

2nd Avenue & Colt Road Rezoning

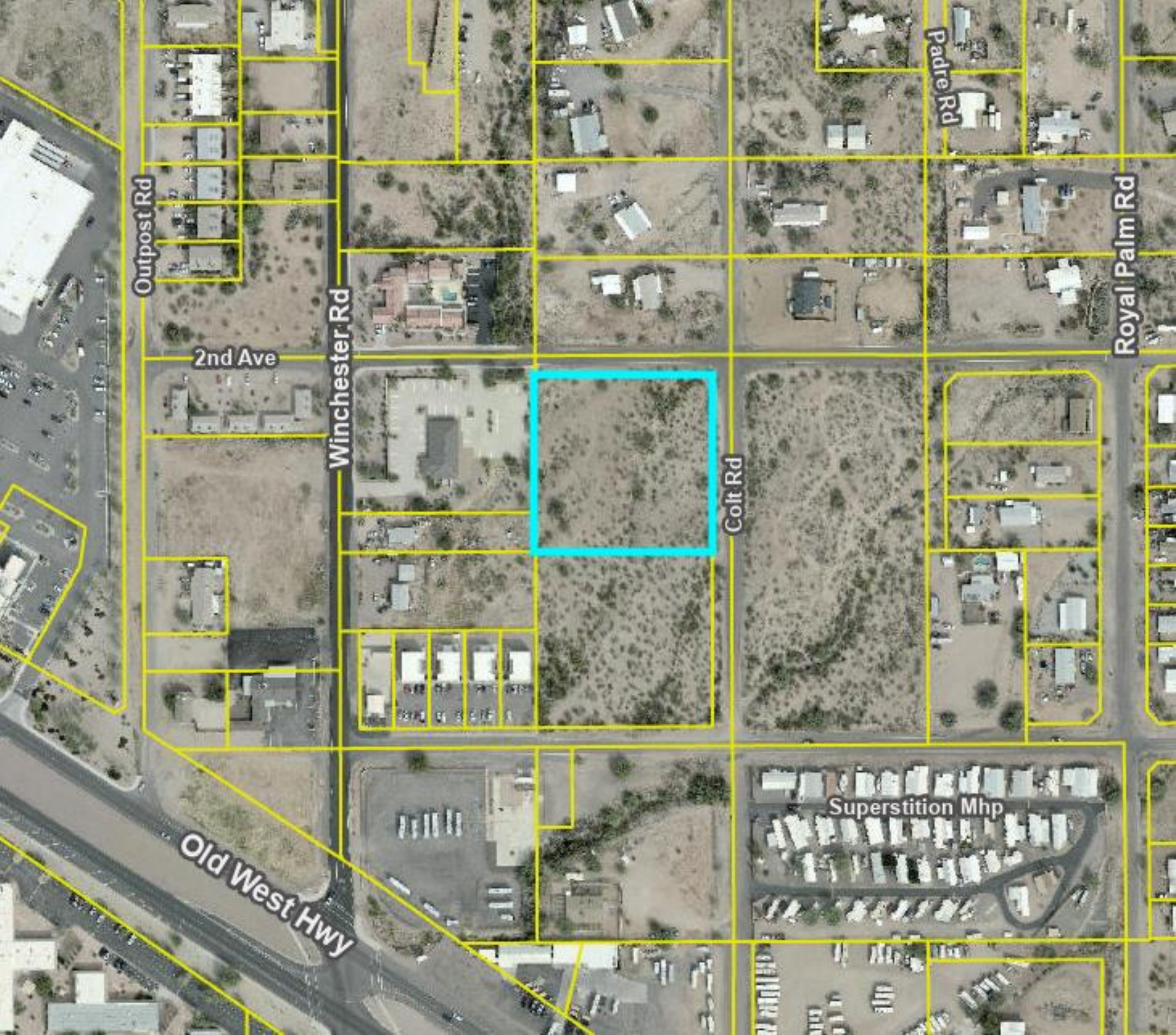
P-24-64-PZ

City of Apache Junction
City Council Public Hearing
December 17, 2024



Aerial Map

Request: Proposed rezoning of the north half of Parcel 101-20-008A, approximately 2 net acres currently zoned High Density Multiple-Family Residential (RM-2) to General Rural Low Density Single-Family Detached Residential (RS-GR)



Zoning Map

Current Zoning:
RM-2 (101-20-008A)

North – “RS-GR” Single Family Residences & Superstition Views Apartments (RM-2)

South – Remaining half of 101-20-008A to remain (RM-2), General Commercial (B-1)

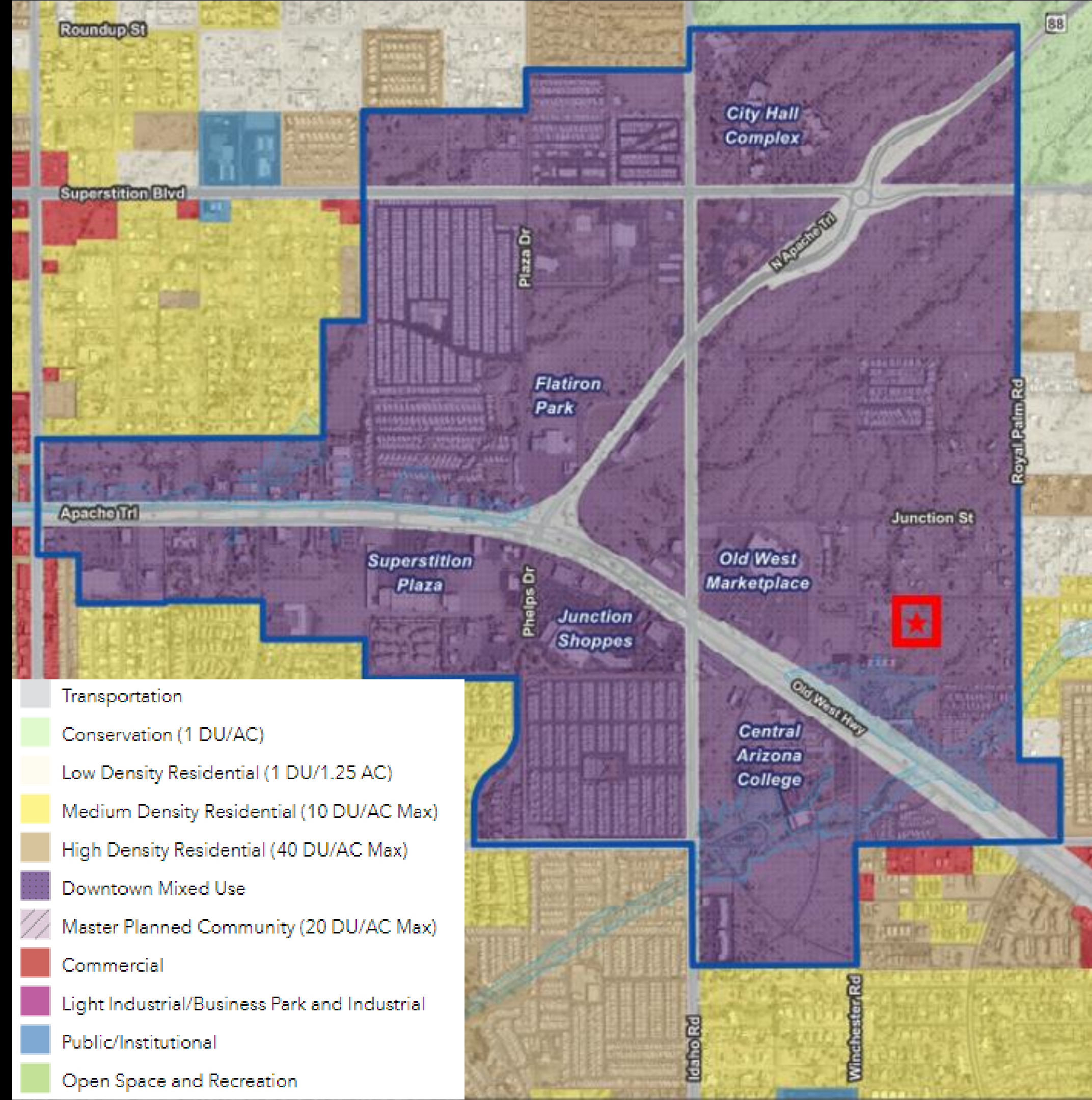
East – “RS-GR” Single Family Residences

West – “RS-GR” Residences & Kingdom Hall of Jehovah’s Witnesses

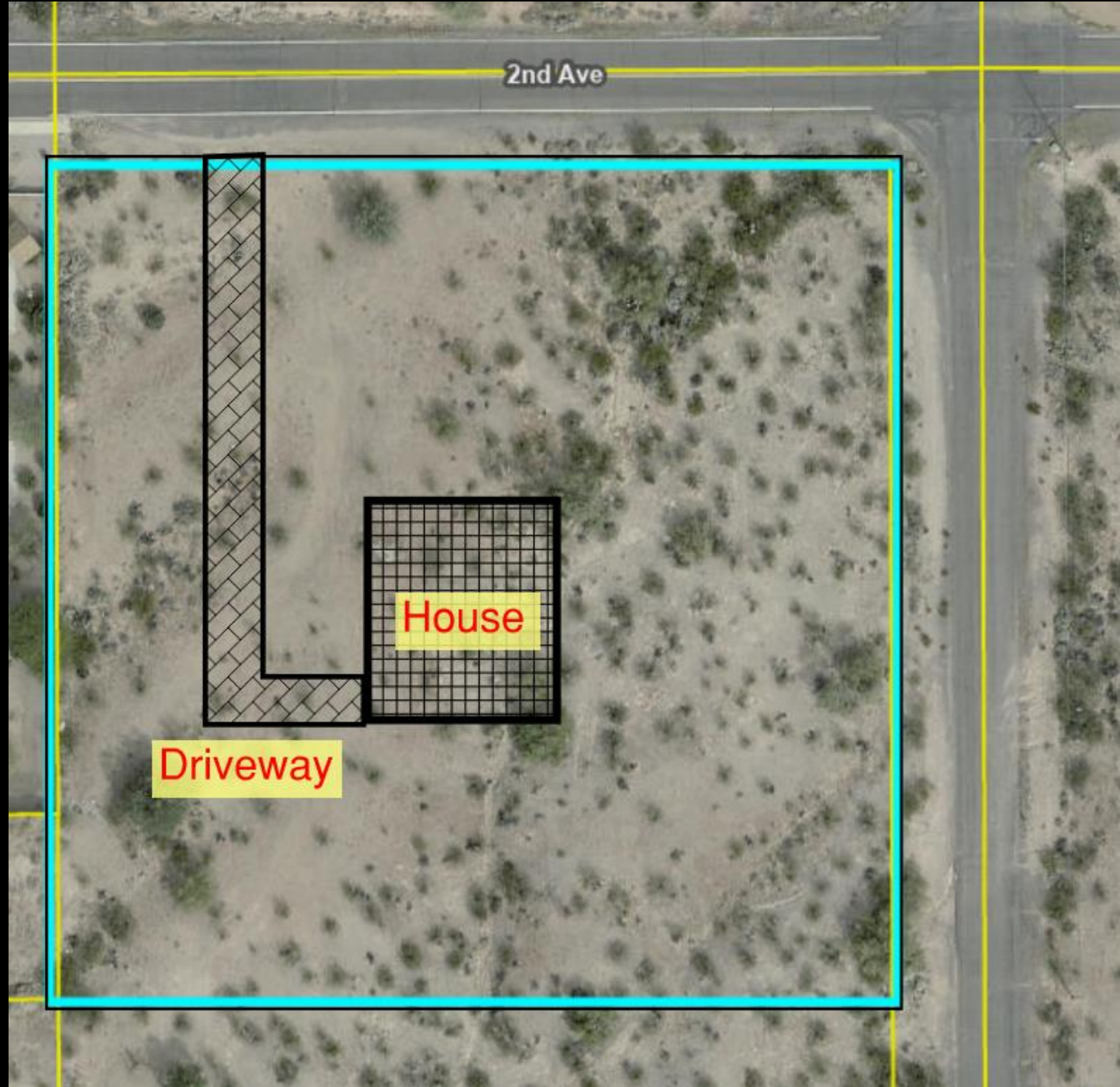


General Plan Land Use Map

Current Land Use
Designation:
Downtown Mixed Use



Site Plan



2nd Ave

Driveway

House

Public Input

- Sign was posted at the site, notices were sent out to property owners 300' around the subject site, and proposed project was advertised in the newspaper
- A neighborhood meeting for the case was held at the Apache Junction Multi-Generational Center on October 23, 2024, attended by one neighbor owning property directly north of the subject site who expressed support for the proposed rezoning.

Planning and Zoning Commission Recommendation

- On November 12, 2024, the Planning and Zoning Commission voted 4-2 to recommend the denial of P-24-64-PZ.



Questions?

