



City of Apache Junction, Arizona

Agenda

Planning and Zoning Commission

Meeting location:
City Council Chambers
at City Hall
300 E Superstition Blvd
Apache Junction, AZ
85119

apachejunctionaz.gov
P: (480) 474-5083

Tuesday, February 27, 2024

7:00 PM

City Council Chambers

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call**

4. **Consent Agenda**

The commission may, at this time, take single action on any or all items listed as consent agenda items. These include acceptance of agenda and acceptance of minutes. Any member of the commission may remove any item from the consent agenda for discussion and cause a separate vote on the matter later in the agenda.

[24-079](#)

Consideration of approval of agenda.

[24-080](#)

Consideration of approval of the minutes of the January 23, 2024 regular meeting.

Attachments: [P&Z Regular Meeting Minutes 01232024](#)

5. **Public Hearings**

The following items are public hearings where members of the public are given the opportunity to speak. Once recognized by the Chairman, please come to the podium microphone and give your name and address. There is a five-minute time limit per speaker.

[24-082](#)

Presentation, discussion, public hearing and consideration of P-23-14-AM, a proposed text amendment the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-6: Supplemental Regulations, Section 1-6-3, Fences and Walls; and Article 1-8: Landscape Regulations, Section 1-8-6, Landscape Standards; and Apache Junction City Code, Volume I, Apache Junction, Arizona City Code, Chapter 9: Health and Sanitation, Article 9-1: Property Maintenance Standards, Section 9-1-2, Definitions.

Attachments: [P-23-16-AM Staff Memo](#)

[1-6-3 Fences and Walls \(Current\)](#)

[1-6-3 Fences and Walls \(2.21.24\) - EDITED](#)

[1-6-3 Fences and Walls \(2.21.24\) - CLEAN](#)

[24-085](#)

Presentation, discussion, public hearing, and consideration of case P-23-127-AM, a proposed text amendment to Article 1-17: Definitions to revise the definition of “Recreational vehicle” by expanding on the vehicle types which classify as recreational vehicles and removing those that do not, based on the approved text amendment in case P-23-15-AM regarding recreational vehicle regulations.

Attachments: [P-23-127-AM Staff Report 2-27-24](#)

[Draft Article 1-17 Definitions - Recreational Vehicle](#)

[Current Article 1-17 Definitions - Recreational Vehicle](#)

[24-090](#)

Presentation, discussion, public hearing, and consideration of Case P-23-119-PZ, a proposed planned development rezoning requested by by Frances McGregor of Phoenix Metro Towing to rezone Parcels 102-20-014C & 102-20-014D, approximately 5 gross acres currently zoned General Rural Low Density Single-Family Detached Residential (“RS-GR”) and Industrial by Planned Development (“B-5/PD”) to Industrial by Planned Development (“B-5/PD”) with a new planned development overlay to authorize the development an office and tow yard.

Attachments: [Ex. 1 Project Narrative](#)

[Ex. 2 Site Plan](#)

[Ex. 3 Aerial Map](#)

[Ex. 4 Landscape Plan](#)

[Ex. 5 Proposed Elevations](#)

[Ex. 6 Lighting Plan](#)

[Ex. 7 Citizen Participation Report](#)

[P-23-119-PZ Staff Report](#)

6. Old Business

7. New Business

The Commission shall consider any business not yet considered. Arizona Open Meeting Law prohibits public comments at this time.

8. Information and Reports

The Chair at this time may announce information regarding activities involving Planning and Zoning matters, such as, but not limited to attendance of Commission Members at community meetings or events, seminars or conferences, or upcoming events or conferences.

9. Director's Report

The Development Services Director, members of City staff or those individuals designated by the Manager, may present information pertinent to items under consideration or information related to the operation of the City.

10. Selection of Meeting Dates, Times, Location and Purpose

Hold a regular meeting on at 7:00 p.m. in the City Council Chambers located at 300 E. Superstition Boulevard.

[24-081](#)

Regular meeting at 7:00 pm on Tuesday, March 12, 2024, in the city council chambers located at 300 E. Superstition Blvd., Apache Junction.

11. Adjournment

Copies of this agenda and additional information regarding any of the items listed above may be reviewed from 7:00 a.m. to 6:00 p.m., Monday through Thursday, except holidays, at the Department of Development Services, Planning Division, City Hall Complex, 300 East Superstition Boulevard, Apache Junction, Arizona, 85119-2889, telephone number is (480)474-5083.

The City of Apache Junction invites and welcomes people of all abilities to use our programs, sites and facilities. Specific requests may be made by contacting the Human Resources Office at (480) 474-2617 or TDD (480) 983-0095.