



City of Apache Junction

Development Services Department



Date: June 22, 2021

To: Planning and Zoning Commissioners

Through: Larry Kirch, Development Services Director
Rudy Esquivias, Planning Manager/Zoning Administrator

From: Nicholas Leftwich, Associate Planner

Subject: Amendments to Apache Junction City Code, Volume II,
Land Development Code, Chapter 1: Zoning Ordinance,
Articles 1-5-3 "Non-Residential Use Regulations" and
1-5-4 "Non-Residential Bulk Regulations."

Summary

Following prior direction to staff to amend Article 1-5-3 "Non-Residential Use Regulations" to align the B-3 "City Center" land uses with the goals of the General Plan, staff has made the proposed changes to Table 5-3, the land use table for non-residential zoning districts.

Please see the attached document "Amendments to B-3 Land Uses" that highlights the changes to the downtown city center's land uses and which also incorporates a few noted new land use categories to address land uses not identified by the current code language.

In the process of making these adjustments, staff identified shortcomings, redundancies, and contradictions throughout Article 1-5-3 and proposes making further changes. These amendments reorganize land use categories into clearer designations for ease of understanding and modify land use allowances for all non-residential zoning districts in order to align the land use allowances with the land use definitions and the planning considerations of the General Plan.

Please see the attached document "Reorganizing Article 1-5-3" for a review of the alternate option to revise the entire section.

Attached:

- "Amendments to B-3 Land Uses"
- "Reorganizing Article 1-5-3"