



City of Apache Junction

Development Services Department



CITY COUNCIL STAFF MEMO

Date: February 18, 2025

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

Subject: Text Amendment to Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-5: Zoning Bulk and Use Regulations regarding Conditional Use Permit Uses

Background

On December 5, 2023, the City Council issued a direction to staff to review the zoning ordinance language regarding high-impact land use decisions made through Conditional Use Permits ("CUPs"), which are only approved by the Planning and Zoning Commission, and to provide options to amend the code that would facilitate City Council involvement in these permanent, high impact land use decisions.

Planning Staff reviewed the matter and returned to the Council on January 16, 2024, to provide the options and to seek further direction to staff to initiate a Zoning Ordinance text amendment. Two options were presented, either to modify the land use tables to specifically require City Council involvement in the permanent, high-impact land use decisions, or to change the CUP process itself to require that all CUPs would be subject to City Council review and determination. The City Council directed staff, pursuant to the first option, to draft a text amendment to Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-5: Zoning Bulk and Use Regulations.

Planning and Zoning Commission Recommendation

Staff has prepared the text amendment according to this direction and presented it to the Planning and Zoning Commission on January 14, 2025, to receive their review and recommendation. The Commission voted 7-0 to recommend approval of Text Amendment Case P-24-1-AM.



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Items of Consideration

Ordinance No. 1563 and Resolution No. 25-01 have been prepared pursuant to the additional direction given in the February 3, 2025 City Council Work Session Discussion.

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.

Nick Leftwich

Prepared by Nicholas Leftwich
Planner

Attachments:

- Ordinance No. 1563
- Resolution No. 25-01
- P-24-1-AM Staff Report
- 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
- P-24-1-AM Draft Amendment Redlines