



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, September 28, 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.

[21-509](#)

Consideration of approval of agenda.

[21-510](#)

Consideration of approval of the minutes of the August 10, 2021 and August 24, 2021 regular meetings.

Attachments: [PZ Meeting Minutes 08102021](#)

[PZ Meeting Minutes 08242021](#)

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.

[21-486](#)

Presentation, discussion, public hearing and consideration of P-21-68-PZ, a proposed rezoning of approximately 22 acres, generally located near the southwest corner of Tomahawk Road and Broadway Avenue, from General Commercial (B-1) and High Density Multiple-Family Residential (RM-2) to High Density Multiple-Family Residential by Planned Development (RM-2/PD) to develop approximately 201 single-family rental units.

Attachments: [P-21-68-PZ: Staff Report](#)
[P-21-68-PZ: Project Narrative](#)
[P-21-68-PZ: Vicinity Map](#)
[P-21-68-PZ: Elevations](#)
[P-21-68-PZ: Preliminary Landscape Plans](#)
[P-21-68-PZ: Final Participation Report](#)
[P-21-68-PZ: Traffic Impact Analysis](#)

21-528

Presentation, discussion, public hearing and consideration of case P-21-73-PZ, a proposed rezoning by planned development requested by Chris Hundelt of Keystone Homes, of 14.77 acres located at the southwest corner of Superstition Boulevard and Royal Palm Road from from RS-GR (“General Rural Low Density Single-Family Detached Residential”) to RM-2/PD (“High Density Multiple-Family Residential by Planned Development”) for the purpose of developing a 166-unit rental residential community.

Attachments: [P-21-73-PZ Staff Report](#)
[1. Project Narrative](#)
[2. Preliminary Site Plan](#)
[3. Neighborhood Zoning Aerial](#)
[4. Preliminary Landscape Plan](#)
[5. Elevations and Floor Plans](#)
[6. Public Participation Final Report](#)
[7. Pre-Application Review Comments \(P-21-38-PDR\)](#)

6. Old Business

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 October 12, 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.