

SNELL & WILMER

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Sarah Schiele
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Banyan- Rennick & Virginia
Formal Application

Ex. 6 Public Participation Plan & Report

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Banyan- Rennick & Virginia
Public Participation Plan



Banyan- Rennick & Virginia

SEC W Virginia St & Rennick Dr.

Public Participation Plan

January 8, 2026

Prepared for:

Banyan Residential LLC
Max Friedman, Partner
2381 Rosecrans Ave Suite 425
El Segundo, CA 90245

Prepared by:

Snell & Wilmer LLP
Noel J. Griemsmann, AICP, Senior Urban Planner
Simran B. Shah, Assistant Urban Planner
One East Washington Street, Suite 2700
Phoenix, AZ 85004

Index

Description	Page No.
A. Project Description.....	3
B. Public Participation Process.....	5
Pre Application Meeting.....	5
Public Hearing Application.....	5
Public Notification & Input.....	5
Citizen Contact.....	5
Staff & Public Comments.....	5
C. Implementation of Public Participation Plan.....	6
Public Notification Map.....	6
Public Notification List.....	6
Public Notification Notice.....	6
D. Public Participation Final Report	6
E. Site Posting.....	6

A. Project Description:

This Public Participation Plan is being submitted on behalf of Banyan Residential LLC (“**Banyan**”), in association with an application for an approximate 7 gross-acre property located at the southeast corner of West Virginia Street and Rennick Drive in City of Apache Junction (the “City”), otherwise known as Pinal County Assessor (“PCA”) Parcel No. 101-131-08D (the “Site”) ([Image 1](#)). The Site is currently zoned High Density Multiple-Family Residential (“RM-2”) per the City’s Zoning Map ([Image 2](#)). The General Plan land-use designation of the Site is Downtown Mixed Use ([Image 3](#)).

Consistent with the current zoning, Banyan proposes to develop the Site with a new multi-family development, focused on “workforce” affordable rental rates. The proposed multifamily development consists of a total of 152 residential apartment style units at a density of 22 du/ac based on the gross Site area. Five (5) buildings are proposed with a mix of one bedroom, two bedroom, three-bedroom and four-bedroom units, providing a mix of housing types to meet modern rental market needs. The buildings themselves will be no greater than two stories at 27 feet in height (well below the 40 feet allowed in the zone). The building on the southeast corner of the Site is the primary resident amenity area and includes a management office, clubhouse, fitness area, pool and spa, cabanas, and barbecue areas.



Image 1: Aerial Map

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Public Participation Report
January 8, 2026
Page 4

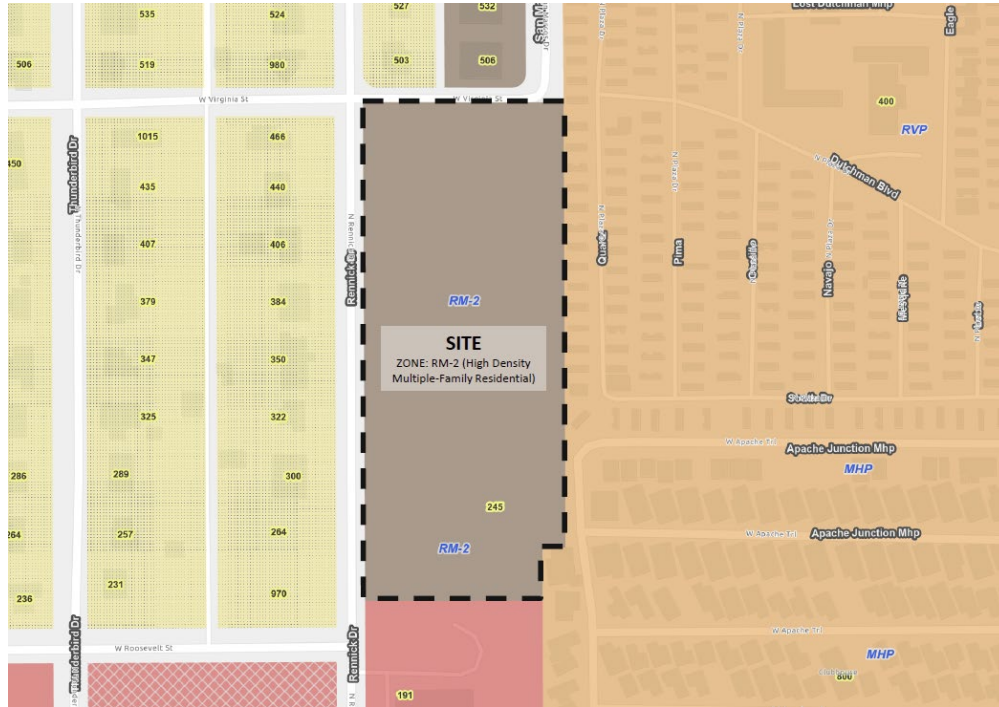


Image 2: Zoning Map

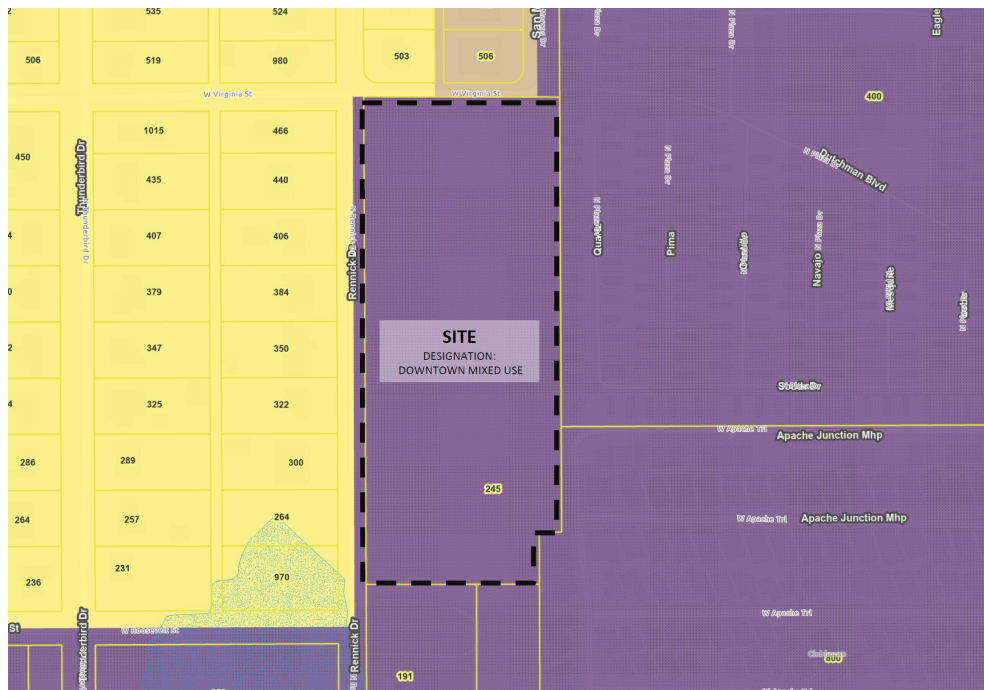


Image 3: General Plan Designation Map

B. Public Participation Process:

- 1. Pre-Application Meeting:** On Tuesday November 25th Banyan met with Nicholas Leftwich the Senior Planner at City of Apache Junction Development Services for the Pre Application meeting to discuss the Site and the initial review comments issued by the Planning staff.
- 2. Public Hearing Application:** The City of Apache Junction notifies all property owners within 300 feet of the Site with a notification letter and posts a publication in newspaper throughout the City. The development team posts a public hearing sign on the Site. The City has not scheduled a public hearing date at this time, and the development team will update this public participation plan upon formal submittal.
- 3. Public Notification & Input:** A public notification was mailed out on December 23, 2025, informing of the application and providing details for an in-person neighborhood meeting. Recipients of the letter and any other interested parties are invited to attend the meeting, where they may share their feedback on the project and ask any questions. See Section C of this plan.

The notification list consists of property owners within 400 feet of the Site. Communication with these parties will remain ongoing throughout the process and will occur through verbal, written, and electronic correspondence. Additionally, Snell & Wilmer LLP has made themselves available to the public via phone and email and will meet with members of the public individually upon request.

The neighborhood meeting was held at:

Date: **January 7, 2026**

Time: 6:00 PM – 8:00 PM

Location: Multi-Gen Center, Multi-Purpose Room B114
1035 N. Idaho Road, Apache Junction, AZ 85119

- 4. Citizen Contact:** At this time, we have not received any written public input (emails or letters) or any telephonic correspondence regarding this application. Any correspondence received from neighboring property owners will be made part of the case file. Please see Exhibit D for a summary of the neighborhood meeting.
- 5. Staff & Public Comments:** At this time, no staff comments have been issued and no public comments have been received. Banyan remains sensitive to the importance of neighborhood involvement and to building relationships with property owners, residents, business owners, and other interested parties. Although the City's mandatory notification area is 300 feet, we have notified property owners within 400 feet in order to gather additional feedback and help make this project successful. The applicant will continue to be responsive to all individuals and will make a diligent effort to address comments expressed by interested parties. The

applicant will remain available to the public via phone and email and will meet with the public individually upon request.

C. Implementation of Public Participation Plan:

1. **Public Notification Map:** Exhibit A identifies the Public Notification Map of the properties located within 400 feet of the Site that received notification for the first neighborhood meeting.
2. **Public Notification List:** Exhibit B identifies all property owners located within 400 feet of the Site who received notification for the first neighborhood meeting.
3. **Public Notice:** Please see Exhibit C.
4. **Neighborhood meeting:** Please see Exhibit D for a summary of the neighborhood meeting.

D. Public Participation Final Report:

Additional information such as the following will be provided with the formal submittal:

1. Dates and locations of all meetings where citizens were invited to discuss the proposal.
2. Content, dates mailed, and number of mailings, including examples of letters, meeting notices, newsletters, and other publications.
3. The location of residents, property owners, and interested parties receiving notices, newsletters, or other publications.
4. The number of people that participated in the process.
5. Summary of concerns, issues, and problems expressed during the process including the substance of the concerns, issues, and problems and how the concerns were addressed or resolved.

E. Site Posting:

The applicant is responsible for the sign posting, not less than 15 days prior to the first public hearing date, a sign on the subject property providing notice of the nature of request, date, time, and place of the scheduled hearing. The size, format, placement, and procedure shall be described by the Development Services Department.

Exhibit A
Notification Map

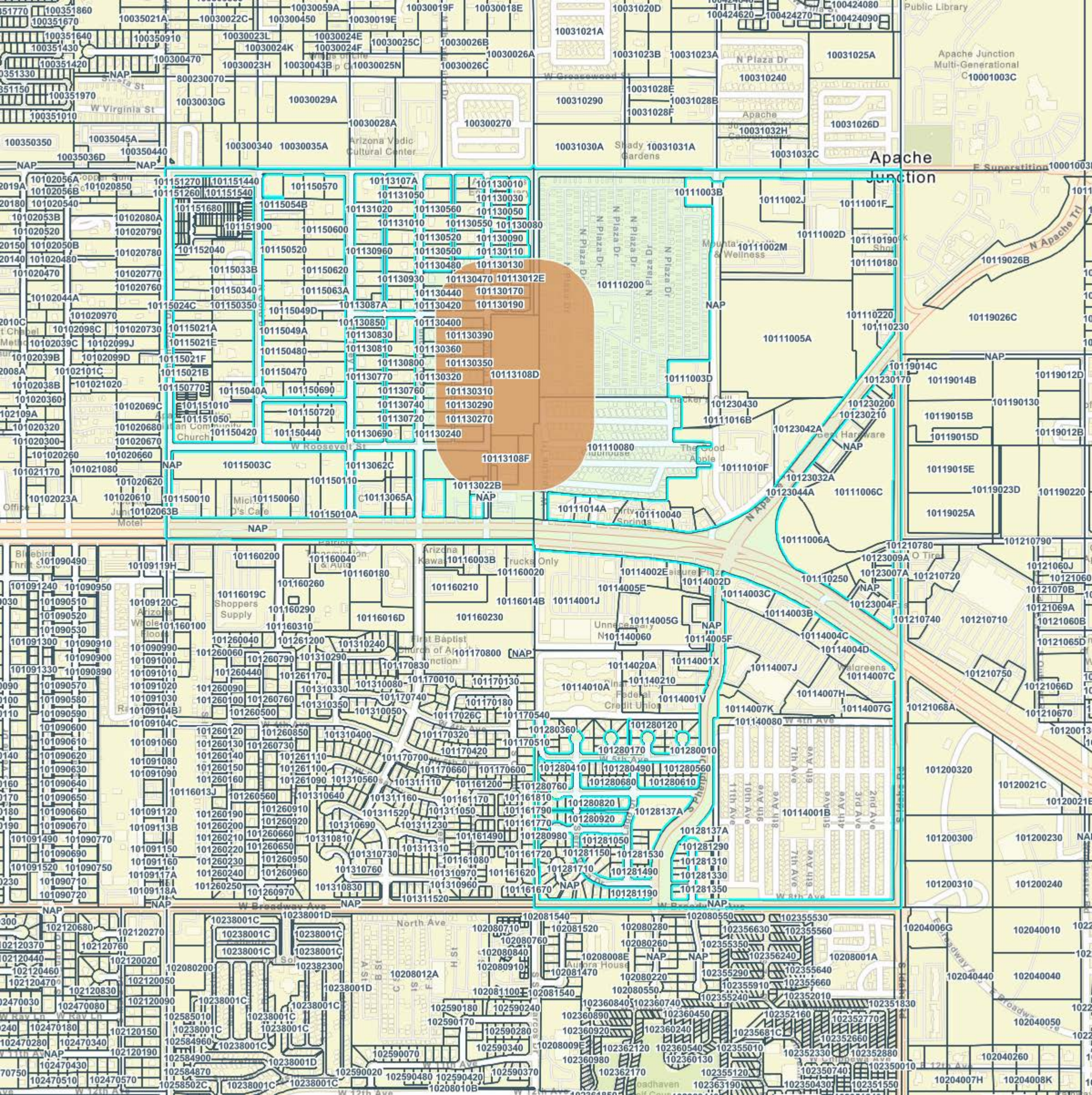


Exhibit B
Notification List

D V ARNOLD REALTY LLC
PO BOX 807
APACHE JUNCTION , AZ 85117-7402

ERNST JACK
26439 BELL ARBOR RD
WEST HARRISON , IN 47060-0885

BAGBY INVESTMENT PROPERTIES LLC
34554 N BELL RD
SAN TAN VALLEY , AZ 85142-2881

ERNST JACK
26439 BELL ARBOR RD
WEST HARRISON , IN 47060-0885

LUKE & SARAH INVESTMENTS LLC 2
9842 E EL PASO ST
MESA , AZ 85207-7535

PARRA JESUS CAMPOS
300 N RENNICK DR
APACHE JUNCTION , AZ 85120-0542

CASTELAN NOE PAREDES
289 N THUNDERBIRD DR
APACHE JUNCTION , AZ 85120--544

BREIT SKYHAVEN MHC LLC
800 W APACHE TRL 1
APACHE JUNCTION , AZ 85120-8512

RYAN JERRY
322 N RENNICK DR
APACHE JUNCTION , AZ 85120-0542

PETE DAVID EDWARD & HICKEY
BREANNE ELISA TRS
325 N THUNDERBIRD DR
APACHE JUNCTION , AZ 85120--544

MAHONEY MATTHEW & PAULA
10421 E EMELITA AVE
MESA , AZ 85208-8725

OROURKE COLLEEN & ZINKIEWITZ
RICHARD
347 N THUNDERBIRD DR
APACHE JUNCTION , AZ 85120-0544

SOULLIERE MATTHEW L
384 N RENNICK DR
APACHE JUNCTION , AZ 85120-0542

GRAY GHOST HOLDINGS LLC
411 S HONEYSUCKLE LN
GILBERT , AZ 85296-6230

MIERNICKI-NOJUNAS JENNIFER &
NOJUNAS MATTHEW
406 N RENNICK DR
APACHE JUNCTION , AZ 85120-0542

ASTON DAISY & COREY
407 N THUNDERBIRD DR
APACHE JUNCTION , AZ 85120--542

SWANTY DUSTIN & PULSIFER NICKOLE
440 N RENNICK DR
APACHE JUNCTION , AZ 85120-0542

ANDERSON DOUG C & ERICA J
435 N THUNDERBIRD DR
APACHE JUNCTION , AZ 85120-0542

FITCH SHERRI LYN
466 N RENNICK DR
APACHE JUNCTION , AZ 85120--542

LODICE TIMOTHY P TR
590 N RENNICK DR
APACHE JUNCTION , AZ 85120-0541

EISENTRAUT ARNE L
980 W VIRGINIA ST
APACHE JUNCTION , AZ 85120-0543

HARTWIG ELIZABETH F
519 N THUNDERBIRD DR
APACHE JUNCTION , AZ 85120-0543

SAN MARCOS 24 LLC
PO BOX 628
GILBERT , AZ 85299-9062

WILSON L ONEAL
503 N RENNICK DR
APACHE JUNCTION , AZ 85120-0541

TJND HOLDINGS LLC
8220 E PALM LN
MESA , AZ 85207-7971

MAYNARD MICHAEL K & STEPHANIE E
535 N THUNDERBIRD DR
APACHE JUNCTION , AZ 85120-0543

SAN MARCOS 24 LLC
PO BOX 628
GILBERT , AZ 85299-9062

MUNCY ANTHONY & CASSANDRA
527 N RENNICK DR
APACHE JUNCTION , AZ 85120-0541

TIMOTHY PAUL LODICE FAMILY TRUST
590 N RENNICK DR
APACHE JUNCTION , AZ 85120-0541

WEIGELT KLAUS-DIETER
555 N THUNDERBIRD DR
APACHE JUNCTION , AZ 85120-0543

SAN MARCOS 24 LLC
PO BOX 628
GILBERT , AZ 85299-9062

LODICE TIMOTHY P TR
590 N RENNICK DR
APACHE JUNCTION , AZ 85120-0541

LODICE TIMOTHY P TR
590 N RENNICK DR
APACHE JUNCTION , AZ 85120-0541

SAN MARCOS 24 LLC
PO BOX 628
GILBERT , AZ 85299-9062

SILL LUCINDA S TRUST
MAIL RETURN
, -

LOST DUTCHMAN OWNER LLC
17W220 22ND ST STE 220
OAKBROOK TERRACE , IL 60181-1447

, -

POGUE TAYLOR
110 N RENNICK DR
APACHE JUNCTION , AZ 85120-0543

FRANCIS & SONS I LLC
16414 N 91ST ST STE 102
SCOTTSDALE , AZ 85260-0157

CVP-APACHE JUNCTION HOLDING LLC
2188 SW PARK PL
PORTLAND , OR 97205-5110

PRESTIGE PARTNERS LLC
3100 W RAY RD STE 101
CHANDLER , AZ 85226-6247

DUAL ALPHA PROPERTIES LLC
MAIL RETURN
, -

D V ARNOLD REALTY LLC
870 W APACHE TRL
APACHE JUNCTION , AZ 85120-0540

Exhibit C
Notice Letter

December 23, 2025

Re: Condition Modification (Zoning Amendment) Notification for the Site Located at the Southeast Corner of West Virginia Street and Rennick Drive

Dear Property Owner/ Resident,

The purpose of this letter is to inform you that, on behalf of Banyan Residential LLC (“Banyan”), we have recently filed a condition modification request (the “Application”) with the City of Apache Junction for the approximately 7-acre property located at the southeast corner of West Virginia Street and Rennick Drive (Exhibit A), otherwise known as Pinal County Assessor Parcel No. 101-131-08D (the “Site”).

The Site, which is currently vacant, was previously zoned RM-2 (High Density Multiple-Family Residential) and B-2 (Old West Commercial) via Zoning Case P-22-29-PZ approved by the City Council in September of 2022 by Ordinance No. 1526 (the “Approved Zoning Case”). The Approved Zoning Case was subject to ten (10) conditions of approval. In order to now accommodate Banyan’s proposed multi-family development of the Site, the purpose of the Application is to *modify* approval condition #1 and to *remove* approval conditions #8 and #9 attached to the Approve Zoning Case, more specifically identified as follows:

Approval Condition #1: “The project shall be developed in accordance with the plans approved and associated with case P-22-29-PZ and all provisions of the Zoning Ordinance and city codes applicable to this case.”

Banyan is proposing to modify this condition to allow for a redesign of the site plan associated with the Approved Zoning Case in order to increase usable open space and improve overall Site functionality.

Approval Condition #8: “Parcels 101-13-1080 and 101-11-0210 shall be combined through the city’s lot combination process.”

Approval Condition #9: “The south 76’ of Parcel No. 101-13-1080, which shall be rezoned to B-2 “Old West Commercial,” shall be split off through a minor land division.”

These conditions have since been fully satisfied and completed. They are therefore no longer applicable to the Site.

We would like to invite you to a neighborhood meeting to discuss the Application and Banyan’s proposed development of the Site with a multi-family development consisting of 152 new residential units (Exhibit B).

We have scheduled the neighborhood meeting as follows:

Neighborhood Meeting

Date: Wednesday, January 7, 2026
Time: 6:00 p.m to 8:00 p.m.
Location: Apache Junction Multi-Gen Center (Room B114)
1035 N Idaho Rd, Apache Junction, AZ 85119

Please feel free to contact me or Noel J. Griemsmann, AICP, Senior Urban Planner, at (602) 382-6824 or via e-mail to ngriemsmann@swlaw.com should you have any questions regarding this proposal, wish to express your thoughts, and/or request reasonable assistance with respect to this notice.

The City of Apache Junction Planner assigned to this case is Nicholas Leftwich. Mr. Leftwich can be reached at (480)-474-8575 or via e-mail to planning@apachejunctionaz.gov. This planner can answer your questions regarding the City review processes, as well as the staff position once their report is complete.

You may also make your opinions known on this case by writing to the City Planning and Zoning Division, 300 E Superstition Boulevard, Apache Junction, AZ 85119, referencing "Banyan- APN 101-131-08D". Your letter will be made part of the case file.

Please be advised that meetings and hearings before the City of Apache Junction Planning and Zoning Commission, and the City Council, will be scheduled at a future date yet to be determined. You will receive subsequent notice identifying the date and location of the meeting/hearings when they have been scheduled.

Again, I would be happy to answer any questions or discuss any comments that you may have regarding this proposal. Thank you for your attention to this letter.

Sincerely,

Snell & Wilmer

Michael Maerowitz

Michael T. Maerowitz

Exhibit D
Neighborhood meeting summary

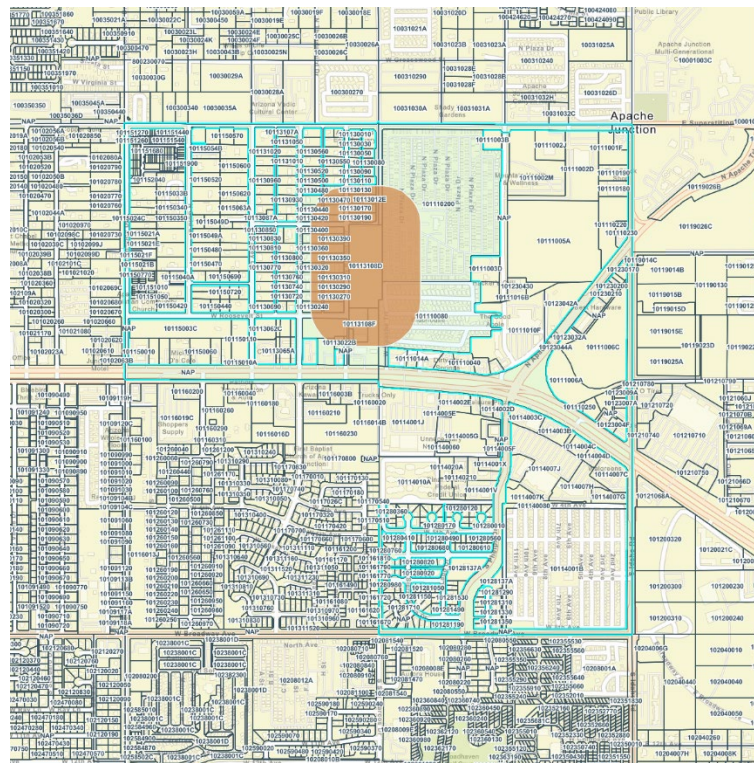
A. Meeting Date and Location

The neighborhood meeting for Banyan’s formal application for the property located at the southeast corner of Rennick & Virginia Street (the “Project”) was held on Wednesday, January 7, 2026, from 6:00 P.M. to 8:00 P.M. The neighborhood meeting took place in-person at Multi-Generational Center located at 1035 N Idaho Rd, approximately 0.6 miles from the Project site.

B. Notification

The notification letter (Exhibit A of the Public Participation Plan) for the neighborhood meeting was mailed on December 23, 2025, via first-class mail to the property owners within 400 feet of the Project site (as per the list generated by the Pinal County Assessor’s GIS system) (Exhibit B of the Public Participation Plan). A total of forty (40) notice letters were mailed. Please note, there were no registered neighborhood organizations within this area.

C. Notification Area Map (400 Foot Buffer Tool, Pinal County Assessor GIS)



D. Neighborhood Meeting

Nine (9) members of the development team staffed the neighborhood meeting. The meeting was conducted as an informal presentation. Poster boards illustrating the Project were displayed around the meeting room, allowing the attendees to review each board while a representative of Banyan discussed the specifics of the Project. Attendees were encouraged to discuss project questions and comments directly with the Banyan representative and members of the development team.

Six (6) members of the public signed in to attend the neighborhood meeting (Exhibit C of the Public Participation Plan).

The meeting attendees expressed excitement and enthusiasm for the proposed multi-family development proposed along Rennick & Virginia. Specifically, meeting attendees wanted to discuss what type of tenants could be expected at the future development. Attendees expressed interest in site layout, traffic and landscaping plans displayed. The development team explained that the proposed development could expect the same level of quality tenants found at other Banyan projects throughout the state. Attendees also expressed that the current vacant lot has been a home to unauthorized occupancy and other activities that contribute to safety concerns in the area, and they would welcome the Site being developed and taken care of.

Lastly, attendees inquired about the justification for proposing a new site plan rather than proceeding with development under the previously approved site plan. The development team explained that many elements of the approved Site Plan resulted in an overly fragmented development pattern, duplication of utility connections and service lines, and additional maintenance systems, which is inefficient from sustainability, maintenance, and cost standpoint.

Members of the development team stayed for a total of two (2) hours.

E. Summary

Six (6) members of the public participated in the neighborhood meeting for the Project. Attendees expressed great enthusiasm and excitement for the Project, expressing that future development would help bring in good families to the community, help develop a vacant lot which is currently an unsafe space.

The applicant's representative will continue to pursue public outreach efforts and will remain responsive to adjacent property owners and interested individuals.



Banyan- Rennick & Virginia

SEC W Virginia St & Rennick Dr.

Public Participation Plan - Addendum

April 23, 2026

Prepared for:

Banyan Residential LLC
Max Friedman, Partner
2381 Rosecrans Ave Suite 425
El Segundo, CA 90245

Prepared by:

Snell & Wilmer LLP
Noel J. Griemsmann, AICP, Senior Urban Planner
Simran B. Shah, Assistant Urban Planner
One East Washington Street, Suite 2700
Phoenix, AZ 85004

A. Project Community Outreach Update Summary

To further supplement our Public Participation Report dated January 8, 2026, Banyan Residential, LLC (“**Banyan**”) has undertaken additional proactive and ongoing community outreach effort for the proposed Banyan – Rennick & Virginia Development (the “**Project**”), with a focus on direct engagement with immediately adjacent property owners and the surrounding community. These outreach efforts have included (i) in-person meetings, (ii) follow-up communication, and (iii) coordination of potential mitigation measures in response to community feedback. The purpose of this Addendum is to provide an update on those efforts, which will continue throughout the review and approval process.

B. Adjacent Property Owner Outreach (Rennick Drive)

Direct outreach has been conducted with the seven (7) properties located across Rennick Drive from the Project site:

- 300 N. Rennick Dr
- 322 N. Rennick Dr
- 350 N. Rennick Dr
- 384 N. Rennick Dr
- 406 N. Rennick Dr
- 440 N. Rennick Dr
- 466 N. Rennick Dr

Summary of Engagement by Property

- **300 N. Rennick Dr**
Category: General discussion / no formal requests
Initial discussion occurred. Resident expressed general understanding of the development and interest in potential project-related opportunities. No specific mitigation requests have been made to date.
- **322 N. Rennick Dr**
Category: Limited engagement / no specific requests
Engagement has been limited at resident request due to personal circumstances. No mitigation requests have been identified at this time.
- **350 N. Rennick Dr**
Category: Requesting mitigation (landscaping, wall, screening)
Multiple discussions have occurred. Resident has requested enhanced landscaping, a block wall, and screening measures to address privacy and visual buffering.
- **384 N. Rennick Dr**
Category: Initial engagement / non-responsive to follow-up

Initial contact was made; however, the resident has not responded to multiple follow-up attempts and has not identified specific mitigation requests.

- **406 N. Rennick Dr**

Category: Not home / non-responsive

Multiple outreach attempts have been made. Property appears intermittently unoccupied, and no contact has been established to date.

- **440 N. Rennick Dr**

Category: Requesting mitigation (security, wall, gate)

Constructive engagement has occurred. Resident has expressed concerns related to security and privacy and is coordinating on potential block wall and landscaping buffer improvements.

- **466 N. Rennick Dr**

Category: Requesting mitigation (wall, gate, screening)

Engagement has occurred. Resident has expressed concerns regarding buffering and security and is coordinating on potential wall, gate, and screening improvements.

Mitigation Measures Under Evaluation

In response to feedback received, Banyan has retained a contractor to evaluate potential mitigation improvements in coordination with immediately adjacent property owners.

The measures under discussion are located on the adjacent homeowners' properties and are intended to provide screening and buffering between the existing residences and the proposed development. These measures may include:

- Installation of block walls along property frontages
- Addition of rolling gates or access control features
- Enhanced landscaping buffers, including tree height, density, and placement
- Sightline screening strategies

Field measurements have been authorized at select properties, and the contractor is preparing preliminary design concepts and cost estimates.

Banyan anticipates continuing coordination with adjacent property owners to review these options and refine solutions based on individual preferences. The applicant is committed to working collaboratively with residents to implement reasonable, site-specific screening and privacy enhancements, where feasible.

C. Broader Community and Business Outreach

In addition to adjacent property outreach, Banyan has engaged with members of the surrounding community, including local businesses and workforce stakeholders.

Feedback from these discussions has been generally supportive, particularly with respect to:

- The need for additional workforce housing opportunities in Apache Junction
- The ability for local employees to live closer to their place of employment
- The redevelopment of a currently vacant and underutilized site
- The potential for increased local economic activity

As of the date of this report, Banyan has received 34 letters of support through its neighborhood outreach efforts.

D. Conclusion

Banyan's outreach efforts demonstrate a consistent and good-faith approach to community engagement, including direct coordination with adjacent property owners and responsiveness to site-specific concerns.

The applicant remains committed to continuing outreach, refining mitigation strategies, and maintaining open communication with both neighboring residents and the broader community as the project proceeds through the review process.

Exhibit E
Sign-in Sheets

June 8, 2026

Joe Villasenor
Banyan Residential
Apache Junction, AZ

Dear Joe,

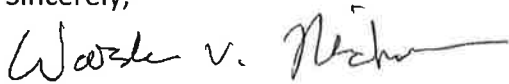
On behalf of the Apache Junction Area Chamber of Commerce Board of Directors, thank you, Nick Wood, and Noel Griemsmann for taking the time to present the Banyan development project at the May Board of Directors meeting and for thoughtfully addressing the Board's questions.

The Board appreciated the opportunity to learn more about the proposed project and the effort your team invested in sharing its vision and anticipated impact on the community.

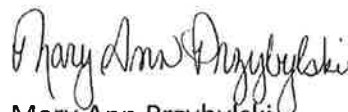
Following deliberation and careful consideration, the Board of Directors conducted a formal vote and has determined that the Chamber will not support the Banyan development project at this time.

We appreciate your willingness to engage with the Chamber and value the professionalism and transparency demonstrated throughout the process. Thank you again for your presentation and for your continued interest in the future of Apache Junction.

Sincerely,



Warde Nichols
Chairman of the Board
Apache Junction Area
Chamber of Commerce



Mary Ann Przybylski
President/CEO
Apache Junction Area
Chamber of Commerce

Re: [External] Banyan – Apache Junction Apartments case (APN 101-131-08D)

From Matthew Mahoney <mattmahoney@ymail.com>

Date Tue 2/3/2026 5:48 PM

To Nicholas Leftwich <nleftwich@apachejunctionaz.gov>

Cc ngriemsmann@swlaw.com <ngriemsmann@swlaw.com>; mmaerowitz@swlaw.com <mmaerowitz@swlaw.com>

 1 attachment (3 MB)

P-26-4-PZ-Traffic Statement.pdf;

DATE: February 3, 2026

☐

RE: Banyan – Apache Junction Apartments (Case P-26-4-PZ) Formal Design & Traffic Comments for Staff Report and Public Record

To: Nicholas Leftwich, City of Apache Junction Planner

CC: Michael T. Maerowitz / Noel J. Griessmann

☐

Dear Mr. Leftwich,

Thank you for your detailed response regarding the Banyan project and for providing the Traffic Statement summary. I appreciate the transparency and your confirmation that my previous comments have been added to the file. After reviewing the traffic data and the updated project application (P-26-4-PZ), I would like to update the public record with this letter to reflect my specific concerns regarding the proposed design and the requested density increase.

As a resident directly adjacent to the western boundary of this project, I am formally requesting that the City deny the increase in density from 18 DU/AC to 22 DU/AC unless the site plan is substantially revised to protect the existing neighborhood.

I want to be clear: I am not anti-development, but poor design leads to substantial, permanent impacts. A perfect example is the new car wash on Apache Trail between N. Rennick Road and Thunderbird Drive. Because the exit—and the high-decibel dryers—were positioned to face the residential area rather than Apache Trail, neighbors are now subjected to constant noise. I am writing to ensure we do not repeat such design oversights with this project.

☐

Based on the **Traffic Statement (P-26-4-PZ)** and the proposed site plan, I have the following concerns:

- **Misleading Traffic Impact:** The developer's report claims a "minimal" 4.3% impact by comparing project traffic to Apache Trail. This is misleading. This project dumps **976 daily trips** onto **Rennick Drive**, which is a **single-lane residential road** with no centerline. Adding nearly 1,000 trips a day to a single-lane frontage is a massive surge in volume, not a "minimal" one.

☐

- **Infrastructure vs. Bottlenecks:** While the developer may be required to add sidewalks and curbs, these improvements do not change the width of the **right-of-way**. If the road is still effectively single-lane for traffic flow, adding a sidewalk does not solve the bottleneck of **152 units'** worth of cars trying to exit in the morning.

□

- **Safety and Peak Hours:** The report projects **50 vehicles exiting during the AM peak hour**. Expecting this volume to navigate a single-lane residential road—which currently lacks curbs, gutters, and sidewalks—without a traffic light is a significant safety risk. I look forward to hearing from Public Works as they assess this situation.

- **Request for Site Inversion:** The previous developer's site plan was much more sensitive to the neighborhood. Since this new plan identifies Rennick Drive as the **"Main Access,"** the city should require the residential buildings (1 and 2) to be moved to the interior. Using the western edge for parking or a single-story clubhouse would provide a necessary buffer for our single-story homes.

□

The developer is seeking a density increase for their own interest. The City should only grant this if the design is modified to respect the "Local Street" reality of Rennick Drive and the privacy of the existing neighborhood.

Please ensure this letter is added to the formal case file and provided to the Planning and Zoning Commission and City Council for their consideration.

Respectfully,

Matthew Mahoney

350 N. Rennick Drive

480-239-6057

mattmahoney@ymail.com

On Feb 3, 2026, at 12:56, Nicholas Leftwich <nleftwich@apachejunctionaz.gov> wrote:

Hello Mr. Mahoney, yes, I received your e-mail and have added it to the case file. We received the formal project application (P-26-4-PZ) after the neighborhood meeting was held and you had seen the project, so the project and its documents are actually still under review by staff at this time, but there is a traffic study summary available which I have attached here. The findings are still under review for analysis by our city traffic engineer.

-The traffic statement provides a simplified Trip Generation table on page 3 (the fourth page including the cover sheet) with the more detailed data being provided in Attachment C, the last page of this packet.

-The project has not yet been approved at the proposed development density of 22 dwelling units an acre (DU/AC), which is up from the previously approved 18 DU/AC. The applicant, Banyan Residential, is a different developer, new to the site, applying for a zoning amendment to the approved plans which limited the density to 18 DU/AC, rather than the maximum allowable 22 DU/AC in the current "RM-2" "High Density Multiple Family Residential" zoning district. Whether or not the actual development conditions will support the proposed increased density is still a matter under review. Under the previous plan, and as would be required again of this new developer, the developer must improve both Rennick and Virginia with improved street infrastructure (pavement, sidewalks, curbs, etc.), because the site does currently lack the necessary level of street infrastructure, as you noted. Whether additional lanes are necessary, and the exact design of the street improvements are items under review as Public Works assesses the level of service on Rennick and Virginia. We understand that these are concerns shared by you and your neighbors, as traffic and the provision of

appropriate infrastructure were concerns expressed by the neighborhood at prior public hearings, and these noted concerns (and any communications sent to us like your e-mail) will be provided to the Planning and Zoning Commission and City Council as part of the context and information in our report on the project.

-Regarding the planning rationale for the original rezoning, that was rooted in the General Plan Land Use Designation of the property as approved by the city's 2020 General Plan, which included the property as part of the Downtown Mixed Use area designated to facilitate commercial, mixed-use, and higher density residential growth opportunities. The property is surrounded by a variety of zoning categories, with commercial to the south, the exact same "RM-2" High Density Multi-Family Residential already being in place on San Marcos Drive to the north, and the Lost Dutchman RV Resort and Apache Junction Manufactured Home Park to the east, which are also considered higher-density residential uses. However, with the single-family residential property to the west and this property being on the very edge of this Downtown Mixed Use area, when the original rezoning proposal was made we tried to work with the previous developer to determine how the project could better harmonize with the lower density neighborhood to the west. The developer of that time reorganized the site plan to provide more view corridors and align the site entrances in a way that they found to best mitigate impact along Rennick and Virginia. We are working with the new developer to make them aware of this context and neighborhood concerns.

The previous developer and the current developer selected this site out of their own interest in its location. Many of the available parcels along our arterials are indeed being considered for development, but they are typically designated for commercial use, however there are several properties being rezoned or planned for multi-family residential uses as well.

Please let me know if you have any further questions. If you have a statement you would like to provide to the Planning and Zoning Commission and City Council, those who make the zoning decisions, please send it to me so that I may include it in the staff report. Thank you,

Nicholas Leftwich
Principal Planner
Development Services

City of Apache Junction
300 E. Superstition Blvd
Apache Junction, AZ 85119
(480)-474-8575
nleftwich@apachejunctionaz.gov

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



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Developers/applicants are encouraged to conduct a property search of their own on available public websites and procure a survey and appraisal. The city disclaims any and all liability for any accidental, negligent, or inadvertent omission of information in city files.

From: Matthew Mahoney <mattmahoney@ymail.com>
Sent: Tuesday, February 3, 2026 10:46 AM
To: Planning <planning@apachejunctionaz.gov>
Subject: Fwd: [External] Banyan – Apache Junction Apartments case (APN 101-131-08D)

Hello Mr. Leftwich,

Did you get my last email? Please see below. I sent it on the 22nd of January.

Thank you for your time,

Matt Mahoney

Begin forwarded message:

From: Matthew Mahoney <mattmahoney@ymail.com>
Subject: Banyan – Apache Junction Apartments case (APN 101-131-08D)
Date: January 22, 2026 at 09:23:49 MST
To: planning@apachejunctionaz.gov

Dear Mr. Leftwich,

Thank you for your continued work on the Banyan – Apache Junction Apartments case (APN 101-131-08D).

As a resident directly adjacent to the site, I am trying to better understand the planning and technical basis for the proposed development, particularly as it relates to access, traffic, and street compatibility. Before the City Council meeting at which this project will be considered, I would appreciate any information you can share regarding the following:

- Whether a traffic impact study was prepared for this project, and if so, a copy or summary of its findings.
- The projected daily and peak-hour trip generation associated with the proposed 152 units.
- How Rennick Drive, a single-lane residential street without sidewalks or traffic controls, was determined to be appropriate for this level of density.
- The planning rationale for rezoning this specific parcel to high density, particularly given the availability of sites along major arterials elsewhere in the city.

My intent is not to revisit the rezoning decision itself, but to understand the data and assumptions that support the current proposal so I can provide informed input moving forward.

Thank you for your time and assistance. I appreciate any information you're able to provide.

Sincerely,

Matthew Mahoney

350 N. Rennick Drive

480-239-6057