



# *City of Apache Junction*

## *Development Services Department*

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Date: August 23, 2017

To: Honorable Mayor and City Council Members

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

From: Rudy Esquivias, Senior Planner/Zoning Admin.

Subject: September 5, 2017, City Council New Business Item:  
PZ-13-16/SD-1-16 Boardwalk Estates Rezoning & Final Plat

### Background

Boardwalk Estates is a 20-gross-acres family-friendly manufactured homes park, with 115 rental spaces and some amenities, located at the southwest corner of W. Lost Dutchman Boulevard and N. Delaware Drive. It was developed around 2000-2001 under the city's old TH zoning regulations. The city's 2014 zoning ordinance changed the name of the zoning district from TH to MHP, but the standards remained essentially the same. The property has successfully operated as a manufactured home park for +/-17 years.

The property owners are currently requesting a rezoning of the property from MHP to RS-7M/PD for the purpose of converting the property from a rental space park to a platted subdivision with 115 lots available for individual ownership. The layout of the park and the zoning standards (setbacks, lot sizes, building heights, etc.) are proposed to remain the same, except that space lines would now become property lines. Concurrent with their rezoning request, the property owners are also processing their final plat drawings and improvement plans for the improvement of adjacent public streets.

### Planning and Zoning Commission Recommendation

On August 22, 2017, the Planning and Zoning Commission held a public hearing regarding case PZ-13-16 (P&Z staff report and exhibits attached). The Commission unanimously voted to recommend approval of the PD rezoning request with all recommended conditions.

Attachments: PZ Staff Report from August 22, 2017, with all attachments.