



City of Apache Junction

Development Services Department



PLANNING AND ZONING COMMISSION PUBLIC HEARING STAFF REPORT

DATE: October 8, 2024

CASE NUMBER: P-24-23-PZ

OWNERS: CGP Maintenance & Construction

APPLICANT: Emc2 Group Architects, represented by Richard Clutter

REQUEST: Proposed rezoning of approximately 1.43 acres, that is currently split zoned General Commercial ("B-1") and Medium Density Single-Family Detached Residential ("RS-20M") to General Commercial ("B-1")

LOCATION: The property is generally located near the southwest corner of Ironwood Drive and Superstition Boulevard

**GENERAL PLAN/
ZONING DESIGNATION:** General Commercial (B-1)

SURROUNDING USES: North: General Commercial (B-1)

East: High Density Multiple-Family Residential by Planned Development (RM-2/PD) and Medium Density Single-Family Detached Residential (RS-20M)

South: Medium Density Single-Family Detached Residential (RS-20M)

West: Medium Density Single-Family Detached Residential (RS-20M)

BACKGROUND

According to the Pinal County Assessor, a conventional home was built on the subject property in 1946 and in 1947, the lot became part of the Newtown Subdivision, comprised of lot numbers 23 and 24. In 1998, a portion of lot number 24 was rezoned from General Rural Zone ("GR") to Conventional Single-Family Homes ("CR-2") through Ordinance Number 1054 (Exhibit #1) and Case Number (PZ-16-98).

At the time, GR permitted one conventional or one manufactured home, with a minimum lot size of 1.25 gross acres and CR-2 allowed a



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conventional home, with a minimum lot size of 20,000 square feet. According to the zoning case files, the rezoning was intended to facilitate a lot split to build a conventional home on the new lot; however, no split occurred, and the property continued to be split zoned GR and CR-2.

At some point, the property was then split zoned General Rural Zone ("GR") and Neighborhood Commercial/Convenience District by Planned Development ("C-1/PD"); however, no ordinance or case number could be located to provide proof of a rezoning. Staff believes an error occurred that caused the zoning map to reflect the split zoning of GR and C-1/PD. When the City adopted a new Zoning Ordinance and zoning district maps in 2014, the property was zoned then zoned seemingly appropriately to Medium Density Single-Family Detached Residential ("RS-20M") and General Commercial ("B-1").

On April 27, 2023, Richard Clutter of Emc2 Group Architects, representing CGP Maintenance and Construction, applied for a Pre-Application Review (P-23-36-PDR) for a proposed construction office and warehouse. Mr. Clutter received Staff comments on May 22, 2023, and formally applied for a Rezoning (Exhibit #2: P-24-23-PZ) on March 4, 2024, and a Site Plan and Design Review (Exhibit #3: P-24-56-DR) on June 25, 2024.

PROPOSALS

P-24-23-PZ is a proposed rezoning of parcel 101-02-0780 (Exhibit #4), located near the southwest corner of Ironwood Drive and Superstition Boulevard to facilitate the construction of a 4,000 square foot construction office and a 9,600 square foot warehouse.

PLANNING STAFF ANALYSIS

Relationship to General Plan:

The subject site is designated by the City's general plan as "Commercial". Commercial represents commercial and office areas with convenient access to major roadways that are close to residential areas, intended to serve the surrounding community consisting of general retail, restaurants, department chain stores, grocery stores, and professional offices.

Zoning/Site Context:

The approximate 1.43 acre property is a privately owned parcel surrounded by commercial to the north, multi-family and single-family residential to the east, and single-family to the south and to the west.



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Public Input:

Neighborhood meeting notification letters were sent to property owners within a 300-foot radius. On August 19, 2024, the applicant facilitated a neighborhood meeting in-person at the Apache Junction Library, to which no one attended (Exhibit #6).

PLANNING DIVISION RECOMMENDATION

Staff is supportive of the proposed rezoning request because of its conformance with the Zoning Ordinance and the 2020 General Plan. The applicant has also met site plan and design requirements (Exhibit #5).

RECOMMENDED MOTION

I move that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of case P-24-23-PZ, a rezoning request by CGP Maintenance and Construction (owner), represented by Richard Clutter with Emc2 Group Architects (applicant), for a rezoning of approximately 1.4 acres of APN 101-02-0780 from Medium Density Single-Family Detached Residential ("RS-20M") and General Commercial ("B-1") to General Commercial ("B-1") to facilitate the construction of a 4,000 square foot construction office and a 9,600 square foot warehouse, subject to the following conditions of approval:

- 1) The project shall be developed in accordance with the plans approved and associated with this case and all provisions of the Zoning Ordinance and City codes applicable to this case.

Erika Hernandez

Prepared by Erika Hernandez
Associate Planner

Attachments:

- Exhibit #1: Ordinance Number 1054
- Exhibit #2: P-24-23-PZ Application Materials
- Exhibit #3: P-24-56-DR Application Materials
- Exhibit #4: P-24-23-PZ Vicinity Map
- Exhibit #5: P-24-23-PZ Final Public Participation Report
- Exhibit #6: P-24-56-DR Approval Letter