

275 S Cactus Road

P-26-6-PZ

City of Apache Junction
City Council Work Session
June 1, 2026



Case Summary:

P-26-6-PZ: Proposed rezoning of approximately 1.25 gross acres located at 275 S Cactus Road from RS-10M to RS-GR.



Zoning Map

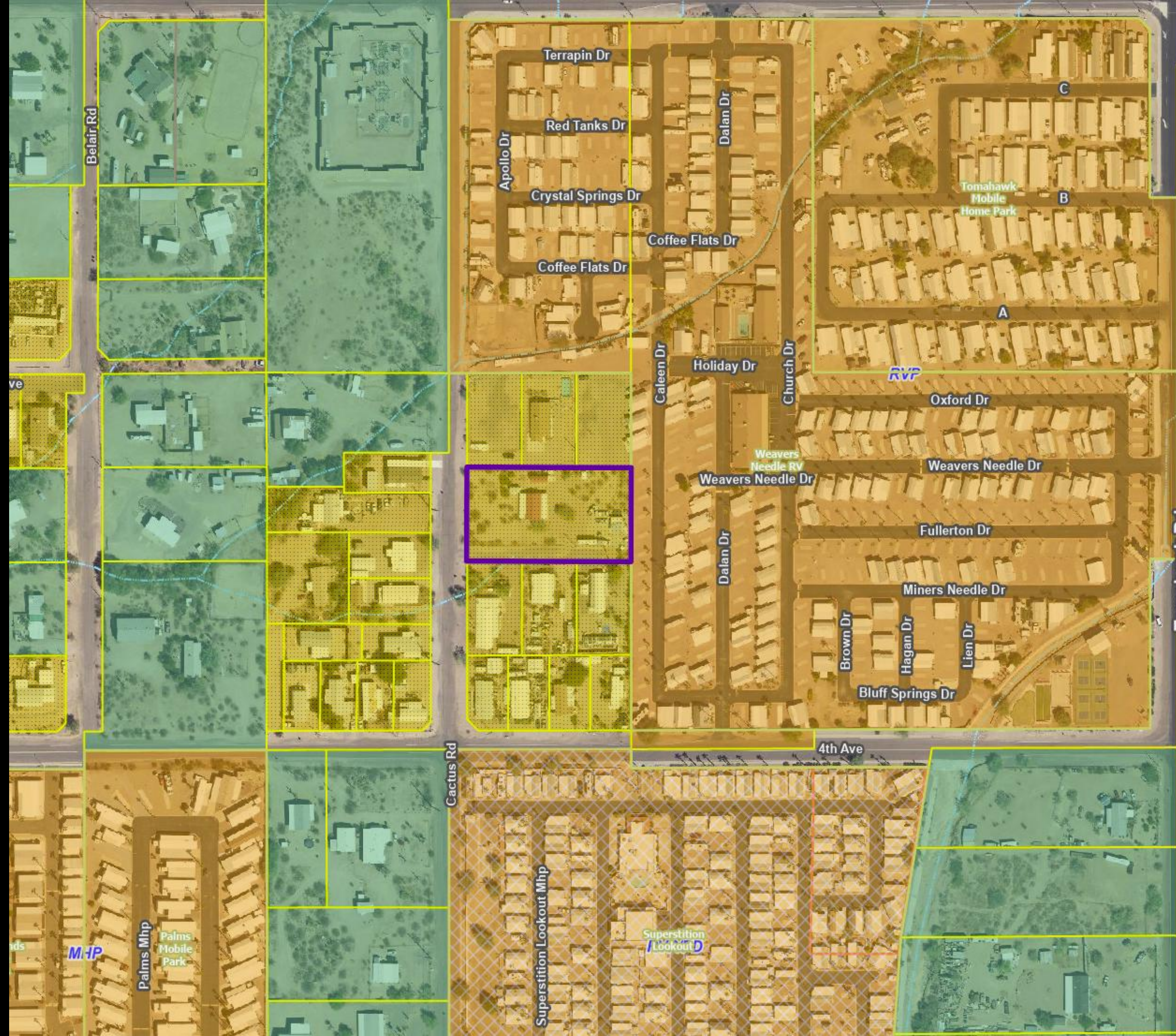
Current Zoning:
Medium Density Single-Family Detached Residential "RS-10M"

North: Three "RS-10M" properties

South: Three "RS-10M" properties

East: Weaver's Needle RV Resort zoned Recreational Vehicle Park "RVP"

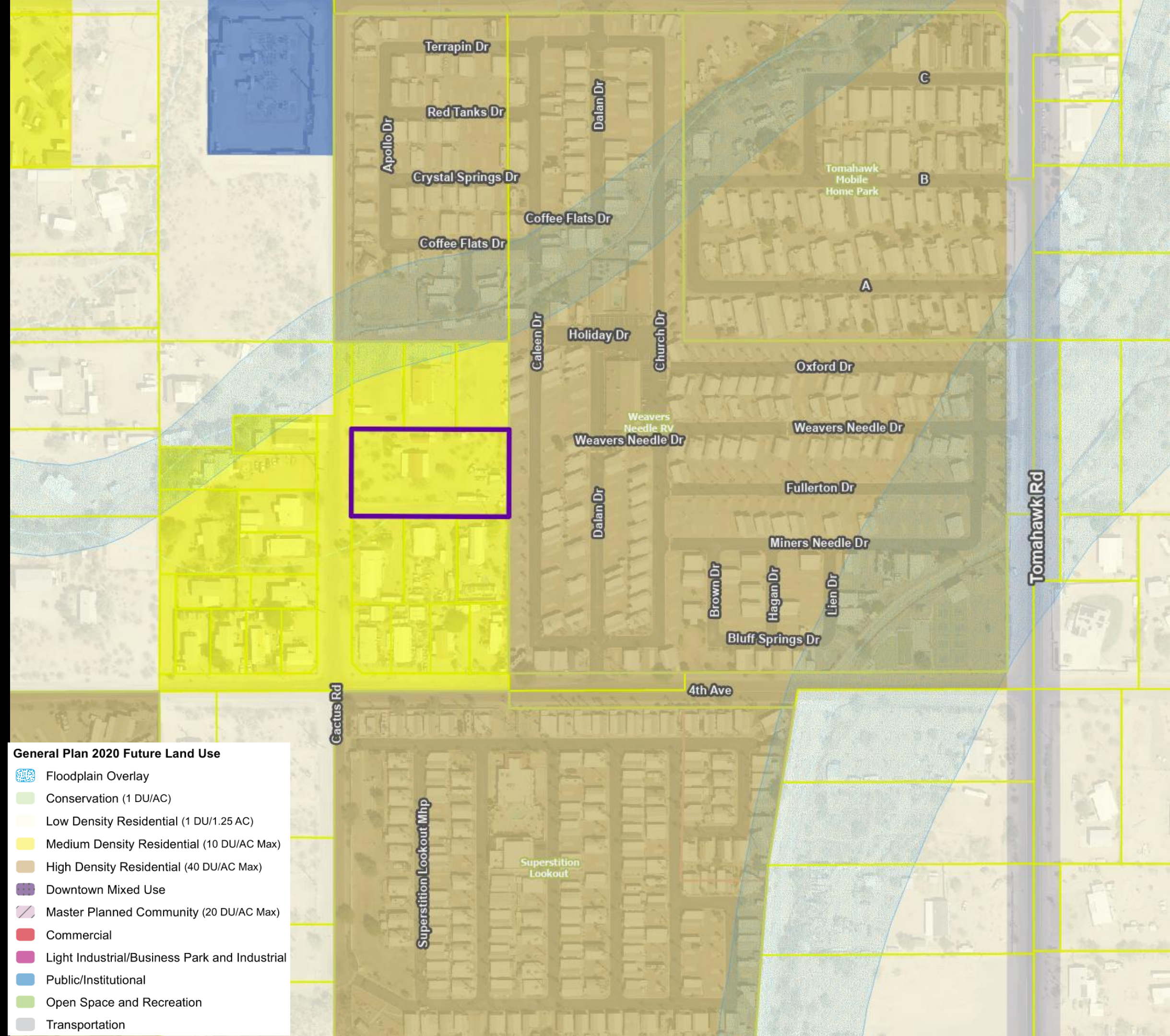
West: "RS-10M" and "RS-GR" properties



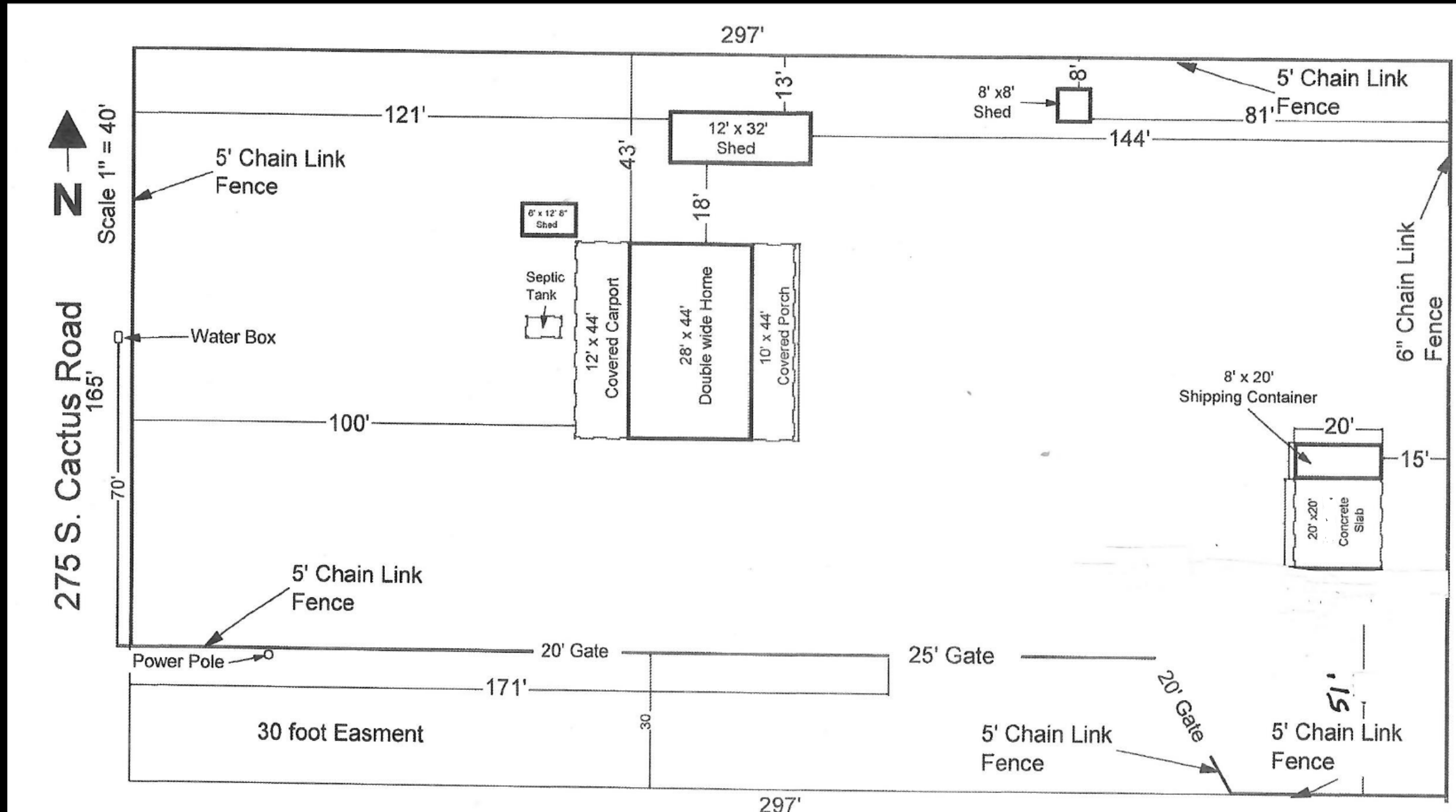
General Plan Land Use Map

**Current Land Use
Designation:
Medium Density
Residential**

**Proposed Land Use
Designation:
Low Density Residential**



Site Plan



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-Generation Center on Thursday, January 29, 2026.
 - Ten neighbors attended the meeting to discuss the proposed rezoning and how the nature of the property may change.
- Staff has received comment via email from 5 residents, three in support and two opposed to the rezoning.
 - Staff has received a follow-up from one of the objectors noting that their concerns have been addressed and they no longer object to the rezoning.



Staff Recommendation

- Planning Staff recommends the approval of P-26-6-PZ, finding that the proposed rezoning brings the zoning of the property more in line with that of similar parcels in the area.



Planning and Zoning Commission Recommendation

- On May 12, 2026, the Planning and Zoning Commission evaluated the Rezoning proposal and voted 6-0 to forward P-26-6-PZ to the Apache Junction City Council with a recommendation of approval subject to the conditions of approval found in the Staff Report.



Thank You

City Council Public Hearing:
Tuesday, June 16, 2026



