

Banyan Apartments

P-26-4-PZ

City of Apache Junction
Planning and Zoning Commission
July 6, 2026



Case Summary:

P-26-4-PZ: Proposed planned development rezoning of approximately 6.7 net acres currently zoned High Density Multiple-Family Residential (“RM-2”) to High Density Multiple-Family Residential by Planned Development (“RM-2/PD”) to amend the development plans approved in Ordinance No. 1526 for the development of a 146 unit, 2 and 3-story apartment complex.

The planned development is requested to allow a parking reduction of 27 spaces from the minimum parking requirement.



Zoning Map

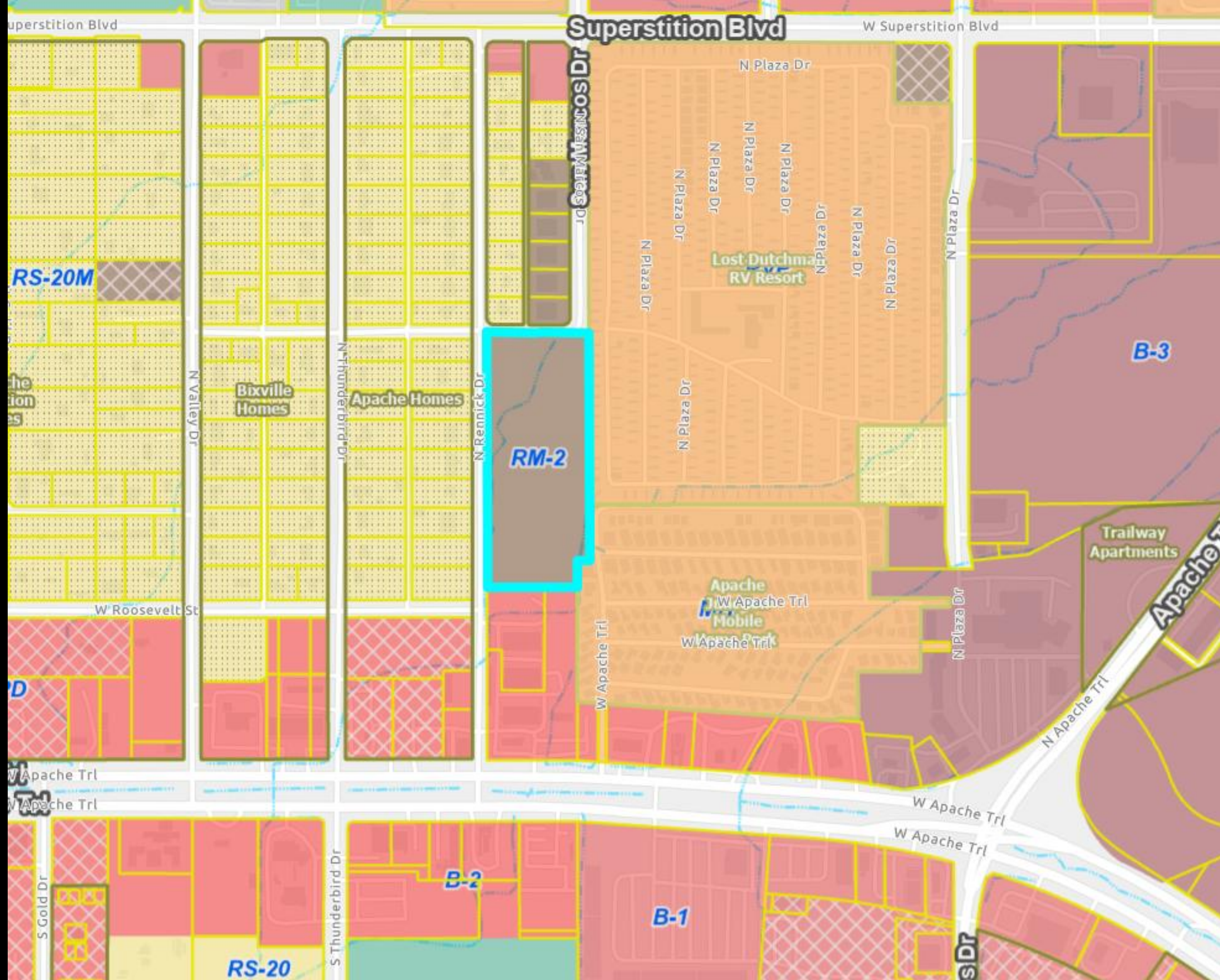
Current Zoning:
High Density Multiple-Family
Residential (“RM-2”)

North: RM-2 (“High Density
Multiple-Family Residential”)
& RS-20M (Medium Density
Single-Family Detached
Residential) residential
properties;

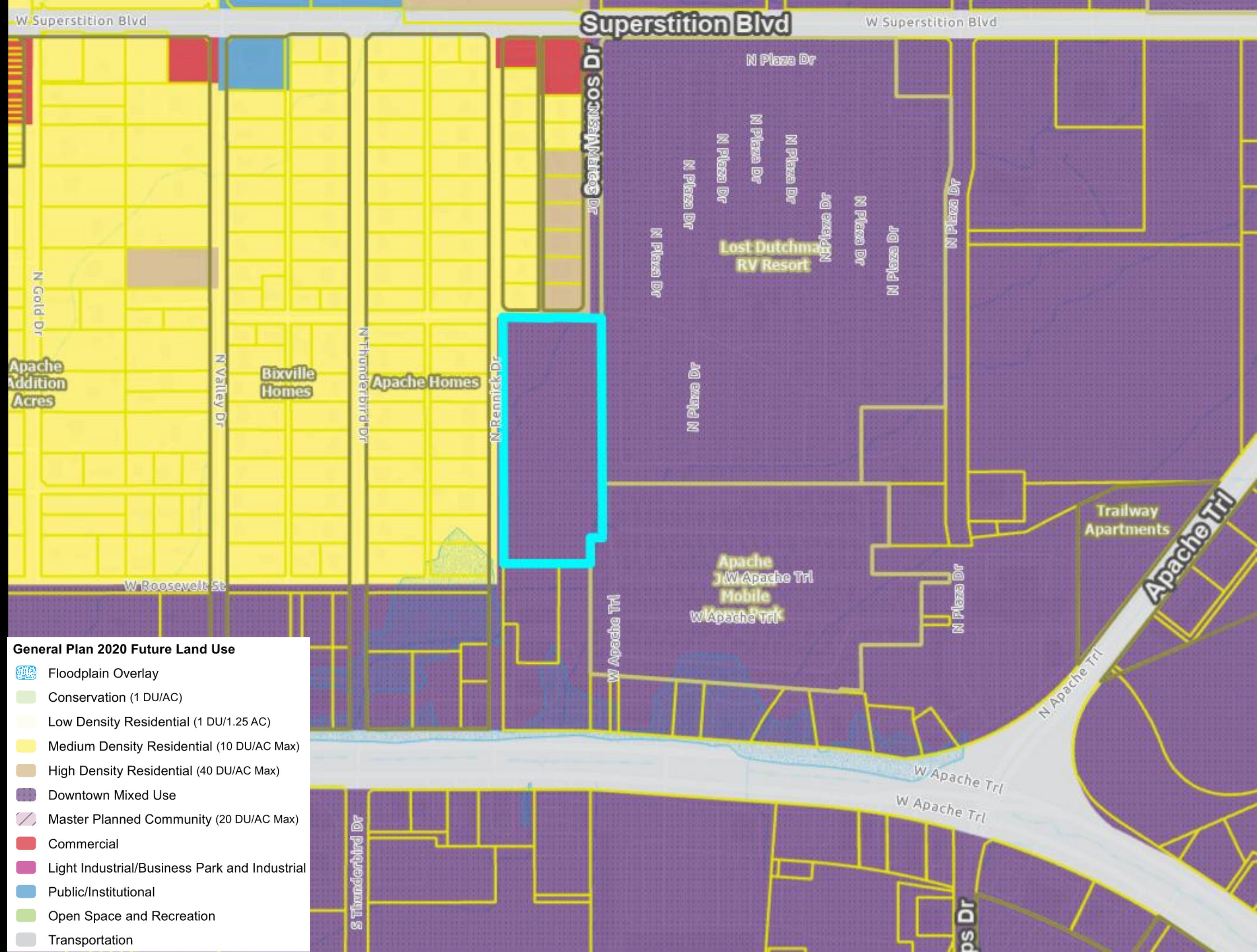
South: B-2 “Old West
Commercial” Arnold’s Auto
Center commercial property;

East: RVP (“Recreational
Vehicle Park”) Lost Dutchman
RV Resort & MHP
 (“Manufactured Home Park”)
Apache Junction Mobile Home
Park;

West: RS-20M Single-Family
Residences.



**Current Land Use
Designation:
Downtown Mixed Use
(No change required.)**



PRIMARY ENTRY

Site Plan

37-PLEX BLDG. (TYP.)

- 2-STORY WALK-UP

APACHE HOMES
BK 8, PG 50

RENNICK DRIVE

1
BUILDING A

2
BUILDING A

3
BUILDING C

4
BUILDING B

5
BUILDING B

6
BUILDING B

CLUBHOUSE &
LEASING

POOL

CLUBHOUSE

& LEASING

- PRIMARY AMENITY AREA

18-PLEX BLDG.

- 3-STORY WALK-UP

18-PLEX BLDG. (TYP.)

- 3-STORY WALK-UP

APN 101-13-084
DUAL ALPHA PROPERTIES LLC

APN 101-13-085
ARMOLD REALTY LLC

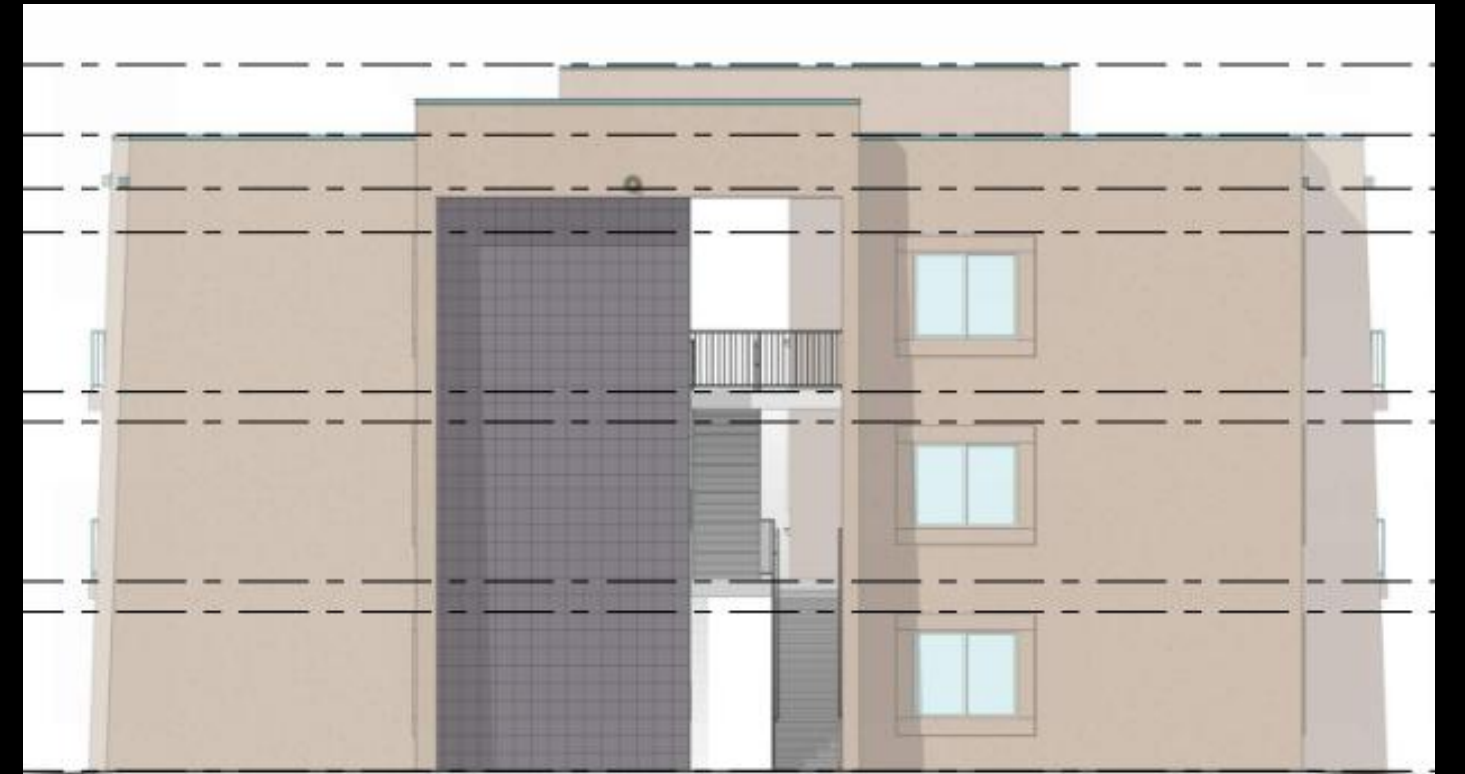
APN 101-11-000
BREIT SKYHAWK M...

APN 101-11-002
SPEAR GROUP L...

Elevations



Elevations



Public Input

- The applicant has complied with the public notification requirements, including a sign posting, mail notification, and a newspaper posting.
- A neighborhood meeting for the case was held at the Apache Junction Multi-Generational Center on Wednesday, January 7, 2026. Six members of the public attended and asked questions regarding the site planning and concern with current issues of trespassing on the vacant property.
- Staff received e-mail correspondence from one city resident noting concerns with the site configuration, however this resident has also had a statement read to note support for the project in prior public hearings.
- The applicant provided 120 letters of support from local residents and business owners.



Planning & Zoning Commission Recommendation

- On June 23, 2026, the Planning and Zoning Commission voted 7-0 to recommend the denial of P-26-4-PZ to the city council, noting concerns with the parking deviation, provision of green space & amenities, public outreach efforts, and neighborhood impact.



Thank You

City Council Public Hearing:

Tuesday, July 21, 2026



Elevations Details



BLDG A - MECH SCREEN: 131'-5 3/4" 

PARAPET A2: 127'-5 3/4" 

PARAPET A1: 125'-3 3/4" 

BLDG A - T.O. ROOF: 122'-5 9/32" 

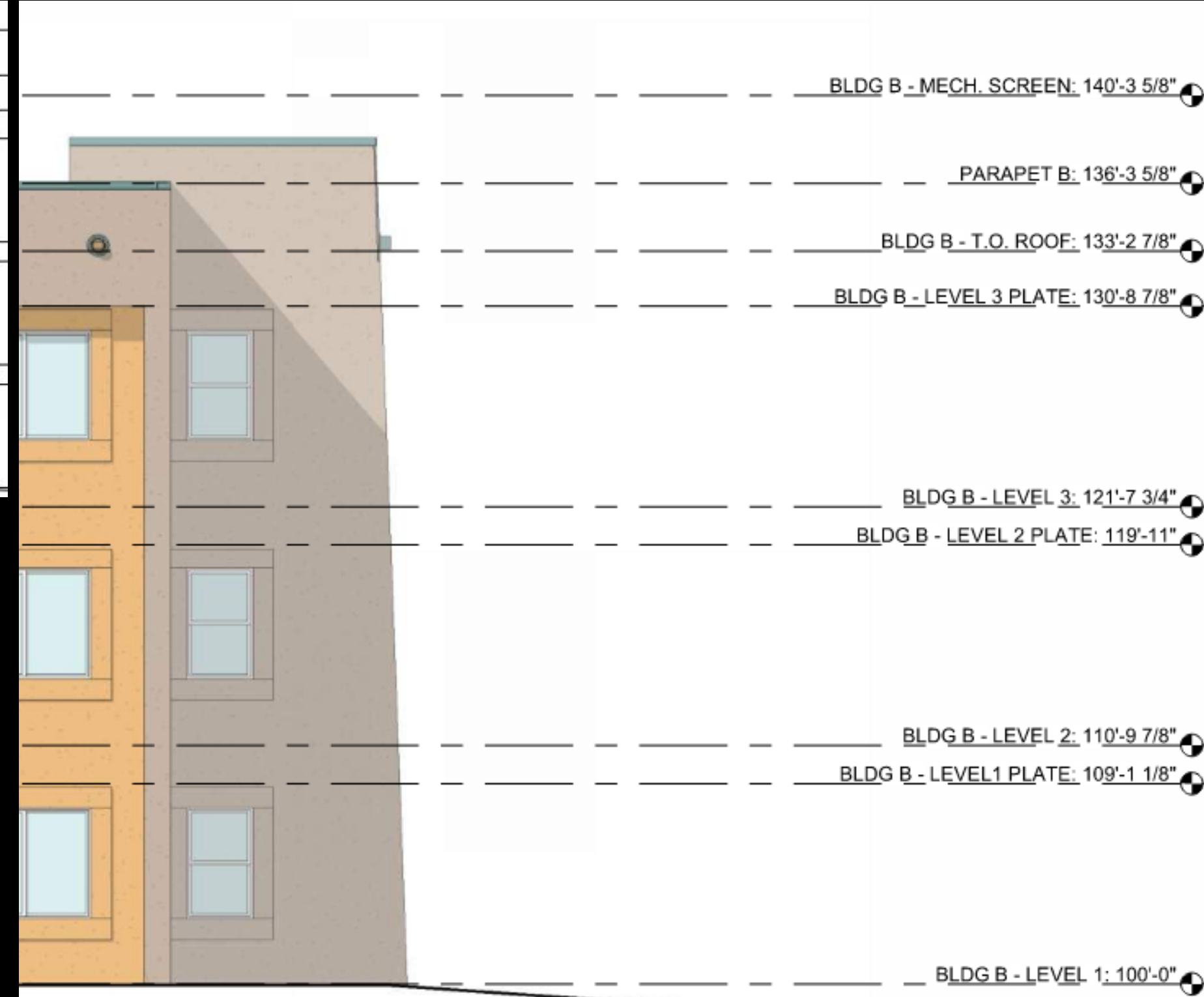
BLDG A - LEVEL 2 PLATE: 119'-11" 

BLDG A - LEVEL 2: 110'-9 7/8" 

BLDG A - LEVEL 1 PLATE: 109'-1 1/8" 

BLDG A - LEVEL 1: 100'-0" 

Elevation Details



Old 2-Story Elevations



Old Site Plan

