



City of Apache Junction

Development Services Department



CITY COUNCIL WORK SESSION STAFF MEMO

Date: March 19, 2024

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-23-119-PZ

Subject: Proposed planned development rezoning to authorize the development a towing company office and tow yard.

Summary

P-23-119-PZ is a proposed planned development rezoning of approximately 5 gross acres currently zoned General Rural Low Density Single-Family Detached Residential ("RS-GR") and Industrial by Planned Development ("B-5/PD") to Industrial by Planned Development ("B-5/PD") with a new planned development overlay to authorize the development a towing company office and tow yard.

Planning & Zoning Commission Hearing and Recommendation

The Planning and Zoning Commission held a public hearing for P-23-119-PZ on February 27, 2024. Please see the attached staff report and exhibits presented to the Planning and Zoning Commission. During the meeting the Planning and Zoning Commission evaluated the proposal and the Planned Development and Minor General Plan approval criteria, and subsequently voted 6-0 to recommend approval of P-23-119-PZ, subject to the conditions of approval that were recommended in the Staff Report, dated February 27, 2024.

Draft Ordinance No. 1548 was drafted with Planning Staff and the Planning and Zoning Commission's recommendation for approval.

Resolution No. 24-11 adopts the document entitled "Legal Descriptions and Zoning Conditions of Case No. P-23-119-PZ Authorized Under Ordinance No. 1548" as public record. This

document contains the parcel descriptions and conditions of approval referenced in Draft Ordinance No. 1548.

Attached:

- Planning and Zoning Commission Staff Report and attachments (February 27, 2024)
- Draft Ordinance No. 1548
- Draft Resolution No. 24-11
- Legal Descriptions and Zoning Conditions of Case No. P-23-119-PZ Authorized Under Ordinance No. 1548