

ORDINANCE NO. 1576

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, AMENDING THE APACHE JUNCTION, ARIZONA, ZONING ORDINANCE, BY AMENDING THE ZONING DISTRICT MAP, CITY OF APACHE JUNCTION, ARIZONA, CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PROPERTY DESCRIBED IN REZONING CASE P-26-6-PZ, A REQUEST BY KIMBERLY BERGMAN FROM MEDIUM DENSITY SINGLE-FAMILY DETACHED RESIDENTIAL ("RS-10M") TO GENERAL RURAL LOW DENSITY SINGLE-FAMILY DETACHED RESIDENTIAL ("RS-GR"); REPEALING ANY CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY.

WHEREAS, on May 12, 2026, the Apache Junction planning and zoning commission recommended in a vote of 6:0 to approve rezoning case No. P-26-6-PZ to city council; and

WHEREAS, pursuant to A.R.S. § 9-462.01(J), the city council, before adopting any zoning ordinance or text amendment of general applicability, shall consider the probable impact the proposed zoning ordinance or text amendment would have on the cost to construct housing for sale or rent; and

WHEREAS, the city council has determined the adoption of this ordinance or text amendment will have no negative impact on the cost to construct housing for sale or rent as delineated under A.R.S. § 9-462.01(J).

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF APACHE JUNCTION, ARIZONA, AS FOLLOWS:

SECTION I IN GENERAL

The zoning district classification on the zoning district map for the parcel of land legally described as:

Parcel 101-22-0680: The South Half of the Northwest Quarter of the Southwest quarter of the Northeast quarter of the Southeast quarter of Section 21, Township 1 North, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona. Except the West 33.00 feet thereof; and Except coal, oil, gas and other mineral deposits as reserved by the United States of America in the patent to said land.

be and hereby is amended from Medium Density Single-Family Detached Residential ("RS-10M"), to General Rural Low Density Single-Family

Residential ("RS-GR") subject to the following condition of approval:

- 1) The development shall reflect substantial compliance and consistency with the city's zoning ordinance and all applicable codes and plans presented in case P-26-6-PZ.

SECTION II REPEALING ANY CONFLICTING PROVISIONS

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III PROVIDING FOR SEVERABILITY

If any section, subsection, sentence, phrase, clause or portion of this ordinance, or any part of the code adopted herein by reference, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, THIS _____ DAY OF _____, 2026.


SIGNED AND ATTESTED TO THIS _____ DAY OF _____, 2026.

ATTEST:

WALTER "CHIP" WILSON
Mayor

EVIE MCKINNEY
City Clerk

APPROVED AS TO FORM:

 6.9.26

RICHARD JOEL STERN
City Attorney