



City of Apache Junction

Development Services Department



PLANNING AND ZONING COMMISSION PUBLIC HEARING STAFF REPORT

DATE: April 10, 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.

PLANNING AND ZONING COMMISSION DISCUSSION MEETING

At their meeting on March 27, 2018 Commissioners asked a few questions, including:

1. *What types of businesses are we trying to attract?*
This rezoning is trying to attract businesses of retail, and professional offices.
2. *Any particular businesses inspire this?*
Currently, there is a proposed doctor's office and retail space at the northwest corner of Broadway Avenue and Ironwood Drive that staff is working closely with that would benefit from this rezoning.
3. *Have we not been able to find interested businesses?*
This rezoning first came up when VIP RV Park approached staff about wanting to expand their RV storage in their B-1 designated zone of their property. Subsequently, it was denied. This caused the push to initiate a rezoning to relax standards in efforts to help future developments and redevelopments. Both VIP RV Park and the proposed doctor's office and retail space will both benefit and staff hopes to see reinvestment over the next few years.

PLANNING DIVISION RECOMMENDATION

Staff recommends approval of the rezoning request, but subject to the conditions of approval listed under the recommended motion:

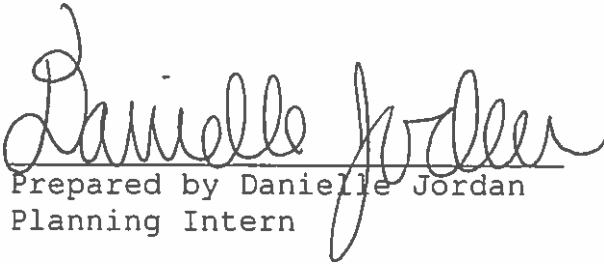
RECOMMENDED MOTION

I move that the Planning and Zoning Commission recommend to the City Council the (APPROVAL/DENIAL) of rezoning case PZ-1-18, a city initiated corrective rezoning request, for the Ironwood Business Corridor on Ironwood Drive between Apache Trail and Broadway Avenue, from B-1 (General Commercial) to B-2/PD (Old West Commercial by Planned Development), subject to the following conditions of approval:

1. The bulk regulations for the B-2 (Old West Commercial) zoning district found in Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-5: Zoning and Use Regulations,

Section 1-5-4 Non-Residential Bulk Regulations, Table 5-4 Non-Residential Bulk Regulations, shall be modified to allow for a 5 foot Minimum Front Setback (All Structures), 5 foot Minimum Interior Side Setback (All Structures), 5 foot Minimum Street Side Setback (All Structures), 5 foot Minimum Rear Setback (All Structures), and 5 foot Minimum Front Setback (Parking).

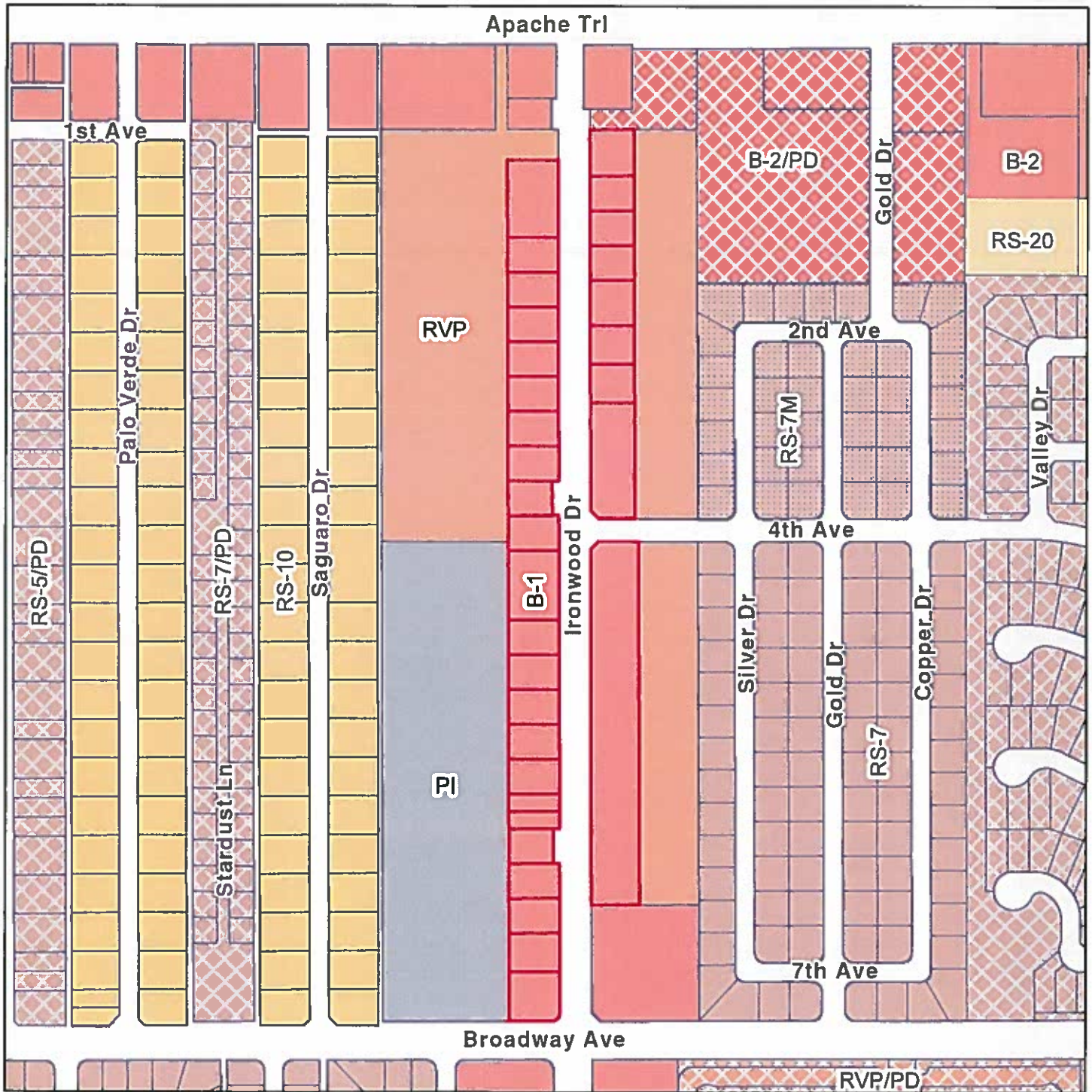
2. The required 10 foot-wide planting strip found in Apache Junction City Code, Volume II Land Development Code, Chapter 1: Zoning Ordinance, Article 1-8: Landscape Regulations, Section 1-8-6 Landscape Standards shall be reduced to a 5 foot-wide planting strip for any new developments or redevelopments.
3. The number of parking stalls required indicated in Apache Junction City Code, Volume II Land Development Code, Chapter 1: Zoning Ordinance, Article 1-7: Parking, Loading and Circulation Regulations, Table 7-3 Number of Parking Stalls Required shall be reviewed on a case-by-case, based on specific project need determined by the zoning administrator, but may be reduced based on net floor area (which would exclude bathrooms, closets, utility rooms, storage rooms, and similar spaces) and by the following; two bicycle stalls shall be the equivalent of one parking stall; two motorcycle stalls shall be the equivalent of one parking stall.
4. For any non-conforming lots or structures Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-2: Types of Uses, Section 1-2-5 Nonconforming Uses, Structures and Lots shall apply.
5. A non-conforming use structure cannot expand beyond the 50% rule, as found in Apache Junction City Code, Volume II Land Development Code, Chapter 1: Zoning Ordinance, Article 1-2: Types of Uses, Section 1-2-5 Nonconforming Uses, Structures and Lots.
6. All applicable permits shall be applied for and plans shall be designed to current city codes for any structures over 120 square feet, remodels, and new developments.
7. All other regulations and city codes within the B-2 (Old West Commercial) zoning district shall apply.



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



City of Apache Junction Zoning Exhibit PZ-1-18

LEGEND

Subject Sites

Parcel

Zoning

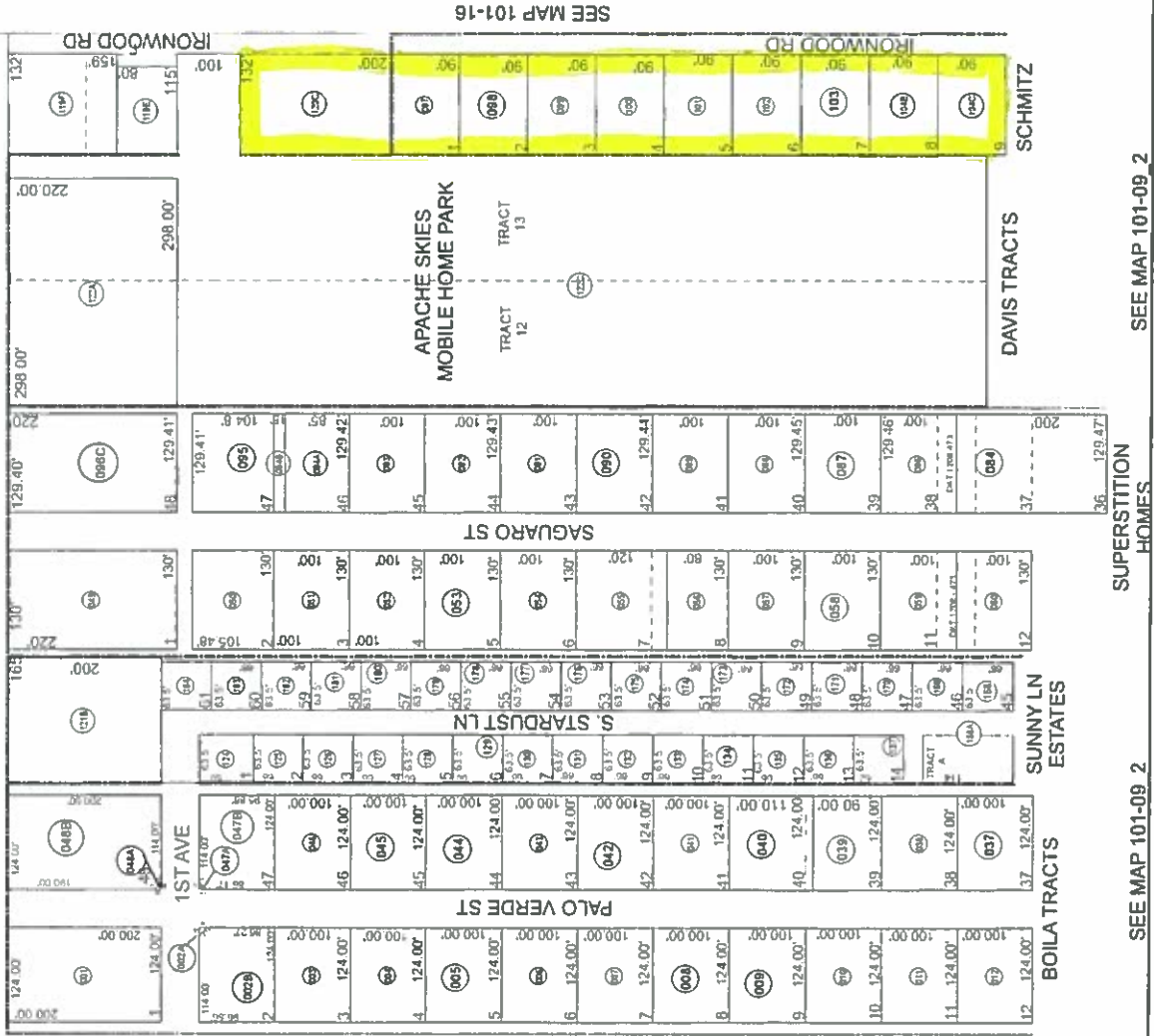
B-1	PI	RS-5/PD	RS-7M
B-2	RS-10	RS-7	RVP/PD
B-2/PD	RS-20	RS-7/PD	

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.



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



TOWNSHIP

RANGE

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

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

SECTION

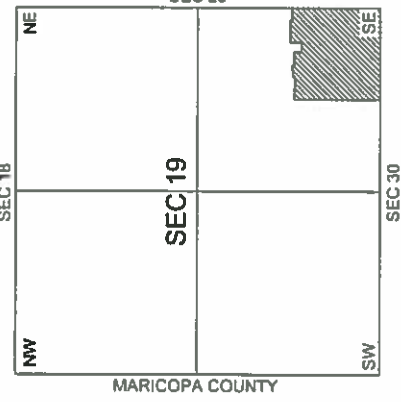
SECTION

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

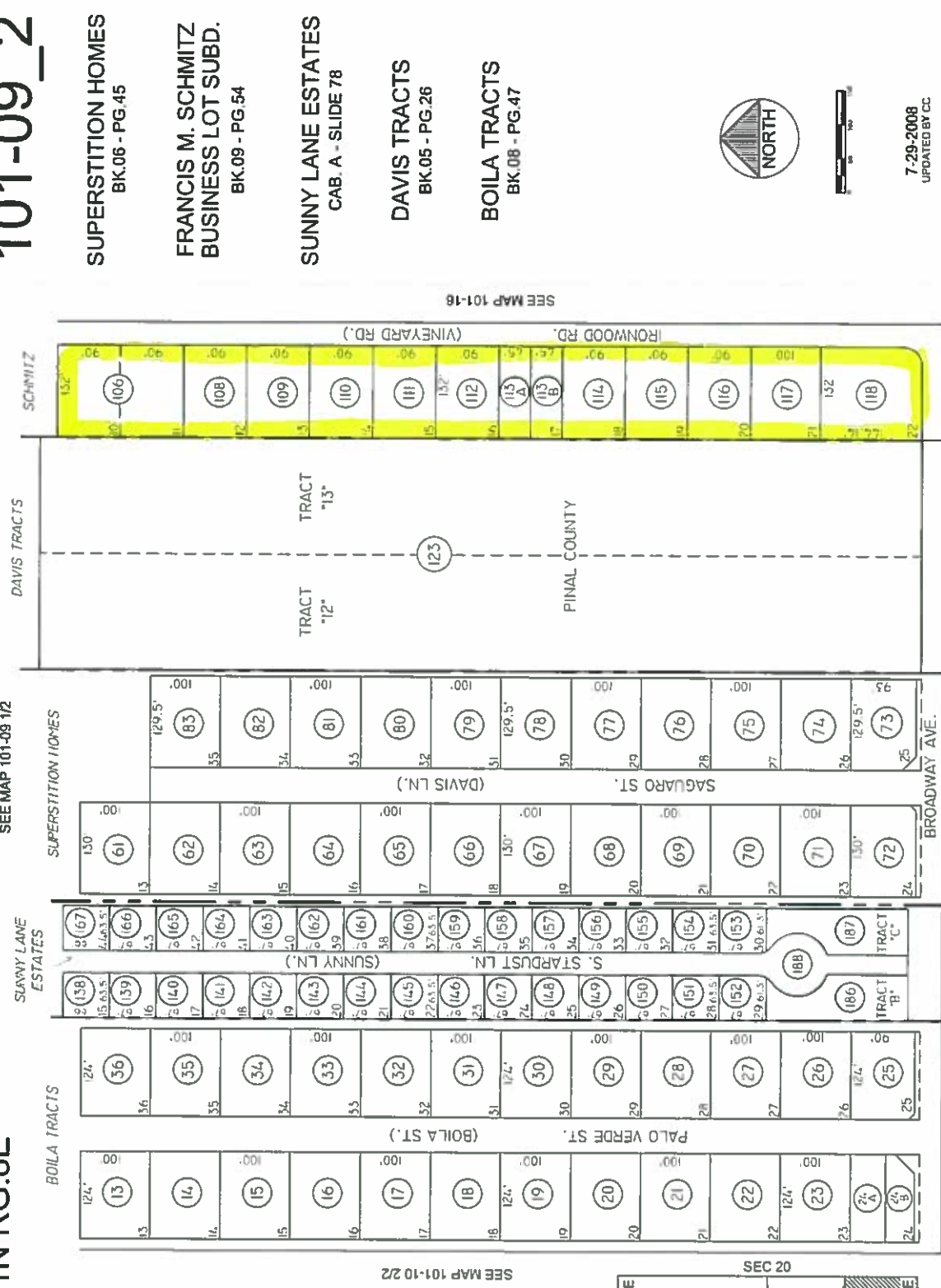
101-09_2

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 MAP 101-18

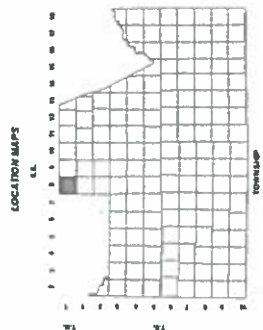


7-29-2008
UPDATED BY CC

SEE BOOK 102

PINAL COUNTY ASSESSORS MAP

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



Revised: 2/10/2017

By: HY



FINAL COUNTY
or use upon opportunity

Pinal County Assessor

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN, EITHER EXPRESSED OR IMPLIED BY PHINAL COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR THE PHINAL COUNTY ASSessor'S OFFICE PURPOSES.

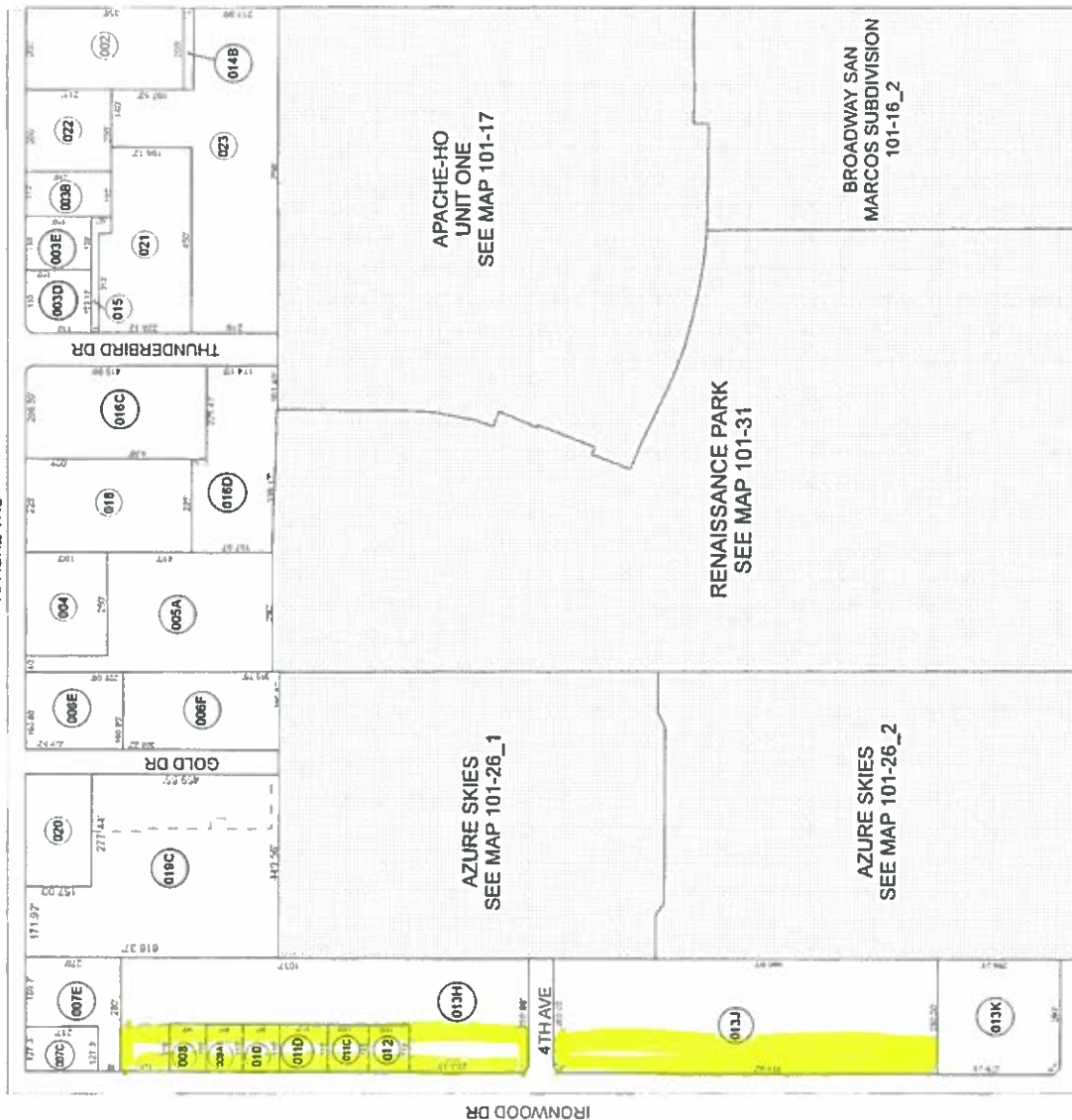
SEE MAP 101-13_2

APACHE TRL

SEE MAP 101-15_1

SEE MAP 101-09-1

SEE MAP 101-09-2



BROADWAY AVE.

SEE MAP 102-08_1

BROADWAY SAN
MARCOS SUBDIVISION
101-16_2

RENAISSANCE PARK
SEE MAP 101-31

APACHE-HO
UNIT ONE
SEE MAP 101-17

AZURE SKIES
SEE MAP 101-26_1

AZURE SKIES
SEE MAP 101-26_2

Table 1: Ironwood Business Corridor Bulk Regulations

<i>USE TYPE</i>	Existing B-1 Bulk Regulations	Proposed B-2/PD Regulations
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. ¹	5 ft. ¹
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.

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