

# Dutch Bros. Coffee

## PZ-4-19

City of Apache Junction  
City Council  
September 3, 2019



## Aerial Map

**Current Zoning:** B-2/PD

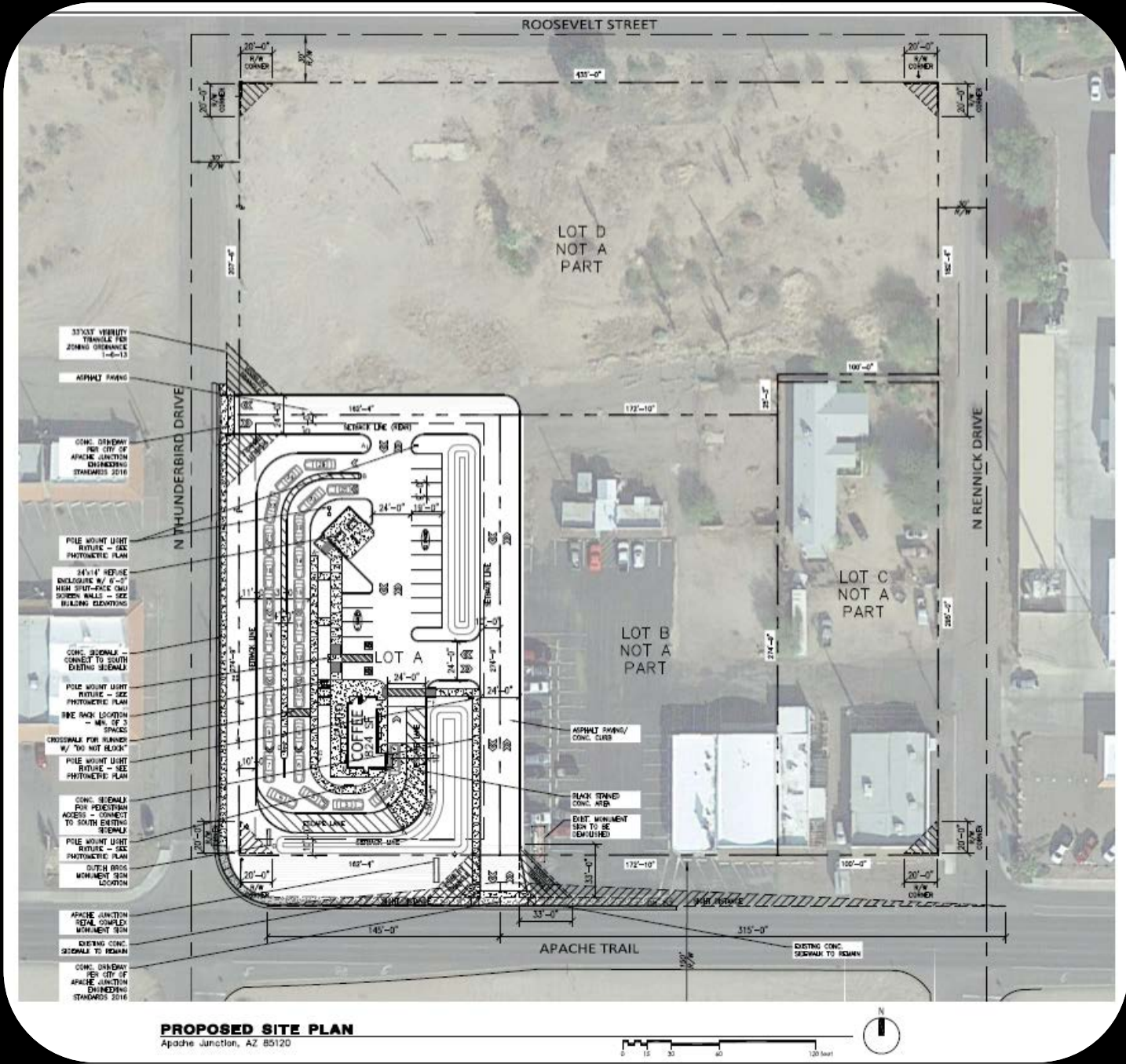
**Proposed Zoning:** B-2/PD\*\*

**Request:** Proposed rezoning of approximately 4.14 acres to facilitate a Dutch Bros. Coffee shop and future commercial development

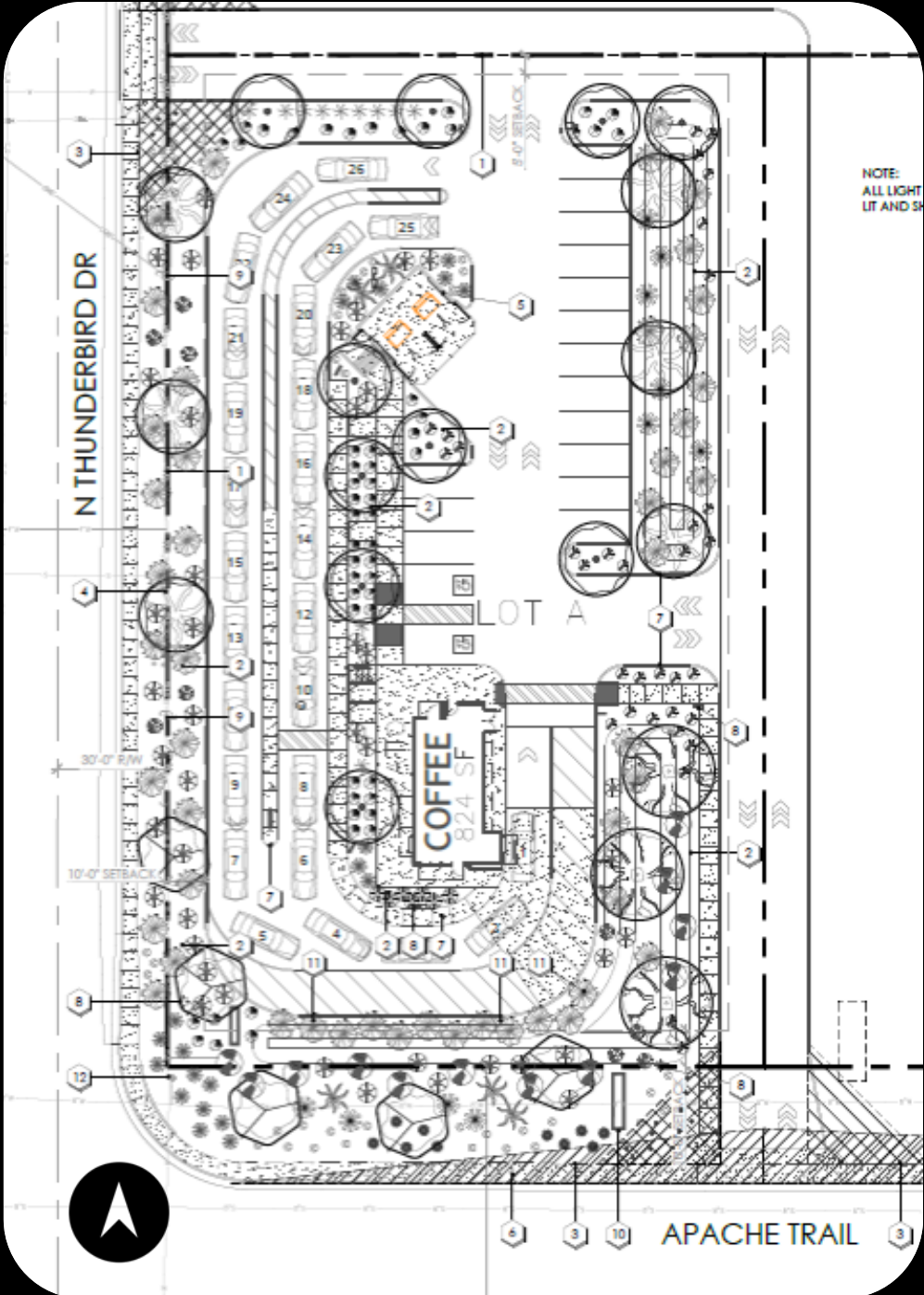




























Site Plan



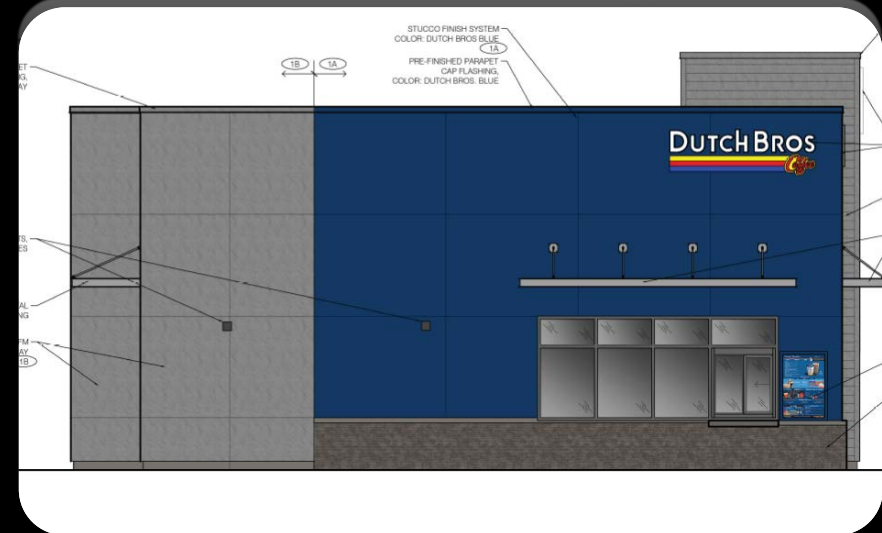
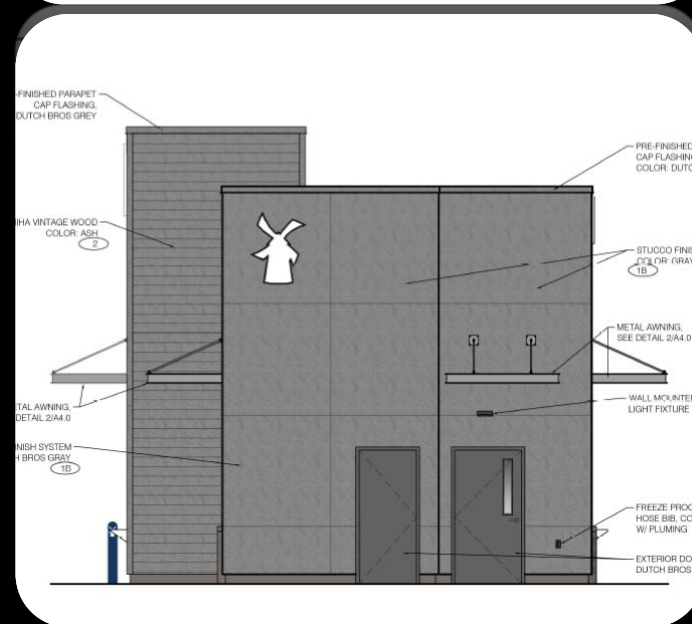
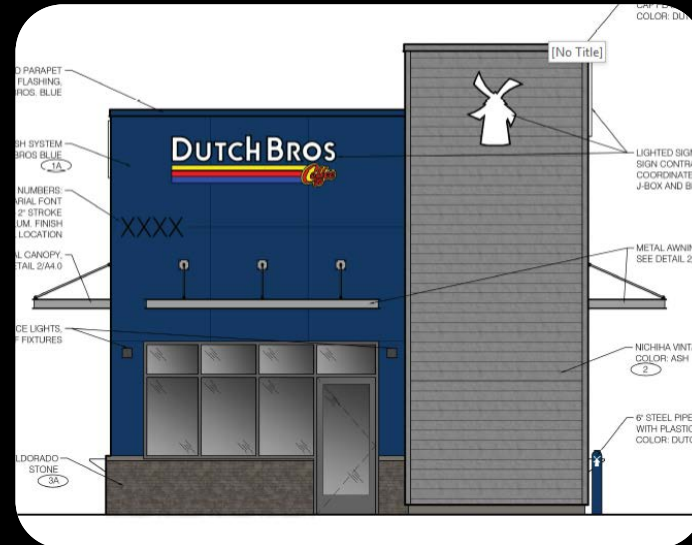
Landscape Plan



plant legend				
	botanical name common name	emitters	size	qty
trees				
	PARKINSONIA FLORIDUM BLUE PALM VERDE	(5 @ 1.0 GPH)	24" BOX MINIMUM	6
	PARKINSONIA X "DESERT MUSEUM" DESERT MUSEUM	(5 @ 1.0 GPH)	24" BOX MINIMUM	10
	PARKINSONIA PRAECOX PALM BREA	(5 @ 1.0 GPH)	24" BOX MINIMUM	5
	PROSOPIS SEEDLESS HYBRID "AZTI" ALTIV. SEEDLESS HYBRID MESQUITE	(5 @ 1.0 GPH)	24" BOX MINIMUM	3
shrubs				
	CALLIANDRA ERIOPHYLLA PINK FAIRY DUSTER	(1 @ 1.0 GPH)	5 GAL.	7
	LARREA TRIDENATA CREOSOTE	(1 @ 1.0 GPH)	5 GAL.	12
	SHAMONDISIA CHINENSIS JOLIOBA	(1 @ 1.0 GPH)	5 GAL.	48
accents				
	AGAVE AMERICANA CENTURY PLANT	(1 @ 0.5 GPH)	15 GAL.	10
	AGAVE AMERICANA MEDIA PICTA "ALBA" MEDIA PICTA "ALBA" GREEN & WHITE AGAVE AMERICANA	(1 @ 0.5 GPH)	15 GAL.	20
	DASTYURION WHEELERI DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	42
	ECHINOCACTUS GRUSONI GOLDEN BARREL	(1 @ 1.0 GPH)	5 GAL.	16
	FOUQUERIA SPLENDENS OCOTILLO		15 GAL.	5
	HESPERALOE FUNIFERA GIANT HESPERALOE	(1 @ 1.0 GPH)	5 GAL.	11
	HESPERALOE PARVIFLORA RED YUCCA	(1 @ 1.0 GPH)	5 GAL.	10
	MEHLBERGIA CAPELLARIS DWARF REGAL MIST	(1 @ 1.0 GPH)	5 GAL.	55
	OPUNTIA ENGELMANNI ENGELMANN PRICKLY PEAR	(1 @ 1.0 GPH)	5 GAL.	9
groundcover				
	AMBROSIA DELTOIDEA BURSAGE	(1 @ 1.0 GPH)	1 GAL.	43
	ERICAMERIA LARICIFOLIA TURPENTINE BUSH	(1 @ 1.0 GPH)	1 GAL.	33
inerts				
	DECOMPOSED GRANITE - 3/8 MINUS EXPRESS BROWN		3/8 MINUS	19,430 SF
lighting				
	EMERALD BROWN EMERALD BROWN - 250 PPM		250 PPM	14,430 SF
	EMERALD BROWN EMERALD BROWN - 250 PPM	(1 @ 1.0 GPH)	1 GPH	30
	EMERALD BROWN EMERALD BROWN - 250 PPM	(1 @ 1.0 GPH)	1 GPH	30
miscellaneous				
	EMERALD BROWN EMERALD BROWN - 250 PPM	(1 @ 1.0 GPH)	1 GPH	30
	EMERALD BROWN EMERALD BROWN - 250 PPM	(1 @ 1.0 GPH)	1 GPH	30



## Proposed Elevations



## Public Input

- May 22, 2019; 3 people attended
- The city has also sent out public hearing notices noting the time, place and proposed request
- Staff has not received any comments regarding the rezoning/PD request.

## Staff Analysis and Recommendation

- Both Staff and the Planning Commission recommend approval of PZ-4-19 subject to the conditions of approval

# Questions?