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**[Draft] Fw: [External] Proposed apartment complex near Plaza Drive**

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From

**From:** bob baker <blbaker@hotmail.com>  
**Sent:** Monday, May 26, 2025 12:12 PM  
**To:** Julie Christiansen <jchristiansen@apachejunctionaz.gov>  
**Subject:** Fw: [External] Proposed apartment complex near Plaza Drive

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Forwarding my thoughts to you as well. We are hopeful you will consider the points of my concern in the below message.

Thank you  
Bob & Lori Baker

Sent from my T-Mobile 5G Device  
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**From:** bob baker <[blbaker@hotmail.com](mailto:blbaker@hotmail.com)>  
**Sent:** Friday, May 23, 2025 12:01:10 PM  
**To:** [CityManager@apachejunctionaz.gov](mailto:CityManager@apachejunctionaz.gov) <[CityManager@apachejunctionaz.gov](mailto:CityManager@apachejunctionaz.gov)>  
**Subject:** Proposed apartment complex near Plaza Drive

I am writing to voice strong opposition to the proposed apartment complex development near Plaza Drive.

The proposed development causing additional congestion of traffic and potentially serious safety hazards for school buses, children and adults walking and riding bikes and the elderly.

Our family has been wintering in Apache Junction at the Lost Dutchman RV Resort 400 N. Plaza Drive, #331 for decades because we have a beautiful view and peaceful setting. Building a 3-story unit and charging a higher rent for the top floor with no regard those of us who have been coming to this area for years does not seem right.

I worry about the infrastructure issues such as water pressure and the electrical grid. Adding hundreds of residents will burden these systems.

This is not about traffic, water or peaceful setting, it's about responsibility to put the needs of the people before profits of a developer.

I urge you to reconsider this proposal.

Sincerely,  
Bob & Lori Baker  
11333 Elk Horn St.  
Norwalk, IA 50211  
515-205-6247



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**[External] Proposed 330 unit Apt building Plaza Drive**

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From Brian Clark <brijaclark@rogers.com>

Date Fri 5/23/2025 3:53 PM

To Brian <brijaclark@rogers.com>

There are many and varied reasons why this is a very bad site for 330 family apartments backing on to North Plaza Drive ( Zoned City Center B-3 APN: 101-11-005A). Congestion, and road safety, along with Electric and water issues, including potable and surface water being some of the reasons. Wolff enterprises have only been trying to show that they are complying with rules and regulations without acknowledging the many factors facing existing residents, including traffic increases, walk ability of North Plaza Drive and North Apache Trail. There are also noise complaints to consider, from both in and out of the apartment complex. Incessantly barking dogs for example from within the complex could generate complaints to be followed up on. Flat Iron Park is in close proximity to the complex area and there are many events happening there throughout the year, so there would likely be noise complaints from within the complex about that too.

This will add likely 1000's more trips to already existing problems exiting from Plaza Drive. With 1400 residents in Lost Dutchman Resort, USPS trucks all day long 6 days a week, Horizon Health traffic, Hackers Restaurant, Saguaro Rehab and more, there is already plenty of traffic.

With 50 + on street parking spots backing out on to North Plaza Drive added, where will the school buses line up for the children mornings and afternoons ? How will the Fire trucks get in and out quickly ? Traffic lights would need to be installed at Superstition Blvd which would still not allow a Firetruck or EMS to get out quickly. The traffic survey was done in September when there is hardly anyone around. You could walk down the middle of any street including Apache Trail and avoid being hit by a car. The survey should have been done in the winter months, November to March. There is a major increase in traffic then.

My wife and I live at # 105 in Lost Dutchman for the winter months, and we can see the gate entrance from our unit. We often have seen the Firetruck and EMS turn right to go through the Antique Mall Plaza because of traffic on North Plaza. The mall is private property, so the owner can and does block it off when he considers that there are too many vehicles cutting through. With only one way out the traffic headaches will be horrendous and dangerous. I have also seen impatient drivers tailgating vehicles driving the 15 mile per hour speed limit and then passing at a high rate of speed when able to get by. This happens in both directions and generally because of residents of Lost Dutchman going to be turning in to the park.

With potential of 330 children or more in a small area with no place to bike and play other than a small park and dog area in the apartment complex, there will be children biking on North Plaza Drive. Exiting and entering traffic from all of the previously mentioned businesses, the added parking spots, and the resort along with bicycles would not be a good combination on a narrow street. As a matter of fact all around the area apartments could be built on is commercial, not residential, so children would be heading out in to traffic in every direction.

The Lost Dutchman Resort already has problems with low water pressure often, and with 330 units added with potential of 660 to a 1000 or more people on the water system in the area, you

can see the possible issues. Not to mention the drain on the Electric system too. We also have a lot of water runoff flowing in to the park when there is heavy rain. With more paved parking spots added on the street, even more water will flow in to the park, and likely flood out the catch basin.

A major draw of Lost Dutchman Resort is the mountain view. We purchased our unit for that very reason, and paid extra for the privilege. The owners of the proposed apartment complex have no qualms about blocking our views and lowering our property values, but have stated that they will charge higher rents on their units with a view.

Apparently this plot of land is the last large area for commercial use in Apache Junction. If an apartment complex is erected on it there is no longer anywhere for new businesses to establish themselves and draw more people to the city. A commercial complex would use much less water and electric, and generate much less traffic, or at least the traffic would only be during the day and mostly on Apache Trail North, not North Plaza Drive. From what I can understand is that it will also generate more revenue for the city, and less output of funds, IE traffic lights.

This apartment complex would be a long project, years in the making. The disruption with dump trucks, and heavy equipment will add to the traffic woes over this period of time. There will be plenty of dust and dirt, and likely damage to North Plaza Drive and North Apache Trail, because of this heavy equipment going through the front and rear entrance and exit to the apartment complex.

Park Models and Park Models with additions in the park could very well suffer damage from all the heavy equipment too, and residents would be looking for compensation.

I will sign this off by saying that I could not really think of any good reason to erect an apartment complex of that size in this area. The average salary in Apache Junction and the amount of rent they want to charge for these units just don't align. The people that could afford it would only want the apartments with the view. And if most of the rest of the units remain empty, that doesn't benefit anyone as far as I can see, certainly not the city if it takes many months or years to fill the units.

Thank you for your time and consideration of this matter.

Sincerely,

Brian and Jacqueline Clark,

400 North Plaza Drive Unit 105

Lost Dutchman Resort

Apache Junction AZ 85120

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[Draft] Fw: [External] Proposed apartment complex off Plaza Dr.

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From

Draft saved Wed 5/28/2025 10:44 AM

-----Original Message-----

From: Brian Jay <brjay68@gmail.com>

Sent: Wednesday, May 28, 2025 10:21 AM

To: Julie Christiansen <jchristiansen@apachejunctionaz.gov>

Subject: [External] Proposed apartment complex off Plaza Dr.

Good morning, I am against the complex to be placed in the front yard of Lost Dutchman RV Park. The roads in this area will not take the traffic or congestion. You have other plots of land in the city for this project to go, not on Plaza Drive. I am part of the winter group that arrives and makes Apache Junction's economy big winter cash flow. We come from the Midwest for 5 and a half months every year. This is very sneaky for the developers to wait till 90% of us are back up north and can't attend the meeting. So the vote for all of us at The Lost Dutchman RV Park don't want the complex for this spot. Please vote no and move it to a better location for that size complex. Thank you for reading my concerns, you can email me directly to talk or call me at (563) 459-9649, look forward to hearing back from you. Brian Jay Sent from my iPad

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**[External] Proposed complex on Plaza Drive**

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**From** stillastill@aol.com <stillastill@aol.com>

**Date** Thu 5/22/2025 11:54 AM

**To** Mayor Chip Wilson <walterchip@aol.com>; City Manager <citymanager@apachejunctionaz.gov>

**Cc** Vice Mayor Robert Schroeder <rschroeder@apachejunctionaz.gov>; Assistant City Manager <assistantcitymanager@apachejunctionaz.gov>

**To the Honorable Mayor, City Planner, and Esteemed City Officials:**

I am writing as a concerned resident of the Lost Dutchman RV Resort to voice strong opposition to the proposed apartment complex development across from us on Plaza Drive. This project stands to benefit a corporate developer while imposing significant and lasting burdens on the surrounding community—burdens that affect our safety, quality of life, and basic infrastructure.

First and foremost, the proposed development would funnel **excessive vehicle traffic** onto Plaza Drive daily—an already overburdened road with only one way to exit to Superstition Boulevard, an already busy Boulevard with no traffic controls at this intersection. This influx of traffic poses serious safety hazards, for **civilian vehicles, delivery vehicles, emergency vehicles** and **elderly civilians walking or riding bikes** that rely on their safety of this corridor.

Moreover, our community—comprised of over **1,400 residents in a park with only one exit**—will be directly impacted. The gated entrance to our park sits **directly across from over 50 existing on-street parking sites**, which already create dangerous congestion. Adding hundreds more vehicles will make entering and exiting our community increasingly hazardous and potentially life-threatening in the event of an emergency evacuation.

The **developer's blatant disregard for our long-standing community and natural views** is disheartening. Many of us purchased our homes here, some over four decades ago, because of the peaceful setting and open vistas. To hear the developer casually mention that they plan to **charge premium rent for units with a view—while blocking ours—is an insult**. It underscores their intent: profit at the expense of people.

This project also conflicts with the **city's own renewal plan**, which emphasizes preserving an “Old West” architectural theme. The proposed apartment structure in no way aligns with that vision, sticking out rather than blending in—an eyesore and a missed opportunity to honor our town's character.

Infrastructure issues cannot be overlooked. Our area already struggles with **low water pressure and an aging electrical grid**. Adding hundreds of new units will strain these systems further, creating unnecessary risks and discomfort for existing residents.

Compounding all of this is the **single access point** for both the new development, existing businesses, and our community. Construction will make this route even more difficult to navigate. With the **Antique Mall Plaza owner fencing off a crucial exit**, all traffic will be funneled exclusively through **Superstition Boulevard, with no traffic controls**, which already experiences **backups of 15–20 minutes during peak hours**. It's worth noting that **emergency vehicles frequently use the Antique Mall cut-through** to reach the hospital quickly—something they will no longer be able to do, further endangering lives.

This is not just about traffic, water, or aesthetics—it's about the **fundamental responsibility to put the needs of the people before the profits of a developer**. This neighborhood is not just a line on a zoning map. It is home to families and seniors, who deserve better than to be boxed in and pushed aside for a project that does not serve the public good.

I urge you to reconsider this proposal and stand with the residents who have invested their lives, their homes, and their futures in this community.

Sincerely,

Cheryl Still

Lost Dutchman RV Resort

400 North Plaza Drive  
Apache Junction, Arizona

[stillastill@aol.com](mailto:stillastill@aol.com)

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**[External] Proposed Apartment Complex on Plaza Drive**

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**From** Susie Ernst <candsernst@gmail.com>  
**Date** Wed 5/28/2025 10:17 AM  
**To** Kelsey Schattnik <kschattnik@apachejunctionaz.gov>

In regard to the proposed apartment complex on Plaza Drive, we would like to voice our concern on this matter.

The size and location of this project will cause a lot of traffic on Plaza Drive with no exit except onto Superstition Drive. This already can be a very congested area. Construction as well as vehicles of residents of the building will multiply this greatly. How much traffic can a street as Plaza Drive handle safely?

The height of the apartment complex will definitely block the views of many. Many of them purchased their property for the beautiful view.

We currently have water pressure and electrical issues. A building with so many units will certainly cause those problems to escalate.

Why would the developers choose a design that is not in accordance with the Old West theme that is trying to be achieved by our city?

And finally, emergency vehicles will be limited to only getting onto Superstition Drive to get to a healthcare facility, and any unnecessary delays could cause the life of someone's loved one.

We are winter residents at the Lost Dutchman RV Resort, spending 4+ months a year there. We chose this park because of the quiet location and the beautiful view. We hope it could remain this way.

We ask that you would reject the appeal asked for by this developer.

Sincerely,

Clifford and Susan Ernst

Winter Address:

Lost Dutchman RV Resort

400 N Plaza Drive Lot 712, Apache Junction AZ 85120

Wisconsin Address:

N10853 Hiatt Road, Wausaukee WI 54177

cliffsusie@centurytel.net  
candsernst@gmail.com



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**[Draft] Fw: [External] Proposed Plaza Drive Development**

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From

Draft saved Mon 6/2/2025 11:17 AM

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**From:** Deb Sheffield <gringasheffield1954@gmail.com>

**Sent:** Friday, May 30, 2025 4:59 PM

**To:** Matt Busby <mbusby@apachejunctionaz.gov>

**Subject:** [External] Proposed Plaza Drive Development

As a winter resident of the Lost Dutchman RV Resort, I'm writing in opposition to Wolff Enterprises' proposed development of 330 apartment units across from the entrance to our park. Here are some of my concerns:

The project would add many vehicles daily on Plaza Drive.

Over 50 proposed parking spots will back directly onto Plaza Drive directly across from our park's only entrance/exit.

Our park has more than 1,400 residents depending on that single access point.

The safety of school buses, children biking, & pedestrians on Plaza Drive could be affected by increased traffic.

Our park is 45+ years old. Many people chose homes there for the open views of the Superstition Mountains.

Water pressure in our area is terribly low, and this project could only make it worse!

Our current electric resources are very strained.

The exit through the Antique Mall plaza is now blocked, forcing all traffic & emergency services to use the busy Superstition Blvd entrance. Before the blockage, the wait times to exit onto Superstition Blvd were challenging! It will be even worse with this proposal.

Please, please, reconsider this for our area. A one-story only complex might be a good alternative?

Sincerely,

Debra W Sheffield

Winter resident of LDRV Resort

Summer residence: 101 West Prospect, #3

Pierre, SD 57501

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**[Draft] Fw: [External] Proposed apartment complex on Plaza**

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From

-----Original Message-----

From: Barb Poppenga <bspoppenga@gmail.com>

Sent: Tuesday, May 27, 2025 12:08 PM

To: City Manager <citymanager@apachejunctionaz.gov>

Subject: [External] Proposed apartment complex on Plaza

This is concerning the Wolf apartment complex along North Plaza Dr. We own a trailer in the Lost Dutchman RV Resort and are concerned about the extra traffic on Superstition Blvd and North Plaza Dr. It will need a traffic light.

The mall to the south has already blocked Plaza Dr, so that will no longer be an exit.

If the apartment complex is built with a parking lot, the surface rainwater will flood some trailers on South Street in the park. It does to some degree already, but if the pavement covers the soil, there will be no rainwater absorption and there will be property loss during heavy rainfall. Who gets the bill for the water damage? The city or the complex? This project affects downstream property that has grandfathered rights as of 1978.

How much will the water system and electrical system be upgraded? We have low water pressure and electric low voltage at times of high demand already. Many in the park have paid a premium for the view of the mountain and now a three-story apartment is proposed to block the view and they will charge a premium for a view of the mountain.

We are opposed to this project.

Winter residents

Gailyn and Glenda Hagen

Lot 530

Lost Dutchman RV Park

To the Honorable Mayor, City Planner, and Esteemed City Officials:

I am writing as a concerned resident to voice strong opposition to the proposed apartment complex development near Plaza Drive. This project stands to benefit a corporate developer while imposing significant and lasting burdens on the surrounding community—burdens that affect our safety, quality of life, and basic infrastructure.

First and foremost, the proposed development would funnel over 2,000 additional vehicle trips onto Plaza Drive daily—an already overburdened road. This influx of traffic poses serious safety hazards, especially for school buses, children walking or riding bikes, and the many elderly residents who rely on the safety and predictability of this corridor.

Moreover, our community—comprised of over 1,400 residents in a park with only one exit—will be directly impacted. The entrance to our park sits directly across from over 50 existing on-street parking sites, which already create dangerous congestion. Adding hundreds more vehicles will make exiting our community increasingly hazardous and potentially life-threatening in the event of an emergency evacuation.

The developer's blatant disregard for our long-standing community and natural views is disheartening. Many of us purchased our homes here, some over four decades ago, because of the peaceful setting and open vistas. To hear the developer casually mention that they plan to charge premium rent for units with a view—while blocking ours—is an insult. It underscores their intent: profit at the expense of people.

This project also conflicts with the city's own renewal plan, which emphasizes preserving an "Old West" architectural theme. The proposed apartment structure in no way aligns with that vision, sticking out rather than blending in—an eyesore and a missed opportunity to honor our town's character.

Infrastructure issues cannot be overlooked. Our area already struggles with low water pressure and an aging electrical grid. Adding hundreds of new units will strain these systems further, creating unnecessary risks and discomfort for existing residents.

Compounding all of this is the single access point for both the new development and our community. Construction will make this route even more difficult to navigate. With the Antique Mall Plaza owner fencing off a crucial exit, traffic will be funneled exclusively through Superstition Boulevard, which already experiences backups of 15–20 minutes during peak hours. It's worth noting that emergency vehicles frequently use the Antique Mall cut-through to reach the hospital quickly—something they will no longer be able to do, further endangering lives.

This is not just about traffic, water, or aesthetics—it's about the fundamental responsibility to put the needs of the people before the profits of a developer. This neighborhood is not just a line on a zoning map. It is home to families, seniors, and children who deserve better than to be boxed in and pushed aside for a project that does not serve the public good.

I urge you to reconsider this proposal and stand with the residents who have invested their lives, their homes, and their futures in this community.

Sincerely,  
Gary and Sherry Hansen  
400 N. Plaza Dr.  
Apache Junction, AZ 85120

From: Gordon Stock gordystock@gmail.com  
Subject: Proposed 336 Unit Apartment Complex on  
North Plaza Drive

Date: May 26, 2025 at 12:39:10 PM

To: walterchip@aol.com,  
tnesser@apachejunctionaz.gov,  
rschroeder@apachejunctionaz.gov,  
bjohnson@apachejunctionaz.gov,  
pheck@apachejunctionaz.gov,  
bsoller@apachejunctionaz.gov,  
dcross@apachejunctionaz.gov

Cc: Bonnie Stock bonniejstock@gmail.com,  
Gordon Stock gordystock@gmail.com

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May 26, 2025

Dear Mayor, Vice Mayor and City Council Members:

This letter is in regards to the hearing held on April 8, 2025, to the Planning and Zoning members. We attended that meeting as residents of Lost Dutchman RV Resort, which is located directly west of the proposed property to have 336 apartments, 3 stories high, built on this 18 acre site. Many residents of our resort took the opportunity to have their opposition heard to this development plan. When all was said and done, a vote was taken of those commissioners and it failed to pass by a vote of 5 to 2. Many key points of negative impact were listened to and we were grateful that the commissioners seemed to understand them.

Now there is this appeal to a different set of city care-takers, you, the city council. We would like to briefly touch on the points we see as having a negative impact for the city's nearby residents. It's important to get this right as once the build starts, it will be too late to undo much of it. Please give careful consideration to the following points:

**1. The volume of traffic using Plaza Drive** for entrance and exit for the new 336 apt. units and the 730 existing units at Lost Dutchman Resort will be too much to handle. Add to this Skyhaven Resort, Hackers Restaurant, the Saguaro Family Fitness Center, Horizon Health and the Post Office truck entrance/exit. The shortcut through the parking lot to the south businesses like Captains and Paladino's Italian Restaurant has been closed off recently as it is privately owned and the traffic must be evidently unwanted. Emergency responders like fire, police and ambulance will have more difficulty in responding in a necessary timely manner. The proposal includes something like 40 on-street parking spaces which will also increase congestion.

**2. Entrance onto Superstition Blvd is already very difficult and dangerous** as it is an uncontrolled intersection with only a stop sign. A left turn to the west is already challenging, scary and a long wait many times. A traffic study should be made during winter-visitor season to get a true picture of the risks rather than the study done in early fall last year. (This is why people have been using the shortcut through the big parking lot to the south by Captains. It seems safer to enter Apache Trail than Superstition Blvd.) Chaparral Ranch on the north side of Superstition Blvd also uses this same scary intersection.

**3. Children** will be a part of the proposed apartment complex. With children come school buses, bicycles

and foot traffic resulting **in additional safety risks**. How will these risks be planned for and eliminated?

**4. Infrastructure - Water and electricity.** Water pressure is already an issue in our park. In winter/peak season our water pressure at Lost Dutchman Resort is relatively low. What will the demands of an additional 336 units put on the water supply and pressure? Have the electrical and water needs been addressed in this proposal? What is the testimony of those who are already living it worth?

**5. Construction issues:** How will we access our resort during the construction of the 336 unit apartments, taking a couple of years? Will Plaza Drive hold up to the weight of supply and concrete delivery trucks? Will we be without services? How will septic system waste be managed in this new build? The volume of construction traffic will further tax the traffic concerns.

Additionally, Lost Dutchman Days parade and other celebrations on nearby North Apache Trail near True Value Hardware store often close that street. Flat Iron Park will be impacted as well when used for events.

**We thank you for reading this to the end.** We are currently in Minnesota for 6 months and will return to Apache Junction for nearly 6 months. We wish we could be there in person. We hope this letter will serve the purpose of having our say.

**Thank you for serving our city and its residents.** We know there are tough decisions to make that impact many current residents and future residents.

Sincerely,  
Gordon and Bonnie Stock

G- [320-424-2603](tel:320-424-2603)

B- [320-424-2641](tel:320-424-2641)

PS: We think this 336 unit project would fit better further to the east, north of Fry's or on some other existing open site with better access and fewer traffic concerns. We feel the Plaza Drive property would be more valuable for the city as a commercial or small business site. It would attract people to downtown Apache Junction, but with less concentrated traffic.

**Also:** Listening to the public comments of the recorded hearing meeting of April 8, 2025, would further help you understand the points of those opposed to this development. There were no public comments in support of the project.

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**Fw: Proposed apartment complex**

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**From** Matt Busby <mbusby@apachejunctionaz.gov>

**Date** Thu 5/22/2025 12:51 PM

**To** Kelsey Schattnik <kschattnik@apachejunctionaz.gov>

**Cc** Rudy Esquivias <resquivias@apachejunctionaz.gov>; Sidney Urias <surias@apachejunctionaz.gov>

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**From:** Dawn McCollum <dmccollum@apachejunctionaz.gov>

**Sent:** Thursday, May 22, 2025 9:59:28 AM

**To:** Matt Busby <mbusby@apachejunctionaz.gov>; Bryant Powell <bpowell@apachejunctionaz.gov>

**Subject:** FW: Proposed apartment complex

Will forward to mayor and council

-----Original Message-----

From: candace hochhalter <chochhalter@hotmail.com>

Sent: Thursday, May 22, 2025 9:49 AM

To: City Manager <citymanager@apachejunctionaz.gov>

Subject: [External] Proposed apartment complex

To the Honorable Mayor, City Planner, and Esteemed City Officials:

I am writing as a concerned resident to voice strong opposition to the proposed apartment complex development near Plaza Drive. This project stands to benefit a corporate developer while imposing significant and lasting burdens on the surrounding community—burdens that affect our safety, quality of life, and basic infrastructure.

First and foremost, the proposed development would funnel over 2,000 additional vehicle trips onto Plaza Drive daily—an already overburdened road. This influx of traffic poses serious safety hazards, especially for school buses, children walking or riding bikes, and the many elderly residents who rely on the safety and predictability of this corridor.

Moreover, our community—comprised of over 1,400 residents in a park with only one exit—will be directly impacted. The entrance to our park sits directly across from over 50 existing on-street parking sites, which already create dangerous congestion. Adding hundreds more vehicles will make exiting our community increasingly hazardous and potentially life-threatening in the event of an emergency evacuation.

The developer's blatant disregard for our long-standing community and natural views is disheartening. Many of us purchased our homes here, some over four decades ago, because of the peaceful setting and



open vistas. To hear the developer casually mention that they plan to charge premium rent for units with a view—while blocking ours—is an insult. It underscores their intent: profit at the expense of people.

This project also conflicts with the city's own renewal plan, which emphasizes preserving an "Old West" architectural theme. The proposed apartment structure in no way aligns with that vision, sticking out rather than blending in—an eyesore and a missed opportunity to honor our town's character.

Infrastructure issues cannot be overlooked. Our area already struggles with low water pressure and an aging electrical grid. Adding hundreds of new units will strain these systems further, creating unnecessary risks and discomfort for existing residents.

Compounding all of this is the single access point for both the new development and our community. Construction will make this route even more difficult to navigate. With the Antique Mall Plaza owner fencing off a crucial exit, traffic will be funneled exclusively through Superstition Boulevard, which already experiences backups of 15–20 minutes during peak hours. It's worth noting that emergency vehicles frequently use the Antique Mall cut-through to reach the hospital quickly—something they will no longer be able to do, further endangering lives.

This is not just about traffic, water, or aesthetics—it's about the fundamental responsibility to put the needs of the people before the profits of a developer. This neighborhood is not just a line on a zoning map. It is home to families, seniors, and children who deserve better than to be boxed in and pushed aside for a project that does not serve the public good.

I urge you to reconsider this proposal and stand with the residents who have invested their lives, their homes, and their futures in this community.

Sincerely,  
Gregory and Candace Hochhalter  
Lost Dutchman RV Resort  
400 N Plaza Dr #730  
Apache Junction AZ 85120  
chochhalter@hotmail.com  
Sent from my iPad

**From: Bonnie Baird hbbaird@rtconnect.net**  
**Subject: High rise apt bldg across North Plaza Drive**  
**from Lost Dutchman RV Resort**  
**Date: May 27, 2025 at 1:31:21PM**  
**To: walterchip@aol.com**

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**Dear Mayor Walter:**

**We are residents of Lost Dutchman RV and are protesting the building of the apartment building across the street from our park. Besides the beautiful view of the Superstition Mountains disappearing, we are concerned for the safety of not only our residents, but of the families who would be living in the apartment building. Not only auto and truck traffic on North Plaza Drive, but the school buses, children walking and on bicycles, etc.**

**We have a beautiful, safe neighborhood now and would like to have it remain beautiful and safe for all concerned.**

**Thank you for your consideration,**

**Hugh and Bonnie Baird**  
**Lost Dutchman RV Resort**  
**Space 2**  
**Apache Junction**

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**[Draft] Fw: [External] Proposed apartment complex**

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From

-----Original Message-----

From: Jeanette Smit <jdsmit50@gmail.com>

Sent: Wednesday, May 21, 2025 1:17 PM

To: Assistant City Manager <assistantcitymanager@apachejunctionaz.gov>

Subject: [External] Proposed apartment complex

Attention Bryant Powell,

I live in the Lost Dutchman RV Park and the proposed 300 unit apartment complex that is being appealed is going to cause a nightmare for our community. Not only traffic issues. Which has been brought to your attention. But also parking on Plaza drive will be horrible. We are going to have problems with children, elderly drivers, buses, congestion like nothing ever before. This is also going to put a strain on an already strained electrical and water sewer system. There is a reason why this was voted down in the first place. There is an area not conducive for the kind of complex proposed.

Please listen to the people that live, work and commute everyday in this area. Do not vote this in.

Thank you

Jeanette Smit

400 N Plaza Dr # 667

**From: Joanne Fortun luckylady1208@gmail.com**  
**Subject: Proposed Family Dwellings**  
**Date: May 25, 2025 at 3:26:36 PM**  
**To: walterchip@aol.com**

---

**Hello Mayor Wilson,**

**I am a concerned citizen of Apache Junction, AZ. I am very concerned about the apartments that is being proposed on Plaza Drive in Apache Junction. There is quite a bit of traffic already with cars that don't follow the speed limit, as well as the many trucks that pass on Plaza Drive. With the proposed planning of these apartments there will be construction problems as The Lost Dutchman Resort has only one entrance to the resort. With the construction equipment as well as the noise this will bring, as well as backups in traffic. Also my concerns are that with the many families that will be living there, that means more people parking on Plaza Drive, with many children riding their bikes on the sidewalk there will be more concern for their safety with the increased traffic. This also will increase School bus traffic. If the proposed plan goes through what about the water and electricity situation. The water in the Lost Dutchmen Park is not good, the flow is very low. These are a few of my many concerns, I hope you take them into consideration. Thank you.**

**Sincerely,  
Joanne Fortun**

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**[Draft] Fw: [External] New Apartment Complex**

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From

**From:** Barb Betzler <[barbbetzler@gmail.com](mailto:barbbetzler@gmail.com)>  
**Sent:** Monday, May 26, 2025 6:32 AM  
**To:** City Manager <[citymanager@apachejunctionaz.gov](mailto:citymanager@apachejunctionaz.gov)>  
**Subject:** [External] New Apartment Complex

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I'm writing to ask you to help our trailer homes in the Lostdutchman RV Resort the way they remain. The idea of building a large complex across the street from us will create traffic jams and congestion. I believe it will effect water pressure also. I think there are other large areas of land in Apache Junction you could build such a large complex. Please help us to remain the park we have been for many years! Thank you for your attention to this matter.  
Sincerely, Joe and Barb Betzler

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**[Draft] Fw: [External] Wolff Enterprises Construction Appeal**

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From

Draft saved Wed 5/28/2025 7:53 AM

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**From:** Karen Moran <[morank216@gmail.com](mailto:morank216@gmail.com)>

**Sent:** Wednesday, May 21, 2025 1:36 PM

**To:** Assistant City Manager <[assistantcitymanager@apachejunctionaz.gov](mailto:assistantcitymanager@apachejunctionaz.gov)>

**Subject:** [External] Wolff Enterprises Construction Appeal

As an owner of Unit 444 at the Lost Dutchman RV Park at 400 North Plaza Drive, I am writing in regards to the appeal filed by Wolff Enterprises to construct a three-story high apartment complex across the street from our park.

We only have one exit/entrance in/out of our 55+ park that has over 700 units. With the owner of Apache Plaza closing off Plaza Drive as an exit through their parking lot, the proposed Wolff project will create a huge traffic congestion issue.

We chose this park due to the spectacular views of the Superstitions. We will lose our access to these views if this construction project is allowed to proceed.

We don't want to deal with potential years of construction noise and dirt, plus an increase in traffic headaches that already exist at the intersection of Plaza Drive and Superstition.

We spend 6 months contributing to the economy of Apache Junction--our home away from home--and ask that you vote to deny their appeal.


Karen & Kerry Moran  
400 N Plaza Dr  
Unit #444  
Apache Junction, AZ 85120

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**[Draft] Fw: [External] Proposed 336-unit apartment complex in Apache Junction**

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From

 1 attachment (47 KB)  
WOLFF ENTERPRISES 2.doc;

**From:** Karen Kirckof <karenkirckof@yahoo.com>  
**Sent:** Wednesday, May 28, 2025 6:55 AM  
**To:** Julie Christiansen <jchristiansen@apachejunctionaz.gov>  
**Subject:** [External] Proposed 336-unit apartment complex in Apache Junction

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Dear J. Christiansen,

Please find attached a letter that has been sent to the Apache Junction City Council members. We are residents of Lost Dutchman RV Resort for several months in the winter. We attended the Planning and Zoning Committee meeting on April 8, 2025, along with several other residents of the RV Park. Many concerns were raised during this meeting and we now understand there is an appeal.

Thank you for your attention in this matter.  
Karen and John Kirckof

May 23, 2025

ATTN: Apache Junction Mayor, V. Mayor, and Council Members

SUBJECT: P-24-104-CUP, presented to Planning and Zoning Meeting on April 8, 2025

This letter is from John and Karen Kirckof and we are residents in Lost Dutchman RV Resort located at 400<sup>th</sup> North Plaza Drive in Apache Junction. On April 8, 2025, we attended the Planning and Zoning Commissioner's meeting where the request for the above-noted Conditional Use Permit was presented by Wolff Enterprises III, LLC. This permit was for the construction of a 336-unit apartment complex located across the street (North Plaza Drive) from the one and only entrance to Lost Dutchman RV Resort. Following the presentation, many residents of Lost Dutchman RV Resort spoke of their numerous concerns regarding this project. The Commissioners subsequently voted and it failed 5 votes to 2.

As there is now an appeal for the above project, we feel the below issues need to be addressed again, as they are issues that have not changed and probably will not be addressed whether the project continues or not.

**Important!** These are issues on North Plaza Drive that already exist, especially during the peak season of October to April. They need to be addressed even if the appeal fails.

**Also Important!** When we attended the previous Permit request meeting, Wolff Enterprises had some inaccuracies and they did not satisfactorily address the below mentioned issues. That is why the Commissioners voted down the Permit request. We suggest that all who consider their appeal and vote on its approval take a good look at all the public records of the previous meeting to see the many negative issues presented and take notice if Wolff Enterprises makes any significant changes and/or additions to their project to fix or work with the City to address these problems! The problems are real and need good solutions before a housing project is considered!

#### Main Issues:

1. Infrastructure – Water and electricity. At Lost Dutchman RV Resort, we experience low water pressure on a daily basis, especially during the peak season, as there are hundreds more residents compared to the summer months. Adding 300+ apartments to the water main will decrease water pressure for everyone—year round. The electric grid is also taxed in its use now. During the previous public meeting it was mentioned that some “city experts” were consulted about the sufficiency of existing water and electric services and they had said “yes.” My wife and I live in the Lost Dutchman RV Resort for nearly 6 months out of the year and we are here to tell you they are NOT sufficient at times. Adding the residential units will only compound these issues.
2. Entrance/Exit to Lost Dutchman RV Resort - The only entrance to Lost Dutchman RV Resort is off North Plaza Drive. Hundreds of cars go in and out on a daily basis—even more in the winter months. As there is a proposed entrance/exit to this apartment complex on North Plaza Drive, many apartment residents, and their guests, will use that as their entrance/exit, adding to the Lost Dutchman traffic, and the traffic from other businesses on North Plaza Drive.
3. Parking – The proposal by Wolff Enterprises shows an additional 40+ on-street parking spaces for North Plaza Drive. Where will they put them?? This will only add to the congestion already there with people parking, walking to their cars, parents walking with their children in strollers, residents of Lost Dutchman using golf carts, bicycle use of current and proposed future residents, etc. All of this traffic on North Plaza Drive is potentially an accident waiting to happen.



4. Traffic – Patrons who enjoy Hackers, clients at Horizon Health and the fitness center, and others use North Plaza Drive daily. These businesses will experience more traffic and probably some parking issues. On any given day there are dozens of cars parked in the parking lot at Hackers and many more park along the street. If the Antique Mall parking lot is closed off, this will only increase the traffic on North Plaza Drive for people to enter and exit onto Superstition Blvd.
5. Entrance to Superstition Blvd from North Plaza Drive – This is a VERY busy intersection already and will become even busier should this apartment complex be built. Consider those new residents will include many who go to work in the morning and return in the afternoon. It is actually a dangerous intersection for cars, pedestrians, golf carts, and bicycles. The wait to enter onto Superstition Blvd can be many minutes in length. My wife & I try to avoid this traffic intersection by riding our bicycles to the library and other places in that direction. It helps us but not the cars and others using that street. With the addition of the new residents, there will be many families with children who will also want to use their bicycles on these streets. With the traffic congestion of the street parking, this will become an additional problem.
6. Emergency Medical/Fire Services – Emergency Services are very frequently called to Lost Dutchman RV Resort, and should this apartment complex come to fruition, they will be in and out of that area as well. Thinking of heavy traffic, pedestrians, bicyclists, etc., already on North Plaza Drive, this is, again, another dangerous situation with fire trucks, emergency vehicles, police cars, etc, added to the mix.
7. School Buses – With the potential for young families living in the proposed apartment complex, there will be a need for school buses. Are these buses going to travel on North Plaza Drive? If they are, again, more traffic.
8. An additional consideration--Is there a plan to deal with the construction traffic that will happen during the building of this project. Again, more traffic to deal with. Also, is North Plaza Drive adequate for the weight of construction vehicles, i.e., cement trucks, and other heavy equipment.

We ask you to seriously consider the above concerns and potential situations if this project were to be approved. There is much in the way of infrastructure that needs to be addressed even now, but surely before any project is even considered and approved. The water issue, electric grid, and street & parking issues are things we deal with on a daily basis.

As stated before, listen close to see if Wolff Enterprises' presentation at the appeal meeting truly addresses how these issues will be FULLY dealt with to the satisfaction of those who live there now and potentially in the future.

Sincerely,  
Karen and John Kirckof

PS: We are presently in Minnesota for the summer months. It is difficult for us to attend the meeting in person. Consider this letter, and many others like it, to be our official voice and vote against this building project.

May 28, 2025

To: Mayor Wilson, Vice Mayor Schroeder, and all City Planners, Managers, Assistants, and other City Officials

Re: Wolff Enterprises proposed 336-unit apartment complex in Apache Junction near Plaza Drive

In regard to the above-mentioned proposed apartment complex near Plaza Drive, my husband and I **strongly oppose** this project.

My husband and I recently purchased a home in the Lost Dutchman RV Resort (also known as LDRV Resort) located at 400 N Plaza Drive in Apache Junction. We share this 55+ park with over **1,400 other residents**. We chose this park over hundreds of others in the Mesa and Apache Junction area based on its location and breathtaking views of the Superstition Mountains. We also put into consideration the ease of access when entering and exiting the park through its **ONLY** entrance/exit from Plaza Drive and felt it was one of the least congested and easy to navigate when entering and exiting the park.

**The following are our reasons for strongly opposing the proposed apartment complex:**

- 1) The increase in traffic in this area on, but not limited to, Plaza Drive will most certainly cause accidents, horrendous traffic backups, and an unmanageable way to safely enter and exit the LDRV Resort. This entrance and exit on Plaza Drive is the **ONLY** way in and out of LDRV Resort. Safety hazards will skyrocket for all LDRV residents and staff, along with other pedestrians, children, and pets who walk and travel Plaza Drive on a daily basis. Plaza Drive will turn into a “Super Slab” because of the heightened traffic an apartment complex of this size will generate.
- 2) The public services in this area, such as emergency medical personnel, fire fighters, and police, will be heavily affected because of the increase in the population this apartment complex will bring. The heavier traffic in this area will also cause these services to be delayed, possibly causing unnecessary deaths. With a 55+ age park on the same street as a large, multi-family apartment complex, these necessary public services will be severely strained.
- 3) The increase in noise, pollution, and crime that comes with an apartment complex will undervalue this cherished and peaceful area of Apache Junction, which is what was so attractive when choosing LDRV Resort for many people. A 336-unit apartment complex will, no doubt, contribute to more pollution from heating/cooling units to the hundreds of additional vehicles that will occupy the area. The increase in crime will further put a strain on our police and emergency services thus increasing safety hazards to the residents and businesses in the proposed apartment building area along Plaza Drive.
- 4) The increased strain on infrastructure, water, and electrical services will put even more burden on an aging system that provides basic necessities such as water and electricity to those who depend on those utilities to power medical equipment and other necessary gear for not only LDRV Resort, but also to the schools and community areas within the vicinity of this proposed apartment building.
- 5) The negative effect on the wildlife habitat, trees, and cactus (to name a few) from the construction and the destruction of the natural geography with this proposed 3-story apartment complex will also be very detrimental to endangered species and wildlife in general causing environmental damage to this beautiful area of Arizona.
- 6) Alternative Solutions should be highly considered as there are more suitable locations for an apartment complex. More careful and thought-out research for a different location for this project is necessary. A different location will ensure that the existing quality of life that the residents of LDRV Resort have come to know and enjoy in this area for over forty years, will continue well into the future. We urge the city to explore alternative options that better align with the community’s needs.

In light of the aforementioned concerns, we kindly request that the City of Apache Junction and all who have an interest in this proposed project, **deny approval of the proposed 336-unit apartment complex in its current proposed location near Plaza Drive.**

Thank you for taking the time to review our concerns. We truly hope that the city will carefully consider the potential implications that this apartment complex has on our community's well-being and choose a course of action that best serves the interests of all residents and community services in this area. We believe this project is simply not the right fit for our neighborhood and surrounding area.

Sincerely,

Larry and Cheryl LaPlante  
400 N Plaza Dr #173  
Apache Junction, AZ 85120  
Cherdawg17@gmail.com

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**[External] Proposed apartment house**

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**From** Linda Winterringer <lwinterringer@gmail.com>

**Date** Wed 5/21/2025 11:44 AM

**To** Kelsey Schattnik <kschattnik@apachejunctionaz.gov>

**In regard to the proposed apartment buildings being built across the street from Lost Dutchman RV Park:**

We have 1400 residents in the Lost Dutchman RV Park on N Plaza Dr & it will be a nightmare getting in & out of our park during construction & continue on after people start moving in. To say nothing of all the school buses picking up & dropping off children twice a day. This would be a total disaster. What about ambulances & fire trucks that come into our park sometimes multiple times per day?? The health & welfare of the residents in the park will be greatly affected.

They don't seem to care about blocking OUR view that we have enjoyed & paid top dollar to enjoy, but they are happy to charge tenants much more for THE VIEW! Seriously?.

The low water pressure in our park will only be exacerbated by the additional demand for usage for 330 apartments.

We will be back in October for our 16th season to enjoy a peaceful & active life in Apache Junction & now we have this to have to deal with? Why not get something in this spot you can generate tax dollars on?

Linda Winterringer  
400 N Plaza Dr #160  
Apache Junction, AZ 85120

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**[External] Wolff Enterprises 330 Unit Apartments at 400 N Plaza Dr**

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**From** LuAnn Lane <queen660@msn.com>

**Date** Mon 5/26/2025 7:30 PM

**To** Kelsey Schattnik <kschattnik@apachejunctionaz.gov>

Dear Ms Kelsey Schattnik,

My husband and I are concerned residents at The Lost Dutchman RV Resort at 400 N Plaza Dr in Apache Junction, AZ 85120.

I am writing concerning that Wolff Enterprises have proposed a 330 unit apartment complex development near Plaza Drive. This project stands to benefit a corporate developer while imposing significant and lasting burdens on the surrounding community, burdens that affect our safety, quality of life and basic infrastructure.

We live in a 55 and over community and we have over 1400 residents entering and exiting our only way out of our park directly across from where they are wanting to build 330 units of apartment buildings 3 stories high.

Our park has been here for over 45 years.

These 330 apartments will be adding to an already struggling low water pressure and additional drain on the electric for our area.

This will add over 2000 more trips to problems with traffic exiting on Plaza Drive. There would also be school buses and school children riding bikes on Plaza Drive.

There is going to be only one way in and out of here and it will be blocked for quite some time with construction.

We are concerned that there could be 15-20 minutes exiting onto Superstition Blvd. The Fire Dept and EMS often cut through the Antique Mall to the hospital when leaving our park. The owner of the Antique Mall has already fenced off the street from going through so more traffic will be exiting at the only entrance on Superstition Blvd, which is already strained.

This is not just about traffic, water, or aesthetics, it is about fundamental responsibility to put the needs of the people before the profits of a developer. This neighborhood is not just a line on a zoning map. It is home to seniors who deserve better than to be boxed in and pushed aside for a project that does not serve the public well.

We urge you to reconsider this proposal and stand with the residents who have invested our lives, our homes and our futures in our community.

Thank you for your attention and time in this matter.

Sincerely,  
LuAnn Kasper

Kent Kasper  
Lost Dutchman RV Resort  
400 N Plaza Dr.  
15 Pima  
Apache Junction, AZ 85120

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[Draft] Fw: [External] No to the Apt Complex on N Plaza Dr

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From

Draft saved Wed 5/28/2025 7:59 AM

**From:** Marge Olson <olsonmm70@gmail.com>

**Sent:** Monday, May 26, 2025 3:47 PM

**To:** Julie Christiansen <jchristiansen@apachejunctionaz.gov>

**Subject:** [External] No to the Apt Complex on N Plaza Dr

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**To the Honorable Mayor, City Planner, and Esteemed City Officials:**

I am writing as a concerned resident to voice strong opposition to the proposed apartment complex development near Plaza Drive. This project stands to benefit a corporate developer while imposing significant and lasting burdens on the surrounding community—burdens that affect our safety, quality of life, and basic infrastructure.

First and foremost, the proposed development would funnel over **2,000 additional vehicle trips** onto Plaza Drive daily—an already overburdened road. This influx of traffic poses serious safety hazards, especially for **school buses, children walking or riding bikes**, and the many elderly residents who rely on the safety and predictability of this corridor.

Moreover, our community—comprised of over **1,400 residents in a park with only one exit**—will be directly impacted. The entrance to our park sits **directly across from over 50 existing on-street parking sites**, which already create dangerous congestion. Adding hundreds more vehicles will make exiting our community increasingly hazardous and potentially life-threatening in the event of an emergency evacuation.

The **developer's blatant disregard for our long-standing community and natural views** is disheartening. Many of us purchased our homes here, some over four decades ago, because of the peaceful setting and open vistas. To hear the developer casually mention that they plan to **charge premium rent for units with a view—while blocking ours—is an insult**. It underscores their intent: profit at the expense of people.

This project also conflicts with the **city's own renewal plan**, which emphasizes preserving an “Old West” architectural theme. The proposed apartment structure in no way aligns with that vision, sticking out rather than blending in—an eyesore and a missed opportunity to honor our town's character.

Infrastructure issues cannot be overlooked. Our area already struggles with **low water pressure and an aging electrical grid**. Adding hundreds of new units will strain these systems further, creating unnecessary risks and discomfort for existing residents.

Compounding all of this is the **single access point** for both the new development and our community. Construction will make this route even more difficult to navigate. With the **Antique Mall Plaza owner fencing off a crucial exit**, traffic will be funneled exclusively through **Superstition Boulevard**, which already experiences **backups of 15–20 minutes during peak hours**. It's worth noting that **emergency vehicles frequently use the Antique Mall cut-through** to reach the hospital quickly—something they will no longer be able to do, further endangering lives.

This is not just about traffic, water, or aesthetics—it's about the **fundamental responsibility to put the needs of the people before the profits of a developer**. This neighborhood is not just a line on a zoning map. It is home to families, seniors, and children who deserve better than to be boxed in and pushed aside for a project that does not serve the public good.

I urge you to reconsider this proposal and stand with the residents who have invested their lives, their homes, and their futures in this community.

Sincerely,

[Your Full Name]

[Your Address or Community Name]

[City, State, ZIP]

[Email or Phone, if you wish to include for follow-up]



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**[Draft] Wolff enterprises proposed 330 apartments complex on Plaza Dr**

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From

Draft saved Wed 5/28/2025 7:51 AM

-----Original Message-----

From: Mary Barker <catwoman56096@yahoo.com>

Sent: Wednesday, May 21, 2025 12:31 PM

To: City Manager <citymanager@apachejunctionaz.gov>

Subject: [External] Wolff enterprises proposed 330 apartments complex on Plaza Dr

Dear Mr. Powell

We are seasonal residents at Lost Dutchman RV Resort. We have serious concerns about the proposed 330 apartments complex across from the park. We don't think Plaza Dr will be able to accommodate the additional traffic this will generate. How will school buses, fire trucks, and emergency vehicles get in and out in a timely manner?

Another concern is access to water and electricity. We already seem to experience frequent problems with water main breaks and low water pressure.

We ask that the request for the apartments complex be denied.

Thank you,

Mary and Terry Barker

Sent from my iPhone

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[Draft] Fw: [External] proposed apartment development AJ

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From

**From:** mary waste <[mimisayhi723@gmail.com](mailto:mimisayhi723@gmail.com)>  
**Sent:** Friday, May 23, 2025 10:47 AM  
**To:** City Manager <[citymanager@apachejunctionaz.gov](mailto:citymanager@apachejunctionaz.gov)>  
**Subject:** [External] proposed apartment development AJ

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----- Forwarded message -----

**From:** mary waste <[mimisayhi723@gmail.com](mailto:mimisayhi723@gmail.com)>  
**Date:** Fri, May 23, 2025 at 12:39 PM  
**Subject:** Proposed Apartments on PlAza drive - Apache Junction  
**To:** <[walterchip@aol.com](mailto:walterchip@aol.com)>

**I am REJECTING the proposed apartments on Plaza Drive/Idaho in Apache Junction! We are residents of Lost Dutchman RV Resort on Plaza Drive! Our beautiful view of the Superstition mountain would be obstructed horribly, traffic on plaza Drive (15 MPH) would increase dramatically, our peaceful living would no longer be peaceful, and crime would increase. Please, with all the land in AJ- why this spot!? It will affect over 900 park model homeowners in LDRV who are reverently opposed to this development, as we fought to strike it down this winter and won. Now it's being appealed because over 60 percent of our residents are gone for the summer and can't be there to once again, fight this appeal in person! Many of us will likely sell our properties if you don't put a stop to this! Please give this matter your attention! Mary Waste LDRV resort #717 612 4063706**

**From: Neil Goodman goodman58318@hotmail.com**  
**Subject: Wolff Appeal**  
**Date: May 26, 2025 at 6:57:07 AM**  
**To: walterchip@aol.com**

---

As residents of Lost Dutchman RV Resort, we strongly OBJECT to the proposed apartment building across the street. Wolff Enterprise apparently did not get the message when the permit was denied before. I believe the permit was denied for good and reasonable conditions not the least of which was a good representation at the permit meeting.

As a more practical issue traffic alone and reduced access to Superstition Boulevard will create a great safety issue for Fire and EMS units. With access to the Antique Mall shut off there will be only one way in and out of N Plaza Dr.

Thank you for your time,

Neil and Darlene Goodman

400 N Plaza Dr, #429

[701-340-6705](tel:701-340-6705)

And

Sue Campbell, #368

[701-421-5030](tel:701-421-5030)

Rev'd 5-21-25  
at CMO Front Des  
Jm

May 21, 2025

City of Apache Junction, AZ  
Mayor Chip Wilson  
Vice Mayor Robert Shroeder  
Councilmember Bryan Soller  
Councilmember Tess Nesser  
Councilmember Bambi Johnson  
Councilmember Peter Heck  
Councilmember Darryl Cross

Dear Mr. Mayor and Councilmembers:

As a fulltime resident of Apache Junction, I participated in the Planning and Zoning Commission meeting April 8, 2025. On the agenda was a request for a CUP (CASE P-24-104-CUP).

I reside fulltime at the Lost Dutchman RV Resort at 400 N Plaza Dr., and was joined by 25-30 other residents from the resort. A number of us express concerns related to the proposed 336-unit apartment complex. Following the five to two Planning and Zoning Commission vote denying approval of the CUP, we understand the developer filed an appeal to have the CUP request reviewed by the City Council.

The Planning and Zoning office has advised the appeal will likely be heard during a City Council meeting in June. Because I will be traveling in June, and a number of the other residents will be unable to attend, the enclosed document is being submitted to share our concerns with the Council. We hope you will give our concerns fair and un-biased consideration.

Thank you for serving the residents and City of Apache Junction.

Sincerely,



Paul R. Wild 956-821-1011  
400 N. Plaza Dr. #491  
Apache Junction, AZ 85120

## **CONCERNING APACHE JUNCTION, AZ**

### **CASE P-24-104-CUP**

The following issues concerning CASE P-24-104-CUP are respectfully submitted to the Apache Junction City Council.

On April 8, 2025 the Apache Junction Zoning and Planning Commission meeting addressed the CUP for the above Case. In an overwhelming decision the Commission voted five to two denying approval of the CUP requested by Wolff Enterprises.

With Wolff Co.'s appeal of the Planning and Zoning Commission decision, and since the appeal will be heard by the City Council in June, 2025, the following discussion of important issues is being sent to the Mayor and City Council Members. This is necessary since many (both seasonal and fulltime AZ residents) who attended the April 8<sup>th</sup> meeting will not be able to attend the City Council meeting when the appeal is heard.

The issues related to this case are:

- Traffic congestion and safety.

- Bicycle safety

- Construction safety

- Drainage and runoff

- Guest parking

- Height of proposed project

### Traffic:

Assertions by Wolff Co. and their representatives are based on a traffic study commissioned by Wolff Co. and prepared by the EPS Group of Mesa, AZ. This study was conducted on September 12, 2024.

It is our contention the study is flawed as it does not accurately reflect traffic counts and flows occurring during heavy traffic periods from mid-October to mid-May when the Apache Junction population swells with return of the “snowbirds”.

Traffic on N Apache Trail is extremely congested from W Apache Trail to S Idaho Rd during special events (festivals, parades, and other community functions). During these events attendees often park on the dirt on the west side of the “Golden Triangle” and cross as pedestrians to the events at Flatiron Park on the west side of N Apache Trail. This represents a potentially dangerous pedestrian v. traffic situation.

Traffic to or from the main entrance of the 336-unit apartment complex on N Apache Trail will add to that congestion. Diagrams presented by the Wolff Co. indicate traffic will also have the option turn left onto N Apache Trail to access S. Idaho. However, unless directed by law enforcement controlling traffic during heavy congestion, some residents may still attempt to turn right onto N Apache Trail adding to the congestion problem during events. During events and parades some residents are more likely to egress the proposed complex onto N Plaza Dr increasing traffic flow there.



N Plaza Dr is a narrow (apx 23ft) two lane roadway with a speed limit of 15 mph. N Plaza Dr terminates at its intersection with 2<sup>nd</sup> St and the entrance to a private parking lot serving a shopping plaza. This parking lot, while not a public roadway, sees significant thru traffic. The owner of this parking lot has to make frequent surface repairs because of current traffic levels.

Additional traffic from the 336 units at the proposed apartment complex can only exacerbate the damages and may motivate the parking lot owner to block access to the shopping center.

Wolff Co. proposed in their narrative, and stated at the Planning and Zoning Commission meeting on April 8<sup>th</sup>, that this will not be a problem. The narrative (p.3-4) states, *"...ingress and egress driveway...will be limited to southbound left-in and westbound right only."* Again (p.8) they will *"...limit movement to a southbound left-in and westbound right out."*

In the Planning and Zoning Commission meeting April 8<sup>th</sup>, attorney Paul Gilbert stated the complex would **not be allowing left turn traffic onto N Plaza Dr**. Mr. Gilbert's assistant (I believe his name is Andy Jockims) stated they were *"...told by the city early on we cannot contribute to traffic thru that shopping center. That's why that right only exit is there..."*. (P&Z Video 1:42:48)

These statements point out the City's and developer's awareness that additional traffic will have a negative impact on the shopping center parking lot.

The control remedy proposed by the developer, ... **painted** left-in and right-out arrows at the N Plaza Dr entrance to the apartment complex. These arrows are not enforceable and represent an unrealistic expectation that residents will comply and turn only as the arrows suggest.

Mr. Gilbert further stated the developer was willing to make a change to the site plan, moving the Plaza Dr entrance further north. *“Moving the driveway to the north would encourage more residents to use this entrance and exit with convenient access to Superstition Blvd. to the north.”* (P&Z Video 1:07:06)

This change encouraging residents to use the new driveway location will produce additional traffic pressure on N Plaza Dr, the private parking lot to the south and the intersection of N Plaza Dr and Superstition Blvd.

In spite of this, Mr. Gilbert stated, *“All adjacent intersection will not decrease in level of service.”* This based on the traffic study conducted September 12, 2024 during one of the lightest traffic periods of the year.

#### Bicycle Safety:

According to the developer, this project is aimed at providing multi-family housing for younger working adults and families. As it is a non-age restricted product, this will introduce children and teens to the area. These children and teens will not be restricted to the apartment complex so there is a potential for increased pedestrian, skateboard, scooter and bicycle traffic on N Plaza Dr and N Apache Trail. In the absence of designated bicycle lanes, this poses an additional safety risk.



### Construction safety:

Related to traffic congestion is the issue of traffic safety during the construction phase of the project. There are no provisions explaining the flow of large construction vehicles in and out of the site during the more than 20-month development period. Note again, the width of N Plaza Dr is only 23 feet.

There are also no provisions mentioned for periods when traffic will be disrupted when N Plaza Dr is torn up to access and connect to water, sewer, electric and any other utilities.

### Drainage and runoff:

A number Lost Dutchman RV Resort residents have concerns about runoff and drainage. It appears that drainage and water accumulation within the proposed apartment complex is accounted for. However, the concerns arise from additional runoff produced by the hard paved parking surface and driveway bordering N Plaza Dr. During heavy rains a number of streets in the resort already experience flooding. The additional runoff overloading the Lost Dutchman Resort's retention pond could increase the severity of the flooding.

### Guest parking:

During his presentation at the April 8<sup>th</sup> meeting, Mr. Gilbert stressed how the proposed development meets all plan and zoning requirements. Concerning guest parking he stated the parking ratio for 336 units requires 101 spaces for guest parking. Mr. Gilbert said, “*We submit there will **never** be a time when this complex will have 101 guests at any one time.*” (P&Z Video 52:03) This comment, seeking to justify the developer’s requested reduction in parking spaces, fails to consider holidays and special events. If just one third of the residents in the complex (336 units) invite one guest for Christmas, Thanksgiving, or other holidays, that would equate to a need for 112 guest parking spots. Should some residents invite additional guests arriving in multiple cars the number of guest parking spots would quickly exceed the 101 available.

Height of proposed project:

*The Narrative / Conditional Use Permit and Site Plan 2<sup>nd</sup> Submittal* (page 3) states: *"The property is gifted with majestic views of the Superstition Mountains. As proposed, the project embraces those views as well as works to not overly block the views of our neighbors."* *"...the applicant is only proposing building heights up to 38' in height..."*.

Further indicating this height is lower than the 60' current B-3 zoning allows.

At the April 8<sup>th</sup> meeting, members of the Planning and Zoning Committee stated repeatedly: *"You cannot buy a view"*. (Robin Barker – Vice Chair). It was further stressed that the city can't protect a public view. This is understood.

**Yet** the developer is counting on the *"...majestic views of the Superstition Mountains..."*. *"As proposed, the project embraces those views as well as works to not overly block the views of our neighbors."* This is a deception at best.

For neighbors in the Lost Dutchman RV Resort to the west, the three-story structures at a height of 37.5' to 38' will **eliminate** the view of Superstition Mountain. This **does not** represent working to not *"...overly block the views of our neighbors."*

As part of the economics laid out by the developer, there will be premium units demanding higher rents. Could the selling point for those units be the *"...majestic views of the Superstition Mountains..."*?

During the day, apartment residents will be working and away from home unable to enjoy the majestic view. Neither will neighbors because the view will be blocked by the three-story structures.

## RECOMMENDATIONS AND REQUEST

Shift focus for building multi-family apartments to the area zoned B-3 on the east side of Idaho and north of E Junction St. This would be within easy walking distance of the Core Downtown Area.

The traffic study used for this project was done at the wrong time of the year. Rather than rush into the project, re-do the study in February or March when traffic is at its peak. This will provide more realistic data.

Based on the results of the new study, consider traffic flows and the potential for traffic control lights at Superstition Blvd and N Plaza Dr.

With the potential loss of parking on the east side of N Apache Trail as the downtown core is built, perhaps the City should acquire parcel 101-11-005A and expand Flatiron park with parking and additional walking trails and areas for festivals or concerts.

In order to preserve the small-town feel and protect the beauty of our area, The City of Apache Junction, the City Council and the Planning and Zoning Commission should consider reducing the current B-3 Zoning allowance of 60' to 24' or 26'. This proposed height restriction should apply in all zones.



Members of the City Council have previously indicated they want to:  
See this city grow in a controlled fashion while maintaining the legacy of our western heritage... to enhance its reputation as a destination for travelers and tourists who want to experience the wonders of our natural surroundings.

Move forward for the enrichment of the lives of AJ citizens. Have a thriving downtown area where people can enjoy tasty food, entertainment and the **beauty of our area.**

Improve our city while keeping our small-town charm.

Respectfully submitted.

Paul R. Wild

400 N Plaza Dr. #491

Apache Junction, AZ 85120

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**[External] Wolf Enterprises Appeal**

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**From** pjheid@bis.midco.net <pjheid@bis.midco.net>

**Date** Sat 5/24/2025 10:24 PM

**To** Mayor Chip Wilson <walterchip@aol.com>

May 24, 2025

To the Honorable Mayor, City Planner, and Esteemed City Officials:

RE: Wolf Appeal, Proposed Apartment Complex

I am writing as a concerned resident of Lost Dutchman RV Resort, to voice strong opposition to the proposed apartment complex development near Plaza Drive. This project stands to benefit a corporate developer while imposing significant and lasting burdens on the surrounding residents and businesses, burdens that affect our safety, quality of life, and basic infrastructure. I urge you to stand by your original decision to not let this project move forward. We as a community rely on your leadership to protect our homes and community. Is it acceptable to prioritize corporate profits over the well-being of our residents and surrounding areas that have lived here for years.

I feel if this development is allowed to move forward, we will face not only daily frustrations, but life-threatening dangers in emergencies, not only residents of Lost Dutchman Resort but also those residents renting in the proposed apartments and patients and staff of Horizon Health and Wellness.

Plaza Drive already struggles under the weight of heavy traffic during the winter season. This proposed development threatens to push it past its breaking point. With additional traffic flooding this corridor daily, safety will no longer be given; it will be a gamble. Children walking or riding their bikes, Seniors walking or riding their bikes will face greater danger, and elderly residents who depend on predictable traffic flow will find their once-safe passage transformed into a hazard zone. The consequences of this unchecked congestion are not hypothetical, they are inevitable.

The Lost Dutchman RV Resort, home to over 1,400 residents, faces an alarming threat from this proposed development. Our community relies on a single exit, already burdened by dangerous congestion from more than 50 on-street parking sites. Adding hundreds more vehicles to this bottleneck is not just inconvenient, it's a disaster waiting to happen. In the event of an emergency evacuation, families, seniors, and vulnerable residents could find themselves trapped, unable to escape swiftly when seconds matter most. Please consider public safety in your decision-making process.

For decades, our community has been defined by its peaceful setting and open vistas, views that have become an integral part of our daily lives. Many of us chose to call this place home precisely because of its beauty and tranquility. Now, with little regard for the people who built this neighborhood, the developer plans to charge premium rent for units boasting the very views they are so willing to steal from us. Approving this development would send a message that corporate interests outweigh the families who have invested their lives here.

This project isn't just misaligned with our community's aesthetic, it directly contradicts the city's own renewal plan, which prioritizes preserving the 'Old West' architectural theme that defines our town's identity. The proposed apartment structure does not blend with this vision; instead, it disrupts it entirely, standing out as a glaring mismatch rather than an intentional addition. Approving such a project would not only undermine long-

standing efforts to uphold our town's character but also signal a disregard for the careful planning that has shaped our city's unique appeal. To approve this project would be a missed opportunity to protect and celebrate the essence of Apache Junction.

Infrastructure issues cannot be overlooked. Our area is already struggling with low water pressure and an aging electrical grid. Adding hundreds of new units will strain these systems further, creating unnecessary risks and discomfort for existing residents and businesses.

This development isn't just a logistical headache. It's a potential crisis in the making. With only one access point going to Superstition Boulevard for both our community and the new project, construction will create even more congestion, making everyday travel frustrating and emergency evacuations dangerous. The Antique Mall Plaza owner's decision to fence off a vital exit will funnel all traffic onto Superstition Boulevard, a road that already suffers from backups during peak hours. But more of a concern is that emergency vehicles, which frequently rely on the Antique Mall cut-through to reach the hospital, will be forced to navigate gridlocked streets, wasting precious minutes in life-or-death situations.

This is not merely a debate about traffic congestion, strained infrastructure, or diminished aesthetics. It is about fundamental responsibility. A responsibility to prioritize the well-being of the people over the profit margins of a developer. This neighborhood is not just a statistic in a planning report or a zoning designation on a map. It is a living, breathing community. It is home to families, seniors, and children who have invested their lives here. To approve of this development without considering its lasting harm would be a betrayal of the very people who rely on city leaders to protect them. We ask you to stand by your original denial of this proposed project to safeguard our homes, and to ensure that decisions made today do not sacrifice the heart of our community tomorrow.

I urge you to reconsider this proposal and stand with the residents who have invested their lives, their homes, and their futures in this community. Thank you for your consideration.

Sincerely,

Peggy J Heid

400 N Plaza Drive #201

Apache Junction, AZ 85120

[pjheid@bis.midco.net](mailto:pjheid@bis.midco.net)

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**[Draft] Fw: [External] Blocking the apartments**

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From

Draft saved Wed 5/28/2025 7:52 AM

-----Original Message-----

From: Cindy <cjbenn54313@yahoo.com>

Sent: Wednesday, May 21, 2025 12:50 PM

To: City Manager <citymanager@apachejunctionaz.gov>

Subject: [External] Blocking the apartments

Please sir, vote no on the building of the apartments by Lost Dutchman RV Resort! We bought in AJ for the simple reason of small town living and the view! Please say no to destroying our roads, more people and more wildlife running aimlessly because their home to have been destroyed!

Sincerely

Randy and Cindy Coopmans

Sent from my iPhone



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**[Draft] Fw: [External] Appeal of apartment buildings on Plaza Drive**

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From

Draft saved Wed 5/28/2025 8:00 AM

**From:** Kathy K. Larson <grannyk49@yahoo.com>

**Sent:** Monday, May 26, 2025 10:33 AM

**To:** Julie Christiansen <jchristiansen@apachejunctionaz.gov>

**Subject:** [External] Appeal of apartment buildings on Plaza Drive

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Morning,

I am attaching a letter asking you to please share with whomever needs to read it about our **STRONG OBJECTIONS** to the apartment building being constructed across from the Lost Dutchman RV Resort on Plaza Drive in Apache Junction, AZ.

The residents were at the initial meeting when the board voted "NO". Many of us are not there to be able to attend the Appeal meeting.

Why do you think they are wanting to meet about an appeal now, when there are fewer residents to come to the meeting?

Please read my letter and decide who you can share it with. Many of the residents have contacted someone in the last few weeks, who also **OPPOSE** this structure. I pray that those people also bring to the meeting, just how many letters, emails or faxes they have received.

Thank you, in advance, for listening to us and reading our emails.


Sincerely,

Randy and Kathy Larson

400 N. Plaza Drive

#36

Apache Junction, AZ. 851  Inline image

 Inline image



May 22, 2025

To the Honorable Mayor, City Planner and Esteemed City Officials:

I am writing, as a concerned resident of The Lost Dutchman RV Resort, to voice STRONG opposition to the proposed apartment complex development near Plaza Drive. This project stands to benefit a corporate developer while imposing significant and lasting burdens on the surrounding community – burdens that will affect our safety, quality of life and basic infrastructure.

I would like to know why this is being appealed. Some of us attended the last meeting where it was voted down. Now it is being appealed and many of us are not there to voice our opinion in person. Nothing has changed, people!! Question about the traffic study...you CAN NOT expect to do a study in September. You need to do the study in January, which is one of the busiest times of the year!

First and foremost, the proposed development would funnel over 2,000 additional vehicle trips onto Plaza Drive daily – an already overburdened road. This influx of traffic poses serious safety hazards, especially for school buses, children walking or riding bikes, and the many elderly residents who rely on the safety and predictability of this corridor.

Moreover, our community- comprised of over 1,400 residents in a park with only one exit – will be directly impacted. The entrance to our park sits directly across from over 50 existing on-street parking sites, which already create dangerous congestion. Adding hundreds more vehicles will make exiting our community increasingly hazardous and potentially life-threatening in the event of an emergency evacuation.

The developer's blatant disregard for our long standing community and natural views is disheartening. Many of us purchased our homes here, some over four decades ago, because of the peaceful setting and open vistas. To hear the developer casually mention INSULT. It underscores their intent: profit at the expense of people.

This project also conflicts with the city's own renewal plan, which emphasizes preserving an "Old West" architectural theme. The proposed apartment structure in no way aligns with that vision, sticking out rather than blending in – an eyesore and a missed opportunity to honor our town's character.

Infrastructure issues cannot be overlooked. Our area already struggles with low water pressure and an aging electrical grid. Adding hundreds of new units will strain these systems further, creating unnecessary risks and discomfort for existing residents.

Compounding all of this is the single access point for both the new development and our community. Construction will make this route even more difficult to navigate. With the Antique Plaza mall owner fencing off a crucial exit, traffic will be funneled EXCLUSIVELY through Superstition Boulevard, which already experiences backups of 15 to 20 minutes during peak hours. It's worth noting that emergency vehicles frequently use the Antique Mall cut-through to reach the hospital quickly- something they will NO LONGER be able to do, further endangering lives.



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**FW: [External] Proposed apartment complex on Plaza Dr**

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**From** Matt Busby <mbusby@apachejunctionaz.gov>

**Date** Thu 5/22/2025 2:35 PM

**To** Kelsey Schattnik <kschattnik@apachejunctionaz.gov>

**Cc** Rudy Esquivias <resquivias@apachejunctionaz.gov>; Sidney Urias <surias@apachejunctionaz.gov>

-----Original Message-----

**From:** Dawn McCollum <dmccollum@apachejunctionaz.gov>

**Sent:** Thursday, May 22, 2025 11:08 AM

**To:** Bryant Powell <bpowell@apachejunctionaz.gov>; Matt Busby <mbusby@apachejunctionaz.gov>

**Subject:** FW: [External] Proposed apartment complex on Plaza Dr

Received via the City Manager general inbox

-----Original Message-----

**From:** Barb Poppenga <bspoppenga@gmail.com>

**Sent:** Thursday, May 22, 2025 11:06 AM

**To:** City Manager <citymanager@apachejunctionaz.gov>

**Subject:** [External] Proposed apartment complex on Plaza Dr

I am writing this because I am concerned and opposed to the proposed apartment complex on Plaza Dr. Obviously, this development will benefit the developer but will not be good for the community because of infrastructure problems, increased traffic on the already busy, very short Plaza Dr. It will particularly affect the 1300+ residents of Lost Dutchman RV Park. We can only leave our park by using Plaza Dr. Even now it is usually hard to get onto Superstition Blvd. It is a dangerous intersection; I can't imagine more cars using that short street.

I feel 3 story apartments are too tall, blocking the views of the mountain. It is also my understanding that these apartments will not follow the "old west" theme that is desired for Apache Junction.

There are other properties that would be more suited for this development, for many reasons.

Please do not cave into these developers who are only thinking about their gain with no regard to the sensibility of this location. The additional traffic on block-long Plaza Dr. is the main problem.

Thank you for your consideration.

Sandy and Barb Poppenga

400 N Plaza Dr #129

Apache Junction, AZ. 85120

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**[Draft] Fw: [External] Plaza Drive Development Concerns**

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From

Draft saved Wed 5/28/2025 7:56 AM

**From:** Darla Nowokowski <[no.1@sasktel.net](mailto:no.1@sasktel.net)>

**Sent:** Thursday, May 22, 2025 11:00 AM

**To:** Mayor Chip Wilson <[walterchip@aol.com](mailto:walterchip@aol.com)>; Vice Mayor Robert Schroeder <[rschroeder@apachejunctionaz.gov](mailto:rschroeder@apachejunctionaz.gov)>; City Manager <[citymanager@apachejunctionaz.gov](mailto:citymanager@apachejunctionaz.gov)>; Assistant City Manager <[assistantcitymanager@apachejunctionaz.gov](mailto:assistantcitymanager@apachejunctionaz.gov)>; Tess Nesser <[tnesser@apachejunctionaz.gov](mailto:tnesser@apachejunctionaz.gov)>; Bambi Johnson <[bjohnson@apachejunctionaz.gov](mailto:bjohnson@apachejunctionaz.gov)>; Peter Heck <[pheck@apachejunctionaz.gov](mailto:pheck@apachejunctionaz.gov)>; Bryan Soller <[bsoller@apachejunctionaz.gov](mailto:bsoller@apachejunctionaz.gov)>; Darryl Cross <[dcross@apachejunctionaz.gov](mailto:dcross@apachejunctionaz.gov)>

**Subject:** [External] Plaza Drive Development Concerns

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To the Honourable Mayor, City Planner, and Esteemed City Officials:

We are writing as a concerned residents to voice strong opposition to the proposed apartment complex development near Plaza Drive. This project stands to benefit a corporate developer while imposing significant and lasting burdens on the surrounding community—burdens that affect our safety, quality of life, and basic infrastructure.

The proposed development would funnel over 2,000 additional vehicle trips onto Plaza Drive daily—an already overburdened road. This influx of traffic poses serious safety hazards, especially for school buses, children walking or riding bikes, and the many elderly residents who rely on the safety and predictability of this corridor. The Horizon Health and Wellness centre speed restrictions of 15 mph will also compound entry and exit issues due to this massive addition of residents and vehicles.

Our park is comprised of over 1,400 residents in a park with only one exit and will be directly impacted. The entrance to our park sits directly across from over 50 existing on-street parking sites, which already create dangerous congestion. Adding hundreds more vehicles will make exiting our community increasingly hazardous and potentially life-threatening in the event of an emergency. Construction will also exacerbate this congestion.

This project also conflicts with the city's own renewal plan, which emphasizes preserving an "Old West" architectural theme. The proposed apartment structure in no way aligns with that vision, sticking out rather than blending in—an eyesore and a missed opportunity to honor our town's character.

Infrastructure issues cannot be overlooked. Our area already struggles with low water pressure and an aging electrical grid. Adding hundreds of new units will strain these systems further, creating unnecessary risks and discomfort for the residents.

This is not just about traffic, water, or aesthetics—it's about the fundamental responsibility to put the needs of the people before the profits of a developer. This neighbourhood is home to families, seniors, and children who deserve a safe place to live.

We urge you to reconsider this proposal and stand with the residents who have invested their lives, their homes, and their futures in this community.

Sincerely,  
T. Allen & Darla Nowokowski  
3416 Essex Crescent  
Regina, Saskatchewan Canada  
[no.1@sasktel.net](mailto:no.1@sasktel.net)

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**[Draft] Fw: [External] Appeal hearing**

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From

-----Original Message-----

From: Tami Poulin <dogzrangers@yahoo.com>

Sent: Monday, May 26, 2025 2:41 PM

To: Julie Christiansen <jchristiansen@apachejunctionaz.gov>

Subject: [External] Appeal hearing

Hi. I was given your email as someone to write to to appeal the appeal for the location on Plaza Dr. I will not be able to attend the hearing so I'd like to address my concerns here with the understanding they will be carried into the meeting.

\*My first concern is for my mental health and the mental health of my neighbors being subjected to a three year construction zone. We've only got one entrance/exit where I live which is directly in front of the planned project.

\*There are concerns of increased traffic on our little street which doesn't support the number of people and cars expected to move into such planned community. I think a three story situation would be better built on land that has more space to grow with.

\*Of course, the view of the mountain will be obscured with this project. Most of us moved here for the view and for the quiet. I understand that progress is imminent for a growing city but hear the pleas of those who wish to live simply and quietly. The charm of Apache Junction is that of a small town with a slower pace. Let's keep that please.

Thank you for listening to my concerns.

Tami Poulin

Sent from my iPhone

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[Draft] Fw: [External] Wolff Enterprises Apartment Proposal

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From

**From:** Theresa Winn <[theresawinn81@gmail.com](mailto:theresawinn81@gmail.com)>

**Sent:** Thursday, May 22, 2025 10:43 AM

**To:** City Manager <[citymanager@apachejunctionaz.gov](mailto:citymanager@apachejunctionaz.gov)>

**Subject:** Re: [External] Wolff Enterprises Apartment Proposal

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May 22, 2025

Theresa Winn and Thomas Vajda

400 N Plaza Drive #156

Apache Junction, AZ 85120

**To the Honorable Mayor, City Planner, and Esteemed City Officials:**

We are writing as concerned residents to voice strong opposition to the proposed apartment complex development near Plaza Drive. This project stands to benefit a corporate developer while imposing significant and lasting burdens on the surrounding community—burdens that affect our safety, quality of life, and basic infrastructure.

First and foremost, the proposed development would funnel over **2,000 additional vehicle trips** onto Plaza Drive daily—an already overburdened road. This influx of traffic poses serious safety hazards, especially for **school buses, children walking or riding bikes**, and the many elderly residents who rely on the safety and predictability of this corridor.

Moreover, our community—comprised of over **1,400 residents in a park with only one exit**—will be directly impacted. The entrance to our park sits **directly across from over 50 existing on-street parking sites**, which already create dangerous congestion. Adding hundreds more vehicles will make exiting our community increasingly hazardous and potentially life-threatening in the event of an emergency evacuation.

The **developer's blatant disregard for our long-standing community and natural views** is disheartening. Many of us purchased our homes here, some over four decades ago, because of the peaceful setting and open vistas. To hear the developer casually mention that they plan to **charge premium rent for units with a view—while blocking ours—is an insult**. It underscores their intent: profit at the expense of people.

This project also conflicts with the **city's own renewal plan**, which emphasizes preserving an “Old West” architectural theme. The proposed apartment structure in no way aligns with that vision, sticking out rather than blending in—an eyesore and a missed opportunity to honor our town's character.

Infrastructure issues cannot be overlooked. Our area already struggles with **low water pressure and an aging electrical grid**. Adding hundreds of new units will strain these systems further, creating unnecessary risks and discomfort for existing residents.

Compounding all of this is the **single access point** for both the new development and our community. Construction will make this route even more difficult to navigate. With the **Antique Mall Plaza owner fencing off a crucial exit**, traffic will be funneled exclusively through **Superstition Boulevard**, which already experiences **backups of 15–20 minutes during peak hours**. It's worth noting that **emergency vehicles frequently use the Antique Mall cut-through** to reach the hospital quickly—something they will no longer be able to do, further endangering lives.

This is not just about traffic, water, or aesthetics—it's about the **fundamental responsibility to put the needs of the people before the profits of a developer**. This neighborhood is not just a line on a zoning map. It is home to families, seniors, and children who deserve better than to be boxed in and pushed aside for a project that does not serve the public good.

I urge you to reconsider this proposal and stand with the residents who have invested their lives, their homes, and their futures in this community.

Sincerely,

Theresa Winn  
Thomas Vajda

--

Peace and all good,

**Theresa Winn**

Author, Certified Life Coach, Spiritual Director

[www.theresawinn.com](http://www.theresawinn.com)





To the Honorable Mayor, City Planner and Esteemed City Officials:

I am writing as a concerned resident to voice strong opposition to the proposed apartment complex development near Plaza Drive in Apache Junction, AZ. This project stands to benefit a corporate developer while imposing significant and lasting burdens on the surrounding community—burdens that affect our safety, quality of life and basic infrastructure.

The developer's blatant disregard for our long standing community and natural views is disheartening. Many of us purchased our homes here because of the peaceful setting and open vistas. To hear the developer casually mention that they plan to charge premium rent for units with a view—while blocking ours is an insult! It underscores their intent— profit at the expense of people.

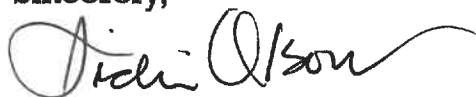
This project also is in conflict with the city's own renewal plan, which emphasizes preserving an " Old West " architecture theme. The proposed apartment structure in no way aligns with that vision. This will be an eyesore!

Infrastructure issues cannot be overlooked. Our area already struggles with low water pressure and an aging electrical grid. Adding hundreds of units will strain these systems further, creating unnecessary risks and discomfort for current residents.

Compounding all this is single access point for our community. So many issues navigating in this space. This isn't just about traffic, water, aesthetics—it's about the fundamental responsibility to put the needs of the people before the profits of a developer.

I urge you reconsider this proposal and stand with the residents who have invested their lives, their homes and their futures in this community.

Sincerely,

A handwritten signature in black ink, appearing to read "Vicki Olson", with a long, sweeping flourish extending to the right.

Vicki Olson

400 N. Plaza Drive unit #398

Apache Junction, AZ 85120

volson@hotmail.com

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**[Draft] Fw: [External] Wolff Construction 336 unit high density apartment complex**

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From

-----Original Message-----

From: Brenda Blyth <charliesdaughter@gmail.com>

Sent: Wednesday, May 28, 2025 12:36 PM

To: jschattnil@apachejunctionaz.gov; Julie Christiansen <jchristiansen@apachejunctionaz.gov>

Subject: [External] Wolff Construction 336 unit high density apartment complex

I am writing again to express my concerns about the apartment complex proposed by the Wolff Corporation. I feel that we the citizens of Apache Junction are being duped by this developer in this process concerning the traffic evaluation. I would hope that you are aware of the traffic problems we already have during the height of our snowbird season.. I imagine that you know that this traffic study was done in September when our population is low. If you do nothing else, you should at least ask that this traffic study be redone in January or February when there are 50,000 more residents on the roads. The proposed parking on plaza drive will also add to the congestion with 600+ vehicles already coming in and out of the Lost Dutchman RV Park. Plaza Drive was not designed to handle this volume of traffic.

In your concentrated downtown master plan update 2024, this area is designated as "medium density residential" and please take the time to reread section 03.2.5 on page 42, "voice from the community".

Other concerns related to building high density family housing in our downtown core: Where will these 700+ people work, where will their children play, where will they go for dining and recreation ? Are you not putting the cart before the horse here? Are we becoming a bedroom community for Mesa and Phoenix? We hardly have the infrastructure to support this size community at this location. This proposed apartment complex will bring nothing to our community except an extra burden. Please save our last usable downtown space for something that will benefit ALL of the residents of our beautiful community. Let's preserve our western heritage and rural lifestyle. We should endeavor to build a downtown that will encourage our neighboring communities and tourists to visit Apache Junction.

If the city is going to allow high density housing at this location, here are some concessions that should be considered.

1. A traffic light at the intersection of Superstition Boulevard and Plaza Drive or not using Plaza at all.
2. Require a variety of building heights to ensure view corridors, as stated in the downtown master plan.
3. Speed bumps to insure the 15mph speed limit is observed (I live on Plaza drive and can assure you no one drives 15, EVER !!).

Thank you for your consideration

Brenda Blyth

Sent from my iPad

May 22, 2025

To the Honorable Mayor, City Planner and Esteemed City Officials:

I am writing, as a concerned resident of The Lost Dutchman RV Resort, to voice **STRONG** opposition to the proposed apartment complex development near Plaza Drive. This project stands to benefit a corporate developer while imposing significant and lasting burdens on the surrounding community – burdens that will affect our safety, *quality of life and basic infrastructure.*



I would like to know why this is being appealed. Some of us attended the last meeting where it was voted down. Now it is being appealed and many of us are not there to voice our opinion in person. Nothing has changed, people!! Question about the traffic study... you CAN NOT expect to do a study in September. You need to do the study in January, which is one of the busiest times of the year!

*I have used some excerpts from other fellow residents so yes there will be some repeated wording. They said it the same way I feel so I wanted to make the same points. The bottom line is...we love our area just the way it is. Please don't let a developer change it into something so non-personal and commercial.*

First and foremost, the proposed development would funnel over 2,000 additional vehicle trips onto Plaza Drive daily – an already overburdened road. This influx of traffic poses serious safety hazards, especially for school buses, children walking or riding bikes, and the many elderly residents who rely on the safety and predictability of this corridor.

Moreover, our community- compromised of over 1,400 residents in a park with only one exit – will be directly impacted. The entrance to our park sits directly across from over 50 existing on-street parking sites, which already create dangerous congestion. Adding hundreds more vehicles will make exiting our community increasingly hazardous and potentially life-threatening in the event of an emergency evacuation.

The developer's blatant disregard for our long standing community and natural views is disheartening. Many of us purchased our homes here, some over four decades ago, because of the peaceful setting and open vistas. To hear the developer casually mention that they plan to charge premium rent for units with a view – while blocking our – is an INSULT. It underscores their intent: profit at the expense of people.

This project also conflicts with the city's own renewal plan, which emphasizes preserving an "Old West" architectural theme. The proposed apartment structure in no way aligns with that vision, sticking out rather than blending in – an eyesore and a missed opportunity to honor our town's character.

Infrastructure issues cannot be overlooked. Our area already struggles with low water pressure and an aging electrical grid. Adding hundreds of new units will strain these systems further, creating unnecessary risks and discomfort for existing residents.

Compounding all of this is the single access point for both the new development and our community. Construction will make this route even more difficult to navigate. With the Antique Plaza mall owner fencing off a crucial exit, traffic will be funneled **EXCLUSIVELY** through Superstition Boulevard, which already experiences backups of 15 to 20 minutes during peak hours. It's worth noting that emergency vehicles frequently use the Antique Mall cut-through to reach the hospital quickly- something they will **NO LONGER** be able to do, further endangering lives.

This is not just about traffic, water or aesthetics – it's about the fundamental responsibility to put the needs of the people before the profits of a developer. This neighborhood is not just a line on a zoning map. It's homes to families, seniors and children who deserve better than to be boxed in and pushed aside for a project that does

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not serve the public well.

I urge you to reconsider this proposal and stand with the residents who have invested their lives, their homes and their futures in this community.

PLEASE VOTE NO! Respect the opinions of those of us who truly matter and love our location AND our view!

Sincerely,

Randy and Kathy Larson  
Lost Dutchman RV Resort  
400 N. Plaza Drive, #36  
Apache Junction, AZ 85120

Grannyk49@yahoo.com

