



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, September 14, 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: 6 - Chairperson Heck
Vice Chair Hantzsche
Commissioner Gage
Commissioner Begeman
Commissioner Cross
Commissioner Barker

Excused: 1 - Commissioner Cantwell

Staff present:

Joel Stern, City Attorney

Larry Kirch, DS Director

Rudy Esquivias, Planning Manager

Sidney Urias, Principal Planner

4. Consent Agenda

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

Yes: 6 - Chairperson Heck, Vice Chair Hantzsche, Commissioner Gage, Commissioner Begeman, Commissioner Cross and Commissioner Barker

No: 0

Excused: 1 - Commissioner Cantwell

Chair Heck called for a motion.

[21-450](#) Consideration of approval of agenda.

5. Public Hearings

[21-448](#) Presentation, discussion, public hearing and consideration of proposed rezoning, P-21-50-MPC "Auction Property at Superstition Vistas", a request by D.R. Horton, Inc. to rezone approximately 2,783 acres from RS-GR

(General Rural Low Density Single-Family Detached Residential) to MPC (Master Planned Community) to facilitate the development of two (2) Development Units consisting of residential and commercial uses for a maximum of 10,940 new residential units and a maximum of 443,400 square feet of Non-Residential Development. The Auction Property is bounded by Elliot Avenue to Ray Avenue and from Meridian Drive to the Idaho Road alignment.

Commissioner Barker moved that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of MPC Rezoning request, case P-21-50-MPC, a request by Patrick Brown of D.R. Horton, applicant, to facilitate the construction of a maximum of 10,940 new residential units and a maximum of 443,400 square feet of non-residential development for the property known as the Auction Property which is generally bounded by Elliot Avenue on the north to Ray Avenue on the south and from Meridian Drive on the west to the Idaho Road alignment on the east, from RS-GR (General Rural Low Density Single-Family Detached Residential) to MPC (Master Planned Community), subject to the following conditions of approval: 1) The Auction Property shall be developed in accordance with the MPC, Development Unit Plan, Infrastructure Master Plans and the corresponding Development Agreement. 2) Street improvements include but are not necessarily limited to, the construction of new streets and street networks, extension of pavement and the provision of sidewalks, curb, gutter, traffic signals, streetlights, underground utilities, fire hydrants, landscaping and shall be required as part of this planned development project, and subject to review and approval by the City Engineer. 3) All applicable permits shall be applied for and plans shall be designed to current City codes. Inclusively, all applicable development fees shall be paid at the time of permits issuance. 4) All common areas, amenity areas, and tracts within and immediately adjacent to the proposed development, including perimeter walls and fences, and interior and exterior common area landscaping, shall be owned and maintained in good condition at all times by the homeowners association. 5) The developer’s engineer shall meet the civil engineering improvement plans and document requirements, as outlined in the MPC plan and in accordance with the city’s approved engineering standards that are in effect at the time of plan submittal.

Vice Chair Hantzsche seconded the motion.

Yes: 6 - Chairperson Heck, Vice Chair Hantzsche, Commissioner Gage, Commissioner Begeman, Commissioner Cross and Commissioner Barker

No: 0

Excused: 1 - Commissioner Cantwell

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

Applicant Patrick Brown with DR Horton thanked several staff and agencies for their help and assistance on the development.

Applicant Andy Baron with ABLA gave a presentation on case P-21-50-MPC and P-21-51-MPC.

Chair Heck opened the public hearing portion of both items for the auctioned property and retained property.

Tonya Holland, residing at 11504 E. Rutledge Ave., Mesa AZ 85212 had a question regarding the number of developments and requested more details about the project.

Scott Bergman, residing at 4944 S. Caleron, Mesa AZ had questions regarding traffic flow and road closures, intersecting streets, containment of runoff water and the type of housing abutting Meridian.

Penny Nielsen, residing at 21626 E. Caldwell Way, Queen Creek AZ 85214 had questions about increasing taxes on her industrial property and access to city water and sewer.

Holly Rollie, residing at 11536 E. Sheridan Ave., Mesa AZ 85212 had a question about the ratio of commercial (shopping) to residential.

Chair Heck closed the public hearing portion of both items for the auctioned property and retained property.

Chair Heck opened the public hearing portion of both items for the auctioned property and retained property to allow Applicant Andy Barron to address the comments and questions from the public.

Applicant Baron made the following statement regarding the MPC's:

There will be multiple home builders between the two developments, including a mix of housing and non-residential uses, including parks, commercial property is planned at Ironwood and Ray, and potentially Elliott and Ironwood, which will be market-driven.

Between the two properties there is 27,000 units planned in residential, and 9.5 million square feet planned for non-residential which could be commercial or industrial.

In regard to roadways, Meridian Road will be improved to a four-lane arterial, and Elliott and Ray will be improved to six-lane arterials.

In regard to drainage, because they are doing a 100-year storm event retention, any downstream flows would be negated as a result of improvements on the property.

In regard to density, that will vary based on the type of housing planned for the area, which includes attached housing to single family large lot homes, depending on the function of the master plan itself.

That water and sewer stays as is in the county island.

Chair Heck closed the public hearing portion for both items of the auctioned property and retained property.

City Attorney Stern asked Chair Heck to reopen the public hearing portion of both items for the auctioned property and retained property to allow the public to respond to Applicant Barron's responses to the public.

Chair Heck reopened the public hearing portion of both items for the auctioned property and retained property.

Tonya Holland, residing at 11504 E. Rutledge Ave., Mesa AZ 85212 had a question about the location of the major freeways and how much commercial property is planned.

Chair Heck closed the public hearing portion of both items for the auctioned property and retained property.

Director Kirch addressed Tonya Holland's questions and stated there will be a future

interchange at Meridian and the 24, and commercial on Ironwood and Ray, and mentioned the agenda materials regarding the auctioned and retained property can be found on the city website.

Chair Heck called for a review of the findings of fact for the auctioned property which were read and all commissioners agreed, no objections.

Chair Heck called for a motion.

21-449

Presentation, discussion, public hearing and consideration of proposed rezoning, P-21-51-MPC "Retained Property at Superstition Vistas", a request by the Arizona State Land Department to rezone approximately 5,307 acres from RS-GR (General Rural Low Density Single-Family Detached Residential) to MPC (Master Planned Community) to facilitate the development of six (6) Development Units consisting of residential, commercial and industrial uses. The Retained Property is generally bounded by Baseline Avenue to the Frye Road alignment and from Meridian Drive to the Central Arizona Project Canal.

Commissioner Barker moved that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of the Retained Property MPC Rezoning request, case P-21-51-MPC, a request by Arizona State Land Department, applicant to facilitate the future development of six (6) Development Units, known as the Retained Property, generally bounded by Baseline Avenue to the Frye Road alignment and from Meridian Drive to the Central Arizona Project Canal, from RS-GR (General Rural Low Density Single-Family Detached Residential) to MPC (Master Planned Community), subject to the following conditions of approval: 1) The Auction Property shall be developed in accordance with the MPC, future development Unit Plans, Infrastructure Master Plans and the corresponding Development Agreement. 2) Street improvements include but are not necessarily limited to, the construction of new streets and street networks, extension of pavement and the provision of sidewalks, curb, gutter, traffic signals, streetlights, underground utilities, fire hydrants, landscaping and shall be required as part of this planned development project, and subject to review and approval by the City Engineer. 3) All applicable permits shall be applied for and plans shall be designed to current City codes. Inclusively, all applicable development fees shall be paid at the time of permits issuance. 4) All common areas, amenity areas, and tracts within and immediately adjacent to the proposed development, including perimeter walls and fences, and interior and exterior common area landscaping, shall be owned and maintained in good condition at all times by the homeowners association. 5) The developer's engineer shall meet the civil engineering improvement plans and document requirements, as outlined in the MPC plan and in accordance with the city's approved engineering standards that are in effect at the time of plan submittal. Commissioner Begeman seconded the motion.

Yes: 6 - Chairperson Heck, Vice Chair Hantsche, Commissioner Gage, Commissioner Begeman, Commissioner Cross and Commissioner Barker

No: 0

Excused: 1 - Commissioner Cantwell

Chair Heck called for a review of the findings of fact for the retained property which were read and all commissioners agreed, no objections.

Chair Heck called for a motion.

6. Old Business

None.

7. New Business

None.

8. Information and Reports

None.

9. Director's Report

None.

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 28, 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 Cross seconded the motion.

Yes: 6 - Chairperson Heck, Vice Chair Hantzsche, Commissioner Gage, Commissioner Begeman, Commissioner Cross and Commissioner Barker

No: 0

Excused: 1 - Commissioner Cantwell

Chair Heck called for a motion.

11. Adjournment

Chair Heck adjourned the meeting at 8:02 pm.

Chair Peter Heck