



City of Apache Junction

Development Services Department



PLANNING AND ZONING COMMISSION PUBLIC HEARING STAFF REPORT

DATE: January 23, 2018

CASE NUMBER: PZ-6-17

OWNERS/APPLICANTS: J&J Holdings LC (owner) and Americana Building Products (applicants)

REPRESENTATIVE: Geff Purcell

REQUEST: Rezoning request from RS-GR (General Rural Low Density Single-family Detached Residential) and B-5 (Industrial) to B-5/PD (Industrial by Planned Development), for the purpose of developing the property with a +/-90,000 square foot indoor manufacturing facility (see application and narrative attached).

LOCATION: The property, totaling approximately 8 acres, is located just north of the north-west corner of S. Tomahawk Road and E. Baseline Avenue.

**GENERAL PLAN/
ZONING DESIGNATION:** Community Commercial opportunity area.

SURROUNDING USES: North: Quail Run Manufactured Home Park (MHP);
South: Vacant lots (B-5 & B-5/PD);
East: Tomahawk Estates Subdiv. (RS-7/PD);
West: Vacant lot (RS-GR).

BACKGROUND

In March of 1999, pursuant to Ordinance No. 1073, the subject property and a few other properties at the northwest corner area of Tomahawk and Baseline, were annexed into the city (see AN-5-96 map attached). At the time of annexation, roughly the west half of the subject property was undeveloped and was zoned GR by Pinal County; and roughly the east half of the property was developed with a general storage and/or junk yard type of use and was zoned CI-1 (Light Industrial) by Pinal County. Upon annexation, the city assigned the same city zoning districts to the properties as they had under Pinal County jurisdiction.

After annexation, city code compliance staff worked with the property owners at the time to clear the junk yard use off of the east half of the subject property. To the best of staff's knowledge, the west GR-zoned (now called "RS-GR") half of the subject property has never been developed. The zoning district on the east half of the subject property has now been renamed "B-5" (formerly CI-1) under the city's new zoning ordinance.

Two unusual things about the roadways to the east and south of the subject property: 1) the property has direct frontage on S. Tomahawk Road on its east side; however, the west half of the Tomahawk Road right-of-way, from US60 to 100 feet north of the Baseline monument line has not been annexed into the city; and 2) the subject property does not front directly on Baseline to its south, because there are three 50-foot-deep private properties between the subject property and the roadway easement for Baseline Avenue. At this time, the property has direct frontage on and access from S. Tomahawk Road only.

PROPOSAL

Americana Building Products, represented by Geff Purcell, is requesting to rezone the +/-8-acre property from RS-GR and B-5 to B-5/PD, for the purpose of developing the to-be-combined properties with a 90,000-square-foot indoor manufacturing facility (see applicant's narrative). J&J Property Holdings, the underlying property owner, has consented to Americana processing the rezoning application. Staff believes the sale of the property is contingent upon successful rezoning approval.

Americana Building Products also owns PW Athletic Manufacturing Company and Americana Powder Finishing. They are headquartered

in Salem, Illinois, and employ about 110 people at their various locations, including Mesa. The company manufactures aluminum and fabric awnings, patio covers, pergolas, commercial awning and walkway covers, metal shelters for parks, schools and businesses, outdoor sports equipment and bleachers, and outdoor site furnishings. They also offer metal coating services to other businesses, using a powder coating technology. This aspect of the business alone will provide 20 to 30 new jobs. Their products are marketed through Lowes and other large home improvement and lumberyard chains.

Americana has submitted conceptual site, landscaping and elevation plans (see attached). An updated color rendering of their proposed building incorporating color banding, covered parking and some architectural detailing is also shown on their narrative. These drawings do not necessarily represent the final layout of the site, as detailed engineering work has yet to be done, but the drawings give the Commission and Council the basic scope, scale and character of the project.

PLANNING STAFF ANALYSIS AND FINDINGS

Relationship to General Plan:

The subject site is designated by the city's General Plan as a "Community Commercial" opportunity area. The east half of the property is already zoned industrial. Adding a planned development designation to the industrial portion of the property does not conflict with the General Plan and in fact, will help to limit potential neighborhood incompatible uses which could locate on the property if it remained straight-zoned. Rezoning the west half of the property to an industrial planned development also does not conflict with or represent a major amendment to the General Plan because it is far less than 10 acres in size.

Zoning/Site Context:

Residential developments exist to the north and east of the site. The vacant parcel to the west is still zoned RS-GR, but is also designated as a Community Commercial opportunity area by the General Plan. And west of that parcel, over to S. Idaho Road, all of the properties are either zoned industrial or commercial by planned development, including an industrial Pinal County island, Baseline Industrial Park and the 80-acre property owned by U-Haul. Staff would be concerned with this request if the applicants were proposing to conduct outdoor activity or outdoor storage. The proposal is for an indoor manufacturing

use. In essence, a clean industrial use which should not disturb the surrounding residential neighborhoods, especially with a bit of site plan redesign which will keep the truck noise and bays away from the neighborhood to the north. To the south of the site, lie vacant state trust lands, designated Master Planned Community.

The site is less than a half mile from US60. Tomahawk Road is a fully-improved 100-foot-wide major roadway. Curiously, the west half of the Tomahawk right-of-way between US60 and Baseline is itself a county island. Staff has contacted county staff about this proposal and discussion has begun about the county possibly dedicating that portion of Tomahawk to the city. Staff will explore that possibility separately. Either way, the coordination of improvements to Tomahawk should not be a problem as the city and the county have worked cooperatively on these types of issues in the past (see City Engineer comments).

Planned Development Zoning:

The proposed B-5/PD zoning is for the purpose of allowing the applicant to request certain planned development deviations. In this case, the applicants request that the north and west elevations of their building (i.e., the sides of the building which will not be immediately visible from adjacent rights-of-way) be allowed to be metal. The city's design guidelines normally require metal building exteriors to be treated with something other than metal, such as siding or stucco. The applicants propose to use an architecture product on the street fronting (east and south) sides of the building which has the appearance of stucco and which can be painted any color. Covered parking and window treatments will also add architectural detailing to the east side of the building. Extensive landscaping on the north, east and south sides of the property is also proposed. The west side of the property is basically future expansion area. The west side of the building will have the least amount of treatment, because Americana would like to be able to expand the building in the future.

Another requested planned development deviation is a reduction in parking. Americana contends that since this is not a retail facility, customer parking is not needed--only parking for staff and employees. A 90,000 square-foot industrial building normally requires at least 90 improved parking spaces. Americana is requesting about half that. However, as mentioned above, there is room for expansion on the west side of the

property, including room for additional retention, building expansion and parking.

With proper land use controls such as landscape, screening and setback buffers; and by limiting the palette of potential future uses on the site under the planned development zoning, a compatible commercial development site can be reasonably integrated at this location, next to the medium to higher density residential developments to the north and east. The development project will otherwise conform to city development standards for setbacks, heights, lot coverage, landscaping, on-site and off-site improvements.

Infrastructure Improvements:

The developers of the property will need to extend all necessary services to the site and they have been in contact with the necessary utility providers. Improvements to Tomahawk, such as commercial driveways, a decel lane and drainage accommodation will be required as it is the only current access to the property. Additional improvements such as streetlights, fire hydrants, drainage structures, retention basins, etc., in accordance with the city's engineering requirements will also need to be determined at the time of development.

Public Input:

The applicants conducted a citizen participation outreach meeting on December 21, 2017, at the city's Multi-Gen Center (public participation plan and summary attached). One neighbor attended the meeting. Staff has not received any other public input or inquiries at this time.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends approval of the rezoning request by Americana Building Products, subject to the conditions of approval listed under the recommended motion below:

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-6-17, a request by J&J Property Holdings LC (owner) and Americana Building Products (applicant), represented by Geff Purcell, to rezone a +/-8 acre property located at the northwest corner area of S. Tomahawk Road and E.

Baseline Avenue, from RS-GR (General Rural Low Density Single-family Detached Residential) and B-5 (Industrial) to B-5/PD (Industrial by Planned Development), for the purpose of developing the property with a 90,000 square foot indoor manufacturing facility, subject to the following conditions of approval:

- 1) The developers shall support and cooperate with the city, as needed, in its efforts to acquire S. Tomahawk Road for city right-of-way purposes.
- 2) If in the future, the developers/property owners should acquire the additional small parcels on the south side of the property, they shall dedicate to the city, 50' of right-of-way for E. Baseline Avenue as determined by the city engineer.
- 3) The manufacturing facility shall be designed in accordance with the conceptual drawings submitted with case PZ-6-17, including a stucco-style exterior treatment on the east and south sides of the building with adequate wrap-around extensions on the edges, with the building painted in varied desert tone colors, with covered parking against the building and other architectural treatments.
- 4) The final plan for the manufacturing facility shall reflect substantial compliance and consistency with the planned development concepts presented with case PZ-6-17, incorporated by reference herein and/or as otherwise reasonably modified to provide for best access, drainage and retention improvements, optimum neighborhood-compatibility layout, setbacks, public rights-of-ways, building massing, perimeter fencing and landscaping, and other improvements.
- 5) Approval of this rezoning is for a proposed indoor manufacturing facility. Future uses on the B-5/PD-zoned property shall include those uses normally allowed under the B-5 base zone, but shall not include the following uses: manufactured/mobile home sales; semi-truck service or repair; RV or manufactured home parks; outdoor RV, boat or vehicle storage; commercial parking lots and garages; outdoor storage, assembly or repair businesses of any kind; rescue mission, soup kitchen or homeless shelter; medical marijuana uses; residential uses; other

uses determined by the Zoning Administrator to be incompatible with the intent of the planned development zoning and/or neighborhood compatibility.

- 6) The indoor manufacturing facility shall be allowed a reduction in improved parking spaces. The final development plan for the facility shall include and identify an area on the property which may be used for future or overflow parking if needed. Said area may be required to be improved or at least treated for dust control, as determined by the Development Services Engineer.
- 7) Upon rezoning approval, the property owners shall proceed through the city's lot combination process to combine all of the rezoned properties into one tax parcel.
- 8) Street improvements along the property's S. Tomahawk Road frontage, such as extension of pavement and the provision of sidewalk, curb, gutter, streetlights, fire hydrants, landscaping, driveways, drainage improvements, the undergrounding of utility lines and other improvements as determined by the city engineer, shall be required as part of this planned development rezoning and be subject to final approval by the city engineer.
- 9) Landscape and screening improvements along the north, east, south and west perimeters of the property shall be provided in compliance with the city's landscape and screening requirements contained in Apache Junction City Code, Volume II, Land Development Code, Chapter 1 Zoning Ordinance, Article 1-8 Landscape Regulations, but shall also include a decorative 6 to 8-foot-tall masonry wall on the south side of the property, with an irrigated 10-foot-wide landscape strip planted outside the wall. All landscape and screening improvements shall be perpetually owned, maintained and kept up in compliance with the city's codes by the property owners.
- 10) The developers of the property shall be responsible for properly applying for and obtaining all necessary permits for any off-site and on-site improvements or construction. All improvements shall be designed in compliance with city codes and standards in effect at

the time. The developer shall also pay all applicable fees, including permit, plan review and development fees.

- 11) The B-5 Industrial base zoning district standards shall apply to all permanent buildings constructed on the site.
- 12) One 12-foot-high multi-tenant monument sign shall be allowed along the Tomahawk Road frontage. Said sign shall complement the architecture and color scheme of the building and shall be subject to Planning Staff review and approval.
- 13) Any request for deviation from the city's development standards or for uses determined by the Zoning Administrator to not be conducive to the site or to neighborhood compatibility shall require a separate planned development amendment, rezoning, landscape code appeal or conditional use permit process first, as may be appropriate.



Prepared by Rudy Esquivias
Senior Planner/Zoning Administrator

Attachments:

- Exhibit #1 - PZ-6-17 Application (pages 1-2)
- Exhibit #2 - Applicant's Narrative & Public Participation Plan (pgs. 3-6)
- Exhibit #3 - AN-5-96 Annexation Area Map (pg. 7)
- Exhibit #4 - PZ-6-17 Zoning Map (pg. 8)
- Exhibit #5 - PZ-6-17 Aerial Map & Neighborhood Aerial (pgs. 9-10)
- Exhibit #6 - Conceptual Site Plan w/ Rendering (pg. 11)
- Exhibit #7 - Conceptual Landscape Plan (pg. 12)
- Exhibit #8 - Conceptual Elevations (pg. 13)
- Exhibit #9 - Conceptual Superimposed Aerials (pgs. 14-17)
- Exhibit #10 - Preliminary Development Review Comments (pgs. 18-20)



EXHIBIT A: Planning and Zoning Application Form

Office Use Only: Filing Date _____
Staff _____
Fees Received _____
Case _____

TYPE OF APPLICATION

<input type="checkbox"/> Annexation	<input type="checkbox"/> Abandonment (Plat/Easement/ROW)	<input type="checkbox"/> Board of Adjustment
<input type="checkbox"/> Cargo Container Permit	<input type="checkbox"/> Certificate of Legal Nonconformity	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Development Plan Review	<input type="checkbox"/> General Plan Amendment
<input type="checkbox"/> Lot Splits, Joins & Adjustments	<input type="checkbox"/> Ordinance Text Amendment	<input checked="" type="checkbox"/> Planned Development Rezoning
<input type="checkbox"/> Preliminary/Final Plat	<input type="checkbox"/> Preliminary Development Review	<input type="checkbox"/> Sign Permit
<input type="checkbox"/> Special Use Permit	<input type="checkbox"/> Temporary Use Permits	<input type="checkbox"/> Zoning Map Amendment
<input type="checkbox"/> Other _____		

SITE INFORMATION

SITE ADDRESS/LOCATION 3848 S Tomahawk Rd, Apache Junction, AZ ASSESSORS PARCEL NUMBER 102-20-016A 102-20-017C
102-20-017D
GROSS AREA: _____ NET AREA _____ EXISTING ZONING RS-GR 102-20-017F

BRIEF DESCRIPTION OF THE PROPOSED REQUEST:

APPLICANT INFORMATION

Property Owner(s) J & J Property Holdings, LC - Jack Evans
Address PO Box 7274, Phoenix, AZ 85011
Phone Number _____ Fax Number _____ Email _____

Applicant Contact Person/Project Manager Geff Purcell - Americana Building Products
Address PO Box 1290 - 2 Industrial Dr, Salem, IL 62881
Phone Number 618-548-2800 Fax Number 618-548-2890 Email geff@americana.com

Architect/Engineer _____
Address _____
Phone Number _____ Fax Number _____ Email _____

OWNERS SIGNATURE: [Signature] DATE: 11/15/17

10-7-2014 version

P2-6-17

P. J. Smith

EXHIBIT B
PROPERTY OWNER CERTIFICATION FORM

I/We certify that: J & J Property Holdings, LC

I/We are the owner(s) of the property described in this application for rezoning and have submitted copies of deeds or title reports as proof of ownership.

I/We have read the application instructions and have truthfully completed this application. I/We understand that the City has the option of either approval or denial of this request following conduct of a Public Hearing.

I/We, being the owner(s) of the property in this application, have appointed _____
Geff Purcell of Americana Building Products as my/our representative agent. I/We have authorized him/her to do whatever is necessary to have this request considered favorably by the City of Apache Junction and agree that all correspondence relation to this matter should be delivered to him/her.

PLEASE PRINT

Property Owner J & J Property Holdings, LC - Jack Evans

Address PO Box 7274, Phoenix, AZ 85011

Phone Number 480 905-1413 Fax Number _____ Email JOZEVANS@COX.NET

Property Owner _____

Address _____

Phone Number _____ Fax Number _____ Email _____

Property Owner _____

Address _____

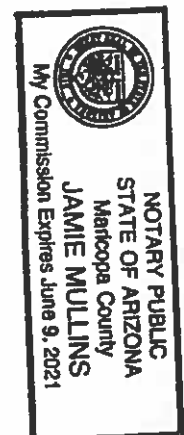
Phone Number _____ Fax Number _____ Email _____

STATE OF ARIZONA)
)
COUNTY OF PINAL)
Maricopa

The foregoing instrument was acknowledged before
me this 13 day of November, 2017.

[Signature]
Notary Public

My Commission Expires: 06/09/2021



AMERICANA

ELEMENTS FOR LIFE OUTSIDE

shade|shelter|sport|site

Monday, December 18th, 2017

Greetings from Americana!

Proposed 90,000 sq ft manufacturing facility

Americana is proposing to construct a new manufacturing facility to be located in Apache Junction. We have chosen property located at 3848 S Tomahawk Rd. This is the north west corner at the Tomahawk and Baseline Intersection. There are four parcels three of which are already zoned B-5 industrial. We have submitted a request to the City of Apache Junction for rezoning a combined new parcel to B-5 industrial. See the image below of the planned 90,000 sq ft manufacturing plant where we would move and expand operations from Mesa.

We are hosting an informational meeting at the Multi-Generational Center located at 1035 N Idaho Rd. The meeting will be December 21st 5pm-7pm in room B118. We look forward to sharing our plans and getting feedback from the community.

Who We Are and What We Do

Americana Building Products was founded in 1949. We are a third generation family owned company with 110 employees headquartered in Salem, IL.

Americana manufactures various home and business shade and shelter products in the form of aluminum and fabric awnings, patio covers, pergolas, commercial awnings and walkway covers as well as a large variety of pre-engineered all metal shelters for parks, schools and businesses. We have an network of dealers throughout the country and sell through Lowe's and many other large home improvement and lumberyard chains.

Americana purchased PW Athletic Mfg Co five years ago which is currently located in Mesa. PW Athletic, founded in 1919, manufactures outdoor sports equipment such as basketball, football and soccer goals, volleyball and tennis systems, baseball backstops, bleachers and many other sports related items. Recently we expanded into outdoor site furnishings under the Patterson-Williams brand. These are heavy duty high quality site furnishings for commercial, school and city park use.

We also have a third company Americana Powder Finishing, founded in 1998, which provides metal coating services using powder coating technology. This is the most environmentally friendly metal coating process as it has no volatile organic compounds.

Visit our websites to get a better perspective of our companies.

www.americana.com
www.pwathletic.com
www.americanapowder.com

Contact Us:

To answer any questions you may have please feel free to contact Geff Purcell at 800-851-0865

Dates:

- Dec 21 Information Meeting 5pm-7pm
at Multi-Generational Center in Room B118
- Jan 9 Public Hearing before Planning & Zoning Commission
- Feb 6 City Council Meeting



Patterson-Williams



Proposed Facility



AMERICANA

ELEMENTS FOR LIFE *OUTSIDE*

shade | shelter | sport | site

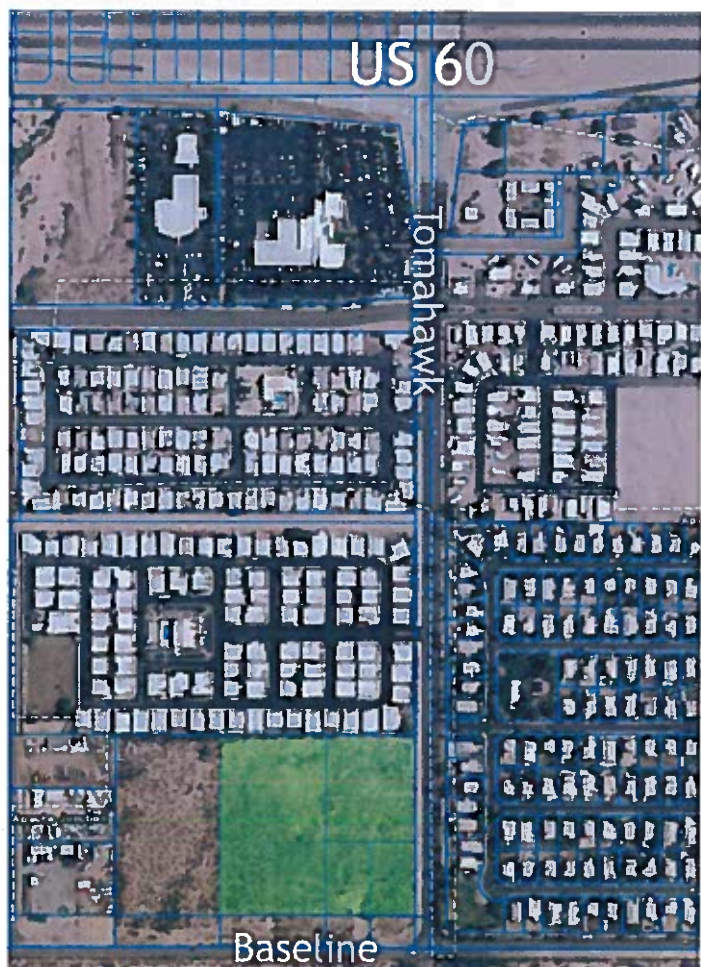
Monday, December 18th, 2017

Powder Coating Expansion Plans

Plans include the need to hire 20-30 additional employees mostly to staff the powder coating department as we will be expanding those operations to offer coating services to other manufacturing companies in the valley. This plant will also help Americana serve our current west coast dealers better and allow us to acquire new dealers and contractors for our residential and commercial shade and shelter products.

The addition of a powder coating company to Apache Junction could help the city draw additional manufacturing to the area. Many manufacturing companies when looking for locations will look to locate close to a coating company as this is the last operation often performed before final assembly or packing of products. Area metal fabrication companies will benefit from having a local coating operation to cut their shipping costs and lead times.

Learn more about powder coating at the Powder Coating Institute. They have a short informative video and other information. www.powdercoating.org



Commitment to Community

Americana is very active in our community.

We are very supportive of local sports and academics in our school systems.

We have worked with our local junior high, high school and college to offer informative guided tours of our facilities to help educate students about career choices. During these tours students get to hear from our employees about many careers and ask questions.

We are very busy in the summer and we offer job opportunities for college students in all areas from the factory floor to office jobs.

Map of 3848 S Tomahawk Road Area

To the left is an aerial map with the land parcels highlighted in green.

At the top of the map is the south side exit and entrance ramps of US 60 at Tomahawk.



P.O. Box 1290 • #2 Industrial Drive, Salem, IL 62881

Phone 618-548-2800 • Fax 618-548-2890

www.americana.com

Americana Apache Junction New Facility Public Participation Plan

Americana will mail information brochures about our proposed manufacturing facility to be located at 3848 S Tomahawk to all property owners within 500 feet. We will have a phone number for neighbors to call to get answers to any questions they have. Included in the mailer will be a invitation to an information meet and greet at a to be choosen nearby location.

We also plan on walking door to door to introduce ourselves, answer questions and personally invite the neighbors to the meeting. We will mail the information packet at least one week before our meeting as well as do the neighborhood walk two or three days before the meeting.

We would plan to have our meeting before the city public hearing and will set the date once we know the public hearing date.

Sincerely,

Geff Purcell
VP Operations
Americana Building Products

Rudy Esquivias

From: Geff Purcell <geff@americana.com>
Sent: Thursday, January 04, 2018 11:25 AM
To: Rudy Esquivias
Subject: Re: property posting

Rudy,

Had a great holiday season with family and hope you did as well.

I will have the sign posted on Monday.

The public participation meeting only had one attendee, Jason Digos. He spent over an hour with me and had some good input. We plan on sending out another information new letter mailing before the P&Z Commission hearing meeting on the 23rd with a Question and Answer section covering items Jason brought up.

Thank you for your continued help on our project. We are excited to be moving forward.

-Geff

Americana Building Products

phone: 618.548.2800 x122

direct: 618.740.0522

cell: 618.267.9009

On 1/3/2018 11:31 PM, Rudy Esquivias wrote:

Hi Geff:

I hope your holidays were absolutely splendid. As we have already discussed, this is just a quick reminder that the P&Z Commission hearing for your rezoning, case PZ-6-17, has been advertised for the night of January 23, 2018; and the City Council hearing will be on the night of February 6, 2018. Please let the folks who will be posting your sign know that the sign should be posted on the property no later than Monday, January 8, at the latest; and to please send (e-mail) me a picture of the posted sign and the executed posting affidavit.

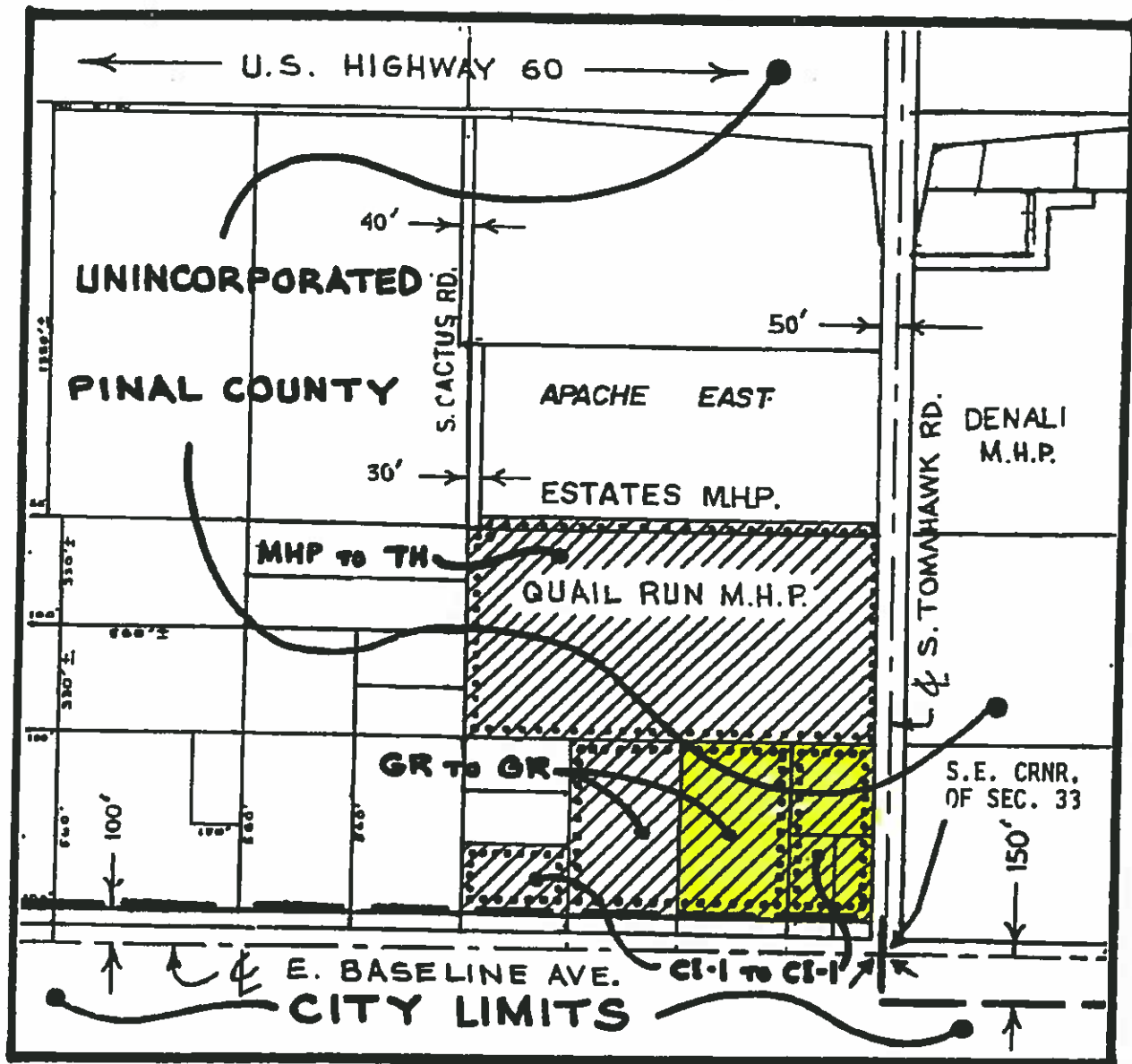
Also, could you please also send me a quick summary of your public participation meeting. Thanks.

Rudy

AN-5-96

EXHIBIT A

ANNEXATION AND ZONING DISTRICT MAP




 = PROPOSED ANNEXATION AREA

SCALE: 

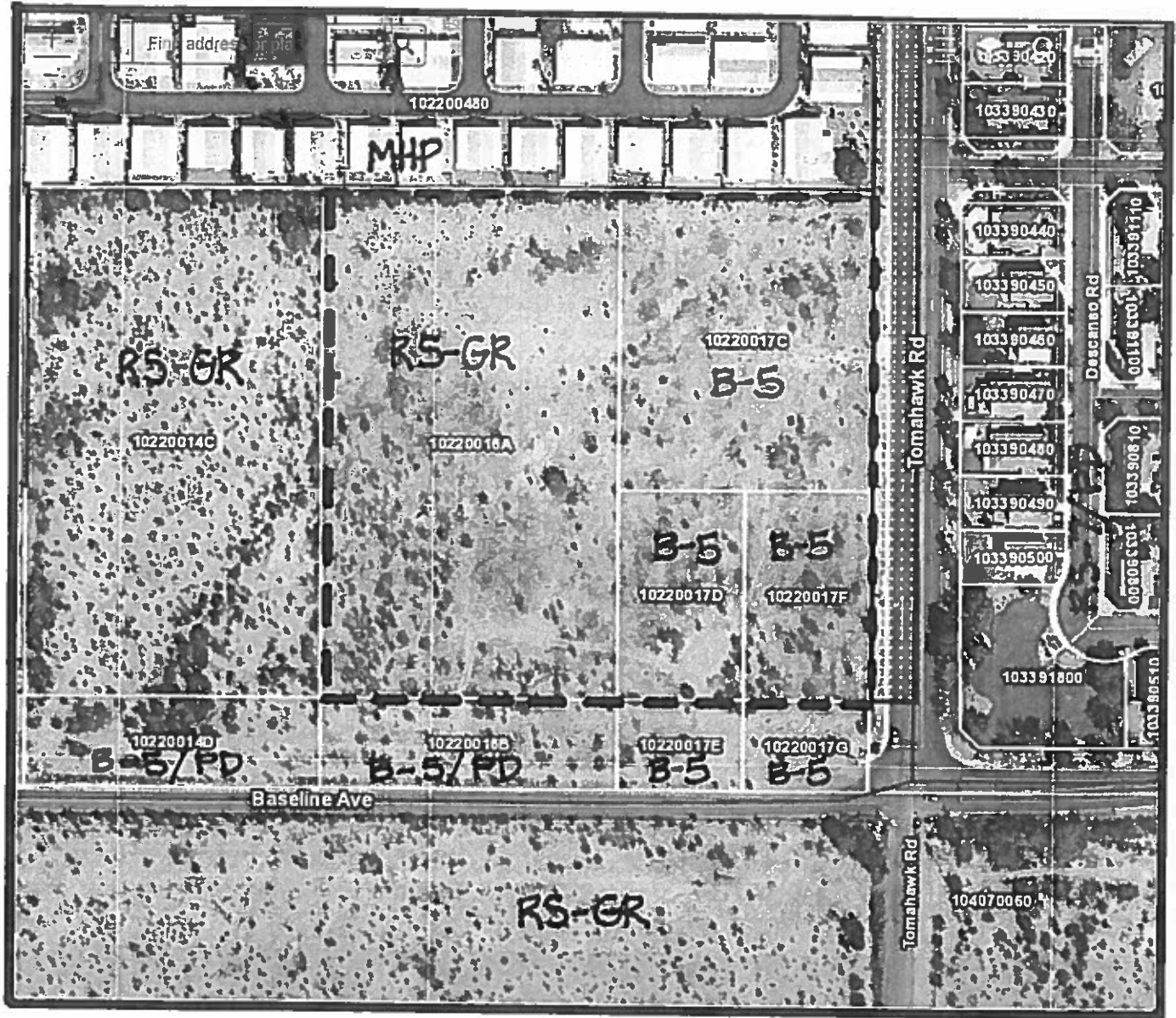
LEGAL DESCRIPTION:

The South 30 feet of the Northeast quarter of the Southeast quarter of Section 33, EXCEPT for the East 50 feet and the West 30 feet thereof; AND the Southeast quarter of the Southeast quarter of Section 33, EXCEPT for the South 100 feet and the East 50 feet thereof, and EXCEPT for the Northwest quarter of the Southwest quarter of the Southeast quarter of the Southeast quarter of Section 33; Township One North, Range Eight East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

 = AREAS BEING REZONED FROM PINAL COUNTY ZONES TO CITY ZONES.

PZ-6-17

REZONING REQUEST FROM RS-GR AND B-5 TO B-5/PD
(INDUSTRIAL BY PLANNED DEVELOPMENT) FOR THE
PURPOSE OF DEVELOPING AN INDOOR MANUFACTURING
FACILITY.



ZONING AND VICINITY MAP

- RESIDENTIAL ZONES: RS-GR, RS-7/PD, MHP
- INDUSTRIAL ZONES: B-5, B-5/PD



= SUBJECT SITE



City of Apache Junction Aerial Exhibit PZ-6-17

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.

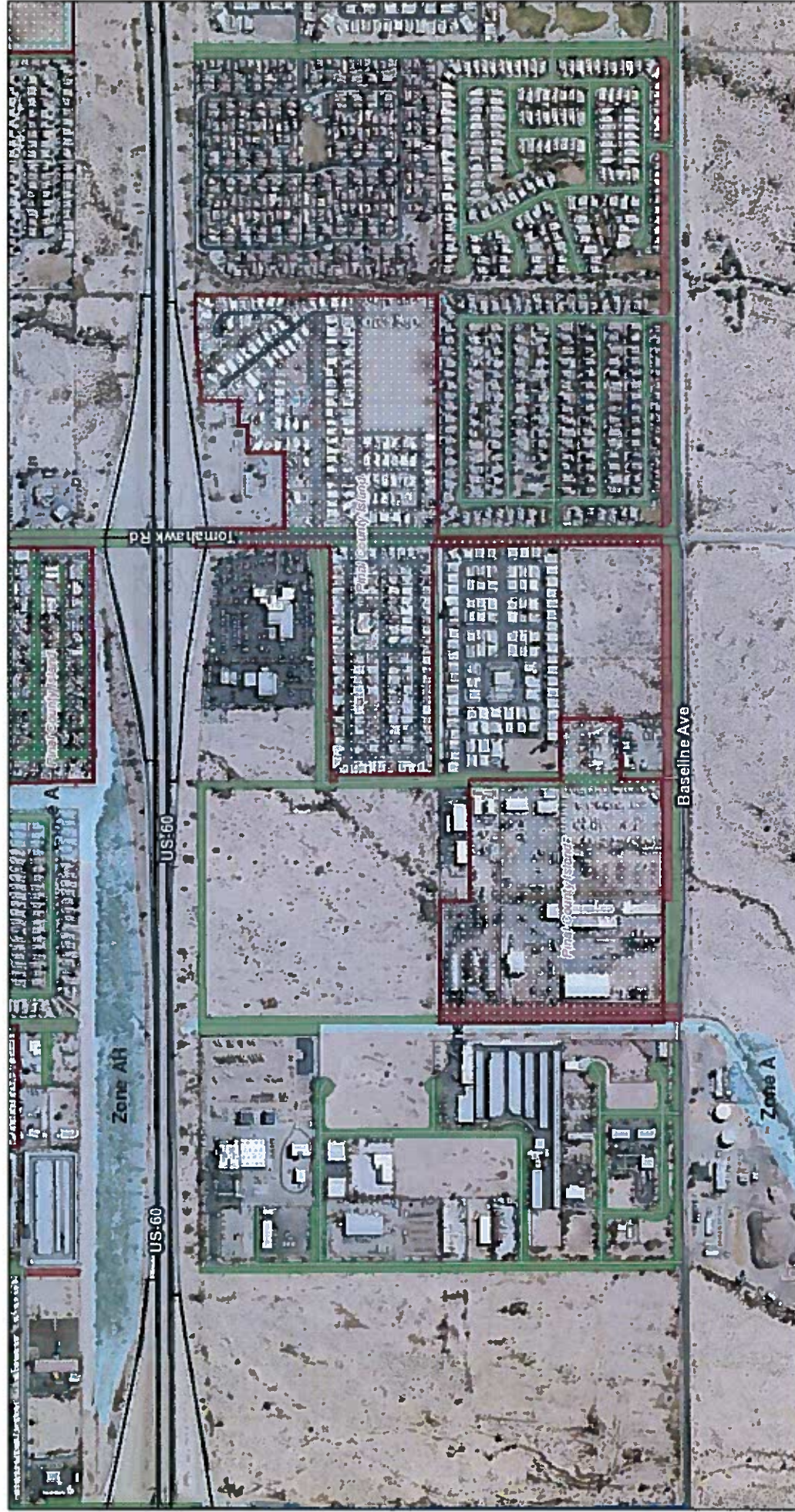


January 08, 2018

0 50 100 200 Feet



GIS Map



January 17, 2018

Municipal Boundary

- Apache Junction
- Pinal County

Roads

- Ramp/Crossing/Frontage
- Major Arterial
- Minor Arterial
- Local
- Outside City Boundary
- Highway/Freeway

Easement, Utility

- Easement, Public
- Easement, Private
- Easement, Unknown
- Easement, Utility

Flood Hazard

- FEMA Flood Hazard
- Zone AE - FLOODWAY
- Zone AE
- Zone AH

Scale

0 0.075 0.15 0.25 0.3 mi

0 0.125 0.25 0.5 km

City of Apache Junction



DRAWING BY
 AY
 CHECKED BY
 SCALE
 SEE DETAILS
 DATE
 12/17/2017
 REVISION DATE
 P 142
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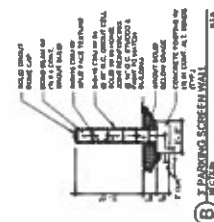
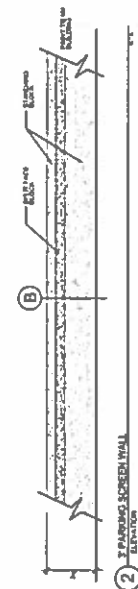
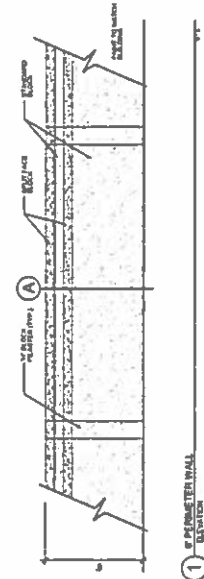
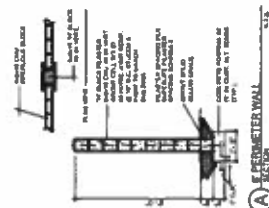
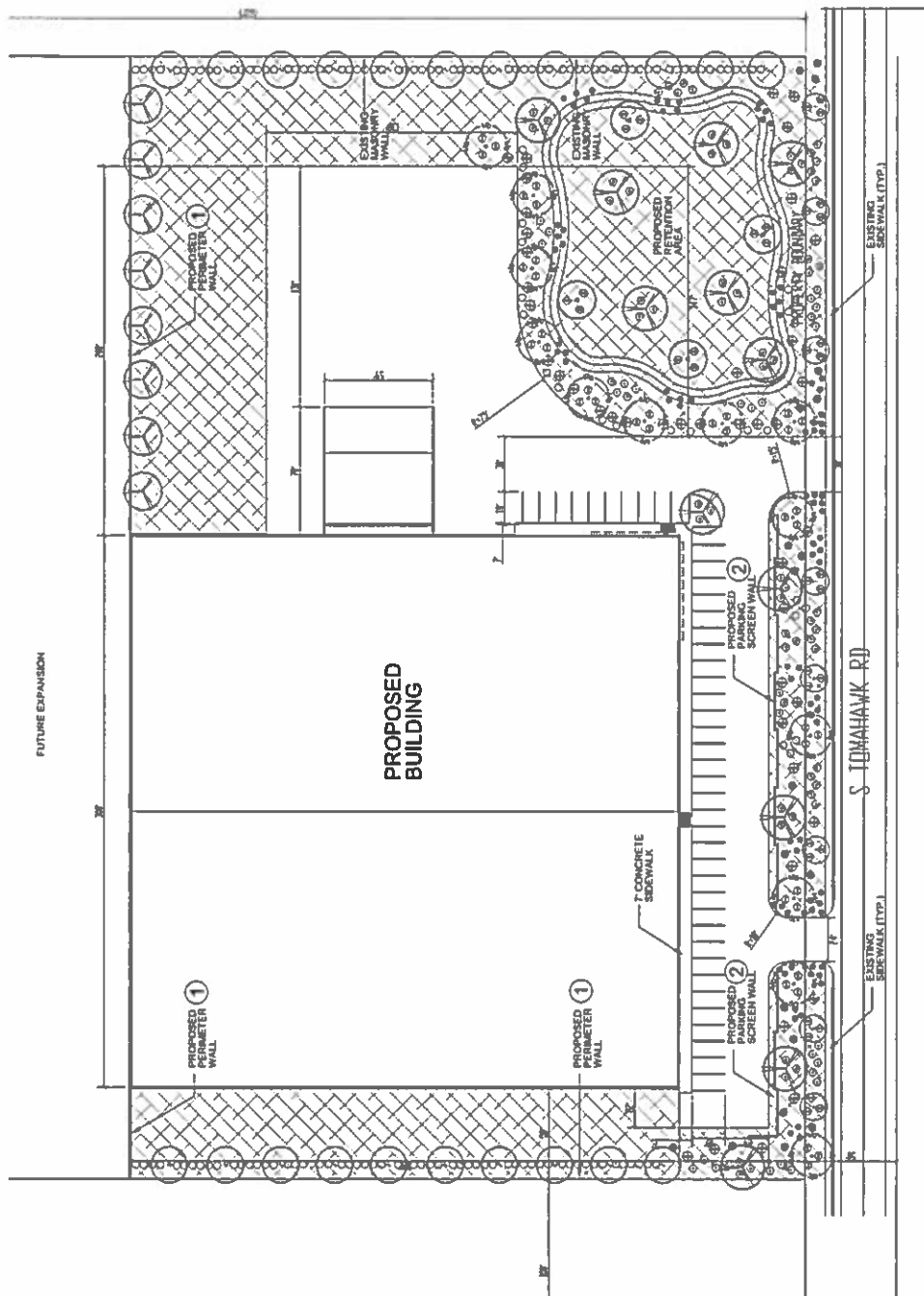


S TOMAHAWK RD

SITE PLAN
Scale: 1/32" = 1'-0"

E BASELINE RD

PLANT LEGEND

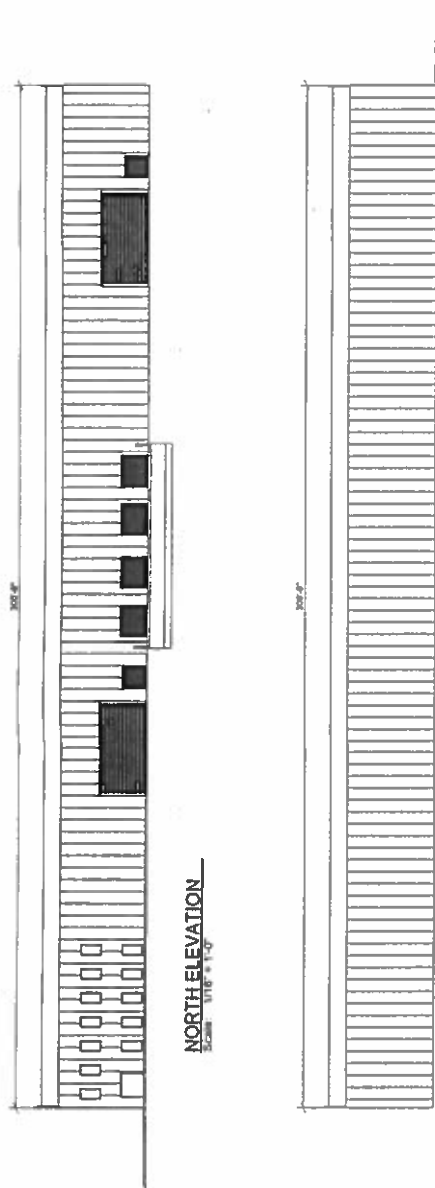
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PRELIMINARY LANDSCAPE PLAN

PROPOSED SITE PLAN FOR NEW
MANUFACTURING / OFFICE LOCATION
CITY OF APACHE JUNCTION, AZ

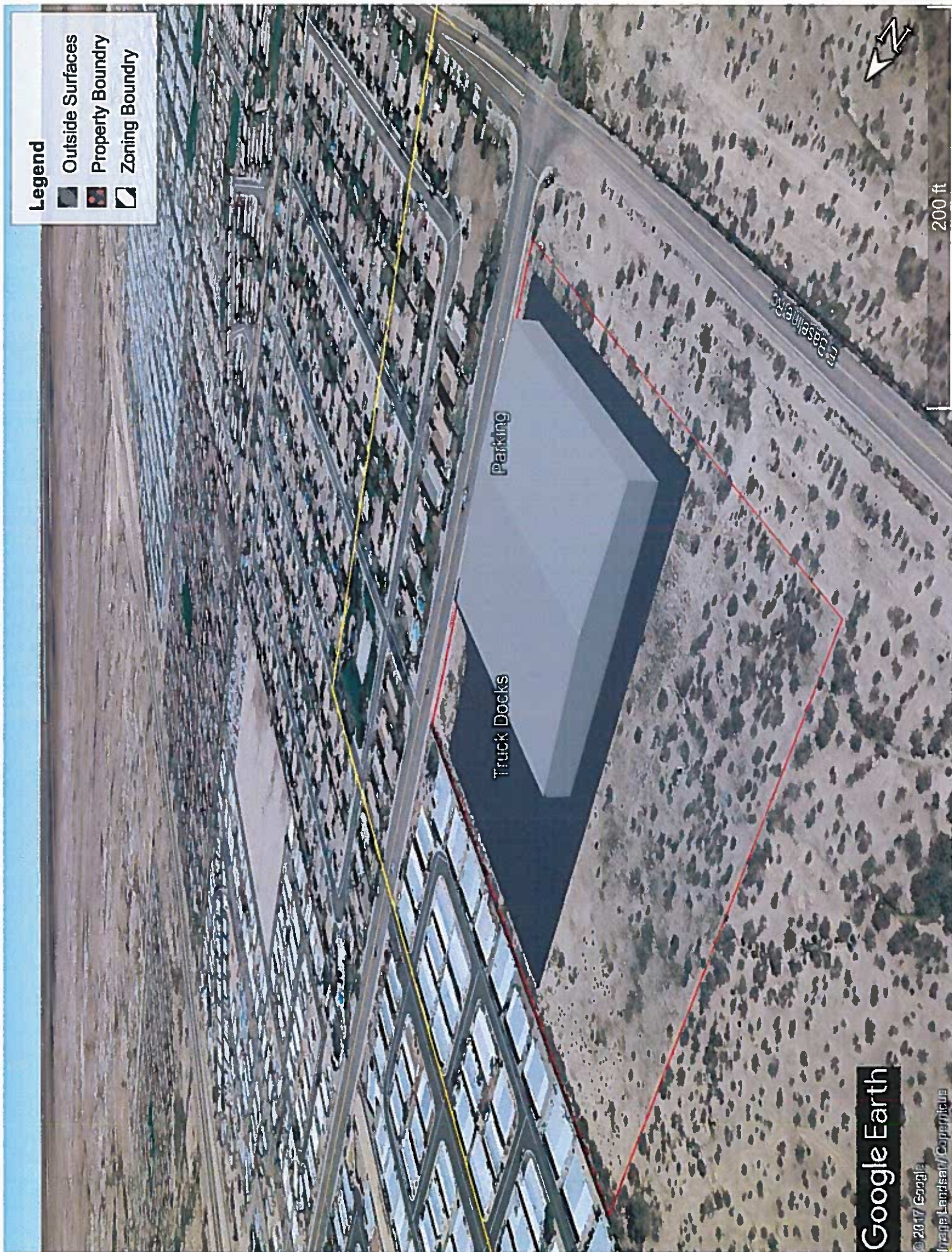
Drawn BY: [Name]
Checked BY: [Name]
Scale: SEE DETAILS
Date: 12/15/17
Project No: 17-0017
Job No: 17-0017
Drawing No: 17-0017
Drawing Title: BUILDING ELEVATIONS
Sheet: S-2
Of 3 Sheets

AMERICANA BUILDING PRODUCTS
#2 INDUSTRIAL DRIVE - SALEM, IL 62881
(800) 851-0865 - www.americana.com



Legend

- Outside Surfaces
- Property Boundary
- Zoning Boundary



Google Earth

© 2017 Google
Image Landsat/ Copernicus



Legend

- Outside Surfaces
- Property Boundary
- Zoning Boundary

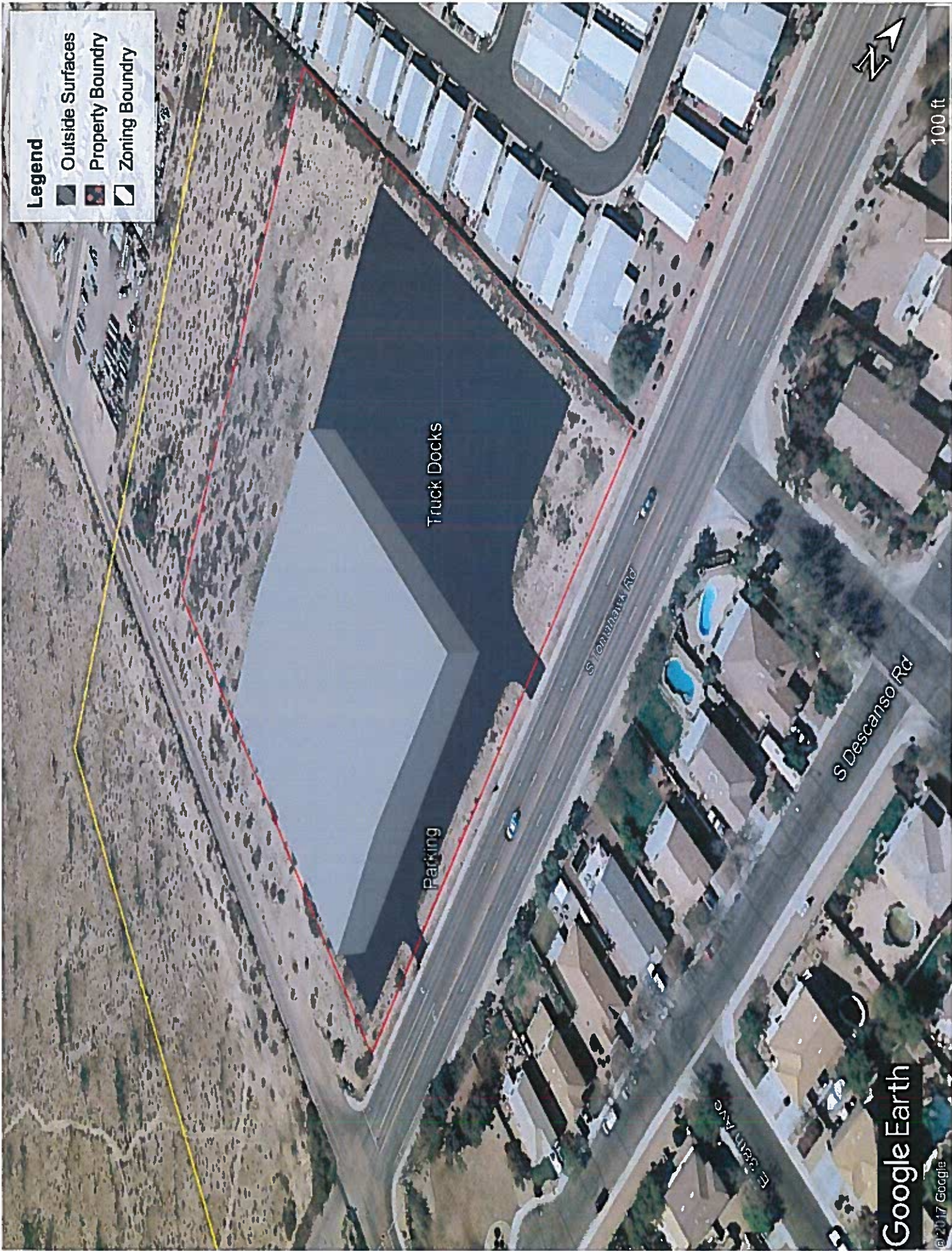
Truck Docks

Parking

E Baseline Rd

Google Earth

© 2017 Google
Image Landsat / Copernicus



Legend

- Outside Surfaces
- Property Boundary
- Zoning Boundary

Truck Docks

Parking

S Tomahawk Rd

S Descanso Rd

E 38th Ave

Google Earth

© 2017 Google



100 ft



Rudy Esquivias

From: Darron Anglin <DAnglin@smcfd.org>
Sent: Wednesday, January 17, 2018 11:58 AM
To: Rudy Esquivias; Emile Schmid; Sam Jarjice; John Suniga (john.suniga@sfmd.az.gov); Frank Blanco; Mike Wever; Troy Mullender; 'Steve Abraham'; Enrique Bojorquez (enrique.bojorquez@pinalcountyaz.gov); Dave Zellner; Stephanie Bubenheim; Danielle Jordan; Janine Hanna-Solley; Elan Vallender; Mike Loggins; 'Michelle Green'
Subject: RE: Preliminary Development Review - request for comments

For this proposed development the sewer connection would be on Baseline Ave. It looks like that may require an easement through the properties to the south, which the developer would obtain. Based on the type of sewer discharge, pretreatment of their effluent could be required.

Specifics on the connection and pretreatment would be determined the design review process.

Thank You,

Darron Anglin, P.E.
District Manager

Superstition Mountains Community Facilities District No. 1
5661 S Ironwood Drive
Apache Junction, AZ 85120
(480) 941-6760
(480) 671-3180 Fax
www.smcfd.org

Rudy Esquivias

From: Emile Schmid
Sent: Tuesday, January 16, 2018 5:41 PM
To: Rudy Esquivias; Sam Jarjice; John Suniga (john.suniga@sfmd.az.gov); Darron Anglin (danglin@smcfd.org); Frank Blanco; Mike Wever; Troy Mullender; 'Steve Abraham'; Enrique Bojorquez (enrique.bojorquez@pinalcountyaz.gov); Dave Zellner; Stephanie Bubenheim; Danielle Jordan; Janine Hanna-Solley; Elan Vallender; Mike Loggins; 'Michelle Green'
Subject: RE: Preliminary Development Review - request for comments

Rudy,

Here are my comments for American Building Products (PZ-6-17):

1. Even though this is a 50-foot unincorporated strip of roadway in Pinal County, Public Works will require the project to be developed per city standards since the city does maintain concrete and pavement through this area. In fact, Public Work's preference would be to see this portion annexed into the city as part of this project. We can check with Pinal County, I think they would be in favor of this.
2. Project will need to provide for half-street drainage from Tomahawk Road.
3. Street lights will need to be installed per city standards along the Tomahawk frontage. Street lights will be placed in a staggered pattern with the existing lights on the east side of Tomahawk Road, which may impact locations of proposed driveways.
4. Project will need to provide industrial driveway entrances per city standards. At this point it is unknown how this development will impact traffic on Tomahawk Road. A right-turn deceleration lane may be required at one of the proposed entrances on Tomahawk, most likely the north one. This will need to be determined by a traffic impact analysis. Driveway entrances will need to be wide enough for turning movements for semi-trucks and fire trucks.
5. There is existing curb/gutter and sidewalk along the Tomahawk frontage, with some existing driveway cuts. If the existing driveway locations will be used, the driveways will need to be updated to current city standards. If proposed driveways will be located other than at the existing driveway locations, the existing driveways will need to be removed and replaced with vertical curb/gutter and sidewalk.
6. Currently the proposed retention basin is located in the northeast corner of the site, the highest point. The Tomahawk frontage falls about 4 feet from the northeast corner of the site to the southeast corner. Developer will need to get half-street drainage collected at the southeast corner (low point) up to the retention basin. Also, the site has about a 7-foot fall from the northeast corner to the southwest corner of the site, developer may need to consider a different location for onsite retention that will also accommodate offsite half-street runoff.
7. As project construction documents are submitted for review, more detailed review comments will be provided.

FYI as a side note, the 100-foot ROW along the parcels fronting Baseline south of this project was dedicated 1962-1964 (Documents 0267-133 and 0268-045). There was a subsequent ROW abandonment by Pinal County Resolution 101987-HD (Document 1483-260) abandoning the north 50 feet of those parcels from Tomahawk west to the east boundary of the Right Away Disposal parcel. No indication as to why it did not include the portion in front of the RAD parcel.

Let me know if you have any questions regarding the above.

Thanks,

Emile Schmid

Rudy Esquivias

From: Sam Jarjice
Sent: Monday, January 08, 2018 12:03 PM
To: Rudy Esquivias; Emile Schmid; John Suniga (john.suniga@sfmd.az.gov); Darron Anglin (danglin@smcfd.org); Frank Blanco; Mike Wever; Troy Mullender; 'Steve Abraham'; Enrique Bojorquez (enrique.bojorquez@pinalcountyaz.gov); Dave Zellner; Stephanie Bubenheim; Danielle Jordan; Janine Hanna-Solley; Elan Vallender; Mike Loggins; 'Michelle Green'
Subject: RE: Preliminary Development Review - request for comments

Rudy,

There are no development engineering comments with regard to the provided site plan layout for the proposed project. However, improvement and utility plans, SWPPP, street light plans, drainage report, geotechnical report, sewer and water reports, and other related documents shall be submitted for city review. Site developments and drainage and retention requirements shall meet the city Engineering Standards.

Thanks,

Sam Jarjice, CFM, CSI/NPDES
Development Services Project Engineer
City of Apache Junction
Development Services Department
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