



City of Apache Junction

Development Services Department



PLANNING AND ZONING COMMISSION PUBLIC HEARING STAFF REPORT

DATE: January 14, 2020

CASE NUMBER: PZ-8-19

OWNERS: Arizona Water Company

APPLICANT: Coe and Van Loo Consultants, Nick Maxwell

REQUEST: Proposed rezoning of approximately 6.91 acres currently zoned B-1 (General Commercial), B-1/PD (General Commercial/Planned Development), and RS-7 (Medium/High Density Single-Family Detached Residential) to PI/PD (Public and Institutional/Planned Development) to process a lot combination and for the future expansion of the current facility.

LOCATION: Project is located near the northeast corner of Southern Avenue and Delaware Drive.

**GENERAL PLAN/
ZONING DESIGNATION:** Medium Density Residential; currently zoned B-1 (General Commercial), B-1/PD (General Commercial/Planned Development), and RS-7 (Medium/High Density Single-Family Detached Residential).

SURROUNDING USES:

North: Residential, zoned RS-7/PD;

South: Manufactured Home Park (Pinal County);

East: Residential, zoned RS-7/PD, and Commercial, zoned B-1/PD;

West: Residential, zoned RS-7M/PD.

BACKGROUND

The currently developed portion of the site has been used by Arizona Water Company as an Operations Center since 1993 (see Ordinance No. 847 attached). Over the past few years, Arizona Water Company purchased the two adjacent, contiguous parcels to provide room for the expansion of their operations facility.

PROPOSALS

PZ-8-19 is proposing a rezoning of 6.91 acres currently zoned B-1, B-1/PD, and RS-7. The applicant is proposing to rezone all three parcels to PI/PD to process a lot combination of the three parcels into one, and to expand their current Operations Center.

PLANNING STAFF ANALYSIS

Relationship to General Plan:

The subject site is designated by the city's General Plan as "Medium Density Residential". Since the requested rezoning is to Public and Institutional, the proposal is considered a Minor General Plan Amendment, which does not require any additional actions by Planning and Zoning or City Council.

Zoning/Site Context:

The 6.91 acres is a privately-owned piece of land surrounded by residentially zoned land to the north, east, and west and commercially zoned land directly to the east along Southern Avenue. Pinal County is located to the south. The current facility has existed for many years and does not represent a new use in the neighborhood. Rezoning will facilitate construction of future buildings and allow for an expanded equipment yard.

Infrastructure Improvements:

All utility services are readily available to this development. Half street improvements along with onsite improvements will be completed by the applicant/developer at the time of construction.

Over the next 2 years, additional improvements that will be made to the property will include constructing additional office space, warehouse, storage facilities, and parking, which will be located behind the existing office building on an enclosed, fenced lot.

Public Input:

Neighborhood meeting notification letters were sent from the applicant to all property owners within a 300-foot radius of the subject site. The applicant also sent additional notices to residents who had previously provided their contact information.

On December 5, 2019, the applicant held a formal neighborhood meeting and a total of 19 people attended. The questions and comments received were primarily related to safety, traffic circulation, and overall aesthetics of the site. The full report is attached.

The city has also sent out public hearing notices noting the time, place, and proposed request. Staff has not received any comments regarding the rezoning request.

PLANNING DIVISION RECOMMENDATION

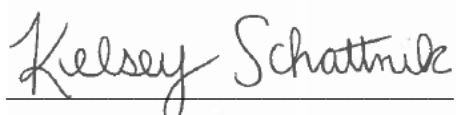
Staff respectfully recommends to the Commission that they include the following conditions of approval as part of a favorable recommendation to the City Council. As always, Commissioners may recommend changes or additional conditions which they feel will improve the development plan.

RECOMMENDED MOTION FOR REZONING

I move that the Planning and Zoning Commission recommend to the Apache Junction City Council the (APPROVAL/DENIAL) of planned development rezoning case PZ-8-19, by Arizona Water Company to rezone three parcels located on 6.91 acres in order to expand their current operations center, located near the northeast corner of Delaware Drive and Southern Avenue, subject to the following conditions of approval:

- 1) The uses allowed to locate shall be limited to the use normally allowed in the Apache Junction City Code, Volume 2, Land Development Code, Chapter 1, Zoning Ordinance, Article 1-5, Zoning Bulk and Use Regulations, Section 1-5-3 Non-Residential Use Regulations, PI zoning district.
- 2) The project shall be developed in accordance with the plans submitted with case PZ-8-19 and all the provisions of the Apache Junction City Code, Volume 2, Land Development Code, Chapter 1, Zoning Ordinance applicable to this case.

- 3) Upon approval of the rezoning, existing parcels 102-11-001B, 102-11-001F, and 102-11-0170 will be combined into one cohesive parcel through the city's lot combination process.
- 4) Developer shall construct offsite half-street improvements including but not necessarily limited to dedication of adjacent rights-of-way, including 50' for Southern Avenue, 40' for Delaware Drive and any necessary cutoff corners for visibility, extension of pavement and the provision of sidewalk, curb, gutter, streetlights, underground utilities, fire hydrants and landscaping and shall be required as part of this planned development project, and subject to review and approval by the City Engineer.
- 5) All applicable permits shall be applied for and plans shall be designed to current City codes prior to any lot grading or construction on the lots. Inclusively, all applicable development fees shall be paid at the time of permit issuance.
- 6) Landscape, screening and irrigation improvements, planted within a minimum 10-foot deep strip inside the net property line (but outside of required walls), shall be provided in compliance with the city's landscape and screening requirements contained in Apache Junction City Code, Volume II, Land Development Code, Chapter 1, Zoning Ordinance, Article 1-8, Landscape Regulations, along the street frontage of the proposed expansion areas.



Prepared by Kelsey Schattnik
Planner

Attachments:

- Exhibit #1 - PZ-8-19 Application
- Exhibit #2 - Project Narrative
- Exhibit #3 - Vicinity Map
- Exhibit #4 - Site Plan Exhibit
- Exhibit #5 - Public Works Comments by Emile Schmid
- Exhibit #6 - Public Participation Final Report
- Exhibit #7 - Ordinance No. 847



City of Apache Junction
Development Services Department
300 W. Superstition Blvd.
Apache Junction, AZ 85119
(480) 474-5083



REZONING APPLICATION

SUBJECT INFORMATION

PROJECT NAME:
Arizona Water Company - Proposed Office and Warehouse Addition

PROPERTY ADDRESS:
N.E.C. of Southern Avenue and Delaware Drive

ASSESSOR'S PARCEL NO.
102-11-001F, # 102-11-0170, # 102-11-001B

ACREAGE:
6.91 Ac.

CURRENT ZONING DISTRICT: RS-7, B-1, B-1 PD
PROPOSED ZONING DISTRICT: PI-PD

EXISTING GENERAL PLAN DESIGNATION:
MDR

PROPERTY OWNER

NAME:
Arizona Water Company, attn. Richard Hacker, P.E.

MAILING ADDRESS:
3805 N. Black Canyon Highway Phoenix, AZ 85015

EMAIL:
rhacker@azwater.com

TELEPHONE:
(602) 240-6860

APPLICANT

NAME:
Coe and Van Loo Consultants, Attn. Nick Maxwell

MAILING ADDRESS:
455 N. 12th Street, Phoenix, AZ 85014

EMAIL:
nmaxwell@cvlci.com

TELEPHONE:
(602) 285-4937

OWNER AUTHORIZATION

I hereby certify that the above information is correct, and that I am authorized to file an application on said property, being either the owner or authorized agent to file on behalf of the owner. Anyone applying without authorization from the property owner(s) shall be subject to penalty under all applicable laws.

Property Owner Signature

Applicant Signature

Date

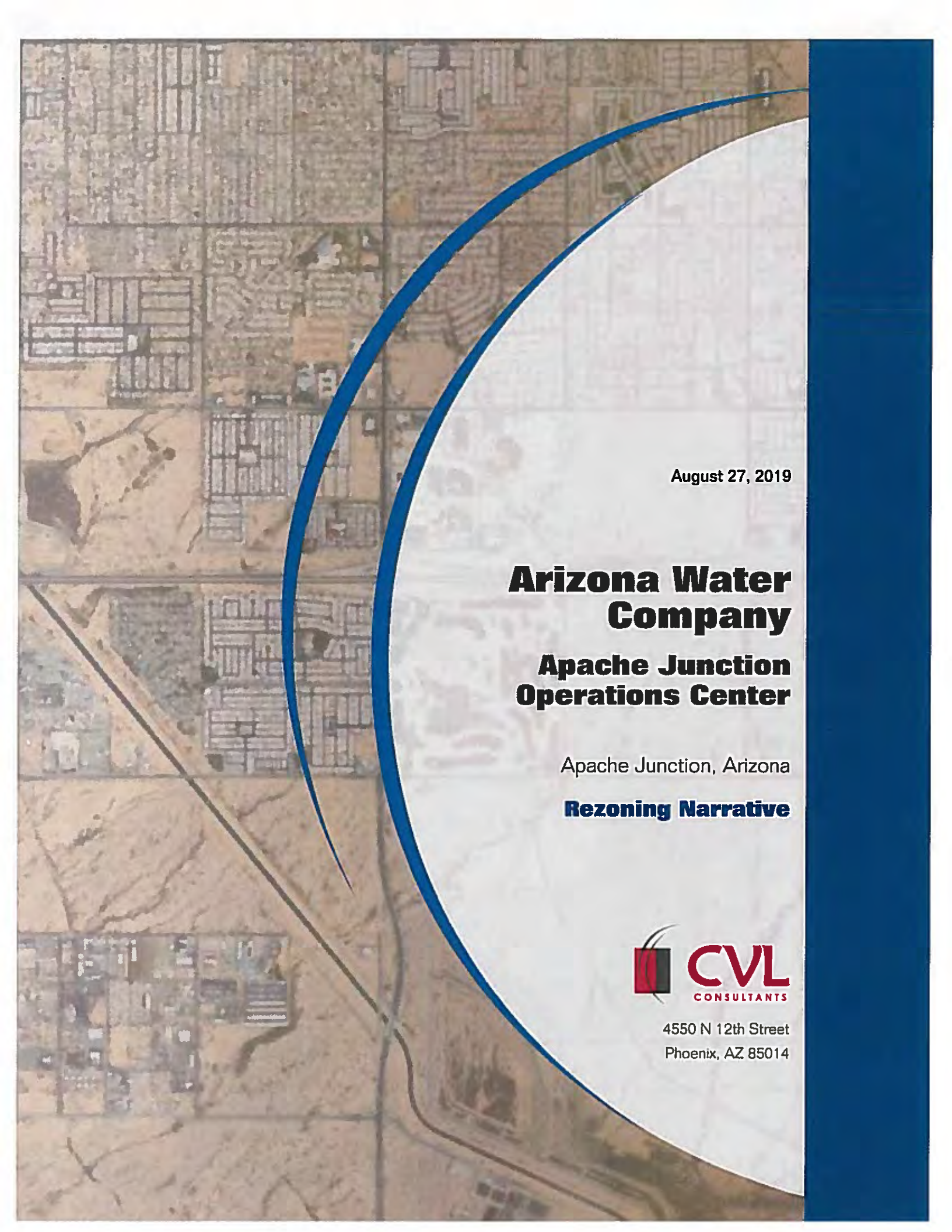
9-4-19

Date

REZONING REVIEW TIMEFRAME

ADMINISTRATIVE COMPLETENESS REVIEW: 5 DAYS

REVIEW OF SUBMITTAL: 30 DAYS



August 27, 2019

Arizona Water Company

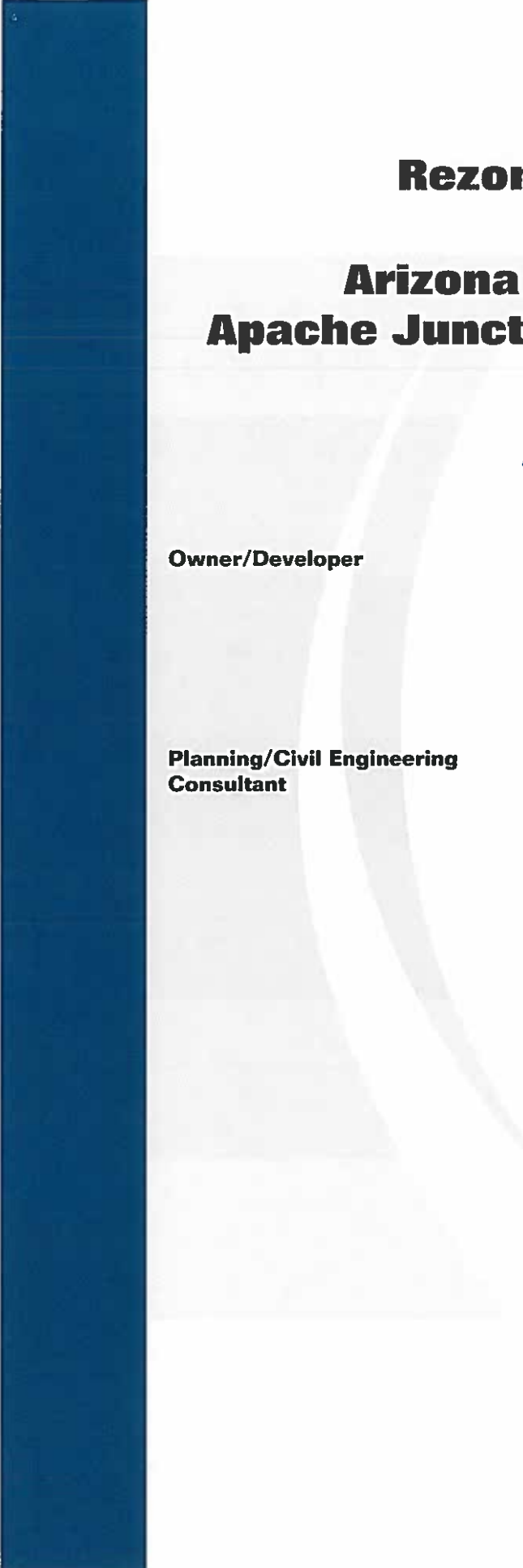
Apache Junction Operations Center

Apache Junction, Arizona

Rezoning Narrative



4550 N 12th Street
Phoenix, AZ 85014



Rezoning Narrative

for

Arizona Water Company Apache Junction Operations Center

August 27, 2019

Owner/Developer

Arizona Water Company
3805 North Black Canyon Highway
Phoenix, Arizona 85015
Attn: Richard Hacker
Phone: 602-240-6860
Email: rhacker@azwater.com

**Planning/Civil Engineering
Consultant**

Coe and Van Loo Consultants
4550 North 12th Street
Phoenix, Arizona 85014-4291
Attn: Ted Luther
602-285-4718
tluther@cvtci.com

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Exhibits

Vicinity Map	Exhibit A
Site Plan	Exhibit B

1. Description of Project

This project is a proposed addition to and expansion of an existing Arizona Water Company (AWC) Operations Center. The project site is comprised of three (3) parcels of land totaling approximately 6.91 gross acres. Improvements will include constructing additional office space, warehouse, and storage facilities located behind the existing office building on an enclosed, fenced lot. The project is located in Pinal County, and is within the city limits of Apache Junction. This AWC facility has been operating in its current capacity since 1993.

On behalf of AWC; Coe and Van Loo Consultants (CVL) is submitting this Rezoning application for formal review. This rezoning request will be accompanied by other plans and exhibits as required by the City of Apache Junction. Some of these other supporting exhibits and plans include: a Preliminary Site Plan, architectural floor plans and elevations of the proposed building expansion, preliminary landscape and wall plans, amenity details, and a lighting plan.

As part of this submittal, the three land parcels which comprise the project site will be combined into one lot, as requested by the City of Apache Junction. A Lot Combination Application will be submitted to the City subsequent to the rezoning submittal. Once the rezoning application and supporting exhibits are approved by the City, an application for Lot Combination will also be made through the Pinal County Assessor's office.

AWC and CVL are committed to the successful design, submittal, revision, and ultimate approval of the proposed rezoning for this project, including obtaining other project related approvals previously mentioned.

2. Background / Project History

The original portion of this site is owned by AWC, and has been used as an Operations Center since 1993. Within the last 2 years, AWC purchased the two adjacent, contiguous parcels to provide enough land for improvements needed for a planned expansion of their operations facility. Prior to this, the site existed as a vacant land parcel which the existing City General Plan was contemplated for future development as Medium Density Residential (MDR).

The existing zoning for this project was approved by the City of Apache Junction in 2006, and was amended in October, 2007.

3. Conformance to General Plan and Existing Zoning

According to the City of Apache Junction's General Plan, this project site currently holds a land use designation of Medium Density Residential (MDR). Also; the project site is currently zoned Residential (RS-7), Business (B-1), and Business – Planned Development (B-1 PD).

As part of this proposed rezoning of this property, CVL is in support of the City's recommendation that the entirety of the project be rezoned to Public-Institutional-Planned Development (PI-PD).

Per City's Planning Department comments at the Pre Application meeting; a Minor Amendment to the City's General Plan is required to bring the intended rezoning of the property into conformance with the proposed land use.

4. Project Location / Relation to Surrounding Properties

The Project Site is located at the Northeast corner of Southern Avenue and Delaware Drive, which is within the city limits of Apache Junction, and falls under the City's jurisdiction. The Project encompasses 3 parcels of land totaling 6.91 acres. The existing AWC Operations Center is located within the original parcel centered between Delaware Drive and Ocotillo Drive along Southern Avenue, with the remainder of the site to the north and east being undisturbed native desert. A small wash traverses the undisturbed portions of the site from east to west.

Existing residential homes constructed on lots averaging approximately 6,000 s.f. are located adjacent to the north and northeast of the subject property. Homes on similarly sized lots are located to the west across Delaware Drive. An existing commercial property, developed as medical offices, is located to the east of the subject property on the east side of Ocotillo Dr. An existing manufactured home subdivision exists to the south of the project, across Southern Avenue, containing a variety of manufactured homes of various widths and configurations, including a small number of temporary-use mobile home stalls.

The proposed AWC Operations Center project is located in Sections 24 and 25 of Township 5 North, Range 3 West, of the Gila and Salt River Base and Meridian, Pinal County, Arizona. See Vicinity Map Below.

5. Vicinity Map - Exhibit A



6. Existing Conditions

As previously mentioned; a portion of the project along Southern Ave. frontage is already developed as an AWC Operations Center. The remainder of the site remains undeveloped, is predominantly undisturbed, and includes a small desert wash.

The channelized wash on the west side of Delaware Drive has a portion of floodplain that extends into our project. The affected area is approximately 60' wide tapering down to 0' along the western property line. This floodplain will not pose a significant problem to the site plan and design process. Mitigation of this will be addressed as part of the overall site grading and civil engineering design for this project. Please see the Preliminary Site Plan for additional information.

As previously mentioned, the land parcels surrounding the project have been developed. The areas to the west, north, and northeast have been developed as residential uses. The property to the east has been developed as a commercial office use. The land to the south of this project site, across Southern Ave. has been developed as a manufactured home subdivision.

Utility infrastructure which is needed to serve this project currently exists on or adjacent to the Site. Some improvements to these utilities are needed. Arterial and collector roadways adjacent to the project exist, with minor improvements to provide additional access or improve existing access to the site as part of the proposed improvements.

7. Proposed Zoning

This project proposes to zone the entire 6.91 acres to PI-PD, which is Public Institution – Planned Development. This designation correctly represents both the existing and proposed use of the property, and is an appropriate designation for this facility and others like it. AWC and CVL is proceeding with this proposed designation based on input from City of Apache Junction Planning and Engineering staff, with their support. Additional exhibits have been submitted as part of this rezoning application in support of this project. When reviewed as a whole, these plans and exhibits fully depict the various developmental, infrastructure, and aesthetic variables being considered as part of this project.

8. Utilities and Services

All utility services are readily available to this development, being located within the existing adjacent right-of-way. Potable water service stubs and a sanitary sewer stub to existing mains within the ROW have been provided to the site, eliminating the need for any water and/or sewer main extensions. Utility sizing, existing location, proposed alignment, and preliminary design of these utility improvements are shown on the Preliminary Utility Plan, which is included within this rezoning submittal. Final design and approval of these proposed utility improvements will occur subsequent to the proposed rezoning of this project, through the final civil engineering design plans and details which will be prepared, submitted, revised, and ultimately approved by the City of Apache Junction and private utility providers, subsequent to the rezoning of this property.

A Utility Provider Table for this project is included below.

Utility	Provider
Water	Arizona Water Company
Wastewater	City of Apache Junction
Cable TV/Telephone	Various Providers
Electric	Arizona Public Service
Gas	Southwest Gas Corporation

Water Facilities

Arizona Water Company is the designated water provider for the project and surrounding area. AWC holds a 100 yr. Certificate of Assured Water Supply for their Service Area, which includes this site. Water infrastructure exists to the project site. Some onsite improvements are required to service this property.

Wastewater Facilities

The project site currently utilizes a septic system to serve the wastewater needs of the existing Operations Facility. As part of the proposed improvements to the project, AWC intends to connect to the existing sewer mainline located in Southern Ave. through an existing sanitary sewer service stub. The intent is to install a new sewer service to serve the proposed project and decommission the existing septic system, rerouting the old sewer service to the existing sewer stub. AWC will abandon and remove from the existing septic system in accordance with Arizona Department of Environmental Quality (ADEQ) and Pinal County Health Department regulations.

9. Community Facilities and Services

The following outlines this project site's emergency service providers:

Service	Provider
Police	City of Apache Junction Police Department
Fire	Apache Junction Fire District

10. Drainage

Generally, this area of Apache Junction drains from northeast to southwest. This project site follows that trend. Most area drainage surrounding the site is maintained within the adjacent roadways and is conveyed to the south and west therein. Some drainage from the east enters the site at approximately its eastern mid-point, and traverses the site from east to west. This will be channelized and routed around the site via storm drain pipes, as illustrated on the Preliminary Drainage Plan.

Future storm water which falls on site will be routed to and contained within landscaped retention basins located on site. These basins, which will be designed and ultimately approved by the City of Apache Junction, and constructed concurrent with the other proposed improvements to the site.

As previously mentioned an existing flood Zone A encroaches very slightly the southwest corner of the site, and is detailed on FEMA map # 04021C0015E. This flood zone does not affect the existing office building or the proposed expansion thereto. The floodplain will be mitigated concurrent with the final grading and drainage design of this site.

11. Traffic Circulation

Customers and employees currently access the AWC office using two existing driveway connections and two small parking lots located at the projects approximate midpoint along its frontage to W. Southern Avenue, with the secured access parking lots being used only by employees.

As part of the proposed improvements and expansion of the AWC Operations center, the existing central driveway and eastern parking lot are proposed to be removed and replaced, with a much larger customer parking area added to the east. This new parking area is accessed via a new driveway to Southern Avenue to the south, and also through an additional second driveway to S. Ocotillo Road, to the east.

Current access to the existing warehouse located west of the existing office building is provided by an existing driveway entrance from Southern Avenue and a gated entrance off Delaware Drive. The office is accessed off of Southern Avenue. The proposed improvements to this project include adding an entrance off of Ocotillo and adding another entrance off of Southern Avenue. Gated access will be added on both Delaware and Ocotillo Drives. This area north of the existing building will be further improved to include several equipment storage facilities, warehouse and maintenance structures, and parking for both service trucks and employees.

12. Conclusion

Arizona Water Company is excited to partner with the City of Apache Junction with the rezoning, design, and development of this AWC project. This project faces only minimal challenges to development, and contemplates improvements to the site which will only increase the functional use and aesthetic affect to the site and surrounding community. AWC and CVL's goal through the Rezoning of the subject property and future improvements thereto is to improve the site to the benefit of AWC and the customers it serves, including the City of Apache Junction. We look forward to discussing the proposed rezoning, project design improvements, and resolution to challenges encountered as this project moves forward through the approval process. AWC is committed to resolving any issues encountered while creating a sustainable project which benefits the community and the surrounding areas within the City of Apache Junction.

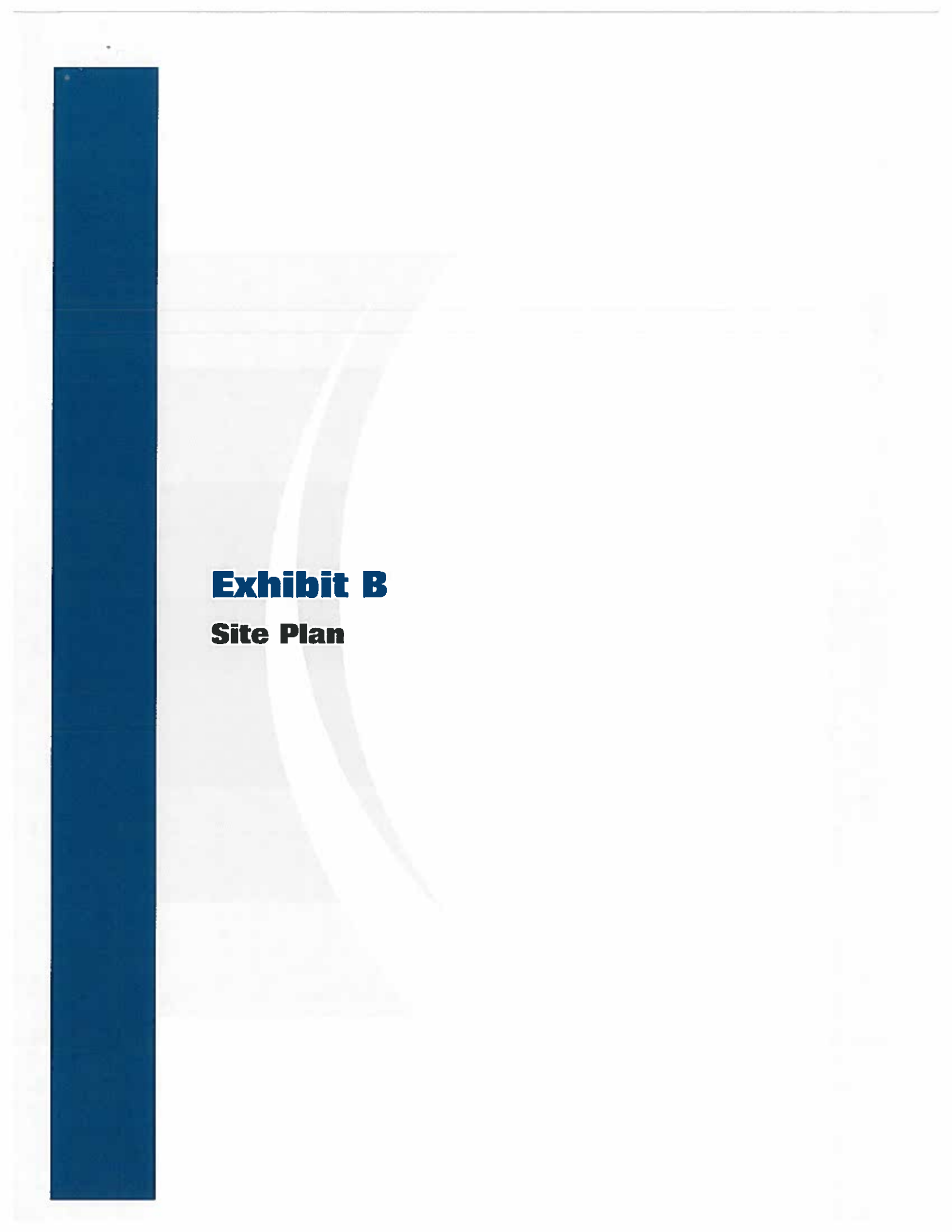


Exhibit B

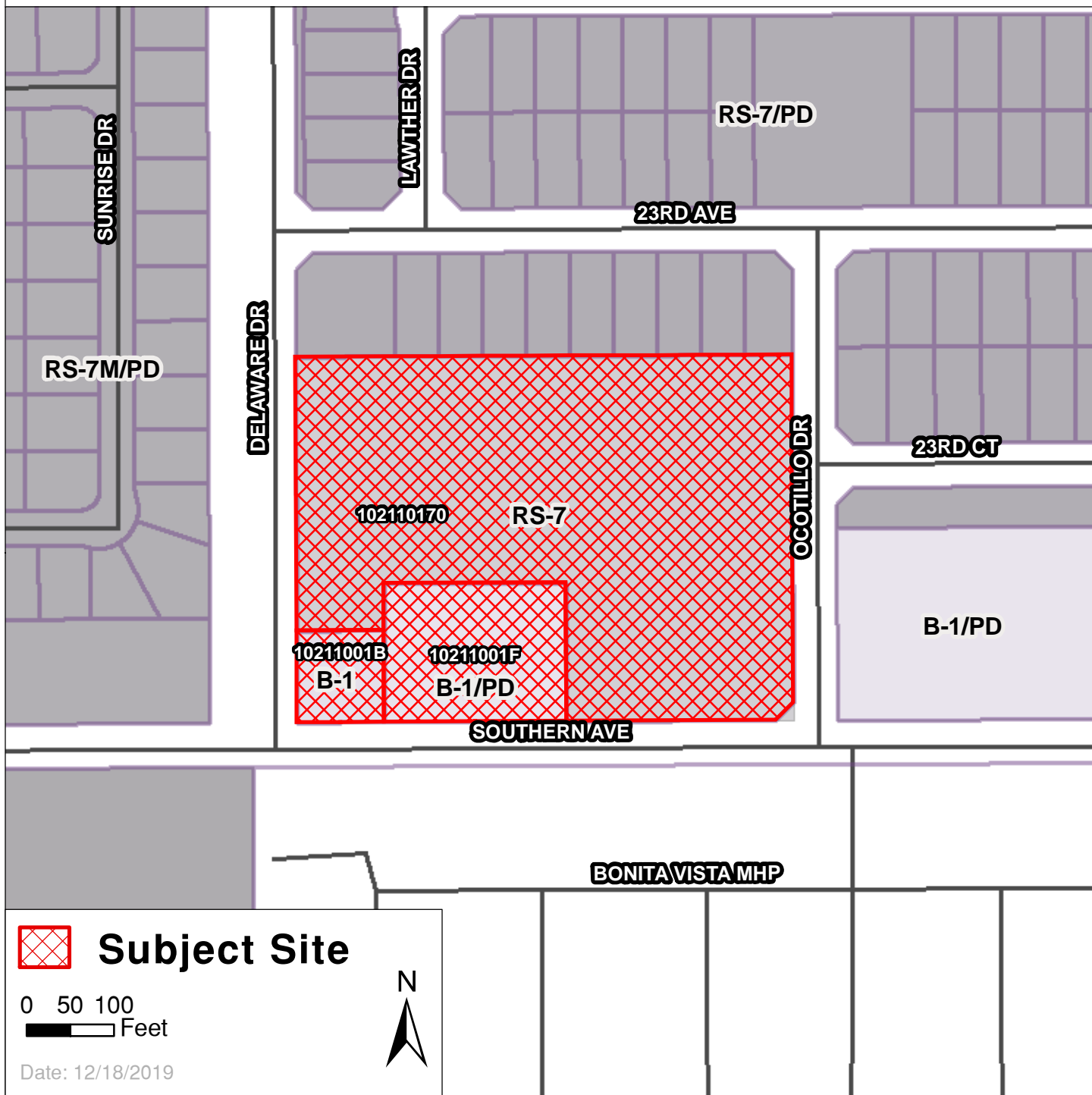
Site Plan



Vicinity Map

PZ-8-19

Arizona Water Company rezoning request from
B-1 (General Commercial), B-1/PD (General Commercial by
Planned Development), and RS-7
(Medium/High Density Single-Family Detached
Residential) to PI/PD (Public and Institutional by Planned Development)



LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH 468 FEET OF THE WEST 618 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPTING THEREFROM THE SOUTH 150 FEET OF THE WEST 150 FEET THEREOF; AND

EXCEPTING THEREFROM THE SOUTH 208.7 FEET OF THE EAST 208.7 FEET OF THE WEST 358.7 FEET THEREOF; AND

EXCEPT ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN PATENT FROM UNITED STATES OF AMERICA, RECORDED IN DOCKET 10, PAGE 33, RECORDS OF PINAL COUNTY, ARIZONA.

SETBACKS

	PROVIDED	REQUIRED
NORTH	15FT	10FT
EAST	10FT	10FT
WEST	10FT	10FT
SOUTH	17FT	10FT

PARKING

EMPLOYEE COVERED	12
EMPLOYEE UNCOVERED	78
CUSTOMER	37
TOTAL	127

ZONING:

CURRENT:
APN 102-11-0170 RS-7
APN 102-11-001F B-1/PD
APN 102-11-001B B-1
PROPOSED: PI-PD (PUBLIC AND INSTITUTIONAL - PLANNED DEVELOPMENT)

PARCEL APN'S

APN: 102-11-001B
APN: 102-11-001F
APN: 102-11-0170

LOT COVERAGE

GROSS SITE AREA (AC)	6.91
GROSS SITE AREA (SF)	300,906
NET SITE AREA (AC)	5.45
NET SITE AREA (SF)	237,430
BUILDING AREA (SF)	25,901
NET LOT COVERAGE	11%
GROSS LOT COVERAGE	8.6%

LEGEND:

- SET 1/2" IRON REBAR
- W/PLASTIC CAP - RLS 41603
- SET P.K. NAIL
- W/TAG - RLS 41603
- FOUND 3" BRASS CAP
- CITY OF APACHE JUNCTION
- FOUND MONUMENT
- AS NOTED
- MEASURED DATA
- RECORD PER
- REFERENCE TABLE
- ADJACENT PROPERTY LINE
- CENTERLINE ROAD
- EASEMENT LINE
- PROPERTY LINE
- SECTION LINE
- OVERHEAD UTILITY
- GUY WIRE
- NATURAL GAS BLUESTAKE
- CHAIN LINK FENCE
- WATER BLUESTAKE
- ELECTRIC BLUESTAKE
- SEWER BLUESTAKE
- ELECTRIC TRANSFORMER
- ELECTRIC CONTROL BOX
- AIR CONDITIONER
- FIRE HYDRANT
- WATER METER
- AIR RELEASE VALVE
- BACK FLOW PREVENTOR
- ANTENNA
- SEWER MANHOLE
- POWER POLE
- SEWER MANHOLE
- SIGN
- TELEPHONE PEDESTAL
- WATER VALVE
- DRAIN
- UNKNOWN UTILITY
- ASPHALT PAVEMENT
- CONCRETE
- GRAVEL/DIRT ROAD

PRELIMINARY SITE PLAN

ARIZONA WATER COMPANY

2380 W. SOUTHERN AVE.

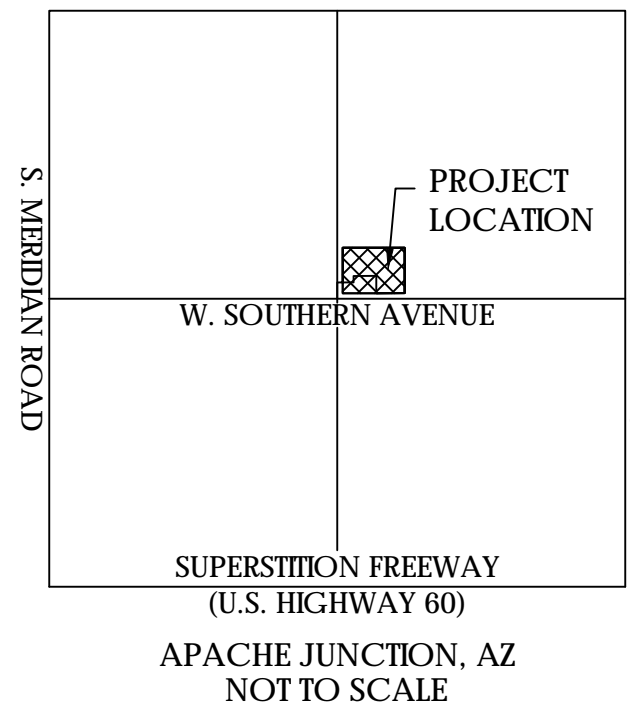
APACHE JUNCTION, AZ 85220

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 30,

TOWNSHIP 1 NORTH, RANGE 8 EAST, OF THE G.&S.R.M.

PINAL COUNTY, ARIZONA

LOCATION MAP



OWNER:

ARIZONA WATER COMPANY
3805 N. BLACK CANYON HWY.
PHOENIX, AZ. 85015
CONTACT: RICHARD HACKER, PE
PHONE: (602) 240-6860

CIVIL ENGINEER:

COE & VAN LOO
CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ. 85014
CONTACT: TED LUTHER, PE
PHONE: 602.269.6831
tluther@cvlci.com
http://www.cvlci.com

SURVEYOR:

ALTA LAND SURVEY INC.
5930 E. PIMA STREET
SUITE 130
TUCSON, AZ. 85712
CONTACT: JOHN REYES, RCS
PHONE: 520.398.6651

ARCHITECT:

MRT DESIGNS, LLC
3030 N. 3RD STREET
SUITE 960
PHOENIX, ARIZONA 85012
PHONE: (602) 667-9098
CONTACT: AKRAM ROSHEIDAT
EMAIL: akram@MRTDesignLLC.com

BASIS OF BEARINGS:

BEARINGS ARE BASED ON A FOUND BRASS CAPPED SURVEY MONUMENT, BEING THE SOUTH 1/4 CORNER OF SECTION 30 (POINT 'A') AND A FOUND BRASS CAPPED SURVEY MONUMENT, BEING THE SOUTHEAST CORNER OF SECTION 30 (POINT 'B'). SAID BEARING IS NORTH 89° 53' 26" EAST PER (R1).

BENCHMARK:

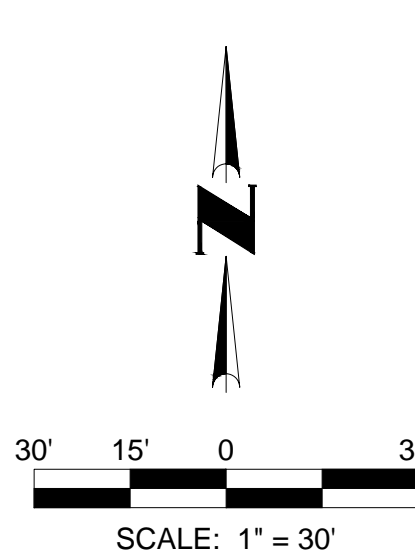
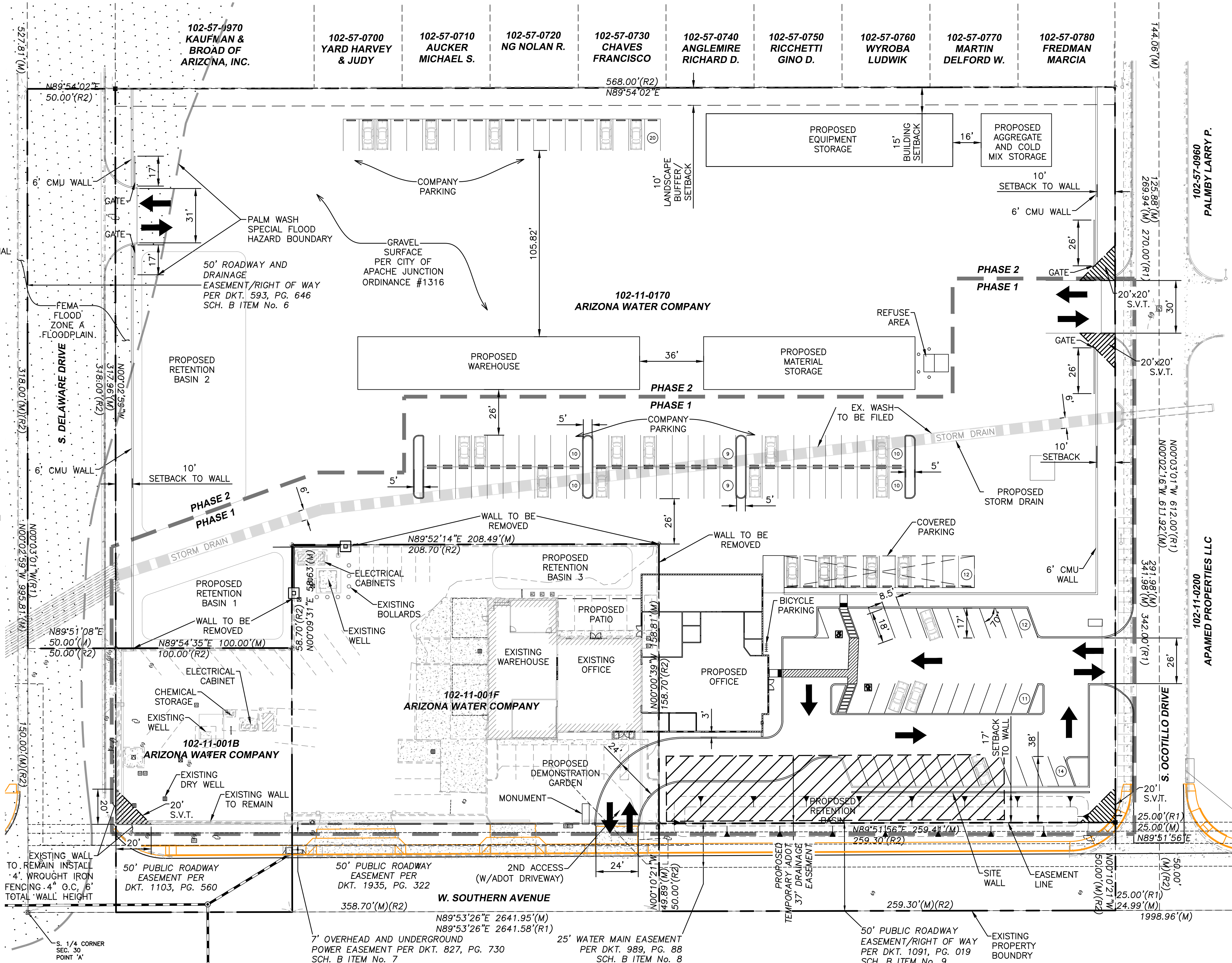
ELEVATIONS ARE BASED ON N.G.S. CONTROL POINT "Z 473" (PID # DU1322). SAID ELEVATION IS 1598.09, NAVD88.

SITE DATA:

APN: 102-11-001B
APN: 102-11-001F
APN: 102-11-0170
AREA: 5.45 AC 237,474 SF
ADDRESS: 2380 W. SOUTHERN AVE.
APACHE JUNCTION, AZ 85220

RETENTION DATA:

VOLUME REQUIRED (V_R) = 40,965 CF
VOLUME PROVIDED (V_P) = 41,100 CF





Public Works Department
City of Apache Junction
Home of the Superstition Mountains

Date: 11/6/2019
Page: 1 of 3
By: ES
Project #: PDR-6-19

Arizona Water Company

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) 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.
- 3) Update ALTA/ACSM survey to include the existing parcels (Lots 2 & 3) at the northwest corner of Delaware Drive and Southern Avenue. Per DSD Planning and Zoning, Lots 1, 2, & 3 will be combined.
- 4) A portion of the northwest corner of the site is located in a FEMA Zone A Special Flood Hazard Area (SFHA, a.k.a. “floodplain”). FEMA floodplain development requirements are required for the project. Update ALTA/ACSM survey to include the FEMA Palm Wash Zone A boundary on the site.
- 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. Half street runoff for S Delaware Dr and S Ocotillo Dr needs to be accommodated onsite.
- 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. Are the interior subdivision streets public or private?
- 8) Provide offsite half-street improvements as follows:
 - a) Southern Avenue:



Public Works Department
City of Apache Junction
Home of the Superstition Mountains

Date:	11/6/2019
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By:	ES
Project #:	PDR-6-19

Arizona Water Company

- i) Existing roadway easements for Lots 1, 2, & 3 shall be dedicated as public right-of-way.
- ii) Provide 20-foot by 20-foot right-of-way corner cut-off at the intersections of Southern Avenue / Delaware Drive and Southern Avenue / Ocotillo Drive.
- iii) Provide half-street drainage onsite.
- iv) Remove any unused driveways and replace with curb/gutter and sidewalk.
- v) Driveways shall be per MAG Std Dtl. 250-2, 30-foot minimum driveway entrance width.
- b) Ocotillo Drive:
 - i) Driveway shall be per MAG Std Dtl 250-2, 30-foot minimum driveway entrance width.
 - ii) Relocate existing street light on west side of Ocotillo Drive north out of the middle driveway entrance.
 - iii) Provide street lights per city standards.
- c) Delaware Drive:
 - i) Existing roadway easements for Lots 1, & 2 shall be dedicated as public right-of-way.
 - ii) Install five-foot wide sidewalk per MAG Std Dtl 230.
 - iii) Driveway shall be per MAG Std Dtl 250-2, 30-foot minimum driveway entrance width.
 - iv) Underground overhead power lines.
 - v) Provide street lights per city standards.
- 9) Landscape plans will need to be coordinated with proposed street light locations. City requires that all vegetation shall be located a minimum of thirty-six inches (36") from all pull boxes and street light poles, and all trees shall be located a minimum of thirty feet (30') from outside base of the tree to all pull boxes and street light poles.
- 10) Provide signing/stripping plans. Show existing signs, new locations of relocated existing signs or new signs; show existing striping and any modifications to same; show new striping.



Public Works Department
City of Apache Junction
Home of the Superstition Mountains

Date:	11/6/2019
Page:	3 of 3
By:	ES
Project #:	PDR-6-19

Arizona Water Company

- 11) No onsite private structures or private signage shall extend into public right-of-way
- 12) 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.
- 13) Detailed comments will be provided for each project plan submittal.

* * * * *

December 15, 2019

Arizona Water Company

Apache Junction Office and Warehouse Expansion

Apache Junction, Arizona

**Public Participation
Plan**

Final Report



4550 N 12th Street
Phoenix, AZ 85014

Public Participation Plan

Final Report

for

Arizona Water Company Apache Junction Office and Warehouse Expansion

December 15, 2019

Owner/Developer

Arizona Water Company

3805 North Black Canyon Highway
Phoenix, Arizona 85015
Attn: Richard Hacker
Phone: 602-240-6860
Email: rhacker@azwater.com

Planning/Civil Engineering Consultant

Coe and Van Loo Consultants

4550 North 12th Street
Phoenix, Arizona 85014-4291
Attn: Nicholas Maxwell
602-285-4937
nmaxwell@cvlci.com

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4. Public Input Received	2
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Appendices

Rezoning Notification Sign	Appendix A
Sample Notification Letter	Appendix B
Mailing List	Appendix C
Neighborhood Meeting Sign In Sheets	Appendix D
Neighborhood Meeting Comments and Response Summary	Appendix E

1. Public Participation Plan Process

Arizona Revised Statutes and the City of Apache Junction development regulations require a Public Participation Plan for land development projects being processed through the City where amendments to the City General Plan and / or rezoning is proposed. As a result, a Public Participation Plan has been prepared for this Arizona Water Company (AWC) project and submitted to the City of Apache Junction for review and approval. The requirements of this Public Participation Plan, as defined by the City's Rezoning Application, Checklist, and Process Guide have been successfully completed as memorialized within this Final Report.

2. Public Notification

As part of this Public Participation Plan, several methods were utilized to solicit input and facilitate public involvement within the entitlements phase of this project.

The site was posted with readily visible notification signage, which was constructed and sited in conformance with City of Apache Junction standards. This sign gives area residents and passers-by notification of upcoming proposed rezoning action. A photograph of this sign has been included as Appendix A of this report.

In addition, a total of 77 area neighbors, land owners, and other area interested parties were notified via U.S. Mail of the proposed upcoming rezoning of the subject property. The letter included a brief summary of the scope of the proposed project and contact information of City Planning Staff. These persons and entities contacted were those property owners within 300' of the boundary of the proposed Arizona Water Company project, in accordance with State Statutes and City of Apache Junction requirements. A copy of this letter has been included as Appendix B of this report. A list of the persons and entities who received a copy of this letter via mail is also included in this Final Report as Appendix C.

This letter also included notification of a neighborhood meeting which was held to create a forum for interested members of the public to ask questions and give input about this project. The letters were mailed on November 15th, almost three weeks prior to the meeting which was held at 6:00 PM on December 5, 2019.

The neighborhood meeting was held directly across the street from the proposed project at the Bonita Vista RV Park Clubhouse, which is located at 2171 W. Southern Ave., in Apache Junction, AZ. A copy of this letter has been included as Appendix B of this report.

3. Neighborhood Meeting Attendance

A total of 19 persons were in attendance at the neighborhood meeting. Several questions were raised during the meeting by attendees, which were each responded to individually and are memorialized later within this report. A copy of the meeting sign in sheets have been attached as Appendix D to this Final Report.

4. Public Input Received

No substantive comments, which would affect the project to proceed through the City approval process as designed, were received from members of the public at the neighborhood meeting held on December 5th. Those comments that were received were related to aesthetic and safety, and traffic circulation issues all of such as site fencing / walls, locations of site access, and engineering issues which all of will be constructed in conformance with city engineering standards.

Other comments were also received regarding a separate ongoing capital improvement project to Southern Ave., a portion of which includes this AWC project fronts. This project is being administered and constructed through the Arizona Department of Transportation (ADOT), and is not a part of this proposed AWC project. The design of this AWC project has been coordinated to include the ongoing improvements to Southern Ave.

No additional comments have been received from members of the public via phone or mail, and no additional comments have been relayed to the applicant through the City of Apache Junction's Planning Department.

A detailed list of the specific comments received from the public, and the responses offered for each by Arizona Water Company, has been included as Exhibit E to this Final report.

5. Recommendations

On behalf of Arizona Water Company, Coe & Van Loo Consultants has successfully completed the requirements of a Public Participation Plan for this project. We submit for your request review and approval this Public Participation Plan - Final Report.

Nov 21, 2019 at 3:29:31 PM
2380 W Southern Ave
Apache Junction AZ 85120
United States

CITY OF APACHE JUNCTION PUBLIC NOTICE
REZONING PUBLIC HEARING
PLANNING AND ZONING COMMISSION
DATE: 1-14-20 TIME: 7:00 P.M.
CITY COUNCIL
DATE: 2-4-20 TIME: 7:00 P.M.
CASE #: PZ-8-19
APPLICANT: ARIZONA WATER COMPANY
PHONE #: 602-240-6860
PLACE: 300 E. SUPERSTITION BLVD.
APACHE JUNCTION,
ARIZONA 85119

REQUEST TO REZONE 6.91 AC. TO PUBLIC - INSTITUTIONAL
PLANNED DEVELOPMENT (P1-P1)

CITY CLERK: JENNIFER PENA
FOR INFORMATION CALL PLANNING OFFICE 480-474-5083

December 10, 2019

Nicholas Maxwell, P.E.
Coe and Van Loo Consultants
4550 North 12th Street
Phoenix, Arizona 85014
nmaxwell@cvlci.com
(602) 285-4937

Subject: Notification of Neighborhood Development

Dear Neighbor:

This letter is to inform you that a Rezoning Application has been filed with the City of Apache Junction (City) on behalf of Arizona Water Company (AWC). This project is a proposed addition to and expansion of an existing AWC Operations Center. Improvements will include constructing additional office space, warehouse processing, and storage facilities located north of the existing office building. The project site is located on the northeast corner of Southern Avenue and Delaware Drive in Apache Junction, Arizona.

The project site is comprised of three (3) parcels of land totaling approximately 6.91 acres. These parcels are currently zoned RS-7 (Residential), B-1 (Business), and B-1 PD (Business-Planned Development). With support from the City of Apache Junction the applicant is proposing to rezone the entire property to Public-Institutional-Planned Development (P1-PD). The proposed site design is attached for your review.

A neighborhood meeting to discuss this project will take place:

Thursday December 5th, 2019 at 6:00 PM
Bonita Vista RV Park
2175 W. Southern Ave.,
Apache Junction, AZ 85120
(Map Attached)

Comments and questions will be accepted at this time. If you are unable to attend, please write, email, or call me at the contact information above. You may also contact Ms. Kelsey Schattnik with the City of Apache Junction Planning and Zoning Division at (480) 474-5085.

Sincerely,

COE & VAN LOO
Consultants, Inc.

Nicholas Maxwell, P.E.
Project Manager

NM:cl

Rezoning Neighborhood Meeting Summary
Arizona Water Company – Apache Junction Operations Center Expansion
Bonne Vista RV Park, Apache Junction, AZ
December 5th, 2019, 6:00pm

The following is a summary of questions asked by the neighbors who were present and a summary of answers given by Arizona Water Company (AWC) representatives. Notes taken by Nick Maxwell.

Question: What will you do about the blind corner on Delaware and Southern?

Response: Visibility be left open within the site visibility triangle.

Question: Will the parking lot be fenced?

Response: Yes, will be fenced. The north wall may increase in height.

Question: Will the new wall be the same height as existing?

Response: Yes

Question: How do employees enter the site?

Response: Entrance off of Ocotillo

Question: Who parks in the back?

Response: Service vehicles. There will be a landscape buffer

Question: Where exactly is the driveway off of Ocotillo?

Response: It lines up with the medical center entrance on the east side of Ocotillo

Question: What are the benefits to the community?

Response: There will better customer service. The community will also be benefited by having the water company right in their back yard.

Question: What about the noise out on southern? When will that stop?

Response: That construction is expected to begin to wind down in 2-3 weeks. There is other construction on southern planned that is not part of an AWC project.

Question: Who is widening Southern?

Response: The City of Apache Junction. It is believed to start next spring, but it could change.

Question: Why are you here?

Response: To inform the neighbors about the project as a part of the City's rezoning process. Then Planning and Zoning Commission and City Council are next.

Question: Is the City Council hearing open to the public?

Response: Yes

AWC asks for any more questions. Hearing none, AWC ends the meeting.

ORDINANCE NO. 847

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 CLASSIFICATION IN CASE PZ-92-11 FROM CR-3 (SINGLE FAMILY RESIDENCE/CONVENTIONAL HOMES) TO C-4/PD (HEAVY COMMERCIAL BY PLANNED DEVELOPMENT); REPEALING ANY CONFLICTING PROVISIONS; AND PROVIDING FOR SEVERABILITY.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, THAT:

SECTION I IN GENERAL

The zoning district classification on the Zoning District Map, City of Apache Junction, Arizona, be and hereby is amended from CR-3 (Single Family Residence/Conventional Homes) to C-4/PD (Heavy Commercial/Planned Development) for a one-acre parcel on the north side of Southern Avenue, approximately 100 feet east of the Delaware Drive alignment, and legally described as:

The South 208.7 feet of the East 208.7 feet of the West 358.7 feet of the Southwest quarter of the Southeast quarter of Section 30, Township 1 North, Range 8 East, Gila and Salt River Base and Meridian, Pinal County, Arizona.

Subject to the following stipulations:

1. That the south 50 feet of the parcel be dedicated to the City for rights-of-way and agree to improve the Southern Avenue frontage to the satisfaction of the City Engineer.
2. That the final planned development plans, including landscaping plans, be reviewed by the Planning Division Manager for substantial compliance with the approved preliminary plans and approved by the City Council before this site is developed for commercial use.
3. That a 25-foot setback be maintained for the rear and side yards unless the Planning Division manager or the City Council approves a lesser setback with design changes for the warehouse building.
4. That a solid masonry wall be installed along the rear and side lot lines at the time homes are developed on the adjacent parcels. Solid walls are to be installed at every other section together with wrought iron fencing along the Southern Avenue frontage.
5. That this rezoning revert to its former classification if not vested within 24 months pursuant to Section 13.0111.

SECTION II REPEALING ANY CONFLICTING PROVISIONS

All ordinances and parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed.

SECTION III PROVIDING FOR SEVERABILITY

If any section, sub-section, 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 portion thereof.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, THIS 20TH DAY OF OCTOBER, 1992.

SIGNED AND ATTESTED TO THIS 21ST DAY OF OCTOBER, 1992.



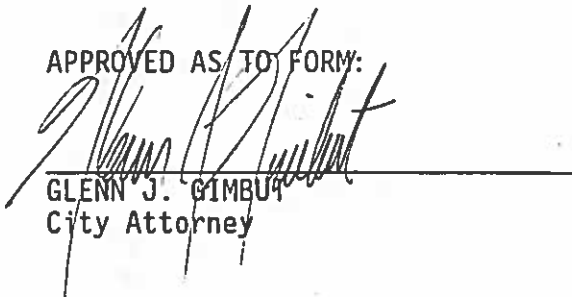
THOMAS DAMIANO
Mayor

ATTEST:



KATHLEEN CONNELLY
City Clerk

APPROVED AS TO FORM:



GLENN J. GIMBUT
City Attorney