



City of Apache Junction

Development Services Department



PLANNING AND ZONING COMMISSION PUBLIC HEARING STAFF REPORT

DATE: March 10, 2020

CASE NUMBER: CUP-1-20

OWNERS: Empire Southwest LLC

APPLICANT: Alisa Petterson, Adaptive Architects Inc.

REQUEST: Proposed Conditional Use Permit ("CUP") for a temporary outdoor storage facility.

LOCATION: Project is located in the Baseline Industrial Park, Lot 21 (also known as Assessor's Parcel Number 102-56-0210).

**GENERAL PLAN/
ZONING DESIGNATION:** Light Industrial/Business Park; currently zoned Industrial ("B-5").

SURROUNDING USES:

North: Empire Southwest Service Facility, zoned B-5;

South: Commercial (vacant lot), zoned B-5;

East: Residential (vacant lot), zoned RS-GR;

West: Commercial (vacant lot), zoned B-5.

BACKGROUND

The subject site is an undeveloped parcel, which is currently owned by Empire Southwest LLC. Empire Southwest also owns the developed parcel to the north, and 4 additional, undeveloped, parcels to the west and south.

PROPOSALS

CUP-1-20 is proposing a Conditional Use Permit ("CUP") for a temporary outdoor storage yard for Empire Southwest LLC, Caterpillar Construction Equipment distributor/dealer, for a maximum of 5 years. This property is located in the Baseline Industrial Park, Lot 21, on 2.15 acres. The current zoning is Industrial ("B-5").

PLANNING STAFF ANALYSIS

Relationship to General Plan:

The subject site is designated by the city's General Plan as "Light Industrial/Business Park". The proposed temporary use does not conflict with the general plan.

Zoning/Site Context:

The 2.15 acres is a privately-owned piece of land surrounded by industrially zoned land to the north, west, and south and vacant residentially zoned land directly to the east. The property is currently zoned Industrial ("B-5").

Public Input:

Neighborhood meeting notification letters were sent from the applicant to all property owners within a 300-foot radius of the subject site.

On February 10, 2020, the applicant held a formal neighborhood meeting and a total of 0 people attended.

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

Evaluation of Criteria for a CUP:

Section 1-16-12(D)(3) of the Zoning Ordinance establishes certain land use-related criteria for the Commission to consider when evaluating Conditional Use Permits. The applicant's justification of the criteria is as follows:

- a) Adequacy of roadways, off-street parking, public facilities and services to accommodate the proposed use. *[The proposed project is located at an existing lot in "Baseline Industrial Park" and is therefore accessed by adequate and existing roads. Off-street parking is not anticipate, since the "temporary outdoor storage" proposed will provide an enclosed area for storage of parked diesel equipment to support the Owner's business, "Empire Southwest Repair Facility", located immediately adjacent to the north, and there will be no other business activities occurring at this location. And last, adequate public facilities and services are available to accommodate the proposed use since the lot is in an existing industrial park, however the proposed project is for temporary on-site storage only, no new construction is proposed except a driveway along with perimeter fencing, walls and decorative gates to secure the property.]*
- b) Negative impacts arising from the emission of odor, dust, gas, noise, lighting, vibration, smoke, heat or glare. *[The proposed*

project will be used as ancillary 'temporary outdoor storage' space to support the owner's existing "Empire Southwest Repair Facility" activities that are currently underway in the Baseline Industrial Park. This project will provide Empire with temporary outdoor storage space only, there will be no repair, testing or other business activities conducted on-site. Notably, the lot and industrial park is zoned to allow industrial uses such as repair facilities, and in fact several repair facilities currently exist in the development in addition to Empire Southwest. However, given the planned use of this project, we do not anticipate any negative impacts arising from odors, gas, noise, vibration, smoke, or heat. Dust will be controlled by use of a special surfacing treatment as per City of Apache Junction standards. Lighting is not proposed for this project, and the lot will be visually screened at all sides, so no negative impacts are expected from lighting or glare.]

- c) Contribution to the deterioration of the neighborhood or the negative impact on neighborhood property values. [The proposed project will utilize the same construction materials, design elements, colors and landscape palette as the existing "Empire Southwest Repair Facility" located immediately adjacent to this lot to the north. Therefore, the neighbors located in the Baseline Industrial Park will see no deterioration of their neighborhood or negative impact on neighborhood property values.]
- d) Compatibility with surrounding uses and structures. [As stated above in item 'b', the proposed project will serve as ancillary "temporary outdoor storage" for the existing "Empire Southwest Repair Facility" located in the Baseline Industrial Park immediately adjacent to this property to the north. Given Empire's and other existing repair facilities located in the Baseline Industrial Park, the planned use as storage of parked diesel equipment is consistent with currently existing surrounding uses. Also, this project proposes no new construction other than driveway, perimeter fencing, walls and decorative gates, and as stated in item 'c' above. These features will utilize the same construction materials, design elements, colors and landscape palette as currently exists in the neighborhood, and so are completely compatible with existing structures.]
- e) Conformance with the General Plan and City policies. [The property is designated by the General Plan as "Light Industrial/Business Park", so it complies with the General Plan, and the property will comply with city policies upon the approval of the CUP.]
- f) Screening and buffering of uses. [The proposed project will be fully screened from the neighborhood as required by compatible and attractive CMU walls and gates that match those used at Empire facility on the adjacent lot. The project will also feature landscape buffers as required.]

- g) Unique nature of the property, use and/or development's physical characteristics. *[The project is located on an existing lot in Baseline Industrial Park, and the property, use and physical characteristics are consistent with the other businesses located in the neighborhood.]*

PLANNING DIVISION RECOMMENDATION

Staff recommends approval of the proposed temporary storage yard subject to the conditions listed under recommended motion. As always, Commissioners may recommend changes or additional conditions which they feel will improve the development plan.

RECOMMENDED MOTION

I move that the Planning and Zoning Commission (APPROVE/DENY) conditional use permit case no. CUP-1-20, by Empire Southwest LLC for a temporary outdoor storage yard located on 2.15 acres, located within Baseline Industrial Park, Lot 21, subject to the following conditions of approval:

- 1) The use of this property as a temporary outdoor storage lot shall be limited to a maximum of five (5) years from the date this resolution is signed by the chairperson.
- 2) The new storage yard will be secured by an 8'-0" high concrete masonry unit wall at the entry gate and along the east side of the property that matches the existing Empire Southwest facility's wall.
- 3) If the property has not been developed after 5 years, the 8'-0" high chain link fencing with privacy slats along the west and south property line shall be replaced with an 8'-0" high concrete masonry unit wall to match the existing Empire Southwest facility's wall.
- 4) Ground surfacing will comply with the dust proofing paving method requirements outlined in Ordinance No. 1316, Amending Apache Junction City Code, Volume I, Chapter 9: Health and Sanitation, Article 9-1: Property Maintenance Standards, Section 9-1-3 Public Nuisances Prohibited, sub§(B) Vehicles.
- 5) The project shall be developed in accordance with the plans submitted with case no. CUP-1-20 and all the provisions of the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, applicable to this case.

- 6) Landscape, screening and irrigation improvements, planted within a minimum 25-foot deep strip inside the net property line (but outside of required walls), shall be provided in compliance with the Baseline Industrial Park Landscape Master Plan.



Prepared by Kelsey Schattnik
Planner

Attachments:

Exhibit #1 - CUP-1-20 Application
Exhibit #2 - Project Narrative
Exhibit #3 - Vicinity Map
Exhibit #4 - Site Plan Exhibit
Exhibit #5 - Landscape Plan
Exhibit #6 - Baseline Industrial Landscape Master Plan
Exhibit #7 - Public Participation Final Report
Exhibit #8 - Resolution no. CUP-1-20
Exhibit #9 - Ordinance no. 1316 Dust Control
Exhibit #10- CUP Justification Criteria



City of Apache Junction
Development Services Department
Conditional Use Permit Application



Exhibit A: Planning and Zoning Application Form

Type of application:

- ☐ Residential use/extension/amendment
☒ Non-residential use/extension/amendment
☐ Comprehensive Sign Package
☐ Landscape Ordinance Appeal

SITE INFORMATION

SITE ADDRESS/LOCATION Baseline Industrial Park Lot 21 ASSESSORS PARCEL NO 102560210

GROSS AREA: 93,477 SF (2.15 AC) NET AREA 84,391 SF (1.94 AC) EXISTING ZONING B5

LEGAL DESCRIPTION OF PROPERTY: (found on County Tax Bill Notices or Warranty Deed) _____

BASELINE INDUSTRIAL PARK LOT 21 CAB C SLD 060 SEC 33-1N-8E 93487.18 SQ FT 2.15 AC

BRIEF DESCRIPTION OF THE PROPOSED PROJECT/USE FOR CONDITIONAL USE PERMIT REQUEST:

New 400' x 241.5' temporary outdoor storage yard consistent w/ Empire's facility adjacent to north & accessed via 34th Ave. New driveway; manually swinging ornamental steel gates; dustproofing ground cover per City of AJ requirements CMU walls (N&E) & and chain link fence w/ privacy slats (S&W).

APPLICANT INFORMATION

Property Owner(s) Empire Southwest

Address 1725 S Country Club Drive, Mesa AZ 85210

Phone Number (480) 633-4000 Fax Number none Email Grant.Taylor@empire-cat.com

Applicant Contact Person/Project Manager Grant Taylor, Empire Southwest

Address 1725 S Country Club Drive, Mesa AZ 85210

Phone Number (480) 633-4000 Fax Number _____ Email Grant.Taylor@empire-cat.com

For Dept Use only

PLN Number PLN2020-00023

Approved By: _____

Case Number CUF-1-20

Date Submitted: _____

Date Approved: _____

Exhibit A: Planning and Zoning Application Form Continued

Architect/Engineer Alisa Petterson, Adaptive Architects Inc.

Address 1630 S. Stapley Drive #229, Mesa AZ 85204

Phone Number 480-655-0632 Fax Number n/a Email alisa@adaptivearchitectsinc.com

List all existing improvements/development on the property:

Empire SW owns the lot adjacent to the north and operates a Caterpillar dealership & diesel equipment

service facility at that location. Empire also owns 4 additional lots surrounding the lot for this proposed new

yard & neighbors a State of Arizona owned lot to the east. There are currently no existing developments on
the subject property.

OWNERS SIGNATURE: 

DATE: 12/20/2019

John Helms, VP/CFO
Empire Southwest, LLC

Submittal Documents (must be originals)

	Applicant*	Staff*
1. Exhibit A: Application Form	<u>X</u>	<u>KS</u>
2. Exhibit B: Owner Certification	<u>X</u>	<u>KS</u>
3. Exhibit C: Site Plan Checklist	<u>X</u>	<u>KS</u>
4. Applicable site plans, elevations, etc. (7 copies of each)	<u>X</u>	<u>KS</u>
5. Exhibit D: Mailing Label Certification	<u>X</u>	<u>KS</u>
6. Exhibit E: Public Participation Plan w/sample letter	<u>X</u>	<u>KS</u>
7. Exhibit F: Legal Advertising Fees signature	<u>X</u>	<u>KS</u>
8. Exhibit G: Signed and notarized Proposition 207 Waiver	<u>X</u>	
9. Narrative Of Proposed Request	<u>X</u>	<u>KS</u>
10. Mailing labels (with Pinal County parcel map)	<u>X</u>	<u>KS</u>
11. Fees		<u>KS</u>
12. Electronic PDF of all plans	<u>X</u>	<u>KS</u>

- Keep Exhibit E (1): Affidavit For Posting Conditional Use Permit. This form will be turned in when the sign is posted at the site after the Public Hearing date has been assigned.

* Please initial that the document(s)/form(s) are included with the application.



January 27, 2020

To: City of Apache Junction

Re: **Revised Project Narrative for Empire Southwest
New "Temporary Outside Storage Yard"
Conditional Use Permit Application**
Owner: Empire Southwest LLC
Parcel No: 102-56-0210

Location:

Bounded on north by: Empire SW Service Facility (parcel #102-20-045C3)
Bounded on east by: Vacant lot owned by State of Arizona (parcel #102-20-025E)
Bounded on south by: Vacant lot owned by Empire SW (parcel #102-56-0230)
Bounded on west by: East 34th Avenue, and
Vacant lot owned by Empire SW (parcel #102-56-0190), and
Vacant lot owned by Empire SW (parcel #102-56-0200)

Brief Description of Project:

Proposed development of approximately 2.15 acres to be utilized as a temporary "outside storage yard" for Empire Southwest LLC, Catapillar Construction Equipment distributor/dealer for a maximum of five (5) years. Proposed use will require a Conditional Use Permit.

Temporary storage yard will serve as supplemental equipment storage space to support the existing Empire Service Facility immediately adjacent to the north, located at 3215 South Winchester Road, Apache Junction, Arizona 85119 (parcel 102-20-045C3). The yard will be utilized during regular hours of operation by employees of Empire Southwest only, there will be no public use or access. The subject parcel is surrounded on three sides by property owned by Empire Southwest at the north, west and south, and a State of Arizona owned parcel to the east.

Access to the equipment storage yard will be from 34th Avenue, via a new 30'-0" wide driveway per City of Apache Junction standards that leads to new manually operated swinging gates and an 8'-0" high CMU wall that matches the existing Empire facility. Landscape easement areas will feature decomposed granite and plant materials to match Empire's existing landscape on the north side of 34th Avenue, with existing irrigation lines extended to provide coverage to these new areas.

At the interior of the new storage yard, the parking surface will be dustproofed by installation of compacted ABC ground cover. The new equipment storage yard will be secured via Empire's existing 8' high CMU wall at the north property line, a new 8' high CMU wall at the east, and new 8' high chainlink fencing with privacy slats at the south and west. To ensure consistency with the existing facility, the design of the new CMU walls and painted ornamental steel gates will match those used at the adjacent Empire Service Facility, and will feature the same smooth and splitface CMU materials and colors.

Because the storage yard will be used during normal business hours only, the owner does not wish to install permanent site lighting at this time. As such, no site utilities will be provided. In the event that Empire decides to provide site



lighting in the future, temporary solar powered site light fixtures would be utilized that are fully compliant with the City of Apache Junction's Dark Sky Regulations.

Please see the provided SP1 sheet for a noted site plan and wall/gate elevations to aid your review.

Sincerely,

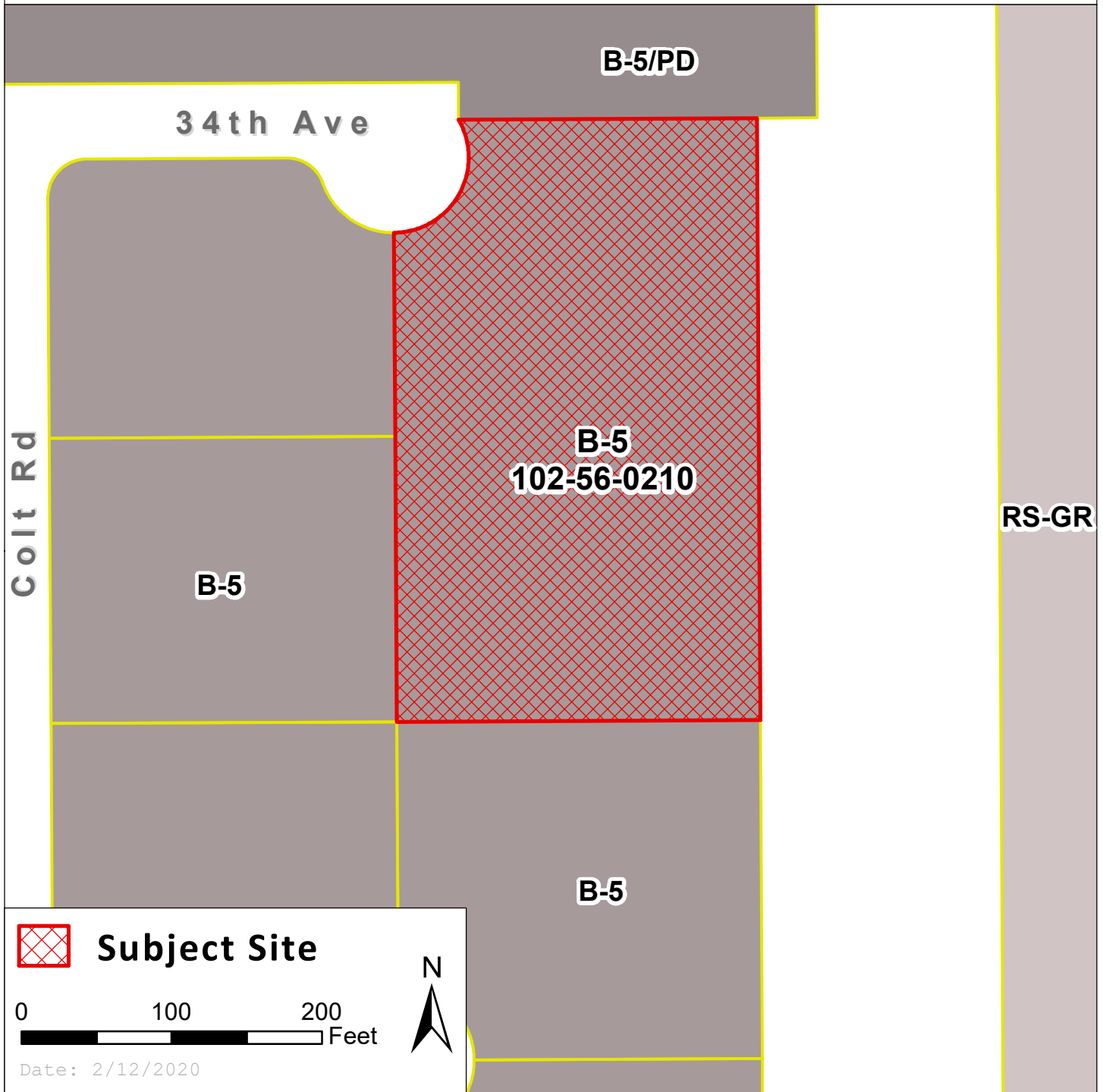
Alisa Petterson
Alisa Petterson, AIA, LEED AP BD+C
Adaptive Architects Inc.
Principal Architect



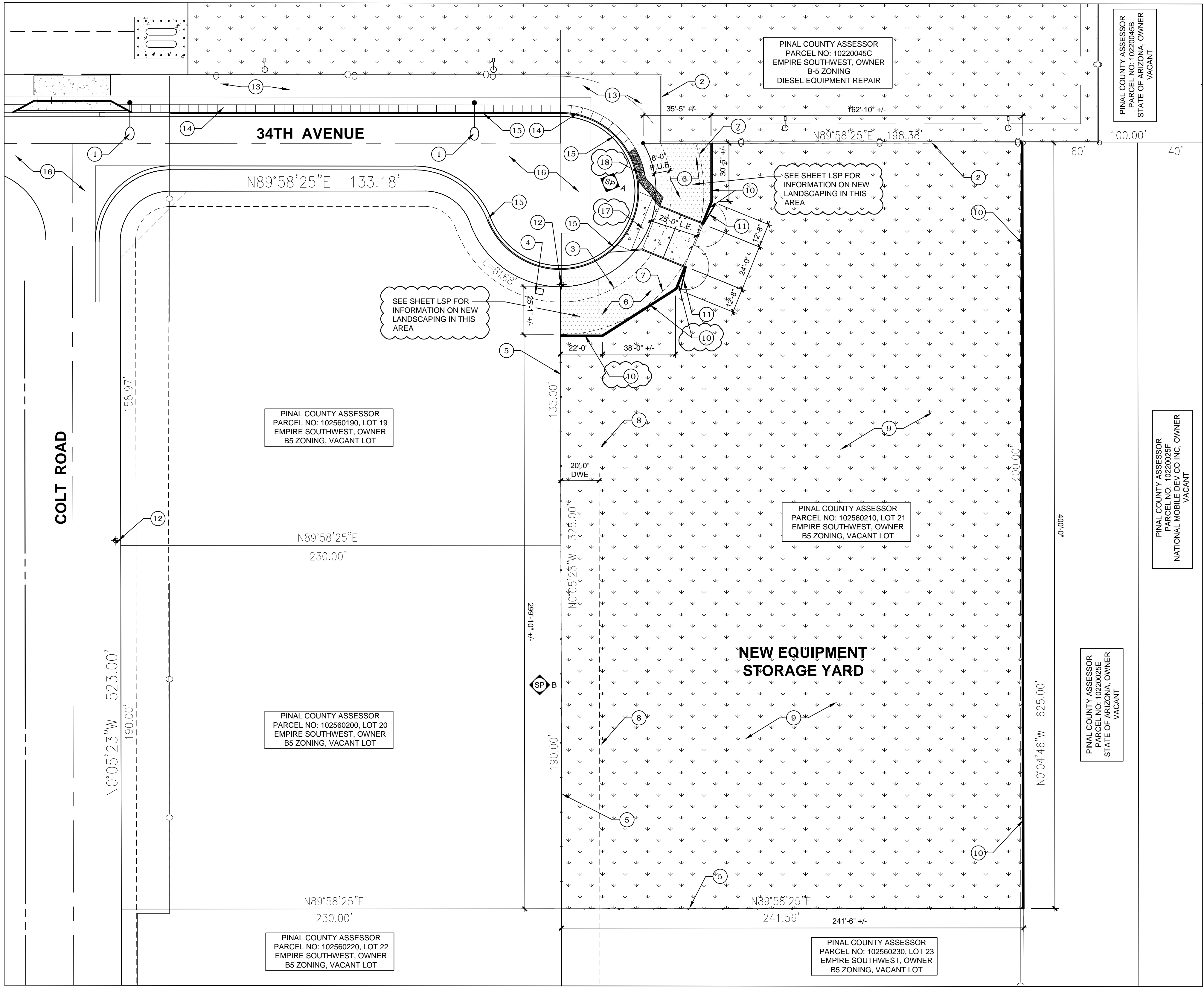
Vicinity Map

CUP-1-20

Conditional Use Permit request to allow
an outdoor storage facility for
Empire Southwest LLC in
Baseline Industrial Park.

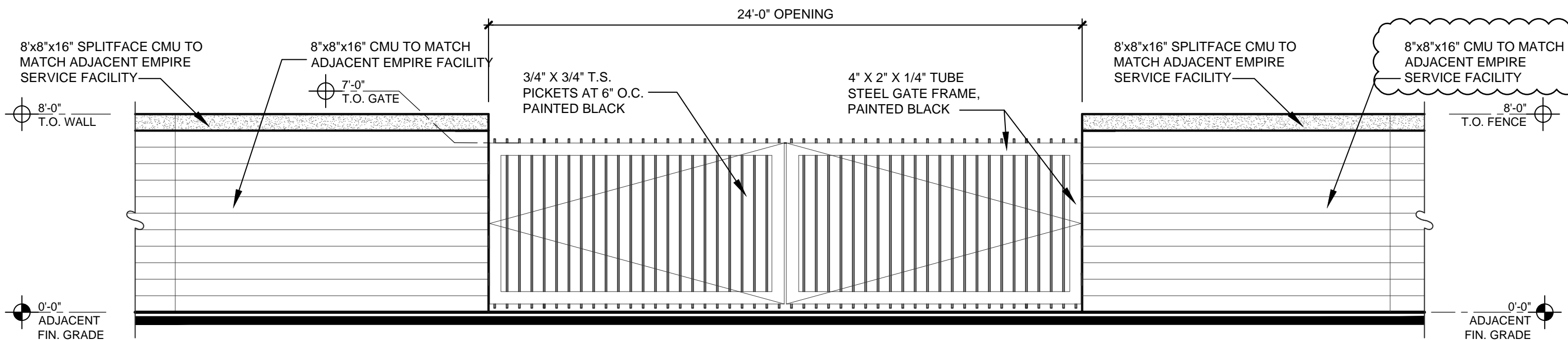


W:\1918-Empire SW AJ Yard Expansion\CADD\DISP1 Conditional Use Permit_SUP Resubmittal.dwg 01.24.20 6:38pm apatterson



SITE PLAN

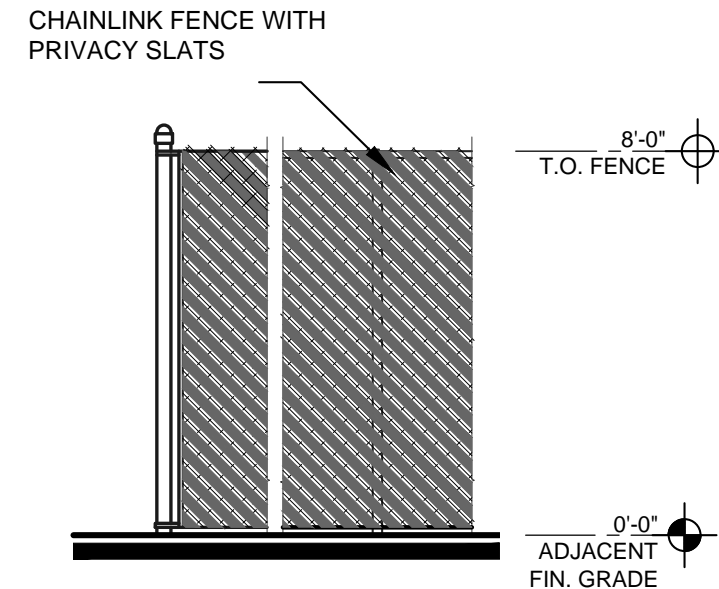
SCALE: 1" = 30'-0"



ENTRY GATE ELEVATION

SCALE: 1/4" = 1'-0"

NOTE: GATE AND WALL DESIGN DETAILS SHALL MATCH EXISTING EMPIRE SERVICE FACILITY AT ADJACENT LOT



FENCE ELEVATION

SCALE: 1/4" = 1'-0"

KEYNOTES

- EXIST STREETLIGHT
- EXIST 8'-0" HIGH 8"x8"x16" CMU SCREEN WALL
- PUBLIC UTILITY EASEMENT LINE
- EXIST ELECTRICAL TRANSFORMER
- NEW 8'-0" HIGH CHAIN LINK FENCING WITH PRIVACY SLATS
- NEW LANDSCAPING TO MATCH OWNER'S EXIST. LANDSCAPING AT NORTH SIDE OF 34TH AVE. ADJACENT TO PARCEL 10220045C
- LANDSCAPE EASEMENT LINE
- DRAINAGE & WATER EASEMENT LINE
- GROUND SURFACING AS REQUIRED BY CITY OF APACHE JUNCTION CITY ORDINANCE 1316, AMENDING AJ CITY CODE, VOLUME I, CHAPTER 9 DESCRIBED AS ITEM 6D. SURFACING WITH AND UNIFORMLY MAINTAINING A TWO-INCH DEEP LAYER OF ROCK HAVING A NOMINAL SIZE OF ONE-QUARTER (1/4) INCH OR LARGER
- NEW 8'-0" HIGH 8"x8"x16" CMU SCREEN WALL TO MATCH EXISTING
- NEW 7'-0" HIGH X 12" WIDE MANUALLY OPERATED SWINGING TUBE STEEL GATE TO MATCH ADJACENT FACILITY, SEE ELEVATION A THIS SHEET
- EXIST FIRE HYDRANT
- EXIST LANDSCAPE AREA
- EXIST CONCRETE SIDEWALK
- EXISTING CONCRETE CURB
- EXIST ASPHALTIC CONCRETE PAVED STREET
- NEW 24'-0" WIDE CONC DRIVEWAY PER CITY OF APACHE JUNCTION APPROVED DRIVEWAY STANDARDS
- NEW CONCRETE SIDEWALK TO MATCH EXISTING, INSTALL PER MAG STANDARD, DETAIL 230

SPECIAL DEVELOPMENT NOTES:

- PROJECT SHALL COMPLY WITH DARK SKY REGULATIONS AS REQUIRED BY CITY OF APACHE JUNCTION
- CITY APPROVED BENCHMARK SHALL BE UTILIZED FOR THE PROJECT BASED ON THE NAVD 88 DATUM.
- ANY REQUIRED PROJECT SURVEYS SHALL TIE INTO THE CITY GDACS GRID.

SITE PLAN PROJECT INFO

PROJECT OWNER

EMPIRE SOUTHWEST
1725 S COUNTRY CLUB DR,
MESA, AZ 85210

SITE DATA

GROSS SITE AREA: 93,477 SF (2.15 AC)
NET SITE AREA: 84,391 SF (1.94 AC)
EXISTING ZONING: B5 (INDUSTRIAL)
CURRENT LAND USE: VACANT
PROPOSED ZONING: B5 (INDUSTRIAL)
PROPOSED LAND USE: EQUIPMENT STORAGE YARD

LEGAL DESCRIPTION

BASILINE INDUSTRIAL PARK, LOT 21
CAB C SLD 060 SEC 33-1N-8E

PROJECT DESCRIPTION

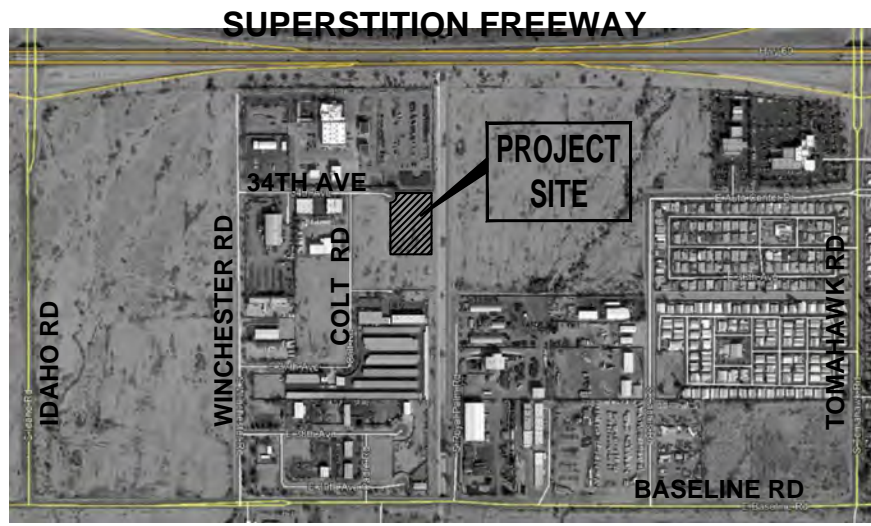
NEW SITE CONSTRUCTION ONLY. NO NEW BUILDINGS OR SITE UTILITIES ARE PLANNED.

PROJECT CONSISTS OF CONVERTING AN EXISTING VACANT LOT INTO A STORAGE EQUIPMENT YARD RELATED TO THE OWNER'S ADJACENT DIESEL EQUIPMENT SERVICE AND REPAIR FACILITY OPERATIONS. THERE WILL BE NO PUBLIC ACCESS ONTO THE SITE, AND THERE IS NO NEED FOR AUTOMOBILE PARKING.

THE EXISTING SITE WILL BE SECURED WITH CMU BLOCK WALLS AND CHAINLINK FENCING WITH PRIVACY SLATS AS INDICATED ON THE SITE PLAN. THE INTERIOR OF THE STORAGE LOT WILL BE UNPAVED BUT WILL UTILIZE DUST CONTROL SURFACE TOPPING AS NOTED. A NEW CONCRETE DRIVEWAY WILL PROVIDE ACCESS INTO THE YARD AND WILL BE SECURED WITH SWINGING ORNAMENTAL STEEL GATES. NEW DECOMPOSED GRANITE MATERIAL WILL BE PROVIDED AT EITHER SIDE OF THE NEW DRIVE WAY. ALL NEW CMU WALLS AND GATES WILL MATCH THE OWNER'S EXISTING FACILITY AT THE ADJACENT LOT TO THE NORTH.

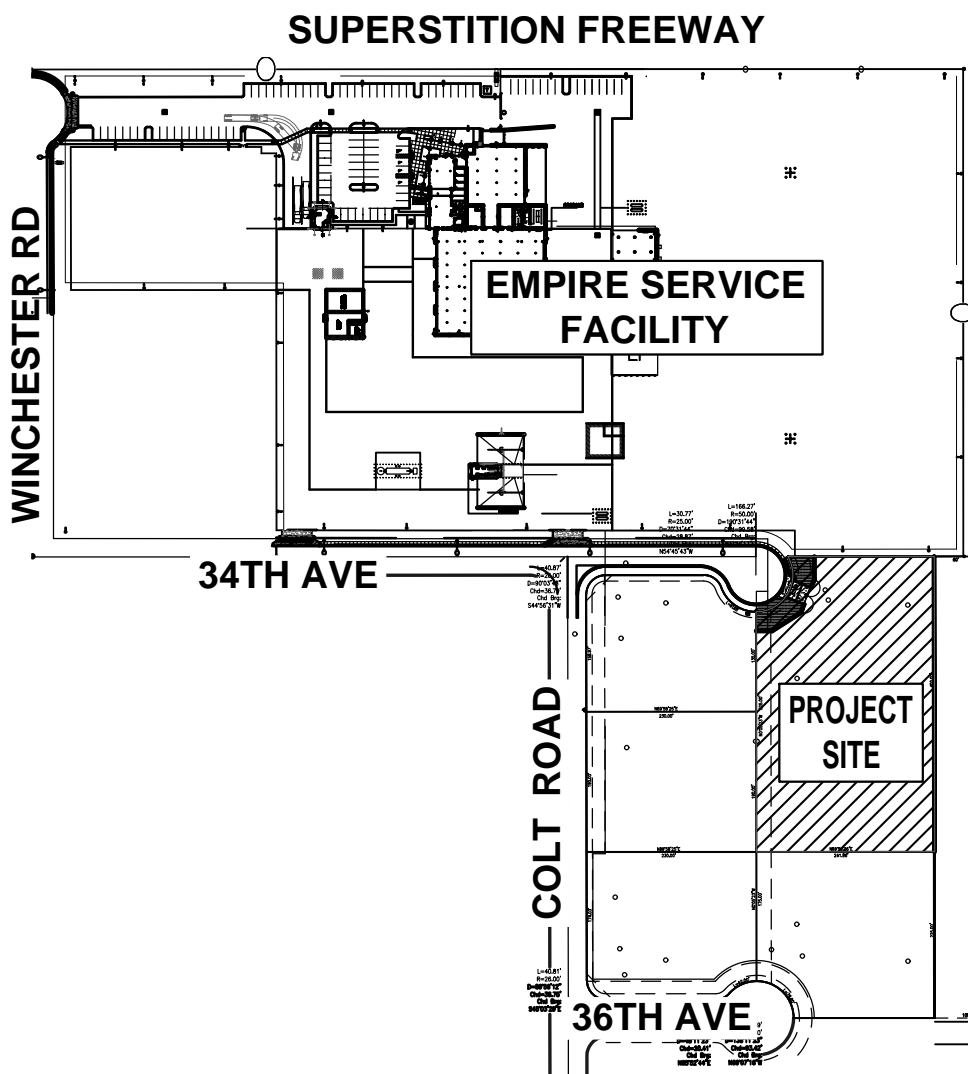
SURVEY NOTE

SURVEYING IS NOT ANTICIPATED TO BE NECESSARY TO CONSTRUCT THIS TEMPORARY PARKING AREA / OUTDOOR STORAGE YARD. HOWEVER IF SURVEYING IS FOUND TO BE NEEDED IN THE FUTURE, THE SURVEY WILL 1) UTILIZE THE CITY OF APACHE JUNCTION APPROVED BENCHMARK BASED ON NAVD 88 DATUM, AND 2) IT WILL TIE INTO THE CITY GDACS GRID AS REQUIRED BY THE CITY OF APACHE JUNCTION.



VICINITY MAP

N.T.S.



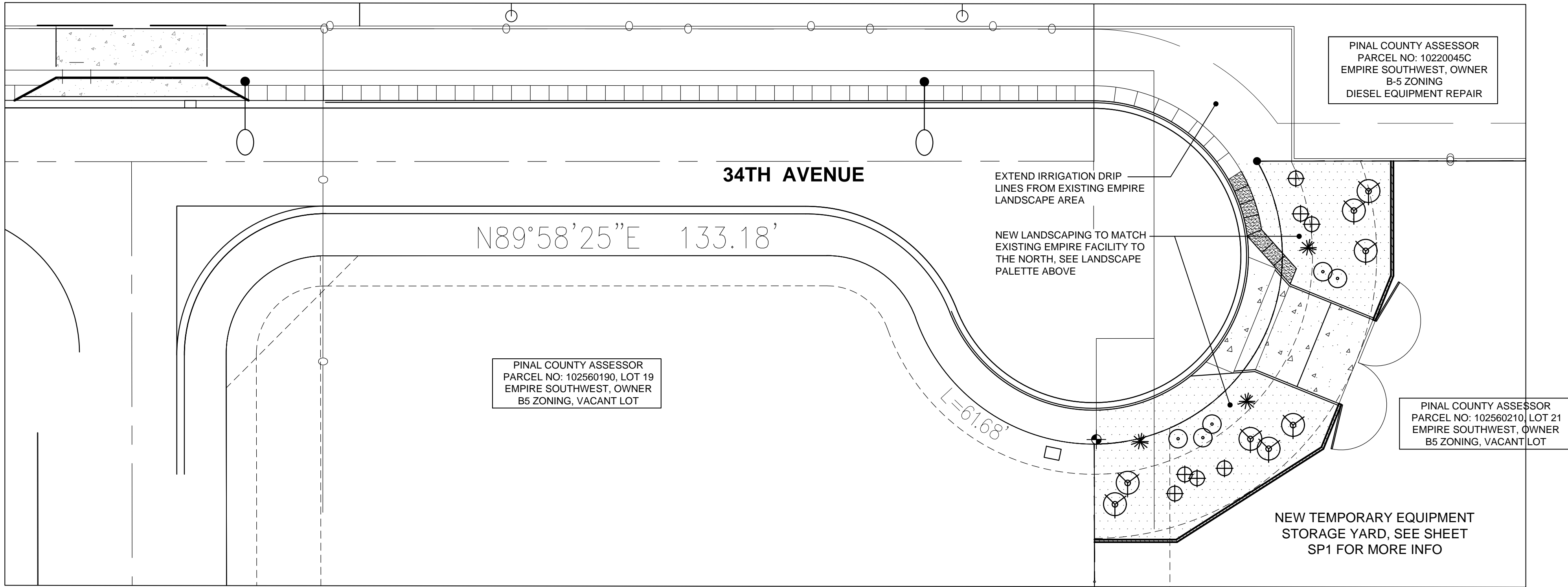
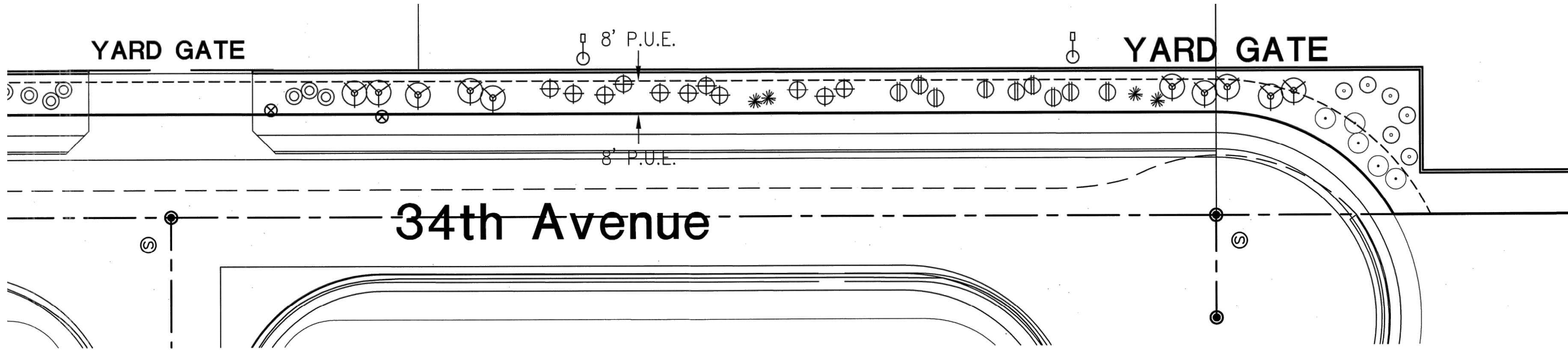
CONTEXT PLAN

N.T.S.



Phase SCHEMATIC DESIGN	
EMPIRE AJ OUTDOOR STORAGE YARD CONDITIONAL USE PERMIT APACHE JUNCTION, AZ 85219	
CUP SITE PLAN	
Project Number: 1918	Revision Date: Sheet Number: SP
Date: 01/14/20	

W:\1918-Empire SW AJ Yard Expansion\CAD\CAD\SP.dwg 01.24.20 4:20pm apetterson



LANDSCAPE LEGEND

SHRUBS		GROUND COVER
Agave geminiflora Twin Flower Agave	Eremophila maculata Valentine Bush	Acacia redolens Desert Carpet
Asclepias subulata Desert Milkweed	Hesperaloe parviflora Red Yucca	Convolvulus Cnereum Bush Morning Glory
Caesliphnia pulcherrima Red Bird of Paradise	Leucophyllum frutescens 'Green Cloud' Sage	Lantana Montividensis 'Gold Mound' Lantana/Purple Mix 50/50
Cereus peruviana Peruvian Cereus	Leucophyllum laevigatum Chihuahuan Sage	Penstemon superbus Superbus Penstemon
Dasylirion quadrangulatum Mexican Grass Tree	Opuntia violacea 'Santa Rita' Purple Prickly Pear	Ruellia Brittoniana 'Katie' 'Little Katie' Ruellia
Dasylirion wheeleri Desert Spoon	Ruellia penninsularis Ruellia	Decomposed Granite 1/2" select Madison Gold 2" min. thickness in all non turf areas (submit sample)
Dodonaea viscosa Hopseed Bush	Senna nemophila Desert Cassia	
Encelia farinosa Brittlebush	Yucca aloifolia Spanish Dagger	

NOTE:

LANDSCAPE LEGEND SHOWN AT LEFT AND REFERENCE LANDSCAPE PLAN SHOWN ABOVE ARE FROM THE ORIGINAL EMPIRE SW SERVICE FACILITY IN APACHE JUNCTION, LOCATED ON THE LOT ADJACENT TO AND NORTH OF THIS PROJECT.

THE LANDSCAPING DESIGN CONCEPT SHOWN HERE USES THE SAME LANDSCAPE PALETTE AS THE EXISTING TO PROVIDE A CONSISTENT LANDSCAPING CHARACTER THROUGHOUT.

adaptive
ARCHITECTS
1630 S. Stapley Drive
Suite 229
Mesa, AZ 85204
480-655-0633
www.adaptivearchitectsinc.com

Phase
SCHEMATIC DESIGN

**EMPIRE AJ OUTDOOR STORAGE
YARD CONDITIONAL USE PERMIT
APACHE JUNCTION, AZ 85219**

CUP LANDSCAPE SITE PLAN

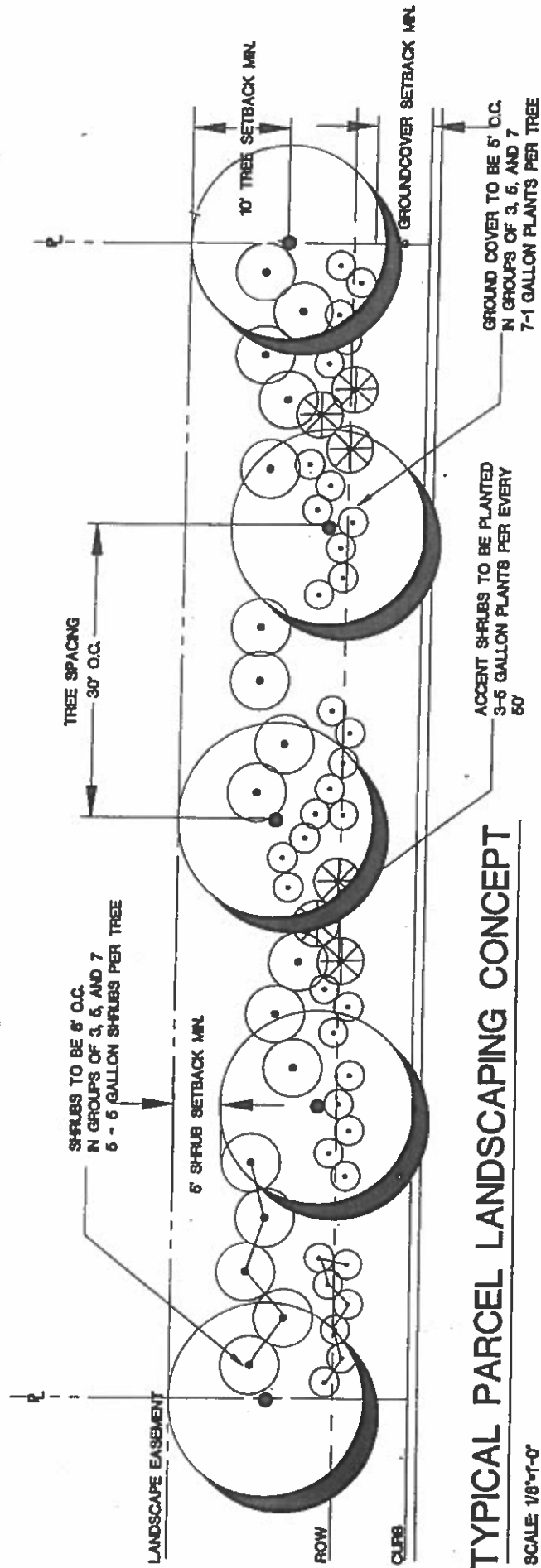
Project Number:
1918

Date:
01/14/20

Revision Date:

Sheet Number:
LSP

LANDSCAPE MASTER PLAN



PARCEL LANDSCAPING PLANT LIST

SCIENTIFIC NAME	COMMON NAME	SIZE
<u>TREES</u>		
Acacia small	Sweet Acacia	15 gal/24" box
Olneya tesota	Ironwood	15 gal/24" box
Prosopis velutina	Native Mesquite	15 gal/24" box
Cercidium floridum	Blue Leaf Palo Verde	15 gal/24" box

SHRUBS

Leucophyllum frutescens 'Green Cloud'	Green Cloud Texas Sage	5 gal.
Ruellia peninsularis	Baja Ruellia	5 gal.
Cassia artemesioides	Feathery Cassia	5 gal.

GROUND COVER

Oenothera berlandieri	Mexican Prime Rose	1 gal.
Lantana montevidensis	Trailing Lantana	1 gal.
Verbena rigida	Sand Verbena	1 gal.
Convolvulus cneorum	Bush Morning	1 gal.
Baccharis hybrid 'Centennial'	Baccharis Centennial	1 gal.
Melampodium leucanthum	Blackfoot Daisy	1 gal.

ACCENTS

Bougainvillea 'Barbara Karst'	Bougainvillea 'Barbara Karst'	5 gal.
Hesperaloe parviflora	Red Yucca	5 gal.
Dasyliion wheeleri	Desert Spoon	5 gal.
Caesalpinia pulcherrima	Red Bird of Paradise	5 gal.

NOTES: PARCEL OWNERS ^{SHALL} ~~SHALL~~ INSTALL THE SPECIFIED
 PLANT QUANTITIES AS PER THE PARCEL LANDSCAPE CONCEPT.
 PLANTS SHALL BE SELECTED FROM THE PLANT LIST ABOVE.
 PARCEL OWNER SHALL PROVIDE A DRIP IRRIGATION SYSTEM
 INCLUDING AUTOMATIC TIMER, MAINLINE AND SLEEVES. SEE
 LANDSCAPE IRRIGATION DETAILS AND SPECIFICATIONS FOR
 CONSTRUCTION MATERIALS AND PROCEDURES.
 PARCEL OWNERS SHALL INSTALL 2" OF DESERT GOLD ROCK
 GROUND COVER AND APPLY PREEMERGENT HERBICIDE AS PER
 SPECIFICATIONS.



Date: February 25, 2020

Attn: Kelsey Schattnik, Planner
City of Apache Junction

Re: Final Citizen Participation Report for
Empire SW Temporary Outdoor Storage CUP
Case #CUP-1-20

Dear Ms. Schattnik,

This report provides the results of the implementation of the Citizen Participation Plan for the Conditional Use Permit for Empire SW Temporary Outdoor Storage, case #CUP-1-20, which is located near 34th Avenue and Colt Road, south of the Superstition Freeway and between Idaho and Tomahawk Roads. The application is for a Conditional Use Permit for a Temporary Outdoor Storage Facility to support business activities at Empire's Service Facility immediately north of the subject property.

This document also demonstrates that property owners, school districts and any homeowner associations located within a 300' radius from the project site were contacted as required and have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Ultimately, absolutely no commentary has been received regarding this project.

Neighborhood Meeting:

The information below describes the time and location of the neighborhood meeting that was held as required. There were zero individuals in attendance to discuss Empire's proposal.

DATE	LOCATION	ADDRESS	TIME	ATTENDANCE
01-10-2020	City of Apache Junction Multi-Generational Center	1035 N Idaho Road Apache Junction, AZ 85119	6 pm to 7 pm	0 attendees

Correspondence and Telephone Calls:

Letters and project information were mailed to a list of seventeen (17) contacts as indicated above on Thursday, January 30, 2020. Please see the attached mailing list, copy of materials mailed and letter as verification of information provided. At no time did the "agent contact" nor the "owner contact" indicated below receive any calls or correspondence with commentary about this case.

Agent Contact:

Alisa Petterson
1630 S. Stapley Drive #229
Mesa, AZ 85204
(480) 655-0633
Email: alisa@adaptivearchitectsinc.com

Owner Contact:

Grant Taylor
1725 S Country Club Dr.
Mesa, AZ 85210
(480) 633-4000
Email: Grant.Taylor@empire-cat.com

Site Posting:

The site has been posted as required and provides complete details on the scheduled Planning & Zoning hearing date, time and



location, case number and owner contact info as well as City of Apache Junction planning office contact info.

Results:

There remain seventeen (17) contacts on the mailing distribution list for this project as of the date of this Final Citizen Participation Report. At the conclusion of our efforts as outlined in this report, we are not aware of any concerns, issues or problems identified by any individuals, and as such have not submitted a description of any proposed solutions.

We believe we have satisfied the requirements associated with the Final Citizen Participation Report herein with this document. If you need anything further or have any questions about the information presented in this document, or if I can assist the City of Apache Junction in any way, don't hesitate to contact me directly.

Sincerely,

Alisa Petterson

Alisa Petterson, AIA, LEED AP BD + C

Adaptive Architects Inc.
Principal Architect

Attachments:

- Contact list of 17 total property owners, school districts and HOA's within 300' of the project site
- Project information letter mailed to the parties identified on the contact list
- Proposed site & landscape plans included in the project information mailing

Property List – derived from Pinal County GIS website, January 21, 2020

102-56-016A
Blue Bell Creameries LP
1101 S Blue Bell Rd
Brenham, TX 77833

102-20-045C
Empire Southwest LLC
Po Box 2985
Phoenix, AZ 85062

102-56-0220
Empire Southwest LLC
1725 S Country Club Dr
Mesa, AZ 85210

102-56-0200
Empire Southwest LLC
1725 S Country Club Dr
Mesa, AZ 85210

102-56-0150
Force Freight Holdings LLC
Po Box 51357
Mesa, AZ 85208

102-20-008C
Horne 1200 LLC
1465 E Motorplex Loop #200
Gilbert, AZ 85297

102-56-0230
Empire Southwest LLC
1725 S Country Club Dr
Mesa, AZ 85210

102-56-0240
Lunt Enterprises LLC
2537 E Edgewood Ave
Mesa, AZ 85204

102-20-025F
National Mobile Dev Co Inc
11089 E Hummingbird Ln
Gold Canyon, AZ 85119

102-56-0180
Intermodels 1 LLC
3608 N Carlton St
Buckeye, AZ 85396

102-20-008D
State of Arizona
205 S 17th Ave
Phoenix, AZ 85007

102-20-025E
State of Arizona
205 S 17th Ave
Phoenix, AZ 85007

102-56-0250
Red Mountain Leasing LLC
655 E 36th Ave
Apache Junction, AZ 85119

102-20-025D
State of Arizona
205 S 17th Ave
Phoenix, AZ 85007

Apache Junction, AZ 85120
Apache Junction
Unified School District #43
1575 W. Southern Avenue

102-20-045B
State of Arizona
205 S 17th Ave
Phoenix, AZ 85007

102-56-0190
Empire Southwest LLC
1725 S Country Club Dr
Mesa, AZ 85210

NOTICE OF NEIGHBORHOOD MEETING

January 27, 2020

Re: Empire Southwest Temporary Outdoor Storage Yard - Conditional Use Permit Application
Baseline Industrial Park, SE corner at cul-de-sac termination of 34th Avenue, APN #102-56-0210

Dear Area Property Owner,

This letter is sent as notification of a Conditional Use Permit Application for a Temporary Outdoor Storage Yard that has been filed with the City of Apache Junction. The project site is a 2.15 acre vacant lot with B5 zoning (industrial) within the Baseline Industrial Park, SE corner at cul-de-sac termination of 34th Avenue west of Colt Road (nearest major crossroads are the US-60 and Idaho Road). The proposed project is immediately adjacent to and south of the owner's existing Empire Southwest Deisel Equipment Facility, and will support the owner's diesel service facility operations and provide supplemental equipment storage space for a maximum of 5 years use. Lots immediately east, west and south of our lot are vacant and owned by Empire Southwest. Other developed lots further west and south within the Baseline Industrial Park house deisel and industrial repair facilities, used vehicle sales, food distribution, outdoor RV storage, machine shop and metal fabrication companies.

The yard will be accessed a new 30'-0" wide driveway per City of Apache Junction standards and secured by an 8' high CMU wall with ornamental steel gates. Wall and gate design, materials and colors will match the existing Empire facility to the north. New 8' high chainlink fencing with security slats will be used at the east, west and south property lines. New landscaping at the 34th Ave. cul-de-sac will match Empire's existing landscaping on the north side of 34th Avenue. The interior yard parking area will be dustproofed as required by the City of Apache Junction, via a 2" layer of 1/4" or larger rock surface. Because the storage yard is expected to be used during normal business hours only, no permanent site lighting is required. If lighting becomes necessary in the future, temporary solar powered site light fixtures will be utilized that are fully compliant with City of Apache Junction Dark Sky Regulations.

As required by the City of Apache Junction, we will hold a meeting to provide neighboring residents an opportunity to review the project. The meeting will be held as follows:

DATE: Monday, February 10, 2020

TIME: 6:00 PM

LOCATION: Apache Junction Multi-Generational Center, 1035 N Idaho Rd, Apache Junction, AZ 85119

If you have questions, comments, or are unable to attend the meeting, please feel free to contact Grant Taylor at 480-610-2400, grant.taylor@empire-cat.com or Sidney Urias, Planner with the City of Apache Junction (480) 474-5087.

Sincerely,

Grant Taylor
Empire Southwest

Attachments: Site Plan & Landscape Plan

PLANNING AND ZONING COMMISSION
RESOLUTION NO. CUP-1-20

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF APACHE JUNCTION, ARIZONA, APPROVING A CONDITIONAL USE PERMIT, CASE NO. CUP-1-20, FOR EMPIRE SOUTHWEST LLC, REPRESENTED BY ALISA PETTERSON OF ADAPTIVE ARCHITECTS INC., FOR AN OUTDOOR STORAGE LOT LOCATED IN BASELINE INDUSTRIAL PARK, LOT 21, ZONED INDUSTRIAL ("B-5").

WHEREAS, a conditional use permit ("CUP") application was submitted on March 9, 2017, to the planning division of the City of Apache Junction development services department, by Alisa Petterson of Adaptive Architects Inc. on behalf of Empire Southwest LLC, requesting approval of a temporary storage yard, as described in the materials submitted with case file no. CUP-1-20 and as otherwise conditionally approved herein, for the property which is legally described as follows:

Lot 21, of Baseline Industrial Park, according to the plat of record in the office of the county recorder of Pinal County, Arizona, recorded in Cabinet C, Slide 60 (also known as parcel no. 102-56-0210).

NOW, THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission that Empire Southwest LLC, be granted a CUP for an outdoor storage facility, located in the Baseline Industrial Park, Lot 21, subject to the following conditions of approval:

- 1) The use of this property as a temporary outdoor storage lot shall be limited to a maximum of five (5) years from the date this resolution is signed by the chairperson.
- 2) The new storage yard will be secured by an 8'-0" high concrete masonry unit wall at the entry gate and along the east side of the property that matches the existing Empire Southwest facility's wall.
- 3) If the property has not been developed after 5 years, the 8'-0" high chain link fencing with privacy slats along the west and south property line shall be replaced with an 8'-

0" high concrete masonry unit wall to match the existing Empire Southwest facility's wall.

- 4) Ground surfacing will comply with the dust proofing paving method requirements outlined in Ordinance No. 1316, Amending Apache Junction City Code, Volume I, Chapter 9: Health and Sanitation, Article 9-1: Property Maintenance Standards, Section 9-1-3 Public Nuisances Prohibited, sub§(B) Vehicles.
- 5) The project shall be developed in accordance with the plans submitted with case no. CUP-1-20 and all the provisions of the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, applicable to this case.
- 6) Landscape, screening and irrigation improvements, planted within a minimum 25-foot deep strip inside the net property line (but outside of required walls), shall be provided in compliance with the Baseline Industrial Park Landscape Master Plan.

PASSED AND ADOPTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF APACHE JUNCTION, ARIZONA, THIS _____ DAY OF MARCH, 2020.

SIGNED AND ATTESTED TO THIS _____ DAY OF _____ 2020.

THERESA NESSER, Chairperson
Planning and Zoning Commission

ATTEST:

LARRY KIRCH
Development Services Director

APPROVED AS TO FORM:

RICHARD JOEL STERN
City Attorney

ORDINANCE NO. 1316

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, AMENDING APACHE JUNCTION CITY CODE, VOLUME I, CHAPTER 10, OFFENSES, BY ADDING NEW SECTION 10-1-30 LEAF BLOWER USE; ADDING NEW SECTION 10-1-31 OFF-HIGHWAY VEHICLES ON UNPAVED SURFACES; AND ADDING NEW SECTION 10-1-32 DUST CONTROL FOR HAUL TRUCKS; AND BY AMENDING APACHE JUNCTION CITY CODE, VOLUME I, CHAPTER 9, HEALTH AND SANITATION, ADDING TO SECTION 9-1-3(B) VEHICLES, NEW SUBSECTIONS (6), (7), AND (8) RELATING TO DUST CONTROL FOR PARKING, MANEUVERING AND INGRESS/EGRESS AREAS; REPEALING ANY CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PENALTIES; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the federal Clean Air Act ("CAA") was established in 1970 to address the nation's problems with air pollutants; and

WHEREAS, through the CAA, the Environmental Protection Agency ("EPA") set pollutant standards for the air nationwide; and

WHEREAS, there are six criteria pollutants in the National Ambient Air Quality Standards, one of which is particulate matter ("PM-10"); and

WHEREAS, on June 6, 2007, the EPA formally found that the Phoenix Planning Area PM-10 nonattainment area had failed to reach attainment of the federal PM-10 health standards; and

WHEREAS, in 2007, Arizona Governor Janet Napolitano submitted to EPA 55 measures to reduce PM-10 emissions as part of the State Implementation Plan; and

WHEREAS, pursuant to the City of Apache Junction's participation in the Maricopa Association of Government's ("MAG") PM-10 air quality planning efforts, the City agreed to regulate PM-10 emissions from haul trucks; and

WHEREAS, in 2007 the 48th Arizona Legislature enacted Laws 2007, Chapter 292, commonly known as Senate Bill 1552, which imposed certain air quality regulatory mandates on cities, towns

and counties; and

WHEREAS, some of these statutory measures include a mandate to cities and towns to pass and enforce ordinances involving: 1) leaf blower use; 2) off-highway vehicles on unpaved surfaces; and 3) dust-proofing or dust stabilization of parking, maneuvering and ingress and egress areas.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF APACHE JUNCTION, ARIZONA, AS FOLLOWS:

SECTION I IN GENERAL

1. Apache Junction City Code, Volume I, Chapter 10, Offenses is amended by adding new Section 10-1-30 Leaf Blower Use, to read as follows:

Section 10-1-30 Leaf Blower Use

- a. It is unlawful for any person to operate a leaf blower in such a manner that blows landscape debris, dirt or other debris into a public roadway.
 - b. No person may operate a leaf blower except on surfaces that have been stabilized with asphaltic concrete, cement concrete, hardscape, penetration treatment of bituminous material and seal coat of bituminous binder and a mineral aggregate, decomposed granite cover, crushed granite or rock cover, aggregate cover, gravel cover, or grass or other continuous vegetative cover or any combination of these stabilizers, except as provided in a permit issued by Pinal or Maricopa County or the Arizona Department of Environmental Quality Control.
 - c. Violations of this section shall be punishable by a civil penalty of not less than One Hundred and Fifty Dollars (\$150.00).
2. Apache Junction City Code, Volume I, Chapter 10, Offenses, is amended by adding new Section 10-1-31 Off-Highway Vehicles on Unpaved Surfaces, to read as follows:

Section 10-1-31

Off-Highway Vehicles on Unpaved Surfaces

- a. It is unlawful for any person to operate a motor vehicle, motorcycle, motor scooter, mini-bike, trail bike, dune buggy, jeep, all terrain vehicle, Rhino or other form of transportation propelled by an internal combustion engine upon the vacant unimproved private property of another unless the property has been improved or treated in such a manner as to prevent the release of fugitive dust. It shall be presumed that all vacant unimproved land owned by any political subdivision of the State of Arizona or any agency of the United States is closed for operation of any motor vehicle, motorcycle, motor scooter, mini-bike, trail bike, dune buggy, jeep, all terrain vehicle, Rhino or other form of transportation propelled by an internal combustion engine, except those of the holder of the title to the property, any political subdivision of the State of Arizona, public service corporations regulated by the Arizona Corporation Commission, and the state or the agency of the United States or of a law enforcement agency of this state or an emergency vehicle, unless designated for such purpose on the official maps issued by the State of Arizona or an agency of the United States and posted as open to the public for this purpose. It shall be the burden of the Defendant/Respondent in any violation of this section to rebut the presumption.
- b. A person shall have a written license issued by the owner of the property or the person entitled to immediate possession thereof or their authorized agent.
- c. A person who operates a vehicle in the manner for which a license is required shall immediately display such license to any law enforcement officer upon request.
- d. Each license shall:
 - 1) Specify the period of time for which permission is granted.
 - 2) Set forth the name of the licensee.
 - 3) Be signed by the licensor.
 - 4) State the licensor's interest in the property.

5) If the licensor is not the owner of the property,
state the owner's name.

e. The City may expend such funds as appropriate to post signage adjacent to such private and public property indicating this ordinance and the criminal trespassing statutes contained in Title 13, Arizona Revised Statutes, and the minimum fines.

3. Apache Junction City Code, Volume I, Chapter 10, Offenses is amended by adding Section 10-1-32 Dust Control for Haul Trucks, to read as follows:

Section 10-1-32 Dust Control for Haul Trucks

a. It is unlawful to drive a haul truck without a tarp or other suitable cover or closure when traveling on a paved public street hauling bulk material.

b. It is unlawful to drive a haul truck on a public street without first cleaning or covering the interior of the cargo compartment after emptying its contents.

c. Violation of this section shall be punishable as a Class 3 misdemeanor with a minimum fine of One Hundred Dollars (\$100.00).

d. For purposes of this section a "haul truck" is any fully or partially open-bodied, self-propelled vehicle including any non-motorized attachments, such as, but not limited to, trailers or other conveyances that are connected to or propelled by the actual motorized portion of the vehicle used for transporting materials.

e. For purposes of this section "bulk material" is any material including but not limited to earth, rock, silt, sediment, sand, gravel, soil, fill, aggregate less than two (2) inches in length or diameter, dirt, mud, construction or demolition debris, trash, cinders, pumice, saw dust, dry concrete, feeds or fertilizers which are capable of producing fugitive dust.

f. For purposes of this section "fugitive dust" is the particulate matter not collected by a capture system, which is entrained in the ambient air, and is caused from

human and/or natural activities, such as, but not limited to, movement of soil, vehicles, equipment, blasting and wind. For the purpose of this Section, fugitive dust does not include particulate matter emitted directly from the exhaust of motor vehicles and other internal combustion engines, from portable brazing, soldering, or welding equipment and from piledrivers.

4. Apache Junction City Code, Volume I, Chapter 9, Health and Sanitation, Section 9-1-3(B) Vehicles, is amended by adding new subsections (6), (7), and (8), which shall provide as follows:

-
- 6) For all developments other than residential buildings with four or fewer units, affected surfaces subject to the dustproofing requirement include any areas utilized for parking, maneuvering or ingress and egress of on- or off-road vehicles. Access lanes and working surfaces for vehicles shall qualify as affected surfaces. No later than October 1, 2008, all parking, maneuvering, ingress and egress areas at developments other than residential buildings with four or fewer units must be maintained with one or more of the following permanent dustproof paving methods:

- (a) Paving with asphaltic concrete;
- (b) Paving with Portland cement based concrete;
- (c) Surfacing with a penetrating asphalt and a gravel surface known as chip sealing;
- (d) Surfacing with and uniformly maintaining a two-inch deep layer of rock having a nominal size of one-quarter (1/4) inch or larger;
- (e) Surfacing with a two-inch deep layer of recycled asphalt;
- (f) Surfacing with any other dustproof paving treatment method that has been approved by the Development Services Director or his or her designee; or
- (g) Demonstrating to the satisfaction of the Development Services Director or his or her designee on at least an annual basis, on a form as required by the Development Services Director and pursuant to a test method approved by the Development Services Director, that the average

threshold friction velocity of the native soil surface, corrected for non-erodible elements, is at least 100 centimeters per second. For purposes of administering this subparagraph, the Development Services Director may designate the Air Quality Control Department of Pinal County as an entity authorized to approve such applications.

For non-dustproofed surface areas that are utilized intermittently at developments other than residential buildings with four or fewer units, for a period of thirty (30) calendar days or less during the calendar year, for surfaces that are used for parking, maneuvering, ingress and egress on an intermittent, short-term basis, the owner and/or operator may, as an alternative, effect dustproofing by effecting one or more of the following pursuant to a plan approved in writing by the Development Services Director:

- i. Installation of a temporary or permanent dustproof surface;
- ii. Application of a dust suppressant; or
- iii. Routine watering of traveled surface as a dust suppressant and for the creation of an encrusted dustproof native surface after the activity ends.

Undisturbed surfaces at developments other than residential buildings with four or fewer units shall be exempt from the dustproofing requirements of this ordinance, but only if those undisturbed surfaces are fenced or otherwise clearly delineated from affected surfaces by means of a fence or other physical barrier. Delineated long-term storage stalls, where a vehicle, trailer or other item is stored and not normally removed and replaced more than once in a sixty-day period shall also be considered undisturbed surfaces.

Any dust-proofing shall be maintained in a manner that prevents visible track-out.

- 7) For any residential property with four or fewer units, affected surfaces subject to the stabilization

requirement include any areas in a front yard utilized for parking, maneuvering or ingress of on- and off-road vehicles. No later than October 1, 2009, all parking, maneuvering, ingress and egress areas that are 3,000 square feet or more in size at residential buildings with four or fewer units must be stabilized with one or more of the following methods:

- (a) Paving with asphaltic concrete;
- (b) Paving with Portland cement based concrete;
- (c) Surfacing with a penetrating asphalt and a gravel surface commonly known as chip sealing;
- (d) Surfacing with and uniformly maintaining a two-inch deep layer of rock having a nominal size of one-quarter (1/4) inch or larger;
- (e) Surfacing with a two-inch deep layer of recycled asphalt; or
- (f) Surfacing with any other surface treatment that has approved by the Development Services Director or his or her designee.

Any stabilization shall be maintained in a manner that prevents visible track-out over ten feet in length.

For non-stabilized surface areas that are utilized intermittently at a residential property with four or fewer units, for a period of thirty (30) calendar days or less during the calendar year, for surfaces that are used for parking, maneuvering, ingress and egress on an intermittent, short-term basis, the owner and/or operator may, as an alternative, effect stabilization by effecting one or more of the following pursuant to a plan approved in writing by the Development Services Director:

- i. Installation of a temporary or permanent surface stabilization;
- ii. Application of a dust suppressant; or
- iii. Routine watering of traveled surface as a dust suppressant and for the creation of an encrusted dustproof native surface after the activity ends.

Undisturbed surfaces at a residential property with four or fewer units shall be exempt from the

stabilization requirements of this ordinance, but only if those undisturbed surfaces are fenced or otherwise clearly delineated from affected surfaces by means of a fence or other physical barrier. Even if not physically delineated, long-term storage stalls where a vehicle, trailer or other item is stored and not normally removed and replaced more than once in a thirty (30) calendar day period shall also be considered undisturbed surfaces. Access lanes to such long-term storage stalls shall similarly qualify as undisturbed surfaces.

- 8) Vehicle parking shall not be allowed on unpaved or unstabilized vacant lots. A "vacant lot" means any undeveloped lot. For purposes of this limitation, adjoining commonly owned parcels shall be deemed a single lot.

SECTION II REPEALING ANY CONFLICTING ORDINANCES

All ordinances and parts of ordinances in conflict with the provisions of this ordinance or any part of the codes adopted herein by reference 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 codes or regulations 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.

SECTION IV PROVIDING FOR PENALTIES

After the City exhausts all of its civil violation procedures as referenced in the adopted regulations, any violation of any provisions adopted herein, shall be punishable as a Class 3 Misdemeanor as delineated under A.R.S. §§ 13-701 et seq. and 13-801 et seq.

SECTION V ESTABLISHING AN EFFECTIVE DATE

The provisions of this ordinance and public record adopted herein shall take effect on March 31, 2008.

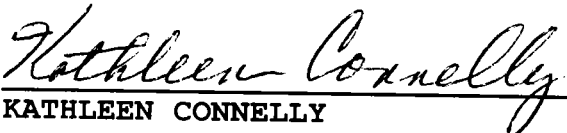
PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
APACHE JUNCTION, ARIZONA, THIS 19TH DAY OF FEBRUARY,
2008.

SIGNED AND ATTESTED TO THIS 19TH DAY OF FEBRUARY,
2008.




JOHN S. INSALACO
Mayor

ATTEST:



KATHLEEN CONNELLY
City Clerk

APPROVED AS TO FORM:

 2-22-08

RICHARD J. STERN
City Attorney



Date: March 5, 2020

Attn: Kelsey Schattnik, Planner
City of Apache Junction

Re: Justification Criteria
Empire SW Temporary Outdoor Storage CUP
Case #CUP-1-20

Dear Ms. Schattnik,

Please see below for our responses to the "Justification Criteria" questions as requested.

a) Adequacy of roadways, off-street parking, public facilities and services to accommodate the proposed use.

The proposed project is located at an existing lot in "Baseline Industrial Park" and is therefore accessed by adequate and existing roads. Off-street parking is not anticipated, since the "temporary outdoor storage" proposed will provide an enclosed area for storage of parked diesel equipment to support the Owner's business, "Empire Southwest Repair Facility", located immediately adjacent to the north, and there will be no other business activities occurring at this location. And last, adequate public facilities and services are available to accommodate the proposed use since the lot is in an existing industrial park, however the proposed project is for temporary on-site storage only, no new construction is proposed except a driveway along with perimeter fencing, walls and decorative gates to secure the property.

b) Negative impacts arising from the emission of odor, dust, gas, noise, lighting, vibration, smoke, heat or glare.

The proposed project will be used as ancillary 'temporary outdoor storage' space to support the owner's existing "Empire Southwest Repair Facility" activities that are currently underway in the Baseline Industrial Park. This project will provide Empire with temporary outdoor storage space only, there will be no repair, testing or other business activities conducted on-site. Notably, the lot and industrial park is zoned to allow industrial uses such as repair facilities, and in fact several repair facilities currently exist in the development in addition to Empire Southwest. However, given the planned use of this project, we do not anticipate any negative impacts arising from odors, gas, noise, vibration, smoke, or heat. Dust will be controlled by use of a special surfacing treatment as per City of Apache Junction standards. Lighting is not proposed for this project, and the lot will be visually screened at all sides, so no negative impacts are expected from lighting or glare.

c) Contribution to the deterioration of the neighborhood or the negative impact on neighborhood property values.

The proposed project will utilize the same construction materials, design elements, colors and landscape palette as the existing "Empire Southwest Repair Facility" located immediately adjacent to this lot to the north. Therefore, the neighbors located in the Baseline Industrial Park will see no deterioration of their neighborhood or negative impact on neighborhood property values.



d) *Compatibility with surrounding uses and structures.*

As stated above in item 'b', the proposed project will serve as ancillary "temporary outdoor storage" for the existing "Empire Southwest Repair Facility" located in the Baseline Industrial Park immediately adjacent to this property to the north. Given Empire's and other existing repair facilities located in the Baseline Industrial Park, the planned use as storage of parked diesel equipment is consistent with currently existing surrounding uses. Also, this project proposes no new construction other than driveway, perimeter fencing, walls and decorative gates, and as stated in item 'c' above. These features will utilize the same construction materials, design elements, colors and landscape palette as currently exists in the neighborhood, and so are completely compatible with existing structures.

e) *Conformance with the General Plan and City policies.*

The property is designated by the General Plan as "Light Industrial/Business Park", so it complies with the General Plan, and the property will comply with city policies upon the approval of the CUP.

The proposed project will be fully screened from the neighborhood as required by compatible and attractive CMU walls and gates that match those used at Empire facility on the adjacent lot. The project will also feature landscape buffers as required.

f) *Unique nature of the property, use and/or development's physical characteristics.*

The project is located on an existing lot in Baseline Industrial Park, and the property, use and physical characteristics are consistent with the other businesses located in the neighborhood.

Please contact me should you have any questions about the responses provided.

Sincerely,

Alisa Petterson

Alisa Petterson, AIA, LEED AP BD + C

Adaptive Architects Inc.
Principal Architect