

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



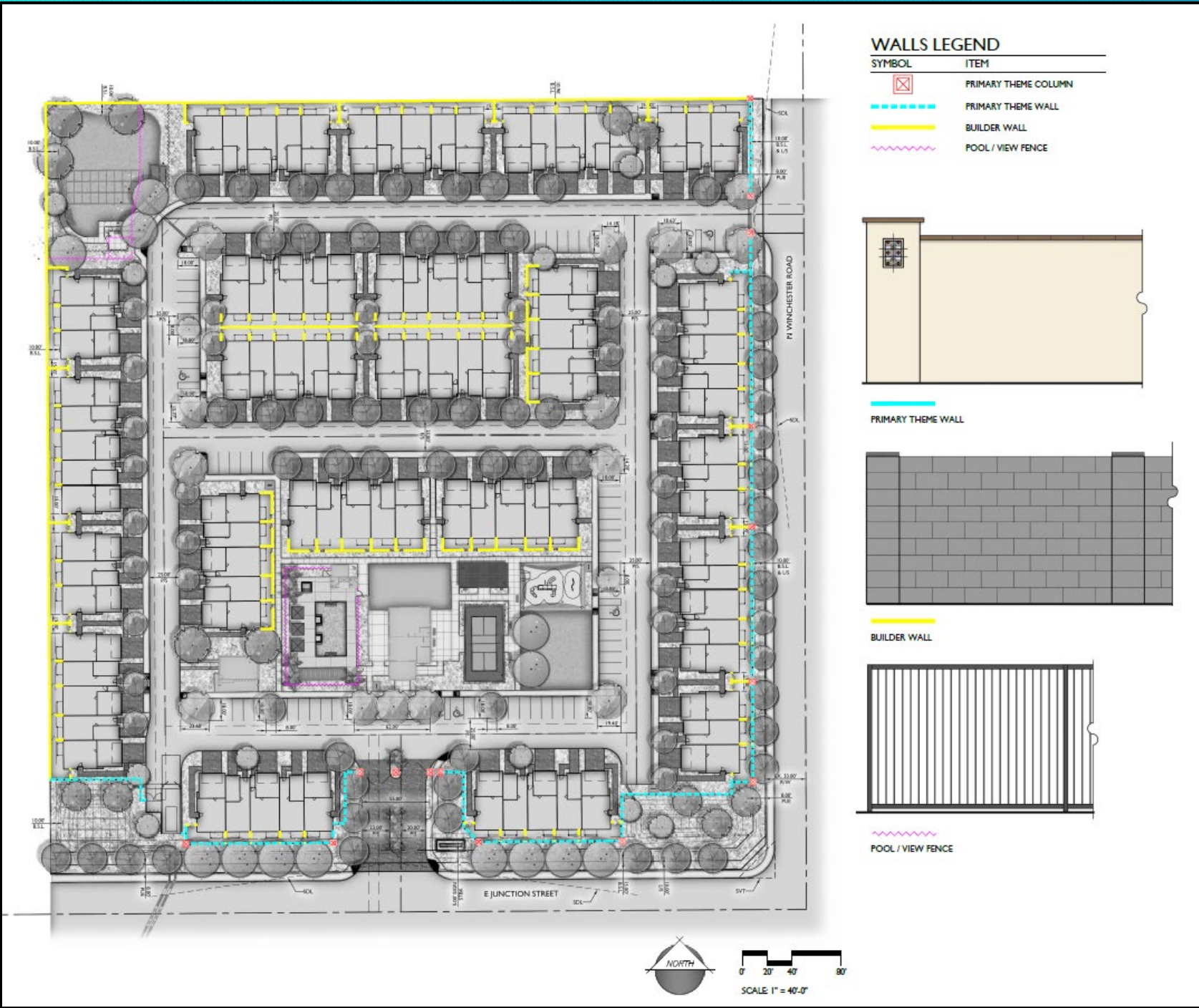
Dog Park



Gated Entry



# Proposed Wall Plan





# Club House Rendering

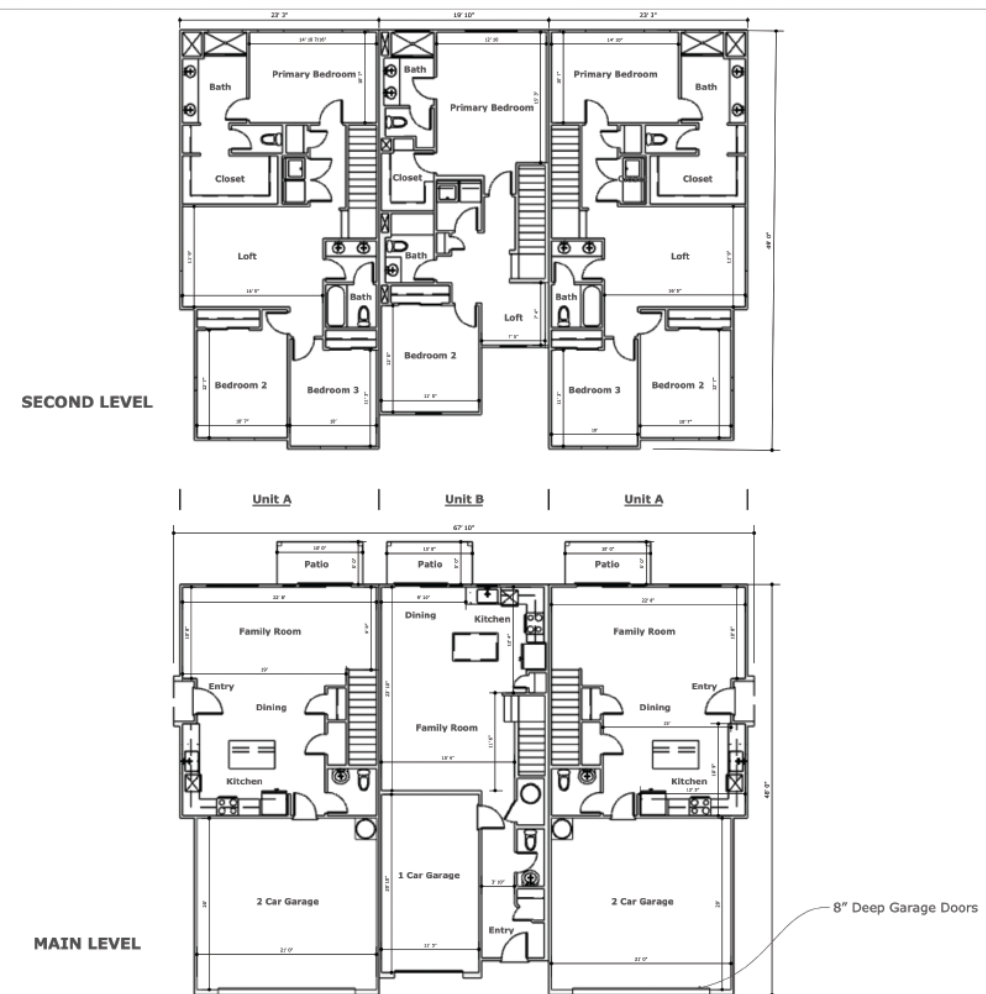
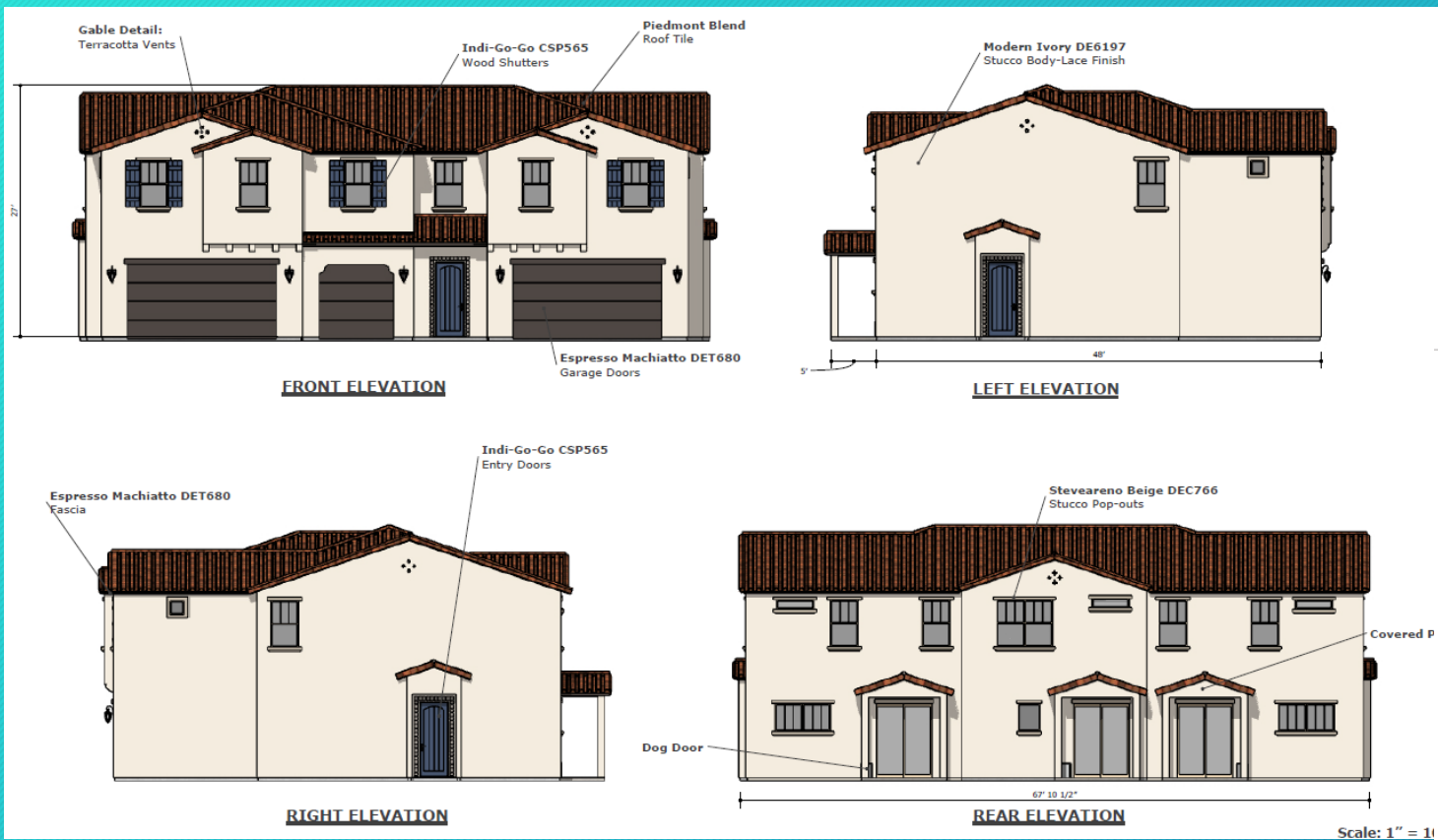






3 Plex Rendering





# 3 Plex Elevation and Floorplan



# 5 Plex Rendering

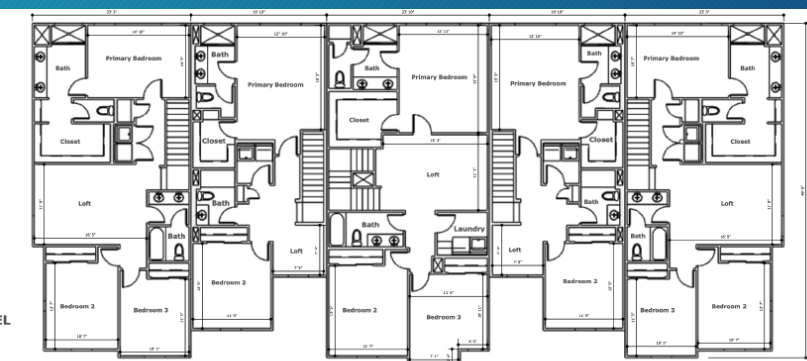






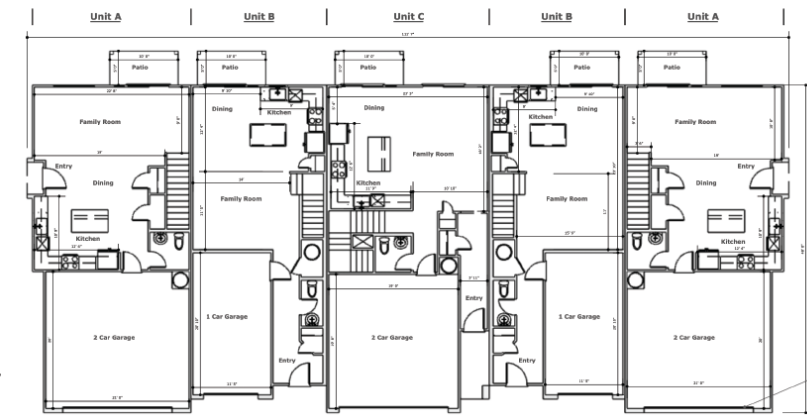
5

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.	<b>15 ft.</b>
Minimum Front Setback (accessory structure)	20 ft.	Meets Requirement
Minimum Interior Side Setback (main structure)	10 ft.	<b>10 ft. yard, 5 ft. covered patio</b>
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.	<b>10 ft. yard, 5 ft. covered patio</b>
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

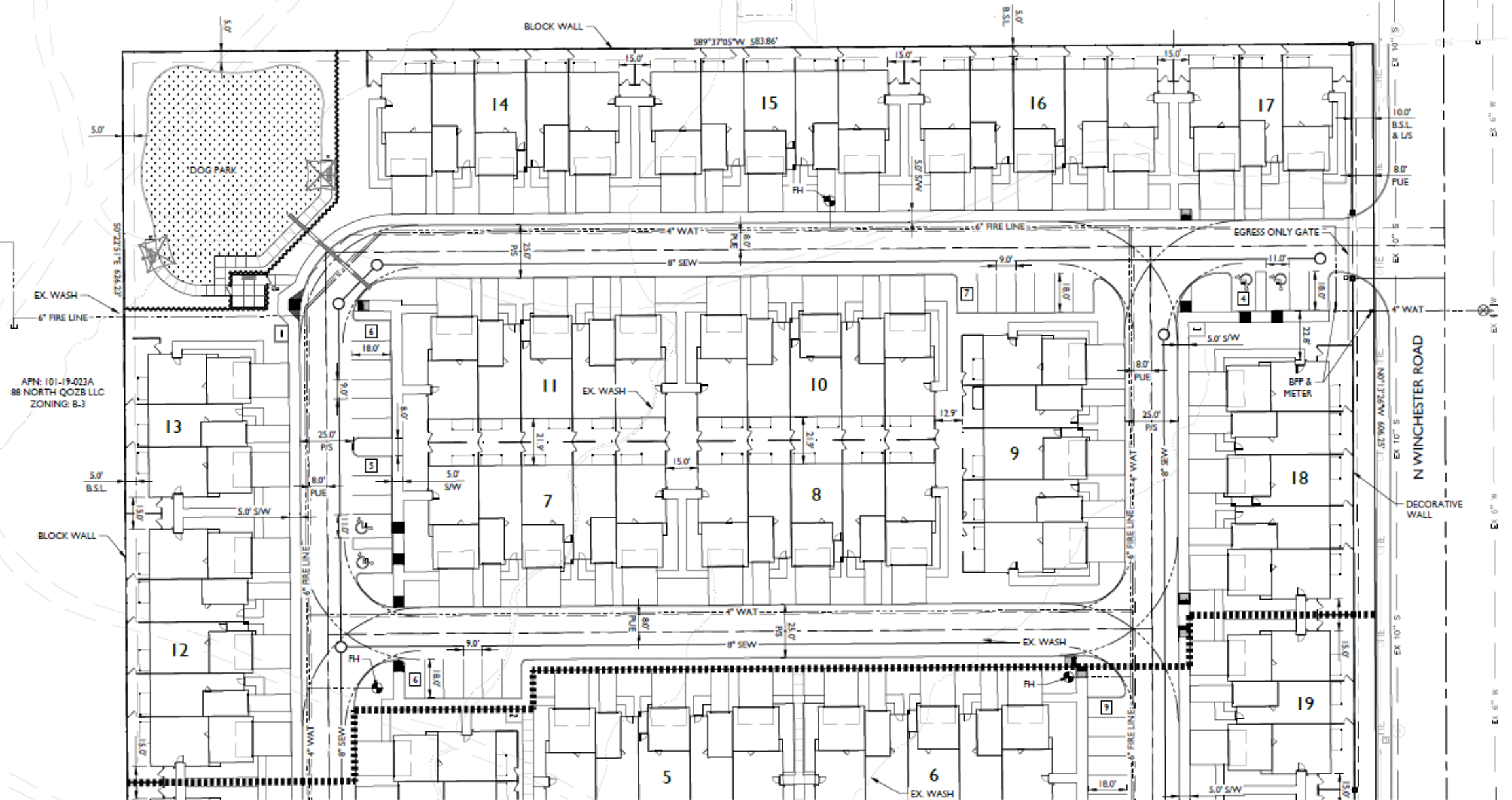
480-461-4670

[reese.anderson@pewandlake.com](mailto:reese.anderson@pewandlake.com) or [sarah.prince@pewandlake.com](mailto: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

