



# *City of Apache Junction*

## *Development Services Department*



**DATE:** July 17, 2019

**MEMO TO:** Planning and Zoning Commission

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

**FROM:** Nicholas Leftwich, Planning Intern

**SUBJECT:** July 23, 2019; Direction to Staff; City Initiated  
Rezoning of 978 E. Roosevelt Street,  
Parcel 101-18-0340

### Background

The property being considered in this rezoning is located between Royal Palm Road and Cactus Road, south of Scenic Street.

The property in question is a 2.36 acre parcel of land owned by the city after the former owners donated the parcel in 2016. This parcel has a history of neighborhood complaints and code compliance issues, and was often occupied by vagrants and trespassers while the owners of the property lived in Germany. The city was notified of related issues by the local neighbors and were able to remove the trespassers and their assembled structures with the property owner's cooperation. Following this incident, the owner did not wish to deal with any further problems related to the parcel and thus donated it to the city.

The City of Apache Junction is looking to find a positive and efficient use of the parcel and desires to split the 2.36 acre parcel into 3 lots, each of approximately 34,267 sq. ft.

Currently, under the parcel's RS-GR zoning (General Rural Low Density Single-Family Detached Residential), the minimum lot size is 1.25 acres (54,450 sq. ft.). In order to split the lot and keep the new lot sizes in conformance with the site's zoning, staff is seeking direction from the Commission to process a city initiated rezoning of 978 E. Roosevelt Street from RS-GR to RS-20 (Medium Density Single-Family Detached Residential), which has a minimum lot size of 20,000 sq. ft.

## Recommended Motion

I move that the following direction be given to staff:  
that staff initiate a rezoning of 978 E. Roosevelt Street  
(parcel 101-18-0340) from General Rural Low Density  
Single-Family Detached Residential (RS-GR) to Medium  
Single-Family Detached Residential (RS-20).

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.



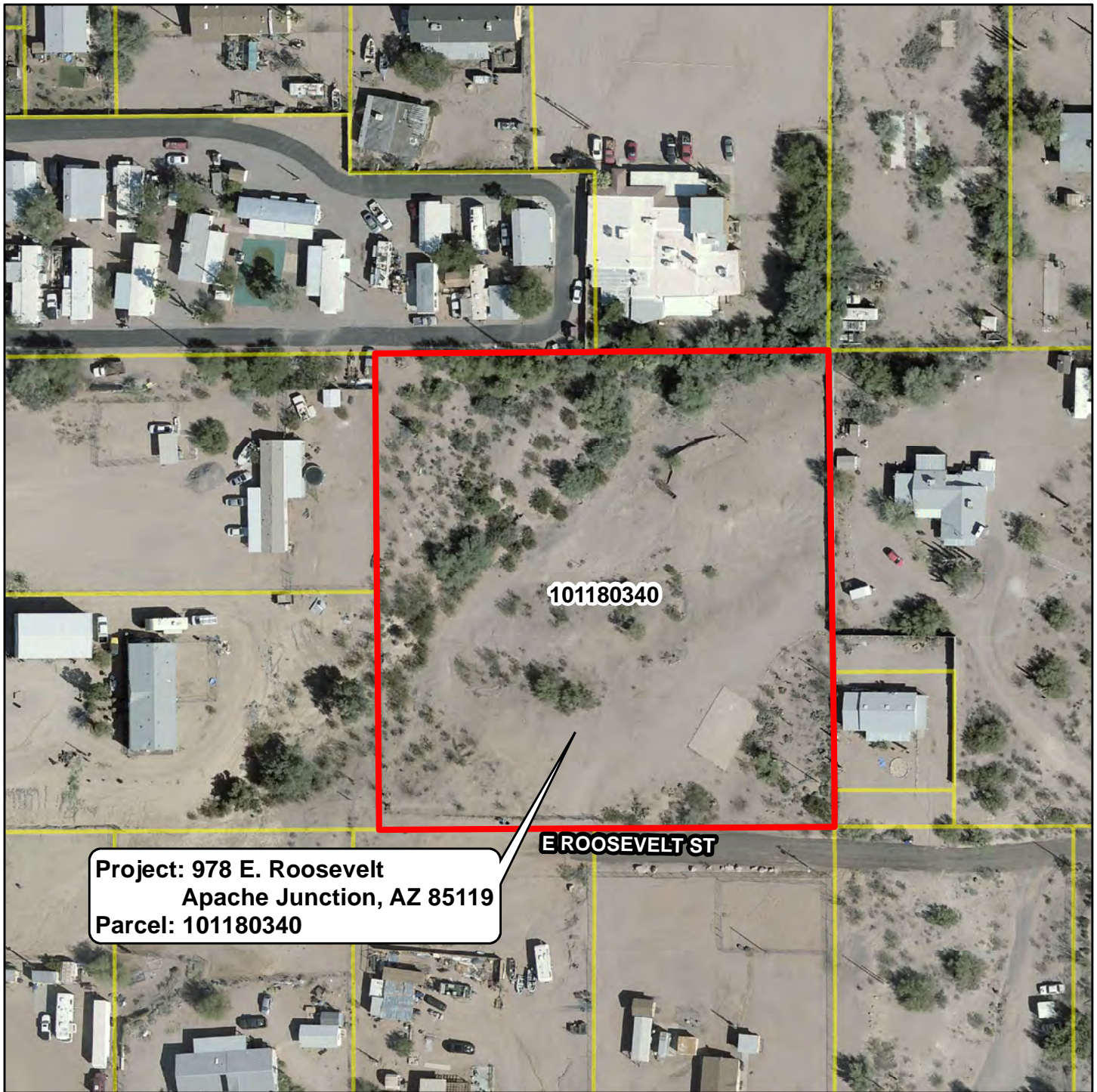
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Prepared by Nicholas Leftwich  
Planning Intern

### Attachments:

- Aerial Map
- Zoning Exhibit

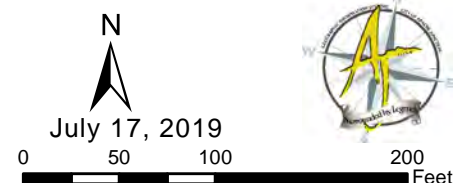


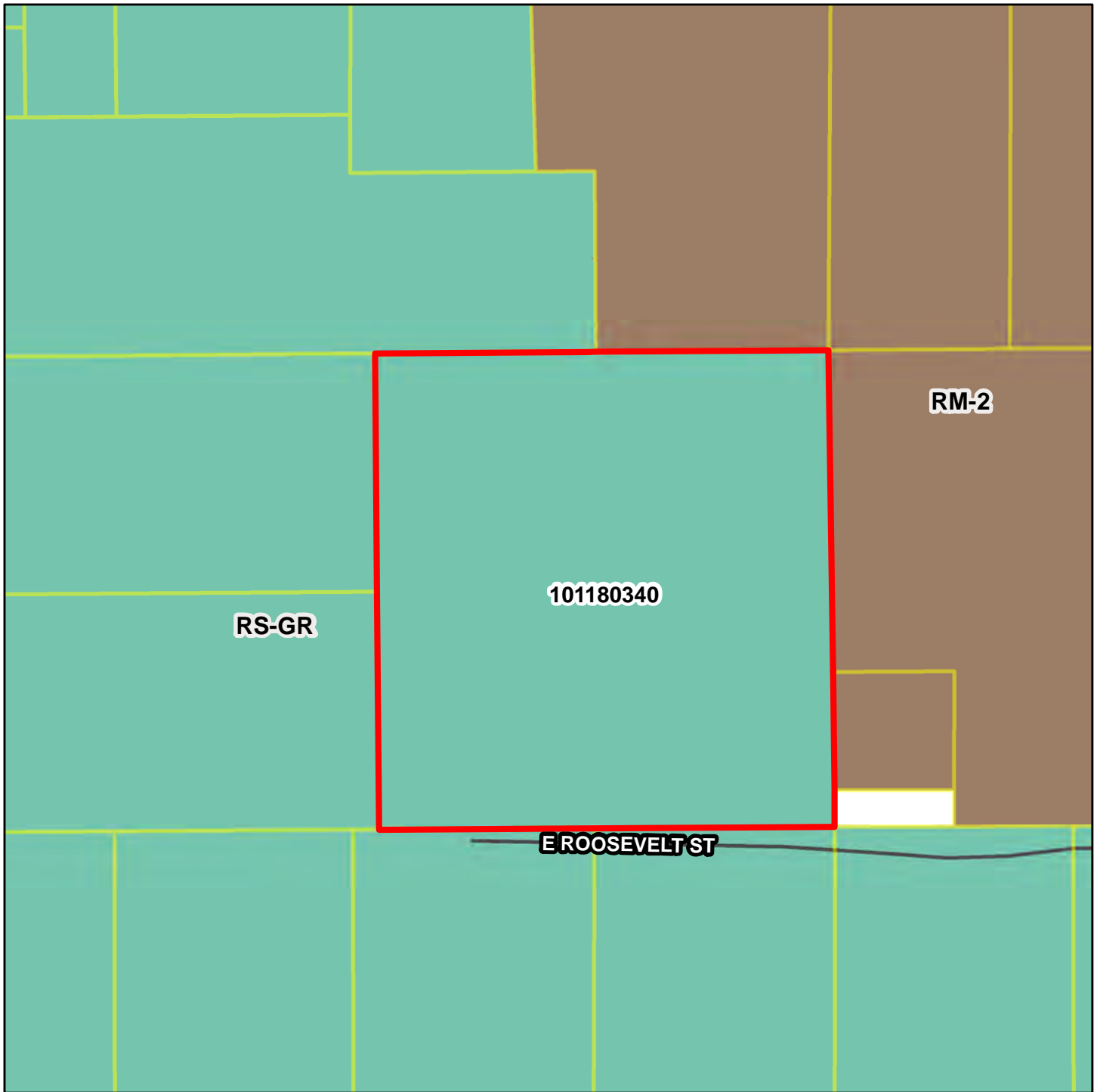
## City of Apache Junction PZ-7-19 Aerial Exhibit

### LEGEND



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.





## City of Apache Junction PZ-7-19 Zoning Exhibit

### LEGEND

Subject Site  Parcels

### Zoning Districts

RM-2  
 RS-GR

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