

Skyline Towns

Planned Area Development, Site Plan & Design Review

Project Narrative

Submitted by:

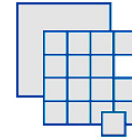
Pew & Lake, PLC

480-461-4670

Reese Anderson / Sarah Prince

Reese.Anderson@pewandlake.com

Sarah.Prince@pewandlake.com



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

On behalf of:

Bela Flor Communities

480-553-7236

Hudd Hassell

hudd@belafior.com



Bela Flor
WELCOME HOME

Development Team:

EPS Group, INC.

480-503-2250

Brian Nicholls

Brian.nicholls@epsgroupinc.com



April 7, 2025

Introduction

Pew & Lake, PLC, on behalf of our client, Bela Flor Communities, is pleased to present this project narrative and related exhibits in support of a rezoning/PAD and Site Plan/Design Review request. The subject site is located at the northwest corner of Junction Street and Winchester Road. The property is outlined in red on **Image 1** below and can be identified as Pinal County Assessor Parcel Numbers 101-19-0220, 101-19-023B & a portion of 101-19-023A.

Image 1 – Site Aerial



Current Site Conditions

The subject site is currently vacant with unremarkable topography. The table below outlines the surrounding properties.

Direction	Zoning	Exiting Use
Site	B-3 & RS-GR	Vacant
North	B-3 & RM-2	Vacant / Multi-Family Residential
South	B-3 & RM-2	Commercial (Fry's shopping center)
East	RM-2	Vacant
West	B-3	Vacant

Description

The proposed development is a high-quality Townhome rental community offering two and three-bedroom units. The community offers five (5) three-plex buildings and seventeen (17) five-plex buildings with 100 units in total. The Townhomes are two stories with a building height of 26'6". The club house is located at the entrance of the community and is surrounded by amenities such as a pool & spa, pickleball courts, ramada, picnic tables & BBQ grills, and a Tot Lot with a shade structure. The gated entry is located west of Winchester Road and north of Junction Street. **Image 2 & 3** on the next page illustrates a typical building within the community.

Image 2 – Townhome Rendering (3-plex)



Image 3 - Townhome Rendering (5-plex)



Landscaping

As seen on the included Landscape plans, the community is providing lush landscaping throughout and provides a variety of 24" Box trees along the streets and perimeter of the project. The dog park is located in the far northeast corner of the site, which is also well screened with large trees.

Parking

The proposed community will offer ample parking. The chart below outlines the parking provided within the Skyline Towns community.

Location	Number of Spaces
Surface (Guest)	70
Driveway	161
Garage	161
Accessible	8
Total Provided	400 (392 not including ADA)

Right of Way Dedications

The proposed development will dedicate twenty-foot (20') x twenty-foot (20') public ROW corner cut-off at the northwest corner of the Winchester Road and Junction Street intersection. There will also be a thirty-three-foot (33') ROW dedication along Winchester Road and a forty-foot (40') ROW dedication along Junction Street.

Zoning Analysis

The subject site is currently zoned RS-GR and B-3. However, this request includes rezoning the subject site to RM-2 with a Planned Development overlay. The proposed rezoning from B-3 "City Center" and RS-GR "General Rural Low Density Single-Family Detached Residential" to RM-2/PD (High Density Multiple-Family Residential by Planned Development ("PD") (Max Density of 22 units/acre)) is compatible with the surrounding neighborhood.

Conformance to the General Plan

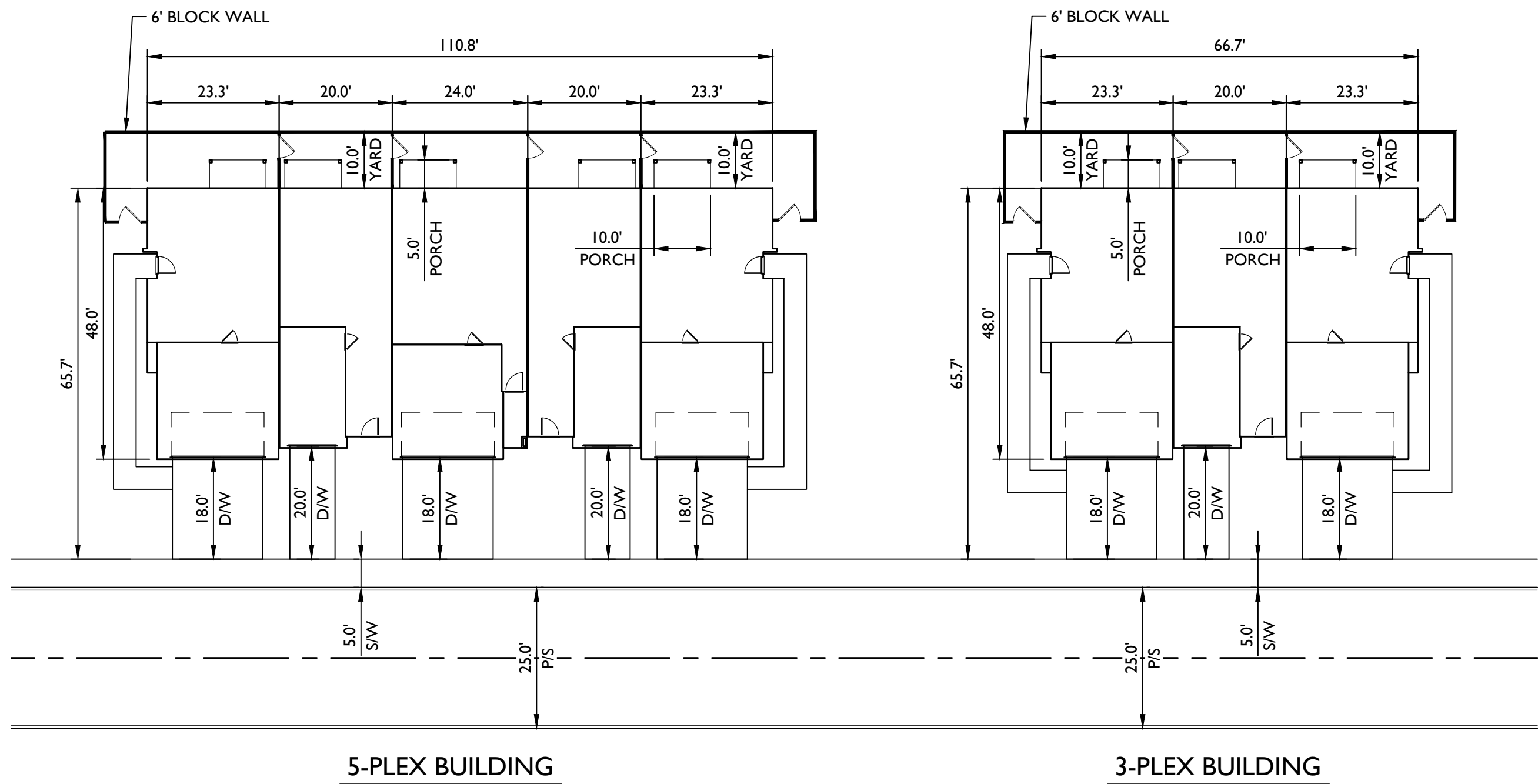
The proposed development is designated as Downtown Mixed-Use General Plan. The Townhouse community is in compliance with the Downtown Mixed-Use category; therefore, a General Plan Amendment is not requested.

PAD Deviations

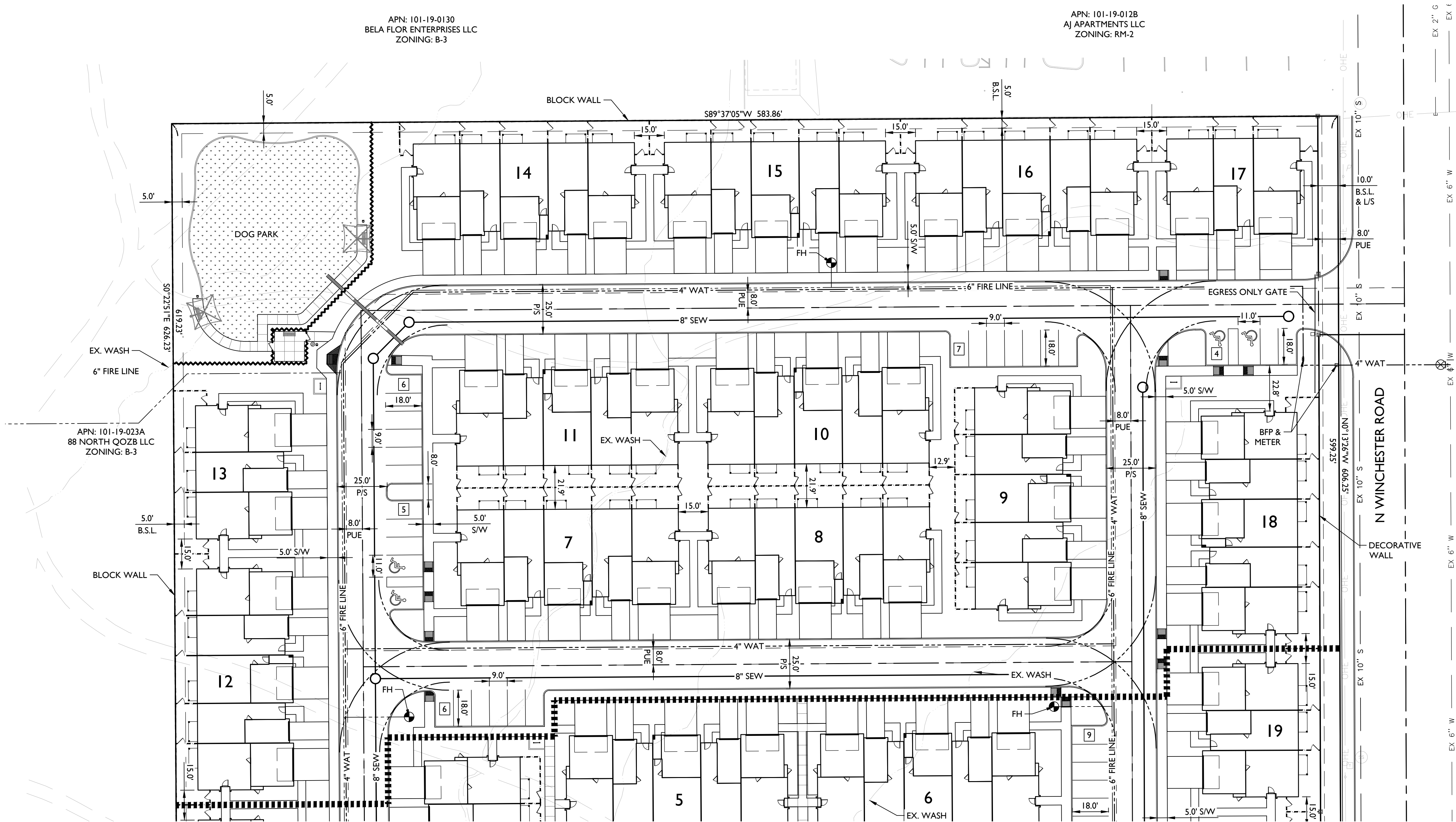
The applicant is requesting minor deviations to allow for greater flexibility with the design and livability of the community.

RM-2 Standard		Proposed
Minimum Lot Area per Dwelling Unit	1,980 sf.	Meets Requirement
Maximum Density	22 du/ac	Meets Requirement
Minimum Development Area	7,000 sf.	Meets Requirement
Minimum Lot Width	60 ft.	Meets Requirement
Minimum Front Setback (main structure)	20 ft.	15 ft.
Minimum Front Setback (accessory structure)	20 ft.	Meets Requirement
Minimum Interior Side Setback (main structure)	10 ft.	10 ft. yard, 5 ft. covered patio
Minimum Street Side Setback (all structures)	10 ft.	Meets Requirement
Minimum Side Setback (accessory structure)	10 ft.	Meets Requirement
Minimum Rear Setback (main structure)	20 ft.	10 ft. yard, 5 ft. covered patio
Minimum Rear Setback (accessory structure)	5 ft.	Meets Requirement
Maximum Lot Coverage	50%	Meets Requirement
Maximum Height for Main Structure	40 ft.	Meets Requirement
Maximum Height for Accessory Structure	15 ft.	Meets Requirement

TYPICAL BUILDING DETAILS

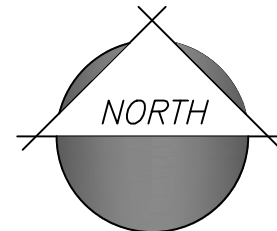


MATCH SHEET I



LEGEND

- FIRE HYDRANT (FH)
- MANHOLE
- ESMT
- EASEMENT
- R/W
- S/W
- PUE
- VNAE
- B.S.L.
- STBK
- L/S
- FH
- BFP
- PROPERTY BOUNDARY
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- EASEMENT
- LOT LINE
- SEWER LINE
- WATER LINE
- 1' VEHICULAR NON-ACCESS EASEMENT
- ||||| SHEET MATCH LINE



Project:

Revisions:

APRIL 15, 2025 - 1ST SUBMITTAL
MARCH 31, 2025 - 2ND SUBMITTAL
JULY 9, 2025 - 3RD SUBMITTAL

Call at least two full working days before you begin excavation.

ARIZONA 811
800-488-8744
In Maricopa County: (602)263-1100

Designer: EPS
Drawn by: LFT

Preliminary
Not For
Construction
Or
Recording

Job No.
22-0273

SP02

Sheet No.
2
of 2

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
WWW.EPSGROUPINC.COM

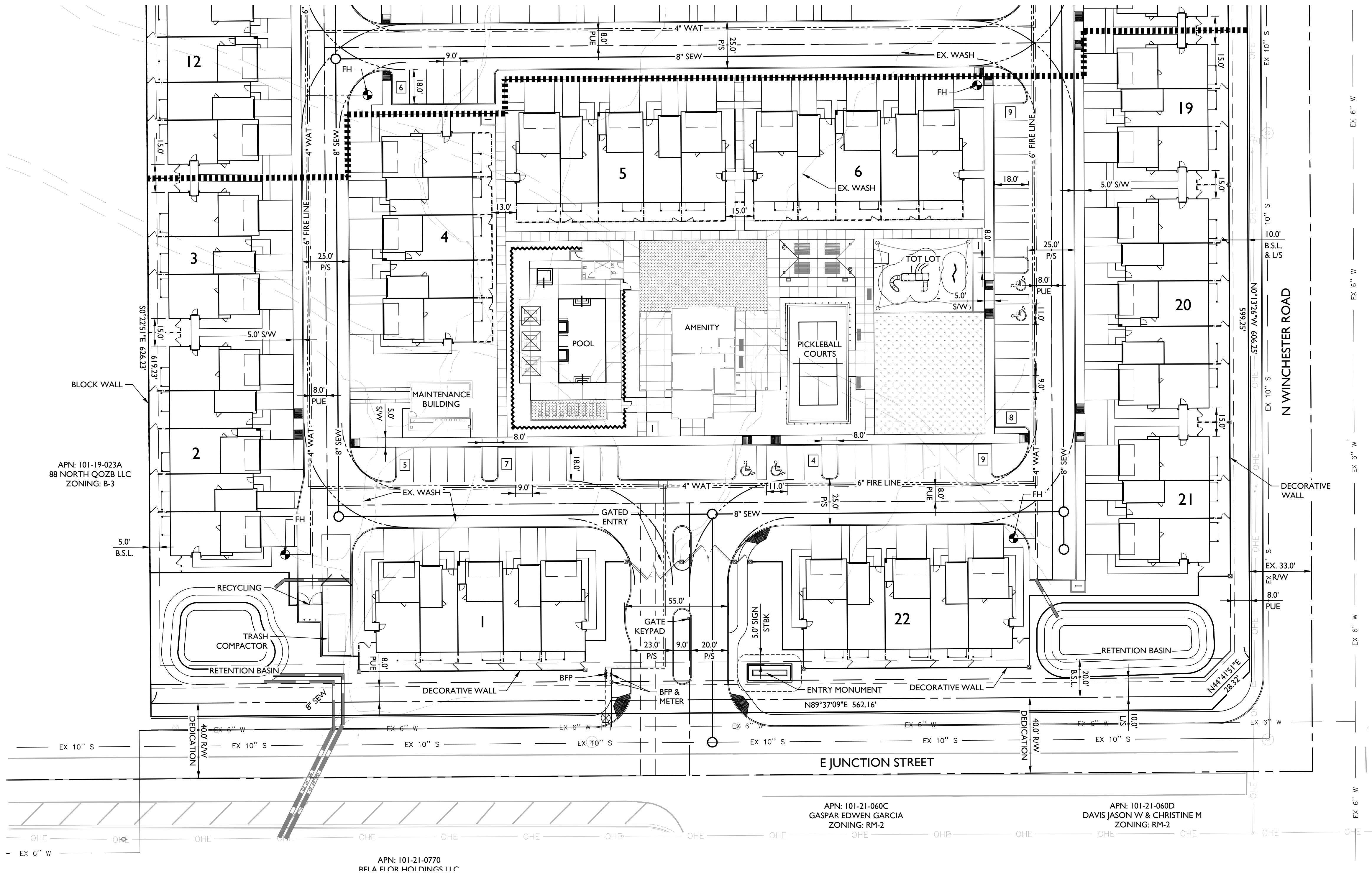
Skyline Towns
Apache Junction, Arizona

Site Plan

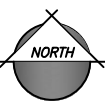
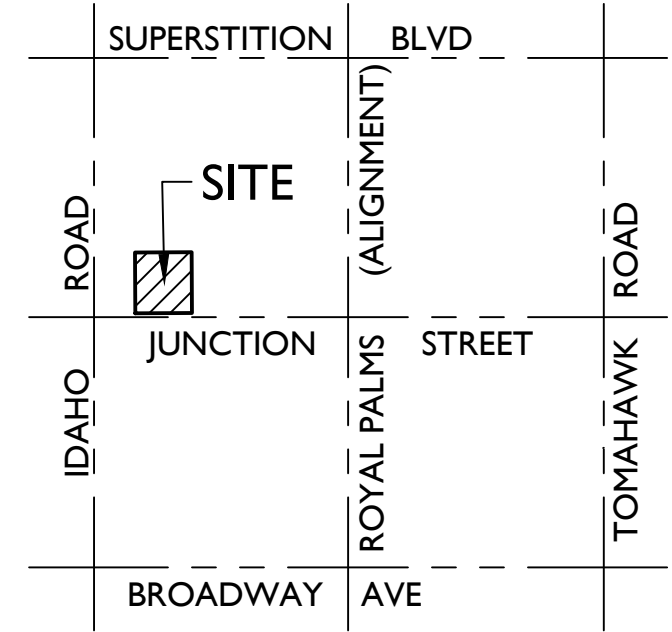
ZONING SITE PLAN FOR SKYLINE TOWNS

A PORTION OF THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 1 NORTH,
RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

MATCH SHEET 2



VICINITY MAP



NTS

PROJECT TEAM

DEVELOPER:
BELA FLOR COMMUNITIES
1635 N. GREENFIELD RD., STE 115
MESA, AZ 85205
TEL: (480) 553-7236
CONTACT: MR. HUDD HASSELL
email: hudd@belafor.com

**CIVIL ENGINEER, LANDSCAPE
ARCHITECT, PLANNER:**
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., STE 120
MESA, AZ 85201
TEL: (480) 503-2250
CONTACT: BRIAN NICHOLLS
email: brian.nicholls@epsgruoinc.com

PROJECT DATA

APN: 101-19-0220; 101-19-023B; 101-19-023A (PORTION)

EXISTING GENERAL PLAN: DOWNTOWN MIXED USE
EXISTING ZONING: RS-GR & B-3
PROPOSED ZONING: RM-2/PD

GROSS ACRES: ± 9.32 ACRES (406,064 SF)
NET ACRES: ± 8.19 ACRES (356,686 SF)

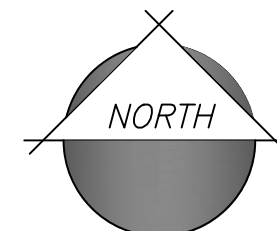
UNIT BREAKDOWN	NO. BUILDINGS		UNIT TYPES		
	3-PLEX:	5-PLEX:	2BD	3BD	TOTAL
	5	17	5	10	15
			34	51	85
TOTAL:	22		39	61	100

DENSITY: 12.21 DU/AC

LOT COVERAGE: 20.2%

PARKING CALCULATION
REQUIRED
2+BR (2/UNIT) 200
GUEST (0.3/UNIT) 30
ACCESSIBLE 8 (NOT INCLUDED IN SUM)
TOTAL REQUIRED: 230 SPACES

PROVIDED
SURFACE (GUEST) 70
DRIVEWAY 39
GARAGE 161
ACCESSIBLE 8 (NOT INCLUDED IN SUM)
TOTAL PROVIDED: 270 SPACES



30 0 30 60
Scale: 1" = 30' feet

Skyline Towns
Apache Junction, Arizona
Zoning Site Plan

Project:

Revisions:

JANUARY 15, 2025 - 1ST SUBMITTAL
MARCH 31, 2025 - 2ND SUBMITTAL
JULY 9, 2025 - 3RD SUBMITTAL



Designer: EPS
Drawn by: LFT

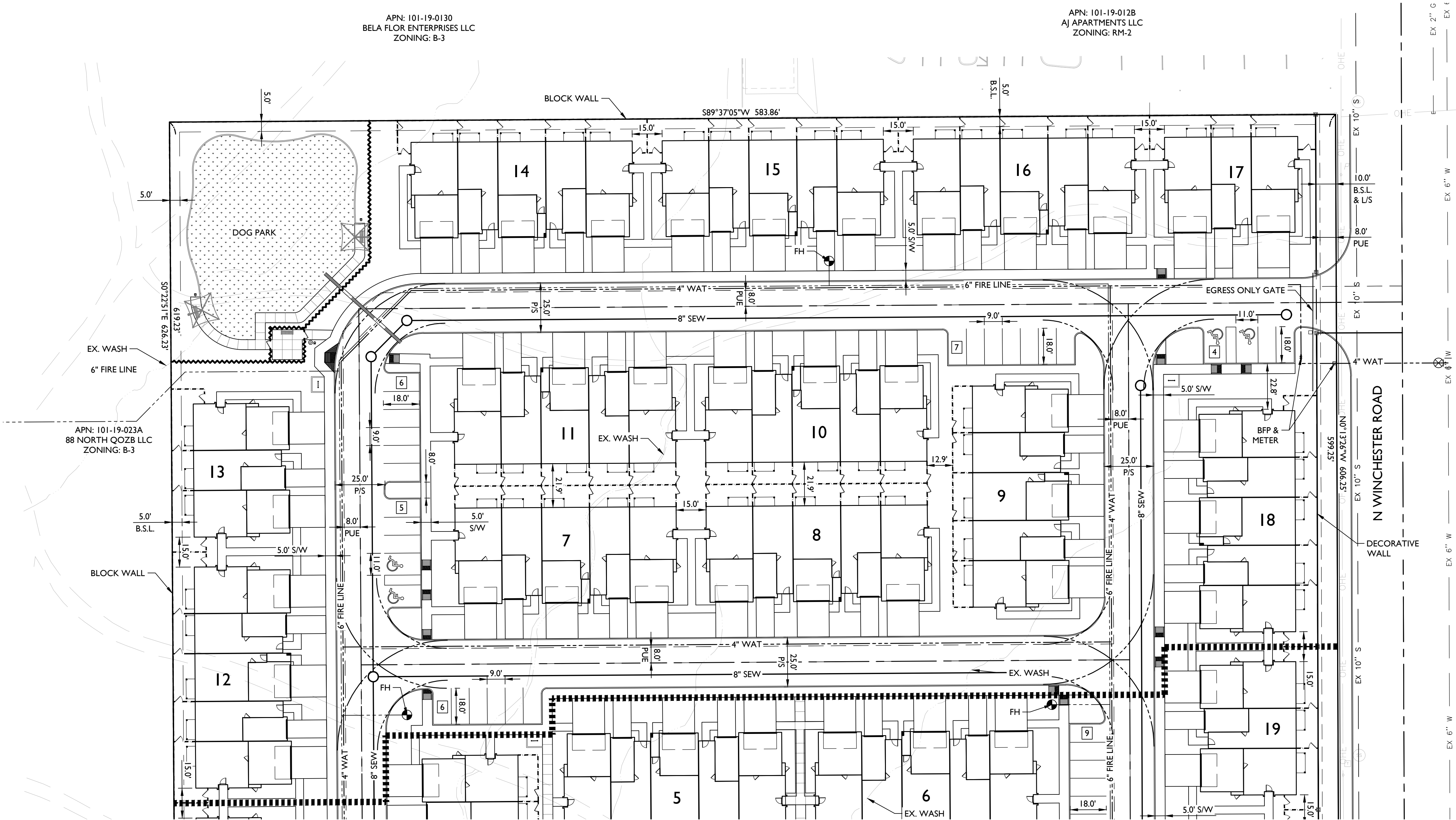
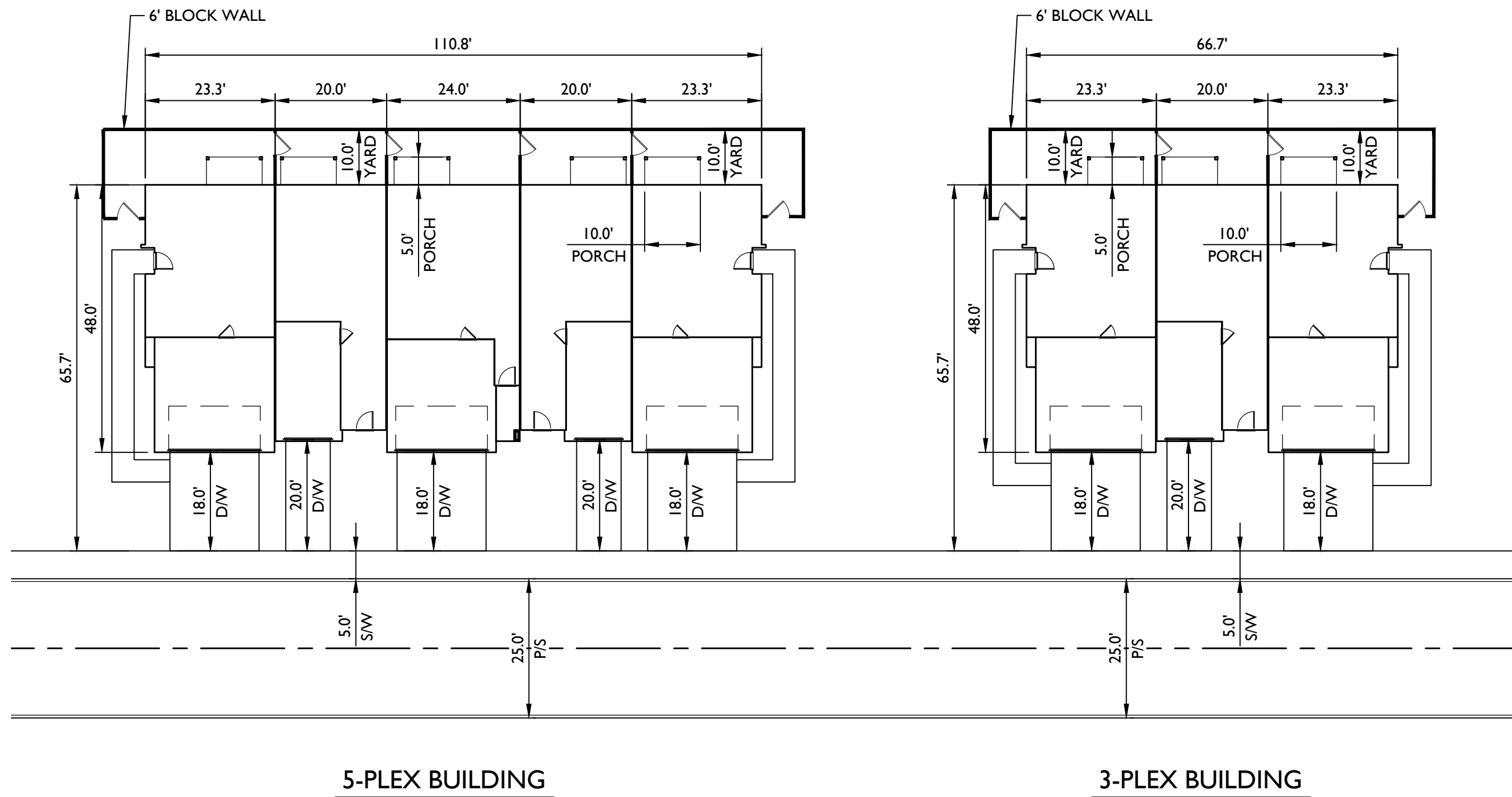
Preliminary
Not For
Construction
Or
Recording

Job No.
22-0273

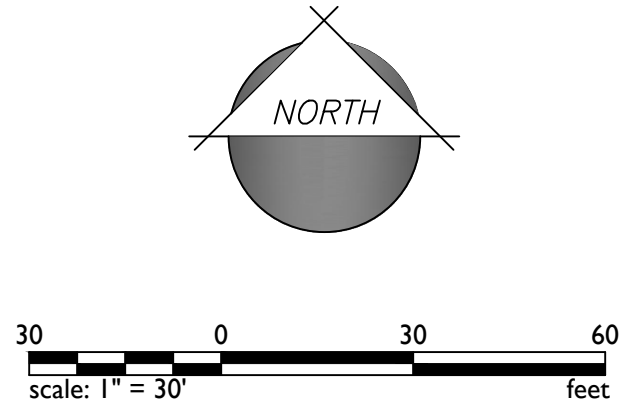
ZN01

Sheet No.
1
of 2

TYPICAL BUILDING DETAILS



MATCH SHEET I



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

Project:
Skyline Towns
Apache Junction, Arizona

Revisions:
JANUARY 15, 2025 - 1ST SUBMITTAL
MARCH 31, 2025 - 2ND SUBMITTAL
JULY 9, 2025 - 3RD SUBMITTAL

Call at least two full working days
before you begin excavation.

DESIGNER: EPS
DRAWN BY: LFT

Preliminary
Not For
Construction
Or
Recording

Job No.
22-0273
ZN02
Sheet No.
2
of 2

When Recorded Return to:
City of Apache Junction
Development Services Department
300 E Superstition Blvd.
Apache Junction, AZ 85119

DIMINUTION IN VALUE AND JUST COMPENSATION CLAIM WAIVER/INDEMNIFICATION/ACKNOWLEDGEMENT

I/We, 88 North QOZB LLC, as owners of property identified as Pinal County Assessor Parcel No. 101-19-015E, 101-19-025A, 101-19-023D, which is the subject of Apache Junction City Council, Planning & Zoning/Board of Adjustment or other Case No. _____, hereby waive any and all potential diminution in value and just compensation claims or lawsuits that could be pursued against the City of Apache Junction ("City"), its elected officials, appointees and employees as a result of the Planning and Zoning Commission/Board of Adjustment/Council's action in the above-referenced matter. This waiver is authorized pursuant to A.R.S. § 12-1134(I). I/We also hereby warrant and represent I/We am/are owner(s) of the above-referenced property and that no other person has any ownership in such property.

88 North QOZB, LLC

Printed Name of Owner

[Signature]

Signature of Owner

6/12/25

Date

Hudd Hassell, Pres.

Printed Name of Owner

Signature of Owner

Date

State of Arizona)

) ss

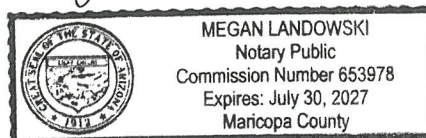
County of Maricopa

SUBSCRIBED AND SWORN TO before me this 12th day of June, 2025 by Hudd Hassell.

My Commission Expires:

July 30, 2027

Megan Landowski
Notary Public



When Recorded Return to:
City of Apache Junction
Development Services Department
300 E Superstition Blvd.
Apache Junction, AZ 85119

DIMINUTION IN VALUE AND JUST COMPENSATION CLAIM WAIVER/INDEMNIFICATION/ACKNOWLEDGEMENT

I/We, Skyline QOZB, LLC, as owners of property identified as Pinal County Assessor Parcel No. 101-19-023B, 101-19-0220, 101-19-023A, which is the subject of Apache Junction City Council, Planning & Zoning/Board of Adjustment or other Case No. P-25-4-PZ, hereby waive any and all potential diminution in value and just compensation claims or lawsuits that could be pursued against the City of Apache Junction ("City"), its elected officials, appointees and employees as a result of the Planning and Zoning Commission/Board of Adjustment/Council's action in the above-referenced matter. This waiver is authorized pursuant to A.R.S. § 12-1134(I). I/We also hereby warrant and represent I/We am/are owner(s) of the above-referenced property and that no other person has any ownership in such property.

Skyline QOZB, LLC
Printed Name of Owner
[Signature]
Signature of Owner
6/12/25
Date

Hudd Hassell, Pres.
Printed Name of Owner

Signature of Owner

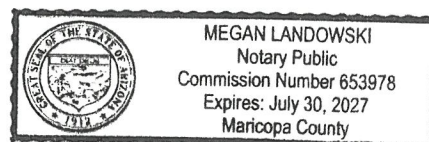
Date

State of Arizona)
) ss
County of Maricopa)

SUBSCRIBED AND SWORN TO before me this 12th day of June, 2025 by Hudd Hassell

My Commission Expires:
July 30, 2027

Megan Landowski
Notary Public



Skyline Towns

NWC of Junction Street & Winchester Road

Public Participation Plan

January 17, 2025

Purpose:

The purpose of the Public Participation Plan is to provide the City of Apache Junction staff with information regarding the efforts planned to be made by the applicant to inform citizens and property owners in the vicinity concerning the applicant's request to the City of Apache Junction for the following:

1. Rezoning from B-3 & RS-35 to High Density Multiple Family Residential (RM-2) with a Planned Development Overlay (PD) to allow for the development of 100 townhomes;
2. Site Plan and Design Review Approval

By providing opportunities for citizen participation, the applicant will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposed plan.

Contact Information:

Those coordinating the Public Participation activities are as follows:

Reese Anderson
Pew & Lake, PLC.
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
(480)461-4670 (office)
(480)461-4676 (fax)
reese.anderson@pewandlake.com

Sarah Prince
Pew & Lake, PLC.
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
(480)461-4670 (office)
(480)461-4676 (fax)
sarah.prince@pewandlake.com

Actions:

In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities for feedback from surrounding property owners:

1. Public notification requirements for rezoning will be met including posting of the site and mailing a letter to 1) all property owners within 300' of the subject property. Additionally, the Apache Junction Unified School District and any other interested parties will be notified.

2. An e-mail distribution list will be collected with the names and email addresses of any individuals who calls or emails to inquire about the project in an effort to have continued dialogue regarding changes, if any, to the proposal.
3. A neighborhood meeting, either virtual or in-person, can be held with property owners, citizens and interested parties to discuss the proposed project. The notification list for the neighborhood meeting will include 1) all property owners within 300' of the subject property. Additionally, the Apache Junction Unified School District and any other interested parties will be notified. A total of 27 notification letters would be anticipated to be sent as reflected on the attached mailing list and notification map.
4. If a neighborhood meeting is not requested to be held then project information can be sent to neighbors via mailed letter.

Project Schedule:

Pre-Submittal Conference – September 30, 2024

Formal Application – January 17, 2025

Neighborhood Meeting – TBA, if necessary

Follow-Up Submittal - TBA

Planning & Zoning Commission Hearing - TBA

City Council Hearing - TBA

Parcel Map Check Report

Prepared by:

Matt Buchanan

1130 N. Alma School Road, Suite 120 Mesa, AZ 85201

123 Main Street

Date: 7/17/2024 9:56:34 AM

Parcel Name: Parcels - BOUNDARY

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 878,758.5252'

East: 813,776.1963'

Segment# 1: Line

Course: N0°22'51"W

Length: 659.23'

North: 879,417.7406'

East: 813,771.8145'

Segment# 2: Line

Course: N89°37'03"E

Length: 616.86'

North: 879,421.8587'

East: 814,388.6608'

Segment# 3: Line

Course: S0°13'24"E

Length: 659.25'

North: 878,762.6137'

East: 814,391.2305'

Segment# 4: Line

Course: S89°37'09"W

Length: 615.05'

North: 878,758.5256'

East: 813,776.1941'

Perimeter: 2,550.40'

Area: 406,064Sq.Ft.

Error Closure: 0.0022

Course: N79°14'18"W

Error North : 0.00042

East: -0.00221

Precision 1: 1,159,268.18



NAP , -	10119025A 88 NORTH QOZB LLC 1635 N GREENFIELD RD STE 115 MESA , AZ 85205-5401
10121070A MORELAND SYLVIA J 472 E FRIAR AVE APACHE JUNCTION , AZ 85119-9324	10119011D SUPERSTITION MOBILE LC 6626 W STEVENS LN HIGHLAND , UT 84003-8400
10121060F MOOSE TRACKS II LLC 10755 SCRIPPS POWAY PKWY APT 490 SAN DIEGO , CA 92131-1392	101210770 BELA FLOR HOLDINGS LLC 1635 N GREENFIELD RD STE 115 MESA , AZ 85205-5401
10121060A COOKSEY LEW & ADRIANNE 1340 S WINCHESTER RD APACHE JUNCTION , AZ 85119-9643	101210710 SMITH'S FOOD & DRUG CENTERS INC 1014 VINE ST FL 7 CINCINNATI , OH 45202-2114
10121060J HOLLAND BRUCE 2770 S ELMIRA ST UNIT 36 DENVER , CO 80231-1392	101210720 BARCLAY HOLDINGS LXVII LLC 2415 E CAMELBACK RD STE 900 PHOENIX , AZ 85016-6429
10121060C GASPAR EDWEN GARCIA MAIL RETURN , -	101210790 CITY OF APACHE JUNCTION 300 E SUPERSTITION BLVD APACHE JUNCTION , AZ 85119-9282
10121060D DAVIS JASON W & CHRISTINE M MAIL RETURN , -	101190220 SKYLINE QOZB LLC 1635 N GREENFIELD RD STE 115 MESA , AZ 85205-5401
10120047A AJ APARTMENTS LLC PO BOX 1457 APACHE JUNCTION , AZ 85117-7405	10119015C 88 NORTH QOZB LLC 1635 N GREENFIELD RD STE 115 MESA , AZ 85205-5401
101200480 MCKEON JOHN 1766 E PEPPER CIR APT 3 MESA , AZ 85203-3906	10119012B AJ APARTMENTS LLC PO BOX 1457 QUEEN CREEK , AZ 85142-2183
101200490 MCKEON JOHN 1766 E PEPPER CIR APT 3 MESA , AZ 85203-3906	101190130 BELA FLOR ENTERPRISES LLC 1635 N GREENFIELD RD STE 115 MESA , AZ 85205-5401

10119012C
AJ APARTMENTS LLC
PO BOX 1457
APACHE JUNCTION , AZ 85117-7405

10119015B
BELA FLOR ENTERPRISES LLC
1635 N GREENFIELD RD STE 115
MESA , AZ 85205-5401

800230220
CITY OF APACHE JUNCTION
300 E SUPERSTITION BLVD
APACHE JUNCTION , AZ 85119-9282

10119021G
SUNSET VISTA ESTATES L P
206 PEACH WAY
COLUMBIA , MO 65203-3490

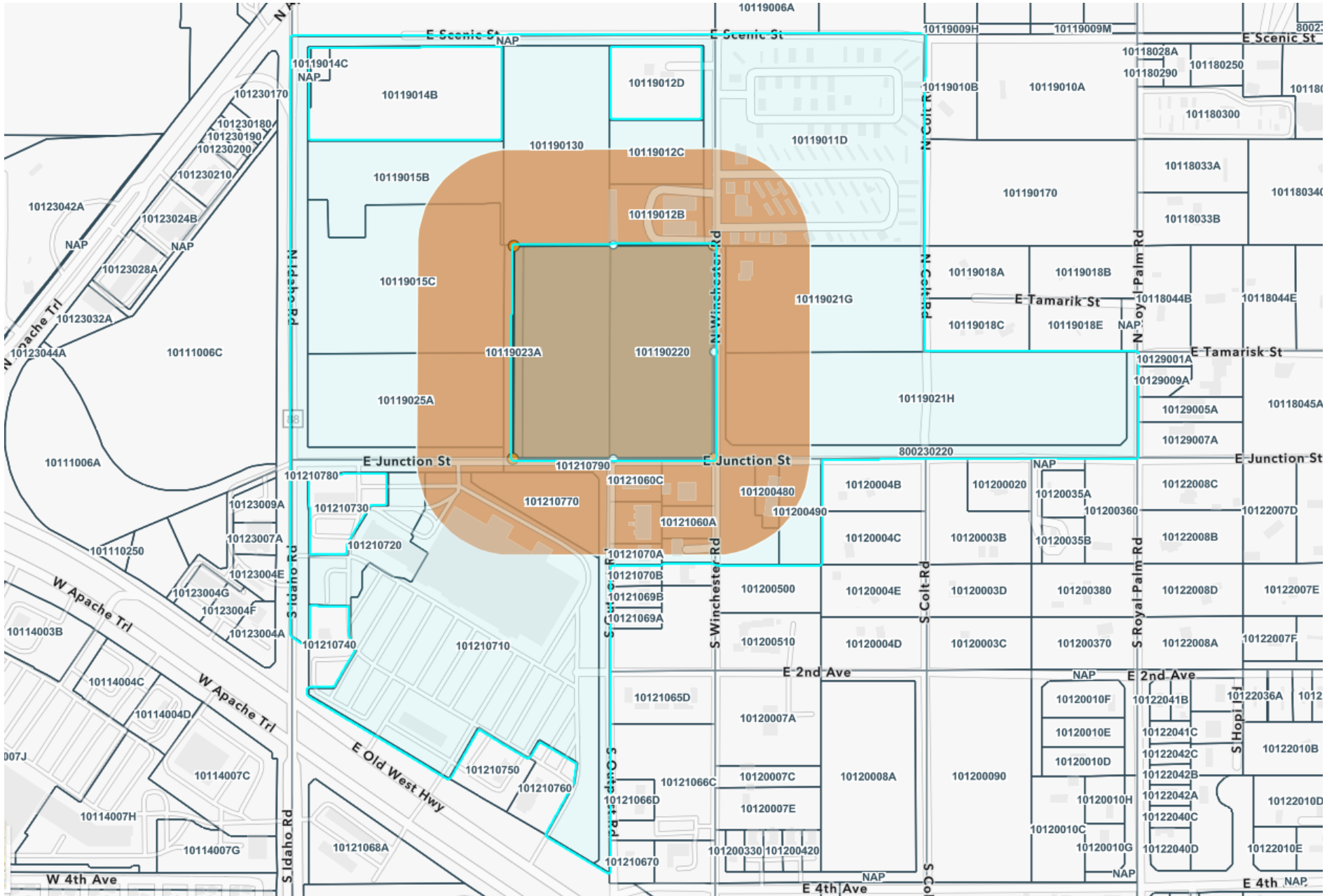
10119023A
88 NORTH QOZB LLC
1635 N GREENFIELD RD STE 115
MESA , AZ 85205-5401

10119023B
SKYLINE QOZB LLC
1635 N GREENFIELD RD STE 115
MESA , AZ 85205-5401

10119021H
SUNSET VISTA ESTATES LP
206 PEACH WAY
COLUMBIA , MO 65203-3490

Skyline Towns

300' Surrounding Property Map



Mailing Label Certification

I/We, PEW & LAKE, PLC (REESE ANDERSON & SARAH PRINCE)

hereby certify that this is a complete list of property owners within 300 feet of the property proposed for rezoning or other permit approval as obtained from the Pinal County Assessor's Office on: (date obtained) JAN 16, 2025.

I/We further certify that this list is not older than thirty (30) days at the time of filing of said application.

PLEASE PRINT

PEW & LAKE, PLC

SARAH PRINCE

~~Property Owner Name~~ Applicant

Signature [Signature]

1744 S. VAL VISTA DRIVE STE 217

Street Address

MESEA, AZ. 85204

City, State, Zip

480-461-4671

Telephone

Property Owner Name

Signature

Street Address

City, State, Zip

Telephone

Agent Name

Signature

Street Address

City, State, Zip

Telephone