



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

Doors are open to the public at least 15 minutes prior to the posted meeting start time.

Tuesday, April 8, 2025

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.

[25-170](#)

Consideration of approval of agenda.

[25-171](#)

Consideration of approval of the minutes of the March 25, 2025 regular meeting.

Attachments: [P&Z Regular Meeting Minutes 03252025.pdf](#)

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.

[25-177](#)

Presentation, discussion, public hearing and consideration on Conditional Use Permit Case No. P-25-6-CUP, a request by Noah Morrill-Mason of Saguaro Smoke Shop, for the approval of the operation of a high-end smoke shop located at Units 8 and 9 of 100 W. Apache Trail, zoned City Center ("B-3").

Attachments: [Ex. 1 Draft Resolution No. 25-06.pdf](#)
[Ex. 2 Project Narrative.pdf](#)
[Ex. 3 Site Plan.pdf](#)
[Ex. 4 Aerial Zoning Map.pdf](#)
[Ex. 5 Proposed Floor Plans.pdf](#)
[Ex. 6 Public Participation Final Report.pdf](#)
[P-25-6-CUP Staff Report.pdf](#)

25-154

Presentation, discussion, public hearing and consideration on Conditional Use Permit Case P-24-104-CUP (Resolution No. 25-07), a request by Wolff Enterprises III, LLC., represented by Gilbert Blilie PLLC, for the approval of a 336-unit three-story residential rental community, on approximately 18-acres zoned City Center (“B-3”).

Attachments: [P-24-104-CUP Staff Report.pdf](#)
[\(1\) Resolution No. 25-07 \(Draft\).pdf](#)
[\(2\) P-24-104-CUP Project Narrative.pdf](#)
[\(3\) P-24-104-CUP Site Plan and Details.pdf](#)
[\(4\) P-24-104-CUP Aerial Map.pdf](#)
[\(5\) P-24-104-CUP Landscape Plans.pdf](#)
[\(6\) P-24-104-CUP Floor Plan and Elevations.pdf](#)
[\(7\) P-24-104-CUP Final Public Participation Report.pdf](#)
[\(8\) P-24-104-CUP Parking Study.pdf](#)
[\(9\) P-24-104-CUP TIA.pdf](#)

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.

[25-172](#)

Regular meeting at 7:00 pm on Tuesday, April 22, 2025 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.