



# City of Apache Junction, Arizona

Meeting location:

City Council Chambers  
at City Hall  
300 E. Superstition Blvd.  
Apache Junction, AZ  
85119

apachejunctionaz.gov  
Ph: (480) 982-8002

## Agenda City Council Work Session

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Monday, September 20, 2021

7:00 PM

City Council Chambers

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**A. CALL TO ORDER**

**B. ROLL CALL**

**C. AGENDA ITEMS**

1. [21-453](#) Presentation and discussion of proposed Ordinance No. 1508 "August 2021 Amendments to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-5: Zoning Bulk and Use Regulations, § 1-5-3 Non-Residential Use Regulations and § 1-5-4 Non-Residential Bulk Regulations."
  
2. [21-482](#) Presentation and discussion of proposed Resolution No. 21-30, a resolution of the Mayor and City Council of the City of Apache Junction, Arizona, declaring as a public record that certain document filed with the city clerk and entitled "August 2021 Amendments to the Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-5: Zoning Bulk and Use Regulations, § 1-5-3 Non-Residential Use Regulations and § 1-5-4 Non-Residential Bulk Regulations"; repealing any conflicting provisions; and providing for severability.
  
3. [21-479](#) Presentation and discussion on an overview of the Reverence Superstition Vistas development project (the "Project") located north of the SR 24 alignment, east of Meridian, and the future development of a portion of Arizona State Land adjacent to the Project. Commentary will be made by city staff as well as outside counsel Zach Sakas relating to the following: the annexation; zoning; Auction Property and Retained Property development agreements; community facilities district ("CFD") policy, guidelines, and application procedures; petitions, general plans, applications, financing/participation/waiver/intergovernmental agreement for anticipated new Superstition Vistas CFD districts; master reports; and any associated documents.

4. [21-454](#) Presentation and discussion of proposed rezoning, P-21-50-MPC “Auction Property at Superstition Vistas” , a request by D.R. Horton, Inc. to rezone approximately 2,783 acres from RS-GR (General Rural Low Density Single-Family Detached Residential) to MPC (Master Planned Community) to facilitate the development of two (2) Development Units consisting of residential and commercial uses for a maximum of 10,940 new residential units and a maximum of 443,400 square feet of Non-Residential Development. The Auction Property is bounded by Elliot Avenue to Ray Avenue and from Meridian Drive to the Idaho Road alignment.
  
5. [21-455](#) Presentation and discussion of proposed rezoning, P-21-51-MPC “Retained Property at Superstition Vistas”, a request by the Arizona State Land Department to rezone approximately 5,307 acres from RS-GR (General Rural Low Density Single-Family Detached Residential) to MPC (Master Planned Community) to facilitate the development of six (6) Development Units consisting of residential, commercial and industrial uses. The Retained Property is generally bounded by Baseline Avenue to the Frye Road alignment and from Meridian Drive to the Central Arizona Project Canal.
  
6. [21-484](#) Presentation and discussion of Resolution 21-43, a resolution of the Mayor and City Council of the City of Apache Junction, Arizona, supporting the Resolution Copper Equalization Payment Use for the acquisition of land for conservation and/or open space purposes in the Superstition Foothills area.

#### **D. ADJOURNMENT**

*Copies of this agenda and additional information on any of the items listed above may be obtained from the City Clerk's office located at 300 E Superstition Blvd, Apache Junction, AZ 85119, Monday through Thursday from 7:00a-6:00p, excluding holidays.*

*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.*

*The Apache Junction City Council may vote to go into Executive Session for legal advice on any item listed on this agenda pursuant to A.R.S. § 38-431.03(A)(3); this notice is given pursuant to A.R.S. § 38-431.02 to the members of the City Council and the public.*