



*City of Apache Junction*  
*Development Services Department*



Date: January 24, 2017

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: February 6, 2018, City Council Public Hearing Item:  
PZ-4-17 (Ordinance #1457), a rezoning request by David  
Dixon, for 611 S. Vista Road.

Background

This is a proposed rezoning request by David Dixon, for a 1.62 acre property located at 611 S. Vista Road (Pinal County APN 103-04-058) from RS-GR (General Rural Low Density Single-Family Detached Residential) to RS-GR/PD (General Rural Low Density Single-Family Detached Residential, by Planned Development). The rezoning proposal seeks to allow the main structure side yard setback requirement to change from a minimum of 20-feet to a minimum of 10-feet, for the subject site, to accommodate a conventionally built structure which is under construction and which has not been properly permitted.

Planning and Zoning Commission Recommendation

On January 9, 2018 the Planning and Zoning Commission held a public hearing regarding this request, the applicant requested a continuance due to illness. One neighbor spoke at the public hearing voicing confusion about the request.

On January 23, 2018 the Planning and Zoning Commission held a public hearing regarding this request (P&Z staff report and exhibits attached). There was lengthy discussion between the property owner Mr. Dixon and the commission regarding the timeline of events, the state of the main dwelling, and if the partially built structure would be able to be brought up to building code. The Commission voted to recommend denial of the proposed rezoning request by a vote of 6 to 0. At the public hearing pictures of the main dwelling were presented to the commission (attached). One neighbor spoke at the public hearing who was not opposed to

the rezoning and explained that Mr. Dixon had made repairs to the structure.

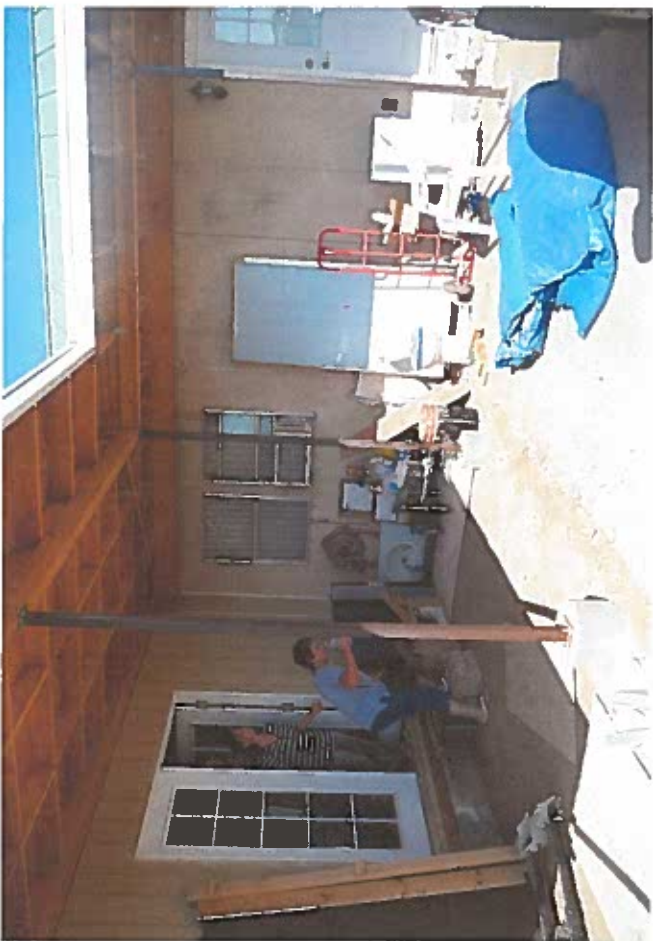
#### Staff Recommendation

Staff is recommending approval of the rezoning request; the proposal seeks to change the zoning regulations from a minimum side yard setback of 20-feet to a minimum side yard setback of 10-feet. If the rezoning is approved the structure will meet the minimum setbacks allowed by the planned development rezoning and the applicant can then proceed through the building permit process. It will be the applicant's responsibility to present building plans and proof to the Building Official that the structure complies with the city's building codes.

#### Attachments:

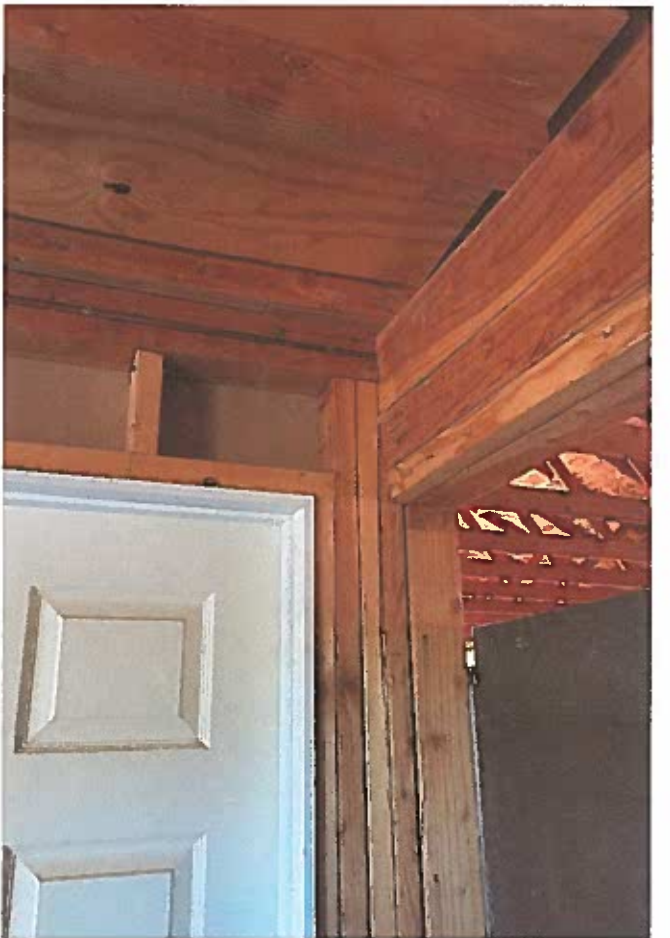
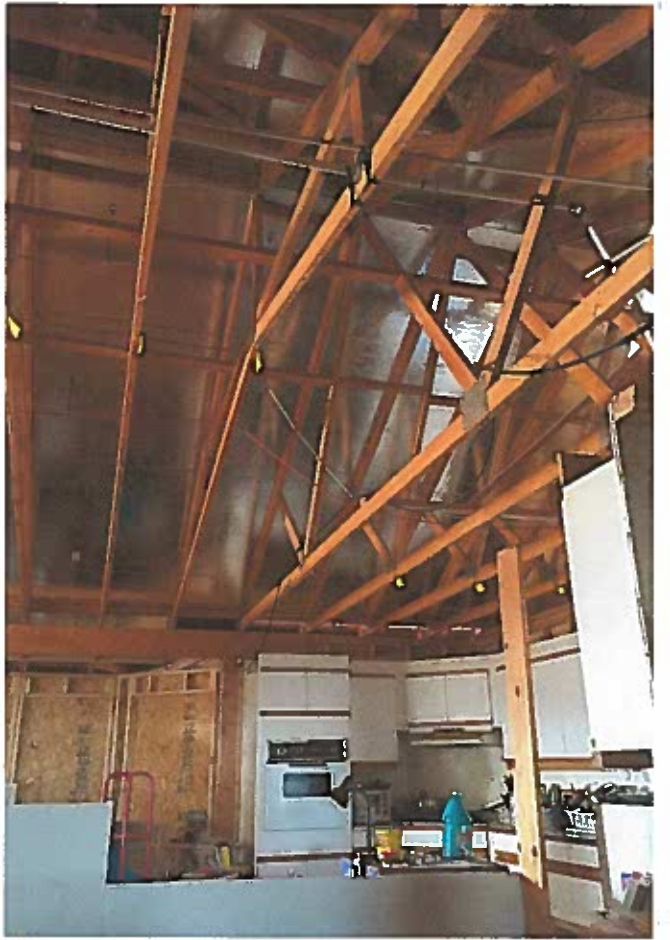
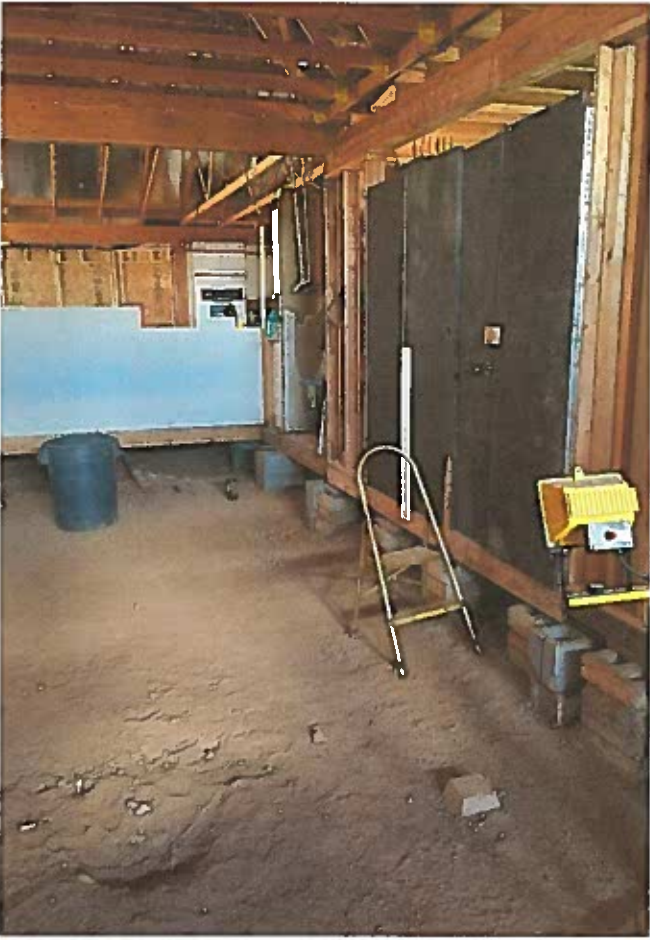
- Pictures presented at January 23, 2018 P&Z Public Hearing
- Draft Ordinance No. 1457
- Continuance Memo dated January 3, 2018
- PZ Staff Report from January 23, 2018, with all attachments.

EXTERIOR



BA-2-17 EXHIBIT | by applicant





BA2-17 Exhibit 2 by applicant