

ORDINANCE NO. 1566

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, AMENDING THE APACHE JUNCTION, ARIZONA, ZONING ORDINANCE, BY AMENDING THE ZONING DISTRICT MAP, CITY OF APACHE JUNCTION, ARIZONA, CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PROPERTIES DESCRIBED IN REZONING CASE P-25-4-PZ, A PROPOSED REZONING FROM CITY CENTER ("B-3'") AND GENERAL RURAL LOW DENSITY SINGLE-FAMILY DETACHED RESIDENTIAL ("RS-GR") TO HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL BY PLANNED DEVELOPMENT ("RM-2/PD"); REPEALING ANY CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the subject properties are located at the northwest corner area of Winchester Road and Junction Street; and

WHEREAS, on July 22, 2025, the Apache Junction planning and zoning commission recommended in a vote of 4:1, one being absent, to approve rezoning case no. P-25-4-PZ to city council; and

WHEREAS, the proposed rezoning does not conflict with the surrounding general plan designations found in the immediate neighborhood; and

WHEREAS, pursuant to Arizona Revised Statutes ("A.R.S.") § 9-462.01(J), the city council, before adopting any zoning ordinance or text amendment of general applicability, shall consider the probable impact the proposed zoning ordinance or text amendment would have on the cost to construct housing for sale or rent; and

WHEREAS, the city council has determined the adoption of this ordinance or text amendment will have no negative impact on the cost to construct housing for sale or rent as delineated under A.R.S. § 9-462.01(J).

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF APACHE JUNCTION, ARIZONA, AS FOLLOWS:

SECTION I IN GENERAL

The zoning district classification on the zoning district map for the parcels of land legally described as:

E1/2 SE SW NW of sec 21-1N-8E 5.00 ac; the west half of the southeast quarter of the southwest quarter of the northwest quarter of section 21, township 01 north, range 08 east, Pinal County, Arizona, except the following described parcel: commencing at the west quarter corner, thence east 660.73 feet to the point of beginning, thence north 659.24 feet, thence east 57.44 feet, thence south 659.24 feet, thence west 59.18 feet to the point of beginning, 4.12 acres; a portion of the northwest quarter of section 21, township 01 north, range 08 east, Pinal County, Arizona, more particularly described as follows: commencing at the west quarter corner of said section 12, thence east 660.73 feet to the point of beginning, also known as the east parcel boundary unrecorded survey attached to fee number 2025-092624. 10,725 square feet, 0.25 acres more or less.

be and hereby is amended from City Center ("B-3") and General Rural Low Density Single-Family Detached Residential ("RS-GR") to High Density Multiple-Family Residential by Planned Development ("RM-2/PD"), subject to the following conditions of approval:

- 1) The property shall be developed in accordance with the plans associated with the case P-25-4-PZ and P-25-5-DR, all applicable city zoning ordinances and other city codes.
- 2) No development shall begin until a plat is approved and finalized.
- 3) The development shall include an eight-foot (8') multi-use trail along Winchester Road and Junction Street.
- 4) The development shall utilize "sand-finish" stucco for the exterior on the club house building as shown in P-25-5-DR 1st submittal. All other buildings on site shall utilize "Monterey-finish" stucco.
- 5) Main structure setbacks are as follows:

Front setback = 15 feet
Interior setback = 5 feet
Street side setback = 10 feet
Rear setback = 5 feet

- 6) Accessory structure setbacks in Apache Junction City Code, Volume II, Land Development Code, Chapter I, Zoning Ordinance, Article 1-5 Zoning Bulk and Use Regulations, § 1-5-2 Residential Bulk Regulations shall apply.

SECTION II REPEALING ANY CONFLICTING PROVISIONS

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III PROVIDING FOR SEVERABILITY

If any section, subsection, sentence, phrase, clause or portion of this ordinance, or any part of the code adopted herein by reference, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, THIS _____ DAY OF _____, 2025.

SIGNED AND ATTESTED TO THIS _____ DAY OF _____, 2025.

WALTER "CHIP" WILSON
Mayor

ATTEST:

Yvette "Evie" McKinney
City Clerk

APPROVED AS TO FORM:

RICHARD JOEL STERN
City Attorney