



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

www.ajcity.net
P: (480) 474-5083

Tuesday, May 12, 2020

7:00 PM

City Council Chambers

1. Call to Order

Chair Nesser called the meeting to order at 7:08 pm.

2. Pledge of Allegiance

Chair Nesser led the Pledge of Allegiance.

3. Roll Call

Present 5 - Chairperson Nesser
 Vice Chair Heck
 Commissioner Ooley
 Commissioner Hantzsche
 Commissioner McGraw

Staff Present:

Joel Stern, City Attorney
Larry Kirch, Department Director
Rudy Esquivias, Planning Manager
Sidney Urias, Senior Planner

4. Consent Agenda

[20-226](#) Consideration of approval of agenda.

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

[20-227](#) Consideration of approval of regular meeting minutes of April 14, 2020.

Vice Chair Heck moved that the Planning and Zoning Commission approve the minutes from the April 14, 2020 regular meeting. Commissioner McGraw seconded the motion.

6. Public Hearings

[20-238](#) Presentation, discussion, public hearing and consideration of proposed case PZ-4-20, a request by WCG Partners LLC., represented by Paul Poteet and Marco Diaz of Summa Terra Ventures, of rezoning of three parcels approximately 4.5 total acres from General Rural Low Density Single-Family Detached Residential ("RS-GR") and General Commercial ("B-1") to Very High Density Multiple-Family Residential ("RM-3") located at the southeast corner of Superstition Boulevard and N. Apache Trail/SR-88 for a 152-unit leased residential community.

Vice Chair Heck moved that the Planning and Zoning Commission recommend to the Apache Junction city council the denial of Planned Development Rezoning case PD-4-20, a request by Paul Poteet and Marco Diaz of Summa Terra Ventures, for a 152 unit apartment complex tentatively named Superstition Ridge Apartments. Commissioner McGraw seconded the motion.

Yes: 5 - Chairperson Nesser, Vice Chair Heck, Commissioner Ooley, Commissioner Hantzsche and Commissioner McGraw

No: 0

Senior Planner Urias gave a presentation on proposed case PZ-4-20, a request by WGG Partners LLC., represented by Paul Poteet and Marco Diaz of Summa Terra Ventures, for rezoning of three parcels approximately 4.5 total acres from General Rural Low Density Single-Family Detached Residential ("RS-GR") and General Commercial ("B-1") to Very High Density Multiple-Family Residential ("RM-3") located at the southeast corner of Superstition Boulevard and N. Apache Trail/SR-88 for a 152-unit leased residential community.

The commission and staff discussed the traffic study requested by the city engineer, the location of the project, and staffs' recommended 3 foot wall which would be located 10 feet within their property line. They also discussed the applicants rezoning request in comparison to what staff is recommending in the conditions of approval. Additionally, the commission and staff discussed outstanding documents which were requested by staff for the application and approval process. The commission and staff discussed that the city engineer requested the traffic study because of the number of lanes on the streets surrounding the proposed development and the proximity to the roundabout median. They also discussed the proposed purchases of surrounding property and whether they had plans for development. The commission asked staff if the lack of response to requested materials was hindering staffs' recommendation to which staff answered the requested material were conditioned to be received at a later date.

Chair Nesser invited the applicant to address the commission.

Mike Watson, president of Summa Terra Ventures, addressed the commission. Mr. Watson addressed the conditions of approval as stated in the staff report.

The commission, staff and Mr. Watson discussed the locations that were considered for development and the developer's ability to fund and manage the project. They also discussed the commissions' trust in development services staff and city code, and the needs of staff in the rezoning process and confusion over which application was submitted and the check list contained in the application. They discussed the developer's plans for the adjacent property on Colt Road and the letters the city received from Ogden, Utah. The developer stated their willingness to work with city staff and moving forward on this development.

Chair Nesser opened the public hearing portion of the item.

Chair Nesser read the names of citizens who sent planning staff emails regarding the project. Those names and their thoughts on the project are: Beth Williamson (against), Jerry Barr (against), Judith Franklin (against), Judy Potter (against), Julie Fritz (against), Ken Bradley (against), Roger Skaarland (against), Bobby Bauders (for), Eric Goll (against), Gene Marshall (against), Jennifer Wright (against), Evon and Larry Lucas (for), J.W. Brown (against), and Wayne Fuller (against).

Eric Goll, 5084 W. Lost Dutchman Blvd., stated he was against the development and believes there are better places in the city to build apartment buildings.

Michelle Peltier, 1295 S. Gold Dr., stated she was opposed the development and inappropriate for the location.

Daryl Cross, 1018 N. Acacia Road, representing Superstition Horseman Association and East Valley Back Country Horsemen's Association, stated they were opposed to the rezoning and approval of the project.

Having no others wishing to speak, Chair Nesser closed the public hearing.

Chair Nesser invited the commission to discuss the application.

Commission members discussed their thoughts about the rezoning request and the proposed project.

Chair Nesser called for motion.

7. Old Business

None.

8. New Business

None.

9. Information and Reports

None.

10. Director's Report

Director Kirch called for a moment of silence in honor of Commissioner Willie Howard who recently passed away.

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

Vice Chair Heck moved that the Planning and Zoning Commission hold a regular meeting on May 26, 2020 at 7:00 pm in the city council chambers located at 300 E. Superstition Boulevard.

Commissioner Ooley seconded the motion.

Yes: 5 - Chairperson Nesser, Vice Chair Heck, Commissioner Ooley, Commissioner Hantzsch and Commissioner McGraw

No: 0

12. Adjournment

Chair Nesser adjourned the meeting at 9:06 pm.

Theresa Nesser
Chairperson