



City of Apache Junction, Arizona

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

Agenda

Planning and Zoning Commission

apachejunctionaz.gov
P: (480) 474-5083

Tuesday, April 23, 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.

[24-295](#)

Consideration of approval of agenda.

[24-296](#)

Consideration of approval of the minutes of the April 9, 2024 regular meeting.

Attachments: [P&Z Regular Meeting Minutes 04092024.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.

[24-293](#)

Presentation, discussion, public hearing and consideration of case P-23-63-PZ, requested by Jason Barney and John Hartman with Olsen Recker/Guadalupe Properties LLC, and represented by Greg Davis with Iplan Consulting for a proposed planned development rezoning of 18 acres located at the southeast corner of US-60 and Goldfield Road from General Commercial by Planned Development ("B-1/PD") and B-1/PD to High Density Multiple-Family Residential by Planned Development ("RM-2/PD"). (This is the companion case to Major General Plan Amendment Case P-23-64-GPA.)

Attachments: [P-24-63-PZ & P-24-64-GPA PZ Staff Report.pdf](#)

- [1. Narrative.pdf](#)
- [2. Site Plan.pdf](#)
- [3. Elevations and Floor Plans.pdf](#)
- [4. Landscape Plans.pdf](#)
- [5. Wall Plans.pdf](#)
- [6. Final Participation Report \(Silveray\).pdf](#)
- [7. GPA External Agency Responses.pdf](#)
- [8. Resident Emails to Staff.pdf](#)
- [9. Updated Protest Petition 03.20.2024.pdf](#)
- [10. Vicinity Map.pdf](#)
- [11. Traffic Impact Analysis.pdf](#)
- [12. Market Study \(applicant\).pdf](#)

[24-294](#)

Presentation, discussion, public hearing and consideration of case P-23-64-GPA, requested by Jason Barney and John Hartman with Olsen Recker/Guadalupe Properties LLC, and represented by Greg Davis with Iplan Consulting for a proposed major general plan land use map amendment to redesignate 18 acres at the southeast corner of US-60 and Goldfield Road from Commercial to High Density Residential. (This is the companion case to Rezoning Case P-23-63-PZ.)

Attachments: [P-24-63-PZ & P-24-64-GPA PZ Staff Report.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.

[24-297](#)

Regular meeting at 7:00 pm on Tuesday, May 14, 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.