



# *City of Apache Junction*

## *Development Services Department*



**Date:** July 13, 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**

In the previous Planning and Zoning Commission meeting on June 22, 2021, the proposed amendments to Table 5-3 "Non-Residential Use Regulations" described in the document "Color-Coded Changes to Table 5-3" were reviewed and discussed relevant to a proposal to update the land use table for Non-Residential zoning district. At the commission's request, the proposed amendments have been further refined for clarity so that they may be discussed in greater detail.

Please see the attached document "Proposed Changes to Non-Residential Use Regulations" for a refined version of the amendments previously presented. Changes include the removal of many of the editing marks and changes to use allowances made in response to the commission's discussion in the prior meeting. Notably, the industrial manufacturing uses have been simplified into two categories based on intensity as previously proposed.

### **Attached:**

- "Proposed Changes to Non-Residential Use Regulations"
- "Color-Coded Changes to Table 5-3"