



City of Apache Junction

Development Services Department



Date: June 7, 2023

To: Honorable Mayor and City Council Members

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

From: Kelsey Schattnik, Senior Planner

Subject: June 20, 2023, City Council Public Hearing:
P-22-126-PZ: Proposed Planned Development
Rezoning of the WW Clyde/Blount Contracting
Property - SEC of 12th Avenue and Vista Road

Background

The WW Clyde/Blount Contracting subject site is comprised of APNs 103-19-021A (+/- 7 acres), 103-19-023A (+/- 2.5 acres), 103-19-0300, 103-19-029D, and 103-19-0550.

Blount Contracting purchased the approximate 2.5-acre site (APN: 103-19-023A) around 2015, where they established their current business at 1353 S. Vista Road.

The approximately 7-acre site (APN 103-19-021A) was formerly the site of a nonconforming auto-wrecking business. The property was sold and cleared of the nonconforming use between 2014 and 2015. A rezoning request was approved in 2019, Case No. PZ-4-18 (Ordinance No. 1471) and rezoned to Business Park by Planned Development ("B-4/PD") for the development of a light industrial, commercial condominium project. Although this project was approved by City Council, it was never developed.

The remainder of the properties, APNs 103-19-0300, 103-19-029D, and 103-19-0550 have been historically vacant.

Blount Contracting merged with WW Clyde in 2020 and the company decided to expand their existing facility at 1353 S. Vista Road to include all parcels originally owned by Blount Contracting.

Proposal

This is a proposed rezoning by WW Clyde/Blount Contracting of approximately 15 acres near the southeast corner of Vista Road and 12th Avenue (APNs: 103-19-021A, 103-19-023A, 103-19-0300, 103-19-029D, and 103-19-0550) from General Commercial ("B-1")

and Business Park by Planned Development ("B-4/PD") to Business Park by Planned Development ("B-4/PD") in order to construct a new, additional office building and allow the storage/maintenance of construction equipment and materials.

This request also includes a minor general plan amendment of approximately 8 acres (APNs: 103-19-023A, 103-19-0300, 103-19-029D, and 103-19-0550) from Commercial to Light Industrial/Business Park and Industrial.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission public hearing was held on May 9, 2023 (planning staff report and exhibits attached). The Commission voted 5:2 to recommend approval of P-22-126-PZ.

The commission members who voted against the project voiced concerns about the location of the business and the close proximity to residential homes. They also had concerns about the perimeter wall height and the two-story design of the proposed office building.

The commission members who voted in favor of the project acknowledged that the property was already in use by the applicants and were glad to see the business expanding. They were also supportive of the new driveway along Old West Highway in order to reduce the number of large vehicles and equipment accessing the property off of 12th Avenue.

They also acknowledged that the business would be subject to the City's noise ordinance and thought that the noise produced by the onsite vehicles and equipment outside of standard business hours would be limited. They also noted that the new office building would provide an indoor area for the maintenance of those vehicles and equipment.

Overall, they believed that the proposed changes would be an improvement to their current operation.

Staff Recommendation

Staff has worked closely with the applicant throughout the review process to revise their originally proposed plan to respond to resident concerns. The primary areas of concern expressed by nearby residents were the noise produced by onsite vehicles and equipment (especially outside of standard business hours), possible light pollution, and the proposed location of the new fuel station.

Outdoor Storage of Vehicles and Equipment

In order to screen onsite vehicles, equipment and materials, the applicant has proposed an 8' wall and landscape buffer around the perimeter of the property.

Noise Mitigation

In addition to the 8' perimeter wall, the applicant has provided passthrough parking spaces on the east side of the property in order to allow large vehicles to park and avoid the activation of rearward motion safety alarms. Furthermore, the applicant is providing a large warehouse area as part of their new office building to service vehicles and equipment.

The applicant will also construct a new driveway and deceleration lane along Old West Highway. The primary use of this entrance/exit will be used by large vehicles and equipment.

Light Pollution

The original photometric plan provided by the applicant proposed pole lights along the eastern property line. Staff recommended that the applicant relocate the lights to a more central location in order to reduce the possibility of light pollution onto neighboring residential properties. The applicant has complied with the request.

Fuel Station

The original location of the proposed fuel station was on the east side of the newly proposed north/south driveway. Staff recommended that the applicant relocate the fuel station on the west side of the driveway, to create a larger barrier between the fuel station and residential homes to the east. The applicant has complied with the request.

Due to the changes provided by the applicant, Staff is supportive of the proposed project subject to the conditions found in the P&Z staff report.

City Council Work Session - June 5, 2023

On June 5, 2023, the City Council reviewed case P-22-126-PZ at a work session. This item was for presentation and discussion only. The Council primarily had questions regarding the proposed fuel tank design, large vehicles and equipment accessing the property off of 12th Avenue, and possible outdoor equipment maintenance conducted outside of standard business hours.

Staff has worked on alternative language for Project Specific Conditions of Approval based on discussions during the June 5th Work Session. The changes have been highlighted below.

Condition Number Four (4)

Original Language:

A right-turn deceleration lane shall be provided along Old West Highway as shown on the site plan and requested by the City Engineer.

Alternative Language:

A right-turn deceleration lane shall be provided along Old West Highway as shown on the site plan and requested by the City Engineer. All heavy vehicles and equipment (such as, but not limited to, semitrucks, semitrailers, excavators, bulldozers, dump trucks, cranes, etc.) shall only access the site through the ingress/egress located along Old West Highway.

Condition Number Eight (8):

Original Language:

Standard hours of operation shall be limited from 6am-7pm. All routine outdoor maintenance of vehicles and equipment onsite shall only be performed during standard business hours. Any business conducted outside of standard business hours shall ensure compliance with Apache Junction City Code, Volume I, Code of Ordinances, Chapter 11, Noise.

Alternative Language:

Standard hours of operation shall be limited from 6am-7pm. Any outdoor maintenance of vehicles and equipment onsite shall only be performed during standard business hours. Any business conducted outside of standard business hours shall ensure compliance with Apache Junction City Code, Volume I, Code of Ordinances, Chapter 11, Noise.

Condition Number Nine (9):

Original Language:

All outdoor storage of 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 8' perimeter wall. The stacking of materials shall not exceed 8' in height.

Alternative Language:

All outdoor storage of materials, equipment, fuel tanks, 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 8' perimeter wall. The stacking of materials shall not exceed 8' in height.

Attachments:

- PZ Staff Report from May 9, 2023 (with all attachments)