



# City of Apache Junction

Development Services Department



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## PLANNING AND ZONING COMMISSION PUBLIC HEARING STAFF REPORT

**DATE:** October 8, 2024

**TO:** Planning and Zoning Commission

**THROUGH:** Rudy Esquivias, Development Services  
Director  
Sidney Urias, Planning Manager

**FROM:** Theint Thandar Ko, Planning Intern

**CASE NUMBER:** P-24-84-AM

**REQUEST:** Text Amendment to Article 1-16:  
Administration

### BACKGROUND

On April 23, 2024, Senate Bill 1162 passed, requiring all Arizona municipalities to revise the citizen review process and review timelines for rezonings in their Zoning Ordinance. However, the requirements for rezonings do not apply to planned developments or other zoning entitlements. To comply with the law, all municipalities must adopt these changes by January 1, 2025.

Therefore, staff has drafted a text amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-16: Administration to satisfy the City's conformance with Senate Bill 1162.

### PROPOSAL

The proposed amendment modifies the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-16: Administration. There will be two changes to the code:

1. Revising the existing zoning ordinance: Adding the phrase "excluding government-owned property" to subsection (J) of § 1-16-6 Amendments to Zoning Code or Zoning Map. The change is intended to specify that

government-owned properties will not be included in the calculation of 20% property owner requirement when filing protests against Zoning Map Amendments.

For example, if there were 10 properties in a proposed rezoning area and three of them were owned by government entities, the 20% calculation will be based upon the remaining seven properties owned by private individuals.

2. Adding a new section: A new section named § 1-16-17 Application Review Timeline will be added. This is because the bill requires every municipality in the State of Arizona to establish or amend their zoning code regarding the rezoning application review timelines.

### **PLANNING DIVISION RECOMMENDATION**

Planning staff recommends approval of the proposed text amendment and offers the following recommended motion to update the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-16: Administration.

### **RECOMMENDED MOTION**

I move that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of text amendment case P-24-84-AM, an amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-16: Administration described in the attached text exhibits dated October 8, 2024.

*Theint Thandar Ko*

Prepared by Theint Thandar Ko  
Planning Intern

#### Attachments:

Exhibit #1 - P-24-84-AM: Draft Amendment to Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-16: Administration.