

## STATEMENT OF LEGAL ACTION

### PUBLIC NOTICE

#### Planning & Zoning Commission Regular Meeting

Thursday, February 5, 2015, at 6:00 p.m.

City Hall Council Chambers – 510 E. Florence Boulevard, Casa Grande, AZ

#### AGENDA:

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|---|--|
| <b>I. Call to Order</b>   | <i>Convened at<br/>6:00 p.m.</i>                                       |
| <b>II. Roll Call:</b>   | <i>Chairman<br/>Lavender and<br/>Member<br/>Benedict –<br/>Excused</i> |
| <b>III. Approval of Minutes:</b><br>Minutes from meeting of December 4, 2014  | <i>Approved</i>  |
| <b>IV. Changes to the Agenda:</b>   | <i>None</i>  |
| <b>V. New Business</b>  |  |
| <b>A. Request by Holly James of D.R. Horton Inc,</b> for the following land use approval within Mission Valley PAD (Units 1 and 2) (Planner James Gagliardi):   | <i>Approved</i>  |
| <b>1. DSA-14-00216: Housing Product</b> to add 10 new floor-plans for single-family homes to apply to 113 lots proposing three elevations per floor-plan with various color schemes.  |  |
| <b>B. Request by Casa Grande Development Group, LLC</b> for the following land use approval on approximately 3.01 acres of land otherwise known as 1988 E Florence Blvd (APN: 505-23-002X) (Planner James Gagliardi):                                     | <i>Approved</i>  |
| <b>1. DSA-14-00192: Major Amendment to a Major Site Plan</b> for the construction of a 21,702 square foot retail store with approximately 15,000 sq. ft. fenced outdoor storage and display area.   |  |
| <b>C. Request by United Engineering Group</b> for the following land use approval on approximately 104 acres located south of McCartney Rd acres, generally located south of where Palomino Parkway terminates at McCartney Rd (Planner James Gagliardi): | <i>Approved</i>  |
| <b>1. DSA-14-00163: Major Amendment to Marabella PAD.</b><br><b>Said amendment includes the following changes:</b>  |  |
| <b>a. Realignment of proposed Henness Rd</b>  |  |
| <b>b. Removing commercial land uses</b>   |  |

- c. Providing new lot sizes and dimensions for single-family lots

**D. Request by Nathan Cottrell of CEG Applied Sciences on behalf of Irving and Lillian Fabricant Trust, for the following land use approval on 86.5 acres of land generally southeast of Rodeo Rd and Trekell Road (APN #s 505-07-024A, 0230, 0280, 025A, and 0270) (Planner James Gagliardi):** *Approved*

**1. DSA-14-00214: Major amendment to the Santa Cruz Crossing Planned Area Development (PAD).** Said amendment includes the following changes:

- a. Adding an assisted living facility as a permitted use
- b. Adding B-1 and B-2 uses to area previously identified for office uses
- c. Providing development standards for previously-approved commercial and residential areas.
- d. Identifying an area previously shown as “Green Court Homes”, a high-density single-family area, as independent-living patio homes.
- e. Adding two-story senior apartment homes

**E. DSA-15-00007: AN ORDINANCE OF THE CITY OF CASA GRANDE, ARIZONA, AMENDING THE OFF-STREET PARKING TABLE 17.56.220.B OF THE CITY OF CASA GRANDE MUNICIPAL CODE AS FOLLOWS:** *Approved*

**1. Amending the use type “Outdoor Sales (Plant Nurseries, Building Materials, Equipment Rental and similar uses)” including its off-street parking requirement to read as follows:**

“Plant Nurseries, Building Materials Sales, Equipment Rental, and Similar Uses”:

- a. One (1) space per 300 square feet of office and/or inside retail sales area, plus
- b. One (1) space per 1,000 square feet of outdoor storage, sales and/or display area between 0-10,000 square feet
- c. One (1) space per 2,000 square feet of outdoor storage sales, and/or display area over 10,000 square feet

**2. Amending the parking requirement for “Restaurants, Bars, Cafes, and Similar Uses” to read as follows:**

- a. One (1) space per 100 square feet of floor area, plus
- b. One (1) space per 200 square feet of outdoor serving (patio) area

3. Amending the parking requirement for “Retail Sales and Service Establishments” to read as follows:
  - a. One (1) space per 250 square feet of floor area, plus
  - b. One (1) space per 500 square feet of accessory outdoor sales and/or display area
  - c. One (1) space per 1,000 square feet of accessory fenced outdoor storage area
4. Add the use and parking requirement for “Swap Meets, Flea Markets” to read as follows:
  - a. One (1) space per 300 square feet of designated vendor area.

**VI. Call to the Public:**

***No Public Comments were offered.***

**VII. Elections:  
Chair  
Vice-Chair**

***Member Henderson was elected Chairman and Member Benedict was elected Vice-Chairman***

**VIII. Report by Officers**

**A. Administrative Approvals**

***Updated***

1. **DSA-14-00134** - Minor Amendment to Major Site plan for Dominion Square Coffee Kiosk at 3860 N Pinal Avenue, a 500 sq. ft. coffee kiosk to be placed on pad lot. Approved: December 10, 2014. Planner: James Gagliardi
2. **DSA-14-00136** – Minor Site Plan for Hexcel 1214 W. Gila Bend Hwy, for a modular building addition. Approved: January 7, 2015. Planner: Paul Tice
3. **DSA-14-00212** – Major Site Plan/Final Dev Plan – Minor Amendment for T-Mobile (Securlock Storage Facility) Wireless Telecommunication Facility, 517 N. Colorado St, for the tower location. Approved: December 4, 2014. Planner: Laura Blakeman

**B. Monthly Development Center Reports:**

***Updated 8:20 p.m.***

**IX. Adjournment:**

Disabled individuals with special accessibility needs may contact ADA Coordinator for the City of Casa Grande at (520) 421-8600 or TDD 520-421-8623. If possible, such request should be made 72 hours in advance.

Posted on the City's Website on February 6, 2015, at 5:00 p.m.

A handwritten signature in cursive script that reads "Remilie S. Miller".

Remilie S. Miller, MMC  
City Clerk