



City of Apache Junction

Development Services Department



PLANNING AND ZONING COMMISSION WORK SESSION STAFF REPORT

DATE: September 22, 2015

CASE NUMBER: SD-2-15

APPLICANT/OWNER: WGG Partners LLC, 347 Blackfield Drive,
Belvedere Tiburon, CA 94920

REPRESENTATIVES: Barclay Group and Sustainability
Engineering Group (SEG)

REQUEST: Proposed re-plat of Apache Junction Plaza commercial subdivision, incorporating it into a new, larger, proposed commercial subdivision to be called Old West Marketplace. The 18.59 acres property is presently zoned B-3 (City Center District).

LOCATION: The property is located at the northeast corner of Old West Highway and N. Idaho Road and includes the old gas station, the 2nd Avenue alignment, Apache Junction Plaza and a couple of other undeveloped parcels east of the above mentioned parcels.

**GENERAL PLAN/
ZONING DESIGNATION:** Downtown Mixed Use; currently zoned B-3 and located in the Downtown Core overlay zone.

SURROUNDING USES: North: Vacant property (zoned B-3);
South: QT Gas Station and Convenience Store (zoned B-1 General Business); and Central Arizona College (zoned PI Public Institutional);
East: Various multi-family and single-family residential properties (zoned RM-2 and RS-20M); and the funeral and crematory facility (zoned B-1);

West: Various commercial and medical businesses (zoned B-3).

BACKGROUND

The Apache Junction Plaza subdivision was a commercial subdivision platted in 1962 prior to City incorporation. As a subdivision, it was never developed the way it was intended, with around 50 small shops around a central parking area. There was a fence company that developed one of the small parcels and the City also had the library there, which later became the Apache Junction Water Company building. None of the other parcels were ever developed to the best of our knowledge and for all intent and purposes it was an obsolete subdivision, with fragmented ownership interests for decades.

In more recent years, the parcel ownership was consolidated by a downtown LLC group who had hoped to absorb the property into a larger downtown redevelopment plan. Finally, the old subdivision and a few other parcels around it were acquired by the Barclay Group, who is working with a developer to reconfigure the properties into a commercial shopping center.

CURRENT PROPOSAL

The Barclay Group and SEG are proposing a preliminary plat for a commercial subdivision—a shopping center--bordered by Idaho Road on the west, Old West Highway on the south, Junction Street on the north and Outpost road on the east. Old West Marketplace will include a major anchor tenant grocery store and fueling station, and 5 other commercial parcels which are proposed to be developed with a bank, a couple of fast food pads and some ancillary retail and shops. The anchor tenant alone is proposed to be developed with 123,000 square feet of retail space, and the additional shops will add about another 28,000+ square feet of retail and commercial space (see proposed preliminary plat attached).

Because the properties are properly zoned and the applicants are not proposing any deviations from standard zoning, landscape or parking requirements, there is no rezoning needed in this case, just presentation and approval of the preliminary and final plats, which we hope to finalize no later than December. Concurrent with the proposed plats, the applicants are also working with the Public Works Department and the utility

companies to abandon and/or relinquish old rights-of-way and utility easements which currently affect the properties.

PLANNING DIVISION AND OTHER AGENCIES REVIEW

Staff has routed the pre-plat proposal to all of the normal reviewing agencies for their comments. At their public hearing on October 13, Planning Staff will present the Old West Marketplace pre-plat for the Commission's recommendation to Council along with recommended conditions of approval.



Prepared by Rudy Esquivias
Senior Planner/Zoning Administrator

Attachments:

- Exhibit #1 - Vicinity map of Old West Marketplace
- Exhibit #2 - Aerial image of subject properties and surrounding neighborhood
- Exhibit #3 - Proposed preliminary plat for Old West Marketplace

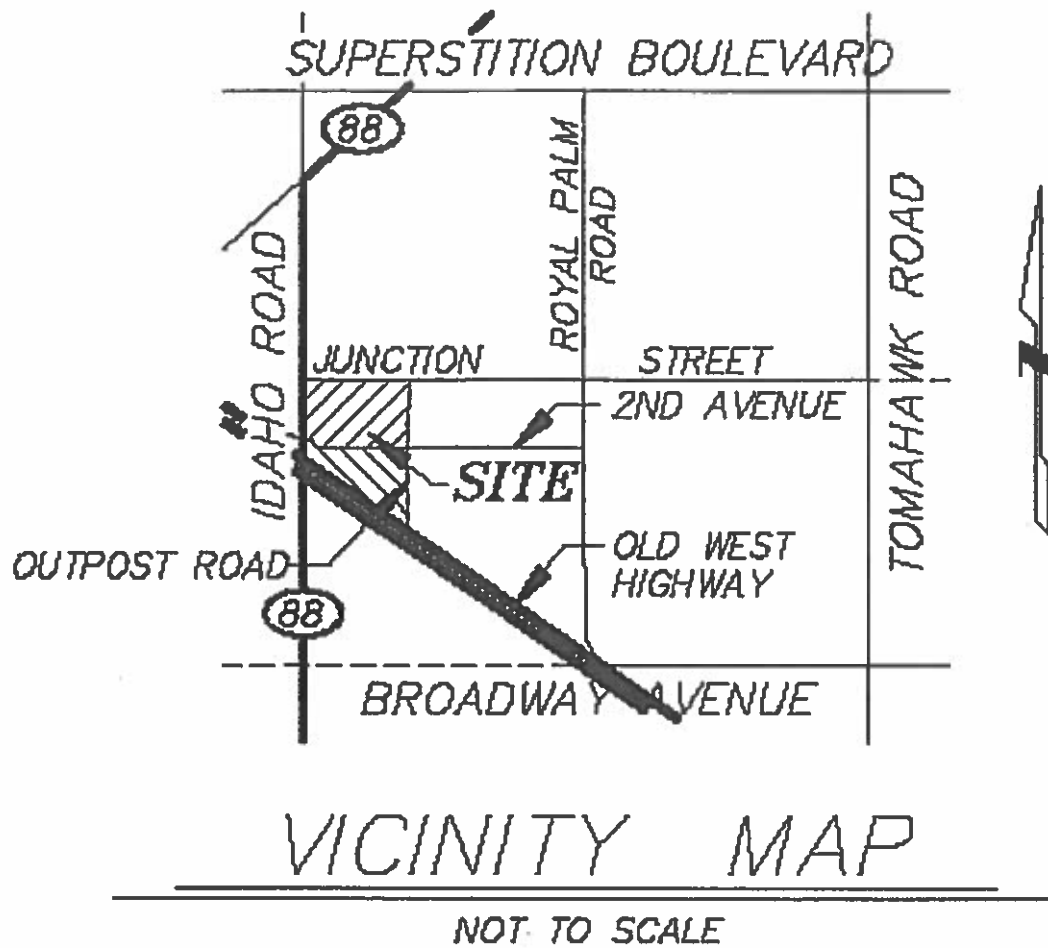


FIGURE 1

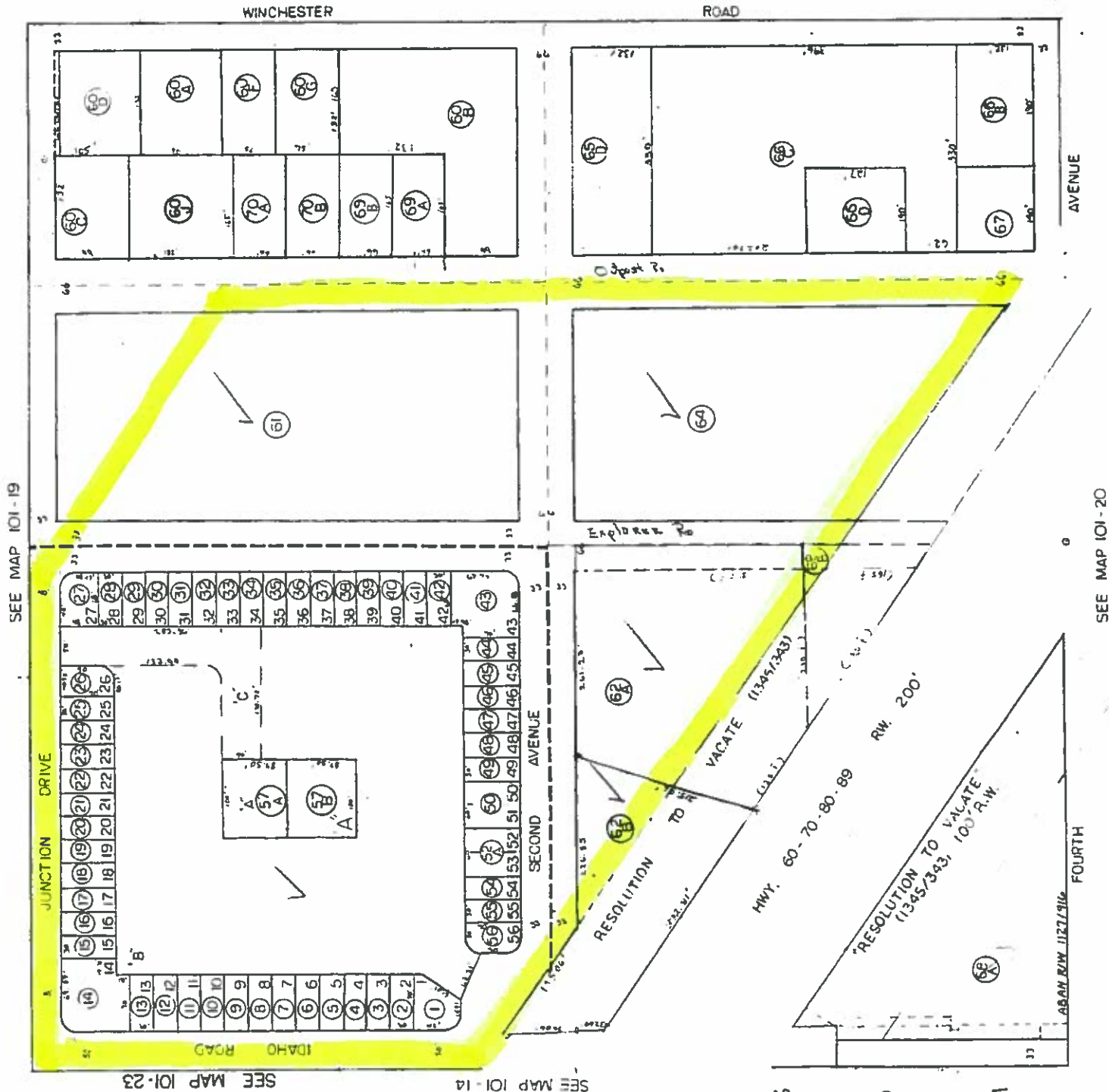
SEC. 21 NW SW
TN. IN
RG. BE
SCALE 1" = 120'

PINAL COUNTY
ASSESSOR



9-25-91

SEE MAP 101-20



✓ =
PROPERTIES
BEING AB-
SORBED INTO
"OLD WEST
MARKETPLACE"

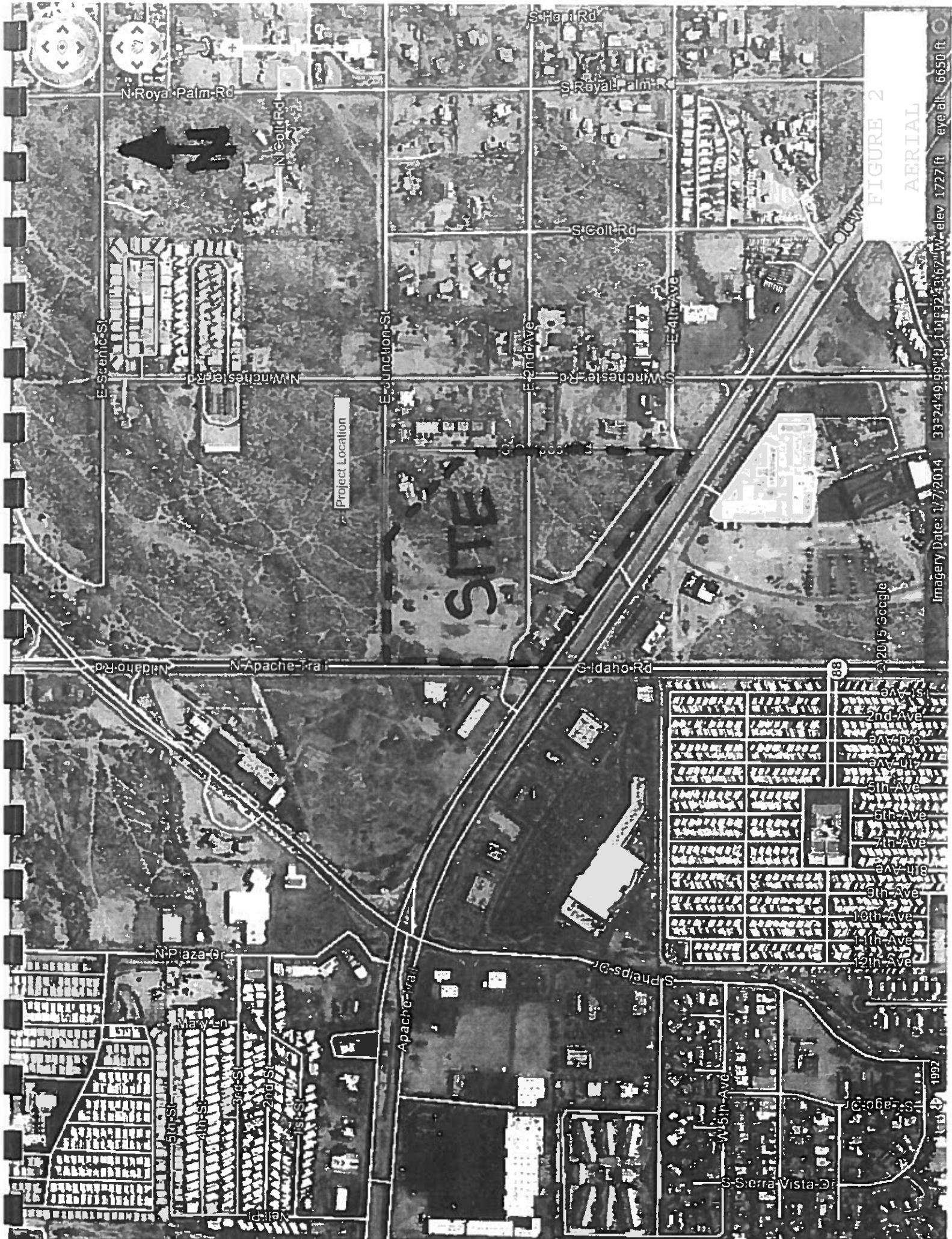


FIGURE 2
AERIAL

Imagery Date: 1/7/2014 33°24'49.99"W 116°22'43.67"W elev 1727 ft eye alt 6650 ft