



# City of Apache Junction

## Development Services Department



### CITY COUNCIL PUBLIC HEARING STAFF MEMO

**Date:** August 1, 2023

**To:** Honorable Mayor and City Council Members

**Through:** Bryant Powell, City Manager  
Rudy Esquivias, Development Services Director  
Sidney Urias, Planning Manager

**From:** Erika Hernandez, Associate Planner

**Case Number:** P-23-15-AM

**Subject:** A proposed text amendment to Article 1-7: Parking, Loading and Circulation Regulations to allow single-family residential lots with a minimum of 1.25-gross acres to store one (1) nonmotorized horse trailer with integrated living quarters or one (1) motorized recreational vehicle with an integrated horse trailer in addition to the existing recreational vehicle limitation.

#### **Background**

Per the direction to Staff given by the Planning and Zoning Commission on December 13, 2022, Staff researched Arizona Revised Statutes' definitions of recreational vehicles, trailers, and toy haulers and the location in which these vehicles may be parked to provide recommendations for a text amendment.

On February 14, 2023, Staff provided an update of preliminary findings to the Planning and Zoning Commission.

On May 9, 2023, Staff presented additional findings to the Planning and Zoning Commission during a work session. Staff recommended against adding or changing definitions, as there currently is no limitation on the number of trailers that can be stored on a single-family residential lot. Staff also recommended allowing one (1) additional recreational vehicle with an integrated horse trailer on single-family residential lots with a minimum of 1.25-gross acres.

On June 27, 2023, Staff presented alternative text to Article 1-7, which Staff viewed was more appropriate and concise.

On July 17, Staff presented the Commission's recommended draft to City Council during a work session. Council asked for the August 1, 2023,



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public hearing to act as an additional work session to further discuss the case.

### **Planning and Zoning Commission Recommendation**

The Planning and Zoning Commission public hearing was held on June 27, 2023 (planning Staff Report and exhibits attached). The Commission voted five (5) to one (1) recommending approval of the proposed text amendment. The attached ordinance represents Staff's and the Commission's recommendation.

### **Staff Recommendation**

Staff recommends approval of the proposed text amendment case P-23-15-AM.

#### Attachments:

- P-23-15-AM Draft Amendment to Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-7: Parking, Loading and Circulation Regulations
- CC Staff Memo from July 17, 2023
- PZ Staff Report from June 27, 2023
- PZ Staff Memo from May 9, 2023
- PZ Staff Memo from February 14, 2023