



# *City of Apache Junction*

## *Development Services Department*



### **CITY COUNCIL PUBLIC HEARING STAFF MEMO**

**DATE:** September 2, 2025

**TO:** Honorable Mayor and City Council Members

**THROUGH:** Bryant Powell, City Manager  
Rudy Esquivias, Development Services Director  
Sidney Urias, Development Services Deputy Director

**FROM:** Erika Hernandez, Planner

**CASE NUMBER:** P-25-4-PZ

**SUBJECT:** Ordinance No. 1566  
Proposed rezoning of approximately 9.4 acres, currently zoned 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"), to facilitate a lot combination and the construction of a two-story 100-unit multi-family rental development

#### **SUMMARY**

The subject properties are located on the northwest corner of Winchester Road and Junction Street (parcel numbers 101-19-0220, 101-19-023B and 101-19-023C) totaling approximately 9.4 acres in size. The properties are currently zoned City Center ("B-3") and General Rural Low Density Single-Family Detached Residential ("RS-GR") and are proposed to be rezoned to High Density Multiple-Family Residential by Planned Development ("RM-2/PD") to facilitate a lot combination and the construction of a two-story 100-unit multi-family rental development.

#### **PLANNING AND ZONING COMMISSION RECOMMENDATION**

The Planning and Zoning Commission held a public hearing on July 22, 2025 (Exhibit #1). The Commission voted 4:1, one being absent, to recommend approval of the proposed rezoning. Ordinance No. 1566 represents Staff's and the Planning and Zoning Commission's recommendation.

#### **STAFF RECOMMENDATION**

Staff recommends approval of the proposed rezoning case P-25-4-PZ, subject to the conditions found in the revised Staff Report. Ordinance No. 1566 represents Staff's and the Planning and Zoning Commission's recommendation (Exhibit #4).



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Erika Hernandez

Prepared by Erika Hernandez  
Planner

Attachments:

- Exhibit #1: Commission Staff Report 7-22-2025 and Exhibits
- Exhibit #2: City Council Staff Memo 8-4-2025 and Exhibits
- Exhibit #3: Staff Presentation 9-2-2025
- Exhibit #4: Draft Ordinance Number 1566