

March 10, 2023

Blount Construction

Project Narrative

Minor General Plan Amendment, Zone Change, and Site Plan

P-22-126-PZ, P-22-128-DR

Project Request

The WW Clyde/Blount Contracting property is seeking to develop a central location for officing personnel and the storage and maintenance of construction equipment and materials. In order to accommodate the proposed use for this site, we request that the site be amended through a Minor General Plan Amendment from Commercial to Business Park, rezoned from B-1 to Business Park by Planned Development (B-4/PD), and Site Plan approval.

Business Operations

Approximately 35-50 employees will work at the premises full-time, while several other employees will be transient as their particular duties require their presence at off-site work sites. Various types of construction equipment including, but not limited to, tractor trailers, dump trucks, and excavating equipment will be stored on-site and their regular maintenance will occur on-site as well. The shop that provides this maintenance will be equipped with lubes, oils, filters, spare parts, etc. and welding and painting operations as necessary for such maintenance.

We anticipate varying working hours of operation that will occasionally extend outside the limits of what is considered “normal business hours” to accommodate projects with critical construction schedules. Our “normal business hours” will be from 6AM to 7PM. There will be times when operations could be 24 hours a day and seven days a week.

Proposed Development

An existing building will remain in-place while a larger office building is proposed adjacent to it, complete with sidewalks, landscaping, and a patio. A large, gated yard will be developed with retention areas and parking for personnel and for the aforementioned equipment and other construction vehicles. As this is a construction operation, the outdoor yard will also be a location for warehousing and accounting for critical construction materials such as pipe materials, and other construction materials. Additionally, the site will feature a fueling station for the refueling of equipment and construction vehicles. The site layout is depicted on the Site Plan, which has been submitted along with this request.

General Plan Findings of Fact

Whether the amendment proposes a land use designation that the Land Use Plan Map does not adequately provide optional sites to accommodate.

The project site is optimal for the proposed use as it is currently an existing operation. Approval of these requests will allow the current owner to expand the successful business as well as securing the property with walls and lighting.

Whether the amendment constitutes an overall improvement to the General Plan, will not solely benefit a particular landowner or owners at a particular point in time, and is consistent with the overall intent of the 2020-2050 General Plan.

The site is within Growth Area #4 of the Old West Highway Corridor and is consistent with the overall intent of the 2020-2050 General Plan, which seeks to increase the city's financial sustainability, encourages infill development, and supports sustainable growth. The proposed expansion to an existing business park operation is consistent with these goals as well as with adjacent land uses in the area.

Whether the proposed amendment is justified by an error in the 2020-2050 General Plan as originally adopted.

The proposed amendment is not a result of an error on the 2020-2050 General Plan but is being requested in order to accommodate a requested zone change for a business park facility.

Whether the proposed change is generally consistent with goals, objectives, and other elements of the 2020-2050 General Plan.

- I. **Be considerate of the rural character of the City.**
The proposed site meets the code setback requirements as well as arranging structures within the site to be over 120' away from all property lines.
- II. **Provide a balance of uses throughout the community.**
This request will bring balance to the community as it will establish a cohesive zoning and land use designation on the property, allowing the current owner to expand the business, secure the site, and improve the property.
- III. **Revitalize older neighborhoods and downtown.**
The proposed site is within the Old West Highway Corridor growth area that is surrounded by existing residential properties, commercial, and industrial/business park uses. Approval of these requests will allow the existing business to expand, will secure the property with walls and lighting, and will improve the area with necessary on- and off-street improvements such as curb, gutter, and landscaping.
- IV. **Encourage and promote sustainable land use development.**
The proposed site will encourage and promote sustainable land use development since it will establish a cohesive zoning and land use designation on the site. In addition, development of the site will allow for improvements to the area both on- and off-site.

V. Provide equal protection of existing aggregate and residential development.

This request will not impose on any existing aggregate and residential development as the site is currently zoned for both commercial and business park uses. Approval of the zone change will establish a business park zone over the entire site.

Whether the proposed change is justified by a change in community conditions or neighborhood characteristics since adoption of the Plan.

This request is justified by a change in community conditions as the business is successful and is in need of expansion, security, and site improvements. Approval of these requests will allow the property owner to complete the necessary steps to put this site to further contributing use.

Whether the amendment will adversely impact a portion of, or the entire community by:

a) Significantly altering acceptable existing land use patterns, especially in established neighborhoods.

This development does not propose any significant land use alterations. A portion of the site is currently zoned B-4/PD and the remaining site is zoned B-1. Approval of this request will rezone the entire site to a cohesive B-4/PD designation.

b) Significantly reducing the housing to jobs balance in the Planning Area.

This development will not reduce the housing to jobs balance, as it currently operates as a commercial development.

c) Substantially decreasing existing and future water supplies.

This development will not negatively impact the existing and future water supply.

d) Replacing employment with residential uses.

This development does not propose any residential uses.

e) Requiring additional and more expensive improvements to infrastructure systems and/or proximity to municipal facilities and/or services than are needed to support the prevailing land uses and which, therefore, may impact the level of service for existing and proposed developments in other areas.

This development will provide the required improvements to the on- and off-site infrastructure as required by the City of Apache Junction.

f) Increasing traffic (without mitigation measures) on existing roadways beyond the planned level of service, and that negatively impacts existing and planned land uses.

This development does not negatively affect planned levels of traffic service. All required mitigation efforts will be met, such as providing a deceleration lane off of Old West Highway, providing two improved access points off of 12th Avenue, and maintaining the existing access easement for the residents along the eastern property line.

g) Affecting the existing character (i.e., visual, physical, and functional) of the immediate area.

This development will improve the existing character with curbs, gutter, landscaping, lighting, walls, and surfacing.

- h) Increasing the exposure of residents to aviation generated noise, safety and/or flight operations.
This site will not have any aviation uses or flight operations.
- i) Materially diminishing the environmental quality of the air, water, land, or cultural resources.
This development will not diminish the environmental quality and proposes an 8' CMU wall for security and noise mitigation.
- j) Significantly altering recreational amenities such as open space, parks, and trails.
This development will not have any impact on any existing or future recreational amenities.

Plan of Development Findings of Fact

That a better design cannot be achieved by applying the strict provisions of the underlying zoning district.

The site is currently zoned B-1 and B-4/PD. Strict adherence to the current zoning districts would not allow the site to be developed in a cohesive manner. Approval of the zone change to B-4/PD will allow the site to be designed to harmonize, work with, and minimize impacts and disturbances to adjacent land uses. In addition, approval of the B-4/PD district will allow for building placement, street alignments, and open spaces to be designed efficiently and to provide compatibility with the surrounding area.

That strict adherence to the provisions of the zoning ordinance is not required in order to ensure the health, safety, and welfare of the inhabitants of the proposed development.

Strict adherence to the provisions of the zoning ordinance is not required in order to ensure the health, safety, and welfare of the inhabitants of the proposed development. The site exceeds code requirements with wide private drives that efficiently circulate throughout the site, sufficient parking that exceeds minimum requirements, and paving and landscaping to reduce dust pollution.

That strict adherence to the ordinance is not required to ensure that property values of adjacent properties will not be reduced.

Strict adherence to the ordinance is not required in order to ensure that property values of adjacent properties will not be reduced. The site is able to meet and exceed all building setbacks and proposes structures over 120' away from the nearest property line. Additionally, the developer intends to build 8' walls to mitigate any operational noise as well as security lighting to ensure the safety of the area.

Conclusion

The approval of this minor general plan amendment, rezone request, and Site Plan is the next step in the process in order to develop and improve this site. We respectfully request your review and approval of the submitted documents for the attached application and look forward to working with the City to build a successful project.