



City of Apache Junction

Development Services Department



Date: March 21, 2018

To: Honorable Mayor and City Council Members

Through: Bryant Powell, City Manager
Larry Kirch, Development Services Director
Rudy Esquivias, Senior Planner/Zoning Admin.

From: Danielle Jordan, Planning Intern

Subject: April 2, 2018, City Council Work Session Item:
PZ-1-18, a city-initiated rezoning request for the
Ironwood Business Corridor located on Ironwood Drive
between Apache Trail and Broadway Avenue.

Background

This is a city-initiated request to rezone various 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, with some changes, staff believes future development and redevelopment will be easier. Additionally, relaxing the landscape and parking code could allow for ease of these developments.

Planning and Zoning Commission Recommendation

On March 27, 2018 the Planning and Zoning Commission held a work session regarding this request (P&Z staff report and exhibits attached). The results of this meeting will be given verbally.

Staff Recommendation

Tonight the item is presented for discussion and council comment purposes only. Staff will bring this back for public hearing on April 17, 2018.

Attachments:

- PZ Staff Report from March 21, 2018, with all attachments.