



# *City of Apache Junction*

## *Development Services Department*



### **PLANNING AND ZONING COMMISSION DISCUSSION ITEM STAFF REPORT**

**DATE:** March 21, 2018

**CASE NUMBER:** PZ-1-18

**OWNERS:** Property Owners along Ironwood Drive  
between Apache Trail and Broadway Avenue

**APPLICANTS:** City-initiated

**REQUEST:** City-initiated rezoning from B-1 (General Commercial) to B-2/PD (Old West Commercial by Planned Development) for the purpose of relaxing certain code requirements to make future developments easier.

**LOCATION:** Ironwood Business Corridor - Various commercial lots along Ironwood Drive between Apache Trail and Broadway Avenue

**GENERAL PLAN/  
ZONING DESIGNATION:** Community Commercial, Public Institutional, Public Parks, Medium Density Residential (maximum of 6 du/ac), and Downtown Mixed-Use; currently zoned for B-1 (General Commercial).

**SURROUNDING USES:**

- North: Commercial lots zoned B-2
- South: Few commercial lots zoned B-1 and subdivisions zoned RS-7 (Medium/High Density Single-Family Detached Residential)
- East: VIP Park zoned RVP and Azure Skies Subdivision zoned RS-7
- West: Former public school property zoned PI (Public Institutional) and Apache Skies Mobile Home Park zoned RVP (Recreational Vehicle Park)

### **BACKGROUND**

It has come to staff's attention that the B-1 zoned parcels, along Ironwood Drive between Apache Trail and Broadway Avenue, have small lot sizes that make application of all the regulations of the B-1 zone difficult. Because of this, future commercial development and redevelopment along this corridor will cause hardship and practical difficulties for property owners when trying to meet setback, parking and landscaping requirements. Additionally, the parcels on the west side of Ironwood Drive located in the Francis Schmitz Business Subdivision, are further hindered with a 12 foot-wide utility easement at the rear of the lots; and not all of the reserved 17 feet of right-of-way has been dedicated to the city (see attachment). Lastly, many of the lots also have non-conforming issues.

Please note that the B-2 zoned lots at the intersection of Apache Trail and Ironwood, and the B-1 zoned lot and the northeast corner of Broadway and Ironwood are not part of this rezoning.

### **PROPOSAL**

This is a city-initiated request to rezone the properties on Ironwood Drive between Apache Trail and Broadway Avenue from B-1 (General Commercial) to B-2/PD (Old West Commercial by Planned Development). The goal of this rezoning is to allow relaxed setbacks, parking, and landscaping requirements. By adopting the bulk regulations of the B-2 zoning district, staff believes future development will be easier (see attachment). Additionally, relaxing the landscape and parking codes may also allow for the easier development and redevelopment of these properties.

### **PLANNING STAFF ANALYSIS AND FINDINGS**

#### *Relationship to General Plan:*

The General Plan designates this area as many different land uses from Community Commercial, Public Institutional, Public Parks, Medium Density Residential (maximum of 6 du/ac), and Downtown Mixed-Use. The surrounding areas also have differing zoning designations. There are B-1 and B-2 zoned commercial lots to the north and south of the subject area, and residential developments to the west and east of the corridor. Given the current surrounding mixture of uses and the mixture of land uses

designated on the General Plan, the rezoning is in compliance with the General Plan.

*Zoning/Site Context:*

The proposed B-2/PD is compatible with the subject properties. Due to the small lot sizes that the subject properties possess, the proposed B-2/PD bulk regulations (see attached) should provide a better overall fit than the current B-1 zoning designation.

*Planned Development Zoning:*

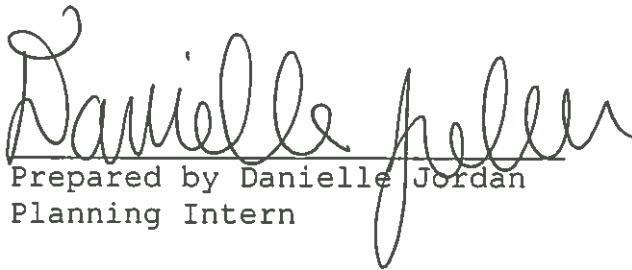
The Planned Development overlay will allow for current regulations in the B-2 zoning district to be relaxed, such as, setbacks, parking standards, and landscaping requirements for commercial lots.

*Public Input:*

City staff conducted a Neighborhood Meeting on March 6, 2018, to inform affected property owners of the city's proposal. At the meeting, six property owners showed up with questions about varying issues related to the rezoning request. Many of the property owners had questions about how the Schmitz subdivision easement and reserved ROW, which is not yet dedicated, on the west side of Ironwood Drive will affect them. Staff advised that because of the easement, the rear setback would currently have to remain at 12 feet even if the B-2 rear setback of 5 feet is adopted with the rezoning. The follow up question to that was if there was any way to get that easement relinquished. Staff answered that we would contact the utility companies about a possible reduction in width or relinquishment of the easement, but it would take time and would be a separate process from this rezoning. Additionally, it was noted that the ROW that is reserved will not be required to be dedicated as part of this rezoning. It could be voluntary dedicated by the individual property owners. One property owner asked what the city was trying to achieve. Staff responded we are trying to create an easier way for current and future development of the corridor to take place, to try and create a more vibrant, walkable and business-friendly environment. There were also talks about non-conforming issues and if that changes with this rezoning. Staff responded with no, if there is an existing legal non-conforming use or issue then it can stay per city code. The overall tone of the property owners and the conversation appeared to be in favor of the rezoning.

**PROPOSED STANDARDS**

For the Commission's discussion and consideration this evening, please see the attached exhibits, especially proposed Table 1: Ironwood Business Corridor B-2/PD Bulk Regulations. Staff Welcomes the Commission's comments and ideas. We will bring this item back for public hearing on April 10, 2018.



Prepared by Danielle Jordan  
Planning Intern

Attachments:

- Exhibit #1 - PZ-1-18 Vicinity Map
- Exhibit #2 - PZ-1-18 Aerial Map
- Exhibit #3 - PZ-1-18 Zoning Map
- Exhibit #4 - Assessor Parcel Maps
- Exhibit #5 - Francis Schmitz Subdivision Plat
- Exhibit #6 - Table 1: Ironwood Business Corridor B-2/PD Bulk Regulations

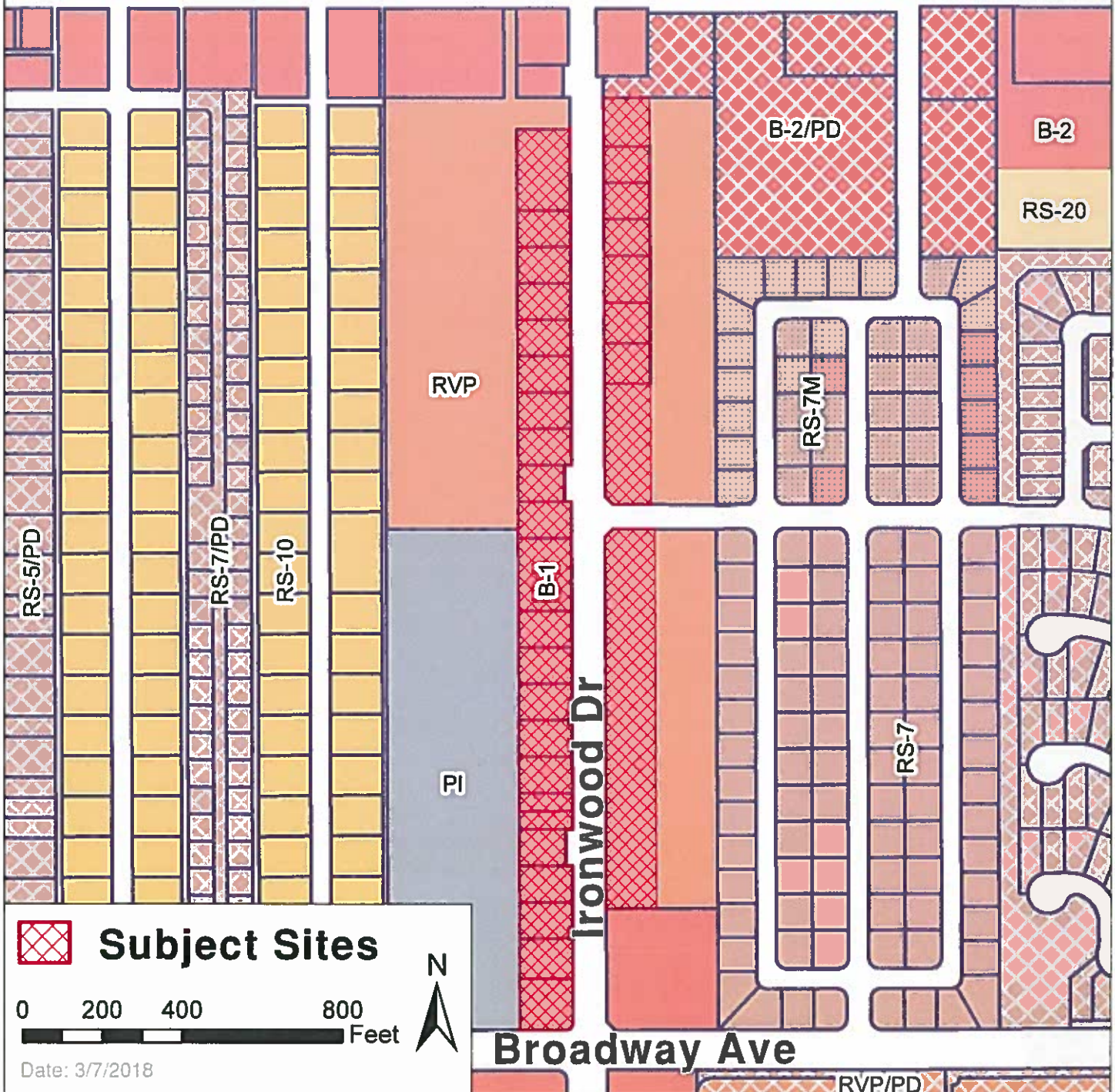




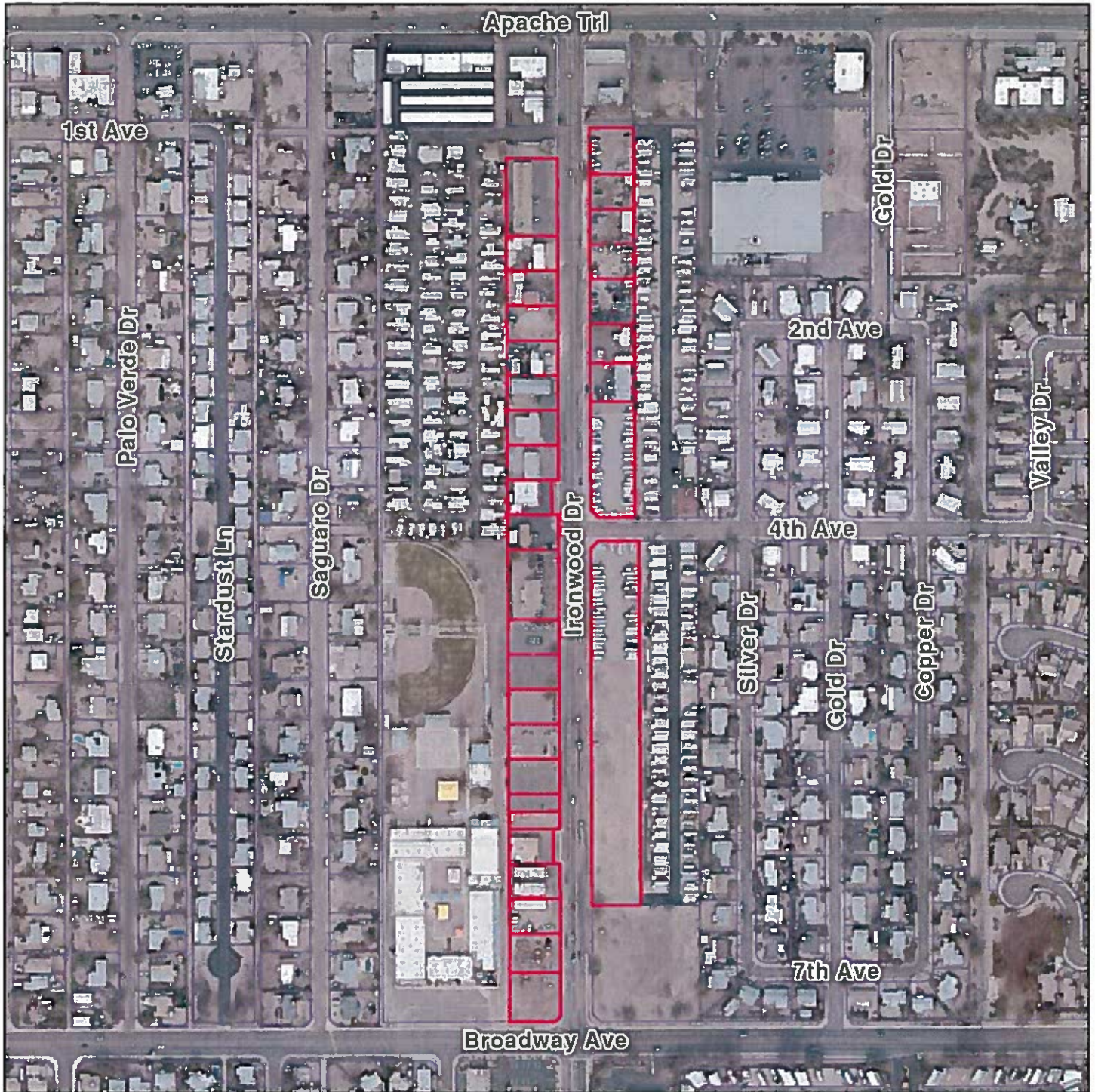
# Vicinity Map

PZ-1-18

City-initiated rezoning request from B-1 to B-2/PD for the Ironwood Business Corridor along Ironwood Dr. between Apache Tr. and Broadway Ave.





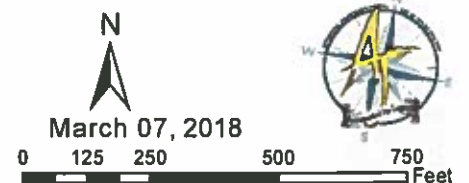


## City of Apache Junction Aerial Exhibit PZ-1-18

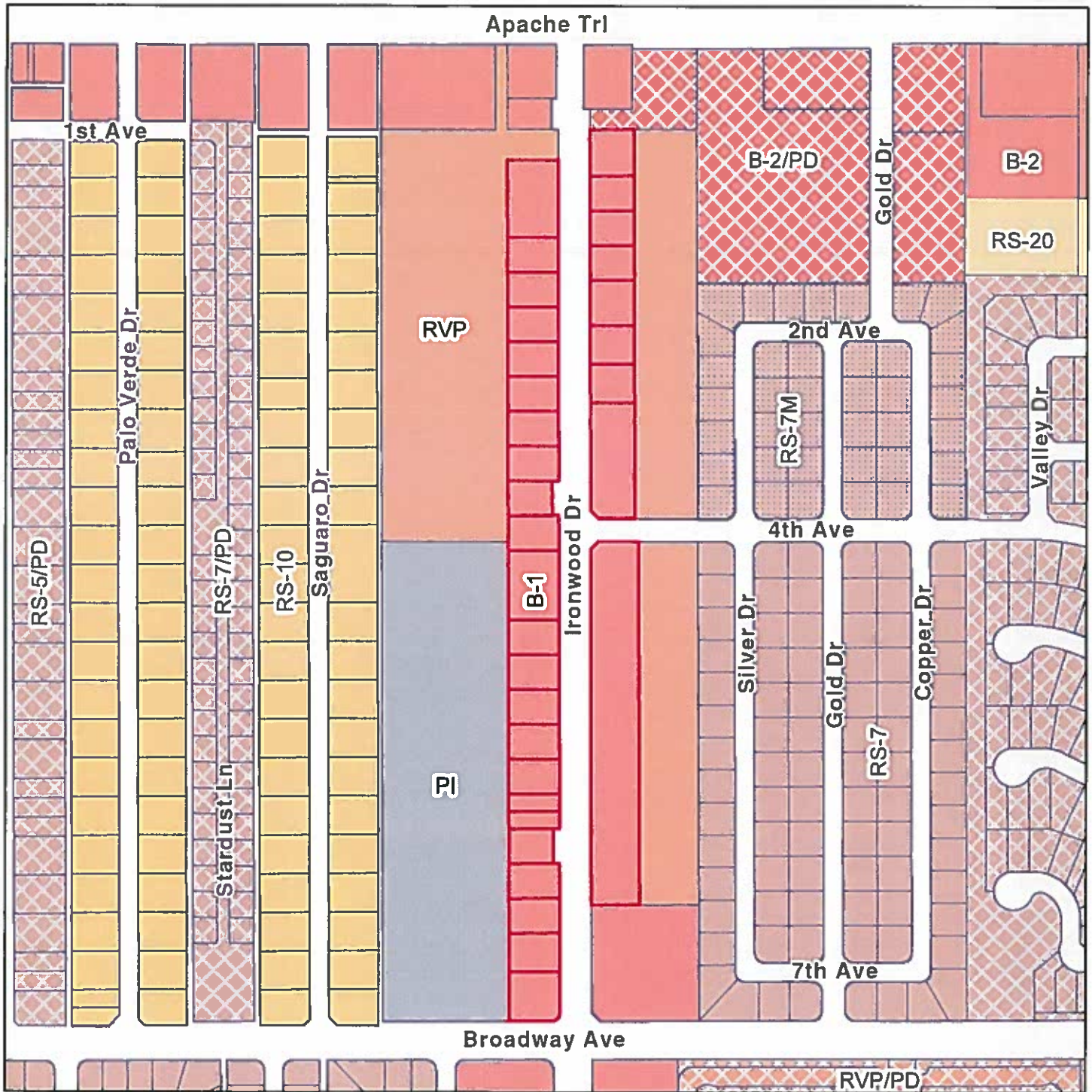
### **LEGEND**

- Subject Sites
- Parcel

**DISCLAIMER** This exhibit was produced without benefit of a field survey and is not intended to represent a survey document of any kind. Distances shown hereon are approximate. Parcel lines shown hereon are approximate and may not reflect the exact position or alignment of parcel lines, roadway center lines or easement lines.







## City of Apache Junction Zoning Exhibit PZ-1-18

### LEGEND

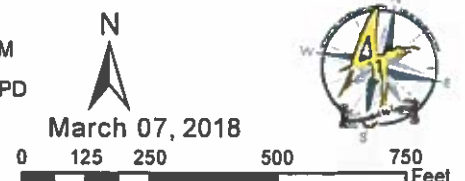
Subject Sites

Parcel

### Zoning

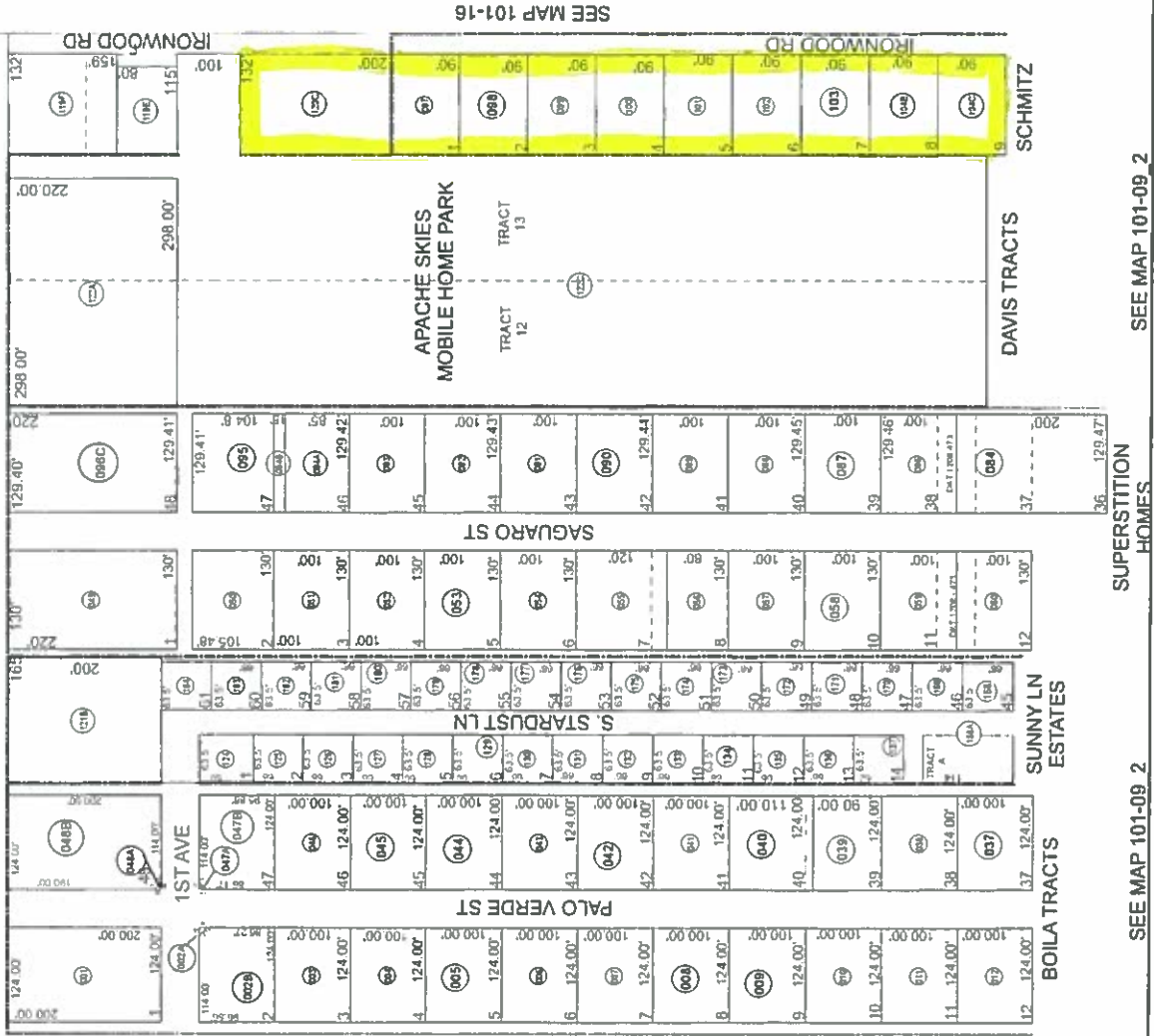
B-1	PI	RS-5/PD	RS-7M
B-2	RS-10	RS-7	RVP/PD
B-2/PD	RS-20	RS-7/PD	

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SEE MAP 101-02\_1

APACHE BLVD



BOOK - MAP

# 101-09\_1

NE SE SEC. 19 T.01N. R.08E.

SUPERSTITION HOMES: BK 6 OF MAPS - PG 46  
FRANCIS M SCHMITZ BUSINESS LOT SUB:  
BOOK 9 OF MAPS - PG 54  
SUNNY LANE ESTATES: CABINET A - SLIDE 78  
DAVIS TRACTS: BOOK 5 OF MAPS - PG 26  
BOLLA TRACTS: BOOK 8 OF MAPS - 47

LOCATION MAP



MARICOPA COUNTY

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36



Revised: 4/14/2016

By: T H



PINAL COUNTY

Pinal County Assessor

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR THE PINAL COUNTY ASSESSOR'S OFFICE PURPOSES.

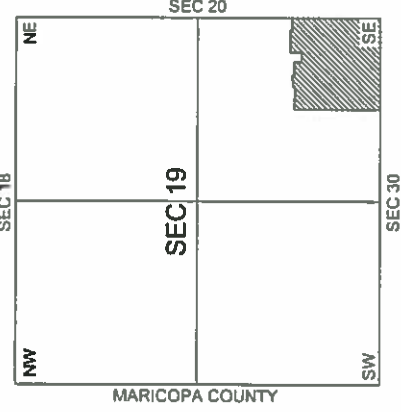


# SEC. 19 SE SE, TN.1N RG.8E

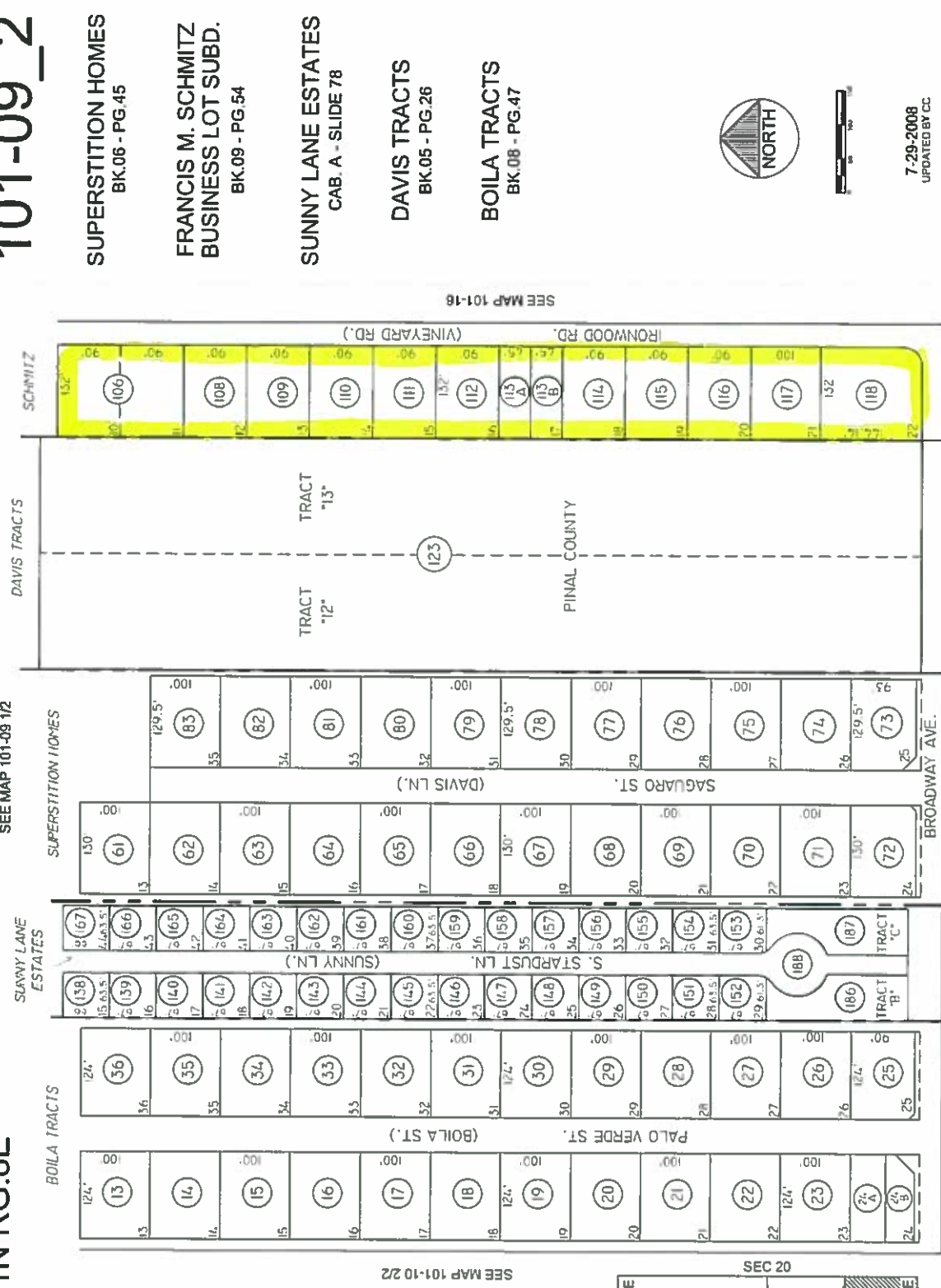
# 101-09\_2

THIS MAP IS FOR VALUATION PURPOSES ONLY  
 THIS OFFICE WILL NOT ASSUME LIABILITY FOR  
 REPRESENTATION, MEASUREMENTS OR ACREAGE.  
 SURVEYS & SUBDIVISION PLATS ARE ON FILE  
 WITH THE PINAL COUNTY RECORDERS OFFICE.

## VICINITY MAP



SEE MAP 101-09 1/2



SEE MAP 101-10 2/2

SEE BOOK 102

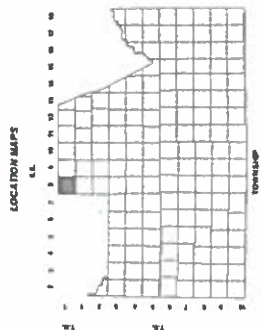
PINAL COUNTY ASSESSORS MAP

7-29-2008  
 UPDATED BY CC



101-16\_1

SW SEC. 20 T.01N. R.08E.



Revised: 3/10/2017

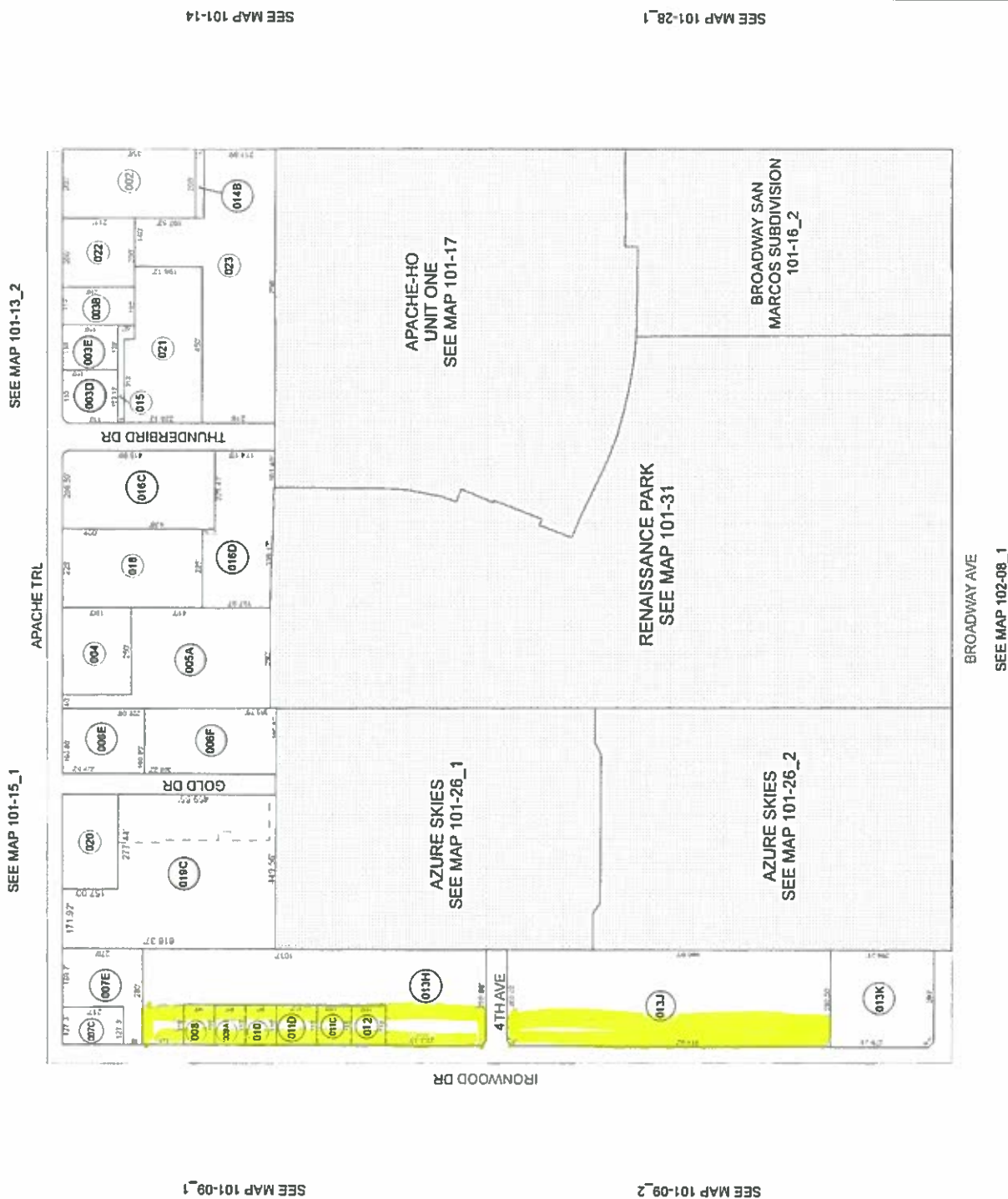
By: HY



**FINAL-COUNTY**  
or use upon opportunity

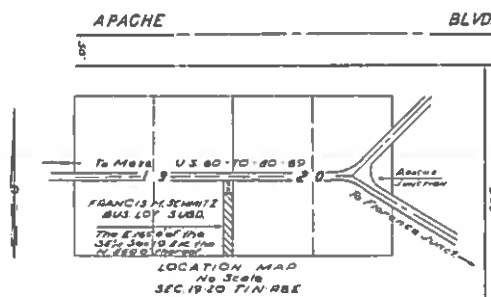
**Pinal County Assessor**

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Notary Public  
 State of Arizona  
 My Comm. Expires 12-31-64  
 J. S. Hull  
 Notary Public



State of Arizona } ss  
 County of Pinal

Know all men by these presents:

That the PHOENIX TITLE AND TRUST COMPANY, an Arizona Corporation, Trustee, has subdivided under the name of FRANCIS M. SCHMITZ - BUSINESS LOT SUBDIVISION, the East 185.0 feet of the SE 1/4, SEC. 19, T8N-R8E G&SR-B&M, Pinal County, Arizona, excepting the north 550.0 feet thereof, and hereby declares that said plat sets forth the location and gives the dimensions and measurements of the lots and streets consisting same and that each lot and each street shall be known by the number or name that is given to each respectively on said plat and hereby dedicates to the public for use as such the streets as shown on said plat and included in the above described premises. Easements are dedicated for the use shown.

In witness whereof the PHOENIX TITLE AND TRUST COMPANY has hereunto caused its corporate name to be signed and its corporate seal to be affixed by the undersigned officers hereunto duly authorized this 1st day of July, 1960.  
 PHOENIX TITLE AND TRUST COMPANY - TRUSTEE  
 By: J. S. Hull Assistant Secretary  
 Vice President

State of Arizona  
 County of Pinal

On this the 1st day of July, 1960, before me, the undersigned officer, personally appeared J. S. Hull and Jack R. Rydman, who acknowledged themselves to be VICE PRESIDENT and ASSISTANT SECRETARY, respectively, of the PHOENIX TITLE AND TRUST COMPANY, a Corporation, and that they as such officers respectively, being duly authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation as Trustee, by themselves as such officers respectively.  
 In witness whereof I hereunto set my hand and official seal.  
 My commission expires: 12-31-64  
Reginald J. Cunningham  
 Notary Public

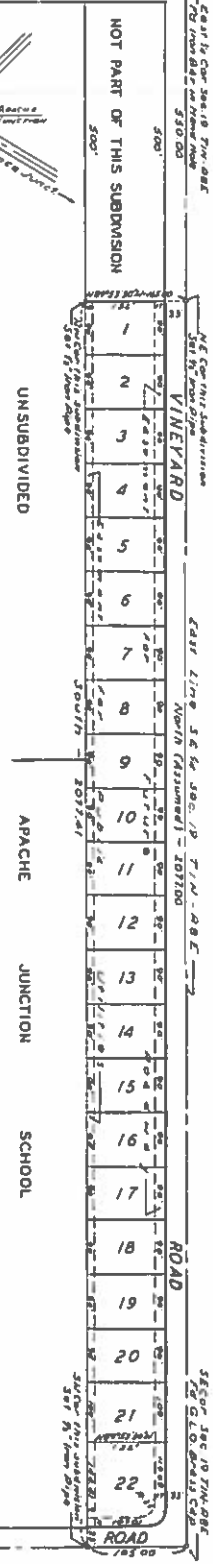
Was approved as return Sec. 470 ADS this 1st day of July, 1960, but not as to requirements as county highways on file in the office of the County Engineer.  
Reginald J. Cunningham  
 Pinal County Engineer  
 PINAL COUNTY BOARD OF SUPERVISORS  
 By: John H. Kline Chairman  
 August: John H. Kline Clerk

This is to certify that the survey and subdivision of the premises as described and platted herein were made under my direction during the month of April, 1960.  
Donald M. Mott  
 REGISTERED LAND SURVEYOR



# FRANCIS M. SCHMITZ BUSINESS LOT SUBDIVISION

A SUBDIVISION OF PART OF THE SE 1/4 SECTION 19  
 T-8-N R-8-E G&SR-B&M  
 PINAL COUNTY ARIZONA  
 SCALE-1 INCH=100 FEET



9-54

**Table 1: Ironwood Business Corridor Bulk Regulations**

<i>USE TYPE</i>	<b>Existing B-1 Bulk Regulations</b>	<b>Proposed B-2/PD Regulations</b>
Minimum Lot Area	7,000 sf.	5,000 sf.
Minimum Lot Width	50 ft.	50 ft.
Maximum Residential Density	22 units/ac	22 units/ac
Minimum Lot Area per Dwelling Unit	1,980 sf.	1,980 sf.
Minimum Front Setback (main structure)	20 ft.	5 ft.
Minimum Front Setback (accessory structure)	20 ft.	20 ft.
Minimum Interior Side Setback (all structures)	10 ft.	5 ft.
Minimum Street Side Setback (all structures)	10 ft.	5 ft.
Minimum Rear Setback (all structures)	10 ft. <sup>1</sup>	5 ft. <sup>1</sup>
Minimum Front Setback (Parking)	10 ft.	5 ft.
Maximum Size for Accessory Structure	No limit	No limit
Maximum Height for Main Structure	35 ft.	35 ft.
Maximum Height for Accessory Structures	20 ft.	20 ft.

<sup>1</sup>Francis Schmitz Subdivision - 12 ft. utility easement on lots 1-22 on west side of Ironwood Drive (unless the easement is relinquished)