



City of Apache Junction

Development Services Department



Date: January 20, 2026

To: Honorable Mayor and City Council Members

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

Subject: January 20, 2026, City Council Old Business:
P-25-38-CUP: Proposed Conditional Use Permit to allow a 300-unit, three-story, multi-family residential rental development - SEC of Idaho Road and the Scenic Street alignment

Background

P-25-38-CUP is a proposed Conditional Use Permit (CUP) to allow for the development of a 300-unit, three-story multi-family residential community. The proposed project is located on an approximately 13-acre site near the southeast corner of Idaho Road and the Scenic Street alignment. The property is currently zoned City Center (B-3).

The City Council first reviewed and discussed this Conditional Use Permit proposal at the City Council Work Session on November 18, 2025. At the December 2, 2025 public hearing, after the city council's discussion, the applicant requested additional time to confirm whether they could adjust operational plans in the manner the city council had suggested, and the consideration of the Conditional Use Permit was continued to the December 16, 2025 meeting.

At the December 16, 2025 meeting, the applicant requested another continuance to January 20, 2026 in order to further address traffic questions and architectural design concerns expressed in the prior meetings. The City Council voted to continue the agenda item P-25-38-CUP and its corresponding Resolution No. 25-24 for presentation and discussion on January 20, 2026 and for discussion, public hearing & consideration to be held on February 3, 2026.