

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



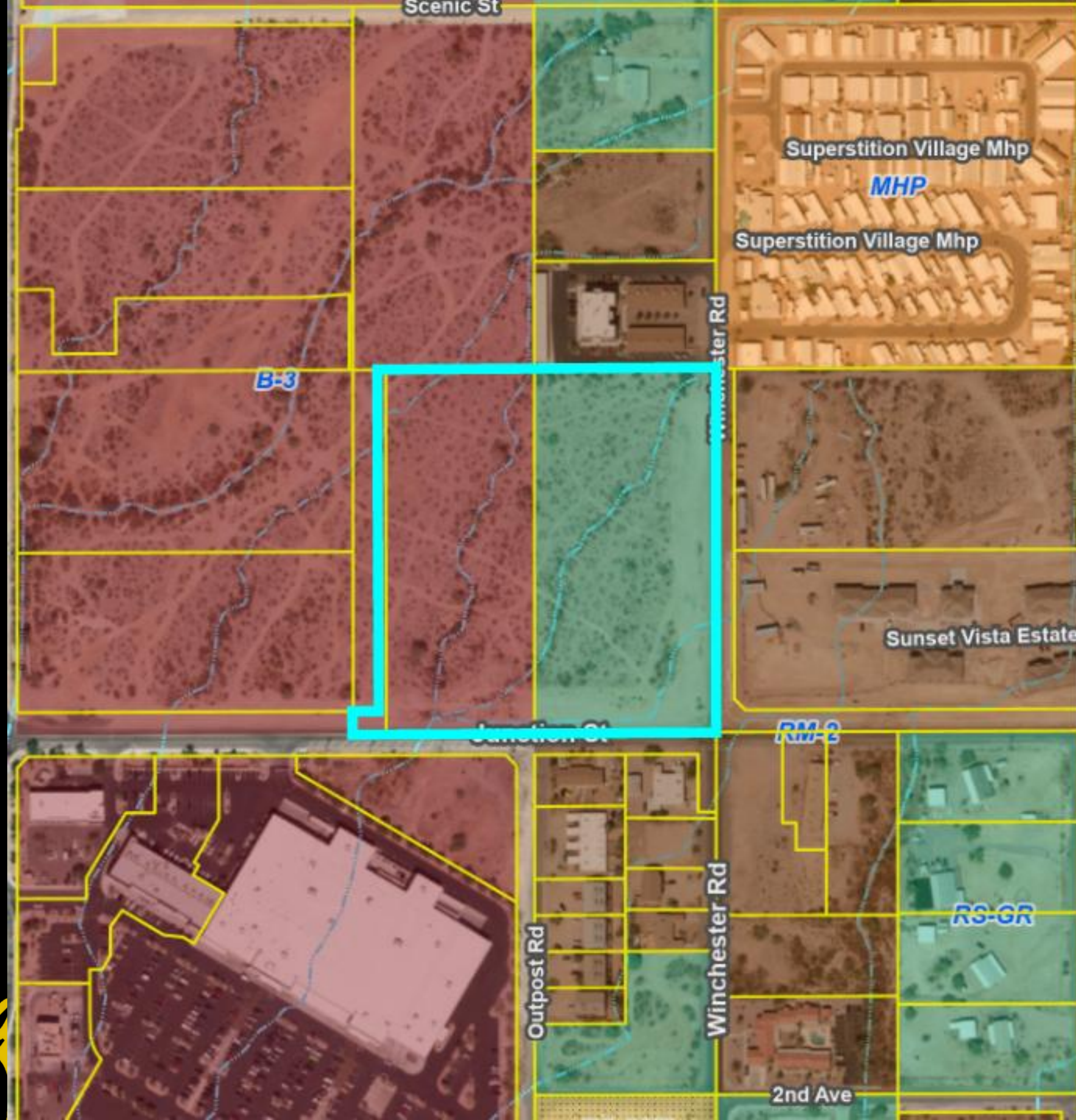
Zoning Map

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)

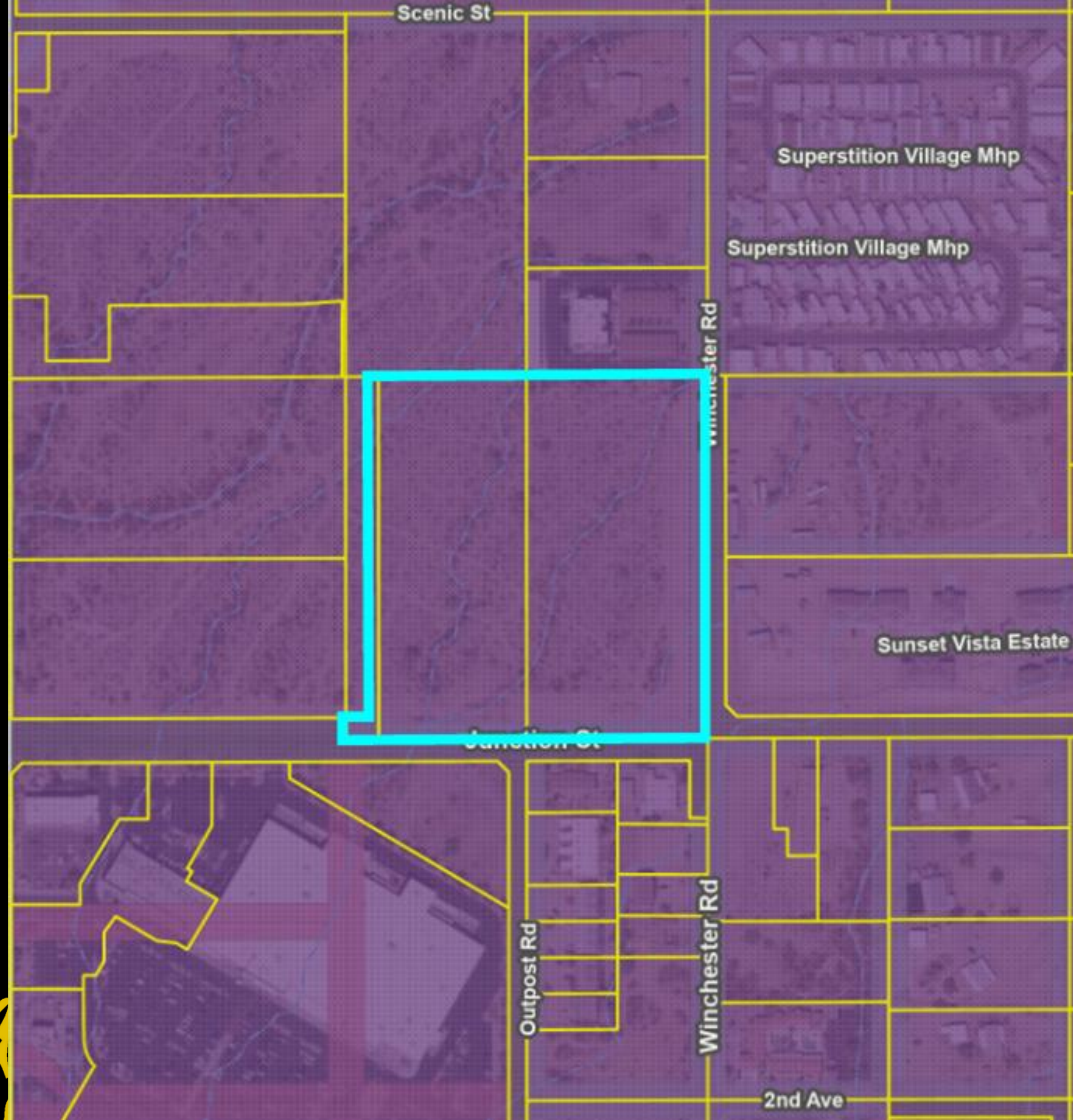
West — B-3 (Vacant Lot)



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



Site/Landscape Plan

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

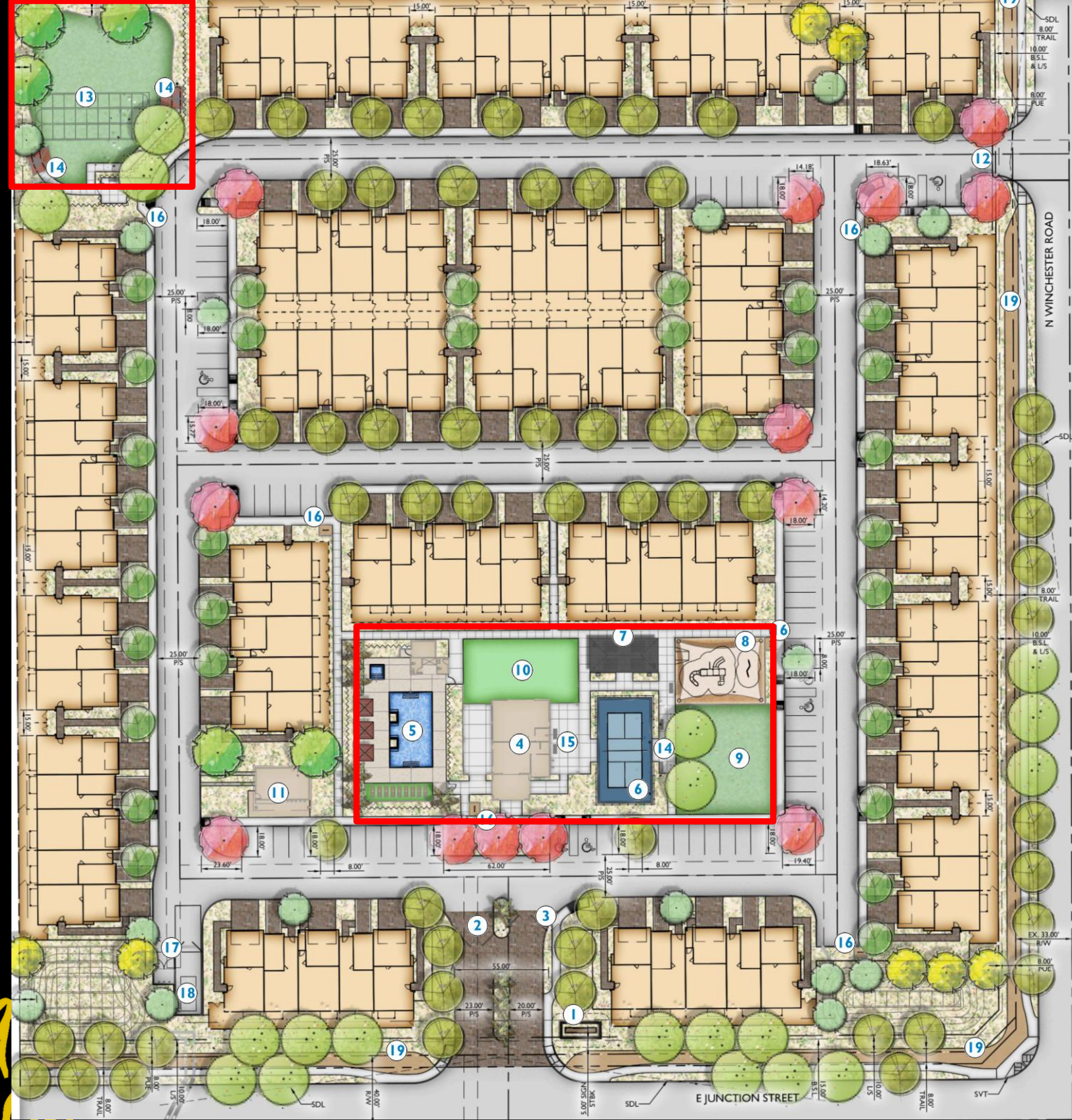
400 Total Parking Spaces (exceeds)

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



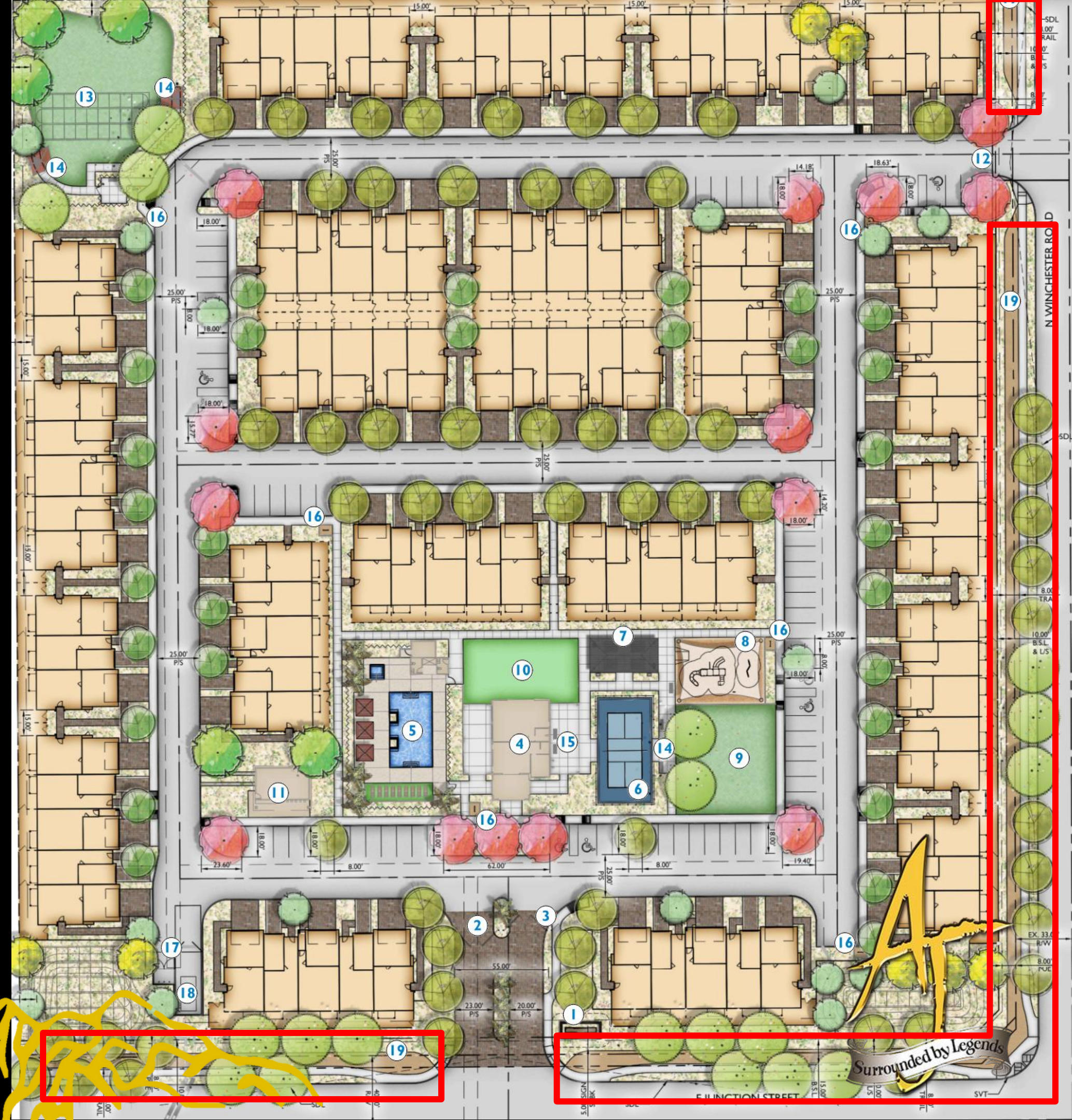
Site/Landscape Plan

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



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- Leasing Office & Club House
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- 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

