



Citizen Participation Report

600' west of the northwest corner of Baseline Road and Tomahawk Road,
Apache Junction

Representative

Withey Morris Baugh, PLC
2525 E. Arizona Biltmore Circle Ste. A-212
Phoenix, AZ 85016
Contact: Adam Baugh
Email: adam@witheymorris.com
Phone: (602) 230-0600

Property Applicant (BUYER)

Phoenix Metro Towing
2244 W Apache Trail
Apache Junction, AZ 85120
Email: Shawn@PhoenixMetroTowing.com
Phone: 480-242-4977

Outreach and Notification Timeline

- **January 11, 2024:** First rezoning neighborhood open house meeting notice letters mailed to all property owners within 500 feet of the Property and planning staff. See **Tab 1, Mailing List and Mailed Notice with Exhibits**.
- **January 22, 2024:** Neighborhood open house meeting held at Central Arizona College Superstition Mountain Campus, located approximately 3 miles from the subject site.

Public Meeting Dates and Locations

Date:	Monday, January 22, 2024
Time:	6:00 PM
Location:	Central Arizona College – Superstition Mountain Campus B-126 Community Room 805 S. Idaho Rd Apache Junction, AZ 85119

Public Meeting Summary

The open house meeting was hosted by the applicant and development team at Central Arizona College, located approximately 3 miles from the subject site. The meeting notice was mailed to all property owners within 500 feet of the Property. A representative from City of Apache Junction planning staff was the only attendee.

TAB 1



January 11, 2024

Re: Neighborhood Meeting Notification for Phoenix Metro Towing (Case No. P-23-119-PZ)

Dear Property Owner or Neighborhood Association Representative:

The purpose of this letter is to inform you that a neighborhood meeting is scheduled to review and solicit public input regarding an application to rezone the 5-acre property located approximately 600 feet west of the northwest corner of Baseline Road and Tomahawk Road, in the City of Apache Junction, Arizona (the "Property") from B-5 and RS-GR to B-5/PD. The application also includes a minor General Plan amendment. Please see the attached aerial map.

The applicant, Phoenix Metro Towing, has been an established brand in Apache Junction and a reliable provider of towing and roadside services since its incorporation in 1999. It plans to develop 5 gross acres for a new tow yard and office facility. Approval of this application will allow the company to relocate to an area more suitable for its expanding business goals in an industrial area that is compatible with its use. The requested zoning district and General Plan land use designation are consistent with the neighboring properties to the east and west and the development pattern along Baseline Road.

The neighborhood meeting will provide an opportunity for individuals to learn more about the application and provide input regarding the proposal. You are welcome to attend the meeting as follows:

<u>Neighborhood Meeting</u>	
Date:	Monday, January 22, 2024
Time:	6:00 PM
Location:	Central Arizona College – Superstition Mountain Campus B-126 Community Room 805 S. Idaho Rd Apache Junction, AZ 85119

Please feel free to contact me via e-mail at hayes@wmbattorneys.com or by telephone at (602) 230-0600 should you have any questions or comments regarding this proposal. You may also contact Nicholas Leftwich, Planning with the City of Apache Junction at nleftwich@apachejunctionaz.gov or by telephone at (480) 474-8575. Thank you for your courtesy and consideration.

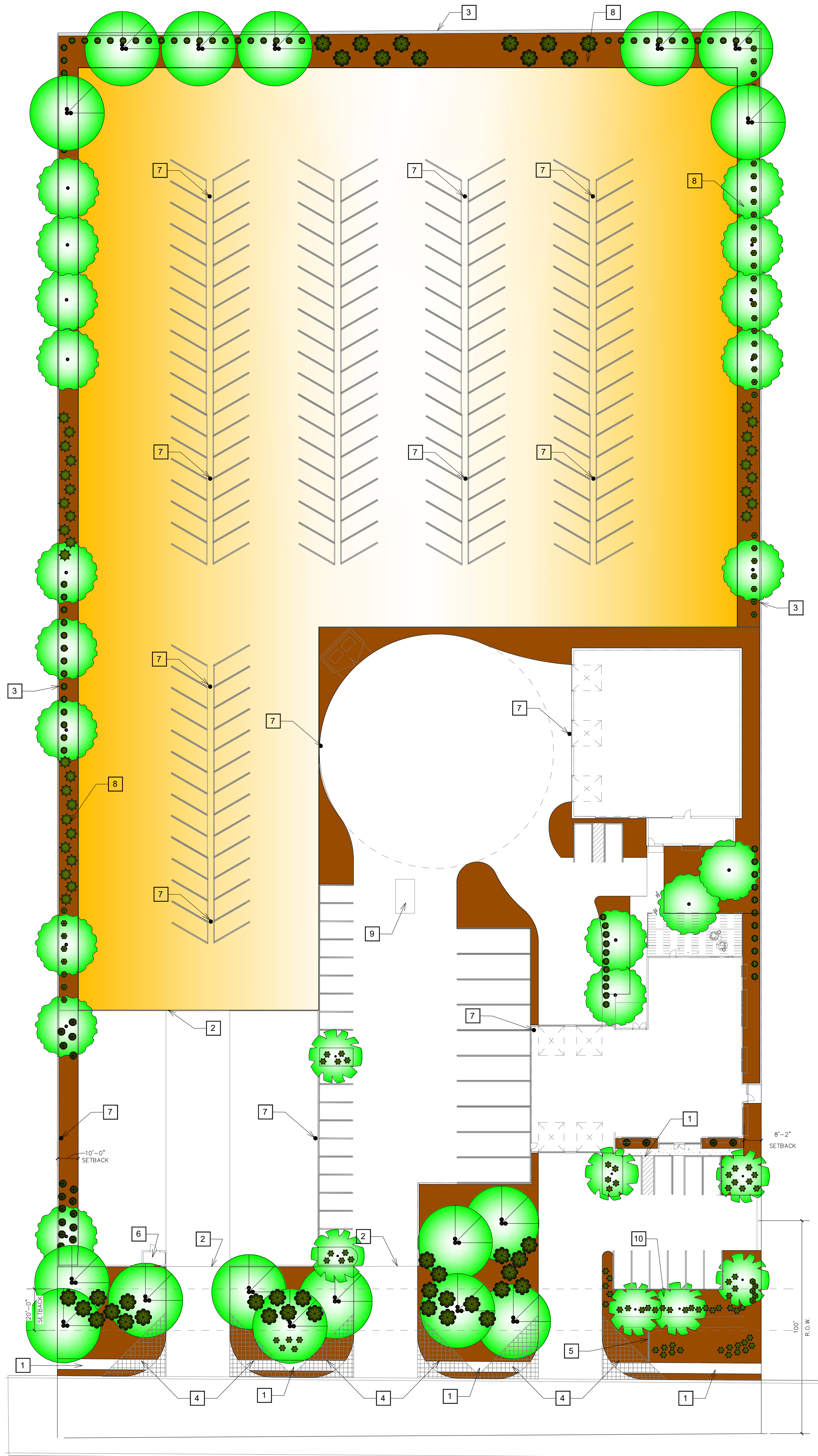
Sincerely,

WITHEY MORRIS BAUGH P.L.C.

By 
Alex Hayes

Enclosures: Site Aerial, Site Plan, Landscape Plan

[illegible]



PROJECT DATA TABLE

GROSS SITE AREA	209,130 S.F.		
EXISTING ZONING	RS-6R, B-5/PD		
LOT COVERAGE	8.7%		
GROSS FLOOR AREA OF PROPOSED BUILDINGS	18,211 S.F.		
LANDSCAPE AREA	33,718 S.F.		

PLANTING LEGEND - ALL TREES SHALL MEET ANA STANDARDS FOR CALIPER SIZE

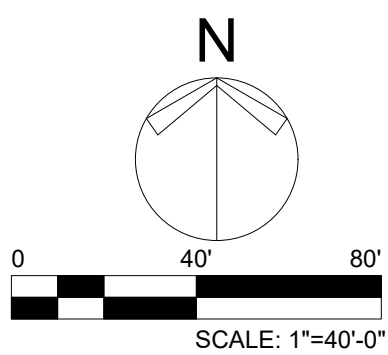
Sym	Scientific/Common Name	Size	QTY	Notes
☼	Cordia parviflora Little-leaf Cordia	5 gal	31	
☼	Lantana 'Radiation', 'Dallas Red' Red Lantana	5 gal	70	
●	Leucophyllum frutescens 'Green Cloud' Texas Sage	5 gal	94	
●	Muhlenbergia rigens Deer Grass	5 gal	22	
🌳	Olneya tesota Ironwood	24" box	17	multistem
🌳	Pistacia 'Red Push' Red Push Pistachio	24" box	7	
🌳	Prosopis hybrid Seedless Mesquite	24" box	19	multistem
●	Simmondsia chinensis Jojoba	5 gal	48	
☼	Vauquelinia californica Arizona Rosewood	5 gal	39	
■	Decomposed Granite 2" Depth Minimum Apache Brown		33,718 S.F.	

NOTES

- ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY A AUTOMATIC IRRIGATION SYSTEM.
- THERE ARE NO PLANT MATERIALS ELIGIBLE FOR SALVAGE OR REMAIN-IN-PLACE ON THE SITE.
- ALL LANDSCAPE VEGETATION SHALL BE LOCATED A MINIMUM OF THIRTY-SIX INCHES (36") FROM ALL PUBLIC STREET LIGHTS AND PULLBOXES. ALL TREES SHALL BE LOCATED MINIMUM OF TWENTY FEET (20') FROM OUTSIDE BASE OF THE TREE TO ALL PUBLIC STREET LIGHTS POLES AND PULLBOXES.

KEYNOTES

- CONCRETE WALK, SEE SITE PLANS
- GATE, SEE SITE PLAN
- NEW 10' HIGH BLOCK WALL, SEE SITE PLANS
- VIEW TRIANGLE, 30x30', NO PLANTING OVER 36" IN HEIGHT
- SIGN WALL, SEE SITE PLAN
- SECURITY OFFICE
- SITE LIGHT
- RETENTION BASIN
- FUEL TANK
- NEW MASONRY WALL, SEE SITE PLAN



LANDSCAPE ARCHITECT:

Caryn Logan Heaps RLA landscape architecture

Brain and Brawn LLC
1539 W. Elliot Rd., Suite 102
Gilbert, AZ 85233
480.560.2787
caryn@landscapearchitecturebab.com

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winslow + partners
architecture planning interior design

112 n. central avenue, suite 300, phoenix, az
602.296.7860 phone 602.680.4923 fax

PHOENIX METRO TOWING
PHOENIX METRO
TOWING
East Baseline AVE & S. Tomahawk RD Apache
Junction, AZ #Site Postcode



project number
21-000

date of issue
11.13.23

revisions

project team
WINSLOW
MOTA

project phase
CONCEPTUAL DESIGN

sheet contents
LANDSCAPE PLAN

sheet number
LS-1 OF 1



Lantana Radiation
Red Lantana



Leucophyllum Frutescens
Texas Sage



Simmondsia Chinensis-
Jojoba



Prosopis Hybrid
Seedless Mesquite



Pistachio
Red Push Pistachio



Olneya Tesota
Ironwood



Muhlenbergia
Deer Grass

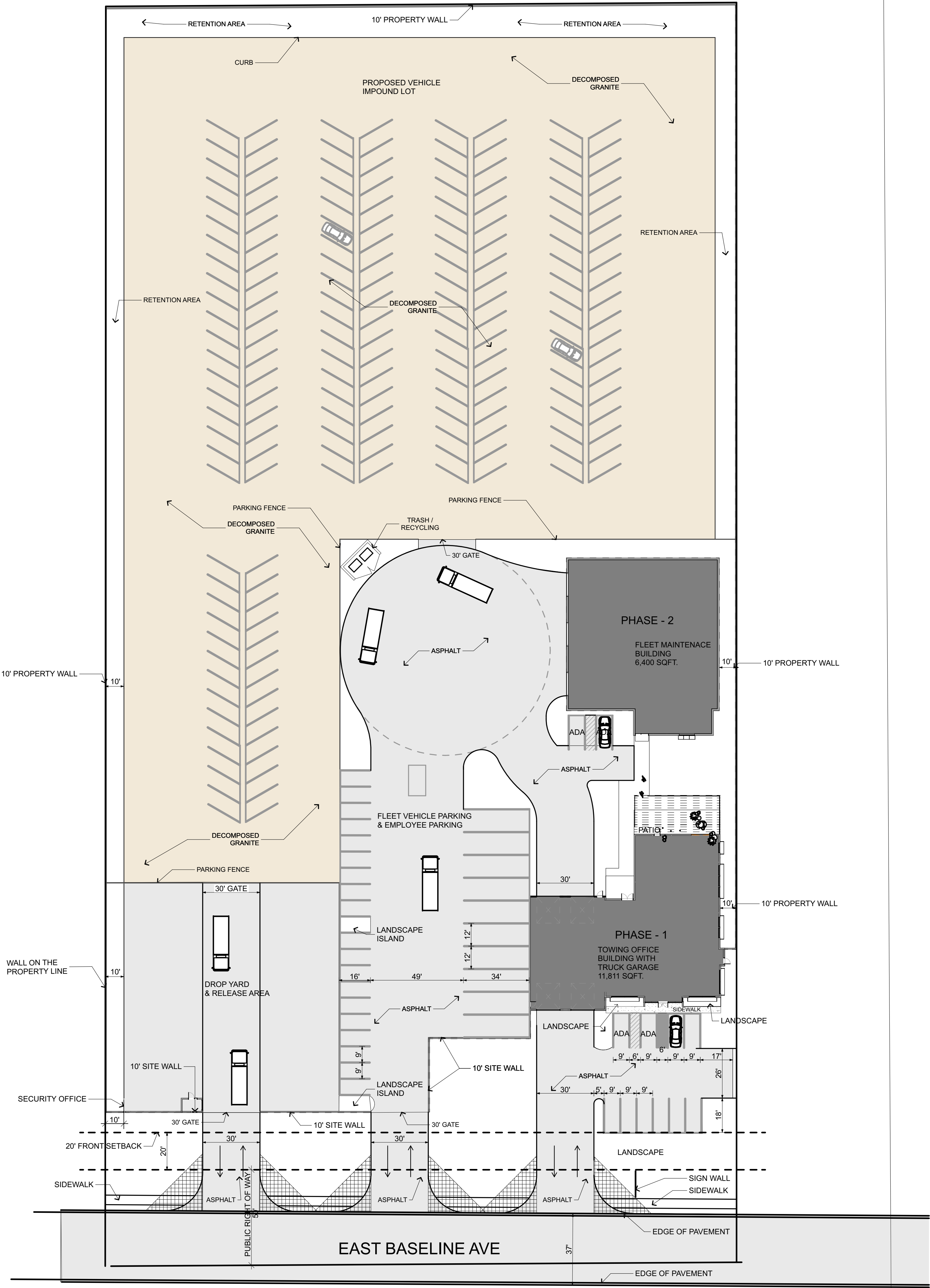


Little Leaf Cordia
Cordia Parviflora



Vauquelinia Californica
Arizona Rosewood

Phoenix Metro Towing



PROJECT NARRATIVE

The project site faces an existing major arterial street on the South side and an existing residential development on the North. To mitigate the transition on the North side, adjacent to the residential development, the area.

Building Description: The front two-story building will be approximately 11,811 sq. ft. with two garage bays to house two heavy wrecker tow trucks, a main two story office building, facing Baseline Road. An outdoor landscaped patio will be created on the North side of this building. A second building will be placed behind the main building, which will be designed to house a three bay vehicle service building.

The two-story building exterior will be a combination of stucco walls with colored concrete block at the garage portion and stair tower. Windows will be shaded with a perforated Corten steel screen. The vehicle doors will mimic the color of the metal window screening. The exterior colors are intended to be contemporary but "desert friendly", to contrast with the low water use desert landscape. Variation on the line of the façade of the main building is intended to provide a shadow pattern, with the intention of breaking that façade into smaller, more human scale elements.

The vehicle service building will maintain the color pallet of the main office building. Again, the large rollup doors will be the same as those in the main building. The building walls will match the color of the stucco portion of the main building as well. It is intended that this building become a background for main building on the site.

The landscape setback area around the buildings and secure vehicle storage area will be desert friendly. The setback at the North property line may be used for onsite retention. If the retention area is required to be greater than 10ft, it will also be landscaped in a similar fashion, increasing the screening of the property from the residential use on the North end of the site. Landscape on the South end of the property will be of significant scale, though not dense, in order to emphasize the building setback.

Lighting on the site will primarily pole mounted down lighting, with the exception of those mounted on the buildings, which will be oriented to the ground.

Parking will be subdivided by the user type. Guests will be provided parking directly off of a drive from Baseline Road. Staff will park behind the main office building, with those drivers parking their vehicle in a vacant tow truck parking space behind the security fence and surrounded but the 10' high security wall. Impound lot parking will be on a dust free surface of asphalt paving, decomposed granite or other stabilized surface material.

LEGAL DESCRIPTION

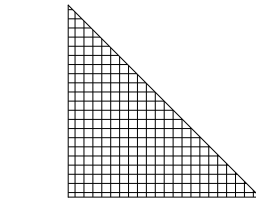
Legal description per Chicago Title Insurance company commitment for title insurance with file. No. ST78230023, having an effective date of February 7, 2023.

The land referred to herein below is situated in the county of Pinal, State of Arizona and described as follows:
The East half of the Southwest quarter of the Southeast quarter of the Southeast quarter of Section 33, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

PROJECT DATA

PROJECT ADDRESS:
APN: 102-20-014C & 102-20-014D
BUILDING CODES: 2018 IBC, 2018 IRC, 2018 IFC, 2017 NEC, 2018 IMC, 2018 IFGC, 2018 IEBC, 2018 IECC, 2018 ISPSC, 2010 ADA Standards for accessible design
ZONED: RS-GR & B-5/PD
OCCUPANCY: B
BUILDING AREA: PHASE - 1 = 11,811 s.f; PHASE - 2 = 6,400 s.f.
MAXIMUM HEIGHT OF BUILDINGS:
PHASE 1 BUILDING : 30' - 0"
PHASE 2 BUILDING : 28' - 0"

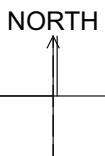
SITE AREA: 209,130 s.f.



SIGHT TRIANGLE (30'X30')

SITE PLAN

SCALE: 1" = 30'
0 30' 60'



4RB PROPERTIES LLC
1737 E JACKSON ST
PHOENIX, AZ 85034

AMERICANA BUILDING PRODU...
PO BOX 1290
SALEM, IL 62881

Nicholas Leftwich
City of Apache Junction
Development Services
300 E. Superstition Blvd
Apache Junction, AZ 85119

LORENZ LESTER LEE JR & CAT...
2282 N GRAND DR
APACHE JUNCTION, AZ 85120

AMERICANA BUILDING PRODU...
PO BOX 1290
SALEM, IL 62881

1180 LLC
2550 N 87TH ST
MESA, AZ 85207

AMERICANA BUILDING PRODU...
PO BOX 1290
SALEM, IL 62881

MURCHISON DANIEL T
3825 S CACTUS RD
APACHE JUNCTION, AZ 85119

QUAIL RUN MHP
PO BOX 1848
PROVO, UT 84603

LONGMIRE MICHAEL FAM TRU...
PO BOX 759
WILLCOX, AZ 85644

1180 LLC
2550 N 87TH ST
MESA, AZ 85207

CODCO LLC
3780 S CACTUS RD
APACHE JUNCTION, AZ 85119

4RB PROPERTIES LLC
1737 E JACKSON ST
PHOENIX, AZ 85034

CENTRAL ARIZONA COUNCIL O...
PO BOX 3670
APACHE JUNCTION, AZ 85117

LONGMIRE MICHAEL FAM TRU...
PO BOX 759
WILLCOX, AZ 85644

TOMAHAWK & BASELINE LLC
MAIL RETURN

TOMAHAWK & BASELINE LLC
MAIL RETURN

AMERICANA BUILDING PRODU...
PO BOX 1290
SALEM, IL 62881

STATE OF ARIZONA
1616 W ADAMS ST
PHOENIX, AZ 85007

TOMAHAWK & BASELINE LLC
MAIL RETURN