



# City of Apache Junction

## Development Services Department



Date: November 6, 2018

To: Honorable Mayor and City Council Members  
Planning and Zoning Commission Members

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

From: Rudy Esquivias, Senior Planner/Zoning Admin.

Subject: November 13, 2018, P&Z Commission Hearing Item; and  
November 20, 2018, City Council Hearing Item:  
PZ-2-18 (Ord. No. 1463) Rezoning Request by Amerco

### Summary

Amerco Real Estate Company has recently been going through a general plan amendment request (case GPA-1-18) and a rezoning request (case PZ-2-18) for their +/-78 acre property at the southeast corner of US60 and S. Idaho Road. On September 18, 2018, the City Council approved case GPA-1-18, which redesignated approximately 50 acres of the property from Community Commercial to Light Industrial/Business Park. The remaining 28 acres are still designated Community Commercial, hopefully for a future retail center.

However, with regard to the rezoning case (from B-1/PD to B-5/PD for the 50 acres), Amerco requested a continuance of the case from both the P&Z Commission and the City Council. David Pollock, representing Amerco, stated that they wanted more details about the types and timing of the improvements that the city was requesting; and stated that they needed more time to better assess and plan for those improvements. The P&Z public hearing was continued to November 13 and the City Council public hearing was continued to November 20.

At this same time, consultant J2 has also been working with the city on developing the Active Transportation Plan ("ATP"), including a proposed street cross section for a 150-wide 6-lane arterial, which staff has recommended to Amerco that they use on their half of Idaho. The ATP is scheduled to be heard by Council on January 15, 2019.

Amerco is now requesting a little more time to review information that staff has provided them in response to recent questions, including the proposed street cross section, and to allow council to decide on the J2 ATP (see attached e-mail from Mr. Pollock). The request is reasonable and adequate. Staff recommends to P&Z and Council that case PZ-2-18 be continued to the P&Z Commission meeting on February 12, 2019, and the City Council meeting on February 19, 2019.

## Rudy Esquivias

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**From:** David Pollock <david\_pollock@uhaul.com>  
**Sent:** Monday, November 05, 2018 1:19 PM  
**To:** Rudy Esquivias  
**Cc:** Elan Vallender; Jenn Roldan; Larry Kirch  
**Subject:** Re: Planning Commission (Rezoning) Continuance

AMERCO Real Estate Company is requesting a continuance of our November 13th Planning & Zoning Commission hearing along with our November 20th City Council hearing. A representative will be available at Planning Commission and City Council schedules hearings to answer any questions. We are seeking to be on the February 12th Planning & Zoning Commission meeting along with the February 19, 2019 City Council hearing.

Thank you David

David Pollock, Principal Planner / Development Manager  
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