

Presentation/Discussion  
Incompatible uses, zoning, legal  
nonconformities and the historical  
development pattern of the commercial  
corridor of Ironwood Drive between  
Apache Trail and Broadway Avenue

20-138

**City of Apache Junction**  
**City Council Work Session**  
**March 17, 2020**



# Ironwood Corridor – Virtual Tour

- Concerns expressed by Mayor and Council over unsightly appearance of a few properties and incompatible uses...
- March 1985 Aerial Photo (memory lane)
- City GIS Aerial Photo 2019
- Google Earth 2019 Street View
- Range of Ideas/Solutions

# Ironwood Corridor –Legal Nonconformities

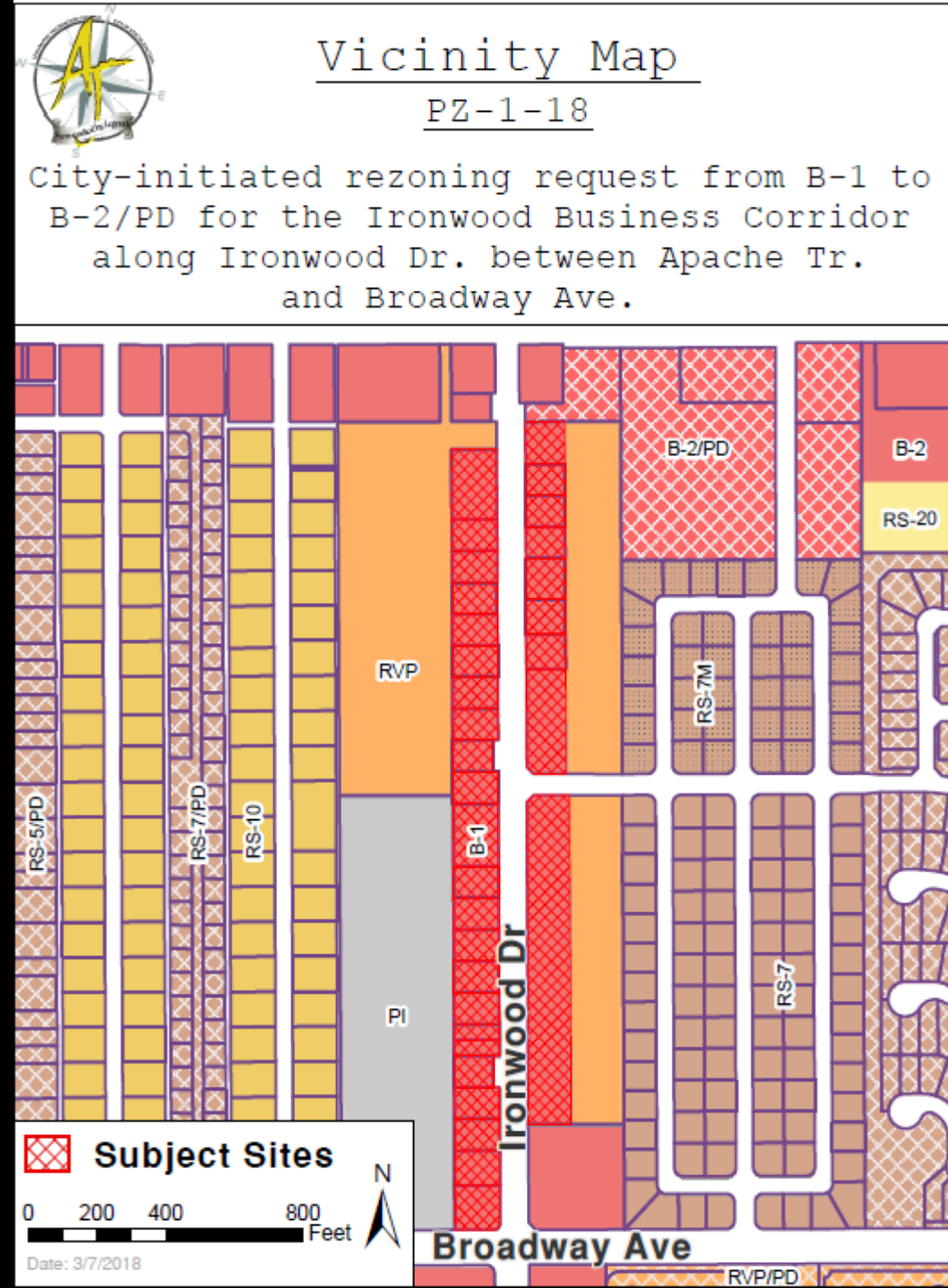
- Uses in existence in March of 1985 and towing company storage lot(s) in existence prior to 2014 likely have legal non-conforming rights
- Towing company - 2017 Letter of Lawful Nonconformity when submitting for City towing contract (2 others along AT also have nonconforming letters)

# Already Implemented Ironwood Corridor

## PZ-1-18 - April 2018

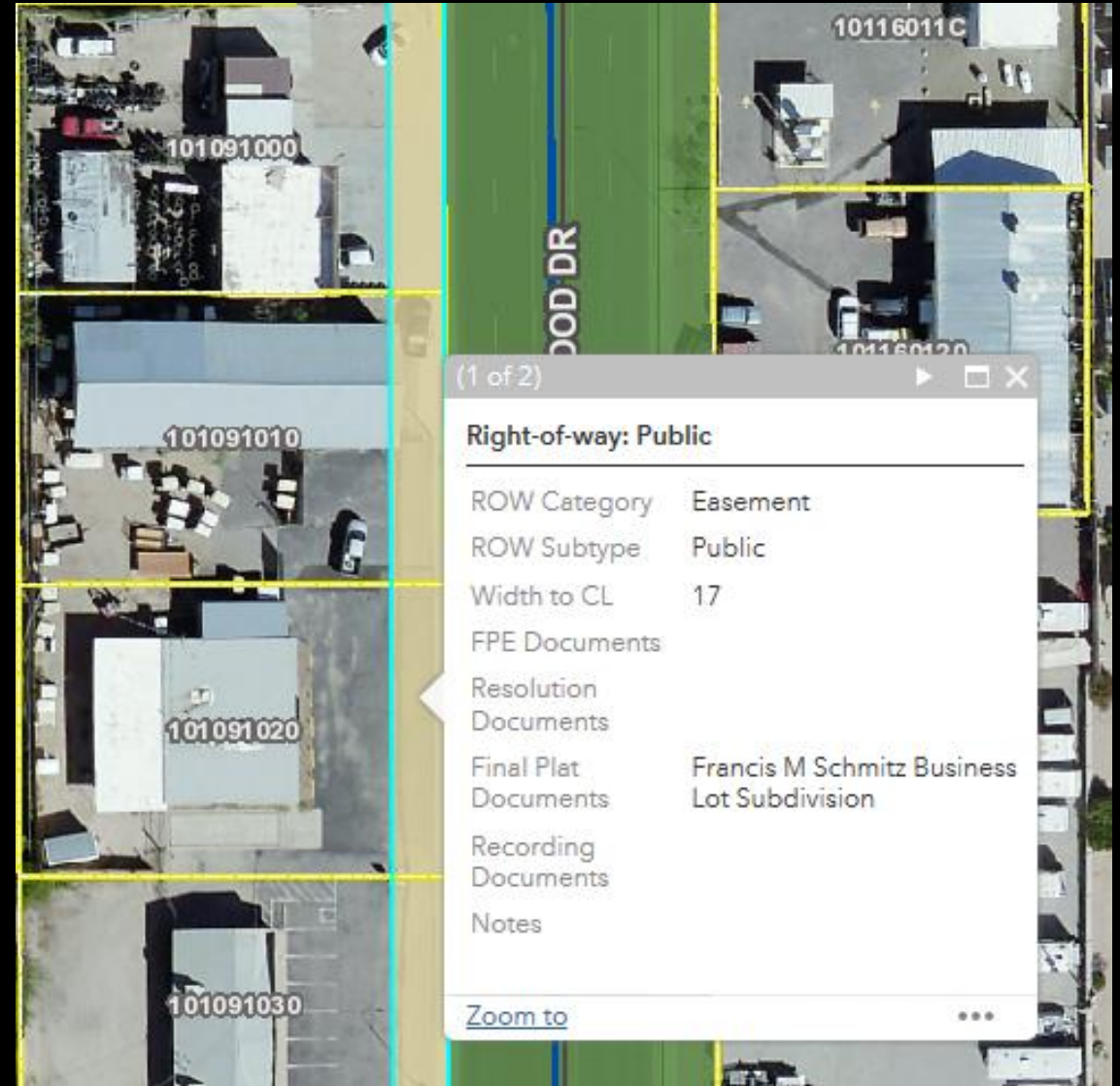
PZ-1-18 City-initiated rezoning  
approved: from B-1 to B-2/PD

**Purpose** - relaxed setbacks,  
landscaping, and parking, to make  
future developments easier.



# Francis Schmitz Subdivision ROW/Easement

- There is a 12 foot utility easement on the west rear of the properties.
- 17 foot reserved right-of-way for road improvements.
- Two parcels have already been dedicated



# PZ 1-18 City-initiated Rezoning Conditions

1. Allow for a 5 foot setback (all structures) on all sides.
2. Relaxed 10 foot-wide planting strip to 5 feet for new developments or redevelopments.
3. The # of parking stalls may be reduced based on “net” floor area and by the following: 1) two bicycle stalls shall be the equivalent of one parking stall; and 2) two motorcycle stalls shall be the equivalent of one parking stall.



# New Stripes Medical Building with relaxed standards



# Ironwood Corridor – Range of Ideas/Solutions

- Code compliance initiated for 238 S Ironwood for illegal use as storage lot, “possible” living in an RV and weeds







# Ironwood Corridor – Range of Ideas/Solutions

- Amend zoning code for storage lots to require landscaping and installation of slats in existing chain link fences or **require decorative block walls with wrought iron, ban razor wire in the city** (talk is cheap however...)
- Require brick and materials company to restore required landscaping and ask to install decorative wrought iron fence
- City initiated landscaping project in ROW – e.g. Apache Trail
- Ask uses to voluntarily screen

# Discussion