



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, May 25, 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, DSD Director
Rudy Esquivias, Planning Manager
Sidney Urias, Principal Planner
Kelsey Schattnik, Planner
Morgen Henn, Planning Intern

4. Consent Agenda

Vice Chair Hantzsche moved that the Planning and Zoning Commission accept the agenda as presented and approve the minutes from the March 23, 2021 regular meeting. Commissioner Cantwell seconded the motion.

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

No: 0

[21-266](#) Consideration of approval of agenda.

[21-267](#) Consideration of approval of regular meeting minutes of March 23, 2021.

5. Public Hearings

[21-268](#) Presentation, discussion, public hearing and consideration of case P-21-6-PZ,

a proposed planned development major amendment requested by Sridhar Krishnan of AUM Investments, of the 1 acre property located at 512 N. Valley Drive currently zoned RM-1/PD (High Density Multiple-Family Residential by Planned Development) to allow the addition of 7 units for a total of 13 units on the property.

Commissioner Barker moved that case P-21-6-PZ be continued to June 8th. Commissioner Cross seconded the motion.

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

No: 0

Planning Intern Henn gave a presentation on case PZ-21-6-PZ.

The commission and staff discussed that this property is one acre and current zoning could allow 13 units. They also discussed that the property was developed before the city was incorporated and was single family zoning. When the city adopted the general plan in 2010, the property owners approached the city and requested the property be rezoned as apartments. The city council denied the request but directed staff to rezone the property with conditions stating if the owner wanted to add additional units it would be through a planned development amendment.

The commission and staff also discussed that there was a clause in the original ordinance with a specified time frame for upgrades on the property by the original owner, but staff explained the city rarely enforces those types of conditions.

The commission and staff discussed the utility easement is not dedicated and therefore can be developed as part of the property.

The commission and staff discussed that the police department hasn't yet responded to staff's request regarding crime report for this property. They also discussed that the current units will also be updated.

Chair Heck invited the applicant to address the commission.

Sridhar Krishnan addressed the commission regarding their application and plans for the property. He also explained that when a tenant leaves, the unit will get updated. The commission and Mr. Krishnan discussed that the walkway goes around the landscaping and the plan is to build a wall along the property line. Staff explained those structures on the neighbor's property line should have three foot setbacks and may have to be moved when the wall is built. Commissioners also asked if the trash dumpster can be moved away from the playground. Mr. Krishnan said it can be moved. They also discussed that there will be two parking spaces allowed for each resident.

Mr. Pathangay of Pathangay Architects addressed the commission and confirmed there is 26 spaces and explained they followed the city's guidelines for parking. The commission and Mr. Pathangay also discussed there may not be room for a security gate, but will research the requirements and install if possible. Mr. Pathangay also discussed the owner wants to improve the area and make the area better.

Chair Heck opened the public hearing portion of the item.

Gil Den Besten, 560 N. Valley Dr. Apache Junction expressed his concerns regarding increased traffic and speed limits, onsite management, how many times the police have responded to the community and would like a block wall built. He also stated he has a non-conforming letter for the three sheds.

Terri Kridler, 489 N. Gold, Apache Junction expressed support of the project, but had concerns that the city didn't follow through on the original rezoning conditions.

Dawn Collins, 506 N. Valley, Apache Junction expressed concerns about mail boxes on the rural route, doesn't like the design of the complex and concerns for her safety.

Teddy Richardson, across the street from the complex, expressed concerns over crime in the neighborhood because there is no management on the site and if more apartments are built there will be more problems with crime.

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

Chair Heck called for discussion from the commissioners.

Commissioners expressed concerns regarding need for speed limit signs on N. Valley, background checks on tenants are helpful and the police should be called if crimes are being committed. The commission also expressed concerns over the utility easement and feels more research should be done and that the community plan that was submitted showed that it is to be gated, which is important for safety. The commission and staff discussed the wording of the word 'may' in the original zoning conditions and that this is discretionary. The commission and staff also discussed the history of the zoning for the property of RM-1/PD which required an owner to come to the commission and council for approval for any expansion.

Chair Heck reopened the public hearing portion of the item.

Mr. Krishnan expressed to the commission that he is not developing the property to sell it and that it won't be low income housing. Mr. Krishnan also explained that he uses a management company to manage the property and screen all prospective tenants.

The commission and staff discussed the crime free housing program and that it can be added to the conditions of approval.

The commission asked Mr. Krishnan to share his property management company information with the neighbors of his property.

Chair Heck asked for public comments.

Gil Den Besten, 560 N. Valley Dr. Apache Junction, expressed concerns over utility poles located on the property and how the utilities companies would access them.

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

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

The commission and staff discussed that they would like to continue the item so more information on a gate to access the property, the utility easement and police department reports regarding the property can be presented.

Chair Heck called for a motion.

6. Old Business

[21-256](#) Presentation and discussion of case AM-4-20, proposed changes to Apache Junction City Code, Volume II, Land Development Code, Chapter 1: Zoning Ordinance, Article 1-6: Supplemental Regulations, Section 1-6-8 Cargo Containers and Section 1-6-5 Accessory Structures.

Director Kirch gave a presentation on case AM-4-20.

The commission and staff discussed the changes. The commissioners requested that it be presented again at the next meeting.

7. New Business

[21-255](#) Presentation and discussion of case AM-3-20, the proposed MPC Rezoning for Auction Property at Superstition Vistas: Master Planned Community Plan Draft April 14, 2021 consisting of 2,783 acres lying in Sections 17, 18, 19, and 20 of Township 1 South, Range 8 East, Pinal County, Arizona.

Principal Planner Urias gave a presentation on case AM-3-20.

The commission and staff discussed various aspects of the proposed MPC rezoning.

8. Information and Reports

None.

9. Director's Report

Director Kirch let the commission know there will be a summary of development over the last few years that should be sent out soon. He also discussed staffing levels, how many building permits are submitted and how well the new online application software is working for the department.

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

Commissioner Barker moved that the Planning and Zoning Commission hold a Special Meeting on Monday June 7, 2021 at 5:00 pm in the council chambers and a regular meeting on June 8, 2021 at 7:00 pm in the city council chambers located at 300 E. Superstition Boulevard. Commissioner Begeman seconded the motion.

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

No: 0

11. Adjournment

Chair Heck adjourned the meeting at 9:23 pm.

Peter Heck, Chair