

Sundt Construction

P-25-10-GPA & P-25-11-PZ

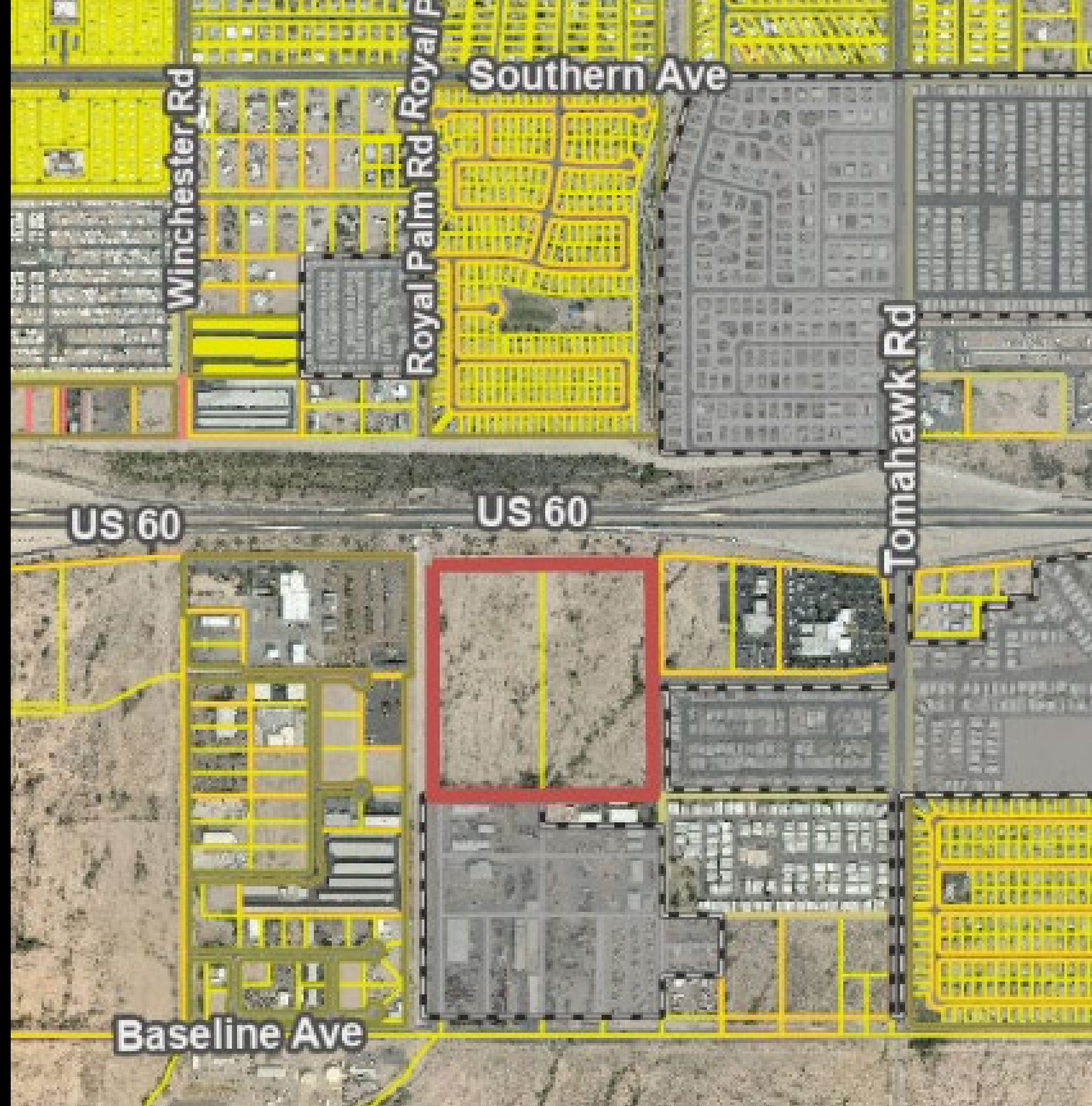
City of Apache Junction
City Council
July 14, 2025



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

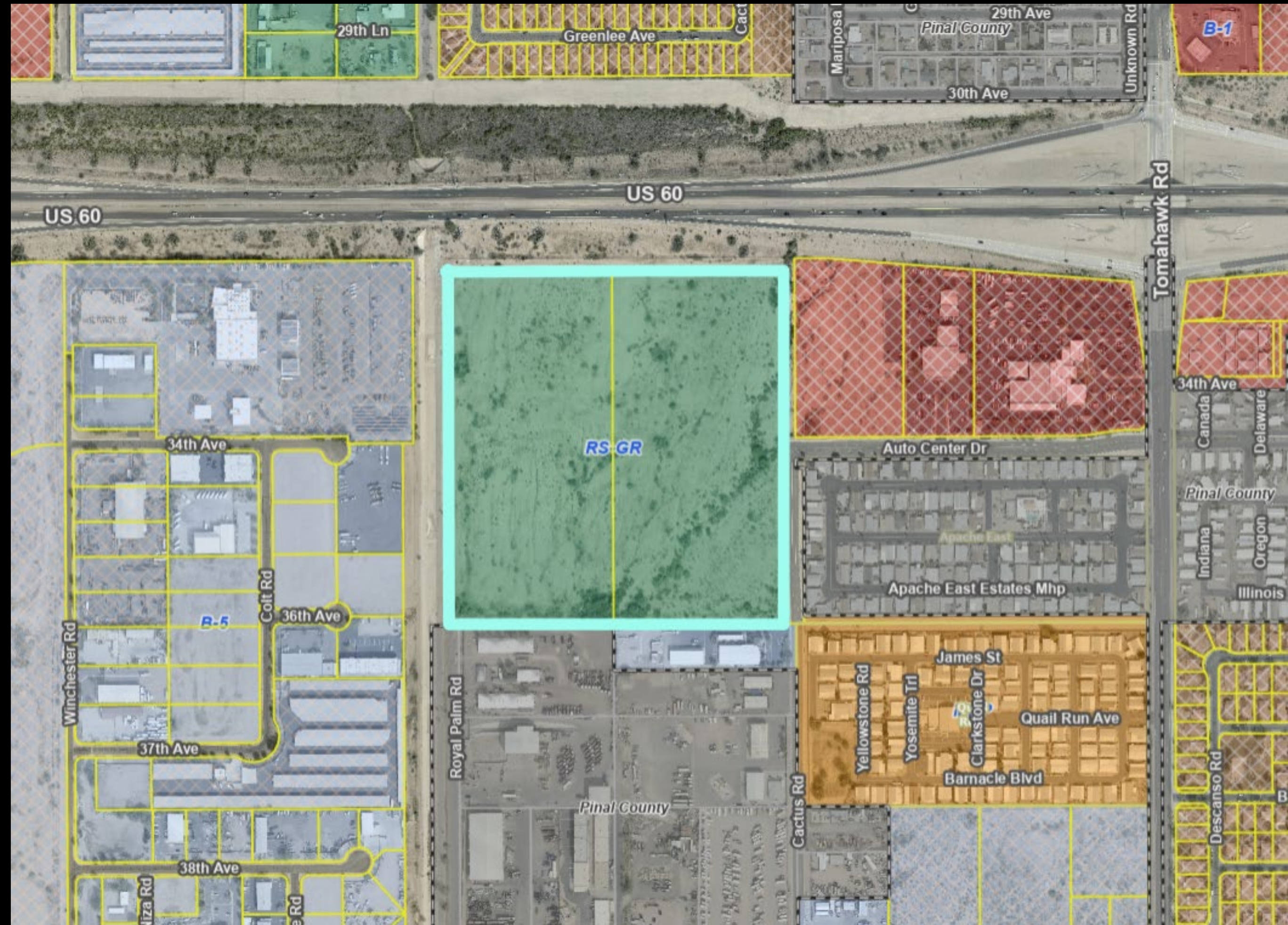
Current Zoning:
RS-GR

North – US 60 Corridor

South – Industrial (B-5)

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

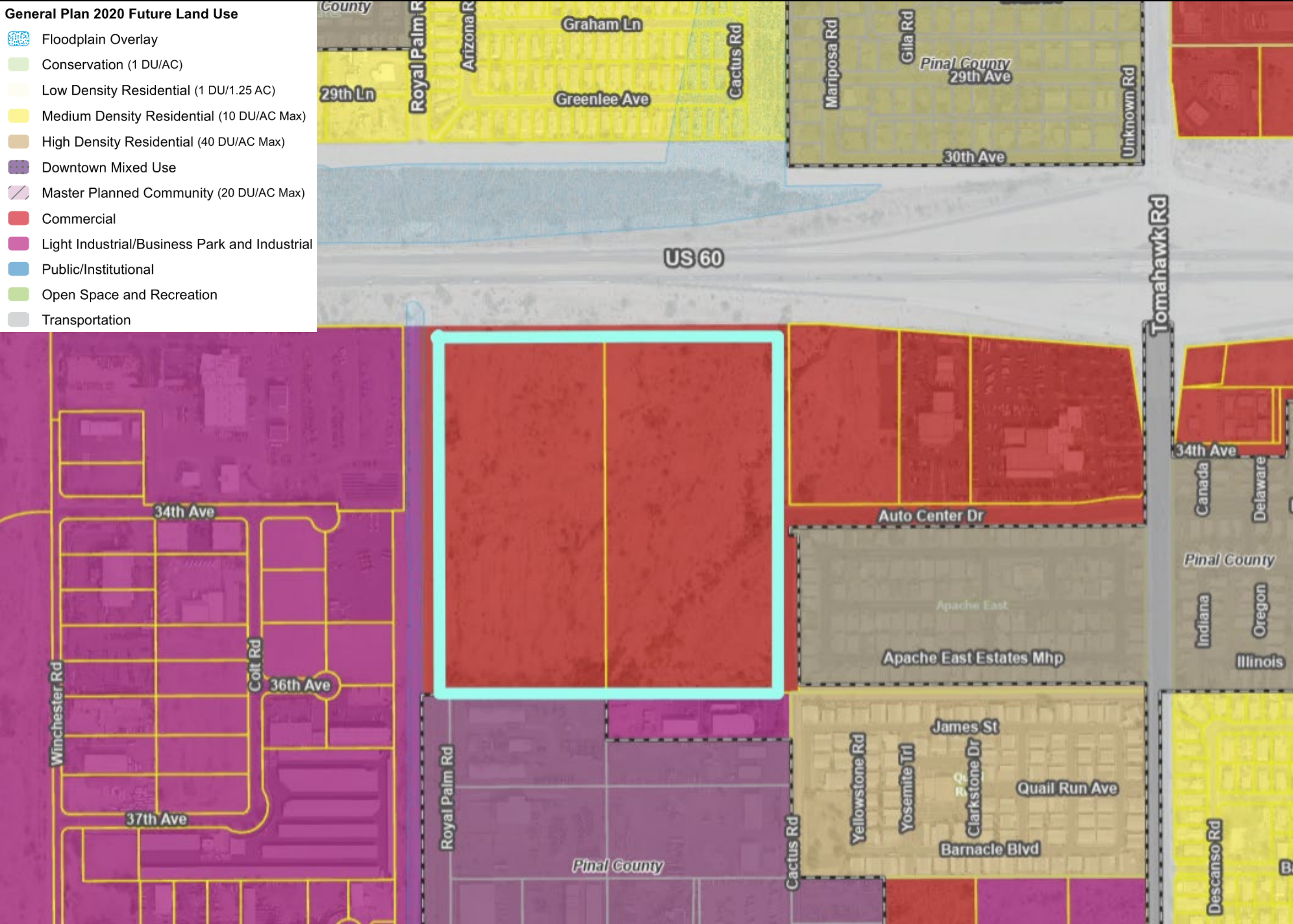
West – Industrial (B-5) &
Industrial by Planned
Development (B-5/PD)



General Plan Land Use Map

Current Land Use
Designation:
Commercial

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



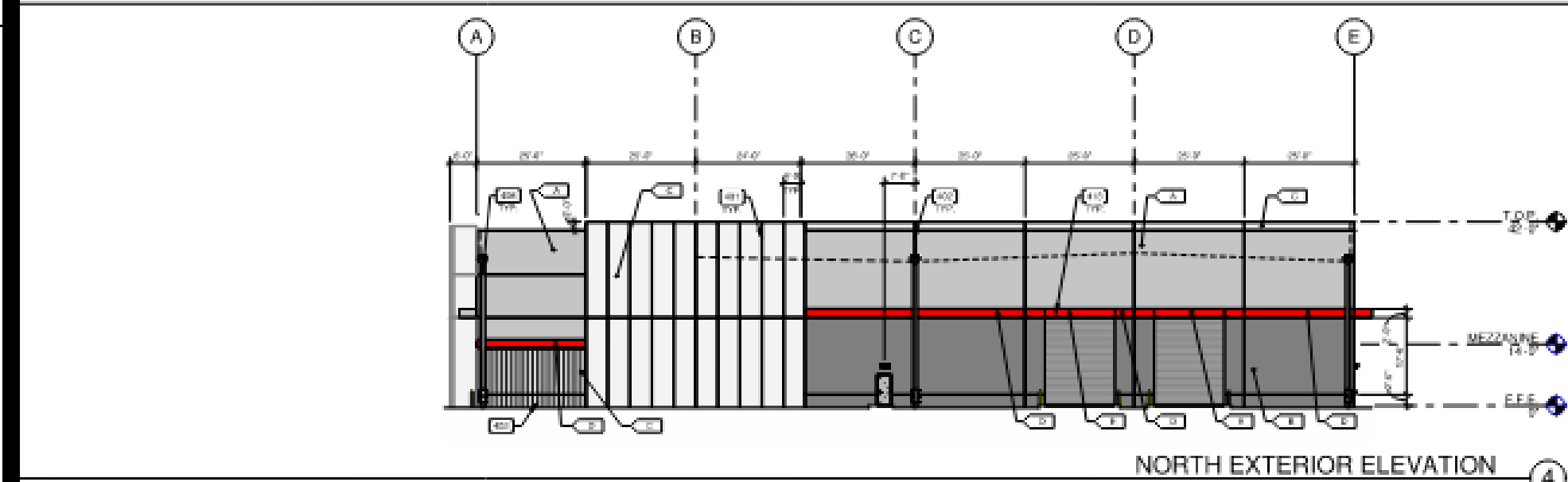
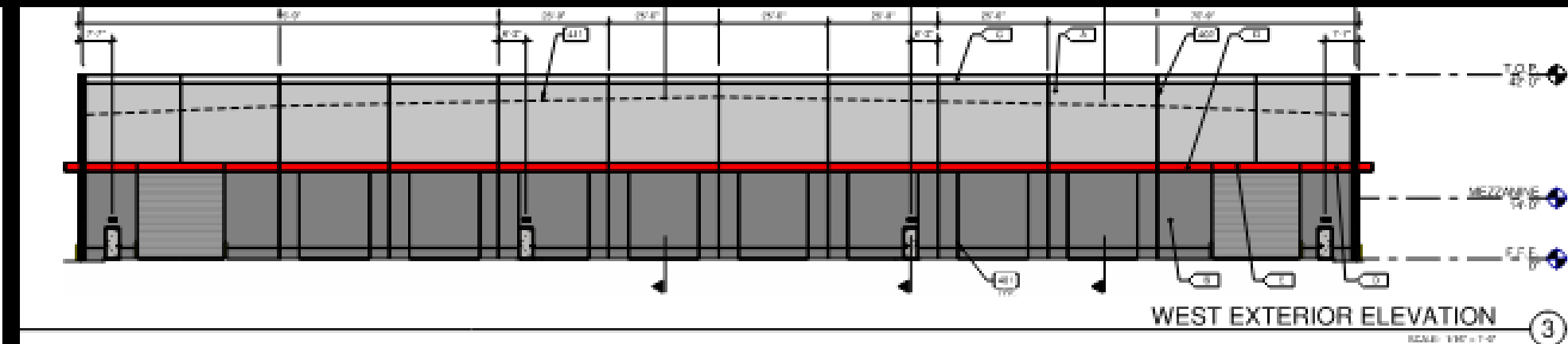
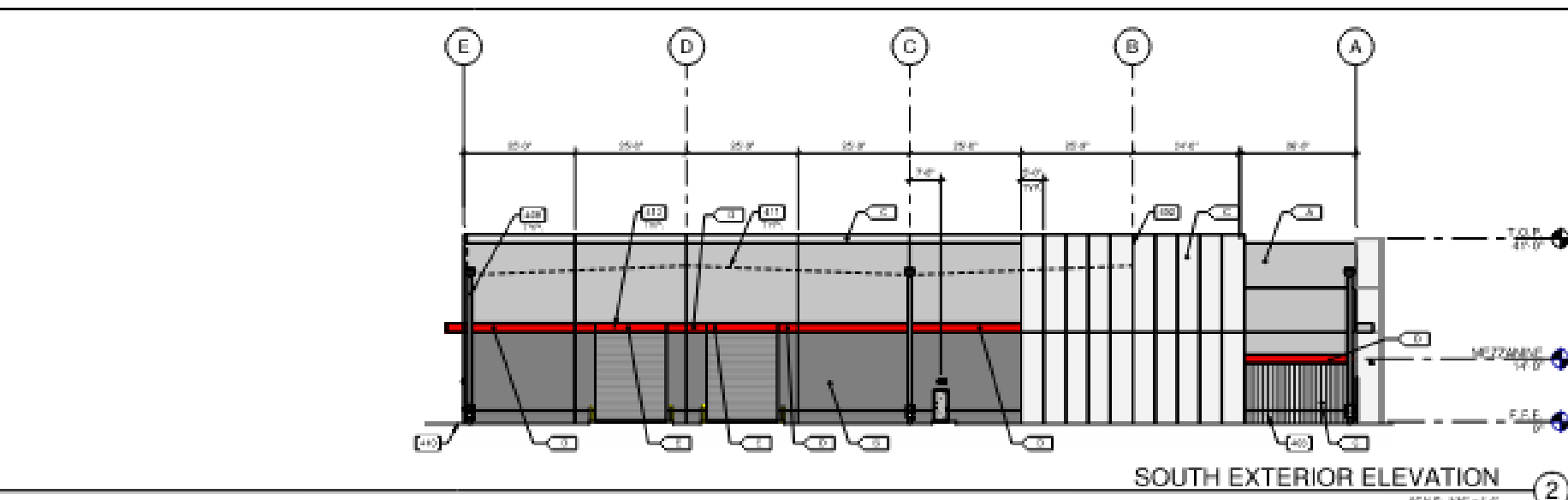
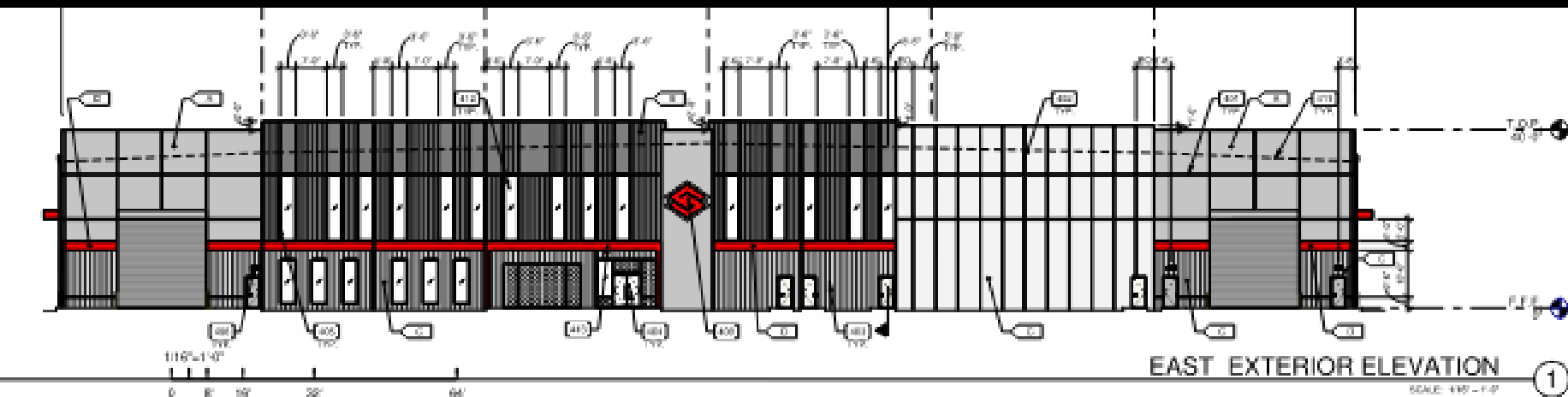
Site Plan



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**.



Thank You

City Council Public Hearing:

Tuesday, July 15, 2025

