



# *City of Apache Junction*

## *Development Services Department*



**DATE:** January 16, 2019

**MEMO TO:** Planning and Zoning Commission Members

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

**FROM:** Kelsey Schattnik, Planning Intern

**SUBJECT:** City Initiated Rezoning for Parcels #101-02-0620 and #101-02-0660

### Background

Prickly Pear RV park is located at 1630 W. Apache Trail, just west of Ironwood on the north side of Apache Trail, behind (west of) The Sandwich Shoppe and Paul's Insurance. Prickly Pear RV park sits on two parcels, #101020620 and #101020660, and is currently zoned RVP (Recreational Vehicle Park). There is also a billboard located on the southeast corner of the property along Apache Trail.

We ask the Commission Members to give Direction to Staff to process a city-initiated rezoning of the property from RVP (Recreational Vehicle Park) to B-2/PD (Old West Commercial/Planned Development Overlay). This rezoning will allow for future commercial development to improve the viability of the area, and result in the removal of the billboard. Staff has worked with the property owner over the last couple of years to improve conditions on the property and he is amenable to the rezoning.

### Recommended Motion

I move that the following direction be given to staff: that staff initiate a rezoning of Prickly Pear RV Park, located at 1630 W. Apache Trail, from Recreational Vehicle Park (RVP) to Old West Commercial by Planned Development (B-2/PD).

I further move that staff take all actions necessary to meet the legal requirements set forth in state law regarding notification of this pending action.

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Prepared by Kelsey Schattnik  
Planning Intern

Attachments:

- Aerial Map
- Vicinity Map
- Zoning Exhibit

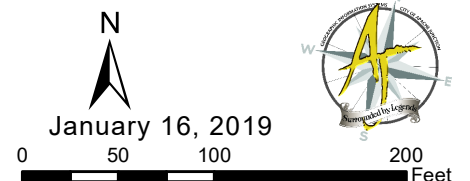


# City of Apache Junction Aerial Map 1630 W. APACHE TRAIL

## **LEGEND**

Subject Site

DISCLAIMER: This exhibit was produced without benefit of a field survey and is not intended to represent a survey document of any kind. Distances shown hereon are approximate. Parcel lines shown hereon are approximate and may not reflect the exact position or alignment of parcel lines, roadway center lines, or easement lines.

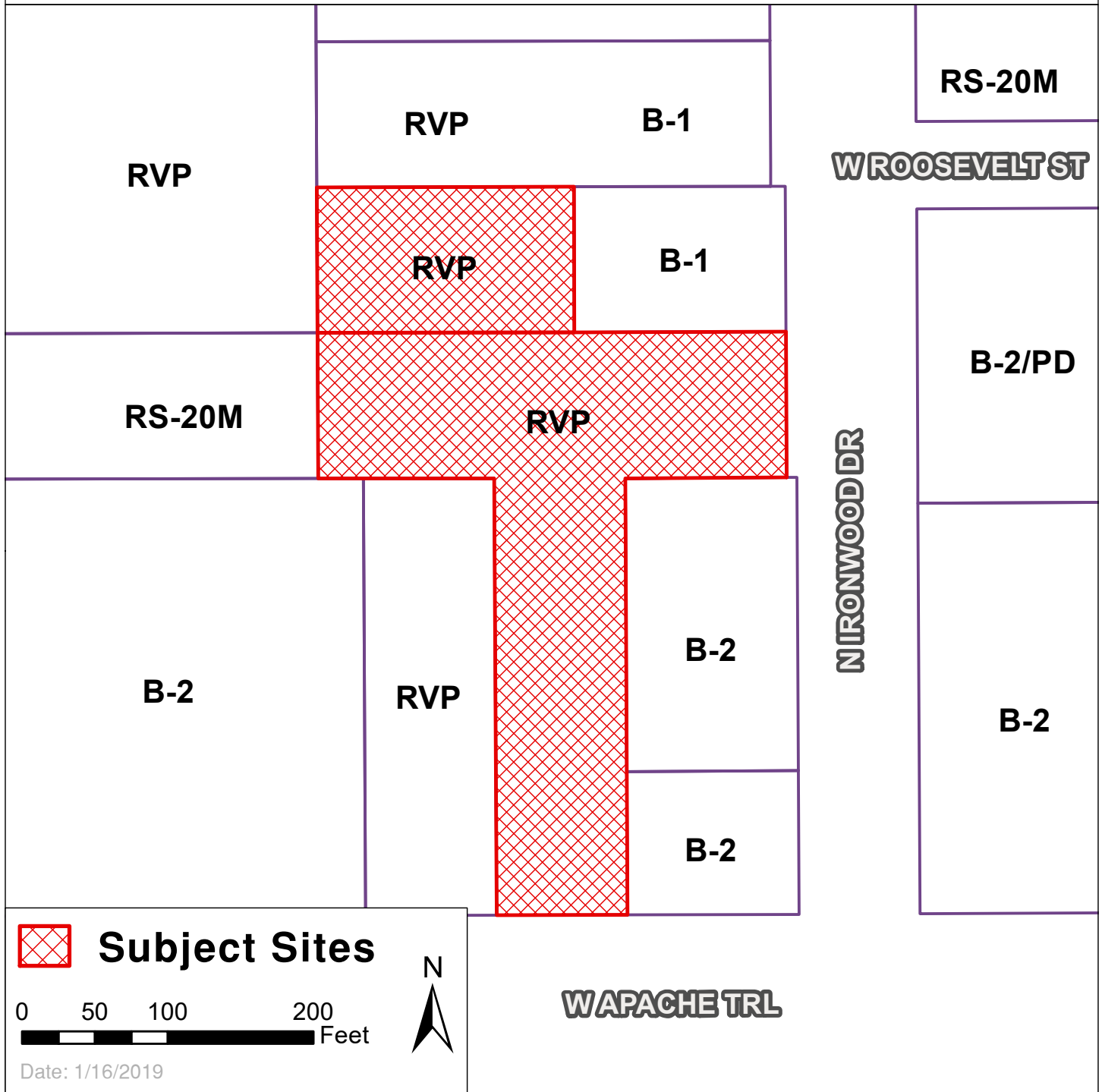




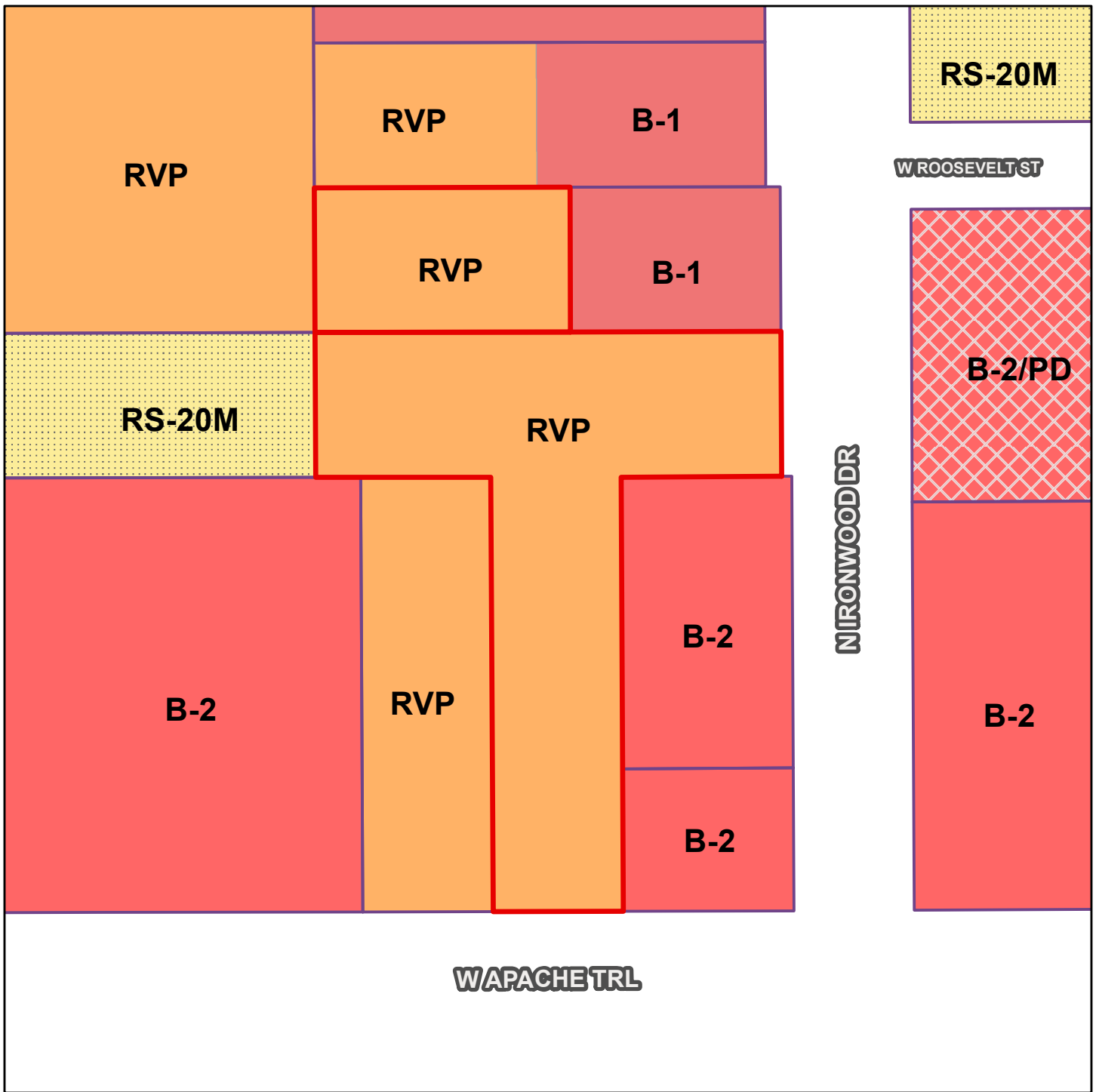
# Vicinity Map

## 1630 W. APACHE TRAIL

CITY-INITIATED REZONING REQUEST FROM RVP  
(RECREATIONAL VEHICLE PARK) TO B-2/PD  
(OLD WEST COMMERCIAL/PLANNED  
DEVELOPMENT OVERLAY)







# City of Apache Junction Zoning Exhibit 1630 W. APACHE TRAIL

## **LEGEND**

  Subject Site      Parcel

## **Zoning Districts**

RVP  
 B-1  
 B-2  
 RS-20M  
 B-2/PD

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