



City of Apache Junction

Development Services Department



Date: September 17, 2019

To: Honorable Mayor and City Council Members

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

From: Sidney Urias, Planner

Subject: September 17, 2019, City Council Public Hearing Items:
PZ-3-19 (Ord. No. 1481) Super Star Express Carwash -
Rezoning Amendment Request

Summary

Please see the attached staff report and exhibits presented to the Planning and Zoning Commission at their public hearing on August 27, 2019, for a proposed rezoning amendment, requested by Andy Jochums, represented by Beus Gilbert PLLC. This case pertains to one (1) parcel of land totaling 2.66 acres located north of the northwest corner of Ironwood Drive and Baseline Avenue.

PZ-3-19 proposes a planned development amendment of 2.66 acres of property zoned B-1/PD (General Commercial/Planned Development) for the purpose of developing a carwash user on the southern half of the 2.66 acres.

P&Z Commission Hearing and Recommendation

Items discussed at the commission meeting, brought up by commissioners include, the timing of development, rezoning amendment process, cross-access agreements with adjacent parcels, noise concerns, public outreach regarding the proposed use as well as the future plans on the northern half of the property.

The applicant stated that the conceptual plans for the northern half of the site have not changed. The applicant also confirmed the approval of a cross-access agreement with parcels located directly north and south; the applicant also went into detail noting noise mitigation efforts. Lastly the applicant noted their extensive public outreach efforts in order to be a suitable and appropriate neighbor to those abutting the property.

Lastly, Staff explained the rezoning amendment process and went into detail how the northern half of the site will remain the same as previously approved as inline retail and a drive-thru user.

The commission's unanimous recommendations of approval for the rezoning requests are memorialized in attached draft Ordinance No. 1481.

Attached:

- Draft Ordinance No. 1481
- Staff report and attachments presented to P&Z on 08-27-19