

RESOLUTION NO. 18-30

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, APPROVING GENERAL PLAN AMENDMENT CASE GPA-1-18, A REQUEST BY AMERCO REAL ESTATE COMPANY FOR A MAJOR LAND USE PLAN MAP AMENDMENT TO REDESIGNATE APPROXIMATELY 50 ACRES OF A 78-ACRE PROPERTY AT THE SOUTHEAST CORNER OF US60 AND S. IDAHO ROAD, FROM "COMMUNITY COMMERCIAL" TO "LIGHT INDUSTRIAL/BUSINESS PARK".

WHEREAS, the mayor and city council, on September 7, 2010, adopted the City of Apache Junction General Plan, pursuant to Arizona Revised Statutes ("ARS") Section 9-461.06 Adoption and Amendment of General Plan; Expiration and Readoption; and

WHEREAS, the City of Apache Junction General Plan, Chapter 15: Amending the General Plan, defines a major amendment to include: "Any proposed land use plan map change from a commercial land use designation to a business park/industrial land use designation of 10 or more contiguous acres"; and

WHEREAS, the City of Apache Junction General Plan, Chapter 15: Amending the General Plan, also defines a major amendment to include: "Any proposed zoning map change from a commercial zoning district to a business park/industrial zoning district of 10 or more contiguous acres for property that is identified in the land use plan as commercial"; and

WHEREAS, proposed map amendment case GPA-1-18 for the 50-acre property and the proposed companion rezoning case PZ-2-18 for the same 50-acre property, both fall within the definitions of requests requiring a major general plan amendment; and

WHEREAS, the Apache Junction Planning and Zoning Commission, on August 28, 2018, and on September 11, 2018, held public hearings regarding GPA-1-18 and on September 11, 2018, voted to recommend (approval/denial) of case GPA-1-18 by a vote of ____ to ____; and

WHEREAS, this council has complied with the requirements for the preparation and adoption of a general plan amendment pursuant to ARS Section 9-461.06; and

WHEREAS, this council finds that the action taken on this general plan amendment is necessary for sound and orderly community development, for the preservation of community values and for the promotion of the general health, safety, convenience and welfare of the citizens of Apache Junction; and that the proposed amendment:

- 1) Proposes a land use designation that the land use plan map does not adequately provide optional sites to accommodate;
- 2) Constitutes an overall improvement to the general plan and is not solely for the benefit of a particular land owner at a particular point in time, and is consistent with the overall intent of the 2010 General Plan;
- 3) Is justified by an error in the 2010 General Plan, in that not enough land was designated for business park/ industrial uses;
- 4) Is generally consistent with goals, objectives and other elements of the 2010 General Plan;
- 5) Is justified by a change in community conditions or neighborhood characteristics since adoption of the plan;
- 6) Will not adversely impact a portion of, or the entire community by:
 - a) significantly altering acceptable existing land use patterns, especially in established neighborhoods;
 - b) significantly reducing the housing to jobs balance in the planning area;
 - c) substantially decreasing existing and future water supplies;
 - d) replacing 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;
 - f) increasing traffic (without mitigation measures) on existing roadways beyond the planned level of service, and that negatively impact existing and planned land uses;
 - g) affecting the existing character (i.e., visual, physical and functional) of the immediate area;

- h) increasing the exposure of residents to aviation generated noise, safety and/or flight operations;
- i) materially diminishing the environmental quality of the air, water, land, or cultural resources; and
- j) significantly altering recreational amenities such as open space, parks and trails.

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

Case GPA-1-18, a general plan land use plan map amendment request by Amerco Real Estate Company, to redesignate a 50-acre property at the southeast corner area of US60 and S. Idaho Road, from "community commercial" to "business park/industrial" be approved and adopted for the following generally described property:

The West half 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 for any portion of said property lying northerly and westerly of the south right-of-way line of US60; and EXCEPT for the West 648.83 feet of the South 1871.91 feet thereof (a complete metes and bounds legal description of the property is available at the City of Apache Junction Development Services Department, Planning Division office).

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, ON THIS _____ DAY OF _____, 2018.

SIGNED AND ATTESTED TO THIS _____ DAY OF _____, 2018.

JEFF SERDY
Mayor

ATTEST:

KATHLEEN CONNELLY
City Clerk

APPROVED AS TO FORM:

RICHARD J. STERN
City Attorney