



City of Apache Junction

Development Services Department



PLANNING AND ZONING COMMISSION PUBLIC HEARING STAFF REPORT

DATE: January 3, 2018

CASE NUMBER: PZ-5-17

OWNERS/APPLICANTS: Superstition Mountains Community
Facilities District No. 1 ("SMCFD")

REPRESENTATIVE: Darron Anglin, District Manager, SMCFD

REQUEST: Rezoning request from B-5 (Industrial) and RS-GR (General Rural Low Density Single-Family Detached Residential) to PI/PD (Public and Institutional by Planned Development) for the purpose of uniformly zoning the existing SMCFD properties and expanding wastewater related services.

LOCATION: The property, totaling approximately 97.18 acres, is located at 5661 S. Ironwood Drive southeast of S. Ironwood Drive and W. Guadalupe Avenue.

**GENERAL PLAN/
ZONING DESIGNATION:** Public/Institutional and Master Planned Community (Mixed - Use; 4-8 du/ac); currently zoned for B-5 and RS-GR.

SURROUNDING USES: North: undeveloped RS-GR zoned state land, CAP Canal;
South: undeveloped RS-GR zoned state land;
East: undeveloped RS-GR zoned state land, CAP Canal;
West: undeveloped RS-GR zoned state land;

BACKGROUND

Superstition Mountains Community Facilities District No. 1 was formed by the Apache Junction City Council in July 1992, pursuant to Title 48, Chapter 4, Article 6 of the Arizona Revised Statutes as a separate governmental entity from the city and is governed by a voluntary and independent five member Board of Directors. It is an independent, public, nonprofit utility developed to operate and maintain a regional system for the collection, transport, and treatment of sewage from the properties existing within its boundaries. The land (parcel number 104-07-005) was developed in 1995 with an initial start-up in January 1996. As of today, SMCDF serves 6500 customers and has grown to 110 miles of collection systems within its expanded boundary, which is more than its original size of 74 miles of collection system serving approximately 1000 customers. Additionally, SMCDF owns a large pumping station and operates a 2.14 million gallon per day waste water treatment facility.

Pinal County Assessor parcel number 104-07-005 has a gross area of approximately 60.02 acres and is developed for wastewater and sewage uses. It is the original parcel of land from when SMCDF was formed and developed in 1995. Prior to the adoption of the city's new zoning code in May of 2014 the parcel was zoned CI-2 (Heavy Industrial). After the adoption of the new city code the zoning designation changed to B-5 (Industrial).

SMCDF acquired Pinal County Assessor parcel number 104-07-007 in March 2017; the gross area is approximately 7.59 acres and is currently undeveloped. Prior to the adoption of the city's new zoning code in May of 2014 the parcel was zoned GR (General Rural). After the adoption of the new city code the zoning designation changed to RS-GR (General Rural Low Density Single-Family Detached Residential).

SMCDF acquired Pinal County Assessor parcel number 104-07-008 in January 2013; the gross area is approximately 29.57 acres and is currently undeveloped. Prior to the adoption of the city's new zoning code in May of 2014 the parcel was zoned GR (General Rural). After the adoption of the new city code the zoning designation changed to RS-GR (General Rural Low Density Single-Family Detached Residential).

PROPOSAL

Superstition Mountains Community Facilities District No. 1 (SMCFD) is requesting a rezoning of three parcels from B-5 (Industrial) and RS-GR (General Rural Low Density Single-Family Detached Residential) to PI/PD (Public and Institutional by Planned Development). The facility is located at 5661 S. Ironwood Drive southeast of S. Ironwood Drive and W. Guadalupe Avenue. The purpose of this rezoning is to uniformly zone the existing SMCDF properties and to expand the wastewater related services including the recharge of treated water through recharge basins, by combining the three parcels.

PLANNING STAFF ANALYSIS AND FINDINGS

Relationship to General Plan:

The General Plan designates the subject site Public/Institutional and Master Planned Community. This rezoning request is consistent with the General Plan's land use designation for the area. The size of property does not invoke a general plan amendment. The proposed PI/PD zoning is compatible with the uses on the site and is more suitable than an industrial zoning designation.

Zoning/Site Context:

The proposed PI/PD zoning is compatible with the undeveloped RS-GR zoned land surrounding the site. The surrounding state land is largely undeveloped and the rezoning will allow for additional wastewater related uses to be expanded on the property. Additionally, parts of the site are located in flood zone A, see the attached Flood Zone Exhibit.

Planned Development Zoning:

The proposed PI/PD zoning will facilitate all of the wastewater related services that the owners need for improvements/developments of the wastewater treatment facility, including recharge of treated water through recharge basins.

Infrastructure Improvements:

The entrance to the property, located on S. Ironwood Drive and W. Guadalupe Avenue, is Pinal County owned land. The applicant has petitioned to acquire ownership of this parcel and if so, the applicant will coordinate with the city to install improvements to the entrance area. The road used to access the facility is not a public road; improvements are not required in this rezoning request.

Public Input:

Please see the attached Public Participation Summary. A letter from the applicant was sent out to the neighbors explaining the rezoning request. Staff has not received any public comments regarding this case.

PLANNING DIVISION RECOMMENDATION

Staff recommends approval of the rezoning request, but subject to the conditions of approval listed under the recommended motion:


RECOMMENDED MOTION

I move that the Planning and Zoning Commission recommend to the Apache Junction City Council the (APPROVAL/DENIAL) of planned development rezoning case PZ-5-17, a request by Superstition Mountain Community Facilities District No. 1 (applicants), represented by Darron Anglin (District Manager, SMCFD), to rezone a +/-97.18 acre property, located at 5661 S. Ironwood Dr. southeast of S. Ironwood Drive and W. Guadalupe Avenue from B-5 (Industrial) and RS-GR (General Rural Low Density Single-Family Detached Residential) to PI/PD (Public and Institutional by Planned Development) subject to the following conditions:

- 1) The property owners shall proceed through the city and county lot combination processes within 6 months of zoning approval.
- 2) Any expansion into flood zone areas must be approved by the city's Flood Plain Administrator/City Engineer.
- 3) Any development of future structures is subject to applicable building permits and staff review for zoning compliance.
- 4) Subsequent to the acquisition of the entry parcel from Pinal County, at the entrance drive to the SMCFD property (intersection of S. Ironwood Drive and W. Guadalupe Avenue), on each side of the entry, SMCFD shall install six (6) 36" box trees, 24 5-gallon shrubs ½"-minus decompose granite groundcover and entry monumentation no taller than six feet high. The entry drive landscaping and monument improvements shall be contained within SMCFD's easement drive area, be designed by a landscape architect, use xeriscape plant materials,

include irrigation and shall subject to city's Development Services Department's review, input and approval, which approval may not be unreasonably withheld by city. SMCFD shall complete this landscaping no later than one year from the date of the entry parcel acquisition. All continuing expenses, water and maintenance costs associated therewith shall be paid by SMCFD.

- 5) SMCFD will create a natural barrier between the site and future neighborhoods, such barrier to be in the form of trees or natural landscaping to be agreed upon between the city and SMCFD.
- 6) Property owner/applicant shall maintain the property in accordance with state, federal and local regulations.


Prepared by Danielle Jordan
Planning Intern

Attachments:

- Exhibit #1 - PZ-5-17 Application
- Exhibit #2 - Narrative
- Exhibit #3 - Public Participation Summary
- Exhibit #4 - PZ-5-17 Aerial Map
- Exhibit #5 - PZ-5-17 Zoning Map
- Exhibit #6 - Flood Zone Exhibit
- Exhibit #7 - Assessor Parcel Map 104-07
- Exhibit #8 - Site Plan Survey



City of Apache Junction
Development Services Department
Conditional Use Permit Application



Exhibit A: Rezoning Application

SITE INFORMATION

SITE ADDRESS/LOCATION 5661 S Ironwood Drive ASSESSORS PARCEL NO See Addendum A

GROSS AREA: See Addendum A NET AREA See Addendum A EXISTING ZONING See Addendum A

LEGAL DESCRIPTION OF PROPERTY: (found on County Tax Bill Notices or Warranty Deed) _____

See Addendum A

BRIEF DESCRIPTION OF THE PROPOSED PROJECT/USE FOR CONDITIONAL USE PERMIT REQUEST:

N/A

APPLICANT INFORMATION

Property Owner(s) Superstition Mountains Community Facilities District No. 1

Address 5661 S Ironwood Drive, Apache Junction, AZ 85120

Phone Number (480) 941-6760 Fax Number (480) 671-3180 Email danglin@smcfd.org

Applicant Contact Person/Project Manager Darron Anglin

Address 5661 S Ironwood Drive, Apache Junction, AZ 85120

Phone Number (480) 941-6760 Fax Number (480) 671-3180 Email danglin@smcfd.org

Architect/Engineer N/A

Address _____

Phone Number _____ Fax Number _____ Email _____

For Dept Use only	Case Number <u>P2-5-17</u>
PLN Number <u>PLN 2017-00061</u>	Date Submitted: <u>11/16/17</u>
Approved By: _____	Date Approved: _____



SUPERSTITION MOUNTAINS COMMUNITY FACILITIES DISTRICT NO. 1

5661 South Ironwood Drive | Apache Junction, Arizona 85120
(480) 941-6754 | Fax (480) 671-3180 | www.smcfd.org

November 16, 2017

The City of Apache Junction
Development Services Department
300 E. Superstition Blvd.
Apache Junction, AZ 85119

Re: Proposed Re-zoning

The District recently acquired two additional parcels of land that are adjacent and contiguous to the original 60 acre parcel. In order for the District to use all of these properties for wastewater related services, including the recharge of treated water, the lots should be combined into one parcel. Currently the original parcel is zoned B-5 (Industrial) with the two adjacent lots being zoned RS-GR (General Rural). At this time the existing buildings and structures are to remain in place. Upcoming planned improvements on the adjacent properties include the addition of recharge basins.

The entrance to the District's property, located on Ironwood Dr. and Guadalupe Ave., is on property owned by Pinal County. The District has petitioned the City to acquire ownership of this parcel after which the District will coordinate with the City to install improvements to enhance the entrance area.

Sincerely,

Darron Anglin, PE
District Manager



SUPERSTITION MOUNTAINS COMMUNITY FACILITIES DISTRICT NO. 1

5661 South Ironwood Drive | Apache Junction, Arizona 85120

(480) 941-6754 | Fax (480) 671-3180 | www.smcfd.org

December 22, 2017

Arizona State Land Department
1616 W Adams Street
Phoenix, AZ 85007

Re: Assessor Parcel Nos: 104-07-0050, 104-07-0070 and 104-07-0080
Rezoning Application

To Whom It May Concern:

Superstition Mountains Community Facilities District No. 1 (the "District"), the sewer service provider for Apache Junction, applied to the City of Apache Junction for the rezoning of the parcels referenced above which are located at or near 5661 S Ironwood Dr, Apache Junction, Arizona.

This proposal would result in all three parcels being zoned to Public Institutional by Planned Development. The District has requested this rezoning in order to combine the three separate parcels into one.

Please contact me if you have any questions or need additional information at (480) 941-6760 or by e-mail at danglin@smcfd.org.

Sincerely,


Darron Anglin, PE
District Manager

Our mission is to provide a high quality public service reclaiming water at the lowest practical cost, while meeting the needs of our customers, ensuring public health and protecting the environment.



SUPERSTITION MOUNTAINS COMMUNITY FACILITIES DISTRICT NO. 1

5661 South Ironwood Drive | Apache Junction, Arizona 85120
(480) 941-6754 | Fax (480) 671-3180 | www.smcfd.org

December 22, 2017

Pinal County
Attn: Himanshu Patel
31 N Pinal Street, Building F
Florence, AZ 85132

Re: Assessor Parcel Nos: 104-07-0050, 104-07-0070 and 104-07-0080
Rezoning Application

To Whom It May Concern:

Superstition Mountains Community Facilities District No. 1 (the "District"), the sewer service provider for Apache Junction, applied to the City of Apache Junction for the rezoning of the parcels referenced above which are located at or near 5661 S Ironwood Dr, Apache Junction, Arizona.

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SUPERSTITION MOUNTAINS COMMUNITY FACILITIES DISTRICT NO. 1

5661 South Ironwood Drive | Apache Junction, Arizona 85120

(480) 941-6754 | Fax (480) 671-3180 | www.smcfd.org

December 22, 2017

Central Arizona Project
Attn: Tom Fitzgerald
23636 N 7th Street
Phoenix, AZ 85024

Re: Assessor Parcel Nos: 104-07-0050, 104-07-0070 and 104-07-0080
Rezoning Application

Mr. Fitzgerald:

Superstition Mountains Community Facilities District No. 1 (the "District"), the sewer service provider for Apache Junction, applied to the City of Apache Junction for the rezoning of the parcels referenced above which are located at or near 5661 S Ironwood Dr, Apache Junction, Arizona.

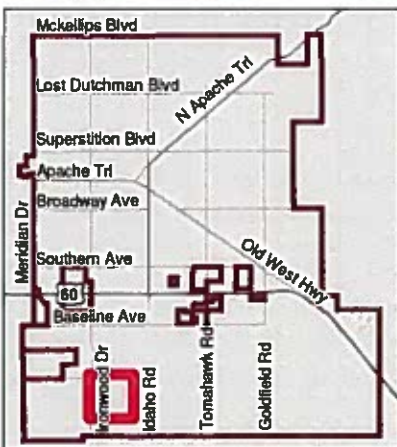
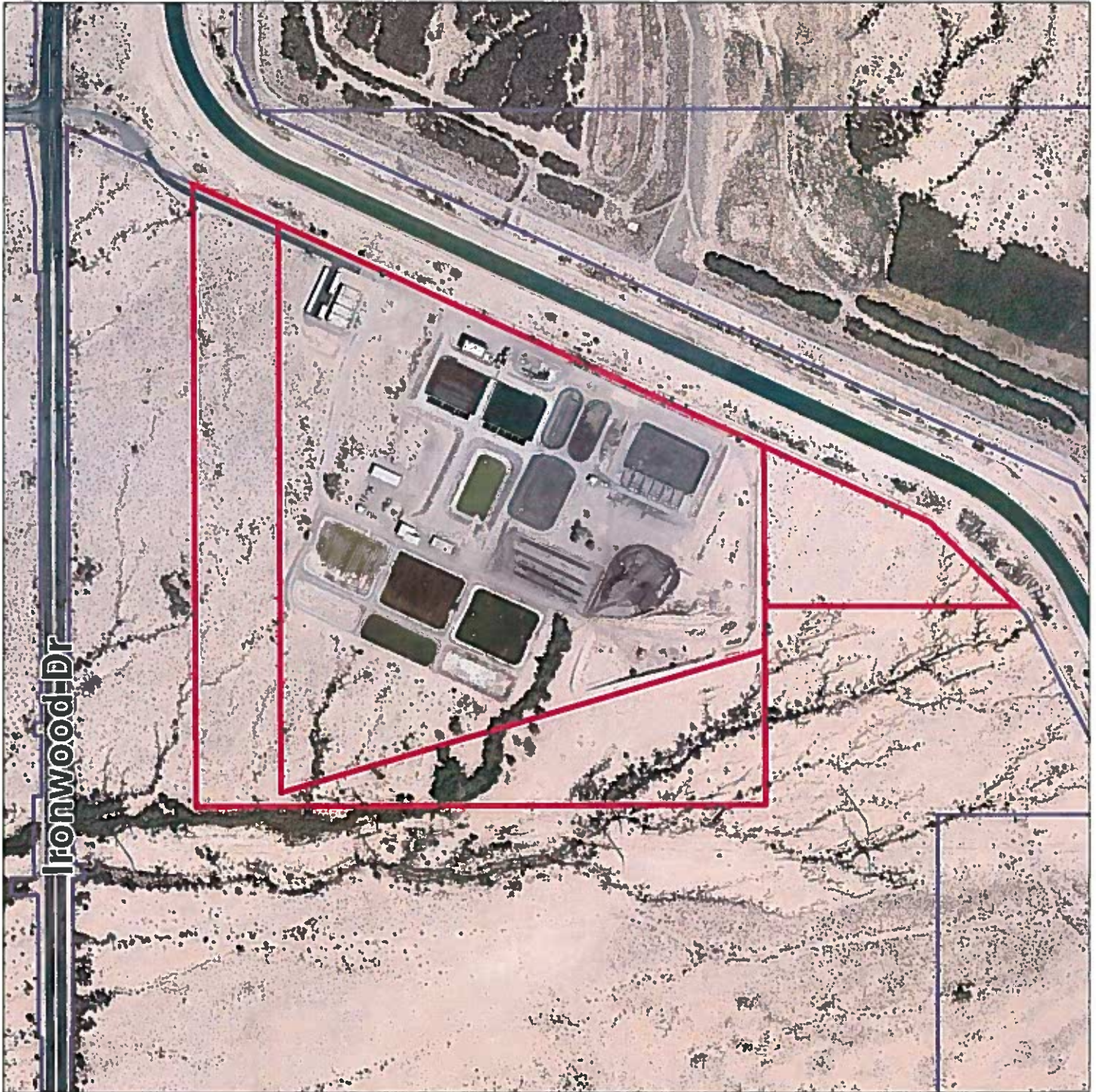
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Sincerely,


Darron Anglin, PE
District Manager

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City of Apache Junction

Aerial Exhibit

PZ-5-17

LEGEND

- Subject Sites
- Parcel

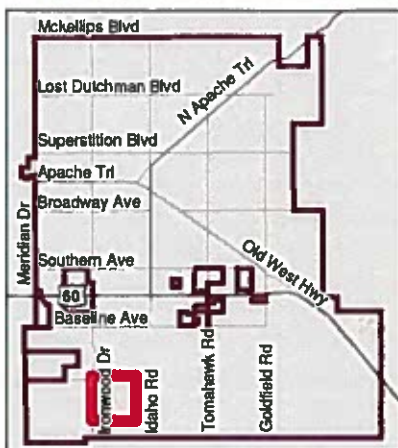
DISCLAIMER: This exhibit was produced without benefit of a field survey and is not intended to represent a survey document of any kind. Distances shown hereon are approximate. Parcel lines shown hereon are approximate and may not reflect the exact position or alignment of parcel lines, roadway center lines, or easement lines.



December 04, 2017

0 250 500 1,000 Feet





City of Apache Junction

Zoning Exhibit

PZ-5-17

LEGEND

- Subject Sites
- Parcel

Zoning

- RS-GR
- B-5

DISCLAIMER: This exhibit was produced without benefit of a field survey and is not intended to represent a survey document of any kind. Distances shown hereon are approximate. Parcel lines shown hereon are approximate and may not reflect the exact position or alignment of parcel lines, roadway center lines, or easement lines.



December 04, 2017

0 250 500 1,000 Feet

Flood Zone Exhibit



December 28, 2017

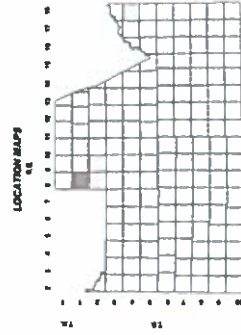
- Municipal Boundary
- Apache Junction
- Pinal County
- Apache Junction Water District
- Roads
- Highway/Freeway

- Ramp/Crossing/Frontage
- Major Arterial
- Minor Arterial
- Local
- Outside City Boundary
- Parcels
- Parcels - Pinal County
- Base Flood Elevation
- Cross-Section
- FEMA Flood Hazard
- Zone AE - FLOODWAY
- Zone AE
- Zone AH
- Zone A

1:3,125



T. 01S. R. 08E.



0	1	2	3	4	5	6	7	8	9
10	11	12	13	14	15	16	17	18	19
20	21	22	23	24	25	26	27	28	29
30	31	32	33	34	35	36	37	38	39
40	41	42	43	44	45	46	47	48	49
50	51	52	53	54	55	56	57	58	59
60	61	62	63	64	65	66	67	68	69
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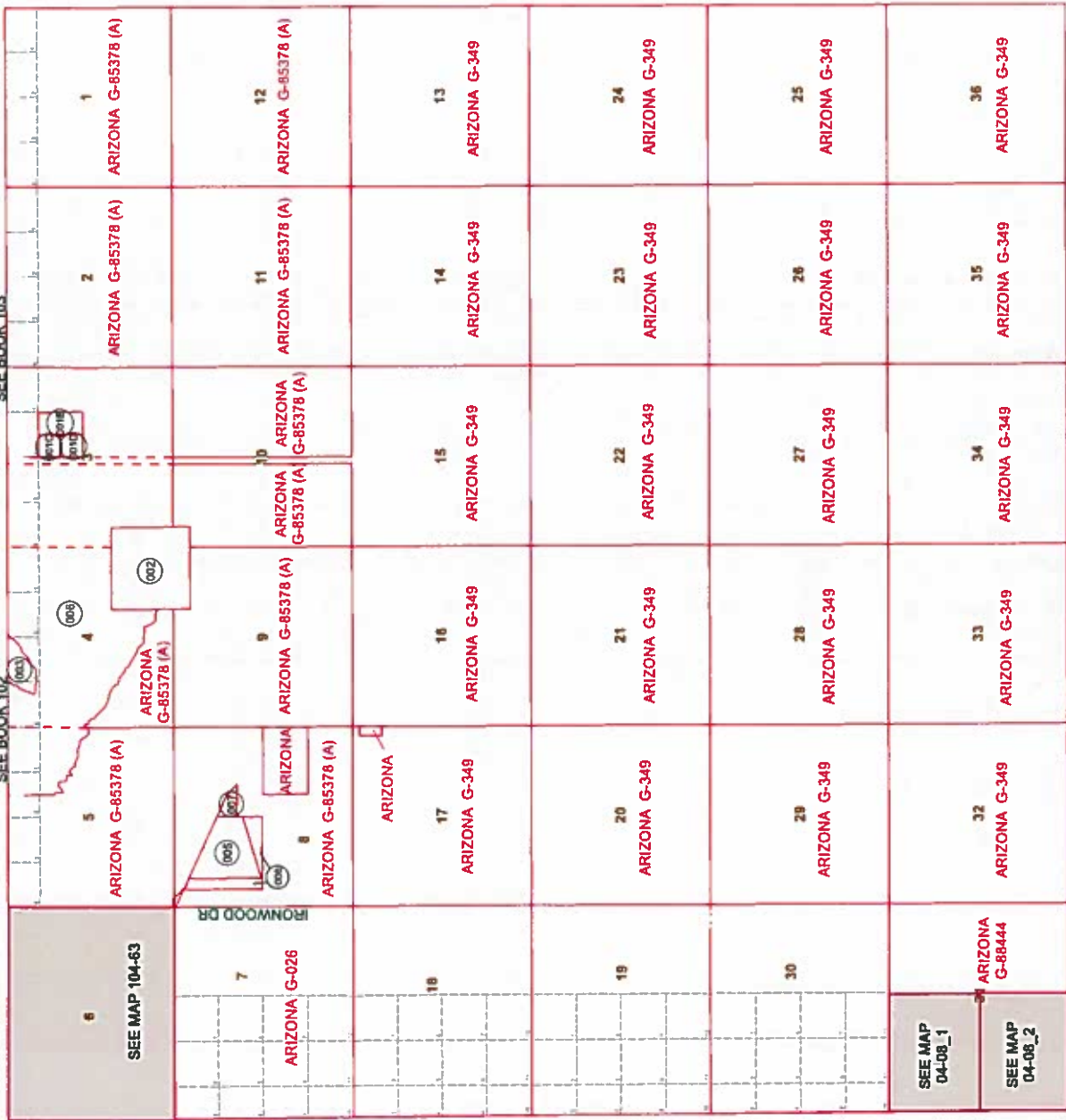
By: "KG"



Pinal County Assessor

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELIVERED HEREIN, EITHER EXPRESSED OR IMPLIED BY PINAL COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR THE PINAL COUNTY ASSESSOR'S OFFICE PURPOSES.

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SEE MAP 104-22

MARICOPA COUNTY

RESULTS OF SURVEY

LOT COMBINATION SURVEY

OF A PORTION OF THE NORTH HALF OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

- LEGEND
- PROPERTY LINE
 - SECTION, CENTER LINE
 - TIE LINE
 - EASEMENT LINE
 - MASSORY WALL
 - FOUND 2.5" DIAMETER FENCE POST
 - FOUND HEX BAR L521765
 - FOUND: IRON PIN WITH CAP L532222
 - FOUND: BRASS CAP FLUSH
 - FOUND: BRASS CAP IN HAND HOLE
 - SET 1/2" IRON PIN, L.S. #39954
 - ASSESSOR PARCEL NUMBER (RECORDED)
 - PINAL COUNTY RECORDER (UNRECORDED)
 - (CALCULATED)

PARENT PARCELS

PARCEL 1

104-07-007
200-09-042
1953-113284-01
SUBJECT PARCEL OF CONDITION OF TITLE REPORT
A PORTION OF THE SECTION 8, TOWNSHIP 1 SOUTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8, BEING A 3" BRASS CAP MONUMENT FOUND IN 2003 FROM WHICH THE WEST ONE-QUARTER CORNER BEARS S0076177E A DISTANCE OF 2640.55 FEET, BEING A GLO MONUMENT FOUND IN 2005; THENCE S0076177E ALONG SAID WEST LINE OF SAID SECTION 8, A DISTANCE OF 27.53 FEET; THENCE S6529131E A DISTANCE OF 2932.66 FEET TO THE POINT OF BEGINNING; THENCE S6529131E A DISTANCE OF 679.77 FEET; THENCE S6529131E A DISTANCE OF 451.86 FEET; THENCE N600000W A DISTANCE OF 942.38 FEET; THENCE N0074317W A DISTANCE OF 594.53 FEET TO THE TRUE POINT OF BEGINNING.

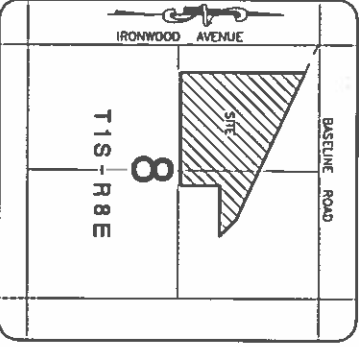
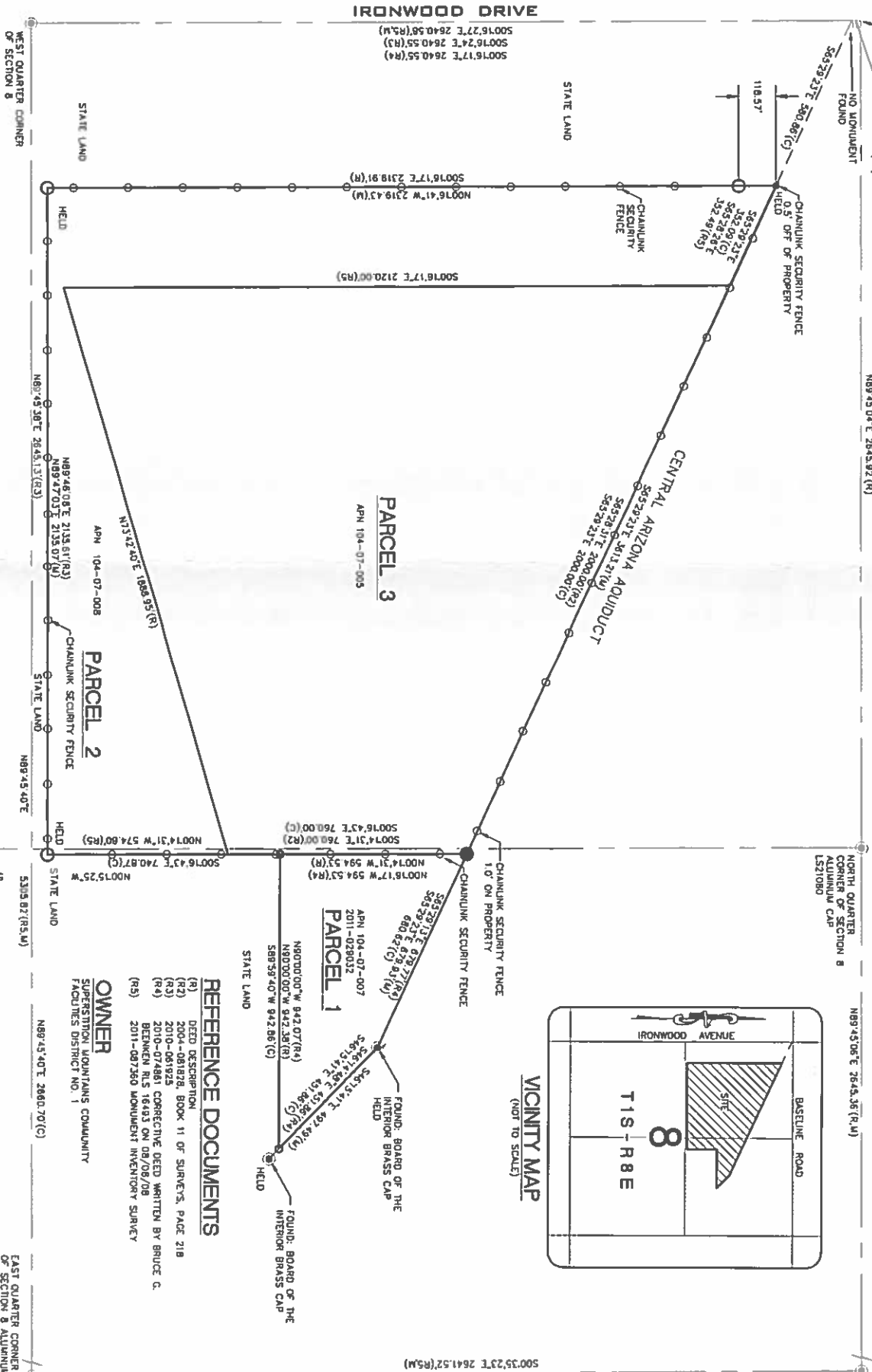
PARCEL 2

104-07-008
1953-113284-01
A PORTION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3-1/4" PINAL COUNTY BRASS CAP FLUSH ACCEPTED AS THE NORTHWEST CORNER OF SAID SECTION 8 FROM WHICH A FOUND 3-1/4" PINAL COUNTY BRASS CAP BEARS THENCE S0076177E A DISTANCE OF 2040.00 FEET; THENCE S0076177E A DISTANCE OF 27.46 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 TO THE SOUTHERLY LINE OF THE CAP CANAL; THENCE LEAVING SAID WEST LINE S6529131E A DISTANCE OF 2040.00 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY LINE, S6529131E, A DISTANCE OF 352.48 FEET; THENCE LEAVING SAID SOUTHERLY LINE S0076177E, A DISTANCE OF 2,119.89 FEET; THENCE N734240E, A DISTANCE OF 1,888.95 FEET; THENCE S0076177E, A DISTANCE OF 574.80 FEET; THENCE S6529131E, A DISTANCE OF 2,152.61 FEET; THENCE N0076177W, A DISTANCE OF 2,119.81 FEET TO THE POINT OF BEGINNING.

PARCEL 3

THAT PART OF THE NORTH HALF (N2) OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8, BEING A 3" BRASS CAP MONUMENT FOUND IN 2003 FROM WHICH THE WEST ONE-QUARTER CORNER BEARS S0076177E A DISTANCE OF 27.53 FEET TO THE SOUTHERLY LINE OF THE CENTRAL ARIZONA AQUEDUCT; THENCE S6529131E ALONG SAID SOUTHERLY LINE A DISTANCE OF 621.02 FEET TO THE EAST LINE OF THE CENTRAL ARIZONA AQUEDUCT; THENCE CONTINUE ALONG SAID SOUTHERLY LINE A DISTANCE OF 2000.00 FEET; THENCE S0076177E A DISTANCE OF 760.00 FEET; THENCE S7334240E A DISTANCE OF 1888.95 FEET; THENCE N0076177W ALONG SAID EAST LINE OF THE WEST 847.00 FEET A DISTANCE OF 2120.00 FEET TO THE POINT OF BEGINNING.

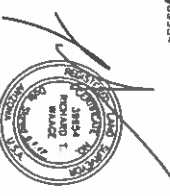


REFERENCE DOCUMENTS

DEED DESCRIPTION
(R1) 2004-081828, BOOK 11 OF SURVEYS, PAGE 218
(R2) 2010-061925
(R3) 2010-074861 CORRECTIVE DEED WRITTEN BY BRUCE C. BEEMER RLS 16493 ON 08/08/08
(R4) 2011-087260 MONUMENT INVENTORY SURVEY

OWNER
SUPERSTITION MOUNTAINS COMMUNITY FACILITIES DISTRICT NO. 1

CERTIFICATION
I, RICHARD T. WAAGE, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF ARIZONA AND THAT I HAVE PERFORMED UNDER MY SUPERVISION AND THAT ALL MONUMENTS SHOWN WERE IN PLACE OR SET AT THE TIME OF THE SURVEY. FIELD WORK WAS PERFORMED IN MAY OF 2017.



WAAGE SURVEYING, INC.

SECTION/ TOWNSHIP/ RANGE:	SECTION 8, T1S-R8E
REVISION NO:	5661 5 IRONWOOD DRIVE
PROJECT #	171984
DRAWN BY:	RTW
DATE:	05-16-17
SHEET	1 OF 2

