

# Storbakken & Sons Construction Inc

## P-23-112-PZ

City of Apache Junction  
City Council Public Hearing  
November 19, 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)

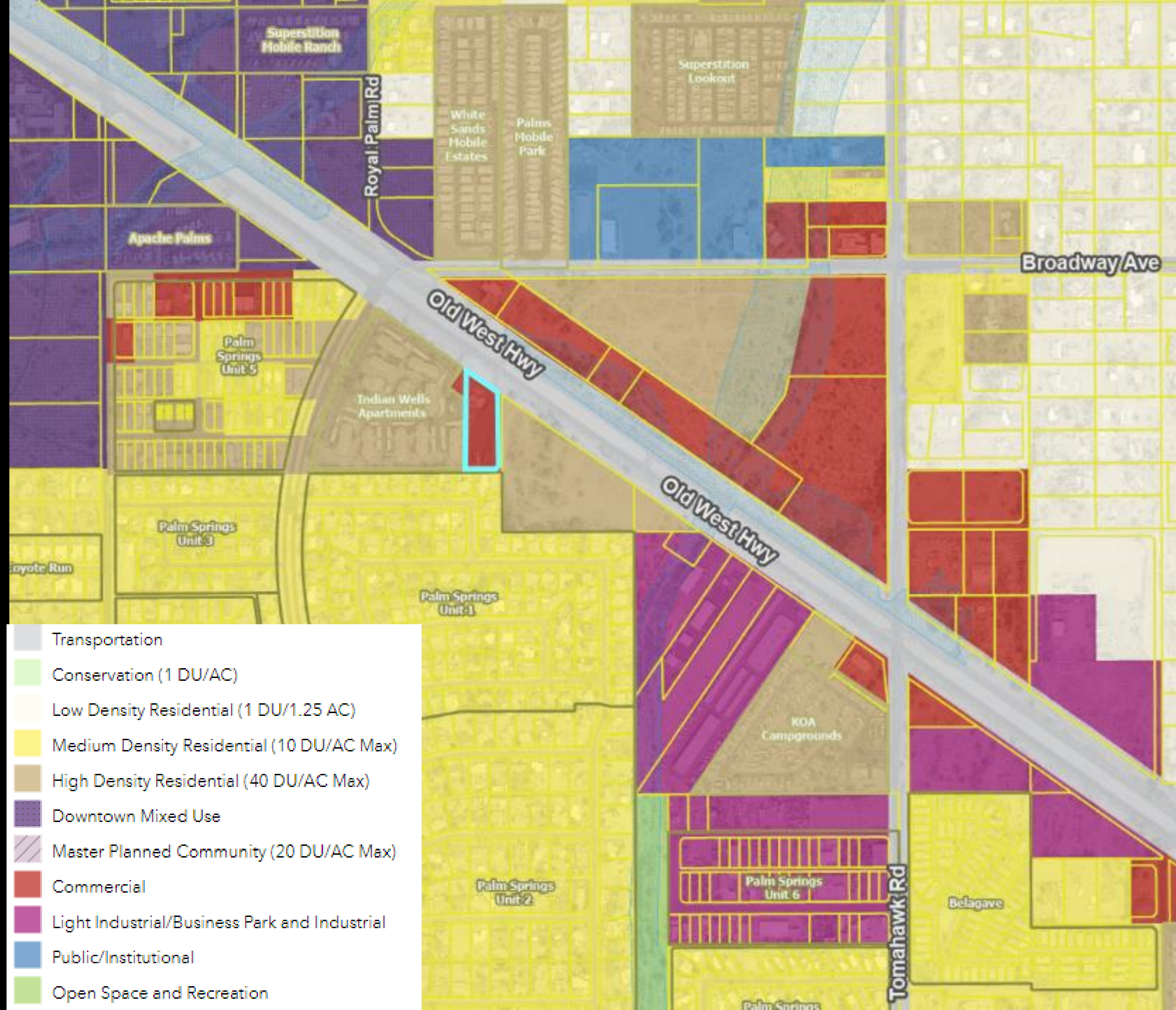




# General Plan Land Use Map

Current Land Use  
Designation:  
Commercial

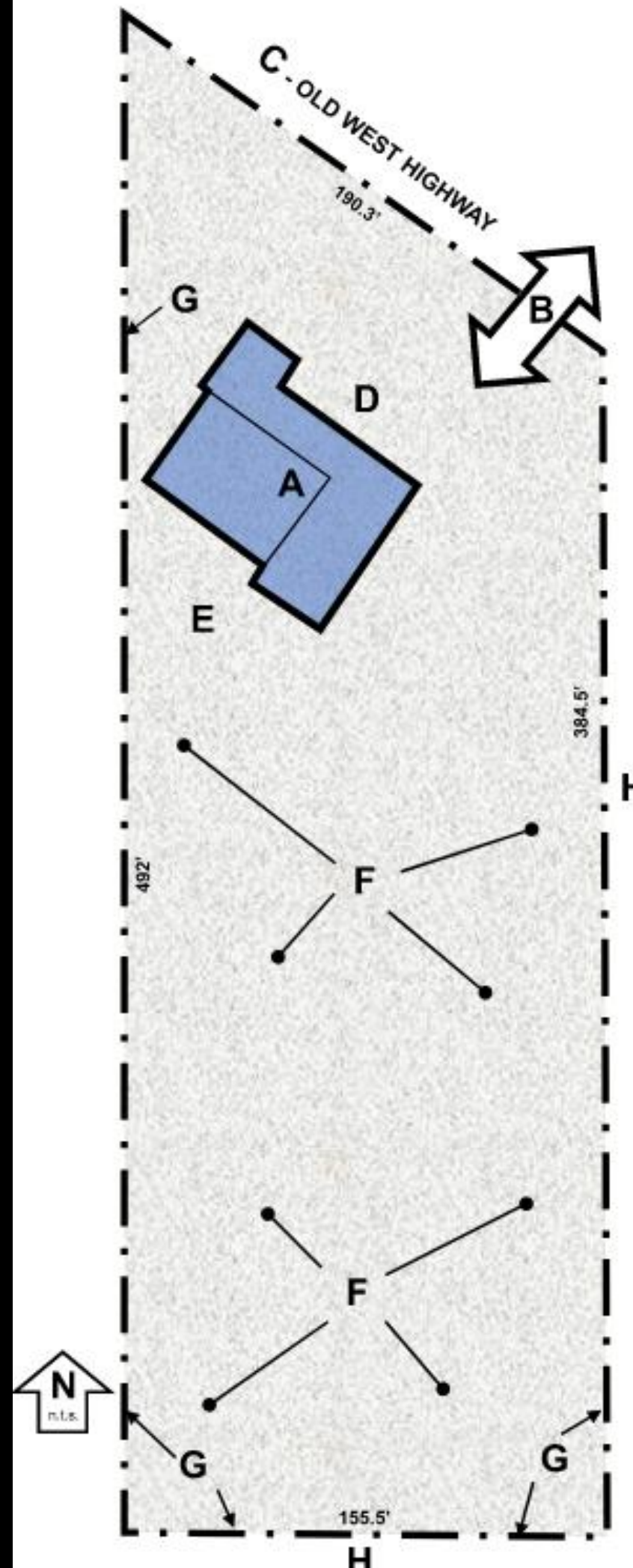
Proposed Land Use  
Designation:  
Light Industrial/Business Park  
and Industrial



- Transportation
- Conservation (1 DU/AC)
- Low Density Residential (1 DU/1.25 AC)
- Medium Density Residential (10 DU/AC Max)
- High Density Residential (40 DU/AC Max)
- Downtown Mixed Use
- Master Planned Community (20 DU/AC Max)
- Commercial
- Light Industrial/Business Park and Industrial
- Public/Institutional
- Open Space and Recreation



# 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?

