



*City of Apache Junction*  
*Development Services Department*



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**PLANNING AND ZONING COMMISSION  
PUBLIC HEARING ITEM**

**DATE:** March 28, 2017

**CASE NUMBER:** CUP-2-17

**REQUEST:** A Conditional Use Permit (CUP) application requesting to allow an expansion of the existing VIP RV Storage business, an outdoor recreational vehicle storage use.

**PROPERTY OWNER:** VIP Park, LLC; Grace Johnston, Statutory Agent

**REPRESENTATIVE:** Stephen Sedor, Architect

**LOCATION:** The subject site is located at 401 S. Ironwood Drive (Assessor parcels 101-16-013C and 013H)

**GENERAL PLAN/  
ZONING DISTRICT:** Designated "Medium Density Residential" and "Community Commercial"/Zoned General Commercial ("B-1")

**SURROUNDING  
LAND USES:**

- NORTH: Various commercial lots (B-1)
- SOUTH: Commercial lot (B-1)
- EAST: VIP RV Park (RVP)
- WEST: Various commercial lots (B-1)

**BACKGROUND**

The VIP RV Storage lot business is currently located on the north and south sides of W. 4<sup>th</sup> Avenue, at the S. Ironwood Drive intersection. The chain link fenced-in existing RV storage lot facility extends roughly 290 feet to the north of the 4<sup>th</sup> Avenue right-of-way line; and roughly 310 feet to the south of the 4<sup>th</sup> Avenue right-of-way line. The lots are roughly 125 feet deep, as measured from the Ironwood Drive east right-of-way line.

The RV storage lot business has been there for many years. Aerial maps reveal that the storage lot on the north side of 4<sup>th</sup> Avenue has been there since prior to 1985. The storage lot on the south side of 4<sup>th</sup> Avenue appears to have started sometime in the early 1990's and has grown incrementally farther south over the years. The former property owners owned the storage lots, as well as the VIP RV Park, which is located adjacent to and directly east of the storage lots.

Under the city's former zoning ordinance, the property was zoned CB-2 (General Business Zone) which allowed the RV storage lot use outright. In 1996, the city adopted landscape and screening standards, which applied to new development and certain percentage expansions of existing development. Under the city's new zoning ordinance which became effective in June of 2014, the property is now zoned B-1 (General Commercial), which requires a Conditional Use Permit approval for outdoor storage uses in the B-1 zone.

The previous property owners started enquiring about a possible expansion of the storage lot business on the south side of 4<sup>th</sup> Avenue several years ago. Staff advised them of the city's development requirements and we believe they never proceeded beyond the minimum expansion because they did not want to provide and construct said improvements, which included not only landscaping and screening, but also street improvements. Recently within the last 2 or 3 years, the city did extensive road improvements to S. Ironwood Drive as part of a federally funded grant program. The improvements included road widening, new pavement, curb and gutter, meandering sidewalks and other improvements.

The storage lots and the RV park properties have new owners, VIP Park LLC, and they are the ones applying for the CUP, requesting the expansion of the RV storage lot south of 4th and proposing improvements.

### **PROPOSAL**

VIP Park LLC is requesting a conditional use permit to extend the RV storage lot business on the south side of 4<sup>th</sup> Avenue by approximately another 600 feet to the south. The south boundary of the proposed storage lot expansion would coincide with the existing south boundary of the VIP RV Park. Commissioners may

recall that the city very recently processed a corrective rezoning for the commercial lot at the northeast corner of Ironwood and Broadway, which is adjacent to and just south of the VIP Park LLC properties.

Attached are the applicant's project narrative and drawings for the proposed expansion. In early discussions with the new owners, staff advised them that the city was not generally interested in more RV storage lots, especially not in the center of the city and along one of our principal commercial corridors (see staff comments dated 12-19-16). However, if they were going to apply for a CUP, then they should model their design on more recent RV and mini storage facilities in the city. Specifically, we mentioned Big Boys Toys and Dollar Storage, both on S. Winchester Road and E. 29<sup>th</sup> Avenue. There is also another Dollar Storage at 1471 E. Old West Highway. And, we also mentioned La Casa Blanca Storage at 2208 W. Baseline Avenue, which is really the business which started setting a new tone for storage businesses in the city.

The applicants did their research and produced drawings which reflect some of the design concepts in these newer facilities, including attractive, street fronting decorative walls, with integrated architectural features, color and height variations and textures. Good use of xeriscape landscaping, not only within their required on-site 10-foot-deep landscape strip facing the streets, but also complementary landscaping which extends into the edge of the right-of-way is proposed. The proposed storage facility will also offer covered, as well as uncovered storage spaces. The narrative states that the canopy covers will also be of varying heights to add more visual interest from the street.

#### **PLANNING DIVISION ANALYSIS AND FINDINGS**

##### *Relationship to General Plan:*

The city's 2010 General Plan Land Use Map (see attached) shows this area on the east side of Ironwood with designations of both "medium density residential" (defined as 'maximum density of 6 dwelling units per acre') and "community commercial" (identified as 'office and retail') at the intersection of Ironwood and Broadway. The residential designation is curious because the underlying zoning has been commercial for a very long time. It is possible that perhaps a residential development or redevelop-

ment opportunity, such as duplexes or townhouses, was envisioned for this long vacant strip between 4<sup>th</sup> Avenue and Broadway. Upon further review and analysis of the proposal in context with the general plan, the current proposal seeks neither residential nor office and retail, therefor appears to conflict with the general plan designations for the area.

*Zoning/Site Context:*

The city's new zoning ordinance, B-1 zone, allows outdoor storage businesses subject to approval of a conditional use permit by the Commission. Approval of a conditional use permit is subject to an evaluation of specific criteria listed below.

*Evaluation of Criteria for a CUP:*

Section 1-16-12-D-3 of the Zoning Ordinance establishes certain land use-related criteria for the Commission to consider when evaluating Conditional Use Permits. Staff's analysis of said criteria, with regard to this use, is as follows:

- a) Adequacy of roadways, off-street parking, public facilities and services to accommodate the proposed use. *[The site is located along a major commercial corridor in the heart of the city. The surrounding streets and access points are fully improved and the site has all necessary services. On-site improvements such as paved driveways, perimeter screening and landscaping, and on-site drainage and retention structures are proposed; and conceptually, are very attractive. Staff will recommend that similar landscape and screening improvements be extended to the portion of the business which is located on the north side of 4<sup>th</sup> Avenue as well, should the Commission wish to approve this request.]*
- b) Negative impacts arising from the emission of odor, dust, gas, noise, lighting, vibration, smoke, heat or glare. *[The outdoor RV storage lot should not produce any negative odors, gas, smoke, heat or glare. Dust will be mitigated with a recommended paved driveway and RV parking surfaces are proposed to be improved with decomposed granite. Any outdoor lighting is subject to dark sky regulations.]*

- c) Contribution to the deterioration of the neighborhood or the negative impact on neighborhood property values.  
[Staff expects no negative neighborhood impacts from this expansion of use, as long as maintenance is kept up. If problems emerge, the City may bring the CUP back for further review, additional mitigating conditions or reconsideration at a future public hearing should any activity allowed under the CUP become a neighborhood nuisance.]
- d) Compatibility with surrounding uses and structures.  
[Surrounding uses to the west, north and south are zoned commercial, so those properties should not be negatively affected. The RV park to the east should not be negatively affected either, since the storage lot use has already been established.]
- e) Conformance with the General Plan and City policies.  
[Please see the attached excerpts from the city's general plan.
- Chapter 4: Land Use Element is the city's development guide for different types of land uses in different character areas of the city. Goal 3: Provide a Balance of Uses Throughout the Community, lists as a policy, "analyze employment rate and respond accordingly". With at least 19 other RV storage lots scattered throughout the city, we have to ask ourselves if we have already accommodated enough of these types of businesses—in other words, exceeded the balance. Furthermore, should we give up a key underutilized site for a use which will provide for minimal jobs in the central city? The proposed use of the property appears to conflict with the city's goals for the central part of the city.
  - Chapter 13: Economic Development Element seeks to focus on creating quality employment, mitigating older and underinvested buildings and sites, and targeting certain types of businesses and industries. Nowhere in the general plan, is more RV storage desired.
  - On a more general policy oriented level, it is clear that the city's new zoning ordinance has made the establishment of outdoor storage uses more difficult. Storage lots typically take up a lot of land, employ very few people and generate very little sales tax. For a city such as Apache Junction that depends heavily on sales tax, a storage

*facility is generally considered a less than desirable use, especially so close to the central core of the city and along one of its principal commercial corridors. City staff did advise the applicants that generally speaking, we preferred to see a different, more vibrant, job generating and sales tax generating development constructed on the subject property.]*

- f) Screening and buffering of uses. [Attractive perimeter property screening and buffering (landscaping and decorative walls) will be provided, thus proposing to bring the property up to the city's current development standards for a commercial use of this type.]*
- g) Unique nature of the property, use and/or development's physical characteristics. [There do not appear to be any physical property constraints, such as washes or topographical variations affecting the property. However, the applicants have pointed out that the property is long and shallow. They believe this to be the best use of the property, given the property dimensions.]*

#### **P&Z COMMISSION WORK SESSION DISCUSSION**

The Commissioners discussed this item at their meeting on March 14. Questions raised and responses provided are as follows.

- Landscape and screening improvements are proposed by the applicants on both the W. 4<sup>th</sup> Avenue and S. Ironwood Drive frontages of the property. Staff will also recommend that as a condition of approval, the same landscape and screening improvements be constructed on the portion of the storage lot business which exists on the north side of 4<sup>th</sup> Avenue.
- Commission members asked about the nature of the other businesses to the north of the subject property. Staff commented that the commercial lots to the north are rather small, have similar limitations (i.e., lack of depth) and multiple driveway entrances exist along Ironwood Drive.
- Commissioners asked if the subject property is too small for commercial buildings. Staff commented, not necessarily, but no one else has presented a plan for this property other than for RV storage. The proposed expansion area is about 1.75 acres in size.

- There were questions about the south gate and the apparent secondary entrance on Ironwood. The applicants have clarified that the south gate will be an exit only gate. The main entrance will be on 4<sup>th</sup> Avenue.
- Another question was about the number of storage lots in the city. Staff commented that a preliminary study shows there are about 19 storage lots currently operating inside the city (see list attached), with varying degrees of occupancy depending on the time of year.
- Regarding traffic safety, staff commented that this is a low traffic generating use. Traffic congestion is not expected to be a problem and the City Engineer did not ask for a deceleration lane.
- Lastly, there was a question about tax revenue generation. A.R.S. Title 42 prohibits the disclosure of sales taxes for a taxpayer by the city. The City Clerk's only general comment was that the amount of sales tax generated by these types of businesses is significantly less than other types of commercial uses.
- At the meeting staff had also commented that the resultant expanded RV storage lot would be about 1/4-mile long. Mr. Sedor asked me to clarify (factually) that the street frontage on Ironwood for the lot is less than 1/4-mile.

#### **PUBLIC INPUT**

Public hearing notices were mailed to all property owners within 300 feet of the site and the case was also advertised in the newspaper. Comments and input have been sought. Staff has yet to receive any inquiries on the proposal. The applicants also conducted their own neighborhood meeting and report that no one showed up.

#### **PLANNING DIVISION RECOMMENDATION**

Planning Staff commends VIP Park LLC for presenting and proposing a very nice, well thought out design for their proposed RV storage lot. We appreciate the applicants' trying to create a design which seeks to blend into the neighborhood and improve the streetscape. Such a design should be saved and applied to a property in a location which is more appropriate for large lot, business park or industrial uses. Staff cannot, however, ignore the prominence of the subject parcel in the city's central core area. We contend that a 600-foot-long stretch of commercial

frontage must be reserved for a higher and better use; and we encourage the property owners to work with our economic development staff to find a better use for the property. Staff has consistently recommended against more RV storage lots in and around the city, including a recent proposal for an RV storage lot in a Pinal County island, which will be visible from US60, just west of Ironwood.

For the various reasons identified herein, the Planning Division recommends denial of the conditional use permit request. We understand that denial may mean that development does not happen on the property for a long time, nor that the existing chain-linked storage lot will be improved to current standards.

Staff offers the following two motions, one for denial and one for approval with conditions, for the Commission's consideration. The Commission may modify, add to or delete recommended conditions as they deem appropriate.

#### **RECOMMENDED MOTION FOR DENIAL**

I move that the Planning and Zoning Commission DENY case CUP-2-17, a request for a Conditional Use Permit by VIP Park LLC, Grace Johnston, Statutory Agent, represented by Stephen Sedor, Architect, requesting to expand the existing B-1 (General Commercial)-zoned, VIP RV Storage lot facility at 401 S. Ironwood Drive, for the following reasons:

- 1) The proposed RV storage lot expansion, another +/-600 feet to the south, is inappropriate for an emerging and developing central city, commercial core area, in which the city has invested with substantial infrastructure improvements.
- 2) The city would prefer to see the property developed with vibrant, job-generating and/or sales tax generating businesses such as restaurants, shops and other businesses which will contribute to a downtown, mixed use corridor.
- 3) The RV storage lot expansion is not conducive to attracting other quality businesses to the Ironwood corridor.



- 4) Based upon the staff report, evidence discovered through the public hearings process and based on recommendations from various city staff, and finding through a review of the city's general plan goals, objectives and policies, that the proposal is inconsistent with the general plan.
- 5) (other reasons deemed appropriate by the Commission?)

**RECOMMENDED MOTION FOR APPROVAL**

I move that the Planning and Zoning Commission APPROVE case CUP-2-17, a request for a Conditional Use Permit by VIP Park LLC, Grace Johnston, Statutory Agent, represented by Stephen Sedor, Architect, requesting to expand the existing B-1 (General Commercial)-zoned, VIP RV Storage lot facility at 401 S. Ironwood Drive, subject to the following conditions of approval:

- 1) All proposed improvements shall be properly permitted and constructed as depicted in the conceptual drawings submitted and presented with case file CUP-2-17, to include: decorative masonry street fronting walls and gates with height, color and architectural enhancements; shade canopies of varying heights and incorporating desert tone colors; extensive irrigated xeriscape landscaping along the 4<sup>th</sup> Avenue and Ironwood frontages in compliance with the city's landscape code; commercial driveway entrances, paved drives, adequate retention areas and parking areas dustproofed with decomposed granite per city codes; textures, tones, architectural styling, structure heights, sizes, location and elevation concepts, all in substantial compliance and as presented in this CUP application.
- 2) All improvements approved for the expansion area (as listed in #1 above) shall also be applied to the existing portions of the VIP RV Storage business on both the north and south sides of W. 4<sup>th</sup> Avenue.
- 3) The developers shall cooperate and coordinate with other agencies as appropriate for the safe and efficient operation of the facility, including the Fire District, Sewer District, Public Works and Engineering Departments, utility providers and others.

- 4) The Planning and Zoning Commission shall reserve the right to reconsider or overturn the Conditional Use Permit approval, at a new public hearing, for non-compliance with any condition prescribed as part of said CUP-2-17 permit approval.

**The Commission's decision is final, unless an aggrieved individual or party appeals said decision (in writing, with reasons and accompanied by all applicable appeal fees) to the City Council within 20 calendar days of the Commission action, and in accordance with the applicable procedures set forth in the Apache Junction Zoning Ordinance, Section 1-16-12 (attached).**



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Prepared by Rudy Esquivias  
Senior Planner/Zoning Administrator

Attachments:

- Exhibit #1 - CUP-2-17 Project narrative
- Exhibit #2 - CUP-2-17 Vicinity map
- Exhibit #3 - Existing property aerial map
- Exhibit #4 - Proposed expansion area aerial map
- Exhibit #5 - Street view of property looking northeast
- Exhibit #6 - Street view of property looking southeast
- Exhibit #7 - List of RV storage lots in the city
- Exhibit #8 - Staff comments to applicants dated 12-19-16
- Exhibit #9 - Section 1-16-12 Conditional Use Permits (zoning ordinance excerpt)
- Exhibit #10 - General Plan Land Use Maps and excerpts
- Exhibit #11 - Conceptual site plans, elevations and landscape drawings

**VIP RV STORAGE PARK**

401 South Ironwood Drive, Apache Junction, AZ 85120

**PROJECT NARRATIVE**

Located at the southeast corner of 4<sup>th</sup> Avenue and Ironwood Drive, **VIP RV STORAGE PARK** is the redevelopment of an existing storage property adjacent to the recently remodeled VIP RV Resort.

The **RV STORAGE PARK** property is a partially enclosed area that has no visual barrier or separation from the adjoining existing properties, no landscaping and practically no visual or physical separation from Ironwood Right of Way. This redevelopment plan reinforces VIP Park's aspiration to provide a well-designed, pleasing RV storage park that is a positive contribution to the neighborhood development and a 'step above' the rest. It is their desire to 'raise the bar' for RV Storage facilities.

Recently, the City rebuilt the Ironwood Drive Right of Way as part of their ongoing neighborhood improvement. Recognizing the importance of this investment, **VIP RV STORAGE PARK** owners wish to enhance the architectural diversity of the neighborhood by developing this park with an 'estate-like' presence that minimizes the visibility of the stored vehicles. In this way, VIP Park desires that the overall appearance of the Park will project their commitment to the positive direction of the neighborhood commercial improvement.

The main 4<sup>th</sup> Avenue entrance sets the tone for the overall Park design. The entrance gate is modeled as a main gate to an estate -- to project an 'air of distinction'. It is an electronic gate to give the RV client a visual sense of 'upscale quality' about the Park's identity. The adjacent building materials also set a tone of importance and class, incorporating wrought iron, integral colored masonry, along with textures and forms that suggest something other than a storage yard. The wall design pivots on the corner pier onto Ironwood and continues into a rhythm of design elements, colors and textures framed by the carefully chosen Right of Way landscaping.

Vehicle screening will be accomplished by a variety wall profiles from six to eight foot high. The Storage area walls will be concrete block, featuring an assortment of material, texture and colors with complementary Right of Way landscaping to minimize RV visibility. Screen wall colors will reflect the desert pallet of the distant Superstition Mountains. Integral color screen wall materials are selected to maximize longevity and minimize long term maintenance and refinishing.

Landscaping has carefully been selected from the City approved landscape pallet and placed to allow maximum plant growth, color variety and screening. Interior lot surfacing will be provided in compliance with City standards to minimize dust and on-site retention will be contained within the surrounding walls.

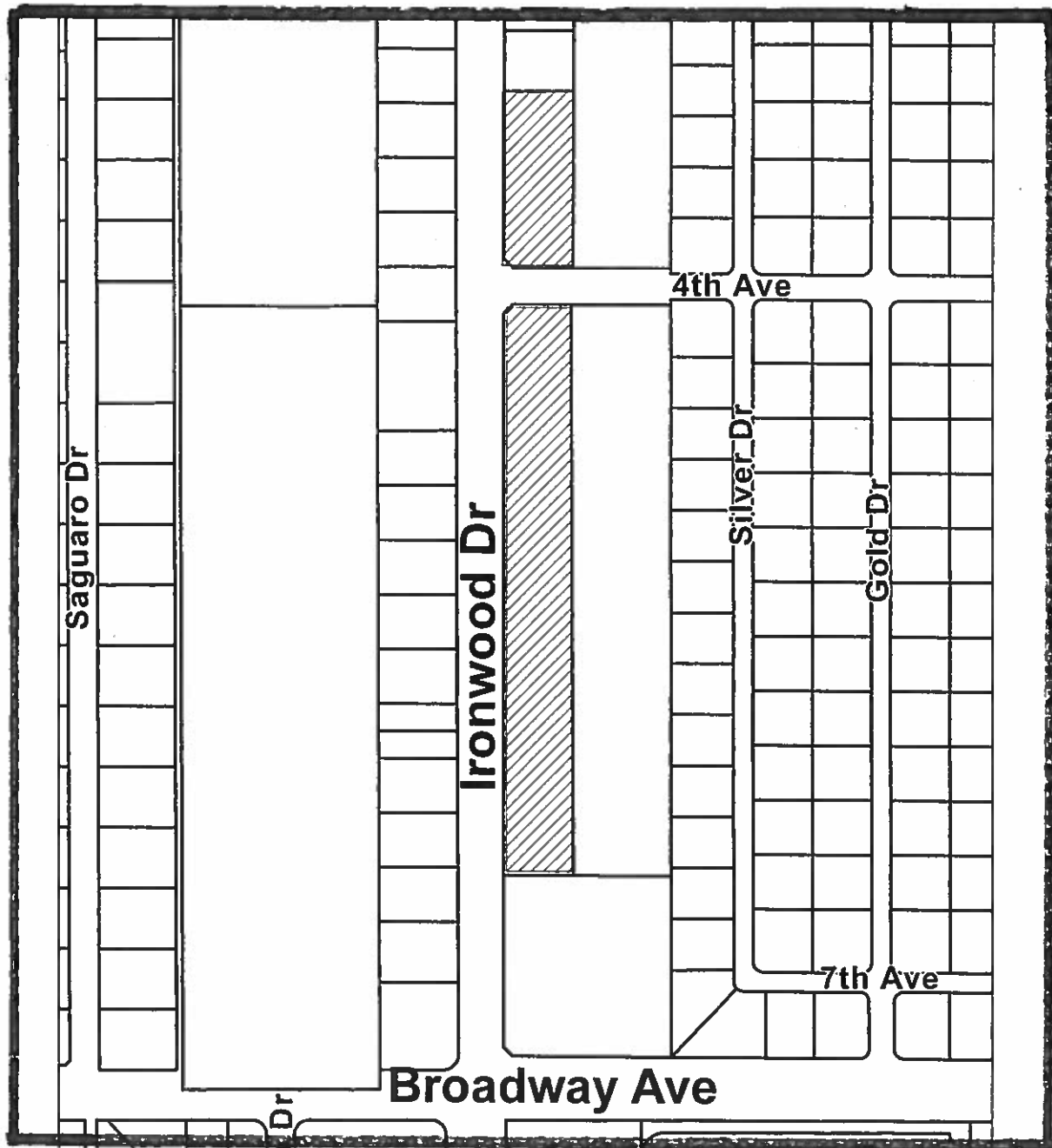
The 'Executive' vehicle canopy covers are positioned as far from the adjoining street as possible to minimize visibility. Steel canopy colors will be a complementary color pallet to the surrounding landscape and enclosure materials. A variety of canopy heights and lengths is planned, along with breaks in the cover length to provide visual relief and reduce the 'perspective length impact' of the sheltered spaces. Additionally, the top surface area of the canopy is intended to minimize reflective glare. The canopy surface area could someday also be a power generation site for the local Park residents and support facilities. Smaller, lower profile vehicles are planned adjacent to the Ironwood right of Way, recognizing that the variety of vehicle color and size profile not only enables better screening but also contributes the texture & color of the enclosure thereby becoming part of the overall screen wall composition.

Finally, An emergency and Fire Department access drive to the adjacent residential neighborhood is planned along the southern storage lot border. This also will serve as an exit point for RV vehicles, enabling vehicle cuing for safe exiting onto Ironwood Drive. The southern access drive and exit gate also is designed for the 'estate-like' appearance, providing similar materials and colors to the overall enclosure design on the 4<sup>th</sup> Avenue entrance.

# CUP-2-17

(2)

A CONDITIONAL USE PERMIT REQUEST TO EXPAND THE VIP RV STORAGE LOT BUSINESS.

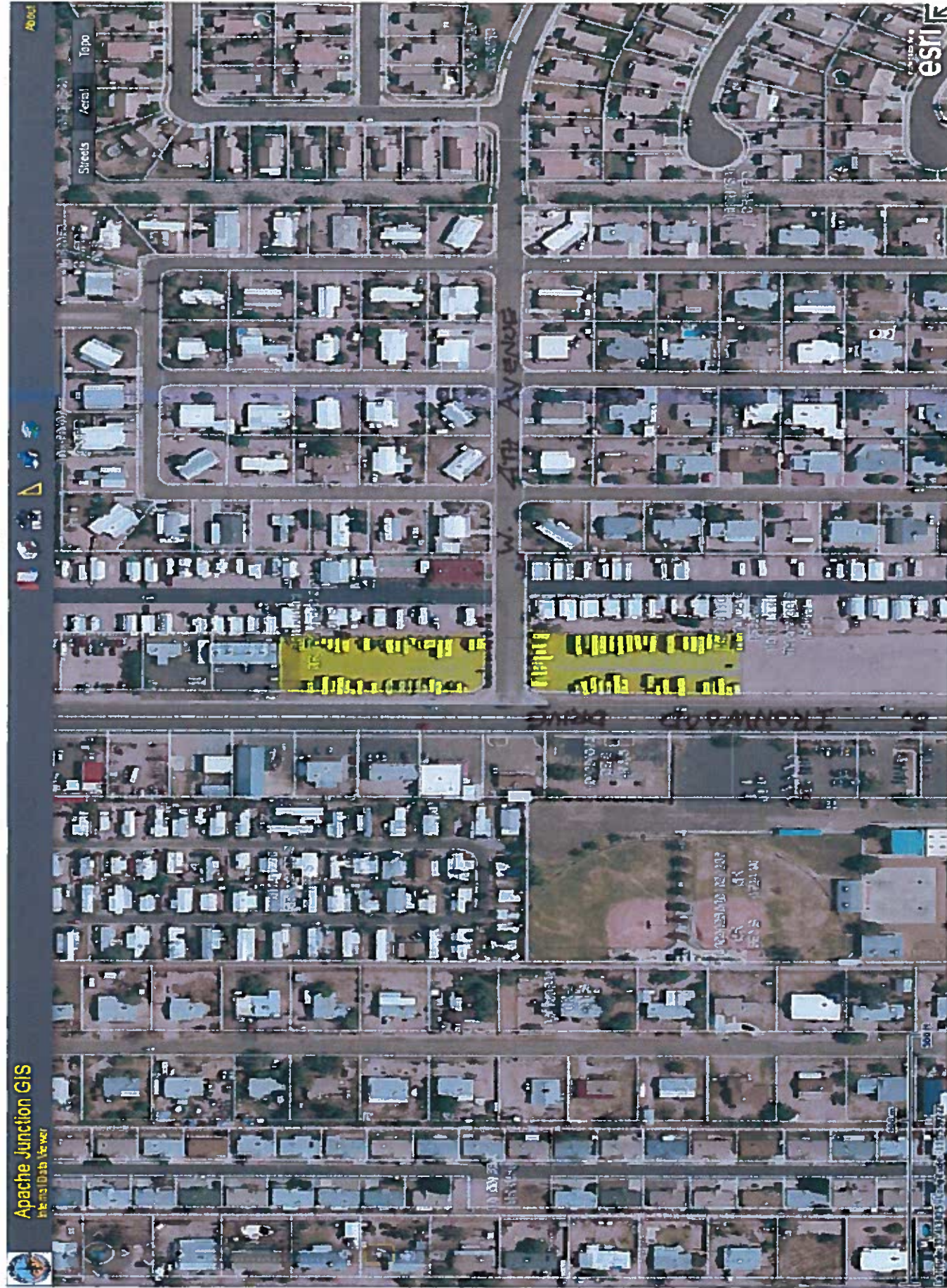


SUBJECT SITE - 401 S. IRONWOOD DRIVE

SUBJECT SITE IS ZONED B-1 (GEN. COM'L.)



CUP-2-17



VIP STORAGE - EXISTING





Google earth

feet  
meters

2000  
600



# CUP-2-17 VIP STORAGE - PROPOSED

4





Google earth

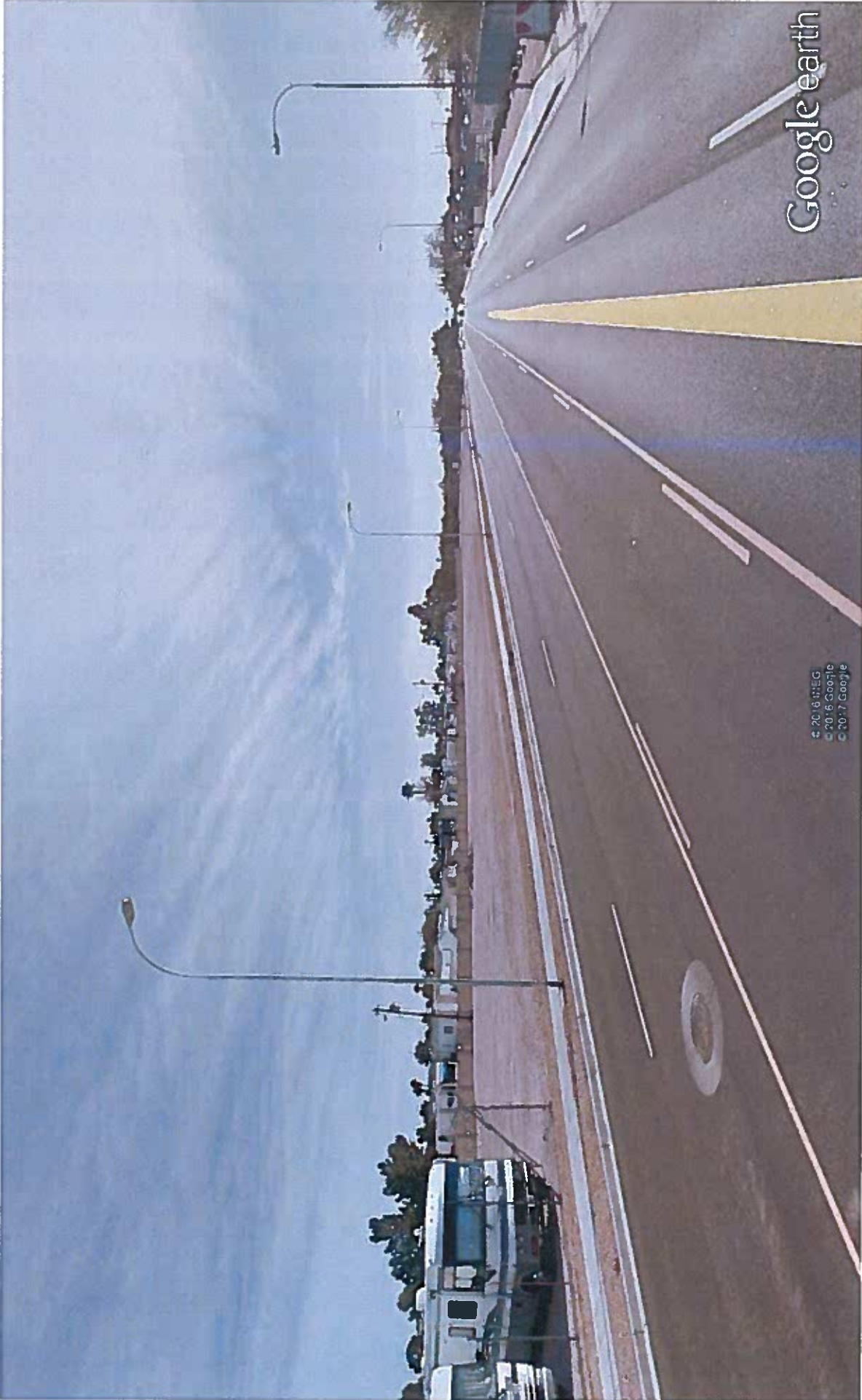
feet  
meters

10

5

VIP PROPERTY - LOOKING NORTHEAST

5



Google earth

feet  
meters

20  
6

VIP PROPERTY - LOOKING SOUTHEAST

6



(7)

# RV STORAGE LOTS IN APACHE JUNCTION

Storage Name	Storage Address	Contact Phone Number	License No.	Parcel No.	Zoning	Owner	Mailing Address	Parcel Size (Acres)	total spaces	Vacancy Rate (Dec)	val. thrc the
Dollar Self Storage	1441 E Old West HWY Apache Junction, AZ 85119	480-982-3588	20-500340	102020070		Apache Carson B-4 Partners LP	3151 Airway Ave H3 Costa Mesa, CA 92626	6.15			
AJ RV & Boat Storage	275 S Meridian Rd Apache Junction, AZ 85120	480-396-9225		101060150		B-5/PD Blackmist Dev LLC	PO BOX 8582 Mesa, AZ 85214	2.54	154	3%	
Green Nugget RV Storage	566 W Superstition Blvd Apache Junction, AZ 85120	480-982-6523		10031031A		Donald Keith & B-1 Catherine Cox	1223 E Doubletree Ranch RD Scottsdale AZ, 85259	3.81			
RV Storgae VIP Resort	401 South Ironwood Dr Apache Junction, AZ 85220	480-983-0847			RVP and B-1 VIP Park LLC		264 W Lantana PL Chandler, AZ 85248	4.92			
RV Storage VIP Resort	122 S Ironwood Dr Apache Junction, AZ 85220	480-983-0847		10116013C	RVP and B-1 VIP Park LLC		264 W Lantana PL Chandler, AZ 85248				
Windmill Boat & RV Storage	1586 W Broadway Ave 85120 Apache Junction, AZ 85119	480-671-0058	20-300758	100250208		B-1 Kenneth Stoks	1921 N Vista Rd Apache Junction, AZ 85119	2.53			
Shady Storage	1921 N Vista Rd Apache Junction, AZ 85119	480-983-7600		10256026A		Shady Storgae LLC B-5/PD C/O: Steve Holland	2462 E Desert Ln Gilbert, AZ 85234	6.99			
Ironwood Self Storage (American Self Storage)	535 E 37th Ave Apache Junction, AZ 85119	480-982-7645	02-182089	100350440 100350450		American Self B-1 Storage of Apache B-1/PD Junction LLC	146 E Carrillo St Santa Barbara, CA 93101	0.73 2.55			
Arizona Covered RV & Boat Storage	1678 W Superstition Blvd Ste 1 Apache Junction, AZ 85120	480-982-7645		10463002E		Lemieux Family Limited Partnership	8989 S Hardy Dr Tempe, AZ 852840	20			
American Self Storage of Apache Junction	5069 S Delaware Dr Apache Junction, AZ 85120	480-982-7645		101040100 10104012C		American Self Storage of Apache B-1 Junction LLC	146 E Carrillo St Santa Barbara, CA 93101	0.71 1.13			
Sunshine Storage (Evanko RV and Mini Storgae)	3125 W Superstition Blvd Apache Junction, AZ 85120	480-983-0555	09-617800	10104002A 10104002J		Evanko RV & Mini B-1 Storgae LLC	3125 W Superstition Blvd Apache Junction, AZ 85120	0.89 0.71			
Vulcan Storage	2555 Apache Junction, AZ 85120	480-359-4885		10039019A		B-1 Basic Management	Po Box 52440 Mesa, Az 85208	3.79			
Secure 24 RV and Boat Storage	3100 W Superstition Blvd 1180 E Baseline Ave Apache Junction, AZ 85119	602-679-3512		10220012A		1180 LLC	2550 N 87th St Mesa, AZ 85207	4.24			
Superstition Big Boys Toys' Storage Condos	2895 S Winchester Rd Apache Junction, AZ 85119	480-359-2452	26-708462	102610500 101091160		B-5/PD Motpen LLC	8607 E Lockwood St Mesa, AZ 85207	0.03x123 parcels			
Apache Storage LLC	690 S Ironwood Dr Apache Junction, AZ 85120	480-288-7902	72-990195	101091150		B-1 Rodrigo S Kinglsey	690 S Ironwood Dr Apache Junction, AZ 85120	0.27 0.27			
AJ Mini Storage LLC Mehmood Mohiuddin (Zion International LLC)	1990 W Apache Trail #4 Apache Junction, AZ 85120	480-982-6346	20-600919	101020010		Songstad Jamie R JR & Stacey L Rev Liv B-2 Trust	501 Maple Ave Snohomish, WA 98290	0.62			
	2304 N Cortez Rd Apache Junction, AZ 85119	480-982-2506	64-406255	10025010A		Mohiuddin B-1 Mehmood	2304 N Cortez Rd Apache Junction, AZ 85119	3.07			
Old West 247 Storage	2155 Old West Hwy Apache Junction, AZ 85119	480-982-1949	20-400696	10320013C		Apache Junction RV B-4 Boat Self Storgae LLC	Po Box 14360 Mesa AZ 85216	5.06			
Dollar Self Storage	2901 S Winchester Rd Apache Junction, AZ 85119	480-288-8299	54-985738	10221018B 10222354A		Dollar Self Storage B-5/PD #10 LLC	3151 Airway Ave H3 Costa Mesa, CA 92626	5			
Mustang Auto Repair and RV Storage	174 W 22nd Ave Apache Junction, AZ 85120	480-671-5387		10222351A 102223480 10319026A		Ivey Loyd L & Ivey B-5/PD Debbie K C/O MTX	One Mitek Plaza Winslow IL, 61089	0.18 0.09 2.12			
Arizona Desert Star Automotive	1725 E 12th Ave Apache Junction, AZ 85119	480-6714478		10319025B 10319025A		Broken Wheel B-1 Enterprises LLC	Po Box 2581 Apache Junction, AZ 85117	1.25 1.35			

## Rudy Esquivias

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**From:** Rudy Esquivias  
**Sent:** Monday, December 19, 2016 7:06 PM  
**To:** sesedor (sesedor@cox.net)  
**Cc:** Larry Kirch; Stephanie Bubenheim; Suleima Barrera; Lindsay Bresnahan  
**Subject:** VIP Storage lot proposed expansion  
**Attachments:** Conditional Use Permit Application 2016 draft.pdf

Hi Stephen:

The following are the comments I received on the preliminary concept plans for the proposed VIP RV Storage lot expansion:

- 1) Darron Anglin, Sewer District Manager: The only comment is on the driveway that was recently installed with the recent Ironwood Drive Improvements. Will they be utilizing that driveway for this project or installing a new one? We have a sewer line near the new driveway and want to make sure it lines up correctly for future service of the VIP RV Resort.
- 2) Janine Hanna-Solley, Economic Development Director: From an Economic Development perspective, a storage lot along a commercial corridor adds little to no value to the area, creates no jobs, and can potentially detract other private investment seeking to locate in commercial areas where neighboring uses generate more customer traffic and economic vibrancy. While I appreciate their desire to make an investment and improve the look of the existing unsightly chain-link-fenced storage lot, I would rather they reconsider a higher and better land use, or even consider ways to increase the capacity for more residential units or uses that benefit their park residents.
- 3) Sam Jarjice, Development Services Project Engineer: There is no apparent proposed building shown on the provided site plan. However, an internal paved drive access across the property is required, along with retention basin(s) to offset the impervious soil created by the paved areas. The parking areas shall be surfaced with 2" deep decomposed granite, nominal size ¾" or larger. The developer is required to submit a grading and drainage plan for the site. Any offsite drainage areas shall be accommodated across the site. All offsite improvements are to be determined by the Public Works Department.
- 4) E'lan Vallender, Economic Development Specialist: I would prefer to see a use that brings jobs or benefits the quality of life for our residents. I do have concerns that allowing the use would be detrimental to the further development of Ironwood. I am concerned that adding a screening wall, although beneficial to "hide" the activity, would only compound the problem for an extended period of time (potentially decades). Removal of a screening wall creates a financial barrier for future development of this site – especially considering the parcel depth.
- 5) John Suniga, Deputy Fire Marshal: I am good with everything. Just a reminder that automatic gates require fire review.
- 6) Emile Schmid, City Engineer: Add a right of way dimension on Ironwood from centerline to the ROW line. I scaled it in the drawing and it is 50 feet, but go ahead and show the dimension. Driveways per MAG Std. Dtl. 250.
- 7) Rudy Esquivias, Senior Planner: The expansion of the storage lot business will require application for and approval of, a Conditional Use Permit ("CUP") from the city's Planning and Zoning Commission. The Commission

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would conduct a public hearing and decide to approve or deny the request. Planning staff agrees completely with Economic Development staff and in general, does not support the storage lot expansion proposal. Staff's lack of support has already been relayed to the property owners in previous meetings. If the property owners decide to apply for a CUP, and should the Commission be inclined to approve the request, Planning Staff will recommend that similar improvements be made to the remainder of the storage lot on the north side of 4<sup>th</sup> Avenue, that the street frontages be landscaped in accordance with the city's landscape code at a minimum and that the attractive wall design be required as part of any approval. With regard to the conceptual site plan, does the south boundary of the proposed storage lot end short of the existing access-way to the RV park? That is unclear. A shared driveway design should be incorporated into the plan, should this proposal go forward.

Please contact me with any questions. A CUP application is attached for your information and convenience.

***Rudy Esquivias***

Senior Planner/Zoning Administrator  
City of Apache Junction  
300 E. Superstition Blvd.  
Apache Junction, AZ 85119  
480-474-2645  
[resquivias@ajcity.net](mailto:resquivias@ajcity.net)

**SERVICE OVER AND ABOVE THE REST**

(Development Services Department office hours: Monday through Thursday from 7:00am to 6:00pm, closed Fridays and Holidays.)

4. Any legal lot or parcel of land duly recorded in the County Recorder's Office prior to the effective date of this Ordinance and having an area, width, depth, or street frontage less than that required in the Zoning District regulations in which such lot or parcel is situated, shall be deemed to be a lot and may be used as a building site, provided that all other regulations for the City zoning district shall apply.
5. Building setbacks established by County overlay zoning or special use permit for existing residential developments shall be enforced. Conventional residential developments without county overlay zoning or special use permit shall have setbacks as specified in the City's zoning ordinance.

## **1-16-11 AMENDMENTS TO THE GENERAL PLAN**

- A. Submittal and Approval Process. Proposed amendments to the General Plan shall comply with the amendment process and requirements established in the most current version of the Apache Junction General Plan, or any subsequent update to the Plan.

## **1-16-12 CONDITIONAL USE PERMITS, ADMINISTRATIVE USE PERMITS AND BUILDING PERMITS**

- A. Authorization and Applicability. It shall be unlawful to erect, construct, reconstruct, alter or change the structure, land and/or use of any property within the City without first obtaining the required building permit, administrative use permit, and/or conditional use permit from the Development Services Department.
- B. Building Permits. The City of Apache Junction Building Official and the City's adopted building codes establish the requirements and procedures for building permits.
- C. Administrative Use Permits. An Administrative Use Permit ("AUP") may be approved by the Zoning Administrator following review of the application and a finding that the use and/or structure complies with specific standards specified for such use and/or structure in the Zoning Code. Uses and/or structures requiring approval of an AUP, along with permit approval criteria, are identified in Tables 5-1 and 5-3.
- D. Conditional Use Permits. Conditional uses are those uses that are generally compatible with the land uses permitted by right in a zoning district, but which require individual Planning and Zoning Commission review and Conditional Use Permit ("CUP") approval of their location, design, operation and configuration along with the imposition of conditions in order to ensure the appropriateness of the use at a particular location. Uses requiring a CUP are identified in Tables 5-1 and 5-3. The CUP application and process requirements are as follows:

1. CUP Application. An application for a CUP shall be filed with the Development Services Department in accordance with the "*City of Apache Junction Conditional Use Permit Application Checklist*" available at the Development Services Department.
2. CUP Public Hearing and Notice. The Commission shall hold a public hearing on any proposed CUP or CUP amendment, and provide the following notice. The failure of any person or entity to receive notice shall not constitute grounds for any court to invalidate the actions of the Commission or Council.
  - a. Newspaper Publication. Notice of the time, date and place of the hearing, including a general description of the matter to be considered and a general description of the area affected, shall be published in a newspaper of general circulation that is published or circulated in the community. The publication notice shall be at least 15 calendar days before the hearing, and shall be published as required by A.R.S. § 9-462.04, as amended.
  - b. Property Posting. The notice of public hearing shall be posted by the applicant in accordance with the instructions provided in the application form.
  - c. Mailing Notice. The City shall notice by first class mail each real property owner, as shown on the last assessment of the property, within three hundred feet of the property subject to the CUP proposal.
3. Findings. A CUP may be granted upon a finding by the Commission that the use covered by the permit, the manner of its conduct, and any structure involved will not be detrimental to persons residing or working in the area, to adjacent property, to the neighborhood, or to the public welfare in general. The burden of proof for satisfying the aforementioned requirements shall rest with the applicant.

In arriving at the above determination, the Commission shall consider but not be limited to the following factors:

- a. Adequacy of roadways, off-street parking, public facilities and services to accommodate the proposed use;
- b. Negative impacts arising from the emission of odor, dust, gas, noise, lighting, vibration, smoke, heat or glare;
- c. Contribution to the deterioration of the neighborhood or the negative impact on neighborhood property values;

- d. Compatibility with surrounding uses and structures;
  - e. Conformance with the General Plan and City policies;
  - f. Screening and buffering of uses; and
  - g. Unique nature of the property, use and/or development's physical characteristics.
4. CUP Modification of Dimensional Zoning Standards. When a proposed development exhibits unique characteristics related to land, topography, architectural style, scale, historical interest or other distinguishing feature that necessitates a measure of regulatory relief, CUP modification of certain dimensional zoning standards may be approved by the Commission in accordance with the findings described above in Section 1-16-12(D)(3). The following dimensional zoning standards may be subject to this type of modification:
- a. Accessory Dwelling Units. Accessory dwelling unit size and height standards required in Section 1-6-19 of this Ordinance may be modified.
  - b. Accessory Structures. Accessory structure size, height, design and setback standards required in Section 1-6-5 may be modified.
  - c. Landscaping. Landscaping size, type, amount and location standards required in Article 1-8 may be modified.
  - d. Signs. Sign size, type, amount and location standards required in Article 1-11 may be modified.
5. Expiration. CUPs granted by the Commission shall be void if the use is not commenced within 12 months of the approval date or within the time stipulated by the Commission.
6. Revocation. An approved CUP may be revoked by the Commission following public hearing and a finding that there has been material noncompliance with any condition prescribed in the permit and/or the use generates a demonstrated public safety, health or welfare concern.
7. Appeal and City Council Review. The approval or denial of a CUP by the Commission shall be final unless, within 20 calendar days from the date of the Commission's decision, the applicant or any persons aggrieved by the decision appeals the decision to the Council. The appeal shall be in writing, filed with the Development Services Department, and shall indicate how the Commission was in error. The appeal shall

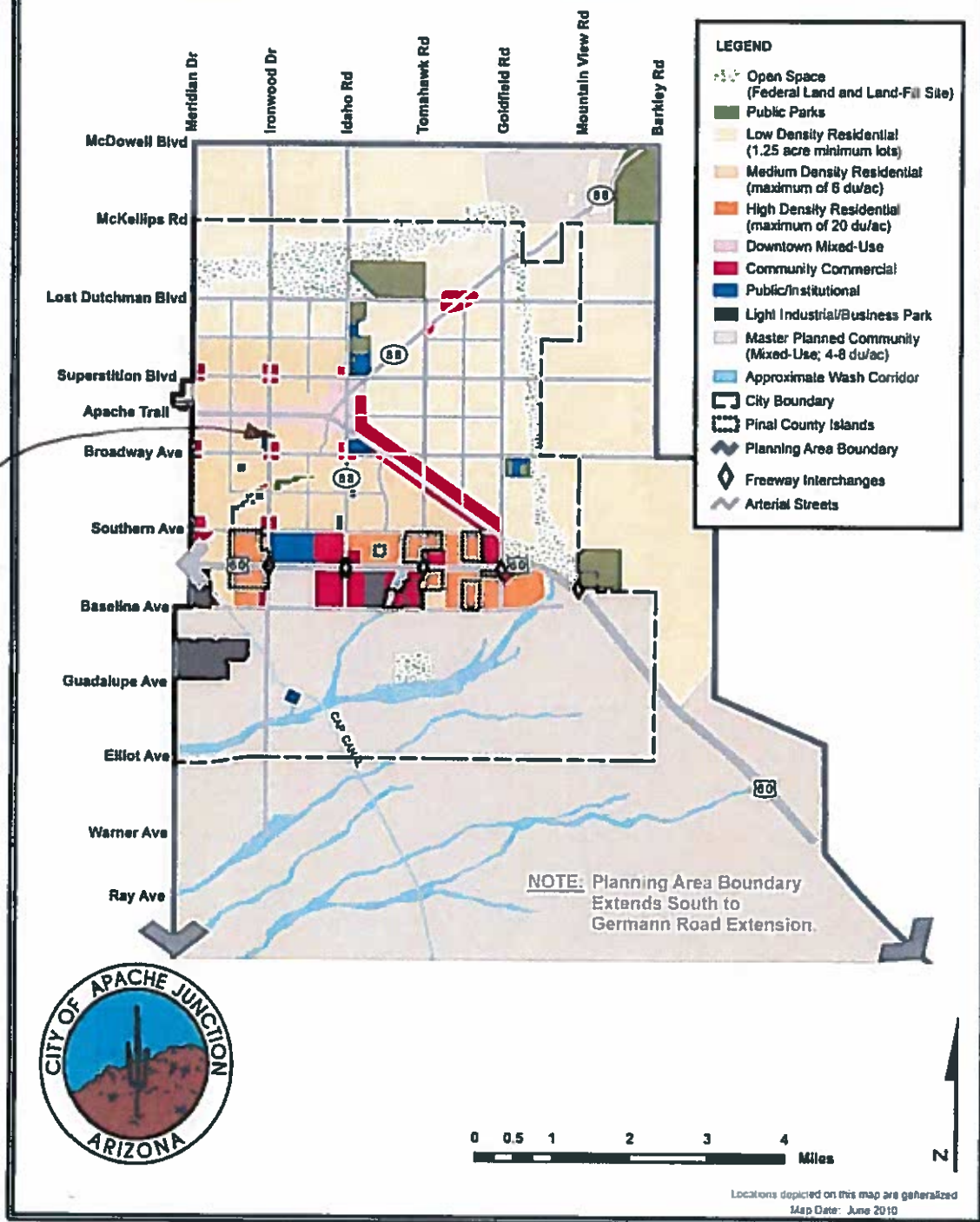
be accompanied by a fee equal to 50% of the original filing fee. The appeal shall require a Council public hearing and notification provided in the same manner as required for the Planning and Zoning Commission hearing. The Council, at its public hearing, shall uphold, modify or overrule the decision of the Commission. The decision of the Council shall be final.

## 1-16-13 DEVELOPMENT AGREEMENTS

- A. Intent and Purpose. A development agreement is a contract between a local jurisdiction and a person who has ownership or control of property within the jurisdiction. The purpose of the agreement is to specify the standards and conditions that will govern development of the property. The development agreement provides assurance to the developer that he/she may proceed to develop the project subject to the rules and regulations in effect at the time of approval and that the development will not be subject to subsequent changes in regulations. Development agreements must also benefit the local jurisdiction with sufficient legal consideration. The City may include conditions (mitigation measures) that must be met to assure that a project at a specific location does not have unacceptable impacts on neighboring properties or community infrastructure. The agreement may clarify how the project will be phased, the required timing of public improvements, the developer's contribution toward funding system-wide community improvements, economic incentives and other conditions. The agreement can also facilitate enforcement of requirements, since it is a contract that details the obligations of the developer and City.
- B. Applicability. The use of development agreements will be based on a case by case determination by City staff.
- C. Administrative Responsibility. The City department responsible for administering development agreements will be assigned on a case by case basis. If the development agreement is focused on economic development incentives, the Economic Development Division will be responsible for administering the agreement. If, however, the development agreement is focused on land use, infrastructure and zoning requirements, the Development Services Department's Planning Division will be responsible for administering the agreement.
- D. Legal Review. In all cases, the City Attorney shall be responsible for legal review and modification of the development agreement prior to City Council consideration.
- E. City Council Approval Required. The City Council has the final authority in approving or denying development agreements. Development agreements shall be presented to the Council for consideration at a public hearing.

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## MAP 4-1: LAND USE PLAN MAP





## CHAPTER 4: Land Use Element

### INTRODUCTION

The Land Use Element is the City's blueprint for growth. Its purpose is to guide the City in making land use changes to achieve a balanced community. This element contains goals, policies, and objectives that provide direction on how the City will develop into the future. Map 4-1, the Land Use Plan Map, illustrates the anticipated distribution, basic use and intensity to which land in the City is proposed to be developed at build-out. Build-out is defined as the theoretical point at which the City is completely developed in accordance with the Future Land Use Plan Map. The build-out population for the 2010 City of Apache Junction incorporated area has been estimated at 140,000 people (see Table 3-20). The actual build-out date is impossible to target since development and growth are dependent upon cyclical market trends, private property ownership interests and potential annexations.

The 2010 General Plan's planning area is approximately 95 square miles, whereas the City's incorporated land area as of August 1, 2010 is 34.8 square miles (see Planning Area Map 4-2). The planning area outside the City's incorporated boundary is intended to represent land that the City of Apache Junction may consider annexing at some time in the future dependent on Arizona State Land Department approval. Consequently, it is important to plan the area even though the City does not yet have legal authority over the land. The City is hopeful that Pinal County and the State Land Department will favorably consider the 2010 Apache Junction General Plan when making decisions that might impact those lands that could be annexed at some point in the future.

To assist in guiding growth and development consistent with the community's vision, the following land use categories have been designated on the Land Use Plan Map. The densities reflected in these land use categories do not entitle a property owner to the maximum density. The actual densities allowed are based on the approved zoning district for the property and/or specific development agreements, if any, approved for the property.

- Low Density Residential (1.25 acre minimum lots)
- Medium Density Residential (maximum of 6 units/acre)
- High Density Residential (maximum of 20 units/acre)
- Master Planned Community (mixed use; 4-8 units/acre)
- Downtown Mixed Use (office, retail, and residential)
- Community Commercial (office & retail)
- Light Industrial/Business Park
- Public/Institutional
- Open Space
- Public Parks

## STRATEGIES

- Blend open space buffering with existing residential areas.
- Use office complexes to buffer residential neighborhoods.
- Encourage pathway linkage between existing and new residential neighborhoods and employment centers.
- Draft and implement a rural character plan for the low density rural area.

## GOAL 2: MAINTAIN CONSISTENCY IN LAND USE DECISIONS

- A. Objective: Participate in land management outside the City.**
  - 1) Policy: Work with surrounding communities.
  - 2) Policy: Support locally beneficial State Land Department decisions.
- B. Objective: Develop criteria for land use decision making.**
  - 1) Policy: Consistently apply requirements to all properties/proposals.
  - 2) Policy: Increase code enforcement resources and expand proactive code enforcement to include both lawn/trash/outside storage maintenance and building condition.
- C. Objective: Integrate new development with existing facilities.**
  - 1) Policy: Protect desired existing uses from negative impacts.
  - 2) Policy: Avoid "leap-frog" or sprawl development.

## STRATEGIES

- Take leadership role in regional planning.
- Conform to positive existing neighborhood characteristics.
- Continue land development code revisions.
- Provide compatibility transitions, open space buffers.
- Encourage conventional site-built housing.
- Monitor costs of growth.
- Adopt the 2006 International Property Maintenance Code.

## GOAL 3: PROVIDE A BALANCE OF USES THROUGHOUT THE COMMUNITY

- A. Objective: Allow for the future development of regional shopping centers.**
  - 1) Policy: Attract leisure-time uses, such as a theater complex.
  - 2) Policy: Entice family activities such as bowling, and video arcades.
- B. Objective: Provide incentives for desired uses.**
  - 1) Policy: Implement incentive programs for businesses.
  - 2) Policy: Analyze employment rate and respond accordingly.

**C. Objective: Attract employment uses to the U.S. 60 corridor.**

- 1) Policy: Ensure proper parking and access.
- 2) Policy: Provide assistance for new business in the area.

**D. Objective: Encourage expansion of the Central Arizona College (CAC).**

- 1) Policy: Work with CAC officials to coordinate their expansion plans with the City's evolving Downtown planning.

**STRATEGIES**

- Focus on large, accessible sites.
- Attract shoppers from Pinal and Maricopa Counties.
- Provide opportunities for high tech campus development.
- Target commercial use to the U.S. 60 corridor, Apache Trail and Old West Highway.
- Develop clean industrial use areas along U.S. 60.
- Complete interchange artwork.

**GOAL 4: REVITALIZE OLDER NEIGHBORHOODS AND THE DOWNTOWN.**

**A. Objective: Revitalize older neighborhoods.**

- 1) Policy: Expand the mix of compatible uses.
- 2) Policy: Provide parks in residential neighborhoods.
- 3) Policy: Encourage remodeling and redevelopment loans.

**B. Objective: Promote downtown development.**

- 1) Policy: Maintain lower density east of North Apache Trail and north of Old West Highway.
- 2) Policy: Eliminate unsightly or dilapidated structures.
- 3) Policy: Provide high-density housing toward the City Center.
- 4) Policy: Establish functionally compatible uses (uses that are "good neighbors" to each other).

**STRATEGIES**

- Encourage infill development with a variety of housing types.
- Rehabilitate older housing structures.
- Direct pedestrian-oriented multi-family housing to the downtown area.
- Use capital improvement plans to expand public facilities.
- Encourage locally-owned business in the redevelopment areas (see map in Appendix).

**GOAL 5: ENCOURAGE AND PROMOTE SUSTAINABLE LAND USE DEVELOPMENT.**

**A. Objective: Create and administer a Green Building Program.**

- 1) Policy: Encourage use of green building standards.

## CHAPTER 13: Economic Development Element

### INTRODUCTION:

*What is Economic Development?* – The December 2007 Economic Development Action Planning Team (“EDAPT”) defined it as: *a systematic approach to understanding and achieving community economic aspirations*, characterized as being a dynamic process that both shapes and responds to marketplace opportunities in a timely manner. It depends on a full and accurate “product knowledge,” professionally staffed that is adequately resourced with tools and consistent goals aligned to reflect community aspirations.

Economic development raises the standard of living for residents, creates employment opportunities for enterprises, and increases the community’s quality of life. Achieving diverse types and intensities of business development and providing employment opportunities for City residents is an important concern and is vital to the long term fiscal viability and economic health of the City. Increasing the employment base and providing economic diversity is necessary to protect Apache Junction from shifts in the economy.

The purpose of this chapter is to ensure that the planning area offers diverse business opportunities that expand the local economy and allow residents to have quality employment close to where they live. The Land Use Plan Map (Map 4-1) illustrates where existing and future businesses and employment are planned to be located.

### ECONOMIC DEVELOPMENT CONDITIONS, ISSUES, AND OPPORTUNITIES

According to demographic projections, Apache Junction will continue to experience population growth (see Table 3-6) and employment opportunities need to be created to support this growing population. To date, the City does not generate enough jobs to accommodate Apache Junction’s workforce.

A key element of economic development is the focus on *quality employment*. It is not enough to create retail and service-type jobs. Though these jobs play an important role, they do not necessarily raise the overall standard of living within the community or substantially expand the economic base. The goal is to ensure a variety of jobs and a full range of skill levels and wages.

The following are existing conditions and issues that must be addressed to provide quality employment and meet the City’s economic development objectives:

- Lack of a cohesive identity.
- Major retail is focusing on developing along Highway 60, rather than downtown.

- Absentee landowners.
- Lack of activities or amenities that draw people to the area.
- Lack of pedestrian orientation.
- Empty stores.
- Older and underinvested buildings and sites.
- Poor condition of buildings and sites.
- Lack of downtown residential density.

### **Business and Employment Projection**

The 2010 Land Use Plan Map (Map 4-1) illustrates the area of existing and future business and employment activity. The following tables reflect employment and business projections based on the analysis of the Apache Junction market area. Table 13-1 reflects future employment projections, and Table 13-2 reflects future projection of business types.

**TABLE 13-1: APACHE JUNCTION MARKET AREA EMPLOYMENT PROJECTON**

	2010	2015	2020	2025	2030
City of Apache Junction	10,052	15,964	22,462	28,599	36,391
Pinal County	63,116	108,229	169,877	235,777	324,454

Source: Applied Economics, CAAG Pinal Projections Study, Most Likely Scenario, 2009.

Note: This market area includes Gold Canyon.

**TABLE 13-2: APACHE JUNCTION MARKET AREA BUSINESS EMPLOYMENT PROJECTON**

	2010	2015	2020	2025	2030
Retail Employment	3,534	5,406	7,798	9,817	12,622
Industrial Employment	917	1,372	1,950	2,519	3,186
Office Employment	1,709	2,722	3,842	5,278	6,893

Source: Applied Economics, CAAG Pinal Projections Study, Most Likely Scenario, 2009.

Note: This market area includes Gold Canyon.

### **Targeted Industries**

One of the outcomes of the eighteen month long "EDAPT" process has been the establishment of a targeted industries list for use in business expansion and recruitment efforts. A primary component of the City's economic development plan is attracting industries that are consistent with the priorities of the City and its demographic profile. Industries on this list will help Apache Junction diversify the employment base and further enhance overall quality of life concerns previously expressed by citizens.

Apache Junction, in partnership with it's regional friends and allies at the Greater Phoenix Economic Council ("GPEC"), has identified the following targeted industries for Apache Junction:

- Business service
- Environmental technologies - research & manufacturing
- Standard & advanced manufacturing
- Regional & Corporate centers
- Medical Institution (or associated satellite operations)
- Mining support facilities
- Resort/tourist-oriented development
- Film-making (location shooting)
- Expanded retail opportunities

This is not meant to exclude other industries not on this list, merely to identify priorities for investment of limited staff resources.

### **Employment Zones**

The City has identified the following six employment zones, with the potential of two additional *village center* "mixed-use" zones, for purposes of attracting major businesses and generating employment opportunities.

- Crossroads
- Apache Trail
- Portalis (up to three internal mixed-use zones)
- US Hwy 60
- Ironwood & Baseline
- Old West Hwy

### **Economic Development Advisory Board**

As the City grows and additional professional talent comes to reside within the community, the City may wish to consider establishment of an Economic Development Advisory Board ("EDAB") comprised of high profile business persons and the City's Economic Development Division Director, for the purpose of developing economic development policies and strategies, and to provide guidance and support to the City Council. The EDAB would, among other things, create and update an annual business plan and make recommendations to the City Council regarding economic development activities.

### **Partnerships**

The City realizes that the economic development effort relies upon critical partnerships and relationships. To this end, the Economic Development Division will develop and maintain relationships with the following entities:

- Apache Junction Chamber of Commerce
- Greater Phoenix Economic Council ("GPEC")
- Central AZ Council of Governments ("CAAG")
- Arizona Department of Commerce
- Local Businesses
- Utility Service Providers
- Brokerage Community
- Development Community
- Apache Junction CDC/Main Street Program
- Arizona State University
- Central AZ College ("CAC")
- Apache Junction Unified School District ("AJUSD")
- Pinal County
- Other *ad hoc* partnerships – as appropriate

### **Previous Economic Development Plans and Studies**

The City has previously conducted a number of studies, reports, and planning exercises related to economic development activities. This information has been reviewed and considered in preparation of this General Plan element. The following list identifies and briefly explains these studies and reports:

- Retail Leakage Study (May, 2008). This study examines retail trade area dollar leakage and opportunities by product category, sub-market (i.e. The Trail, and Hwy 60) and demographic segment.

- EDAPT Study (November, 2007). This plan examines “*what we want to be as a city when we grow up*”.
- Downtown Infill Incentive District Plan (October 19, 2004). This plan creates and describes the City’s infill district and offers incentive guidelines which are intended to encourage commercial and retail development and redevelopment.
- Downtown Strategy and Implementation Plan (September 2010). This plan provides a land use and economic development strategy and implementation plan for the future development and redevelopment of the downtown area.

## **ECONOMIC DEVELOPMENT GOALS, OBJECTIVES, AND STRATEGIES**

### **LAND USE PLANNING**

- Reserve adequate land area to accommodate future economic development.
- Implement the 2010 Downtown Strategic and Implementation Plan.
- Identify potential resort and tourist locations along north Highway 88 to capitalize on the City’s amenities and its natural beauty.
- Protect the light industrial/business park employment designated areas within the Land Use Plan Map to ensure adequate land to accommodate current and future economic development opportunities.
- Support mixed-use development within designated areas for quality retail and employment opportunities.
- Identify and promote sites for regional retail development.
- Identify and promote sites for light industrial and business park development.
- Focus entertainment amenities within the Old West Highway, Crossroads areas.
- Facilitate and support the continued development and maintaining of the Highway 60 automotive corridor.