



City of Apache Junction

Development Services Department



DATE: April 29, 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: May 14, 2019; Direction to Staff Agenda Item; City Initiated Rezoning for the South East corner of W. Greasewood St. and N. Ironwood Dr.

Background

The subject area consists of parcels 100-30-030A, 100-30-030E, 100-30-030D and 100-30-030C.

Pre-2014 the original zoning applied to the area in question was RS-GR (General Rural Low Density Single-Family Detached Residential [allowing for both conventional and manufactured housing]). 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 [allowing for both conventional and manufactured housing]).

Staff has observed that the lot sizes of these four parcels are 1.25 gross acres (54,450 square feet), more than twice the minimum lot size under the current zoning of RS-20M. The minimum for RS-20M lots is different than for RS-GR, and so are the setbacks for detached accessory buildings.

Additionally, staff has received complaints from homeowners indicating that they cannot develop their lots as desired due to more restrictive setbacks and limitations on the size of accessory units under the RS-20M zoning.

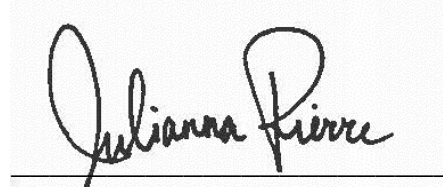
To correct these issues planning staff recommends that the Commission Members give Direction to process a city-initiated rezoning of the area from RS-20M to RS-GR.

The correction will return lot sizes to those more closely matching the original zoning of RS-GR.

Recommended Motion

I move that the following direction be given to staff: that staff initiate a rezoning of the area at the South East corner of W Greasewood St. and N Ironwood Dr., consisting of parcels 100-30-030A, 100-30-030E, 100-30-030D and 100-30-030C.

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.

A handwritten signature in black ink, reading "Julianna Pierre". The signature is written in a cursive style with a large, looped initial "J".

Prepared by Julianna Pierre
Planning Intern