



City of Apache Junction

Development Services Department



CITY COUNCIL STAFF MEMO

Date: August 1, 2023

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

Case Number: P-23-16-AM

Subject: A proposed 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.

Summary

Case P-23-16-AM comprises a proposed 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 addressing parking requirements for guest parking, accessible parking, motorcycles, and bicycles, and electric vehicles.

The City Council reviewed Case P-23-16-AM for presentation and discussion on July 17, 2023. Councilmembers discussed questions regarding if the text amendment affects existing and in-progress developments, as well as if the city could require electrical vehicle chargers as part of new development requirements.

Staff Request for Continuance

Because Case P-23-16-AM, and the text amendment case regarding the parking of horse trailers with living quarters, Case P-23-15-AM, both amend text throughout Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-7: Parking, Loading and Circulation Regulations, staff requests that Case P-23-16-AM be continued in coordination with P-23-15-AM so that the Article 1-7 may be amended through a single ordinance to avoid conflicting code changes.

Attachments:

- Draft 2023 Amendments to 1-7 Parking, Loading and Circulation Regulations
- P-23-16-AM Planning and Zoning Commission Staff Report



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

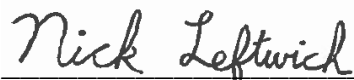
The draft amendment is being presented to the Planning and Zoning Commission for their recommendation to the City Council. The proposed text amendment is case P-23-16-AM, a request to amend Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-7: Parking,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

AJ Apartments, LLC.

AjApartments@me.com

AjApartments.com

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Mondays and Thursday 10-4



City of Apache Junction
Development Services Department



**PLANNING AND ZONING COMMISSION
DISCUSSION ITEM STAFF MEMO**

DATE: April 11, 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 direction to Staff given by the Planning and Zoning Commission on December 13, 2022, Staff has researched requirements for guest parking spaces in multi-family style developments, comparing requirements from different zoning ordinances of nearby and comparable cities, compiling data from existing multi-family communities, and measuring the specific needs of our local community.

On February 14, 2023, a brief update was provided detailing preliminary findings, as well as discussing the need to amend the parking requirements to further clarify other related parking requirements, such as electric vehicle (EV) parking and charging stations, accessible parking requirements, bicycle parking requirements, and motorcycle/scooter parking spaces.

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 these changes. Some additional organizational changes are included to optimize the code for public use.

RESEARCH & RECOMMENDATIONS

Guest Parking

Staff has observed that guest parking standards of different local and comparable cities generally vary between .2 to .5 guest parking spots per dwelling unit in a multi-family style development, including townhomes and condominium developments, with the exact ratio being determined by the needs of each local community. While the ratios may differ, most cities and towns do require an additional minimum provision of guest parking in addition to the minimum provision of resident spaces per unit.

Town or City	Guest Parking Standard
Avondale	One (1) visitor space per five (5) units must be provided; And at least one (1) space per multi-family unit must be covered and assigned to a unit.
Buckeye	.2 guest spaces per unit
Chandler	No minimum noted. Visitor parking and recreational vehicle storage shall be clearly identified through signage or curb paint.
Gilbert	.25 guest spaces per unit
Glendale	.33, 1 Designated guest space for every 3 units.
Florence	1 guest space for every 55 dwelling units
Queen Creek	None noted.
Phoenix	When the required parking is reserved for residents, additional unreserved parking is required as follows: 0.3 spaces for each efficiency unit and 0.5 spaces per each 1 or 2 bedroom unit and 1.0 space per each 3 or more bedroom unit.
Maricopa (City)	.2 guest spaces per unit
Maricopa County	20% of the 2 per unit parking spaces shall be reserved for guest parking spaces.
Mesa	Not specifically noted, but when not located near transit there is a 2.1 space per unit parking requirement
Apache Junction Master Planned Community	.5 guest spaces per unit
Peoria	.1 guest spaces per unit (.25 per unit for duplexes/triplexes)
Pinal County	.1 guest spaces per unit
Scottsdale	.16 guest spaces per unit (1 for every 6 units) Guest spaces shall be located so they are easily accessed by guests, as determined by the Development Review Board.
Tempe	.2 guest spaces per unit

Table 1. Guest Parking Requirements

The past several years of multi-family residential developments have provided several examples of different guest parking ratios among various styles of development. While all projects have met the minimum requirement for resident parking, the ample provision of guest parking has been a consistent concern expressed by neighbors of developments, the Planning and Zoning Commission and City Council.

Project	Unit Count	Total Parking Spaces	Parking Minimum	Excess Parking Provided	Guest Parking Ratio (Per DU)
Villas on Superstition	52	122 (17 Garages) 105 uncovered	104	18	.34
Ironwood Station	96	231 (192 Garages)	192	39	.4
Old West Highway Village	114	257 (228 Garages)	228	29	.25
Goldfield Estates	209	471 (418 Garages)	418	51	.24
Hamptons East III	195	385 (60 Garages)	366	19	.1
Circle Trail Suites	56	128 (112 Garages)	112	16	.3
94 W. Roundup	12	36 (12 Garage, 12 Tandem)	24	12	1
Rennick & Virginia	124	236 (167 Garage)	223	13	.1
The Residences	201	365	403	38	.2
Havenly Superstition	166	298 (12 Garages)	298	0	0
Superstition Junction	20	49 (40 Garages)	40	9	.45
Broadway & Delaware	30	68	60	8	.26
MPC	-	-	-	-	.5
					Average Ratio
					.31

Table 2. Recent Multi-Family Residential Developments & Parking Calculations

Evaluating the data together, Staff recommends a minimum requirement of **.3 guest parking spaces per dwelling unit**, which is within a consistent range of what other cities require and what a project with ample guest parking generally provides.

Accessible Parking

Accessible parking spaces and their associated standards, including the ratios determining the required amount of accessible spaces, are regulated by the Americans with Disabilities Act (ADA), which has also been adopted into municipal building codes, including our own. To clarify related code questions and consolidate parking information in one place, the ADA requirements regulating the number of required accessible parking spaces have been incorporated into the proposed draft amendment of Article 1-7 Parking Standards.

Bicycle Parking

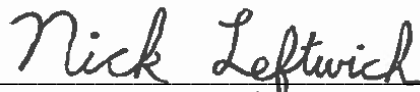
The current parking regulations have no provisions regarding bicycle parking, but in review of the bicycle's integration within our transportation system and plans, Staff has recommended a requirement to provide bicycle racks as part of the parking requirements of new multi-family residential and commercial developments.

Motorcycle and Scooter Parking

The current parking regulations also have no provisions regarding motorcycle and scooter compact spaces, which have the benefit of providing a safer space for motorcyclists to park and have the effect of mitigating incidences of damage to the motorcycles when implemented. Staff has recommended that in non-residential parking lots, two (2) motorcycle / scooter parking stalls shall be provided out of every seventy-five (75) motor vehicle parking spaces required.

Electric Vehicle Parking and Charging Stations

As an emerging technology, there are not many municipal codes that address requirements for electric vehicle (EV) parking spaces and charging stations, but recognizing that this technology is becoming more commonplace and the need is becoming more prominent, Staff recommends that the parking requirements be amended to require that in non-residential and multi-family residential parking lots, one (1) motor vehicle parking space out of every two-hundred fifty (250) motor vehicle parking spaces shall be required to be equipped with an electric vehicle (EV) charging station.



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