



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, September 8, 2020

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

Staff Present:

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

4. Consent Agenda

Vice Chair Heck moved that the Planning and Zoning Commission accept the agenda as presented and approve the minutes of the July 28, 2020 and August 11, 2020 regular meetings. Commissioner Ooley seconded the motion.

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

No: 0

Chair Nesser called for a motion.

[20-443](#) Consideration of approval of agenda.

[20-444](#) Consideration of approval of regular meeting minutes of July 28, 2020 and August 11, 2020.

6. Public Hearings

[20-451](#)

Presentation, discussion, public hearing and consideration of case CUP-2-20, a conditional use permit request by Brennan Ray of Burch & Cracchiolo representing Bruce Dunn of Paragon Development Group, LLC for a 16 acre parcel currently zoned B-1/PD (General Commercial/Planned Development) to facilitate a 195-unit single-story leased residential community at the northeast corner of Southern Avenue and Meridian Drive.

Vice Chair Heck moved that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of Conditional Use Permit, case CUP-2-20, a request by Brennan Ray of Burch & Cracchiolo, for the 195-unit single-story leased residential community, tentatively named Hampton East III, located at the northeast corner of Southern Avenue and Meridian Road subject to the following conditions of approval and I submit as part of the motion the eight conditions that are listed in the staff report dated September 8th. Commissioner Ooley seconded the motion.

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

No: 0

Senior Planner Urias gave a presentation on case CUP-2-20.

Brennan Ray of Burch & Cracchiolo, representing Paragon Development Group, addressed the commission regarding the conditional use permit request.

The commission, staff and applicant discussed that condition 8 in the conditional use permit ensures amenities in the community will be maintained by the owner or property management company. They next discussed generally, 30% will be one bedroom, 30-35% two bedroom and the remaining will be three bedroom. The applicant said the exact numbers will be provided to the commissioners after the meeting as the information was not immediately available. The applicant added there are 60 garages and explained that those wanting garages first will get one with the remaining getting a covered space and an uncovered space. The garages are available for an additional rental fee and is like a third space. There will be spaces for guests as well. They also discussed that although the covered spaces are reserved for those living there, the uncovered spaces are not marked and therefore not reserved which is in line with city code. The applicant discussed that there are 60 garage spaces, 195 covered spaces, and 114 uncovered spaces and that each resident is guaranteed a covered parking spot. Staff explained that this parking along with handicapped parking will meet the parking requirements of the zoning code.

The commission and staff discussed that each unit will have a private back yard and the historical data for these types of developments show this size of pool and other amenities proposed for the community are adequate for this size community. The commission and applicant confirmed the locations of the ingress and egress of the community and the conditions for these are contained in the condition of approval as required by the city engineer.

The commission and applicant discussed that there will be an agent onsite and models would be available September of 2021. They also discussed this is a leased community and the management company will be responsible for the common areas and roads within the community as well as the maintenance of the units inside and out. They also discussed that parking by the amenities area will not be for those using them, but for proposed tenants and that the community is designed to encourage walking to various areas instead of driving. Staff

informed the commission that the fire department had no comments on the proposed design at the time it was proposed to them.

Chair Nesser opened the public hearing portion of the item.

Kathleen Miller, 2101 S. Meridian #412, Apache Junction, addressed the commission regarding the location of the dog park and wash on the property.

Dick Weaver, 2101 S. Meridian #28, Apache Junction, addressed the commission regarding the number of parking spaces and would like the wall between Meridian Manor and the new community at least four feet higher than what it is now for safety of the community.

Braden Biggs, 2492 W. Cactus Wren, Apache Junction, addressed the commission regarding the traffic ingress and egress and added traffic, if there is a sidewalk around the community, that there may be a better location for the dog park, and the feasibility of a gate to access the community.

Charles Beale, San Marcos Crossing, Lot 21, Apache Junction, addressed the commission asking if a hydrology study was done, emergency services are able to navigate the community and the intersection of Meridian and Southern, and other aspects of the community.

Having no others wishing to address the commission, Chair Nesser closed the public hearing portion of the item and opened the item up for discussion amongst the commissioners.

The commission and applicant discussed that the wall on the east side of the development is approximately six feet high and the wash between it and Meridian Manor's wall is approximately 50 feet wide. They also discussed that this is not a Section 8 housing project and an A+ rental community and is not low income housing.

The commission and applicant discussed researching relocating the location of the dog park in the community and that there are sidewalks on the perimeter of the development as well as inside the community.

The commission and staff discussed that condition 8 of the conditional use permit would take care of issues with maintenance of the community including the entrance gate.

The commission, staff and applicant discussed that there isn't a wash between Meridian Manor and the proposed community, but a retention basin. The applicant corrected his earlier statement about Meridian Manor's wall to say that it is an existing 8 foot wall and the proposed community has their own retention basin as required and the wall will be shared.

The commission, staff, and applicant discussed that the transmission lines along Southern will remain and that SRP oversees what type of trees can be planted in their right of ways.

The commission and staff discussed that only half street improvements are required per the city

engineer and when another corner is developed the other side of the street will be improved.

Having no other questions for the applicant, Chair Nesser reopened the public hearing.

Kathleen Miller, 2101 S. Meridian #412, Apache Junction, asked if someone's backyard will come up to the wall and is concerned about the location of the dog park.

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

Chair Nesser opened up discussion.

The commission discussed that this type of housing is needed in the community and is in line with the General Plan.

20-455

Presentation, discussion, public hearing and consideration of PZ-6-20, a request by ME Investment Group, Inc. represented by Reese Anderson and Jon Gillespie of Pew & Lake, PLC, of a proposed planned development major amendment of a .28 acre property currently zoned B-1/PD (General Commercial/Planned Development) to expand the palette of uses on the property located south of the southeast corner of Broadway Avenue and Meridian Drive.

Commissioner McGraw moved that the Planning and Zoning recommend to the Apache Junction City Council the approval of case PZ-6-20, a planned development major amendment request by Reese Anderson and Jon Gillespie of Pew & Lake, PLC, to amend the planned development of .27 acres in order to expand the uses allowed, located south of the southeast corner of Broadway Avenue and Meridian Drive, subject to the following conditions: All conditions to remain the same, 1 through 10, with the additional of condition 11 where new vehicles or used vehicles sales are not allowed on this property as part of the conditions of permitted uses by right.

Chair Nesser called for a second.

Having no second, the motion failed.

Vice Chair Heck moved that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of case PZ-6-20, a planned development major amendment request by Reese Anderson and Jon Gillespie of Pew & Lake, PLC, to amend the planned development of .27 acres in order to expand the uses allowed, located south of the southeast corner of Broadway Avenue and Meridian Drive, subject to the 10 stated conditions in the staff report dated September 8th and then condition number 11, the addition of a permitted use of used vehicle sales, no service or repair of any kind will be permitted on the property.

Commissioner Ooley seconded the motion.

Yes: 4 - Chairperson Nesser, Vice Chair Heck, Commissioner Ooley and Commissioner Hantzsch

No: 1 - Commissioner McGraw

Planner Schattnik gave a presentation on case PZ-6-20.

The commission and staff discussed that zoning code at this time does not allow alcohol sales to which the applicant has agreed.

Reese Anderson of Pew & Lake, PLC, representing ME Investment Group, Inc. addressed the commission regarding the proposed planned development major amendment request. The commission and applicant discussed the changes requested and how it would possibly affect the usage the of the land.

The commission, staff and applicant discussed the difference between new versus used car sales and what else would be allowed on the lot. The commission and staff discussed they could include any wording in the motion necessary to define what's allowed on the property. The commission and staff also discussed the landscaping requested and that the applicant has no objection to the requirements.

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

The commission discussed the area and if used vehicle sales would fit in the area.

Chair Nesser called for a motion.

Commissioner McGraw moved to remove any kind of vehicle sales as permitted uses of that parcel.

Chair Nesser asked Commissioner McGraw if he was making a motion. Commissioner McGraw said he started the motion to not permit vehicle sales on that property new or used.

The commission discussed what the recommended motion should include.

7. Old Business

None.

8. New Business

None.

9. Information and Reports

None.

10. Director's Report

None.

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

Vice Chair Heck moved that the Planning and Zoning Commission hold a regular meeting on September 22, 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 Hantzsche and Commissioner McGraw

No: 0

12. Adjournment

Chair Nesser adjourned the meeting at 9:10pm.

Theresa Nesser
Chairperson