



# *City of Apache Junction*

## *Development Services Department*



**DATE:** September 24, 2019

**MEMO TO:** Planning and Zoning Commission

**THROUGH:** Larry Kirch, Development Services Director  
Rudy Esquivias, Planning Manager

**FROM:** Nicholas Leftwich, Planning Intern

**SUBJECT:** Direction to Staff: City Initiated Rezoning from RS-20M (Medium Density Single-Family Detached Residential) to RS-10M (Medium Density Single-Family Detached Residential), of the area bounded by Ironwood Drive, Gold Drive, Roundup Street, and Greasewood Street

### Background

The properties being considered in this rezoning are located between Ironwood Drive, Gold Drive, Roundup Street, and Greasewood Street, about 10 acres total.

The proposed request consists of twenty two (22) residential properties that are currently zoned RS-20M (Medium Density Single-Family Detached Residential) which requires a minimum lot size of 20,000 square feet. One of the property owners located within the area voiced concern that the current zoning was too restrictive and that the zoning designation does not match the circumstances of the neighborhood. Staff observations found that this was true in that many of the parcels in this neighborhood were much less than the minimum lot size and were burdened by the zoning regulations intended for larger lots. Of the 22 lots, thirteen (13) lots have a lot size below the current minimum lot size of 20,000 square feet. Additionally, the larger lots are unable to divide their parcels into smaller lots under the current standards.

On August 5, 2019, staff sent a letter to the property owners located within this block that notified the neighbors of the possibility of rezoning, explained the process, invited them

to a neighborhood meeting, and asked for comments. On September 4, 2019, staff held a neighborhood meeting at the Apache Junction Multi-Generational Center where two property owners attended to ask questions and share their support for the rezoning. Staff also discussed the issue of possible right-of-way dedications of the existing Federally Patented Easements located on thirteen (13) of the properties as part of the rezoning. The neighbors, which both owned one of those properties, did not express concern.

#### Recommended Motion

I move that the following direction be given to staff: that staff initiate a rezoning of the area bounded by Ironwood Drive, Gold Drive, Roundup Street, and Greasewood Street from RS-20M (Medium Single-Family Detached Residential) to RS-10M (Medium Single-Family Detached Residential).

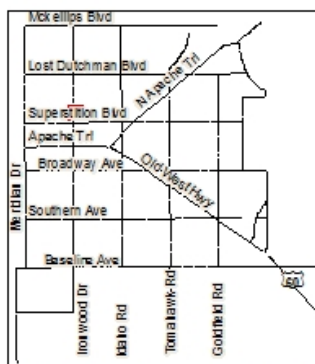
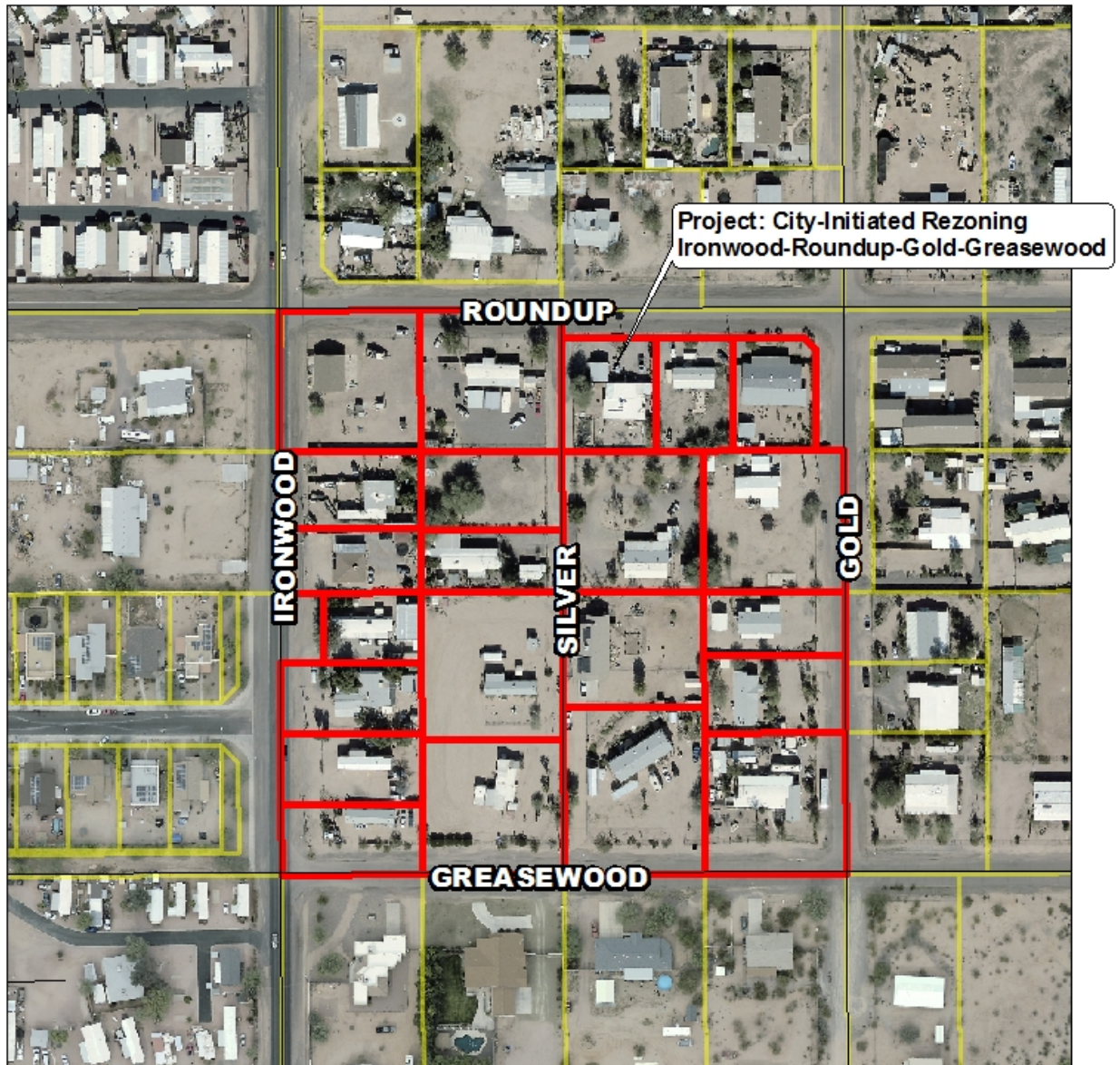
I further move that staff take all actions necessary to meet the legal requirements set forth in state law regarding notification of this pending action.

  
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Prepared by Nicholas Leftwich  
Planning Intern

#### Attachments:

- Aerial Map
- Zoning Exhibit

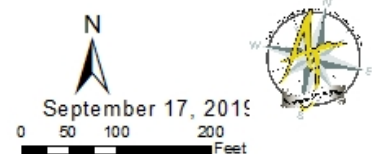


**City of Apache Junction**  
**Ironwood-Roundup-**  
**Gold-Greasewood**  
**Aerial Exhibit**

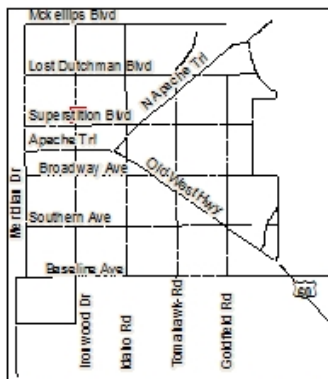
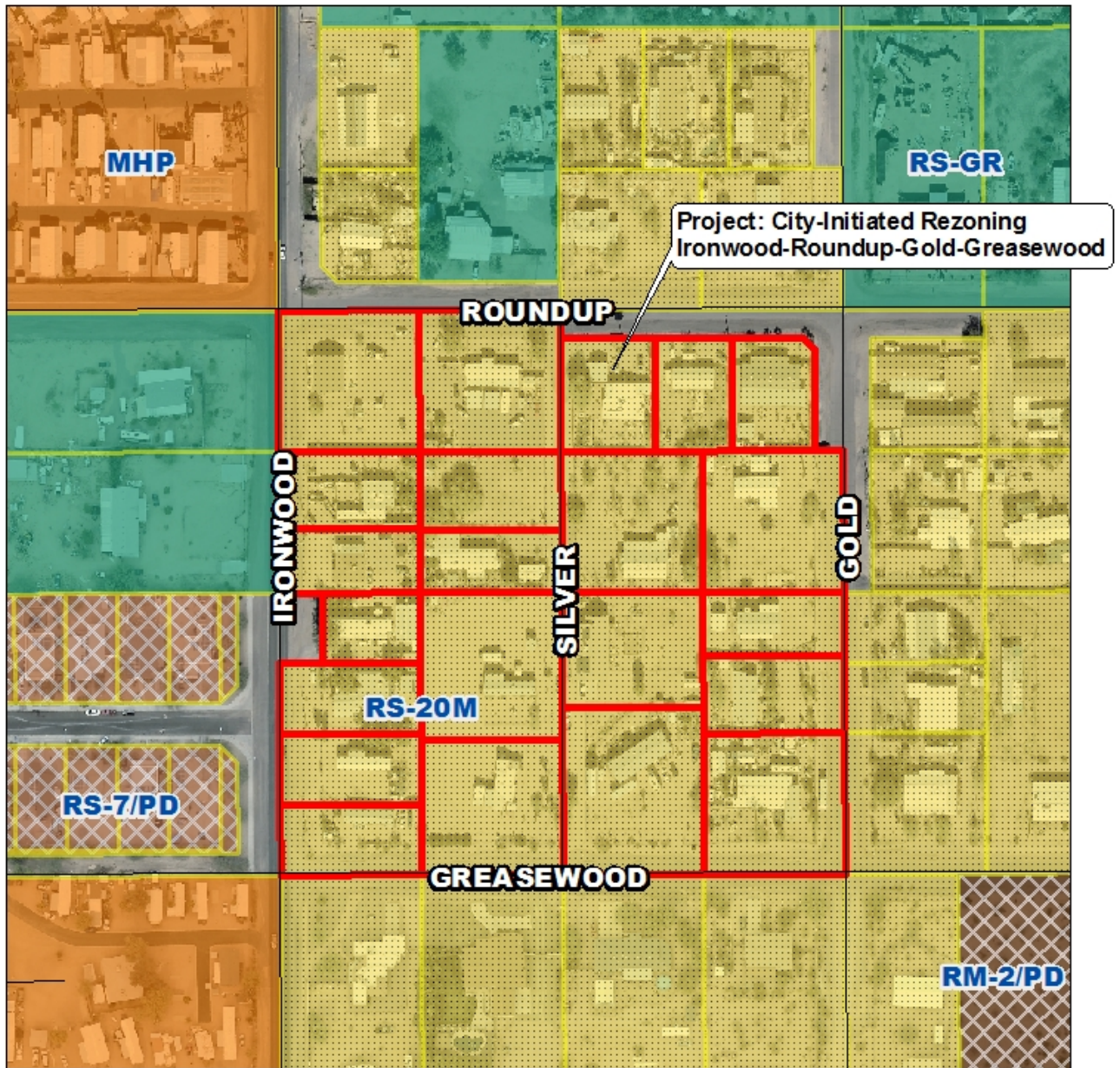
**LEGEND**

Subject Properties     Parcels

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 Ironwood-Roundup- Gold-Greasewood Zoning Exhibit

## LEGEND

  Subject Properties      Parcels

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