

Public Hearing
Smoketree-Warner Neighborhood
PZ-2-19
City-initiated corrective rezoning from
RS-20M to RS-7M



City of Apache Junction
Planning and Zoning Commission
April 9, 2019



PZ-2-19 Smoketree-Warner Aerial Map

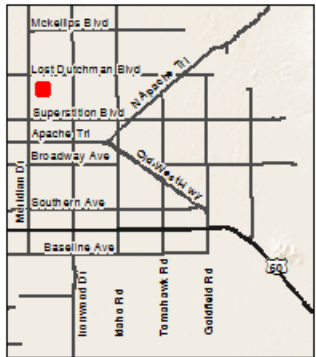
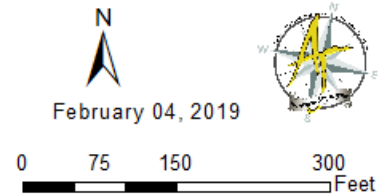


City of Apache Junction
Aerial Map
NE Corner of N Warner Dr
and W Smoketree St

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.



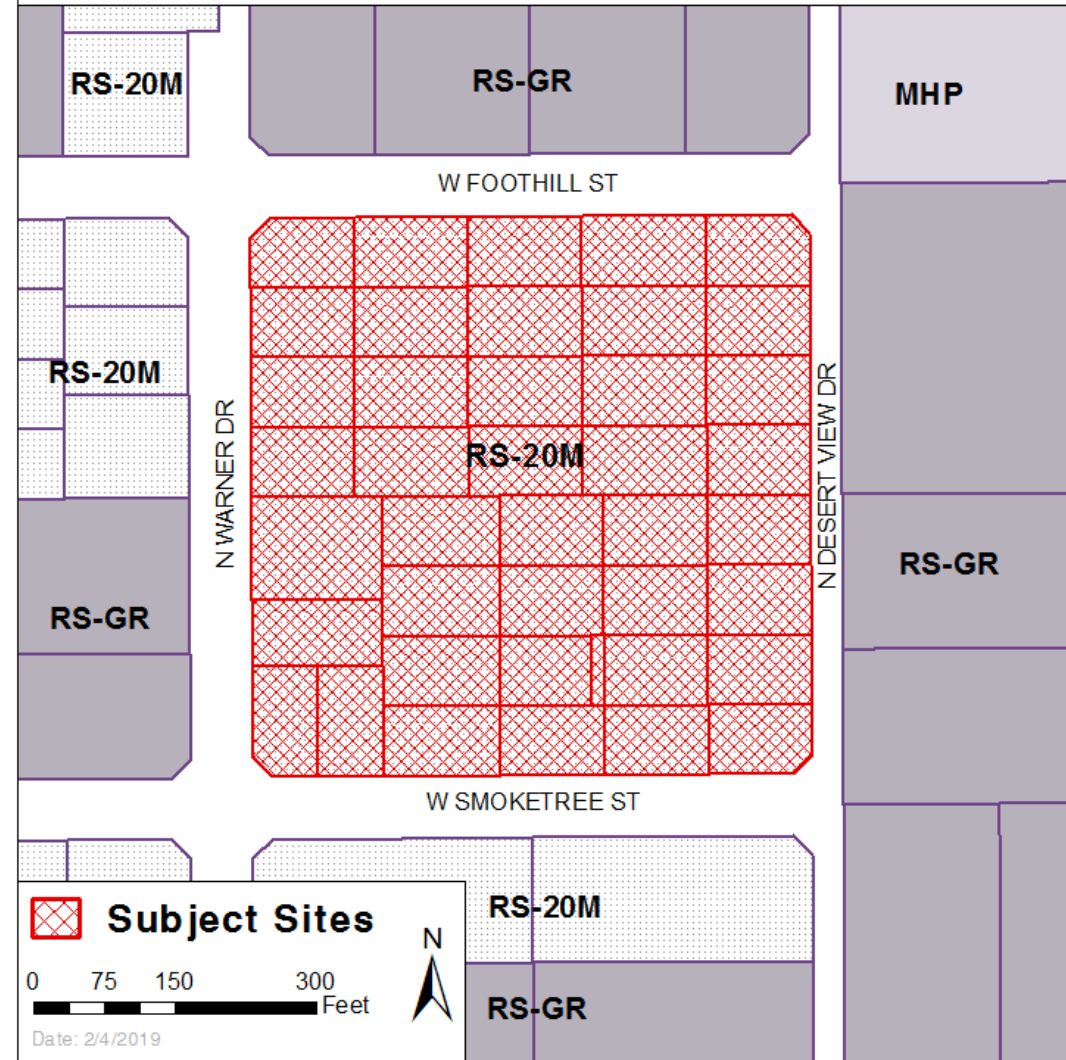
Smoketree-Warner Vicinity Map



Vicinity Map

NE Corner of N Warner Dr
and W Smoketree St

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



Why rezone?

- RS-20M minimum lot size – 20,000 square feet
 - Average lot sizes are 9,000 square feet
 - Essentially, each lot is a **nonconforming**
- City initiated to rezone the properties to correct zoning and simplify homeowners wanting to develop or redevelop their lots
- Rezone to RS-7M
 - Minimum lot size of 7,000 square feet

Neighborhood Meeting – 3/6/2019

Multi-Generational Center

- One property owner was in attendance
- How does this affect current properties?
 - *Does not affect existing structures, only affects future construction*
- Why would the City initiate this rezoning?
 - *To correct the zoning, recognize the existing nonconformities and simplify the future development or redevelopment process*
- If I have structures in the setback do I have to move them?
 - *Staff recommends that they be moved, but will not require it*

Residential Bulk Regulations

Zoning District	Min. Lot Area per Unit	Max. Density (units per acre)	Min. Lot Width	Min. Front Setback (main structure)	Min. Interior Side Setback (main structure)	Min. Street Side Setback (all structures)	Min. Rear Setback (main structure)	Max. Lot Coverage	Max. Height for Main Structure
RS-20M	20,000 sf.	2.18 units/ac	80 ft.	25 ft.	10 ft.	10 ft.	20 ft.	30%	35 ft.
RS-7M (proposed zoning)	7,000 sf.	6.22 units/ac	60 ft.	20 ft.	7 ft.	10 ft.	20 ft.	50%	30 ft.

Planning Division Recommended Conditions

1. The bulk regulations for RS-7M found in Apache Junction City Code shall apply to future development and redevelopment of the lots in the Smoketree-Warner neighborhood.
2. Any nonconforming lots or structures will be considered legally nonconforming and are subject to the requirements of Section 1-2-5 Nonconforming Uses, Structures and Lots.
3. A nonconforming use structure cannot expand beyond the 50% rule, as found in Section 1-2-5 Nonconforming Uses, Structures and Lots.

Planning Division Recommended Conditions

4. All regulations from Chapter 1: Zoning Ordinance and Chapter 2: Subdivision Regulations of the Apache Junction City Code shall apply to all lots in the neighborhood.
5. All applicable permits shall be applied for and plans shall be designed to current city codes.
6. All of the current homeowners within the Smoketree-Warner Neighborhood shall receive formal notice related to this rezoning.

Upcoming Dates

- Tuesday, April 16, 2019 – City Council Public Hearing

Questions and Discussion