



City of Apache Junction

Development Services Department



PLANNING AND ZONING COMMISSION PUBLIC HEARING STAFF REPORT

DATE: July 22, 2025

CASE NUMBER: P-25-4-PZ

OWNERS: Skyline QOZB LLC

APPLICANT: Reese Anderson with Pew and Lake

REQUEST: Proposed rezoning of approximately 9.4 acres, currently zoned City Center ("B-3") and General Rural Low Density Single-Family Detached Residential ("RS-GR") to High Density Multiple-Family Residential by Planned Development ("RM-2/PD"), to facilitate a lot combination and the construction of a two-story 100-unit multi-family rental development

LOCATION: The properties are generally located on the northwest corner of Winchester Road and Junction Street

**GENERAL PLAN/
ZONING DESIGNATION:** Downtown Mixed Used/
City Center ("B-3") and General Rural Low Density Single-Family Detached Residential ("RS-GR")

SURROUNDING USES: North: High Density Multiple-Family Residential ("RM-2") and City Center ("B-3")
East: High Density Multiple-Family Residential ("RM-2")
South: High Density Multiple-Family Residential ("RM-2") and City Center ("B-3")
West: City Center ("B-3")

BACKGROUND

According to the Pinal County Assessor, these parcels have never been developed and have been historically vacant.

On August 26, 2024, Brennan Maher of EPS Group Inc, representing Skyline QOZB LLC, also known to the city as Bela Flor Communities,



City of Apache Junction

Development Services Department



applied for a Pre-Application Review (P-24-77-PDR) for a proposed rezoning for the development of then parcel numbers 101-19-0220, 101-19-023B and 101-19-023C with the intent of performing a lot combination and constructing a two-story 100-unit multi-family rental development, consisting of both with 2-bedroom and 3-bedroom options.

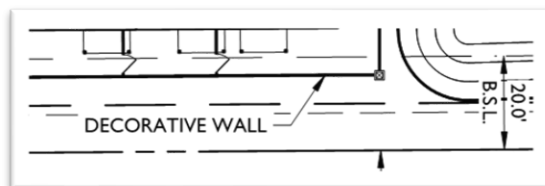
On January 1, 2025, Reese Anderson of Pew and Lake, representing Skyline QOZB LLC, formally applied for a rezoning (Exhibit #1: P-25-4-PZ) and a Site Plan and Design Review (Exhibit #2: P-25-5-DR) on January 23, 2025.

PROPOSALS

P-25-4-PZ is a proposed rezoning of parcel numbers 101-19-0220, 101-19-023B and 101-19-023C (Exhibit #3), located at the northwest corner of Winchester Road and Junction Street, from City Center ("B-3") and General Rural Low Density Single-Family Detached Residential ("RS-GR") to High Density Multiple-Family Residential by Planned Development ("RM-2/PD") to facilitate a lot combination and the construction of a two-story 100-unit multi-family rental development.

The applicant seeks the following deviations from the Zoning Ordinance:

- A reduction in the main structure front setback from twenty (20') feet to fifteen (15') feet to allow for a six-foot (6') CMU perimeter wall, which also acts as rear yard walls for the units along Junction Street.

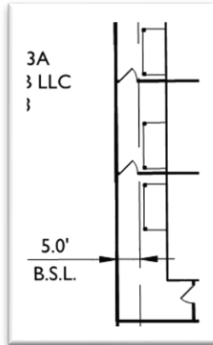


- A reduction in interior side setbacks from ten (10') feet to five (5') feet to accommodate five-foot (5') rear covered patios.

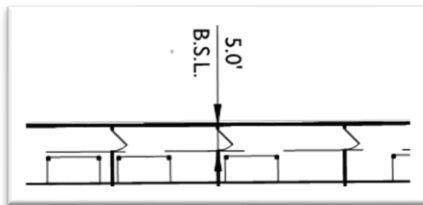


City of Apache Junction

Development Services Department



- A reduction in rear setbacks from twenty (20') feet to five (5') feet to accommodate five-foot (5') rear covered patios.



PLANNING STAFF ANALYSIS

2020 General Plan Analysis and the Downtown:

The subject sites are designated by the City's 2020 General Plan as "Downtown Mixed Use". This designation encourages a combination of high density residential, commercial, and recreational land uses to provide popular, marketable, environmentally friendly, and economically viable alternatives to the traditional single-use zoning districts.

The 2020 General Plan includes a number of plan elements and goals, many of which are accomplished with this product.

Neighborhood Preservation, Revitalization and Housing Element

- Diversifying housing stock and neighborhoods by incorporating a variety of housing types and associated values to allow for a diverse demographic of residents.
- Maintain and attract a quality housing stock in condition, design and construction standards.

The lack of diversity in housing stock has a direct effect on people being able to move into the city, as well as young residents being able to stay in the city when they leave home.

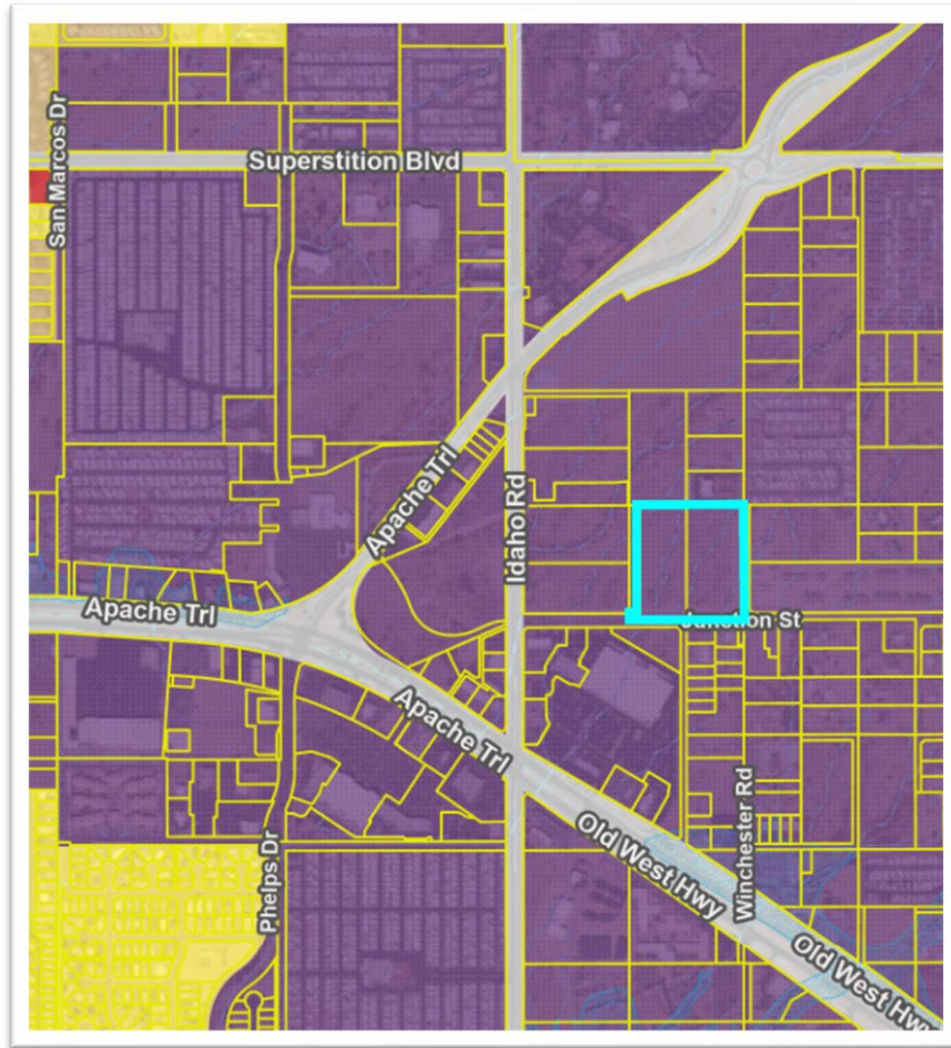


City of Apache Junction

Development Services Department



Downtown



Downtown AJ

- Improve walkability and wayfinding in the downtown core.
- Provide a variety of housing options.
- Attract a diverse mix of business types.



City of Apache Junction

Development Services Department



Economic Development Element

- Attract all quality private investment that will add value and bring diversification to current and future residents of Apache Junction as a great place to live, work and play.
- Enhance the image and elevate awareness of Apache Junction and all it has to offer.
- Continue to strengthen and advocate for economic development opportunities that considers current conditions, existing needs, business threats and opportunities, and solution oriented deliverables that will strengthen existing businesses.

An increase in permanent residents allows potential businesses and stakeholders to have the confidence to make meaningful investments in Apache Junction and its community. Many residents do their business outside the city, and many business owners lose the majority of their business when temporary residents return to their permanent homes outside the state.

Growth Area Element

- Increase the city's financial sustainability.
- Plan for an appropriate geographic mix of residential, commercial and recreational uses in the downtown.
- Encourage infill development.

Proposed Zoning and Site Context:

The properties are privately owned parcels surrounded by City Center (B-3) and high density residential (RM-2) to the north, high density residential (RM-2) to the east, City Center (B-3) and high density residential (RM-2) to the south and City Center (B-3) to the west.

Even though parcels 101-19-023B and 101-19-023C are zoned B-3, which only needs a Conditional Use Permit to be developed as multi-family, parcel 101-19-0220 is zoned RS-GR, and requires a rezoning.



City of Apache Junction

Development Services Department



Skyline Towns Surrounding Zones



The gated entrance of the development is proposed off of Junction Street, onto a dedicated forty-foot (40') right-of-way, with a secondary exit only off of Winchester Road with a thirty-three-foot (33') dedicated right-of-way. Plans for Junction Street include a six-foot (6') bike lane, five-foot (5') sidewalk, and an eight-foot (8') multi-use trail.

The proposed development would be a nine (9) minute walk from the front entrance of Fry's, an equal amount of time to enter the Golden Triangle and approximately twelve (12) minutes to Flatiron Community Park.



City of Apache Junction

Development Services Department



Justification for Recommendation of Deviations:

Staff recommends approving a reduction in setbacks for the following reasons:

- *Main structure front setback from twenty (20') feet to fifteen (15') feet.* A six-foot (6') wall along the front requires the wall to meet at least the main structure front setback, which is twenty (20') feet in the RM-2 zoning district. Requiring the project to meet this setback would mean reducing the width of the yard of the front units along Junction Street from ten (10') feet to five (5') feet.
- *Interior side setbacks from ten (10') feet to five (5') feet.* When permitting, staff has requested covered patios for recently proposed multi-family development projects in order to improve design and function for Apache Junction residents. Requiring the project to meet this requirement would mean exposed patios or a reduction in overall units.
- *Rear setbacks from twenty (20') feet to five (5') feet.* The reasoning behind this recommendation is identical to the interior side setback.

Public Input:

Neighborhood meeting notification letters were sent to property owners within a three-hundred-foot (300') radius. On June 9, 2025, the applicant facilitated a neighborhood meeting in-person at the Apache Junction Multi-Generational Center, to which two neighbors attended (Exhibit #4). Both residents were supportive of the project.

Additionally, there have been two (2) other people interested in the case. One (1) person at the Development Services counter inquired about the site plan and elevations during the first submittal. One (1) person applied for public records requests for the site plan and elevations for both the first and the second submittals.

PLANNING DIVISION RECOMMENDATION

Staff is supportive of the proposed rezoning request because of its general conformance with the Zoning Ordinance and the 2020 General Plan. Aside from the requested deviations, the applicant has met site plan and design requirements (Exhibit #5).



City of Apache Junction

Development Services Department



RECOMMENDED MOTION

I move that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of case P-25-4-PZ, a rezoning request by Skyline QOZB LLC (owner), represented Reese Anderson with Pew and Lake (applicant), of approximately 9.4 acres of APN 101-19-0220, 101-19-023B, and 101-19-023C from City Center ("B-3") and General Rural Low Density Single-Family Detached Residential ("RS-GR") to High Density Multiple-Family Residential by Planned Development ("RM-2/PD") to facilitate a lot combination and the construction of a two-story 100-unit multi-family rental development, subject to the following conditions of approval:

- 1) The property shall be developed in accordance with the plans associated with the case P-25-4-PZ and P-25-5-DR, all applicable city zoning ordinances and other city codes.
- 2) No development shall begin until a plat is approved and finalized.
- 3) The development shall include an eight-foot (8') multi-use trail along Junction Street.
- 4) The development shall utilize "sand-finish" stucco for the exterior on the club house building as shown in P-25-5-DR 1st submittal. All other buildings on site shall utilize "Monterey-finish" stucco.
- 5) Main structure setbacks are as follows:
 - Front setback = 15 feet
 - Interior setback = 5 feet
 - Street side setback = 10 feet
 - Rear setback = 5 feet
- 6) Accessory structure setbacks in § 1-5-2 Residential Bulk Regulations shall apply.

Erika Hernandez

Prepared by Erika Hernandez
Planner

Attachments:

- Exhibit #1: P-25-4-PZ Application Materials
- Exhibit #2: P-25-5-DR Application Materials
- Exhibit #3: P-25-4-PZ Vicinity Map
- Exhibit #4: P-25-4-PZ Final Public Participation Report
- Exhibit #5: P-25-5-DR Approval Letter

Skyline Towns

Planned Area Development, Site Plan & Design Review

Project Narrative

Submitted by:

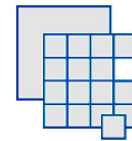
Pew & Lake, PLC

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

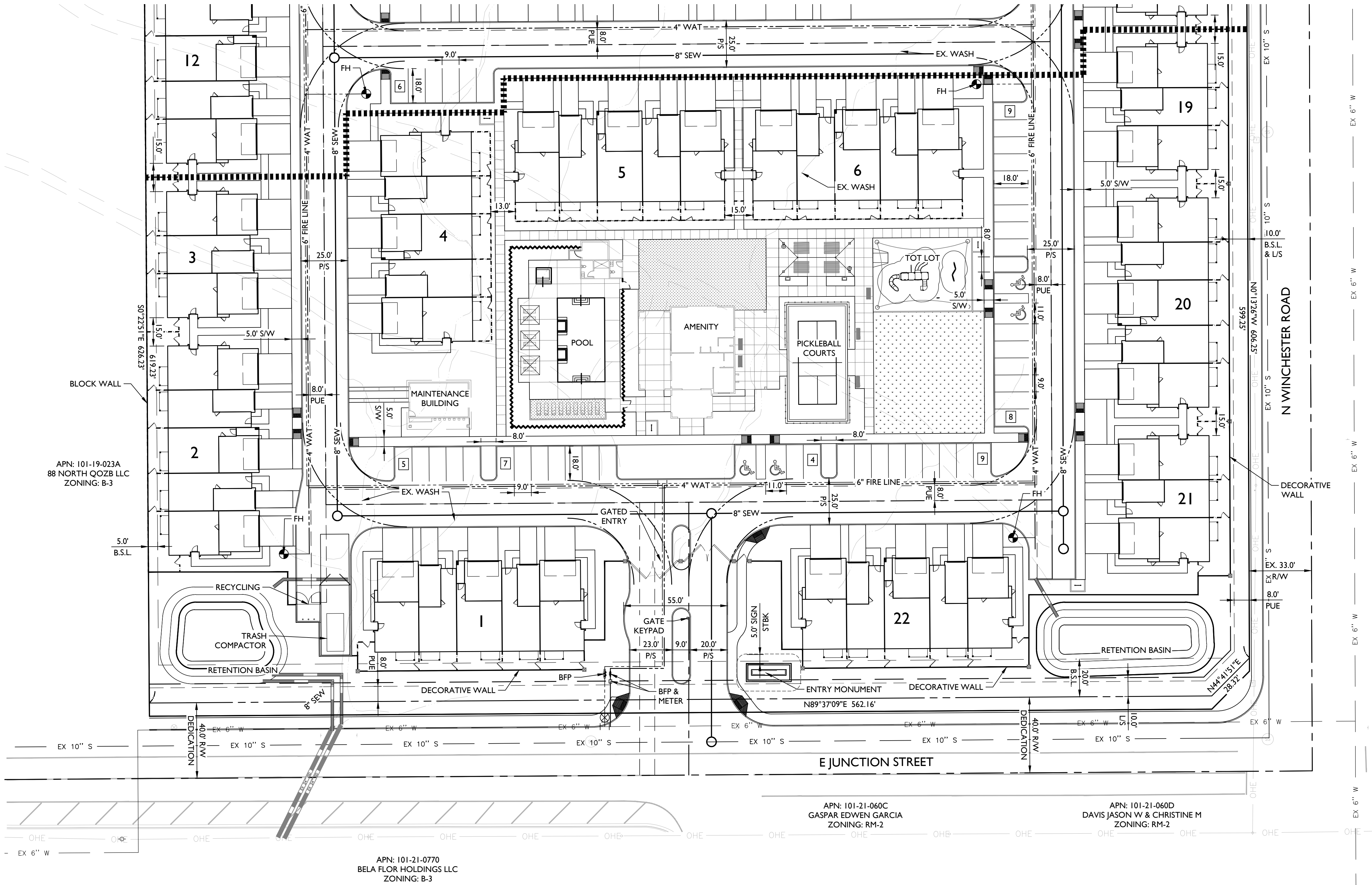
The applicant is requesting minor deviations to allow for greater flexibility with the design and livability of the community.

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

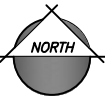
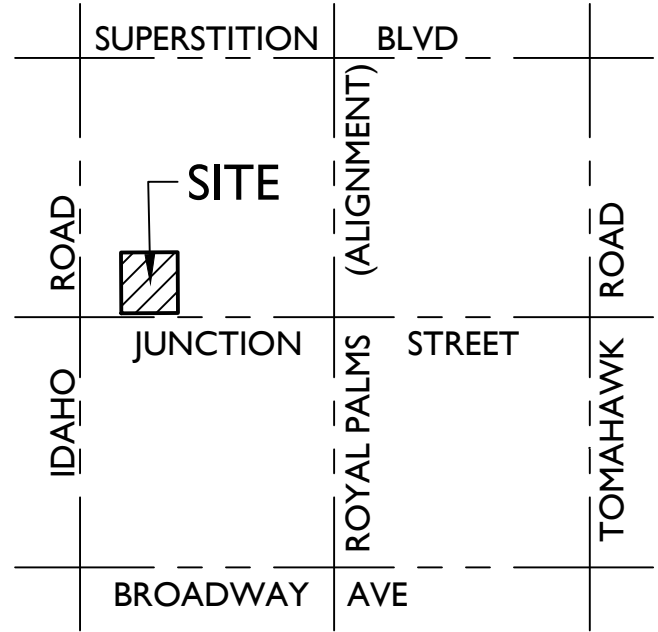
SITE PLAN FOR SKYLINE TOWNS

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@belaflor.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		
		2BD	3BD	TOTAL
3-PLEX:	5	5	10	15
5-PLEX:	17	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

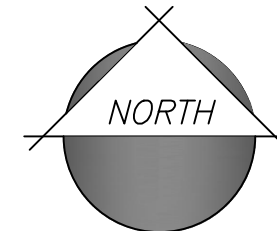
PROVIDED
SURFACE (GUEST) 70
DRIVEWAY 39
GARAGE 161
ACCESSIBLE 8 (NOT INCLUDED IN SUM)
TOTAL PROVIDED: 270 SPACES

NOTES

- FOR MORE WALL COLUMN INFORMATION AND LOCATIONS, PLEASE REFER TO LANDSCAPE WALL PLANS.

LEGEND

- FIRE HYDRANT (FH)
- MANHOLE
- ESMT EASEMENT
- R/W RIGHT-OF-WAY
- S/W SIDEWALK
- PUE PUBLIC UTILITY EASEMENT
- P/S PRIVATE STREET TRACT
- VNAE VEHICULAR NON-ACCESS EASEMENT
- B.S.L. BUILDING SETBACK LINE
- STBK SETBACK
- L/S LANDSCAPE SETBACK
- FIRE HYDRANT
- BACKFLOW PREVENTER
- PROPERTY BOUNDARY
- STREET CENTERLINE
- STREET RIGHT-OF-WAY
- EASEMENT
- LOT LINE
- SEWER LINE
- WATER LINE
- 1' VEHICULAR NON-ACCESS EASEMENT
- ||||| SHEET MATCH LINE



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

Skyline Towns

Apache Junction, Arizona

Site Plan

Project:

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.
ARIZONA
State of Arizona
In Maricopa County: (602)263-1100

Designer: EPS
Drawn by: LFT

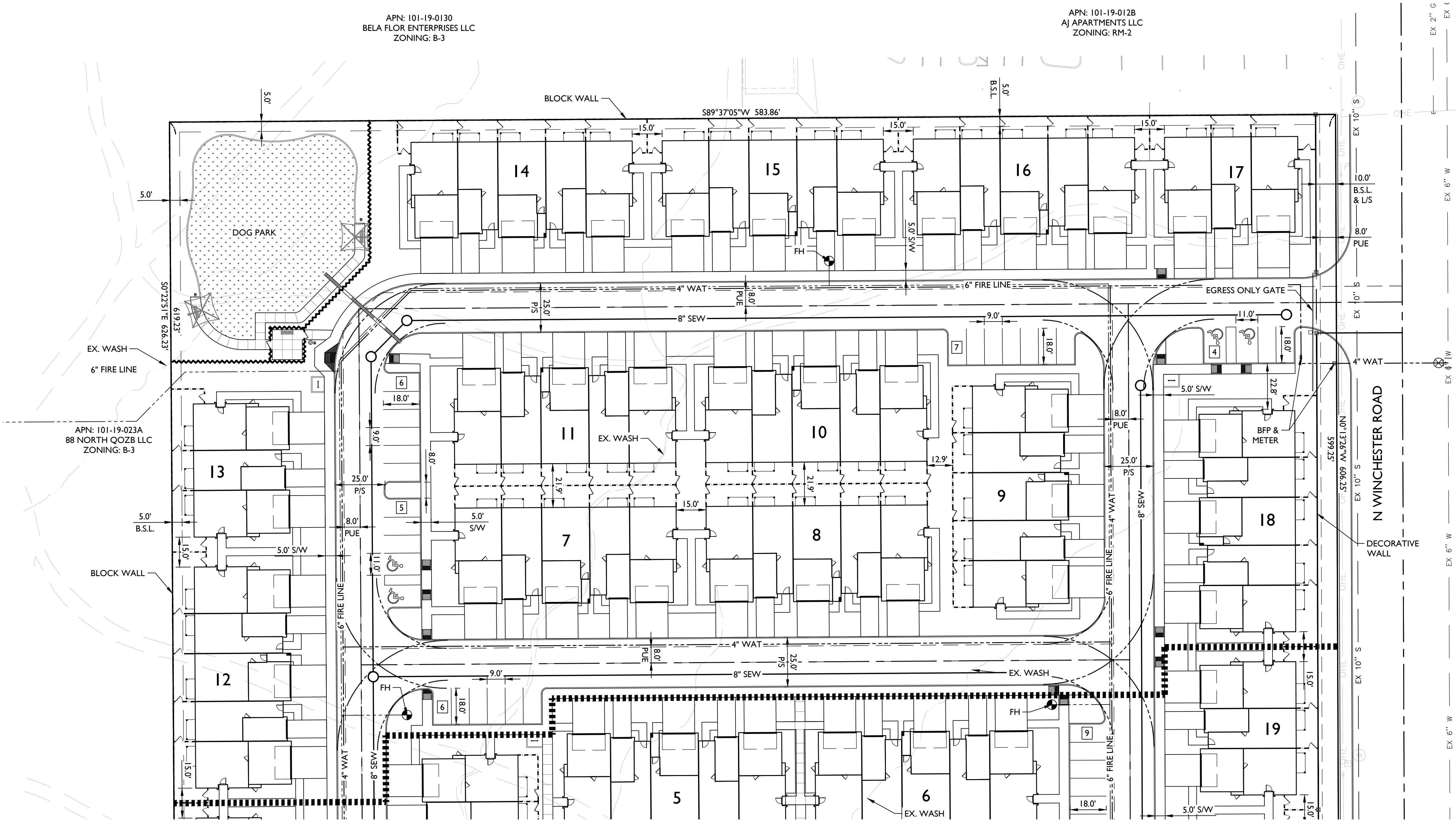
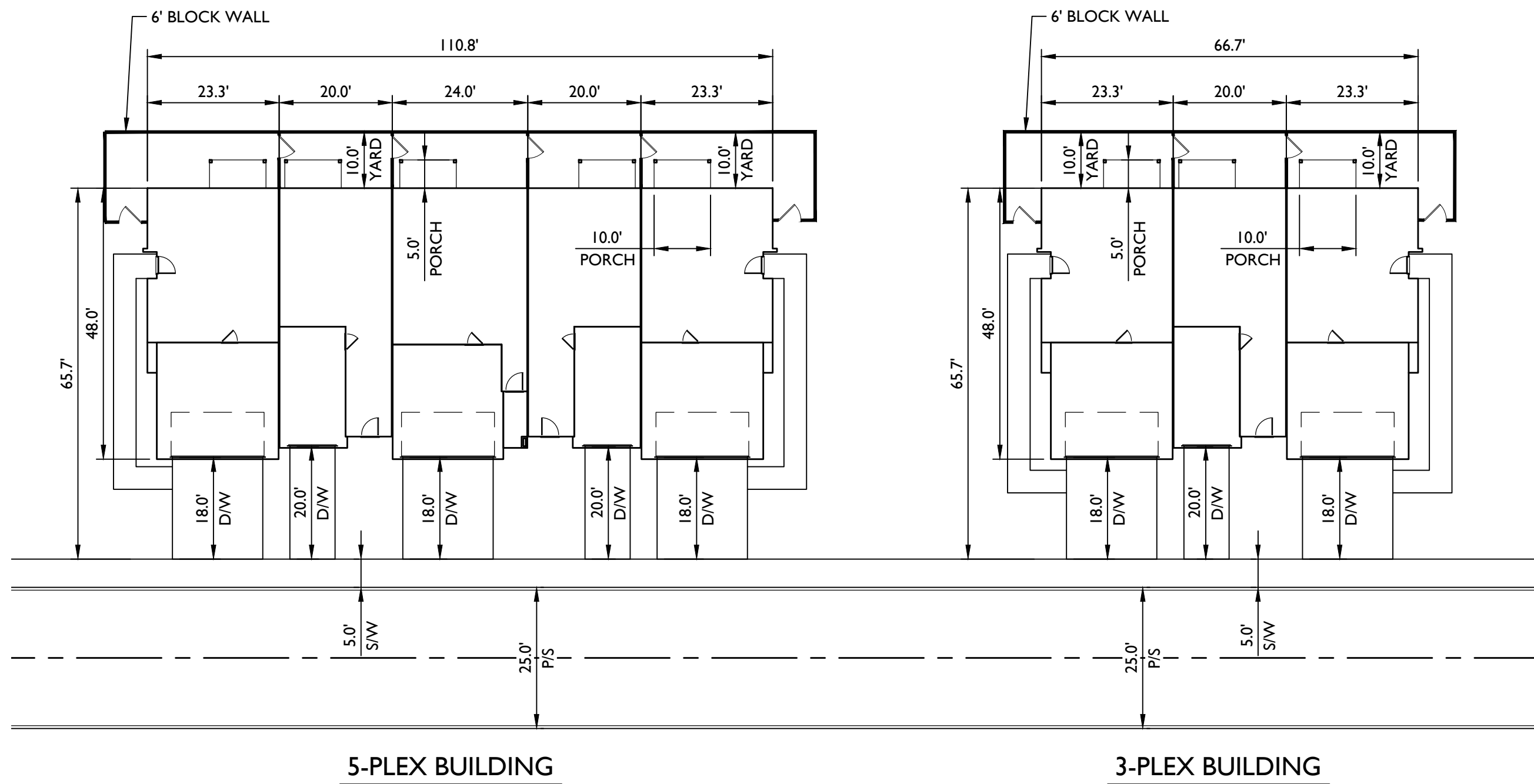
Preliminary
Not For
Construction
Or
Recording

Job No.
22-0273

SP01

Sheet No.
1
of 2

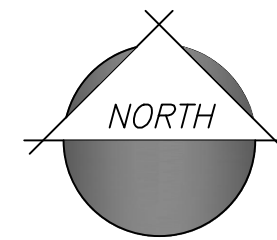
TYPICAL BUILDING DETAILS



MATCH SHEET I

LEGEND

- FIRE HYDRANT (FH)
- MANHOLE
- ESMT
- EASEMENT
- R/W
- S/W
- PUE
- P/S
- 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:
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.
ARIZONA 811
800-488-8746
In Maricopa County: (602)263-1100

Designer: EPS
Drawn by: LFT

Preliminary
Not For
Construction
Or
Recording

Job No.
22-0273

SP02

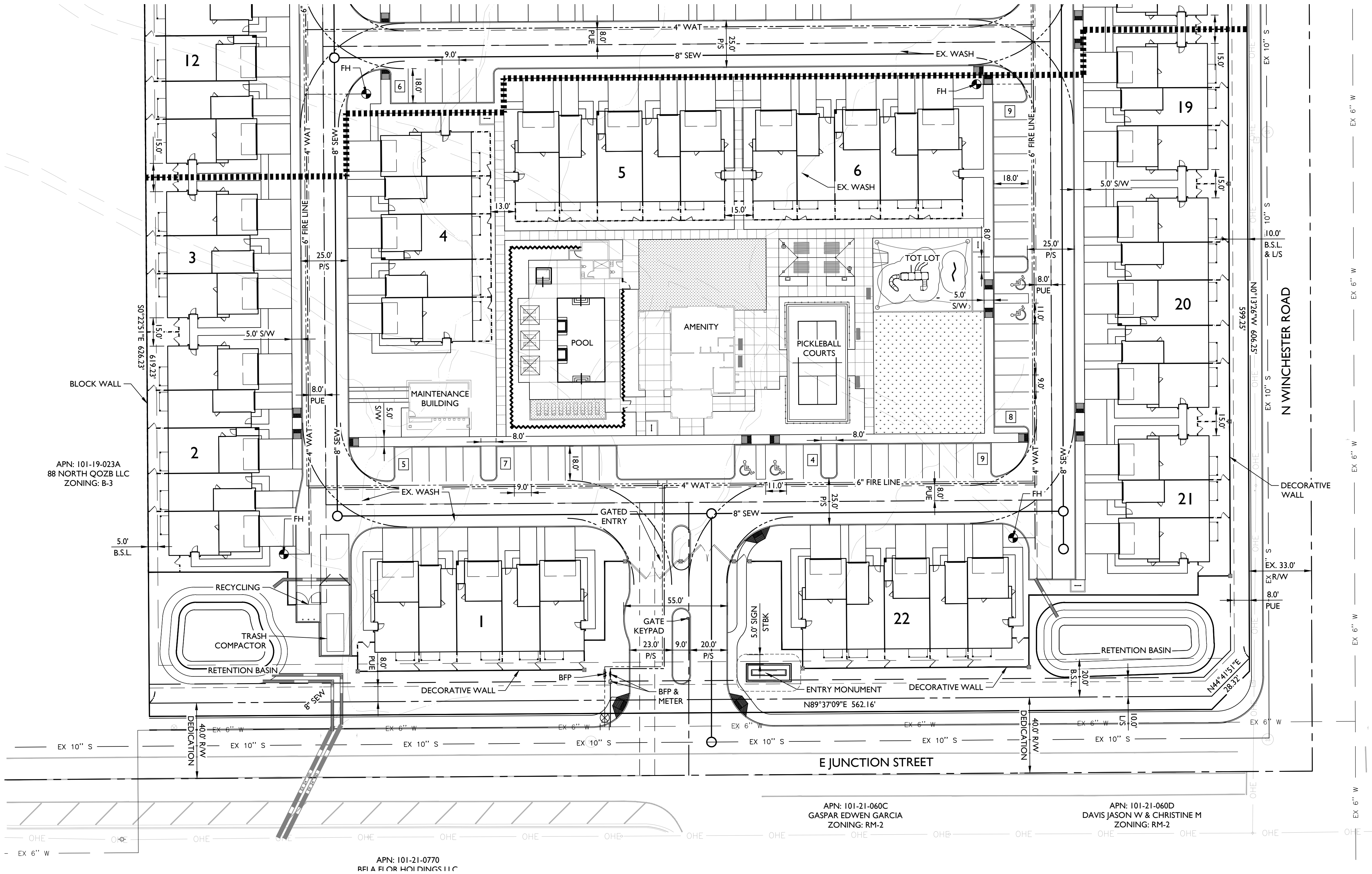
Sheet No.
2
of 2

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

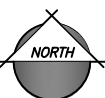
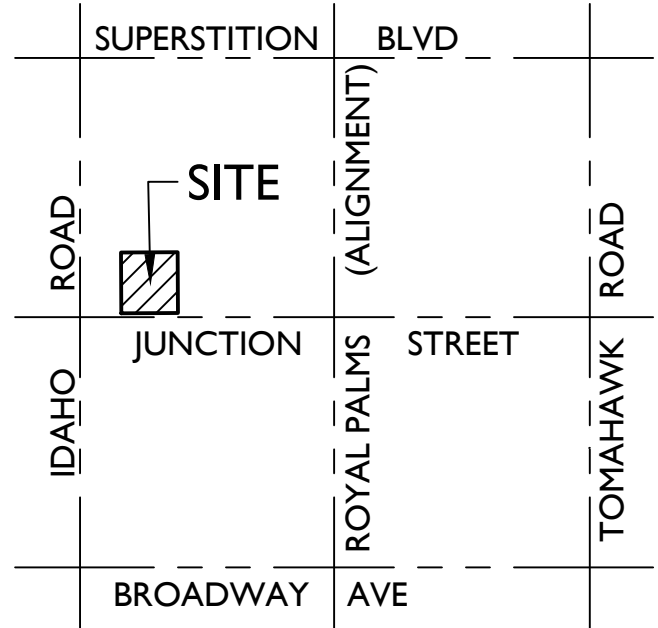
ZONING SITE PLAN FOR SKYLINE TOWNS

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@belaflor.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)

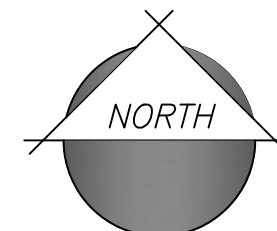
UNIT BREAKDOWN	NO. BUILDINGS		UNIT TYPES		
	3-PLEX:	5-PLEX:	2BD	3BD	TOTAL
	5	17	5	10	15
			34	51	85
TOTAL:	22		39	61	100

DENSITY: 12.21 DU/AC

LOT COVERAGE: 20.2%

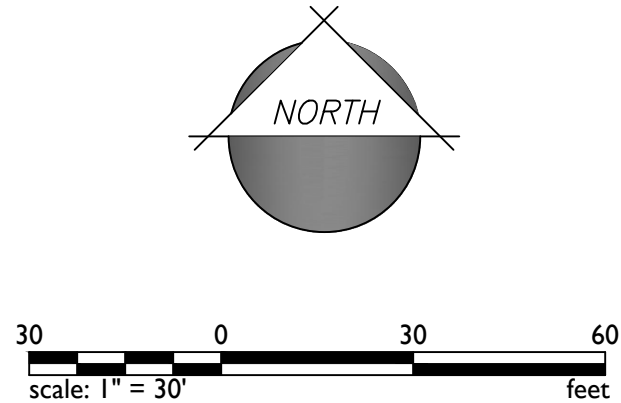
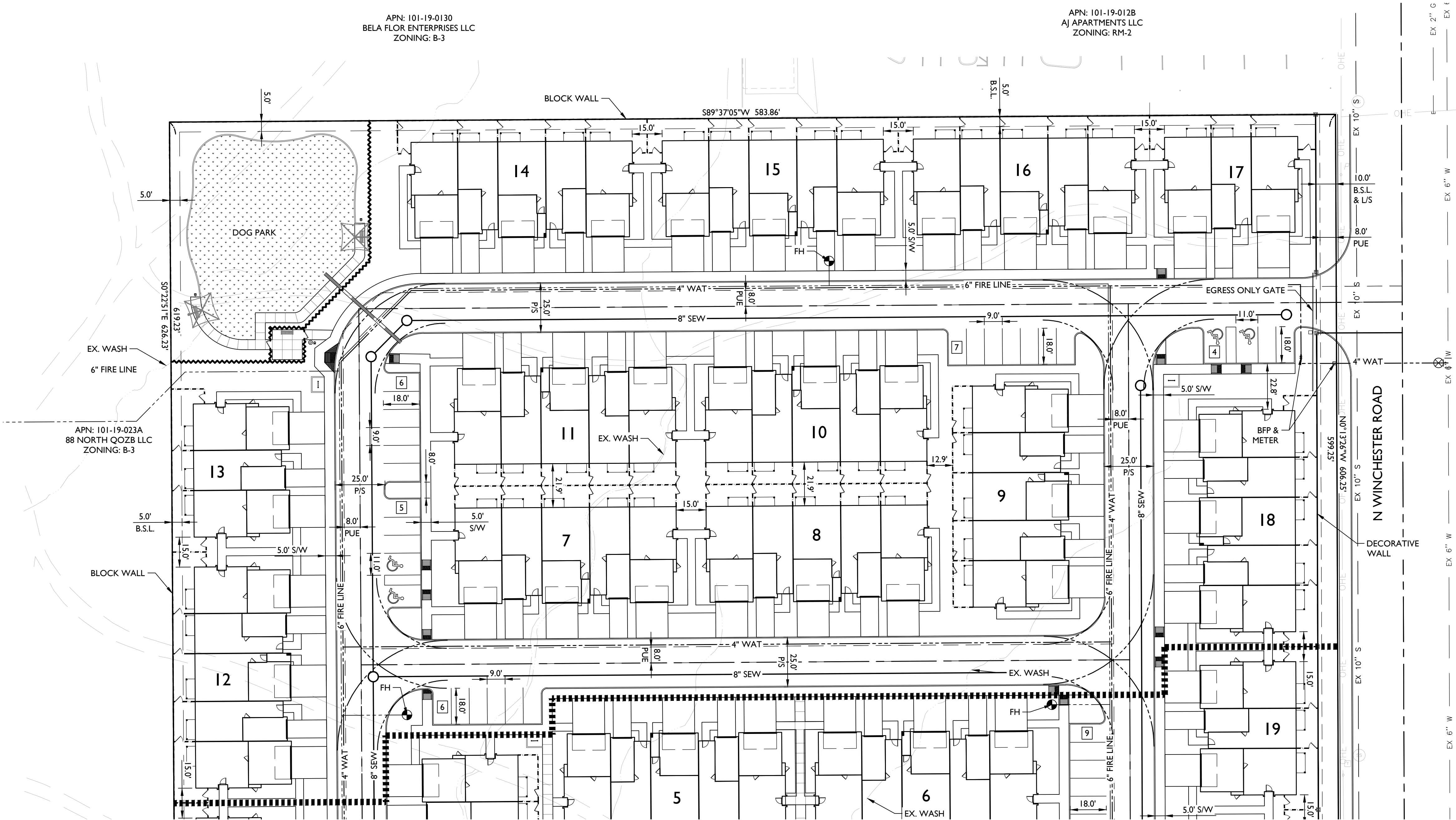
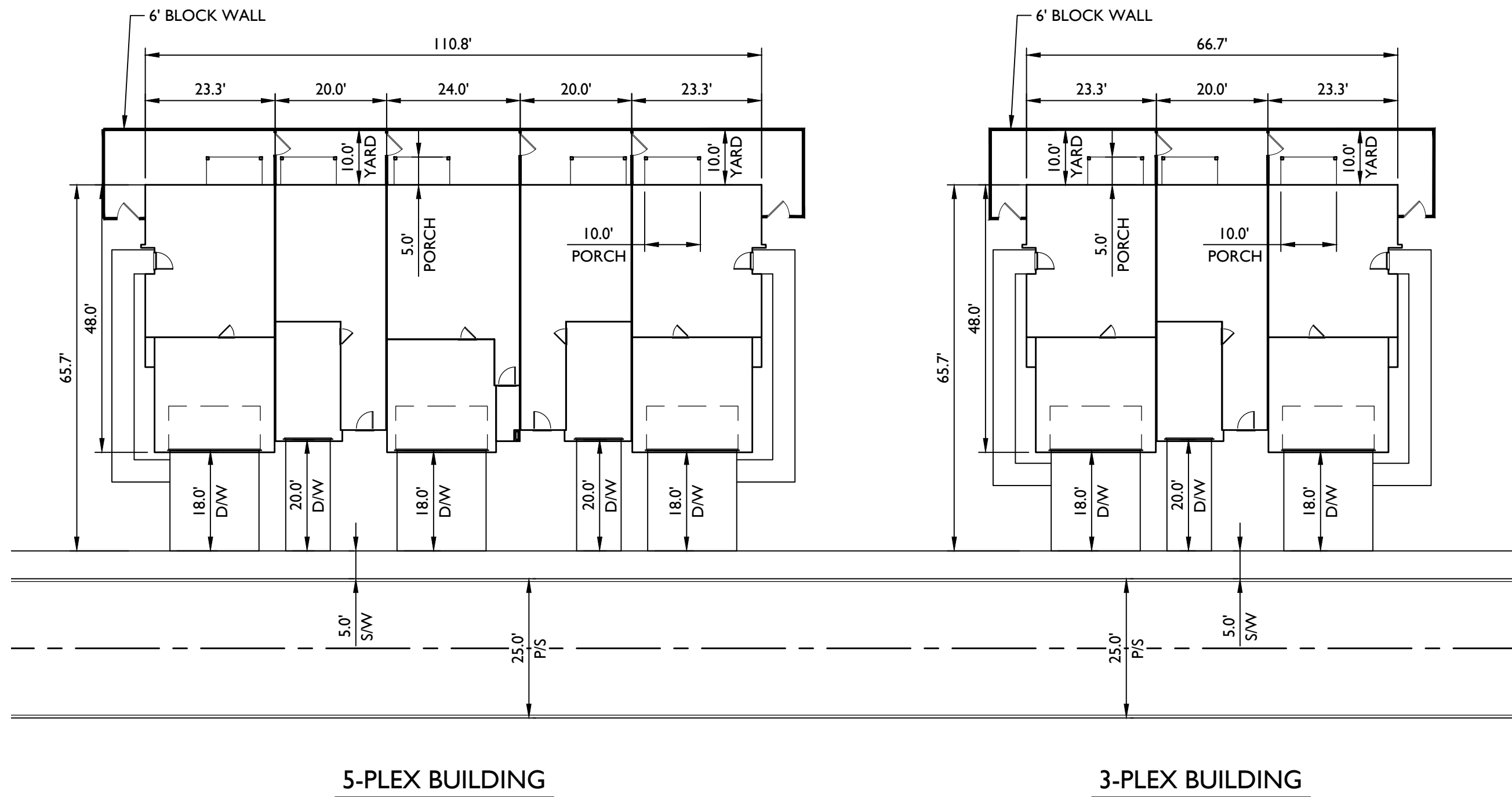
PARKING CALCULATION
REQUIRED
2+BR (2/UNIT) 200
GUEST (0.3/UNIT) 30
ACCESSIBLE 8 (NOT INCLUDED IN SUM)
TOTAL REQUIRED: 230 SPACES

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

TYPICAL BUILDING DETAILS



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.

800.441.1111 or 1-800-875-ARIZONA
In Maricopa County: (602)283-1100

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

Date

6/12/25

Hudd Hassell, Pres.

Printed Name of Owner

Signature of Owner

Date

State of Arizona)

) ss

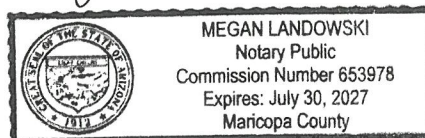
County of Maricopa

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]

Signature of Owner

[Signature]

Date

State of Arizona)

) ss

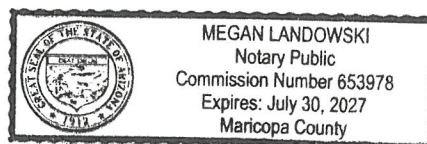
County of Maricopa)

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

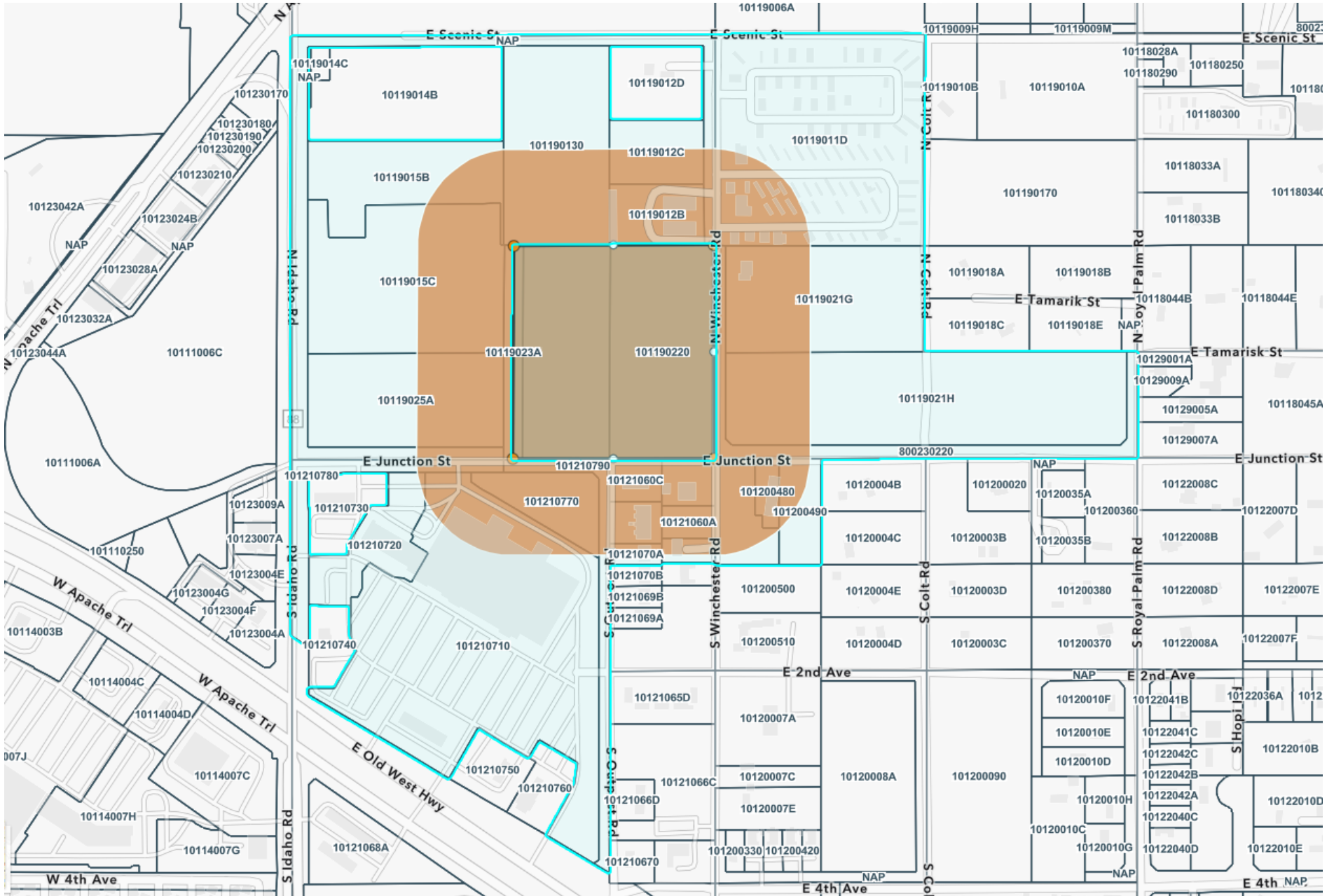
10119023A
88 NORTH QOZB LLC
1635 N GREENFIELD RD STE 115
MESA , AZ 85205-5401

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

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

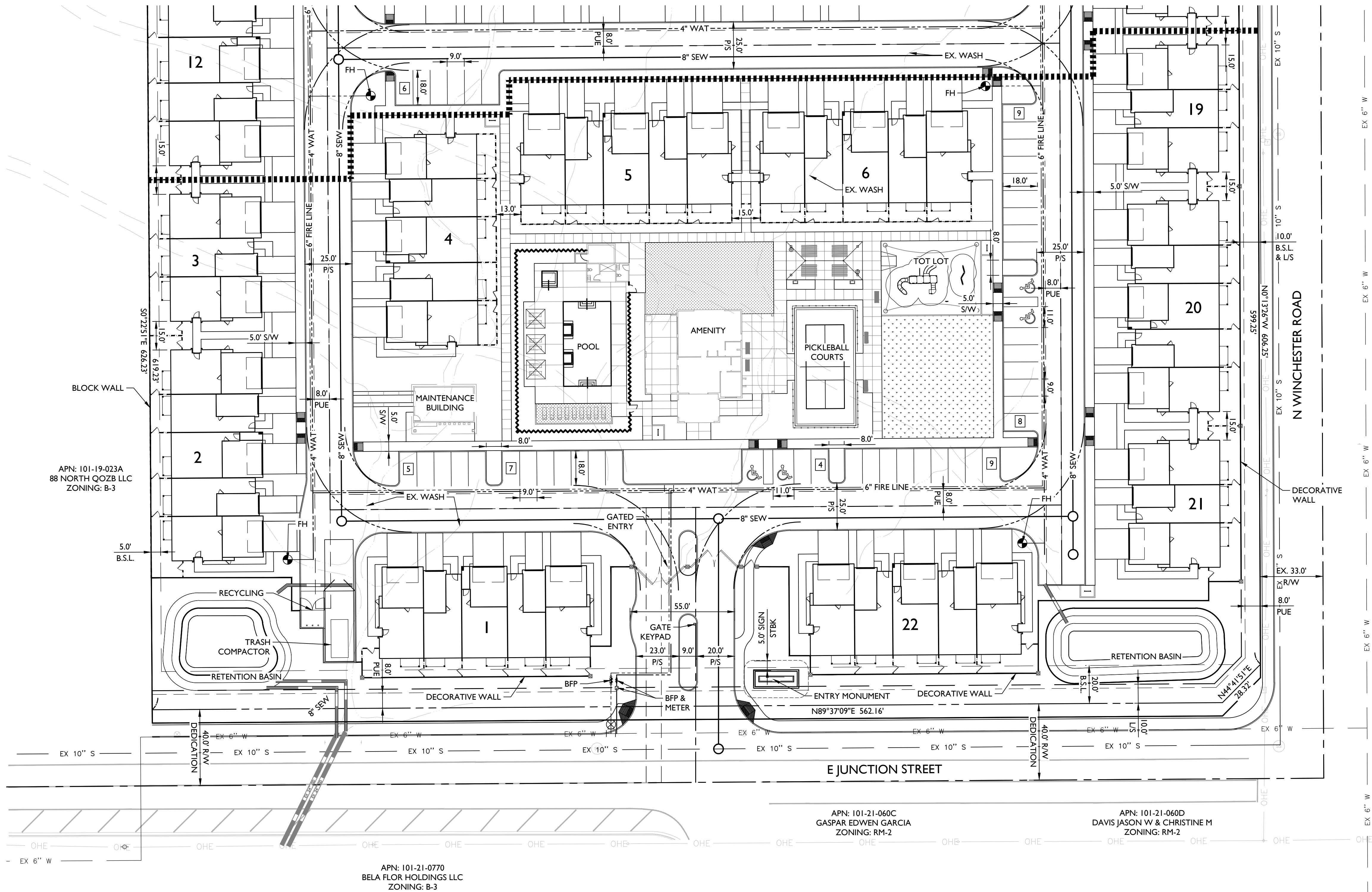
City, State, Zip

Telephone

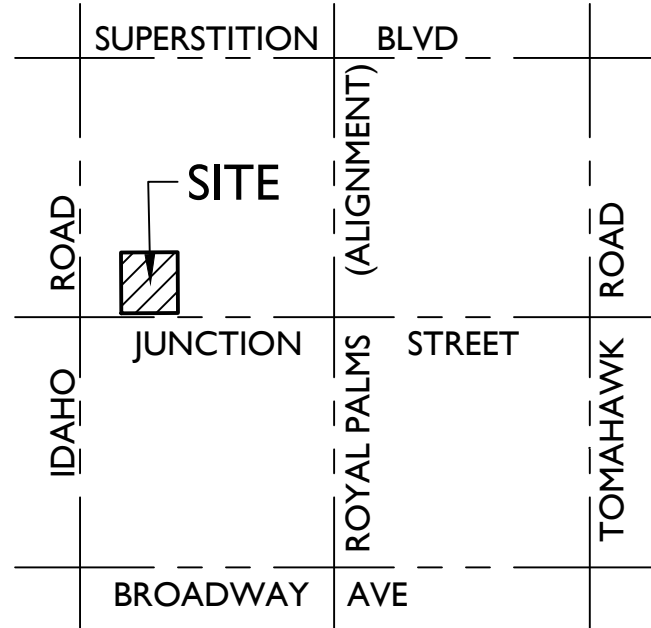
SITE PLAN FOR SKYLINE TOWNS

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



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@belaflor.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@epsgroupinc.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		
		2BD	3BD	TOTAL
3-PLEX:	5	5	10	15
5-PLEX:	17	34	51	85
TOTAL:	22	39	61	100

DENSITY: 12.21 DU/AC

LOT COVERAGE: 20.2%

PARKING CALCULATION

REQUIRED
2+BR (2/UNIT)

GUEST (0.3/UNIT)
ACCESSIBLE

TOTAL REQUIRED: 230 SPACES

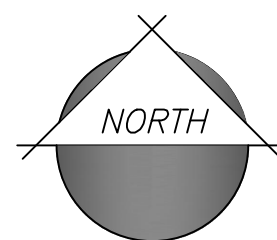
PROVIDED	
SURFACE (GUEST)	70
DRIVEWAY	39
GARAGE	161
ACCESSIBLE	8 (NOT INCLUDED IN SUM)
TOTAL PROVIDED:	270 SPACES

NOTES

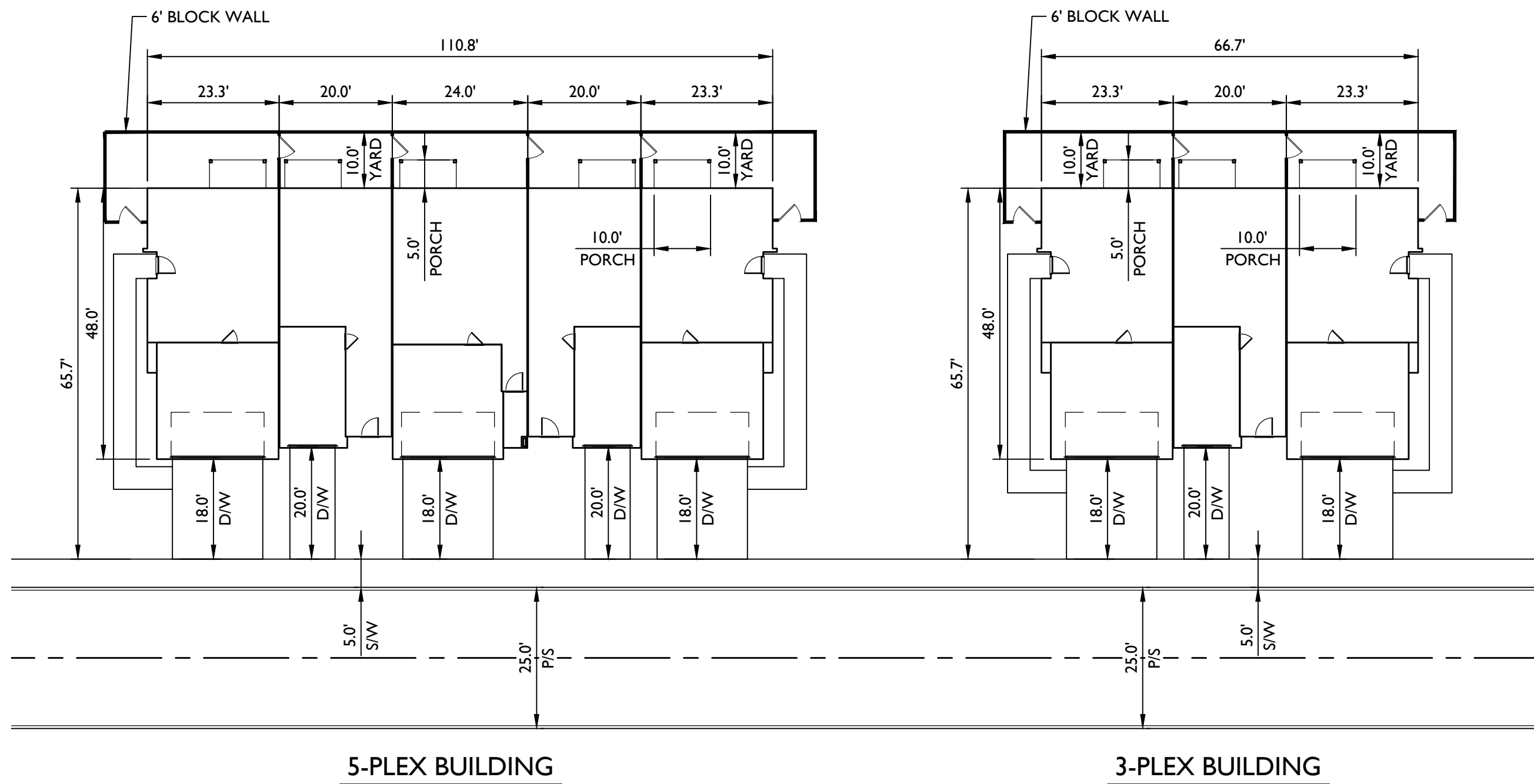
- I. FOR MORE WALL COLUMN INFORMATION AND LOCATIONS, PLEASE REFER TO LANDSCAPE WALL PLANS.

LEGEND

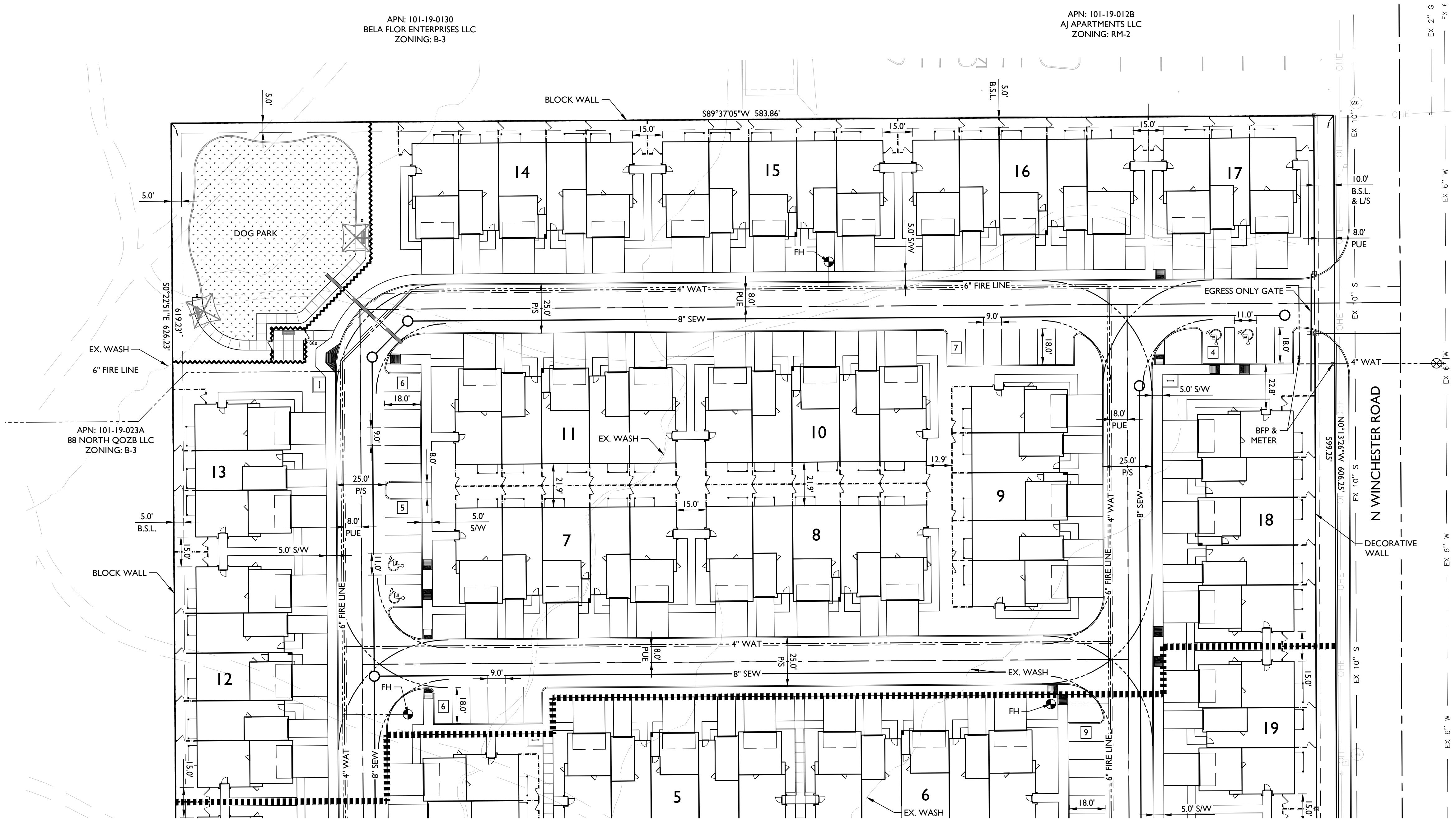
- | | |
|---|-------------------------------|
|  | FIRE HYDRANT (FH) |
|  | MANHOLE |
|  | EASEMENT |
|  | RIGHT-OF-WAY |
|  | SIDEWALK |
|  | PUBLIC UTILITY EASEMENT |
|  | PRIVATE STREET TRACT |
|  | VEHICULAR NON-ACCESS EASEMENT |
|  | BUILDING SETBACK LINE |
|  | SETBACK |
|  | LANDSCAPE SETBACK |
|  | FIRE HYDRANT |
|  | BACKFLOW PREVENTER |
|  | PROPERTY BOUNDARY |
|  | STREET CENTERLINE |
|  | STREET RIGHT-OF-WAY |
|  | EASEMENT |
|  | LOT LINE |
|  | SEWER LINE |
|  | WATER LINE |
|  | VEHICULAR NON-ACCESS EASEMENT |
|  | SHEET MATCH LINE |



TYPICAL BUILDING DETAILS

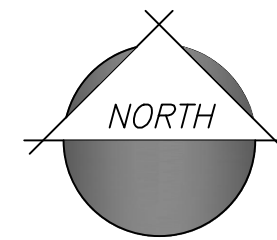


MATCH SHEET I



LEGEND

- FIRE HYDRANT (FH)
- MANHOLE
- ESMT
- EASEMENT
- R/W
- S/W
- PUE
- P/S
- 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:
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.
ARIZONA 811
800-488-8746
In Maricopa County: (602)263-1100

Designer: EPS
Drawn by: LFT

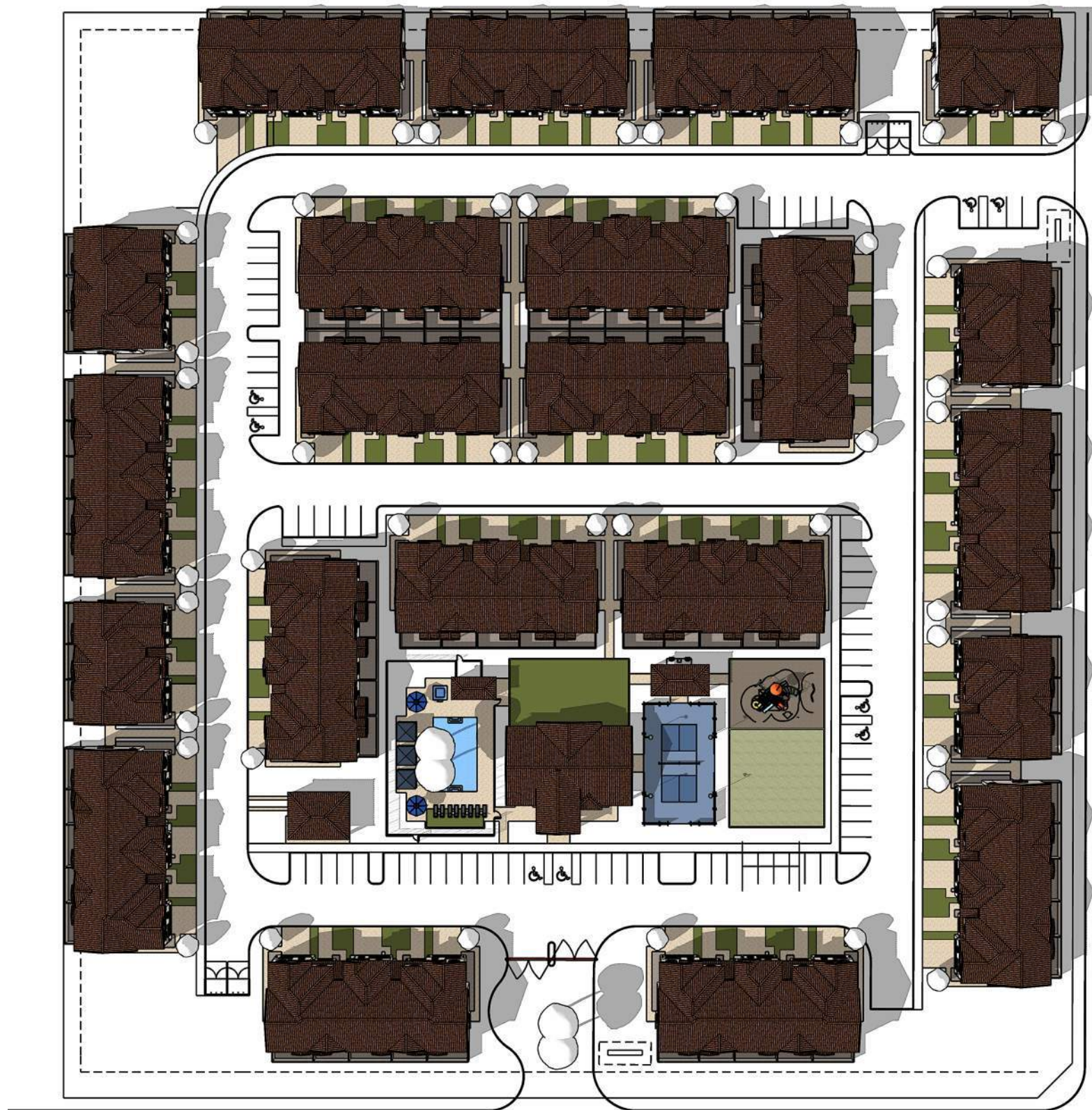
Preliminary
Not For
Construction
Or
Recording

Job No.
22-0273

SP02

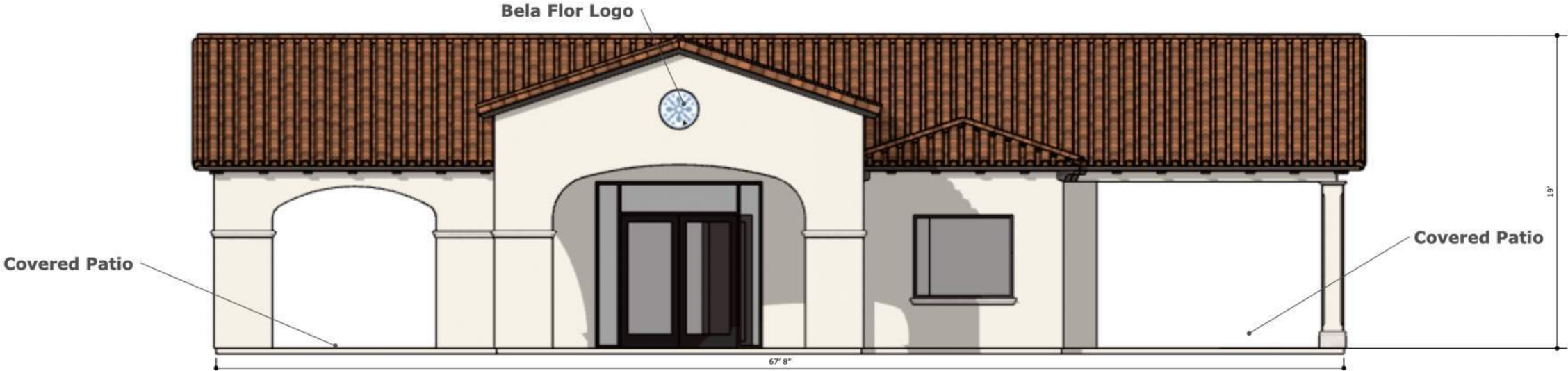
Sheet No.
2
of 2

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

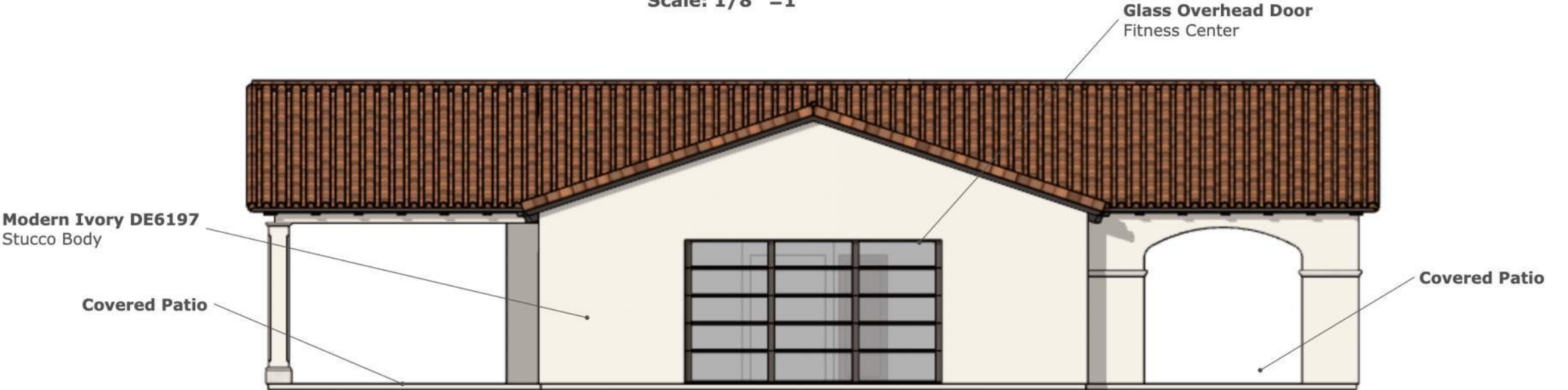




BIG IDEA HOUSE LLC



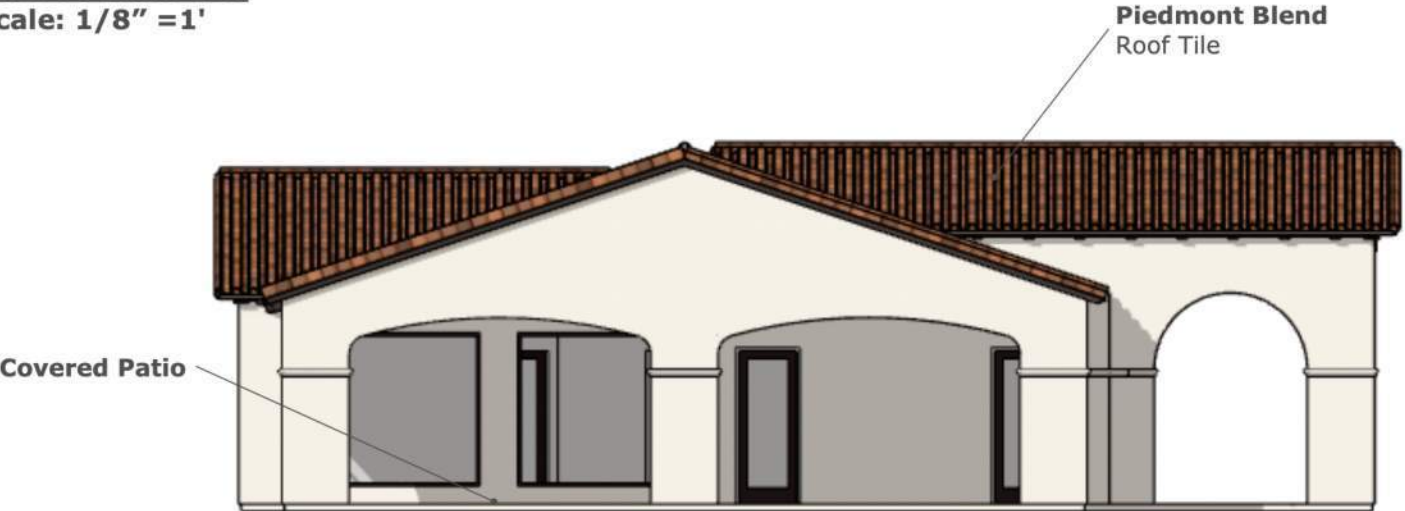
FRONT ELEVATION
Scale: 1/8" = 1'



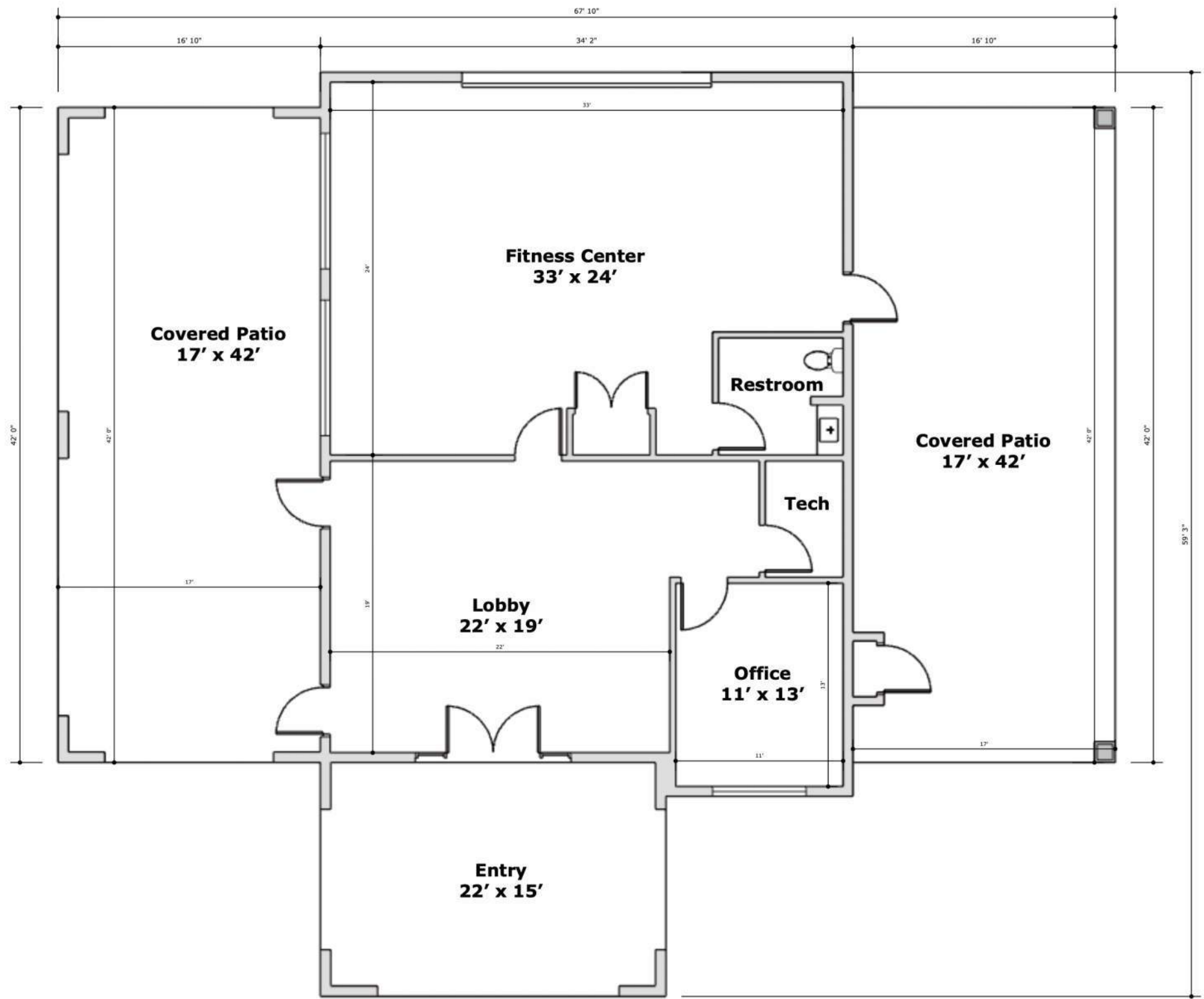
REAR ELEVATION
Scale: 1/8" = 1'



RIGHT ELEVATION
Scale: 1" = 10'



LEFT ELEVATION
Scale: 1" = 10'



Scale: 1/8" = 1'



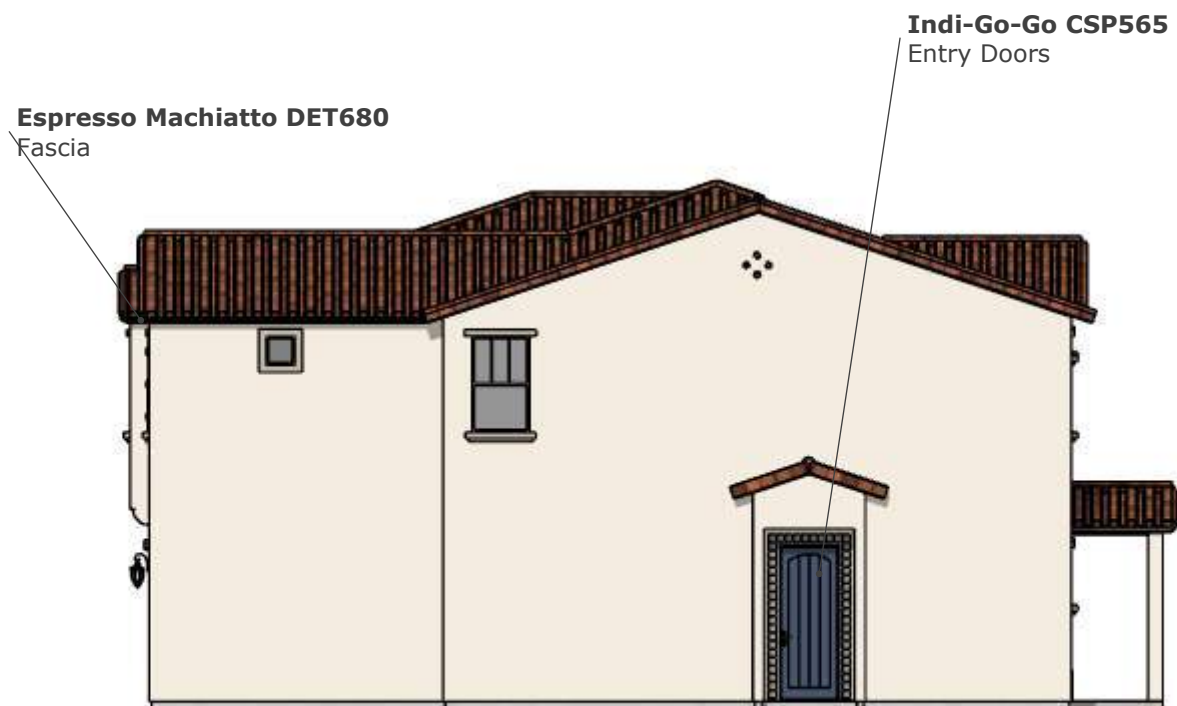
BIG IDEA HOUSE LLC



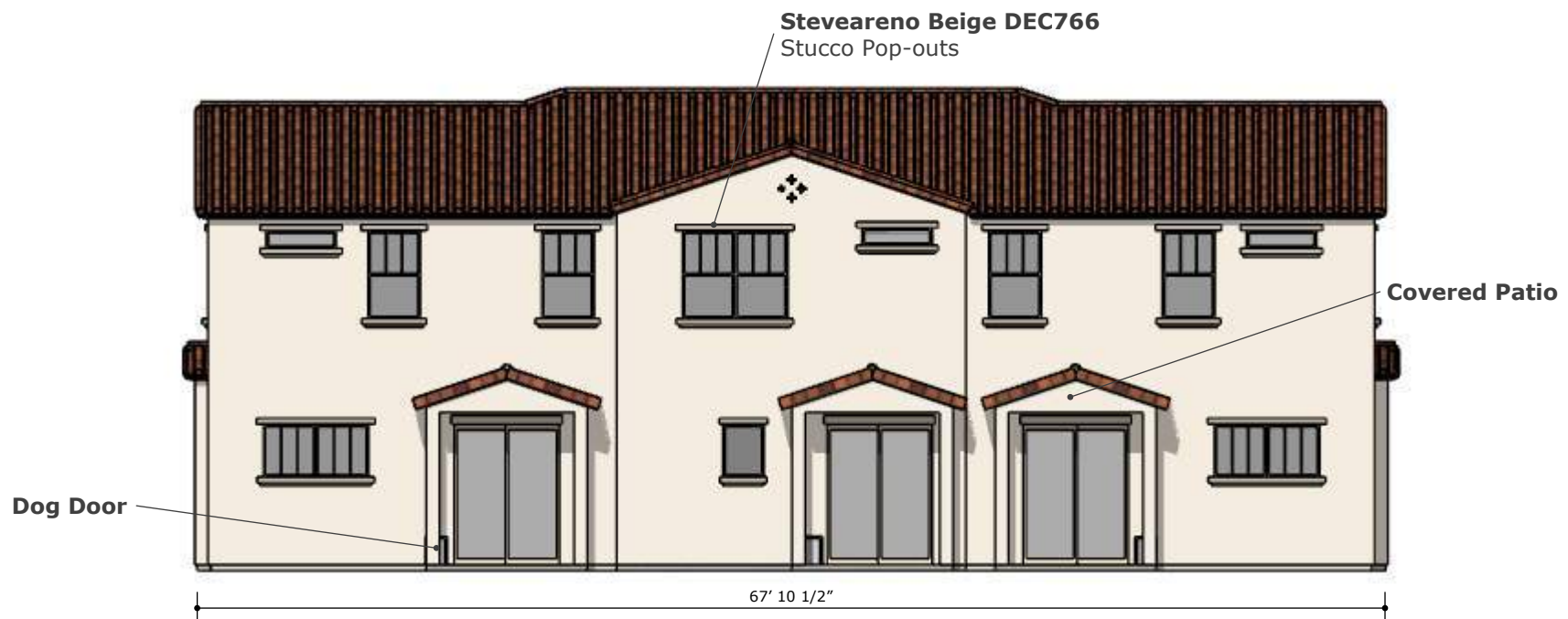
FRONT ELEVATION



LEFT ELEVATION



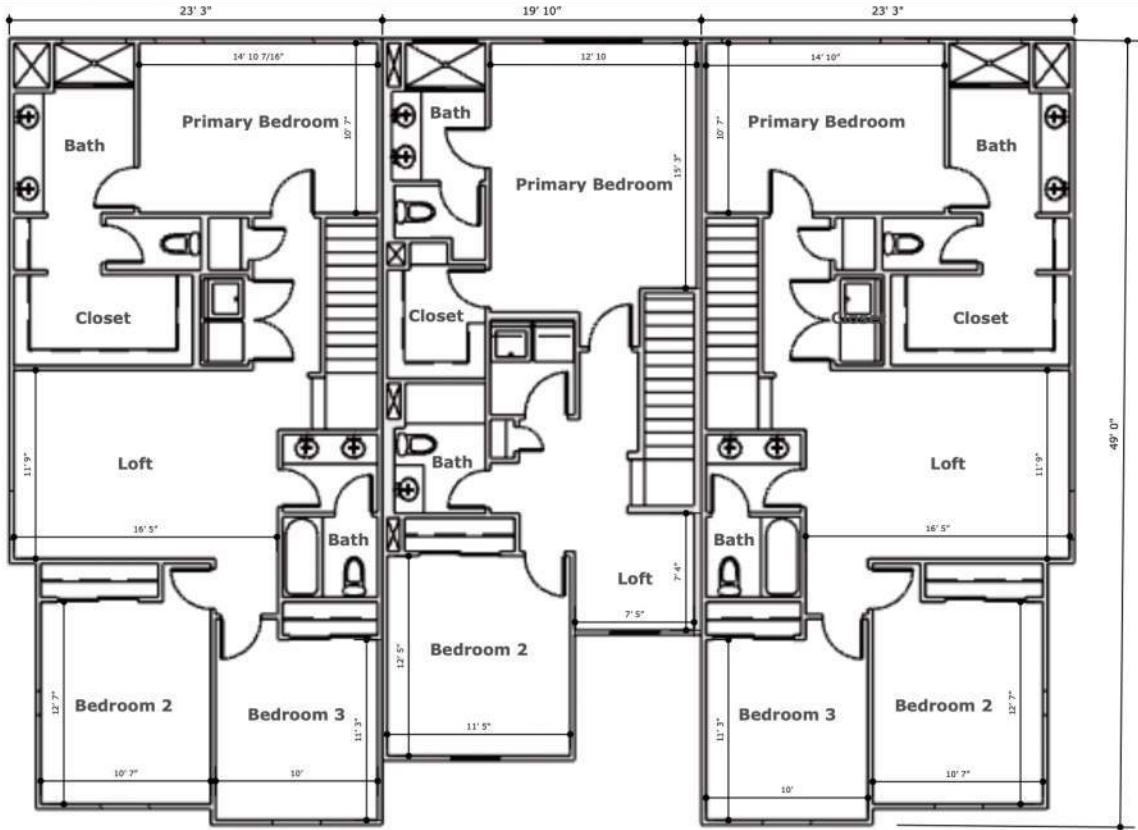
RIGHT ELEVATION



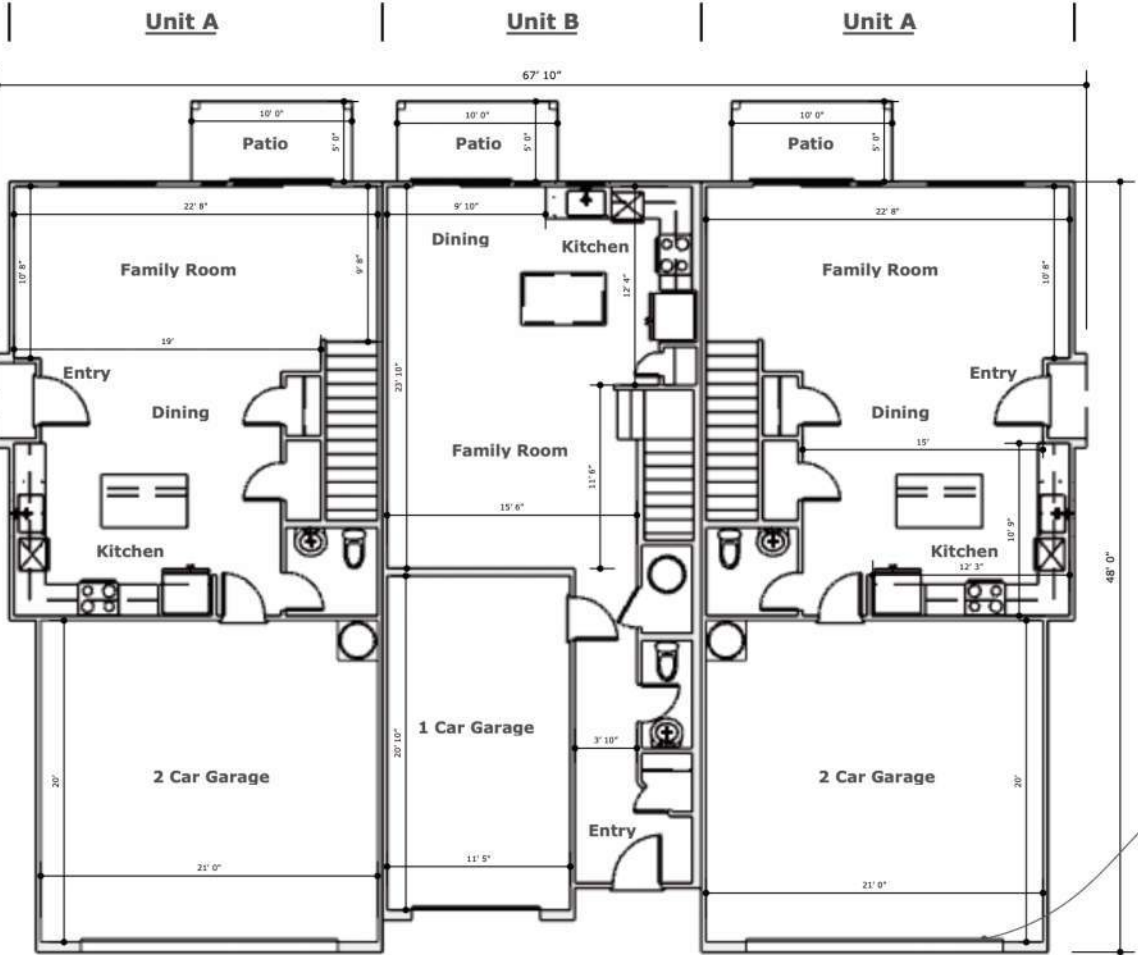
REAR ELEVATION

Scale: 1" = 10'

SECOND LEVEL



MAIN LEVEL



Scale: 1" = 12'



BIG IDEA HOUSE LLC

Indi-Go-Go CSP565
Wood Shutters

Espresso Machiatto DET680
Garage Doors

Gable Detail:
Terracotta Vents



FRONT ELEVATION



RIGHT ELEVATION

Indi-Go-Go CSP565
Entry Doors

Espresso Machiatto DET680
Fascia

Steveareno Beige DEC766
Stucco Pop-outs

Piedmont Blend
Roof Tile



LEFT ELEVATION



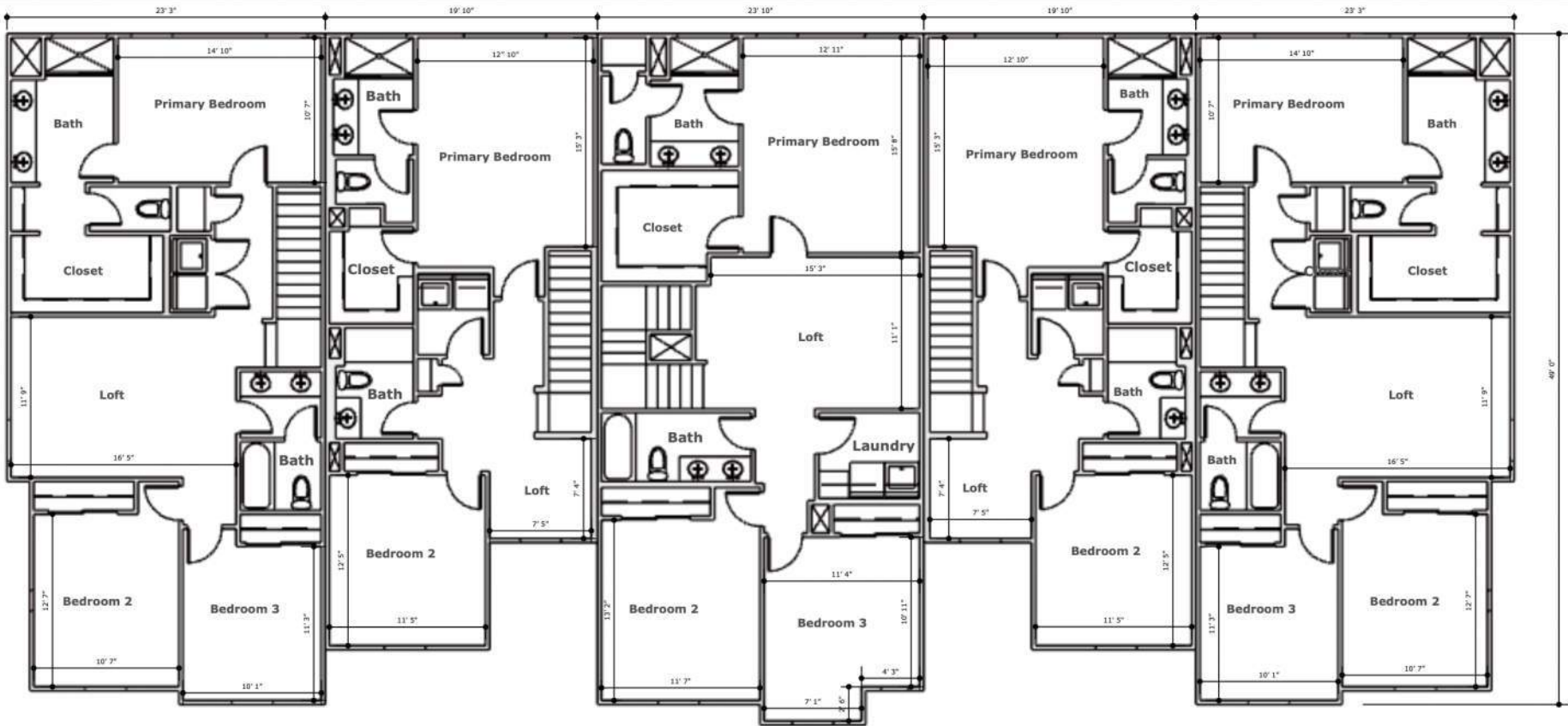
Dog Door

REAR ELEVATION

Covered Patio

Scale: 1" = 10'

SECOND LEVEL



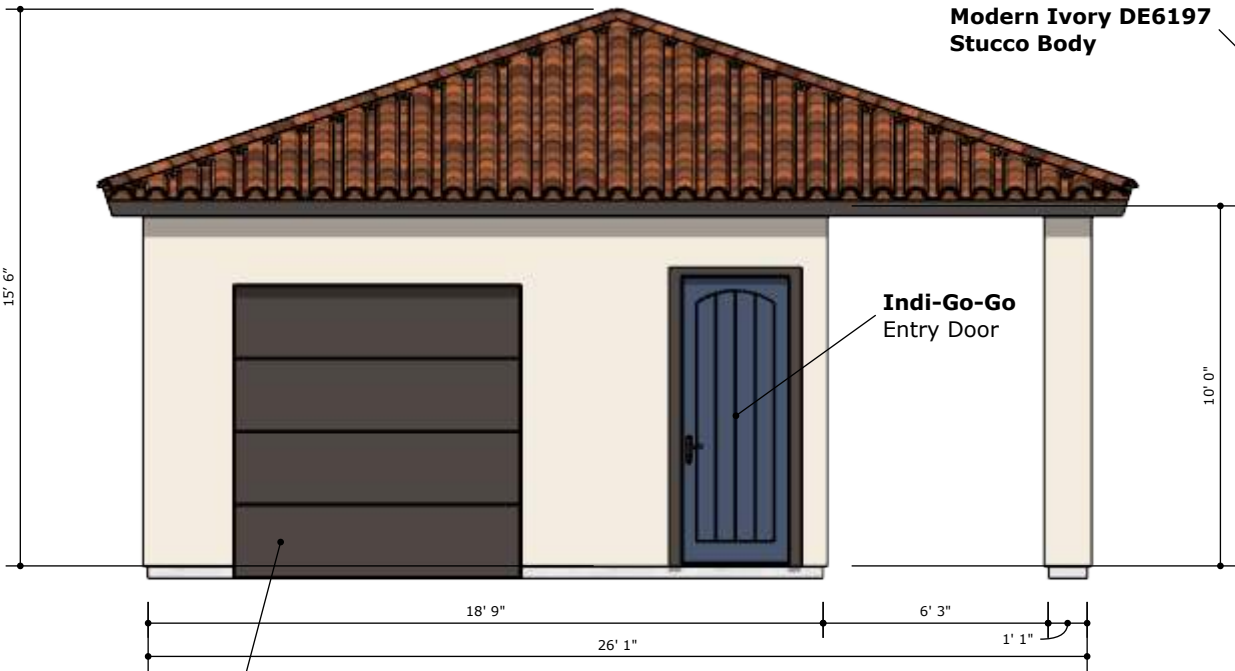
MAIN LEVEL



8" Deep Garage Doors

Scale: 1" = 12'



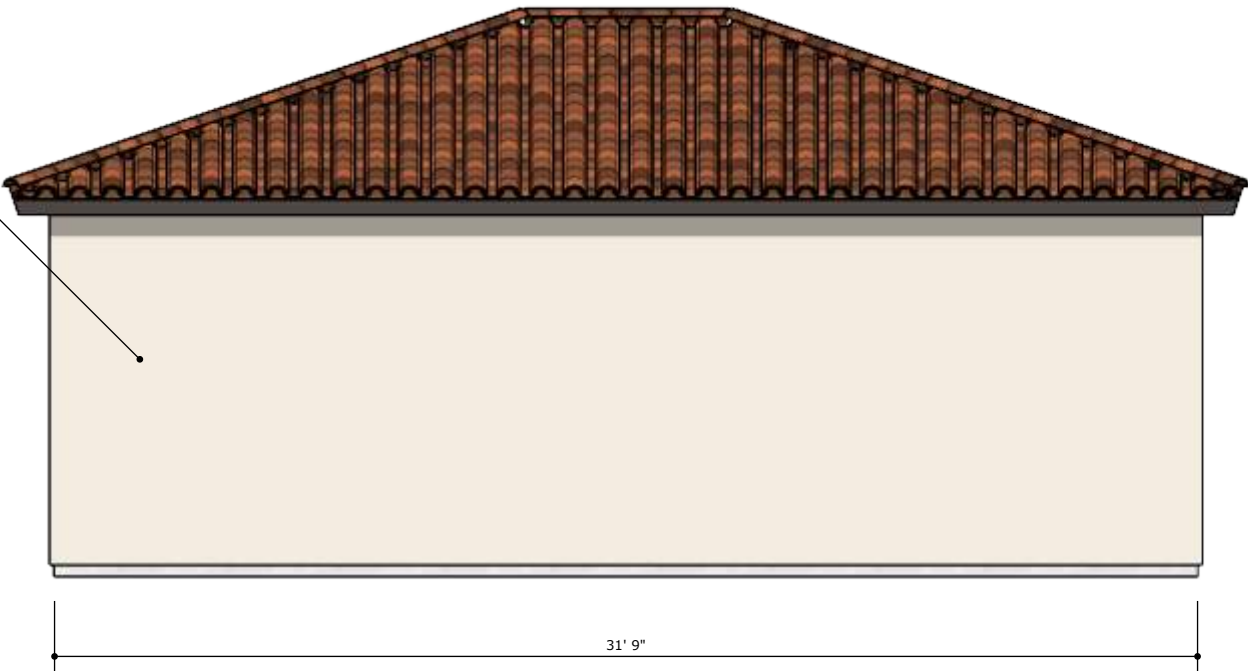


FRONT ELEVATION

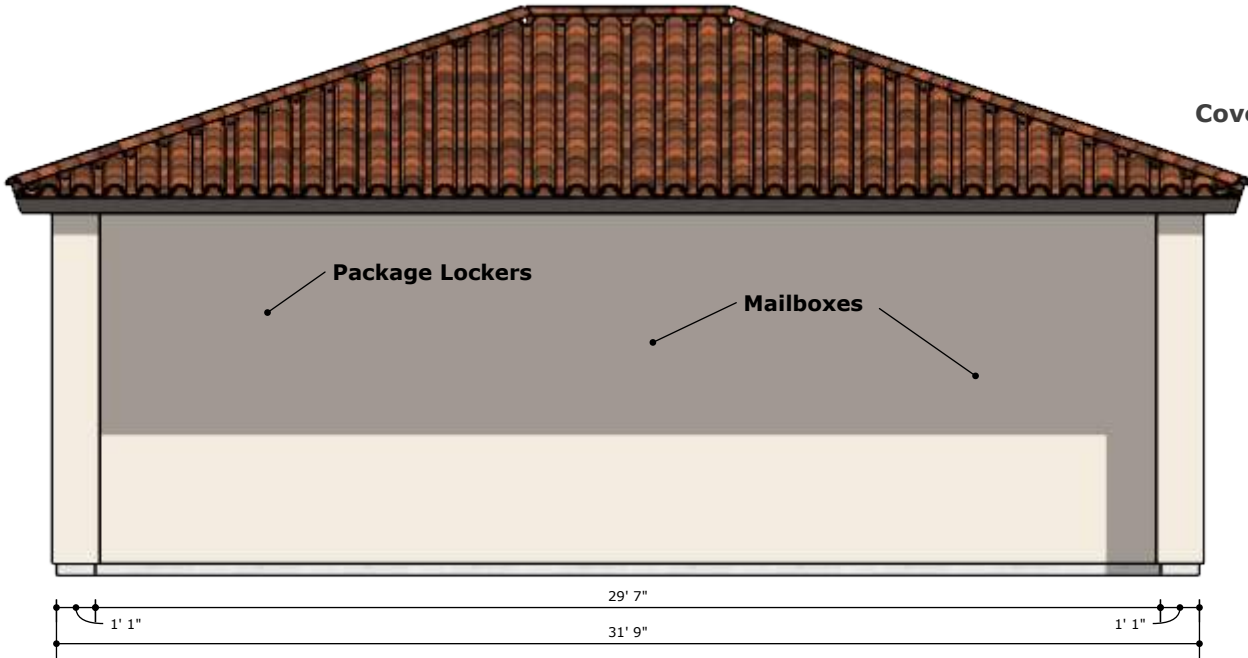
Espresso Machiatto
Fascia/Door Trim/Garage

Modern Ivory DE6197
Stucco Body

Indi-Go-Go
Entry Door



LEFT ELEVATION

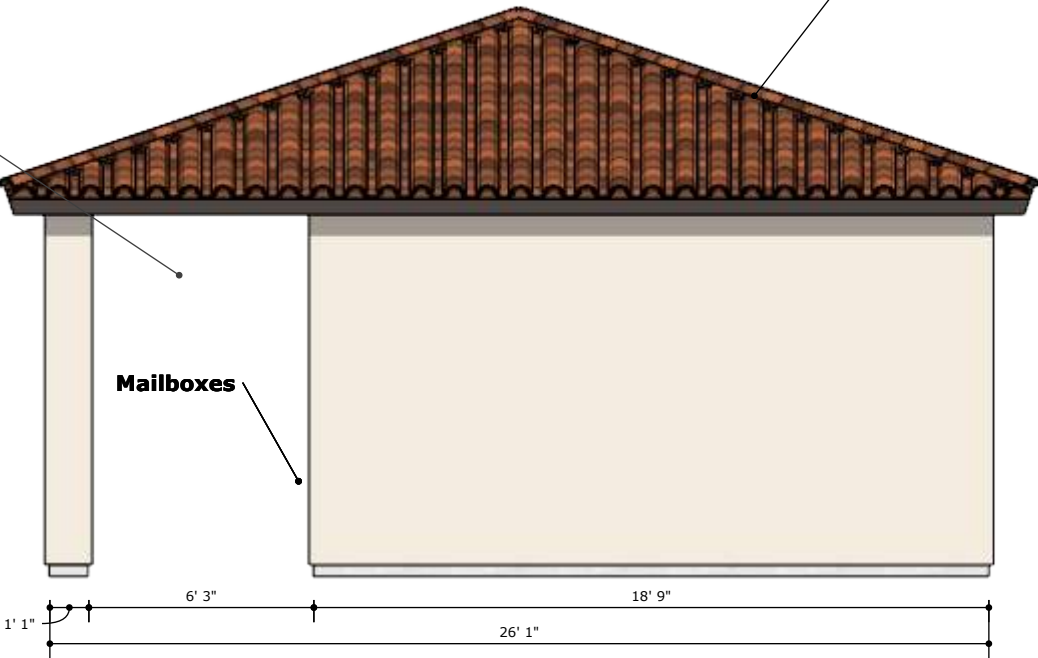


REAR ELEVATION

Package Lockers

Mailboxes

Covered Breezeway

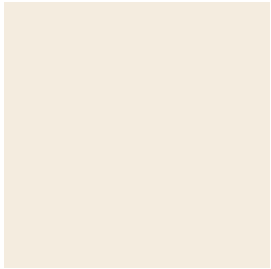


RIGHT ELEVATION

Mailboxes

Piedmont Blend
Roof Tile

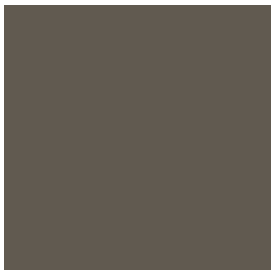
Finishes



MODERN IVORY DE6197
Stucco Body-Sand Finish



STEVEARENO BEIGE DEC766
Stucco Pop-outs-Sand Finish



DOWNING TO EARTH DET634
Garage Doors, Posts, Wood Fascia



INDI-GO-GO CSP565
Entry Doors and Wood Shutters



JET DE6378
Iron and Metal Work



SAN RAFAEL BLEND 3684
Eagle Roofing- Capistrano

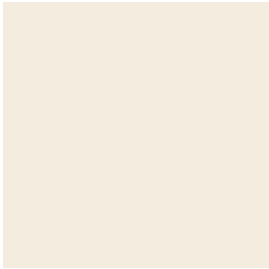


SAND-FINISHED STUCCO
Shown in Modern Ivory



GABLE DETAIL
Double Iron Cross, Talavera Tile TBD

Finishes



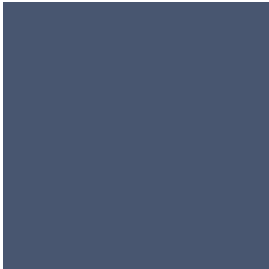
MODERN IVORY DE6197 Dunn Edwards
Stucco Body



STEVEARENO BEIGE DEC766 Dunn Edwards
Stucco Pop-outs



ESPRESSO MACHIATTO DET680 Dunn Edwards
Garage Doors, Wood Fascia



INDI-GO-GO CSP565 Benjamin Moore
Entry Doors and Wood Shutters



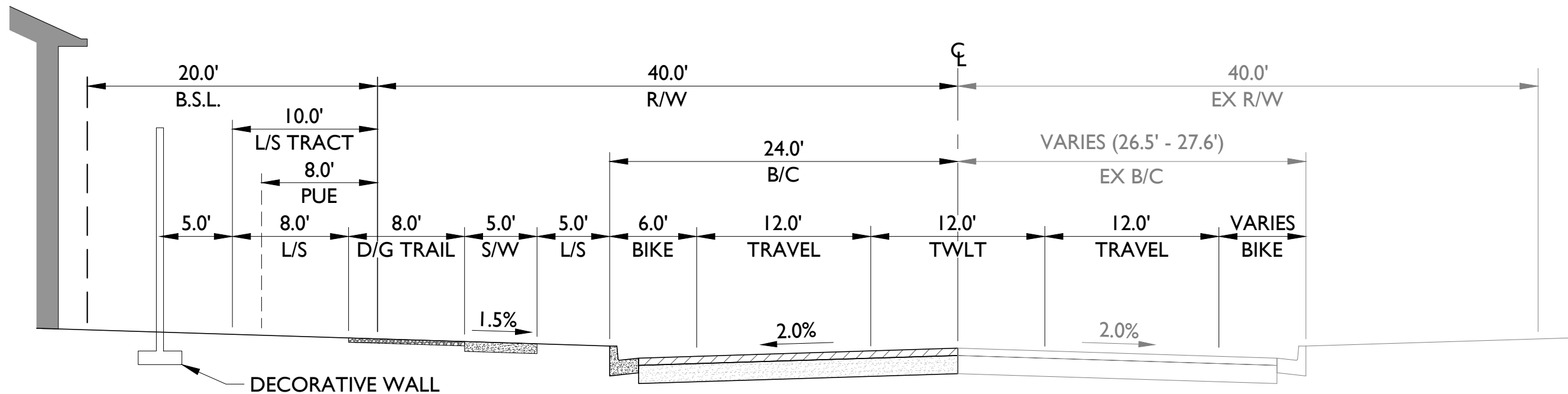
IRON ORE SW7069 Sherwin Williams
Iron and Metal Work



PIEDMONT BLEND 3636
Eagle Roofing- Capistrano



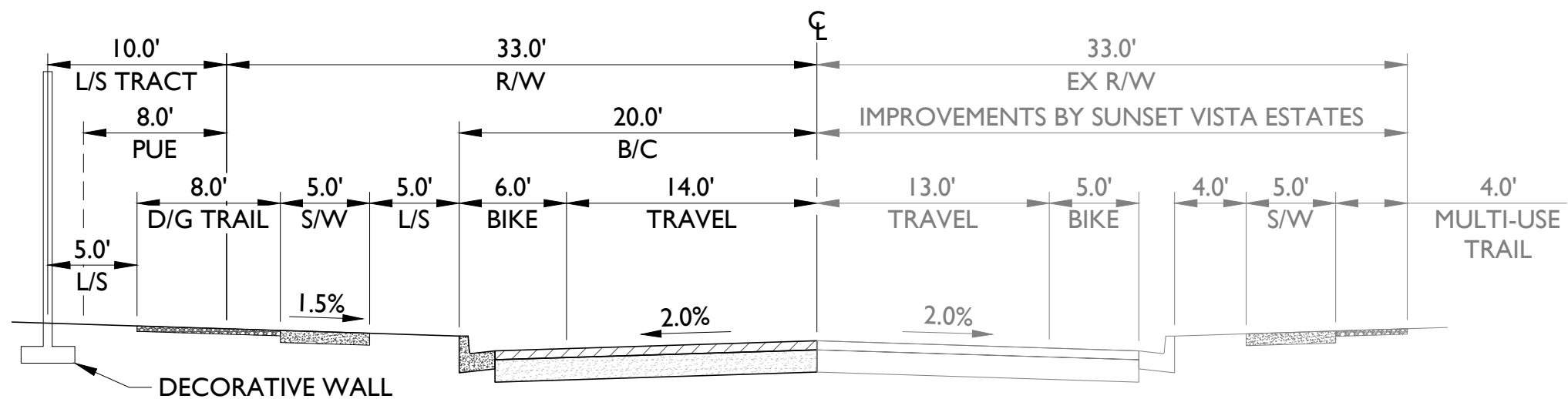
LACE FINISHED STUCCO
Shown in Modern Ivory



E. JUNCTION STREET

(LOOKING EAST)

N.T.S.



N. WINCHESTER ROAD

(LOOKING NORTH)

N.T.S.

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



Skyline Towns

Street Cross Section

JOB NO
22-0273

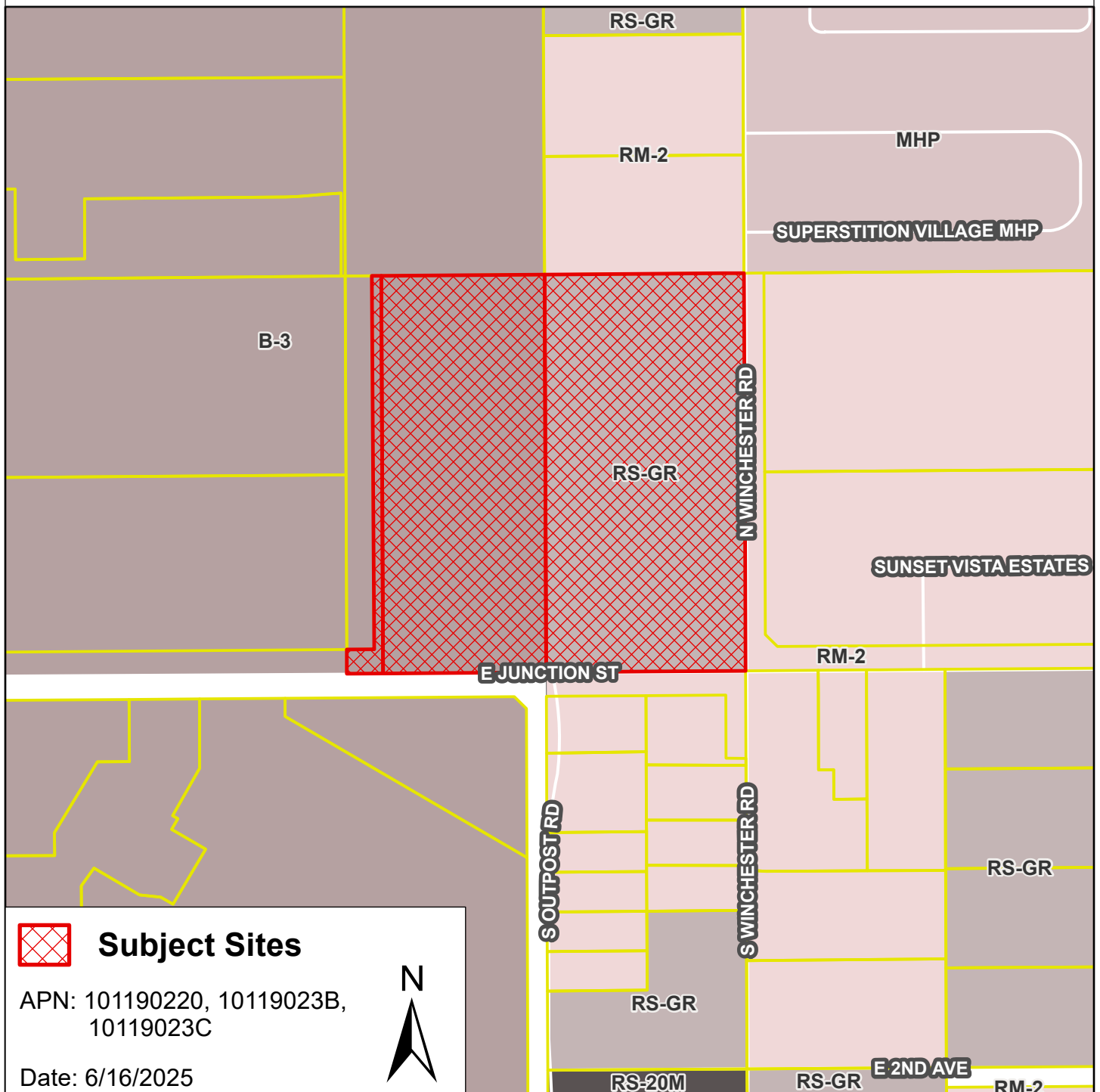
SHEET
1
OF 1



Vicinity Map

P-25-4-PZ

Rezoning request from City Center ("B-3") and General Rural Low Density Single-Family Detached Residential ("RS-GR") to High Density Multiple-Family Residential by Planned Development ("RM-2/PD") to facilitate the construction of a one hundred-unit multi-family development."



Summary of Neighborhood Meeting
Bela Flor- Skyline Towns; P-25-5-DR
June 9, 2025
Apache Junction Multi-Generational Center
1035 N. Idaho Road, Apache Junction, AZ 85119

The meeting began at 6:05 p.m.

Present from the development team included: Reese Anderson and Vanessa Macdonald, Pew & Lake PLC; and Brian Nichols, EPS Engineering. Ms. Theint Ko, Associate Planner from the City of Apache Junction, was also present.

Two (2) neighbors, Tim and Kristi Sheahan, were also in attendance. Due to the small size of the group, the meeting was informal and conversational.

Using the attached PowerPoint presentation, Mr. Anderson discussed the following details of the development:

1. Project vicinity
2. Specific requests to the City of Apache Junction
3. Existing zoning of the property
4. Project Data: number of units, parking...
5. Landscape Plan: Primary and Secondary entrances
6. Amenities in the proposed development
7. Wall design
8. Proposed product renderings, floorplans and elevations
9. Development standards deviations

The Sheahan's are the owners of the multifamily development directly north of the proposed development, and expressed support for the project. They indicated that the zoning made sense since there are two different zoning districts on the property, and RM-2 is more consistent with the surrounding area. They also believe that an influx of new residents to the City will be a good thing for Apache Junction businesses.

Mr. Nichols and Mr. Sheahan discussed drainage issues, and both agreed that this project will not have a negative impact on drainage in the area.

The meeting concluded at 6:40 p.m.

Neighborhood Meeting Sign-In Sheet

Applicant:

Pew & Lake on behalf of Bela Flor Communities

Property Location:

NWC of Junction Street and Winchester Road

Date:

June 9, 2025

Meeting Location:

Apache Junction Multi-Generational Facility; Room 119
1035 N. Idaho Road, Apache Junction 85119

Time: 6:00 p.m.

Case:

Use QR Code Below to provide Comment Zoning Case:



#	NAME	ADDRESS	ZIP	Email	PHONE
1	Tim + Kristi Sheahan	PO Box 1457 AT	85117	ajapartments@me.com	480-437-4964
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					



Skyline Towns



P-25-5-DR

Neighborhood Meeting

June 9, 2025

Apache Junction

Vicinity Map



Our Requests to the City of Apache Junction

- Rezoning from RS-GR & B-3 to RM-2/PD
 - Site Plan and Design Review approval
-
- The requested zoning district is consistent with the City's General Plan designation of Downtown Mixed-Use, which calls for a density of around 13 DU/AC.





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		
		2BD	3BD	TOTAL
3-PLEX:	5	5	10	15
5-PLEX:	17	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

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



Exit Only

Amenity Area: Pool, pickleball, Clubhouse, ramadas, barbecues and tot lot

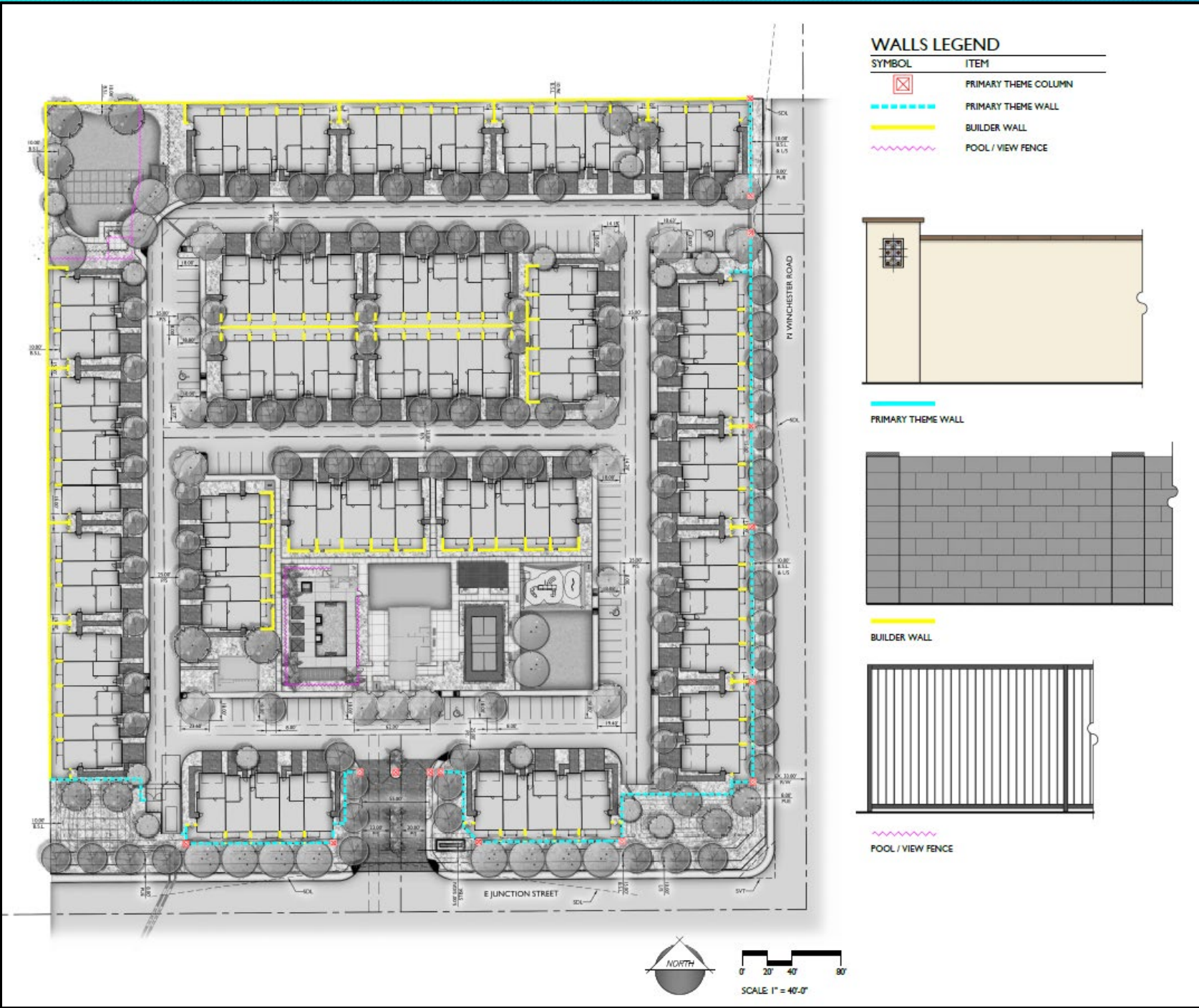


Gated Entry

Dog Park



Proposed Wall Plan

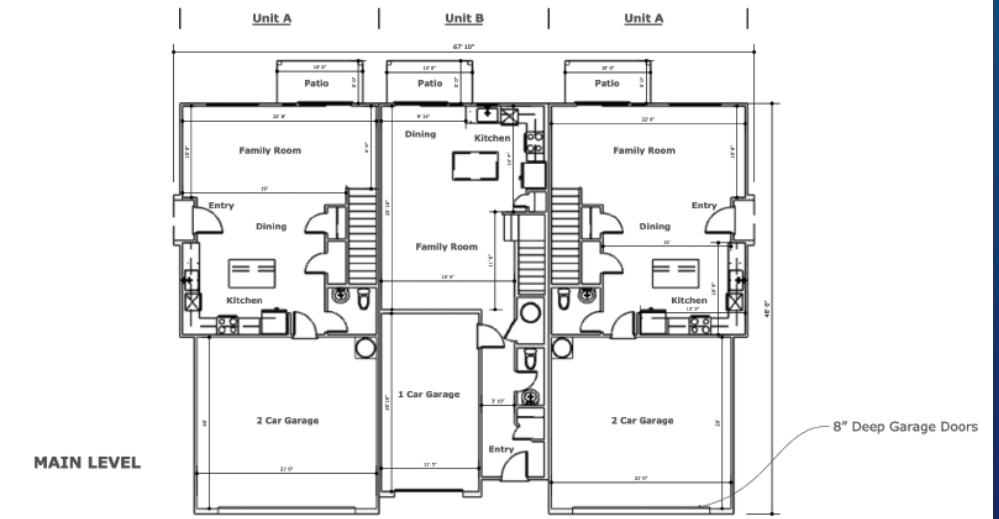
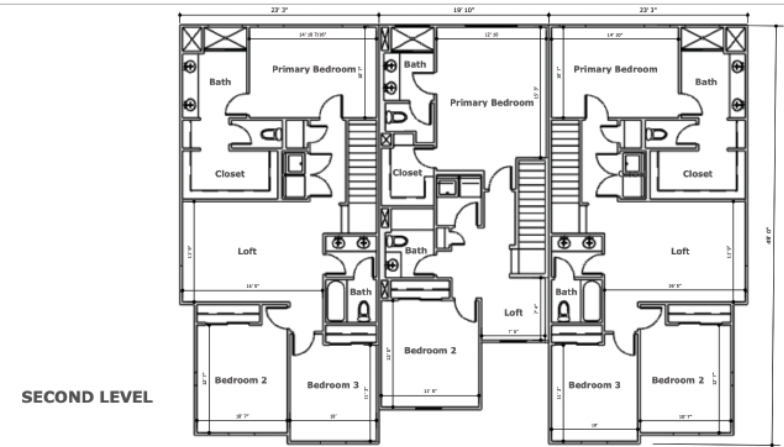
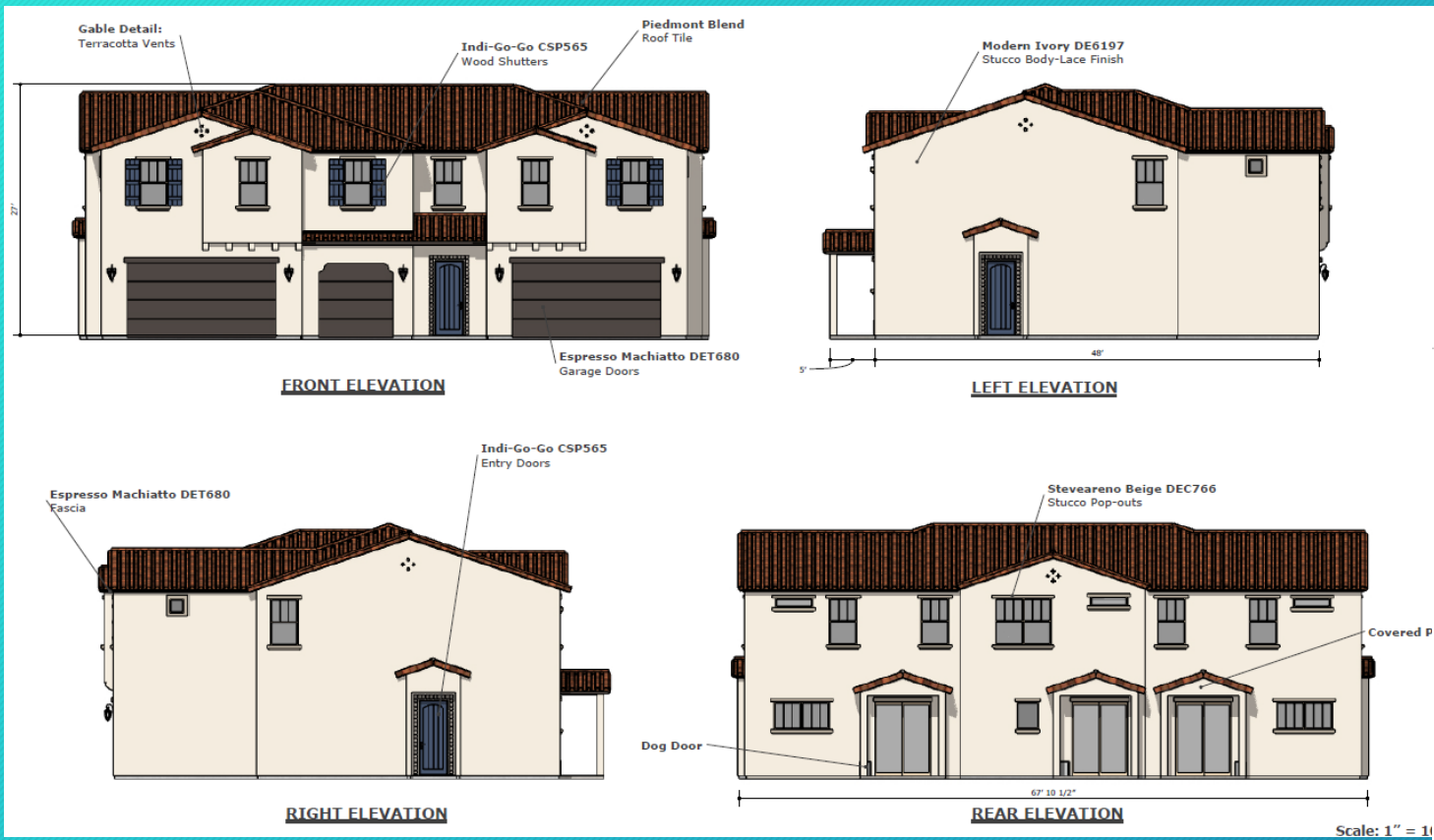


Club House Rendering





3 Plex Rendering



3 Plex Elevation and Floorplan

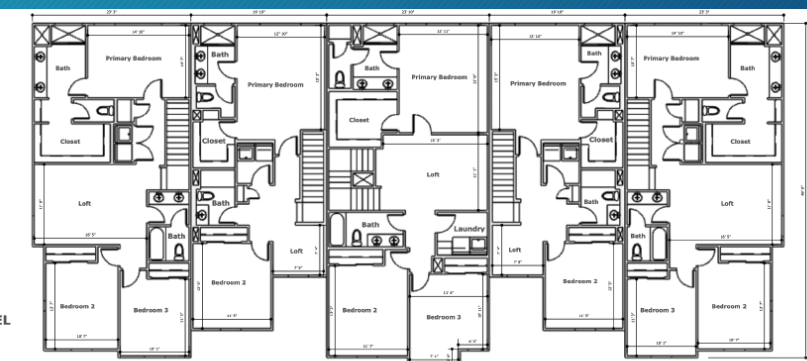
5 Plex Rendering





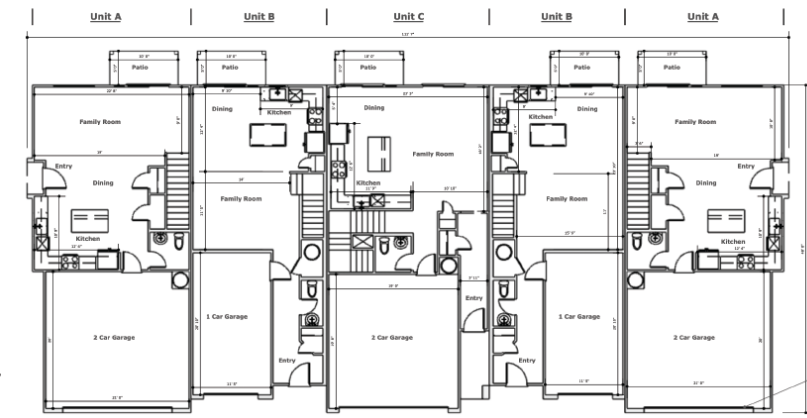
5

4D LEVEL



Scale: 1

MAIN LEVEL



5 Plex Elevation and Floorplan

Requested Deviations to the RM-2 Development Standards

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



Questions?



Reese Anderson or Sarah Prince

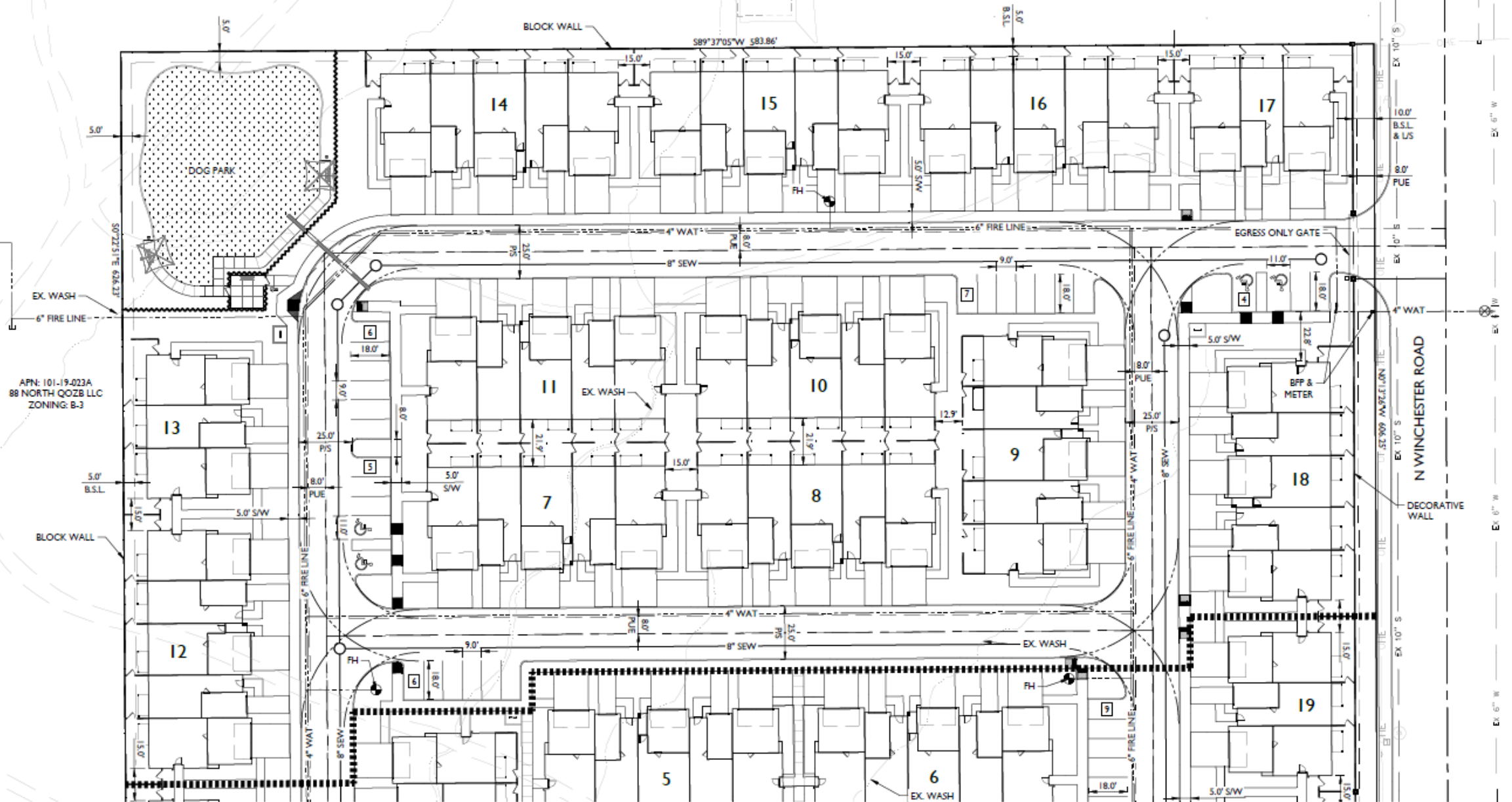
Pew & Lake, PLC

480-461-4670

reese.anderson@pewandlake.com or sarah.prince@pewandlake.com

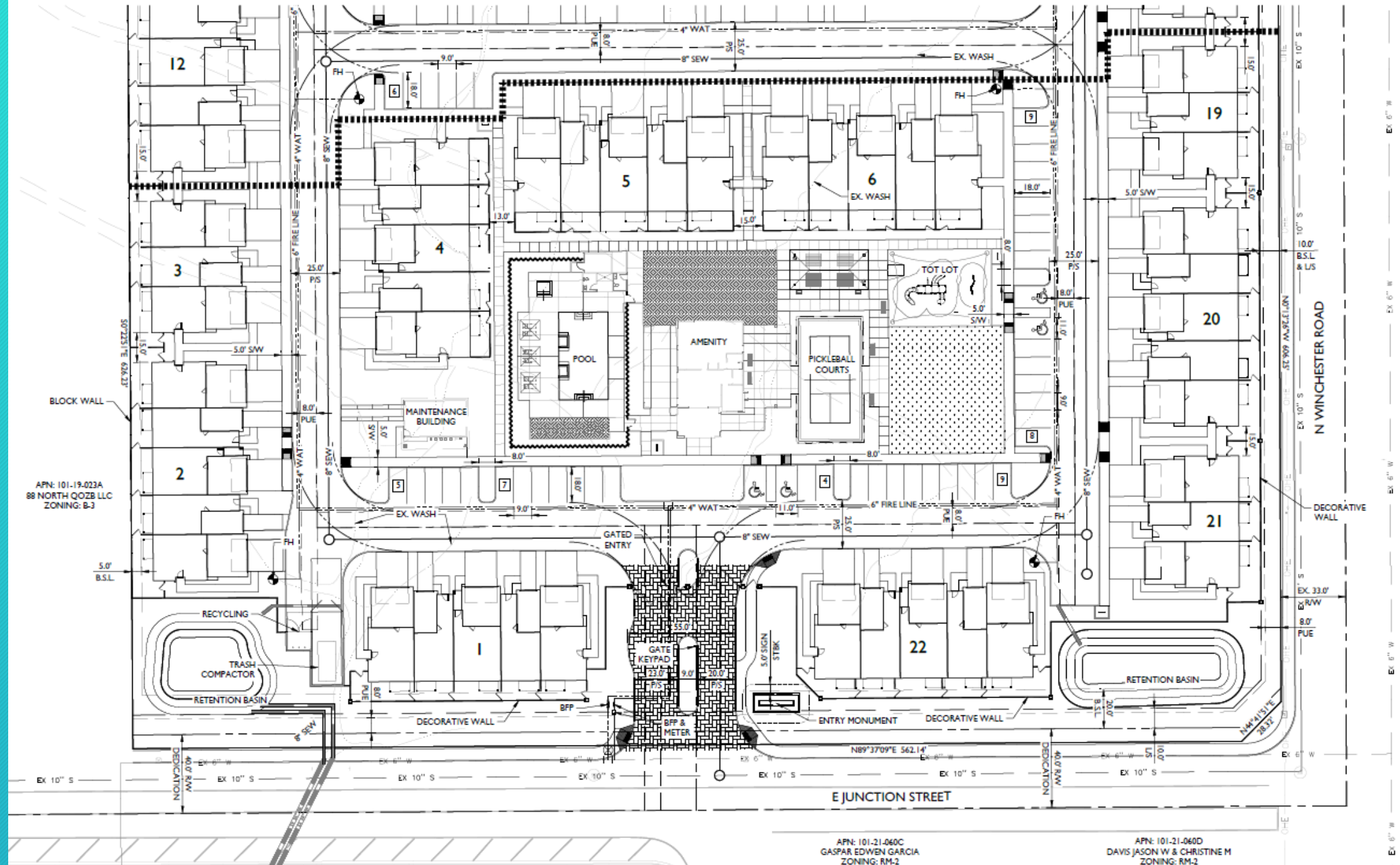
APN: 101-19-0130
BELA FLOR ENTERPRISES LLC
ZONING: B-3

APN: 101-19-0128
AJ APARTMENTS LLC
ZONING: RM-2



MATCH SHEET I

MATCH SHEET 2



APN: 101-19-023A
88 NORTH QOZB LLC
ZONING: B-3

APN: 101-21-060C
GASPAR EDWIN GARCIA
ZONING: RM-2

APN: 101-21-060D
DAVIS JASON W & CHRISTINE M
ZONING: RM-2

Erika Hernandez

From: Steve <progressivesteve09@gmail.com>
Sent: Sunday, July 20, 2025 9:26 PM
To: Erika Hernandez; Rudy Esquivias
Subject: [External] P-25-4-PZ Skyline

Hello Erika,

Unfortunately, I will be unable to attend the PZ meeting Tuesday evening. Please note that I support this project. The pedestrian, bikeway and equestrian trail are greatly needed and I thank the planning staff for having this included. There does not seem to be a requirement for sidewalks along Winchester. Sidewalks on Winchester are needed and I hope included.

Thanks for all the hard work with the owners and developers to build a great Apache Junction downtown.

Best Regards,

Stephen Harshman
250 S Tomahawk Rd Spc 98
Apache Junction, AZ 85119
Cell: 8472178619
Sent from my iPhone
SJHarshman



City of Apache Junction
Development Services Department



SITE PLAN & DESIGN REVIEW (DR)
APPROVAL LETTER

July 16, 2025

Pew & Lake, PLC
Attn: Reese Anderson
1744 s Val Vista Dr STE 217
Mesa, AZ 85204

Subject: Skyline Towns (P-25-5-DR)

Dear Reese Anderson,

The Development Services Division completed the multi-family site plan and design review for Skyline Towns Multi-Family Development.

This letter is to inform you that your design review has been approved, with the following conditions of approval:

1. The development shall include an eight-foot (8') multi-use trail along Junction Street.
2. The development shall utilize "sand-finish" stucco for the exterior on the club house building as shown in P-25-5-DR 1st submittal. All other buildings on site shall utilize "Monterey-finish" stucco.

If the rezoning case P-25-4-PZ is approved by Council, there is a mandatory 30 day waiting period before the rezoning is effective.

Please keep this approval letter for your records.

Best,

Erika Hernandez
Planner | Development Services
ehernandez@apachejunctionaz.gov

Hours: Monday-Thursday 7am-6pm; *closed on Fridays.*