



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

apachejunctionaz.gov
P: (480) 474-5083

Tuesday, August 24, 2021

7:00 PM

City Council Chambers

1. Call to Order

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

2. Pledge of Allegiance

Chair Heck led the Pledge of Allegiance.

3. Roll Call

Present: 7 - Chairperson Heck
Vice Chair Hantzsche
Commissioner Gage
Commissioner Begeman
Commissioner Cross
Commissioner Cantwell
Commissioner Barker

Staff present:

Joel Stern, City Attorney
Larry Kirch, DS Director
Sidney Urias, Principal Planner

4. Consent Agenda

[21-431](#) Consideration of Approval of Agenda

Vice Chair Hantzsche moved that the Planning and Zoning Commission accept the agenda as presented. Commissioner Barker seconded the motion.

Chair Heck called for a motion.

5. Public Hearings

None.

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.

Principal Planner Urias gave a presentation on Case P-21-50-MPC and P-21-51-MPC.

Auction property and retained property reminders were discussed. The auction Master Planned Community (MPC) is divided into three levels of planning: MPC, Development Unit Plan (DUP) and Plats. The MPC outline was discussed, the majority being in the regulatory framework. No auctions yet in retained property. Regulatory framework was explained and will be seen in the future on auctioned property. Future Planning Commission and City Council dates were discussed.

Addressing staff responses to the original document were discussed.

Environmental impact studies were discussed. Species under state protection must be relocated.

Storm water concerns were discussed, along with capturing water.

Water conservation measures were discussed and how it affects the property.

7. New Business

None.

8. Information and Reports

None.

9. Director's Report

Director Kirch mentioned the video from the state planning conference and asked if everyone had a chance to view. He thanked Principal Planner Urias for the general plan and the teamwork.

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

Vice Chair Hantzsche moved that the Planning and Zoning Commission hold a regular meeting on September 14th, 2021 at 7:00 pm in the city council chambers located at 300 E. Superstition Boulevard. In the event there are no items to be brought forward to the commission, this meeting may be canceled. Notification of cancellation properly posted and the commission notified by staff. Commissioner Barker seconded the motion.

Yes: 7 - Chairperson Heck, Vice Chair Hantzsche, Commissioner Gage, Commissioner Begeman, Commissioner Cross, Commissioner Cantwell and Commissioner Barker

No: 0

Chair Heck called for a motion.

11. Adjournment

Chair Heck adjourned the meeting at 7:18 pm.