



# *City of Apache Junction*

## *Development Services Department*



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### **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,



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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.

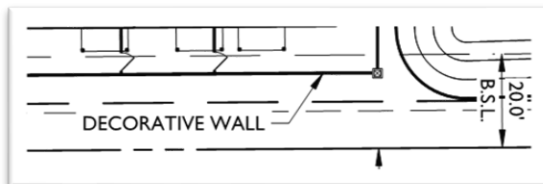
On January 1, 2025, Reese Anderson of Pew and Lake, representing Skyline QOZB LLC, formally applied for a rezoning (Exhibit #2: P-25-4-PZ) and a Site Plan and Design Review (Exhibit #3: P-25-5-DR) on January 23, 2025.

### PROPOSALS

P-25-4-PZ is a proposed rezoning of parcel numbers 101-19-0220, 101-19-023B and 101-19-023C (Exhibit #4), 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.

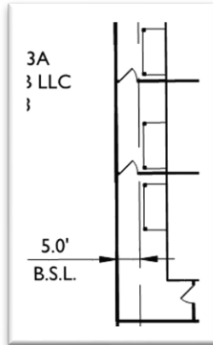


- A reduction in interior side setbacks from ten (10') feet to five (5') feet to accommodate five-foot (5') rear covered patios.

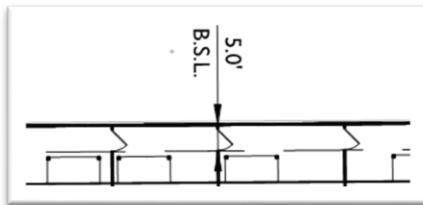


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- A reduction in rear setbacks from twenty (20') feet to five (5') feet to accommodate five-foot (5') rear covered patios.



### **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.

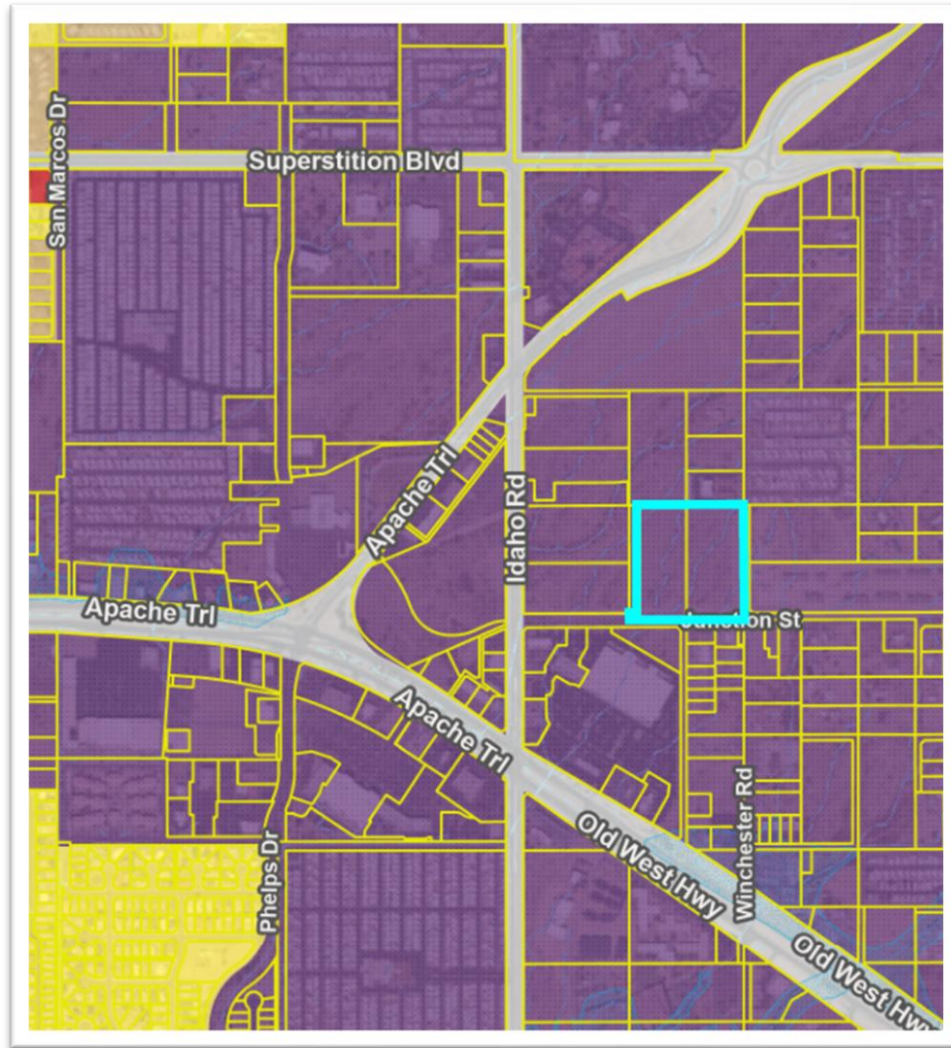


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Downtown



Downtown AJ

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



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### 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.





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### 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.



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### *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 #5). 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 #6).



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### **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 all buildings, as shown in P-25-5-DR 1<sup>st</sup> submittal.
- 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: Ordinance Number 1566
- Exhibit #2: P-25-4-PZ Application Materials
- Exhibit #3: P-25-5-DR Application Materials
- Exhibit #4: P-25-4-PZ Vicinity Map
- Exhibit #5: P-25-4-PZ Final Public Participation Report
- Exhibit #6: P-25-5-DR Approval Letter