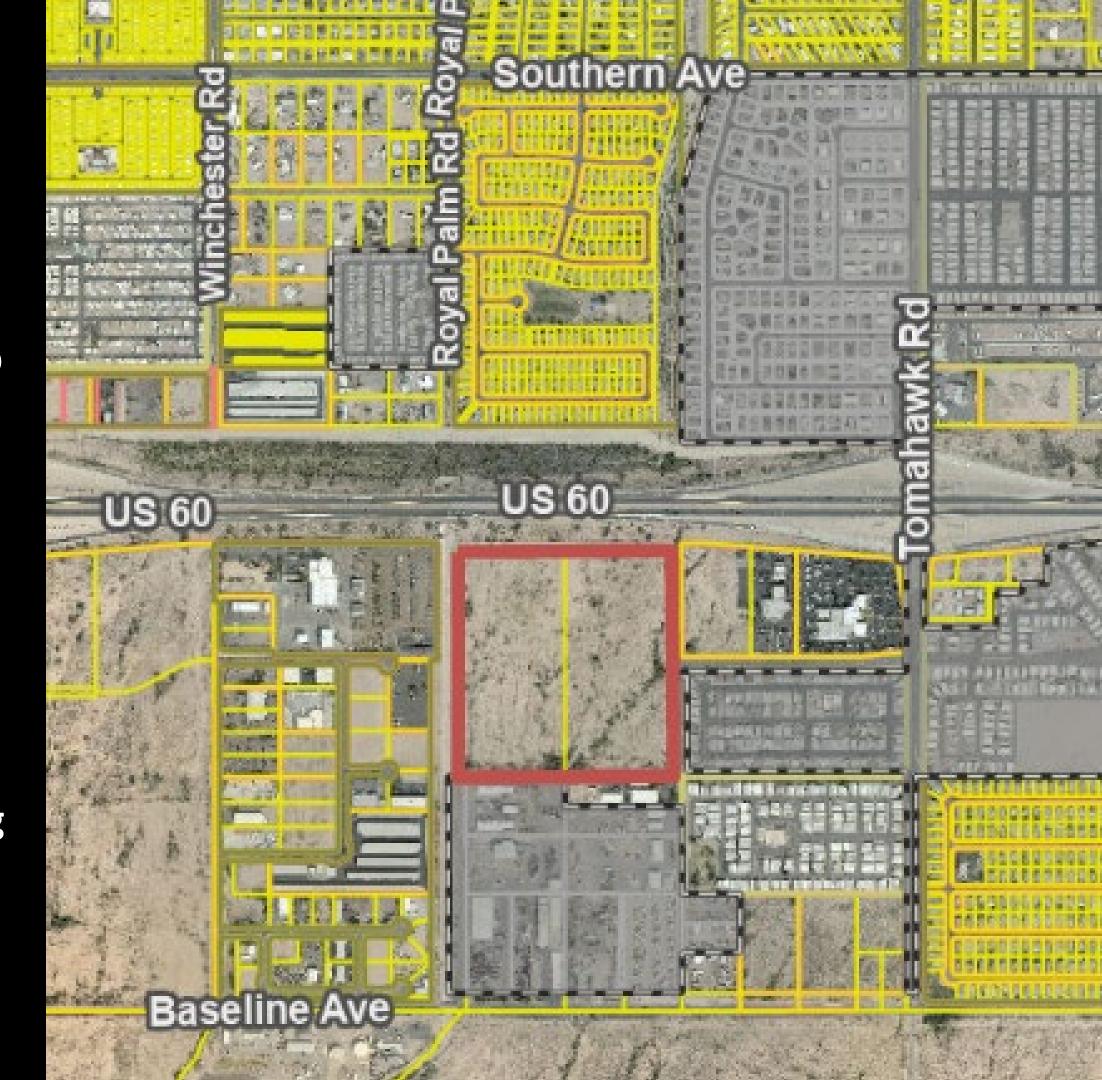


Case Summary:

P-25-10-GPA: Request for a Major General Plan Amendment to the Future Land Use Map designation of the subject 36.6 Net Acres from Commercial to Light Industrial/Business Park and Industrial.

P-25-11-PZ: Request to rezone from General Rural Low Density Single-Family Detached Residential ("RS-GR") to Industrial by Planned Development ("B-5/PD") to permit the development of a construction manufacturing facility.





Zoning Map

Current Zoning:

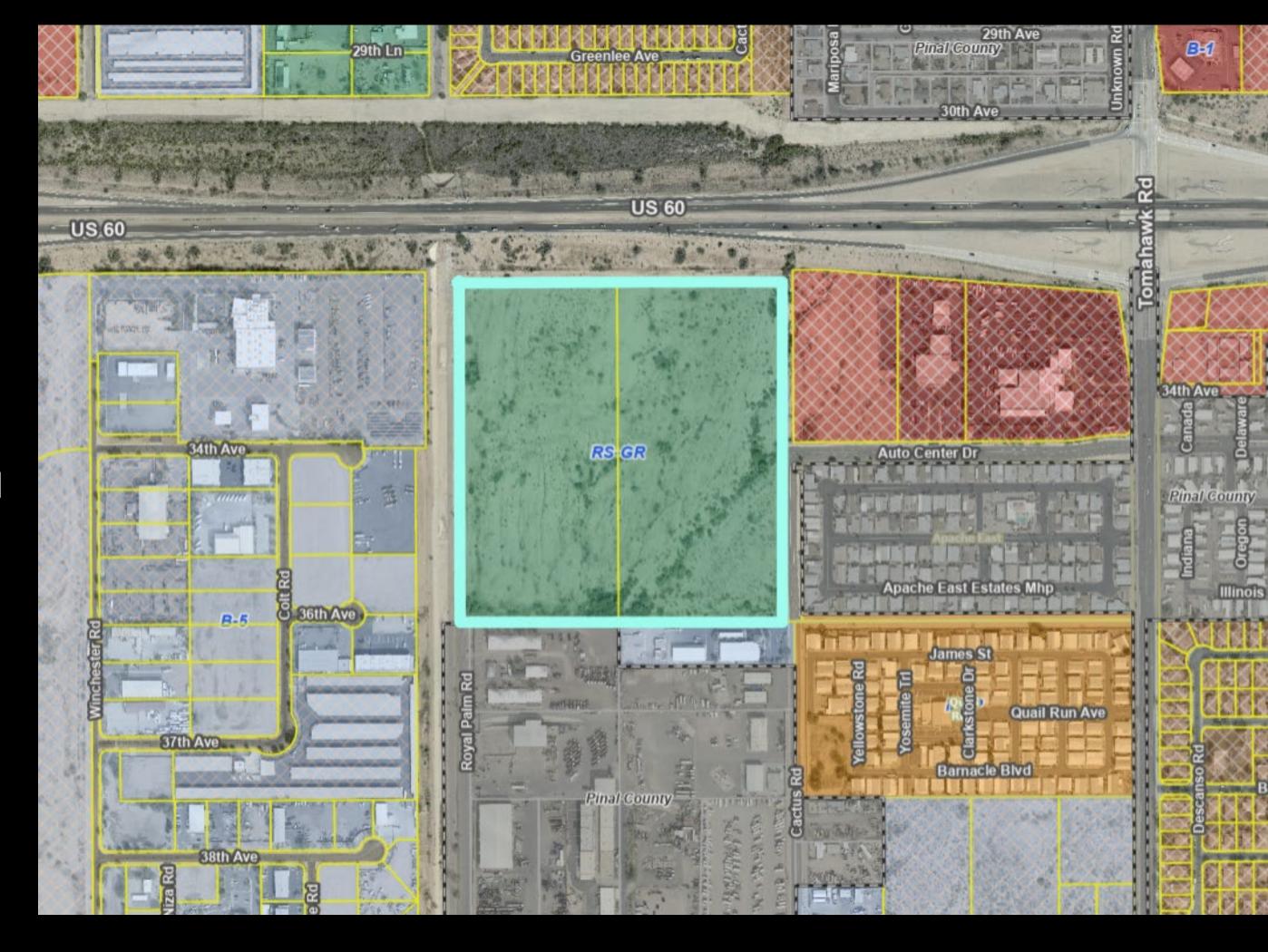
RS-GR

North – US 60 Corridor

South – Industrial (B-5)

East – General Commercial by Planned Development (B-1/PD) & Manufactured Home Park (MHP)

West – Industrial (B-5) & Industrial by Planned Development (B-5/PD)



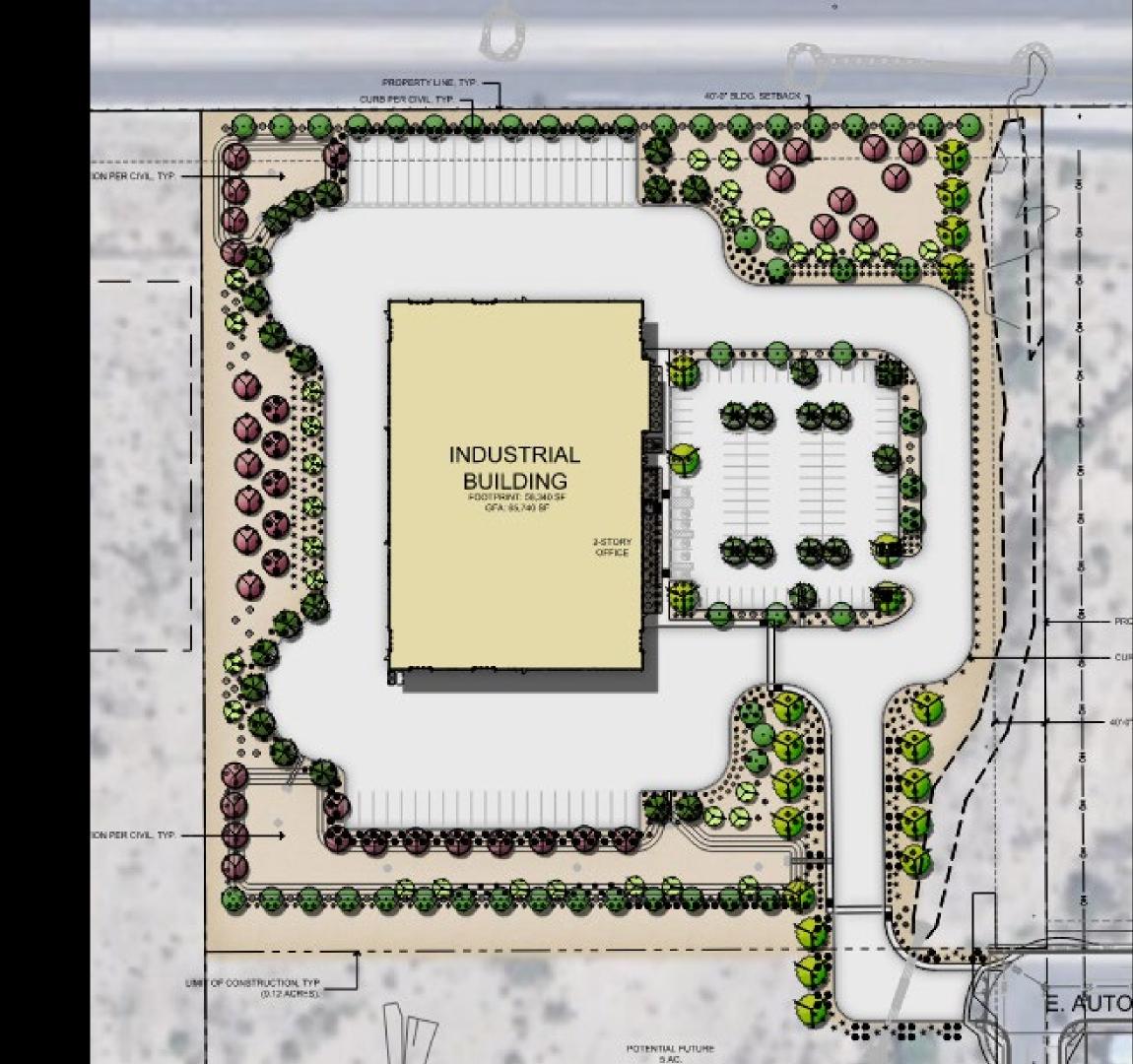
General Plan Land Use Map

Current Land Use Designation: Commercial

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



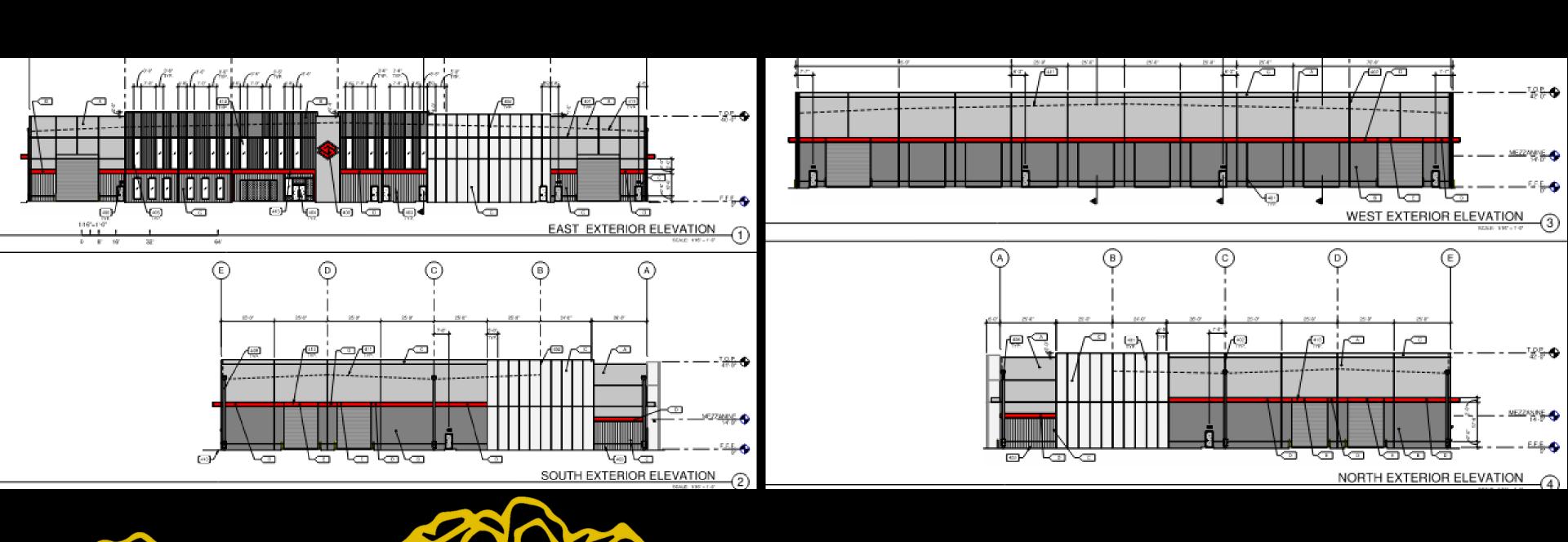
Site Plan



East Perspective Rendering



Elevations



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 High School on Wednesday, March 19, 2025. One neighbor, a neighboring business owner, attended and expressed support for the rezoning and development.

Planning & Zoning Commission Recommendation

• On June 24, 2025, the Planning and Zoning Commission voted 5-0 to recommend the approval of P-25-10-GPA and P-25-11-PZ subject to the conditions of approval found in the Staff Report.





Staff Recommendation

- Planning Staff recommends the approval of P-25-10-GPA and P-25-11-PZ, finding that the proposed development helps accomplish the following General Plan goals and policies:
 - Policy 5.1.1 Strategically identify infill opportunity sites that can accommodate office, industrial, entertainment, retail, and housing and mitigate barriers to development.
 - Policy 5.1.4: 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.
 - Policy 11.2.3: Attract employment uses to the U.S. 60 corridor.





