



City of Apache Junction

Development Services Department



CITY COUNCIL PUBLIC HEARING STAFF MEMO

Date: June 16, 2026

To: Honorable Mayor and City Council Members

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

From: Hudson Meyer, Associate Planner

Case Number: P-26-6-PZ

Subject: 275 S. Cactus Proposed Rezoning

Summary

P-26-6-PZ is a proposal by Kimberly Bergman to rezone approximately 1.25 gross acres currently zoned Medium Density Single-Family Detached Residential ("RS-10M") to General Rural Low Density Single-Family Detached Residential ("RS-GR").

Planning & Zoning Commission Hearing and Recommendation

On May 12, 2026, the Planning and Zoning Commission held a public hearing for P-26-6-PZ. At the meeting the Commission discussed concerns raised by residents regarding potential business operations, horse use on the property, and the proposed conditions of approval.

The Planning and Zoning Commission evaluated the proposed rezoning and subsequently voted 6-0 to forward P-26-6-PZ to the Apache Junction City Council with a recommendation of approval, without the second proposed Condition of Approval which read:

- 2) No business activity shall occur on the property, including but not limited to the storage or parking of commercial vehicles, equipment, or construction materials. Additionally, no operations, activities, or uses that create commercial-related nuisances – such as excessive noise, dust, odors, outdoor storage, or increased traffic

associated with a business operation – shall be permitted on the site.

Staff included this condition in response to neighborhood concerns conveyed during the planning review process. However, the Planning and Zoning Commission perceived the inclusion of this condition was redundant, as the Apache Junction Zoning Ordinance already prohibits business activity of this scope on residentially zoned properties.

June 1, 2026 Work Session

On June 1, 2026, the Council reviewed the case information and held discussion on the nature of the property's use and the public's concerns about potential commercial activity at the property in addition to the potential re-inclusion of Condition of Approval #2.

Attached:

- Planning and Zoning Commission Staff Report and attachments (May 12, 2026)