

# Julian's Apartments Rezoning

## P-24-114-PZ

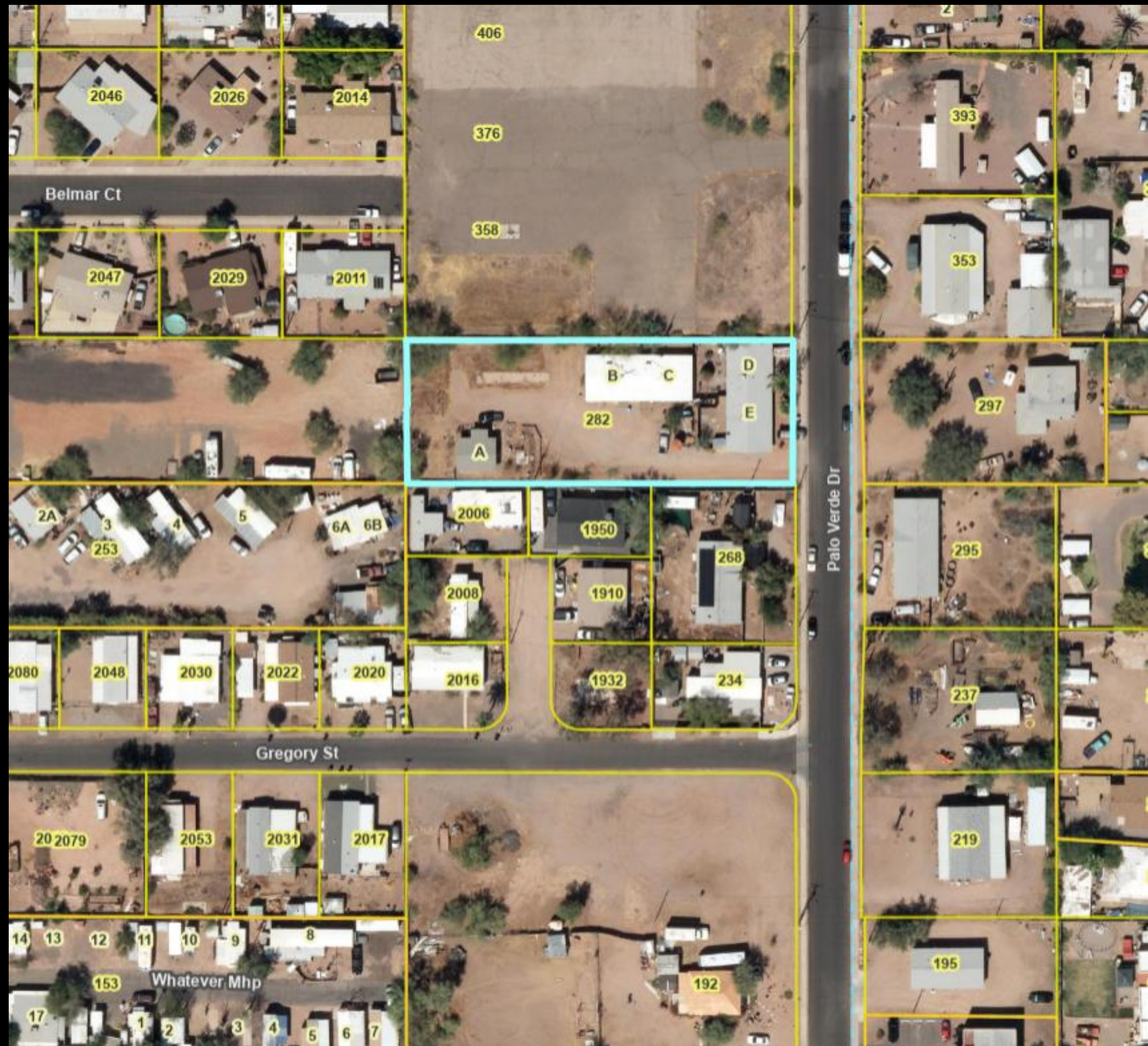
City of Apache Junction  
Planning and Zoning Commission  
August 26, 2025





# P-24-114-PZ Request:

Proposed **Rezoning by Planned Development** of Parcel 101-02-0050, approximately .62 net acres currently zoned Medium Density Single-Family Detached Residential (**RS-10M**) to High Density Multiple-Family Residential by Planned Development (**RM-1/PD**) and a Minor General Plan Amendment from Medium Density Residential to High Density Residential





# Zoning Map

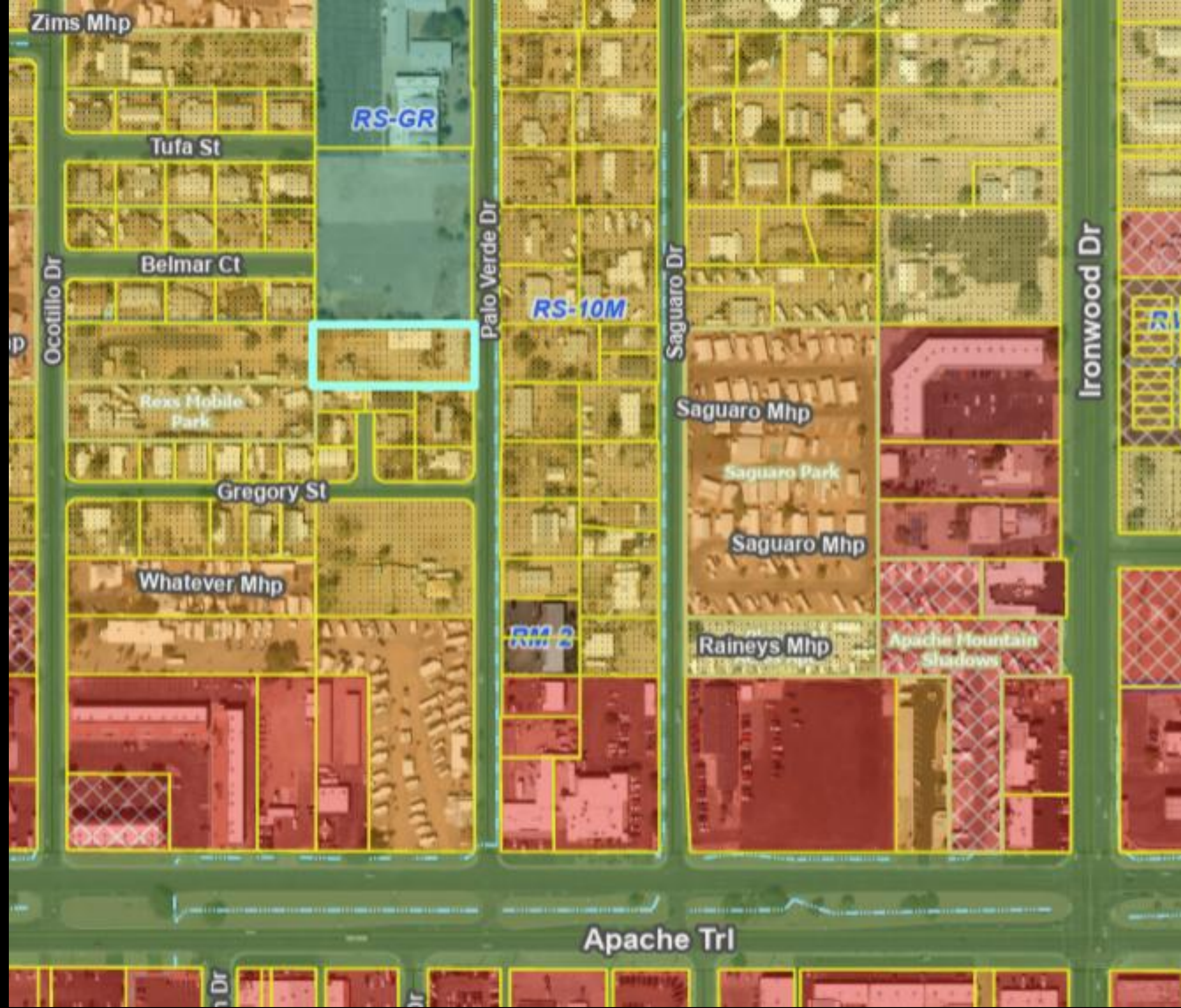
**Current Zoning:**  
RS-10M (101-02-0050)

**North** – Desert Chapel United Methodist Church, zoned General Rural Low Density Single-Family Residential “RS-GR”

**South** – Medium Density Single-Family Detached Residential “RS-10M” properties

**East** – “RS-10M” properties

**West** – “RS-10M” properties, including an RV park

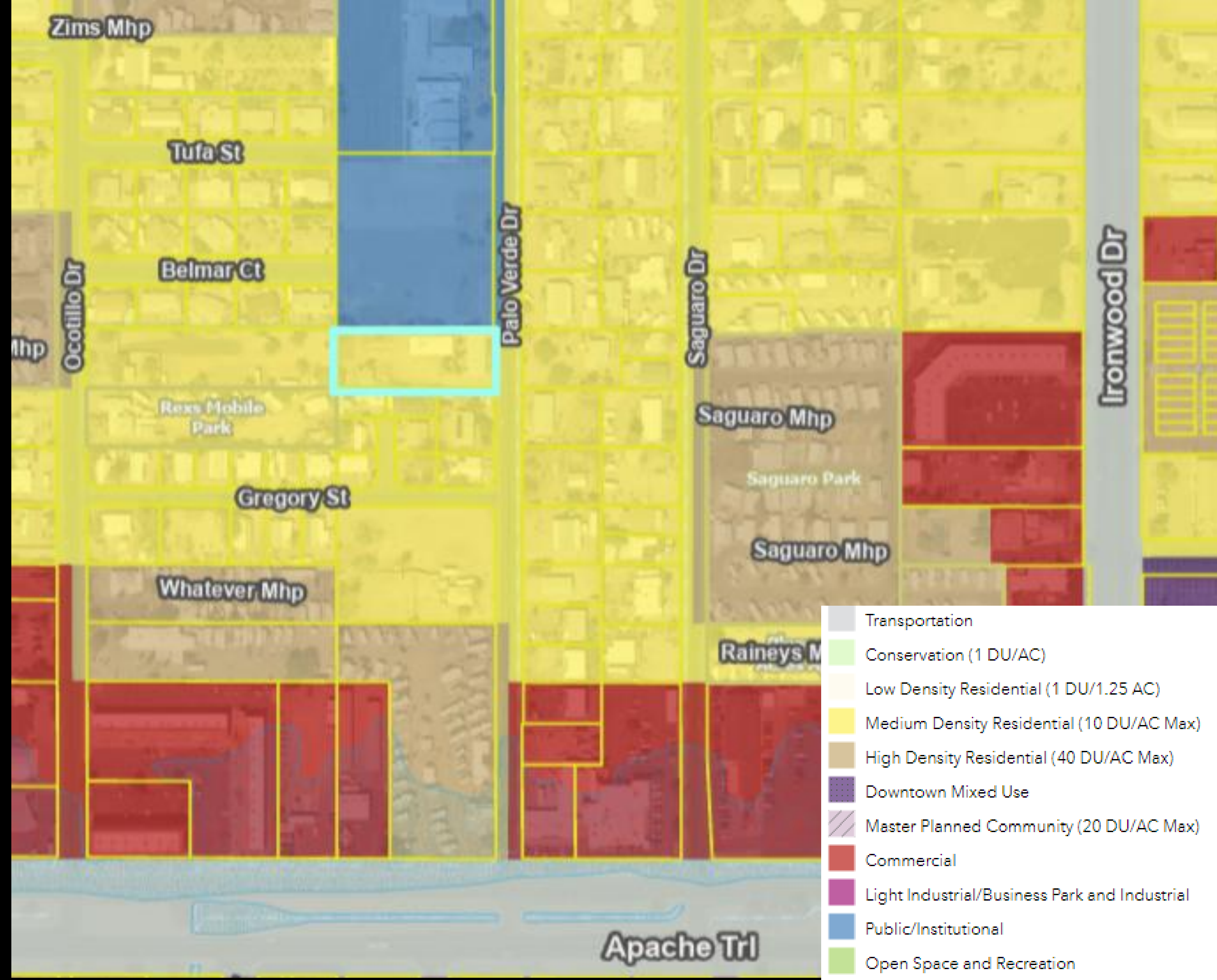




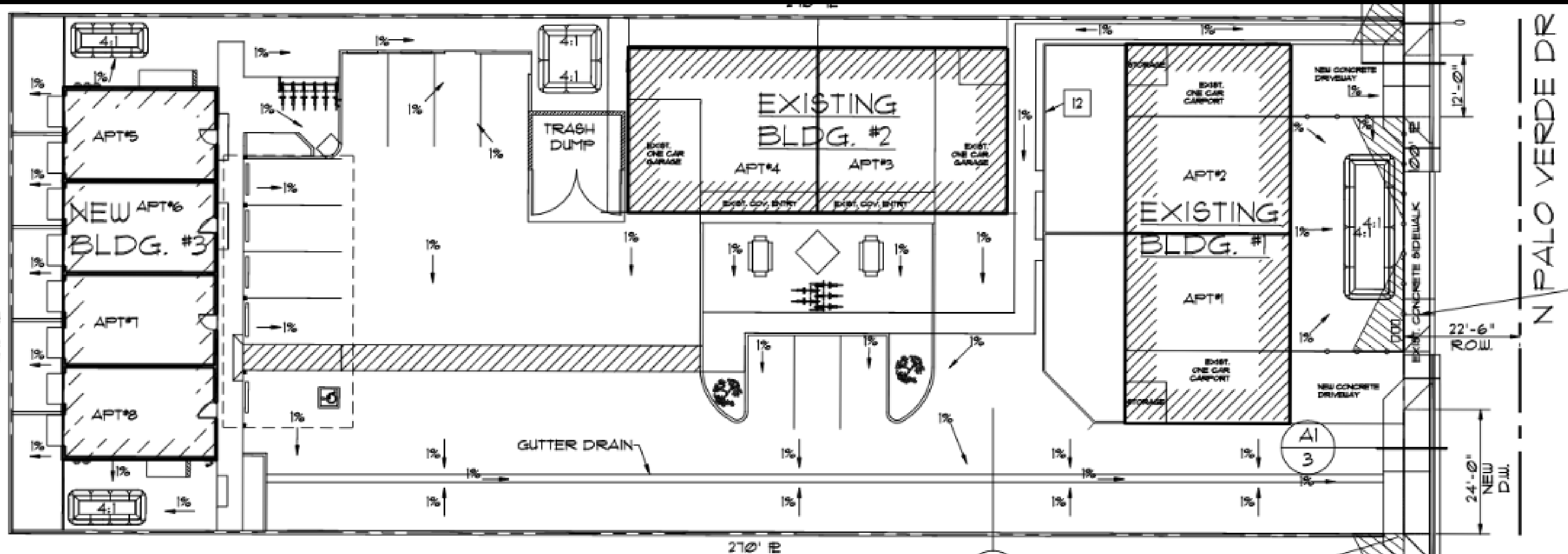
# General Plan Land Use Map

**Current Land Use  
Designation:**  
Medium Density Residential

**Requested Land Use  
Designation:**  
High Density Residential



# 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-Generational Center on Tuesday, February 10, 2025. One neighbor and one existing tenant attended and asked questions regarding parking, screening and density. The applicant modified their proposal to include an 8' wall and reduce the proposed unit count to address the noted concerns.
- Staff have received one phone asking questions regarding parking and improvements to the site, and noting they had no objections upon receiving an explanation.

## Staff Recommendation

- Planning Staff recommends the approval of P-24-114-PZ, subject to the conditions of approval noted in the staff report.



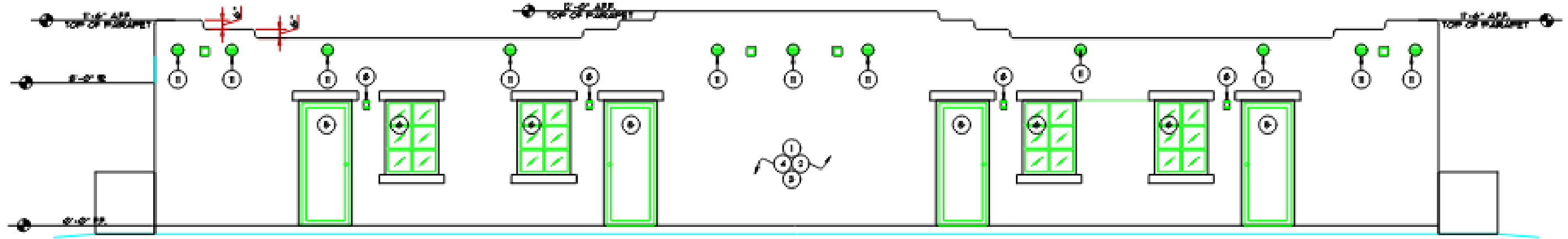
# Thank You

City Council Work Session:  
Monday, September 15, 2025  
City Council Public Hearing:  
Tuesday, October 7, 2025



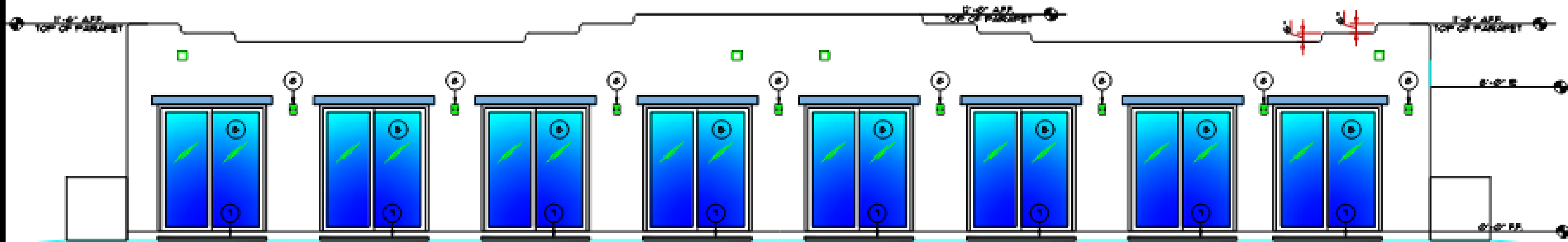


# Elevation



EAST ELEVATION

1/4" = 1' - 0"



WEST ELEVATION

1/4" = 1' - 0"

