



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
P: (480) 474-5083

Tuesday, April 9, 2019

7:00 PM

City Council Chambers

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call**

4. **Approval of Agenda**

[19-135](#)

Consideration of approval of agenda.

5. **Approval of Minutes**

[19-120](#)

Consideration of approval of regular meeting minutes of January 22, 2019.

Attachments: [PZ Meeting Minutes 01222019](#)

[19-121](#)

Consideration of approval of regular meeting minutes of February 12, 2019.

Attachments: [PZ Meeting Minutes 02122019](#)

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.

19-128

Presentation, discussion, public hearing and consideration of rezoning case PZ-2-18 by Amerco Real Estate Company and U-Haul International LLC, represented by David Pollock, proposing to rezone approximately 50 acres of a vacant 78-acre property, located at the southeast corner of US60 and S. Idaho Road from B-1/PD (General Commercial by Planned Development) to B-5/PD (Light Industrial/Business Park by Planned Development); and proposing to amend the plan of development for the remaining B-1/PD-zoned portion of the property.

Attachments: [PZ-2-18 Amerco Rezoning Memo 4-9 & 4-16-19](#)

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

[\(3\) GPA-1-18 & PZ-2-18 9-11-18 exhibits](#)

[\(4\) Sec 1-5-3, PP Rep, SP 7-18](#)

19-130

Presentation, discussion, public hearing and consideration of rezoning case PZ-4-18 by Jennifer Layton Noel and Kelly Layton Beeson, represented by Randy Carter of Sketch Architecture Company, proposing to rezone a 7.5 gross acres property at the southeast corner of S. Vista Road and E. 12th Avenue from RS-GR (General Rural Low Density Single-family Detached Residences) to B-4/PD (Light Industrial/Business Park by Planned Development) for the purpose of developing a business park with rental suites and accompanying yards for various business tenants.

Attachments: [PZ-4-18 3-20-19 updated exhibits](#)

[PZ-4-18 rev rep w attach](#)

19-133

Presentation, discussion, public hearing and consideration of case PZ-2-19, a city initiated corrective rezoning of the Smoketree-Warner Neighborhood from Medium Density Single Family Detached Residential (RS-20M) to Medium/High Density Single Family Detached Residential (RS-7M). The Smoketree-Warner Neighborhood is an area comprised of 41 lots bounded by W. Foothill St., N. Desert View Dr., W. Smoketree St. and N. Warner Drive.

Attachments: [4.9.19 PZ Public Hearing Presentation](#)

[4.9.19 PZ Staff Report with Exhibits](#)

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.

[19-122](#)

Presentation and discussion on code of conduct by the city attorney.

Attachments: [CODE OF CONDUCT 2019](#)

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 April 23rd, 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.