



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

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Theresa Nesser, Chair
Colleen Hill, Vice Chair
Luciano Buzzin, Commissioner
Michael Frank, Commissioner
Peter Heck, Commissioner
Willie Howard, Commissioner
Robert Schroeder, Commissioner

Tuesday, February 23, 2016

7:00 PM

City Council Chambers

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Consent Agenda**

The following non-controversial items have been grouped together for action by one unanimous vote as a time-saving device. Any Commissioner may remove an item from the Consent Agenda for discussion and separate action.

[16-86](#)

Consideration of approval of agenda.

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.

[16-83](#)

Presentation, discussion and recommendation on case PZ-2-15, a city-initiated corrective rezoning for The Pueblo RV Resort Subdivision, from Recreational Vehicle Park ("RVP") to Recreational Vehicle Park by Planned Development ("RVP/PD"). RV subdivisions in Apache Junction have all been approved as planned development (PD) zoning districts, including The Pueblo (originally zoned TH/PD). The adoption of the city's new zoning maps inadvertently left off the "PD" designation. This corrective rezoning seeks to re-assign a PD zoning district to the unique, 20-acres gross, resort subdivision with amenities, located at 201 E. Southern Avenue, at the southeast corner of S. Idaho Road and E. Southern Avenue.

Sponsors: Rudy Esquivias

[16-91](#)

Presentation, discussion and recommendation on case PZ-1-16, a city-initiated corrective rezoning for a +/- 1.25 acre vacant portion of a +/- 8 acre parcel (101-16-013C) from Recreational Vehicle Park ("RVP") to General Commercial ("B-1"). The adoption of the city's new zoning maps inadvertently zoned this portion incorrectly. This corrective rezoning seeks to re-assign this portion a B-1 zoning district located at 1586 W. Broadway Avenue, at the northeast corner of S. Ironwood Drive and W. Broadway Avenue for future commercial development opportunities.

Sponsors: Stephanie Bubenheim

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.

[16-88](#)

Presentation and Discussion of city staff research on zoning code development standards and requirements for single family lots including building height, where the building height is measured from, vegetation and cacti removal, requirements for property surveys for plan review and building permit issuance as well as city regulations regarding grading and drainage requirements in the Volume I, Chapter 7, Building Code.

Sponsors: Larry Kirch

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 Regular Meetings on March 8, 2016 and March 22, 2016 at 7:00 p.m. in the City Council Chambers located at 300 E. Superstition Boulevard.

11. Call to the Public

At this time the public has the privilege to address the commission with requests, communications, comments or suggestions relating to city business that are not listed on the agenda. All speakers must have already submitted a written "Request to Speak" form to the clerk. If there is a group speaking on the same item, they should select a spokesperson. All such remarks shall be addressed to the commission as a whole and not to any member thereof. The chairperson is authorized to ask a speaker to stop speaking and leave the podium or to adjourn the meeting if anyone becomes disorderly, uncivil, makes personal attacks or continues to speak about items that are not within the jurisdiction of the city after being warned such issues are beyond the jurisdiction of the city to act. The commission may not answer questions of the speaker, discuss the matter with one another, but may, at the conclusion: 1) respond to criticism by a speaker; 2) ask the city staff to review a matter; 3) ask staff to place the matter on a future agenda. Each speaker must approach the podium, speak into the microphone, and provide their name and address. There is a three (3) minute time limit per speaker.

12. 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.