



City of Apache Junction

Development Services Department



DATE: January 12, 2016

MEMO TO: Planning and Zoning Commission Members

THROUGH: Larry Kirch, Development Services Director
Rudy Esquivias, Senior Planner/Zoning Administrator

FROM: Stephanie Bubenheim, Assistant Planner

SUBJECT: Request for Direction to Staff on a City Initiated Corrective Rezoning for a +/-2.5 acre Portion of Vacant Property (Parcel #101-16-013C), owned by Ironwood Holdings, at the Northeast Corner of Ironwood Drive and Broadway Avenue from RVP to B-1.

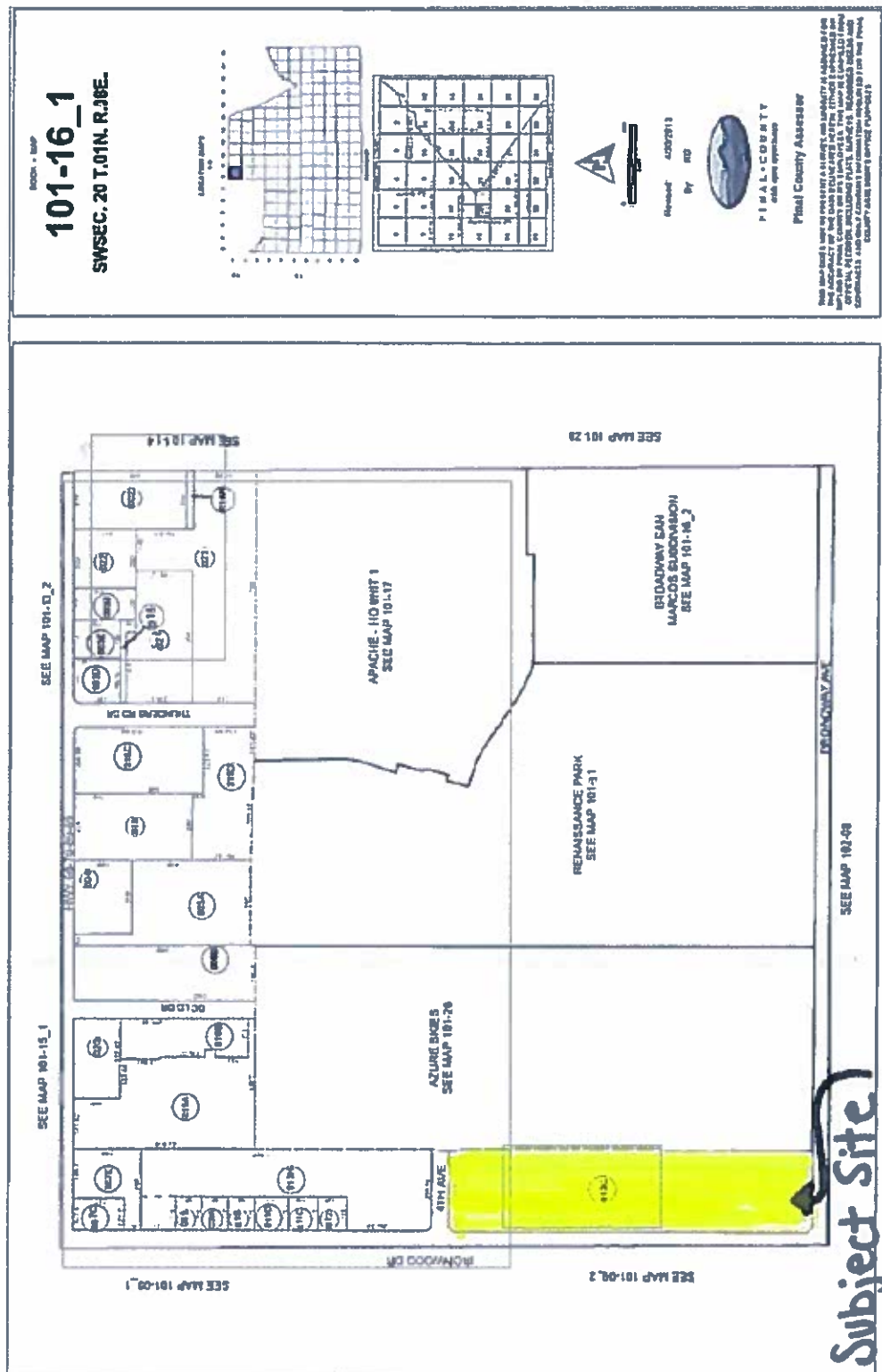
The +/-2.5 acre portion of property located at 1586 W. Broadway Avenue, the Northeast corner of the intersection of S. Ironwood Drive and W. Broadway Avenue is zoned B-1 (General Commercial) & RVP (Recreational Vehicle Park) under our new zoning code. Before the new zoning code was adopted, in May of 2014, the vacant property was zoned CB-2 for the purpose of accommodating future commercial development opportunity. When the new zoning code came out in May of 2014, a portion of the vacant property (roughly the east half), was inadvertently rezoned to RVP instead of B-1, thus taking away the future commercial potential of the property. The property owner has given consent to rezone the property back to commercial.

We ask the Commission Members to give Direction to Staff to process a city initiated rezoning of part of the property from RVP back to its previous zoning equivalent of CB-2, which under the new zoning would be B-1.

Attachments:

- Parcel Map
- Site aerial
- Prior Zoning Map
- Current Zoning Map

Parcel Map



Current Site Aerial


**Subject
Site**



Prior Zoning Map

