



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, October 12, 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.

[21-565](#) Consideration of approval of agenda.

[21-566](#) Consideration of approval of the minutes of the September 14, 2021 and September 28, 2021 regular meetings.

Attachments: [PZ Meeting Minutes 09142021](#)

[PZ Meeting Minutes 09282021](#)

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.

[21-574](#) Presentation, discussion, public hearing and consideration of P-21-66-CUP, a request by Michael Roth of R & J Green Investments, LLC for a Conditional Use Permit to continue the use of a marijuana cultivation and infusion kitchen under new ownership on the property located at the southwest corner of S. Tomahawk Road and E. 18th Avenue, zoned B-5, Industrial .

Attachments: [P-21-66-CUP Staff Report](#)

[21-575](#) Presentation, discussion, public hearing and consideration of proposed case PA-1-21, a request by Hassle Free House Buyers, LLC, represented by Danielle Graham, for the approval of a private access way through 100-30-022F, -085A, -022E, -0860 and -022C, on the Silver Drive alignment immediately south of W. Roundup St. between N. Ironwood Drive and N. Gold Drive to serve the involved present properties and the future properties proposed from splitting 100-30-022C in Lot Split Case P-21-33-LSM.

Attachments: [P-1-21 Staff Report](#)
[PA-1-21 Attachments](#)

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.

[21-553](#) Presentation and discussion on zoning parameters including height, permitted uses, future planning needs and land use for the Core Downtown Area generally intended for commercial, recreational and/or multi-family residential land uses.

Attachments: [P&Z Downtown Presentation 10-12-2021](#)

[21-568](#) Presentation and discussion of commercial and residential development projects in various stages of the application process.

Attachments: [What's happening in AJ](#)

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 26, 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.