



City of Apache Junction

Development Services Department



Date: September 3, 2019

To: Honorable Mayor and City Council Members

Through: Bryant Powell, City Manager
Larry Kirch, Development Services Director

From: Sidney Urias, Planner

Subject: September 3, 2019, City Council Public Hearing Items:
PZ-4-19 (Ord. No. 1480) Dutch Bros. Rezoning Request

Summary

Please see the attached staff report and exhibits presented to the Planning and Zoning Commission at their public hearing on July 23, 2019, for a proposed rezoning, requested by Cole Valley Partners, represented by Ryan Ramey. This case pertains to four (4) parcels of land totaling 4.14 acres located near the northeast corner of Apache Trail and Thunderbird Drive.

PZ-4-19 proposes to rezone 4.14 acres of property from B-2/PD (Old West Commercial/Planned Development) to a new B-2/PD (Old West Commercial/Planned Development) for the purpose of developing a Dutch Bros. Coffee shop as well as future commercial development on the remainder of the parcels.

P&Z Commission Hearing and Recommendation

Items discussed at the commission meeting, brought up by commissioners include, the timing of development of the remaining parcels, Dutch Bros. operational procedures, drive-thru parking stacking and overall traffic as well as the demolition schedule of existing buildings currently found on site.

Mr. Ramey stated that timing of development regarding the remaining parcels are actively being marketed and they are seeking to develop the parcels as soon as possible. Mr. Ramey also went on to elaborate on the Dutch Bros. operational procedures, employee training program and drive-thru stacking and traffic considerations taken during the site planning process.

Lastly, a local business owner voiced his support for the proposed project, thanking the applicant and team for new business redevelopment along the Apache Trail corridor.

The commission's unanimous recommendations of approval for the rezoning requests are memorialized in attached draft Ordinance No. 1480.

Attached:

- Draft Ordinance No. 1480
- Staff report and attachments presented to P&Z on 07-23-19