



City of Apache Junction

Development Services Department



CITY COUNCIL WORK SESSION STAFF MEMO

DATE: August 4, 2025

TO: Honorable Mayor and City Council Members

THROUGH: Bryant Powell, City Manager
Rudy Esquivias, Development Services Director
Sidney Urias, Development Services Deputy Director

FROM: Erika Hernandez, Planner

CASE NUMBER: P-25-4-PZ

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

SUMMARY

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

PLANNING AND ZONING COMMISSION RECOMMENDATION

The Planning and Zoning Commission held a public hearing for P-25-4-PZ on July 22, 2025, and voted 4:1, one being absent, to recommend approval to the City Council. Please see attached Revised Staff Report and exhibits presented to the Planning and Zoning Commission (Exhibit #1).

Erika Hernandez

Prepared by Erika Hernandez
Planner

Attachments:

- Exhibit #1: Commission Revised Staff Report 7-22-25 and Exhibits
- Exhibit #2: Updated Narrative, Elevations, and Landscape Plan
- Exhibit #3: Staff Presentation 8-4-25
- Exhibit #4: Ordinance Number 1566 Draft

Skyline Towns

Planned Area Development, Site Plan & Design Review

Project Narrative

Submitted by:

Pew & Lake, PLC

480-461-4670

Reese Anderson / Sarah Prince

Reese.Anderson@pewandlake.com

Sarah.Prince@pewandlake.com



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

On behalf of:

Bela Flor Communities

480-553-7236

Hudd Hassell

hudd@belafior.com



Bela Flor
WELCOME HOME

Development Team:

EPS Group, INC.

480-503-2250

Brian Nicholls

Brian.nicholls@epsgroupinc.com



July 17, 2025

Introduction

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

Image 1 – Site Aerial



Current Site Conditions

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

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

Description

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

Image 2 – Townhome Rendering (3-plex)



Image 3 - Townhome Rendering (5-plex)



Architectural Finishes

The Skyline Townhomes project was inspired by the distinct Monterey Style architecture that is a fusion of Spanish Colonial and New England Colonial. Homes of this type are typically 2 stories with some sections of the upper floor cantilevered and supported by corbels. Divided-lite windows are

common, often with decorative shutters. White stucco, specifically in the Monterey Finish, is characterized by its unique texture, creating a cozy and vintage feel that complements the aesthetic of Spanish-style homes in regions like the American Southwest. Talavera tiles, used as a decorative border around entry door frames, reflect the Spanish Colonial roots of the Monterey Style. The clubhouse will be a sand stucco finish.

Landscaping

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

Parking

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

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

Right of Way Dedications & Mixed-Use Trail

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

The multi-use trail is along Junction Street and Winchester Road. The multi-use trail has been designed to include 8' of DG, a sidewalk and a 5' landscape area between the sidewalk and the curb of the streets and will be landscape in accordance with City standards and Staff direction.

Zoning Analysis

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

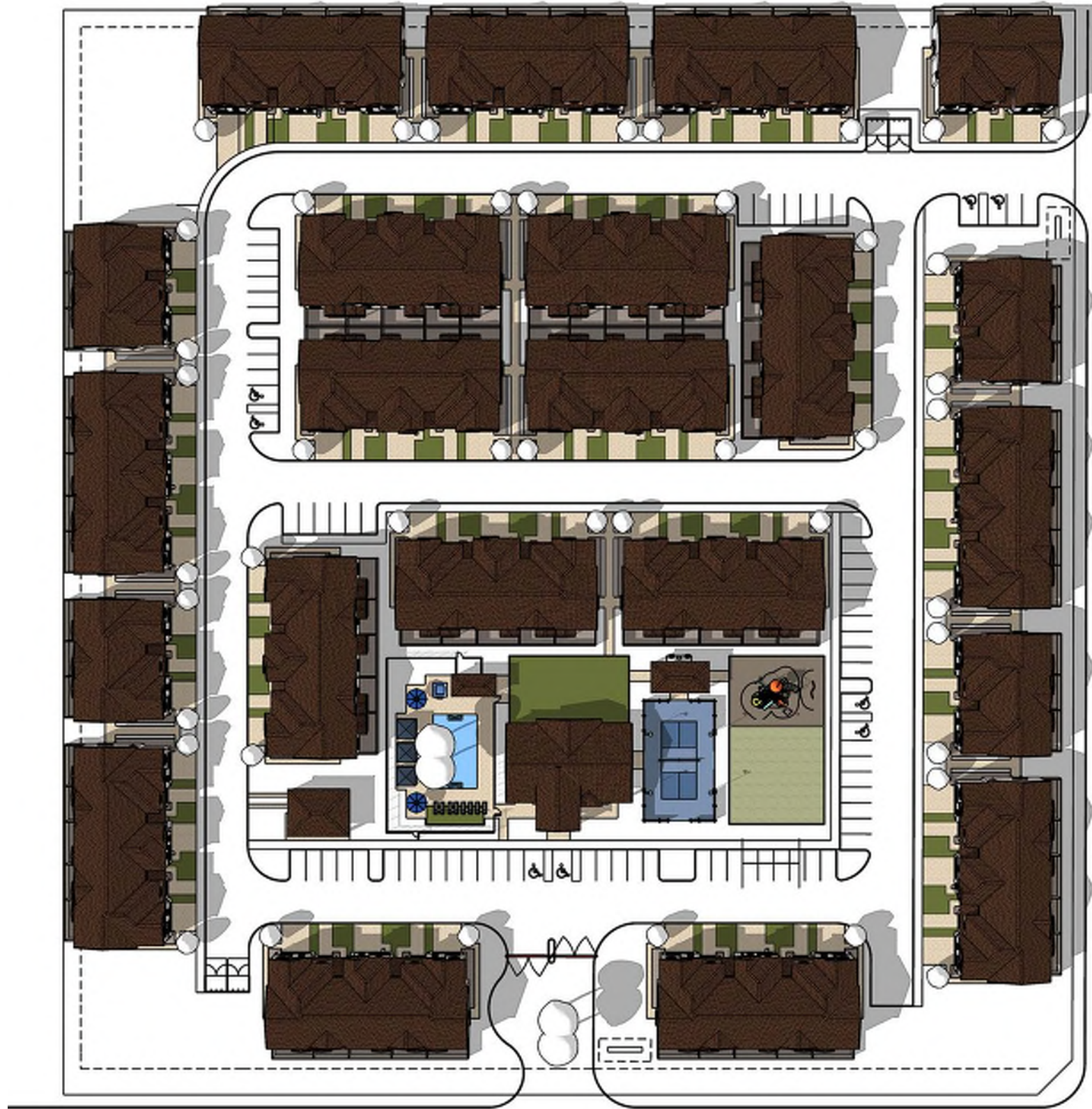
Conformance to the General Plan

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

PAD Deviations

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

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



The Skyline Townhomes Project was inspired by the distinct Monterey Style architecture that is a fusion of Spanish Colonial and New England Colonial.

Homes of this type are typically 2 stories with some sections of the upper floor cantilevered and supported by corbels. Divided-lite windows are common, often with decorative shutters.

White stucco, specifically in the Monterey Finish, is characterized by its unique texture, creating a cozy and vintage feel that complements the aesthetic of Spanish-style homes in regions like the American Southwest.

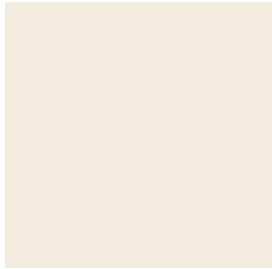
Talavera tiles, used here as a decorative border around entry door frames, reflect the Spanish Colonial roots of the Monterey Style.



Big Idea House LLC



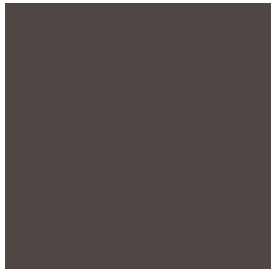
Big Idea House LLC



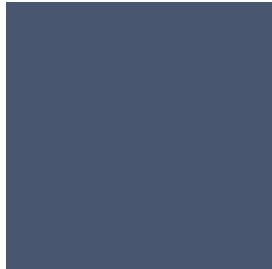
MODERN IVORY DE6197 Dunn Edwards
Stucco Body



STEVEARENO BEIGE DEC766 Dunn Edwards
Stucco Pop-outs



ESPRESSO MACHIATTO DET680 Dunn Edwards
Garage Doors, Wood Fascia



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



IRON ORE SW7069 Sherwin Williams
Iron and Metal Work



PIEDMONT BLEND 3636
Eagle Roofing- Capistrano

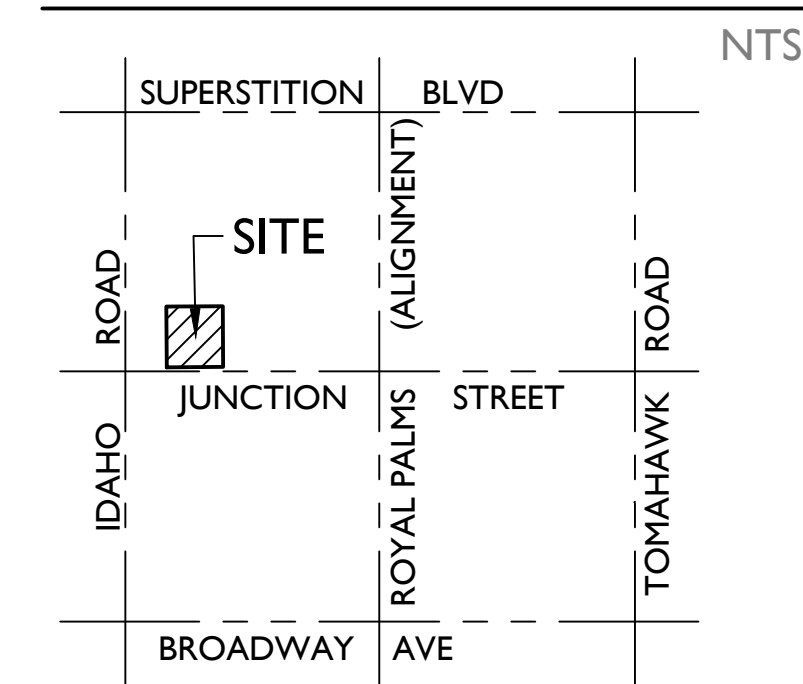


MONTEREY FINISHED STUCCO



Talavera Tile
Patterns may vary

VICINITY MAP



Skyline Towns

Apache Junction, Arizona



Preliminary Landscape Design Package

January 15, 2025

April 03, 2025

DEVELOPER:

BELA FLOR COMMUNITIES

1635 N. Greenfield Road, Suite 115
Mesa, AZ 85205

(480) 553-7236

Contact: Mr. Hudd Hassell

Hudd@belaflo.com

LANDSCAPE ARCHITECT:

EPS GROUP, INC.

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

(480) 503-2250

Contact: Aliza Sabin, RLA LEED AP

Aliza.Sabin@epsgruoinc.com

PLANNER:

EPS GROUP, INC.

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

(480) 503-2250

Contact: Brennan Maher

Brennan.Maher@epsgruoinc.com

CIVIL ENGINEER:

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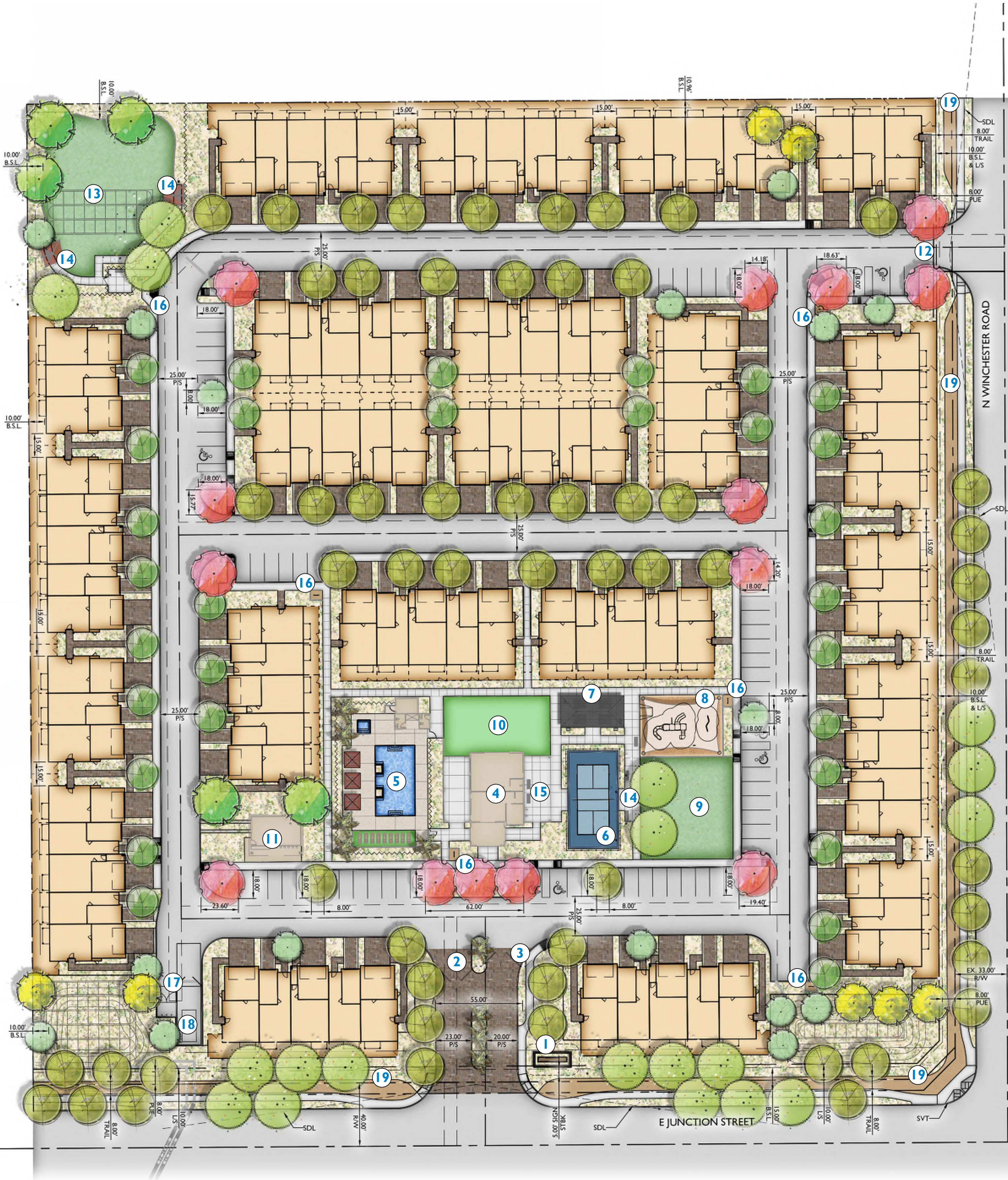
(480) 503-2250

Contact: Brian Nicholls, PE

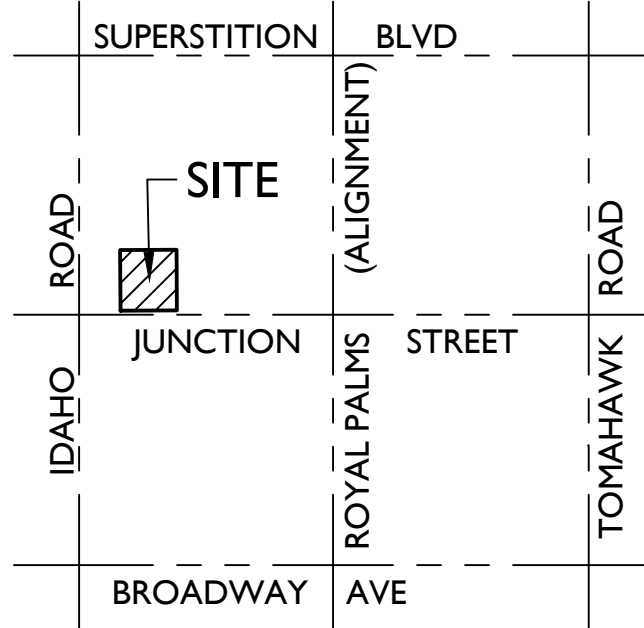
Brian.Nicholls@epsgruoinc.com

Bela Flor
WELCOME HOME





VICINITY MAP



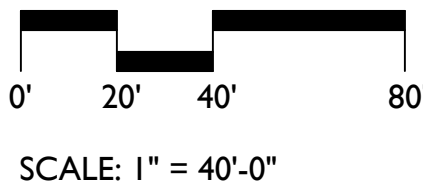
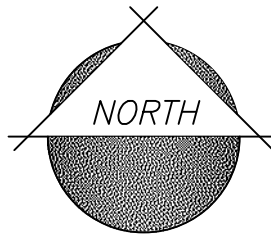
NTS

PROJECT DATA

APN:	101-19-0220; 101-19-0238; 101-19-023A (PORTION)			
EXISTING GENERAL PLAN:	DOWNTOWN MIXED USE			
EXISTING ZONING:	RS-GR & B-3			
PROPOSED ZONING:	RM-2/PD			
GROSS ACRES:	± 9.32 ACRES (406,064 SF)			
NET ACRES:	± 8.19 ACRES (356,686 SF)			
<u>UNIT BREAKDOWN</u>				
	<u>NO. BUILDINGS</u>	<u>UNIT TYPES</u>		
		<u>2BD</u>	<u>3BD</u>	<u>TOTAL</u>
3-PLEX:	5	5	10	15
5-PLEX:	17	34	51	85
TOTAL:	22	39	61	100
DENSITY:	12.21 DU/AC			
LOT COVERAGE:	20.2%			
PARKING CALCULATION				
REQUIRED				
2+BR (2/UNIT)	200			
GUEST (0.3/UNIT)	30			
ACCESSIBLE	8 (NOT INCLUDED IN SUM)			
TOTAL REQUIRED:	230 SPACES			
PROVIDED				
SURFACE (GUEST)	70			
DRIVEWAY	161			
GARAGE	161			
ACCESSIBLE	8 (NOT INCLUDED IN SUM)			
TOTAL PROVIDED:	392 SPACES			

KEYNOTES

- ENTRY MONUMENT
- VEHICULAR GATE
- PEDESTRIAN GATE
- LEASING OFFICE / CLUBHOUSE
- POOL & SPA
- PICKLEBALL COURT
- RAMADA, PICNIC TABLES & BBQ GRILLS
- TOT LOT & SHADE STRUCTURE
- TURF
- ARTIFICIAL TURF
- MAIL CENTER
- EXIT ONLY GATE
- DOG PARK
- LANDSCAPE BENCH
- SHADE STRUCTURE
- BIKE RACK
- TRASH ENCLOSURE
- TRASH COMPACTOR ENCLOSURE
- MULTI USE TRAIL



PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	Acacia salicina	Willow Acacia	24" Box	14
	Fraxinus velutina 'Fan West'	Fan West Ash	24" Box	5
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box	8
	Phoenix dactylifera	Date Palm	16" Matched	9
	Pistacia lentiscus	Mastic Tree	24" Box	34
	Pistacia x 'Red Push'	Red Push Pistache	24" Box	14
	Quercus virginiana	Cathedral Live Oak	24" Box	56
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box	13

SHRUBS/ACCENTS

	COMMON NAME	SIZE
	Agave desmetiana	Smooth Agave
	Agave geminiflora *	Twin Flowered Agave
	Aloe hybrid 'Blue Elf'	Blue Elf Aloe
	Bougainvillea 'La Jolla'	Bougainvillea
	Caesalpinia pulcherrima *	Red Bird of Paradise
	Callistemon x 'Little John'	Dwarf Callistemon
	Dasyliion wheeleri	Desert Spoon
	Euphorbia rigida	Gopher Plant
	Eremophila glabra ssp. Carnosa 'Winter Blaze'	'Winter Blaze' Emu Bush
	Eremophila hygrophana 'Blue Bells'	Blue Bells
	Hesperaloe funifera	Giant Hesperaloe
	Hesperaloe funifera 'Little Giant'	Little Giant Hesperaloe
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca
	Lantana x 'Dallas Red'	Dallas Red Lantana
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly
	Muhlenbergia rigida 'Nashville'	Purple Muhly
	Myrtus communis 'Compacta'	Dwarf Myrtle
	Pedilanthus macrocarpus *	Lady's Slipper
	Russelia equisetiformis	Coral Fountain
	Tecoma stans 'Gold Star'	Yellow Bells

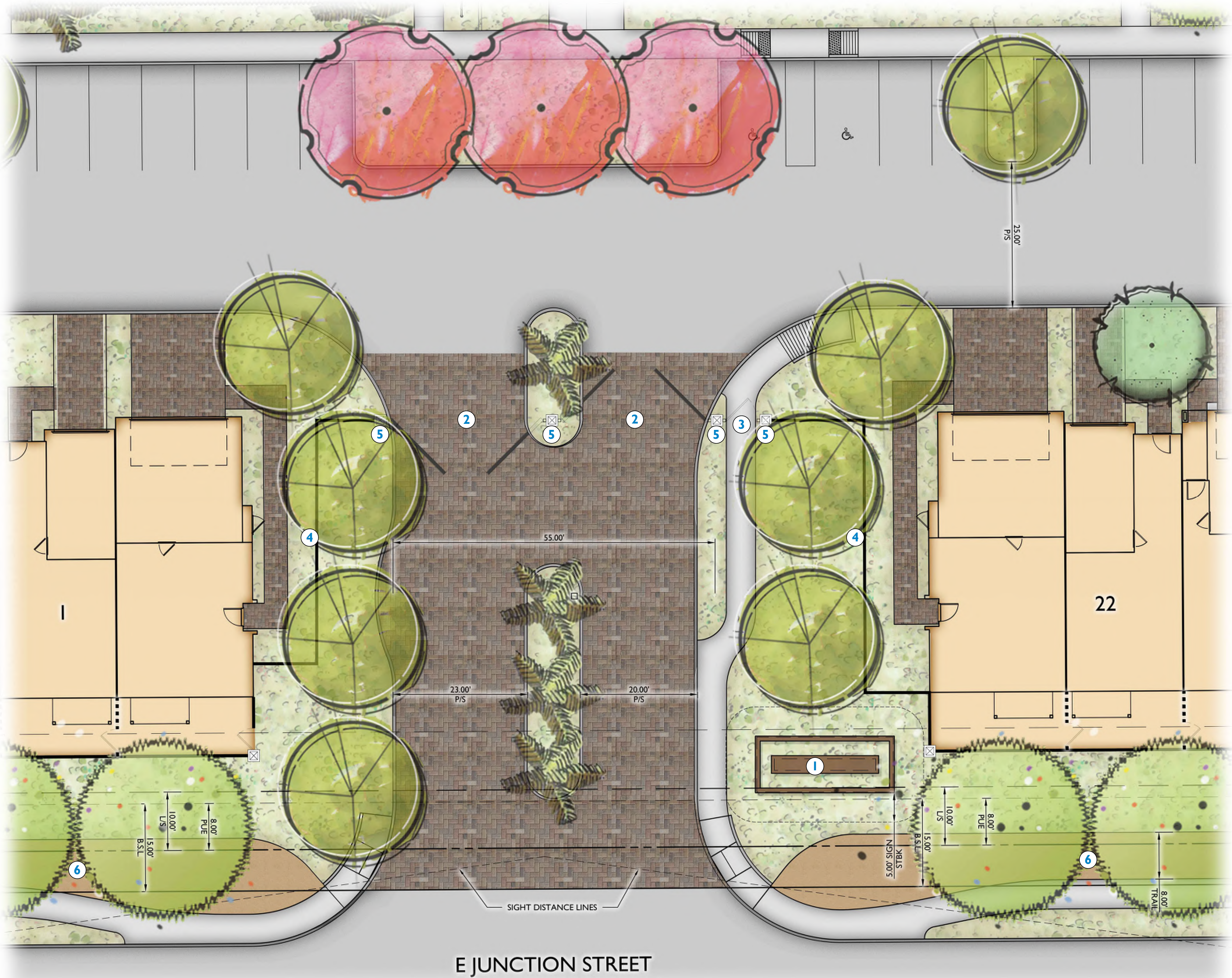
GROUNDCOVERS

	COMMON NAME	SIZE
	Convolvulus cneorum	Bush Morning Glory
	Eremophila glabra 'Mingenew Gold'	'Mingenew Gold' Emu Bush
	Lantana montevidensis	Trailing Purple Lantana
	Lantana x 'New Gold'	New Gold Lantana
	Rosmarinus officinalis 'Huntington Carpet'	Trailing Rosemary

TURF

	Cynodon dactylon 'Midiron'	Midiron Bermuda	Sod
	1/2" Screened Decomposed Granite	Carmel or Equal, 2" Depth Min. with Vegetative Shrubs and Groundcover	

NOTE:
1. Understory planting will comply with Apache Junction City Code, Article 1-8 for landscape standards and requirements
2. * Shrubs will not be planted near dog park



KEYNOTES

- 1 ENTRY MONUMENT
- 2 VEHICULAR ACCESS GATE
- 3 PEDESTRIAN ACCESS GATE
- 4 THEME WALL
- 5 DECORATIVE COLUMN
- 6 MULTI USE TRAIL

PLANT LEGEND

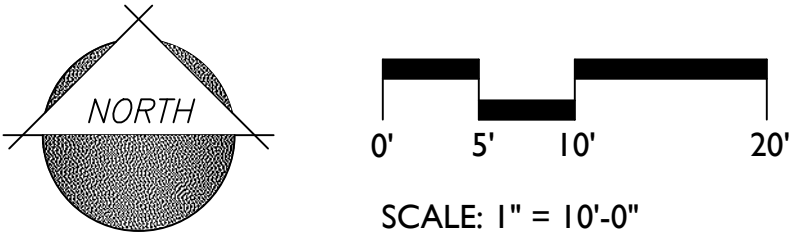
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TREES			
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	Fraxinus velutina 'Fan West'	Fan West Ash	24" Box
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box
	Phoenix dactylifera	Date Palm	16' Matched
	Pistacia lentiscus	Mastic Tree	24" Box
	Pistacia x 'Red Push'	Red Push Pistache	24" Box
	Quercus virginiana	Cathedral Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box

SHRUBS/ACCENTS		COMMON NAME	SIZE
	Agave desmettiana	Smooth Agave	1 Gal
	Agave geminiflora *	Twin Flowered Agave	5 Gal
	Aloe hybrid 'Blue Elf'	Blue Elf Aloe	5 Gal
	Bougainvillea 'La Jolla'	Bougainvillea	5 Gal
	Caesalpinia pulcherrima *	Red Bird of Paradise	5 Gal
	Callistemon x 'Little John'	Dwarf Callistemon	1 Gal
	Dasylirion wheeleri	Desert Spoon	5 Gal
	Euphorbia rigida	Gopher Plant	5 Gal
	Eremophila glabra ssp. Carnosa 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
	Eremophila hygrophana 'Blue Bells'	Blue Bells	5 Gal
	Hesperaloe funifera	Giant Hesperaloe	5 Gal
	Hesperaloe funifera 'Little Giant'	Little Giant Hesperaloe	5 Gal
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal
	Lantana x 'Dallas Red'	Dallas Red Lantana	5 Gal
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage	5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	Muhlenbergia rigida 'Nashville'	Purple Muhly	5 Gal
	Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal
	Pedilanthus macrocarpus *	Lady's Slipper	5 Gal
	Russelia equisetiformis	Coral Fountain	5 Gal
	Tecoma stans 'Gold Star'	Yellow Bells	5 Gal

GROUNDCOVERS		COMMON NAME	SIZE
	Convolvulus cneorum	Bush Morning Glory	1 Gal
	Eremophila glabra 'Mingenew Gold'	'Mingenew Gold' Emu Bush	1 Gal
	Lantana montevidensis	Trailing Purple Lantana	1 Gal
	Lantana x 'New Gold'	New Gold Lantana	1 Gal
	Rosmarinus officinalis 'Huntington Carpet'	Trailing Rosemary	1 Gal

TURF			
	Cynodon dactylon 'Midiron'	Midiron Bermuda	Sod
	1/2" Screened Decomposed Granite Carmel or Equal, 2" Depth Min. with Vegetative Shrubs and Groundcover		

NOTE:
1. Understory planting will comply with Apache Junction City Code, Article 1-8 for landscape standards and requirements
2. * Shrubs will not be planted near dog park





PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
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	Fraxinus velutina 'Fan West'	Fan West Ash	24" Box
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box
	Phoenix dactylifera	Date Palm	16' Matched
	Pistacia lentiscus	Mastic Tree	24" Box
	Pistacia x 'Red Push'	Red Push Pistache	24" Box
	Quercus virginiana	Cathedral Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box

SHRUBS/ACCENTS

SYMBOL	COMMON NAME	SIZE
	Smooth Agave	1 Gal
	Twin Flowered Agave	5 Gal
	Blue Elf Aloe	5 Gal
	Bougainvillea	5 Gal
	Red Bird of Paradise	5 Gal
	Dwarf Callistemon	1 Gal
	Desert Spoon	5 Gal
	Gopher Plant	5 Gal
	'Winter Blaze' Emu Bush	5 Gal
	Blue Bells	5 Gal
	Giant Hesperaloe	5 Gal
	Little Giant Hesperaloe	5 Gal
	Brakelights Red Yucca	5 Gal
	Dallas Red Lantana	5 Gal
	Rio Bravo Sage	5 Gal
	Thunder Cloud Sage	5 Gal
	'Regal Mist' Muhly	5 Gal
	Purple Muhly	5 Gal
	Dwarf Myrtle	5 Gal
	Lady's Slipper	5 Gal
	Coral Fountain	5 Gal
	Yellow Bells	5 Gal

GROUNDCOVERS

SYMBOL	COMMON NAME	SIZE
	Bush Morning Glory	1 Gal
	'Mingenew Gold' Emu Bush	1 Gal
	Trailing Purple Lantana	1 Gal
	New Gold Lantana	1 Gal
	Trailing Rosemary	1 Gal

TURF

	Midiron Bermuda	Sod
	1/2" Screened Decomposed Granite	
	Carmel or Equal, 2" Depth Min. with Vegetative Shrubs and Groundcover	

NOTE:
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KEYNOTES

- 1 LEASING OFFICE / CLUBHOUSE

2 POOL & SPA

3 PICKLEBALL COURT

4 RAMADA, PICNIC TABLES & BBQ GRILLS

5 TOT LOT & SHADE STRUCTURE

6 TURF

7 ARTIFICIAL TURF
- 8 LANDSCAPE BENCH

9 POOL CABANA

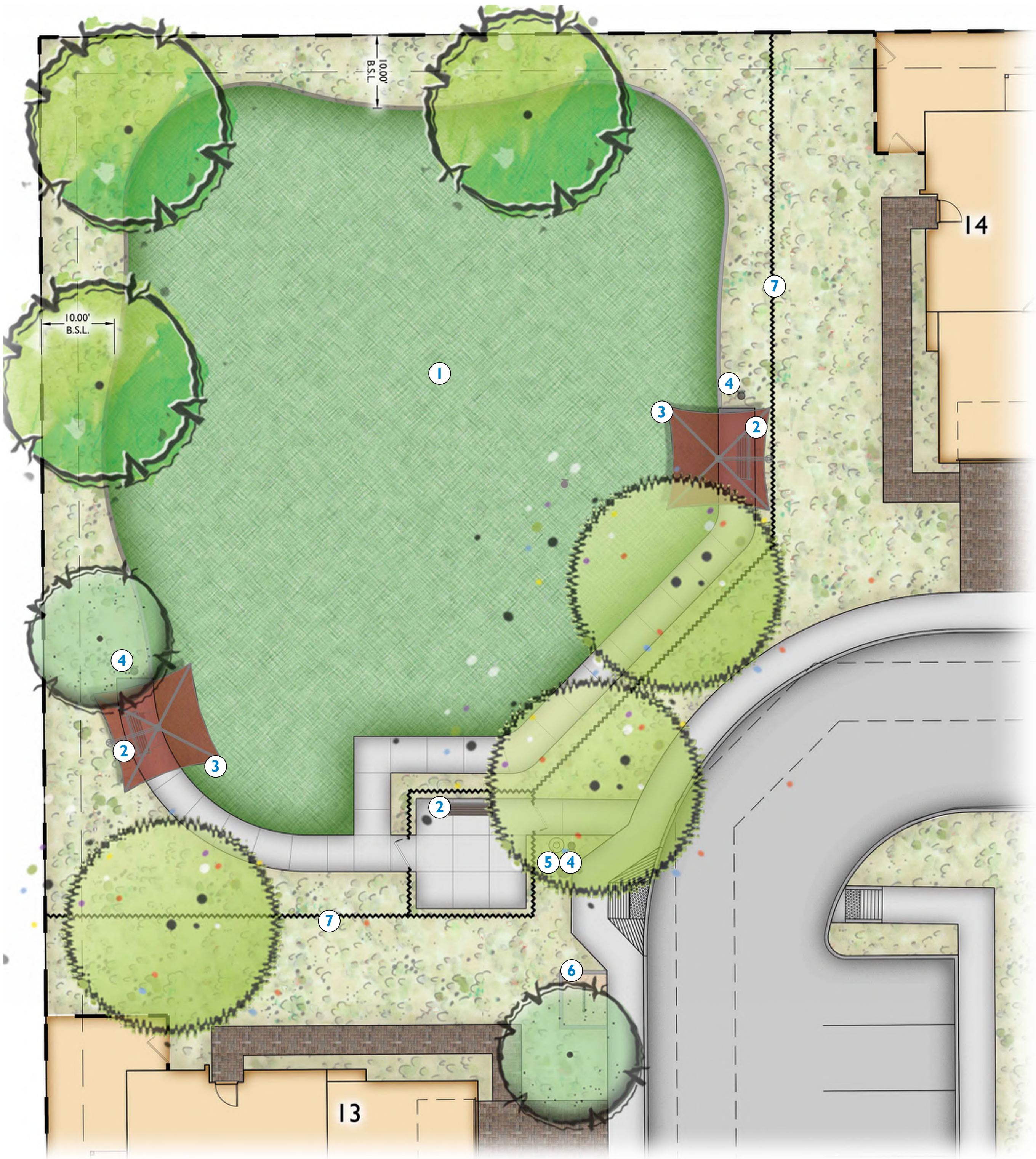
10 TRASH RECEPTACLE

11 LOUNGE CHAIRS

12 POOL EQUIPMENT

13 BIKE RACK

14 VIEW FENCE



KEYNOTES

- 1 ACTIVE TURF
- 2 LANDSCAPE BENCH
- 3 UMBRELLA
- 4 PET WASTE STATION
- 5 TRASH RECEPTACLE
- 6 BIKE RACK
- 7 VIEW FENCE

PLANT LEGEND

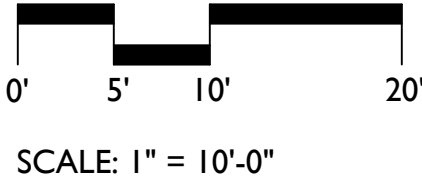
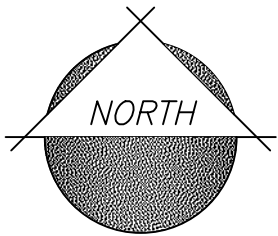
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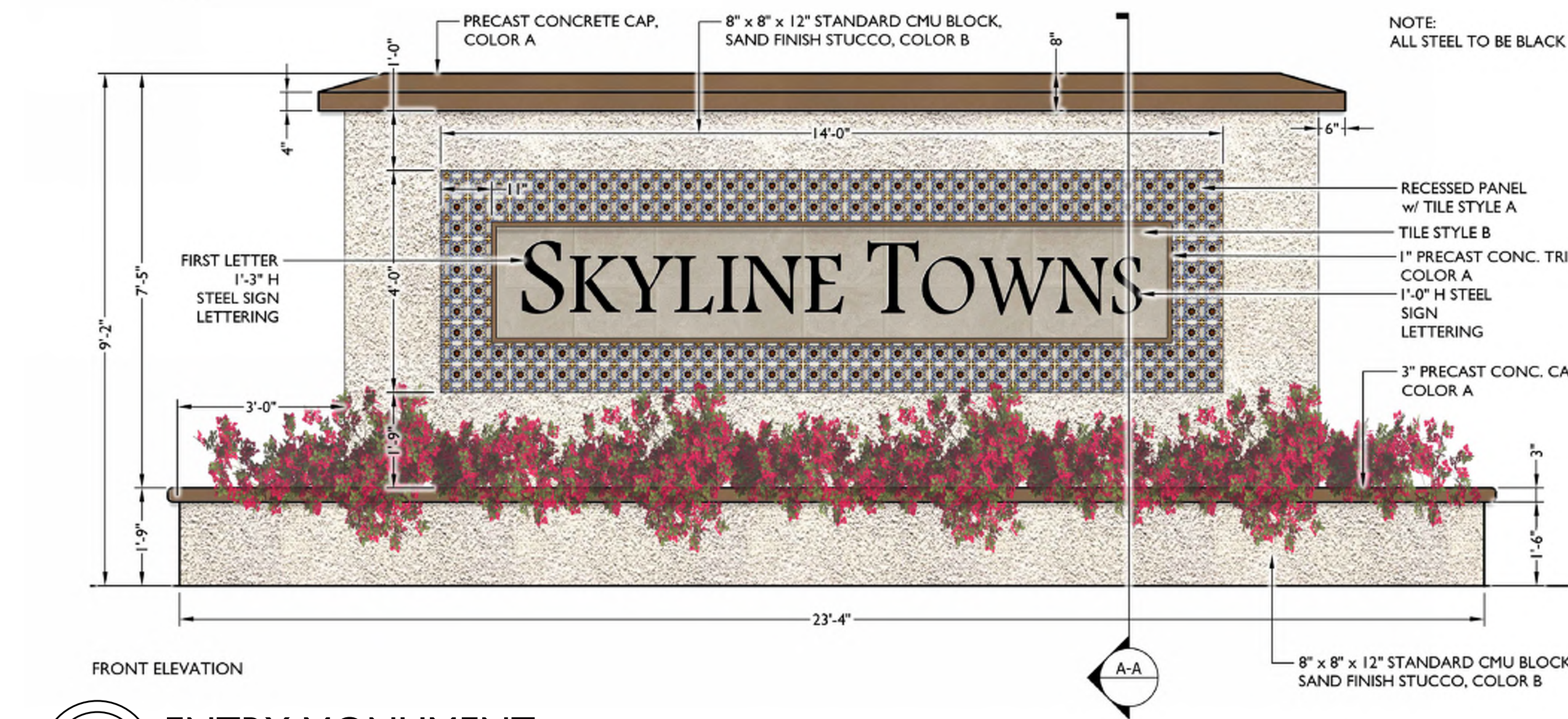
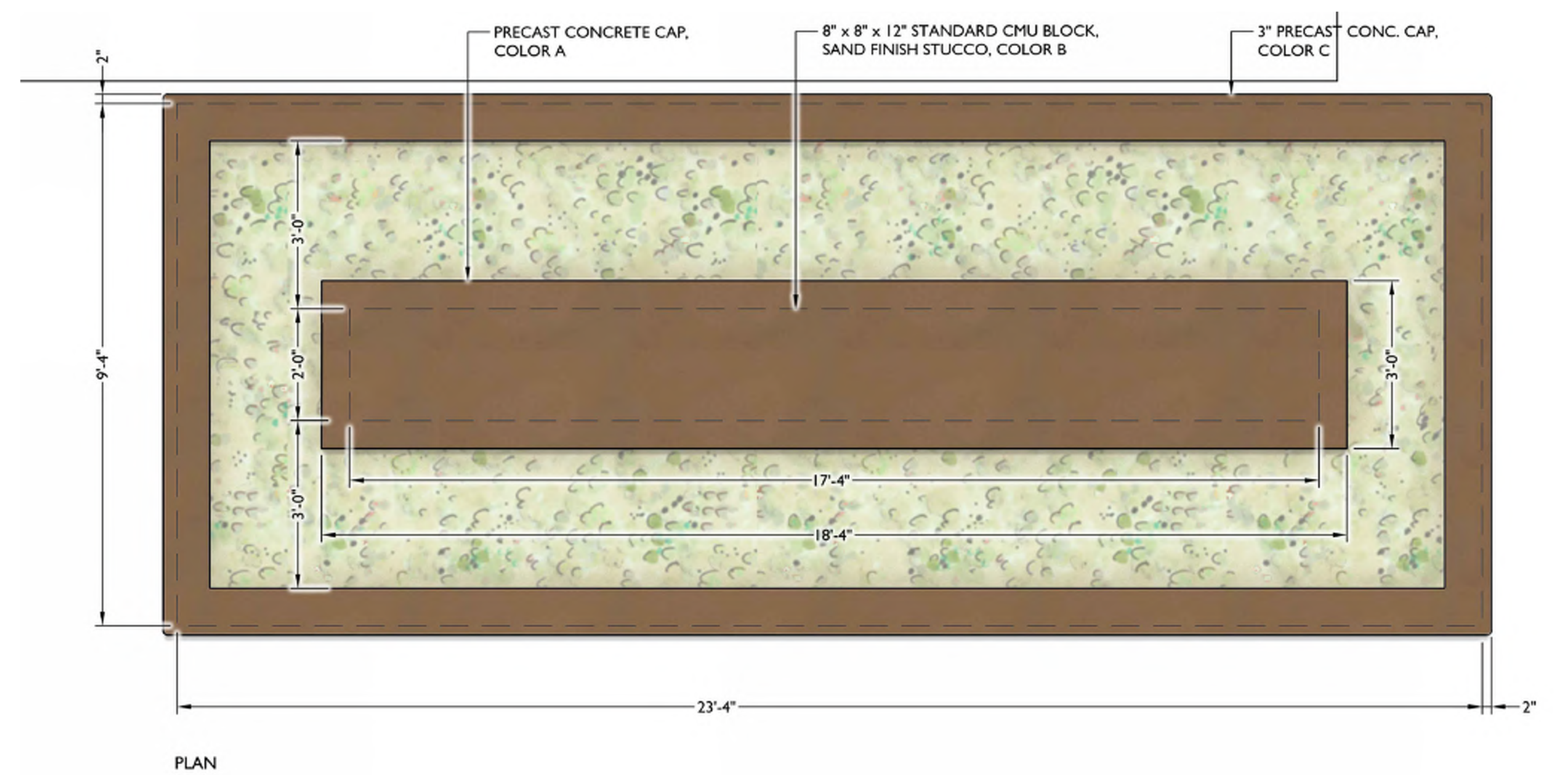
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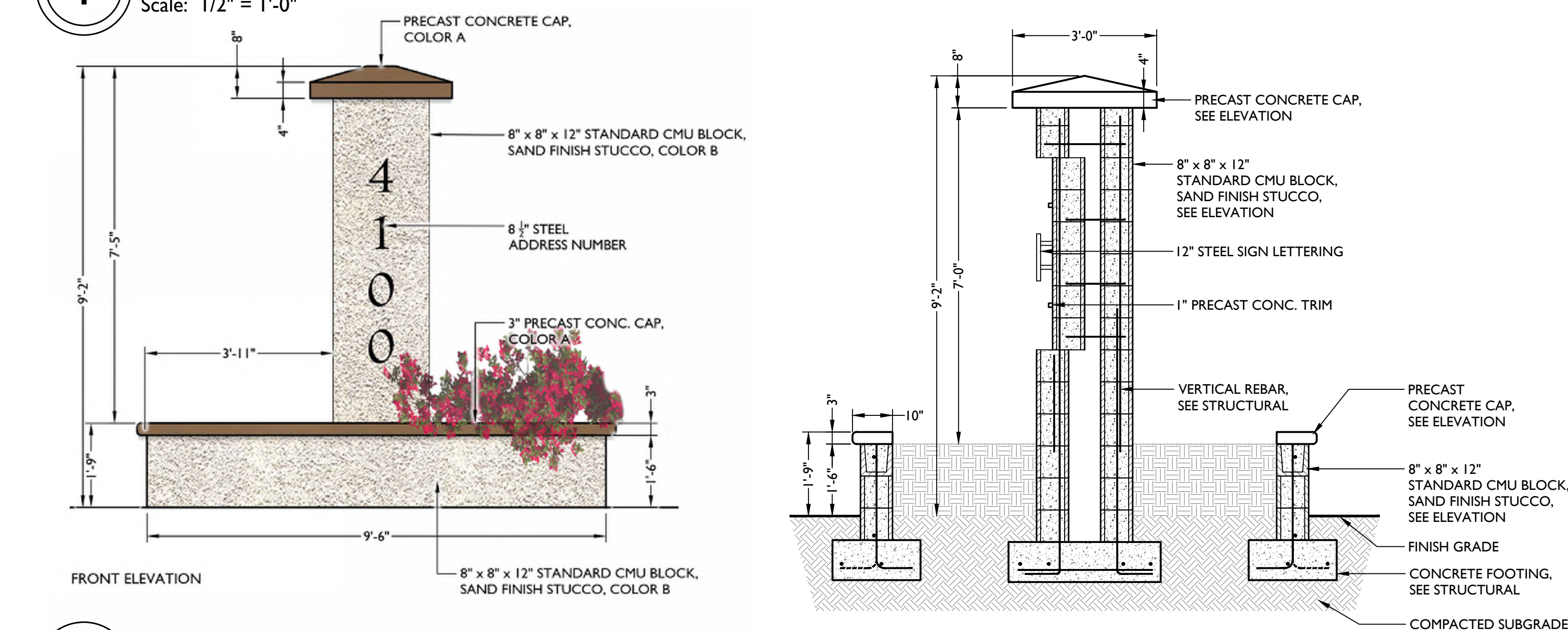
NOTE:
1. Understory planting will comply with Apache Junction City Code, Article 1-8 for landscape standards and requirements
2. * Shrubs will not be planted near dog park





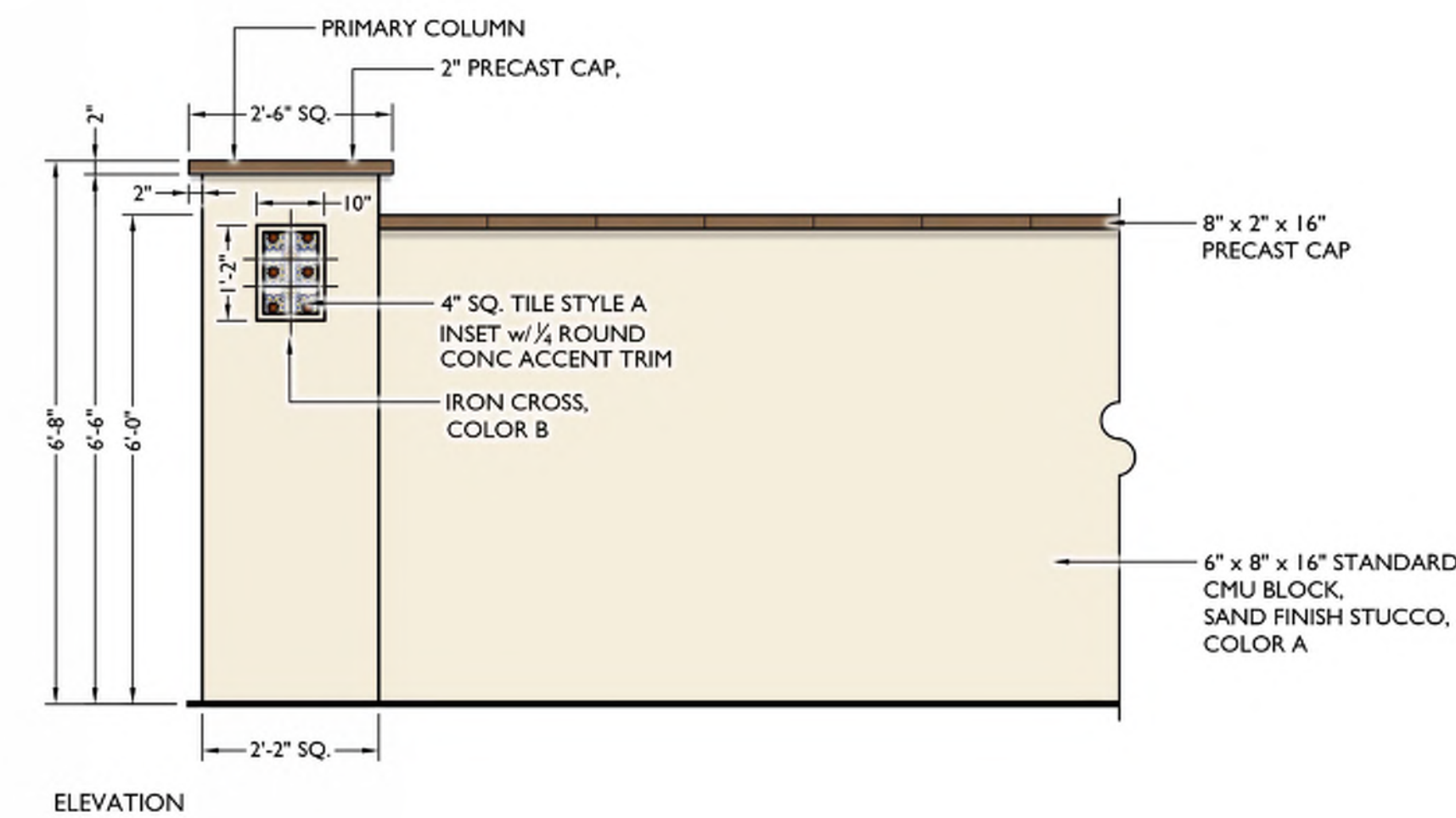
1 ENTRY MONUMENT

Scale: 1/2" = 1'-0"



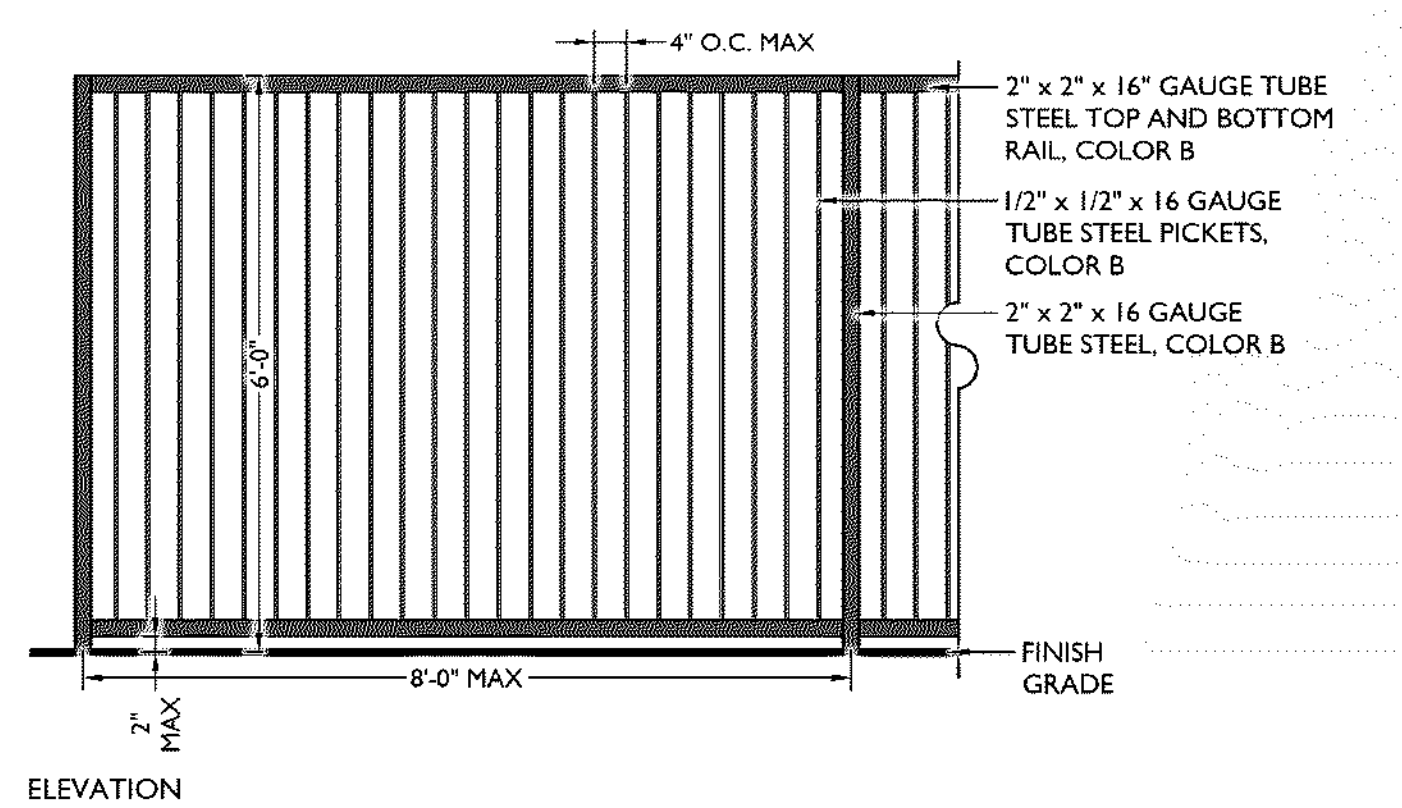
1 ENTRY MONUMENT

Scale: 1/2" = 1'-0"



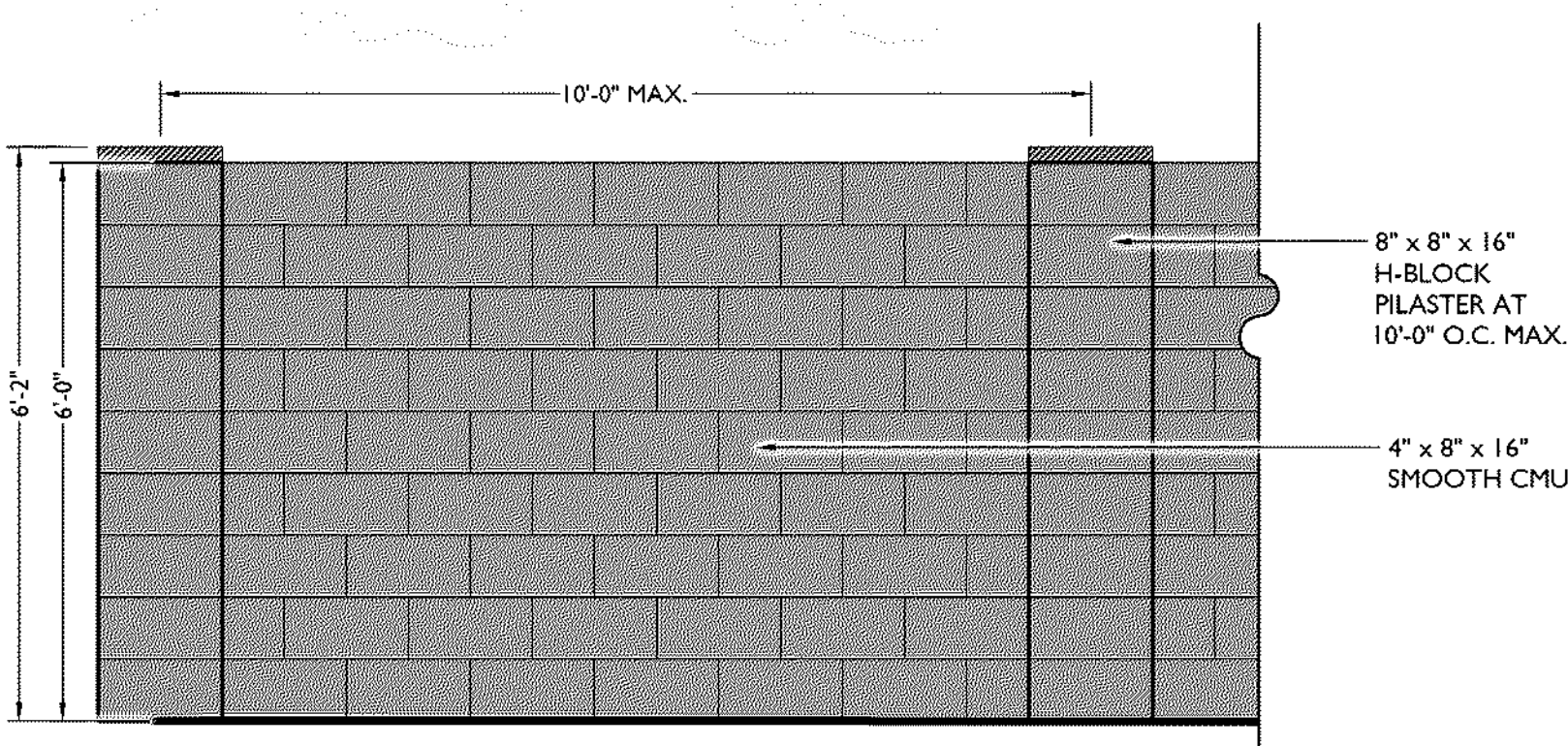
2 PRIMARY THEME WALL & PRIMARY COLUMN

Scale: 1/2" = 1'-0"



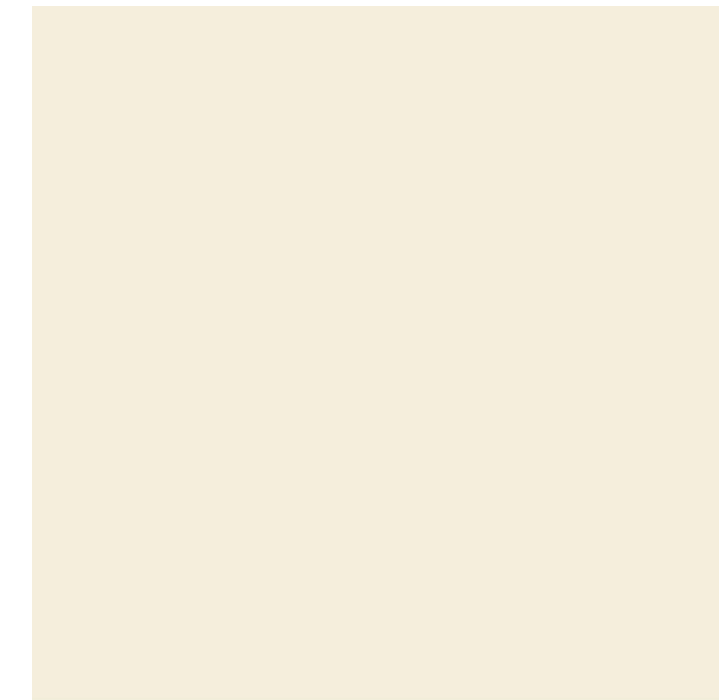
3 POOL / VIEW FENCE

Scale: 1/2" = 1'-0"



4 BUILDER WALL

Scale: 1/2" = 1'-0"



COLOR A - STUCCO
Color: Modern Ivory DE6197



COLOR B - STEEL
COLOR: RAL 7021 Black Grey



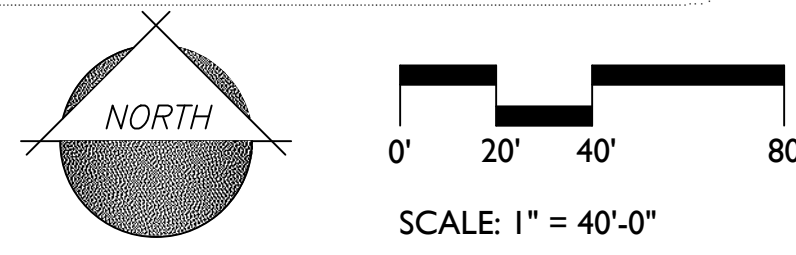
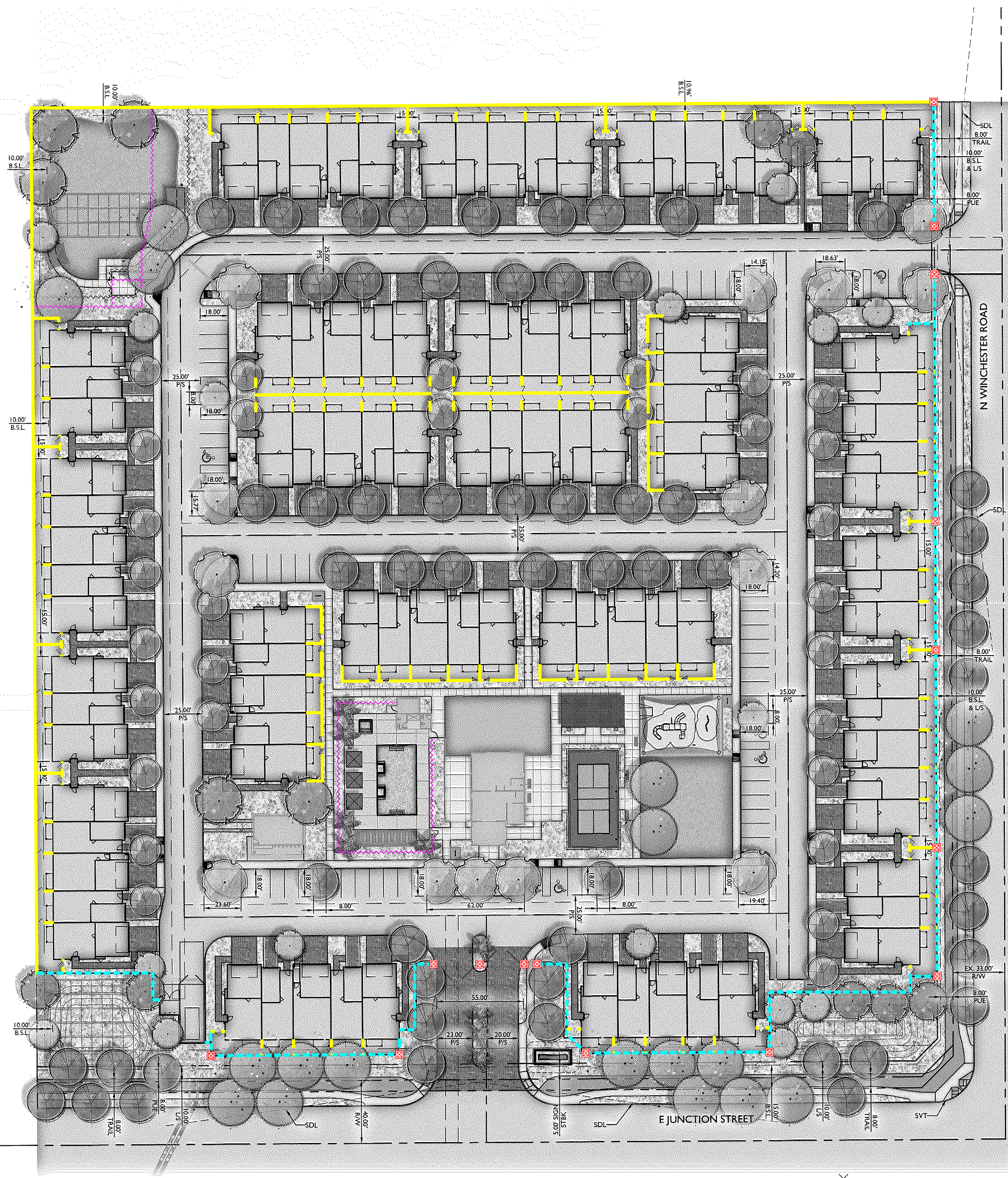
TILE STYLE A
4" x 4" Mexican Tile TBD



TILE STYLE B
8" x 8" Pietra Ionica Matte Porcelain
Tile By Bedrosians Tile

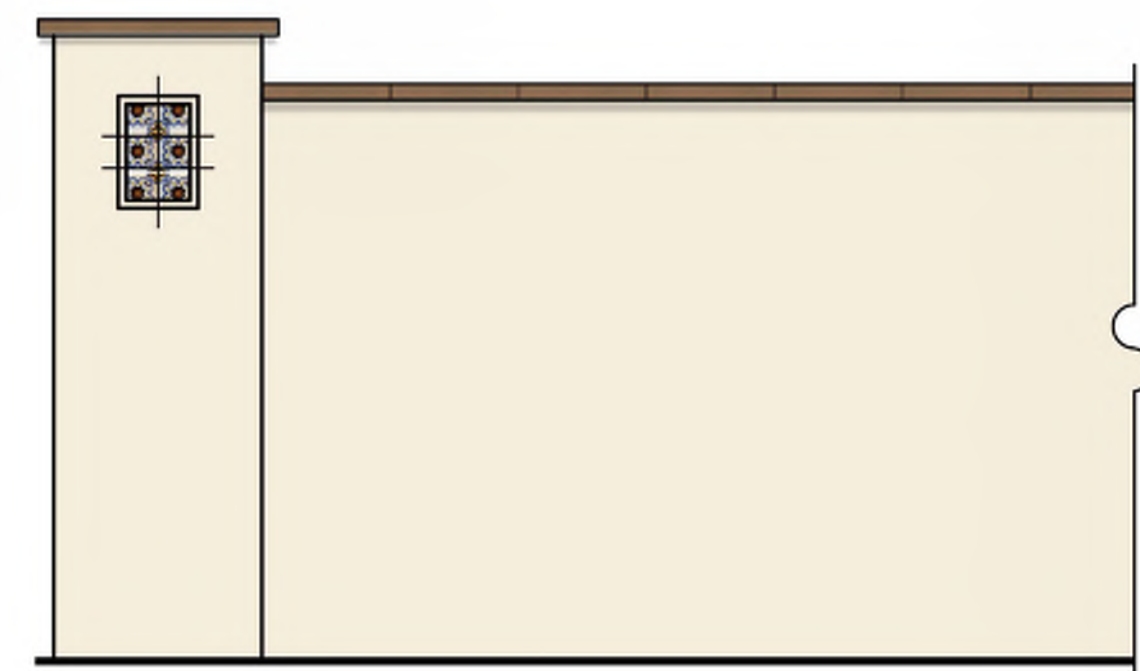


PRECAST CAP
Color: Mocha Caramel
By Mesa Precast

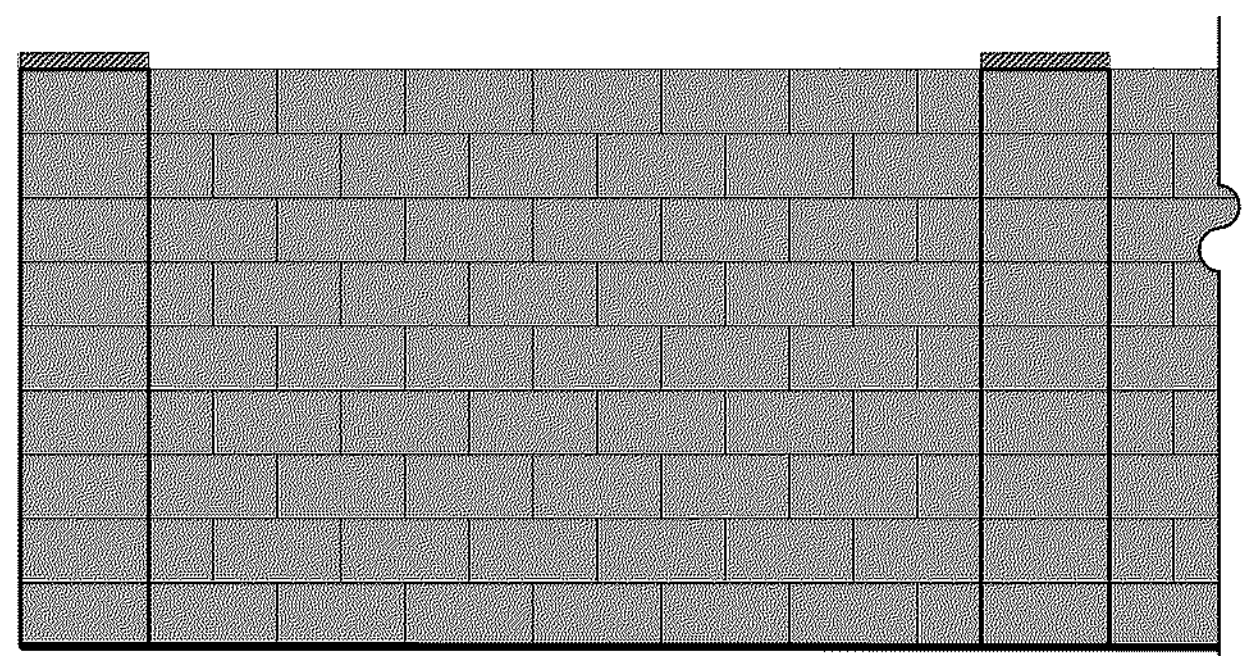


WALLS LEGEND

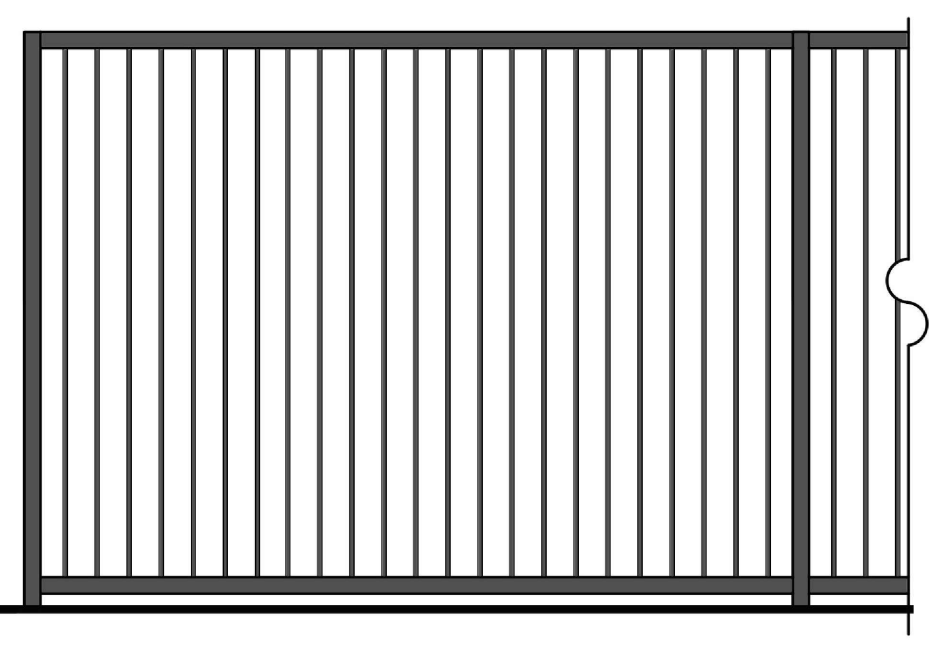
SYMBOL	ITEM
	PRIMARY THEME COLUMN
	PRIMARY THEME WALL
	BUILDER WALL
	POOL / VIEW FENCE



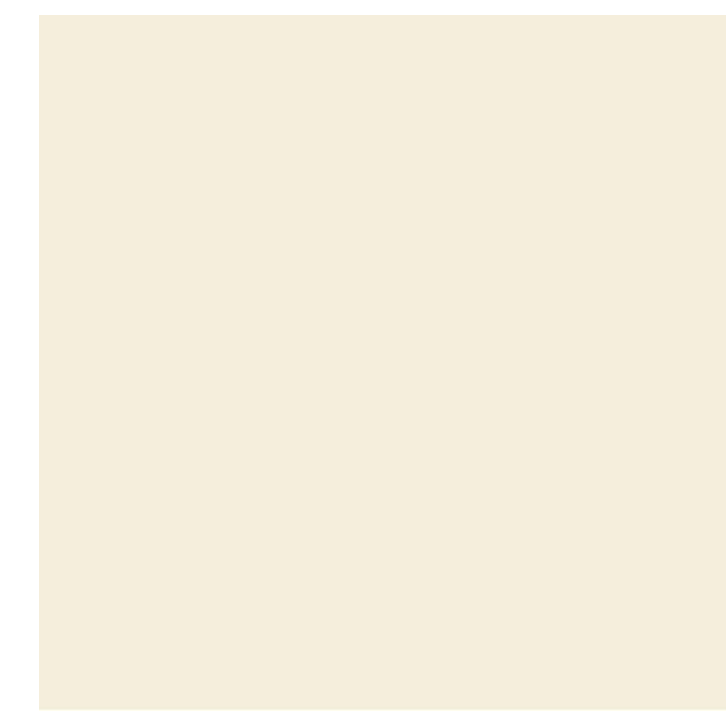
PRIMARY THEME WALL



BUILDER WALL



POOL / VIEW FENCE



COLOR A - STUCCO
Color: Modern Ivory DE6197



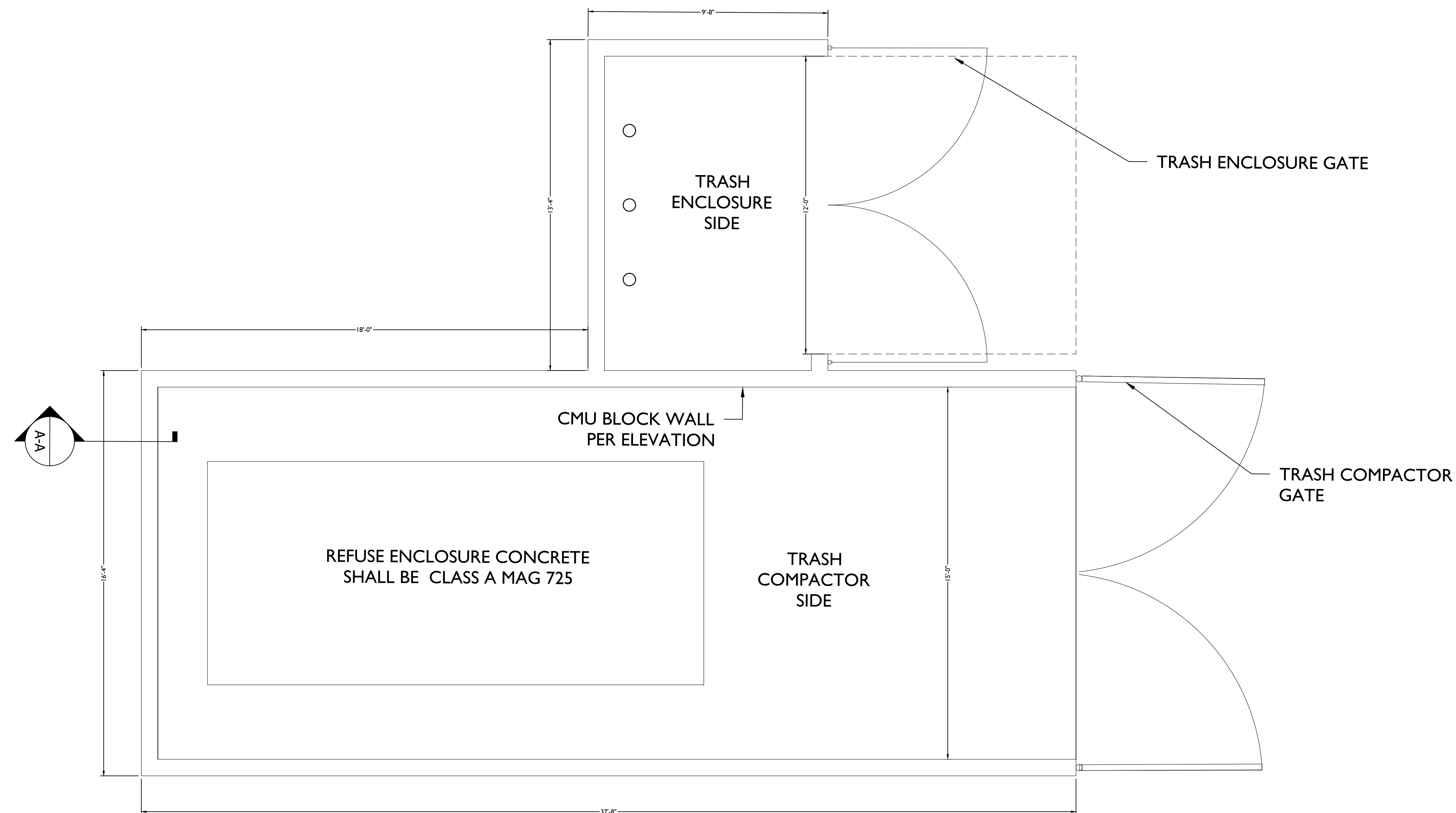
COLOR B - STEEL
COLOR: RAL 7021 Black Grey



TILE STYLE A
4" x 4" Mexican Tile TBD



PRECAST CAP
Color: Mocha Caramel
By Mesa Precast





VICTOR STANLEY
STYLE: STEELSITES RB COLLECTION, RB-28
COLOR: BLACK



VICTOR STANLEY
STYLE: GREENSITES COLLECTION 8', CM-56
FRAME: BLACK SLATS: WHEAT



VICTOR STANLEY
STYLE: IRONSITES COLLECTION, S-42
COLOR: BLACK



PET STATION
JJB204 BY ZERO WASTE USA
COLOR: GREEN OAE



BBQ GRILL
BY WABASH VALLEY, MODEL GR105N
COLOR: BLACK OAE



BIKE RACK - TRIPLE LOOP / 5-BIKE
BRCS-103 BY VICTOR STANLEY
COLOR: BLACK



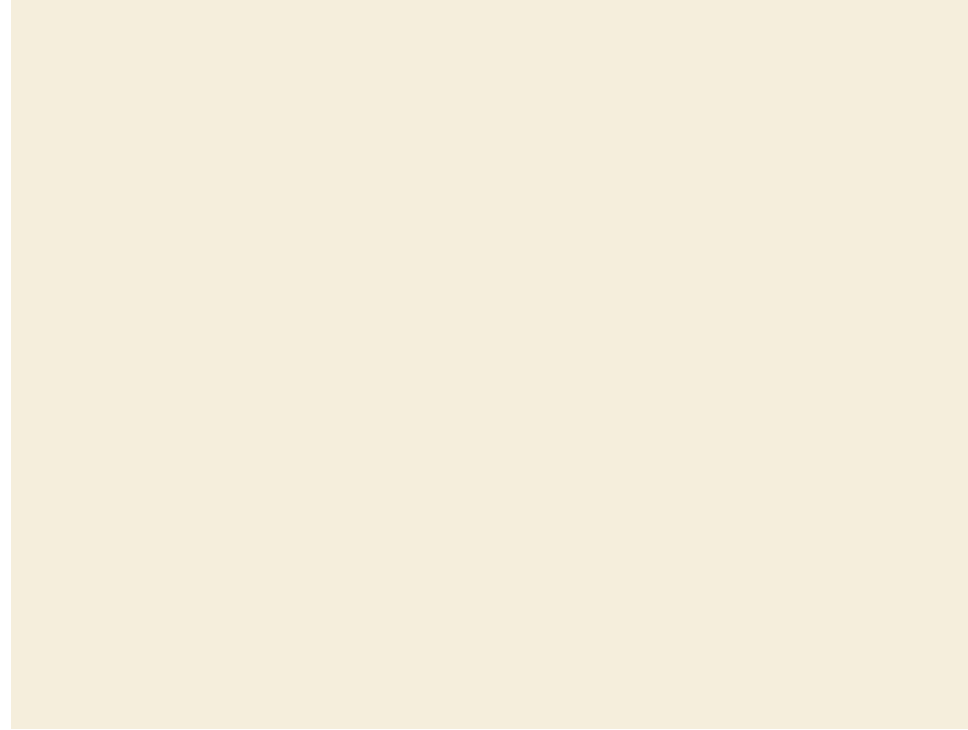
20' X 40' MESA RAMADA
BY CLASSIC RECREATION STANDING SEAM
ROOF COLOR: PATRICIAN BRONZE POST
COLOR: RAL 7039 / QUARTZ GREY



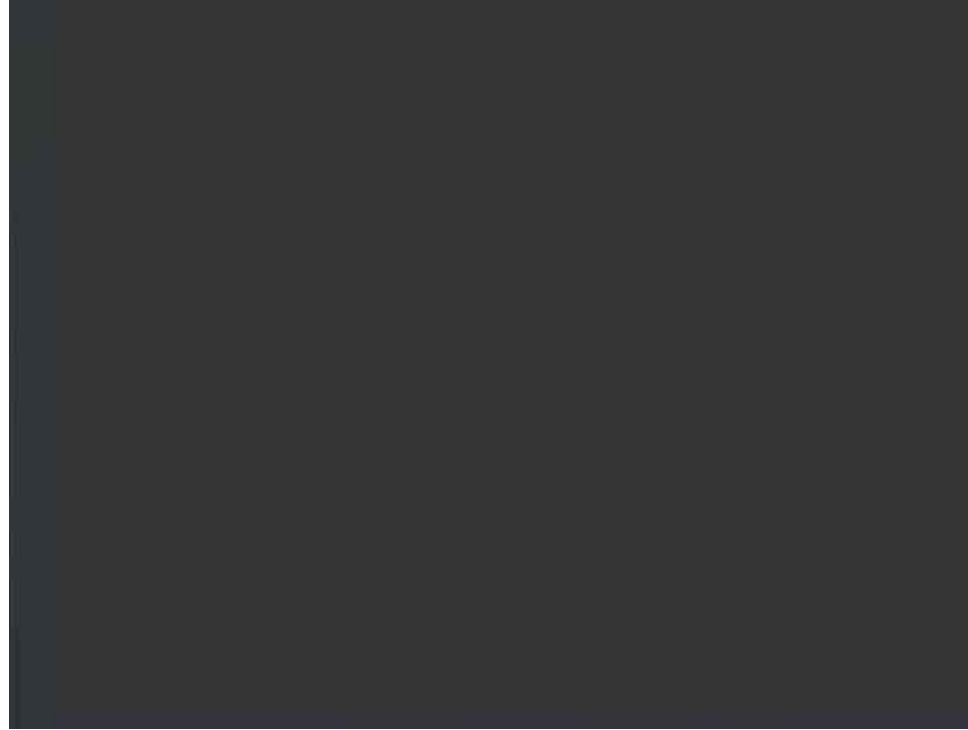
PICKLEBALL COURT
PLEXIPLAVE ACRYLIC SPORTS COATING
COLOR: LEGACY ROYAL BLUE, MEDIUM GREEN



SINGLE POST PYRAMID CANTILEVER SHADE
STRUCTURE SIZE: 12x12 POST: BLACK
SHADE FABRIC: DESERT SAND



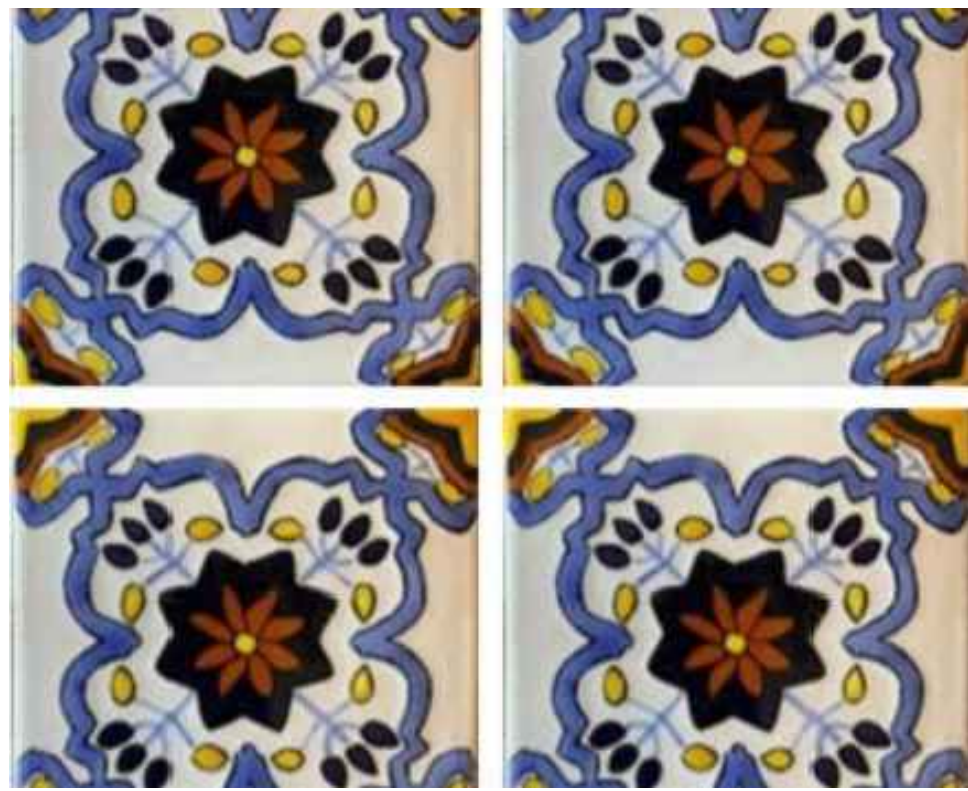
COLOR A - STUCCO
COLOR: MODERN IVORY
DE 6197 OAE



COLOR B - STEEL
COLOR: RAL 7021 / BLACK GREY



PRECAST CAP
COLOR: MOCHA CARAMEL
BY MESA PRECAST



COLUMN TILE STYLE A
4" X 4" MEXICAN TILE TBD



TILE STYLE B
8" X 8" PIETRA IONICA MATTE PORCELAIN TILE
BY BEDROSJANS TILE



PAVERS
4x8x2-3/8 BELGARD HOLLAND STONE
PATTERN: HERRING BONE COLOR: SIERRA

Skyline Towns Rezoning P-25-4-PZ

City of Apache Junction
City Council
Work Session
August 4, 2025



Aerial Map

Project Location:

On the northwest corner of Winchester Road and Junction Street

Request:

Rezone parcels from Low Density ("RS-GR") and City Center ("B-3") to High Density by Planned Development ("RM-2/PD") to facilitate a two-story 100-unit multi-family rental development



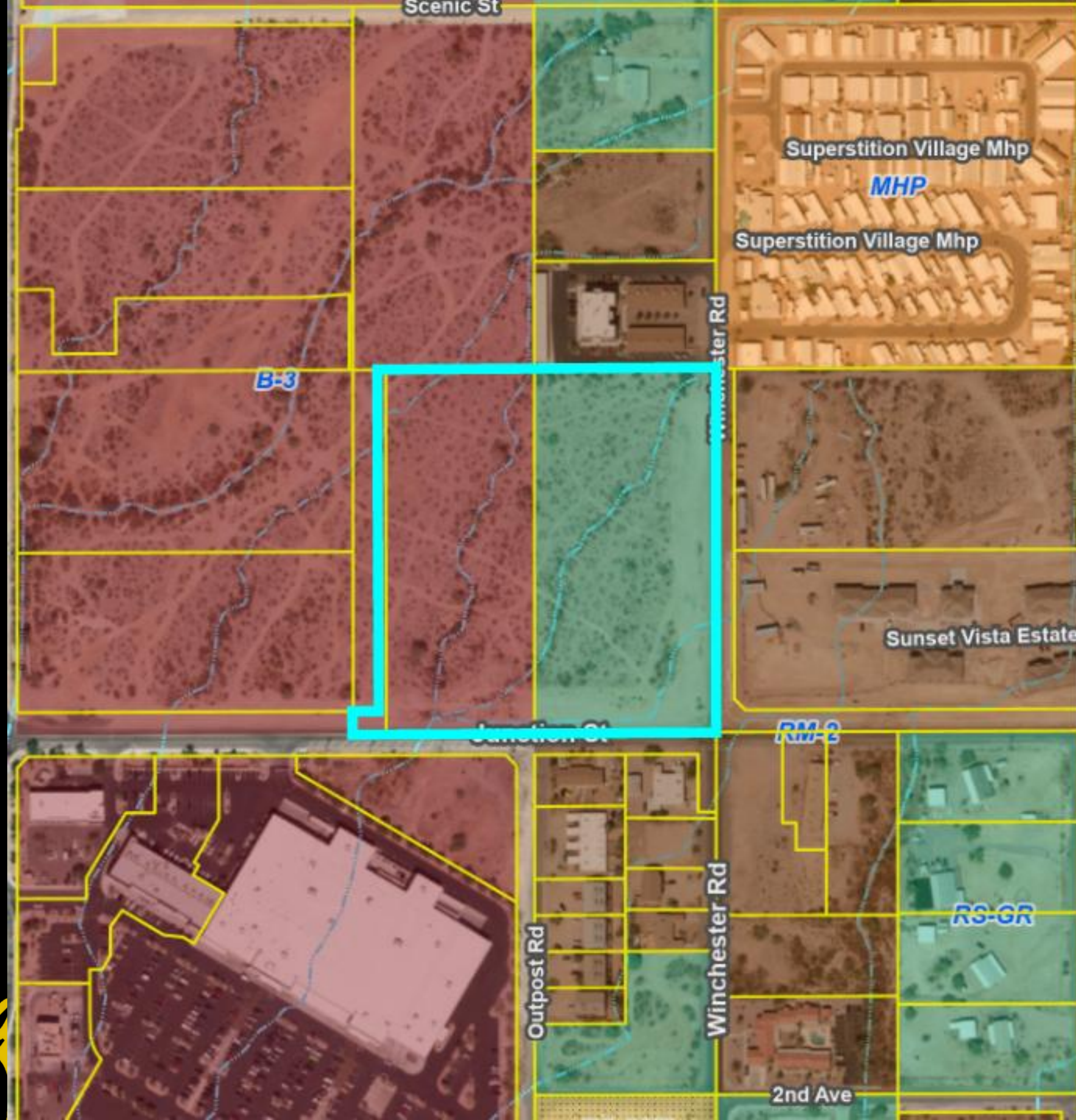
Zoning Map

North — B-3 & RM-2 (Multi-Family & Vacant Lot)

East — RM-2 (Sunset Vista Estates & Vacant Lot)

South — B-3 & RM-2 (Multi-Family & Fry's Marketplace)

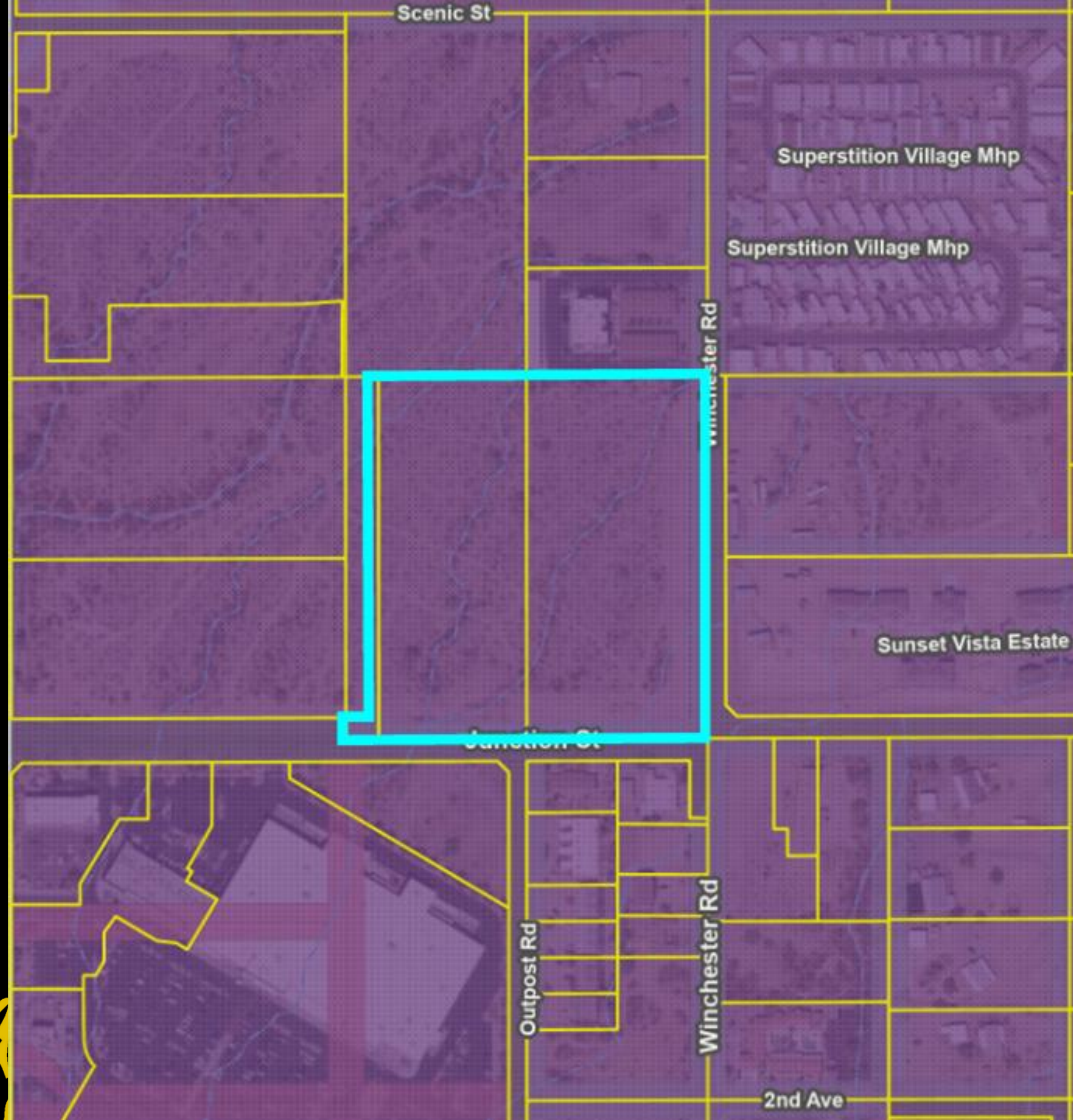
West — B-3 (Vacant Lot)



General Plan

Land Use Designation:
“Downtown Mixed Use”

A General Plan amendment is not required as part of this application since the proposed multi-family use is consistent with the existing General Plan Land Use designation, which encourages retail, office and/or multi-family uses





Site/Landscape Plan

- Gated Community
- One (1) Main Entrance
- One (1) Exit Only
- Six-foot (6') Perimeter Wall

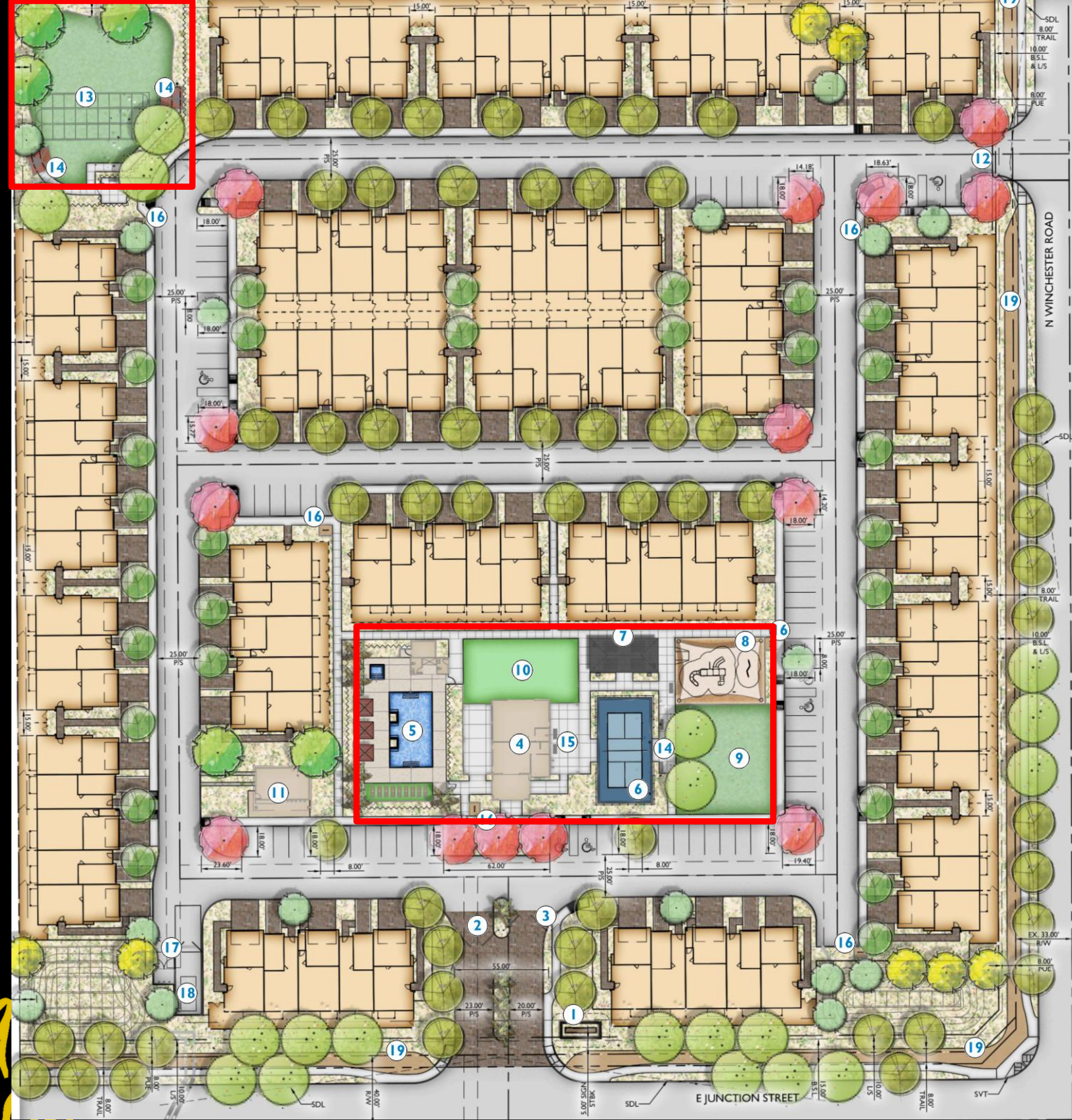
400 Total Parking Spaces (exceeds)

- Garage Parking Spaces
- Driveway Parking Spaces
- Guest Parking Spaces
- ADA Parking Spaces



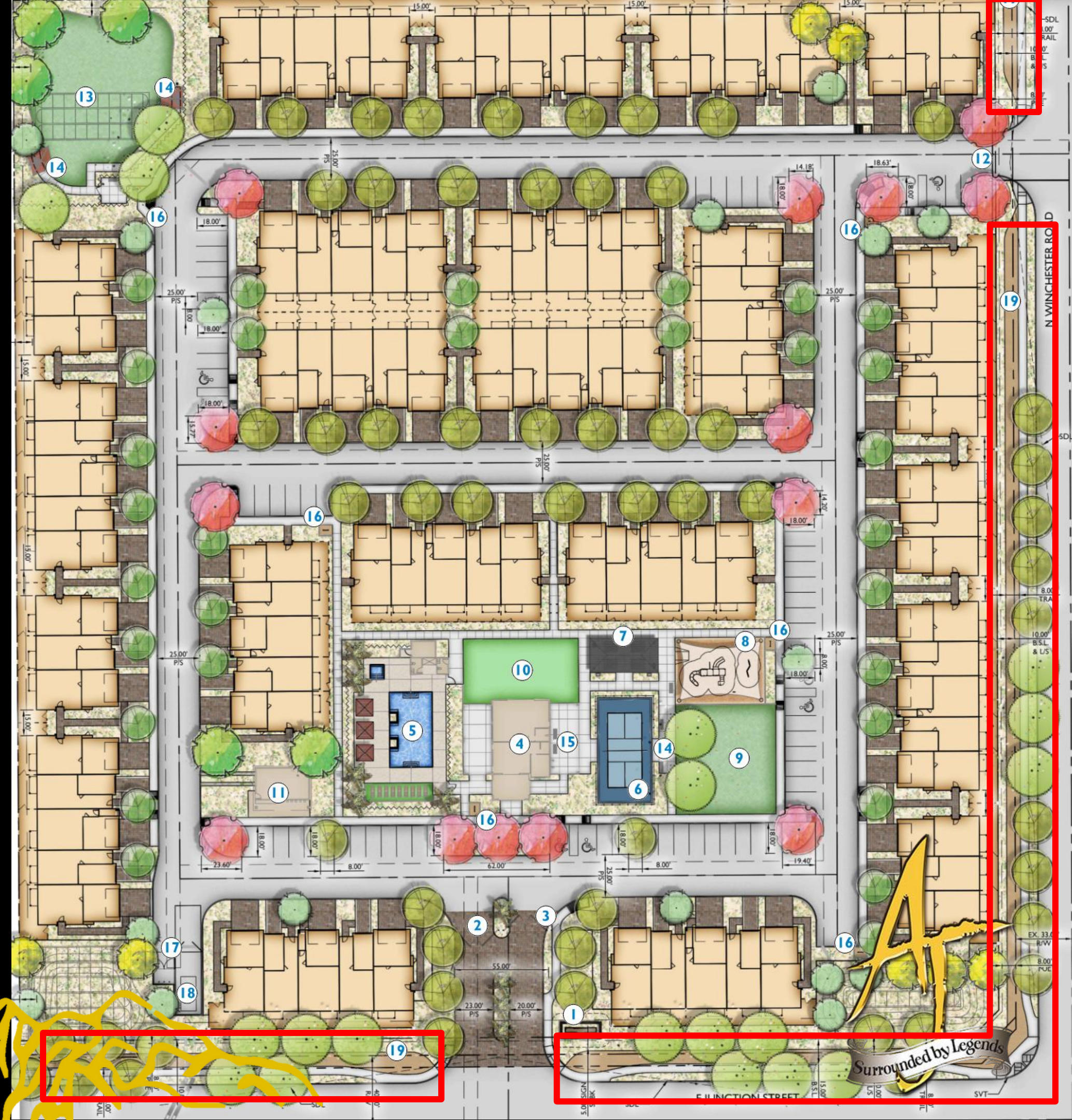
Site/Landscape Plan

- Leasing Office & Club House
- Pool & Spa
- Pickleball Court
- Ramada, Picnic Tables, BBQ
- Tot Lot & Shade Structure
- Green Space
- Dog Park



Site/Landscape Plan

- Leasing Office & Club House
- Pool & Spa
- Pickleball Court
- Ramada, Picnic Tables, BBQ
- Tot Lot & Shade Structure
- Green Space
- Dog Park
- 8' Multi-Use Trail Along Winchester Road and Junction Street



Proposed Elevations

Tri-Plex 2-bed & 3-bed



Proposed Elevations

Tri-Plex



Red Clay Roof Tiles

Decorative Shutters

Monterey-Finished Stucco

Viga Tails

Wooden Headers

Spanish Arch

Corbels

Talavera Tiles

Driveways pavers

Proposed Elevations

Five-Plex 2-bed & 3-bed



Proposed Elevations

Clubhouse



Public Input

A sign was posted at the site, notices were sent out to property owners 300' around the subject site, and the case was advertised in the newspaper

The applicant held a neighborhood meeting on June 9, 2025:

- Two (2) neighbors attended; Both were supportive

Additional Interest:

- One (1) person at the Development Services counter asked about site plan & elevations; Had no reservations
- One (1) person made public records requests for 1st and 2nd submittal elevations and traffic report; Had no reservations
- One (1) resident from Weaver's Needle sent email; Was supportive



Setback Reduction

The applicant is requesting the following setback deviations:

- **Front** = 20 feet to **15 feet** to accommodate a six-foot (6') decorative CMU wall
- **Side** = 10 feet to **5 feet** to accommodate five-foot (5') rear covered patios
- **Rear** = 20 feet to **5 feet** to accommodate five-foot (5') rear covered patios



Staff Analysis - Setback Reduction

Staff is **supportive** of the requested setback deviations for the following reasons:

- Setback deviations are not an uncommon request during a rezoning
- Planned Developments allow for flexibility in Code requirements, if approved by Council
- Meeting the standard setback requirements would reduce the total unit count or eliminate the covered patios



Staff Analysis & Recommendation

Planning Staff recommends approval of case no. P-25-4-PZ subject to the conditions of approval found in the revised staff report for the following reasons:

- (1) The use is compatible with the **Downtown Mixed Use** designation, which is intended for commercial, recreational and multi-family uses.
- (2) The use supports multiple **General Plan** goals including:
Diversifying housing stock, improving walkability, attracting quality investments, strengthening economic development opportunities, increasing the city's financial sustainability, & encouraging infill development



Planning and Zoning Commission Recommendation

The Planning and Zoning Commission recommended 4 to 1, 1 being absent, to recommend approval to City Council for the following reasons:

- Commission members accept that growth will occur and being part of the process is important and beneficial for the community
- The location is suitable for the development
- Citizens approved the 2020 General Plan that encourages multi-family uses in the Downtown
- The development compliments the city's goals with the Golden Triangle

Reasons Against: Selectivity on growth; Preserving AJ's history and uniqueness



Thank you!

Next Steps

9/2/2025: City Council Public Hearing

