

ORDINANCE NO. 1313

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, AMENDING THE APACHE JUNCTION, ARIZONA, ZONING ORDINANCE, BY AMENDING THE ZONING DISTRICT MAP, CITY OF APACHE JUNCTION, ARIZONA, CHANGING THE ZONING DISTRICT CLASSIFICATION IN REZONING CASE PZ-2-07, A REQUEST BY ELIZABETH GASTON OF DIVERSIFIED PARTNERS LLC, FROM LIGHT INDUSTRY AND WAREHOUSE ZONE BY PLANNED DEVELOPMENT (CI-1/PD) TO GENERAL COMMERCIAL DISTRICT BY PLANNED DEVELOPMENT (C-3/PD); REPEALING ANY CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY.

WHEREAS, on November 20, 2007, the Apache Junction Planning and Zoning Commission voted to recommend approval of the proposed rezoning request Case PZ-2-07, by a vote of 6 to 0, subject to the conditions of approval listed in this ordinance; and

WHEREAS, the City Council hereby determines that the proposed rezoning conforms to all of the general criteria as specified in Section 16.0500 General Commercial District (C-3) and Section 19.0109 Planned Development Zoning District of the Apache Junction Zoning Ordinance, as approved herein, including compliance and conformity with the General Plan, integration with the surrounding neighborhood, adequate traffic accommodation, adequate public facilities, extension of infrastructure, and that the design and uses should result in enhancements to the social, built, and natural environments in the City.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, THAT:

SECTION I: IN GENERAL

The zoning district classification on the Zoning District Map, City of Apache Junction, Arizona, for the parcel of land legally described as:

PARCEL NO. 1

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 2

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THEREFROM AND PORTION WHICH LIES NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 33, WHICH BEARS SOUTH 00 DEGREES 06 MINUTES 34 SECONDS EAST, 450.00 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 33;

THENCE NORTH 89 DEGREES 53 MINUTES 26 SECONDS EAST, 55.00 FEET;

THENCE NORTH 07 DEGREES 01 MINUTES 02 SECONDS EAST, 362.72 FEET;

THENCE NORTH 85 DEGREES 15 MINUTES 33 SECONDS EAST, 1103.60 FEET TO THE POINT OF ENDING ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33;

be and hereby is rezoned from (CI-1/PD) Light Industry and Warehouse Zone by Planned Development to (C-3/PD) General Commercial by Planned Development subject to the following Conditions of Approval:

1. The design of all buildings and landscape features shall be in compliance with all applicable City of Apache Junction codes and development guides including, but not limited to, Zoning Ordinance Section 16.0500 General Commercial District and Article 19 Planned Development Zoning District, the Landscaping and Screening Requirements, Design Guidelines, Engineering Guidelines, Building and Fire codes, Dark Sky Regulations and Sign Code, except as otherwise conditioned herein.

2. Applicant shall comply with the conceptual development plans as described in the project narrative and shown on the site plan (s) except as noted below.
3. Applicant shall redesign the main entry driveway on Idaho road to allow for five vehicle lanes and a landscaped island.
4. All pads and shops shall be architecturally compatible within the center and consistent with the preliminary architectural design submitted.
5. Additional landscape screening against the building is required to the rear elevations of Shop "B" and Pad "C" which are highly visible.
6. All street improvements and street frontage landscaping shall be completed with the first phase of development.
7. Retention basins shall be a maximum four to one slope when adjacent to public rights-of-way or pedestrian walkways.
8. Building mounted, monument, and freeway signs shall be incorporated into and/or designed to complement architectural styles of the buildings and consistent with the sign program.

For anchor tenants (100,000 square feet or more) the maximum sign area for all exterior mounted signs shall not exceed 650 square feet excluding modifier signs. For major/minor tenants the maximum sign area for front elevation mounted signs shall not exceed 300 square feet; the maximum size of a sign for rear and side elevations shall not exceed 100 square feet each. All signs mounted on rear elevations facing U.S. Highway 60 shall be mounted at the same height.

Monument signs shall consist of low-profile monument signs and only one double-sided monument sign shall be allowed per driveway entrance.

The Apache Junction Gateway Center shall be allowed one sixty-five foot (65') high freeway sign located on the north portion of the property and approximately 660 feet east of Idaho Road, the final design of which shall be subject to planning staff review and approval.

9. The maximum building height shall not exceed forty feet (40') as measured from the finished floor to the peak of the roof as per the Apache Junction Gateway Planned Development and Design Guidelines book dated August 30, 2007.
10. The developers of the property shall dedicate to the City and fully improve any necessary adjacent rights-of-way widths as may be determined by the City Engineer including the following rights-of-way: seventy-five feet (75') for Idaho Road, fifty feet (50') for Baseline Avenue, and thirty feet (30') for Winchester Road. Such improvements may include, but not be limited to, the undergrounding of adjacent utility lines (12 kilovolt or smaller), the provision of pavement and extra rights-of-way for street widening, curbs, gutters, sidewalks, deceleration/acceleration lanes, ingress/egress driveways, fire hydrants, on-site and off-site retention and drainage features, and streetlights and utilities.
11. All cart storage corrals located in the parking lots shall be buffered on each side with a 4 ½ foot wide landscape planter.
12. Owner/Developer/Applicant agrees to contribute twenty-five percent (25%) of the cost of a traffic signal to be installed at Idaho Road and Baseline Avenue in the form of a lump sum in the amount of \$75,000 deposited with the City prior to issuance of Certificate of Occupancy for the Grand Opening of the first 100,000 square feet of retail space.
13. The developers shall pay all applicable development fees prior to the issuance of any building permits.

14. Applicant shall identify on all site plans accommodations for motorcycle parking and bicycle racks.

**ALLOWED USES:**

12. The Planned Development narrative, Section VII Land Uses, shall be modified by deleting the following sentence: "Any use Permitted in Sections 16.0101, Sections 16.0201, Sections 16.03012 Sections 16.0402, Sections 16.0502, or Sections 16.602 of the Apache Junction's Zoning Ordinance as of the date of the City council approval shall be considered Permitted Principal Uses."

The permitted uses in this C-3/PD Zoning District shall be those which are permitted by Section 16.0500 General Commercial District, except that the following uses shall not be permitted herein: any residential or civic use types; stand alone convenience store except as an accessory to a filling station; dry cleaning plants; taxicab stand; livestock sales and services; mortuary or crematory; storage of recreational vehicles or boats; light custom manufacturing; cart vendors; wholesaling; storage uses; agricultural sales except as an accessory use; services radio and television stations; scientific research and development laboratories.

**SECTION II: REPEALING ANY CONFLICTING PROVISIONS**

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**SECTION III: PROVIDING FOR SEVERABILITY**

If any section, sub-section, sentence, phrase, clause or portion of this ordinance, or any part of the code adopted herein by reference, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE  
CITY OF APACHE JUNCTION, ARIZONA, THIS 18TH DAY OF  
DECEMBER, 2007.


SIGNED AND ATTESTED TO THIS 18TH DAY OF DECEMBER, 2007.

  
JOHN S. INSALACO  
Mayor

ATTEST:

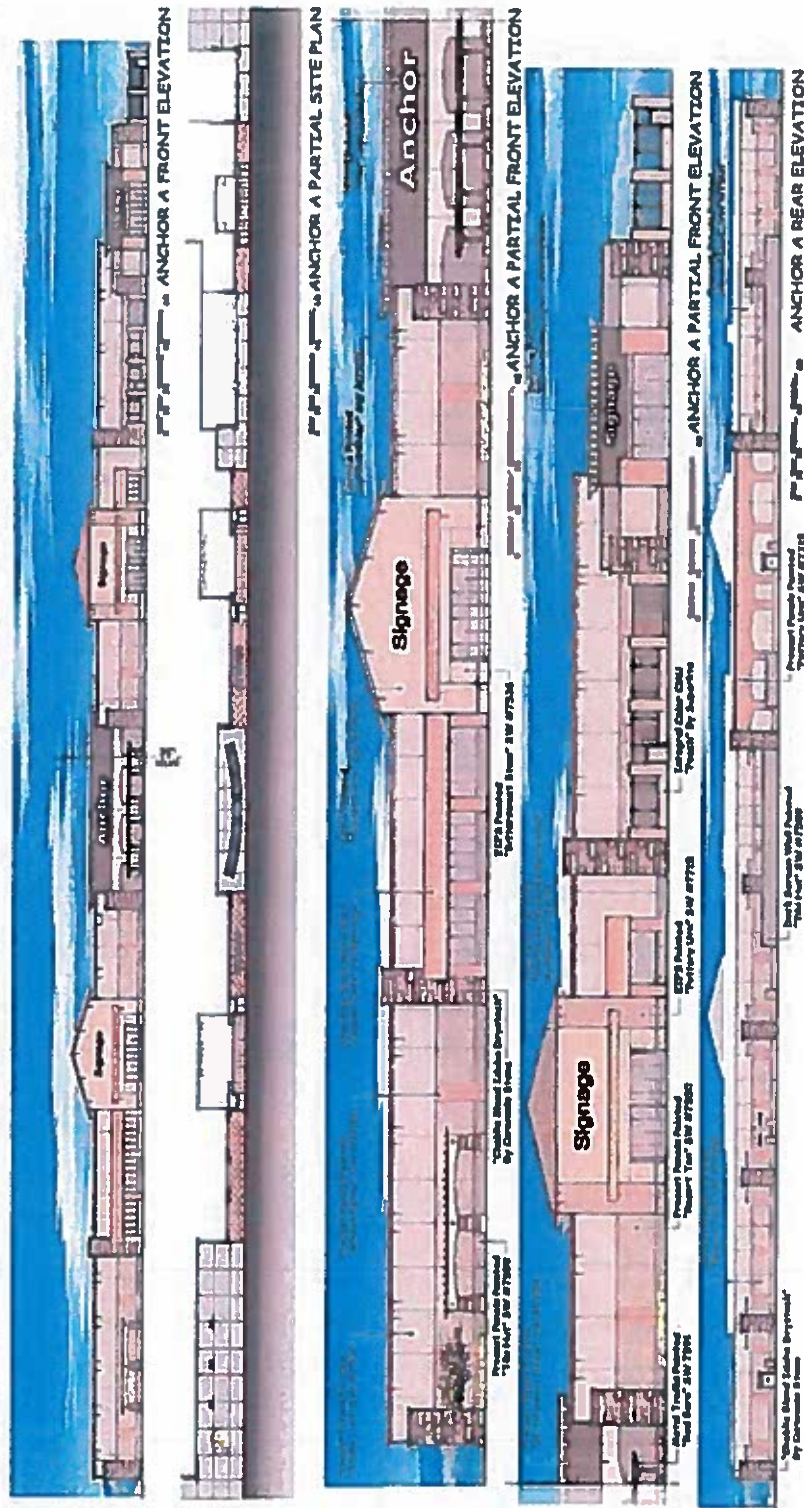
  
KATHLEEN CONNELLY  
City Clerk

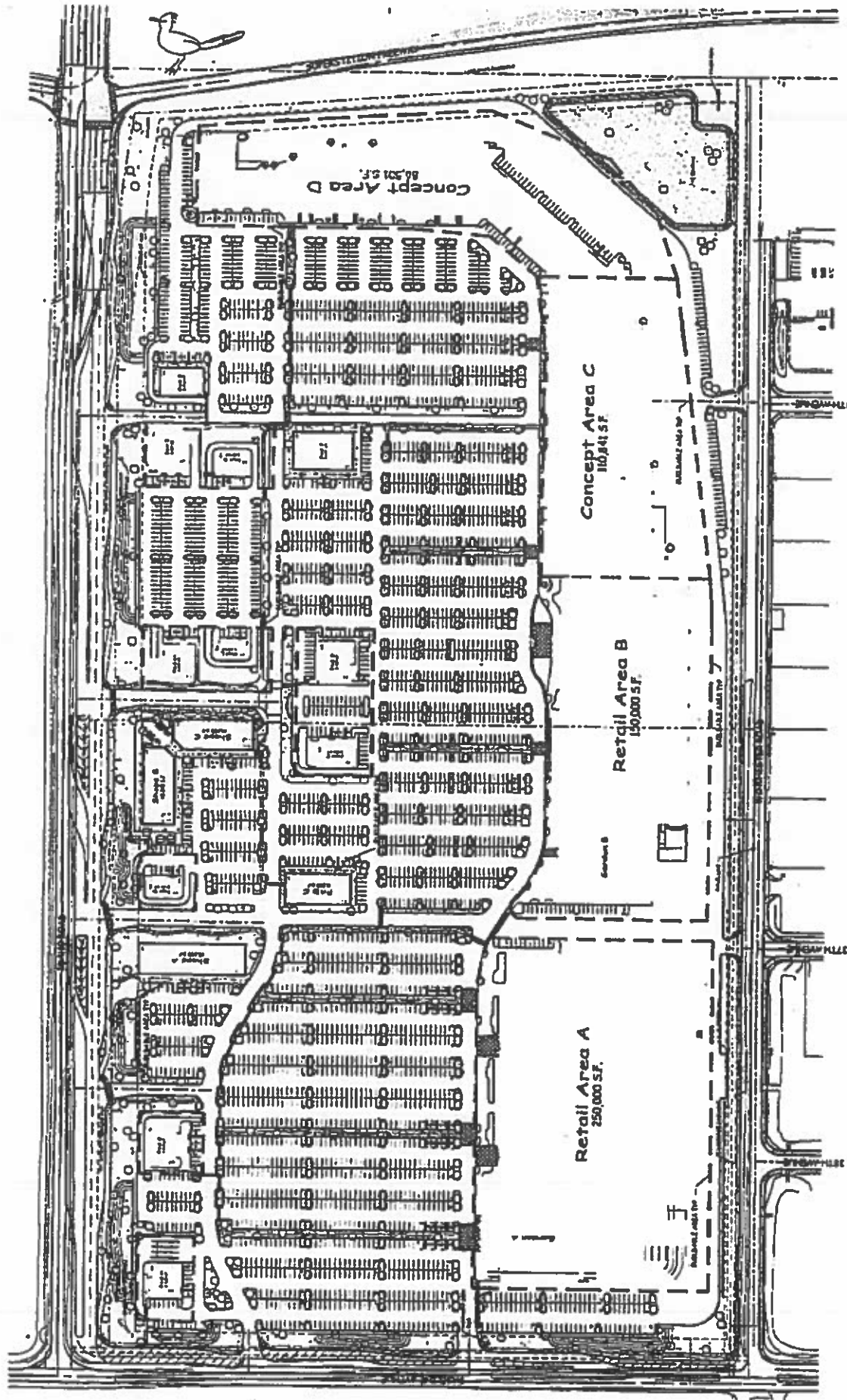
APPROVED AS TO FORM:

 12-13-07  
RICHARD JOEL STERN  
City Attorney

# ARCHITECTURAL CONCEPT

**Figure H.07**





# SITE DATA:

PROJECT NAME	1111
PROJECT LOCATION	1111
PROJECT TYPE	1111
PROJECT SIZE	1111
PROJECT COST	1111
PROJECT STATUS	1111
PROJECT OWNER	1111
PROJECT ARCHITECT	1111
PROJECT ENGINEER	1111
PROJECT LANDSCAPE ARCHITECT	1111
PROJECT INTERIOR DESIGNER	1111
PROJECT FURNITURE	1111
PROJECT LIGHTING	1111
PROJECT SIGNAGE	1111
PROJECT AV	1111
PROJECT SECURITY	1111
PROJECT ACCESSIBILITY	1111
PROJECT SUSTAINABILITY	1111
PROJECT WELLNESS	1111
PROJECT COMMUNITY	1111
PROJECT CULTURE	1111
PROJECT HISTORY	1111
PROJECT FUTURE	1111
PROJECT LEGACY	1111
PROJECT IMPACT	1111
PROJECT BENEFIT	1111
PROJECT VALUE	1111
PROJECT QUALITY	1111
PROJECT QUANTITY	1111
PROJECT DIVERSITY	1111
PROJECT INCLUSIVITY	1111
PROJECT TRANSPARENCY	1111
PROJECT ACCOUNTABILITY	1111
PROJECT INTEGRITY	1111
PROJECT ETHICS	1111
PROJECT RESPECT	1111
PROJECT RESPONSIBILITY	1111
PROJECT COMMITMENT	1111
PROJECT PASSION	1111
PROJECT DEDICATION	1111
PROJECT PERSEVERANCE	1111
PROJECT COURAGE	1111
PROJECT FAITH	1111
PROJECT HOPE	1111
PROJECT LOVE	1111
PROJECT KINDNESS	1111
PROJECT PATIENCE	1111
PROJECT HUMILITY	1111
PROJECT GRACE	1111
PROJECT MERCY	1111
PROJECT GENTLENESS	1111
PROJECT MILDNESS	1111
PROJECT SWEETNESS	1111
PROJECT PEACE	1111
PROJECT JOY	1111
PROJECT GLADNESS	1111
PROJECT CHEERFULNESS	1111
PROJECT BLESSING	1111
PROJECT PRAISE	1111
PROJECT WORSHIP	1111
PROJECT SERVICE	1111
PROJECT SACRIFICE	1111
PROJECT GIVING	1111
PROJECT RECEIVING	1111
PROJECT SHARING	1111
PROJECT COMMUNION	1111
PROJECT UNITY	1111
PROJECT HARMONY	1111
PROJECT AGREEMENT	1111
PROJECT COOPERATION	1111
PROJECT TEAMWORK	1111
PROJECT COLLABORATION	1111
PROJECT PARTNERSHIP	1111
PROJECT ALLIANCE	1111
PROJECT COALITION	1111
PROJECT CONSPIRACY	1111
PROJECT MOVEMENT	1111
PROJECT REVOLUTION	1111
PROJECT REFORMATION	1111
PROJECT RENAISSANCE	1111
PROJECT REVIVAL	1111
PROJECT RESTORATION	1111
PROJECT REDEMPTION	1111
PROJECT RESURRECTION	1111
PROJECT LIFE	1111
PROJECT DEATH	1111
PROJECT BURIAL	1111
PROJECT CREMATION	1111
PROJECT URBANIZATION	1111
PROJECT SUBURBANIZATION	1111
PROJECT RURALIZATION	1111
PROJECT DEFORESTATION	1111
PROJECT REFORESTATION	1111
PROJECT CONSERVATION	1111
PROJECT RESTORATION	1111
PROJECT PROTECTION	1111
PROJECT PRESERVATION	1111
PROJECT MAINTENANCE	1111
PROJECT REPAIR	1111
PROJECT REPLACEMENT	1111
PROJECT RENOVATION	1111
PROJECT RECONSTRUCTION	1111
PROJECT REDEMPTION	1111
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PROJECT REPAIR	1111
PROJECT REPLACEMENT	1111
PROJECT RENOVATION	1111
PROJECT RECONSTRUCTION	1111

## Conceptual Site Plan

ACTUAL FOOTPRINTS ARE REPRESENTATIVE ONLY. ONCE TENANTS ARE IDENTIFIED THEY SHALL SUBMIT INDIVIDUAL SITE PLANS FOR REVIEW.



## General Plan Amendment Application Form

### SPECIFIC REQUEST:

1. We request an amendment (change) to the Apache Junction General Plan from the existing Land-Use designation of Community Commercial to a proposed designation of Light Industrial/Business Park;

AND/OR

We request an amendment (change) to the Apache Junction General Plan by changing Policy # \_\_\_\_\_ or Plan Implementation Principle or Guideline on page \_\_\_\_\_ to read as follows:

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### PROPERTY DATA:

2. What is the size of your property?  
78 [X] acres [ ] square feet
3. Where is your property located (address or nearest street location)?  
SEC US Hwy 60 and Idaho Road.
4. What is the legal description of the property proposed for the General Plan Amendment?  
Parcel No. 1 - SWQ/SWQ Section 33, T1N, R8E of Gila & Salt River Base & Meridian, Pinal County, Arizona  
Parcel No. 2 - NWQ/SWQ Section 33, T1N, R8E of Gila & Salt River Base & Meridian, Pinal County, Arizona  
Section 33, Township 1N, Range 8E, Gila and Salt River Base and Meridian, Apache Junction, Pinal County, AZ.
5. What is the County Assessor's Tax Parcel Number for this property?  
102-20-047-D9 and 102-20-033-B9

6. What has been built on your property now?

The property is currently undeveloped vacant desert land

7. What has been built on the property next to yours?

North: US Highway 60

South: Vacant, State Land

East: Empire Machinery, IKON Steel, EVT Recycling, Archer Western, Shady Storage

West: Vacant (RS-20)

#### LAND-USE IMPACT ASSESSMENT:

8. How much traffic will your project generate with the proposed designation (you may refer to the Institute of Traffic Engineer's traffic generation manual for assistance)?

+/- 31 trips per day?

9. What would be the expected difference in building height and building mass between the proposed designation on your property and the existing designation of the adjacent parcels?

The proposed building is a three-story structure and the scale is contextually appropriate as it relates to the adjacent industrial properties.

10. How similar is the land use you are requesting to those that are shown on the General Plan for properties next to yours?

The proposed industrial land use is the same as the industrial land use shown on the General Plan for adjacent properties to the east.

11. What buffering techniques do you propose to mitigate the adverse impacts generated by your proposal?

Per City requirements, landscape buffers will be implemented into the designs.

#### ECONOMIC IMPACT ASSESSMENT:

12. What market population figure is this proposal intended to serve?

The proposed amendment will serve Commercial and Industrial market populations.

13. Explain how this request is intended to meet the long-term needs of the community and is not merely an attempt to accommodate momentary market demands.

The proposed amendment to increase the industrial planning area ensures adequate land is available to accommodate current and future economic development opportunities within the Highway corridor and employment zone.

14. What do you believe are the competing economic interests that the General Plan should attempt to balance?

The proposed amendment to increase the industrial planning area balances the economic interests of the General Plan.

#### ENVIRONMENTAL IMPACT ASSESSMENT:

15. Describe the public infrastructure that is currently available to the site; or how you propose to extend infrastructure or services to the site (such as sewer and potable water).

Refer to the General Plan Amendment Report for details.

16. What is the flood hazard designation for your property?

The flood hazard designation is Flood Zone X per the ALTA survey dated 3-31-18

17. What vegetation and/or protected plants currently exist on the site?

None

18. Describe the general topography of the site, i.e., is your site flat ground or do you have sloping land or washes?

The site topography is vacant desert land that gently slopes from north to northwest.

19. What noise, odor, or other impacts may be expected to be generated from the proposed use?

There will be no negative noise, odor or other impacts generated from the proposed use.

**PUBLIC SERVICE/FISCAL IMPACT ASSESSMENT:**

20. Describe the existing road conditions adjacent to the proposed site (dirt, paved, two or four lanes, etc.):

North of the site is US Highway 60 (paved four lane state freeway)

South of the site is Baseline Road (paved two-lane major arterial)

East of the site is Winchester Road (paved two-lane local collector)

West of the site is Idaho Road (paved two-lane principal arterial)

21. Provide the response times and/or the distance to the nearest facility for each of the following services:

Police: AJPD (2.6 miles)

Fire: AJFD (Fire Station # 263, 1.10 miles)

School: AJUSD (1.3 miles)

Water line: (size) AZWC (Winchester and Baseline Roads)

Sewer line: (size) 18" Sewer (Winchester and Baseline Road)

Electricity: SRP underground (Winchester and Baseline Road)

**EXISTING PLAN VS PROPOSED AMENDMENT ASSESSMENT:**

22. Show how you believe the existing General Plan does not provide for the needs which your proposal seeks to meet in terms of quantity and/or location; for instance, in the General Plan, we have provided for a surplus of commercial and industrial land; if you are proposing additional commercial or industrial land; indicate where an equivalent amount of commercial or industrial land should be removed; provide the parcel number and the owner's name and address of this property:

Please refer to the General Plan Amendment Report for more details

102-20-047-D9 and 102 - 20 - 033-B9

SEC US Hwy 60 and Idaho Road

Assessor's Parcel Number

Property Address

Property Owner's Name

City, State, Zip Code

23. Provide additional justification for the proposal; list reasons that would support your request.

Please refer to the General Plan Amendment Report for more details

## Property Owners Certification

We certify that:

- a. We are the owners of the property described in this application for a General Plan Amendment and have submitted copies of deeds or title reports as proof of ownership.
- b. We have read the instructions and have truthfully completed this application; we understand that the filing and investigation fee is non-refundable and that the City has the choice of either approving or denying our request after conducting a public hearing.
- c. We, being the owners of the property in this application, have appointed David Pollock as our representative; we have authorized him/her to do whatever is necessary to have the request considered favorably by the City of Apache Junction and correspondence should be mailed to him/her.

PLEASE PRINT:

AMERCO Real Estate Co.

Carlos Vizcarra, President

Property Owner's Name

2727 N Central Avenue

Mailing Address

Phoenix, AZ 85004

City, State, Zip Code



Signature

carlos\_vizcarra@uhaul.com

E-mail Address

602-263-6502

Phone


STATE OF ARIZONA }

COUNTY OF Maricopa }

SS

The foregoing instrument was  
acknowledged before me this 8th  
day of may, 2018.

My Commission expires: 7-14-2020

  
Notary Public  
Notary Public State of Arizona  
Maricopa County  
Codie Church  
My Commission Expires 07/14/2020

PLEASE PRINT:

David Pollock, Planning Director

Representative's Name

2727 N Central Avenue

Mailing Address

Phoenix, AZ 85004

City, State, Zip Code

Signature

david\_pollock@uhaul.com

E-mail Address

602-263-6502

Phone

STATE OF ARIZONA }

COUNTY OF Maricopa }

SS

The foregoing instrument was  
acknowledged before me this 8th  
day of may, 2018.

My Commission expires: 7-14-2020

  
Notary Public





**General Plan Amendment Report**  
for  
AMERCO of Apache Junction  
SEC of US-60 and Idaho Road  
Apache Junction, AZ 85119



Date: 05-24-2018  
Project No: 723076

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## **PURPOSE**

This is a Major General Plan amendment application from AMERCO Real Estate Company for the property located on SEC of US-60 and Idaho Road. The subject property is comprised of two parcels with a total area of seventy-eight (78) acres. The purpose of the application is to change approximately fifty (50) acres of land from the current general commercial district to an industrial land use. The balance of the site, twenty-eight (28) acres will remain as a commercial property.

## **BACKGROUND**

According to the Pinal County assessor records, the parcel identification numbers are Parcel No. 2: 102-20-047D9 (38 acres) and Parcel No 1: 102-20-0333B9 (40 acres). The site is currently vacant undeveloped desert land located within the City of Apache Junction.

## **LEGAL DESCRIPTION**

The current legal description is as follows:

Parcel No. 1- The southwest quarter of the southwest quarter of section 33, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Parcel No. 2- The northwest quarter of the southwest quarter of section 33, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Except therefrom any portion which lies northerly and westerly of the following described line:

Beginning at a point on the west line of said section 33, which point bears south 00 degrees, 06 minutes, 34 seconds east, 450.00 feet from the west quarter corner of said section 33;

Thence North 89 degrees, 53 minutes, 26 seconds east, 55.00 feet;

Thence North 07 degrees, 01 minutes, 02 seconds east, 362.72 feet;

Thence North 85 degrees, 15 minutes, 33 seconds east, 1103.60 feet to the point of beginning on the north line of said northwest quarter of the southwest quarter of section 33.

(Refer to ALTA Survey for more details)

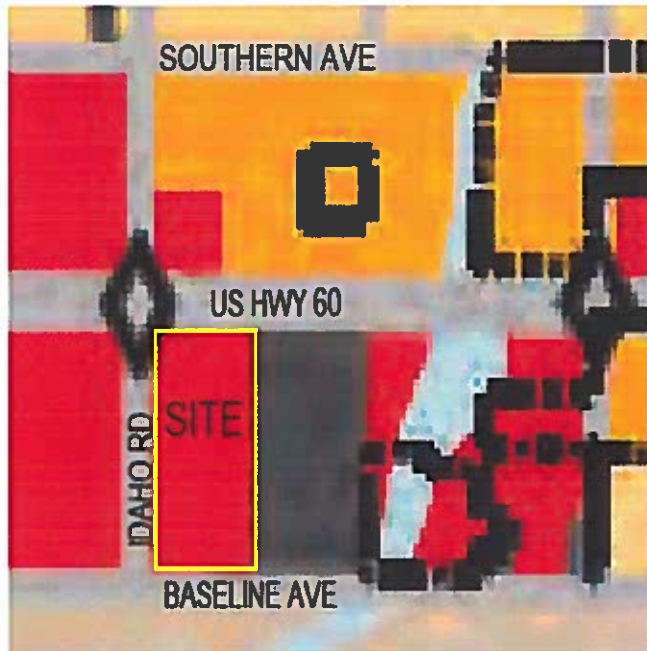
## **EXISTING ZONE**

Per the City of Apache Junction zoning ordinance both parcels are zoned B-1/PD. In addition, a *Planned Development* (PD) was approved by Mayor & City Council for this site on 12-18-07 and will be amended. (refer to *Ordinance No. 1313 for more details*). AMERCO Real Estate Company will submit a separate rezone application to match the proposed general plan amendment for future development.



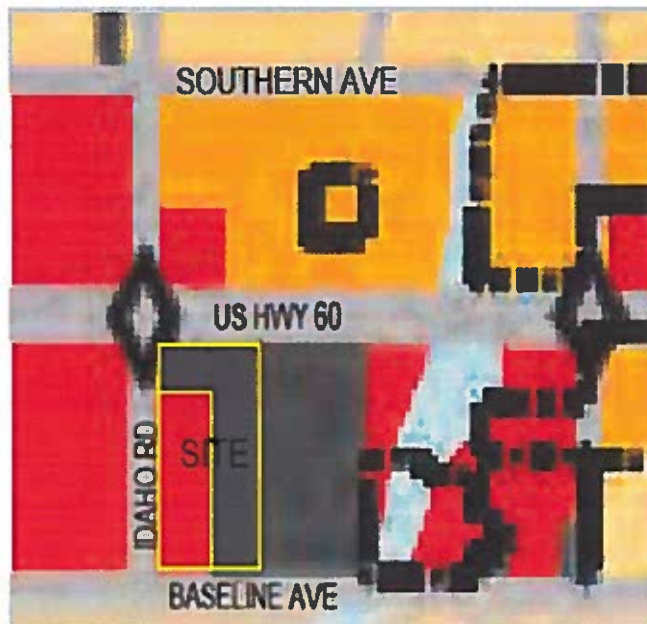
## EXISTING GENERAL PLAN

As noted in the map below, the site (78 acres) is currently within the Community Commercial land use district of the 2010 General Plan.

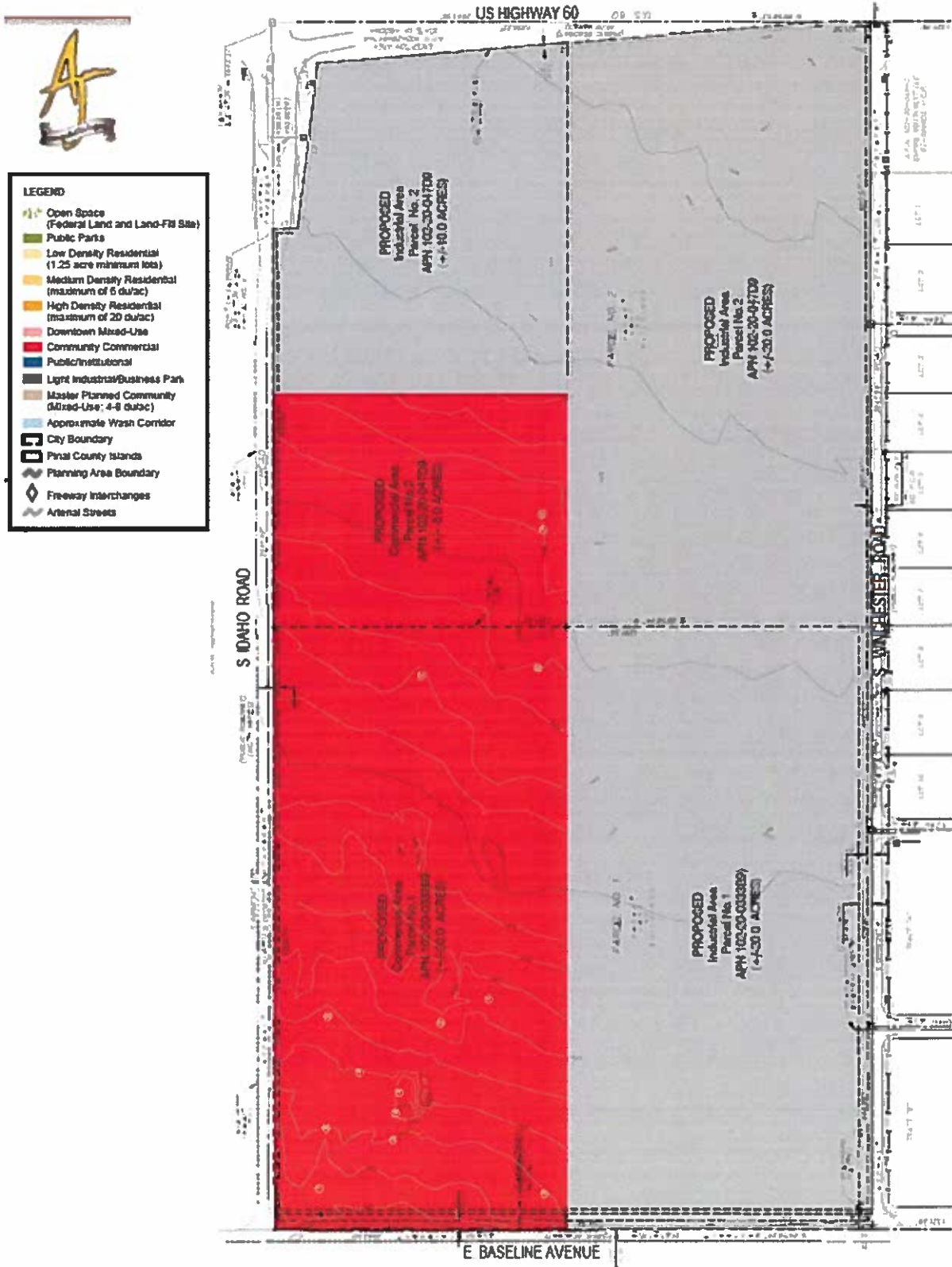


## PROPOSED GENERAL PLAN

As referenced below, the proposed general plan map amendment will change approximately fifty (50) acres from Community Commercial to Light Industrial/Business Park. The balance of the site will remain as Community Commercial land (28 acres).



# PROPOSED GENERAL PLAN EXHIBIT



## **PROPOSED LEGAL DESCRIPTION**

### **Legal Description(s)**

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33,  
TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND  
MERIDIAN, PINAL COUNTY, ARIZONA.

### **Industrial Area:**

EXCEPT THEREFROM ANY PORTION WHICH LIES NORTHERLY AND WESTERLY OF  
THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 33, WHICH BEARS  
SOUTH 00 DEGREES 06 MINUTES 34 SECONDS EAST, 450.00 FEET FROM THE WEST  
QUARTER CORNER OF SAID SECTION 33;

THENCE NORTH 89 DEGREES 53 MINUTES 26 SECONDS EAST, 55.00 FEET;

THENCE NORTH 07 DEGREES 01 MINUTES 02 SECONDS EAST, 362.72 FEET;

THENCE NORTH 85 DEGREES 15 MINUTES 33 SECONDS EAST, 1103.00 FEET;

THENCE SOUTH 0 DEGREES 5 MINUTES 24 SECONDS EAST, 2,642.00 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 24 SECONDS WEST, 642.49 FEET;

THENCE NORTH 0 DEGREES 6 MINUTES 0 SECONDS EAST, 1,871.91 FEET;

THENCE NORTH 0 DEGREES 6 MINUTES 0 SECONDS WEST, 648.83 FEET

### **Commercial Area:**

THENCE NORTH 89 DEGREES 59 MINUTES 24 SECONDS WEST, 648.83 FEET;

THENCE SOUTH 0 DEGREES 6 MINUTES 0 SECONDS EAST, 1,871.91 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 25 SECONDS WEST, 642.49 FEET;

THENCE SOUTH 0 DEGREES 6 MINUTES 0 SECONDS WEST, 1,871.91 FEET;

## GENERAL PLAN AMENDMENT CRITERIA

1: Whether the amendment proposes a land use designation that the Land Use Plan Map does not adequately provide optional sites to accommodate.

AMERCO has made a long-term investment on this property and is committed to a partnership with the City of Apache Junction for its development. Approval of the proposed amendment will alter fifty (50) acres of commercial land into an industrial use. No changes are proposed to the balance of the site (28 acres) in the commercial district.

A recent industrial profile of the City has determined that the industrial park next to the subject property is ninety 90% occupied and the only other available industrial parcel is in Pinal County. This demonstrates that the City does not have enough vacant industrial land to support new manufacturing industries. AMERCO is proposing to increase the industrial planning area by 60% because it ensures adequate land is available to accommodate current and future economic development opportunities.

This strategy is consistent with the targeted Highway corridor business expansion, recruitment efforts and economic development plan. In addition, the employment zone has been established for attracting future commercial business endeavors and the proposal meets this goal. Through this collective enterprise, AMERCO and the City are forming a mechanism that offers diverse business opportunities to expand the local economy. Consequently, the land use map does not adequately provide optional sites to accommodate the proposed amendment.

2: Whether the amendment constitutes an overall improvement to the General Plan, will not solely benefit a particular landowner or owners at a particular point in time, and is consistent with the overall intent of the 2010 General Plan.

Current market reports indicate prospects in the greater Phoenix area for industrial land have increased by 108% over the last year. Right now, the City of Apache Junction is showing a deficit of vacant industrial sites available for growth. The proposed amendment offers a solution because it increases the industrial property by 60% and makes it readily available for advanced high-tech manufacturing trades to develop.

In addition, the balance of the parcel (28 acres) will remain a community commercial district forming a mixed-use power center. Both land uses support the Highway Corridor vision for employment and for attracting large scale developments. This demonstrates that the proposed amendment is an overall improvement for the whole community, will not solely benefit one landowner, and is consistent with the intent of the 2010 General Plan.

3: Whether the proposed amendment is justified by an error in the 2010 General Plan as originally adopted.

No, the proposed amendment is not justified by an error in the originally adopted 2010 General Plan.



**4: Whether the proposed amendment is generally consistent with goals, objectives, and other elements of the 2010 General Plan.**

The proposed amendment to increase the industrial land at this location is consistent with the goals of the 2010 General Plan. It is consistent because recent economic reports have concluded that industrial businesses are one of the targeted trades that will benefit the City of Apache Junction. The City is currently seeking opportunities to expand business presence in manufacturing and distribution. This location works because of its proximity to both private and State Land Department markets adjacent to the highway that have shown a strong interest in developing manufacturing trades in the future. Furthermore, it is contiguous with other industrial properties to the east.

Providing more industrial land is favorable because the City has a small percentage of vacant industrial parcels. Per the 2010 General Plan Map, the overall City area of 34.81 square miles holds approximately 72 acres of industrial land. When calculated, the industrial land equals 3% of the City area. The proposed amendment will increase the industrial parcel to 122 acres or 6% of the City area.

AMERCO in unison with the City is committed to converting fifty (50) acres of the overall seventy-eight (78) acre commercial parcel into industrial land. The proposed amendment integrates a pro-business strategy that will lead to positive employment changes in the community. In addition, growing the employment base and providing economic diversity is necessary to protect Apache Junction from shifts in the economy. Therefore, the proposed amendment is consistent with the goals, objectives, and elements of the 2010 General Plan.

**Environmental Planning Element: Protecting the unique environment within the planning area is one of the core components of the City's vision.**

Based on the information and data obtained in the Phase I Environmental Site Assessment completed by ERM Inc., there are no recognized environmental conditions at the subject property. In addition, Map 7.1 (Natural Resources) of the 2010 General Plan indicates the proposed site is not located in any of the City's environmentally sensitive areas.

**Cost of Development Element: Ensure that new development pays its fair and proportional share of the cost of additional public facility and service needs that it generates.**

AMERCO will pay its fair and proportional share of fees required by the City.

**Parks, Recreation and Open Space Element: Develop a system of parks, trails, and open space to meet the recreational needs of the Apache Junction residents and visitors.**

According to Map 9-1 (Existing and Future Parks and Open Space) of the 2010 General Plan, the proposed site is not located in any of the Master planned park or open space regions or maps.

**Water Resource Element:** Promote development that conserves water through the type of landscaping provisions of recharge and use of renewable water supplies.

Per Map 10-1 (Water Service Area) of the 2010 General Plan, the proposed site is in the Arizona Water Company service area. The proposed development will meet all required City landscaping provisions of recharge and use of renewable water.

**Public Services and Facilities Element:**

Provide adequate public facilities and service concurrent with new development.

**Electric:**

As illustrated on Map 11-2 (Public Facilities & Services) of the 2010 General Plan, SRP is the electric service provider for the site and an existing underground electric service line is available from Winchester Road heading north to US Hwy 60. Therefore, adequate electric services are available for this development.

**Water:**

Arizona Water Company provides service to the site. The nearest water lines are available on Winchester and Baseline Roads and the exact locations will be verified.

**Sewer:**

Wastewater is serviced by Superstition Mountains Community Facilities District No. 1 (SMCFD) which operates as an independent governmental entity within the City limits. There is an existing 18-inch sewer line on both Baseline and Winchester Roads. Therefore, adequate sewer services are available for this development.

**Stormwater Management:**

The City of Apache Junction Public Works in partnership with the Flood Control District of Maricopa County are responsible for floodplain and for city-wide stormwater management planning and approvals. The proposed development will meet all required City and County stormwater management design requirements.

**Topography:**

The current topography of the site is vacant desert land that gently slopes from north to northwest.

**Floodplain:**

Per the ALTA Survey dated 3-31-18 by American National, the property is in flood hazard designation Zone X.

**Police:**

The Apache Junction Police Department (AJPD) is a full service public safety agency within the City and for the subject property. The closest police station is approximately 2.6 miles from the site.

**Fire:**

The Apache Junction Fire Department (AJFD) provides fire, emergency medical, and rescue services for the proposed development. Fire Station # 263 is approximately 1.10 miles from the site.

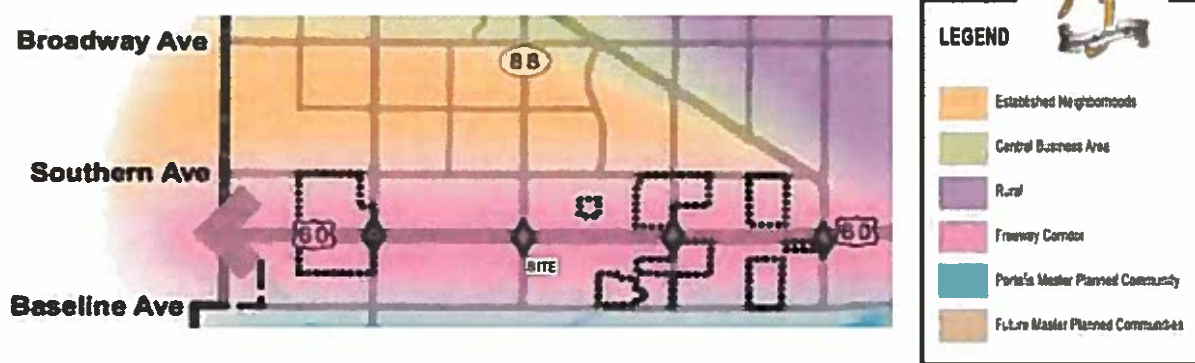
**Public Schools:**

This is a commercial and industrial development and the following school districts are already established and shall remain unchanged by this project. The schools are approximately 1.3 miles from the site.

The Apache Junction Unified School District No. 43 (AJUSD) provides K-12 education services to the City and surrounding areas in Pinal County. Per Map 11-4 (Unified School District #43) of the 2010 General Plan, Mountain Shadows Education Center, Desert Shadows Middle School and Apache Junction High School will service the site.

**Economic Development Element:**

The subject property is in the Freeway Corridor, a designated employment zone per the Character Area Map below.



The employment zone is built on the premise of providing diversity in the economy by growing and attracting businesses and institutions that are shaping special knowledge or information sectors. It is also based on a systemic approach to expanding the number and range of opportunities for employment and entrepreneurship to help retain existing talent and recruit new talent into Apache Junction.

AMERCO has always been an innovative and entrepreneurial business and together with the City has formulated a plan for attracting new commerce. As the owner of the 78-acre commercial parcel, AMERCO is committed to amending 50 acres of commercial land into an industrial district. The long-term benefit of the map amendment is that it will increase the City's industrial region by 60%.

Since the City has a low percentage of industrial land, approval of the amendment will ensure there is adequate land available to accommodate new industrial and commercial vendors. By increasing the employment base and providing economic diversity Apache Junction will be protected from shifts in the economy. This is a systemic resolution that meets the future economic development goals of the City.

## Community & Character Element:

5: Whether the proposed change is justified by a change in community conditions or neighborhood characteristics since adoption of the Plan.

Since the adoption of the 2010 General Plan, the City has seen a need to create a larger industrial region. The change is justified because recent economic trends have identified an increase in industrial developments wanting to expand their facilities into Apache Junction. Currently, the City does not have enough industrial land to serve various interested vendors.

The proposed increase of industrial land offers a long-term solution to attracting sustainable enterprises into the community. In addition, it creates a clean industrial area along US Highway 60, answers to current economic needs, and generates employment opportunities.

6: Whether the amendment will adversely impact a portion of, or the entire community by:

a. Significantly altering acceptable existing land use patterns, especially in established neighborhoods.

Since the City has a low percentage of industrial land, approval of the amendment will ensure there is adequate land available to accommodate new retailers. The subject property is adjacent to other industrial parcels; therefore, it will not significantly alter existing land use patterns or established neighborhoods.

b. Significantly reducing the housing to jobs balance in the Planning Area.

Since the amendment will include industrial and commercial employment, the proposed amendment will not reduce the housing to jobs balance in the Planning Area.

c. Substantially decreasing existing and future water supplies.

Existing infrastructure is already available for this site; therefore, it will not decrease the existing and future water supplies.

d. Replacing employment with residential uses.

Since the amendment will attract industrial and commercial employment, the proposed amendment will not replace employment with residential uses.

e. Requiring additional and more expensive improvements to infrastructure systems and/or proximity to municipal facilities and/or services than are needed to support the prevailing land uses and which, therefore, may impact the level of service for existing and proposed developments in other areas.

Existing infrastructure is already available for this site and the proposed development will not require additional and more expensive improvements to the infrastructure; therefore, it will not negatively impact the level of service for existing and proposed developments in the area.



#### **Traffic Element:**

**f. Increasing traffic (without mitigation measures) on existing roadways beyond the planned level of service, and that negatively impact existing and planned land uses.**

Current road conditions should adequately accommodate planned level of service for future Industrial developments. Impacts affecting the surrounding business community will derive from new developments. Local traffic will increase but overall traffic volume will be substantially less than projected counts if the subject property was strictly developed for commercial use. Amending 50 of the 78 acres from commercial to industrial land will alleviate projected traffic counts by more than half as derived from ITE trip generation calculations based on total square foot areas.

The subject property's surrounding roadways are currently improved and designated as follows by the 2010 General Plan street classification map. The northernmost boundary is adjacent to US Highway 60 a paved four-lane state freeway generating approximately 34,200 trips per day. On the south is Baseline Road, a paved two-lane major arterial with an average of 3,527 trips per day. The westerly boundary is Idaho Road a two-lane paved principal arterial averaging 2,887 trips per day and on the east is Winchester Road a two-lane paved local collector with less than 1,000 trips per day.

Since industrial property produces a significantly lower traffic volume than commercial uses, the proposed general plan amendment will not negatively impact existing and planned land uses or existing roadways. Furthermore, current road conditions should adequately accommodate planned level of service for future Industrial and commercial developments.

#### **Environmental Element:**

**g. Affecting the existing character (i.e., visual, physical, and functional) of the immediate area.**

The proposed amendment is compatible with the character of the existing industrial campus to the east and future commercial corridor on the west. Future developments at this site will maintain appropriate buffering and visual designs as specified by the City guidelines; therefore, adhering to the visual, physical, and functional character of the immediate area.

**h. Increasing the exposure of residents to aviation generated noise, safety and /or flight operations.**

There will be no increase of exposure to aviation generated noise, safety and/or flight operations for this development.

**i. Materially diminishing the environmental quality of the air, water, land, or cultural resources.**

The proposed development is not materially diminishing the environmental quality of air, water, land, and or cultural resources.

j. Significantly altering recreational amenities such as open space, parks, and trails.

The proposed development is not altering recreational amenities such as open space, parks, and trails.

## **SUMMARY**

As outlined in the above narrative, the amendment meets the goals, elements, and objectives of the 2010 General Plan. Through this collaborative initiative, AMERCO and the City are forming a feasible strategy to attract future regional commercial and industrial prospects. Some of the long-term benefits include increasing the employment base and providing economic diversity.

Therefore, the applicant requests approval of the General Plan amendment from the City of Apache Junction.

Thank you for your consideration, AMERCO Real Estate Company.



THE SOUTHWEST QUARTER OF SECTION 11,  
TOWNSHIP 1 NORTH RANGE 8 EAST OF THE OILA AND SALT RIVER BASIN AND  
MEDIASAN, PINAL COUNTY, ARIZONA.

**Excluded Area:**  
EXCEPT THEREFROM ANY PORTION WHICH LIES NORTHEASTLY AND WESTERLY  
OF THE FOLLOWING DESCRIBED LINE.

beginning at a point on the west line of said section 11, which bears south 88 degrees 36 minutes 41 seconds east, 400.00 feet from the west quarter corner of said section 11.

THENCE NORTH 61 DEGREES 53 MINUTES 36 SECONDS EAST 55.80 FEET;  
THENCE NORTH 61 DEGREES 53 MINUTES 52 SECONDS EAST, 161.72 FEET;

THUNDER NORTH IN DEGREES 14 MINUTES 31 SECONDS EAST, 1403.00 FEET.  
THUNDER SOUTH IN DEGREES 14 MINUTES 31 SECONDS EAST, 1342.00 FEET.  
THUNDER NORTH IN DEGREES 14 MINUTES 31 SECONDS WEST, 1403.00 FEET.  
THUNDER SOUTH IN DEGREES 14 MINUTES 31 SECONDS WEST, 1342.00 FEET.  
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THUNDER SOUTH IN DEGREES 14 MINUTES 31 SECONDS WEST, 1342.00 FEET.

**Application:** General Plan Amendment  
**Municipality:** City of Apache Junction  
300 E Superstition Blvd.  
Apache Junction, AZ 85119

**Owner:** AMERCO Real Estate Company  
2727 N Central Ave.  
Phoenix, AZ 85004

Owner

2727 N Central Ave.  
Phoenix, AZ 85004



AERIAL VIEW

[illegible]

PROPERTY DOCUMENTS  
FOR CONSTRUCTION OF  
SUNBELT

**AMEPACO**

1-800-368-6868  
 1-800-368-6868  
 1-800-368-6868

15 (Cont.)

**RESEARCH**

DATE RECEIVED: 02/28/19

**NEW CONTENT**

**Category**

Charge Cardholder

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	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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11/10/2017	11/10/2017
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**100%**



# **SITE DATA**

## **EXISTING ZONING:**

- EXISTING ZONING: B-UPD & B-SPD
- PROPOSED ZONING: B-UPD & B-SPD

## **LAND AREA:**

- INDUSTRIAL AREA 1: 10± ACRES
- INDUSTRIAL AREA 2: 48.94 ACRES
- RETAIL AREA A: 17.3± ACRES
- RETAIL AREA B: 10.2± ACRES
- GROSS LAND AREA: 78.2 ACRES

## **PARKING REQUIRED PER APACHE JUNCTION LAND DEVELOPMENT CODE:**

- RETAIL: 1 SPACE / 300 SF GROSS FLOOR AREA (GFA)
- INDUSTRIAL: 1 SPACE / 1000 SF GROSS FLOOR AREA (GFA)

## **PROPOSED PARKING PROVIDED:**

- INDUSTRIAL: 315 (313,000 / 1000± 313)
- RETAIL: 1,057 (317,000 / 300± 1,057)

## **BUILDING AREAS:**

- INDUSTRIAL AREA 1: 40,000± SF
- INDUSTRIAL AREA 2: 273,000± SF
- RETAIL AREA A: 217,000± SF
- RETAIL AREA B: 100,000± SF

TO PHOENIX



REGIONAL LOCATION MAP

US 60  
TRAFFIC  
INTERCHANGE  
EXIT 196

VACANT  
LAND

INDUSTRIAL  
AREA 1  
(9.8± AC.)

EXPAND  
PAD F  
6.9± AC.

EXPAND  
PAD E  
8.9± AC.

SHOPS  
13,800 S.F.

SHOPS  
35,800 S.F.

RETAIL  
AREA 'B'  
(10.2± AC.)

SHOPS  
12,800 S.F.

EXPAND  
PAD D  
3.1± AC.

INDUSTRIAL  
AREA 2  
(40.9± AC.)

EXPAND  
PAD G  
4.9± AC.

EXISTING  
EMPLOYMENT/  
INDUSTRIAL

SHOPS  
14,800 S.F.

SHOPS  
16,800 S.F.

RETAIL  
22,800 S.F.

SHOPS  
12,800 S.F.

EXPAND  
PAD H  
2.9± AC.

EXPAND  
PAD I  
3.9± AC.

EXISTING  
EMPLOYMENT/  
INDUSTRIAL

SHOPS  
14,800 S.F.

SHOPS  
16,800 S.F.

RETAIL  
22,800 S.F.

SHOPS  
12,800 S.F.

EXPAND  
PAD J  
2.9± AC.

EXPAND  
PAD K  
3.9± AC.

EXISTING  
EMPLOYMENT/  
INDUSTRIAL

RETAIL  
22,800 S.F.

SHOPS  
12,800 S.F.

EXPAND  
PAD L  
2.9± AC.

EXPAND  
PAD M  
3.9± AC.

EXISTING  
EMPLOYMENT/  
INDUSTRIAL

SHOPS  
14,800 S.F.

SHOPS  
16,800 S.F.

RETAIL  
22,800 S.F.

SHOPS  
12,800 S.F.

EXPAND  
PAD N  
2.9± AC.

EXPAND  
PAD O  
3.9± AC.

EXISTING  
EMPLOYMENT/  
INDUSTRIAL

## **NOTE:**

ACTUAL BUILDING FOOTPRINTS ARE REPRESENTATIVE ONLY. CHOICE TENANTS ARE IDENTIFIED THEY SHALL SUBMIT INDIVIDUAL SITE PLANS FOR REVIEW.

**WLB**

AMERCO COMMERCIAL/EMPLOYMENT CENTER  
CONCEPTUAL SITE PLAN  
APACHE JUNCTION, AZ











*City of Apache Junction*  
Development Services Department  
Conditional Use Permit Application



**Exhibit A: Rezoning Application**

**SITE INFORMATION**

SITE ADDRESS/LOCATION SEC of Baseline Rd & Idaho Rd ASSESSORS PARCEL NO 102-20-047-D9 & 102-20-033-B9

GROSS AREA: 78 Acres NET AREA 78 Acres EXISTING ZONING B1-PD

LEGAL DESCRIPTION OF PROPERTY: (found on County Tax Bill Notices or Warranty Deed) Please see attached.

**BRIEF DESCRIPTION OF THE PROJECT PROPOSED FOR REZONING:**

AMERCO Real Estate Company would like to propose a PD rezone of approximately 50 acres to allow for the development of a 10 acre site that will house a U-Haul Moving & Storage facility in the SEC of Idaho Rd & US 60. Approval of the proposed rezone will allow this facility to feature climate controlled self-storage, retail, vehicle share, and an outdoor storage yard. The rezone will change 50 acres of the 78 acre site to an industrial zone; the remaining acreage will reflect the Community Commercial zoned reflected in the 2010 General Plan.

**APPLICANT INFORMATION**

Property Owner(s) AMERCO Real Estate Company

Address 2727 N Central Ave.

Phone Number 602-263-6502 Fax Number 602-277-5824 Email carlos\_vizcarra@uhaul.com

Applicant Contact Person/Project Manager David Pollock

Address 2727 N Central Ave.

Phone Number 602-263-6502 Fax Number 602-277-5824 Email david\_pollock@uhaul.com

Architect/Engineer The WLB Group

Address 1600 West Broadway, Suite 150

Phone Number 480-736-1600 Fax Number 480-736-1602 Email jzillman@wlbgroup.com

For Dept Use only	Case Number <u>P2-2-18</u>
PLN Number <u>PLN/2018-00032</u>	Date Submitted: <u>5/25/18</u>
Approved By: _____	Date Approved: _____

## Exhibit B: Ownership Certification

If multiple pages are needed, please make additional copies

I/We certify that:

I/We are the owner(s) of the property described in this application for a 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 this rezoning request is conditional upon time requirements, that the filing and investigation fee is non-refundable, and 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 \_\_\_\_\_  
David Pollock 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

AMERCO Real Estate Company

Carlos Vizcarra - President

Property Owner Name

2727 N Central Ave.

Street Address

Phoenix, AZ 85004

City, State, Zip

  
Signature

602-263-6502

Telephone

Property Owner Name

Signature

Street Address

City, State, Zip

Telephone

STATE OF ARIZONA )

Maricopa )

COUNTY OF PINAL )

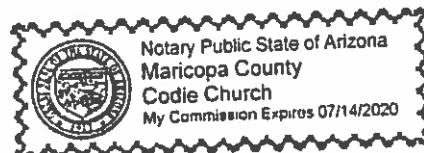
SS

The foregoing instrument was acknowledged before me this 17 day of April, 2018.



Notary Public

My Commission Expires: 7-14-2020





## Request for Rezone

### Statement of Intent

#### Site details

The subject property is comprised of two parcels of land identified as Pinal County Assessor's parcel numbers 102-20-047-D and 102-20-033-B. The subject property is located between E. Baseline Avenue & Superstition Highway and S. Idaho Road & S. Winchester Road, in the south half of Section 33 in township 1 North, Range 8 East, of the Gila and Salt River Meridian, Pinal County, Arizona.

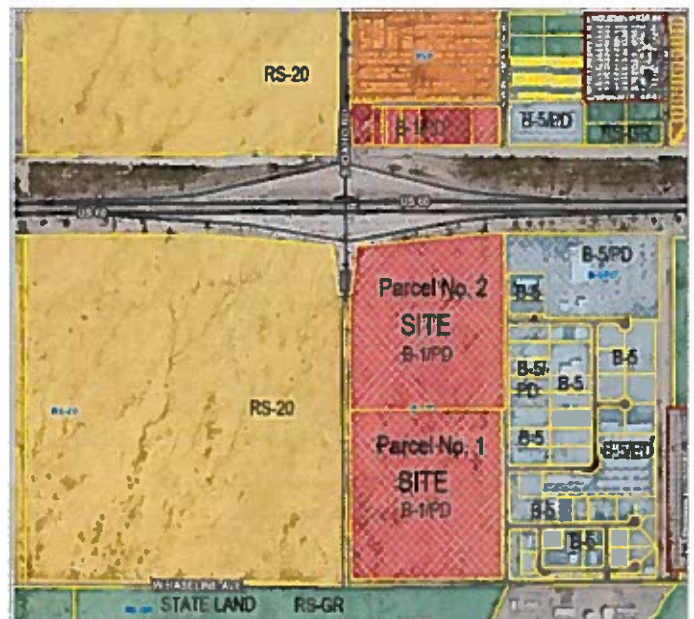
The subject property consists of approximately 78 acres of vacant land currently zoned B-1/PD. The subject property has not been improved with buildings or structures and has been agricultural land since 1973.

The subject property is located in an industrial and commercial setting. To the north is US 60; to the east is an industrial complex with B-5 and B-5/PD zoning consisting of small scale industrial uses. To the South is state Trust land (not yet sold or developed); to the west is RS-20 undeveloped Residentially zoned land.

#### Proposal

AMERCO Real Estate Company in partnership with U-Haul would like to display their commitment to Apache Junction as good business owners and members of the community by proposing a 50-acre rezone of B-1/PD General Commercial zoned property to B-5/PD Industrial.

Discussions with the city's Economic Development and Planning Departments have highlighted the need to increase the city's employment base and address requests for more industrial land. The cooperative effort between AMERCO Real Estate Company and the City of Apache Junction will provide an appropriately zoned area to help incubate industrial growth increasing marketability while strengthening and diversifying Apache Junction's employment market.



B-1  
B-1, RS-20M  
B-1/PD  
B-2  
B-2/PD

B-4  
B-4/PD  
B-5  
B-5/PD  
MHP

RS-GR  
RS-GR/PD  
RVP  
RVP/PD

RS-10M  
RS-20  
RS-20/PD  
RS-20M

The map displays several zoning districts and a proposed rezoning area. Key features include:

- Zoning Districts:** RS-20 (Residential Single-Family), B-1/PD (Business Professional), B-5/PD (Business Professional Medium Density), RS-GR (Residential General Rural), and RS-JO (Residential Joint).
- Proposed Rezone Area:** A large light blue area outlined in yellow, labeled "Proposed Rezone Area" and "B-1/PD to B-5 Industrial".
- Roads:** US 60 runs horizontally across the middle. W Baseline Ave runs vertically on the left side.
- Other Labels:** "STATE LAND" is at the bottom center, and "RS-GR" is at the bottom right.

The proposed rezone will not have substantially adverse impacts to the surrounding business community. Impacts affecting the surrounding business community will derive from development. Local traffic will increase but overall traffic counts will be substantially less than projected counts if the subject site was strictly developed for commercial use. Rezoning 50 acres of the 78 to industrial alleviates projected counts by more than half (estimations are based on ITE trip generation formulas for total sf of 28 acres of commercial uses compared with generation for total sf of 50 acres of light industrial uses).

The subject property's surrounding roadways are improved. US 60 is a large thorough fare currently handling approximately 34,200 trips per day; Idaho Rd is a major arterial road accommodating 2,887 trips per day; Baseline Rd is a major arterial road with areas widened to accommodate a middle, left,

and right turn lane. There are approximately 3,527 trips per day on Baseline Rd. Additional Industrial development in this area should be adequately accommodated by current road conditions. As discussed in the previous section, industrial uses generally do not generate traffic increases that drastically impact local traffic.

U-Haul will be the first development within the rezoned area; U-Haul generates far fewer vehicle trips than most other commercial land uses. Data published in the Institute of Transportation Engineers (ITE) report shows that the traffic impact of self-storage facilities (i.e. "mini-warehouses") vary depending on the day and times but is consistently lighter than a number of other common development types. As outlined in the exhibit below, U-Haul generates 31 weekday trips and 53 weekend trips compared with nearby properties including a fast food restaurant averaging 3,430 weekend trips, a gas station averaging 2,200 weekend trips and a hotel averaging 901 weekend trips; the U-Haul weekend trip generation is significantly lower. Projected traffic associated with light industrial development and uses such as U-Haul will be served adequately by current road conditions.

## Traffic Studies and Commercial Uses

**Our truck rental and self-storage uses generate less traffic than most other commercial uses.**

USE COMPARISON					
Use	Square Feet	Traffic Volume		Typical Hours	Days
		Weekday	Weekend		
Fast Food Restaurant	3,000 sq ft	3,161 trips	3,430 trips	18 hours - 24 hours	7
Gas Station w/ Convenience Store	2,200 sq ft	1,200 trips	2,200 trips	18 hours - 24 hours	7
Hotel	50,000 sq ft	905 trips	901 trips	24 hours	7
Casual Dining	5,000 sq ft	1,075 trips	1,258 trips	11 am - 11 pm 12 hours	7
U-Haul Center	80,000 sq ft	31 trips	53 trips	7 am - 7 pm 12 hours	7

### Off street parking

Industrial development within the rezone area will be required to provide off street parking accommodations that meet or exceed the requirements outlined in Apache Junction's code requirements specific for the developed use.

### Public Facilities

Water and sewer currently service this site, the demands needed will be addressed at the time of development. Generally, industrial use demands on public utilities are much less when compared to commercial uses. Industrial development in this area will not create resource hardships.

### Potential nuisances from emission of odors, pollutants or noise

To ensure potential nuisances from emission of odors, pollutants or noise are mitigated, AMERCO is working with the City of Apache Junction to compile a list of excluded uses that may be potential nuisances to the surrounding developments.

### Potential blight to the neighborhood

The subject site is located in an industrial/commercial setting and is fenced off vacant bare land. Windblown trash and miscellaneous debris from the surrounding developments and US 60 collect here. Developing this property would improve the current conditions. Approved developments will be held to the requirements outlined in the amended PD and encouraged to adhere to the commercial design guidelines improving architectural character of the area and negating potential blight to the neighborhood.

### Compatibility with surrounding uses & structures

Rezoning 50 acres to B-5 will allow for greater compatibility with existing development to the east. Allowing the proposed rezone will provide an area for more industrial development while maintaining balance. The rezone will not be disruptive to any current development; all surrounding development is of industrial character. The proposed rezone of 50 acres from commercial to industrial will be buffered by 28 acres of commercial zoning creating an opportunity to transition from the undeveloped residential land to the west to light industrial uses to the east.

### Screening and buffering of uses

The subject site will be buffered and partially screened by US 60 from developed uses north of the 60. The proposed 50 acres of additional industrial area will be screened and buffered by 28 acres of commercial zoning along Idaho Rd from western developments. To the south is undeveloped State Trust Land which will provide a buffer to any potential development to the south. The subject site abuts similar industrial zoning to the east; screening/buffering is not necessary for the eastern portion of the site. If recommended by the city additional screening/buffering can be provided.

### Conformance with General Plan

In conjunction with this rezone application, AMERCO has submitted a General Plan amendment application and is proposing to amend the general plan reflecting an increase of industrial zoned land. Our request to rezone will be in conformance with the amended General Plan.

### Burden of Proof

No detriment to persons residing or working in the area, adjacent to property, neighborhood or to public welfare: Currently, developed areas adjacent to the subject property are of industrial character



and their uses are limited under the same zoning district AMERCO Real Estate Company is proposing for 50-acre portion of the 78-acre site. The general public welfare will be improved by the rezone which will allow for more industrial development resulting in more jobs, and employment diversity.

**Consistency with 2010 general plan:** AMERCO real estate has submitted an application to amend the 2010 general plan to reflect and increase in industrial zoned land along US 60 & Idaho Rd. The proposed rezone will be consistent with the amended 2010 general plan.

**Land use / environmental impacts on neighboring properties:** AMERCO real estate does not foresee any detrimental environmental impacts on neighboring properties. Specifically, the proposed 10-acre development by AMERCO Real Estate for U-Haul will have no environmental impacts on neighboring properties. The majority of services offered by U-Haul are housed within the U-Haul Moving and Storage facility, ancillary uses housed outside will have minimal to no environmental impacts on the site itself or surrounding sites.

**Topography of the area:** The subject property is located at an elevation of 1634-feet above mean sea level. Topography of the subject property is relatively flat, gently sloping to the southwest. Surrounding areas slope to the southwest towards the Salt and Gila Rivers. AMERCO Real Estate does not foresee grading or drainage issues associated with development of this bare land and should be able to handle post development storm water conditions adequately on site without detriment to surrounding properties/businesses.

**Adequacy of access:** Currently the property is bare land, with undeveloped access. Entrance points off Idaho Rd for U-Haul and any proposed commercial development will be needed. Secondary entrances will be along improved Winchester Rd for industrial uses on the eastern portion of the site. Access points will be engineered as commercial and industrial areas are developed.

### **Conclusion**

AMERCO Real Estate's request for approval to rezone 50 acres of (B-1/PD) General Commercial land to (B-5/PD) Industrial is appropriate and beneficial to the city. This request will provide for additional Industrial zoned land as a response to industrial inquiries from local business owners and potential developers. Expanding the available industrial area helps to create marketability and grow Apache Junction's employment market. AMERCO Real Estate is excited to be engaged in a cooperative effort with the City of Apache Junction to accomplish this goal. AMERCO Real Estate has successfully presented every aspect of the burden of proof and feels the rezone complies with the general plan and is appropriate for this area.

**SECTION I: IN GENERAL**

The zoning district classification on the Zoning District Map, City of Apache Junction, Arizona, for the parcel of land legally described as:

**PARCEL NO. 1**

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

**PARCEL NO. 2**

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THEREFROM ANY PORTION WHICH LIES NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 33, WHICH BEARS SOUTH 00 DEGREES 06 MINUTES 34 SECONDS EAST, 450.00 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 33;

THENCE NORTH 89 DEGREES 53 MINUTES 26 SECONDS EAST, 55.00 FEET;

THENCE NORTH 07 DEGREES 01 MINUTES 02 SECONDS EAST, 362.72 FEET;

THENCE NORTH 85 DEGREES 15 MINUTES 33 SECONDS EAST, 1103.60 FEET TO THE POINT OF ENDING ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 33;

Be and hereby is rezoned from (B-1/PD) General Commercial by Planned Development to a split zoning continuing B-1/PD on 28 acres along Idaho Road (Conceptual plan Retail area A & B) and designating the remaining 50 acres (B-5/PD) Industrial by Planned Development (Conceptual plan Industrial area 1 & 2). Please refer to Exhibit A: Zoning Legal descriptions and Exhibit B: Conceptual Site Plan.

The rezone is subject to the following Conditions of Approval:

1. The design of all buildings and landscape features shall be in compliance with all applicable City of Apache Junction codes and development guides including, but not limited to:
  - a. Zoning Ordinance Article 1-4, section 3: Planned Development (PD) Overlay district
  - b. Zoning Ordinance, Article 1-5, section 2 & 3: Non-residential Use Regulations & Non-residential Bulk Regulations
  - c. Zoning Ordinance Article 1-8: Landscape Regulations
  - d. Zoning Ordinance Article 1-10: Outdoor Lighting Regulations
  - e. Zoning Ordinance Article 1-11: Sign Regulations
  - f. Zoning Ordinance Article 1-12: Flood Plain Management & Storm water Regulations
  - g. Zoning Ordinance Article 1-13: Design Standards
  - h. Zoning Ordinance Article 1-14 Engineering regulations

The above codes and development guides must be adhered to except as otherwise conditioned herein.

2. Applicant shall comply with the conceptual development plans as described in the project narrative and shown on the site plan (s) except as noted below.
3. All future pads and shops shall be architecturally compatible within the center.
4. All street improvements and street frontage landscaping applicable to Industrial Area I shall be completed prior to building occupancy. Remaining street improvements and street frontage landscaping will be completed by future developers prior to building occupancy.
5. Retention basins shall be a maximum 4 to 1 slope when adjacent to public right-of-way or pedestrian walkways.
6. Building mounted, monument, and freeway signs shall be incorporated into and/or designed to complement architectural styles of the building and consistent with the sign program.

For anchor tenants (100,000 square feet or more) The maximum sign area for all exterior mounted signs shall not exceed 650 square feet excluding modifier signs. For major/minor tenants the maximum sign area for front elevation mounted signs shall not exceed 300 square feet; the maximum size of a sign for rear and side elevations shall not exceed 100 square feet each. All signed mounted on rear elevation facing U.S. highway 60 shall be mounted at the same height.

Monument signs shall consist of low-profile monument signs and only one double-sided monument sign shall be allowed per driveway entrance.

The proposed development shall be allowed one sixty-five foot (65') high, double sided freeway sign with reader board located on the north portion of the property east of Idaho Road, the final design of which shall be subject to planning staff review and approval.

7. The maximum building height shall not exceed forty feet (45') as measured from the finished floor to the peak of the roof for B-5/PD zoned areas. B-1/PD areas will adhere to the maximum height designated in Zoning Ordinance Article 1-5, section 3: Non-residential Bulk Requirements.
8. RV, boat and vehicle storage shall be a permitted use by right in Industrial Area I. This use shall not necessitate additional approval through the Conditional Use Permit process. Outdoor RV, boat and vehicle storage may not exceed 200 spaces.
9. The developers of the property shall dedicate to the city and fully improve any necessary adjacent rights-of-way widths as determined by the City Engineer for the following rights-of-way: S. Idaho Road, E. Baseline Avenue, and S. Winchester Road. Such improvements may include, but not be limited to, the undergrounding of adjacent utility lines (12 kilovolt or smaller), the provision of pavement and extra rights-of-way for street widening, curbs, gutters, sidewalks, deceleration/acceleration lanes, ingress/egress driveways, fire hydrants, on-site and off-site retention and drainage features, and streetlights and utilities.
10. All cart storage corrals located in the parking lots shall be buffered on each side with a 4 ½ foot wide landscape planter.
11. Owner/Developer/ Applicant agree to contribute twenty-five percent (25%) of the cost of a traffic signal to be installed at Idaho Road and Baseline Avenue in the form of a lump sum in the amount of \$75,000 deposited with the City prior to issuance of Certificate of Occupancy for the Grand Opening of the first 100,000 square feet of retail space.
12. The developers shall pay all applicable development fees prior to the issuance of any building permits.

13. Applicant shall identify on all site plans accommodations for motorcycle parking and bicycle racks.

**PERMITTED USES:**

14. The permitted uses in B-1/PD zoning district shall be those which are permitted by Zoning Ordinance Article 1-5, Section 2: Non-residential Use Regulations, except the following uses shall not be permitted herein:

Medical marijuana facilities

Homeless shelter

Tattoo and/or piercing services

Death care services

Cemeteries & crematories

Commercial parking lots & garages

Oil & gas extraction

Contractor's office, shop and/or storage (indoor and/or outdoor)

Bus transportation terminal

Religious & fraternal orgs.

Payday loan or check-cashing bus.

General Automotive repair

Auto Body shop

Motorcycle repair

Vehicle renting & leasing

Schools

Psychiatric & substance abuse serv.

Nursing & residential care

Rooming & boarding houses

Group homes

Animal hospitals & kennels

Social advocacy, human rights, conservation business & professional, labor, political orgs.

Manufactured home & RV sales

Semi-truck service or repair

Massage services



Swap meet

Motor Home or RV parks or campgrounds

RV, boat, or vehicle storage

Horse boarding or riding stables

Outdoor storage, assembly or repair businesses

General Warehouse or mini-storage

Taxi or shuttle businesses

Community food & relief services

Second-hand or used merchandise sales

Use vehicle sales

Any residential uses

Government offices & courts

Newspaper, periodical & book publishing

Cleaning, landscaping & extermination services

Crop production

Solar farm

Recycling & drop-off centers

15. The permitted uses in B-5/PD zoning district shall be those which are permitted by Zoning Ordinance Article 1-5, Section 2: Non-residential Use Regulations, except the following uses shall not be permitted herein:

Semi-truck stop

Medical marijuana facilities

Cemeteries & crematories

Commercial parking lots & garages

Oil & gas extraction

Mining

Quarrying

Animal slaughtering

Petroleum & coal products manufacturing

Chemical manufacturing

Contractor's office, shop and/or storage (indoor and/or outdoor)

Truck transportation terminal  
Bus transportation terminal  
Tow truck parking & storage  
Beef, dairy, sheep, goat & hog production  
Poultry & egg production  
Waste tire collection and/or storage  
Adult oriented uses  
Manufactured home sales  
Schools, except for trade & technical schools  
Public recreation facilities  
Public outdoor music festivals  
Social advocacy, human rights, conversation, business & professional, labor, political orgs.  
Horse boarding or riding stables  
Government offices & courts  
Water & sewerage systems/facilities  
Foundries  
Air transportation terminal  
RV, boat, or vehicle storage\*  
Outdoor storage yard by itself  
Outdoor storage of equipment or materials for more than 180 days incidental to established building and principal use  
Recycling and drop-off centers  
Crop production

\*RV, boat and vehicle storage shall be a permitted use by right in Industrial Area I. This use shall not necessitate additional approval through the Conditional Use Permit process. Outdoor RV, boat and vehicle storage may not exceed 200 spaces.

## **SECTION II: PROVIDING FOR FUTURE DEVELOPMENT**

Actual footprints represented on Exhibit B are representative only, as tenants are identified, development will require a Planned Development Amendment as outlined in the Zoning Code and final Site Plan approval prior to any construction.

### **SECTION III: REPEALING ANY CONFLICTING PROVISIONS**

All ordinance and parts of ordinance in conflict with the provisions of this ordinance are hereby repealed.

### **SECTION IV: PROVIDING FOR SEVERABILITY**

If any section, sub-section, sentence, phrase, clause or portion of this ordinance, or any party of the code adopted herein by reference, is for any reason held to be invalid or unconstitutional be the decision shall not affect the validity of the remaining portions thereof.

## **EXHIBIT A**

### **Legal Description(s)**

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33,  
TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND  
MERIDIAN, PINAL COUNTY, ARIZONA.

### **Industrial Area:**

EXCEPT THEREFROM ANY PORTION WHICH LIES NORTHERLY AND WESTERLY  
OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 33, WHICH BEARS  
SOUTH 00 DEGREES 06 MINUTES 34 SECONDS EAST, 450.00 FEET FROM THE  
WEST QUARTER CORNER OF SAID SECTION 33;

THENCE NORTH 89 DEGREES 53 MINUTES 26 SECONDS EAST, 55.00 FEET;

THENCE NORTH 07 DEGREES 01 MINUTES 02 SECONDS EAST, 362.72 FEET;

THENCE NORTH 85 DEGREES 15 MINUTES 33 SECONDS EAST, 1103.00 FEET;

THENCE SOUTH 0 DEGREES 5 MINUTES 24 SECONDS EAST, 2,642.00 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 24 SECONDS WEST, 642.49 FEET;

THENCE NORTH 0 DEGREES 6 MINUTES 0 SECONDS EAST, 1,871.91 FEET;

THENCE NORTH 0 DEGREES 6 MINUTES 0 SECONDS WEST, 648.83 FEET

### **Commercial Area:**

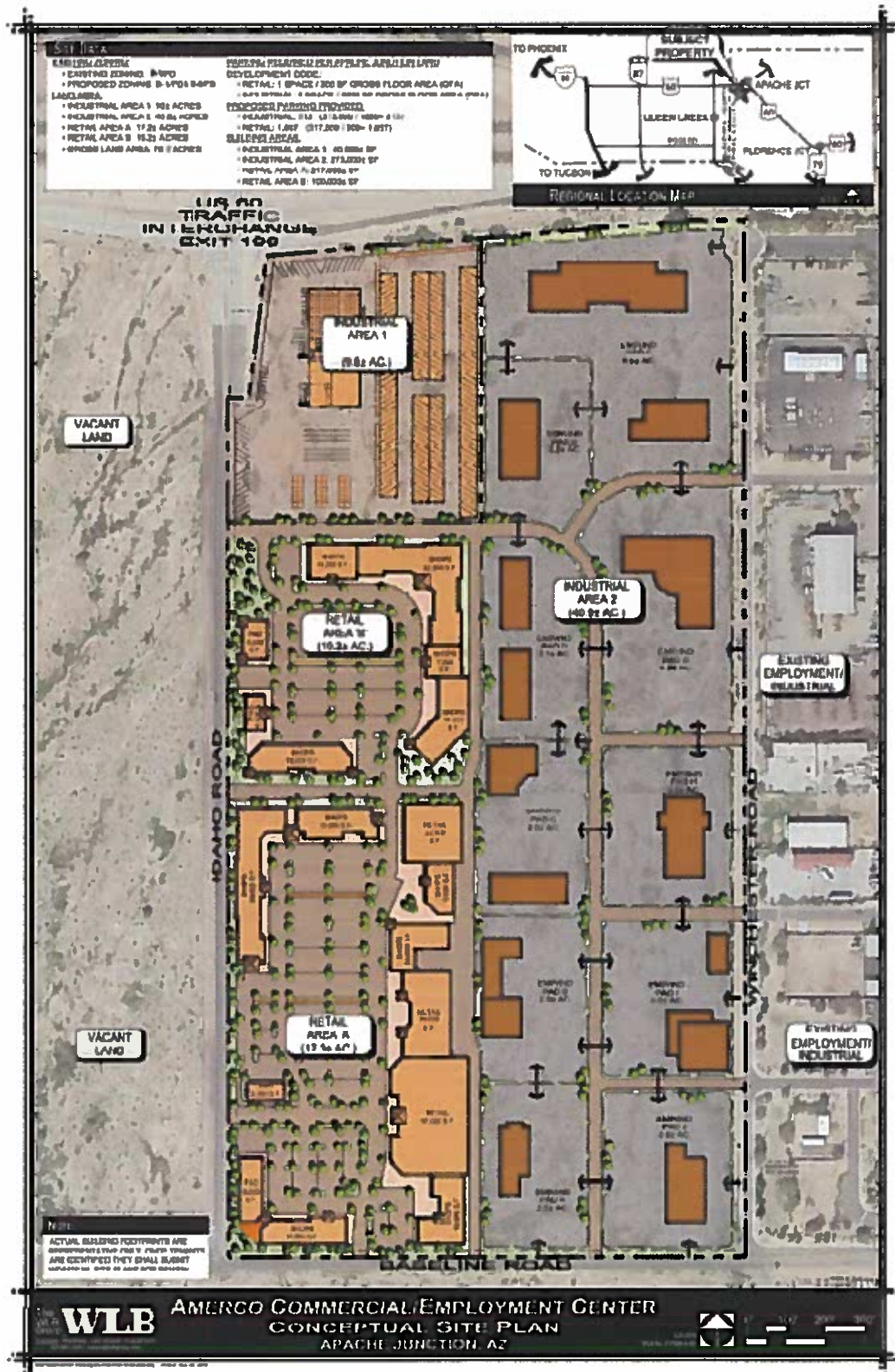
THENCE NORTH 89 DEGREES 59 MINUTES 24 SECONDS WEST, 648.83 FEET;

THENCE SOUTH 0 DEGREES 6 MINUTES 0 SECONDS EAST, 1,871.91 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 25 SECONDS WEST, 642.49 FEET;

THENCE SOUTH 0 DEGREES 6 MINUTES 0 SECONDS WEST, 1,871.91 FEET;

# EXHIBIT B



## U-HAUL REZONING - PROPOSED EXCLUSION LISTS (5-22-18 Staff Recommendation)

### B-1/PD PART OF PROPERTY

- Medical marijuana facilities
- Homeless shelter
- Tattoo and/or piercing services
- Death care services
- Cemeteries & crematories
- Commercial parking lots & garages
- Oil & gas extraction
- Contractor's office, shop and/or storage (indoor and/or outdoor)
- Bus transportation terminal
- Religious & fraternal orgs.
- Payday loan or check-cashing bus.
- Laundromat or dry cleaning bus.
- General automotive repair
- Auto body shop
- Motorcycle repair
- Vehicle renting & leasing
- Schools
- Psychiatric & substance abuse serv.
- Nursing & residential care
- Rooming & boarding houses
- Group homes
- Animal hospitals & kennels
- Social advocacy, human rights, conservation, business & professional, labor, political orgs.
- Manufactured home & RV sales
- Semi-truck service or repair
- Massage services
- Swap meet
- MH or RV parks or campgrounds
- RV, boat or vehicle storage
- Horse boarding or riding stables
- Outdoor storage, assembly or repair businesses
- General warehouse or mini-storage
- Taxi or shuttle businesses
- Community food & relief services
- Second-hand or used merchandise sales
- Used vehicle sales
- Any residential uses
- Government offices & courts
- Newspaper, periodical & book publishing
- Cleaning, landscaping & extermination services
- Crop production
- Solar farm
- Recycling & drop-off centers

### B-5/PD PART OF PROPERTY

- Semi-truck stop
- Medical marijuana facilities
- Cemeteries & crematories
- Commercial parking lots & garages
- Oil & gas extraction
- Mining
- Quarrying
- Animal slaughtering
- Petroleum & coal products manuf.
- Chemical manufacturing
- Contractor's office, shop and/or storage (indoor and/or outdoor)
- Truck transportation terminal
- Bus transportation terminal
- Tow truck parking & storage
- Beef, dairy, sheep, goat & hog production
- Poultry & egg production
- Waste tire collection and/or storage
- Adult oriented uses
- Manufactured home sales
- Schools, except for trade & technical schools
- Public recreation facilities
- Public outdoor music festivals
- Social advocacy, human rights, conservation, business & professional, labor, political orgs
- Horse boarding or riding stables
- Government offices & courts
- Water & sewerage systems/facil.
- Foundries
- Air transportation terminal
- RV, boat or vehicle storage
- Outdoor storage yard by itself
- Outdoor storage of equipment or materials for more than 180 days incidental to established building and principal use
- Recycling and drop-off centers
- Crop production

(Highlight = staff suggested exclusions; remainder are applicant suggested)