



City of Apache Junction

Development Services Department



CITY COUNCIL WORK SESSION STAFF MEMO

Date: August 5, 2025

To: Honorable Mayor and City Council Members

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

From: Nick Leftwich, Senior Planner

Case Number: P-25-28-CUP

Subject: A proposed Conditional Use Permit ("CUP") to permit an event center and venue in the "B-1" General Commercial zoning district.

Summary

P-25-28-CUP is a request for the approval of a Conditional Use Permit for Parcel 100-25-043E to authorize the operation of an event center and venue, per the requirements of the Apache Junction Zoning Ordinance, § 1-5-3 Non-Residential Use Regulations. The recent Text Amendment Ordinance No. 1563 amended the Zoning Ordinance Land Use Regulation tables to assign the City Council as the decision authority for certain land uses requiring conditional use permits, including the "Event Center & Venues" land use category relevant here.

The proposed development comprises a 4,927.5 square foot building, with an adjacent outdoor ceremony area. At this time, only the west half of Parcel 100-25-043E is proposed to be developed, replacing the existing storage use with the new event venue and its associated parking and landscaping.

Planning & Zoning Commission Hearing and Recommendation

The Planning and Zoning Commission held a public hearing for P-25-28-CUP on June 24, 2025. Please see the attached staff report and exhibits presented to the Planning and Zoning Commission. During the meeting the Planning and Zoning Commission evaluated the proposal and the Conditional Use Permit approval criteria, and subsequently voted 5-0 to recommend approval of P-25-28-CUP, subject to the conditions of approval that were recommended in the Staff Report.

Work Session Update

Pursuant to the direction received at the July 14, 2025 City Council work session, staff have updated the Resolution No. 25-23 recommended conditions of approval. Condition 3 has been revised to specifically identify the requirement for a fence east of the venue, in compliance with the proposed site plan. Condition 5 has been revised to prohibit outdoor music, with the exception of brief amplified sound during wedding ceremonies.

Attached:

- Resolution No. 25-23
- Planning and Zoning Commission Staff Report and attachments (June 24, 2025)