

RESOLUTION NO. 24-09

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, APPROVING GENERAL PLAN AMENDMENT CASE P-23-64-GPA, A REQUEST BY JASON BARNEY AND JOHN HARTMAN OF RECKER/GUADALUPE PROPERTIES LLCS, REPRESENTED BY GREG DAVIS OF IPLAN CONSULTING CORPORATION, FOR A MAJOR LAND USE PLAN MAP AMENDMENT TO REDESIGNATE APPROXIMATELY 18 ACRES AT THE SOUTHEAST CORNER OF US-60 AND GOLDFIELD ROAD, FROM "COMMERCIAL" TO "HIGH DENSITY RESIDENTIAL".

WHEREAS, the City of Apache Junction General Plan was adopted, pursuant to Arizona Revised Statutes ("ARS") § 9-461.06 Adoption and Amendment of General Plan; Expiration and Readoption; and

WHEREAS, the City of Apache Junction General Plan, Chapter 13: Amending the General Plan, also defines a major amendment to include: "Any proposed land use map change from a commercial, business park, or industrial land use designation to a residential land use designation of 10 or more contiguous acres"; and

WHEREAS, the City of Apache Junction General Plan, Chapter 13: Amending the General Plan, states that changes to the general plan are to be considered major amendments if the resulting change is a "substantial alteration of the municipality's land use mixture or balance as established in the land use element"; and

WHEREAS, proposed map amendment case P-23-64-GPA for the 18-acre property and the proposed companion rezoning case P-23-63-PZ for the same 18-acre property, both fall within the definitions of requests requiring a major general plan amendment; and

WHEREAS, the Apache Junction Planning and Zoning Commission on March 26, 2024 and on April 23, 2024, held public hearings regarding P-23-64-GPA, and on April 23, 2024, voted to recommend approval of case P-23-64-GPA by a vote of 4:3; and

WHEREAS, the City Council has complied with the requirements for the preparation and adoption of a general plan amendment pursuant to ARS § 9-461.06; and

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WHEREAS, the City Council finds that the action taken on this general plan amendment is necessary for sound and orderly community development, for the preservation of community values and for the promotion of the general health, safety, convenience and welfare of the citizens of Apache Junction; and

WHEREAS, the City Council also finds the amendment:

- 1) Proposes a land use designation that adequately provides optional sites to accommodate.
- 2) 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.
- 3) Is justified by an error in the 2020-2050 general plan as originally adopted.
- 4) Is generally consistent with goals, objectives, and other elements of the 2020-2050 general plan.
- 5) Is justified by a change in community conditions or neighborhood characteristics since adoption of the general plan.
- 6) Will not adversely impact a portion of, or the entire community by:
 - a. Significantly altering acceptable existing land use patterns, especially in established neighborhoods.
 - b. Significantly reducing the housing to jobs balance in the planning area.
 - c. Substantially decreasing existing and future water supplies.
 - d. Replacing employment with 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.
 - f. Increasing traffic (without mitigation measures) on existing roadways beyond the planned level of service, and that negatively impact existing and planned land uses.
 - g. Negatively affecting the existing character (i.e., visual, physical and functional) of the immediate area.

- h. Increasing the exposure of residents to aviation generated noise, safety and/or flight operations.
- i. Materially diminishing the environmental quality of the air, water, land, or cultural resources.
- j. Significantly altering recreational amenities such as open space, parks, and trails.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, THAT:

Case P-23-64-GPA, a general plan land use plan map amendment request by Jason Barney and John Hartman of Recker/Guadalupe Properties LLC, represented by Greg Davis of Iplan Consulting Corporation, to redesignate approximately 18-acres at the southeast corner area of US-60 and Goldfield Road, from "commercial" to "high density residential," be approved and adopted for the following generally described property:

Parcel 1 (103-01-0110): LOT 1 SUPERSTION FALLS COMMERCIAL
CAB G - SLD 066 SEC 35 1N-8E

Parcel 2 (103-01-0130): LOT 3 SUPERSTION FALLS COMMERCIAL
CAB G - SLD 066 SEC 35 1N-8E

Parcel 3 (103-01-0140): LOT 4 SUPERSTION FALLS COMMERCIAL
CAB G - SLD 066 SEC 35 1N-8E

Parcel 4 (103-01-0150): LOT 5 SUPERSTION FALLS COMMERCIAL
CAB G - SLD 066 SEC 35 1N-8E

Parcel 5 (103-01-0160): LOT 6 SUPERSTION FALLS COMMERCIAL
CAB G - SLD 066 SEC 35 1N-8E

Parcel 6 (103-01-0170): LOT 7 SUPERSTION FALLS COMMERCIAL
CAB G - SLD 066 SEC 35 1N-8E

Parcel 7 (103-01-0180): LOT 8 SUPERSTION FALLS COMMERCIAL
CAB G - SLD 066 SEC 35 1N-8E.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, ON THIS _____ DAY OF _____, 2024.

SIGNED AND ATTESTED TO THIS _____ DAY OF _____, 2024.

WALTER "CHIP" WILSON
Mayor

ATTEST:

JENNIFER PENA
City Clerk

APPROVED AS TO FORM:

RICHARD J. STERN
City Attorney