



City of Apache Junction

Development Services Department



CITY COUNCIL WORK SESSION STAFF MEMO

Date: August 1, 2023

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-22-130-PZ

Subject: **Ordinance No. 1536, Resolution No. 23-18**
Proposed planned development rezoning of approximately .92 net acres currently zoned "RS-20" (Medium Density Single-Family Detached Residential) to "RM-2/PD" (High Density Multiple-Family Residential by Planned Development) to facilitate a 16-unit two-story duplex community.

Summary

P-22-130-PZ is a proposed rezoning of parcel 101-11-003B, approximately .92 acres located at the southwest corner of W. Superstition Boulevard and N. Plaza Drive. The property is currently zoned "RS-20" Medium Density Single-Family Detached Residential and a rezoning to "RM-2/PD" High Density Multiple-Family Residential by Planned Development has been requested to facilitate a 16-unit two-story duplex community.

Planning & Zoning Commission Hearing and Recommendation

The Planning and Zoning Commission held a public hearing for P-22-130-PZ on June 27, 2023. Please see the attached staff report and exhibits presented to the Planning and Zoning Commission. During the meeting the Planning and Zoning Commission discussed the site context and asked questions regarding the proposed ownership, parking, landscaping, and the sight visibility triangle at the Plaza and Superstition intersection.

The Planning and Zoning Commission voted unanimously (6-0) to recommend approval of P-22-130-PZ, subject to the conditions of approval that were recommended in the Staff Report.

Draft Ordinance No. 1536 was drafted with Planning Staff and the Planning and Zoning Commission's recommendation for approval.

Draft Resolution No. 23-18 adopts the document entitled "Legal Descriptions and Zoning Conditions of Case No. P-22-130-PZ Authorized under Ordinance No. 1536" as public record. This document contains the parcel descriptions and conditions of approval referenced in Draft Ordinance No. 1536.

City Council Discussion on July 17, 2023

Case P-22-130-PZ was presented to the City Council on Monday, July 17, 2023, at which time the City Council held a brief discussion to clarify questions regarding parking, the replacement of the existing driveway, and the applicant's plans to develop.

Attached:

- Draft Ordinance 1536
- Draft Resolution No. 23-18
- Legal Descriptions and Zoning Conditions of Case No. P-22-130-PZ Authorized under Ordinance No. 1536
- P-22-130-PZ Planning and Zoning Commission Staff Report
- P-22-130-PZ Exhibits
 - o Exhibit #1 - Project Narrative
 - o Exhibit #2 - Proposed Site Plan, dated July 16, 2023
 - o Exhibit #3 - Aerial Map
 - o Exhibit #4 - Proposed Landscape Plan
 - o Exhibit #5 - Proposed Elevations
 - o Exhibit #6 - Proposed Floor Plans, dated July 16, 2023
 - o Exhibit #7 - Public Participation Report