



City of Apache Junction

Development Services Department



PLANNING AND ZONING COMMISSION PUBLIC HEARING STAFF REPORT

DATE: October 28, 2025

CASE NUMBER: P-25-38-CUP "Roers 88 North"

OWNER: Bela Flor Enterprises, LLC

APPLICANT: Roers Companies

REPRESENTATIVE: Greg Davis, Iplan Consulting

REQUEST: Roers Companies, represented by Greg Davis of Iplan Consulting, is requesting approval of a Conditional Use Permit (CUP) to allow for the development of a 300-unit, three-story, multi-family residential rental community. The proposed project is located on an approximately 13-acre site near the southeast corner of Idaho Road and the Scenic Street alignment.

LOCATION: The subject project is located on an approximately 13-acre site near the southeast corner of Idaho Road and the Scenic Street alignment (APNs 101-19-014B, 101-19-0130, 101-19-015B, and 101-19-015D).

**GENERAL PLAN/
ZONING DESIGNATION:** Downtown Mixed Use / City Center ("B-3")

SURROUNDING USES:

North: City Center ("B-3");

South: B-3;

East: High Density Multiple-Family Residential ("RM-2") and General Rural Low Density Single-Family Detached Residential ("RS-GR");

West: Idaho Road & B-3.

BACKGROUND

Per historic Pinal County and City zoning records, parcels 101-19-014B, 101-19-0130, 101-19-015B, and 101-19-015D have historically been zoned City Center ("B-3"), or an equivalent county commercial zoning designation, but have never been developed.

PROPOSAL

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 subject area consists of approximately 13-acres, upon which 300-units are proposed, resulting in an approximate density of 22 dwelling units per acre. The development plan proposes fourteen (14) three-story buildings. The residential units will include forty-eight (48) 1-Bedroom/1-bath, one hundred thirty-two (132) 2-Bedroom/2-bath units, eighty-four (84) 3-bedroom/2-bath units, and thirty-six (36) 4-bedroom/2-bath units. Parking will consist of a mix of surface (370 spaces) and covered parking stalls (300 spaces).



According to the applicant's narrative, this project will utilize the Section 42 Low-Income Housing Tax Credit (LIHTC) program, which allows developers to offer affordable housing to residents earning up to 60% of the area's median income (AMI). Rental rates are set annually by the U.S. Department of Housing and Urban Development (HUD). For this area in 2025, rents range from \$1,262 for a one-bedroom to \$1,950 for a four-bedroom unit, inclusive of utilities.

Families must meet both income and household size requirements to qualify for housing under the LIHTC program. In 2025, the maximum income limits were as follows:

- 1-person household: \$47,160
- 2-person household: \$53,820
- 3-person household: \$60,600
- 4-person household: \$67,320

Although this community will utilize the LIHTC program, it is designed to offer a comparable experience to nearby market-rate developments, with a range of amenities for residents. Primary access will be off Idaho Road, shared with the adjacent proposed multi-family development to the south, while a secondary egress is planned for the northwest corner of the site. Planned amenities include a clubhouse, pool, dog park, tot lot, community open space, and covered parking stalls with solar panels.



PLANNING STAFF ANALYSIS

Relationship to General Plan:

The subject site is designated by the City's General Plan as part of the "Downtown Redevelopment Area", and is categorized for "Downtown Mixed Use," which supports a mix of residential, retail and office uses. The proposed multi-family development complies with this General Plan designation and does not require a General Plan Amendment.

Zoning/Site Context:

The B-3 zoning district allows a residential density of up to 40 units/acre and multi-family development through the approval of a Conditional Use Permit.

The proposed multi-family use is also consistent and complementary of the surrounding uses, as the subject area is surrounded by residential and commercial uses.

Infrastructure Improvements:

The applicant will be required to connect the units to all necessary services, including electricity through SRP, water through the Arizona Water Company, and sewer connections.

All other necessary and required on-site and off-site improvements, including retention basins, perimeter walls, amenities and landscape buffers will be built at the time of development.

Public Input:

The applicant sent out neighborhood meeting notification letters to all property owners within a 300-foot radius and held the advertised neighborhood meeting at the Multi-Generational Center on Wednesday, July 16, 2025 at 6 PM. Two (2) individuals, who own a nearby multi-family property, attended. They were generally supportive of the project but expressed concerns about stormwater management and the fact that it will be a low-income housing development. A full report of the neighborhood meeting is provided in Exhibit #5 Neighborhood Meeting Summary.

FINDINGS OF FACT FOR CONDITIONAL USE PERMIT

As required by the Apache Junction Zoning Ordinance, a Conditional Use Permit request may be approved after consideration has been given to seven different criteria. The criteria are outlined in the text below:

1. Adequacy of roadways, off-street parking, public facilities and services to accommodate the proposed use;

Applicant Response: The project is located along Idaho Road which is a major arterial road and all parking is accommodated on-site with an excess of parking provided. The Conditional Use Permit package included a TIA which concluded this project would not cause any Level of Service issues.

2. Negative impacts arising from the emission of odor, dust, gas, noise, lighting, vibration, smoke, heat or glare;

Applicant Response: The project does not emit any nuisance level emissions and will actually reduce the dust in the immediate area.

3. Contribution to the deterioration of the neighborhood or the negative impact on neighborhood property values;

Applicant Response: The project is not near an existing neighborhood and will not negatively affect the valuation of the adjacent properties. In fact, the influx of families will likely increase the commercial demand in the area, thus increase property values.

4. Compatibility with surrounding uses and structures;

Applicant Response: Yes, with proposed multi-family to the south, a proposed future park to the north, a mix of uses to the east, and Idaho Road to the west, the proposed use is compatible. Furthermore, the proposal is compliant with the Downtown Master Plan.

5. Conformance with the General Plan and City policies;

Applicant Response: The project is in conformance with the voter-approved General Plan and complies with all City Code regulations and policies.

6. Screening and buffering of uses; and

Applicant Response: Residential buildings are being placed along the public street (Idaho) which will screen the major parking areas while adding visual interest to the streetscape. The project also includes a 75-foot building setback along the east boundary which is the only boundary shared with adjacent private property, which is an appropriate buffer.

7. Unique nature of the property, use and/or development's physical characteristics.

Applicant Response: The project deals with significant drainage in a manner that protects the historic flows while still meeting all of the City's development regulations. Furthermore, the project implements off-site grading improvements and a trail for public use along the north boundary.

PLANNING DIVISION RECOMMENDATION

After thorough review of the proposed development, Staff is supportive of Conditional Use Permit Case P-25-38-CUP and respectfully recommends to the Commission a favorable recommendation to the City Council, subject to the conditions of approval noted below. As always, Commissioners may suggest changes or additional conditions they believe will enhance the proposed project.

RECOMMENDED MOTION

I move that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of the proposed Conditional Use Permit Case P-25-38-CUP, a request by Greg Davis of Iplan Consulting on behalf of Roers Companies, for a 300-unit, three-story residential rental community, located near the southeast corner of Idaho Road and Scenic Street, zoned City Center ("B-3"), subject to the following conditions of approval:

- 1) The project shall be developed in accordance with the plans and staff comments attached and associated with case P-25-38-CUP, associated Design Review Case No. P-25-39-DR, and all the provisions of the Zoning Ordinance and city codes applicable to this case.
- 2) The proposed development will not be age-restricted.
- 3) Landscaping along Idaho Road shall be coordinated with the future development to the south to ensure a cohesive and unified streetscape design.
- 4) Landscape, screening and irrigation improvements, planted within a minimum 10-foot deep strip inside the net property line along the west perimeter of the property along Idaho Road (west) and the Scenic Street alignment (north) shall be provided in compliance with the city's landscape and screening requirements contained in Apache Junction City Code, Volume II, Land Development Code, Chapter 1, Zoning Ordinance, Article 1-8, Landscape Regulations. All required trees along Idaho Road shall be 36" box and all others shall be a minimum of 24" box. All required shrubs shall be 5-gallon in size.

- 5) Landscape and irrigation improvements that are located within the Idaho Road and Scenic Street right-of-way must comply with the Apache Junction Public Works requirements including the spacing away from streetlights. Maintenance, replacement, and possible relocation of the landscaping within the adjacent right-of-way shall remain the responsibility of the property owner and their successors per the standards contained in Apache Junction City Code, Volume II, Land Development Code, Chapter 1, Zoning Ordinance, Article 1-8, Landscape Regulations.
- 6) All applicable permits shall be applied for and plans shall be designed to current city codes prior to any lot grading or construction.
- 7) The developer's engineer shall meet the civil engineering improvement plans and document requirements, as outlined in the previously provided pre-application and review comments and in accordance of the city's approved engineering standards that are in effect at the time of plan submittal.
- 8) All common and amenity areas within the proposed development, including perimeter walls and fences, and interior and exterior common area landscaping, shall be owned and maintained in good condition at all times by the developer or owner of the community or property management company.
- 9) Apartment management will participate in the Apache Junction Crime Free Multi-Housing Program for as long as that program is supported by the Apache Junction Police Department. Apartment management will provide proof of such participation to the Development Services Department on the anniversary of the grand opening each year.
- 10) Major deviations or proposed changes from the original plans associated with this case will require a major CUP amendment. The Director or their designee shall interpret the proposed modification to be significant/major if, in the Director or Designee's opinion, the quality of project design is diminished, and/or the overall character of the project is contrary to the intent and spirit of the original city council approval.

Attachments:

Exhibit #1 - Project Narrative
 Exhibit #2 - Proposed Site Plan
 Exhibit #3 - Proposed Landscape Plan
 Exhibit #4 - Proposed Elevations
 Exhibit #5 - Neighborhood Meeting Summary