



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

Theresa Nesser, Chair
Peter Heck, Vice Chair
Michael Frank, Commissioner
Willie Howard, Commissioner
Steve Kridler, Commissioner
Michael McGraw, Commissioner
Robert Schroeder, Commissioner

Tuesday, August 14, 2018

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.

[18-354](#)

Consideration of approval of agenda.

[18-356](#)

Consideration of approval of regular meeting minutes of July 24, 2018.

Attachments: [PZ Meeting Minutes 07242018](#)

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.

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.

18-350

Presentation and discussion of cases GPA-1-18 and PZ-2-18, by Amerco Real Estate Company and U-Haul International LLC, represented by David Pollock. GPA-1-18 is a proposed general plan land use map amendment to redesignate 50 acres of a 78-acre property at the southeast corner of US60 and S. Idaho Road, from Community Commercial to Light Industrial/Business Park. PZ-2-18 is the companion rezoning case to the map amendment, proposing to rezone the 50 acre property from B-1/PD (General Commercial by Planned Development) to B-5/PD (Light Industrial/Business Park by Planned Development).

Attachments: [GPA-1-18 & PZ-2-18 PZ WS 8-14-18 rep](#)
[GPA-1-18 & PZ-2-18 PZ WS exhibits](#)

18-352

Presentation and discussion of case GPA-2-18, by McMillan Manufactured Home Development Company LC and Lennar Homes, represented by Ralph Pew, for a land use map amendment to the city's general plan, proposing to redesignate a +/-38 acre property at the southwest corner of E. Old West Highway and S. Goldfield Road, from Community Commercial to Medium Density Residential, so that the property may later be developed with a conventional single family homes subdivision.

Attachments: [GPA-2-18 PZ WS 8-14-18 rep](#)
[GPA-2-18 PZ WS exhibits](#)

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 August 28, 2018 at 7:00 p.m. in the Superstition Fire and Medical District's Administration Office located at 565 N. Idaho Road.

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.