



City of Apache Junction

Development Services Department



PLANNING AND ZONING COMMISSION PUBLIC HEARING STAFF REPORT

DATE: November 10, 2020

CASE NUMBER: PZ-7-19

OWNERS/APPLICANTS: City of Apache Junction (owner/applicant)

REPRESENTATIVE: Kendra Ellner

REQUEST: Rezoning request from RS-GR (General Rural Low Density Single-Family Detached Residential) to RS-20 (Medium Density Single-Family Detached Residential). For the purpose of developing the property and splitting the parcel into 3 lots, each approximately +/- 34,485 sq. ft.

LOCATION: The property, totaling approximately 2.37 acres, is located between Royal Palm Road and Cactus Road, on the North side of E. Roosevelt Street.

**GENERAL PLAN/
ZONING DESIGNATION:** Low density residential opportunity area.

SURROUNDING USES:

- North: The Foothills Mobile Home Park (RS-GR); Superstition Skies Restaurant (RM-2)
- South: Two Single-Family Parcels (RS-GR);
- East: Single-Family home and duplex (RM-2)
- West: Two Single-Family Parcels (RS-GR)

BACKGROUND

In July of 2019, Development Services Staff sought direction to staff from the Commission to process a city initiated rezoning after the City acquired this land as a donation from the former owners in 2016. This parcel had a history of neighborhood complaints and code compliance issues. It was often occupied by vagrants and trespassers while the owners of the property lived in Germany. The City was notified of these issues by the neighbors and were able to remove the trespassers and their assembled structures with the property owner's cooperation. Following these events, the owner did not wish to deal with the parcel any further and thus donated it to the city.

The City received approval from the Commission on July 23, 2019 to proceed with the requested city initiated rezoning and a parcel land split. The parcel is currently zoned RS-GR (General Rural Low Density Single-Family Detached Residential); the minimum lot size is 1.25 gross acres (54,450 sq. ft.).

PROPOSAL

In order to properly rezone and split the parcel and to keep the new lot sizes in conformance with the recommended zoning, staff was originally seeking approval to rezone the property to RS-20 (Medium Density Single-Family Detached conventional homes/ 20,000 sq. ft. minimum lots). If approved, the rezoning will be followed by a 3-lot land split, creating lots of approximately 34,485 sq. ft. each.

Staff believes the rezoning will provide for the highest and best use of the property and the City will eventually sell the new parcels. The Commission has consented that Planning Staff take all necessary actions to meet the legal requirements set forth in state law regarding notification of this pending action. Staff believe the rezoning and land split of this property would designate a compatible land use pattern for the area and provide new owners the opportunity to build three new homes.

More recent and timely topographical information (see Exhibit #7), about the property has led the staff to recommend rezoning to RS-20/PD instead, for reasons explained below.

PLANNING STAFF ANALYSIS AND FINDINGS

Relationship to General Plan:

The subject site is designated by the City's General Plan as a "Low Density Residential" opportunity area, normally characterized by 1.25 acre single-family lots. Because this rezoning proposes lots smaller than 1.25 acres, but does not include an area larger than 10 acres, the rezoning is considered a minor General Plan amendment. The proposed rezoning, however, is in character with the development of the neighborhood with regard to varying lot sizes and uses in the area.

Zoning/Site Context:

Residential developments exist to the north, south, east and west of the site including a small mobile home park property at the northwest corner. The parcels to the south and west are still zoned RS-GR, but there is also designated RM-2 High-density residential directly to the east. The proposal is to rezone and split a vacant low density parcel into 3-medium density parcels. In essence, a parcel split should allow additional single-family development and create a variety of land uses in the surrounding residential neighborhoods.

The site is less than a mile from downtown. Quick access to Old West highway and N. Apache Trail will support the growing density and economic activity of Apache Junction where the City is trying to create a cohesive and vibrant community.

Planned Development Zoning:

Because of the site's undulating topography and tributary washes; and because of the character of the greater surrounding neighborhood including many horse properties; staff proposes that the rezoning be to RS-20 by Planned Development (RS-20/PD). Furthermore, as planned development deviations, staff recommends setbacks of 20-foot front and rear; and that 2 horses per lot be allowed.

Infrastructure Improvements:

Currently there are some utility services on the site that haven't been utilized in over a year. If the land is to be sold and developed, new owners will need to contact utility providers to bring additional services to the site. Further improvements to the site, such as grading have been discussed with Public Works, and proposed listing of the parcels will follow the rezoning and land split.

Public Input:

The City sent the required documentation and posted signage to inform the residents within 300-ft on October 19, 2020 and newspaper display advertising on October 24, 2020. Staff received two questions via telephone from one neighboring property-owner. They were generally in favor of the rezoning but had a concern about the quality of the roadway and wondered if the City would be doing additional road improvements. Currently the site is accessed from Cactus Road and is partially improved with chip seal. Extension to Royal Palm is currently under discussion internally.

The other question was about how the property is going to get access to utility services. Planning staff is working with the Water District on the possibility of infrastructure improvements to the site, which will eventually be served by AZ Water Co.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends approval of the rezoning request, from RS-GR to RS-20/PD, with conditions as listed under the recommended motion below:

RECOMMENDED MOTION

I move that the Planning and Zoning Commission recommend to the Apache Junction City Council the (APPROVAL) of rezoning case PZ-7-19, a request by the City of Apache Junction(owner/applicant), represented by Kendra Ellner, to rezone a +/-2.37 acre property located between N. Royal Palm Road and N. Cactus Road, on the North side of E. Roosevelt Street from RS-GR (General Rural Low Density Single-Family Detached Residential) to RS-20/PD (Medium Density Single-Family Detached Residential by Planned Development), for the purpose of creating an opportunity for a 3-parcel land split under the following conditions:

- 1) Following effective rezoning approval, City staff shall take all necessary steps to split property as conceptually approved.
- 2) Staff shall coordinate with the City Engineer on any additional right of way or utility easement needs, including the dedication of the south 25 feet of the property for roadway and utility purposes.
- 3) City shall disclose to prospective buyers that additional property improvements and service extensions may be necessary upon purchase.

- 4) All applicable permits and development fees will be due at the time of development.
- 5) The RS-20/PD zoning shall allow setbacks of 20-foot front and rear yards and 10-foot side yards; and 2 horses shall be allowed on each lot.

Kendra Ellner

Prepared by Kendra Ellner
Planning Intern

Attachments:

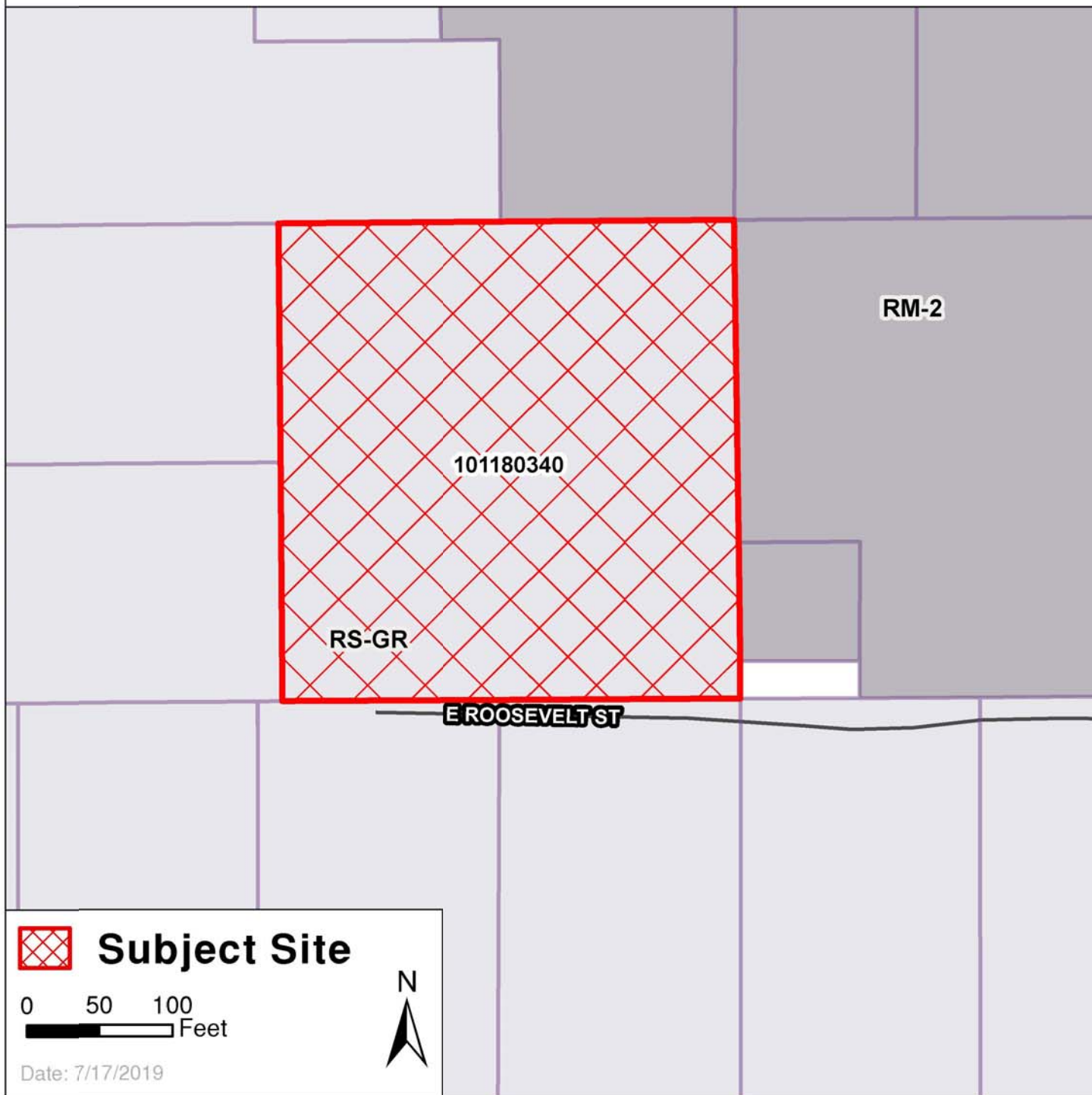
- Exhibit #1 - Vicinity Map
- Exhibit #2 - Aerial Map
- Exhibit #3 - Zoning Map
- Exhibit #4 - General Plan Future Land use area map
- Exhibit #5 - Conceptual Land Split Map
- Exhibit #6 - Conceptual Net Area Diagram
- Exhibit #7 - Topography Map



Vicinity Map

PZ-7-19

City-initiated rezoning request from
RS-GR to RS-20 for 978 E Roosevelt St.





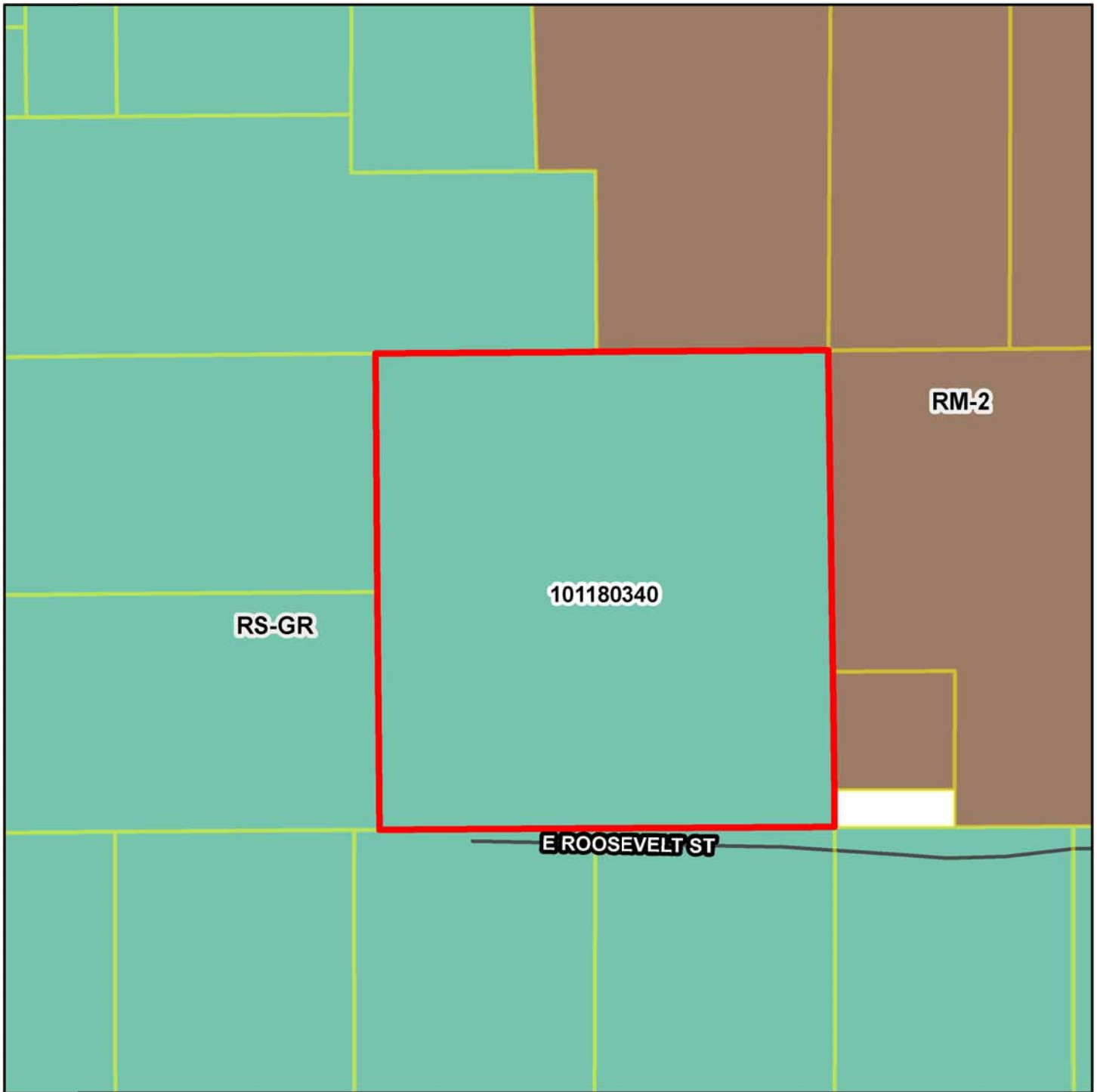
City of Apache Junction PZ-7-19 Aerial Exhibit

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

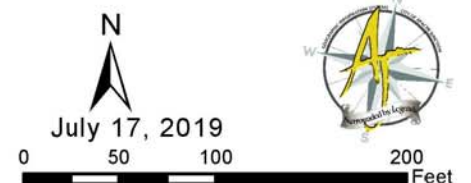
LEGEND

Subject Site Parcels

Zoning Districts

RM-2
 RS-GR

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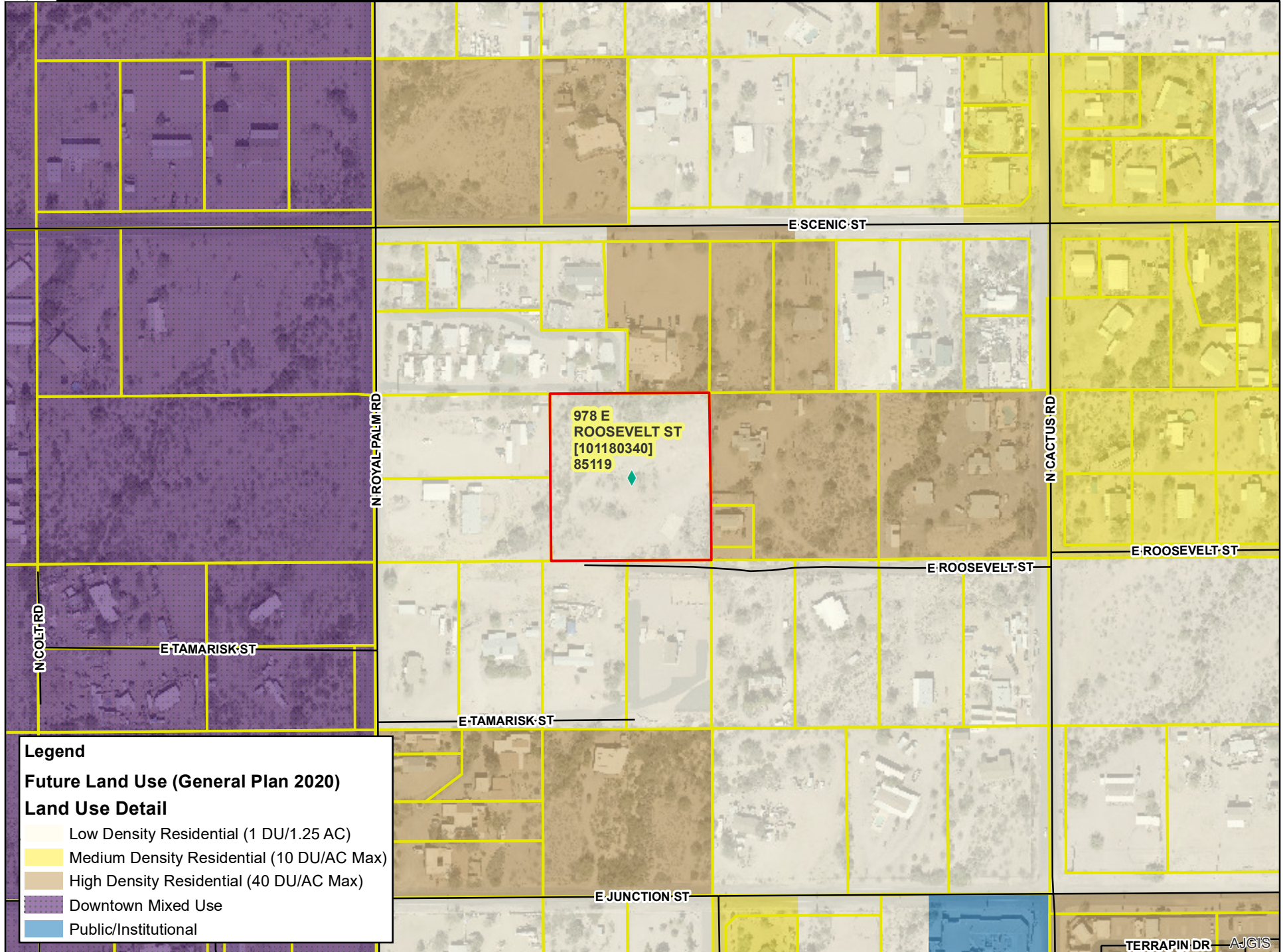
978 E. ROOSEVELT ST



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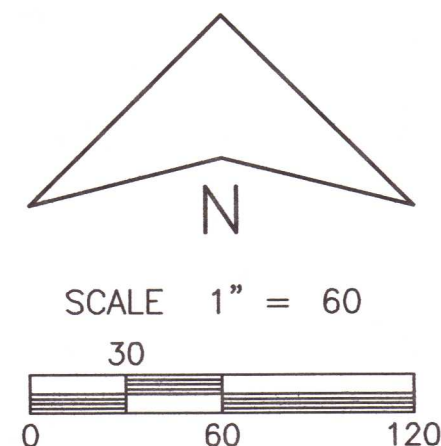
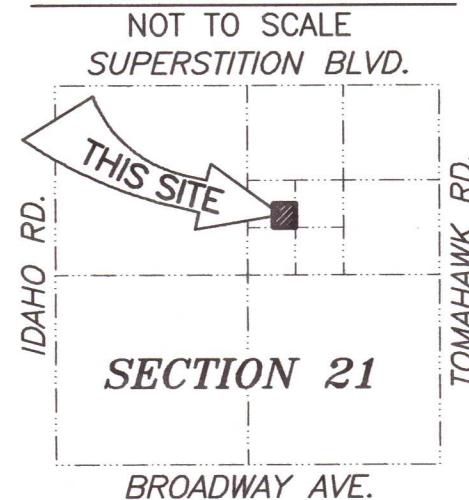
285

570
Feet



DISCLAIMER: This map was produced without benefit of a field survey and is not the intended use. The use of this map is for informational purposes only and the City of Apache Junction makes no warranty, expressed or implied, regarding the reliability of the information provided.

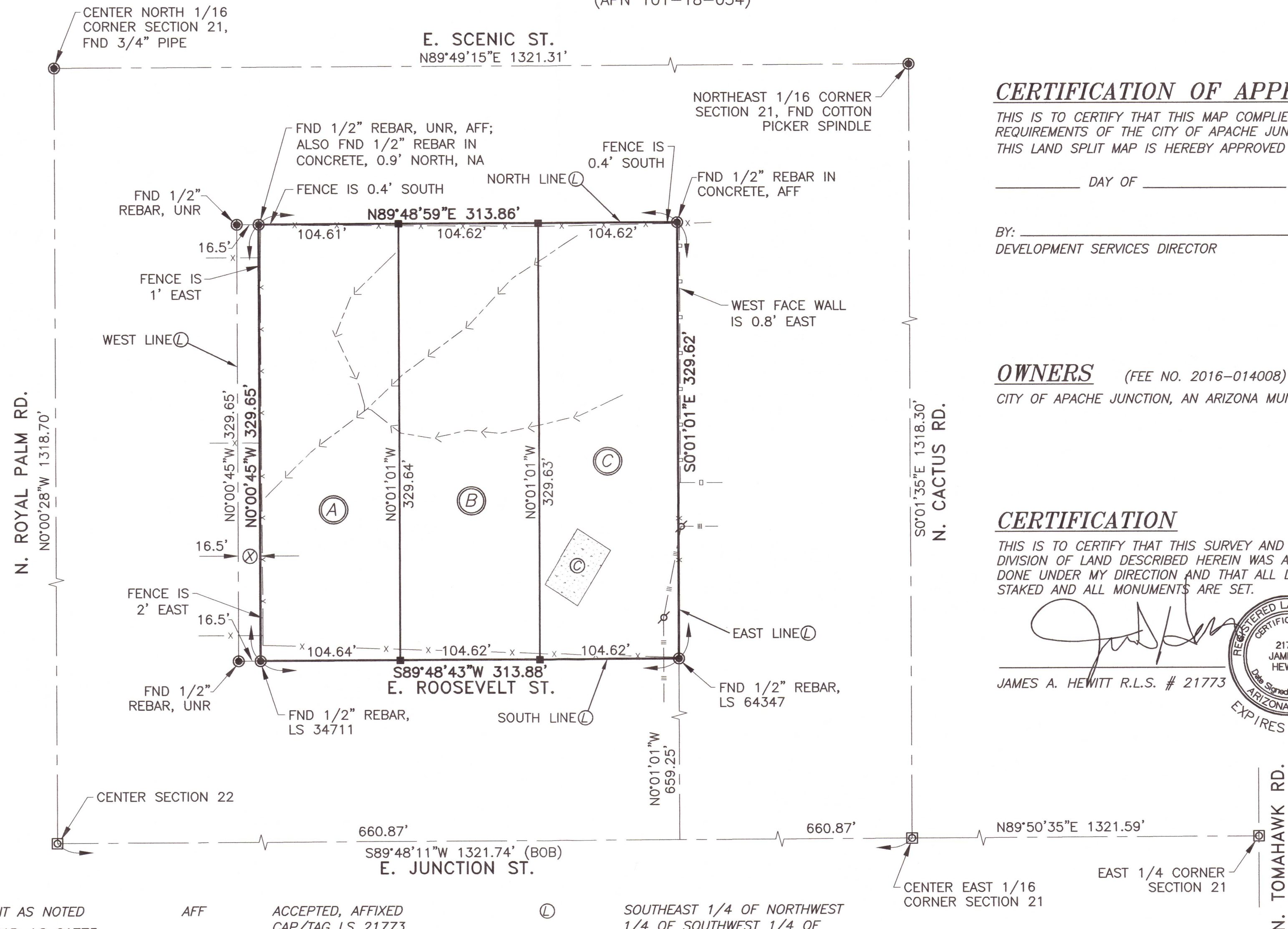
VICINITY MAP



APACHE JUNCTION LAND SPLIT MAP LSM-

A PORTION OF THE NORTHEAST 1/4 OF
SECTION 21, T.1N., R.8E., G.&S.R.B.&M.
PINAL COUNTY, ARIZONA

(APN 101-18-034)



LEGEND

●	FND MONUMENT AS NOTED	AFF	ACCEPTED, AFFIXED	⊙	SOUTHEAST 1/4 OF NORTHWEST
■	SET 1/2" REBAR, LS 21773		CAP/TAG LS 21773	⊗	1/4 OF SOUTHWEST 1/4 OF
⊠	FND BRASS CAP IN HAND HOLE		UTILITY POLE	⊙	NORTHEAST 1/4 OF SECTION 21
FND	FOUND	— — — — —	OVERHEAD UTILITY WIRES	⊗	EXCEPTION TO SUBJECT PARCEL
UNR	CAP/TAG UNREADABLE	— □ — □ —	BLOCK WALL	⊙	PER FEE NO. 2016-014008
BOB	BASIS OF BEARINGS	— x — x —	FENCE	⊙	CONCRETE SLAB
APN	ASSESSOR'S PARCEL NUMBER	— < — < —	APPROXIMATE FLOW LINE OF	⊙	SPLIT PARCEL LETTER DESIGNATION
NA	NOT ACCEPTED		WASH (AND DIRECTION OF FLOW)		

CERTIFICATION OF APPROVAL:

THIS IS TO CERTIFY THAT THIS MAP COMPLIES WITH THE
REQUIREMENTS OF THE CITY OF APACHE JUNCTION; AND THAT
THIS LAND SPLIT MAP IS HEREBY APPROVED ON THIS

DAY OF 2020.

BY: _____
DEVELOPMENT SERVICES DIRECTOR

OWNERS (FEE NO. 2016-014008)

CITY OF APACHE JUNCTION, AN ARIZONA MUNICIPAL CORPORATION

CERTIFICATION

THIS IS TO CERTIFY THAT THIS SURVEY AND THE MAP OF
DIVISION OF LAND DESCRIBED HEREIN WAS ACCURATELY
DONE UNDER MY DIRECTION AND THAT ALL LOTS ARE
STAKED AND ALL MONUMENTS ARE SET.

JAMES A. HEWITT R.L.S. # 21773

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 21773
JAMES A. HEWITT
ARIZONA U.S.A.
EXPIRES 3-31-21







ABILITY LAND SURVEYING, INC.

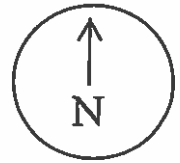
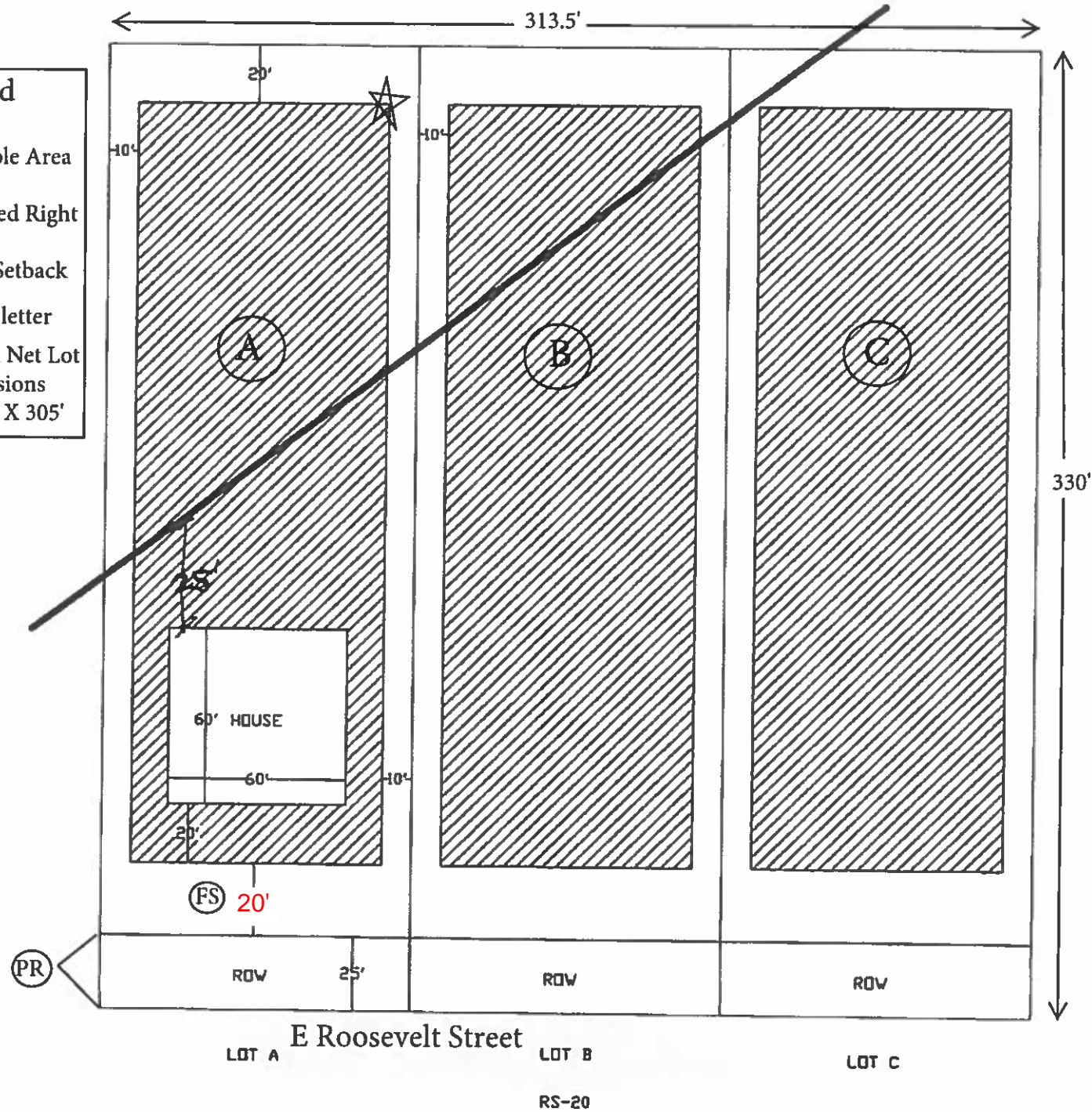
185 SOUTH MOUNTAIN VIEW ROAD
APACHE JUNCTION, ARIZONA 85119
PH 480-982-0413

SHEET NO.
1 OF 2
DATE
5/20
JOB NO.
20-0305

PZ-7-19 Conceptual Net Area Diagram

Legend

-  Buildable Area
-  Wash
-  Proposed Right of Way
-  Front Setback
-  Parcel letter
-  Typical Net Lot Dimensions ~104.6' X 305'



978 E Roosevelt St

