



# City of Apache Junction

## Development Services Department



### PLANNING AND ZONING COMMISSION DISCUSSION ITEM STAFF MEMO

**DATE:** May 9, 2023

**TO:** Planning and Zoning Commission

**THROUGH:** Rudy Esquivias, Development Services Director  
Sidney Urias, Interim 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. Staff has further revised the proposed text amendment to Article 1-7: Parking, Loading and Circulation Regulations.

During the April 11th Planning and Zoning Commission discussion, general approval for the proposed amendments regarding guest parking, motorcycle, and bicycle parking was received. Further clarification was requested for accessible parking standards and the proposed electric vehicle parking requirements.

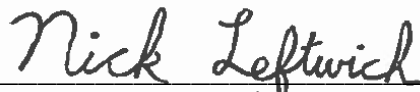
To address the Commission's concern for clarity, the language regarding which number would be used for the calculation of how many ADA-accessible spaces must be provided has been modified to precisely identify the measurement as the total number of all parking spaces provided throughout the parking lot or facility, which would include the parking spaces located in garages in the

case of multi-family projects that provide them. For example, if a 100-unit townhome complex had 200 garage parking spaces, and an additional 50 outdoor parking spaces for guests and a clubhouse, the number of ADA accessible spaces that would be required would be determined using the total 250 parking spaces throughout the facility, rather than from the 50 parking spaces provided in the outdoor parking lots. This would mean 7 ADA accessible spaces would be required to be provided throughout the facility, rather than only the 2 that would be required if only the outdoor parking spaces were counted.

Regarding the electric vehicle (EV) parking requirements and the related EV Charging station, the proposed amendment language has been revised to specify that a required EV Charging station would be at least of the Level 2 capacity, which is further defined in the section as a charging station that has the capacity to provide 30-80 amperes using a 208 to 240 volt outlet.

As members of the Planning and Zoning Commission discussed the potential of incentives, Staff has found that the local electrical utility company, Salt River Project (SRP), provides incentives in the form of a rebate of \$4000 per charging port in multi-family projects, and \$1500 for commercial projects. As a reference, according to SRP, the cost for a Level 2 EV charger ranges from \$1,000 to \$7,000. This existing incentive helps mitigate the cost impact of EV charging station installation.

The draft text amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-7: Parking, Loading and Circulation Regulations has been updated with the noted changes.



Prepared by Nicholas Leftwich  
Planner

Attachments:

-Draft of Amendments 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