



City of Apache Junction

Development Services Department



CITY COUNCIL WORKSESSION AND PUBLIC HEARING STAFF REPORT

DATE: October 4th and 5th, 2021

CASE NUMBERS: N/A

REQUEST: Proposed text amendments to the Apache Junction City Code, Volume II, Land Development Code, Chapter 10: Engineering Standards to address modifications to § 10-4-2 Stormwater Standards, § 10-4-4 Stormwater Plan and Drainage Reports, § 10-4-10 Detention or Retention Facilities, and § 10-4-11 Drainage Easements and Covenants for Master Planned Communities ("MPC").

BACKGROUND

These proposed amendments are being recommended as they are changes that affect lands south of Baseline Road which are designated Master Planned Communities ("MPC"). They are being recommended in conjunction with the proposed annexation and development of Arizona State Trust Land.

During the review of the MPC zoning documents for the Auction Property and the Retained Property, the developer requested that the city make amendments to the Engineering Standards as they pertain to Stormwater Standards and to Stormwater Plans and Drainage Reports found in Sections 10-4-2 and 10-4-4. Rather than amend these sections as part of the zoning document, staff felt that amendments to Volume II, Chapter 10 Engineering Standards would be more fitting.

PLANNING STAFF ANALYSIS AND RECOMMENDATION

Planning staff along with engineering staff have reviewed the requested changes and concur with the proposed changes. The changes are modest and other Valley communities allow for such standards.

The proposed changes include:

- Allows for precipitation volume to be calculated per NOAA Atlas 14 Documents
- Allows for both surface and underground retention and underground vaults in all newly developed areas
- Changes verbiage from finished floor to lowest floor elevations of all habitable structures;
- Would also allow underground storage in residential development
- Allows for an exception for the area of stormwater capture where it is impractical such as where a street is separated from the project by a drainage channel, and
- Creates a mechanism to record a document that extinguishes Temporary Drainage Easements upon the submittal of a permanent location.

As such staff respectfully recommends to the City Council that the proposed amendments be approved.

RECOMMENDED MOTION

Ordinance No. 1511 be approved.

Resolution 21-39 be approved.

Prepared by Lawrence J. Kirch, AICP
Director of Development Services

Attachments:

Exhibit #1 - Revised Stormwater Regulations