

# CGP Construction Rezoning P-24-23-PZ

City of Apache Junction  
City Council  
Public Hearing  
November 5, 2024





# Location & Request

- **Current Zoning:** Split zoned B-1 and RS-20M
- **Proposed Zoning:** B-1
- **Request:** Rezone parcel to facilitate the construction of 4,213 sf construction office and 10,000 sf warehouse





# Zoning Map

- North: B-1
- East: RM-2/PD & RS-20M
- South: RS-20M
- West: RS-20M





# Background

- **1998:** Rezoned portion of lot 24 from GR to CR-2 to split lot & build home
- **10-8-2024:** Planning and Zoning Public Hearing; Unanimously recommended approval



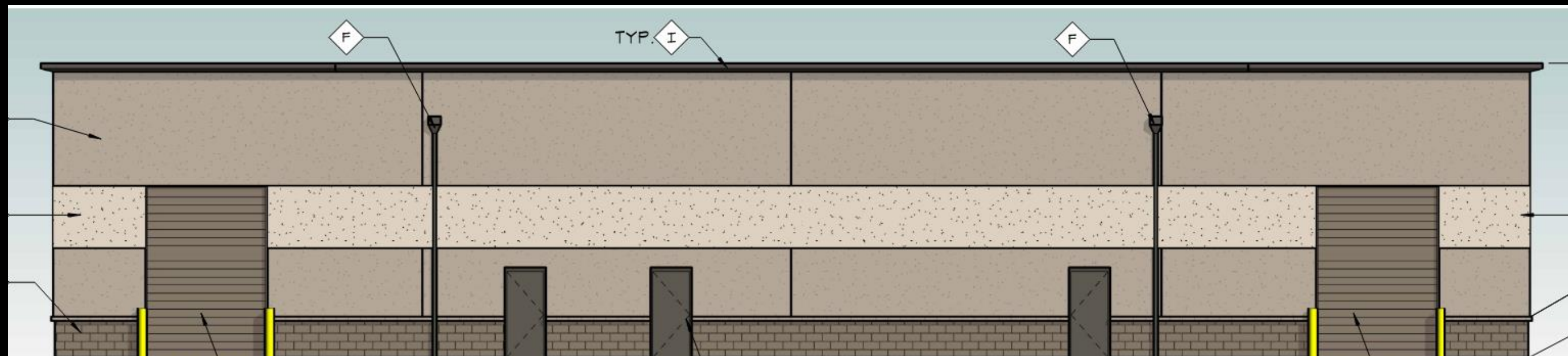




# Proposed Elevations



East - Front

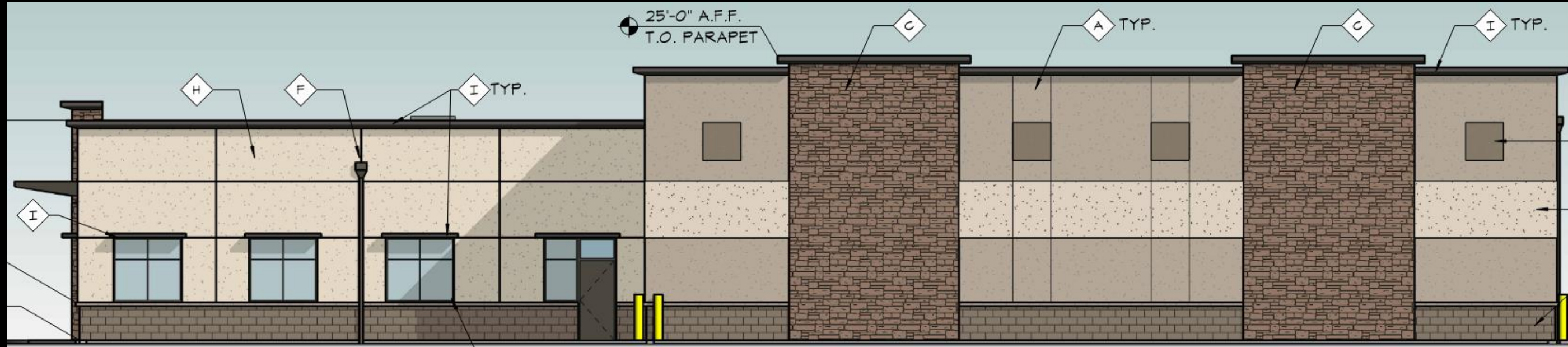


West - Rear

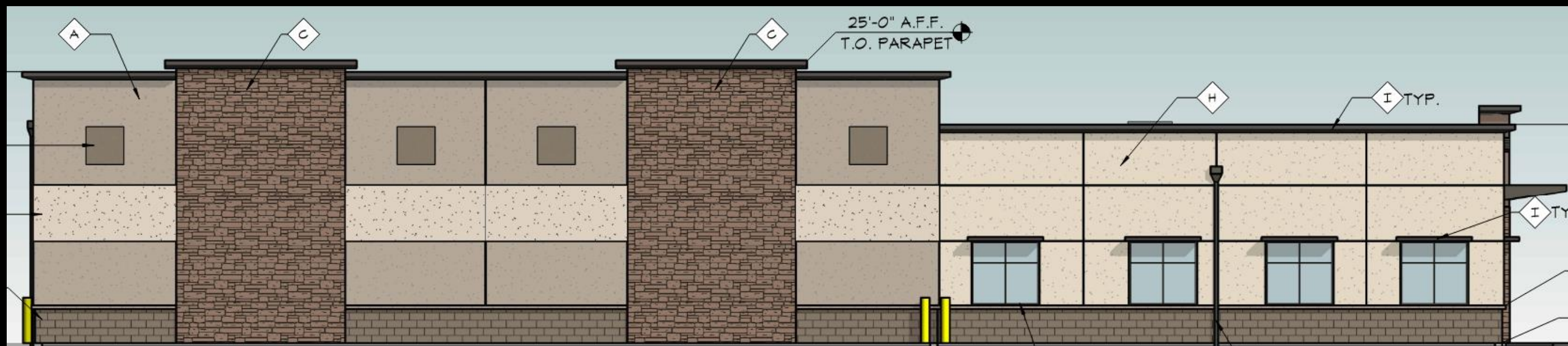




# Proposed Elevations



North - Side



South - Side



# Public Input

- A sign was posted at the site, notices were sent out to property owners within 300' of the subject site, and the case was advertised in the newspaper.
- Neighborhood Meeting was held on August 19, 2024
- No comments or questions to Staff





# Staff & Planning and Zoning Recommendation

Staff recommends approval of P-24-23-PZ, subject to the condition of approval found in the Staff Report

Questions?





# Recommended Motion

I move that the Apache Junction City Council approve case P-24-23-PZ, a rezoning request by CGP Maintenance and Construction (owner), represented by Richard Clutter with Emc2 Group Architects (applicant), for a rezoning of approximately 1.43 acres of APN 101-02-0780 from Medium Density Single-Family Detached Residential (“RS-20M”) and General Commercial (“B-1”) to General Commercial (“B-1”) to facilitate the construction of a 4,213 square foot construction office and a 10,000 square foot warehouse, subject to the following condition of approval:

1. The project shall be developed in accordance with the plans approved and associated with this case and all provisions of the Zoning Ordinance and City codes applicable to this case.

