



City of Apache Junction

Development Services Department



Date: January 20, 2021

To: Honorable Mayor and City Council Members

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

From: Nicholas Leftwich, Planning Intern

Subject: February 2, 2021, City Council Public Hearing Items:
PZ-1-20 (Ord. No. 1501) Old West Highway Village
Rezoning Request

Summary

Please see the attached staff report and exhibits presented to the Planning and Zoning Commission at their public hearing on January 12, 2021, for a proposed rezoning, requested by Apache Junction 772, LLC, represented by Greg Loper. This case pertains to two vacant properties totaling 7.93-acres located on the south side of Old West Highway, between S. Royal Palm Road and S. Tomahawk Road.

PZ-1-20 proposes to rezone the 7.93-acre property from B-4 (Business Park) to RM-1/PD (High Density Multiple-family Residential by Planned Development) for the purpose of developing the property with a 107-lot townhouse residential development.

P&Z Commission Hearing and Recommendation

The Planning and Zoning Commission public hearing was held on January 12, 2021 (planning staff report and exhibits attached). The commission voted 4 to 3 for denial of the rezoning.

Planning Staff Recommendation

Planning Staff recommends the approval of the rezoning, but only under strict conditions designed to ensure a high level of quality and a final product that addresses many of these concerns. Staff's recommended conditions are contained in draft Ordinance No. 1501 (attached).

Attached:

- Draft Ordinance No. 1501
- Staff report and attachments presented to P&Z on 01-12-21