



City of Apache Junction

Development Services Department



CITY COUNCIL WORK SESSION STAFF MEMO

Date: December 2, 2024

To: Honorable Mayor and City Council Members

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

From: Nick Leftwich, Planner

Case Number: P-24-64-PZ

Subject: Proposed rezoning of the north half of Parcel 101-20-008A, approximately 2 net acres currently zoned High Density Multiple-Family Residential (RM-2) to General Rural Low Density Single-Family Detached Residential (RS-GR)

Summary

P-24-64-PZ is a proposed rezoning requested by Tim & Kristi Sheahan to rezone the north half of Parcel 101-20-008A, approximately 2 net acres, from High Density Multiple-Family Residential (RM-2) to General Rural Low Density Single-Family Detached Residential (RS-GR) to allow for the construction of their personal single-family residential home.

Planning & Zoning Commission Hearing and Recommendation

The Planning and Zoning Commission held a public hearing for P-24-64-PZ on November 12, 2024. Please see the attached staff report and exhibits presented to the Planning and Zoning Commission, as well as a petition of support signed by neighbors to the subject property, provided the night of the Planning and Zoning Commission meeting.

During the meeting the Planning and Zoning Commission evaluated the rezoning proposal and subsequently voted 4-2 to recommend the denial of P-24-64-PZ. The Commission's discussion cited concerns that the rezoning conflicted with the General Plan and that allowing a single-family residential rezoning in the Downtown Planning Area would set the wrong precedent.

Attached:

- Planning and Zoning Commission Staff Report and attachments (November 12, 2024)
- Neighborhood Petition in support of the requested rezoning