



# 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

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Tuesday, July 23, 2019

7:00 PM

City Council Chambers

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1. **Call to Order**

2. **Pledge of Allegiance**

3. **Roll Call**

4. **Approval of Agenda**

[19-345](#)

Consideration of approval of agenda.

5. **Approval of Minutes**

[19-358](#)

Consideration of approval of regular meeting minutes of July 9, 2019.

**Attachments:** [PZ Meeting Minutes 07092019](#)

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.*

[19-351](#)

Presentation, discussion, public hearing and consideration of case PZ-4-19, a proposed rezoning of approximately 4.14 acres from B-2/PD (Old West Commercial/Planned Development) to a new B-2/PD (Old West Commercial/Planned Development) to facilitate a Dutch Bros. Coffee shop and future commercial development.

**Attachments:** [Dutch Bros. Coffee PZ-4-19 Staff Report](#)

[1. Rezoning Application](#)

[2. Project Narrative](#)

[3. Aerial Map Ir](#)

[4. Site Plan Ir](#)

[5. Landscape Plan](#)

[6. Dutch Bros Floor Plan and Elevations Ir](#)

[19-348](#)

Presentation, discussion and public hearing of proposed the amendment to Apache Junction City Code: Volume II, Chapter 1, Zoning Code, Article 1-13, Design Standards, creating section 1-13-4 Art in public and private development which provides for required art installations viewable by the public for commercial and multifamily developments and city capital improvement projects.

**Attachments:** [AM-1-19 7-17-19 Staff Memo](#)

[Public Art Ordinance Draft 7-17-19](#)

[Public Art Ordinance Draft 7-17-19 \(no markup version\)](#)

## **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.*

[19-350](#)

Presentation, discussion and direction to staff on proposed request for a city initiated rezoning of 978 E. Roosevelt Street from RS-GR (General Rural Low Density Single-Family Detached Residential) to RS-20 (Medium Density Single-Family Detached Residential).

**Attachments:** [978 E Roosevelt -Direction to Staff for Proposed Rezoning s](#)

[19-349](#)

Presentation and discussion of the proposed 2020 General Plan.

**Attachments:** [General Plan PZ Version w Maps](#)

## **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 three Special Meetings on July 30, August 1 and August 8, 2019 at 7:00 pm and a Regular Meeting on August 13, 2019. All meetings will be at 7:00 p.m. and be held 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.*