

PZ-7-19

City-Initiated Rezoning  
978 E. Roosevelt Street



**City of Apache Junction  
City Council Meeting  
February 2, 2021**



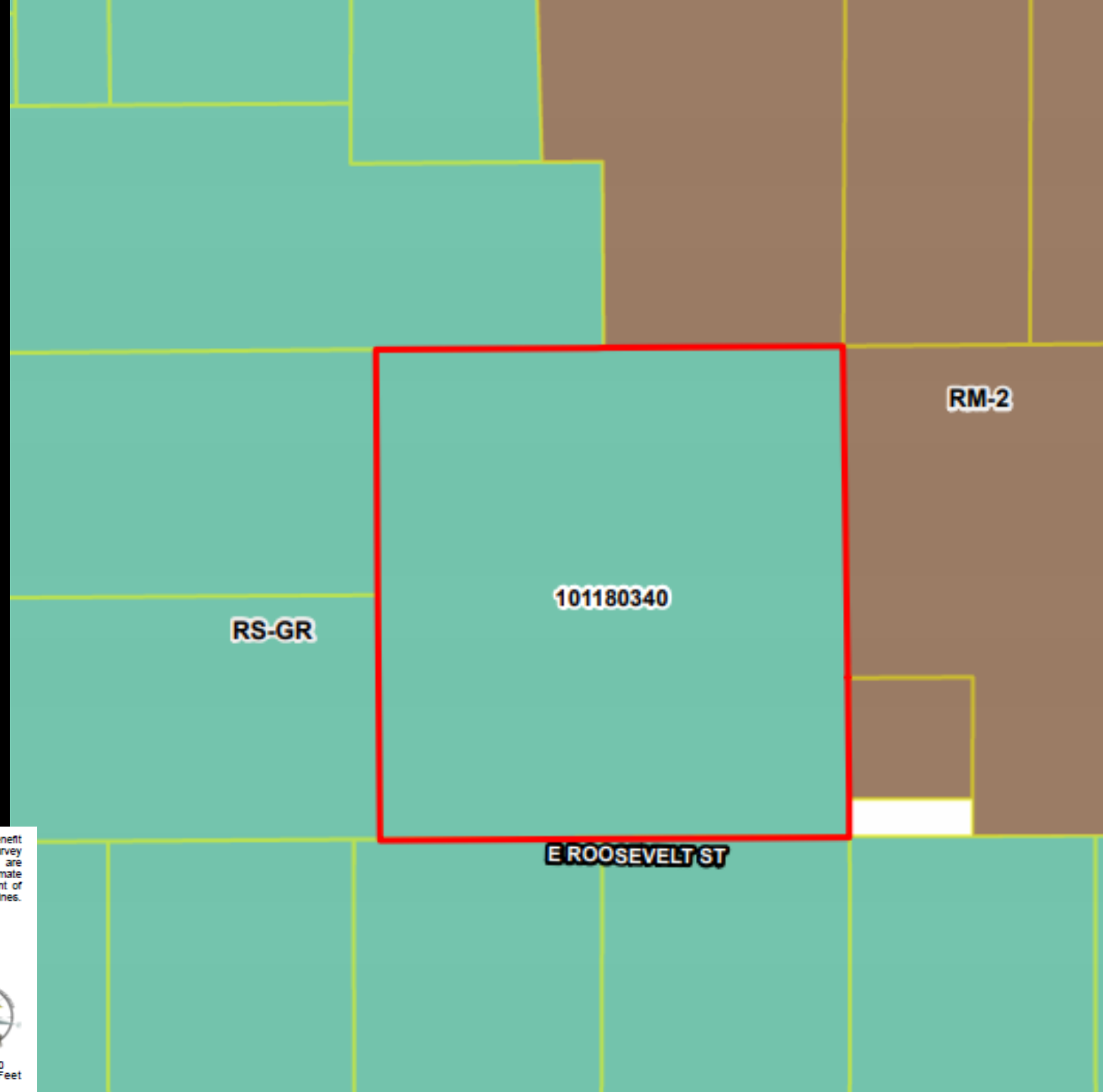
# Background

- The +/-2.37-acre subject property was donated to the city after it was abandoned for several years often occupied by trespassers while owners lived in Germany.
- Timeline:
  - July 23, 2019 city approved direction to staff.
  - November 10, 2020 staff presented to commission
    - Continued case to December 8, 2020→P&Z motion
  - December 1, 2020 staff presented to council
    - Continued case to January 19, 2021
    - Continued case to February 2, 2021

# 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

#### Zoning Districts

 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)

P&Z Commission Recommended  
Zoning  
(RS-GR/PD)

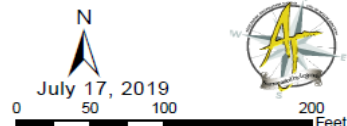


### City of Apache Junction PZ-7-19 Aerial Exhibit

#### LEGEND

Subject Site  Parcels

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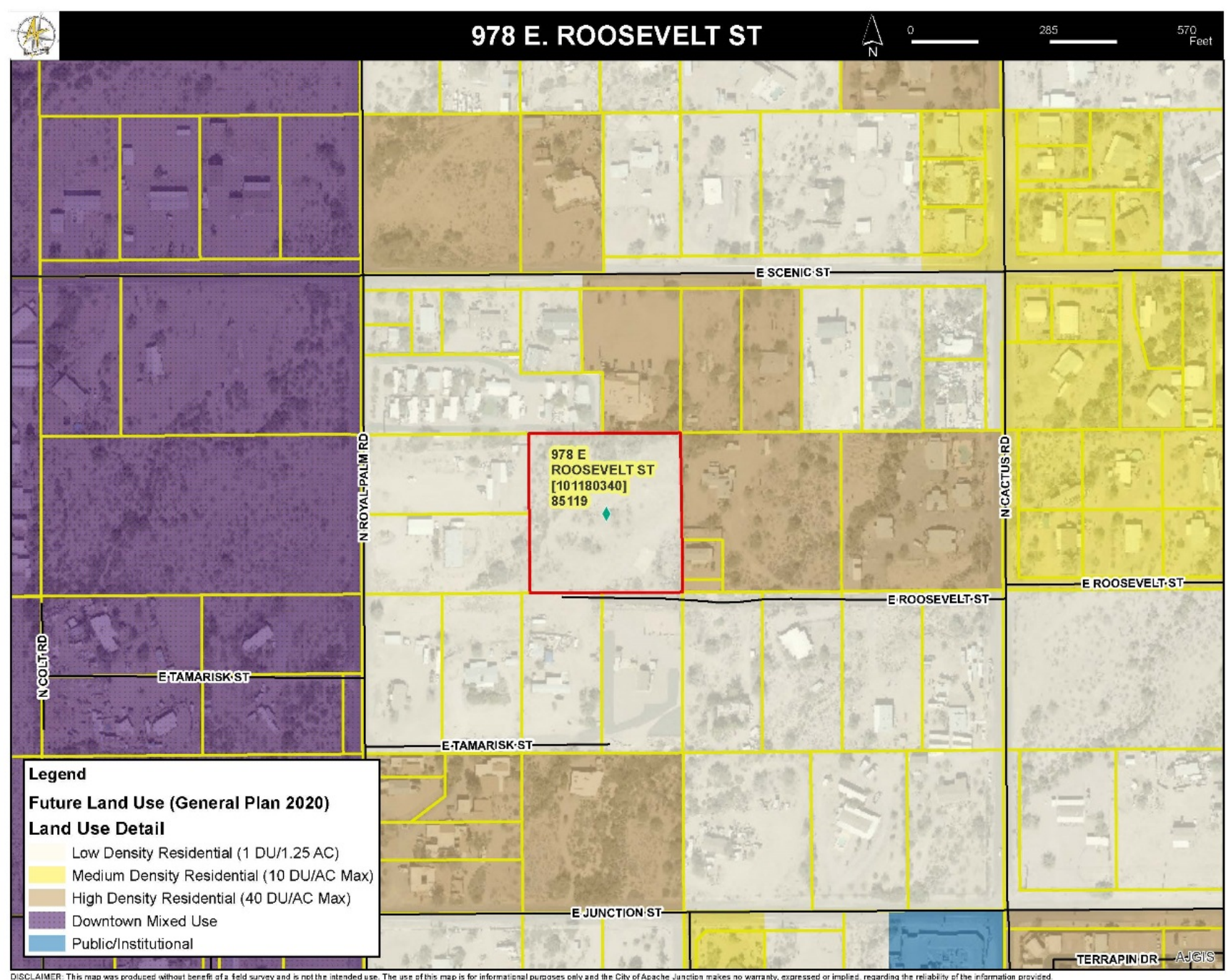
**Project: 978 E. Roosevelt**  
**Apache Junction, AZ 85119**  
**Parcel: 101180340**

**E ROOSEVELT ST**



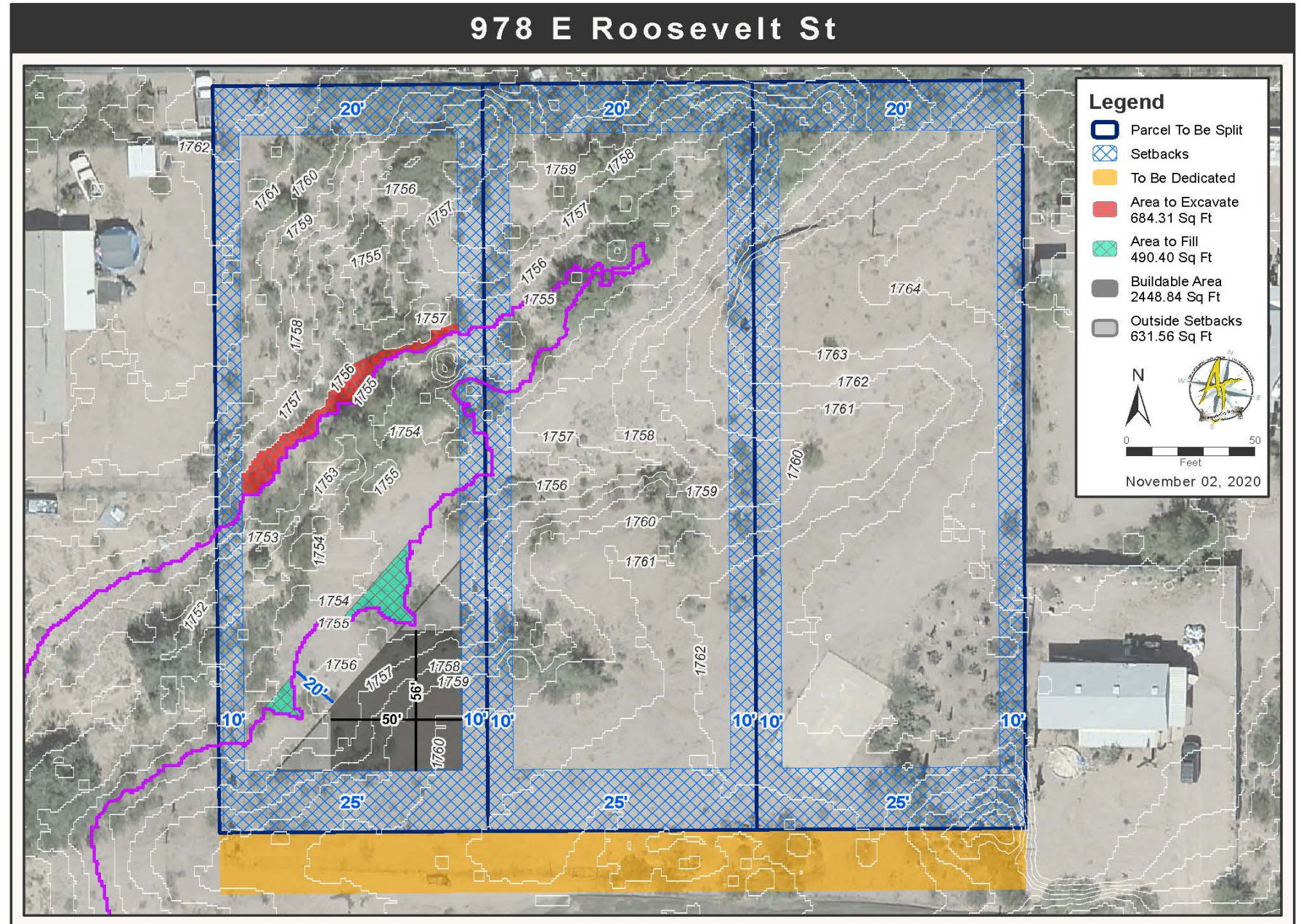
# 2020 General Plan Area Map

Variety of Future Land Uses:





# Topography Map



# Potential Parcel Configuration Options

Land Split	Acres	Rezoning	Horses
0	2.37	RS-GR	Y
3	0.79	RS-20	N
3	0.79	RS-20/PD	Y (2 Recommended)
2 (half-split)	1.18	RS-GR/PD	?
2 (west/east)	1.25 and 1.12	RS-GR/PD	Y for west lot /? For east lot
0	2.37	RM-2 (multi-family)	N

# Planning and Zoning Commission Motion

- APPROVAL of rezoning case PZ-7-19, a request to rezone a +/-2.37 acre property located between Royal Palm Road and Cactus Road, on the north side of E. Roosevelt Street, from RS-GR to RS-GR/PD (General Rural Low Density Single-Family Detached Residential By Planned Development) for the purpose of creating a 2-lot land split with one +/- 1.25 acre lot and another +/-1.12 acre lot under the five conditions listed in the draft ordinance 1499.



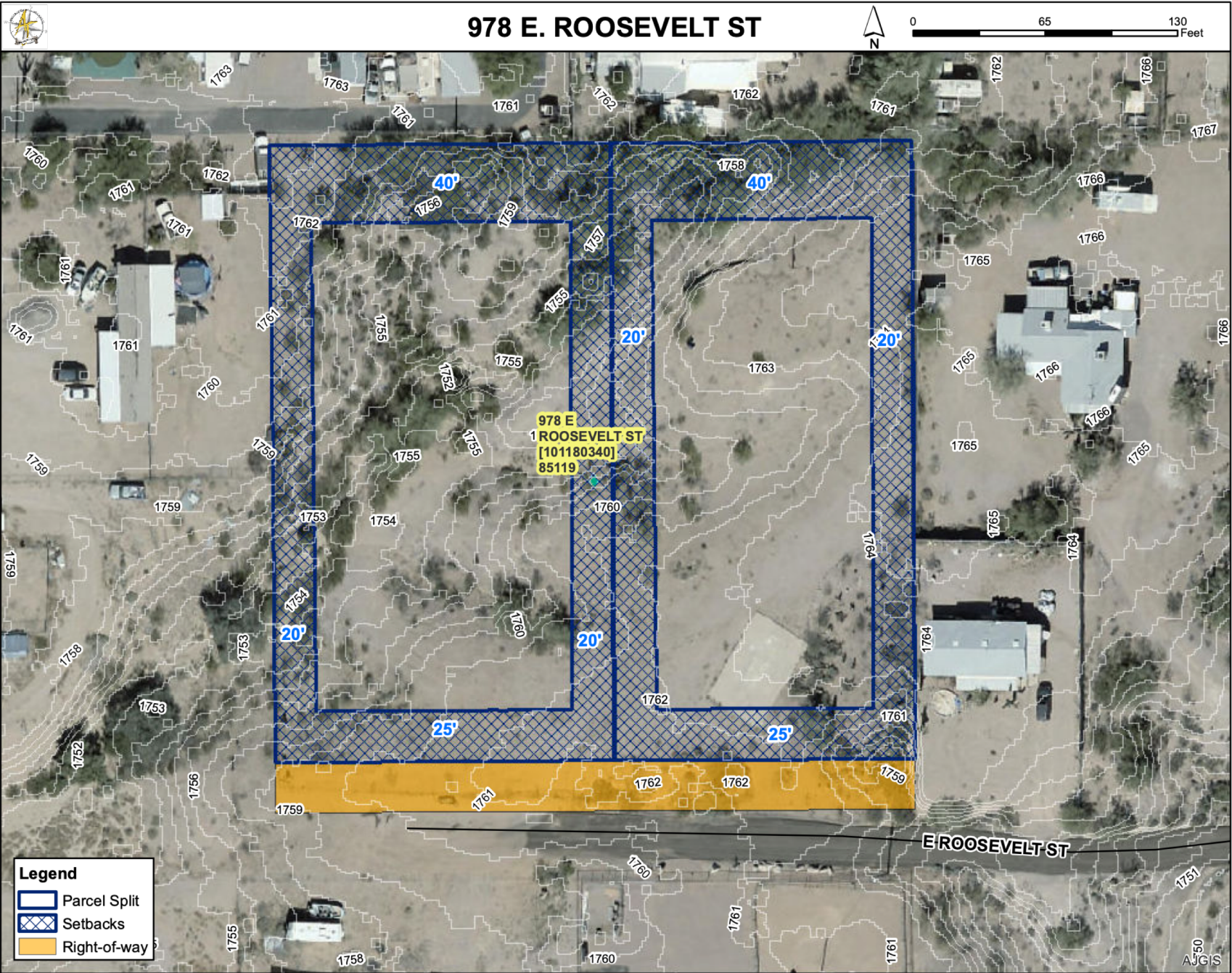
## Draft Ordinance #1499 Conditions:

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.

## Draft Ordinance #1499 Conditions Cont.:

4. All applicable permits and development fees will be due at the time of development.
5. Horses shall only be allowed on the 1.25 acre lot, with an RS-GR/PD zoning to allow a 25-foot front setback; and the other conventional RS-GR setbacks of 40-foot rear and 20-foot sides.

# East and West Land Split





## Analysis and Staff Recommendation

- Staff supports the rezoning of the vacant +/-2.37-acre property from RS-GR to RS-GR/PD (instead of RS-20 or RS-20/PD), for the purpose of processing a 2-lot land split.
- Staff recommends the Planned Development overlay with reduced front setbacks to help mitigate topographical constraints.



# Questions and Discussion

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