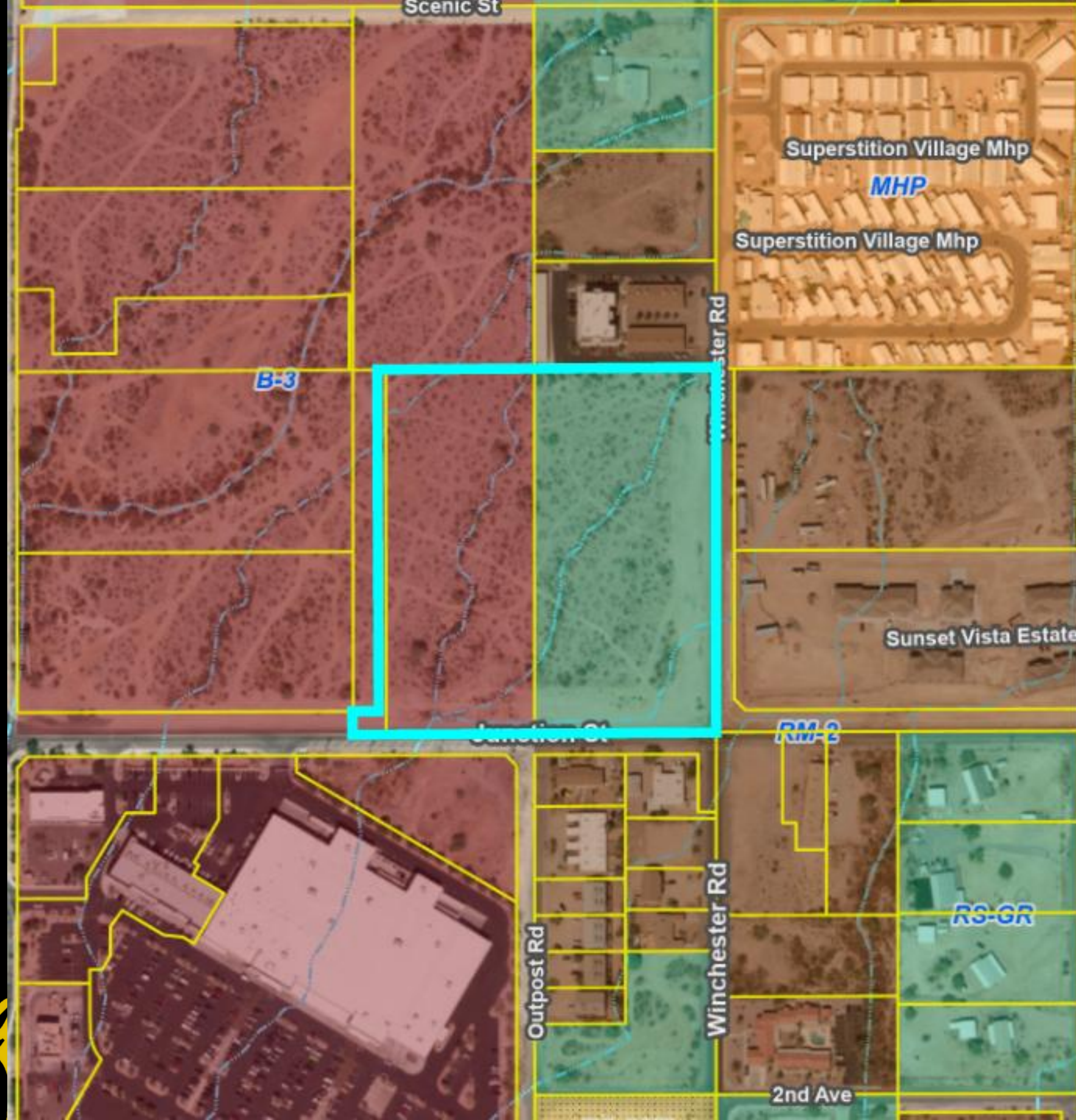
Zoning Map

North — B-3 & RM-2 (Multi-Family & Vacant Lot)

East — RM-2 (Sunset Vista Estates & Vacant Lot)

South — B-3 & RM-2 (Multi-Family & Fry's Marketplace)

West — B-3 (Vacant Lot)



Site/Landscape Plan

- Gated Community
- One (1) Main Entrance
- One (1) Exit Only
- Six-foot (6') Perimeter Wall

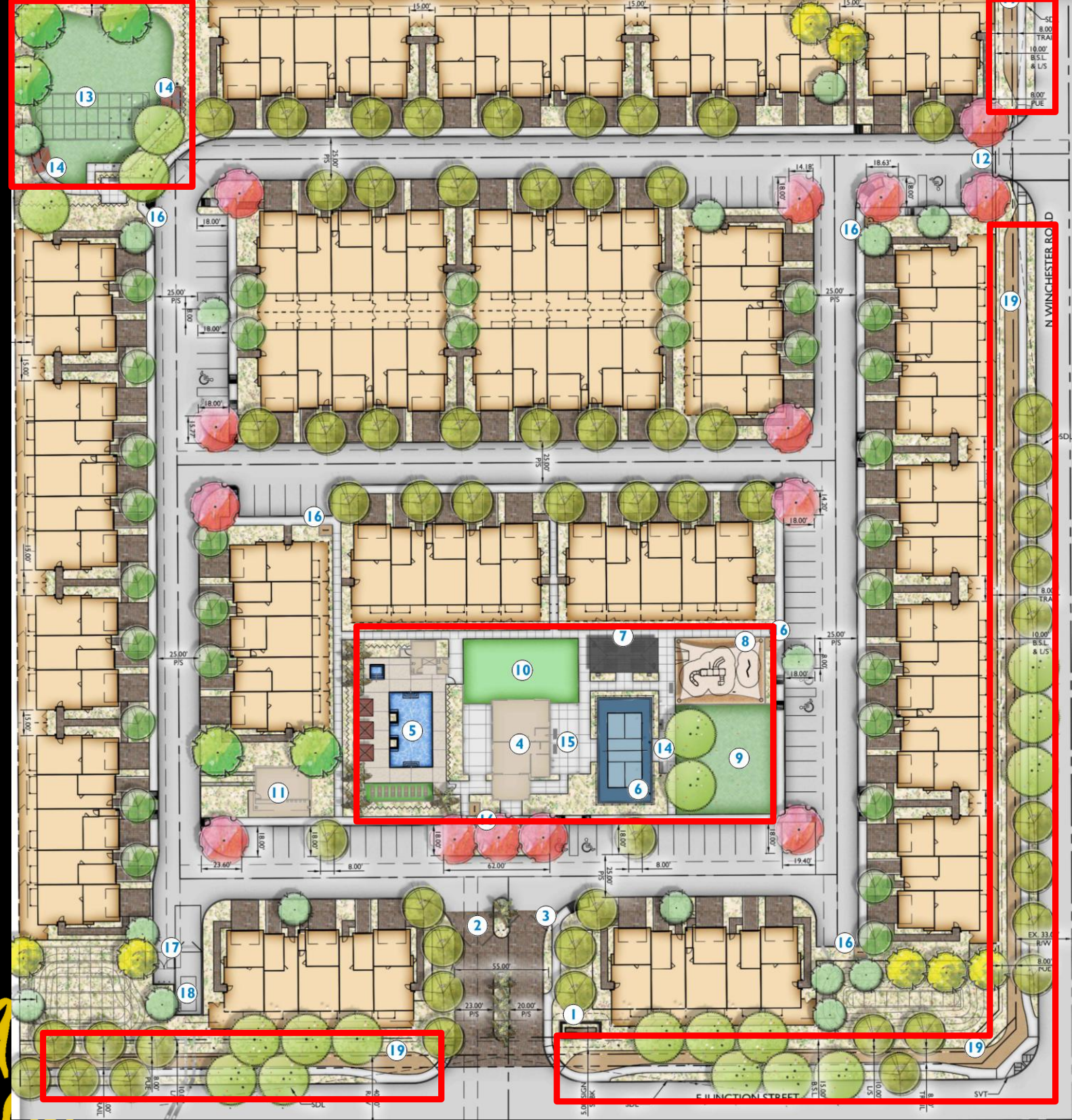
400 Total Parking Spaces (exceeds)

- Garage Parking Spaces
- Driveway Parking Spaces
- Guest Parking Spaces
- ADA Parking Spaces



Site/Landscape Plan

- Leasing Office & Club House
- Pool & Spa
- Pickleball Court
- Ramada, Picnic Tables, BBQ
- Tot Lot & Shade Structure
- Green Space
- Dog Park
- 8' Multi-Use Trail Along Winchester Road and Junction Street



Proposed Elevations

Tri-Plex



Red Clay Roof Tiles

Decorative Shutters

Monterey-Finished Stucco

Viga Tails

Wooden Headers

Spanish Arch

Corbels

Talavera Tiles

Driveway pavers

Proposed Elevations

Clubhouse



SAND-FINISHED STUCCO
Shown in Modern Ivory

Public Input

A sign was posted at the site, notices were sent out to property owners 300' around the subject sites, and the case was advertised in the newspaper

The applicant held a neighborhood meeting on June 9, 2025:

- Two (2) neighbors attended; Both were supportive

Additional Interest:

- One (1) person at the Development Services counter asked about site plan & elevations; Had no reservations
- One (1) person made public records requests for 1st and 2nd submittals and traffic report; Had no reservations
- One (1) resident from Weaver's Needle sent email; Was supportive



Setback Reduction

The applicant is requesting the following setback deviations:

- **Front** = 20 feet to **15 feet** to accommodate a six-foot (6') decorative CMU wall
- **Side** = 10 feet to **5 feet** to accommodate five-foot (5') rear covered patios
- **Rear** = 20 feet to **5 feet** to accommodate five-foot (5') rear covered patios



Commission & Staff Recommendation

The Planning and Zoning Commission and Planning Staff recommend approval of case no. P-25-4-PZ subject to the conditions of approval found in the revised staff report for the following reasons:

- (1) The use is compatible with the **Downtown Mixed Use** designation, which is intended for commercial, recreational and multi-family uses.
- (2) The use supports multiple **General Plan** goals including:
Diversifying housing stock, improving walkability, attracting quality investments, strengthening economic development opportunities, increasing the city's financial sustainability, & encouraging infill development



Thank you!

