

AGENDA ITEM _____
DATE _____

Regular Meeting
June 6, 2013

**MINUTES OF A REGULAR MEETING OF THE CASA GRANDE
PLANNING AND ZONING COMMISSION HELD ON THURSDAY,
JUNE 6, 2013 AT 6:00 P.M. IN THE COUNCIL CHAMBERS AT CITY
HALL, 510 E. FLORENCE BOULEVARD, CASA GRANDE, ARIZONA.**

I. Call to Order/Pledge:

Chairman Lavender called the meeting to order at 5:59 p.m.

II. Roll Call:

Melanie Podolak, Administrative Assistant, informed Chairman Lavender that Member Edington will be a few minutes late.

Members Present:

Chairman Jeffrey Lavender
Vice-Chairman Mike Henderson
Member David Benedict
Member Joel Braunstein
Member Ruth Lynch
Member Fred Tucker
Member Cheri Edington

Absent:

City Staff Present:

Paul Tice, Planning and Development Director
Laura Blakeman, Planner
Melanie Podolak, Administrative Assistant

**III. Approval of Minutes:
May 2, 2013**

Vice-Chairman Henderson moved to approve the minutes dated May 2, 2013, Member Braunstein seconded, a voice call vote was called, and all were in favor.

**IV. Changes to the Agenda:
There were no changes to report.**

V. New Business:

A. Request by CG Renal Construction L.L.C. for the following land use request located at 1875 E. Sabin Drive; APN's 505-82-008A and 505-82-008B:

1. DSA-13-00026: Preliminary Plat for C.G. Medical Campus Phase II a re-subdivision of Parcel 1 Lot 7.

Laura Blakeman, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Ms. Blakeman stated lot 7 was originally platted for 3.32 acres, but the County Assessors record shows that after the Subdivision was approved and recorded lot 7 was split into two parcels; a 1.5 acre parcel and a 1.78 acre parcel which is the location of the Mainstay Suites. She explained that in researching the site, staff discovered that the developer of the Mainstay Suites decided they did not need the entire lot, so they split the lot, without going through the City's re-subdivision process; the split was made without the City's knowledge. Ms. Blakeman stated that reviewing the preliminary plat staff ensures the lots are adequate in size to accommodate the proposed development. Staff also had to determine that lot 10 was large enough to accommodate the existing Mainstay Suite and its associated improvements. The concept plans that were submitted by the applicant showed that lot 7 was large enough to accommodate the proposed kidney dialysis center and its associated uses. Ms. Blakeman explained that the zoning for the site established setbacks and a maximum floor area ratio, which was set at 35% for each lot. She noted that the existing Mainstay Suites floor area ratio is 42%. In reviewing the prior 2005 approved Major Site Plan/Final Development Plan the Mainstay Suites did not comply with the maximum floor area ratio, therefore staff is classifying the Mainstay Suites as a legal non-conforming situation. Staff will ensure that the proposal for lot 7 will meet the 35% floor area ratio. Ms. Blakeman mentioned that today staff received the Final Development Plan for lot 7, and upon a preliminary review of the Final Development Plan it appears that the building will be in compliance with the 35% floor area ratio. Ms. Blakeman stated that staff received a phone call from an adjacent property owner to the south of lot 7. His concerns were that possible uses for the site might interfere with the existing established businesses.

Member Braunstein commented as long as the proposed use conforms to the Planned Area Development, then it does not matter.

Ms. Blakeman stated the proposed use for lot 7 does conform to the established zoning for the site. The site was established for professional offices, medical and a commercial use, therefore the proposed land use is not an issue.

Roger Folley, 9254 E. Greenway, Mesa, representative for Palatine Engineering, came forward to address the Commission. He asked the Commission for their approval so they can proceed with their project.

Chairman Lavender made a call to the public; no one came forward.

Member Braunstein made a motion to approve case DSA-13-00026 Preliminary Plat for C.G. Medical Campus Phase II a re-subdivision of Parcel 1 Lot 7, Member Benedict seconded the motion.

The following roll call vote was recorded:

Member Tucker	Aye
Member Lynch	Aye
Member Braunstein	Aye
Member Benedict	Aye
Vice-Chairman Henderson	Aye
Chairman Lavender	Aye

The motion passed 6 – 0.

B. Request by Arizona Water Company, for the following land use request located at 1455 N. Arizola Road; APN 505-22-002L:

- 1. DSA-13-00041: Conditional Use Permit** to allow for a special purpose fence (8' feet in height), whereas the Urban Ranch Zoning District allows a maximum of 6' feet in height.

Laura Blakeman, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Ms. Blakeman stated the Arizona Water Company has existing equipment located on the site that is currently fenced with a six foot chain link fence, combined slump block walls and wrought iron gates. The City has been encouraging community upgrades, and Arizona Water Company has responded with this request to replace the existing fence with an eight foot high CMU block wall and a redwood slat rolling gate. Ms. Blakeman noted the site is zoned Urban Ranch and within this zoning district fence height is limited to six feet, therefore the Conditional Use Permit (CUP) is required. She then overviewed the requirements for a CUP special purpose fence, mentioning that the fence will screen the equipment and buffer the noise from the adjacent neighbors. Ms. Blakeman stated staff has added a condition that the applicant replace the existing landscaping along Arizola Road; the properties frontage is visible to passing motorist, and the landscaping will also soften the effect of the block wall. Ms. Blakeman stated no public comments were received by staff.

Kevin Pakka, 220 E. 2nd Street, Casa Grande, representative for Arizona Water Company, came forward to address the Commission. Mr. Pakka thanked Ms. Blakeman for her presentation. He stated Arizona Water Company would like to continue to be good neighbors with the City, and they look forward to an approval for this project.

Chairman Lavender made a call to the public; no one came forward.

Member Lynch made a motion to approve Resolution DSA-13-00041, Conditional Use Permit, to allow for a special purpose fence (8' feet in height), whereas the Urban Ranch Zoning District allows a maximum of 6' feet in height with the conditions as stated below:

1. Any expansion of the fence will require a new conditional use permit review.
2. The fence shall be limited to a maximum of 8 feet in height.
3. The applicant shall submit a Final Landscape Plan for administrative review and approval which sets forth the landscaping that will be planted to replace the existing landscaping that will be removed.

Member Benedict seconded the motion.

The following roll call vote was recorded:

Member Tucker	Aye
Member Lynch	Aye
Member Braunstein	Aye
Member Benedict	Aye
Vice-Chairman Henderson	Aye
Chairman Lavender	Aye

The motion passed 6 – 0.

C. Request by RCAA, Inc. for the following land use request located at 1346 E. Florence Boulevard; APN 505-46-005 and 505-46-006:

1. **DSA-13-00044: Preliminary Plat** for Casa Grande Shopping Center a re-subdivision of Lots 5 & 6

Laura Blakeman, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Ms. Blakeman stated the request is to expand the tenant space by moving the interior wall 28.75 feet to the east between lots 5 and 6. The wall is located on the property line, so both the wall and the property line must to be moved. Ms. Blakeman noted that in reviewing the parking for lots 5 and 6, staff has determined that lot 5 is short parking spaces. She stated a condition has been added requiring a Conditional Use Permit be submitted and approved to allow the required parking for the uses located on lot 5 to be provided off-site on adjacent lots which have surplus parking. Ms. Blakeman stated the site has enough overall parking, but the code requires that each lot have enough required parking for its intended use. There are areas within the shopping center that can provide additional parking with re-striping some the areas. However, if the applicant cannot accommodate the required parking for the lot then they will need to submit for a Conditional Use Permit. Ms. Blakeman stated the existing buildings (lot 5 and 6) do not meet the interior side yard setback aggregate of 15 feet between buildings and property lines, however staff has found that this situation has

been in effect since 1981, with the recording of the original Final Plat, consequently it is considered legal non-conforming. She also noted that in regards to the building code the wall is considered a common wall and will be constructed as a fire wall to meet code requirements. Ms. Blakeman stated no public comments were received by staff.

Vice-Chairman Henderson commented that it appears that the construction is well along for this project. He questioned if the construction has been stopped.

Note: Member Edington arrived.

Ms. Blakeman replied the construction that Vice-Chairman Henderson is referring to is for the Office Max. She explained that the Office Max is moving from the west end of the building to the location that is adjacent to where this new lot line/wall will be constructed.

Member Lynch clarified that the applicant is requesting to expand lot 5 by moving the interior wall, which will decrease lot 6.

Ms. Blakeman replied correct.

Member Lynch then asked if the same person owned lots 5 and 6.

Director Tice affirmed that lots 5 and 6 are owned by the same person.

Neil Feaser, 2233 E. Thomas Road, Phoenix, representative for Robert Kubicek Architects and Associates Inc., came forward to address the Commission. Mr. Feaser addressed the conditions regarding a CUP; he stated there currently is an existing shared parking agreement on file with the City. Ms. Feaser questioned if the CUP will still be required.

Director Tice stated the parking agreement allows parking to be shared among all the lots within the shopping center, but does not provide a variance from the city code requirements. He cited that the code states each lot has to have its required parking on-site; parking can be shared once this requirement is met. Director Tice also noted another provision in the code states, if you want to use the parking on another lot to meet your minimum lot requirement you can do so, but it is only done through the CUP process. Director Tice stated the condition was structured to give the applicant two options, either provide additional parking on lot 5 or submit a CUP request to share some surplus parking that might be available on an adjacent lot.

Chairman Lavender asked Mr. Feaser if he was in agreement with the conditions.

Mr. Feaser replied yes.

Vice-Chairman Henderson questioned if there is a situation with any of the adjoining businesses questioning if there will be enough shared parking.

Ms. Blakeman stated in doing a preliminary review of the parking, lot 1 has excess parking.

Director Tice commented that Ms. Blakeman has done an overall parking analysis for the shopping center, and if we use all the lots, there is enough parking to meet the needs of every use; the parking is just not distributed equally per lots. Director Tice pointed out that lot 7 has no parking associated with it, but we do know that if we did a CUP to share parking among all the lots, there will be adequate parking on-site to meet the parking needs of every user in the shopping center.

Member Lynch asked Mr. Feaser to address the ownership of lots 5 and 6.

Mr. Feaser stated lots 5 and 6 have the same owner.

Vice-Chairman Henderson asked Mr. Feaser to expand on the ownership of the entire shopping center.

James Neal, an affiliate with HH-Casa Grande, L.L.C., came forward to address the Commission stating HH-Casa Grande, owns a portion of the shopping center. He explained there are three ownerships of the shopping center. The Credit Union owns their own parcel, the existing Office Max and Dollar Tree are another owner, and HH-Casa Grande, L.L.C., own all the other parcels within the shopping center. Mr. Neal stated they have a recorded easement which they as the majority owner of the center are the declarant of the easement and oversee the ability to cross park.

Chairman Lavender made a call to the public; no one came forward.

Member Benedict made a motion to approve case DSA-13-00044 Preliminary Plat for Casa Grande Shopping Center, a re-subdivision of Lots 5 and 6, with the condition as stated below:

1. All required parking shall be provided on the same lot as the use unless a Conditional Use Permit for off-site parking is approved.

Member Tucker seconded the motion.

The following roll call vote was recorded:

Member Edington	Aye
Member Tucker	Aye
Member Lynch	Aye
Member Braunstein	Aye
Member Benedict	Aye
Vice-Chairman Henderson	Aye
Chairman Lavender	Aye

The motion passed 7 – 0.

VI. Discussion:

Zone Code Text Amendments – Director Tice

Director Tice came forward to address the Commission. Director Tice started by giving a brief history of the zoning code. He stated there have been four iterations of the zoning code over the history of the city. The first zoning code was written in 1948. In 1964 there was a complete re-write of the code with some of the 1948 code retained. In 1975 the City wrote another code repealing the prior code and adopted a new code introducing some new concepts, but also retaining portions of the prior codes. The last re-write of the zoning code was completed in 1987, which introduced the Planned Area Development (PAD) zone. He mentioned that some of the 1948 code has continued; some of the zone districts have been re-named occasionally but in general they have continued, and new zone districts have been added. Director Tice stated that in 1989 and 1990 the 1987 code had been revised with amendment being done “piece by piece” over the last 26 years as problems arose. He noted that about 90% of the original 1987 zoning code is what is currently used today. Director Tice explained that the zoning code we use today has redundancy and conflict in some areas, and needs to be cleaned up. He also noted that there have been changes in land uses that need standards associated with them that currently do not exist.

Director Tice then overviewed the objectives of the code revision project:

1. Implementation of General Plan goals and objectives
2. Increase efficiency and effectiveness of development review process
3. Improve customer service
4. Reflect current best development practices
5. Enhance public engagement
6. Foster economic development
7. Creation of desired City character
8. Modify to achieve a Code that is concise, easily understood and internally consistent
9. Ultimately create a unified and integrated Building/Zoning/Subdivision Land Development Code.

Director Tice stated this project will take approximately two years, and will be completed in sections; not all at one time. The first part of this project will be changes to the permitted and conditional use table for the various zone districts. Director Tice mentioned that uses currently allowed in zones can not be deleted due to property rights. Under Arizona proposition 207 you can not diminish someone’s property rights without paying damages. However the zone district proposal is to add uses to zones and do greater mixing of land uses, which is part of the smart growth principals. Director Tice then showed the existing permitted and conditional use table for the residential and business/industrial zone uses, he pointed out that the business/industrial table does not depict the conditional uses; you have to go elsewhere in the code to find

the uses. He then stated the first change he has done is to take the residential table and put a "P" for permitted and a "C" for conditional, this will make it a lot easier to read; there are no changes to the land uses. He noted there was an addition under accessory uses for special purpose fence which is not in our current table but is referenced in the code under sections 17.52.180. Director Tice overviewed the proposed table for permitted and conditional uses in office, commercial and industrial zone districts, explaining that the strikeouts depict the existing language that will be removed and the bold illustrates the language that will be introduced. He stated a broader category was created for some of the specific uses, such as barber shop and beauty parlor were combined to be under personal services. In creating a new land use type a definition and parking standards will also be created. Director Tice mentioned that if similar uses were found and there was a discrepancy, such as the use was not allowed with other similar uses, he has allowed it in the same zone. Director Tice then stated that over the years a new land use was developed, but is not in our current code called Business Park use. He explained that a business park is a building that has flexibility to be modified for a variety of uses, and typically contains office space, showroom, and warehousing, and that the business park use has been added to this revision. Director Tice then pointed out that Churches were removed because it needed to be more broadly defined, and is now listed as a Religious Institution. He also pointed out that Conference Center use has been added; we currently do not have a conference center use in our zoning code. Continuing the overview Director Tice explained the new definitions and standards created for restaurants. Also mentioned was allowing offices to be located in our Garden and Light Industrial (I-1) zone as a conditionally permitted use; offices are not allowed in our I-1 code today.

Director Tice concluded the review of the permitted and conditional permitted uses by asking the Commissioners' to review the documents, and if they have questions and/or concerns to contact him.

Director Tice then directed the Commissioners' to the document titled "Proposed Changes to the Zoning Code – 2013". He mentioned that he is adding/refining definitions to some of the land use types. Director Tice stated that the conditional use process is a good tool to allow the fine tuning of mixing land uses. This allows us to make sure there is compatibility with the surrounding land uses, which is an important role for the Planning Commission. Director Tice then pointed out that the application fees are listed in the zoning code and that the fees listed are not correct, so they will be removed and verbiage directing the applicant to the consolidated fee schedule will be added. Director Tice noted there is development standards embedded in the conditionally permitted uses under section 17.24.030. He stated he will move the standards and place them in a section applicable to the code. Director Tice commented that in revising these sections of the zoning code, it will reduce 30 pages of code to 10. Director Tice then addressed the parking, stating he wanted to make sure the listed uses were in the parking table. If a parking standard for a use one was not in the table, one was created by using industry standards and other communities parking standards.

Vice-Chairman Henderson questioned if there is a developer handbook.

Director Tice replied there is a group called ICC that oversees the national code council; they write the building codes. The building codes are uniform across the U.S. and other countries. He stated the ICC has written an ICC standard zoning code, but he feels it is not a very good zoning code; it is very simplistic. Director Tice mentioned the federal government made available a model zoning code in 1960 or 1972, and a lot of communities used this code with some "tweaking". He stated there is not a good standardized model code out for all communities to use.

Director Tice continued reviewing the parking standards. He stated that in almost every use type the parking standards were either clarified or the number of required spaces was reduced; there were no increases made to the required parking spaces. Director Tice stated the parking standards for restaurants was clarified and the calculation of 1 parking space per every 100 square feet of floor area will now be used, but the same calculation for outdoor seating which is one space per 200 square feet of outside serving area will remain the same.

Member Edington questioned if the restaurant standard is going to address restaurants like the Olive Garden that gets very busy and had the need for more parking.

Director Tice explained that most of the restaurants throughout the city are located in developments that have shared overflow parking, but the standards are not written for the worse case scenario, they are written to cover parking issues 90% of the time. Director Tice commented that in his opinion if you do write the standards for the worse case scenario then you over design.

Member Edington asked if there is any section of the code that addresses this issue if it does arise.

Director Tice replied no. He stated that once a project is approved you can not go back and require them to add additional parking spaces. Director Tice briefly reviewed the development standard sections of the code, he stated some of the standards will remain, some will be moved and some will be deleted.

Vice-Chairman Henderson commended Director Tice on the revisions.

Director Tice stated he will continue drafting the changes and at the next Planning Commission meeting the Commission can either vote on the changes, or continue the proposal for a study session.

Vice-Chairman Henderson questioned if presented at the next meeting and the Commission votes, what will be the next step.

Director Tice explained that the Commission is a recommending body to the City Council on changes to the zoning code. He stated that he will be holding a work

the B-3 parking does not have to be on-site. The parking can be provided by using a mixture of on-site, off-site and in the public right-of-way parking spaces.

Member Benedict commented that the conference center and religious institution definitions seem to cross with the Entertainment use.

Director Tice stated they are all places of assembly, and the parking is all the same. He commented that you have to be careful with churches and where they are allowed. There are both Federal and State laws called the Religious Land Use Law, which states churches must be allowed anywhere that we allow other similar places of assembly.

VII. Call to the Public:

There were no comments received from the public.

VIII. Report by Planning Director:

A. Administrative Approvals

1. **DSA-13-00045** – Major Site Plan/Final Development Plan – Minor Amendment – Hexcel Prime Cure Oven Building 66 for a 1200 sq.ft. exterior canopy to house four prime cure ovens on the north side of Hexcel's Casa Grande facility. – Approved May 3, 2013
2. **DSA-13-00038** - Major Site Plan/Final Development Plan – Minor Amendment – Hexcel Building Addition Prime cure boiler building addition on Chiller Manufacturing Bldg. – Approved April 11, 2013
3. **DSA13-00034** – Minor Site Plan – City Hall PV Project - Photovoltaic ground mounted parking structure project – Approved April 19, 2013
4. **DSA-13-00033** – Minor Site Plan – Police/Library PV Project - Photovoltaic ground mounted parking structure project – Approved April 19, 2013
5. **DSA-13-00016** – Minor Site Plan - Southwest Gas Shade Canopy - provide cover for ATM bill pay machines – Approved April 18, 2013
6. **DSA-13-00037** - Major Site Plan/Final Development Plan – Minor Amendment – Commonwealth Dairy Amendment:
 - i. Add a 1,951 sq. ft. office addition within an existing landscape area on the west side of the previously approved 89,200 sq. ft. manufacturing building.
 - ii. Eliminate two (2) trees and 53 ground cover/perennials within the proposed addition area.
 - iii. Re-locate two (2) trees and (2) shrubs from the proposed addition area to the area along the main building entrance/parking area side walk. – Approved April 12, 2013

Director Tice stated the above cases have been administratively approved.

IX. Adjournment:

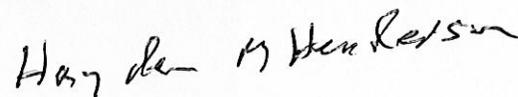
Vice-Chairman Henderson motioned for adjournment, a voice call vote was called and all were in favor.

Chairman Lavender called for adjournment at 7:40 p.m.

Submitted this 24th day of June 2013, by Melanie Podolak, Administrative Assistant to the Casa Grande Planning & Zoning Commission, subject to the Commission's approval.

Approved this 10th day of July, 2013, by the Casa Grande Planning & Zoning Commission.


Chairman Lavender





Planning and Zoning
Commission
STAFF REPORT

AGENDA

TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Laura Blakeman, City Planner

MEETING DATE: June 6, 2013

REQUEST

Request by CG Renal Construction L.L.C. for the following land use request located at 1875 E. Sabin Drive; APN's 505-82-008A and 505-82-008B:

- 1. DSA-13-00026: Preliminary Plat** for C.G. Medical Campus Phase II a re-subdivision of Parcel 1 Lot 7.

APPLICANT/OWNER

Applicant

CG Renal Construction
8117 Preston road, Suite 400
Dallas Texas 75225
P: 949-697-9621

Owner

Gebran Gebran
3238 N. Scottsdale Road
Scottsdale, AZ 85251
480-570-0244

HISTORY

February 2, 1983 – Per Ordinance #874, the site was incorporated into the City of Casa Grande.

November 16, 1987 - The site received official zoning of UR (Urban Ranch) with the adoption of the Zoning Ordinance and map.

July 7, 1997 - CGPZ-020-097: The City Council approved the Zone Change from UR (Urban Ranch) to PAD (Planned Area Development) for the C.G. Medical Campus PAD.

June 5, 2002 - CGPZ-009-001: The Final Plat for C.G. Medical Campus Phase II was recorded in Cabinet D Slide 061.

PROJECT DESCRIPTION

Site Area

Lot 7 – 1.54 acres
Lot 10 – 1.78 acres

Current Land Use	Lot 7 – Vacant Lot 10 – MainStay Suites
Existing Zoning	PAD (CG Medical Campus)
Existing General Plan 2020 Land Use	<i>Community Center</i>

Surrounding Land Use and Zoning

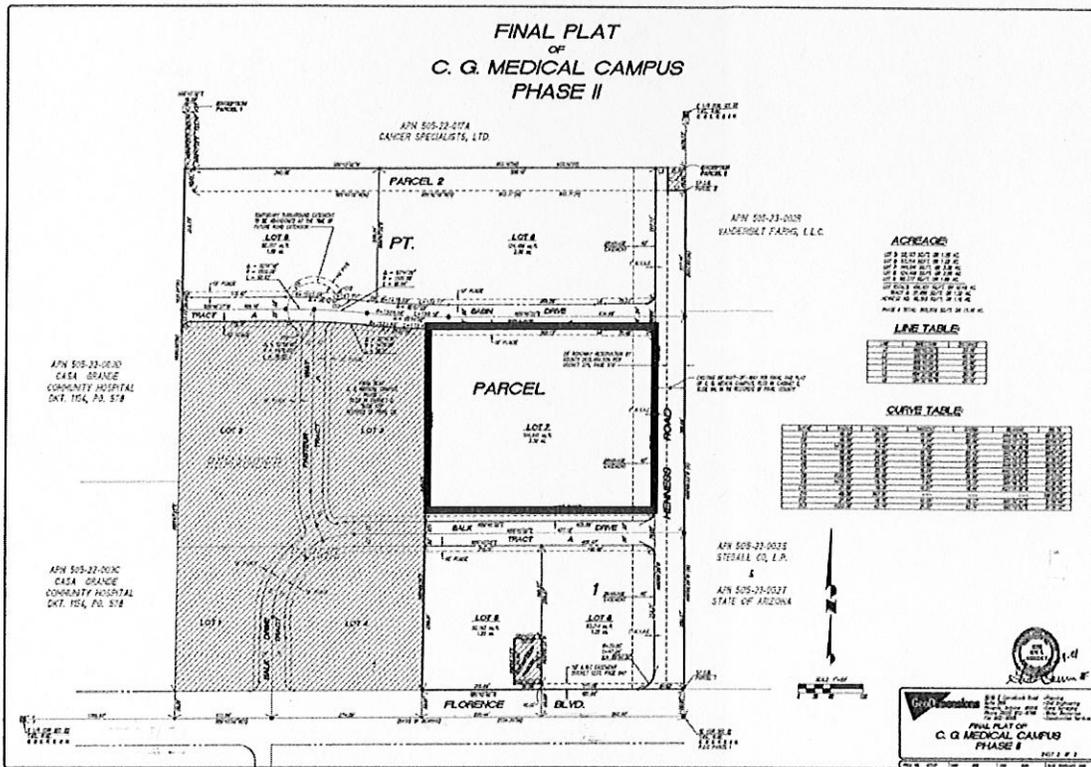
Direction	General Plan 2020 Designation	Existing Zoning
North	<i>Neighborhoods</i>	PAD (Planned Area Development)
East	<i>Community Center</i>	PAD (Planned Area Development)
South	<i>Community Center</i>	PAD (Planned Area Development)
West	<i>Community Center</i>	PAD (Planned Area Development)

General Discussion

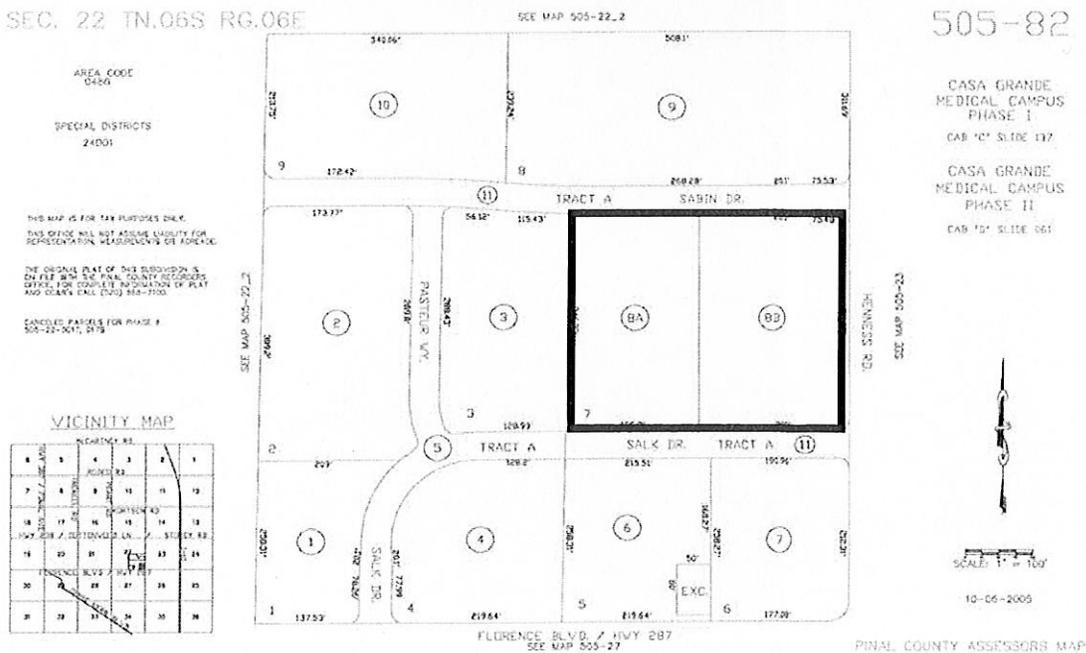
The preliminary plat request involves the area located west of Hennes Road, between Sabin and Salk Drive, as shown in the aerial depicted below:



The applicant is requesting approval of a Preliminary Plat to re-subdivide a portion of Lot 7 of the C.G. Medical Campus Phase II Final Plat:



According to the Pinal County Assessor's Parcel Map (see below) Lot 7 was split into two lots sometime after the Final Plat was recorded:

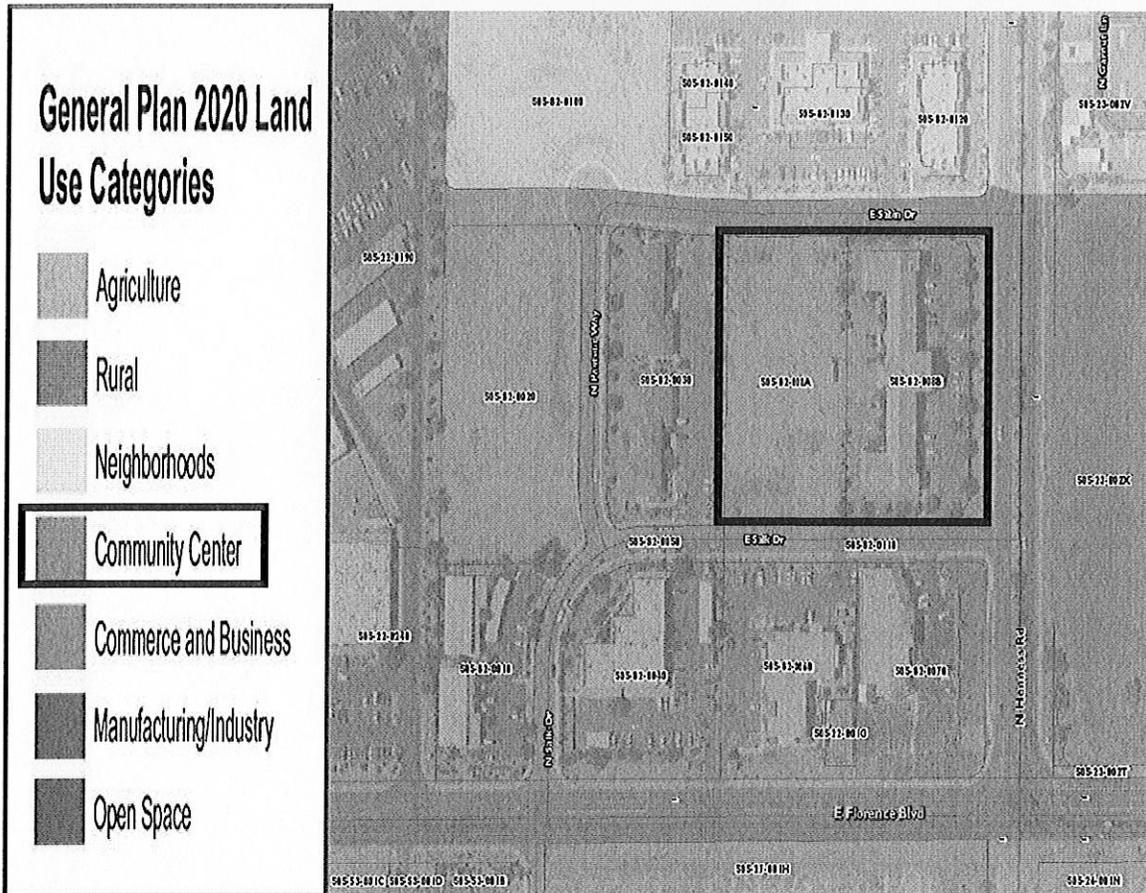


According to City Code Section 16.08.460C, any property whose boundaries have been fixed by a recorded plat, which is divided into more than two parts, is considered a subdivision.

In accordance with Section 16.12.290C of the City Code, the subdivision will be processed as both a Preliminary Plat and a Final Plat. Pending Planning Commission's approval of the Preliminary Plat, a Final Plat will be submitted and scheduled for final approval by the City Council.

Conformance to the General Plan:

The subject site is designated as *Community Center* in the City's General Plan 2020. The existing MainStay Suites are in compliance with the plan and future uses for the site will be in compliance with the General Plan.



Conformance with Existing Zoning:

The subject site currently is zoned PAD (Planned Area Development) as the CG Medical Campus PAD. The PAD allows for flexibility of uses, such as commercial, medical and professional offices. The existing MainStay suite is in compliance with the existing zoning.

- The property owner to the south of Lot 7 had questions about the development of the site, as the future use may interfere with his existing business.

RECOMMENDED MOTION

Staff recommends the Commission approve **DSA-13-00026, the Preliminary Plat** for the **Casa Grande Medical Campus Phase II**, a re-subdivision of Lot 7 of the C.G. Medical Campus Phase II subdivision.

Exhibit:

Exhibit A - Casa Grande Medical Campus Phase II Preliminary Plat



Planning and Zoning
Commission
STAFF REPORT

AGENDA

TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Laura Blakeman, City Planner

MEETING DATE: June 6, 2013

REQUEST

Request by Arizona Water Company, for the following land use request located at 1455 N. Arizola Road; APN 505-22-002L:

1. **DSA-13-00041: Conditional Use Permit** to allow for a special purpose fence (8' feet in height), whereas the Urban Ranch Zoning District allows a maximum of 6' feet in height.

STAFF RECOMMENDATION

Staff recommends approval of Resolution DSA-13-00041 (Conditional Use Permit) for a Special Purpose Fence.

APPLICANT/OWNER

Arizona Water Company
PO Box 29006
Casa Grande, AZ 85122
P: 520-836-8785
Email: rmurrieta@azwater.com

Same as applicant

HISTORY

February 2, 1983 – Per Ordinance #874, the site was incorporated into the City of Casa Grande.

November 16, 1987 - The site received official zoning of UR (Urban Ranch) with the adoption of the Zoning Ordinance and map.

PROJECT DESCRIPTION

Site Area	.23 acres
Zoning	UR (Urban Ranch)

General Plan Designation	Neighborhoods
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Surrounding Land Use and Zoning

Direction	General Plan Designation	Existing Zoning	Current Uses
North	Neighborhoods	UR (Urban Ranch)	Vacant land
South	Neighborhoods	UR (Urban Ranch)	Vacant land
East	Neighborhoods	UR (Urban Ranch)	Arizola Road, Vista Grande High School
West	Neighborhoods	UR (Urban Ranch)	Vacant land, Residential (Monument Village)

Development Standards:

	Proposed Development	City Code requirements (UR)
Fence Height	8' ft.	6' feet maximum (<i>CUP required for Special Purpose Fences</i>)
Site Acreage:	.23 acres	1.25 ac.

Arizona Water Company has an existing equipment facility located at 1455 N. Arizola Road. The property is currently fenced with a six-foot high chain link fence combined with slump block walls and wrought iron gates. In response to City Officials, encouraging community upgrades, Arizona Water Company is requesting to replace the existing fence with a new eight-foot high cmu block wall and redwood slat rolling gate.



Zoning



The site is zoned UR (Urban Ranch) and water pump stations are principally permitted in an Urban Ranch Zoning District. The Urban Ranch Zoning is primarily a residential zoning district and per City Code Section 17.52.160, all areas zoned residential, no fence or wall shall be erected or maintained more than six feet in height. Because the use of the site is a well pumping station for Arizona Water Company, the 6 foot high fence requirement limits their ability to conceal equipment within the site. There is a provision in the City Code that allows for a "Special Purpose Fence". Per 17.52.180, Fences for special purposes and fences differing in construction, height or length may be permitted in any district by issuance of conditional use permit approved by the planning and zoning commission. Findings shall be made that the fence is necessary to protect, buffer or improve the premises for which the premises for which the fence is intended and will not detrimentally effect adjacent property. Based on this provision, Arizona Water Company is requesting a special purpose fence to construct an 8 foot high block fence (8x8x16 concrete masonry unit).

That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;

The site will be manned by Arizona Water Company personnel. Per City Code Section 15.32.060, there is no increase in traffic related to the existing and continued use; therefore this request does not trigger any requirement for dedication of adjacent street right-of-way nor does it require a Traffic Impact Analysis as the continued use of the site will generate less than 100 vehicle trips per day.

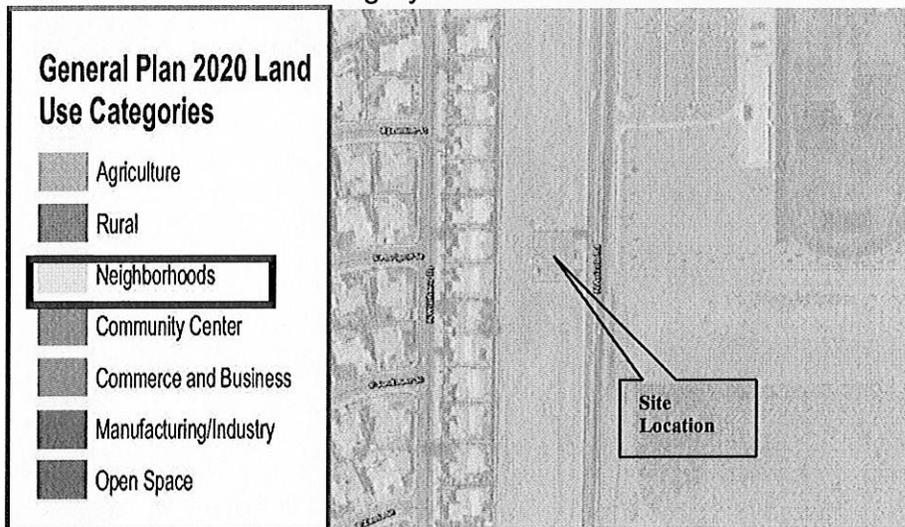
That the proposed use will have no adverse effect upon the abutting property;

The closest residential homes are approximately 61 feet to the west of the existing site. The new 8 foot high cmu fence will assist in buffering any noise and will screen the mechanical equipment from the view of the adjacent neighbors.

As part of the Conditional Use Permit process, a meeting notice was sent to property owners within 200' feet of the site. Staff is not aware of any adverse effects upon abutting properties and City Staff has not received any objections to the proposed request.

That the proposed use shall be in conformance with the General Plan;

The site is located in the *Neighborhoods* Land Use category. This category allows for a mix of neighborhoods that are designed to create places of character for residents. The land use category broadly addresses development connected to an approved water provider and underground utilities therefore Staff believes this project complies with the General Plan land use category.



That the conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare.

Staff has included a condition of approval to address the replacement of existing

landscaping along the properties frontage. The site can be seen from drivers traveling along Arizola Road, a major collector and the presence of landscaping along the street frontage will soften the effects of the proposed block wall and contribute to a positive overall image of the community.

PUBLIC NOTIFICATION/COMMENTS

Notification

Public hearing notification efforts for this request meet the requirements set out by City Code. They include:

- A notice was published in the Casa Grande Dispatch on May 21, 2013 for the June 6th, Planning and Zoning Commission public hearing.
- Notice was mailed on May 22, 2013 at least fifteen days before the day of the hearing to each owner of property situated within 200 hundred feet of the subject property. An affidavit confirming this is located in the project file.
- A sign was posted by the applicant on May 21, 2013 on the subject site. An affidavit confirming this posting was supplied by the applicant and located in the project file.

Inquiries/Comments

City Staff has not received any comments regarding this request.

STAFF RECOMMENDATION

Staff recommends the Commission approve **Resolution DSA-13-00041, the Conditional Use Permit for a Special Purpose Fence** subject to the following conditions:

1. Any expansion of the fence will require a new conditional use permit review.
2. The fence shall be limited to a maximum of 8 feet in height.
3. The applicant shall submit a Final Landscape Plan for administrative review and approval which sets forth the landscaping that will be planted to replace the existing landscaping that will be removed.

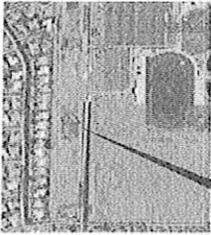
Exhibit:

Exhibit A – Site Plan

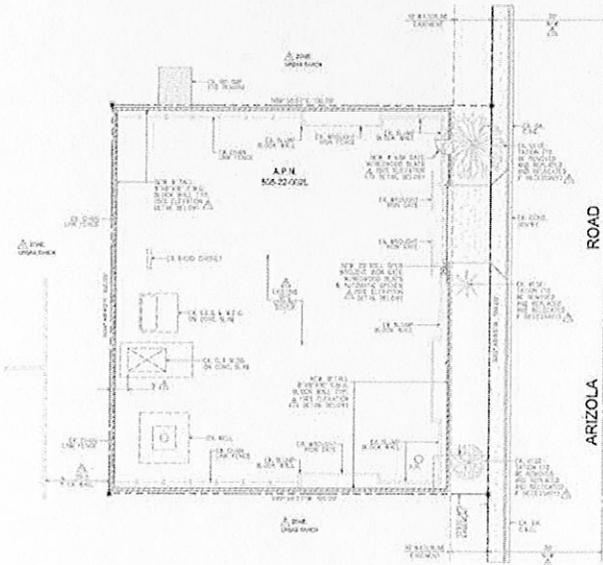
Exhibit A



VICINITY MAP
S.T.S.



PROJECT LOCATION
400 N. ARIZOLA ST.
DOWNTOWN PHOENIX, AZ



OWNER/OWNER'S DEVELOPER
PHOENIX WATER COMPANY
1000 N. 10TH AVENUE
PHOENIX, AZ 85004
CONTACT: 602.495.1000

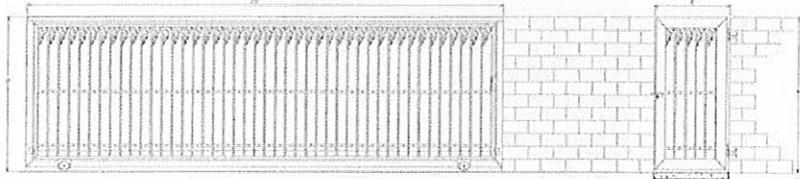
SITE STATISTICS
JOB NO. 22-002L
DATE: 08/14/2012
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
DATE: 08/14/2012

- LEGEND
- 3/4" LINE PROPERTY CORNER
 - STREET ELEVATION
 - PROPERTY LINE
 - EXISTING CURB
 - EXISTING SIDEWALK
 - EXISTING DRIVE
 - EXISTING UTILITY
 - EXISTING WALL
 - EXISTING FLOOR
 - EXISTING ROOF
 - EXISTING CEILING
 - EXISTING FLOOR FINISH
 - EXISTING WALL FINISH
 - EXISTING ROOF FINISH
 - EXISTING CEILING FINISH
 - EXISTING FLOOR FINISH
 - EXISTING WALL FINISH
 - EXISTING ROOF FINISH
 - EXISTING CEILING FINISH



NOTES

1. SEE GENERAL NOTES FOR CONSTRUCTION DETAILS.
2. SEE GENERAL NOTES FOR CONSTRUCTION DETAILS.
3. SEE GENERAL NOTES FOR CONSTRUCTION DETAILS.
4. SEE GENERAL NOTES FOR CONSTRUCTION DETAILS.
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9. SEE GENERAL NOTES FOR CONSTRUCTION DETAILS.
10. SEE GENERAL NOTES FOR CONSTRUCTION DETAILS.



▲ ROLLING GATE, BLOCK WALL MAN GATE ELEVATION DETAIL
NOT TO SCALE

	Planning and Zoning Commission STAFF REPORT	AGENDA # _____
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TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Laura Blakeman, City Planner

MEETING DATE: June 6, 2013

REQUEST

Request by RKA, Inc. for the following land use request located at 1346 E. Florence Boulevard; APN 505-46-005 and 505-46-006:

- 1. DSA-13-00044: Preliminary Plat** for Casa Grande Shopping Center a re-subdivision of Lots 5 & 6

APPLICANT/OWNER

Applicant

RKA, Inc.
2233 E. Thomas Road

Phoenix, AZ 85016
P: 602-955-3900

Owner

HH-Casa Grande, L.L.C.
15455 N. Greenway-Hayden Loop, Suite C-2
Scottsdale, AZ 85260
P: 480-794-1887

HISTORY

January 2, 1974 - Per Ordinance #498, the site was incorporated into the City of Casa Grande.

November 16, 1987 - The site received official zoning of B-2 (General Business) with the adoption of the Zoning Ordinance and map.

November 10, 1981 – DSA-10-00274: The Final Plat for Casa Grande Shopping Center was recorded in Cabinet A Slide 45.

PROJECT DESCRIPTION

Site Area	Lot 5 – 1.56 acres Lot 6 – 4.31 acres
Current Land Use	Lot 5 – Shopping Center Suites (Big 5, Vacant, Suite, Little Texas Restaurant, Proposed Pet Club relocation)

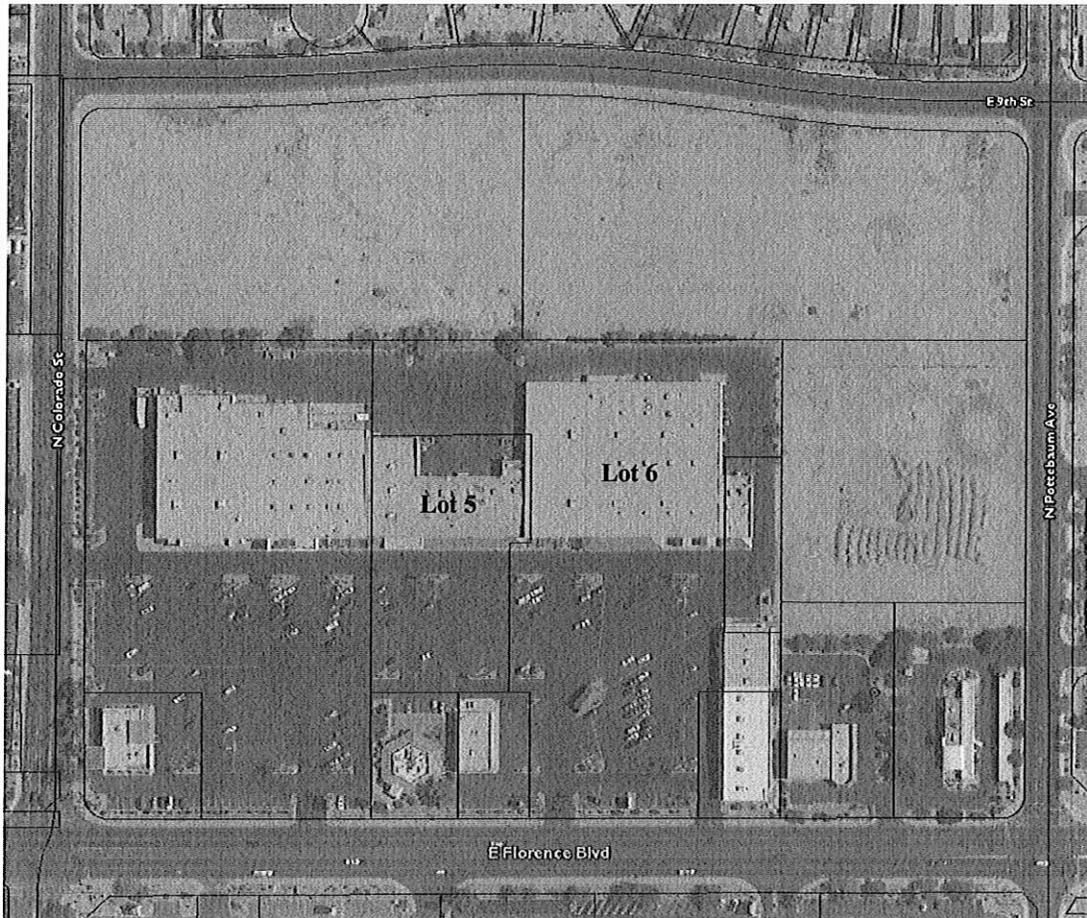
	Lot 6 – Shopping Center Suites (Office Max - relocation), Big Lots
Existing Zoning	B-2 (General Business)
Existing General Plan 2020 Land Use	<i>Community Center</i>

Surrounding Land Use and Zoning

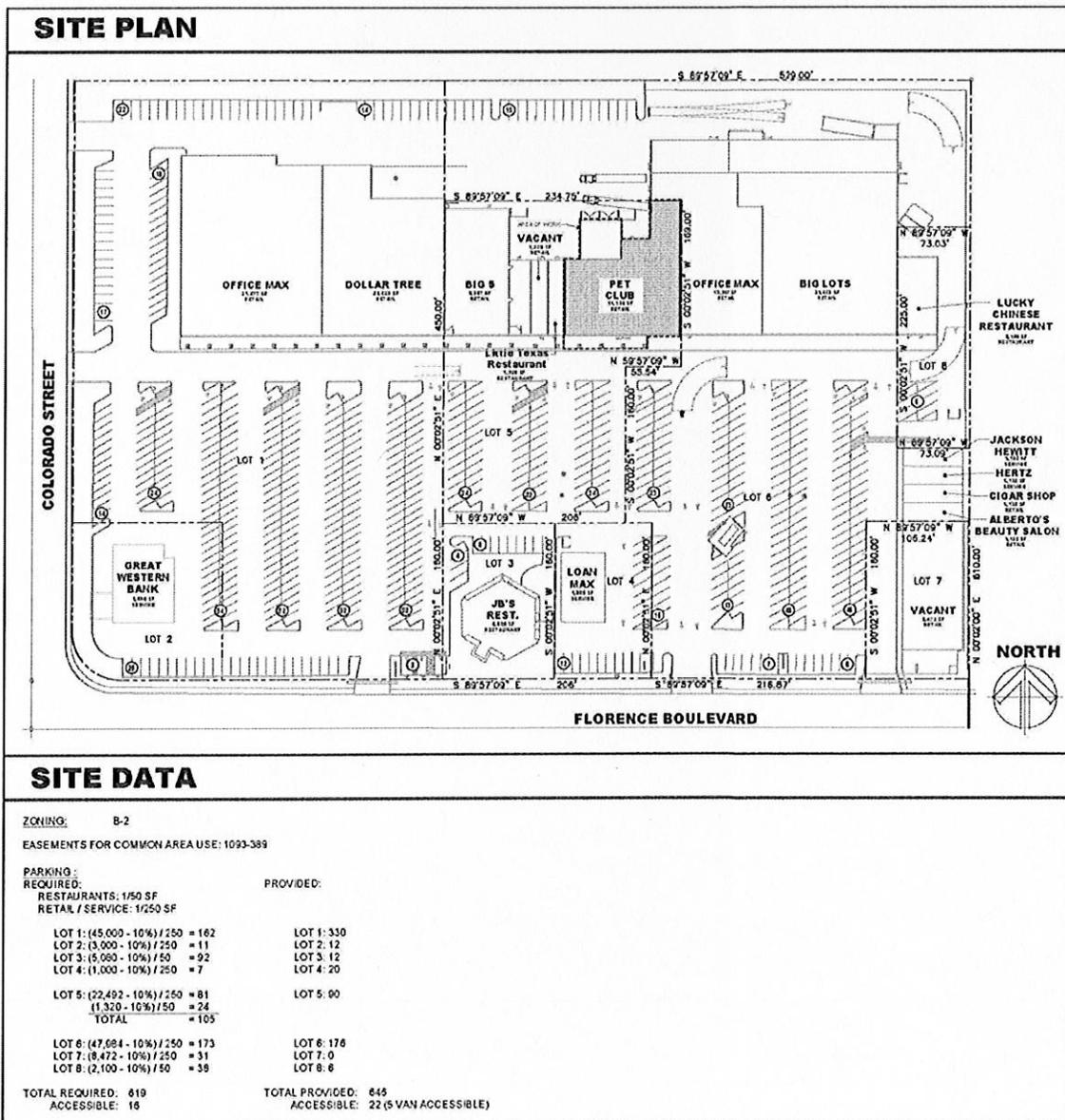
Direction	General Plan 2020 Designation	Existing Zoning
North	<i>Community Center</i>	B-2 (General Business)
East	<i>Community Center</i>	B-2 (General Business)
South	<i>Community Center</i>	PAD (Planned Area Development)
West	<i>Community Center</i>	B-2 (General Business)

General Discussion

The preliminary plat request involves Lots 5 and Lot 6 of the Casa Grande Shopping Center as shown in the aerial depicted below:



The applicant is requesting to expand a tenant space (to relocate Pet Club from Lot 7) by moving an interior wall east approximately 28.75 feet. The existing wall lies along the property line of the Casa Grande Shopping Center Final Plat (see exhibit A); therefore the property line needs to be moved in accordance with the new location of the interior wall. Moving the property line requires a re-subdivision per City Code Section 16.12.290C. The preliminary plat was required to understand how the existing site improvements related to the proposed lot line and whether each lot in the re-subdivision (lots 5 & 6) would still contain the minimum number of parking stalls required to meet the parking code requirements for the buildings and uses existing on the lots. The City Code requires that all required parking be provided on the same lot as the use unless a Conditional Use Permit for off-site parking is approved.



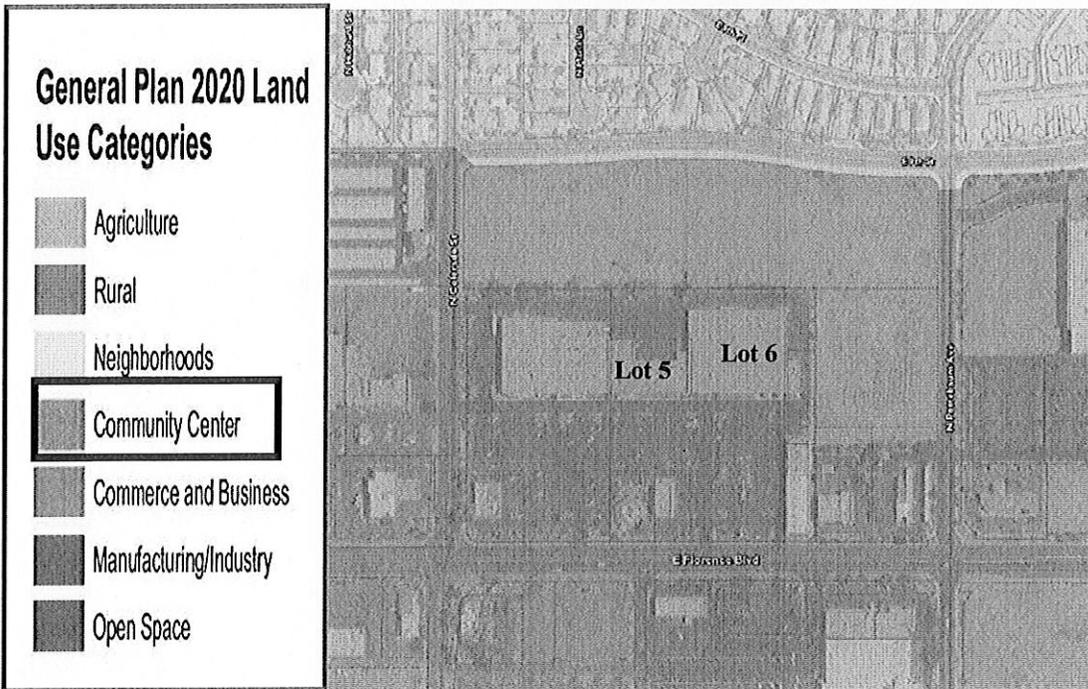
Because there is additional parking areas striped within the shopping center that are not shown on the Parking Site Plan and it appears that the Lot 5 is short of parking spaces Staff has added a condition of approval, that any required off-site parking be approved with a Conditional Use Permit.

In accordance with Section 16.12.290C of the City Code, the subdivision will be processed as both a Preliminary Plat and a Final Plat. Pending Planning Commission's approval of the Preliminary Plat, a Final Plat will be submitted and scheduled for final approval by the City Council.

Conformance to the General Plan:

The subject site is designated as *Community Center* in the City's General Plan 2020. The *Community Center* land use category is broad, however it is intended to encourage a mix of land uses and a variety of vertical and horizontal mixed-use commercial, retail and residential developments.

The existing shopping center is in compliance with the General Plan.



Conformance with Existing Zoning:

The subject site currently is zoned B-2 (General Business). Existing uses of commercial, retail, and restaurants are principally permitted uses in the B-2 zoning district.

Zoning Exhibit



PUBLIC NOTIFICATION/COMMENTS

Notification

Public hearing notification efforts for this request meet the requirements set out by City Code. They include:

- A notice was published in the Casa Grande Dispatch on May 21, 2013 for the June 6th Planning and Zoning Commission public hearing.
- Notice was mailed by the City on May 22, 2013 at least fifteen days before the day of the hearing to each owner of property situated within 200 hundred feet of the subject property. An affidavit confirming this is located in the project file.
- A sign was posted by the applicant on May 22, 2013 on the subject site. An affidavit confirming this posting was supplied by the applicant.

Inquiries/Comments

- City Staff received an inquiry relating to the purpose of this request.

RECOMMENDED MOTION

Staff recommends the Commission approve **DSA-13-00044**, the Preliminary Plat for the **Casa Grande Shopping Center**, subject to the following conditions:

1. All required parking shall be provided on the same lot as the use unless a Conditional Use Permit for off-site parking is approved.

Exhibit:

Exhibit A - Casa Grande Shopping Center Final Plat

Exhibit B - Casa Grande Shopping Center Preliminary Plat

