

Narrative Report for Major General Plan Amendment, Rezone, and Site Plan

for



SUNDT

West of the southwest corner of US-60 and
Tomahawk Road

Case No.:
1st Submittal: January 15, 2025

Development Team

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I. Introduction

Sundt Construction, Inc. (“Sundt”) is one of the country’s largest and most respected general contractors. The 134-year-old firm specializes in transportation, industrial, building, concrete and renewable energy work and is owned entirely by its approximately 3,500 employee-owners. Sundt stands apart for its diverse capabilities and experience, unique employee-ownership culture and depth of self-perform expertise across multiple trades. Sundt’s workforce is comprised of skilled craft professionals who, together with the company’s administrative employees, enable Sundt to fulfill its mission to be the most skilled builder in America. Additional details about Sundt can be found at **Exhibit 1, Sundt Company Overview**.

Building on its reputation as a world-class company, Sundt seeks to develop approximately 36.60 acres located west of the southwest corner of the US 60 and Tomahawk Road (the “Site”). **See Exhibit 2, Aerial Map.** Sundt plans to develop with Site with an industrial development that will support its construction efforts throughout Arizona and other places. Specifically in the first phase Sundt will construct an approximately 65,740 square foot building that will include state-of-the-art equipment and processes for an onsite manufacturing facility. As a general contractor, Sundt plans to utilize the space to fabricate pipe spools, structural pipe supports, and other small industrial needs. Additionally, the building will allow Sundt to provide onsite craft and administrative training for current and future employees.

To achieve this, Sundt requests a Major General Plan Amendment (GPA) to change the City of Apache Junction’s (the “City”) General Plan Land Use Map from Commercial to Light Industrial/Business Park, rezone the Site from RS-GR (General Rural Low Density Single-Family Detached Residential) to B-5 (Industrial) with a Planned Development (PD) Overlay, and Site Plan approval. These requests and Sundt’s proposed development can help shape the future of industrial development in the City. This strategically located parcel and development will be a modern industrial facility that will generate employment opportunities and strengthen the City’s economic foundation.

II. Site and Surrounding Area

The Property is located directly south of the US-60 and is comprised of two parcels. The parcel on the west, Pinal County Assessor’s Number 102-20-008A, is 17.36 acres. The parcel on the east, Pinal County Assessor’s number 102-20-008C, is 17.64 acres. The parcels are undeveloped.

The Property is uniquely situated between commercial, industrial, and mobile home uses. The east side of the property is adjacent to commercial uses and southeast is a mobile home park in unincorporated Pinal County.

Table A: Surrounding GP Designation, Zoning, and Uses

	Future General Plan Land Use Designation	Current Zoning	Existing Use
Site	Commercial	RS-GR	Vacant
North	n/a	n/a	US 60
East	Commercial (north)	B-1/PD (north half)	Auto Related Uses (north half)
	High Density Residential (40 du/ac max) (south)	Pinal County (south half)	Mobile Home Park (south half)

South	Light Industrial/Business Park & Industrial	Pinal County	Industrial Uses
West	Light Industrial/Business Park & Industrial	B-5	Various Industrial Uses

III. Request

The Site has an existing General Plan land use classification of Commercial and is requesting a change to Light Industrial/Business Park and Industrial. A zone change request from RS-GR (General Rural Low Density Single-Family Detached Residential) to B-5 (Industrial) is also being requested for development of an onsite manufacturing facility.

The current General Plan designation and residential zoning reflects the area's historical development pattern. However, as the City continues to grow and evolve, the US 60 corridor has emerged as a natural location for employment-generating uses that can benefit from the superior transportation access and visibility this major highway provides. Amending the General Plan designation acknowledges the Site's potential to contribute to the City's employment base. This amendment aligns with the City's broader economic development goals and recognizes the changing character of the US 60 corridor.

The Rezoning request to the B-5 zoning district provides the necessary framework for industrial development, while the PD Overlay allows an increase in the building height to accommodate modern development trends by increasing the interior clear heights necessary for today's industrial buildings. This combination will create a high-quality industrial project that sets a positive precedent for future development along the corridor.

IV. Development Overview

A. *Site Plan*

The site plan is set up in such a way to orient the building to the primary site access and allow room for future operational building expansion. Site circulation is set up in a loop for trucks to have maximal accessibility and a conscious effort has been made to try to limit exposure of passenger vehicles to the operational component(s) of the site. **See Exhibit 3, Site Plan.**

B. *Design and Architecture*

The building design is straightforward and lends itself to the functional aspects of the facility. The massing of the building seeks to make the most use of the interior space of the building. The clear height is derived from the minimum operating height of the equipment that will be housed in this facility. The primary building material is tilt concrete with integrated reveal patterns to promote visual interest and express variable frequencies and try to create motion across the facade. There are also metal canopy accents as well as glazing, particularly on the east elevation. The west side of the building is intentionally the most basic as there is an intent to expand this building at a future date, thus making this an interior wall at that juncture. The paint color palette is straightforward with light, medium, and dark grays with a tasteful pop of color coming from Sundt's iconic and proprietary red color to accent the building. The building is proposed to be approximately 66,000 gross square feet. There is approximately 11,000 square feet of office space proposed, which occurs both on the ground floor and a second-floor mezzanine. **See Exhibit 4, Elevations and Floorplans.**

C. Access & Parking

Access to the site can occur from Auto Center Drive and Cactus Road. This drive leads into a loop around the Site which attempts to segregate truck and passenger vehicle circulation and parking to the extent that is possible. Passenger vehicle parking is largely provided at the east side of the building with some trailer parking to the north and south. The parking count is adequate per City Standards considering the size and scope of the building. Accessible parking is also provided according to code.

D. Landscaping

The Landscape Plan has been designed in accordance with the City's standards with an approved plant list for this application. Size and frequency of trees and shrubs are also per City standard. Current on-site landscape coverage is proposed at 35%, which is appropriate for a site of this kind. Trees are a mix of 24" Box and 15-Gallon trees of a variety of species. Accents and shrubs are 5-Gallon and represent a broad variety of species to promote visual interest and a symbiotic visual and physical environment. Some ground cover species are also proposed. Decomposed granite is proposed for the bulk of the ground cover on the site including all landscape areas as well as on-site retention. **See Exhibit 5, Landscape Plan.**

E. Lighting

Site lighting has been designed in accordance with the applicable requirements, complying with the Dark Sky Ordinance and necessitating the selection of fixtures that are downlit and fully shielded. Building-mounted fixtures are a mix of wall pack, emergency and can light fixtures at the front canopy, while site lighting is designed with 25' pole fixtures that are arranged to provide adequate lighting levels on-site with negligible spill over into adjacent properties.

F. Permitted Uses

Permitted uses are limited to those allowed in the B-5 zoning district.

G. Development Standards

Development of the Project shall conform to the standards set forth in the B-5 Zoning District of the Apache Junction Zoning Ordinance except as modified by **Table B** on the following page.

Table B: Development Standards

	B-5 Zoning Districts	Proposed Development Standard
Max. Height	35 ft.	45 ft.

V. Infrastructure

A. Sewer and Water

The proposed development will have a fire line loop around the proposed building and provide the Site fire hydrants and building fire line. The site will have a dedicated domestic water line and meter to provide service to the building, and a landscape service and meter for the site. The fire line loop and services will connect to the existing public waterline located at the E Auto Center Dr. And S Cactus Rd.

Sewer service will be provided via a sewer lateral that will connect to the public main on S Cactus Road.

B. Grading and Drainage

The onsite grading and drainage will be conveyed into the proposed retention basins. Site will be graded to ensure positive flow away from the building. Drainage will be conveyed via roof drains that will overland flow across the parking lot and drives into catch basins and curb openings and finally into the permanent retention basins. The stored storm water will drain via percolation and drywells. Drywells will be utilized if the basins cannot drain within 36 hours by natural percolation.

C. Required Off-Sites

There is an existing natural wash of significant offsite flow that runs through the property. The development will reroute the existing wash onsite via a proposed offsite drainage channel for offsite flows. The offsite drainage channel will be located on the east side of the property and out fall at the southeast corner of the site via a culvert under the proposed site driveway.

VI. Major General Plan Amendment

The City's General Plan Future Land Use Map designates the Property as Commercial. **See Exhibit 6, General Plan Future Land Use Map.** The Property is adjacent to industrial land use designation on the west and commercial and high-density land uses on the east. The applicant proposes a Major General Plan amendment to Light Industrial/Business Park for development of an onsite manufacturing facility.

This exciting development is supported by the goals, policies, and objectives of the General Plan. Amending the General Plan will expand employment opportunities on this site to support the adjacent commercial and employment in the area.

The Light Industrial/Business Park and Industrial land use designation represents areas where manufacturing is appropriate. These uses generally occur in a business park type environment with clustered buildings and inward focuses activity which can include light and heavy industrial, professional office, warehouses and other similar uses. The General Plan Criteria is included in the submittal under separate cover.

VII. Zoning

The City's Zoning Map designates the Property as RS-GR. **See Exhibit 7, Existing and Proposed Zoning Map.** The Property is adjacent to industrial land use designation on the west and commercial and high-density land uses on the east. The applicant proposes a rezone to B-5 for development of an onsite manufacturing facility and meets the PD Overlay criteria as required in § 1-4-3 of the Apache Junction Zoning Ordinance.

- a) If a better design can be achieved by not applying the strict provisions of the zoning district.

The increased clear height of the proposed building is essential to accommodate the operational requirements of the development, including the movement of equipment and the provision of additional racking for efficient storage.

- b) If adherence to the strict provisions of the zoning district is not required in order to ensure health, safety and welfare of the inhabitants of the development.

The additional building height at this location is both appropriate and justified, given its proximity to the US-60 and its adjacency to other industrial uses.

- c) If adherence to the strict provisions of the zoning district is not required in order to ensure that property values of adjacent properties will not be reduced.

Due to the Property's proximity to the US-60 and adjacency to other industrial uses, this change is compatible with the surrounding area and will not impact the values of adjacent properties.

VIII. Conclusion

Sundt's proposed development represents a transformative opportunity for the City that aligns market demands with community needs while advancing the City's economic development goals. As a 134-year-old, employee-owned company with a proven track record of excellence, Sundt brings not just a development proposal, but a commitment to becoming an integral part of the City's future.

The proposed land use changes - from Commercial to Light Industrial/Business Park and from RS-GR to B-5 with a PD Overlay - represent thoughtful planning that responds to evolving market conditions while respecting established development patterns. The development's location along US 60 creates natural synergies with existing industrial uses to the west and south, while providing appropriate transitions to the commercial development to the east. This strategic positioning strengthens the corridor's emergence as a premier employment center while maintaining compatibility with surrounding properties.

By transforming vacant land into a productive employment center, the development supports the City's infill objectives while strengthening its competitive position in the regional market. The fabrication facility will serve as more than just an industrial building - it will become a center for innovation, training, and economic growth. Through its on-site manufacturing capabilities and craft training programs, Sundt will create meaningful employment opportunities that benefit the entire community. The commitment to workforce development through training programs and partnerships with local educational institutions ensures that its benefits extend far beyond the property boundaries.

Most importantly, this development represents an investment in the City's future. Sundt's reputation for excellence, combined with its employee-ownership model and commitment to being "the most skilled builder in America," brings a development partner whose interests align perfectly with the community's long-term success. The requested land use changes will enable the creation of a landmark project that not only meets today's needs but also sets the stage for continued economic growth and prosperity in the years to come.

Exhibit 1 – Sundt Company Overview



SUNDT

Skill. Grit. Purpose.®

THE COMPANY

Sundt Construction, Inc. is one of the country's largest and most respected general contractors. The 134-year-old firm specializes in transportation, industrial, building, concrete and renewable energy work and is owned entirely by its approximately 3,500 employee-owners. Sundt stands apart for its diverse capabilities and experience, unique employee-ownership culture and depth of self-perform expertise across multiple trades. Sundt's workforce is comprised of skilled craft professionals who, together with the company's administrative employees, enable Sundt to fulfill its mission to be the most skilled builder in America. Sundt has 13 offices throughout Arizona, California, Washington, Utah, Texas, North Carolina, and Florida and is currently ranked the country's 51st largest construction company by ENR, the industry's leading trade publications.

OFFICE LOCATIONS

- **Arizona:** Tempe, Phoenix, Tucson
- **California:** Sacramento, Irvine, San Diego
- **Florida:** Tampa
- **North Carolina:** Charlotte
- **Texas:** San Antonio, Dallas, El Paso
- **Utah:** Salt Lake City
- **Washington:** Vancouver

LANDMARK PROJECTS



Los Alamos
New Mexico (1943)



Launch Pad 39-A
Cape Canaveral, Florida (1965)



London Bridge
Moved from Britain to Arizona (1968)



Kitt Peak Observatory
Southern Arizona (1968)



Reunion Tower
Dallas (1978)



Los Alamos Dam
New Mexico (2000)



SUNDT

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SUNDT HIGHLIGHTS



Safety

Our people-based approach to safety emphasizes good choices and provides immediate recognition to those who make them, supporting and maintaining a positive culture while improving Sundt's safety record. Sundt is a two-time winner of the AGC National Construction Safety Excellence Award (CSEA) and our industry-leading 'Stop the STCKY' safety program received the grand prize in the 2024 AGC Innovation Awards.



Responsibility

Sundt builds sustainable, inclusive environments where everyone can prosper. Ranking amongst the top most sustainable large contractors in the country, we integrate sustainability best practices within our own business efforts and for our clients. We're also committed to strong principles of diversity, equity & inclusion, ensuring that we are removing obstacles and creating opportunities to give everyone a seat at the table.



Technology

Sundt is at the forefront of new technologies and approaches that are revolutionizing how we build. We utilize technology and data analytics to monitor changes in the industry, allowing us to stay ahead of a quickly evolving landscape. We invest in the kinds of exploratory endeavors that lead to innovation, and encourage and reward our people for bringing new ideas to the table.



Awards & Recognition

Sundt builds a variety of both public and private projects throughout the United States. The company has won 25 Build America awards from the Associated General Contractors of America, most recently for the San Pedro Creek Cultural Park in San Antonio, Texas. Other notable recent award-winning projects include Sellwood Bridge in Portland, Oregon, GO-10 collector-distributor lanes in El Paso, San Diego International Airport Terminal 2 Landside Modifications, Biomedical Sciences Partnership Building in Phoenix, Arizona, the West 7th Street Bridge in Fort Worth and more.



Workforce Development

We invest in our employee-owners' professional development. Sundt's Talent Development Program has been carefully developed to provide our employee-owners numerous ways to grow. Additionally, we offer three NCCER-accredited apprenticeships, additional programming and benefits to support our craft professionals on their journeys.

49TH

*Top 100 Largest Majority
Employee-Owned Companies*

1890

*The year Sundt was founded
by M.M. Sundt*

51ST

*ENR Top 400 Contractors
Ranking (2023)*

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

480.293.3000 | [SUNDT.COM](https://www.sundt.com)



THE SUNDT FOUNDATION

The Sundt Foundation was formed in 1999 to offer employee-owners opportunities to give back to the communities where they live and work. Since the Foundation's inception, employee-owner giving, combined with matching funds from the company, has reached over \$11 million nationwide in grants awarded to thousands of nonprofit organizations. The grants are making a positive difference by supporting charities that improve the lives of numerous disadvantaged children and families in places where we conduct business.

MISSION

The Sundt Foundation is a 501(c)(3) charitable corporation founded in 1999. Its purpose is to make a meaningful impact on the lives of disadvantaged children and families through grants to 501(c)(3) nonprofit organizations that serve them.

BOARD OF DIRECTORS

Guiding the Foundation's mission is a board of directors, comprised of employee-owners. The Board meets quarterly to act on grant requests and conduct other Foundation business. The 2022 Board of Directors includes:

Madison Jones, President (Sacramento)
Stefanie Teller, Executive Director
Joseph Riccillo, Vice President (El Paso)
Lisette Guevara, Treasurer
Michelle Arnesen, Secretary
Mike Hoover, Member, the Sundt Companies, Inc.
Nicole Calamaio, Member, the Sundt Companies, Inc.
Jesse De Haro, Member, the Sundt Companies, Inc.
Rick Buchanan, Member at Large (Tucson)

Barbara Terry, Member at Large (Fort Worth)
Chad Yount, Member at Large (San Antonio)
Jasen Bennie, Member at Large (Salt Lake City)
Rachel Perez, Member at Large (Irvine)
Ryan Nessen, Member at Large (San Diego)
Scott LaPoint, Member at Large (Tempe)
Andre Castaneda, Member at Large (Charlotte)
Ken Kubacki, Member at Large (Portland)

"The impact of Sundt's support goes far beyond the program's day-to-day activities. The real impact is realized 20 years from now when the course of lives is changed, and generational poverty is overcome."

- Laura Bode, Director of Community Engagement, A New Leaf – Mesa Campus, Mesa, Arizona

\$12M+

Total grants to date

11

Giving areas

25,000+

Total volunteer hours



FOUNDATION HIGHLIGHTS

Grants

Annual grant awards are approximately \$750,000 each year, which includes contributions from our employee-owners and the company match. The grants are distributed quarterly and range from \$1,000 to \$10,000. The Foundation receives most of its funding through employee-owner contributions, which are matched dollar-for-dollar by the company. The grants are awarded in the communities where the employee-owners work. Local committees, made up of employee-owners, review their corresponding grant requests and determine funding within their communities prior to passing their recommendations to the Board of Directors. To apply for a grant, [click here](#).

Mike Gaines Memorial Events

Since 2001, the Sundt Foundation has championed a special fundraising effort in memory of one of its employee-owners. Mike Gaines was a member of the Sundt family for two decades before losing his life to complications from amyotrophic lateral sclerosis (ALS), commonly known as Lou Gehrig's Disease. These annual golf tournament fundraisers are held in Tucson, Phoenix, San Diego, Sacramento and San Antonio. Additionally, the Sundt Foundation holds annual skeet shoots in Tucson and Irvine. All the events combined have raised over \$2 million for ALS research.

Volunteer Projects

The Sundt Foundation supports individual volunteer projects undertaken by our employee-owners, including the annual Thirst Aid Water Drive, which provides bottled water to the homeless in the Phoenix metro area. The first [Thirst Aid](#) event was held in 2010 and since then has donated more than 1.5 million bottles of water to St. Joseph the Worker in Phoenix. In the spirit of volunteerism, the Foundation also provides matching funds for any employee-owner's time volunteered with a recognized 501(c)3 organization.

"Support from the Sundt Foundation has helped us fulfill our mission by providing vital financial and supportive services to families in the NICU. The majority of NICU stays are unexpected, overwhelming and often life-changing."

- Joelle Felton Lackey, Director of Operations, Miracle Babies, San Diego, California

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

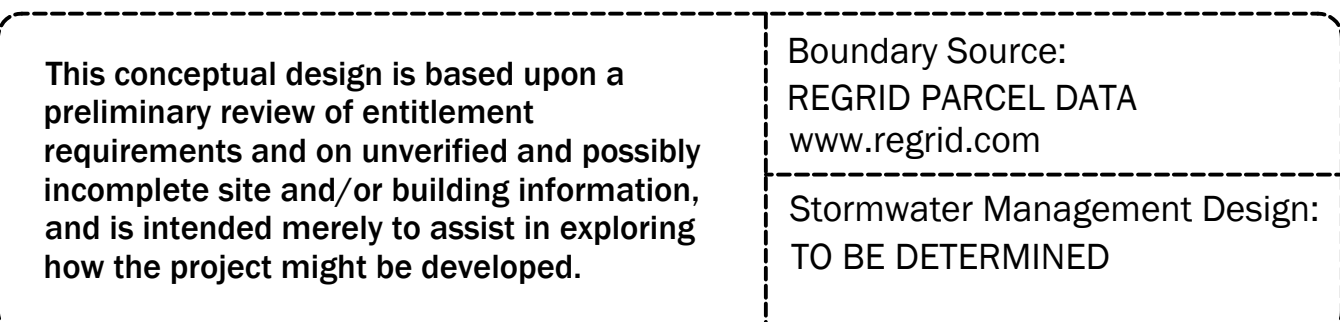
Sundt Foundation Administrator

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Exhibit 2 – Aerial Map



Exhibit 3 – Site Plan



Conceptual Site Plan
Sundt OSM Facility
Idaho Road, Apache Junction, AZ

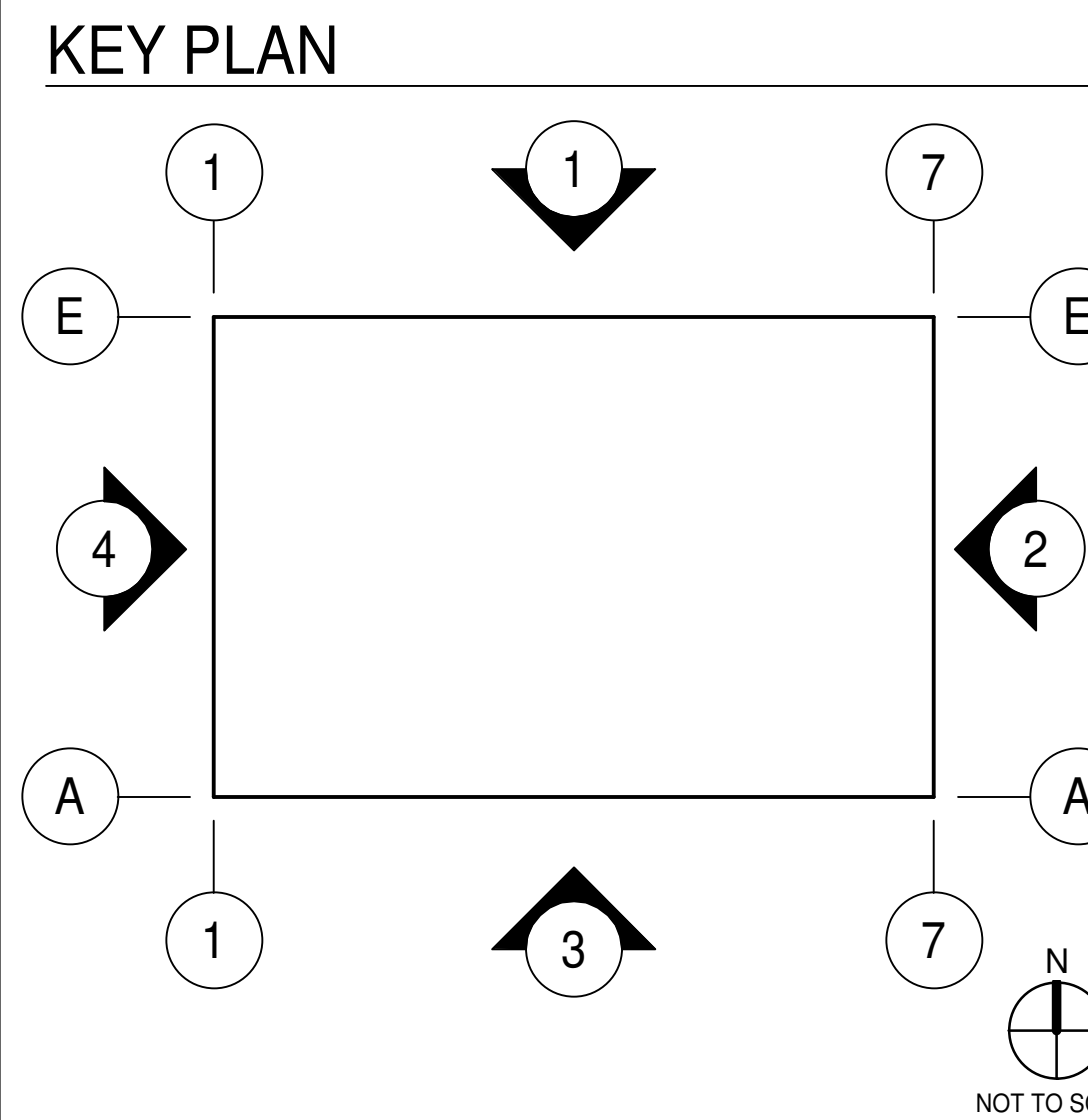
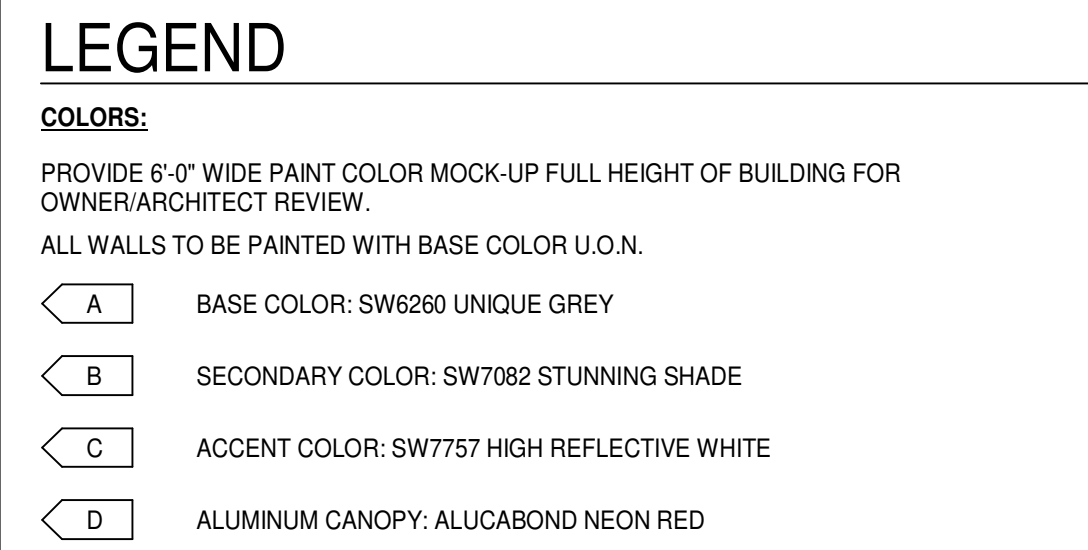
PROJECT DATA		Warehouse	47,100 SF
Site Summary		APN(s): 10220008C & 10220008A	
Gross Site Area	1,594,330 SF		36.60 AC
Total Building Area(s)	Gross Floor Area		65,740 SF
	Footprint		58,340 SF
Coverage	Gross		4%
FAR	Gross		0.04
Industrial Building			
Building Area(s)	Footprint		58,340 SF
	Second Level		7,400 SF
	Gross Floor Area		65,740 SF
Cars Required	@23% Office		100 Stalls
Cars Provided	@1.54/1,000 SF		101 Stalls
	Req. Accessible		5 Stalls
Van Parking			21 Stalls
Trailer Parking			19 Stalls
Drive-in Doors			8

Notes

1. Existing zoning: RS-GR. Rezoning to B-5: Industrial use.
2. Parking lots containing 10 or more parking spaces shall comply with the following: A minimum of 10% of the parking lot shall be landscaped.
3. Required trees and shrubs shall be planted within a 10 foot wide planting strip adjacent to and parallel with the street right-of-way. Also 10 ft min. front setback for parking is required.
4. Landscape islands or peninsulas shall be installed at least every 12 consecutive parking spaces with a minimum 5 foot wide and minimum 50 square foot area.



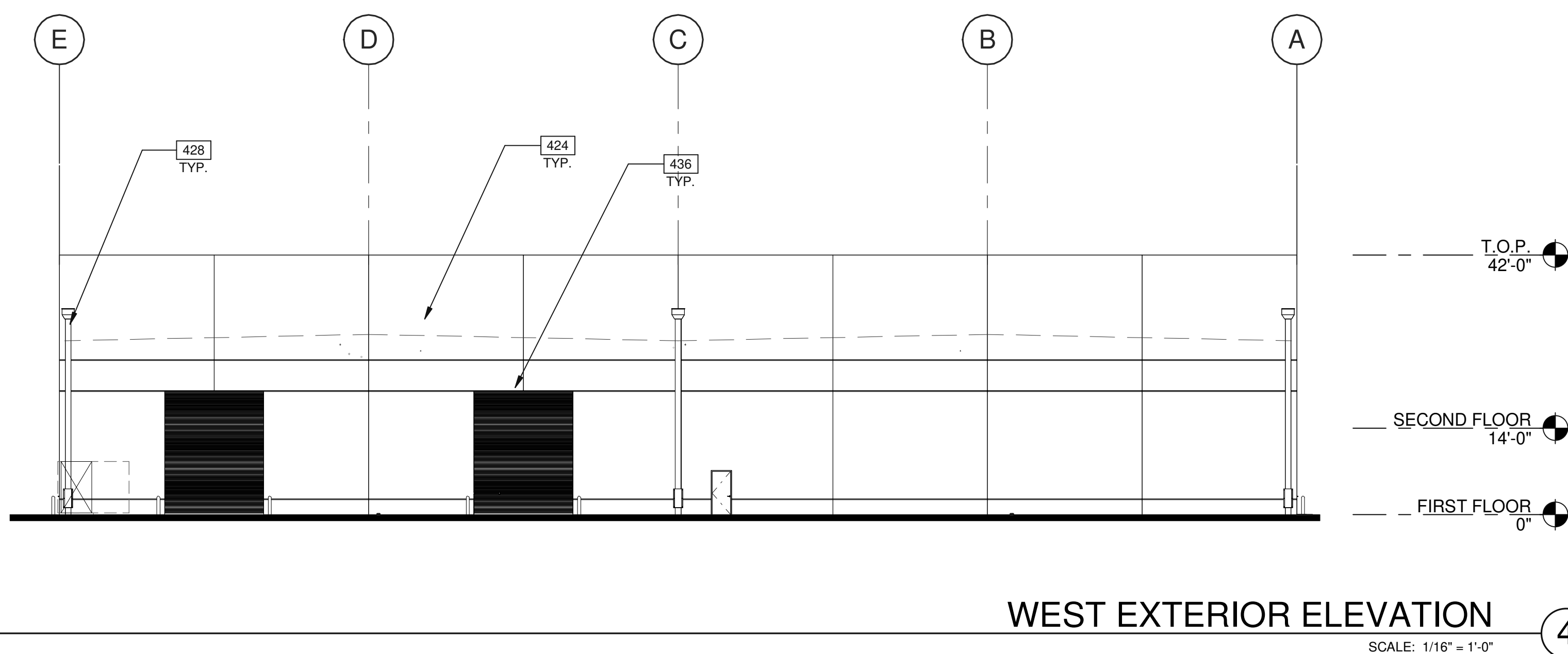
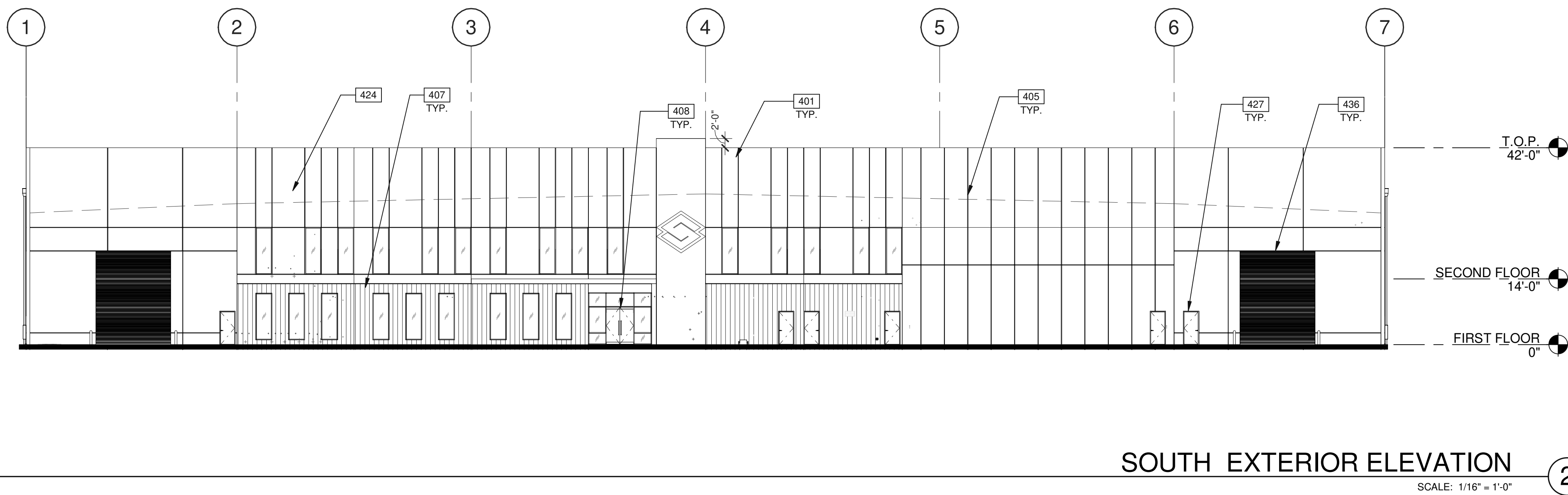
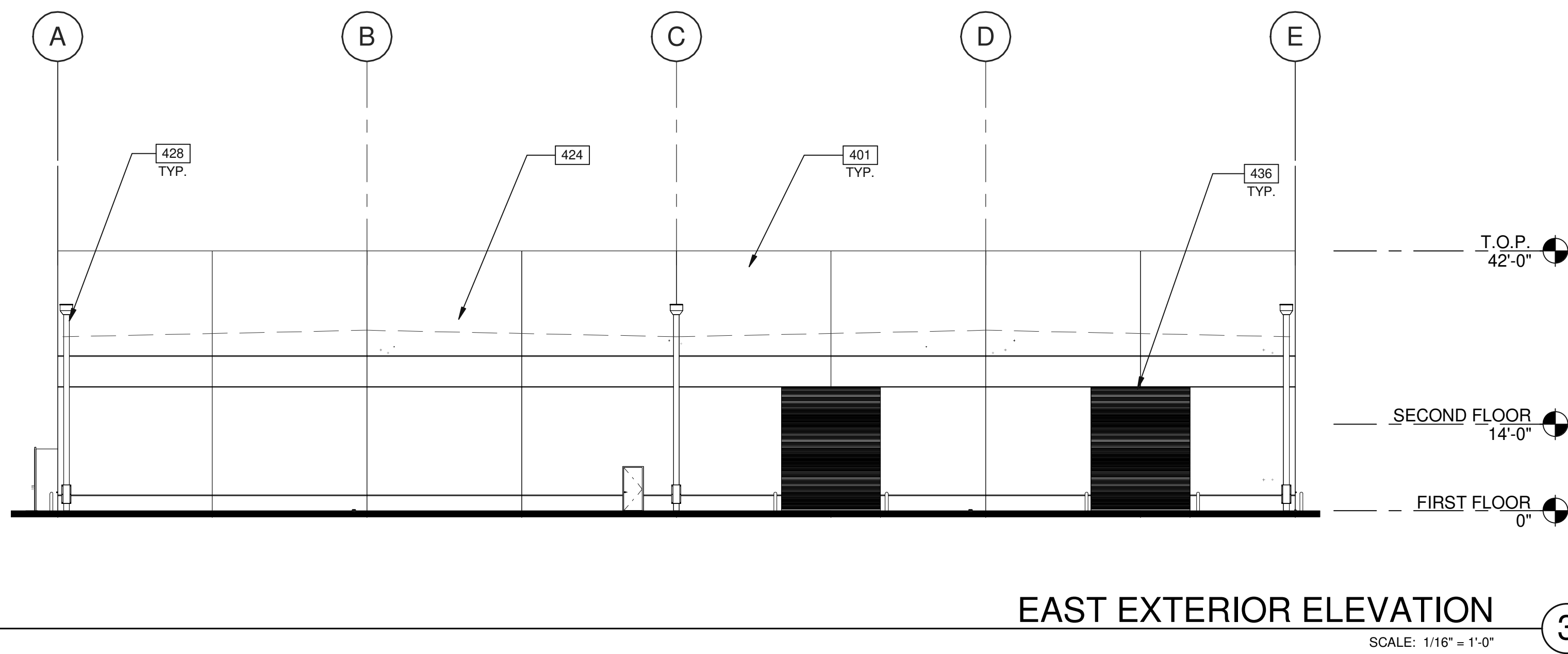
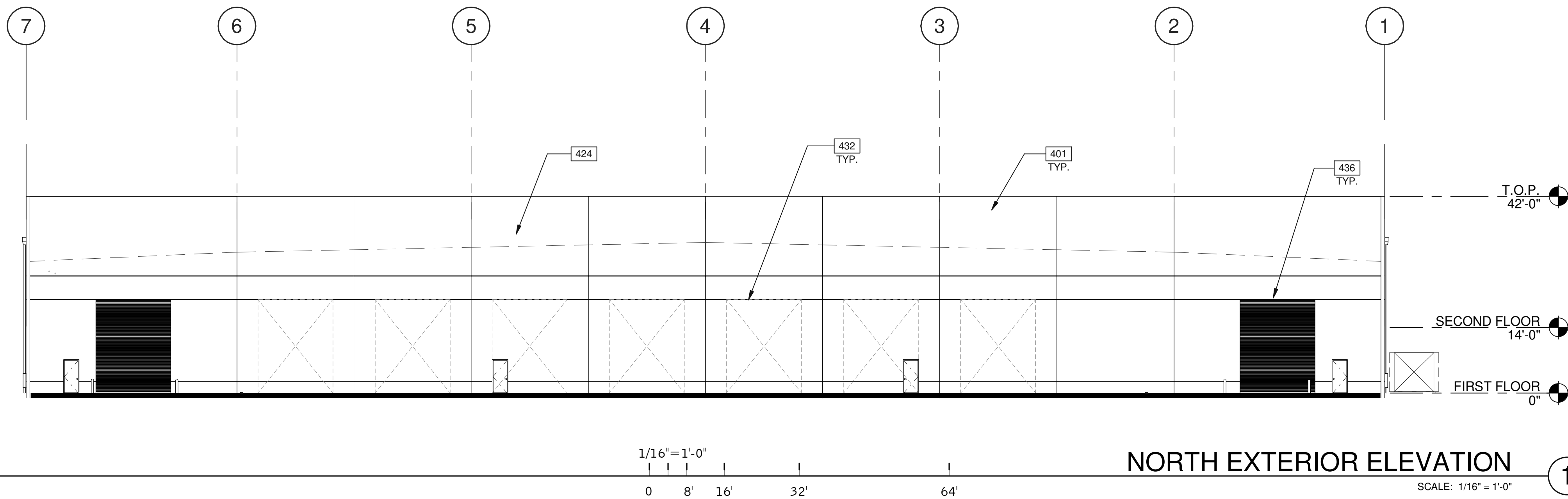
Exhibit 4 – Elevations and Floorplans

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PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	PHX24-0053-00

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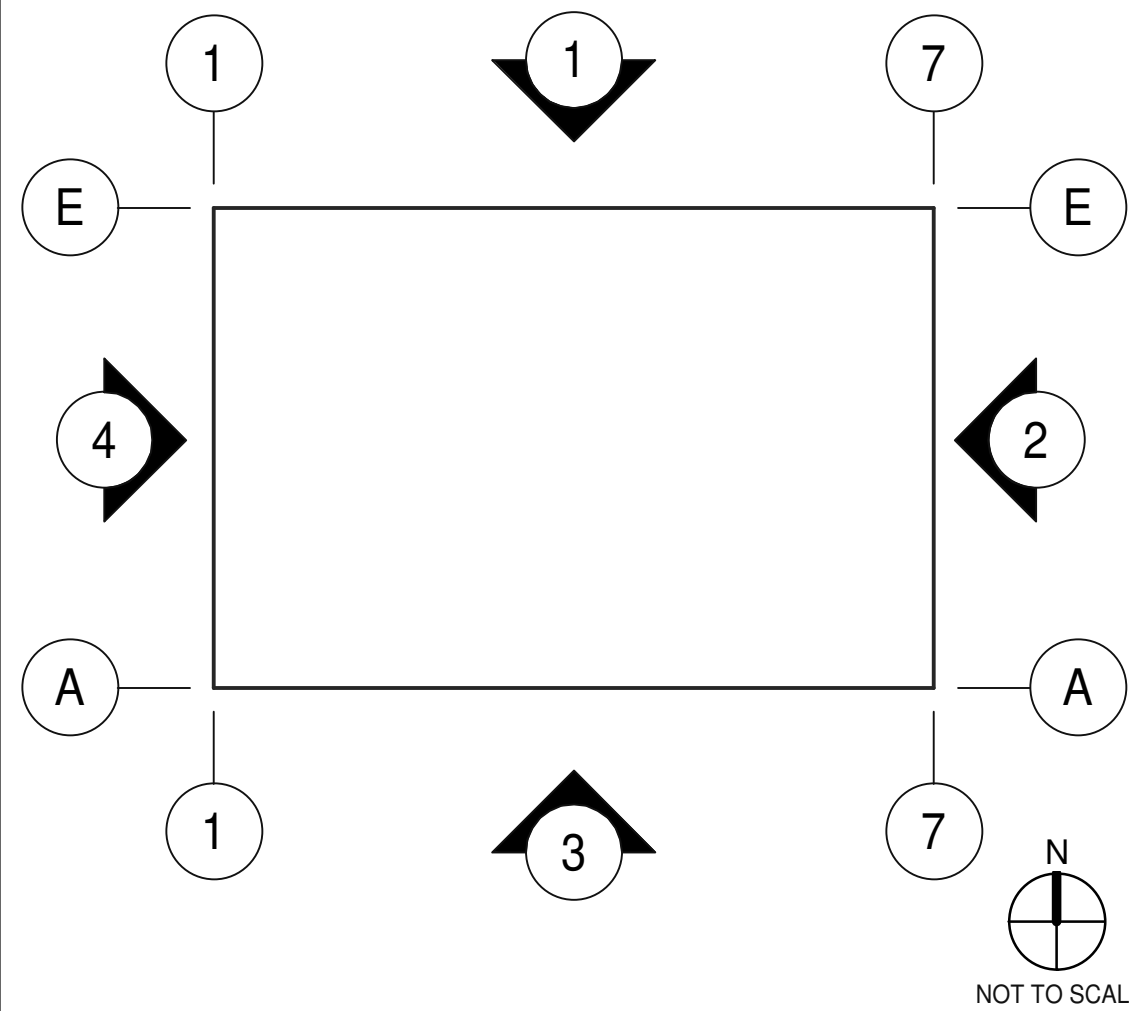


KEYNOTES:

SEE SHEET A210 FOR GENERAL NOTES

- 401 CONCRETE WALL, PAINTED.
- 405 3/4" DEEP RECESS.
- 407 CONCRETE FORM LINER.
- 408 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
- 424 LINE OF ROOF BEYOND.
- 427 HOLLOW METAL DOOR.
- 428 PRIMARY DRAIN LEADER AND OVERFLOW SCUPPER.
- 432 KNOCK-OUT PANEL.
- 436 ROLL-UP DOOR.

KEY PLAN



WARE MALCOMB

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BUILDING MEASUREMENT
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SUNDT OSM FACILITY

IDAHO ROAD
APACHE JUNCTION, AZ

EXTERIOR B&W ELEVATIONS

REMARKS

DATE

PAPM: Approver
DRAWN BY: Author
JOB NO.: PHX24-0053-00

SHEET
A210

KEYNOTES:

SEE SHEET A1010 FOR GENERAL NOTES

- 209 KNOCK-OUT PANEL FOR DRIVE IN DOOR.
212 STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
215 OUTLINE OF CANOPY ABOVE.
220 ROLL-UP DOOR.
221 HOLLOW METAL DOOR.
223 PROPOSED 35' x 45' CLEAN ROOM TENT.

WARE MALCOMB

ARCHITECTURE
PLANNING
INTERIORS
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Phoenix, AZ 85016
P: 480.757.1001



SUNDT OSM FACILITY

IDAHO ROAD
APACHE JUNCTION, AZ

FIRST FLOOR PLAN

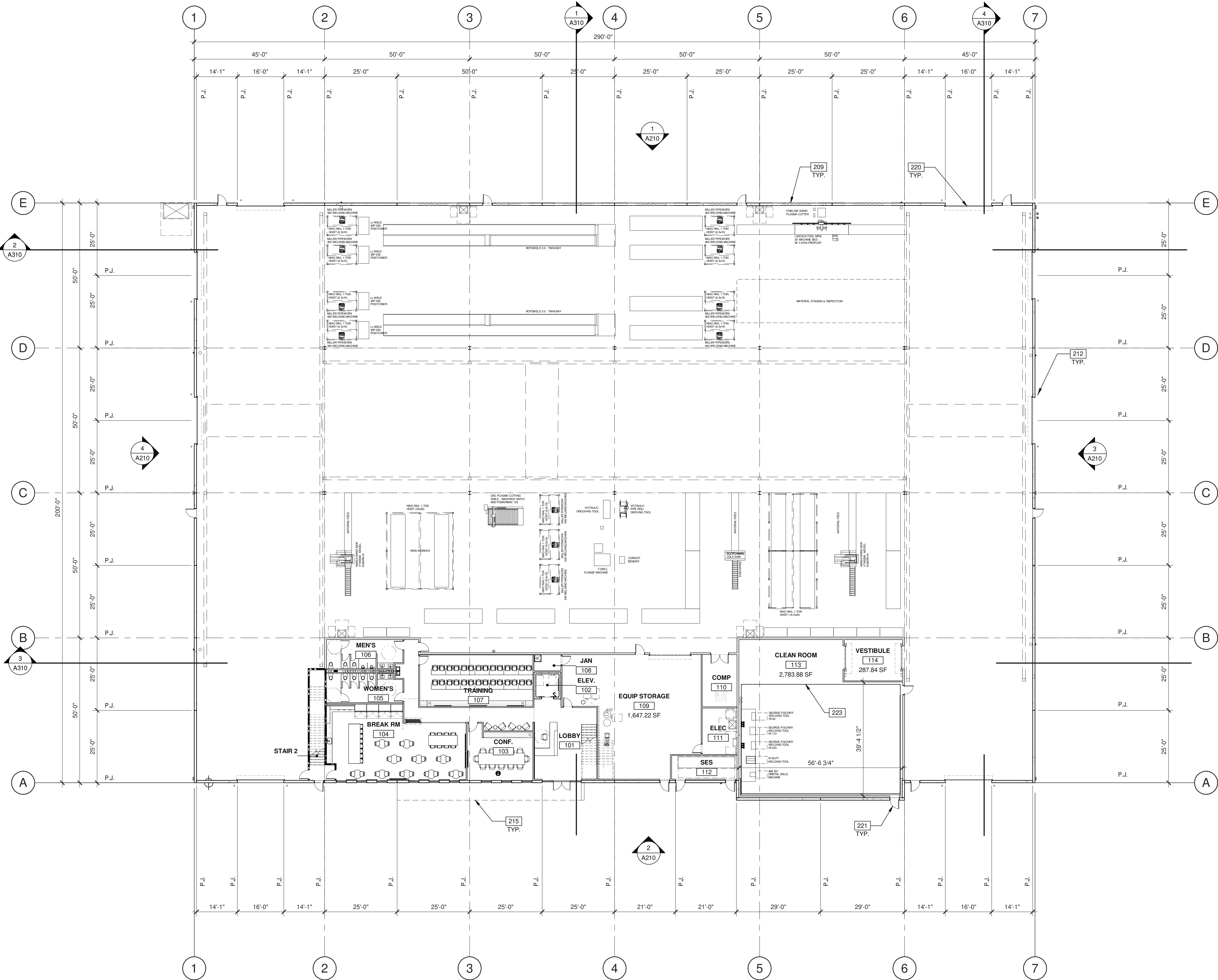
DATE REMARKS

PAPM: Approver
DRAWN BY: Author
JOB NO.: PHX24-0053-00

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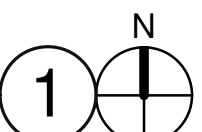
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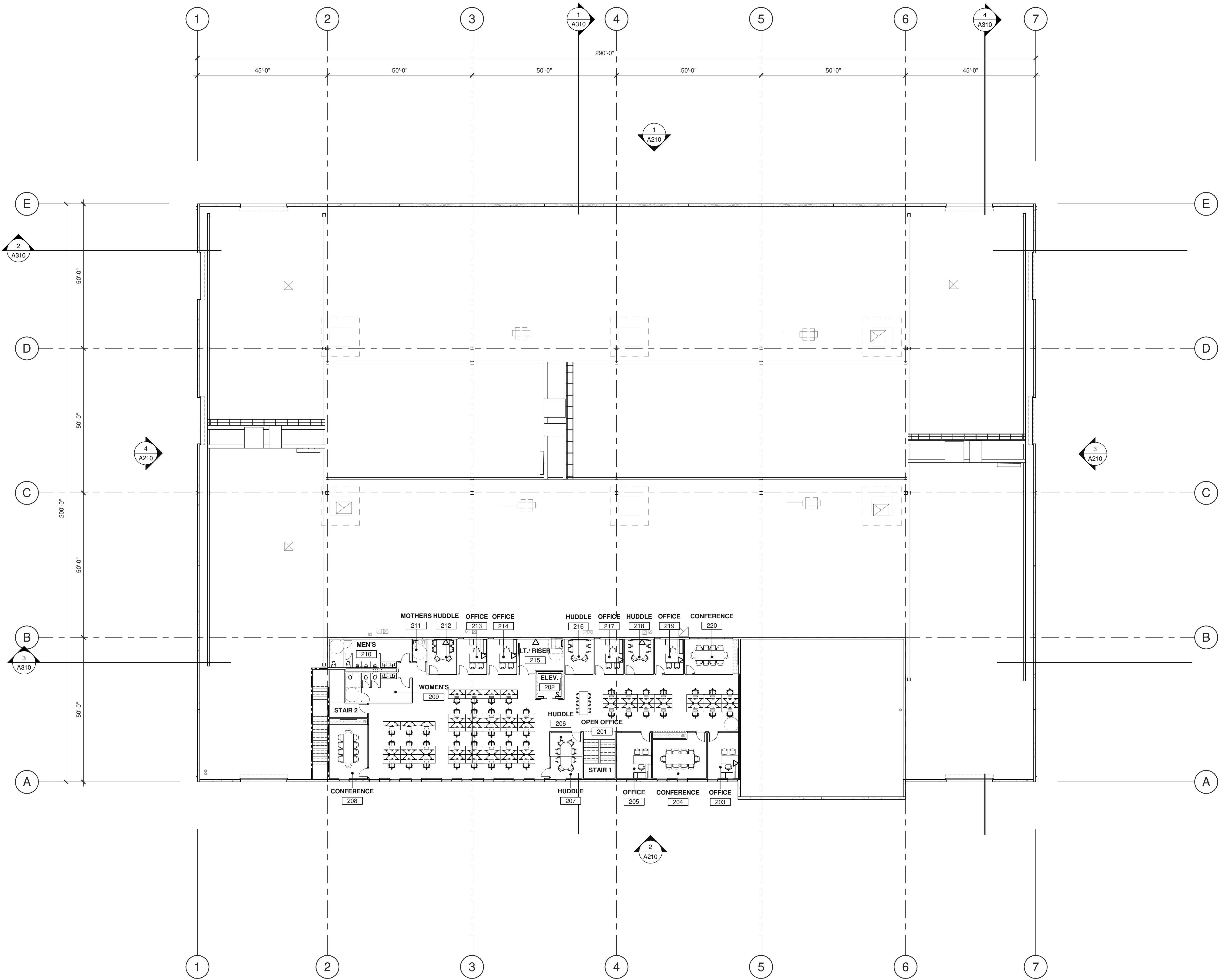


FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"



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SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

KEYNOTES: 
SEE SHEET A1010 FOR GENERAL NOTES

WARE MALCOMB
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PLANNING
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INTERIORS
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Phoenix, AZ 85016
P 480.757.1001



SUNDT OSM FACILITY

IDAHO ROAD
APACHE JUNCTION, AZ

SECOND FLOOR PLAN

DATE

PAPM:

Approver

DRAWN BY:

Author

JOB NO.:

PHX24-0053-00

SHEET

A121

Exhibit 5 – Landscape Plan



CONCEPTUAL LANDSCAPE PLAN

SCALE: 1"=50'-0"



PROJECT DATA

APN(S): 10220008C & 10220008A

APACHE JUNCTION, AZ
ZONING B-5
REQUIRED LANDSCAPE: 10%

GROSS SITE AREA: 1,594,330 SF (36.6 AC)
397,265 SF (9.12 AC) BEING DEVELOPED

TOTAL LANDSCAPE AREA: 138,276 SF (35%)

PLANT PALETTE

BOTANICAL NAME	COMMON NAME	PLANTING SIZE	QTY	COMMENTS
TREES				
Acacia salicina	Willow Acacia	24" Box	52	Standard Trunk Dense Canopy
Caesalpinia gilliesii	Yellow Bird of Paradise	15" Gal.	30	Multi - Trunk Dense Canopy
Chilopsis linearis 'Arts Seedless'	Seedless Desert Willow	15" Gal.	38	Multi - Trunk Dense Canopy
Cercidium hybrid 'Desert Museum'	Desert Museum	24" Box	26	Multi - Trunk Dense Canopy
Prosopis hybrid 'Rio Salado'	Thornless Mesquite	24" Box	31	Multi - Trunk Dense Canopy
ACCENTS/VINES				
Agave desmettiana	Smooth Agave	5 Gal.	7	As Per Plan
Hesperaloe parviflora	Red Yucca	5 Gal.	173	As Per Plan
Muhlenbergia rigida 'Nashville'	Nashville Grass	5 Gal.	117	As Per Plan
SHRUBS				
Callistemon 'Little John'	Little John Bottlebrush	5 Gal.	129	As Per Plan
Eremophila glabra 'Winter Blaze'	Winter Blaze	5 Gal.	86	As Per Plan
Leucophyllum frutescens 'Rio Bravo'	'Rio Bravo' Sage	5 Gal.	180	As Per Plan
Rosmarinus officinalis 'Upright'	Upright Rosemary	5 Gal.	203	As Per Plan
Tecoma hybrid 'Lydia'	Yellow Bells	5 Gal.	135	As Per Plan
GROUND COVERS				
Eremophila glabra 'Mingenew Gold'	Outback Sunrise	1 Gal.	145	As Per Plan
Lantana montevidensis	Purple Trailing Lantana	1 Gal.	12	As Per Plan
MISCELLANEOUS				
Decomposed Granite - 5/8" Screened Mahogany Brown or equal 2" Depth In All Planting Areas (Typ) - 131,760 SQ. FT.				

APACHE JUCNTION LS REQUIREMENTS

	REQUIRED	PROVIDED
US-60 STREET FRONTAGE (595 LF)	1 Tree/5 Shrub per 30 LF	
TREES	20	20
SHRUBS	100	106
PARKING LOT (141 SPACES)	1 Tree/5 Shrub per 10 stalls	
TREES	15	16
SHRUBS	75	100
OPEN SPACE (135,086 SF)	1 Tree/5 Shrub per 1,000 SF	
TREES	136	136
SHRUBS	676	709

NOTES

- OWNER, TENANT, OR THEIR AGENT, IF ANY, IS RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING WITHIN THEIR OWN PRIVATE PROPERTY AND ON THE ADJOINING RIGHT OF WAY.
- ALL TREES AND PLANTS SHALL CONFORM TO THE CURRENT RECOMMENDED LOW WATER USING PLANT LIST OF THE ARIZONA MUNICIPAL WATER USERS ASSOCIATION
- EXISTING NATIVE ON SITE WILL BE FORMALLY NOTED WITH NATIVE PLANT PRESERVATION PLANS IN SEPARATE SUBMITTAL.
- ALL REQUIRED TREES SHALL BE LOCATED WITHIN THE REQUIRED 10' LANDSCAPE BUFFER LOCATED ON THE PROPERTY.

CONCEPTUAL NOTES

- CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER CITY CODES.
- ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN OR SALVAGED FROM ON SITE. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS. ALL EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION.
- ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 30" AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
- ALL NON-TURF AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
- THE RETENTION SHOWN ON THE PLANS IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONFIGURATIONS.
- ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
- FINAL SITE CONFIGURATION MAY VARY AT THE TIME OF FINAL PLAT APPROVAL.
- ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.



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Scottsdale, AZ 85251
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fax: 480-656-6012

scottth@collabotativev.com



EXPIRES 06 / 30 / 2025

PRELIMINARY
NOT FOR
CONSTRUCTION

LANDSCAPE IMPROVEMENTS
SUNDT OSM FACILITY
IDAHO ROAD, APACHE JUNCTION, AZ

CONCEPTUAL LANDSCAPE PLAN

DESIGNED BY: MD/SH
DRAWN BY: SH
CHECKED BY: PV/MD
DATE: 10/17/2024
REVISIONS: 12/18/2024
City Comments

SUNDT OSM FACILITY
CONCEPTUAL LANDSCAPE
PLAN

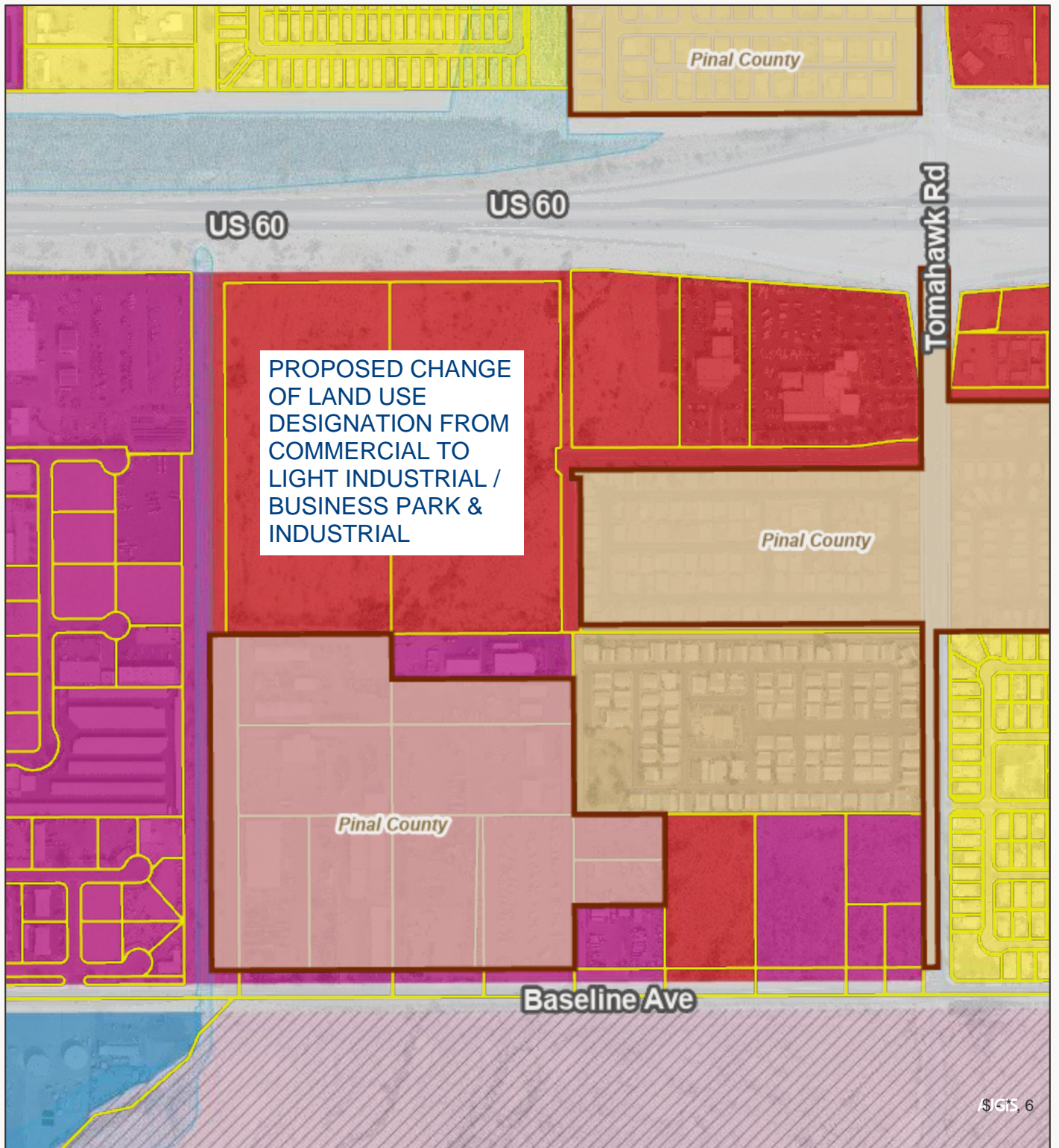
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1 OF 1

Exhibit 6 – Existing and Proposed
General Plan Map

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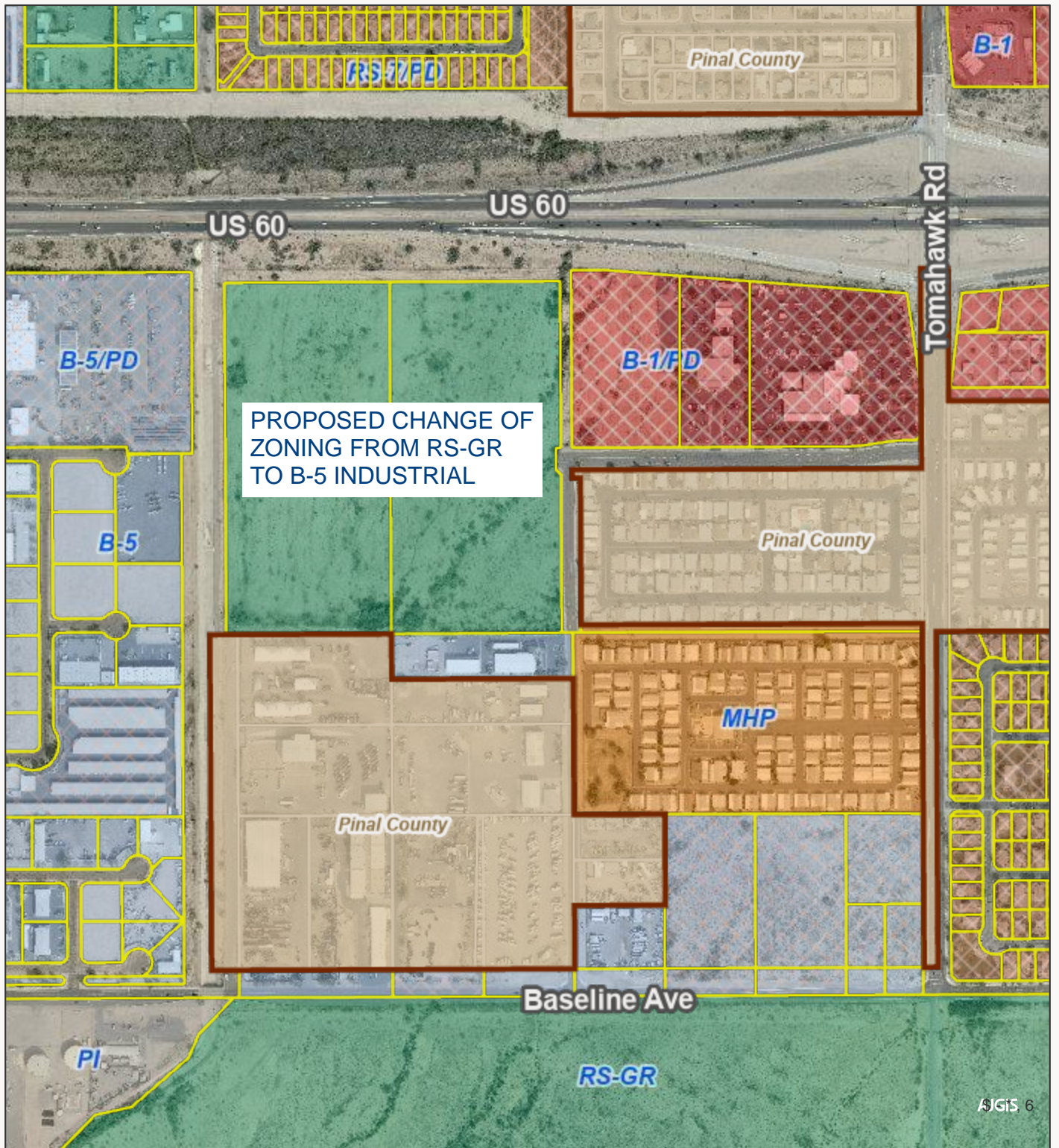
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Exhibit 7 – Existing and Proposed Zoning Map

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General Plan Criteria

for



SUNDT

West of the southwest corner of US-60 and
Tomahawk Road

Case No.:

1st Submittal: January 15, 2025

The City's General Plan Future Land Use Map designates the Property as Commercial. The Property is adjacent to industrial land use designation on the west and commercial and high-density land uses on the east. The applicant proposes a Major General Plan amendment to Light Industrial/Business Park for development of an onsite manufacturing facility. The General Plan Criteria is included in the submittal under separate cover.

This exciting development is supported by the goals, policies, and objectives of the General Plan. Amending the General Plan will expand employment opportunities on this site to support the adjacent commercial and employment in the area.

The Light Industrial/Business Park and Industrial land use designation represents areas where manufacturing is appropriate. These uses generally occur in a business park type environment with clustered buildings and inward focuses activity which can include light and heavy industrial, professional office, warehouses and other similar uses.

1) Whether the amendment proposes a land use designation that the Land Use Plan Map does not adequately provide optional sites to accommodate.

The proposed Light Industrial/Business Park designation addresses a critical shortage of properly located industrial land within the City. While the current General Plan does provide some industrial sites, they are primarily located in areas that lack the superior transportation access and visibility offered by the US 60 corridor. The Site's location along US 60 makes it uniquely suited for industrial development, offering advantages that cannot be replicated at other designated industrial sites within the city.

2) Whether the amendment constitutes an overall improvement to the General Plan, will not solely benefit a particular landowner or owner at a particular point in time, and is constituent with the overall intent of the 2020-2050 General Plan.

The amendment constitutes an overall improvement to the General Plan in several ways:

- It strengthens the economic development corridor along US 60
- Creates additional employment opportunities for the broader community
- Enhances the City's tax base through industrial development
- Supports infrastructure improvements that benefit the surrounding area

The benefits extend beyond the immediate property owner by:

- Creating jobs accessible to the entire community
- Generating tax revenue that supports citywide services
- Contributing to the overall economic diversification of the City
- Positions the City to capture growing industrial demand in the East Valley
- Creates a visible statement of economic progress along the US 60 gateway
- Helps establish the corridor as a premier location for employment uses
- Strengthens the City's competitive position in the regional market

Additionally, benefit the community by providing job training opportunities for local residents, partnerships with local educational institutions, career advancement pathways, and skill development programs

3) Whether the proposed amendment is justified by an error in the 2020-2050 General Plan as originally adopted.

The amendment is not justified by an error in the 2020-2050 General Plan. Rather, it represents a response to evolving market conditions and community needs that have emerged since the plan's adoption. The current Commercial designation was appropriate at the time of adoption but requires updating to reflect current economic opportunities and development patterns.

4) Whether the proposed change is generally consistent with goals, objectives, and other elements of the 2020-2050 General Plan.

The proposed Major General Plan Amendment complies with the following:

Goal 5.1 - Attract all quality private investment that will add value and bring diversification to current and future residents of Apache Junction as a great place to live, work and play.

Policy: Consider alternative zoning or overlay districts for idle infill parcels or redevelopment areas that may inspire a higher and better use based in current market realities.

Policy: Encourage the protection and expansion of the land designated in the general plan specifically for employment and ensure they are preserved along transportation corridors or in prime business cluster locations that will maximize the impact and economic potential for those businesses and employment centers. Discourage any uses that bring little or no value to the community (such as RV Parks, RV storage, mini storage lots and seasonal residential units).

*The proposed development aligns with **Goal 5.1** by transforming underutilized land into a manufacturing facility that creates jobs, diversifies the economy, and enhances Apache Junction as a place to live, work, and play. By rezoning the property to industrial use near US-60, it maximizes economic potential, encourages business clustering, and avoids low-value uses like RV storage. This project protects employment land, supports sustainable growth, and adds meaningful value to the community.*

GOAL 9.3: Encourage Infill Development

Policy: Promote the downtown, U.S. 60 Corridor and Old West Highway Corridor for infill projects.

*The proposed development supports **Goal 9.3: Encourage Infill Development** by utilizing a vacant 36.6-acre parcel adjacent to the U.S. 60 Corridor and surrounded by existing industrial and commercial uses. This strategic location aligns with the policy to promote infill projects in key areas, transforming underutilized land into a productive industrial site. The manufacturing facility revitalizes the parcel, complements nearby land uses, and supports broader economic and employment goals for the city, strengthening the area's appeal for future development along the U.S. 60 Corridor.*

GOAL 11.2: Provide a balance of Uses throughout the Community.

Policy: Attract employment uses to the U.S. 60 corridor.

*The proposed development supports **Goal 11.2: Provide a Balance of Uses Throughout the Community** by introducing a manufacturing facility to the U.S. 60 Corridor, directly attracting employment uses to this key area. By utilizing a strategically located vacant parcel for light industrial purposes, the project balances the community's mix of residential, commercial, and industrial uses. This development enhances local job opportunities, promotes economic diversity, and strengthens the corridor's role as a vital employment hub in Apache Junction.*

GOAL 11.3: Revitalize older neighborhoods and the Downtown.

Policy: Establish functionally compatible uses (uses that are “good neighbors” to each other).

*The proposed development supports **Goal 11.3** by introducing a functionally compatible industrial use adjacent to existing industrial and commercial areas near the U.S. 60 Corridor. This ensures harmonious integration with neighboring properties, revitalizing the surrounding area by promoting economic activity and attracting further investment while maintaining compatibility with existing uses.*

5) Whether the proposed change is justified by a change in community conditions or neighborhood characteristics since adoption of the Plan.

The amendment is justified by several changes in community conditions:

- Increased demand for industrial space in the East Valley
- Evolution of the US 60 corridor as an employment center
- Growing need for local employment opportunities
- Shift in market demands from commercial to industrial uses
- Regional growth patterns supporting industrial development

6) Whether the amendment will adversely impact portion of, or entire community by:

a. Significantly altering acceptable existing land use patterns, especially in established neighborhoods.

The amendment maintains and enhances existing land use patterns through strategic placement and thoughtful transitions. The development continues the established pattern of industrial development to the west and south; creates a cohesive industrial corridor along this section of US 60 by clustering compatible employment uses together; reinforces the area's emerging character as an employment center; and supports efficient goods movement patterns between existing industrial uses. Consistent with good planning principles, Sundt's development also provides a logical transition from industrial uses to the west and south, creates appropriate buffering to commercial development east of the site, and establishes a gradual intensity transition from US 60 to residential areas.

b. Significantly reducing the housing to jobs balance in the Planning Area.

The amendment will positively impact the housing to jobs balance by creating new employment opportunities without removing existing housing stock. The current RS-GR zoning has not resulted in residential development, and the area is better suited for employment uses.

c. Substantially decreasing existing and future water supplies.

The proposed industrial development will not substantially decrease existing and future water supplies. Industrial uses typically consume less water than the currently permitted commercial uses, and the development will incorporate water conservation measures.

d. Replacing employment with residential uses.

Rather than replacing employment with residential uses, the amendment increases employment opportunities by introducing industrial jobs to the area. This strengthens the City's employment base.

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 the existing and proposed developments in other areas.

The development will utilize existing infrastructure systems and provide improvements that benefit the broader area. The location along US 60 minimizes the need for extensive new infrastructure, and proposed improvements will be sized appropriately for the area's planned development.

f. Increasing traffic (without mitigation measures) on existing roadways beyond the planned level of service, and that negatively impacts existing and planned land uses.

Traffic impacts will be mitigated through direct access to US 60; implementation of required road improvements, if any; and designing an efficient internal circulation system. The development is not anticipated to negatively impact the level of service on surrounding roadways.

g. Affecting the existing character (i.e., visual, physical, and functional) of the immediate area.

This development will not affect the existing character of the area because industrial uses have long been established in the area. The development's character will be influenced by quality architectural design, landscaping, screening and buffering, and lighting controls.

h. Increases the exposure of residents to aviation generated noise, safety and/or flight operations.

The property is not located within critical aviation corridors and will not increase exposure to aviation-related impacts.

i. Materially diminishing the environmental quality of the air, water, land, or cultural resources.

The development is a low-intensity industrial use with light manufacturing that will not diminish the environmental quality of the air, water, land, or cultural resources.

j. Significantly altering recreational amenities such as open space, parks, and trails.

The amendment will not significantly alter recreational amenities. The site does not contain existing parks, trails, or open space features, and the development will provide appropriate landscaping and open space as required by the City.