



City of Apache Junction

Development Services Department



PLANNING AND ZONING COMMISSION PUBLIC HEARING STAFF REPORT

DATE: May 27, 2025

CASE NUMBER: P-24-106-CUP

OWNER: Gold Medal Landscape Management

APPLICANT: Timothy Booth

REQUEST: A proposed Conditional Use Permit ("CUP") for approximately two (2) net acres currently zoned B-5 (Industrial) to utilize the parcels as an outdoor storage yard.

LOCATION: The subject site is generally located on west Colt Road and 36th Avenue, within the Baseline Industrial Park, Lots 14 and 15 (also known as parcels 102-56-0140 and 102-56-0150).

**GENERAL PLAN/
ZONING DESIGNATION:** Light Industrial/Business Park; currently zoned Industrial ("B-5")

SURROUNDING USES: North: Industrial ("B-5")

South: Industrial ("B-5")

East: Industrial ("B-5")

West: Industrial by Planned Development ("B-5/PD")

BACKGROUND

Per historic Pinal County and city zoning records, Lot 14 and 15 (also known as parcels 102-56-0140 and 102-56-0150), have been zoned Industrial (B-5) or an equivalent county Industrial zoning designation. The properties have never been developed.



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In 2024, Gold Medal Landscape Management contacted the Planning and Zoning Division to inquire about utilizing the two (2) parcels for their landscape yard to store their landscape equipment and vehicles, with the hope of moving their headquarters from Mesa, Arizona, to Apache Junction within three (3) to five (5) years. They were informed that this use would require a CUP for outdoor storage.

PROPOSALS

P-24-106-CUP is a proposed CUP request to operate the parcels as an outdoor storage yard for business-related equipment, including work trucks and trailered equipment, within the B-5 zoning district, per the land use requirements of the zoning ordinance. The following are a list of trucks and equipment proposed to be stored on site:

- Five (5) to six (6) 3/4-ton trucks with trailers carrying mowers, trimmers, and blowers.
- One (1) to two (2) chip box trucks with a chipper in tow.
- One (1) to two (2) 1-ton trucks with a skid steer or mini excavator.
- One (1) to two (2) 3/4-ton utility bed trucks.

Gold Medal Landscape Management intends to complete a lot combination if approved and utilize the lot as their secondary yard for their business operations. The hours of operations are proposed to be Monday through Saturday from 6:00am to 4:00pm.

The subject area consists of approximately two (2) net acres, of which is surrounded by other industrial properties and industrial uses. All employee parking and equipment parking will be located on-site, inside of an eight-foot (8') concrete masonry unit ("CMU") wall along the frontage and a six-foot (6') CMU wall around the sides and rear. Access into the storage yard will be located off of Colt Road.

PLANNING STAFF ANALYSIS

Relationship to the General Plan:

The subject site is designated by the City's General Plan as "Light Industrial/Business Park and Industrial." The proposed use of the



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property as an outdoor storage yard is consistent with the current General Plan Designation.

Zoning/Site Context:

The subject sites are privately-owned and surrounded by industrially zoned land to the north, east, south, and west. The property is currently zoned Industrial ("B-5").

Site Improvements:

The applicant will be required to meet current minimum planting landscape requirements within the twenty-five-foot (25') landscape easement. The lots will be required to be dust proofed with an approved dust proofing method. An eight-foot (8') wall will be built along the frontage and a six-foot (6') CMU wall will be built around the sides and rear of the subject sites.

Public Input:

The applicant sent out neighborhood meeting notification letters to property owners within a five hundred foot (500') radius, with invitations to discuss the proposal in person and also providing them with contact information to learn more about the project if they did not wish to attend. The advertised neighborhood meeting was held at the Apache Junction Multi-Generational Center on Tuesday March 18, 2025, at 6 PM. One adjacent neighbor, who owns three (3) parcels, attended the meeting. The attendee was generally supportive. The applicant's public participation plan report has been included as Exhibit #4.

Staff has not received any comments in person, via phone or by e-mail regarding the proposal at the time of this staff report.

FINDINGS OF FACT FOR CONDITIONAL USE PERMIT

As required by the Apache Junction zoning ordinance, a CUP request may be approved by the planning commission after consideration has been given to seven different factors outlined below:

1. Adequacy of roadways, off-street parking, public facilities and services to accommodate the proposed use.



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Applicant Response: There will be very little impact from Gold Medal Landscape Management on the roadways. Our employees will drive to the subject property and park their personal vehicles inside of the wall.

2. Negative impacts arising from the emission of odor, dust, gas, noise, lighting, vibration, smoke, heat or glare.

Applicant Response: There will be very little impact on the environment from Gold Medal Landscape Management. There should be little to no odor or gas emissions. The lot will be covered with the required dust control material. A large wall will be installed around the property to mitigate any potential noise. All lighting will be city-approved lighting. There will be no smoke, heat or glare issues.

3. Contribution to the deterioration of the neighborhood or the negative impact on neighborhood property values.

Applicant Response: Gold Medal Landscape Management does not plan on contributing any undesired effects to the neighborhood. We plan to improve the property values with what we bring to the neighborhood and the clean way that we run our business.

4. Compatibility with surrounding uses and structures.

Applicant Response: The property is currently zoned industrial and is surrounded by other industrial-zoned properties. No structures are being proposed at this time.

5. Conformance with the general plan and city policies.

Applicant Response: The property is currently zoned Industrial, and designated Industrial in the 2020 General Plan. Gold Medal Landscape Management will meet all the requirements set in the zoning ordinance for screening, landscaping, dustproofing, and will apply for any required permits.

6. Screening and buffering of uses.

Applicant Response: All business related equipment and vehicles will be stored on the property behind the CMU wall, and any potential noise generated that can be heard from the right-of-way will be buffered by the wall and landscaping along the frontage.



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7. Unique nature of the property, use and/or development's physical characteristics.

Applicant Response: The vacant property will be used to park work vehicles, trailered equipment, and employee vehicles. No buildings are being proposed.

PLANNING DIVISION RECOMMENDATION

In review of the project proposal, the conditions of the subject site, and the conformance to the general plan goals and policies that this development addresses, Staff recommends approval of the proposed CUP case P-24-106-CUP.

RECOMMENDED MOTION FOR CONDITIONAL USE PERMIT

I move that the planning and zoning commission approve CUP Case P-24-106-CUP, a request by Timothy Booth of Gold Medal Landscape Management, for an outdoor storage yard located within the Baseline Industrial Park on Lots 14 and 15, subject to the following conditions of approval:

- 1) The project shall be developed in compliance with the approved plans and files associated with case P-24-106-CUP, all the provisions of the zoning ordinance, and city codes applicable to this case.
- 2) All applicable permits shall be applied for, and plans shall be designed to current city codes prior to any construction.
- 3) All outdoor storage materials, equipment, and vehicles (with the exception of personal vehicles parked by staff in designated parking spaces) shall be properly screened from all dedicated right-of-way and remain behind the masonry perimeter wall. The stacking of outdoor materials shall not exceed the height of the masonry perimeter wall.
- 4) Any future end user shall comply with 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.



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Attachments:

- Exhibit #1 - Draft Resolution 25-18
- Exhibit #2 - Vicinity Map
- Exhibit #3 - Application Materials
- Exhibit #4 - Public Participation Plan Report