

Text Amendment to Apache Junction Zoning Ordinance  
Article 1-5: Zoning Bulk and Use Regulations  
P-24-1-AM

City of Apache Junction  
City Council Work Session  
February 3, 2025





# Background

- On December 5, 2023, the City Council held a discussion about the usage of Conditional Use Permits (“CUPs”) for major, lasting, and impactful land use decisions. Staff were directed to review the ordinance language and return at a future meeting with potential text amendment options.
- On January 16, 2024, Staff presented options and were directed by the City Council to draft a text amendment to modify the Article 1-5: Zoning Bulk and Use Regulations land use tables for the City Council to be involved in permanent and high-impact land use decisions.



# Proposed Amendment

- Update Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-5: Zoning Bulk and Use Regulations land use tables through an evaluation of which land uses should involve City Council review and approval.
- City Council review requirements have been incorporated through the addition of the footnote “9. Noted land uses shall be subject to City Council review and approval through a public hearing, following a recommendation by the Planning and Zoning Commission.”
- The symbology of the table has been updated to facilitate ease in reading.

**TABLE 5-3: NON-RESIDENTIAL USE REGULATIONS**

USE CATEGORY	SPECIFIC USE TYPE <sup>1</sup>	B-1 Gen.	B-2 Old West	B-3 City Cen.	B-4 <sup>4</sup> Bus Park/ Light Ind.	B-5 <sup>4</sup> Ind.	PI Pub/Inst.
	Motor Vehicle Dealer	YES	YES	NO	NO	NO	NO

Old symbology

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	Motor Vehicle Dealer	P	P	--	P	--	--

New symbology

# Evaluation Criteria

1. Is the land use “conditional?”

“Conditional” meaning there is some aspect of its operation that requires management & coordination of design, and that the use approval can be revoked for failing to meet the operational standards established by the ordinance.

Examples of Conditional Uses: outdoor music, heavy manufacturing, outdoor activity

Examples of non-conditional uses: Residential development in commercial zones, parking garages, cemeteries



# Evaluation Criteria

2. Is the land use of such high/significant impact that the decision is best made by elected leadership?

“High Impact” meaning that the land use generates exceptional levels of activity or disturbance (such as noise & traffic) or permanently affects the nature of the property.

Examples: Amusement parks, zoos, golf courses, cemeteries, airports, Multi-Family residential conversion of commercial

“Significant Impact” is meant to cover land uses that have notable community sensitivity resulting in political weight and significance.

Examples: Jails, rehab facilities, homeless shelters, gambling facilities, airports



# Evaluation Criteria

3. Is the land use better served with a rezoning or planned development?

Examples: Multi-family residential development, Shopping Malls



# Planning & Zoning Commission Recommendation

- The Planning and Zoning Commission voted 7-0 to recommend the approval of draft text amendment P-24-1-AM on January 14, 2025.

## Next Steps

- City Council Public Hearing – 2-18-2025





Questions?

