



City of Apache Junction

Development Services Department



PLANNING AND ZONING COMMISSION PUBLIC HEARING STAFF REPORT

DATE: June 27, 2023

TO: Planning and Zoning Commission

THROUGH: Rudy Esquivias, Development Services
Director
Sidney Urias, Planning Manager

FROM: Nicholas Leftwich, Planner

CASE NUMBER: P-23-16-AM

REQUEST: 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

Per the Planning and Zoning Commission direction to Staff given on December 13, 2022, subsequent work session discussions were held on February 14, 2023 and April 11, 2023 where the Planning and Zoning Commission provided recommendations for revisions and topics of study regarding parking, focusing on guest parking and related parking deficiencies as addressed by the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-7: Parking, Loading and Circulation Regulations, which Staff has incorporated in to the proposed amendment. On May 9, 2023, the most recent revision of the proposed text amendment was presented in a final work session, within which the Planning and Zoning Commission indicated the proposed text amendment was acceptable to be reviewed in a formal public hearing.

The Planning and Zoning Commission and Planning Staff have prepared the proposed text amendment, attached as Exhibit #1, by evaluating the city's parking conditions and expected parking needs. New entries to the parking regulations of Article 1-7: Parking, Loading and Circulation Regulations have been made to

correct minor organizational issues, correct spelling errors, and to provide clarity regarding existing code standards, such as the accessible parking requirements.

PROPOSAL

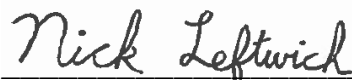
The draft amendment is being presented to the Planning and Zoning Commission for their recommendation to the City Council. The proposed text amendment is case P-23-16-AM, a request to amend Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-7: Parking, Loading and Circulation Regulations.

PLANNING DIVISION RECOMMENDATION

Planning staff recommends approval of the proposed text amendment and offers the following recommended motion to update the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-7: Parking, Loading and Circulation Regulations.

RECOMMENDED MOTION

I move that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of text amendment case P-23-16-AM, an amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-7: Parking, Loading and Circulation Regulations described in the attached text exhibits dated May 9, 2023.



Prepared by Nicholas Leftwich
Planner

Attachments:

Exhibit #1 - 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 - 5-9-23 Version
Exhibit #2 - Public Input regarding the proposed text amendment

Re: [External] P-23-16-AM

Timothy Sheahan <ajapartments@me.com>

Thu 5/4/2023 12:06 PM

To: Nicholas Leftwich <nleftwich@apachejunctionaz.gov>

Hello Nicholas,

Thanks for your email and all of the updates. There were a few things I wanted to talk about with the guest parking, bicycle parking and the electric vehicle parking.

I understand that guest parking is needed then the two required parking spots for each multifamily unit is a garage but my experience is if parking is open (no assigned parking) that there is more than enough parking for residents and guest. With the new trend of residents working from home the number of two bedrooms that are rented to a single person has greatly increased over the last few years so parking has not been an issue, day or night.

As bicycle parking (bike racks) we have them on our property's and our residents that have bike use them some, but most keep their bikes in their apartments or storage units. There was a bike that was stolen a few weeks ago from one of our bike racks. Seems like to me this is something the owner/designer of the community's should be able to choose.

Electric vehicle charging stations, they are very new and just in the beginning stages as to what is needed with charging different brand cars and what equipment is needed to charge them. This is changing all the time. We are having two chargers installed at each of our three locations and the chargers have changed twice in the three months since we started the process of having them installed. I think it is a good idea on having chargers but it is very new and no one has any idea on what is needed for them. To have them installed is not a lot of money if your electric panel has the power that is needed, but if you have to upgrade the power that is needed for the charges it can add \$10 of thousands of dollars to a project that could be obsolete in a few years. Also it takes 6-10 hours to charge a vehicle on a level 2 so it would not be of much use if you have to rely on the charger being open to charge for you to get to work the next day and someone else is using the charger. I understand the town is trying to get a head of things that could be an issue but with all of the increased cost for someone to build a new community it will limit the number of units that can and will be built. This also might be a moot point since the state is trying to make building affordable housing easier and over riding towns plans (I am not a fan of what the state is trying to do).

These are just some ideas from someone that currently manages and owns 58 units in Apache Junction and has done so for over 20 years. I am glad the board talks about this and has great discussions. It's what makes a great community.

Have a great day,

Tim Sheahan

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Mondays and Thursday 10-4