



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

apachejunctionaz.gov
P: (480) 474-5083

Tuesday, August 24, 2021

7:00 PM

City Council Chambers

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.

[21-431](#)

Consideration of Approval of Agenda

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.

6. Old Business

21-430

Presentation and discussion of cases P-21-50-MPC and P-21-51-MPC, regarding the proposed rezoning of approximately 8,089 acres from General Rural Low Density Single-Family Residential ("RS-GR") to Master Planned Community ("MPC") zoning to facilitate the development of eight (8) Development Units consisting of residential, commercial and industrial uses. The 8,089 acres is made up of two parcels, the first is approximately 2,783 acres of land auctioned by the Arizona State Land Department on November 4, 2020 where D.R. Horton was the winning bidder (the "Auction Property", case P-21-50-MPC), and the second parcel consists of approximately 5,306 acres which is being retained by the Arizona State Land Department for future disposition (the "Retained Property", case P-21-51-MPC). The Property is generally bounded by Baseline Avenue on the north to the Frye Road alignment on the south and from Meridian Drive on the west to the Central Arizona Project Canal to the east.

Sponsors: Sidney Urias

Attachments: [1. Site Exhibit](#)

[P-21-50.51 Auction Retained MPC WS Memo](#)

[4. Development Unit Exhibit](#)

[2. Auction Property MPC-compressed](#)

[3. Retained Property MPC-compressed](#)

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 14th, 2021 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.