



# City of Apache Junction

## Development Services Department



Date: January 17, 2023

To: Honorable Mayor and City Council Members

Through: Bryant Powell, City Manager  
Rudy Esquivias, Development Services Director  
Sidney Urias, Interim Planning Manager

From: Erika Hernandez, Associate Planner

Subject: January 17, 2023, City Council Public Hearing Item:  
P-22-93-PZ (Ordinance No. 1532). A proposed rezoning by  
Planned Development request by The Lost Dutchman Aerie No.  
3850 of four (4) parcels (APN 102-22-384B, 102-22-387A,  
102-22-3890, & 102-22-390A) from General Commercial ("B-1")  
and Industrial by Planned Development ("B-5/PD") to General  
Commercial by Planned Development ("B-1/PD")

### Background

The properties being considered in this rezoning are located on the northeast corner of Southern Avenue and Coconino Drive. The parcels are identified as Pinal County Tax Parcel Nos. 102-22-384B, 102-22-387A, 102-22-3890, and 102-22-390A and are proposed to change from General Commercial ("B-1") and Industrial by Planned Development ("B-5/PD") to General Commercial by Planned Development ("B-1/PD") to facilitate a lot combination.

### Planning and Zoning Commission Recommendation

The Planning and Zoning Commission public hearing was held on December 13, 2022 (planning staff report and exhibits attached). The Commission unanimously recommended approval of the proposed rezoning. The attached ordinance represents Staff's and the Commission's recommendation.

### Staff Recommendation

Staff recommends the approval of the proposed rezoning case P-22-93-PZ subject to the conditions found in the staff report.

### Attachments:

- Draft Ordinance No. 1532
- PZ Staff Report from December 13, 2022, with all attachments.