



Thesman Property: Brief Zoning Overview



**City of Apache Junction
City Council Work Session
June 16, 2025**



Background

- Rezoning case PZ-6-05 began in March 2005.
- A couple of submittals were made, changes were negotiated, engineering issues were explored, an annexation was processed concurrently, and the case finally went to public hearings in 2009.
- Ordinance No. 1341 rezoned the property from General Rural (GR) to Trailer Homesites by Planned Development (TH/PD). A 12-acre portion was reserved at the NW corner of the property for future commercial uses.
- Separate development agreement for drainage issues.

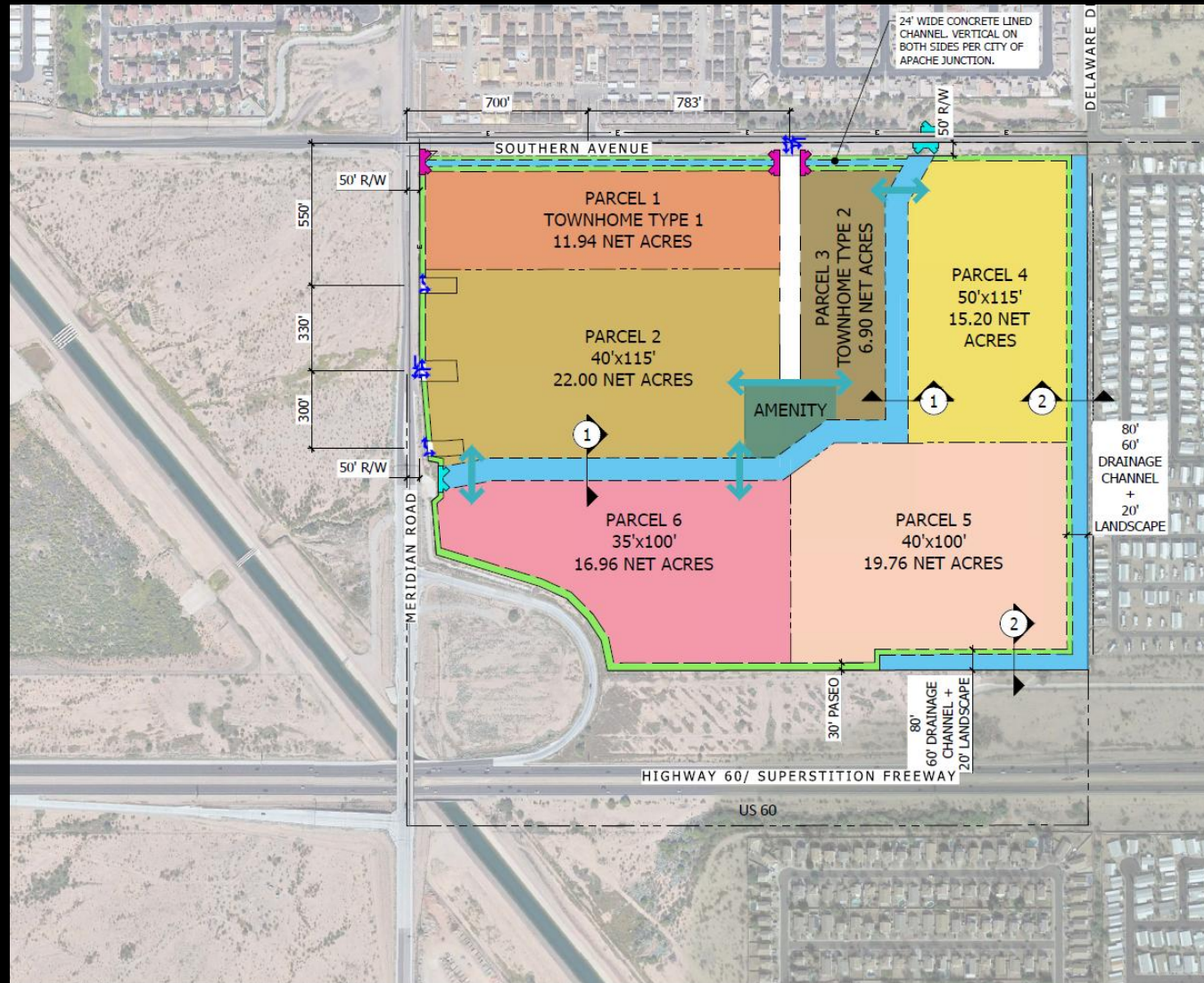
Background (cont.)

- Ord. 1341 conceptually approved plan for:
 - Gated, +/-650 lot, 55-plus, adult MH park;
 - Amenities: 20K sq.ft. clubhouse, new MHs only, indoor/outdoor recreation, 13 model types, RV storage area, perimeter landscaping & buffering, street improvements w/6' multi-purpose path, city entrance sign, etc.
- Approved conceptual PD plan still in place.

Approved conceptual PD plan:



Recent prelim. dev. plan for change of use:



Questions about zoning?