



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, August 9, 2022

7:00 PM

City Council Chambers

1. Call to Order

Vice Chair Hantzsche called the meeting to order at 7:00 pm.

2. Pledge of Allegiance

Vice Chair Hantzsche led the Pledge of Allegiance.

3. Roll Call

Present: 6 - Vice Chair Hantzsche
Commissioner Gage
Commissioner Begeman
Commissioner Cross
Commissioner Cantwell
Commissioner Barker

Staff present:

Joel Stern, City Attorney
Rudy Esquivias, DSD Director
Sidney Urias, Interim Planning Manager
Nicholas Leftwich, Associate Planner

4. Consent Agenda

Commissioner Cross moved to accept the agenda as presented and approve the minutes from the July 12, 2022 regular meeting. Commissioner Barker seconded the motion.

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

No: 0

Vice Chair Hantzsche called for a motion.

[22-502](#) Consideration of approval of agenda.

[22-503](#) Consideration of approval of the minutes of the July 12, 2022 regular meeting.

5. Public Hearings

[22-527](#) Presentation, discussion, public hearing and consideration of case
P-22-29-PZ, a proposed rezoning of parcels 101-13-1080 and 101-11-0210
located at the southeast corner of Rennick Drive and Virginia Street from
RS-GR ("General Rural Low Density Single-Family Detached Residential") to

RM-2 ("High Density Multiple-Family Residential") for the development of the proposed 124-unit multi-family residential apartment community tentatively known as "The Enclave on Rennick," and the south 76' of Parcel 101-13-1080 to B-2 "Old West Commercial."

Commissioner Cantwell moved that the Planning and Zoning Commission recommend to the Apache Junction City Council the approval of rezoning case P-22-29-PZ, a request by EcoVista Development, LLC represented by Elyse DiMartino of Berry Riddell, LLC to rezone parcels 101-13-1080 and 101-11-0210, generally located at the Southeast corner of North Rennick Drive and West Virginia Street, from RS-GR ("General Rural Low Density Single-Family Detached Residential") to RM-2 ("High Density Multiple-Family Residential") for the development of the proposed 124-unit multi-family residential apartment community tentatively known as "The Enclave on Rennick," and the south 76' of Parcel 101-13-1080 to B-2 "Old West Commercial," subject to conditions of approval 1 through 9 in the staff report. Commissioner Barker seconded the motion.

Yes: 5 - Vice Chair Hantzsche, Commissioner Gage, Commissioner Begeman, Commissioner Cantwell and Commissioner Barker

No: 1 - Commissioner Cross

Associate Planner Leftwich gave a presentation on case P-22-29-PZ, a proposed rezoning of parcels 101-13-1080 and 101-11-0210 located at the southeast corner of Rennick Drive and Virginia Street and asked for questions from the commission.

Cassandra Ayers of Berry Riddell, LLC, 6750 E. Camelback Rd., Scottsdale, on behalf of the applicant EcoVista, introduced their development team and gave a presentation on the Enclave on Rennick and asked for questions from the commission.

Seth Jardine, President of EcoVista Development (developer), 4400 N. Scottsdale Rd., Scottsdale, stated that the intent is affordable housing, not low-income housing. He stated he thought the deceleration lane was a good idea, but after the traffic study was done, it was decided it was no longer necessary. Speed bump lanes would be a suggestion. Moving the entrance would help alleviate traffic on Rennick.

Jeff Williams, RB Williams & Associates (engineer), 1921 S. Alma School Rd., Mesa stated they will be widening Virginia and Rennick based on the city cross section, and because it's a public road, the police will need to enforce the no on-street parking rule. For drainage, they are accommodating per code, 10 year/24 hr. storm, underground retention tanks, which will improve drainage conditions in the neighborhood.

Questions and comments from the commission:

- Deceleration lane on Rennick.
- West facing windows reflecting on homes across the street.
- Affordability/target tenant.
- Timeline of project.
- Gated community.
- Street improvements.
- Blockage of view.
- Guest and street parking.
- Virginia easement, sewer, curb and gutter.
- On-site management to address complaints.
- northeast entrance; make entrance only instead of exit only.
- water drainage.

Responses:

- Traffic Engineer said deceleration lane could be detrimental.
- Most windows are on clubhouse and west facing windows on units are up high.
- Not low income housing, but affordable housing.
- 18 to 24 months to completion after approval.
- yes, community will be gated.
- the developer provides half-street improvements.
- created view corridors; apartment roof lines have same height impact as single-family home.
- guest parking 13 spaces, units have garages for parking, meeting code.
- improvements on city ROW, yes to sewer and curb and gutter.
- yes, there will be on-site management.
- neighbors didn't want that exit only.

Vice Chair Hantzsche opened the public portion of the meeting.

Kerry Ryan, residing at 322 N. Rennick, inquired about the multi-level view of the apartments. She stated it was a scary thought of the development creating 480 cars per day on Rennick and provided city staff a petition from the neighbors against the rezoning.

Matthew Mahoney, residing at 350 N. Rennick Dr. stated he inquired about the lot when he purchased his home and the city stated it was low density. He asked what the purpose is of zones if they're going to change anyway. He stated the apartments shouldn't be in a residential area.

Paula Mahoney, residing at 350 N. Rennick Dr. stated she was pleased with the proposed changes in moving the entrance of the complex to the south part of the development. She stated she was concerned about traffic on Rennick and the width of the street.

Jimmy Velanzo, residing at 466 N. Rennick Dr. stated he was concerned with traffic on Rennick and the fact that there's no ownership with apartments. He's concerned about people parking in front of his house and the noise. He asked the council and the city if they would like a project of this density in their backyard.

Vice Chair Hantzsche closed the public portion of the meeting.

Vice Chair Hantzsche asked for comments from the commission.

Comments included:

- roof level of single-family homes and the max. height of 35' in the area.
- would not mind this development across the street from their residence.
- we need more rentals in Apache Junction, this kind of development was approved by the voters in the General Plan.
- concerns about improvements and traffic on Rennick, and the project being a better fit for another neighborhood.
- would rather have 1/2 acre lots in the area, but there's no demand for that. The area is in the downtown district which permits these types of developments.
- concerns about conditions of road on Virginia, Rennick and San Marcos. City needs to look at improving San Marcos too.
- Virginia will be improved by Public Works in 2023.

Vice Chair Hantzsche called for a motion.

6. Old Business

None.

7. New Business

[22-505](#) Discussion about the water and sewer study on the old Grand Hotel site.

Director Esquivias mentioned that the city, SMCDF, AZ Water Co. and Bela Flor are collaborating in a study to review water and sewer infrastructure capacities in the area of the old Grand Hotel site to complete a utility master plan for the downtown area. He stated Bela Flor is the property owner of several large parcels in the downtown area, and would like a utility master plan for the downtown area to be proactive for future commercial and residential projects.

8. Information and Reports

None.

9. Director's Report

Director Esquivias mentioned that Development Services hired a new Permit Technician who will be starting on Monday. To keep up with all the development going on, Development Services is going through some internal changes to promote staff and offer another position.

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

[22-504](#) Regular meeting at 7:00 pm on Tuesday, August 23, 2022 in the city council chambers located at 300 E. Superstition Boulevard, Apache Junction.

Commissioner Cantwell moved that the Planning and Zoning Commission hold a regular meeting on August 23, 2022 in the city council chambers located at 300 E. Superstition Boulevard.

Commissioner Barker seconded the motion.

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

No: 0

Vice Chair Hantzsche called for a motion.

11. Adjournment

Vice Chair Hantzsche adjourned the meeting at 8:24 pm.

Vice Chair Dave Hantzsche