



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, April 26, 2022

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.

[22-244](#)

Consideration of approval of agenda.

[22-245](#)

Consideration of approval of the minutes of the April 12, 2022 regular meeting.

Attachments: [PZ Meeting Minutes 04122022](#)

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.

[22-261](#)

Presentation, discussion, public hearing and consideration of case P-21-94-PZ, a proposed Planned Development Major Amendment of Ordinance 1132 to amend the previously approved conceptual plan from Zoning case PZ-03-00 and establish a new conceptual plan for a townhome subdivision of 209 lots, tentatively known as "Goldfield Estates" affecting parcels 103-23-032A, 103-23-0200, and 103-23-033A, 5.14 acres of commercial B-1/PD land.

Attachments: [P-21-94-PZ Staff Report](#)
[Exhibit 1 Site Plan](#)
[Exhibit 2 Project Narrative](#)
[Exhibit 3 Public Participation Final Report](#)
[Exhibit 4 Landscape Plan](#)
[Exhibit 5 Elevations and Floor Plans](#)
[Exhibit 6 PD Ord. 1132](#)
[Exhibit 7 PZ-03-00 Case Information](#)

[22-266](#)

Presentation, discussion, public hearing and consideration of case P-21-95-PZ, a proposed Rezoning by Planned Development of approximately 7.5 acres from RS-GR (General Rural Low Density Single-Family Detached Residential) to B-1/PD (General Commercial by Planned Development) located near the Northwest corner of Goldfield Road and the US-60 Highway to allow for a townhome subdivision of 209 lots, tentatively known as "Goldfield Estates."

Attachments: [P-21-95-PZ Staff Report](#)
[Exhibit 1 Site Plan](#)
[Exhibit 2 Project Narrative](#)
[Exhibit 3 Public Participation Final Report](#)
[Exhibit 4 Landscape Plan](#)
[Exhibit 5 Elevations and Floor Plans](#)

[22-267](#)

Presentation, discussion, public hearing and consideration of case P-21-96-SD, a proposed preliminary plat for a 209-lot residential townhouse subdivision of 12.64 acres tentatively known as "Goldfield Estates," located approximately at the northwest corner of Goldfield Road and the US-60 Highway.

Attachments: [P-21-96-PZ Staff Report](#)
[Exhibit 1 P-21-96-SD Preliminary Plat](#)

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 at 7:00 p.m. in the City Council Chambers located at 300 E. Superstition Boulevard.

[22-246](#)

Regular meeting at 7:00 pm on Tuesday, May 10, 2022 in the city council chambers located at 300 E. Superstition Boulevard, Apache Junction.

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.