



# *City of Apache Junction*

## *Development Services Department*



### **PLANNING AND ZONING COMMISSION PUBLIC HEARING STAFF REPORT**

**DATE:** April 23, 2021

**CASE NUMBERS:** AM-2-20

**REQUEST:** Proposed text amendments to the Apache Junction City Code, Volume II, Land Development Code, Chapter 2: Subdivision and Minor Land Division Regulations to address (1) Land Splits/Minor Land Division, Lot Line Adjustment, and Lot Combination design criteria and (2) allow for flexibility within the platting process for Master Planned Communities ("MPC").

#### **BACKGROUND**

On October 20, 2020, the City Council directed Planning Staff to amend the Apache Junction City Code, Volume II, Land Development Code, Chapter 2 that addresses Land Split/Minor Land Division, Lot Line Adjustments and Lot Combinations design criteria. The intent of the revised criteria is to improve and clarify the design principles and standards for such requests. Throughout the years city staff has received a number of minor land division requests that have resulted in problematic lots due to irregular lot lines, private access ways and limited building envelopes resulting in neighbor disputes and building code and zoning violations.

As part of these amendments, staff has also included amendments to include Master Planned Communities ("MPC") due to the proposed annexation and development of Arizona State Land. The proposed text amendments would allow for staff administrative review and approval of preliminary plats for Master Planned Communities.

## **PROPOSALS**

The proposed text amendments are summarized into two main sections outlined below:

### **Minor Land Division Criteria:**

1. Depth-to-width ratio of the lot shall not be greater than 3:1.
2. Every lot shall abut a public or private street at a minimum frontage designated by the zoning district.
3. Curvilinear lot lines are not allowed.
4. Lot lines shall consist of a series of straight lines with no turn angles or curvilinear interior lot lines. The division line shall be straight from front property line to rear property line or from side to side.
5. No flag lots are allowed (Defined as: a long, slender strip of land resembling a flag pole that extends from the typically rectangular main section of the lot or the "flag" to the street).
6. Lot width, depth and area shall comply with the minimum requirements of the zoning ordinance and shall be appropriate for the location and character of the development proposed and for the type and extent of street and utility improvements being installed.

### **Master Planned Communities:**

1. Preliminary plats will not be reviewed by the Planning Commission or City Council as they shall adhere to the approved MPC document and will be reviewed by the Subdivision Committee. Final Plats will still be considered by the City Council.
2. The Subdivision Committee shall be constituted for the review and approval of preliminary plats for MPC zoned developments.
3. The Subdivision Committee shall consist of the City Engineer, Planning Manager, Development Services Principal Engineer or Principal Planner/designee.
4. The Subdivision Committee shall either approve, approve with conditions or deny applications for preliminary plats.
5. Updated Preliminary Plat checklist for MPC's requiring additional engineering documents are to be submitted.
6. Appealing the Subdivision Committee's decision shall be considered by the City Manager within 15 calendar days. The

decision of the City Manager may be appealed to the City Council.

#### **PLANNING STAFF ANALYSIS AND RECOMMENDATION**

Staff acknowledges that the proposed changes to the Subdivision Regulations benefit both residents seeking to obtain a lot split, lot combination or lot line adjustment but also city staff in the administration of building and zoning codes.

Staff also recognizes that Master Planned Communities are unique in size, complexity and scope and has determined that the Subdivision Regulations should reflect changes in platting procedures to better facilitate the needs of the city and developer.

As such staff respectfully recommends to the Commission that they provide a favorable recommendation to the City Council. As always, Commissioners may recommend changes which they feel will improve the Subdivision Regulations.

#### **RECOMMENDED MOTION**

I move that the Planning and Zoning Commission recommend to the Apache Junction City Council the (APPROVAL/DENIAL) of the amendment case AM-2-20 a city initiated text amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter 2: Subdivision and Minor Land Division Regulations, Article 2-1: Enactment of Scope of Regulations, Administration, Construction and Terms, Article 2-2: Platting Procedures and Requirements, Article 2-3: Subdivision Design Principals and Standards, and Article 2-5: Administrative Subdivisions; Land Splits/Minor Land Division, Lot Line Adjustment, and Lot Combinations.

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*Sidney Urias*

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Prepared by Sidney Urias  
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Attachments:

Exhibit #1 - Revised Subdivision Regulations

“Subdivision Text Amendments” Cases AM-2-20  
 March 23, 2021 Planning and Zoning Commission Staff Report