City of Apache Junction
Development Services Department

PLANNING AND ZONING COMMISSION
PUBLIC HEARING STAFF REPORT

DATE:	May 12, 2026
TO:	Planning and Zoning Commission
THROUGH:	Rudy Esquivias, Development Services Director Sidney Urias, Development Services Deputy Director
FROM:	Hudson Meyer, Associate Planner
CASE NUMBER:	P-26-6-PZ "275 S. Cactus Rezoning"
OWNER/APPLICANT:	Kimberly Bergman
REQUEST:	Proposed Rezoning of an approximately 1.25 gross acre parcel located at 275 S. Cactus Road zoned Medium Density Single-Family Detached Residential("RS-10M") to General Rural Low Density Single-Family Detached Residential("RS-GR").
LOCATION:	The subject site is located near the northeast corner of 4th Avenue and Cactus Road.
GENERAL PLAN DESIGNATION:	Medium Density Residential (10 DU/AC Max)
ZONING DESIGNATION:	Medium Density Single-Family Detached Residential "RS-10M".
SURROUNDING USES:	North: Medium Density Residential Zoned properties "RS-10M". South: Medium Density Residential zoned properties "RS-10M".

East: Weaver's Needle RV Resort zoned Recreational Vehicle Park "RVP".

West: Medium Density Residential zoned properties "RS-10M" and General Rural Low Density Single-Family Detached Residential properties 'RS-GR".

PROPOSALS

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").

BACKGROUND

The subject site at 275 S. Cactus is an approximately 1.25 acre single-family residential property that was developed in 1997 according to the Pinal County Assessor's Office.

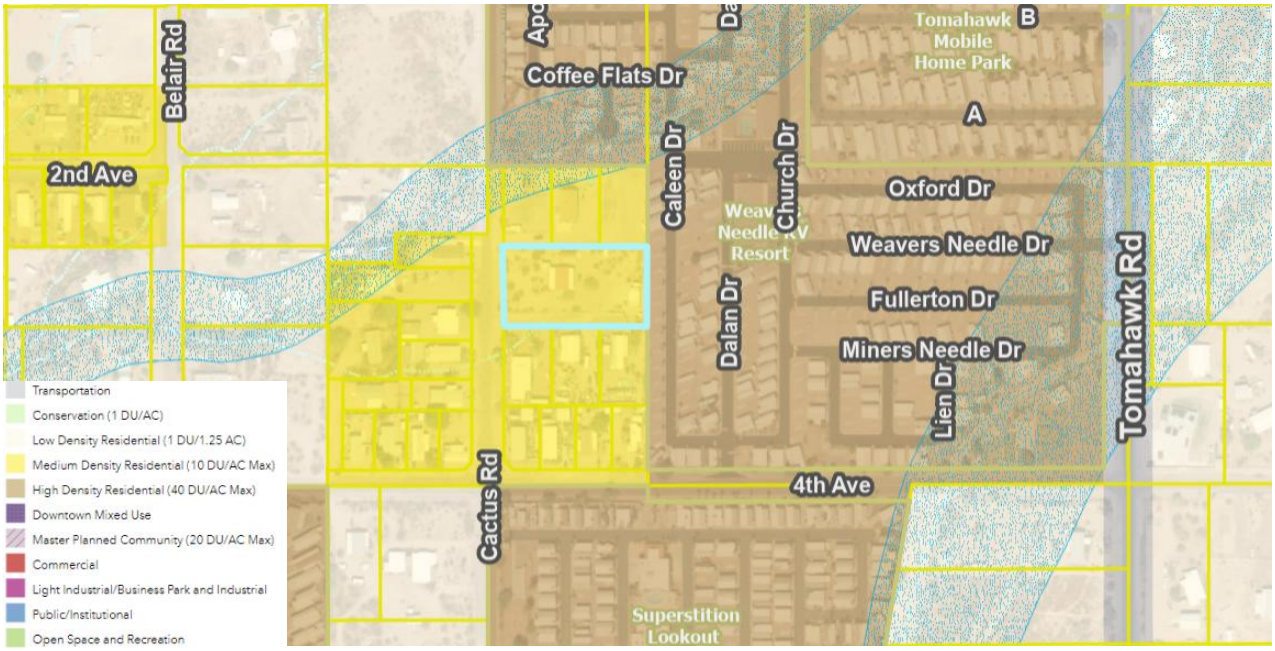
The property was designated Medium Density Single-Family Detached Residential "RS-10M" in 2014 when the Zoning Ordinance was updated. Unlike the neighboring properties however this parcel was never split any further than 1.25 acres. Provided the difference in zoning standards between "RS-10M" and "RS-GR" this rezoning request aims to bring the property under standards that are more applicable to the subject site.

PLANNING STAFF ANALYSIS

Relationship to General Plan:

While the property itself is designated with the Medium-Density Residential land use designation, the surrounding neighborhood is largely designated Low Density Residential beyond the immediately adjacent properties. This rezoning would bring the zoning more in line with that of similar sized parcels in the area.

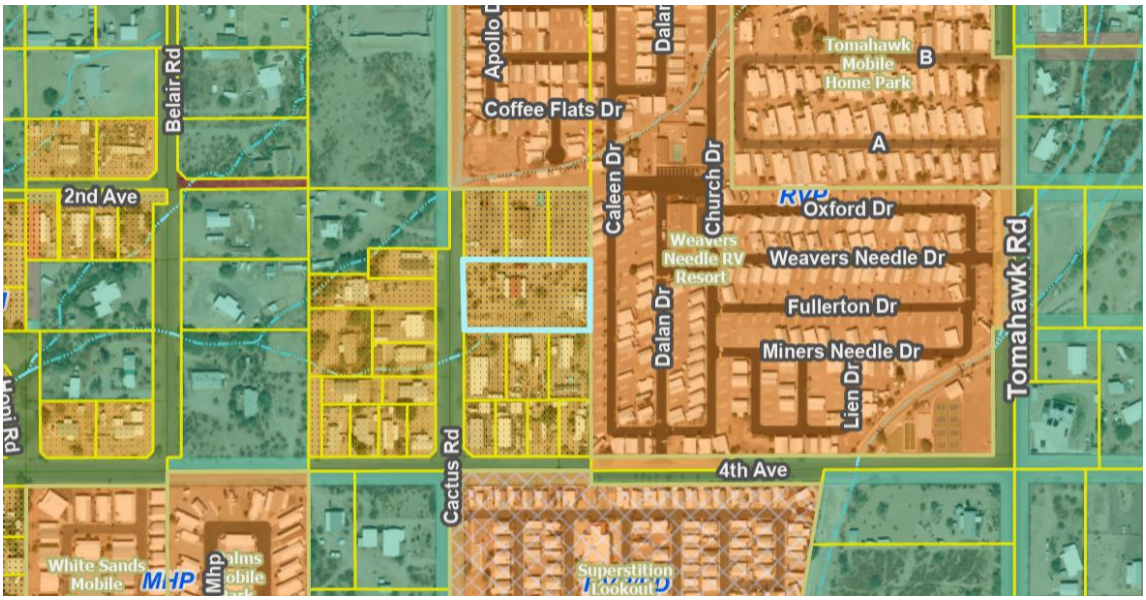
Additionally, the proposed zoning change from the Medium-Density Residential "RS-10M" to the Low-Density Residential "RS-GR" does not create a conflict requiring a General Plan amendment, as "any proposed zoning map change from a higher density residential zoning district to a lower density residential zoning district" does not require a major or minor amendment.



Zoning/Site Context:

The subject property is surrounded by residential land uses, as noted:

- North of the property are three "RS-10M" zoned properties, as well as Weaver's Needle RV Resort zoned "RVP."
- South of the property are more single-family residential lots zoned "RS-10M."
- East of the property is Weaver's Needle RV Resort zoned "RVP."
- West of the property are single-family residential lots zoned "RS-10M" as well as "RS-GR."



Public Input:

The applicant sent out neighborhood meeting notification letters to the property owners within a three-hundred (300') radius, per the standard requirements of a rezoning, notifying neighbors of the proposed development and providing them contact information to learn more about the project.

The advertised neighborhood meeting was held on Thursday, January 29, 2026 at the Apache Junction Multi-Generational Center. Eight neighbors attended and had questions about how the use of the property may change with the rezoning.

Staff have received three comments via email regarding the proposed rezoning, one expressing support and two noting concerns regarding the placement of a cargo container on the site, as well as potential use for business activities. The comments have been attached to the Public Participation Report (Exhibit #4).

PLANNING DIVISION RECOMMENDATION

In review of the project proposal, Staff is supportive of the proposed Rezoning Case P-26-6-PZ and respectfully recommends to the Commission a favorable recommendation to the City Council, subject to the conditions of approval noted below. As always,

Commissioners may recommend changes or additional conditions which they feel will improve the development plan.

RECOMMENDED MOTION FOR REZONING

I move that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of the proposed Rezoning Case P-26-6-PZ, a request by Kimberly Bergman to rezone Parcel 101-22-0680, currently zoned Medium Density Single-Family Detached Residential("RS-10M") to General Rural Low Density Single-Family Detached 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.

Prepared by Hudson Meyer
Associate Planner

Attachments:
Exhibit #1 - Project Narrative
Exhibit #2 - Proposed Site Plan
Exhibit #3 – Aerial Map
Exhibit #4 – Public Participation Plan & Report

PROJECT NARRATIVE
275 S. CACTUS RD.

Kimberly, Eric and & Hannah Bergman
602-579-3564 KimberlyLBergman@gmail.com
1860 N. Thunderbird Dr.
Apache Junction, AZ 85120

PROPERTY REZONE REQUEST

With this request we seek to rezone the property located at 275 S. Cactus Rd (APN- 101-22-0680) from RS-10-M to RS-GR to allow for a better use of the full piece of the property.

As it stands now with the current zoning, we are unable to use almost 2/3 of the property. We currently have a storage container that we seek to have permitted or possibly build a garage but we are unable to do either with the current zoning. The existing shed/workshop are not sufficient as you are not able to park a vehicle in either of them but with these two buildings and the house, we are at maximum square foot usage of the property per the RS-10M zone code.This property serves as home for our daughters's family to include 2 children and her partner. One of our grandchildren is Autistic and we made the choice to purchase this property as it's situated to be very private. With that being said, it was a family financial sacrifice to purchase it. In addition to providing a home for our daughter's family, we want to have a building or the storage container to store our business material, Christmas Decoration, and various household items you would typically store.

Provided that we are able to rezone and build a garage, it will not change the character of the existing neighborhood. Most if not all surrounding properties, have garages while they are on smaller pieces of property. Our's is the largest one in RS-10-M as it was never split up as the others have been. The property backs up to a large piece of property that is zoned RS-GR. The rest of the area is all RS-GR with the exception of a small number of properties in RS-10-M and this rezone aligns with the larger area. This rezone would not require any additional infrastructure, and would not create any additional traffic for the neighborhood or have an noise/environmental impact. If the zoning is approved and we do build a structure or permit one of the containers, this is will not be visible from the street and currently we have private screen on the fence at the back of the property.

REVISED: Post RDR Review Comments

The proposed garage/storage unit will be located as the same as it is on the site map with a similar footprint for any future structure. Currently, there are two Conex containers with one being sold and removed soon.

As this structure upon rezone will be partially for personal and business material usage, the hours of utilization will vary. Small trailer and trucks are currently on site for storage purposes. Taking into account for noise ordinances, and usage during daylight hours, the impact on this rezone would be minimal on the neighbors. Prior to moving onto the property we met with all the surrounding neighbors albeit one neighbor to advise that at any point, communicate to us on any perceived disturbances so that it can be addressed.

We do not want to impede not only our view of the mountains but do no want to impede view of the surrounding neighbors. We intentionally placed the storage as to no impede views. At this time we do not have a set plan for building as without the rezone we cannot build anything. Provided that the rezone is approved, permitting/plans will follow.

Per the Pre-Application Department comments from the following:

Water: There is no plan to add any additional water lines. There is a spigot already located near the proposed storage unit/garage If at any point in the future this would be needed, proper permits would be applied for.

Site Development Engineering: No comments or requirements
Public Works Engineering: No comments or requirements for this project.
Public Works Floodplain & Stormwater: Any proposed site improvements may need to be FEMA compliant due to potential FEMA standards being implemented in August 2025.
Building & Safety: We will need to comply with current codes as of 2018 and potentially adhere to 2024 international codes within 2025
Sewer: They take no exception to the project. If plumbing is added a sewer permit would be required.
Public Safety: No concerns on this project.
Economic Development : No comments on this case
Fire & Medical (Staff Contact: Richard Mooney – 480-982-4440 ext. 160; Richard.mooney@sfmd.az.gov)
Property owners notes on comments from the SFMD more clarification in bold below.
1. Superstition Fire & Medical District (SFMD) follows the 2018 International Fire Code (IFC) with
Amendments approved by the SFMD Fire Board. A copy of the 2018 IFC and our amendments can be
found on our website: https://sfmd.az.gov/ .
2. Road (driveway) access must be at least 24 feet wide. **It is 30 feet per the site map.**
3. The access road to all units on the project site must be identified as the access street and not just an easement that could be blocked at a later date.

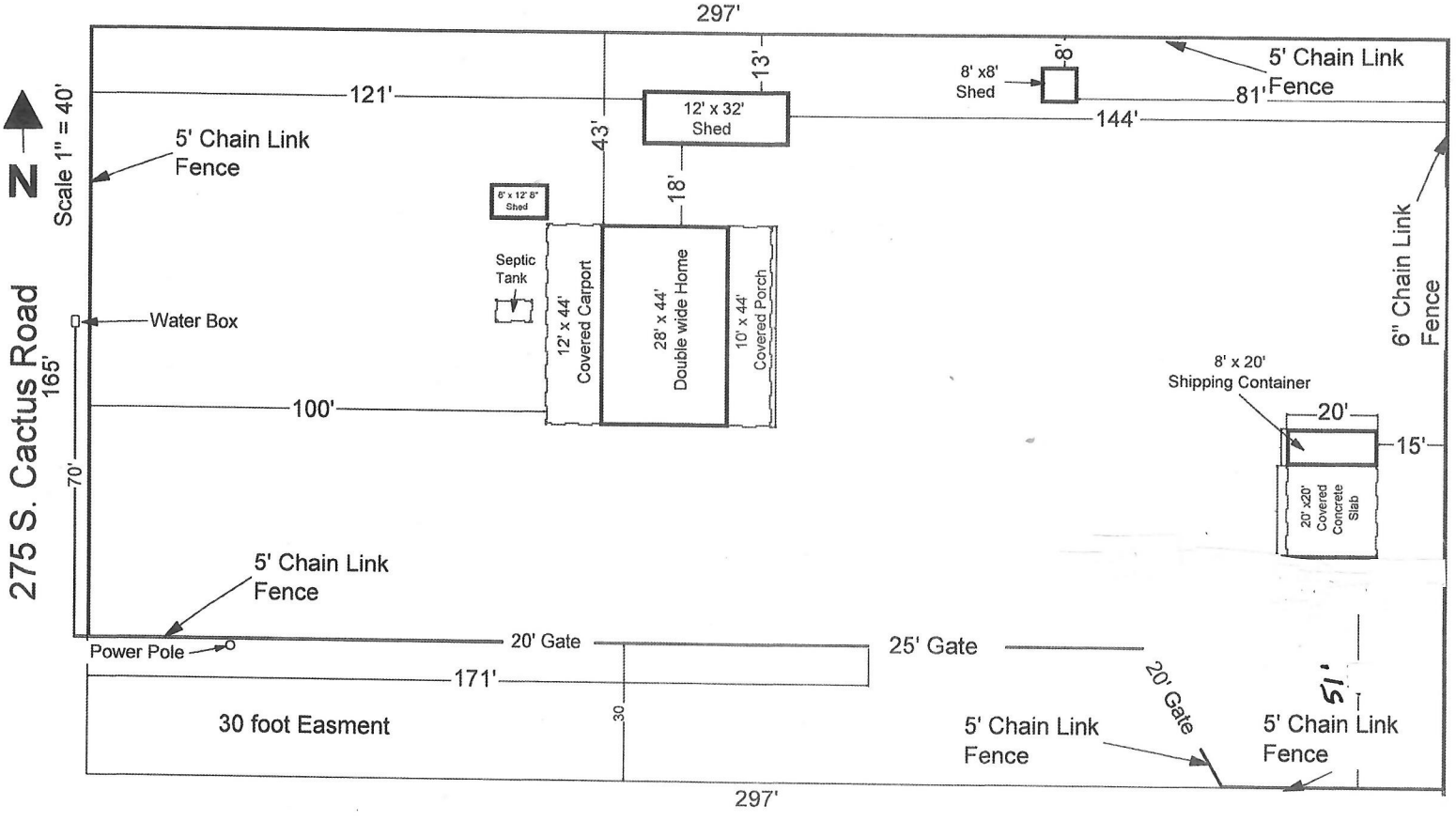
Email correspondence from Theint Thandar Ko :"Per our team's discussion regarding the formal Public Access Way (PAW) dedication, the (PAW) application will not be required as part of the Rezoning process at this time."

The current driveway is and has been dedicated to use for all since the property was developed and that will not change. The access road could potentially be dedicated to be of perpetual usage for all during this process. At no time have we considered anything otherwise as it provides access to to all homes to the South of 275 S. Cactus Rd..

4. SFMD is concerned about adding additional structures to a property without a fire hydrant nearby,
especially if business and personal materials are stored on the property. Tender operations are required to support any fire operations on the property. **Currently, there is a water spigot that is near the current structures.**
5. The road to the property entrance is on the access road, making tender operations difficult because there is
only one entry point. **There are 3 gates openings on the access road, in varying widths from two gates of 20' and one 25'.**
6. The addition of a garage to the property means the fire district would like to access it. However, SFMD
does not have the authority to mandate a 20-foot access road to the garage, especially after the property is
rezoned and the garage is built. **There is a 30 foot wide access road to the property and current and/or any future storage structure.**
7. SFMD would like an access gate on Cactus as a second means of egress into the property.
8. SFMD cannot enforce fire codes on residential properties, so adding additional buildings on a residential
property is not ideal for fire suppression activities with the limited water supply in the area (no fire
hydrants).
9. SFMD will not support or deny the property's rezoning; we have concerns about the increased fire load on
the property without a permanent water supply and only one means of egress to the property.
10. SFMD reserves the right to add comments as more detailed plans are provided.
First Site plan submitted did not include the third gate/access. It has been added to to the revised site map. The three gate entrances would provide access to both the house and the proposed structure location in the event of a fire emergency.

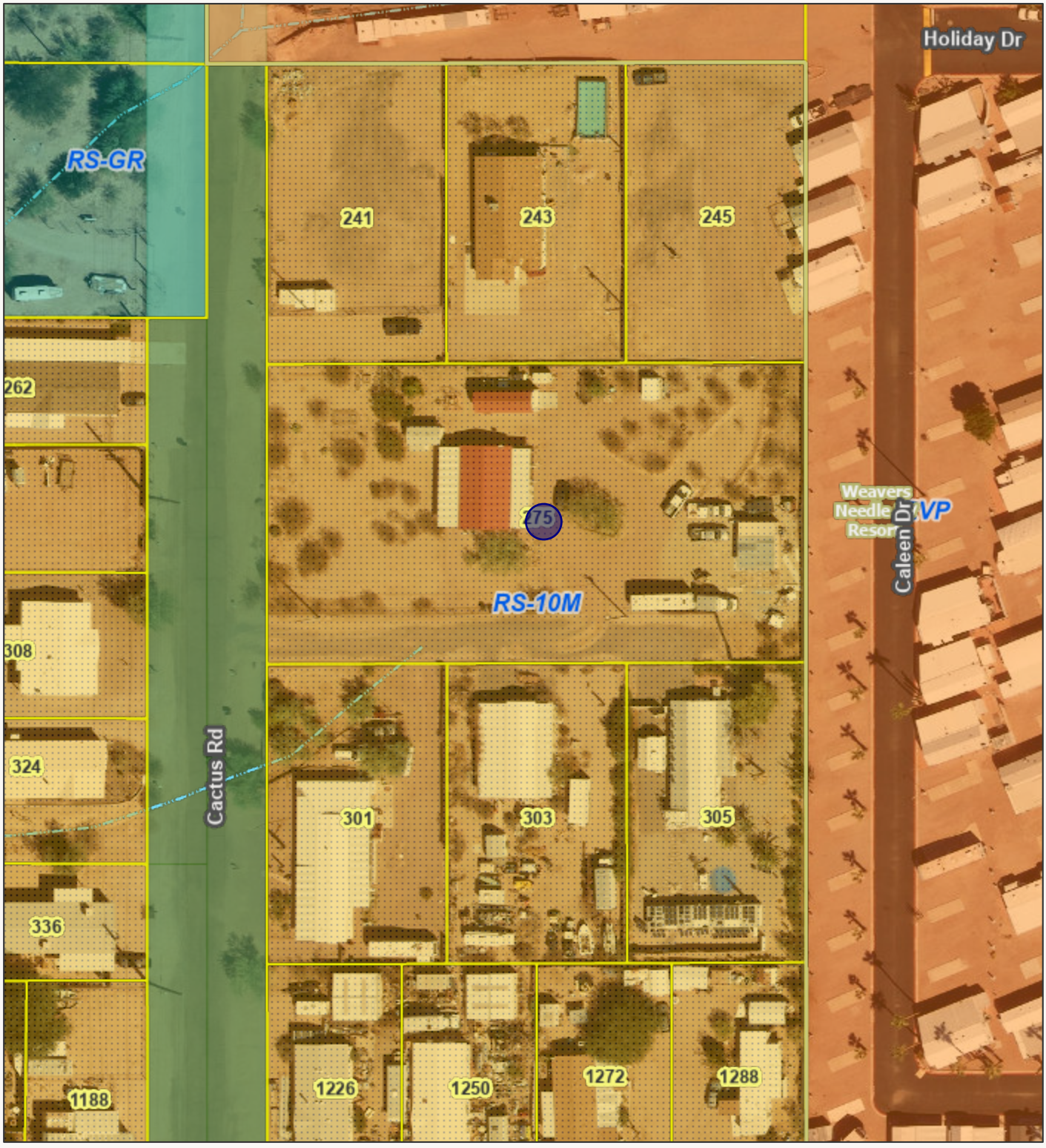
We do appreciate your consideration of this rezone.

Sincerely yours,
Eric, Kimberly and Hannah Bergman


297'
N
Scale 1" = 40'
275 S. Cactus Road
165'
121'
5' Chain Link Fence
13'
12' x 32' Shed
43'
18'
8' x8' Shed
8'
81'
5' Chain Link Fence
144'
6" Chain Link Fence
6' x 12' 8" Shed
Septic Tank
Water Box
12' x 44' Covered Carport
28' x 44' Double wide Home
10' x 44' Covered Porch
100'
8' x 20' Shipping Container
20'
15'
20' x20' Covered Concrete Slab
70'
5' Chain Link Fence
Power Pole
20' Gate
25' Gate
171'
30 foot Easment
30
20' Gate
15'
5' Chain Link Fence
5' Chain Link Fence
297'

ArcGIS Web Map

DISCLAIMER: This map was produced without benefit of a field survey and is not the intended use. The use of this map is for informational purposes only and the City of Apache Junction makes no warranty, expressed or implied, regarding the reliability of the information provided.



LEGEND

Apache Junction Municipal Boundary
- Apache Junction
- County Boundary
- Mobile Home and RV Parks

Parcels
- City of Apache Junction

Zoning Districts
- RS-10M
- RS-GR

- RVP
- Ephemeral Washes
- Documents by Quarter Section

City of Apache Junction

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May 6, 2026

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Content maintained by the Apache Junction GIS Division

Apache Junction Parks & Recreation
1035 N. Idaho Rd
Apache Junction, AZ 85119
480-983-2181
ajpr@apachejunctionaz.gov
www.apachejunctionaz.gov/parks

PERMIT #7549 Authorized On: 11/13/2025 04:10 PM

NOTE: Rental

Location
Multi Gen Center
1035 North Idaho Road Apache Junction, AZ 85119

RESERVATIONS

Permit Holder
Kimberly Bergman
1860 N Thunderbird Dr Apache Junction, AZ 85120 602-579-3564

Authorized Agent
Dylan Kessler
480-983-2181
ajpr@apachejunctionaz.gov
https://www.apachejunctionaz.gov/111/Parks-Recreat

Location Facility Date Time Hours Fee Multi Gen Center MGC Art Room - Seniors R119 Thu, Jan 29th 2026 04:00 PM-06:00 PM 2.00 $40.00 **TOTAL:** $40.00

CHARGES

LOCATION FACILITY DESCRIPTION TOTAL PAID BALANCE DUE Multi Gen Center MGC Art Room - Seniors R119 Jan 29, 2026 4:00 PM-6:00 PM $40.00 $40.00 $0.00 **TOTAL:** $40.00 $40.00 $0.00

PAYMENTS

RECEIPT # DATE/TIME DESCRIPTION AMOUNT 97692917 11/13/2025 04:10 PM Credit/Debit $40.00 98972337 12/23/2025 04:02 PM User Credit ($40.00) 98972337 12/23/2025 04:02 PM User Credit $40.00 99818294 01/14/2026 01:10 PM User Credit ($40.00) 99818294 01/14/2026 01:10 PM User Credit $40.00 **TOTAL:** $40.00

PROMPT RESPONSES

Location Facilities Date Days Multi Gen Center MGC Art Room - Seniors R119 01/29/2026 Thu

#1 - What is the name of your event? EX: John Doe Birthday Party

Response: Bergman Neighborhood Rezone Meeting

Multi Gen Center MGC Art Room - Seniors R119 01/29/2026 Thu **#2** - What is the expected attendance for your group? (Must be less than 35)

Response: 35

Multi Gen Center MGC Art Room - Seniors R119 01/29/2026 Thu **#3** - Is this reservation open to the public? ** If the answer is yes, they will need permission to move forward with reservation

Response: No

Multi Gen Center MGC Art Room - Seniors R119 01/29/2026 Thu **#4** - Please specify any special setup requests you may have (Not all request are approved):

Response: Two tables along the south wall. Also set out five chairs around the room.

ON-CALL PARK RANGER PHONE #: 480-474-5418

Permittee agrees to comply with all federal, state, and municipal laws, rules, ordinances, regulations and orders with respect to the use of facilities and occupancy thereof. Permittee, during the terms of this permit, covenants and agrees to indemnify and hold harmless the city, its elected officials, employees and agents from each and every loss, cost, damage and expense arising out of any occurrence causing injury or death of persons or damage to property due to conditions of the rented premises or the use of neglect thereof by Permittee. At the city's request, Permittee further agrees to provide, pay for and maintain public liability insurance with both City and Permittee named as the insured, depending on the nature of the facility rental. Permittee agrees that it will pay for any unusual wear, tear, breakage or damage to facility occurring from the public or principals representing the Permittee. Should an inspection reveal damages, Permittee shall reimburse the City for full costs necessary to restore facility to its condition prior to use by Permittee. The City reserves the right to refund payments made in advance for the rental of any facility, should the City decide the rental is not in the best interests, and cancel the use of the facility on the date or dates specified in this permit. Additional fees may be charged to Permittee's account if the facility is found to be damaged or not properly cleaned. Cancellations due to unforeseen weather conditions that make it impossible to utilize the facility will be offered a credit, a transfer, or a partial refund (requests of this nature must be made within 3 business days with the facilities office). If the Permittee chooses to cancel or move their reservation for any other reason, a request for credit/transfer/refund must be made prior to the facility rental date in order to receive a partial refund or transfer. All refunds granted will be minus 10% or $5, whichever is greater.

Permit is not transferable

Glass containers are prohibited.

Collecting distributing, or leaving food or other donated items is prohibited unless associated with an approved special event

Permitee is responsible for conduct of group members

Picnic ramadas are on a first come basis, unless the group size is 25 or more, in which case a reservation is required.

Permit is only valid for dates, times, and number of individuals described above.

Permitee must retain permit and make available upon request by city officials.
Permitee agrees to follow CDC/Arizona Health Department guidelines to insure proper precautions related to COVD-19 are implemented and enforced among those participating in the Permitee's reserved activity/space.

By signing below, I agree that I have read and understand the above

notifications/disclaimers. **This facility does NOT allow alcohol.**

I acknowledge that I have read and understand the above conditions. I also agree to indemnify and hold harmless the City of Apache Junction from each and every loss associated with this permit.

_____ Signature/Date of Adult Participant/Parent/Legal Guardian

REZONING NOTICE/LETTER/PLAN
275 S. CACTUS RD.
APACHE JUNCTION, ARIZONA 85119

The purpose of this Citizen Participation Plan/letter serves to inform citizens, property owners, neighborhood associations, agencies, schools and business in the vicinity of the site of an application for proposed rezoning.

You are receiving this plan/letter as you are on on the contact list that has been developed for citizens, agencies and businesses in the area including : Property owners , Homeowners Associations, and Neighborhood associations within 300 feet of the project.

The site for proposed rezoning from RS-10 -M to RS-GR is located at: 275 S Cactus Rd. Apache Junction, Arizona 85119 (APN 101-22-0680) The potential rezone is aligned with the majority of the properties in the area. Attached please find the site plan.

This plan/letter is to ensure that those who will potentially be affected by this rezoning application will have sufficient opportunity to learn and comment on the proposal. While we have met many of the recipients of this letter prior to moving onto the property, we have not at any point received any negative feedback personally. The city was contacted by one property owner in lieu of speaking to us personally, regarding the storage containers. We look forward to meeting with our neighbors for discussions.

Currently, there is a storage unit on the property. Subsequently, in the event of the proposed rezoning going through, a permit will be applied for the remaining container and/or a garage. This structure will remain at the back of the property (Southeast Section of the property) where it will not impede the view of the Superstition Mountains of any of the surrounding homes. The noise level will remain low and in accordance with City of Apache Junction ordinance.

The Pre-Application submittal with the City of Apache Junction planning was made on March 2025. Staff reviewed the application and recommended that neighboring residents, nearby registered

neighborhoods, and nearby Homeowners Associations be contacted. At the review, no departments were in opposition to this rezone. They do reserve the right to comment at a later date.

This letter serves as an invitation to comment via the contact information listed below. Additionally, a public meeting will be held for comment and concerns on Thursday, January 29, 2026 from 4:00 p.m. - 6:00 p.m at the Apache Junction Multi-Generational Center located at 1035 N Idaho Rd, Apache Junction, AZ 85119 in room 119. There will be a public posting notice to be placed at 275 S. Cactus Rd. for notification purposes, also.

Our intent is to provide constructive citizen participation with this meeting and application process.

Our contact information is as follows:

Kimberly Bergman: KimberlyLBergman@gmail.com 602-579-3564

Eric Bergman EricRBergman1962@gmail.com 602-672-7163

Hannah Bergman HEBergman91@gmail.com 480-772-1306

The Pre-Application submittal with the City of Apache Junction planning was made on March 2025. Staff reviewed the application and recommended that neighboring residents, nearby registered neighborhoods, and nearby Homeowners Associations be contacted. At the review, no departments were in opposition to this rezone. They do reserve the right to comment at a later date.

Pre-Application Submittal: March 2025

Pre-Application Comments: April 2025

Mailing of Notification letters : January 15, 2026

City Hearing: TBD

Sincerely yours,

Eric, Kimberly & Hannah Bergman

Follow Up Report
101-22-0680
275 S. Cactus Rd
Apache Junction, AZ 85119

The neighborhood rezoning meeting as held on January 29,2026 from 4-6 p.m. at Apache Junction Multi-Generational Center located at 1035 N. Idaho Rd. Apache Junction, AZ 85119

The Neighborhood notice was mailed on January 15,2026. No other additional notices were sent. Original letter attached.

Attached is the mailing label per the Assessor site.

There were 10 neighbors, plus two of the Cactus property owners and our Planning and Zoning liaison, Hudson Meyer for a total of 13 in attendance.

The following concerns were addressed:

Request to rezone for “Commercial” It is unclear why the three of the meeting attendees inquired about this as at NO time have we ever discussed or written about in our neighborhood letter or in person. We quickly assured the three attendees that this was not the case, but a rezone to RS-GR so we may use the property in a functional way.

Noise concerns were addressed.
As there are several vehicles that are diesel which can be noisier than a conventional gas motor, it was clarified that these vehicles were also for personal use, not left running and adhered

to noise code quiet times. Many local residents drive similar or the exact same trucks as we do. It was also pointed out that the current structure is approximately 50+ feet away from the driveway and the driveway is another 30 feet to the Southern fence line at the easement/driveway. More than most space between residential driveways in varying neighborhoods. Additionally, a forklift runs periodically, also 80+feet away from the Southern fence line across the driveway. The forklift runs occasionally to load material onto a truck. This takes less than 10 minutes on average. The decibel level for the forklift is similar to a lawnmower. We have adhered to the noise ordinances with the use of the forklift.
Drywall materiał is periodically delivered to the location by a semi or a diesel truck. Said trucks are at the location 20 minutes more or less. We instructed them to park on Cactus so as not to block the Communal driveway. And they are delivering well inside of the noise ordinance times. The complainants called the police regarding noise one time but we were not sited for this. Subsequently we bought a noise decibel meter to monitor the situation.

Business being operated from the property was addressed.
We assured all involved that we were not operating our business on site. As it was been confirmed that we store items both personal and business but our Drywall business is addressed and licensed at another property. The storage container stores drywall material, small tools and other personal items. As everyone else “drives” out of their driveway to work in the morning, the same is said for us. There are occasions when we leave the property, we have drywall materials for a job located elsewhere. We confirmed that with meeting attendees that nothing is bought, sold or made on the property.

Fire Hazard addressed:
As shown on the site map, which all attendees were mailed prior to the meeting, the property has three entrances off the common driveway. The fence line is five feet and easily accessible in the event of a fire. We confirmed that at no point did we plan on restricting the common driveway access. The current structure is all metal and are a very low fire hazard. The drywall material currently being stored is not flammable. Additionally, there is a water spigot located in the yard near the storage containers if the need ever arose.

The discussion of “neighborliness” was touched upon as the party that complained at no point every made any effort to speak to us about their concerns before complaints to the city were filed. All other neighbors/attendees have never had any issues with us. We have made the best effort to be good neighbors and will continue to do so.

Hudson Meyer

From: Alice Barnes <twoyawhooz@yahoo.com>
Sent: Sunday, April 26, 2026 6:06 PM
To: Hudson Meyer
Subject: Fw: [External] Regarding Case# P-26-6-PZ

----- Forwarded Message -----
From: Alice Barnes <twoyawhooz@yahoo.com>
To: "twoyawhooz@mchsi.com" <twoyawhooz@mchsi.com>
Sent: Sunday, April 26, 2026 at 05:56:14 PM MST
Subject: Regarding Case# P-26-6-PZ

Alice Barnes / Kim Hayes
305 S Cactus Rd
253-312-3083
twoyawhooz@yahoo.com

4/26/2026

Apache Junction Planning and Zoning Dept.
300 E Superstition Blvd.
Apache Junction, AZ 85119

Subject: Opposition to rezoning Case # P-26-6-PZ
275 S Cactus Rd
Apache Junction, AZ 85119

Dear members of the Planning and Zoning commission, and City Council.
We are property owners at 305 S Cactus Rd which is located withing 300FT of the property proposed for Rezoning in Case # P-26-6-PZ.
We are writing to strongly oppose the proposal to rezone the site at 275 S Cactus Rd from RS-10M to RS-GR.
We believe this change is not in the best interest of our neighborhood for the following reasons.

NOISE
From Business equipment IE: Forklift, mixers, employee traffic all at random hours of the day. Our common fence is barely 20 feet from the front of our home.
Our question is, Can Eric Bergman run a commercial business on that property. He does not reside there.

HORSES
The change from RS-10M to RS-GR will allow this property to become horse property and according to your code, that means unlimited horses.
If horses are put on this property it would lower the value of our property due to the odors, pests, flies, etc. Because of the close proximity of out adjoining property line. Not to mention the adjoining fence line with Weavers Needle Park that would be a horrible intrusion to the winter visitors that help support this community.

NEIGHBORHOOD MEETING
we attended the neighborhood meeting on 1-29-2026 and voiced our concerns along with other neighbors. There were no fixes offered by the Bergmans The only suggestion came from neighbors and us to have them build a noise dampening wall if you are going to allow Mr. Bergman to run a commercial business off of that property. We were told that we have no public access to the final report from the Bergmans in regards to the neighborhood meeting that you have received.

We are unable to attend the Planning and Zoning meeting on 4-28-2026. However we wanted our concerns on record.

We strongly urge the Commission to recommend denial of this rezoning request.

Sincerely,
Alice Barnes / Kim Hayes

To: Hudson Meyer - Associate Planner 4/29/2026

Planning & Zoning Commission, Apache Junction AZ

Regarding P-26-6-PZ

My name is Paul J. Abrahamsen and I own three properties within 300 feet of the parcel 101-22-0680 located at 275 S Cactus Road which Kimberly Bergman is requesting to rezone from Medium Density Single-Family Detached Residential (RS-10M) to General Rural Low Density Single-Family Detached Residential (RS-GR). Note: I am in favor of the zoning change!

My three properties are:

1) **303 S Cactus Road, Apache Junction, AZ 85119**
2) **1226 E 4TH Avenue Apache Junction, AZ 85119**
3) **1250 E 4th Avenue Apache Junction, AZ 85119**

Note: My son & I attended the public hearing for P-26-6-PZ yesterday. But might not be able to attend the next one on June 2, 2026. Thus, I am sending this Email. Any questions? My cell is 602-717-3789 Once again: I am in favor of the zoning change!

Hudson Meyer, Associate Planner

City of Apache Junction

Re: P-26-6-PZ "275 S. Cactus Rezoning"

Mr. Meyer,

This letter is a follow up to my letter and our emails from earlier this month. I have just now been able to review the documents related to the P-26-6-PZ "275 S. Cactus Rezoning" public hearing scheduled for this evening. Unfortunately, I am unable to attend tonight's meeting due to prior commitments. From the review, I wish to add the following comments;

1) The storage area at the back of the property is within 15' of the fence bordering Weaver's Needle RV Park. During the winter months this part of the Park is filled with guests who have been impacted by the ongoing business operation started on this property. This past winter there were many complaints by the residents of excessive noise on this property. On a couple of occasions Code Compliance was called and visited this property over noise and other complaints. Is it possible to have the Code Compliance officers' reports made a part of this record?
2) It is clear from the documents presented by the applicant that a storage or warehouse business is being operated here. It defies common sense to state otherwise when the applicant states that occasionally semi-trailer trucks will unload drywall and other business-related material for storage for the applicant's business. The narrative relates that this business is intended to be ongoing. The General Plan and subsequent zoning of this property never envisioned a storage business being operated here. The city streets in this area are not built for regular use by semi-trailers, for example.
3) The Fire department's concerns should not be understated. The storage container and stored materials will be within 20 feet or so of RV units that would have to be moved on an emergency basis in case of fire.
4) In reading the narrative for this application, it was indicated that this zoning change was to in effect legalize how the property is being used today rather than an effort to bring the property into compliance with the City Code. It sets a bad precedence.

Included are some pictures from the Weaver's Needle fence line. The nature of the use of this portion of the property is clear.

I object to this zoning request if business use is permitted. Please enter this into the public record.

Best regards,

Stephen J. Harshman

250 S Tomahawk Rd Spc 98

Apache Junction, AZ 85119

Cell: 847-217-8619

Hudson Meyer

From: HANK DALLAS <dallasdabbas@msn.com>
Sent: Friday, May 8, 2026 6:32 PM
To: Hudson Meyer
Subject: [External] Case # P-26-6-PZ

Hi My name Hank Dallas I live in 210 S cactus rd Apache Junction Z 85119 Iam friend with my neighbor Eric Bergman his property 275 S cactus rd Apache Junction Az 85119 cross to my property and he is good neighbor and good family and I never have any complain from my neighbors we live peaceful neighborhood and all respect neighbors and I'm support my neighbor Eric Bergman to rezone his property 275 S Cactus rd Apache Junction Az 85119 Thank you Hank Dallas
210 S cactus rd Apache Junction Arizona 85119 phone #
4805803392
Sent from my iPhone 4805803392

Hudson Meyer

From: Craig Harmon 🥊🥊 <fightjudge@mail.com>
Sent: Monday, May 11, 2026 10:01 AM
To: Hudson Meyer
Subject: [External] P-26-6-PZ 275 S Cactus Rd

I am writing in support of the rezoning request P-26-6-PZ by Eric & Kimberly Bergman. They want to combine their 3 lots into a 1.25 acre lot changing the zoning from Medium Density SFD residential to General rural low Density SFD residential. I have no problem with their request and encourage AJ P&D and City Council to approve their request.
I live just west of their property on Belair.
Sincerely
Craig Harmon
175 S Belair Rd
480-773-8441

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Sent from my Android phone with mail.com Mail. Please excuse my brevity.