



City of Apache Junction

Development Services Department



DATE: June 8, 2016

MEMO TO: Honorable Mayor and City Council Members

THROUGH: Bryant Powell, City Manager
Larry Kirch, Development Services Director

FROM:  Stephanie Bubenheim, Assistant Planner
Rudy Esquivias, Senior Planner/Zoning Admin.

SUBJECT: June 21, 2016, Direction to Staff Items: Request to proceed with city-initiated corrective rezonings for Veneklasen and Dwyer properties.

Veneklasen Property

The property at 1080 E. Scenic Street, located just west of the northwest corner of E. Scenic Street and N. Cactus Road is zoned RS-20M (Medium Density Single-Family Detached Residential; Manufactured or Conventional Housing Permitted) under our new zoning ordinance. Before the new zoning ordinance was adopted in May of 2014, the property was zoned R1-43/MH (Low Density Single-Family Residence Zone, Manufactured Housing Permitted). Under the new zoning ordinance, this property was inadvertently rezoned to RS-20M, a zoning designation for lots with a minimum lot size of 20,000 square feet, instead of the similar zoning designation of RS-54M lots with a minimum size of 1.25 acres, thus taking away potential uses that are permitted only on large lot properties that are at least 1.25 acres. The property owner has given consent to rezone the property to RS-54M for the purpose of allowing a cargo container on the property for storage.

Staff respectfully requests the City Council give Direction to Staff to process a city-initiated rezoning on the property from RS-20M back to its previous zoning equivalent of R1-43/MH, which under the new zoning would be RS-54M.

Dwyer Property

The property at 2428 W. Broadway Avenue, located at the northwest corner of S. Delaware Drive and W. Broadway Avenue is zoned RS-10M (Medium Density Single-Family Detached Residential; Manufactured or Conventional Housing Permitted) under our new

zoning ordinance. Before the new zoning ordinance was adopted in May of 2014, the property was zoned CB-1 (Local Business Zone). The property has been developed for a few years now with an unmanned water and ice kiosk business. Under the new zoning ordinance, this property was inadvertently rezoned to RS-10M, a zoning designation for residential lots with a minimum lot size of 10,000 square feet, instead of B-1 (the current equivalent of the old CB-1 zoning district), thus taking away potential commercial development opportunities on the property. The property owner, Mr. Ron Dwyer, has given consent to rezone the property back to B-1.

Staff respectfully requests the City Council give Direction to Staff to process a city-initiated rezoning on the property from RS-10M to its appropriate zoning equivalent of CB-1, which under the new zoning would be B-1 (General Commercial Zone).

Attachments:

- Site aerials
- Parcel Maps
- Current Zoning Maps

Current Site Aerial



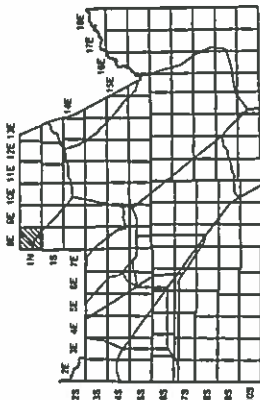
VENEKLASEN SUBJECT SITE

Parcel Map

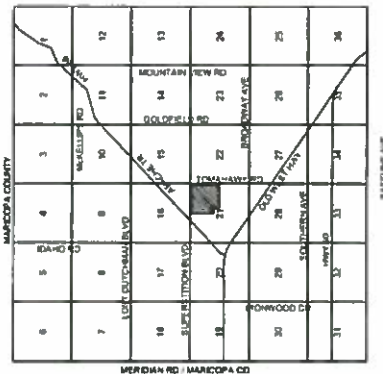
101-18

HATCH ADDITION
BK.09 - PG.08

LOCATION MAP



VICINITY MAP



PINAL COUNTY ASSESSORS MAP

SEC.21 NE TN.1N RG.8E

AREA CODE

4308

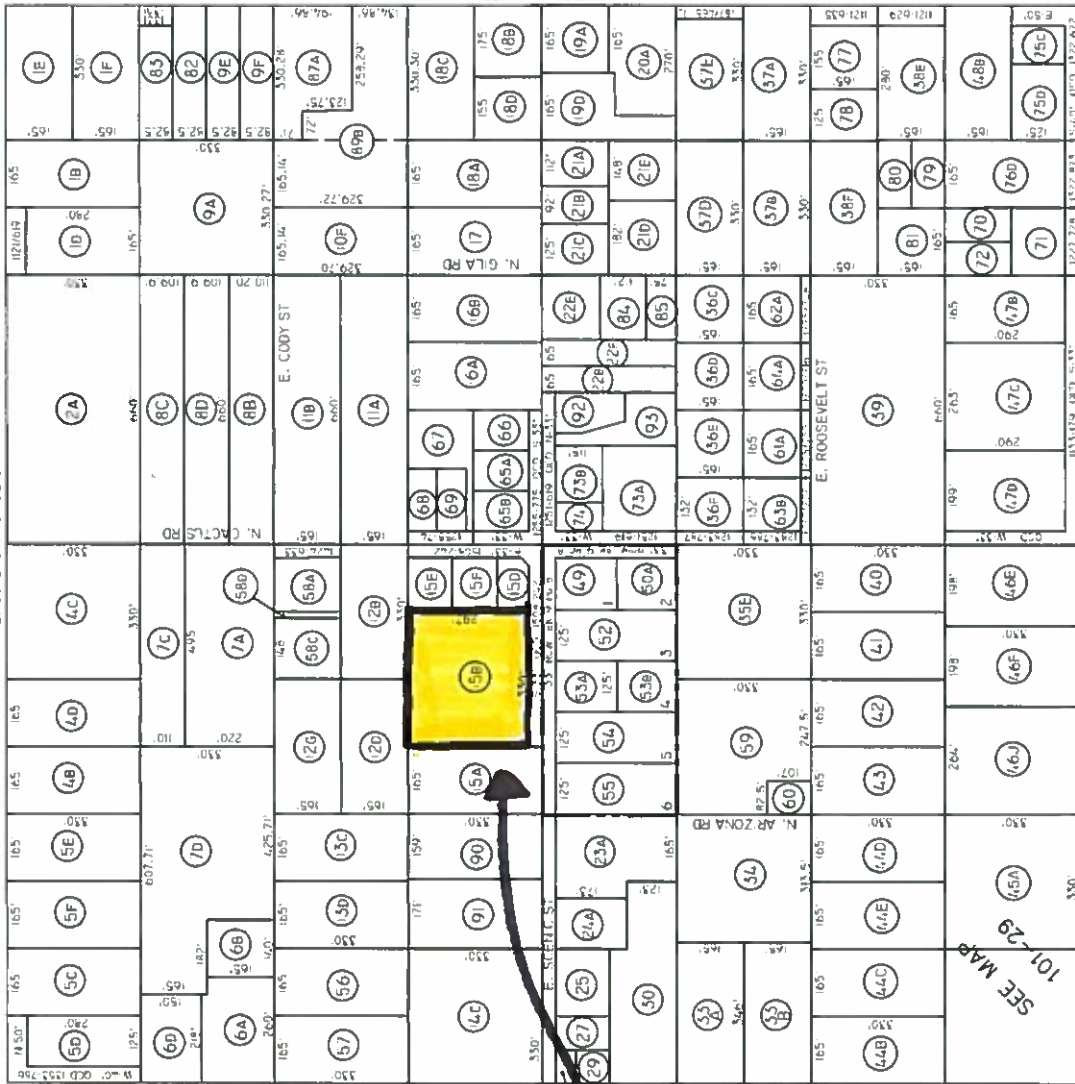
SPECIAL DISTRICTS

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THIS MAP IS FOR VALUATION PURPOSES ONLY.
THIS OFFICE WILL NOT ASSUME LIABILITY FOR
REPRESENTATION, MEASUREMENTS OR AGREEMENT.
SURVEYS & SUBDIVISION PLATS ARE ON FILE
WITH THE PINAL COUNTY RECORDERS OFFICE.

VENEKLASSEN
Subject
Site

SEE MAP 100-01
E SUPERSTITION BLVD



E JUNCTION DR

SEE MAP 101-22

SEE MAP 103-03



VENEKLASSEN

Royal Palm R

Subject Site

Section 21 NE



Google earth

feet
meters

700
200



DWYER SUBJECT SITE

101 - 07

WILSON ADDITION
AMENDED
BK 08 - PG 38

HOMIE HOMES
BK 08 - PG 39

LOMASTRO ADDITION
AMENDED
BK 08 - PG 37

Dwyer SUBJECT SITE

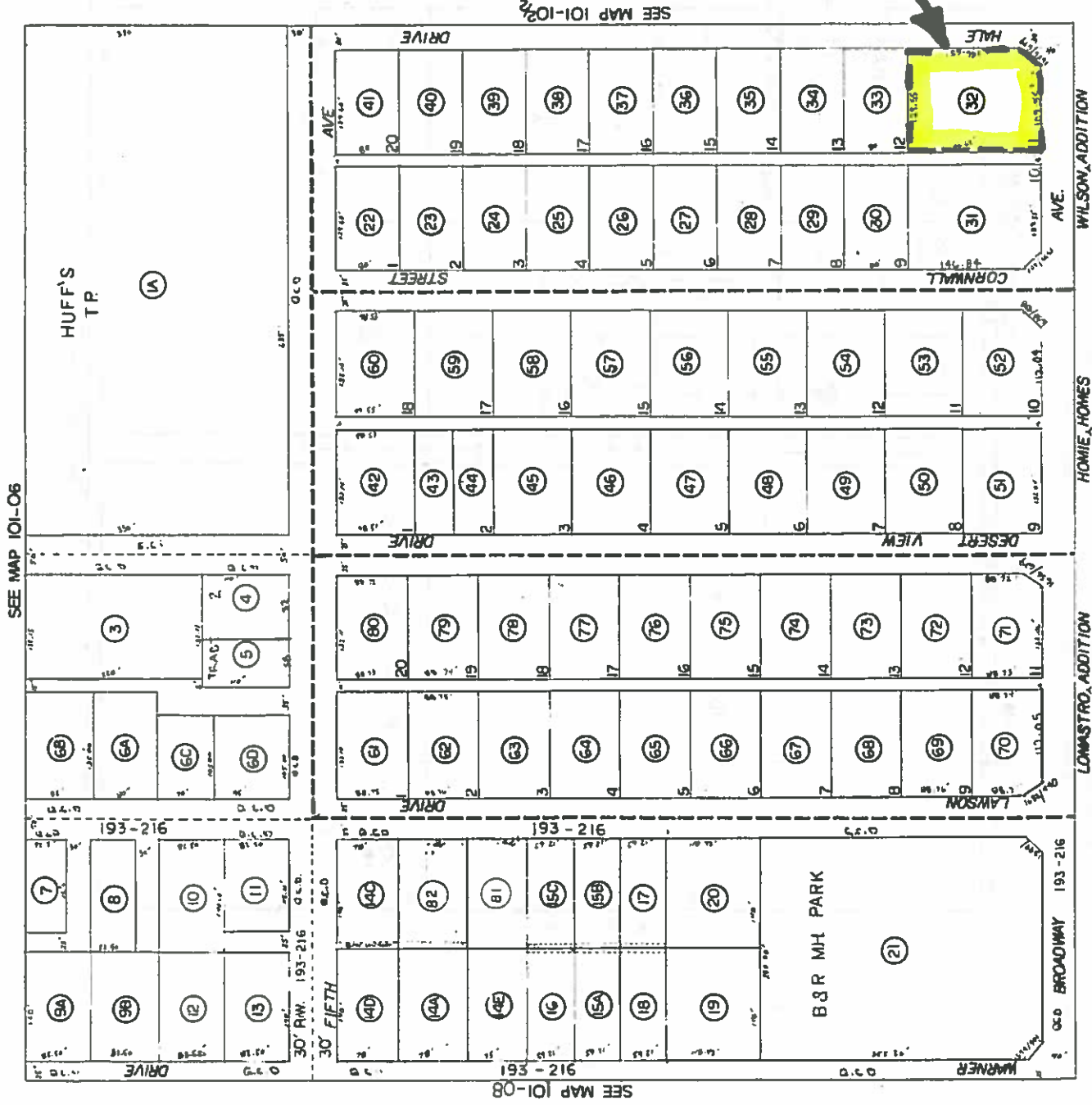
SEC. 19 SE SW

TN. 1N

RG. 8E

SCALE 1"=120'

PINAL COUNTY
ASSESSOR



B-17-90

HOMIE HOMES

LOMASTRO ADDITION

SEE BOOK 102-15

Section 19 SW

