



City of Apache Junction

Development Services Department



CITY COUNCIL WORK SESSION STAFF MEMO

Date: July 17, 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, designed with the intent of transporting equine, 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.



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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
- PZ Staff Report from June 27, 2023
- PZ Staff Memo from May 9, 2023