



City of Apache Junction
Development Services Department



Date: April 4, 2018

To: Planning and Zoning Commissioners

Through: Larry Kirch, Development Services Director
Rudy Esquivias, Senior Planner/Zoning Admin.

From: Danielle Jordan, Planning Intern

Subject: April 10, 2018 P&Z Commission Public Hearing Item:
Addendum to CUP-1-18, a Conditional Use Permit request
to allow for the temporary placement of cargo
containers for personal use at 2090 W. Superstition
Blvd

This conditional use permit request was continued from the March 27, 2018 meeting per the request of the applicant. The applicant has since submitted a revised project narrative dated April 3, 2018.

Per the new revised project narrative the applicant is now requesting to "allow for the placement of four Conex storage containers, two 21' long trailers and one 24' enclosed trailer." Additionally, the revised narrative changes the three to five year time period originally requested, to the staff recommended two year time period.

After staff's review of the revised narrative, the staff recommendation and conditions are unchanged from the original staff report from the March 27, 2018 meeting.

Attachments:

- Revised Project Narrative dated April 3, 2018
- Staff Report from March 21, 2018 and attachments

VARGA PROPERTY

Project Narrative

Conditional Use Permit

February 2018 (Revised April 3, 2018)

This is a request for a Conditional Use Permit ("CUP") to allow for the placement of four Conex storage containers, two 21' long trailers and one 24' enclosed trailer on a property owned by Dean and Bonnie Varga (the "Property Owners").

The subject property is located at 2090 West Superstition Boulevard in the City of Apache Junction (on the northeast corner of Superstition Boulevard and Ocotillo Road). The subject property measures approximately 5 acres in size and is primarily vacant with four existing Conex containers. There are no structures on the subject property currently. The existing zoning designation is B-1.

The subject property is bound on the northern and eastern boundaries by an existing CMU wall and a chain link fence on the western and southern boundaries. There are currently four Conex containers on the subject property; one 8' by 40' container and three 8' by 20' containers.

Upon purchasing the subject property, the Property Owners unfortunately did not realize that the placement of the existing Conex containers was a City code violation. Once they obtained written notice from the City that this was a violation, the Property Owners contacted the City immediately to rectify the situation. Once informed by the City Planning staff that a remedy to this violation was to apply for a Conditional Use Permit, the Property Owners contacted the applicant to prepare the required application forms and related paperwork and submitted the CUP request to the City.

The Property Owners have replaced the broken sections of the existing chain link fence and have brought the existing landscaping back to life which includes multiple mature desert trees. The Property Owners will add additional shrubs per City landscape guidelines for screening. Additionally, the Property Owners have agreed to install slats or other chain link screening material, so the subject property is screened on all sides to both provide security and to screen all Conex containers and trailers from public view.

The Property Owners met with City Planning staff on multiple occasions and understand that ultimately, the City would prefer to see a more permanent development on the subject property with a land use that is outright permitted in the B-1 zoning district, without a CUP for example, or a residential use, such as multi-family or single-family development. Additionally, the Property Owners discussed with staff the desire to store the aforementioned trailers on the subject property. At the time, the Property Owners were under the understanding that storing the trailers was not required to be requested as part of the CUP. Upon discussing this with City Planning staff, the staff informed the applicant that the CUP request could be modified to include the storage of additional items beyond just the Conex containers. This is when the applicant requested a continuance to revise the project narrative and Planning and Zoning

Commission public hearing presentation to include a request to store the trailers along with the Conex containers.

Originally, the Property Owners requested a CUP time period of three to five years. After reading through the City Planning staff's recommended stipulations, the Property Owners agree with staff on a two-year time limit with the ability to apply for a time extension for another CUP if needed.

The storage of the Conex containers and trailers on the subject property will be for a short while and during that time, will not negatively impact surrounding areas or result in any nuisances such as noise, dust, odor, or light and it will not impact traffic. All storage will be property screened and any required chain link fence repairs and additional landscaping will be dealt with promptly upon approval of the CUP. It should be noted that no neighbors have responded to a mailing regarding the nature of the CUP. In the meantime, the Property Owners are investigating the possibility of developing the subject property into a more permanent commercial use. The applicant looks forward to presenting this modified CUP request to the City Planning and Zoning Commission at the first meeting in April 2018.