



City of Apache Junction

Development Services Department



CITY COUNCIL WORK SESSION STAFF MEMO

Date: July 6, 2026

To: Honorable Mayor and City Council Members

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

From: Nick Leftwich, Principal Planner

Case Number: P-26-4-PZ

Subject: Banyan Apartments, a proposed planned development rezoning of the southeast corner of Rennick Drive and Virginia Street

Summary

P-26-4-PZ is a proposal by Banyan Residential, LLC to rezone approximately 6.7 net acres, currently zoned High Density Multiple-Family Residential ("RM-2"), with a new planned development ("PD") to amend to the development plans approved in Rezoning Case P-22-29-PZ through Ordinance No. 1526 with modified site plans and architecture in order to facilitate the development of a 146 unit, two and three-story apartment complex. The applicant requests a planned development to allow a parking requirement reduction from 317 parking spaces (the minimum parking requirement for 146 units of the proposed distribution) to 290 parking spaces, a reduction of 27 spaces, or an 8.5% deviation.

The attached letters of support were provided June 23, 2026 and are now added to the case record.

Planning & Zoning Commission Hearing and Recommendation

The Planning and Zoning Commission held their public hearing for P-26-4-PZ on June 23, 2026. The Planning and Zoning Commission discussed parking, amenities & green space, public outreach efforts, the three-story building heights, and density of the proposal.

The Planning and Zoning Commission evaluated the project and voted 7-0 to recommend the denial of Case P-26-4-PZ to the Apache Junction City Council.

Attached:

- Planning and Zoning Commission Staff Report and attachments (June 23, 2026)
- P-26-4-PZ Letters of Support

Planning & Zoning – Building & Safety – Revenue Development

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