



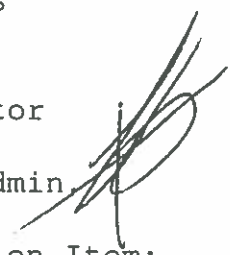
City of Apache Junction
Development Services Department



Date: August 8, 2018

To: Honorable Mayor and City Council Members

Through: Bryant Powell, City Manager
Larry Kirch, Development Services Director

From: Rudy Esquivias, Senior Planner/Zoning Admin. 

Subject: August 20, 2018, City Council Work Session Item:
GPA-1-18 & PZ-2-18 Proposed General Plan Amendment and
Rezoning Request by Amerco/U-Haul

Summary

Attached please see the staff report and exhibits presented to the planning and zoning commission at their work session on August 14, for a proposed general plan amendment, case GPA-1-18, and rezoning case PZ-2-18, by Amerco Real Estate Company and U-Haul International LLC, represented by David Pollock. These cases pertain to a vacant, 78-acre property at the southeast corner of US60 and S. Idaho Road.

GPA-1-18 proposes to redesignate approximately 50 acres of the 78-acre property from Community Commercial to Light Industrial/Business Park. PZ-2-18 is the companion rezoning to the GPA, proposing to rezone the +/-50 acres from B-1/PD (General Commercial by Planned Development) to B-5/PD (Light Industrial/Business Park by Planned Development) for the purpose of developing part of the property with a U-Haul Moving and Storage Facility and conceptually planning the rest of the property for multiple light industrial businesses.

By state law, the commission must hold two public hearings in two different places, on general plan amendment cases. The first will be on August 28, at the Superstition Fire and Medical District Board Room and the second will be held on September 11 in the council chambers. Staff will bring the cases back for council decision on September 18. If council so desires, an additional work session can also be scheduled for September 17. Tonight, the items are for discussion only.