



City of Apache Junction

Development Services Department



Date: February 3, 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: February 3, 2026, City Council Public Hearing:
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.

At the January 20, 2026 meeting, the applicant presented new traffic data and newly revised elevations to address previously expressed concerns, which have been attached to this staff report as exhibits. Additionally, the applicant agreed to reserve a dedicated residential unit in order to have a live-in management employee.

Resolution No. 25-24, as recommended through the 4:1 vote of the Planning and Zoning Commission at their October 28, 2025 meeting, has been provided to the council for consideration.

As updated elevations have been provided and an additional potential conditional of approval has been identified by the council, the following language is provided to assist the council in making a motion on Resolution No. 25-24:

Proposed Modification to Condition of Approval #1:

- 1) The project shall be developed in accordance with the plans and staff comments attached and associated with case no. P-25-38-CUP, associated design review case no. P-25-39-DR, and the updated building elevations presented to the city council, dated January 20, 2026, and all the provisions of the zoning ordinance and city codes applicable to this case.

Proposed Additional Condition of Approval #11:

- 11) The project shall have a dedicated residential unit for a live-in management employee that shall reside on-site to facilitate continuous management presence.

Attachments:

- Resolution No. 25-24
- Updated Traffic Analysis Memorandum
- P-25-38-CUP Building Elevations, dated January 20, 2026.