



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: Erika Hernandez, Associate Planner

CASE NUMBER: P-23-15-AM

REQUEST: Text Amendment to Article 1-7: Parking, Loading and Circulation Regulations to allow one (1) additional recreational vehicle with an integrated horse trailer, designed with the intent of transporting equine, on residential lots with at least 1.25-gross acres.

BACKGROUND

Per the direction to Staff given by the Planning and Zoning Commission on December 13, 2022, Staff researched Arizona Revised Statutes' definitions of recreational vehicles, trailers, and toy haulers and the location in which these vehicles may be parked to provide recommendations for a text amendment.

On February 14, 2023, Staff provided a brief update with preliminary findings to the Planning and Zoning Commission. Staff explained that the City utilizes much of the same language when defining a recreational vehicle as the Arizona Revised Statutes.

On May 9, 2023, Staff presented additional findings to the Planning and Zoning Commission during a work session. Staff reiterated that the City utilizes much of the same language when defining a recreational vehicle as the Arizona Revised Statutes.



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Additionally, Staff showed recreational vehicle limitations in surrounding municipalities.

Staff recommended against adding or changing definitions, as there currently is no limitation on the number of trailers that can be stored on a single-family residential lot. Staff also recommended allowing one (1) additional recreational vehicle with an integrated horse trailer on single-family residential lots with a minimum of 1.25-gross acres.

RESEARCH

Motor Vehicle Division Registration

The Arizona Department of Transportation Motor Vehicle Division does not discriminate trailer type for trailer registration. This means that a camp trailer, park model, travel trailer, and a truck camper will require trailer registration, whereas a motor home or any kind of vehicle that is self-propelled, such as a motorized recreational vehicle with an integrated horse trailer will go through the same registration process as a motor vehicle.

Recreational Vehicles Regulations in Surrounding Municipalities

Municipality	Location Stored	Limitation	Mention of RV - Horse Trailer Combo
Apache Junction	Side or rear	One (1)	No
Pinal County	Not specified	Not specified	No
Queen Creek	Front setback or rear depending on the zoning district	One (1) depending on the zoning district	No
Mesa	Side or the rear	Not specified	No
Gilbert	Driveway or Rear	Not specified	No
Chandler	Only under 14,500 lbs. and not in the street	Not specified	No
Florence	Side or the rear	Not specified	No
Casa Grande	Rear or garage	One (1)	No

Table 1. Recreational Vehicle Limit, Location, and Combo



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PLANNING DIVISION RECOMMENDATION

Though the A.R.S. and the City defines horse trailers with integrated living quarters as a recreational vehicle, the public generally considers these vehicles as trailers. Staff has since modified the language of the drafted amendment to reflect these changes. As a result, Staff recommends allowing single-family residential lots with a minimum of 1.25-gross acres to have one (1) nonmotorized horse trailer with integrated living quarters or one (1) motorized recreational vehicle with an integrated horse trailer, designed with the intent of transporting equine.

Though a number of municipalities do not specify a listed limitation for RV parking and storing, the rationale supporting the limitation recommendation of one (1) is that the City has had a long history of code compliance cases due to properties misusing single-family residential properties as storage lots. By providing a number limitation, this initiative strengthens the City's ability to reduce potential blight, nuisance and code cases.

Staff also recommends simplifying the language in this section in regard to the location requirement for such vehicles and trailers. The simplification and clarification of text language will aid in avoiding potential contradictions and misinterpretations. Staff will also use this opportunity to revise grammatical errors, unrelated to recreational vehicles, for additional clarity and general ease of understanding.

A 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 provided to apply the above noted proposed changes.

RECOMMENDED MOTION

I move that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of text amendment case P-23-15-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 exhibit.



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Erika Hernandez

Prepared by Erika Hernandez
Associate Planner

Attachments:

P-23-15-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