



# City of Apache Junction, Arizona

## Agenda - Final

### Planning and Zoning Commission

Meeting location:  
City Council Chambers  
at City Hall  
300 E Superstition Blvd  
Apache Junction, AZ  
85119

[www.ajcity.net](http://www.ajcity.net)  
P: (480) 474-5083

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Tuesday, September 8, 2020

7:00 PM

City Council Chambers

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**Due to concerns over COVID-19 exposure and in accordance with the recommendations from the CDC we ask that you view meetings by means of Mediacom channel 11, CenturyLink Prism TV channel 8017 or by livestream at [www.ajcity.net/livestream](http://www.ajcity.net/livestream).**

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Consent Agenda**

*The commission may, at this time, take single action on any or all items listed as consent agenda items. These include acceptance of agenda and acceptance of minutes. Any member of the commission may remove any item from the consent agenda for discussion and cause a separate vote on the matter later in the agenda.*

[20-443](#) Consideration of approval of agenda.

[20-444](#) Consideration of approval of regular meeting minutes of July 28, 2020 and August 11, 2020.

**Attachments:** [PZ Meeting Minutes 08112020](#)

[PZ Meeting Minutes 07282020](#)

## 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.*

[20-451](#) Presentation, discussion, public hearing and consideration of case CUP-2-20, a conditional use permit request by Brennan Ray of Burch & Cracchiolo representing Bruce Dunn of Paragon Development Group, LLC for a 16 acre parcel currently zoned B-1/PD (General Commercial/Planned Development) to facilitate a 195-unit single-story leased residential community at the northeast corner of Southern Avenue and Meridian Drive.

**Attachments:** [CUP-2-20 Staff Report](#)  
[1. CUP-2-20 Application](#)  
[2. Resolution 20-30](#)  
[3. Aerial Map](#)  
[4. Project Narrative](#)  
[5. Preliminary Landscape Plan](#)  
[6. Proposed Elevations](#)  
[7. Proposed Floor Plans](#)  
[8. Proposed Monument Plans](#)  
[9. Proposed Wall Designs](#)  
[10. Proposed Wall Plan](#)  
[11. Proposed Amenity Plan](#)

[20-455](#)

Presentation, discussion, public hearing and consideration of PZ-6-20, a request by ME Investment Group, Inc. represented by Reese Anderson and Jon Gillespie of Pew & Lake, PLC, of a proposed planned development major amendment of a .28 acre property currently zoned B-1/PD (General Commercial/Planned Development) to expand the palette of uses on the property located south of the southeast corner of Broadway Avenue and Meridian Drive.

**Attachments:** [9.8.2020 PH PZ PZ-6-20](#)

**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.*

**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 September 22, 2020 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.*