



Roers 88 North Neighborhood Meeting Summary:

Multi-Generational Center – July 16, 2025

Attendees:

Applicant: Greg Davis – Iplan Consulting
Kevin Peterson & Peter Schroeder – Roers Companies
City: Kelsey Schattnik – Planning Department
Neighbors: Tim & Kristi Sheehan – ajapartments@me.com

Meeting started at approximately 6:05 PM.

Meeting Summary:

Mr. Davis, on behalf of the property owner, gave a summary on the entitlement process for the proposal, then presented the details of the proposal, finally opening up the meeting for questions and comments. Below is a summary of the questions and comments from the attendees.

Q: Will this also need Council approval?

R: Yes, CUPs require Council approval.

Q: There is a lot of water coming through this area (Mr. Sheehan proceeded to point out several locations on the map), so where will the water be moving through this site?

R: Mr. Davis explained that they have a preliminary drainage report submitted to the City for review that addresses the on and off site drainage. We have to accept off-site flows where they enter the site and then also match where they historically exit. Onsite we handle them via retention basins that prevent both up and downstream flooding. Mr. Davis then offered to send the Preliminary Drainage Report to the neighbor and continue the discussion.

Q: Is there going to be a little half road that comes in off Idaho?

R: Yes, this project will share a private drive access with the project to the south.

Q: Are those properties separately owned and maintained regardless of the shared driveway?

R: Yes, they will be separately owned and operated.

C: The City is going to want you to sign up for crime free housing. It is part of the Arizona Tenant Landlord Act.

R: We will agree to that.

Q: Residents of Apache Junction are not going to like the architecture...too modern.

R: Understood. We can modify the design to some degree but are using colors and materials at Staff's direction to help address the community's desires.

C: We appreciate providing a greater building setback along our property (east).

Seeing no more questions or comments, Mr. Davis concluded the meeting.

Meeting adjourned at approximately 6:35 PM.