

275 S Cactus Road  
P-26-6-PZ

City of Apache Junction  
City Council Public Hearing  
June 16, 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

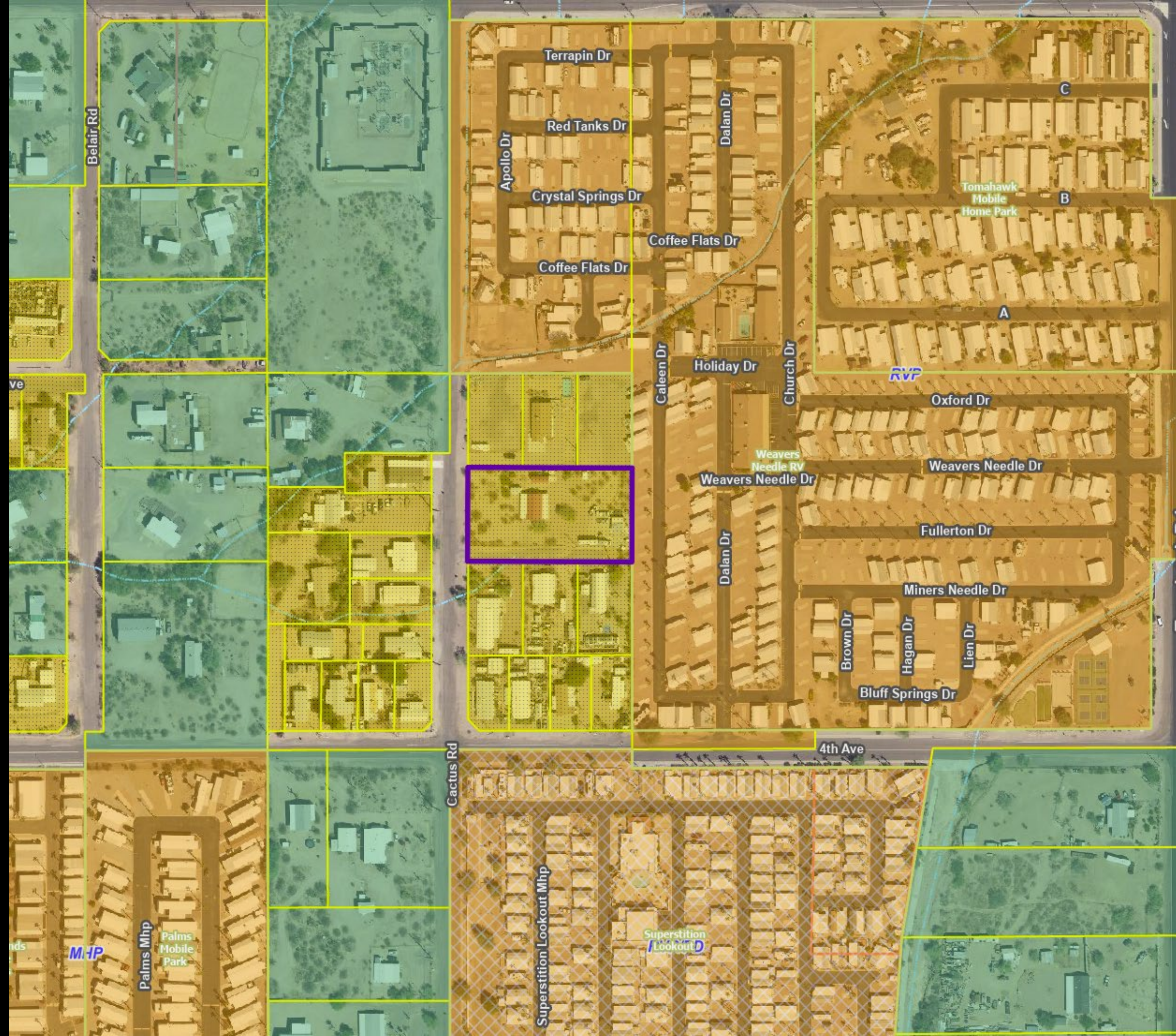
**Current Zoning:**  
Medium Density Single-Family Detached Residential "RS-10M"

**North:** Three "RS-10M" properties

**South:** Three "RS-10M" properties

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

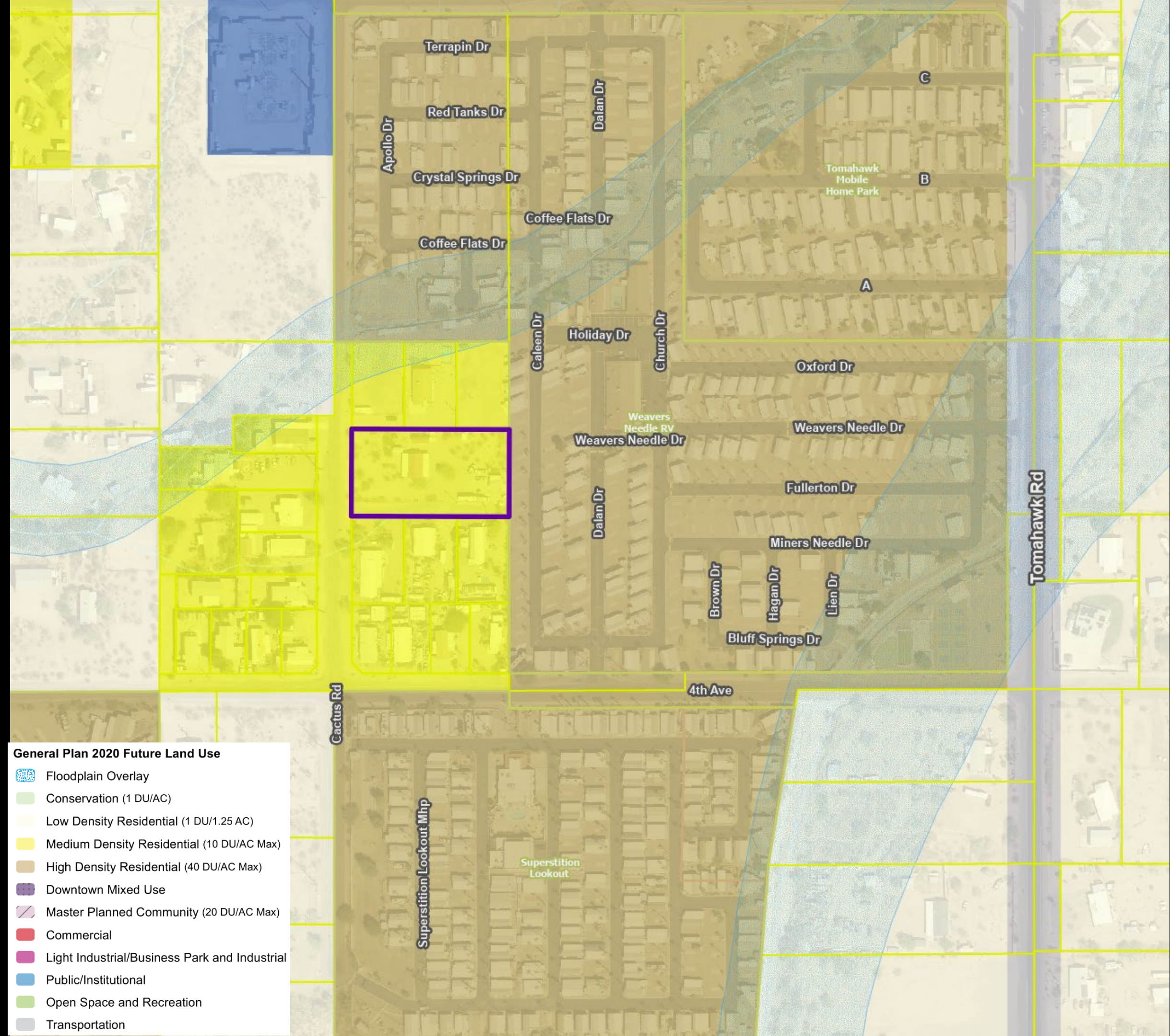
**West:** "RS-10M" and "RS-GR" properties



# General Plan Land Use Map

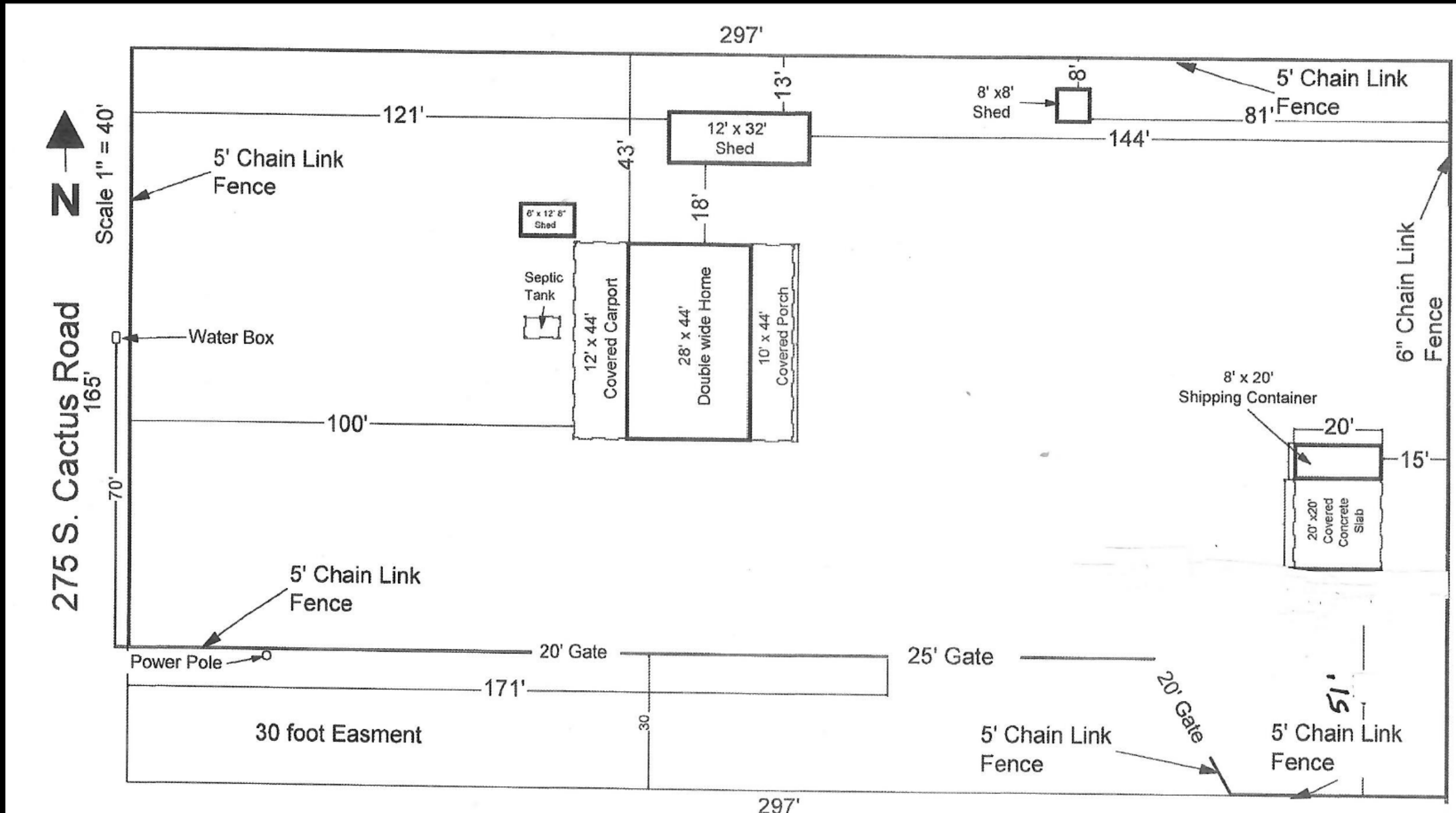
Current Land Use  
Designation:  
Medium Density  
Residential

Proposed Land Use  
Designation:  
Low Density Residential



- General Plan 2020 Future Land Use**
- Floodplain Overlay
  - Conservation (1 DU/AC)
  - Low Density Residential (1 DU/1.25 AC)
  - Medium Density Residential (10 DU/AC Max)
  - High Density Residential (40 DU/AC Max)
  - Downtown Mixed Use
  - Master Planned Community (20 DU/AC Max)
  - Commercial
  - Light Industrial/Business Park and Industrial
  - Public/Institutional
  - Open Space and Recreation
  - Transportation

# 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. Two members of the public appeared at the Planning and Zoning Commission Public Hearing and spoke in support of the proposed 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.
- At City Council Work Session on June 1, 2026, the Council reviewed the case information and held discussion on the nature of the property's use and the public's concerns about potential commercial activity at the property in addition to the potential re-inclusion of Condition of Approval #2.



Thank You



Original Timeline:

Planning and Zoning  
Commission Public Hearing:  
April 28<sup>th</sup>, 2026

City Council Work Session:  
May 18<sup>th</sup>, 2026

City Council Public Hearing:  
June 2<sup>nd</sup>, 2026

Updated Timeline:

Planning and Zoning  
Commission Public Hearing:  
May 12<sup>th</sup>, 2026

City Council Work Session:  
June 1<sup>st</sup>, 2026

City Council Public Hearing:  
June 16<sup>th</sup>, 2026



## Planning and Zoning Commission Recommendation (Continued)

- The Planning and Zoning Commission 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, which did not include the added condition #2 which read:

“No business activity shall occur on the property, including but not limited to the storage or parking of commercial vehicles, equipment, or construction materials. Additionally, no operations, activities, or uses that create commercial-related nuisances — such as excessive noise, dust, odors, outdoor storage, or increased traffic associated with a business operation — shall be permitted on the site.”



