

# PZ-10-16 Shopper's Supply

## Proposed Planned Development Major Amendment



**City of Apache Junction**  
**City Council Public Hearing**  
**November 15, 2016**



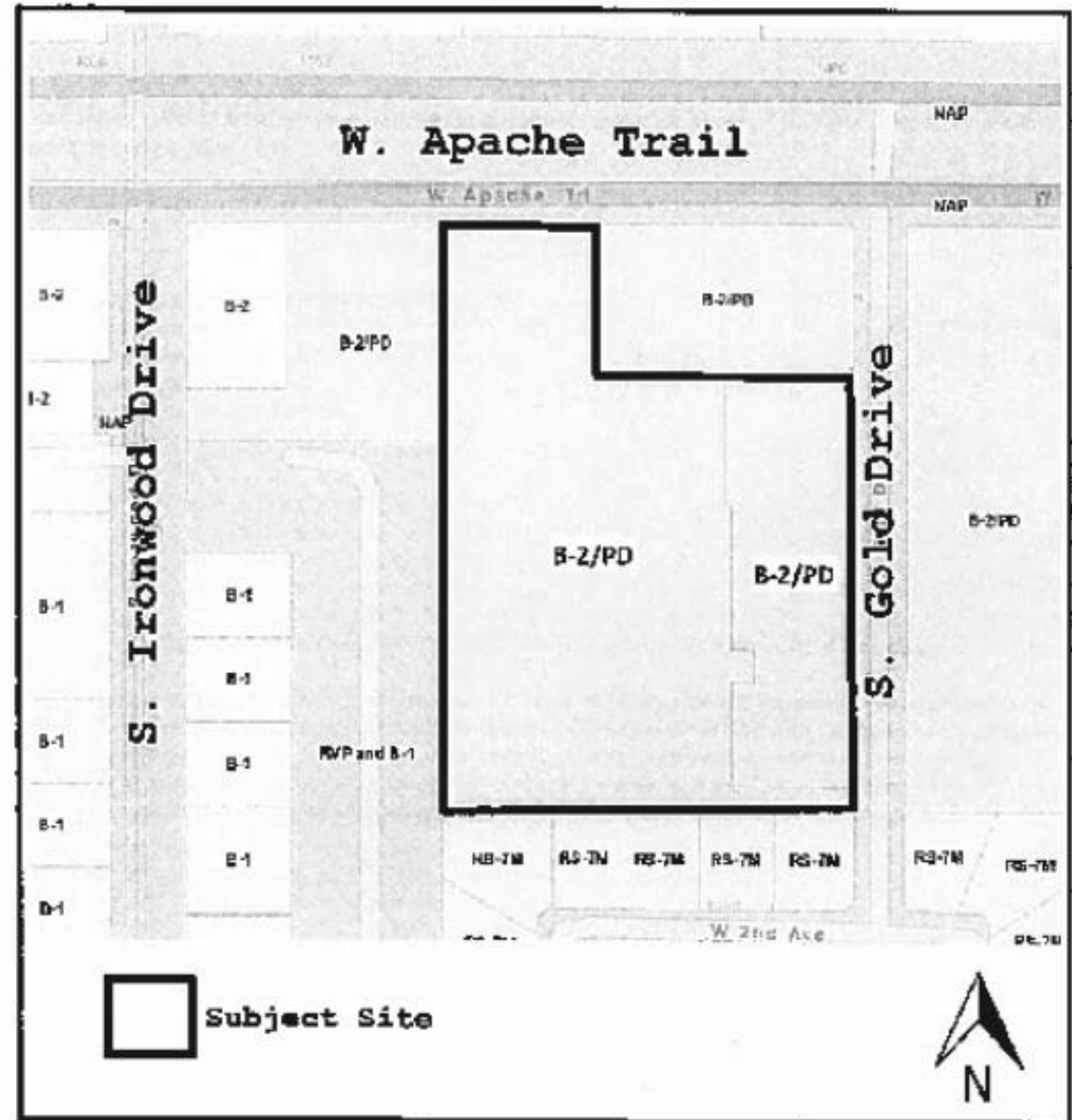
# Background

- The Ironwood Crossings/Mega Foods Shopping Center property was rezoned C-3/PD pursuant to Ord. #842 (case PZ-9-92).
- Mega Foods (later Food City) was the anchor store and shops buildings were to be constructed to the west and east sides of the anchor store.
- The only businesses developed in the shopping center were Mega Foods and an auto parts store at the NE corner of the property; not all of the properties planned to be included in the center were ever acquired.
- All on-site and off-site improvements, including landscaping, were installed within and around the developed portions of the property.
- The new name of the zoning district is B-2/PD.

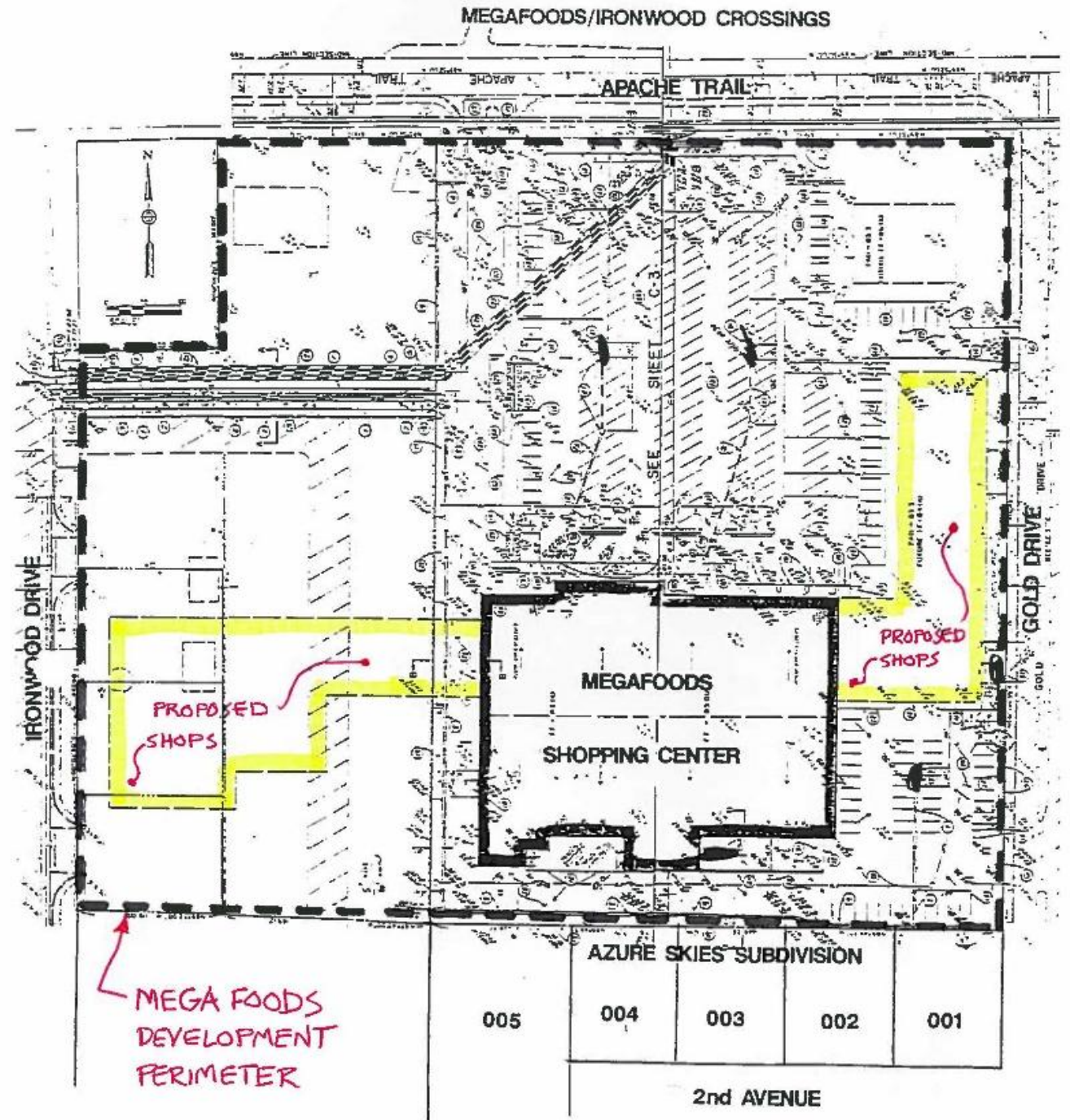
# PZ-10-16 Zoning Map

Vicinity Map

Major Planned Development Amendment Request to Allow Permanent  
Outside Sales in B-2/PD.



# Ironwood Crossings PD Concept Plan





# PZ-10-16 Property Aerial Image

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# Current zoning parameters

- Ordinance No. 842 – Allowed for the development of a shopping center with a main anchor store and buildings to the west and east sides of the anchor store for additional stores, shops, offices, etc.
- Two additional pads were created for stand alone businesses, one each at the northwest and northeast corners of the development site.
- The VIP RV Park property and other properties along S. Ironwood Drive were supposed to be acquired and consolidated into the PD property.
- Surrounding street improvements were required as well as landscape and screening improvements within and around the property.

# Proposed PD Amendment

- Shopper's Supply, previously located at 3003 W. Apache Trail, has purchased the former Food City building and property, as well the vacant lot directly east of it.
- The lot east of the former Food City was intended for a building which was to accommodate other businesses and shops.
- Shopper's Supply has an outdoor sales yard component to their business. They were recently approved for a conditional use permit to operate a temporary outdoor storage and sales yard. The CUP for the temporary yard expires on April 26, 2017.
- Shopper's Supply proposes to develop part of the lot to the east of the store with a permanently improved outdoor sales and storage lot.

# Public Outreach and Input

- One neighbor to the south of the property called to enquire about the proposal and had no objections to the proposed development.
- One person spoke at the public hearing for the CUP temporary sales yard and her only concern was that she hoped Shopper's Supply would develop the permanent yard quickly.



# P&Z Commission Recommendation

- At their public hearing on October 25, 2016, the Planning and Zoning Commission unanimously recommended approval of case PZ-10-16, with all conditions recommended by Planning Staff. Condition #1 was changed slightly to reflect more accurate dimensions for the proposed outdoor storage and sales yard.
- Planning Staff concurs with the Commission's recommendation and proposed Ordinance No. 1439 reflects the Commission and Staff recommendation.

# Recommended Conditions Ord. #1439

- 1) The permanent outdoor +/-80' wide by 148' long storage and sales yard for Shopper's Supply shall be developed in compliance with the site and elevation plans submitted with case PZ-10-16, to include an 8-foot-high decorative masonry wall enclosure with wrought iron roll gates on the north and south sides of the yard, an asphalt or concrete-surfaced yard and a new permanent shade canopy on the east side of the new Shopper's Supply Store.
- 2) The proposed exterior building improvements and the permanent outdoor sales yard improvements shall be constructed within six months of PD plan approval or by April 25, 2017. All improvements shall comply substantially with the elevation and site plan drawings submitted with case PZ-10-16.

# Recommended Conditions.....(cont.)

- 3) All construction and improvements related to the interior and/or exterior remodeling of the building and/or the sales yard shall be properly permitted and inspected as appropriate, including the possible installation of outdoor propane dispensing tanks, the shade structure and dark sky compliant lighting per Zoning Ordinance Article 1-10 Outdoor Lighting Regulations.
- 4) The property owners/applicants shall also achieve the combination of parcels 101-16-019A and 019B through Pinal County's lot combination process prior to April 26, 2017.

# Recommended Conditions.....(cont.)

- 5) Future uses on the B-2/PD-zoned property shall include those uses normally allowed under the B-2 base zone, except for the following uses: pawn shop; tattoo and/or piercing establishment; RV or boat storage or other types of outdoor storage businesses; taxi or shuttle business; rescue mission, soup kitchen or homeless shelter; second-hand stores; used auto sales; auto or motorcycle repair shops; marijuana uses; or other uses determined by the Zoning Administrator to be incompatible with a retail/ commercial/office strip center development.
- 6) Building signs and proposed new monument signs shall comply with the city's Zoning Ordinance Article 1-11 Sign Regulations and shall complement the architecture of the building, including style, color and materials, and shall be subject to Planning Staff review and approval.

# Recommended Conditions.....(cont.)

- 7) Other businesses proposing to locate on the east end of the shopper's Supply property shall be required to comply with all provisions of this Planned Development zoning approval, at a minimum to include the construction of on-site and off-site improvements as required by the city's Engineers, the limited uses and unifying signage and design concepts and landscape improvements. Any future building shall incorporate similar or compatible architectural styling as the other buildings in the development and the city's Commercial Design Guidelines. Requested deviations from the provisions of this ordinance or B-2 zone standards shall require a separate Planned Development amendment process.



## Recommended Conditions.....(cont.)

- 8) The property owners shall draft and/or update any shared retention, drainage, parking, cross access and common area maintenance agreements (including on-site and perimeter landscape maintenance), to be agreed upon and executed between the property owners of the Ironwood Crossings development.

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SHOPPERS SUPPLY  
EXTERIOR REMODEL

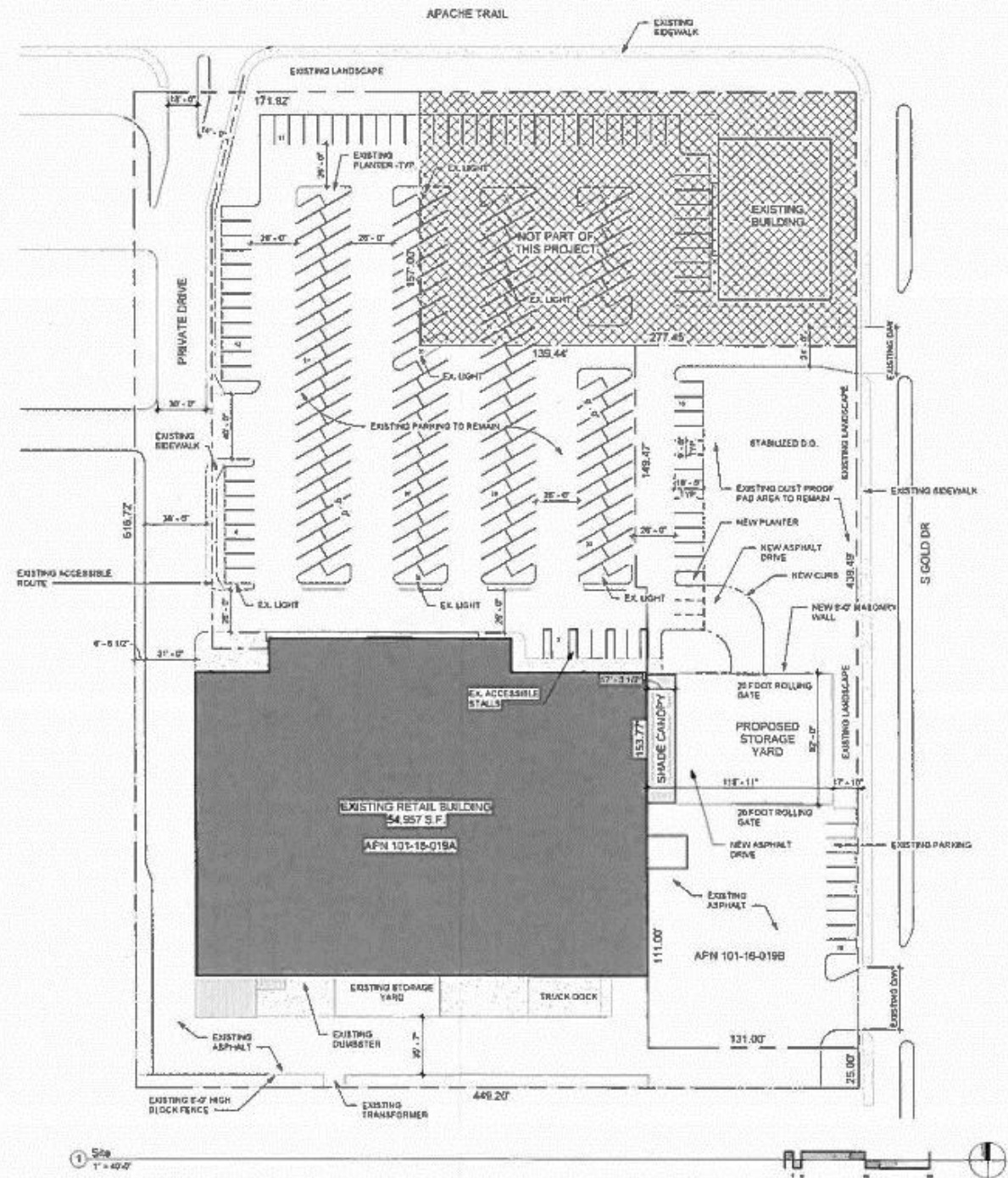


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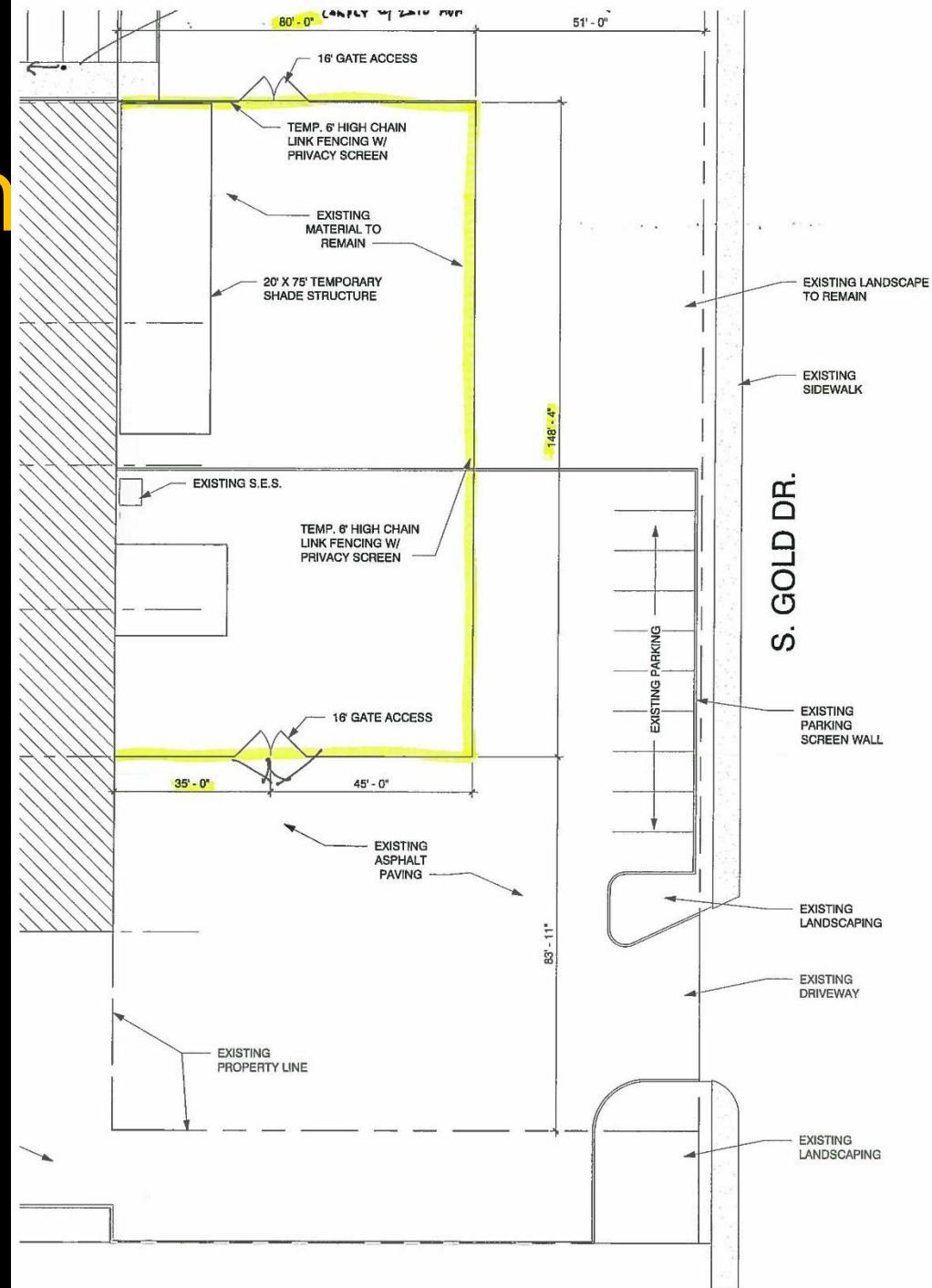
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**A3.**

# Shopper's Supply Overall Site Plan



# Revised Site Plan



**Questions for staff:**

**PZ-10-16 Shopper's Supply**

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