



# City of Apache Junction

Development Services Department



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## CITY COUNCIL WORK SESSION STAFF MEMO

**DATE:** November 4, 2024

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

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

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

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

**SUBJECT:** **Ordinance No. 1557**  
Text Amendment to the Apache Junction City Code,  
Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-16: Administration.

### SUMMARY

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.

The changes to be made are the following:

- (1) When filing a written protest for zoning map amendments, government-owned properties are excluded from the 20% calculation of property owners within 150 feet.

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) To add a review timeline for rezoning cases ("Shot Clock" requirement)

Therefore, staff has drafted a text amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1:



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Zoning Ordinance, Article 1-16: Administration to satisfy the City's conformance with Senate Bill 1162.

### **Planning and Zoning Commission Meeting Summary**

On October 8, 2024, a drafted text was presented to the Commission. The Commission voted unanimously (6-0) to recommend approval for the proposed text amendment to the Apache Junction City Council.

Theint Thandar Ko

Prepared by Theint Thandar Ko  
Planning Intern

#### **Attachments:**

- Exhibit 1: Amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-16: Administration
- Exhibit 2: P-24-84-AM Planning and Zoning Commission Staff Report