



City of Apache Junction, Arizona

Meeting Minutes 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, April 9, 2024

7:00 PM

City Council Chambers

1. Call to Order

Vice Chair Barker called the meeting to order at 7:00 pm.

2. Pledge of Allegiance

Commissioner Gage led the Pledge of Allegiance.

3. Roll Call

Present: 6 - Vice Chair Barker
Commissioner Gage
Commissioner Begeman
Commissioner Cantwell
Commissioner Kalan
Commissioner Bigelow

Excused: 1 - Chairperson Hantzsche

Staff present:

Joel Stern, City Attorney

Rudy Esquivias, DS Director

Sidney Urias, Planning Manager

Nick Leftwich, Planner

4. Consent Agenda

Commissioner Begeman moved to accept the agenda as presented and approve the minutes of the March 26, 2024 special meeting. Commissioner Kalan seconded the motion.

Yes: 6 - Vice Chair Barker, Commissioner Gage, Commissioner Begeman, Commissioner Cantwell, Commissioner Kalan and Commissioner Bigelow

No: 0

Excused: 1 - Chairperson Hantzsche

Vice Chair Barker called for a motion.

[24-253](#) Consideration of approval of agenda.

[24-254](#) Consideration of approval of the minutes of the March 26, 2024 special meeting.

5. Public Hearings

None.

6. Old Business

None.

7. New Business

[24-264](#)

Presentation and discussion of the Commercial Land Analysis, a brief report regarding the city's commercial state of affairs and Planning Staff's findings on commercial land use policy.

Planner Leftwich gave a presentation on the commercial land analysis and commercial land use policy, and asked for questions and comments from the commission.

Questions and comments from the commission:

Is the downtown core going to be built into the nodes?

Will the General Plan revision see more nodes? Concerned about losing commercial property for sales tax.

What's the difference between a node and a strip?

Is there a minimum size for nodes; example Fry's shopping center?

Spacing for nodes, constraints, new nodes to the south.

Number of vacant commercial sites.

More diverse housing; fewer new RV sites, more permanent housing.

Rentals used by investors or part-time residents.

Seniors like apartments too. Need to balance location of multi-family residences to not preclude commercial.

Responses from staff:

The Economic Development Director is working with a consultant to come up with conceptual ideas for the downtown core and other vacant sites. The commission will be part of the process.

The revision will start early and will see where node opportunities exist.

Apache Trail (example of strip commercial) has constraints for nodes and many shallow lots; there are shallow lots off Ironwood as well.

Fry's shopping center is 20 acres; size and form of nodes depends on type of planned development.

We can put the numbers of vacant commercial sites together.

Our commercial vacancy rate is very low.

We try to provide for mixed housing types.

Apartments attract a different demographic; spending habits, commercial options also a factor.

[24-265](#)

Presentation, update and discussion of recent development projects in the city.

Director Esquivias gave a presentation on recent development projects and provided a list to the commission.

- Ironwood Station, a town home project for ownership, is now under construction.
- The Villas on Superstition, 56 single-story apartment units for rent is almost complete.
- Old West Hwy. Village, a town home development; plat is under review and reviewing hydrology. Should be receiving the final plat soon.
- Galen's Garden, a small project adding 7 units to a small project of 5-6 units. Waiting on

second submittal.

- The Residences at Apache Trail, 201 attached and detached one-story rental units, is now under construction.
 - The Heavenly Superstition, 166 single-family detached one-story rental units, is now under construction.
 - Goldfield Estates, proposed 209 two-story town home project for ownership. Final plat is undergoing final review.
 - The Enclave, proposed 124 two-story rental apartments; change of ownership after rezoning. Construction plans submitted August 2023; building and engineering still under review.
 - Hamptons East III, 195 single-story attached and detached rental apartments. Project is complete.
 - Circle Trail Suites, proposed 56 single-story rental apartments. Staff attempted to work with developer, but CUP has expired.
 - Superstition Junction, proposed 20 two-story rental apartments; CUP has expired.
 - 94 W. Roundup, proposed two-story four-plexes; awaiting construction plans submittal. Right of way issues still being worked out. Very slow progress.
 - Becoming One Wedding Venue, now known as Desert View Weddings and Events; wedding venue event center with indoor and outdoor activities; permits issued, construction pending final inspections, currently operating under a temporary COO.
 - John Fox Apartments (NEC Broadway/Delaware), proposed 30 two-story rental apartments.
 - John Fox Apartments (SWC Superstition/Plaza), proposed 16 two-story rental apartments.
- New potential owners have interest in developing, working with staff.

Progress of other projects:

Gravity Energy Drinks (SEC Apache Trail/Ironwood); complete and open for business.

Gravity Energy Drinks (NWC Baseline/Ironwood); under construction.

Aspen Dental; complete and open for business.

10-unit apartments (SWC 20th/Coconino); under construction.

Superstition Vista Subdivision, 259 single-family residences; permits issued and homes under construction; about 100 lots remain.

U-Haul; complete and open for business.

DR Horton Radiance; 800 permits issued, approximately 600 homes now occupied.

Brookfield Residential Blossom Rock; two multi-family developments under review, models under construction, grand opening 4/27/2024.

Village at Ironwood Townhomes; long dormant plat has new owner, architectural plans under review.

Auto Zone at Old West Hwy/Winchester; construction pending final inspection.

Auto Zone on West Apache Trail; permit issued and now under construction.

Director Esquivias stated there are many more projects in the works.

Commissioner Barker requested quarterly updates on projects.

8. Information and Reports

None.

9. Director's Report

None.

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

[24-255](#)

Regular meeting at 7:00 pm on Tuesday, April 23, 2024, in the city council chambers located at 300 E. Superstition Blvd., Apache Junction.

Commissioner Cantwell moved that the Planning and Zoning Commission hold a regular meeting on April 23, 2024 at 7:00 pm in the city council chambers located at 300 E. Superstition Boulevard. Commissioner Begeman seconded the motion.

Yes: 6 - Vice Chair Barker, Commissioner Gage, Commissioner Begeman, Commissioner Cantwell, Commissioner Kalan and Commissioner Bigelow

No: 0

Excused: 1 - Chairperson Hantzsche

Vice Chair Barker called for a motion.

11. Adjournment

Vice Chair Barker adjourned the meeting at 8:00 pm.

Chair Dave Hantzsche