



City of Apache Junction

Development Services Department



CITY COUNCIL WORK SESSION STAFF MEMO

Date: July 14, 2025

To: Honorable Mayor and City Council Members

Through: Bryant Powell, City Manager
Rudy Esquivias, Development Services Director
Sidney Urias, Development Services Deputy Director

From: Nick Leftwich, Senior Planner

Case Number: P-25-10-GPZ, P-25-11-PZ

Subject: Sundt Construction Inc. development proposal at the northwest corner of Cactus Road and Auto Center Drive

Summary

P-25-10-GPA is a proposed Major General Plan Amendment of the Apache Junction General Plan Land Use Map, requesting a change of the 36.60 acre subject site's designation from Commercial to Light Industrial/ Business Park and Industrial. Because the proposed change is over 10 acres, it is categorized as a major amendment.

P-25-11-PZ is a proposed planned development rezoning of the 36.60 acre subject site currently zoned General Rural Low Density Single-Family Detached Residential ("RS-GR") to Industrial by Planned Development ("B-5/PD") with a new planned development overlay to authorize the development of the manufacturing facility.

Planning & Zoning Commission Hearing and Recommendation

As the proposed Rezoning by Planned Development and land use map change consist of an area greater than 10 acres, the proposal has had to comply with all requirements of a Major General Plan Amendment, including holding two separate public hearings with the Planning and Zoning Commission.

The Planning and Zoning Commission held the first public hearing for P-25-10-GPA and P-25-11-PZ on June 10, 2025, at the Superstition Fire & Medical District Board Room. No resident comments were made during the public hearing.

The Planning and Zoning Commission held the second public hearing for P-25-10-GPA and P-25-11-PZ on June 24, 2025, at the Apache Junction City Hall. One Apache Junction resident provided comments supporting the project for the employment opportunities it would bring to the community.

The Planning and Zoning Commission evaluated the Major General Plan Amendment and Rezoning by Planned Development proposal and subsequently voted 5-0 for both items to forward the items with recommendations of approval for P-25-10-GPA and P-25-11-PZ to the Apache Junction City Council.

Attached:

- Planning and Zoning Commission Staff Report and attachments (June 10, 2025)
- Resolution No. 25-22
- Ordinance No. 1565