



City of Apache Junction

Development Services Department



PLANNING AND ZONING COMMISSION PUBLIC HEARING STAFF REPORT

DATE: July 27, 2021

CASE NUMBER: AM-1-21

REQUEST: Presentation, discussion and consideration on proposed Text Amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-5: Zoning Bulk and Use Regulations, Section 1-5-3 Non-Residential Use Regulations; and Article 1-5-4 Non-Residential Bulk Regulations.

BACKGROUND

During the City Council meetings of November 16, 2020 and March 1, 2021, at the direction of the Council Development Services Director Larry Kirch presented the city's planning efforts toward developing of a downtown core. Considering the necessary steps to shape the Apache Junction Downtown as directed by the recently approved General Plan, staff was directed to revise the B-3 "City Center" zoning district to eliminate land uses that were considered inappropriate for a downtown core.

Planning staff worked to revise the B-3 land use allowances in the Apache Junction City Code, Volume II, Zoning Ordinance, Article 1-5-3 Non-Residential Use Regulations and minor edits to 1-5-4 Non-Residential Bulk Regulations following this direction, amending the land use allowances within the downtown core to focus the growth and development toward uses that stimulate a vibrant downtown through entertainment, restaurants, and other uses that generate activity. In the process of amending Table 5-3 Non-Residential Use Regulations, staff found many errors, inconsistencies and redundancies throughout the land use table, pertaining to all of the non-residential zoning districts. In the interest of addressing the various issues more efficiently, planning staff expanded the scope of the proposed amendment to include revising the other zoning districts and land use categories.

Two versions of the proposed amendments to Section 1-5-3 "Non-Residential Use Regulations" were presented to the Planning and Zoning Commission on June 22, 2021, with the first version only altering the B-3 "City Center" land use categories, and the second version proposing an amended version of the entire Table 5-3: Non-Residential Use Regulations. The Planning and Zoning Commission was presented the option to limit the changes to the B-3 Land Uses or proceed with amending the entire table. Upon reviewing the proposed amendments the Commission agreed to proceed with amending the entire Section 1-5-3 Non-Residential Use Regulations.

Following this discussion the Planning and Zoning Commission further reviewed the proposed changes and met again on July 13, 2021 to further discuss and refine the amendments.

PROPOSAL

The draft amendment is being presented to the planning and zoning commission for their recommendation to the city council. The proposed text amendment is case AM-1-21, a request to amend the non-residential zoning bulk and use regulations, in Section 1-5-3 Non-Residential Use Regulations; and Article 1-5-4 Non-Residential Bulk Regulations.

PLANNING DIVISION RECOMMENDATION

Planning staff recommends approval of the proposed text amendment and offers the following recommended motion to update the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-5: Zoning Bulk and Use Regulations, Section 1-5-3 Non-Residential Use Regulations; and Article 1-5-4 Non-Residential Bulk Regulations.

RECOMMENDED MOTION

I move that the Planning and Zoning Commission recommend to the Apache Junction City Council the (APPROVAL/DENIAL) of text amendment case AM-1-21, an amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-5: Zoning Bulk and Use Regulations, Section 1-5-3 Non-Residential Use Regulations; and Article 1-5-4 Non-Residential Bulk Regulations described in the attached text exhibits dated July 21, 2021.



Prepared by Nicholas Leftwich
Associate Planner

Attachments:

Exhibit #1 - Amendments to Non-Residential Use and Bulk Regulations
(July 21, 2021)