



City of Apache Junction, Arizona

Meeting Minutes Planning and Zoning Commission

Meeting location:

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

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Tuesday, September 11, 2018

7:00 PM

City Council Chambers

1. Call to Order

Chair Nesser called the meeting to order at 7:00 pm.

2. Pledge of Allegiance

Chair Nesser led the Pledge of Allegiance.

3. Roll Call

Present 7 - Chairperson Nesser
 Commissioner Frank
 Commissioner Schroeder
 Commissioner McGraw
 Vice Chair Heck
 Commissioner Howard
 Commissioner Kridler

Staff present:

Joel Stern, City Attorney
Larry Kirch, Development Services Director
Rudy Esquivias, Senior Planner
Elan Vallender, Senior Economic Development Specialist

4. Consent Agenda

Chair Nesser called for changes or comments on the agenda or minutes.

Commissioner Kridler expressed his displeasure in the lack of details in the minutes.

Having no further comments, Chair Nesser called for a motion.

A motion was made by Vice Chair Heck, seconded by Commissioner Schroeder, that the Planning and Zoning Commission accept the agenda as presented and approve the minutes from the August 28, 2018 regular meeting. Motion approved in a vote of 6 in favor and 1 opposed. (Yes: Heck, McGraw, Frank, Nesser, Howard, Schroeder. No: Kridler.)

[18-393](#) Consideration of approval of agenda.

[18-394](#) Consideration of approval of regular meeting minutes of August 28, 2018.

Attachments: [PZ Meeting Minutes 08282018](#)

5. Public Hearings

[18-399](#) Presentation, discussion and public hearing of case GPA-2-18, by McMillan Manufactured Home Development Company LC and Lennar Homes, represented by Ralph Pew, for a land use map amendment to the city's general plan, proposing to redesignate a +/-38 acre property at the southwest corner of E. Old West Highway and S. Goldfield Road, from Community Commercial to Medium Density Residential, so that the property may later be developed with a conventional single family homes subdivision.

Attachments: [GPA-2-18 PZ PH 9-11-18](#)
[GPA-2-18 9-11-18 Exhibits](#)

Senior Planner Esquivias gave a presentation on case GPA-2-18, a request by McMillan Manufactured Home Development Company LLC and Lennar Homes for a land use map amendment to the city's general plan.

Chair Nesser called for questions from the commission.

The commission and staff discussed that the applicant will be responsible for the cost of the traffic study and that there are several conceptional designs for ingress and egress to the development; that the entity that owns the property south of the proposed development is not McMillan Manufactured Home Development Company and the city had hoped at one time that the property would be used as commercial development and under current conditions it isn't a possibility; that there aren't a lot of sites in the city for this type of development; that the current zoning allows for mixed usage that could include high density residential and commercial; that 40 acres of commercial is probably not going to happen, so this could be a good alternative; the use of the word 'guaranty' when it comes to developments; and that there has been only one inquiry on the use of that property in the past and no big box developers have called regarding it's usage.

Having no other questions from the commission, Chair Nesser invited the applicant to address the commission.

Ralph Pew, representing McMillan Manufactured Home Development Company LLC, addressed the commission regarding case GPA-2-18 and the request for a land use map amendment to the city's general plan.

Chair Nesser called for questions from the commission.

The commission and Mr. Pew discussed how the conversations about the ingress and egress with ADOT are still in the preliminary phases of planning and how the developer wants dual movement as well.

The commission and staff discussed that the ingress and egress can be a condition of the approval.

Chair Nesser opened the public hearing portion of the item.

Frank Schoenbeck, 525 E. Fred Ave., Apache Junction addressed the commission and supports approval of the rezoning request.

Jason Sinelli, 2571 S. Acacia Rd., Apache Junction addressed the commission and supports approval of the request.

Chair Nesser closed the public hearing portion of the item and opened the item for discussion amongst the commission.

The commission discussed how this project could encourage commercial growth south of the US60, how the community needs the development, and the need for a proper ingress and egress.

Having no further discussion, Chair Nesser called for a motion.

Vice Chair Heck motioned that the Planning and Zoning Commission recommend to the Apache Junction city council the approval of general plan amendment, case GPA-2-18, a request by McMillan Manufacturing Home Development Company LC, represented by Ralph Pew, to redesignate an approximately 38 acre property located at the southwest corner of South Goldfield Road and East Old West Highway from community commercial to medium density residential for the purpose of facilitating a subsequent rezoning and platting process for a conventional single family home, non-age restricted neighborhood subject to the findings listed below:

Finding A and I'm going to ask for input from the commission on these various findings.

City Attorney Stern said this motion should be withdrawn and the conditions discussed and then redone.

Vice Chair Heck made a motion, seconded by Commissioner Schroeder, to withdraw the recommendation at this point and time. (Yes: McGraw, Kridler, Frank, Nesser, Howard, Schroeder, Heck. No: None)

Chair Nesser opened up the discussion on findings.

The commission discussed their findings.

Vice Chair Heck motioned, seconded by Commissioner Schroeder, that the Planning and Zoning Commission recommend to the Apache Junction city council the approval of general plan amendment, case GPA-2-18, a request by McMillan Manufacturing Home Development Company LC, represented by Ralph Pew, to redesignate an approximately 38 acre property located at the southwest corner of South Goldfield Road and East Old West Highway, from community commercial to medium density residential for the purpose of facilitating a subsequent rezoning and platting process for a conventional single family home, non-age restricted neighborhood subject to the findings listed below: The commission determined that all the findings, A through F, did meet the expectation or requirement for that item so all of that is

acceptable. The motion also includes one condition, Condition #1, is that the applicant will ensure that an acceptable and permitted means of ingress and egress be approved by any related agency to allow north and south bound travel from the development. Motion approved in a vote of 7 in favor and 0 opposed. (Yes: McGraw, Kridler, Frank, Nesser, Howard, Schroeder, Heck. No: None.)

18-398

Presentation, discussion and public hearing of cases GPA-1-18 and PZ-2-18, by Amerco Real Estate Company and U-Haul International LLC, represented by David Pollock. GPA-1-18 is a proposed general plan land use map amendment to redesignate 50 acres of a 78-acre property at the southeast corner of US60 and S. Idaho Road, from Community Commercial to Light Industrial/Business Park. PZ-2-18 is the companion rezoning case to the map amendment, proposing to rezone the 50 acre property from B-1/PD (General Commercial by Planned Development) to B-5/PD (Light Industrial/Business Park by Planned Development).

Attachments: [GPA-1-18 & PZ-2-18 PZ PH 9-11-18](#)
 [GPA-1-18 & PZ-2-18 9-11-18 exhibits](#)
 [Sec 1-5-3, PP Rep, SP 7-18](#)

Senior Economic Development Specialist Vallender addressed the commission in support of cases GPA-1-18 and PZ-2-18 and the importance of adding more industrial land in the city.

The commission and staff discussed that the meaning behind "power center" is a generic term used to explain a multi-tenant commercial/retail development. An example of this can be found in something like the new Fry's center or the former development proposal for the property.

Senior Planner Esquivias gave a presentation on cases GPA-1-18 and PZ-2-18, a request by Amerco Real Estate Company and U-Haul International LLC, to redesignate and rezone an area located at the southeast corner of US60 and S. Idaho Road.

The commission and staff discussed that the timelines aren't set because a development proposal has not been received but believes the applicant would like to start the UHaul development as soon as possible; the fact that the city needs light industrial areas and the owner of the property has the discretion of what should be on that property as long as it's within a planned development; and that there may be several monument signs on Idaho Road but also along the freeway.

Chair Nesser invited the developer to address the commission.

David Pollack, Development Manager from Amerco Real Estate, addressed the commission regarding their request.

The commission and Mr. Pollack discussed the applicant's request for postponement of the rezoning request. The commission discussed with staff the postponement and the change of

recommendations for this meeting from the last meeting; the time frame the case will be presented to the city council and that the council decides if the request for postponement is approved; if the commission can recommend approval of GPA-1-18 and table or continue PZ-2-18. Staff also explained that if the PZ case was tabled, the process the applicant would have to follow. There is no harm if they recommend for approval the general plan amendment and recommend postponement of the rezoning case. Staff then explained that the applicant can't build until the rezoning case is approved and that if the general plan amendment is not approved at this time, they will have to wait another year to apply for the amendment.

The commission and Mr. Pollack discussed that the moving and storage facility combines internal storage lockers, a retail component for moving supplies, equipment rental, UBox container storage, and outdoor storage of vehicles and boats; the plans for the marketing and development of the light industrial area of the land; if their RV and boat storage isn't allowed, how it will affect their business plan, even though they have an extensive background in planning their developments and the costs associated with those developments; that Amerco would still like more detailed estimates of the costs associated with the project; the revenue of the storage of RV and boats is very low when considering the entire project; the developer is looking to bring in tenants according to the list given by the city and it's too early to narrow the types of tenants they will market to; UHaul wouldn't sell the land if it doesn't get developed; incentive for light industrial/commercial on the property and the fact that there is no guarantee that the land will be developed, although it will be marketed for development; and that at this point, there hasn't been a decision made if the project is moving forward if the commission doesn't allow for rv/boat storage; that although these discussions have been going on for months, some of the conditions are new to the applicant; that general plan amendments are heard by the city council at the second meeting in September which is language built into the general plan; that although the council may continue the case if they wish, the commission can recommend that both applications be continued and let the council decide on the new deadlines or if it should be sent back to the commission for recommendation; and if the general plan amendment was approved, the property is still subject to the planned development conditions under the previous development plan. Finally, the commission and staff discussed their options on how they will or will not make a recommendation to the city council on the two cases.

Having no further questions or discussion from the commission, Chair Nesser opened the public hearing portion of the item.

Having no one wishing to address the commission, Chair Nesser closed the public hearing portion of the item.

Chair Nesser called for discussion from the commission.

The commission and staff discussed how the general plan can be amended without a rezoning and both cases should be forwarded with the recommendation to approve both cases. The commission discussed moving forward with recommending approval for the general plan amendment and recommend continuing the rezoning application to give UHaul more time to work with staff on the recommendation.

The commission discussed the findings of the case.

The commission discussed if approving the general plan amendment will affect how and when the rezoning case will be approved. The commission and staff discussed why the applicant is requesting a continuance for the rezoning. Staff discussed that changing the general plan will

bring more opportunities for development on the land regardless if Amerco or anyone else owns the property and that the basic question is if the commission believes the city can benefit from additional land designated for industrial and if the answer is yes, recommending approval of the GPA is probably a good idea and a rezoning will come later if its this applicant or another applicant. The commission and staff discussed that there are two separate motions for the items.

Having no further discussion, Chair Nesser called for a motion on case GPA-1-18.

Vice Chair Heck motioned, seconded by Commissioner McGraw, that the Planning and Zoning Commission recommend to the Apache Junction city council the approval of general plan amendment case GPA-1-18, a request by Amerco Real Estate Company, represented by David Pollack, to redesignate 50 acres of the 78 acre property located at the southeast corner of US60 and S. Idaho Road from community commercial to light industrial/business park for the purpose of facilitating a rezoning and planned development amendment for the property to allow it to be developed with retail and light industrial uses that are more conducive and responsive to the current economic and market factors subject to the findings listed below:

The commission did review each of the findings A though F and have determined that this amendment case does fulfill all of the findings are adequate and appropriate for approval of this motion. Motion approved in a vote of 7 in favor and 0 opposed. (Yes: Frank, Nesser, Howard, Schroeder, Heck, McGraw, Kridler. No: none.)

Chair Nesser called for discussion from the commission. The commission discussed that the RV and boat storage will be an issue for some in the future.

Chair Nesser called for a motion on case PZ-2-18.

Vice Chair Heck motioned, seconded by Commissioner Schroeder, that the Planning and Zoning Commission recommend to the Apache Junction city council that the rezoning application PZ-2-18 be continued for a period of time not to exceed the date of November 13, 2018. Motion approved in a vote of 7 in favor and 0 opposed. (Yes: Nesser, Howard, Schroeder, Heck, McGraw, Kridler, Frank. No: none.)

6. Old Business

None.

7. New Business

None.

8. Information and Reports

Director Kirch announced there is a public information meeting tomorrow night from 6pm to 8pm on the active transportation plan at the MGC. He said there are some upcoming joint meetings with the planning and zoning commission and parks and rec board. The first joint

meeting is October 9th and there is another one on January 8th. There will be one more public meeting before the joint meetings.

9. Director's Report

none.

10. Selection of Meeting Dates, Times, Location and Purpose

Chair Nesser called for a motion.

A motion was made by Vice Chair Heck, seconded by Commissioner Schroeder, that the Planning and Zoning Commission hold a regular meeting on September 25, 2018 at 7:00 pm in the City of Apache Junction City Council Chambers located at 300 E. Superstition Boulevard. Approved by a vote of 7 in favor and 0 opposed. (Yes: Howard, Schroeder, Heck, McGraw, Kridler, Frank. No: none.)

11. Adjournment

Adjournment:

Meeting adjourned at 9:43 p.m.

Theresa Nesser
Chair