



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, June 27, 2023

7:00 PM

City Council Chambers

1. Call to Order

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

2. Pledge of Allegiance

Chair Hantzsche led the Pledge of Allegiance.

3. Roll Call

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

Excused: 1 - Commissioner Schoenbeck

Staff present:

Joel Stern, City Attorney
Rudy Esquivias, DS Director
Sidney Urias, Planning Manager
Nicholas Leftwich, Planner
Erika Hernandez, Associate Planner

4. Consent Agenda

Commissioner Barker moved to accept the agenda as presented and approve the minutes from the May 9, 2023 regular meeting. Commissioner Cantwell seconded the motion.

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

No: 0

Excused: 1 - Commissioner Schoenbeck

Chair Hantzsche called for a motion.

[23-309](#) Consideration of approval of agenda.

[23-310](#) Consideration of approval of the minutes of the May 9, 2023 regular meeting.

5. Public Hearings

[23-354](#) Presentation, discussion, public hearing, and consideration of Case

P-22-130-PZ, a proposed planned development rezoning requested by John Fox of William Seymour Co, Inc for approximately .92 net acres currently zoned "RS-20" (Medium Density Single-Family Detached Residential) to "RM-2/PD" (High Density Multiple-Family Residential by Planned Development) to facilitate a 16-unit two-story duplex community at the southwest corner of W. Superstition Boulevard and N. Plaza Drive.

Commissioner Cantwell moved that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of planned development rezoning case P-22-130-PZ, a request by John Fox of William Seymour Co.,Inc. to rezone Parcel 101-11-003B, located at the southwest corner of W Superstition Boulevard and N Plaza Drive, from "RS-20" Medium Density Single-Family Detached Residential to "RM-2/PD" High Density Multiple-Family Residential by Planned Development, to facilitate a 16-unit two-story duplex community, subject to the seven conditions of approval incorporated by reference. Commissioner Barker seconded the motion.

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

No: 0

Excused: 1 - Commissioner Schoenbeck

Planner Leftwich gave a presentation on Case P-22-130-PZ and asked for questions from the commission.

Questions:

- Why are setbacks always an issue.
- Are these rental units.
- Off-site parking.
- Landscaping on corner of Superstition and Plaza.

Responses from Planner Leftwich:

- Smaller setbacks due to smaller infill site.
- Yes, rentals.
- Public parking on Plaza. Not counting off-site toward minimum. Parking consistent with zoning ordinance.
- Low profile landscaping on corner for better visibility.

Applicant John Fox stated they had been working on the project for over a year and it's been a pleasure working with the city. He stated the project should be complete in nine to 12 months.

A question was asked about ownership of the property. Applicant Fox stated he may retain ownership.

A question was asked about target demographics for the property. Applicant Fox stated it was not age restricted, but rather workforce housing.

Chair Hantzsche opened the public portion of the hearing.

Having no one speak, Chair Hantzsche closed the public portion of the hearing.

The commissioners agreed it was a good project for the location. Findings of Fact were read and all commissioners were in agreement.

Chair Hantzsche called for a motion.

23-355

Presentation, discussion, public hearing, and consideration for Case P-23-16-AM, a proposed text amendment of Zoning Ordinance Article 1-7: Parking, Loading and Circulation Regulations regarding requirements for guest parking, electric vehicle parking, accessible parking, motorcycle, and bicycle parking.

Commissioner Barker moved that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of text amendment case P-23-16-AM, an amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-7: Parking, Loading and Circulation Regulations described in the attached text exhibits dated May 9, 2023. Commissioner Begeman seconded the motion.

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

No: 0

Excused: 1 - Commissioner Schoenbeck

Planner Leftwich gave a presentation on case P-23-16-AM and asked for questions from the commission.

Questions:

- Less than 250 spaces not required to have an EV charging station.
- Motorcycle parking part of minimum parking requirement.

Responses from Planner Leftwich:

- 1 EV charging station for every 250 parking spaces (rounding up from 125).
- Yes, motorcycle parking is part of it and subject to rounding.

Chair Hantzsche opened the public portion of the hearing.

Tim Sheehan residing at 357 S. Winchester Rd. stated he owns 57 apartments in the city and was concerned with the .3 guest parking spaces, as 100 apartments would require 30 more guest parking spaces. He stated we are requiring more guest parking spaces than other municipalities. Currently, his apartments meet parking standards now and more parking equals less land for apartments which would in turn effect rent prices. He would like to lower the .3 guest parking spaces requirement.

Chair Hantzsche closed the public portion of the hearing.

Chair Hantzsche called for a motion.

23-358

Presentation, discussion, public hearing, and consideration for Case P-23-15-AM, a proposed text amendment of Zoning Ordinance Article 1-7: Parking, Loading and Circulation Regulations to allow one (1) additional recreational vehicle with an integrated horse trailer, designed with the intent of transporting equine, on residential lots with at least 1.25-gross acres. This item was presented and discussed at the Planning and Zoning Commission work session held on May 9, 2023.

Commissioner Cantwell moved that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of text amendment case P-23-15-AM, an amendment to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning

Ordinance, Article 1-7: Parking, Loading and Circulation Regulations described in the attached text exhibit. Commissioner Begeman seconded the motion.

Yes: 5 - Chairperson Hantzsche, Vice Chair Gage, Commissioner Barker, Commissioner Begeman and Commissioner Cantwell

No: 1 - Commissioner Kalan

Excused: 1 - Commissioner Schoenbeck

Associate Planner Hernandez gave a presentation on case P-23-15-AM and asked for questions from the commission.

Questions:

- We allow one RV now and propose to allow one more trailers with living quarters on 1.25 acre lots. Only trailers with living quarters comes with these restrictions.

Response from Assoc. Planner Hernandez:

- Yes, that's correct; trailers specifically with integrated living quarters. Can have as many horse trailers without living quarters as they want.

Chair Hantzsche opened the public portion of the hearing.

Having no one speak, Chair Hantzsche closed the public portion of the hearing.

Chair Hantzsche called for a motion.

6. Old Business

None.

7. New Business

None.

8. Information and Reports

None.

9. Director's Report

None.

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

[23-311](#)

Regular meeting at 7:00 pm on Tuesday, July 11, 2023, in the city council chambers located at 300 E. Superstition Boulevard, Apache Junction.

Commissioner Barker moved that the Planning and Zoning Commission hold a regular meeting on July 11, 2023 at 7:00 pm in the city council chambers located at 300 E. Superstition Boulevard. Commissioner Begeman seconded the motion.

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

No: 0

Excused: 1 - Commissioner Schoenbeck

Chair Hantzsche called for a motion.

11. Adjournment

Chair Hantzsche adjourned the meeting at 7:43 pm.

Chair Dave Hantzsche