

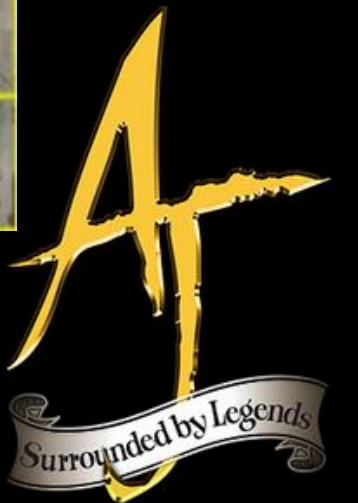
CGP Construction Rezoning P-24-23-PZ

City of Apache Junction
City Council
Work Session
October 14, 2024



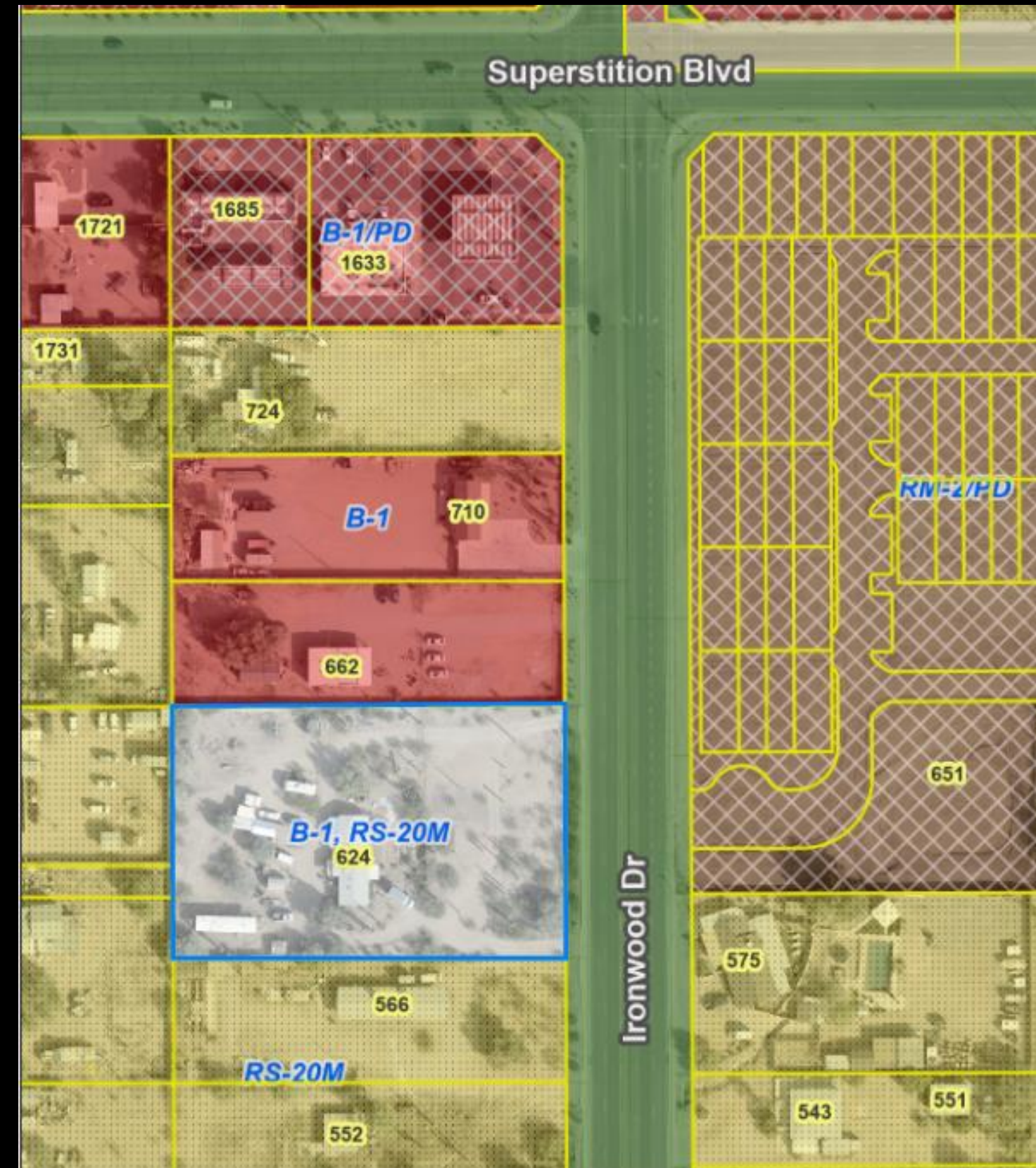
Location & Request

- **Current Zoning:** Split zoned B-1 and RS-20M
- **Proposed Zoning:** B-1
- **Request:** Rezone parcel to facilitate the construction of 4,000 sf construction office and 9,600 sf warehouse



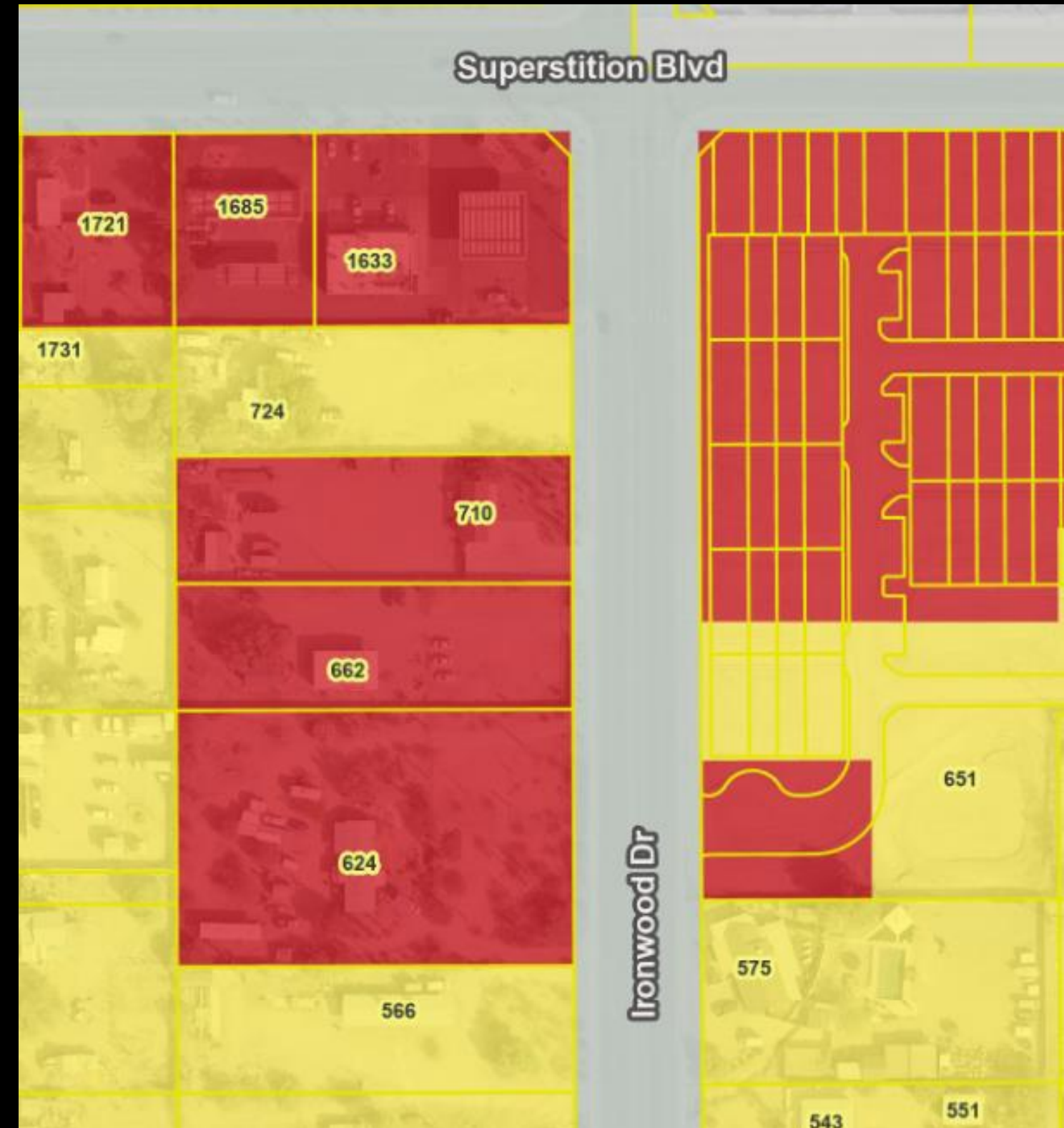
Zoning Map

- North: B-1
- East: RM-2/PD & RS-20M
- South: RS-20M
- West: RS-20M



2020 General Plan

Designated Commercial

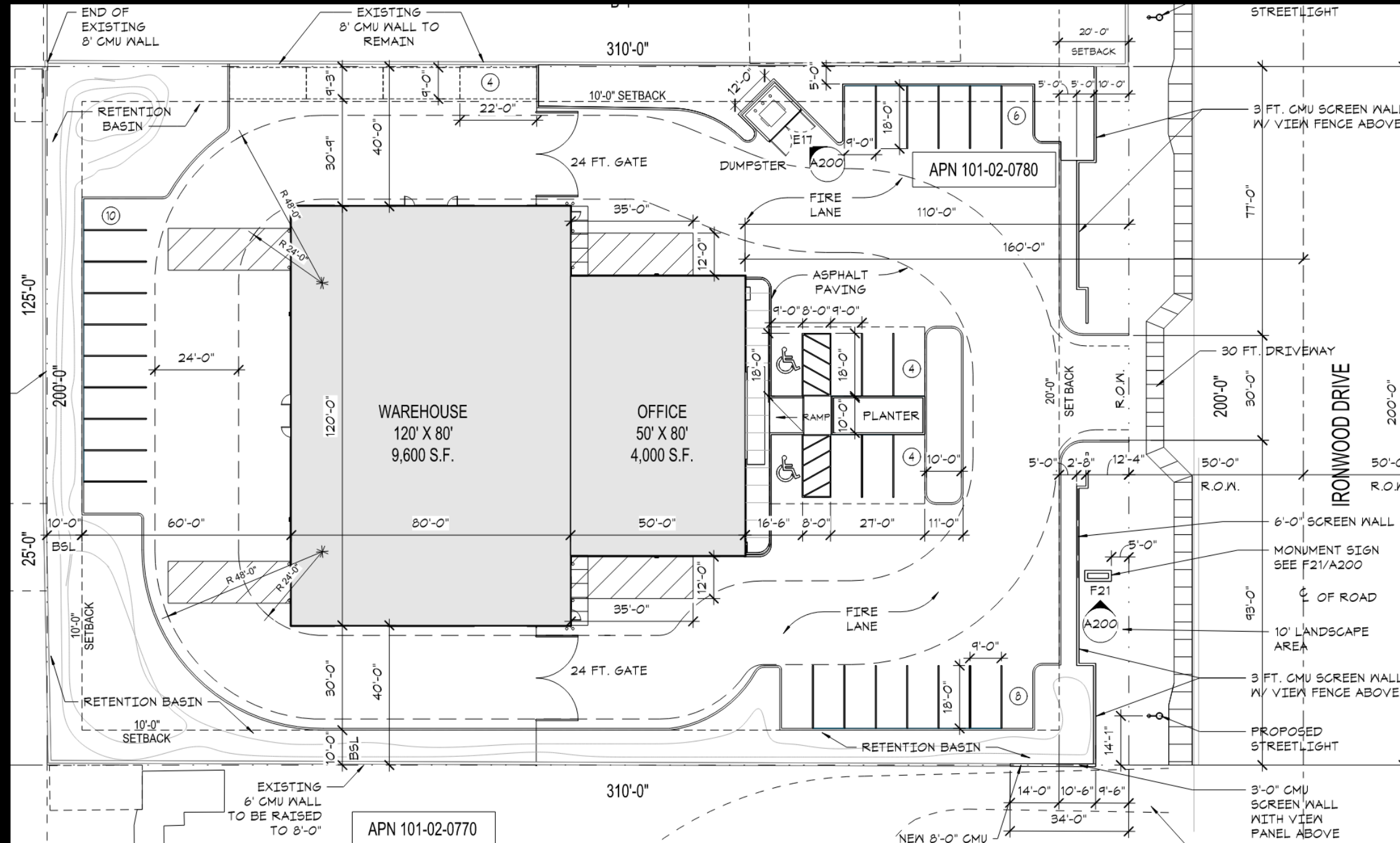


Background

- **1946:** Home built
- **1947:** Newtown Subdivision platted; now lots 23 & 24
- **1998:** Rezoned portion of lot 24 from GR to CR-2 to split lot & build home
 - Led to split zoning GR & CR-2
- **1998-Present:** No split occurred; lot remained split zoned
- **Unknown Date:** Zoning Map error; zoning changed to GR & C-1/PD
- **2014:** Zoning Ordinance update; new zoning RS-20M & B-1
- **10-8-2024:** Planning and Zoning Public Hearing



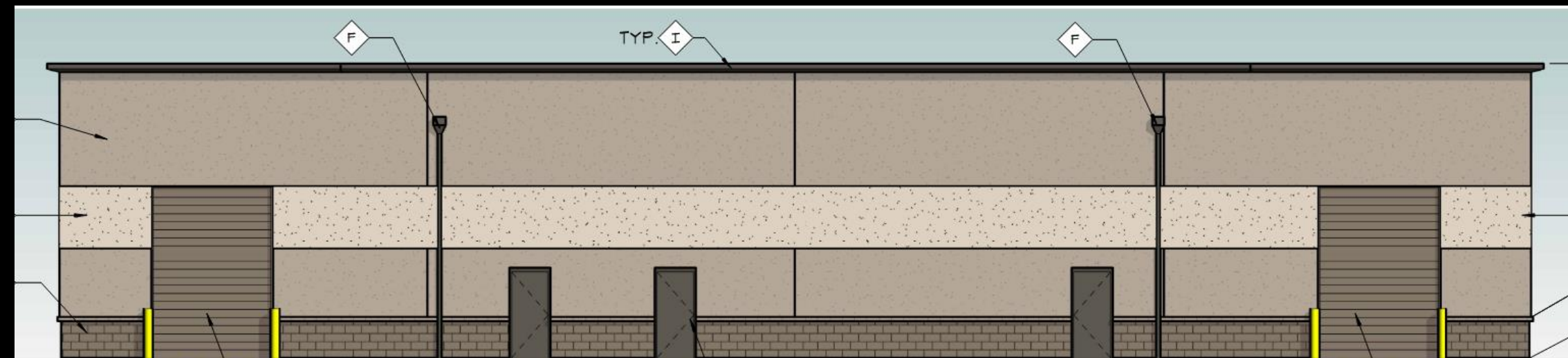
Proposed Site Plan



Proposed Elevations



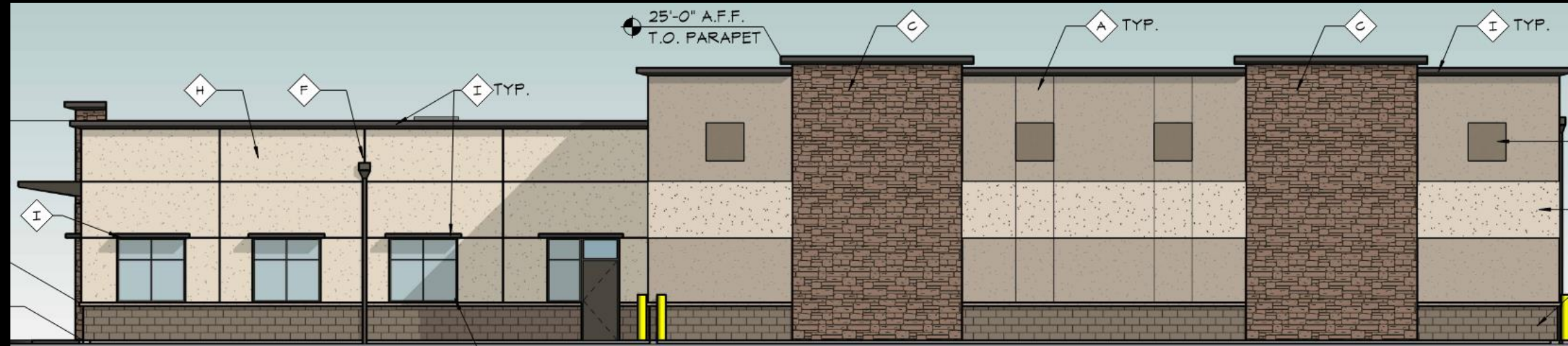
East / Front



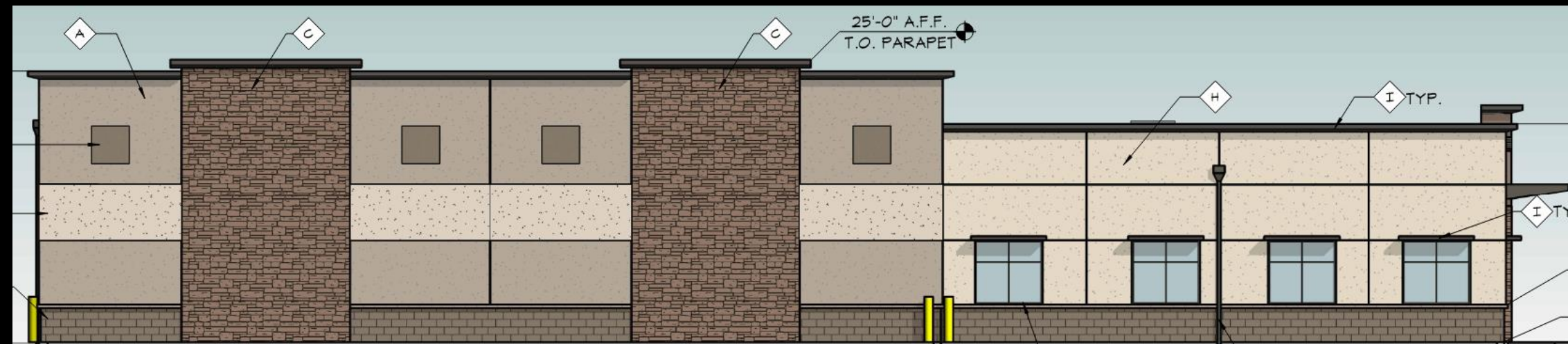
West / Rear



Proposed Elevations



North / Side



South / Side



Proposed Color Palette



ENTRY VIEW



PRE-FINISHED METAL FASCIAS, GUTTERS, SCUPPERS, DOWNSPOUTS

MFR: SHERWIN WILLIAMS
 COLOR: SW2846, ROYCROFT BRONZE GREEN



METAL ROLL-UP DOORS (PAINT)

MFR: SHERWIN WILLIAMS
 COLOR: SW0038, LIBRARY PEWTER



DOOR/WINDOW CANOPIES & CORNICE (PAINT)

MFR: SHERWIN WILLIAMS
 COLOR: SW7048, URBANE BRONZE



STUCCO (ACCENT PAINT)

MFR: SHERWIN WILLIAMS
 COLOR: SW0038, LIBRARY PEWTER



STONE

MFR: EL DORADO STONE
 COLOR: MADRONA



SPLIT-FACE CMU/WAINSCOT (PAINT)

MFR: SHERWIN WILLIAMS
 COLOR: SW0038, LIBRARY PEWTER



STUCCO (PAINT)

MFR: SHERWIN WILLIAMS
 COLOR: SW0037, MORRIS ROOM GREY

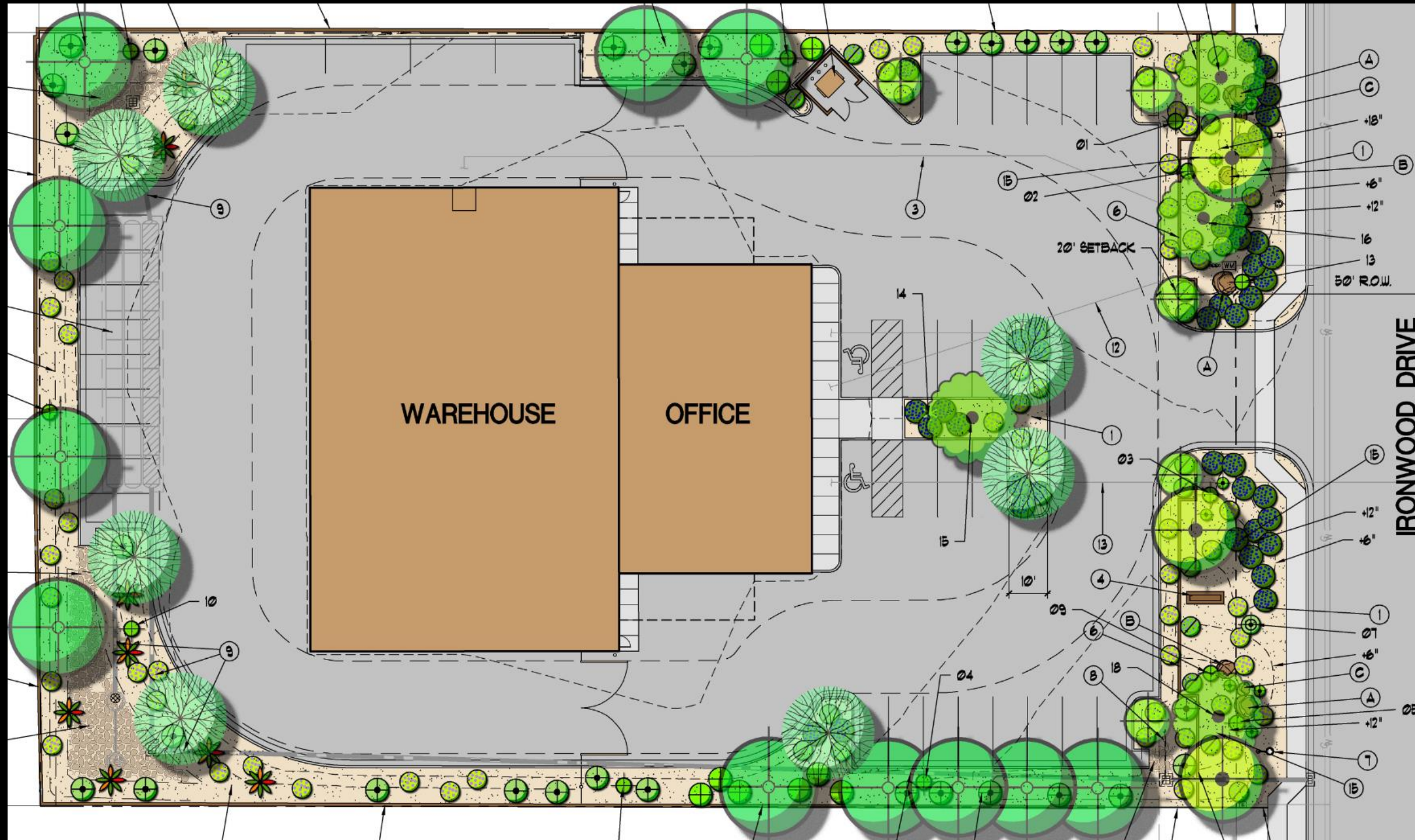


STUCCO (ACCENT PAINT)

MFR: SHERWIN WILLIAMS
 COLOR: SW7531, CANVAS TAN



Proposed Landscape Plan



Public Input

- A sign was posted at the site, notices were sent out to property owners within 300' of the subject site, and the case was advertised in the newspaper.
- Neighborhood Meeting was held on August 19, 2024
- No comments or questions to Staff



Staff & Planning and Zoning Recommendation

Staff recommends approval of P-24-23-PZ, subject to the condition of approval found in the Staff Report

Next Steps

- **11/5/2024:** City Council Public Hearing



Questions?

