

Storbakken & Sons Construction Inc

P-23-112-PZ

City of Apache Junction
City Council Work Session
November 4, 2024



Aerial Map

Request: Rezoning from General Commercial (“B-1”) to Industrial (“B-5”) to allow for the use of a construction business comprising a contractor’s office, shop and indoor/outdoor storage with construction truck parking.



Zoning Map

Current Zoning:

B-1 (102-03-136A)

North – General Commercial
by Planned Development (B-1)

South – Medium Density
Single-Family Detached
Residential (RS-10)

East – : High Density Multiple-
Family Residential by Planned
Development (RM-1/PD)

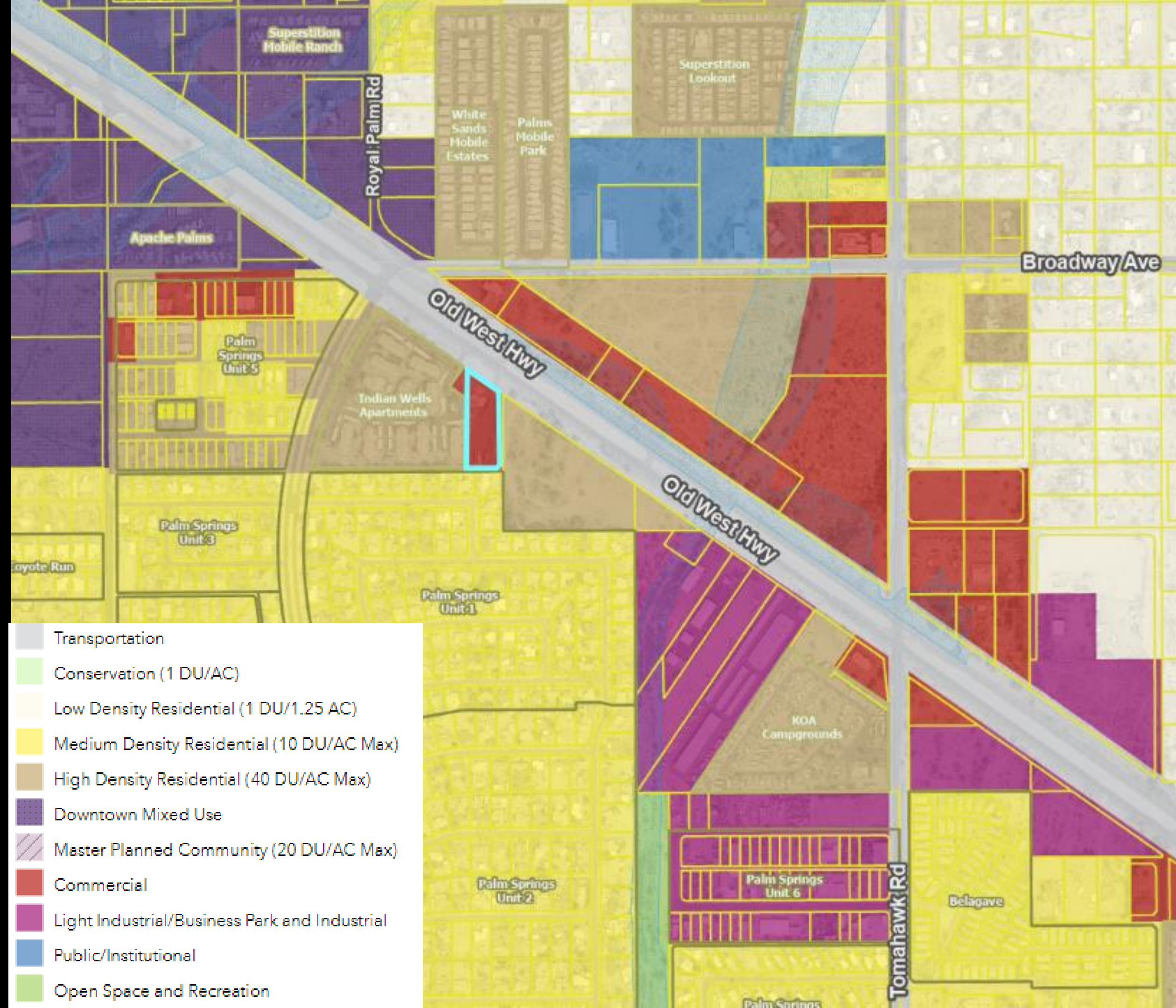
West – High Density Multiple-
Family Residential (RM-2)



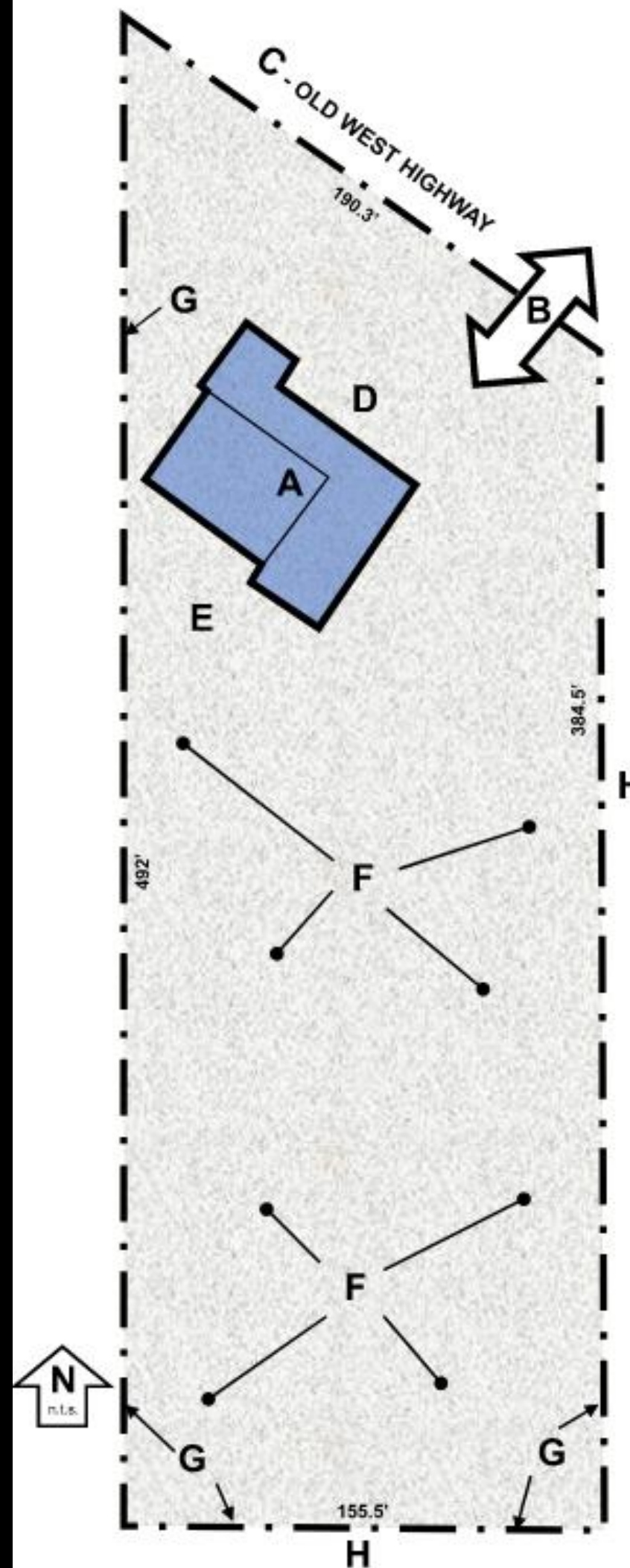
General Plan Land Use Map

**Current Land Use
Designation:
Commercial**

**Proposed Land Use
Designation:
Light Industrial/Business Park
and Industrial**



Site Plan



SITE PLAN NOTES:

- A: Existing Single-story ~1,380 square foot Office Building with Interior Maintenance Areas, Storage & Attached Shade Canopies (constructed ~1953)
- B: Existing ~30-foot-wide driveway onto Old West Highway (with 6' high wrought iron rolling gate). Northern property line is screened/secured with a 6' high wrought iron fence with columns
- C: Old West Highway (300' total right-of-way (150' half-street r.o.w.))
- D: Customer Parking Area (~8 spaces, including 1 handicapped accessible)
- E: Truck & Equipment Maintenance & Parking Areas
- F: Truck & Equipment Parking & Storage Areas (with Internal Circulation)
- G: Perimeter Screening (6' High Solid Wall) along the east, south and west property lines
- H: 20' wide Alley (adjacent to East & South property lines)

Public Input

- Per the zoning ordinance requirements of Industrial rezonings, public notification was sent to an increased mail notification area of 500' radius from the property line, instead of the 300' standard.
- A neighborhood meeting for the case was held at the Apache Junction Multi-Generational Center on June 25, 2024, however no community members attended.

Planning & Zoning Commission Recommendation

- The Planning and Zoning Commission voted 7-0 to recommend the approval of P-23-112-PZ subject to the conditions of approval found in the Staff Report.



Questions?

City Council Public Hearing:
Tuesday, November 19, 2024

