

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 Public Hearing  
February 18, 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.



## § 1-16-12 Conditional Use Permits

- “Conditional uses are those uses that are generally compatible with the land uses permitted by right in a zoning district, but which require individual Planning and Zoning Commission review and Conditional Use Permit ("CUP") approval of their location, design, operation and configuration along with the imposition of conditions in order to ensure the appropriateness of the use at a particular location. Uses requiring a CUP are identified in Tables 5-1 and 5-3.”



# 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 in B-1 & B-2 Commercial Zones,  
Shopping Malls requiring integrated planning across large areas



# 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

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

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

New symbology

# 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.





# Items of Consideration

- Resolution No. 25-01 declares the document “2025 Amendments to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-5: Zoning Bulk and Use Regulations, § 1-5-1 Residential Use Regulations and § 1-5-3 Non-Residential Use Regulations” as a public record filed with the City Clerk.
- Ordinance No. 1563 adopts the text amendment into the Zoning Ordinance itself, repealing and replacing any conflicting provisions.



Questions?

