



City of Apache Junction

Development Services Department



CITY COUNCIL PUBLIC HEARING STAFF MEMO

Date: October 7, 2025

To: Honorable Mayor and City Council Members

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

From: Nick Leftwich, Senior Planner

Case Number: P-24-114-PZ

Subject: Julian's Apartments - Proposed Rezoning by Planned Development of 282 N. Palo Verde Drive, 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)

Summary

P-24-114-PZ is a proposed rezoning requested by Hermelinda Pando of Hermelinda Properties LLC to rezone 282 N. Palo Verde Drive (Parcel 101-02-0050), approximately .62 net acres, from Medium Density Single-Family Detached Residential (RS-10M) to High Density Multiple-Family Residential by Planned Development (RM-1/PD) to resolve the existing legal non-conformity of multi-family duplexes on a single family residential property and allow for the construction of a new fourplex to replace Unit A, the west building on the property.

The Planned Development (PD) has been requested to provide zoning deviations to building setbacks to the rear and side minimum building setbacks. A reduction of the rear setback from twenty feet (20') to ten feet (10') has been requested to provide more space for parking and circulation within the site, while a reduction of the side setback from ten feet (10') to five feet (5') is requested in order to bring the existing buildings into zoning compliance, as they are only five feet (5') away from the north property line. While the duplexes' legal non-conforming status allows the buildings to continue their usage as constructed, it does currently limit repair and remodel work.

Planning & Zoning – Building & Safety – Revenue Development

300 E. Superstition Boulevard • Apache Junction, AZ 85119 • Ph: (480) 474-5083 • Fax (480) 982-7010

To facilitate the rezoning of the property, a Minor General Plan Amendment to the General Plan Future Land Use map of the property is also proposed to change the designation from Medium Density Residential to High Density Residential.

Planning & Zoning Commission Hearing and Recommendation

The Planning and Zoning Commission held their public hearing for P-24-114-PZ on August 26, 2025. The Planning and Zoning Commission discussed site improvements, parking, the screen walls, proposed setbacks, and the correction of the property's legal non-conformities. A question was asked regarding if the new development will be connected to sewer, which it will be using existing infrastructure on Palo Verde Drive. One neighbor spoke during the public hearing to ask for confirmation that there would be a north screen wall, which was confirmed on the plans.

The Planning and Zoning Commission evaluated the Minor General Plan Amendment and Rezoning by Planned Development proposal and subsequently voted 6-0 to forward P-24-114-PZ to the Apache Junction City Council with a recommendation of approval.

Attached:

- Ordinance No. 1567
- Planning and Zoning Commission Staff Report and attachments (August 26, 2025)