



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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Theresa Nesser, Chair
Colleen Hill, Vice Chair
Luciano Buzzin, Commissioner
Michael Frank, Commissioner
Peter Heck, Commissioner
Willie Howard, Commissioner
Robert Schroeder, Commissioner

Tuesday, February 23, 2016

7:00 PM

City Council Chambers

1. Call to Order

Chair Nesser called the meeting to order at 7:01 pm.

2. Pledge of Allegiance

Chair Nesser led the Pledge of Allegiance.

3. Roll Call

Present 7 - Chairperson Nesser
 Vice Chair Hill
 Commissioner Schroeder
 Commissioner Buzzin
 Commissioner Heck
 Commissioner Howard
 Commissioner Frank

Staff present:

City Attorney Joel Stern
Senior Planner Rudy Esquivias
Director Larry Kirch
Planning Assistant Stephanie Bubenheim
Planning Intern Jesse Regnier

4. Consent Agenda

Yes: 7 - Chairperson Nesser, Vice Chair Hill, Commissioner Schroeder, Commissioner Buzzin, Commissioner Heck, Commissioner Howard and Commissioner Frank

No: 0

Commissioner Hill made a motion to accept the Consent Agenda as presented. Commissioner Heck seconded the motion. The Planning and Zoning Commission accepted and approved the Consent Agenda as presented.

[16-86](#)

Consideration of approval of agenda.

5. Public Hearings

[16-83](#)

Presentation, discussion and recommendation on case PZ-2-15, a city-initiated corrective rezoning for The Pueblo RV Resort Subdivision, from Recreational Vehicle Park ("RVP") to Recreational Vehicle Park by Planned Development ("RVP/PD"). RV subdivisions in Apache Junction have all been approved as planned development (PD) zoning districts, including The Pueblo (originally zoned TH/PD). The adoption of the city's new zoning maps inadvertently left off the "PD" designation. This corrective rezoning seeks to re-assign a PD zoning district to the unique, 20-acres gross, resort subdivision with amenities, located at 201 E. Southern Avenue, at the southeast corner of S. Idaho Road and E. Southern Avenue.

Sponsors: Rudy Esquivias

Yes: 7 - Chairperson Nesser, Vice Chair Hill, Commissioner Schroeder, Commissioner Buzzin, Commissioner Heck, Commissioner Howard and Commissioner Frank

No: 0

Planning Intern Jesse Regnier presented case PZ-2-15, a city-initiated corrective rezoning for the Pueblo RV Resort located at 201 E. Southern Avenue, the southeast corner of Idaho Road and Southern Avenue. He said the commission gave staff direction last May to proceed with the rezoning. He said this property is a 20-acre RV Park Subdivision, constructed in 1985. He told the commission that during the adoption of the city's new zoning maps the "PD" designation was inadvertently left off. He said staff is recommending approval to re-establish the RVP/PD zoning on the property, to accommodate site and building design flexibility.

Chair Nesser opened the public hearing.

Ann Carswell, 201 E. Southern Avenue, Apache Junction, Arizona requested to speak. Ms. Carswell indicated she represents the HOA in Pueblo. Ms. Carswell said she is asking for assurance that this change will not affect their taxes or their existing setbacks and that things will remain the same.

The public hearing was closed.

Vice Chair Hill made a motion for approval with all recommended conditions. Commissioner Heck seconded the motion. The commission approved the motion with a 7-0 vote.

After vote, Senior Planner Rudy Esquivias advised Ms. Carswell to contact Pinal County Assessor on taxes. He said there shouldn't be any changes but that information needed to come from that governing body. Senior Planner Esquivias also said all setbacks will remain the same.

[16-91](#)

Presentation, discussion and recommendation on case PZ-1-16, a city-initiated corrective rezoning for a +/- 1.25 acre vacant portion of a +/- 8 acre parcel (101-16-013C) from Recreational Vehicle Park ("RVP") to General Commercial ("B-1"). The adoption of the city's new zoning maps inadvertently zoned this portion incorrectly. This corrective rezoning seeks to re-assign this portion a B-1 zoning district located at 1586 W. Broadway Avenue, at the northeast corner of S. Ironwood Drive and W. Broadway Avenue for future commercial development opportunities.

Sponsors: Stephanie Bubenheim

Yes: 7 - Chairperson Nesser, Vice Chair Hill, Commissioner Schroeder, Commissioner Buzzin, Commissioner Heck, Commissioner Howard and Commissioner Frank

No: 0

Assistant Planner Stephanie Bubenheim presented case PZ-1-16, a city-initiated corrective rezoning of a +/- 1.25 acre vacant portion of a +/- 8 acre parcel, located at 1586 West Broadway Avenue, at the northeast corner of South Ironwood Drive and West Broadway Avenue. She said staff had brought this to the commission a few week's ago and received direction to proceed at that time. She told the commission that during the adoption of the city's new zoning maps this portion was zoned incorrectly. She said staff is recommending approval to establish the general commercial zoning on the vacant southern portion of the property, about 1.25 acres, as it is not large enough to support a recreational vehicle park.

Chair Nesser asked if the zoning was not changed did that mean they couldn't build commercial on that site. Assistant Planner Bubenheim said that is correct.

Chair Nesser opened the public hearing.

Steve Bocker, 351 North Ironwood Drive, Apache Junction requested to speak. He asked if someone could define what the road frontage would be.

Senior Planner Rudy Esquivias stated that if he recalled correctly both Ironwood Drive and Broadway Road were designated to have 100 foot right of ways.

The public hearing was closed.

Commissioner Frank made a motion for approval with all recommended conditions. Vice Chair Hill seconded the motion. The commission approved the motion with a 7-0 vote.

6. Old Business

None.

7. New Business

16-88

Presentation and Discussion of city staff research on zoning code development standards and requirements for single family lots including building height, where the building height is measured from, vegetation and cacti removal, requirements for property surveys for plan review and building permit issuance as well as city regulations regarding grading and drainage requirements in the Volume I, Chapter 7, Building Code.

Sponsors: Larry Kirch

Development Services Director Larry Kirch addressed the commission on concerns presented by citizens at the last meeting regarding building height, vegetation and cacti removal, requirements for property surveys, and grading and drainage requirements in the area of the "Y" at North Apache Trail and Old West Highway.

8. Information and Reports

Senior Planner Rudy Esquivias reminded the commission that on Monday, February 29, 2016 at Central Arizona College campus, room F115, from 6:00 pm to 7:30 pm, they would be holding a community workshop of the ASU Capstone group and invited them all to attend. He said they have invited the Parks and Recreation Commission and City Council.

9. Director's Report

None.

10 Selection of Meeting Dates, Times, Location and Purpose

Yes: 7 - Chairperson Nesser, Vice Chair Hill, Commissioner Schroeder, Commissioner Buzzin, Commissioner Heck, Commissioner Howard and Commissioner Frank

No: 0

Commissioner Hill motioned and Commissioner Schroeder seconded to hold Regular Meetings on March 8, and March 22, 2016, at 7:00 p.m. in the City Council Chambers located at 300 E. Superstition Boulevard.

11. Call to the Public

None.

12. Adjournment

Adjournment:
Meeting adjourned at 8:27 p.m.

Theresa Nesser
Chairperson