



City of Apache Junction, Arizona

City Council Chambers at
City Hall
300 E Superstition
Boulevard
Apache Junction AZ 85119

Agenda

Planning and Zoning Commission

apachejunctionaz.gov
P: (480) 474-5083

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

Tuesday, March 24, 2026

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.

1. [26-113](#) Consideration of approval of agenda.
2. [26-114](#) Consideration of approval of the minutes of the October 28, 2025 regular meeting.

Attachments: [P&Z Regular Meeting Minutes 10282025](#)

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.

3. [26-116](#) Presentation, discussion, public hearing, and consideration of case P-25-59-PZ, a proposed rezoning of parcels 103-21-025F, 103-21-025G, 103-21-025H, 103-21-025E, 103-21-026E, 103-21-026G, 103-21-026C, and 103-21-026F, located at the northeast corner of S. Acacia Road & E. Southern Avenue, from High Density Multiple-Family Residential by Planned Development ("RM-1/PD"), General Commercial ("B-1"), and General Rural Low Density Single-Family Detached Residential ("RS-GR") to High Density Multiple-Family Residential by Planned Development ("RM-2/PD") with a new planned development overlay to authorize the development of a 129 lot townhome subdivision, and a minor General Plan Amendment to modify the "Commercial" land use designation of parcels 103-21-026E, 103-21-026G, 103-21-026C, and 103-21-026F to "High Density Residential", requested by Brennan Ray of Ray Law Firm, representing Diamante Homes Inc.

Attachments: [P-25-59-PZ Staff Report](#)

[Ex. 1 Project Narrative](#)

[Ex. 2 Proposed Site Plan](#)

[Ex. 3 Aerial Map](#)

[Ex. 4 Proposed Landscape Plan](#)

[Ex. 5 Proposed Elevations and Floor Plans](#)

[Ex. 6 Public Participation 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.

4. [26-115](#) Regular meeting at 7:00 pm on Tuesday, April 14, 2026 in the city council chambers located at 300 E. Superstition Boulevard.

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.