



City of Apache Junction

Development Services Department



Date: August 19, 2020

To: Honorable Mayor and City Council Members

Through: Bryant Powell, City Manager
Larry Kirch, Development Services Director
Rudy Esquivias, Planning Manager

From: Kelsey Schattnik, Planner

Subject: September 1, 2020, City Council Public Hearing Item:
PZ-5-20 (Ordinance No. 1494) City-Initiated Rezoning
of 210 N. Ironwood Dr.

Background

This is a city-initiated corrective rezoning of 210 N. Ironwood Dr. (parcel 101-02-0670) from a split zoning of Recreational Vehicle Park ("RVP") and General Commercial ("B-1") to General Commercial ("B-1"), which allows the entire property to be developed under commercial standards as intended by the original zoning designation.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission public hearing was held on August 11, 2020 (planning staff report and exhibits attached). The Commission unanimously recommended approval of the rezoning. The attached ordinance represents staff's and the Commission's recommendation.

Staff Recommendation

Staff recommends approval of city-initiated rezoning case PZ-5-20.

Attachments:

- Draft Ordinance No. 1494
- PZ Staff Report from August 11, 2020, with all attachments.

ORDINANCE NO. 1494

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, AMENDING THE APACHE JUNCTION, ARIZONA, ZONING ORDINANCE, BY AMENDING THE ZONING DISTRICT MAP, CITY OF APACHE JUNCTION, ARIZONA, CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PROPERTY DESCRIBED IN REZONING CASE PZ-5-20, A CITY-INITIATED REZONING OF 210 N. IRONWOOD DRIVE, FROM RECREATIONAL VEHICLE PARK ("RVP") AND GENERAL COMMERCIAL ("B-1") TO GENERAL COMMERCIAL ("B-1"); REPEALING ANY CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY.

WHEREAS, in 1985 the property at 210 N. Ironwood Drive was rezoned to straight Local Commercial District ("C-2") under Ordinance no. 438; and

WHEREAS, on May 6, 2014, pursuant to Ordinance No. 1402, the council adopted a new zoning ordinance and zoning district maps, and the subject property was inadvertently given a split zoning of Recreational Vehicle Park ("RVP") for roughly the west half of the property and General Commercial ("B-1") for roughly the east half of the property; and

WHEREAS, the incorrect zoning was brought to staff's attention when the current property owner inquired about adding an additional structure to the property; and

WHEREAS, on May 26, 2020, the planning and zoning commission gave direction to planning staff to proceed with a city-initiated rezoning for the subject property; and

WHEREAS, on August 11, 2020, the planning and zoning commission in a vote of 5:0 recommended approval of rezoning case PZ-5-20 to the council.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF APACHE JUNCTION, ARIZONA, AS FOLLOWS:

SECTION I IN GENERAL

The zoning district classification on the zoning district map for the parcel of land legally described as:

Lot 10, Block 3, of Amended Plat of Newtown, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in book 5 of maps, page 23A.

Except the east 17 feet thereof as set forth in instrument recorded September 26, 1985 as docket 1312, page 241 (also known as parcel 101-02-0670),

be and hereby is amended from Recreational Vehicle Park ("RVP") and General Commercial ("B-1") to General Commercial("B-1").

SECTION II REPEALING ANY CONFLICTING PROVISIONS:

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III PROVIDING FOR SEVERABILITY:

If any section, subsection, sentence, phrase, clause or portion of this ordinance, or any part of the code adopted herein by reference, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, THIS _____ DAY OF _____, 2020.

SIGNED AND ATTESTED TO THIS _____ DAY OF _____, 2020.

JEFF SERDY
Mayor

ATTEST:

JENNIFER PEÑA
City Clerk

APPROVED AS TO FORM:

RICHARD JOEL STERN
City Attorney



City of Apache Junction

Development Services Department



PLANNING AND ZONING COMMISSION PUBLIC HEARING STAFF REPORT

DATE: August 11, 2020

CASE NUMBER: PZ-5-20, "City Initiated Rezoning of 210 N. Ironwood Dr."

APPLICANT: City of Apache Junction,
Staff Initiated Rezoning

REQUEST: Proposed corrective rezoning of 210 N. Ironwood Drive from Recreational Vehicle Park ("RVP") and General Commercial ("B-1") to General Commercial ("B-1").

LOCATION: The property at 210 N. Ironwood Drive is located just north of Apache Trail and south of Hope Women's Center.

**GENERAL PLAN/
ZONING DESIGNATION:** Downtown Mixed Use / RVP (Recreational Vehicle Park) and B-1 (General Commercial)

SURROUNDING USES: North: Commercial Lot, zoned B-1;
South: Commercial Lots, zoned B-1 and B-2/PD;
West: Residential Lots, zoned RVP;
East: Residential Lots, zoned RS-20M.

BACKGROUND

The property at 210 N. Ironwood Drive is located just north of Apache Trail and south of Hope Women's Center. The property is currently split zoned General Commercial ("B-1") and Recreational Vehicle Park ("RVP").

In 1985, this property was rezoned to straight Local Commercial District ("C-2") under Ordinance no. 438. In 2014, the zoning maps should have assigned a General Commercial ("B-1") zoning district to the property. Instead, it was incorrectly assigned a split zoning of

B-1 on the east half of the property and RVP ("Recreational Vehicle Park") on the west half of the property.

The incorrect zoning was brought to our attention when the property owner inquired about developing the western half of their property with an education center. This rezoning will correct the 2014 zoning map error, as well as allow the west half of the property to be developed under commercial development standards.

On May 26, 2020, Staff brought the matter to the Planning and Zoning Commission and received direction to initiate a corrective rezoning.

PROPOSAL

PZ-5-20 is a city-initiated corrective rezoning of parcel 101-02-0670 from Recreational Vehicle Park ("RVP") and General Commercial ("B-1") to General Commercial ("B-1"), which allows the entire property to be developed under commercial standards as intended by the original zoning designation.

PLANNING STAFF ANALYSIS

Relationship to General Plan:

The subject site is designated by the city's General Plan as "Downtown Mixed Use." The rezoning is in compliance with the General Plan.

Zoning/Site Context:

The property is primarily surrounded by a mix of residential and commercial properties. Commercial properties to the north and south, Arizuma MHP to the west, and a church, zoned "RS-10M", to the east.

Public Input:

Public hearing notification letters noting the time, place, and proposed request were sent by staff to all property owners within a 300-foot radius of the subject site.

Staff has not received any comments regarding the rezoning request.

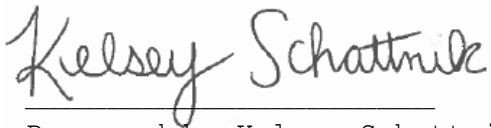
PLANNING DIVISION RECOMMENDATION

Planning Staff recommends the approval of the proposed corrective rezoning to allow the entire property to be developed under commercial standards as intended by the original zoning designation.

Planning Staff offers the following Recommended Motion, should the Commission wish to forward a recommendation of approval or denial 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 the rezoning case PZ-5-20, a city-initiated request to rezone the property at 210 N. Ironwood Drive from Recreational Vehicle Park ("RVP") and General Commercial ("B-1") to General Commercial ("B-1").

A handwritten signature in black ink that reads "Kelsey Schattnik". The signature is written in a cursive, flowing style. Below the signature is a horizontal line.

Prepared by Kelsey Schattnik
Planner

Attachment:
Exhibit #1 - PZ-5-20 Vicinity Exhibit



Vicinity Map

210 N. Ironwood Drive

City-Initiated Rezoning Request from
Recreational Vehicle Park ("RVP") and
General Commercial ("B-1")
to General Commercial ("B-1").

