



# *City of Apache Junction*

## *Development Services Department*



### **CITY COUNCIL CONSENT AGENDA STAFF REPORT**

**DATE:** September 2, 2025

**TO:** Honorable Mayor and City Council Members

**THROUGH:** Bryant Powell, City Manager  
Rudy Esquivias, Development Services  
Director

**CASE NUMBERS:** 88 North Final Plat (P-25-18-SD)

**OWNERS:** Bela Flor Enterprises LLC, 88 NORTH QOZB  
LLC, & Skyline QOZB LLC

**APPLICANT:** Bela Flor Enterprises

**REQUEST:** Approval of the 88 North Final Plat to  
facilitate a lot combination of ten (10)  
parcels.

**LOCATION:** The property is generally located on the  
northeast corner of Idaho Road and  
Junction Street

**GENERAL PLAN/  
ZONING DESIGNATION:** Downtown Mixed Use; City Center ("B-3")  
and General Rural Low Density Single-  
Family Detached Residential ("RS-GR")

**SURROUNDING USES:** North: City Center ("B-3")  
  
South: City Center ("B-3")  
  
East: General Rural, Low Density Single-  
Family Detached Residential ("RS-GR") &  
High Density Multiple-Family Residential  
("RM-2")  
  
West: City Center ("B-3")

## **BACKGROUND**

The subject site is located at the northeast corner of Idaho Road and Junction Street and is comprised of ten (10) individual parcels. Several of these parcels do not conform to the City's minimum standards for parcel size and configuration, limiting their viability for development under current zoning regulations. The site is currently undeveloped.

## **PROPOSALS**

The 88 North Final Plat proposes the creation of three (3) new lots intended for future development.

While Final Plats are typically associated with specific development proposals, in this case, and under the guidance of City Staff, the property owner is utilizing the Final Plat process to reconfigure the lot lines of the existing ten (10) parcels. The purpose of this reconfiguration is to better align the site with future development opportunities.

It is important to note that this Final Plat solely approves the proposed lot boundaries and does not constitute approval of any specific development proposal. Each future end user will be required to submit individual applications and complete all applicable entitlement processes as required by the Zoning Ordinance. Proposals for each of the three (3) newly proposed lots are currently under review and will be presented to City Council for consideration.

Additionally, any future development or changes to the proposed lot configurations may necessitate a replat, subject to further review and approval.

## **PLANNING STAFF ANALYSIS**

### *Relationship to General Plan:*

The subject site is designated by the city's General Plan as "Downtown Mixed Use".

### *Infrastructure Improvements:*

Roadway improvements and necessary utility infrastructure will be constructed by each future end user at the time of development for their respective lot.

## **PLANNING DIVISION RECOMMENDATION**

Staff is supportive of the proposed 88 North Final Plat and believes it represents the most effective approach for the property owner to reconfigure the existing lot lines in preparation for future development.

*Kelsey Schattnik*

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Prepared by Kelsey Schattnik  
Principal Planner

Attachments:

Exhibit #1 - 88 North Final Plat