



# *City of Apache Junction*

## *Development Services Department*



Date: September 6, 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: September 18, 2018, City Council Public Hearing Items:  
GPA-1-18 (Res. No. 18-30) General Plan Amendment and  
PZ-2-18 (Ord. No. 1463) Rezoning Requests by Amerco

### Summary

Attached please see the staff report and exhibits presented to the planning and zoning commission at their public hearing on September 11, for a proposed general plan amendment, case GPA-1-18, and rezoning case PZ-2-18, by Amerco Real Estate Company, 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 and commercial businesses.

The commission's recommendations, from their September 11 hearing, will be presented to the council verbally and the draft resolution and draft ordinance will be updated for the council meeting of September 18. Please note that a general plan amendment requires a  $\frac{3}{4}$  majority vote of the council for approval. If the general plan amendment is not approved, the rezoning case cannot be approved. Two motions are required: the first for the resolution; and the second for the ordinance.