



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: Nick Leftwich, Planner

Case Number: P-23-16-AM

Subject: A proposed text amendment to Article 1-7: Parking, Loading and Circulation Regulations regarding requirements for guest parking, electric vehicle parking, accessible parking, motorcycle, and bicycle parking.

Background

With the past few years of growth and an increase in the amount of multi-family style development proposals, a consistent concern regarding the adequate provision of parking spaces has been voiced by both the City Council and the Planning and Zoning Commission. On December 13, 2022, the Planning and Zoning Commission issued direction to Staff to research and provide recommendations regarding requirements for guest parking spaces in multi-family style developments. As there have also been related on-going discussions regarding requirements for electrical vehicle charging parking spaces, as well as provisions for bike and motorcycle parking spaces, these items have been included in the studies and code review.

Since the initial direction to Staff, on February 14, 2023, April 11, 2023, and May 9, 2023, subsequent work session discussions have been held by the Planning and Zoning Commission to review the parking research and recommendations for amending the parking requirements of the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-7: Parking, Loading and Circulation Regulations.



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After several revisions incorporating Planning and Zoning Commission input and recommendations, the proposed text amendment has been refined into the draft text that was presented and reviewed in the formal June 27, 2023 public hearing.

Planning and Zoning Commission Recommendation

In the Planning and Zoning Commission public hearing held on June 27, 2023 (planning Staff Report and exhibits attached) the Commission voted unanimously (6-0) to recommend 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-23-16-AM.

Attachments:

- P-23-16-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
- P&Z Staff Report from June 27, 2023
- P&Z Staff Memo from April 11, 2023
- P&Z Staff Memo from May 9, 2023