



# 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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Tuesday, September 11, 2018

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.*

[18-393](#) Consideration of approval of agenda.

[18-394](#) Consideration of approval of regular meeting minutes of August 28, 2018.

**Attachments:** [PZ Meeting Minutes 08282018](#)

### 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.*

[18-399](#) Presentation, discussion and public hearing 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 PH 9-11-18](#)  
[GPA-2-18 9-11-18 Exhibits](#)

18-398

Presentation, discussion and public hearing 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 PH 9-11-18](#)

[GPA-1-18 & PZ-2-18 9-11-18 exhibits](#)

[Sec 1-5-3, PP Rep. SP 7-18](#)

**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 September 25, 2018 at 7:00 p.m. in the City Council Chambers located at 300 E. Superstition Boulevard.*

**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.*