



City of Apache Junction

Development Services Department



CITY COUNCIL STAFF MEMO

Date: November 19, 2024

To: Honorable Mayor and City Council Members

Through: Bryant Powell, City Manager
Rudy Esquivias, Development Services Director
Sidney Urias, Planning Manager

From: Nick Leftwich, Planner

Case Number: P-23-112-PZ

Subject: Proposed rezoning of 991 E. Old West Highway, from General Commercial ("B-1") to Industrial ("B-5")

Summary

P-23-112-PZ is a proposed Rezoning requested by Greg Loper on behalf of Storbakken & Sons Construction Inc. to rezone approximately 1.6 acres located near the southeast corner of Royal Palm Road & Old West Highway (APN 102-03-136A) from General Commercial ("B-1") to Industrial ("B-5") to allow for the continued use of a construction business comprising a contractor's office, service shop for their fleet maintenance and indoor/outdoor storage with construction truck parking.

Planning & Zoning Commission Hearing and Recommendation

The Planning and Zoning Commission held a public hearing for P-23-112-PZ on October 22, 2024. Please see the attached staff report and exhibits presented to the Planning and Zoning Commission. During the meeting the Planning and Zoning Commission evaluated the rezoning proposal and subsequently voted 7-0 to recommend approval of P-23-112-PZ, subject to the conditions of approval that were recommended in the Staff Report, dated October 22, 2024.

November 4, 2024 City Council Work Session

Staff presented Case P-23-112-PZ to the city council on November 4, 2024, in which the Council had a question regarding well water contamination concerns with the adjacent Apache Junction Water District property, and a question regarding if there had been any neighborhood complaints with the presence of Storbakken & Sons at 991 E. Old West Highway.

With further inquiry Staff have confirmed that there is no history of neighborhood complaint issues with Storbakken & Sons.

Regarding the Apache Junction Water District parcel (102-03-137A) and concerns regarding well water contamination, the Apache Junction Water District have informed Staff that the property is an old booster site that has been out of service for decades. The facility formerly served as an interconnect between Arizona Water Company and Consolidated Water Utilities, which interconnect has been removed. All that remains is an old well on the site that has not been used in years and the concrete slab where the hydropneumatic pressure tank sat.

They further noted that they do not foresee any issues with the site next door.

Attached:

- Planning and Zoning Commission Staff Report and attachments (February 27, 2024)