



City of Apache Junction

Development Services Department



DATE: October 24, 2017

MEMO TO: Planning and Zoning Commission

FROM: Larry Kirch, Development Services Director *LJK*

SUBJECT: October 24, 2017, P&Z Public Hearing Item:
Case AM-3-17 - Proposed city-initiated text amendment to allow front porches to encroach into a front yard setback in single family residential zoning districts.

BACKGROUND:

The zoning ordinance currently does not permit encroachments into the front yard setback in the city's Single Family Zoning Districts. Staff is proposing an amendment to the bulk regulations found in ARTICLE 1-5: RESIDENTIAL BULK REGULATIONS, SECTION 1-5-2: RESIDENTIAL BULK REGULATIONS to allow front porches in the front yard setback area up to a maximum of 10 feet. In addition, the proposal requires that there be maintained a minimum of a 10 foot setback from the lot line. This issue came up with a property on the south side of the city in an area with numerous front yard building and porch encroachments. The owners wanted to add a front porch but the setback requirements do not allow it. Front porches have been shown to encourage neighborhood revitalization and security in neighborhoods by adding "eyes on the street". Other valley cities allow for such an encroachment.

PROPOSAL:

AM-3-17 is a city staff-initiated proposed Text Amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1 Zoning Ordinance, Article 1-5 Residential Bulk Regulations, Section 1-5-2 Residential Bulk Regulations, to amend the city's bulk regulations to allow for an encroachment into the required front yard setback for the purpose of adding a front porch to a residential single family home.

P&Z DISCUSSION ON SEPTEMBER 12 AND SEPTEMBER 24, 2017:

City Planning and Zoning staff presented the concept to the Planning and Zoning Commission at a special meeting on September 12, 2017. Based on initial feedback, staff drafted an ordinance and presented the draft language at the September 24th meeting.

The commission made comments and suggested changes to the draft ordinance. The commission directed staff to finalize an ordinance and advertise and set up a public hearing. Staff has made some final wording changes related to the use of the term "patio cover" as it relates to the building codes.

PLANNING DIVISION RECOMMENDATION:

Staff recommends approval of the text amendments and as further amended in the October 24th draft as suggested by Planning Staff.

RECOMMENDED MOTION

I move that the Planning and Zoning Commission recommend to the Apache Junction City Council the APPROVAL of case AM-3-17, a proposed Text Amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1 Zoning Ordinance, Article 1-5: Zoning Bulk and Use Regulations, Section 1-5-2 Residential Bulk Regulations, allowing for encroachments into the front setback in Single Family Residential zoning districts for front porches.

Attachments:

- Proposed Ordinance text amendment changes from Staff;