

# City-Initiated Rezoning from RS-GR to RS-20/PD 978 E. Roosevelt Street



**City of Apache Junction  
Planning and Zoning Commission  
November 10, 2020**



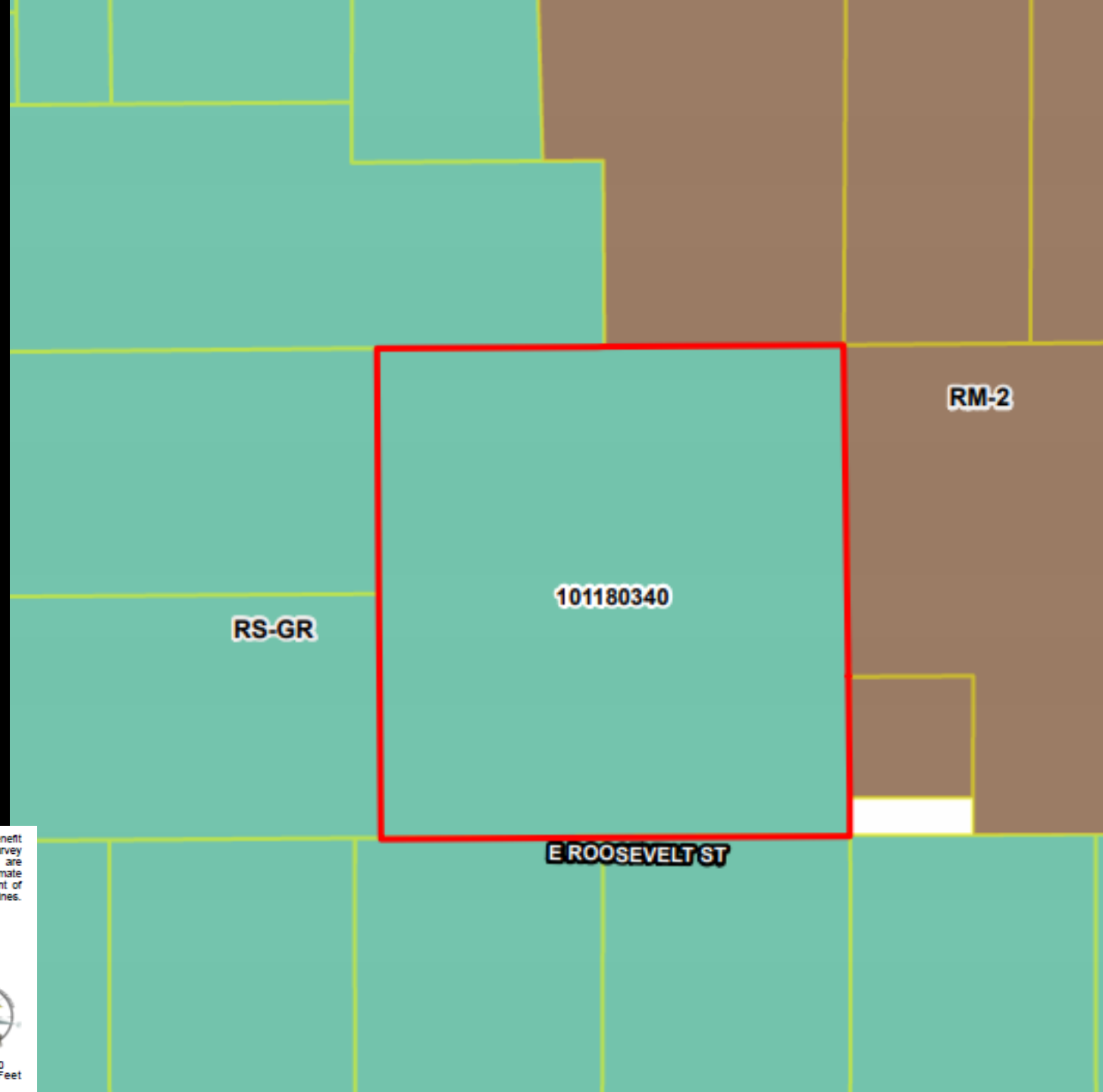
# Background

- The +/-2.37-acre subject property was abandoned for several years often occupied by trespassers while owners lived in Germany.
- The City was notified about complaints and compliance issues, and were able to remove non-conforming structures and trespassers with owner cooperation.
- Owner no longer wished to deal with the parcel further, therefore they donated it to the City.
- On July 23, 2019 the City received direction to staff from Commission to proceed with all necessary actions to meet legal requirements on pending action of approval for a rezoning.
- The property is currently vacant and zoned RS-GR.

# Zoning Map

Surrounding properties:

- RM-2 (Multi-family Residential)
- RS-GR (Low-density Residential)

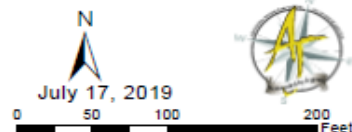


## City of Apache Junction PZ-7-19 Zoning Exhibit

### LEGEND

- Subject Site
- Parcels
- RM-2
- RS-GR

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.



# Aerial Map

## Current Zoning:

RS-GR (General Rural Low Density  
Single-Family  
Detached Residential)

## Proposed Zoning:

RS-20/PD (Medium Density  
Single-Family Detached Residential  
by Planned Development)

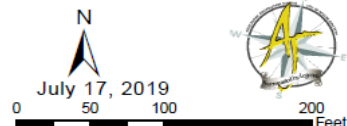


### City of Apache Junction PZ-7-19 Aerial Exhibit

#### LEGEND

Subject Site  Parcels

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**Project: 978 E. Roosevelt**  
**Apache Junction, AZ 85119**  
**Parcel: 101180340**

**E ROOSEVELT ST**

# Proposal

- The City of Apache Junction, is requesting to rezone the vacant +/- 2.37-acre property from RS-GR to RS-20/PD (instead of RS-20), for the purpose of processing a 3-lot split to eventually sell and redevelop for additional single-family residences.
- Recommended planned development to help mitigate topographical constraints with reduced setbacks and to allow 2 horses in character with neighborhood.

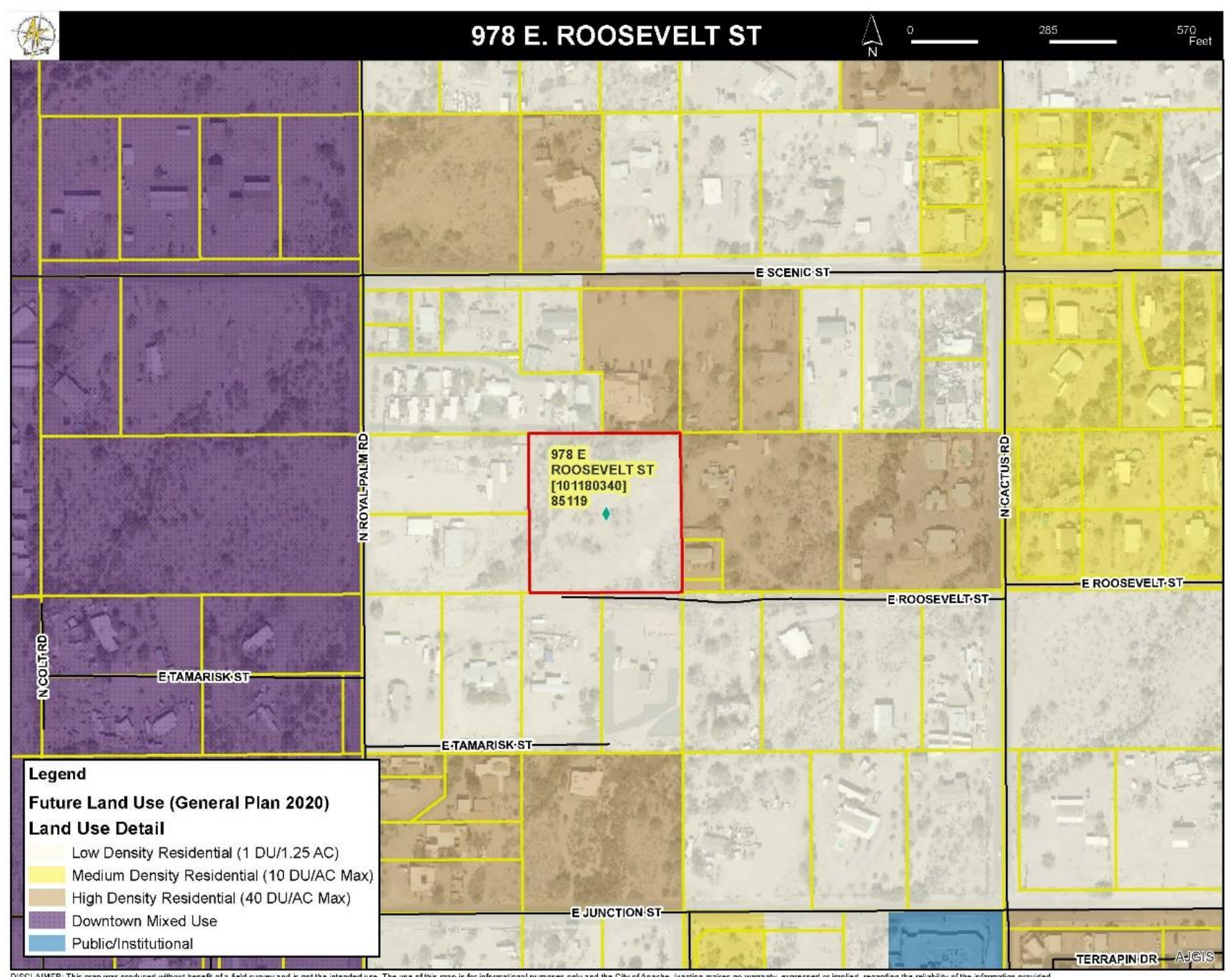
# Analysis and Staff Recommendation

- The rezoning proposal conflicts with the City's General Plan; but is considered a minor amendment.
  - 2020 General Plan states "Low Density Residential" opportunity area. However, the property's proximity to downtown invites higher density.
- Currently a low density parcel proposed to be split into 3-medium density parcels with a planned development overlay because of topographic constraints.
  - Cohesive with the variety of zoning in the neighborhood and PD is an incentive for higher value.
- Conceptual buildable area sites for development are in discussion.
- New utility services will need to be coordinated by new owners.



# 2020 General Plan Area Map

Variety of  
Future Land Uses:



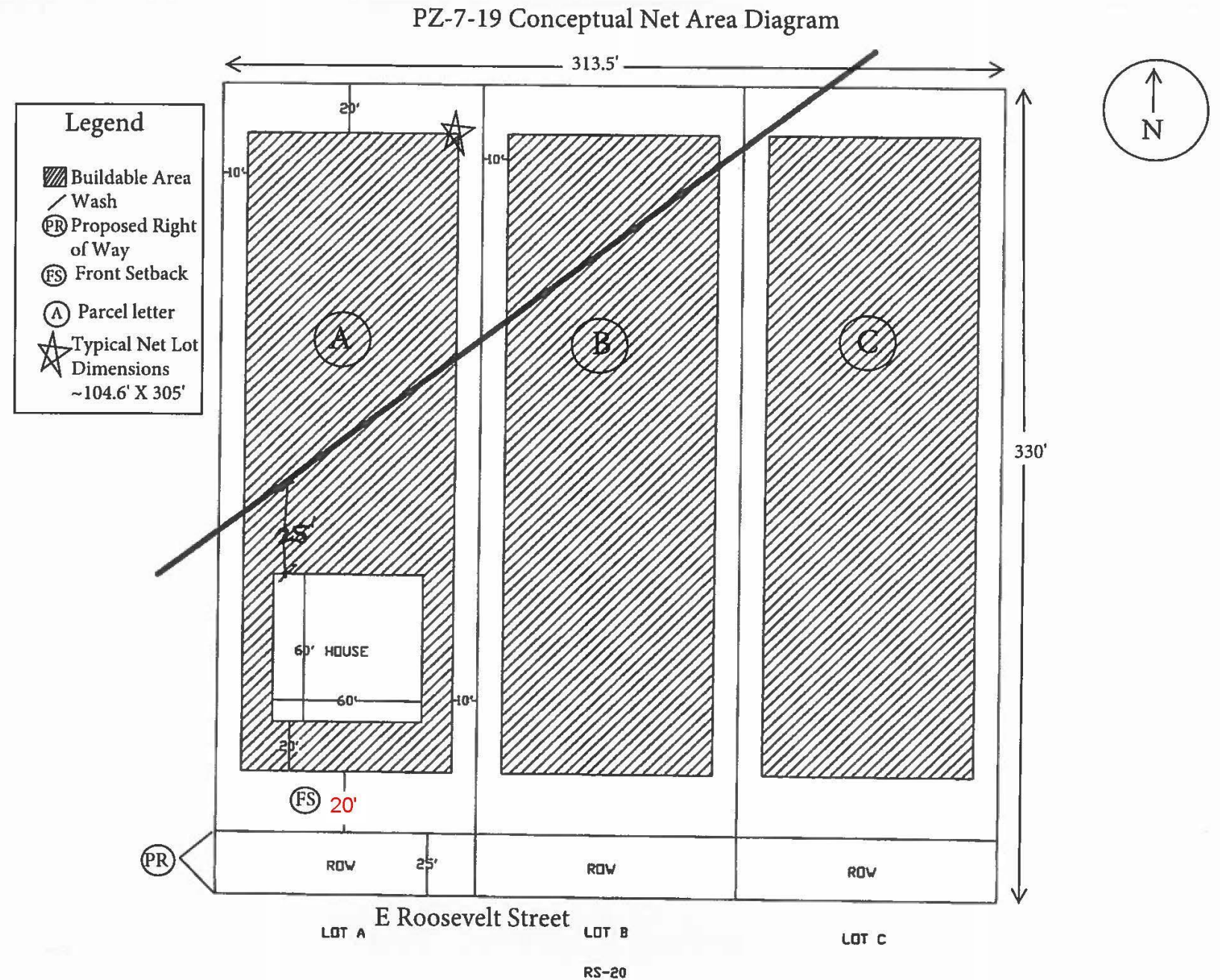
Proposed 3-lot  
land split; lots  
of approx-  
imately 329.6'  
X 104.6' each.





# Conceptual Net Area Diagram

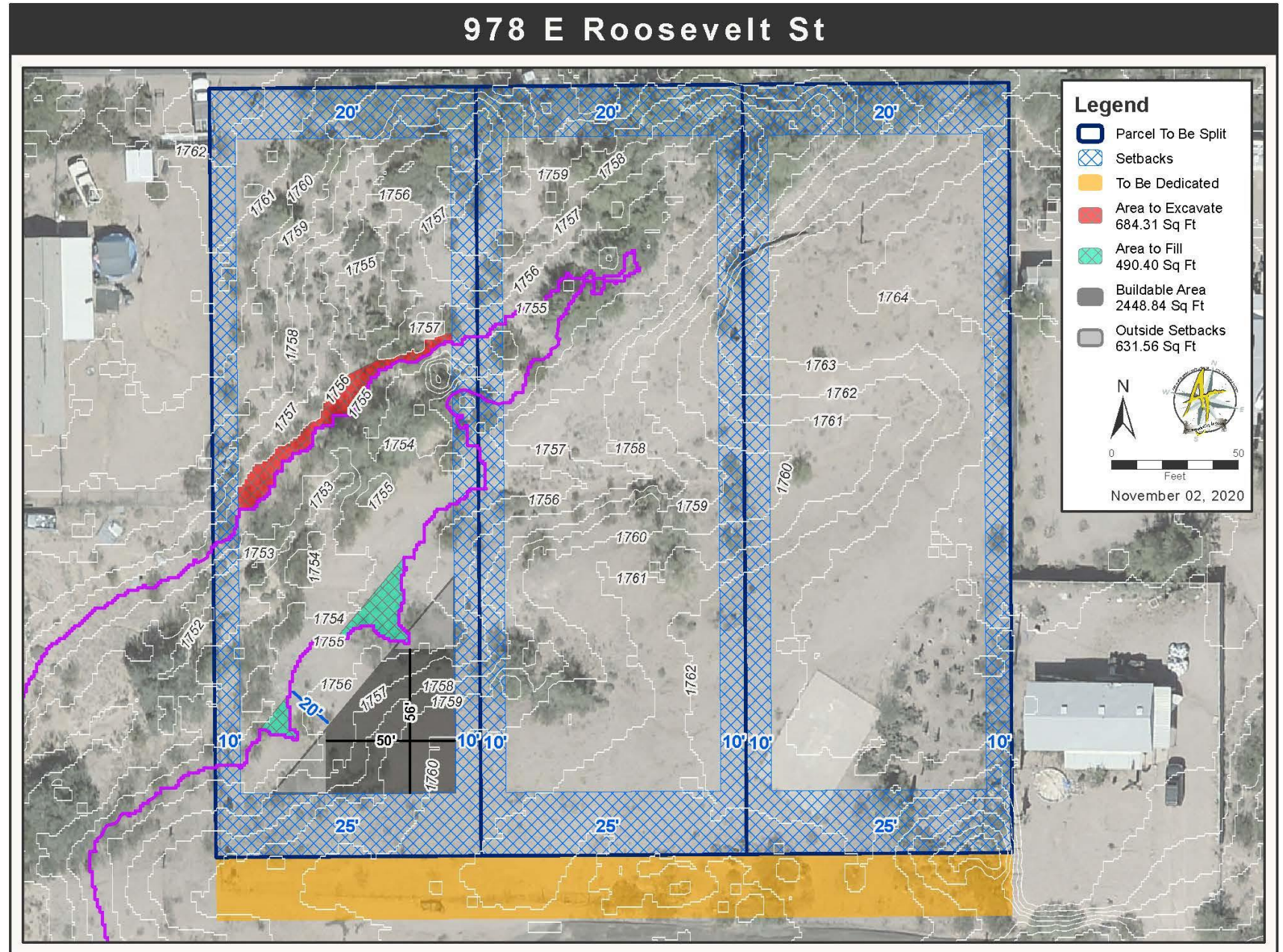
Staff recommends setbacks of 20-foot front and rear; and 2 horses per lot should be allowed.





# Topography Map

Timely  
topographical  
information  
has led staff to  
recommend  
rezoning to RS-  
20/PD



# Staff's Recommended Motion

- Planning and Zoning Division recommends to the Apache Junction P&Z Commission and to City Council the (APPROVAL) of rezoning case PZ-7-19, a request by the City of Apache Junction (owner/applicant), to rezone a +/-2.37 acre property located between Royal Palm Road and Cactus Road, on the north side of E. Roosevelt St, 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 to process a 3-parcel land split under 5 conditions.

## Staff's Recommended Motion 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.



## Staff's Recommended Motion Conditions Cont:

- 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.

# Questions and Discussion

- PZ-7-19 978 E. Roosevelt St.  
City of Apache Junction