



*City of Apache Junction*  
*Development Services Department*



**CITY COUNCIL  
WORK SESSION STAFF MEMO**

**DATE:** November 5, 2024

**TO:** Honorable Mayor and City Council Members

**THROUGH:** Bryant Powell, City Manager  
Rudy Esquivias, Development Services Director  
Sidney Urias, Planning Manager

**FROM:** Erika Hernandez, Associate Planner

**CASE NUMBER:** P-24-23-PZ

**SUBJECT:** Ordinance No. 1558  
Proposed rezoning of approximately 1.43 acres, by CGP Construction and Maintenance of parcel 101-02-0780 currently split zoned General Commercial ("B-1") and Medium Density Single-Family Detached Residential ("RS-20M") to General Commercial ("B-1")

**SUMMARY**

The subject property is located near the southwest corner of Ironwood Drive and Superstition Boulevard, parcel 101-02-0780, approximately 1.43 acres in size. The property is currently split zoned General Commercial ("B-1") and Medium Density Single-Family Detached Residential ("RS-20M") and is proposed to be rezoned General Commercial ("B-1") to facilitate the construction of a 4,213 square foot construction office and a 10,000 square foot warehouse.

**PLANNING AND ZONING COMMISSION RECOMMENDATION**

The Planning and Zoning Commission held a public hearing on October 8, 2024 (Exhibit #1). The Commission voted unanimously to recommend approval of the proposed rezoning. Ordinance No. 1558 represents Staff's and the Commission's recommendation.

**STAFF RECOMMENDATION**

Staff recommends approval of the proposed rezoning case P-24-23-PZ, subject to the conditions found in the Staff Report. Ordinance No. 1558 represents Staff's and the Commission's recommendation (Exhibit #3).

**Attachments:**

- Exhibit #1: Commission Staff Report 10-8-2024 and Exhibits
- Exhibit #2: City Council Staff Memo 10-14-2024
- Exhibit #3: Draft Ordinance Number 1558
- Exhibit #4: Updated Site Plan, Floor Plan, and Elevations



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Erika Hernandez

Prepared by Erika Hernandez  
Associate Planner