



# *City of Apache Junction*

*Development Services Department*



## **PLANNING AND ZONING COMMISSION PUBLIC HEARING STAFF REPORT**

**DATE:** April 9, 2019

**CASE NUMBER:** PZ-4-18

**OWNERS/APPLICANTS:** Jennifer Layton Noel and Kelly Layton Beeson

**REPRESENTATIVE:** Randy Carter, Sketch Architecture Company

**REQUEST:** Proposed rezoning of a 7.5 gross acres property from RS-GR (General Rural Low Density Detached Single-family Residences) to B-4/PD (Light Industrial/Business Park by Planned Development) for the purpose of developing the property with ten buildings with rental suites, many with accompanying enclosed yards, for various business tenants.

**LOCATION:** The property is located at the southeast corner of S. Vista Road and E. 12<sup>th</sup> Avenue.

**GENERAL PLAN/  
ZONING DESIGNATION:** Community Commercial opportunity area, currently zoned low density residential.

**SURROUNDING USES:**

- North: Low density single-family homes, zoned RS-GR;
- South: Developed and undeveloped commercial properties, zoned B-1 (General Commercial);
- East: Low density single-family homes, zoned RS-GR;
- West: Developed commercial properties, Zoned B-1.

## **BACKGROUND**

The 7.5-acre subject property was formerly the site of a nonconforming auto-wrecking business. The 2.5 acre property next door, on which the Blount Contracting business is now located, was also an auto-wrecking business, but it is unclear whether it was all one big business property at one time or two separate businesses. In 1985, the 2.5 acre property was rezoned from GR to C-3 (General Commercial) by a previous owner, but the auto-wrecking business was allowed to continue. It was not until around 2006 or 2007 that the 2.5 acre property was sold and cleared of the non-conforming use, but the surrounding 7.5 acres continued being used for auto-wrecking, even though it was still zoned GR.

Then sometime between 2014 and 2015 the 7.5 acre property was sold to Blount and Layton Skyline Investors and was finally cleared of the auto-wrecking business. Blount Contracting established their business on the 2.5 acre property and subsequently had many discussions with city staff about rezoning and developing the rest of the 7.5 acres, along with their business partners (the Laytons), possibly for a commercial or light industrial subdivision. In 2015, they went through a preliminary development review process with a proposal for a six lot subdivision (see summary notes from PDR-2-15 meeting). Blount has now also purchased commercial zoned properties to the south of their site, apparently sold off his interest in the 7.5 acres and the Laytons are proposing the rezoning.

The city's 2014 adoption of a new zoning ordinance and maps renamed the zoning district of the property from GR to RS-GR, but it is still a large lot residential zone, most often characterized as horse property zoning.

## **PROPOSAL**

Case PZ-4-18 proposes to rezone the 7.5 acre property from RS-GR to B-4/PD for the purpose of developing the property with ten, 9600 square-foot buildings, with up to three suites each for various business tenants. Most of the buildings would also offer enclosed individual yards for the various businesses. The developers have expressed interest in following the rezoning with a subdivision process to create a commercial condominium project.

The property has frontage on S. Vista Road, E. 12<sup>th</sup> Avenue and S. Wickiup Road, but the business park proposes two ingress/egress

points off of E. 12<sup>th</sup> Avenue only. The 12<sup>th</sup> Avenue side will be the main property frontage. Neither Vista nor Wickiup will have any access points.

Staff and applicants have also had discussions about the proposed architecture of the buildings, with staff asking the architect to review the city's commercial design guidelines and get away from the predominant use of metal. The applicants contend that the architecture is a far cry from a typical butler building, with the use of different colors, vertical and horizontal planes, integration of brick and masonry elements, and varying glass and window designs. While staff remains somewhat skeptical that the main theme is still going to be metal, we acknowledge that the architect has added more visual interest to the buildings in terms of wrapping the brickwork around the sides, providing for more attractive presentations (windows instead of bay doors) along the street views and offering more elevation options. The original submittal proposed two building types, "A" and "B". The project now proposes five building types, "A" through "E" and the provision of 6 to 8-foot tall masonry walls facing the residential areas should also help hide rear storage yards and bay door views. The applicant's narrative and conceptual drawing exhibits for the rezoning request are attached.

#### **PLANNING STAFF ANALYSIS AND FINDINGS**

##### *Relationship to General Plan:*

The subject site is designated by the city's General Plan as a "Community Commercial" opportunity area, which normally accommodates B-1, B-2 or B-3 zoned properties. The proposed rezoning is for a B-4 planned development, but with the property being less than 10 acres in size, a major general plan amendment is not required. A B-4 zone by planned development can also be used to exclude more obnoxious uses.

##### *Zoning/Site Context:*

The location of the subject site is a bit unusual being that it is adjacent to other commercial zoned properties on the westerly side, while also being adjacent to low density residential on the easterly side. People who have lived in the neighborhood for a few years will hopefully prefer a modern, well landscaped and buffered, limited intensity, employment development over the unsightly wrecking yards that were there just a few short years ago. To further protect the neighborhood and hopefully further promote compatibility, staff will recommend that more obnoxious

or neighborhood-incompatible uses be excluded from the planned development.

*Infrastructure Improvements:*

The developers of the property will need to extend all necessary services to the site, including sewer service. The closest connection points are at Tomahawk and the 16<sup>th</sup> Avenue alignment and at Wickiup and the 18<sup>th</sup> Avenue alignment (being the closer of the two). The issue of sewer service extension was first mentioned back during the PDR process of 2015. Apache Junction Water Company lines are adjacent to the site on 12<sup>th</sup> Avenue. SRP, Century Link, Southwest Gas and cable communication facilities will probably also need to be extended. Surrounding street dedications will be required and Vista and 12<sup>th</sup> will need to be improved to the city engineer's so called "Y" standard. Of course, all other necessary on-site and off-site improvements, including commercial driveways, retention basins, drainage easements, accessible routes, etc., will also need to be provided at the time of development.

*Access:*

The site has decent access and is in close proximity to the Old West Highway/Tomahawk Road intersection. Most traffic to and from the site will probably be from Old West Highway, north on Tomahawk and east on 12<sup>th</sup>. By deleting an originally proposed access point on Wickiup, traffic in that neighborhood should remain as is; and the city engineer will not request that Wickiup be paved. In the future however, additional access may also come from Vista and Wickiup to the south of the site, as those properties develop--although, certain drainage issues will need to be mitigated.

*Planned Development Zoning:*

The planned development zoning tool provides the city the opportunity to accommodate the developer's request while at the same time requiring conditions which will improve neighborhood services and maintain neighborhood compatibility. The rezoning process also allows for the extension of infrastructure to serve not only the development site, but other potential development sites nearby. With proper land use controls such as design guidelines, landscaping, screening and setback buffers, and by limiting the palette of uses on the site under the planned development zoning, the commercial development can be reasonably integrated at this location.

*Public Input:*

Attached is the applicant's public participation meeting summary. The request was apparently well received by the neighbors who attended the meeting and staff received one favorable call about the request as of the writing of this staff report. While the applicant submitted a mailing list to notify property owners within 300 feet of the site per staff's request, staff augmented the list and mailed public hearing notices to include property owners within 500 feet of the site. While there may be some debate about whether a business park is really an industrial district, staff erred on the side of caution and made the extra notification because the city's zoning ordinance calls for a 500-foot notification for industrial rezoning proposals.

**PLANNING DIVISION RECOMMENDATION**

The planning division recommends approval of case PZ-4-18, to rezone the 7.5 acre property at the southeast corner of S. Vista Road and E. 12<sup>th</sup> Avenue from RS-GR to B-4/PD, for the proposed AJ Office-Warehouse development. Staff's recommended conditions are listed below.

**RECOMMENDED MOTION FOR PZ-4-18**

I move that the Planning and Zoning Commission recommend to the Apache Junction City Council the (APPROVAL/DENIAL) of planned development rezoning case PZ-4-18, a request by Jennifer Layton Noel and Kelly Layton Beeson, represented by Randy Carter of Sketch Architecture Company, to rezone their 7.5-gross-acres property located at the southeast corner of S. Vista Road and E. 12<sup>th</sup> Avenue, from RS-GR (General Rural Low Density Detached Single-family Residences) to B-4/PD (Light Industrial/Business Park 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:
  - 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 1-14, Engineering Standards.

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

- 2) Applicants shall comply with the conceptual development plans (site plan and elevation plans) as described in the project narrative and as shown on the drawings submitted with case PZ-4-18 and date stamped March 20, 2019.
- 3) Upon rezoning approval, property owners shall dedicate to the city all necessary rights-of-way and cutoff corners as determined by the city engineer, including: the west 33 feet of the gross property for S. Vista Road; the north 33 feet of the gross property for E. 12<sup>th</sup> Avenue; and the east 33 feet of the gross property for S. Wickiup Road. Said rights-of-way and other improvements shall be constructed as detailed in the city engineer's comments dated March 25, 2019, contained in case file PZ-4-18.
- 4) Street improvements along the property's adjacent and interior roadways identified in #1 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.
- 5) All street frontage landscaping shall be completed prior to building occupancy.
- 6) Retention basins shall be a maximum 4 to 1 slope when adjacent to public right-of-way or pedestrian walkways.
- 7) Building mounted and monument signs shall be architecturally compatible with the building architecture, shall be properly permitted and be consistent with the city's sign code.

- 8) Maximum building heights for main buildings will adhere to the maximum height designated in Zoning Ordinance Article 1-5, Section 1-5-4: Non-Residential Bulk Regulations. Accessory buildings are limited to standard height requirements for accessory buildings.
- 9) A decorative masonry screen wall ("pony wall") shall be constructed along 12<sup>th</sup> Avenue to screen the row of parking spaces which face the street. Properly permitted, decorative, 8-foot-tall masonry screen walls shall be provided on the east sides of the yards behind buildings 6, 7, 8 and 9.
- 10) No yards shall have materials stacked or stored higher than the height of the walls. No yards or buildings shall be supplemented with visible concertina or razor wire.
- 11) 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, including sewer and water hookup. 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.
- 12) Developers shall identify on all site plans accommodations for motorcycle parking and bicycle racks.
- 13) The permitted uses in B-4/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;  
Cemeteries & crematories;  
Commercial parking lots & garages;  
Oil & gas extraction;  
Bus transportation terminal;  
Payday loan or check-cashing business;  
Schools, except for technical, vocational or trade schools;  
Psychiatric & substance abuse services;  
Nursing & residential care;

- Rooming & boarding houses;
  - Group homes;
  - 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 yard by itself, not as part of an on-site business;
  - Community food & relief services;
  - Use vehicle sales;
  - Any residential uses;
  - Government offices & courts;
  - Crop production;
  - Solar farm;
  - Recycling & drop-off centers.
  - Semi-truck stop;
  - 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;
  - Public outdoor music festivals;
  - Water & sewerage systems/facilities;
  - Foundries;
  - Air transportation terminal.
- 14) Any future land divisions and/or subdivision of the rezoned property which results in 4 or more lots, or individual suites for sale being created, shall require the owners to proceed through a subdivision process.
- 15) 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, light industrial, 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.

- 16) Developers shall coordinate with the utility companies to relinquish easement rights within internal federal patented easement strips.



Prepared by Rudy Esquivias  
Senior Planner/Zoning Administrator

Attachments:

- Exhibit #1 - PZ-4-18 application
- Exhibit #2 - Project narrative dated 3-20-19
- Exhibit #3 - 2-11-19 neighborhood meeting summary and exhibits
- Exhibit #4 - PZ-4-18 vicinity map
- Exhibit #5 - Aerial image of neighborhood
- Exhibit #6 - Aerial image of site
- Exhibit #7 - PDR-2-15 summary comments
- Exhibit #8 - City engineer's comments dated 3-25-19
- Exhibit #9 - Updated site and project exhibits dated 3-20-19



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



**Exhibit A: Rezoning Application**

**SITE INFORMATION**

SITE ADDRESS/LOCATION 1861 E. 12th St., AJ AZ 85119 ASSESSORS PARCEL NO 103-19-021A

GROSS AREA: +/- 7.52 AC NET AREA +/- 6.32 AC EXISTING ZONING RS-GR

LEGAL DESCRIPTION OF PROPERTY: (found on County Tax Bill Notices or Warranty Deed)  
E1/2 & NW OF NE SW NW OF SEC 27, T1N, R8E

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

Rezone property from RS-GR to B-4 for a 10 building commercial office/warehouse project.

**APPLICANT INFORMATION**

Property Owner(s) Jennifer Layton Noel & Kelly Layton Beeson

Address 1855 East Southern Avenue #212, Mesa AZ 85204

Phone Number 480.619.8353 Fax Number \_\_\_\_\_ Email jason@fatfendergarage.com

Applicant Contact Person/Project Manager Sketch Architecture Company

Address 2454 East Southern Avenue, Suite 110, Mesa AZ 85204

Phone Number 480.668.8015 Fax Number 480.668.8032 Email dorothy@sketcharchitecturecompany.com

Architect/Engineer Sketch Architecture Company

Address 2454 East Southern Avenue, Suite 110, Mesa AZ 85204

Phone Number 480.668.8015 Fax Number 480.668.8032 Email dorothy@sketcharchitecturecompany.com

|                   |                 |
|-------------------|-----------------|
| For Dept Use only | Case Number     |
| PLN Number        | Date Submitted: |
| 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 \_\_\_\_\_  
Sketch Architecture Company 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

Jennifer Layton Noel

Property Owner Name

1855 E Southern Avenue, #212

Street Address

Mesa, AZ 85204

City, State, Zip

Kelly Layton Beeson

Property Owner Name

1855 E Southern Avenue, #212

Street Address

Mesa, AZ 85204

City, State, Zip

Jennifer Layton Noel  
Signature

480-981-1430

Telephone

Kelly Layton Beeson  
Signature

480-981-1430

Telephone

STATE OF ARIZONA )

)

SS

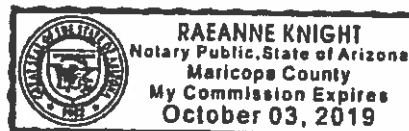
COUNTY OF PINAL )

The foregoing instrument was acknowledged before me this 26 day of October, 2018.

Raeanne Knight

Notary Public

My Commission Expires: Oct 3, 2019



**Narrative – Apache Junction Office Warehouse**

1861 E. 12<sup>th</sup> Ave.  
Apache Junction AZ 85119

Date: 5 October 2018  
Revised: 19 March 2019

**RECEIVED**

MAR 20 2019

City of Apache Junction  
**DEVELOPMENT SERVICES  
BUILDING DIVISION**

This site is located at 1861 E. 12th Ave., Apache Junction AZ 85119, and is an application for Rezoning. The site will be rezoned from RS-GR to B-4 for a 10-building commercial office/warehouse project.

The concept for this project is an office/warehouse type of use. A small exterior yard is located at the rear of many of the buildings. Roll-up doors are in the front façade of the buildings and solid roll up doors at the rear, to access the attached yards. Where yards are not part of the building, an articulated façade will present glass where the door would have been. An 8' wall will be constructed along Wickiup Road with a 10' landscape buffer between the fence and the roadway. No gates will be provided where visible by the public. The design of the buildings will be of integral colored concrete block, vertical decorative metal panels, steel I-beam shade canopy, aluminum storefronts, roll-up doors. Care has been taken to create 4-sided architecture on the buildings fronting on E. 12<sup>th</sup> Ave. and S. Vista Rd.

The site will have limited surface storm water retention, with the bulk of the retention to be underground.

ADA and connectivity routes have been designed into the site, with all parts being accessible.

Landscaping, as shown, meets or exceeds Apache Junction's requirements. Trees line the perimeter of the property and populate the interior of the site, giving ample shade. All parking islands are landscaped to present a complimentary color to the colors on the buildings.

The contact person for this project is:

Randolph L. Carter, AIA, NCARB  
Sketch Architecture Company  
2454 E. Southern Avenue, Suite 110  
Mesa, AZ 85204  
480-668-8015 off  
480-668-8032 fax  
[randy@sketcharchitecturecompany.com](mailto:randy@sketcharchitecturecompany.com)

A Pre-application meeting was held on May 2, 2018 with the Apache Junction planning staff. Staff reviewed the application, clarified site development requirements and standards, and recommended that adjacent residents, schools and nearby registered neighborhoods be contacted. A list and map of all neighbors within a 300' boundary of the site has been created and included in this submittal.

A neighborhood meeting was held on Monday, 11 February 2019, at 7:00 pm, located at 1353 S Vista Rd, Apache Junction, AZ 85119. The citizens who attended were in support of the project. One neighbor, to the east, requested that the improvements to Wickiup not be done. The neighbors were also in favor of the building design and site layout.



### **Neighborhood Meeting – Apache Junction Office Warehouse**

1353 S. Vista Rd.  
Apache Junction AZ 85119  
11 February 2019 @ 7pm

The neighborhood meeting was held at the designated location. 7 individuals (including the owners) attended the meeting (see attached sign-in sheet).

|                  |  |              |
|------------------|--|--------------|
| Paul W. George   | 2030 E. 14 <sup>th</sup> Ave., Apache Junction, AZ | 480-748-0570 |
| Trudy Blount     | 1353 S. Vista St. Apache Junction, AZ              | 602-326-0553 |
| Jacob Beeson     | 4487 E. Desert Lane Ct., Gilbert, AZ               | 602-434-0819 |
| Kelly Beeson     | 4487 E. Desert Lane Ct. Gilbert, AZ                | 602-434-0819 |
| Jim Boller       | 1950 E. 12 <sup>th</sup> Ave., Apache Junction, AZ | 480-489-0683 |
| Shawna Scott     | 1950 E. 12 <sup>th</sup> Ave., Apache Junction, AZ | 623-810-7888 |
| Richard Marshall | 17 Via Levanzo, Henderson, NV                      | 928-386-1409 |

The follow presentation was made:

1. This site is located at 1861 E. 12th Ave., Apache Junction AZ 85119, and is an application for Rezoning.
2. The site will be rezoned from RS-GR to B-4 for a 10-building commercial office/warehouse project.
3. The design of the buildings is of a modern contemporary style. Metal panels form the main design elements above the integral colored cmu walls.
4. The design of the buildings will be of Integral color concrete block, vertical metal panels, steel i-beam shade canopy, aluminum storefronts, roll-up steel doors with concrete filled steel tube bollards with steel caps. Colors and placement can be seen on attached elevations and renderings.
5. Landscaping will meet or exceed requirements of Apache Junctions codes. Trees line the perimeter of the property giving ample shade. All parking islands are nicely landscape to present a complimentary color to the colors on the buildings.
6. Site and exterior building lighting will meet or exceed the "Dark Sky" ordinance.

Neighbors were supportive of the project. Mr. Paul George express his concern about the construction of S. Wickiup Rd. He requests that the R.O.W. remain as is with no improvements.

Paul W. George and Richard Marshall submitted response cards. (attached)

Sincerely,  
Sketch Architecture Company

A handwritten signature in black ink, appearing to read "Randolph L. Carter".

Randolph L. Carter, NCARB, AIA  
Principal

# AJ OFFICE WAREHOUSES NEIGHBORHOOD MEETING

2-11-2019 - 7:00 PM

1353 S. Vista Road, Apache Junction, AZ 85119

Name

Address

Phone #

|                  |                               |              |
|------------------|-------------------------------|--------------|
| Raul w. George   | 2038 C. 14th. Ave             | 480-748-0570 |
| Trudy Blount     | 1353 S Vista St               | 602 326 0553 |
| JACOB BEESON     | 4487 E Desert Lane            | 602 434 0819 |
| Kelly Beeson     | 4487 E Desert Ln              | 602 909 4827 |
| Jim Bolter       | 1950 E 12th Ave               | 480 489 0683 |
| Shawna Stolt     | 1950 E 12TH AVE               | 623-810-7888 |
| RICHARD MARSHALL | 17 VIA LEVANZO, HENDERSON, NV | 928 286 1409 |



Response Card

AJ Office Warehouses

Neighborhood Meeting 2-11-2019

For the response to be valid, a name and address needs  
to be included. Phone number is optional.

Name: Paul A. George

Address: 207~~B~~ E. 14th. Ave

Phone (optional): \_\_\_\_\_

Response/Comments: when I was  
walking it would end  
at 14th Ave then you would  
have to go to 11th.

## Response Card

AJ Office Warehouses

Neighborhood Meeting 2-11-2019

For the response to be valid, a name and address needs  
to be included. Phone number is optional.

Name: RICHARD MARSHALL PICES MART

Address: 17114 LAURENCE NEAR JACKSON STORAGE

Phone (optional): 938 726-1409

Response/Comments: I'm 100% on  
ROADS FOR THIS PROJECT.

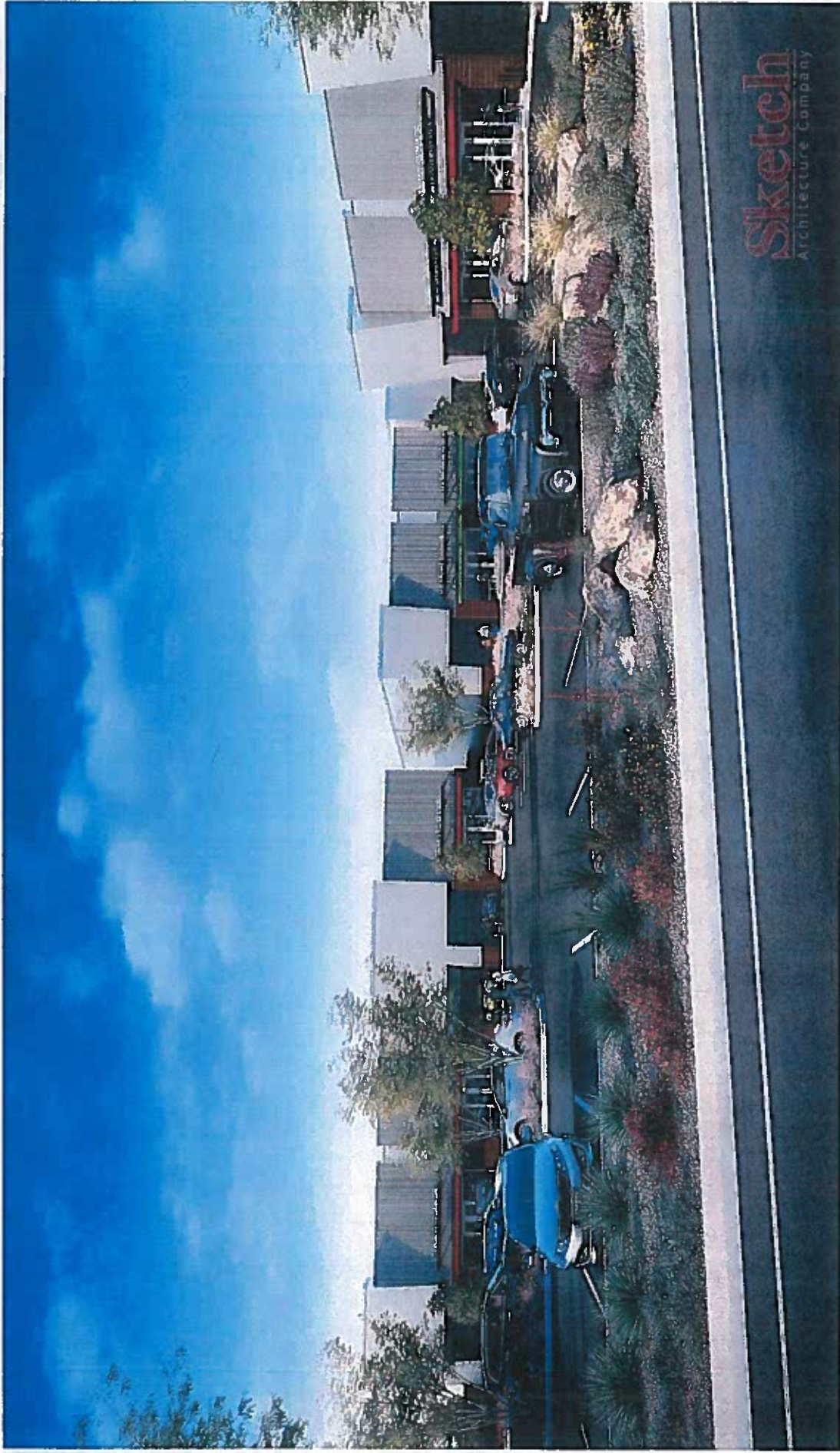
**Narrative – Apache Junction Office Warehouse**

1861 E. 12<sup>th</sup> Ave.

Apache Junction AZ 85119

Date: 11 February 2019

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- 5. Landscaping will meet or exceed requirements of Apache Junctions codes. Trees line the perimeter of the property giving ample shade. All parking islands are nicely landscape to present a complimentary color to the colors on the buildings.**
- 6. Site and exterior building lighting will meet or exceed the “Dark Sky” ordinance.**



## Apache Junction Office-Warehouse

Southeast Corner of 12<sup>th</sup> St. & S. Vista Rd.

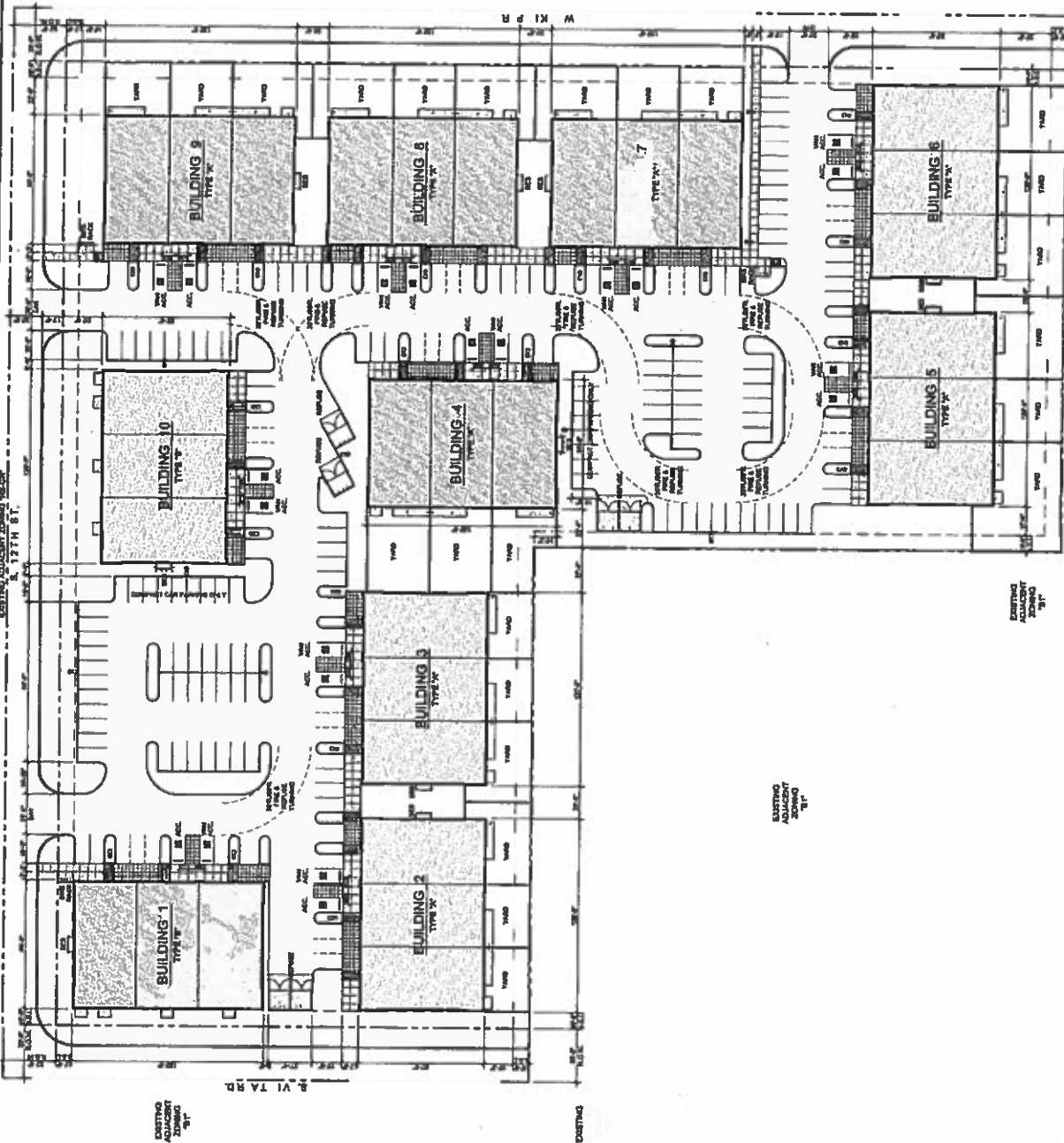
## PROJECT INFORMATION

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### VICINITY MAP



POSTING  
ADJACENT  
ZONING  
MAPS







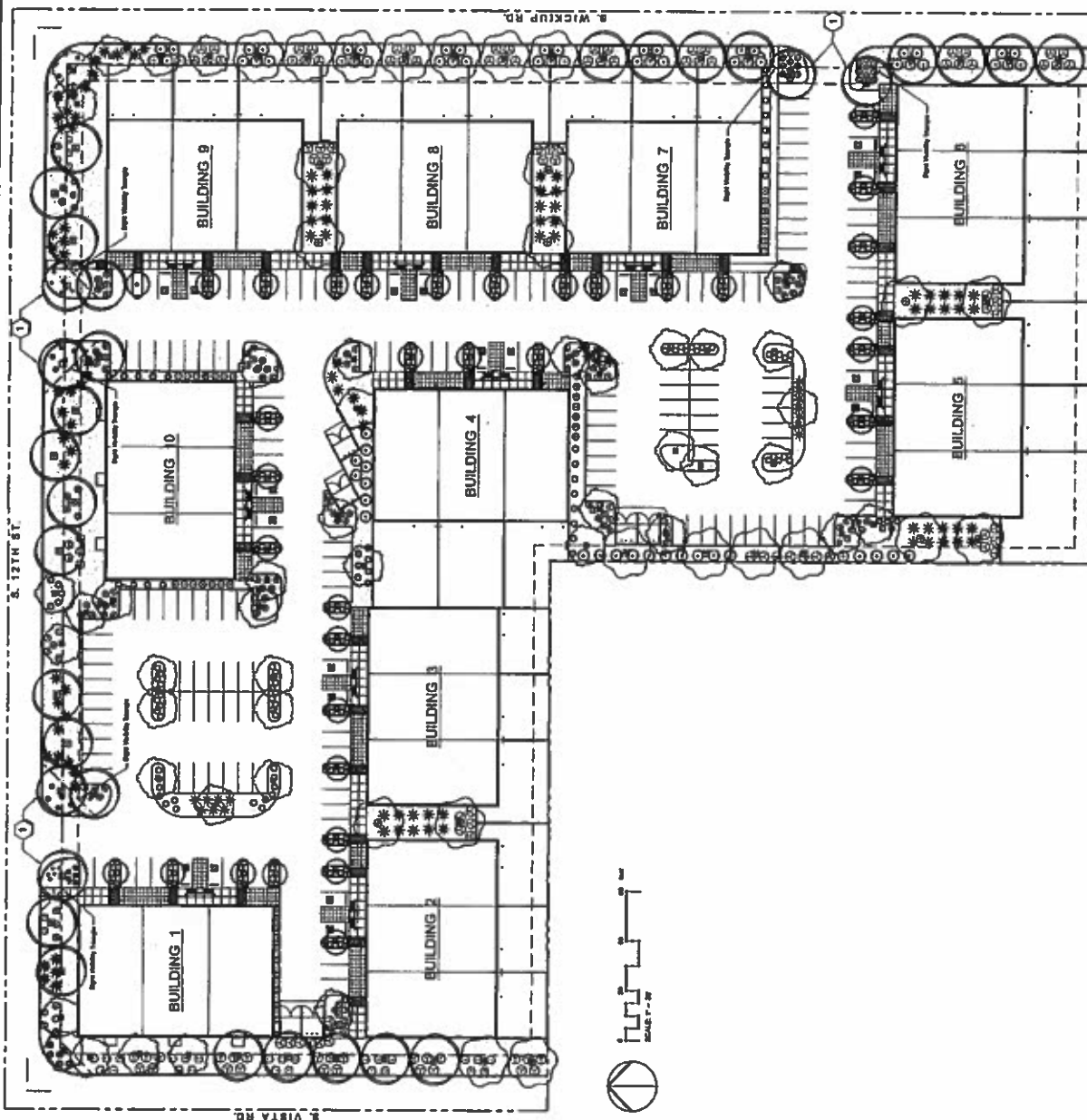
**PLANT SCHEDULE**

| SYMBOL | PLANT NAME   | QUANTITY | NOTES |
|--------|--------------|----------|-------|
| 1      | Arizona Sage | 500      | 022   |
| 2      | Arizona Sage | 500      | 022   |
| 3      | Arizona Sage | 500      | 022   |
| 4      | Arizona Sage | 500      | 022   |
| 5      | Arizona Sage | 500      | 022   |
| 6      | Arizona Sage | 500      | 022   |
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**REFERENCE NOTES SCHEDULE**

| SYMBOL | REFERENCE |
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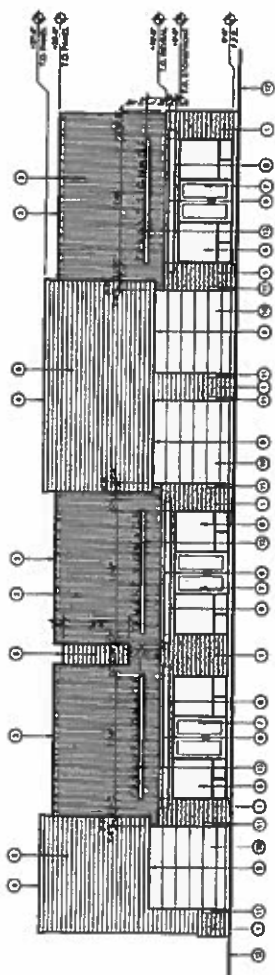
| Project Data Table |         |
|--------------------|---------|
| Gross Site Area    | 250,000 |
| Net Site Area      | 275,301 |
| Building Footprint |         |
| Lot Coverage       | 105,000 |
| Gross Floor Area   | 84,000  |
| Landscaped Area    | 50,000  |



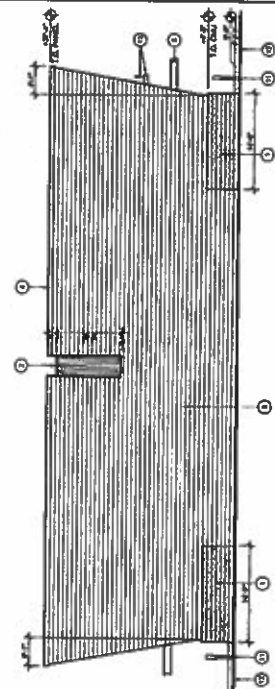


## KEYNOTES

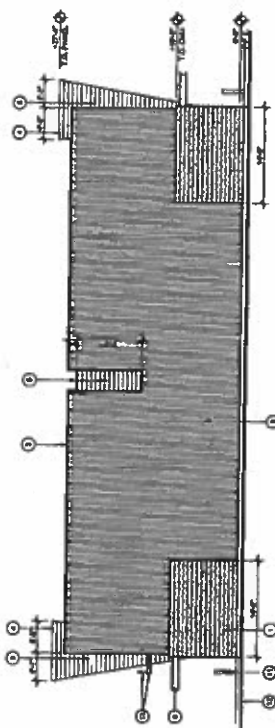
- [illegible]



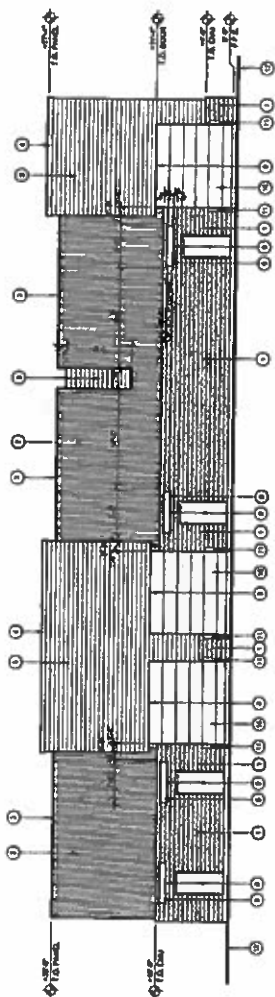
**H32 FRONT ELEVATION - BUILDING TYPE "A"**



SP32 LEFT SIDE ELEVATION - BUILDING TYPE "A"



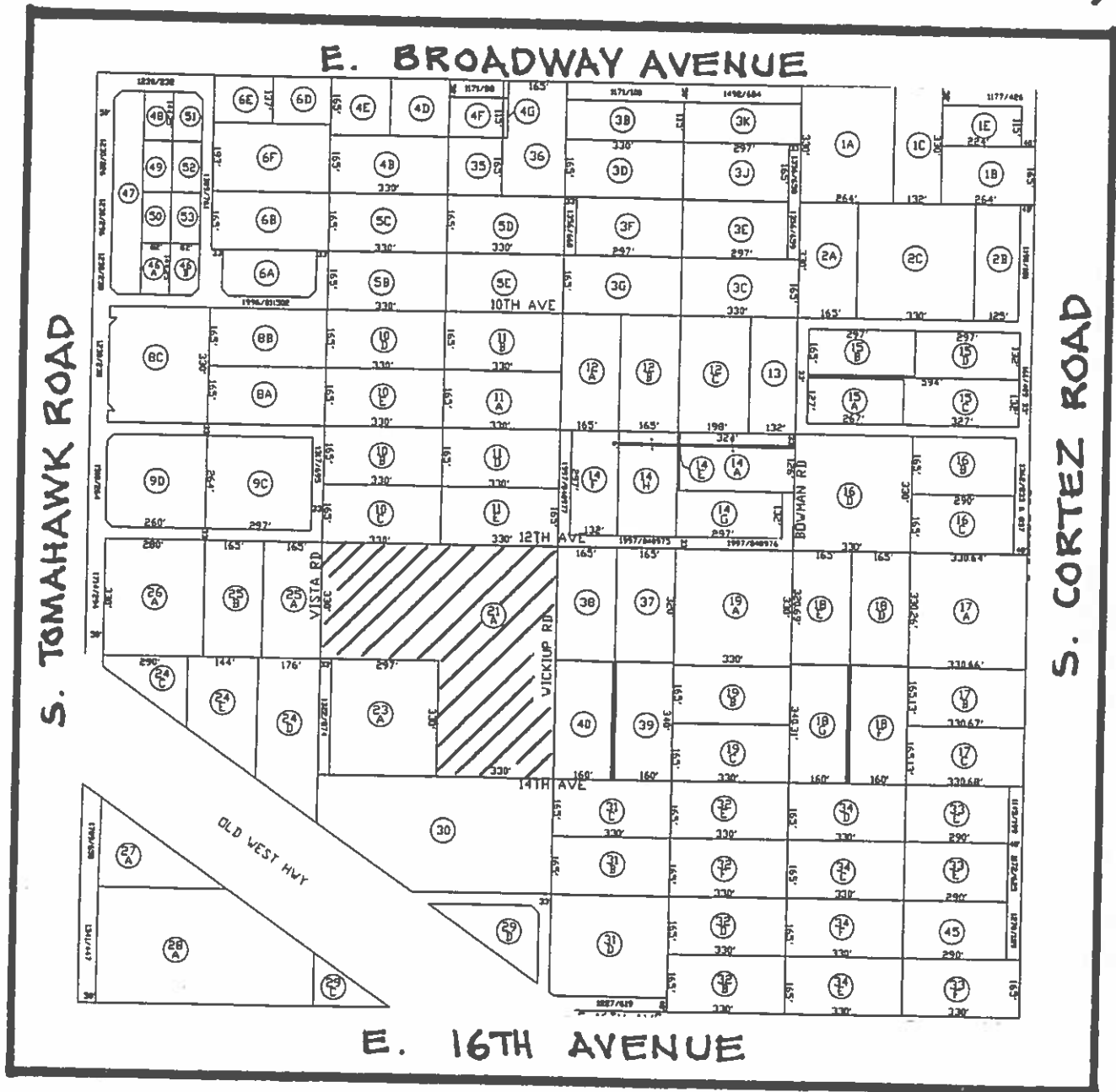
PP20 RIGHT SIDE ELEVATION - BUILDING TYPE "A"



332 REAR ELEVATION - BUILDING "A"

# PZ-4-18

REZONING REQUEST FOR 7.5 ACRE PROPERTY  
FROM RS-GR (LOW DENSITY RESIDENTIAL) TO  
B-4/PD (BUSINESS PARK BY PLANNED DEVELOPMENT).



SUBJECT SITE



VICINITY MAP



Municipal Boundary

Answer function

Pinal County

CITY OF APACHE

PINAL COUNTY

Zone AE - FLOOR

Zone AE

Zone AH

100

ROW, Vacated

FPE, Existing

**PE, Extinguisher**

.....

Unknown: Inkpot

AGIS

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100



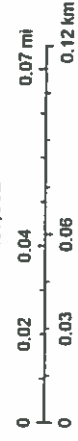
# GIS Map



3/27/2019 9:06:52 PM

- |                    |                  |                   |                    |
|--------------------|------------------|-------------------|--------------------|
| Municipal Boundary | Apache Junction  | Pinal County      | Addresses          |
| Zone AE            | Zone AH          | Zone A            | FEMA Flood Hazard  |
| Right-of-way       | ROW, Dedicated   | ROW, Vacated      | FPE, Existing      |
| Zone AE            | Zone AH          | Zone A            | Washes             |
| FPE, Extinguished  | Easement, Public | Easement, Utility | Unknown, Unknown   |
| Zone AE            | Zone AH          | Zone A            | Zone AE - FLOODWAY |

1:1,562



AGIS

**OCTOBER 26, 2015: COMMENTS RECEIVED FOR PDR-2-15**  
**PROPOSED COMMERCIAL SUBDIVISION BY BLOUNT CONSTRUCTION**  
**AND LAYTON SKYLINE INVESTORS**

Apache Junction Water Company: No comments received yet.

Building Division: All construction to be in compliance with 2006 IBC. No other comments at this time.

City Manager's Office: No comments.

Development Services Engineer (On-site Engineering Comments):  
(See attached comments.)

Economic Development Office: I was extremely excited to see the submittal for the 7.5 acre site at 12<sup>th</sup> and Vista. The work that Blount Construction has done at their facility and the clearing of the junk yard has made an incredible transformation to that blighted area. The project they are proposing will put the land to a higher and better use, and create opportunities for more jobs in a cluster employment center. They have proven their commitment to improving the area, and am glad to see they are seeking to make yet another investment in apache Junction.

Fire District: No comments received yet.

Planning Division:

- A rezoning and subdivision process will be required to properly zone the properties for a business park use and six individual development parcels.
- All plans, including parking, design and landscape plans shall be professional drawn by engineers and/or architects, in compliance with the city's codes.
- The city's Commercial Building Design Guidelines will apply to the property. Plain metal buildings are not typically allowed by the Design Guidelines.
- All required parking and driveway areas will need to be paved and accommodated on site. Non-HC-accessible parking spaces are typically required to be 9' x 18' in size. Accessible spaces and loading areas need to comply with ADA requirements.
- Development must be self-contained insofar as parking, on-site drainage and retention, and utility connections.
- All other commercial development, building code and engineering design guidelines to be complied with, as demonstrated on stamped plans by a registered architect and/or civil engineer.

- Deviations to standard zoning requirements may be requested as part of a Planned Development rezoning request, in exchange for reasonable, site improvement and/or architectural design tradeoffs.

Police Department: The Police Department has no concerns at this time.

Public Works Engineer (Off-site Engineering Comments):  
(Comments to be provided at PDR meeting.)

Sewer District: Upon review of the proposal for PDR-2-15, this project is within the District's 208 Service Area and will be required to connect to the sewer system. The nearest point of connection is located on Wickiup Road, south of Old west Highway. Please contact the Sewer District with further questions on the connection.



## Rudy Esquivias

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**From:** Emile Schmid  
**Sent:** Monday, March 25, 2019 5:17 PM  
**To:** Rudy Esquivias  
**Subject:** PWD comments for AJ Office / Warehouses on 12th Avenue

Rudy, below are some comments for the AJ Office / Warehouses project on 12<sup>th</sup> Avenue:

**Public Works – Engineering Division Comments (Staff Contact: Emile Schmid 480-474-8515)**

- 1) Please reference the current *City of Apache Junction Engineering Standards* (2016) for detailed requirements for comments provided below, found in Apache Junction City Code Vol. II Land Development Code, Chapter 10 Engineering Standards (AJCC, Vol. II LDC, Ch. 10).
- 2) Provide a current ALTA/ACSM survey that is sealed/signed by a land surveyor registered in the State of Arizona.
- 3) All survey and improvement plan documents shall be prepared in conjunction with established verified horizontal control available adjacent to the site, and with NAVD88 vertical datum per the city Survey Benchmark Data Book, January 2008. City will provide electronic copies of the GDACS horizontal control and survey benchmark vertical control data.
- 4) The site is not located in a FEMA Special Flood Hazard Area (SFHA, a.k.a. "floodplain"). FEMA floodplain development requirements are not required for the project.
- 5) Developer's engineer shall prepare drainage report including section quantifying and mitigating offsite flows per City requirements. Onsite runoff shall be contained onsite per City requirements and shall not encroach into public right-of-way.
- 6) Offsite improvement plans shall be prepared per AJCC, Vol. II LDC, Ch. 10, § 10-2 Construction Plan Requirements. Direct offsite related comments and questions to Public Works Department – Engineering Division.
- 7) Public streets shall be designed per AJCC, Vol. II LDC, Ch. 10, § 10-3 Street Design and Construction.
- 8) Provide offsite half-street improvements as follows:
  - a) Vista Road:
    - i) Existing 33-foot Federally Patented Easement (FPE) shall dedicated as 33-foot public right-of-way, along with a 20-foot by 20-foot corner cutoff at the intersection with the 33-foot 12<sup>th</sup> Avenue right-of-way.
  - b) 12<sup>th</sup> Avenue:

- i) Existing 33-foot Federally Patented Easement (FPE) shall dedicated as 33-foot public right-of-way, along with a 20-foot by 20-foot corner cutoff at the intersection with the 33-foot Wickiup Road right-of-way.
  - ii) West driveway entrance shall be a minimum of 24 feet in width.
  - iii) Turnouts from site to existing edge of pavement shall be pavement.
- c) Wickiup Road:
- i) Existing 33-foot Federally Patented Easement (FPE) shall dedicated as 33-foot public right-of-way.
  - ii) Current site plan shows no access from the warehouse park to Wickiup. No offsite improvements required. However, if future site plans change to show access to Wickiup, then offsite improvements will be required.
- 9) Provide signing/striping plans showing existing signs, new locations of relocated existing signs or new signs; show existing striping and any modifications to same; show new striping.
- 10) No onsite private structures or private signage shall extend into public right-of-way
- 11) Any necessary back-flow preventers (BFPs) installed with the project shall be installed on private property. BFPs may not be placed in the public right-of-way
- 12) Detailed comments will be provided for each project plan submittal.

\* \* \* \* \*