



# City of Apache Junction

## Development Services Department



Date: March 27, 2019

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

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

From: Rudy Esquivias, Senior Planner/Zoning Admin.

Subject: April 9, 2019, P&Z Commission Public Hearing Item and  
April 16, 2019, City Council Public Hearing Item:  
PZ-2-18 (Ord. No. 1463) Rezoning Request by Amerco

### Summary

Attached please find the staff report and exhibits presented to the planning and zoning commission at their public hearing on September 11, 2018, 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 proposed 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.

At their meeting on September 11, 2018, the P&Z commission voted unanimously to recommend approval of GPA-1-18. At the applicant's request however, the commission voted to continue rezoning case PZ-2-18. At their public hearing on September 18, 2018, the city council approved general plan amendment GPA-1-18 (see Resolution No. 18-30 attached), but also continued the rezoning case at the applicant's request. The applicants requested continuance of the rezoning for the purpose of seeking clarification from the city with regard to construction details and timing of the off-site improvements being requested.

At the same time, consultant J2 was working with the city on developing the Active Transportation plan. Based on some of those ideas, the city engineer provided specific details concerning the street improvements being requested by the city for S. Idaho Road and E. 34<sup>th</sup> Avenue. Consequently, the rezoning case was continued a couple of more times so that J2 could finish their work and so that the applicants could discuss these issues internally. Of course, the other item which has been the subject of much discussion is the city's general opposition to more RV storage lots, which is also being proposed for almost half of the U-Haul site. Since September 18, staff has exchanged correspondence with Amerco representatives and we also had a couple of meetings, as well as a separate meeting with ADOT. The result of the J2

plan, the meeting with ADOT and the recommendation of the city engineer has been incorporated into condition #4 of proposed Ordinance No. 1463 (attached). That is really the main update to the draft ordinance.

Staff's most recent meeting with Amerco was on March 25, 2019, we shared a draft of Ordinance No. 1463 with them and the discussion also included input from Evan Koplan from CBRE, Amerco's real estate consultant. A slight change to the B-5/PD excluded uses section (see condition #16 in current draft ordinance) resulted from that discussion (i.e., possibly allowing by CUP, some of the previously recommended excluded uses). Staff also mentioned that with regard to the recommended street improvements, we were actually recommending a modified lesser standard for the Idaho Road, 75' half right-of-way and that we were not asking Amerco to construct Baseline and Winchester on the other perimeters of the rezoning site until the rest of the property develops and/or is platted.

However, it is our understanding from the meeting that Amerco is not willing to give up the RV and outside storage units component of the proposed U-Haul site and they are not willing to construct the Idaho Road improvements south of the U-Haul site until the rest of the site is proposed for development. They are willing to construct the street improvements immediately west and south of the U-Haul site as part of the first phase development. The discussion was cordial, staff explained that we would present our recommendation as stated in the draft ordinance (with the minor changes we agreed to) and that it would be Amerco's job to convince the commission and council otherwise.

Attached please find Resolution No. 18-30, which approved GPA-1-18, draft Ordinance No. 1463, the corresponding street cross sections for Idaho and 34<sup>th</sup> Avenue, and an updated graphic from Amerco which basically depicts the improvements recommended by staff.

#### **Planning Division Recommendation**

The planning division recommends approval of rezoning case PZ-2-18, subject to all of the recommended conditions enumerated in draft Ordinance No. 1463. Staff does not recommend in favor of rezoning the property with RV and boat storage allowed and without the recommended improvements for Idaho Road from US60 to Baseline Avenue.

#### **Recommended Motion for P&Z**

I move that the Planning and Zoning Commission recommend to the Apache Junction City Council the (APPROVAL/DENIAL) of planned development rezoning case PZ-2-18, a request by Amerco Real Estate Company, represented by David Pollock, to rezone approximately 50 acres of a 78-acre property located at the southeast corner of US60 and S. Idaho Road, from General Commercial District by Planned Development ("B-1/PD") to Light Industrial/Business Park by Planned Development ("B-5/PD"); and that the development plan for the remaining portion of the 78-acre property be amended for a smaller retail and commercial shopping center in basic compliance with the conceptual development plan submitted with case PZ-2-18; subject to the recommended conditions of approval enumerated in draft city council Ordinance No. 1463.

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, determined that the request complied with the findings for a general plan amendment pursuant to the Apache Junction General Plan, Chapter 15: Amending the General Plan, and voted to recommend approval of case GPA-1-18 by a vote of 7 to 0; and

WHEREAS, this council has complied with the requirements for the preparation and adoption of a general plan amendment

RESOLUTION NO. 18-30

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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 18th DAY OF September, 2018.


SIGNED AND ATTESTED TO THIS 18th DAY OF September, 2018.

  
\_\_\_\_\_  
JEFF SERDY  
Mayor

ATTEST:

  
KATHLEEN CONNELLY  
City Clerk

APPROVED AS TO FORM:

 9.18.18  
RICHARD J. STERN  
City Attorney

ORDINANCE NO. 1463

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 CASE PZ-2-18 FROM GENERAL COMMERCIAL DISTRICT BY PLANNED DEVELOPMENT ("B-1/PD") TO LIGHT INDUSTRIAL/BUSINESS PARK BY PLANNED DEVELOPMENT ("B-5/PD") FOR 50 ACRES OF A 78-ACRE PROPERTY AND AMENDING THE DEVELOPMENT PLAN FOR THE REMAINING 28 ACRES; REPEALING ANY CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY.

WHEREAS, the approximately 78-acre undeveloped property is located at the southeast corner of US60 and S. Idaho Road; and

WHEREAS, said property was previously rezoned under case PZ-2-07, Ordinance No. 1313, which proposed a planned development retail and commercial power center with major and minor tenant spaces and commercial pad opportunities, but was ultimately not developed because of an economic downturn; and

WHEREAS, general plan amendment case GPA-1-18 (Resolution No. 18-30), approved on September 18, 2018, facilitated the proposed rezoning of the 50-acre portion of the property to B-5/PD by changing the land use designation from "Community Commercial" to "Light Industrial/Business Park"; and

WHEREAS, property owners Amerco Real Estate Company, working together with city economic development and development services staff now wish to rezone a majority of the property for light industrial development opportunities, more in line with current economic trends and market demands; and

WHEREAS, on August 28, 2018, September 11, 2018, November 13, 2018, and February 12, 2019, the City of Apache Junction Planning and Zoning Commission held public hearings on the rezoning case, some of which were merely to consider continuance requests; and on April 9, 2019, held another public hearing and voted to recommend (approval/denial) of planned development rezoning case PZ-2-18 by a vote of \_\_\_\_ to \_\_\_\_, and subject to the conditions of approval prescribed herein; and

WHEREAS, the Apache Junction City Council hereby determines that the proposed planned development rezoning request conforms to all of the general criteria as specified in Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-5: Zoning Bulk and Use Regulations, Section 1-5-3, Non-Residential Use Regulations and Article 1-4: Zoning Districts, Section 1-4-3, Planned Development ("PD") Overlay District (except as otherwise conditioned herein), including 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 APACHE JUNCTION, ARIZONA, AS FOLLOWS:

#### 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:

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);

be and hereby is amended from General Commercial District by Planned Development ("B-1/PD") to Light Industrial/Business Park by Planned Development ("B-5/PD"); and that the development plan for the remaining portion of the 78-acre property be amended for a smaller retail and commercial shopping center in basic compliance with the conceptual development plan submitted with case PZ-2-18; 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 1-4-3: Planned Development (PD) Overlay District;
- B. Zoning Ordinance, Article 1-5, Sections 1-5-3 & 1-5-4: Non-residential Use Regulations & Nonresidential Bulk Regulations;
- C. Zoning Ordinance, Article 1-7, Parking, Loading and Circulation Regulations;
- D. Zoning Ordinance, Article 1-8, Landscape Regulations;
- E. Zoning Ordinance, Article 1-10, Outdoor Lighting Regulations;
- F. Zoning Ordinance, Article 1-11, Sign Regulations;
- G. Zoning Ordinance, Article 1-12, Flood Plain Management & Storm Water Regulations;
- H. Zoning Ordinance, Article 1-13, Design Guidelines;
- I. Zoning Ordinance, Article 1-14, Engineering Standards.

The above codes and development standards must be adhered to except as otherwise conditioned herein. The city's Design Guidelines for commercial buildings shall also apply to industrial buildings. No metal-sided buildings larger than 120-square feet shall be allowed, with exceptions for bay doors.

- 2) Applicants shall comply with the conceptual development plans as described in the project narrative and as shown on the drawings submitted with cases GPA-1-18 and PZ-2-18, except that the conceptual site plans for Retail Areas A and B, and Industrial Area 2 shall be more fully developed and/or proposed for subdivision at such time as development projects are proposed.
- 3) All future pads and shops in Retail Areas A and B shall be architecturally compatible with any anchor tenants.
- 4) Upon rezoning approval, property owners shall dedicate to the city and improve all necessary rights-of-way and cutoff corners as determined by the city engineer, including the following:
  - A) Idaho Road will be improved with half street improvements as follows:
    - a. Provide a 75-foot right-of-way dedication along the east side of Idaho Road from US 60/ADOT ROW south to Baseline Avenue, including a 20' x 20' cutoff corner at the Idaho/Baseline intersection.

- b. Half-street improvements shall utilize the Lost Dutchman Heights (LDH) Principal Arterial 6 Lane section as illustrated in the city's Active Transportation Plan adopted on January 15, 2019, with the following modifications:
- i. Only two of the three northbound lanes (#1 and #2 lanes) will be constructed in the interim until Idaho Road is fully improved on both sides of the section line. The existing lanes on the west side of the Idaho centerline will become southbound lanes.
  - ii. Median curb on the east side of the median shall be installed.
  - iii. Curb and gutter on the east edge of pavement of lane #2 shall be installed. This will provide the city the option to install lane #3 in the future if/when warranted.
  - iv. The shared use path shall be installed per the LDH - Principal Arterial 6 Lane section.
  - v. Extend the curb and gutter north into ADOT right-of-way until it intersects the existing ADOT curb and gutter.
  - vi. The existing raised median in ADOT ROW shall be extended south approximately 550 feet, to provide a left turn lane into the 34<sup>th</sup> Avenue alignment.
  - vii. A single driveway access will be allowed on Idaho Road, no "pork-chop" island will be needed due to the extended raised median. Driveway shall be MAG Std. Dtl. 250, 40-foot minimum width. Driveway will function as a right-in/right-out access to the U-Haul parcel.
  - viii. Install street lights per city standards at future full build out horizontal offset.
  - ix. The above improvements shall be constructed at the same time as the first phase of development, most likely the U-Haul parcel.
- c. The Idaho/Baseline intersection will change to an "All-Way Stop" condition.
- d. The speed limit on Idaho Road from US60 to Baseline Avenue shall be 40 miles per hour.

B) East 34<sup>th</sup> Avenue will be improved as follows:

- a. Provide a 50-foot right-of-way dedication for 34<sup>th</sup> Avenue from Idaho Road to the east boundary of the proposed U-Haul parcel.
  - b. Provide full-street improvements on 34<sup>th</sup> Avenue from Idaho Road to the east line of the U-Haul parcel using the Standard - Local Residential (50-ft ROW) section, at the time of development of the U-Haul parcel.
  - c. Provide curb returns with ADA accessible ramps at the Idaho/34<sup>th</sup> intersection.
  - d. Second access to the U-Haul site will be a driveway in the curb & gutter on the north side of 34<sup>th</sup> Avenue, utilizing MAG Std. Dtl. 250 for the driveway, minimum 40-ft driveway width. Center of the driveway shall be a minimum of 100 feet from the new 75-ft ROW line in Idaho Road.
  - e. Install street lights per city standards.
  - f. As a condition of zoning approval, a 50-foot dedication for 34<sup>th</sup> Avenue from the east boundary of the U-Haul parcel to Winchester Road (which lines up with 34<sup>th</sup> Avenue on the east side of Winchester Road), shall be provided at such time as the east half of the 78-acre property is platted and/or developed.
  - g. 34<sup>th</sup> Avenue will be a public dedicated street which will serve the U-Haul site, the future Amerco retail center and subdivision, and provide for right-of-way connectivity to existing developed properties to the east. Additionally, 34<sup>th</sup> Avenue will provide one of the access points to the U-Haul site via a driveway to the north, in addition to access off of Idaho Road. There would be no internal driveway as shown on their site plan on the south side of their parcel, and instead, 34<sup>th</sup> Avenue gives them direct access from the south.
- C) The north 50 feet of East Baseline Avenue and the west 30 feet of South Winchester Road adjacent to the property to the south and east, respectively, shall be dedicated to the city and shall be developed at the time that the rest of the Amerco site is platted and/or developed.
- 5) Street improvements along the property's adjacent and interior roadways identified in #4 above, including but not limited to, the extension of pavement, the provision of sidewalk, curb, gutter, streetlights, fire hydrants,

driveways, drainage improvements, the undergrounding of utility lines, acceleration/deceleration lanes, and other improvements as determined by the city engineer, shall be constructed as part of this planned development rezoning and be subject to final approval by the city engineer.

- 6) All street improvements and street frontage landscaping applicable to Industrial Area I shall be completed prior to building occupancy. Street improvements along Baseline and Winchester, including street frontage landscaping, will be completed by future developers prior to building occupancy.
- 7) Applicants/developers agree to contribute to the costs of any necessary traffic signals to be installed along Idaho Road and Baseline Avenue, including contributing 25% towards the cost of future traffic signal at Idaho and Baseline and 50% towards the cost of future traffic signal for future retail center on Idaho, unless Amerco's traffic study finds that retail center is causing more than 50% impact.
- 8) The U-Haul facility and the future retail center shall provide for on-site retention for their individual sites. The future subdivision is to be evaluated separately, with preference being for individual lot on-site retention.
- 9) Retention basins shall be a maximum 4 to 1 slope when adjacent to public right-of-way or pedestrian walkways.
- 10) Building mounted, monument, and freeway signs shall be incorporated into and/or designed to complement architectural styles of the buildings and be consistent with the sign code. For anchor tenants (100,000 square feet or more) the maximum sign area for an exterior mounted sign shall not exceed 350 square feet. For minor tenants the maximum sign area for front elevation mounted signs shall not exceed 150 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 fronting on Idaho, Baseline, Winchester or any interior streets, shall consist of low-profile monument signs and only one double-sided monument sign, which may be a multi-

tenant sign in the case of a shopping center or an industrial park, shall be allowed per driveway entrance. Industrial Areas 1 and 2 shall be allowed a double-sided, multi-tenant freeway sign, located on the north portions of the properties, east of Idaho Road, the final design of which shall be subject to planning staff review and approval.

- 11) Maximum building heights for main buildings shall not exceed sixty feet (60') as measured from the finished floor to the peak of the roof for B-5/PD zoned areas. Buildings in B-1/PD areas will be allowed a maximum height of forty five feet (45'). Accessory buildings are limited to standard height requirements for accessory buildings.
- 12) All cart storage corrals located in the parking lots of Retail Areas A and B shall be buffered on each side with a 4-½ foot wide landscape planter.
- 13) Developers of the property shall be responsible for properly applying for and obtaining all necessary permits for any off-site and on-site improvements or construction. All improvements shall be designed in compliance with city codes and standards in effect at the time. Developers shall also pay all applicable fees, including permit, plan review and development fees.
- 14) Developers shall identify on all site plans accommodations for motorcycle parking and bicycle racks.
- 15) The permitted uses in B-1/PD zoning district shall be those which are permitted by Zoning Ordinance, Article 1-5, Section 1-5-3: Non-residential Use Regulations, except that 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 organizations;  
Payday loan or check-cashing business;  
Laundromat or dry cleaning business;  
General Automotive repair;  
Auto Body shop;  
Motorcycle repair;  
Vehicle renting & leasing;  
Schools;  
Psychiatric & substance abuse services;  
Nursing & residential care;  
Rooming & boarding houses;  
Group homes;  
Animal hospitals & kennels;  
Social advocacy, human rights, conservation, business & professional, labor, political organizations;  
Manufactured home & RV sales;  
Semi-truck service or repair;  
Massage services;  
Swap meet;  
Manufactured 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.

- 16) The permitted uses in B-5/PD zoning district shall be those which are permitted by Zoning Ordinance, Article 1-5, Section 1-5-3: 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;  
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 organizations;  
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;  
Recycling and drop-off centers;  
Crop production.

The following uses may be permitted in the B-5/PD zoned areas subject to approval of a conditional use permit through the city's Planning and Zoning Commission:

Churches;  
Contractor's office, shop and/or storage (indoor and/or outdoor);  
Charter schools;

Outdoor storage of equipment or materials for more than 180 days incidental to established building and principal use, with said outdoor temporary storage not occupying more than 50% of the property.

- 17) Future land divisions of the rezoned properties which result in 4 or more lots being created, shall require the owners to proceed through a subdivision process.
- 18) Any request for deviation from the city's development standards or for uses determined by the Zoning Administrator to not be conducive to creating a commercial, retail, office opportunity as described herein shall require a separate planned development amendment, rezoning, landscape code appeal or conditional use permit process first, as may be appropriate.

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, subsection, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

SIGNED AND ATTESTED TO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
JEFF SERDY  
Mayor



ATTEST:

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KATHLEEN CONNELLY  
City Clerk

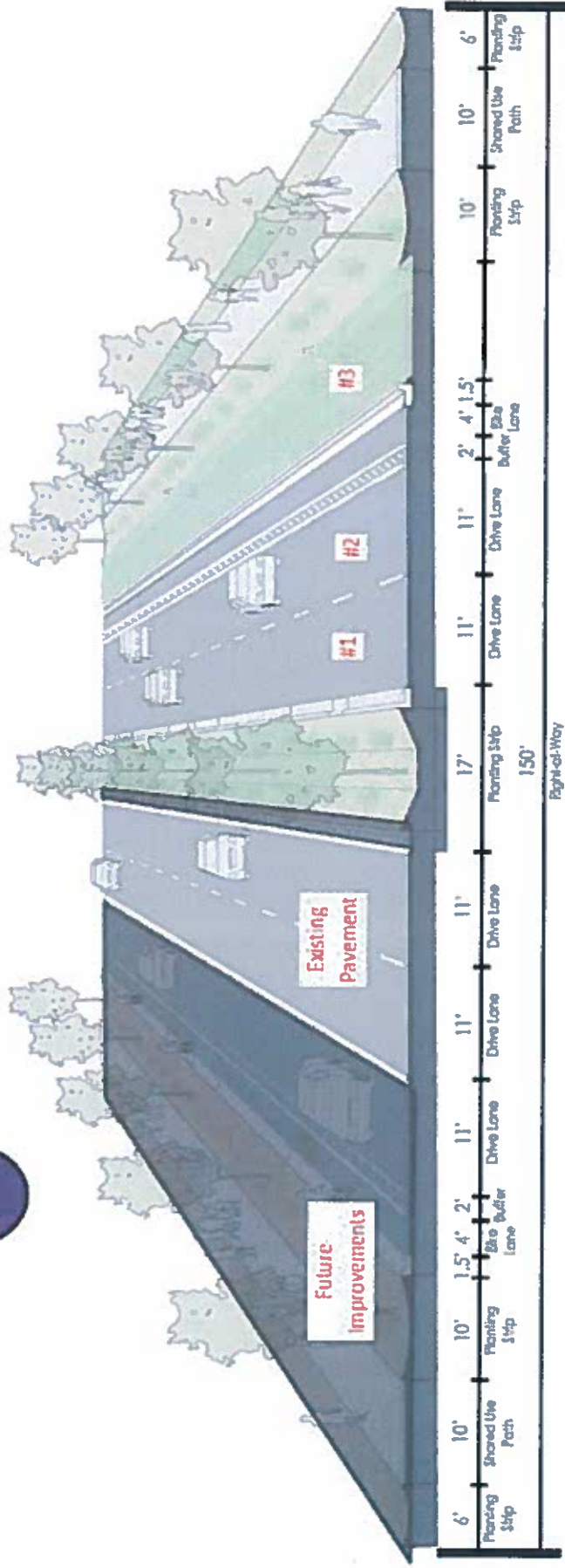
APPROVED AS TO FORM:

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RICHARD JOEL STERN  
City Attorney

Modified for Idaho Road:  
US 60 to Baseline Avenue

## LDH - Principal Arterial 6 Lane (150' ROW)





## Standard - Local Residential (50' ROW)

