



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

www.ajcity.net
Ph: (480) 982-8002

www.ajcity.net
P: (480) 474-5083
F: (480) 982-7010

Tuesday, October 24, 2017

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.

[17-458](#)

Consideration of approval of agenda.

[17-459](#)

Consideration of approval of special meeting minutes for September 12, 2017.

Attachments: [PZ Meeting Special Minutes 09122017](#)

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.

[17-460](#)

Presentation, discussion, public hearing and consideration of case AM-3-17. a city-initiated text amendment to the Apache Junction City Code Volume II: Chapter 1: Zoning Code, Article 1-5 Residential Bulk Regulations, Section 1-5-2 Residential Bulk Regulations.

Attachments: [Porches and Patio Covers -Front Yard Setback Staff Report](#)
[Porches and Patio Covers -Front Yard Setback Draft Ord 10-24](#)

[17-470](#)

Presentation, discussion, public hearing and recommendation on proposed rezoning case PZ-3-17, a request by Steve Cochrane, Trustee of the Nathan, Ethan and Adam Cochrane Residuary Trusts (owner) and George McGavin and Linda Pearson (applicants), represented by Kevin McDougall (project engineer), to rezone a 16.87-acre vacant property located at the northeast corner area of S. Tomahawk Road and US60, from RS-20/PD (Medium Density Single-family Detached Residential by Planned Development) to B-1/PD (General Commercial District by Planned Development) for the purpose of developing the property with commercial pads and a KOA-style campground.

Attachments: [PZ-3-17 PH rep w attach](#)

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.

[17-469](#)

Presentation and discussion of case CUP-4-17, a request by MBD Holdings LLC (owner) and Perpetual Healthcare Inc. (applicant), represented by Lindsay Schube and Nick Sobraske of Gammage and Burnham PLC, for an amendment to a Conditional Use Permit to construct a permanent building at an existing medical marijuana cultivation and infusion facility located at 1575 E. 18th Avenue, on the southwest corner of S. Tomahawk Road and E. 18th Avenue.

Attachments: [CUP-4-17 PZ WS Staff Report 10-24-17](#)

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 Special Work Session Meeting on November 14, 2017, at 5:00 p.m. in the Apache Junction City Council Chambers located at 300 E. Superstition Boulevard, and hold a Regular Meeting on November 14, 2017, at 7:00 p.m. in the Apache Junction 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.