



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, April 26, 2022

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
Rudy Esquivias, Interim DSD Director
Nicholas Leftwich, Associate Planner

4. Consent Agenda

Vice Chair Hantzsche moved to accept the agenda as presented and approve the minutes from the April 12, 2022 regular meeting. Commissioner Barker seconded the motion.

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

No: 0

Chair Heck called for a motion.

[22-244](#) Consideration of approval of agenda.

[22-245](#) Consideration of approval of the minutes of the April 12, 2022 regular meeting.

5. Public Hearings

[22-261](#) Presentation, discussion, public hearing and consideration of case P-21-94-PZ, a proposed Planned Development Major Amendment of Ordinance 1132 to amend the previously approved conceptual plan from

Zoning case PZ-03-00 and establish a new conceptual plan for a townhome subdivision of 209 lots, tentatively known as "Goldfield Estates" affecting parcels 103-23-032A, 103-23-0200, and 103-23-033A, 5.14 acres of commercial B-1/PD land.

Commissioner Barker moved that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of planned development major amendment case P-21-94-PZ, a request by BFH Group, LLC, represented by David Bohn to amend Planned Development Ordinance 1132 to modify the approved conceptual plan of parcels 103-23-032A, 103-23-0200, and 103-23-033A in order to allow the development of a 209-lot townhome subdivision tentatively to be named Goldfield Estates, located approximately at the Northwest corner of Goldfield and the US-60 Highway, subject to the 11 conditions that are listed in the April 26th staff report. Vice Chair Hantzsche seconded the motion.

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

No: 0

Associate Planner Leftwich gave a combined presentation on P-21-94-PZ, P-21-95-PZ and P-21-96-SD (all encompassing Goldfield Estates) and asked for questions from the commission.

Brennan Ray, 1850 N. Central Avenue on behalf of the applicant, also gave a presentation on P-21-94-PZ, P-21-95-PZ and P-21-96-SD and asked for questions from the commission.

Questions from the commission included:

- sufficient parking/interior street parking
- parking in driveways by garage
- black and white color of units
- dog park
- widening of Starr & 28th
- sound wall next to freeway/soundproof windows
- fire sprinklers
- service vehicle access
- owner occupied rentals
- perimeter appearance
- property flipped
- will property become rentals
- HOA and management company
- gas station

Answers from Brennan Ray:

- parking of 471 spaces (garages and open parking stalls) exceeds the required 418 parking spaces. Parking will not be allowed on interior streets
- no parking allowed in driveways by garage (private streets)
- color of the home will not be black and white
- dog park will be included
- half street improvements will be made to Starr & 28th
- modern construction techniques will alleviate sound from the freeway-windows are double paned
- regarding fire sprinklers, whatever residential code requires

- service techs can temporarily park in the development
- units will be purchased and owner occupied
- frontages will have 20' setback, landscaping in front, wall on the east side with landscaping, and same on the south perimeter
- the property will not be flipped, will be developed by the developer
- HOA West will professionally maintain the property and the HOA fees would take care of trash, insurance, resurfacing roads, etc.

Garrett Seely, 367 E. 280 S., Alpine Utah, thanked the commission for the questions and stated they have not put it into the agreement that when they sell, the properties will not become rentals, but is happy to do so. Brennan Ray stated that could be a condition of approval.

Joel Stern, City Attorney responded to the concern about the property becoming rentals. He stated they can have that as a condition of approval, however, unless legislation changes, it's not enforceable due to the US 5th Amendment referred to as "alienation of property rights."

Chair Heck opened the public portion of the hearing.

Dan Lorns, residing at 3115 E. 28th Avenue asked about street widening, wanted to know if the entire street would be widened or just the turn lanes. He is concerned about traffic on 28th, noise from the neighborhood, and the gas station going in and how that affects his property.

Chair Heck closed the public portion of the hearing.

The commission reviewed the Findings of Fact for P-21-94-PZ and all commissioners agreed. No discussion.

22-266

Presentation, discussion, public hearing and consideration of case P-21-95-PZ, a proposed Rezoning by Planned Development of approximately 7.5 acres from RS-GR (General Rural Low Density Single-Family Detached Residential) to B-1/PD (General Commercial by Planned Development) located near the Northwest corner of Goldfield Road and the US-60 Highway to allow for a townhome subdivision of 209 lots, tentatively known as "Goldfield Estates."

Commissioner Barker moved that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of planned development rezoning case P-21-95-PZ, a request by BFH Group, LLC, represented by David Bohn, to rezone the subject parcels from RS-GR (General Rural Low Density Single-Family Detached Residential) to B-1/PD (General Commercial by Planned Development), and the approval of a minor General Plan Amendment from Medium Density Residential to Commercial to allow the development of a 209-lot townhouse subdivision tentatively to be named Goldfield Estates, located approximately at the Northwest corner of Goldfield Road and US-60 Highway, subject to the Conditions 1 through 11 on the staff report dated April 26th, and Condition 12 on the revised recommendation dated April 26th. Condition 12, a minor General Plan Amendment, is hereby approved re-designating the west 7.5 gross acres as described in Case P-21-95-PZ, from Medium Density Residential to Commercial. 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

The commission reviewed the Findings of Fact for P-21-95-PZ and all commissioners agreed.

No discussion.

Chair Heck called for a motion.

[22-267](#)

Presentation, discussion, public hearing and consideration of case P-21-96-SD, a proposed preliminary plat for a 209-lot residential townhouse subdivision of 12.64 acres tentatively known as "Goldfield Estates," located approximately at the northwest corner of Goldfield Road and the US-60 Highway.

Commissioner Cross moved that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of Preliminary Plat, case P-21-96-SD a request by BFH Group, LLC, represented by David Bohn for a 209-lot residential subdivision tentatively to be named Goldfield Estates, located approximately at the northwest corner of Goldfield Road and the US-60 Highway, subject to the following conditions of approval 1 through 8. Vice Chair Hantzsche seconded the motion.

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

No: 0

There were no Findings of Fact for P-21-96-SD.

Vice Chair Hantzsche stated he wanted to be on record for his support for all three of these developments as we're getting use from the land and much needed housing.

Chair Heck stated he echoed Vice Chair Hantzsche's comments and stated it's a good addition and well planned.

Chair Heck called for a motion.

6. Old Business

None.

7. New Business

None.

8. Information and Reports

None.

9. Director's Report

Interim Director Esquivias stated as of May 3, 2022, he will be the new Development Services Director.

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

[22-246](#)

Regular meeting at 7:00 pm on Tuesday, May 10, 2022 in the city council chambers located at 300 E. Superstition Boulevard, Apache Junction.

Vice Chair Hantzsche moved that the Planning and Zoning Commission hold a regular meeting on May 10, 2022 in the city council chambers located at 300 E. Superstition Boulevard.

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

Chair Heck called for a motion.

11. Adjournment

Chair Heck adjourned the meeting at 7:58 pm.

Vice Chair Dave Hantzsche