



# *City of Apache Junction*

## *Development Services Department*



**DATE:** January 30, 2019

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

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

**FROM:** Julianna Pierre, Planning Intern

**SUBJECT:** Feb 12, 2019; Direction to Staff Agenda Item; City Initiated Rezoning for the North West Portion of Apache Junction, Bounded by W Foothill St, N Desert View Dr, W Smoketree St and N Warner Dr

### Background

The properties being considered in this rezoning are located in the North West Portion of Apache Junction.

When the City of Apache Junction was incorporated the original zoning applied to the area in question was TH (Trailer Home Site Zone). However, when the city adopted a new zoning ordinance and zoning district maps in 2014 the subject properties were given a new zoning designation of RS-20M (Medium Density Single Family Detached Residential [allowed for both conventional and manufactured housing]).

Staff has observed that the majority of the setbacks and lot sizes in this neighborhood are nonconforming under the current zoning of RS-20M. Lot sizes average 9,000 square feet which automatically makes all the lots nonconforming.

In order to correct and/or alleviate nonconformities, as recommended by planning staff, we ask the Commission Members to give Direction to process a city-initiated rezoning of the area from RS-20M to RS-7M (Medium/High Density Single Family Detached Residential [allowed for both conventional and manufactured housing]).

The corrections and/or alleviations will return lot sizes and setbacks from current sizes/distances to those more closely matching the original zoning of TH.

## Recommended Motion

I move that the following direction be given to staff: that staff initiate a rezoning of the area bounded by W Foothill St, N Desert View Dr, W Smoketree St and N Warner Dr from Medium Density Single Family Detached Residential (RS-20M) to Medium/High Density Single Family Detached Residential (RS-7M).

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 Julianna Pierre  
Planning Intern

### Attachments:

- Aerial Map
- Vicinity Map
- Zoning Exhibit



## City of Apache Junction

### Aerial Map NE Corner of N Warner Dr and W Smoketree St

#### LEGEND

  Subject Site      Parcel

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.



February 04, 2019



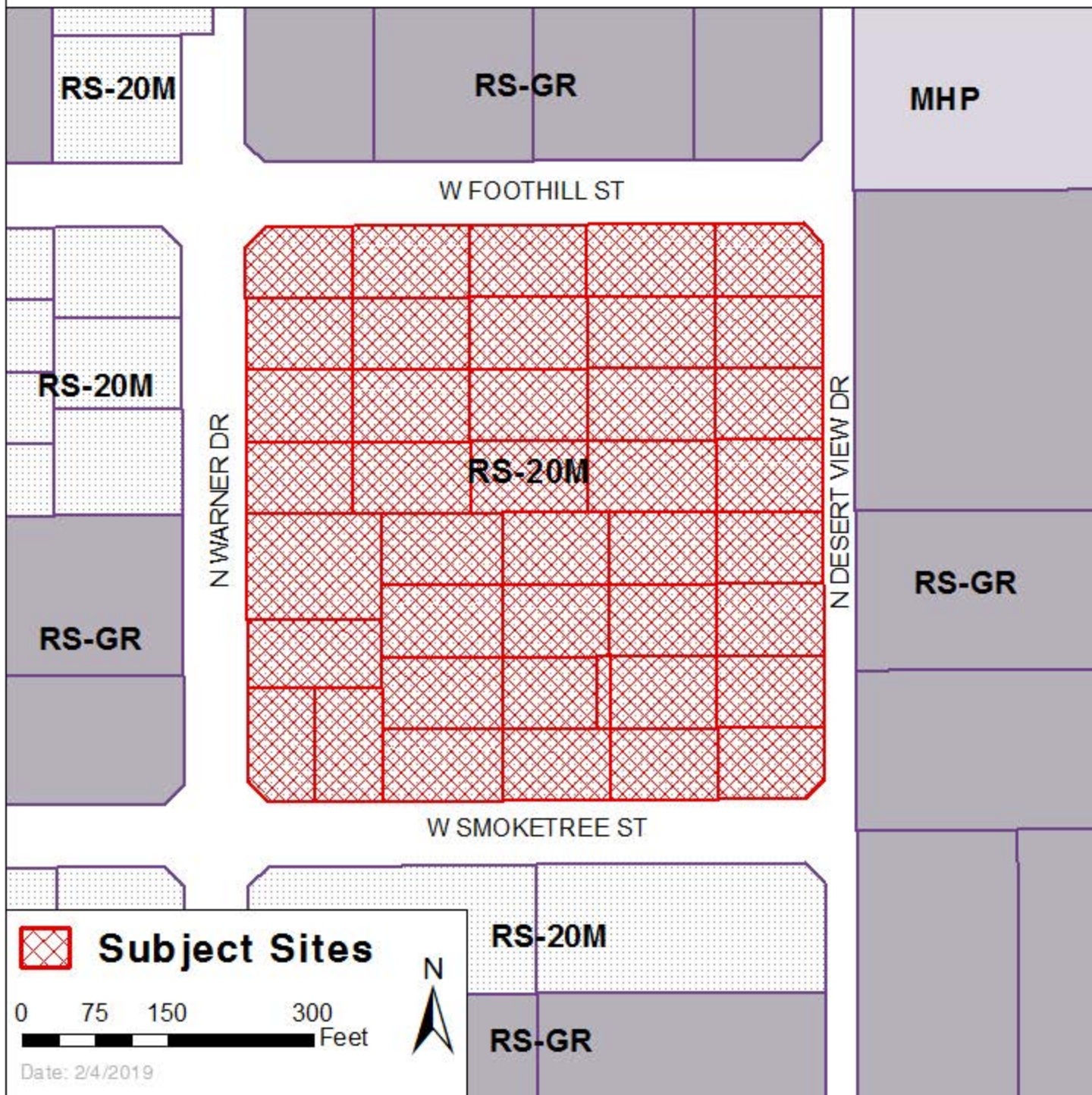
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# Vicinity Map

## NW Portion

CITY-INITIATED REZONING REQUEST FROM RS-20M  
(MEDIUM DENSITY SINGLE FAMILY DETACHED  
RESIDENTIAL) TO RS-7M (MEDIUM/HIGH DENSITY  
SINGLE FAMILY DETACHED RESIDENTIAL)





## City of Apache Junction

### Zoning Exhibit

#### NE Corner of N Warner Dr and W Smoketree St

#### LEGEND

  Subject Site      Parcel

#### Zoning Districts

  RS-20M

  RS-GR

  MHP

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