



City of Apache Junction

Development Services Department



Date: September 7, 2016

To: Honorable Mayor and City Council Members

Through: Bryant Powell, City Manager
Larry Kirch, Development Services Director
Rudy Esquivias, Senior Planner/Zoning Admin.

From:  Stephanie Bubenheim, Assistant Planner

Subject: September 20, 2016, City Council Public Hearing Item:
PZ-9-16 (Ordinance #1436), a city-initiated corrective
rezoning request for 1081 S. Meridian Drive

Background

This is a city initiated corrective rezoning request on behalf of Aristeo and Marbella Tovar, to rezone a +/- .28 gross acre property (Pinal County APN 102-33-020) from RS-7M (Medium/High Density Single-Family Detached Residential, Conventional or Manufactured Home Permitted) to B-1/PD (General Commercial Zone by Planned Development). The property had been zoned C-1/PD (Neighborhood Commercial/Convenience Zone by Planned Development) under the city's previous zoning ordinance, but was inadvertently zoned to RS-7M as part of the new zoning ordinance adoption in May of 2014. The property is located south of the southeast corner of S. Meridian Drive and W. Broadway Avenue and is currently developed as a commercial property. The purpose of PZ-9-16 is to re-assign the appropriate zoning district to this long existing commercial use and allow for future commercial development in accordance with the approved planned development.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission public hearing is on September 13, 2016, one week prior to the Council meeting (P&Z staff report and exhibits attached). The Commission's vote, as well as an updated Ordinance No. 1436, will be presented to Council on their meeting night, September 20, 2016.

Attachments:

- Draft Ordinance No. 1436
- PZ Staff Report from September 13, 2016, with all attachments.