

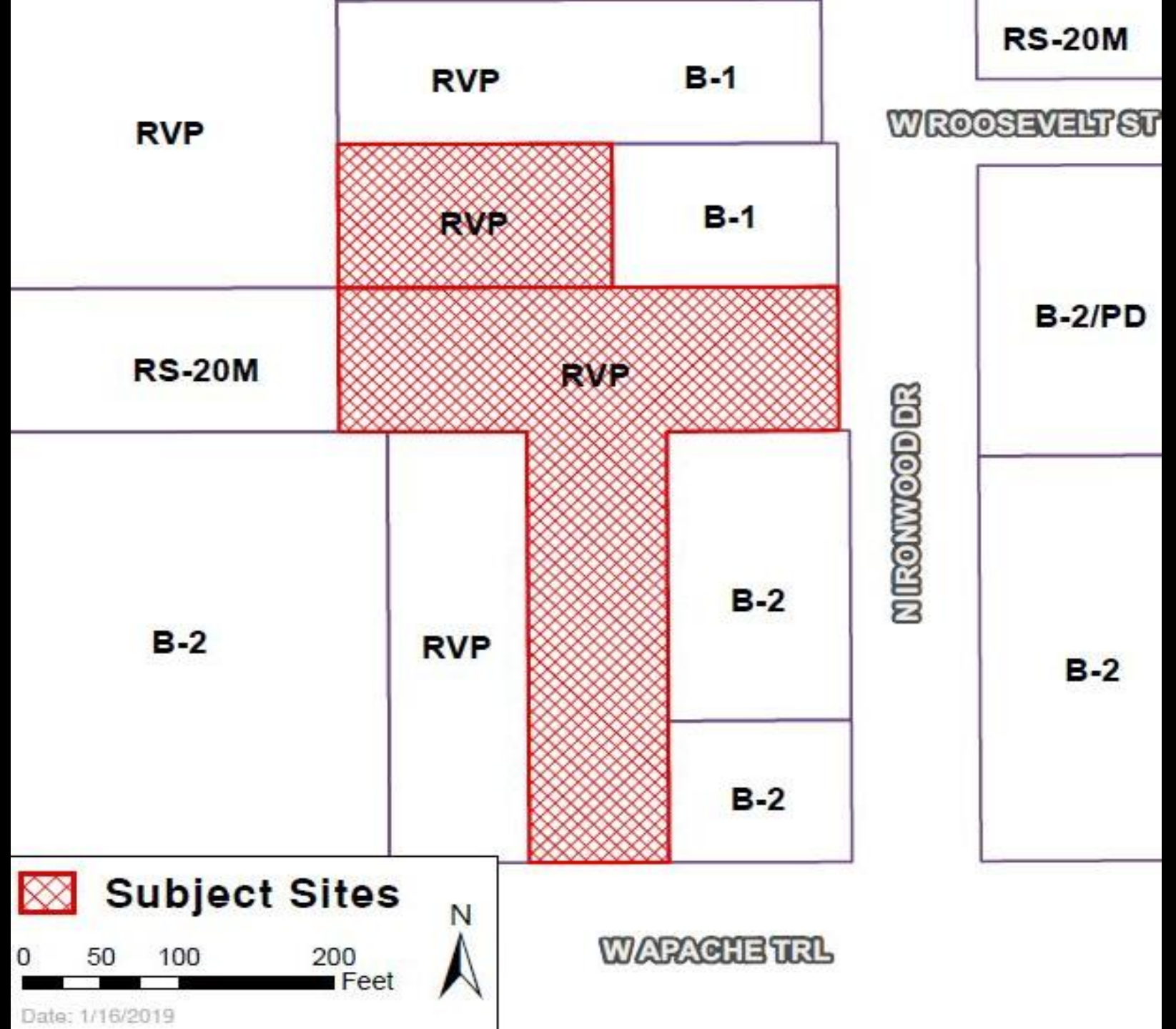
Public Hearing  
Prickly Pear RV Park  
PZ-1-19  
City-Initiated Rezoning from  
RVP to B-2/PD



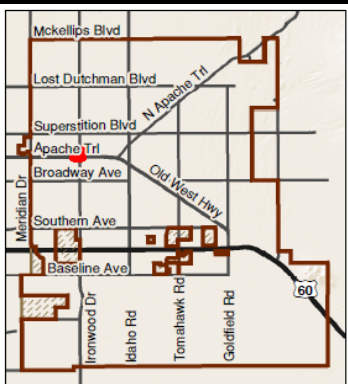
**City of Apache Junction**  
**Planning and Zoning Commission**  
**April 23, 2019**




# Vicinity Map



# Aerial Map

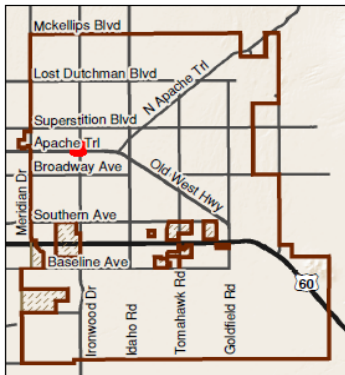


City of Apache Junction  
Aerial Map  
1630 W. APACHE TRAIL

**LEGEND**  
 Subject Site



# Zoning Map



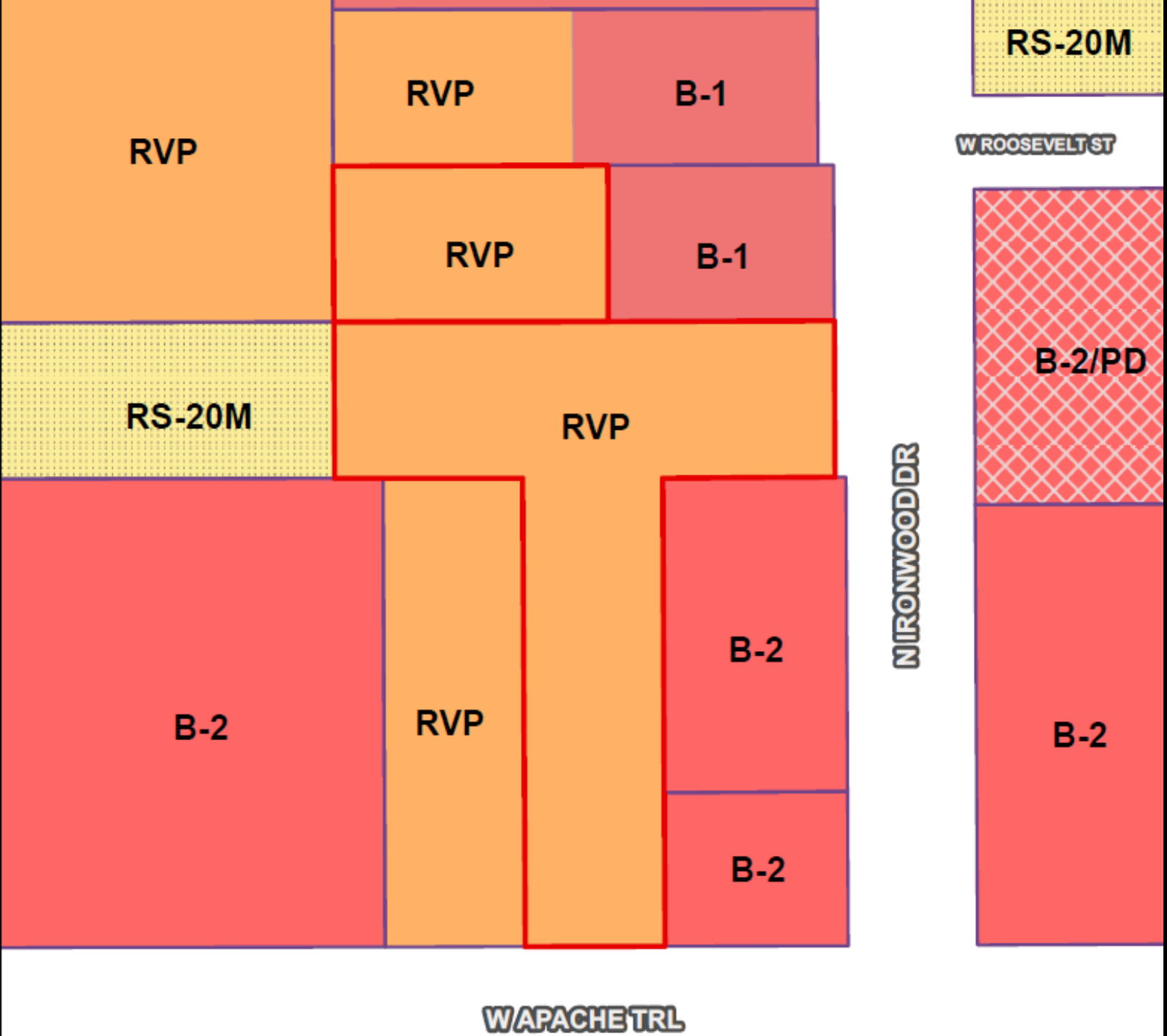
**City of Apache Junction**  
**Zoning Exhibit**  
**1630 W. APACHE TRAIL**

**LEGEND**

  Subject Site      Parcel

**Zoning Districts**

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



## Why Rezone?

- Rezone from RVP (Recreational Vehicle Park) to B-2/PD (Old West Commercial by Planned Development)
- Planning Staff sees this as an opportunity to eliminate two non-conforming uses on the property: the billboard and the RV Park, and to allow for future commercial development on the property.

# Planning Division Recommended Conditions

1. The use of the RV Park shall be allowed to continue as a non-conforming use. Three RV spaces shall be allowed to replace the apartments which were removed.
2. The lease of the billboard shall not be renewed at the end of its current lease.
3. The use of the three additional RV spaces will not be permitted until a copy of the billboard lease is provided to the city.

# Planning Division Recommended Conditions

4. Future uses on the B-2/PD-zoned property shall include those uses normally allowed under the B-2 base zone, except for the following uses: pawn shop, tattoo and/or piercing establishment, storage businesses of any kind, taxi or shuttle business, convenience store, rescue mission, soup kitchen or homeless shelter, second-hand stores, used auto sales, auto or motorcycle repair shops, medical marijuana uses, or other uses determined by the Zoning Administrator to be incompatible with a retail/commercial/office strip center.

# Planning Division Recommended Conditions

5. All development on the property is subject to proper permits and inspections, and compliance with all adopted City codes and ordinances, except as otherwise conditioned herein.



# Upcoming Dates

- Tuesday, May 23, 2019 – City Council Public Hearing

# Questions and Discussion