



# City of Apache Junction

Development Services Department



## PLANNING AND ZONING COMMISSION PUBLIC HEARING STAFF REPORT

**DATE:** August 13, 2019

**CASE NUMBER:** PZ-5-19, "SEC Ironwood & Greasewood"

**OWNERS:** John & Candace O'Dell, Starn Glen H Credit Shelter, Tammy Lechner, Patricia Bybee

**APPLICANT:** City of Apache Junction, Staff Initiated Rezoning

**REQUEST:** Proposed corrective rezoning of approximately five (5) acres from RS-20M (Medium Density Single-Family Detached Residential) to RS-GR (General Rural Low Density Single-Family Detached Residential) in order to adhere to lot size standards.

**LOCATION:** The properties are located 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.

**GENERAL PLAN/  
ZONING DESIGNATION:** Community Commercial and Medium Density Residential/ RS-20M (Medium Density Single-Family Detached Residential)

**SURROUNDING USES:** North: Residential Lots, zoned RS-20M

South: Mobile Home Park, zoned B-1/PD;  
Residential Lots, zoned RS-20M

East: Residential Land, zoned RS-20M

West: Mobile Home Park (Trails End), zoned MHP

### **BACKGROUND**

Prior to 2014, the zoning for the four (4) lots in question was GR (General Rural). However, when the city adopted a new zoning ordinance and zoning district maps in 2014, the subject properties were given the new zoning designation of RS-20M (Medium Density Single-Family Detached Residential).

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 buildings under the RS-20M zoning designation.

### **PROPOSAL**

PZ-5-19 is a corrective rezoning of five (5) acres from RS-20M (Medium Density Single-Family Detached Residential) to RS-GR (General Rural Low Density Single-Family Detached Residential).

### **PLANNING STAFF ANALYSIS**

#### *Relationship to General Plan:*

The subject site, located north of the intersection of Ironwood Drive and Superstition Boulevard, is designated by the city's General Plan as "Community Commercial and Medium Density Residential (MD)." The Community Commercial designation in the area appears to be intended for and is more applicable to the corner lots. The medium density designation is more applicable to the residential properties away from the corner.

Being only 5 acres, the rezoning does not conflict with the General Plan's Community Commercial designation for the intersection. Furthermore, the application of the RS-20 zoning designation to the subject properties was a planning oversight that this proposal seeks to correct.

#### *Infrastructure Improvements:*

Planning staff is requesting right-of-way be dedicated to the City of Apache Junction along Greasewood Street and Ironwood Drive or Gold Drive, wherever the street abuts the property.

*Zoning/Site Context:*

The five (5) acre site is comprised of four (4) privately-owned residential pieces of land surrounded by residential land to the North, South, and East, with a mobile home park to the west.

*Public Input:*

Public hearing notification letters were sent by Staff to all property owners within a 300-foot radius for a total of thirty letters.

Staff has not received any comments regarding the rezoning request.

**FINDINGS OF FACT**

Through research, Staff has revealed that before the City adopted its new zoning ordinance in May 2014, the original designation for these parcels was GR (General). However, when the City adopted its new zoning ordinance and zoning district maps in 2014 the subject properties were inadvertently given a new zoning designation of RS-20M (Medium Density Single-Family Detached Residential).

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 requirement under the current zoning designation of RS-20M. The minimum lot sizes for RS-20M lots are different than for RS-GR, which subsequently affects the sizes and setbacks for detached accessory buildings as well.

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 designation.

**PLANNING DIVISION RECOMMENDATION**

Planning Staff recommends the approval of the proposed corrective rezoning, subject to conditions, in order to allow the property owners to develop their property according to their respective lot size, with all the privileges appurtenant to RS-GR lots.

Planning Staff offers the following Recommended Motion, should the Commission wish to forward a recommendation of approval to the City Council.

#### **RECOMMENDED MOTION FOR PLANNED DEVELOPMENT REZONING**

I move that the Planning and Zoning Commission recommend to the Apache Junction City Council the (APPROVAL/DENIAL) of planned development rezoning case PZ-5-19, a city-initiated request to rezone 5 acres located at the South East corner of W. Greasewood Street and N. Ironwood Drive, from RS-20M (Medium Density Single-Family Detached Residential) to RS-GR (General Rural Low Density Single-Family Detached Residential), subject to the following condition:

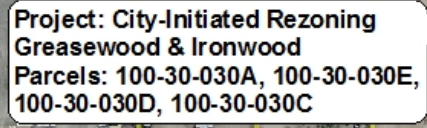
- 1) The property owner shall dedicate necessary right-of-way to the City of Apache Junction along the bordering street fronts (Greasewood Street and Ironwood Drive or Gold Drive, as applicable).

---

Prepared by Nicholas Leftwich  
Planning Intern

#### Attachments:

Exhibit #1 - PZ-5-19 Aerial Exhibit  
Exhibit #2 - PZ-5-19 Vicinity Exhibit  
Exhibit #3 - PZ-5-19 Existing Zoning Map  
Exhibit #4 - PZ-5-19 Proposed Zoning Map



### LEGEND

 Subject Site  Parcels





