



# 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**  
**Peter Heck, Vice Chair**  
**Luciano Buzzin, Commissioner**  
**Michael Frank, Commissioner**  
**Willie Howard, Commissioner**  
**Michael McGraw, Commissioner**  
**Robert Schroeder, Commissioner**

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Tuesday, April 25, 2017

7:00 PM

City Council Chambers

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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.*

[17-162](#) Consideration of approval of agenda.

[17-163](#) Consideration of approval of regular meeting minutes for March 28, 2017 and April 11, 2017.

**Attachments:** [PZ Meeting Minutes 03282017](#)  
[PZ Meeting Minutes 04112017](#)

5. **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.*

## 6. 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.*

### [17-172](#)

Public hearing, presentation, discussion and consideration of case PZ-1-17, a city-initiated corrective rezoning to rezone Evelyn Subdivision on Main Drive between W. 1st Avenue and W. Broadway Avenue from Medium Density Single-Family Residential, Conventional Housing Permitted (RS-10) to Medium-High Density Single-Family Residential by Planned Development, Conventional Housing Permitted (RS-5/PD). The rezoning proposes to correct non-conforming lots, setbacks, and lot widths through the use of a Planned Development Overlay.

**Attachments:** [PZ-1-17 Evelyn Subdivision P&Z Staff Report](#)

### [17-173](#)

Public hearing, presentation, discussion and consideration of case PZ-2-17, a city-initiated corrective rezoning to rezone Hughes Place Subdivision on Ocotillo Drive between W. 1st Avenue and W. Broadway Avenue from Medium Density Single-Family Residential, Conventional Housing Permitted (RS-10) to Medium-High Density Single-Family Residential by Planned Development, Conventional Housing Permitted (RS-5/PD). The rezoning proposes to correct non-conforming lots, setbacks, and lot widths through the use of a Planned Development Overlay.

**Attachments:** [PZ-2-17 Hughes Place Subdivision Staff Report](#)

### [17-174](#)

Public hearing, presentation, discussion and consideration of proposed conditional use permit case CUP-3-17, a request by SBA Communications on behalf of Verizon Wireless, represented by Alexander Novak of Novation Group Consulting LLC, for approval of a 65' tall mono-eucalyptus cell tower and it's appurtenant structures at Acacia Villa Mobile Home Park located at 1770 N. Valley Drive zoned Manufactured Home Park by Planned Development (MHP/PD).

**Attachments:** [CUP-3-17 Cell Tower PZ PH Staff Report](#)

## 7. Old Business

## 8. New Business

*The Commission shall consider any business not yet considered. Arizona Open Meeting Law prohibits public comments at this time.*

**9. 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.*

**10. 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.*

**11. Selection of Meeting Dates, Times, Location and Purpose**

*Hold a Regular Meeting on May 9, 2017, at 7:00 p.m. in the City Council Chambers located at 300 E. Superstition Boulevard.*

**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.*