



City of Apache Junction
Development Services Department



DATE: January 14, 2020

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-7 (Medium/High Density Single-Family Detached Residential) to RM-1 (High Density Multiple-Family Residential) of lots 1-8 and lots 17-23 of the Superstition Villa Subdivision.

Background

The properties being considered in this rezoning are located between S. San Marcos Drive and S. Plaza Drive along the south side of W. 16th Avenue. Every housing structure in this area is a multiplex, a form of multi-family residence, which would be considered non-conforming and conflicting under the current RS-7 zoning designation.

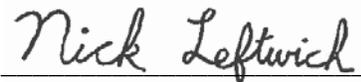
Prior to 2014, the zoning designation for the fifteen (15) lots in question was CR-5 (Multiple Family Residence), which authorized the multi-family residences. However, when the city adopted a new zoning ordinance and zoning district maps in 2014, the subject properties were incorrectly given the new zoning designation of RS-7 (Medium/High Density Single-Family Detached Residential) which is an incompatible zoning designation due to its single-family residence requirements.

This zoning conflict was recently brought to the attention of the Staff and creates conflicts regarding the usage and permitting of these properties. Staff seeks the commission's direction to rezone these properties to multi-family residential.

Recommended Motion

I move that the following direction be given to staff: that staff initiate a rezoning of lots 1-8 and lots 17-23 of the Superstition Villa Subdivision from RS-7 (Medium/High Density Single-Family Detached Residential) to RM-1 (High Density Multiple-Family 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.



Prepared by Nicholas Leftwich
Planning Intern

Attachments:

- Aerial Map
- Zoning Exhibit



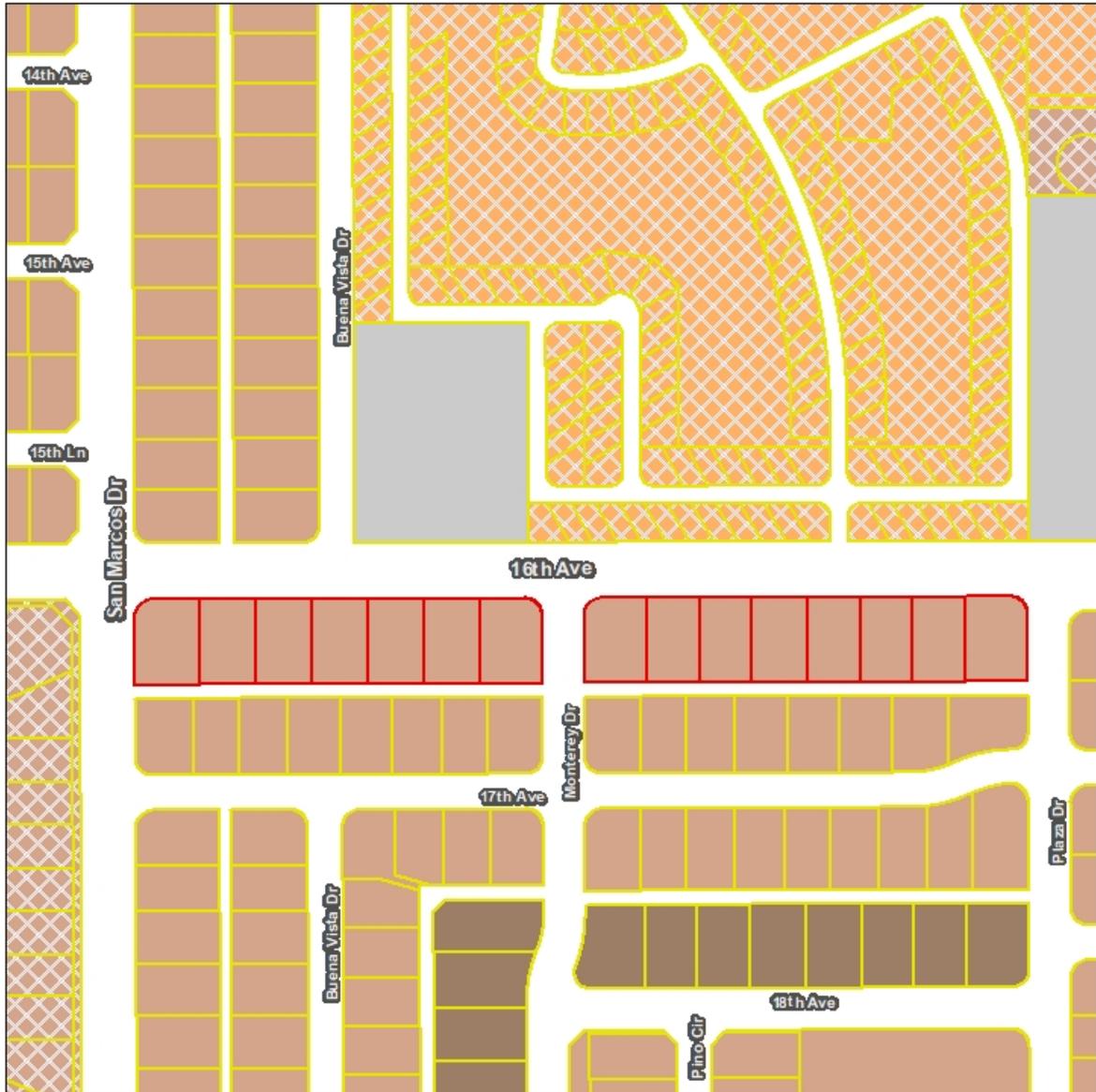
City of Apache Junction
Aerial Exhibit
16th Ave and San Marcos Rezoning

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.

LEGEND
 Subject Site Parcel



S:\PLANNING and ZONING\Staff Work Product\Nicholas Left\16TH and SAN MARCOS Aerial Exhibit.mxd



City of Apache Junction
Zoning Exhibit
16th Ave and San Marcos Rezoning

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.

LEGEND

- Subject Site
- Parcel
- RM-1
- RM-2
- RS-7M
- RS-7/PD
- RVP/PD
- PI

