

AGENDA ITEM _____
DATE _____

Regular Meeting
August 7, 2014

**MINUTES OF A REGULAR MEETING OF THE CASA GRANDE
PLANNING AND ZONING COMMISSION HELD ON THURSDAY,
AUGUST 7, 2014 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:

Members Present:

Chairman Jeffrey Lavender
Vice-Chairman Mike Henderson
Member Joel Braunstein
Member Ruth Lynch
Member Fred Tucker
Member Stephen Gentzkow

Absent:

Member David Benedict Unexcused

City Staff Present:

Paul Tice, Planning and Development Director
Laura Blakeman, Planner
Jim Gagliardi, Planner
Melanie Podolak, Administrative Assistant
Mark Graffius, Assistant City Attorney
Duane Eitel, Traffic Engineer

**III. Approval of Minutes:
July 1, 2014**

Member Braunstein moved to approve the minutes dated July 1, 2014, Member Tucker 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 Randy Pulliam, PMG Design Group, for the following land use approval:

- 1. DSA-14-00044: Major Site Plan/Final Development Plan** for a proposed 6,972 square foot O'Reilly Auto Parts store located at 1426 E. Florence Boulevard.

Laura Blakeman, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Ms. Blakeman stated the project site is on .72 acres located within the Lowe's Planned Area Development. The O'Reilly Auto Parts store is proposing to be opened 7 days a week, with one delivery per day. She then overviewed the review criteria for a Major Site Plan (MSP), noting that the site is located within our General Plan 2020, Community Center land use category. The Community Center land use is to create a more urban and less suburban type of development form. Ms. Blakeman explained that both the Community Center and the Commerce and Business land use allows similar types of commercial and service uses, but the Commerce and Business land use has the parking lot between the building and the street, and the Community Center land use encourages the buildings to be closer to the street with the parking on the side or in the back. Ms. Blakeman stated that both the Florence Boulevard and Pinal Avenue corridors will eventually be modified over time as development occurs to create our Community Center land use form. Ms. Blakeman then stated the request tonight does not meet the development pattern or building form of our Community Center land use; examples were shown of Community Center vs. Commerce and Business land uses. She pointed out that O'Reilly Auto Parts current location in town meets our Community Center land use form, and they also have 9 valley locations, with 4 of their stores meeting our Community Center land use form; two of the stores recently opened; one in Tempe and one in Phoenix. Ms. Blakeman mentioned that the Lowe's PAD established a 15 foot setback for the buildings within their PAD. She concluded by stating staff recommends denial of the request due to non-conformance with the General Plan.

Member Tucker questioned the designation of Chili's, Autozone and Discount Tire, and what the difference is between these businesses and what O'Reilly's is asking for.

Ms. Blakeman stated the businesses mentioned were built prior to the adoption of our General Plan 2020.

Director Tice explained the mentioned businesses were built before the City adopted the requirement for Community Center. The old General Plan wanted to achieve a suburban look, with parking lots closer to the street and the building pushed back. He stated the City adopted the new General Plan with the Community Center land use category with a proactive intent to change the character and look over time along the Florence Boulevard and Pinal Avenue corridor. Director Tice commented that if we

keep repeating our past development practices we will never achieve the Community Center character.

Member Gentzkow questioned if the PAD for this site was approved under the old General Plan.

Ms. Blakeman replied "yes", it was approved prior to the 2020 General Plan; however the site being that they are a Planned Area Development and were created with pad sites up front help to meet the intent of Community Center.

Director Tice commented that with the Lowe's PAD the intent was to allow the buildings to be very close to the street. He noted that Eege's was the first to implement the 15 foot setback with the porte-cochere that they constructed over their drive-thru pick-up window Western Bank was constructed prior to the Lowe's PAD, but the PAD envisioned and allowed the future buildings that would be constructed on the pad sites to be pushed close to Florence Boulevard.

Vice-Chairman Henderson questioned why the applicant feels the blank wall to the north is ok.

Ms. Blakeman explained that staff has had general discussions regarding the elevations mainly trying to meet the Community Center form, however there are no specific guidelines other than some of the architectural elements that will have to be implemented into the pad and the applicant has met those requirements.

Chairman Lavender called the applicant to come forward.

Jesse Macias, applicant with PM Design Group, 1425 N. First Street, Suite 100, Phoenix, came forward to address the Commission. Mr. Macias stated the Community Center will not work from their operational standpoint. Mr. Macias commented that if they place the building at the 15 foot setback it will eliminate parking spaces and the Lowe's PAD and Conditions, Covenants and Restrictions require them to have parking at 5 spaces per 1,000 square feet, which means they need 35 parking spaces. Their original layout meets the parking requirements, but if they have to reorient the building they will not be able to comply with the parking requirements. He stated it will also cause them to end up with "dead end" parking, and a loading area causing the driver to maneuver and back up to get to the bay doors. Mr. Macias stated the changes present safety and security issues for O'Reilly's. He commented they are not a use that is for pedestrians, it is for people with vehicles that need auto parts. Mr. Macias handed out photos of businesses located along Florence Boulevard. He stated they are happy to be part of the community, but they just want to be here with their best foot forward, and the front of their store is their best feature. Mr. Macias commented that the Lowe's PAD does not state the orientation of the building and it also shows parking in the front along the street frontage. He then explained that their current store and the two that were mentioned in the valley were buildings that were already constructed and they went into the building as a tenant, not a new build.

Vice-Chairman Henderson commented that this seems to be a clash of good values and good objectives. He questioned if this store will replace the existing store and why did they pick this location, He also questioned that if the Commission accepted their proposal how would they reconcile with other businesses that wanted to do what they are proposing

Mr. Macias stated the existing store will stay and that he would have to ask the O'Reilly's Real Estate Department as to why they chose this site. Mr. Macias then stated they do not feel they are asking for something that is not conducive to the community. They understand the intent of the Community Center and feel it negatively impacts their site.

Vice-Chairman Henderson voiced his concern with the placement of the trash enclosure.

Director Tice cited there are no regulations as to where the designer places the trash enclosure.

Mr. Macias noted they like to place the trash enclosure away from the street and accessible to the business.

Member Gentzkow questioned the city's parking requirements; Lowe's is requiring 5 parking spaces per 1,000 square feet.

Director Tice replied the city requires 1 parking space per 250 square feet.

Member Gentzkow asked Mr. Macias if Lowe's has stated they will not approve their plan if the parking is per city code. He also questioned if the property is leased.

Mr. Macias stated he is not sure what Lowe's response will be, but he assumes if they want to deviate from the PAD parking requirements then they will have to submit a PAD Amendment. Mr. Macias confirmed that the site is leased for 20 years.

Chairman Lavender asked if there was a representative for O'Reilly's present.

Mark Bergquist, Corporate Architect for O'Reilly Auto Parts, 702 E. Bethany Home Road, Phoenix, came forward to address the Commission. Mr. Bergquist stated he was hired by O'Reilly's to do this project. He commented they have a full staff that looks for store locations, and this site was a logical location. Mr. Bergquist stated they had no idea they had to be close to the street; if they knew this they might not have looked at this site as closely as they did. He noted that all their new stores in Phoenix have used the same design for the past 10 years; this is their corporate look. Their presentation is towards the public; front facing the street with parking in-between the building and the street. Mr. Bergquist stated their design is what they want for this site, if they are not able to do their design, they will have to ask if Lowe's would accept less parking, and

their committee will have to determine if they want to proceed with this project if they are made to reorient the building.

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

Member Lynch asked staff how many buildings were constructed along Florence Boulevard after the adoption of the 2020 General Plan.

Director Tice replied that two buildings have been constructed within the Community Center land use category since the adoption of the General Plan 2020. One was the Wendy's rebuild, which was moved forward and the Community Center land use was implemented. The other building was the small retail building for Jimmy Johns and Mattress Store. This building could not be moved forward due to existence of very large easements that were located along the Florence Blvd. frontage, but it was moved as close as possible, with only one row of parking in-between the building and the street. Director Tice stated staff understands that this is a new design concept for the community because of that staff tries to work with applicants to implement the land use, by taking soft approach, understanding that if we do not do anything things will never change. Director Tice mentioned that in this case staff would have been willing to allow a drive lane across the front for deliveries or circulation or possibly allow one row of parking with a drive lane. Staff is looking for a good faith attempt by the applicant to meet our Community Center design. Not only does the proposed design not even attempt to meet the Community Center design, it actually flies in the face of it by pushing the building back 80 feet far further than other pad buildings in the Florence Blvd. corridor. Director Tice stated if you really want the Community Center to mean something we have to make some kind of effort to have the buildings meet the Community Center design. He commented that he would love to have the front of the building facing Florence Boulevard and does not understand why the applicant is suggesting that in order to comply they would have to place the back of the building up against the Florence Blvd. frontage, staff is just requesting that the building be moved forward keeping it's same front elevation orientation

Member Lynch commented that in reading the plans for a Community Center the front of the building had to be facing the street, but the applicant keeps talking about having the back towards the street.

Chairman Lavender asked staff how long they have been working with the applicant.

Ms. Blakeman replied they have been working with the applicant for approximately 6 months.

Member Gentzkow questioned the signage for the building.

Director Tice noted the site has a comprehensive sign plan, and the plan only allows signage on the south elevation. He stated the applicant can request to modify the comprehensive sign plan.

Chairman Lavender questioned if the case is being heard tonight because by law once a proposal is started we have to vote by a certain date.

Director Tice stated staff has met the regulatory bill of rights timing requirements, explaining that staff and the applicant basically reached an impasse during the internal review stage and the application was scheduled for the Planning Commission's consideration as an attempt to move pass the impasse.

Member Tucker commented that it seems neither party is giving in at all.

Mr. Macias stated they did look at different layouts but are restricted due to parking requirements, and what staff is suggesting will not work for their operational needs.

Chairman Lavender stated the fact that no one from O'Reilly's operations is here tonight does not send a message of being a good community partner, it seems arrogant.

Member Lynch commented the site does not seem adequate in size to meet the applicant's needs.

Vice-Chairman Henderson made a motion to table DSA-14-00044 Major Site Plan/Final Development Plan for a proposed 6,975 square foot O-Reilly Auto Parts store located at 1426 E. Florence Boulevard, for one month, Member Tucker seconded the motion.

Member Braunstein questioned staff if they feel tabling the project for one month will accomplish anything.

Director Tice stated staff is always willing to engage in discussions regarding alternative site designs. He understands parking issues but the real problem is everything will have to be agreed to and a new site plan drafted in less than two weeks; 30 days is not enough time.

Vice-Chairman Henderson amended his motion to table DSA-14-00044 Major Site Plan/Final Development Plan for a proposed 6,975 square foot O-Reilly Auto Parts store located at 1426 E. Florence Boulevard, for two months, Member Tucker seconded the motion.

Member Lynch questioned if the project is denied could the applicant submit new plans.

Director Tice stated the applicant can appeal to City Council if this request is denied.

Chairman Lavender asked Mr. Macias if they will agree to a 60 day continuance.

Mr. Macias stated "yes". He then thanked staff for their hard work.

Mr. Bergquist commented they usually do not have any other employees attend the meeting. He noted they are willing to work with staff but have been doing this and if they do this half way it will not work. Mr. Bergquist commented he is not sure where this is going to go, they do not have much more to offer.

Vice-Chairman Henderson questioned if Mr. Bergquist is requesting the Commission vote on the project.

Mr. Bergquist stated they have a large staff that works on their site locations and this site is adequate for what they have planned.

Member Tucker asked Mr. Bergquist if he wanted to postpone the case or have the case denied and they can appeal to City Council

Mr. Bergquist replied they would like to "take a stab at it".

Chairman Lavender clarified that the motion is to table the case to the October Planning Commission meeting.

The following roll call vote was recorded:

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

The motion passed 6 – 0.

B. Request by Evergreen Development Company, for the following land use approvals at 2463 and 2473 E Florence Blvd within the commercial area of the Mission Royale Planned Area Development (APN # 505-25-008F):

- 1. DSA-14-00049: Conditional Use Permit** to allow a convenience food restaurant with a drive-thru at 2473 E. Florence Blvd.
- 2. DSA-14-00050: Major Site Plan** for the 3,616 sq. ft. convenience food restaurant and for the development of a separate 6,023 sq. ft. multi-tenant retail building at 2463 E. Florence Blvd.

Jim Gagliardi, Planner, came forward and presented a brief overview of the cases as stated in the Staff Report. Mr. Gagliardi stated the site 2.06 acres located within the Mission Royale PAD, between the Walgreens and Culvers. The applicant is requesting a convenience food restaurant and a separate multi-tenant building. He noted the area is designated for Commercial uses and is just a portion of the 19 acre lot; the remainder

of the lot will have to be re-platted. Mr. Gagliardi overviewed the review criteria for a Conditional Use Permit (CUP). He explained that the commercial area of the Mission Royale PAD there is a 34 foot landscape buffer to the south, a masonry wall, and on the residential side of the wall there is a 2 acre landscape tract. This was all designed to provide a buffer between the commercial uses and residential. Mr. Gagliardi mentioned the condition staff is recommending that the business shall not be in operation between the hours of 11:00 p.m. and 7:00 a.m. the following day. He explained the reasons for these specific hours were because a similar condition was placed on Culver's when it was approved in 2010 and staff wanted to be consistent. The applicant has contacted staff and requested that the hours of closure be changed to midnight and 7:00 a.m. the following morning. Mr. Gagliardi noted that staff does not have an issue with extending the hours of operation, seeing there was no apparent opposition received during the notification process. He then overviewed the Major Site Plan review criteria mentioning the site is located within the Neighborhood land use category of the 2020 General Plan which allows commercial uses with certain densities, and this site meets those requirements. Mr. Gagliardi stated no public comments were received.

Member Gentzkow questioned if there are any plans for another monument sign.

Mr. Gagliardi stated the applicant will need to amend the Comprehensive Sign Plan if they want to add another monument sign.

Chairman Lavender asked if Culver's was notified that this applicant is requesting to be opened until midnight. He then questioned what Culver's would need to do if they wanted to change their hours of operation.

Mr. Gagliardi commented that if Culver's wanted to change their hours of operation they will need to apply for a Conditional Use Permit to revise their hours of operation.

Chairman Lavender called for the applicant to come forward.

Alex Gonzalez, applicant with Evergreen Development Co., 2390 E. Camelback Road, Phoenix, came forward to address the Commission. Mr. Gonzalez briefly explained the history of how Raising Canes Chicken restaurant started, noting they currently have 150 restaurants, in Louisiana, Texas, Arizona and Nevada.

Member Gentzkow questioned if the retail shops will be constructed at the same time as the restaurant.

Mr. Gonzalez replied that their plan is to construct all the buildings at the same time.

Chairman Lavender asked Mr. Gonzalez if they are asking the Commission to amend their hours of operation.

Mr. Gonzalez stated "yes". He stated the site is off the freeway, and the extra hour will accommodate the commuters. Mr. Gonzalez pointed out that Culvers is allowed to be opened until 11:00 p.m., but they opt to close at 10:00 p.m.

Chairman Lavender made a call to the public.

Hugh Renard, 45 N. Seville Lane, Casa Grande, came forward to address the Commission. Mr. Renard expressed his concern with the semi-truck parking in this area and causing traffic to be limited. He commented that no one acknowledges the stops signs behind Walgreens onto Santiago Trail, and he feels that no business in the area needs to be opened after 10:00 p.m.

Vice-Chairman Henderson agreed with Mr. Renard, stating no one is in the area after 10:00 p.m.

Member Lynch commented that a lot of fast food restaurants along the freeway are opened 24 hours, and does not want to stifle a business by not allowing them to adjust to their competitor's hours of operation.

Vice-Chairman Henderson question if there are any restaurants in the area opened late.

Mr. Gonzalez stated that In-N-Out Burger is opened until 1:00 a.m.

Member Lynch questioned if the hours of operation are part of the PAD requirements.

Mr. Gagliardi stated they are not part of the PAD, but could be part of the conditions, covenants and restrictions.

Vice-Chairman Henderson made a motion to approve Resolution DSA-14-00049, Conditional Use Permit to allow a convenience food restaurant with a drive-thru at 2473 E. Florence Boulevard, with the conditions as stated below:

1. The Conditional Use Permit shall be maintained in accordance with the approved Major Site Plan
2. The business shall not be in operation between the hours of 11:00 p.m. and 7:00 a.m. the following day.
3. A Preliminary and Final Plat re-subdividing Parcel 3 of Mission Plaza at Mission Royale to reflect the property to be used for this development shall be approved prior to issuance of a building permit.

Member Gentzkow seconded the motion.

The following roll call vote was recorded:

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

The motion passed 6 – 0.

Member Lynch made a motion to approve case DSA-14-00050 Major Site Plan for the 3,616 square foot convenience food restaurant and for the development of a separate 6,023 square foot multi-tenant retail building g at 2463 E. Florence Boulevard, with the condition and technical modifications as stated below:

Condition:

1. The paint colors for the structures must have less than a 50% light reflectivity value to be verified at the time of building permit submittal.

Technical Modifications:

1. The dumpster enclosures meet city specifications, particularly a minimum of a 10 ft. depth and placement of bollards.
2. That prior to issuance of a Certificate of Occupancy three Texas Ebony trees be planted along the frontage of the site to be in compliance with the landscape plan.

Member Tucker seconded the motion.

The following roll call vote was recorded:

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

The motion passed 6 – 0.

C. Request by Eric Leibsohn, AIA, for the following land use approval on 4.67 acres of land, zoned I-1, at 3085 N Cessna Ave (APN # 509-81-114B):

- 1. DSA-14-00051: Major Amendment to an Approved Major Site Plan** to allow the addition of a new industrial warehouse approximately 15,300 sq. ft. in size for CYC Seed Company.

Paul Tice, Planning Director, came forward and presented a brief overview of the case as stated in the Staff Report. Director Tice stated the applicant is requesting to add a storage building on a 4.67 acre site located within the Airport Industrial Park. Director Tice mentioned that the City of Casa Grande is the Land Developer for the Airport Industrial Park. Continuing with the overview, Director Tice noted this site is the location of the old AKTO Building Supply Company whom submitted and received approval of a Major Site Plan and associated Landscape Plan with their initial development of the site. The applicant is proposing to amend the Major Site Plan but has not submitted an amended Landscape Plan. However, in looking at the site it appears that a lot of the plant material has died over time and not been replaced as required by the Code. Accordingly, staff is recommending a condition of approval that the landscaping needs to be brought back into compliance with the previously approved Landscape Plan, or propose an alternative Landscape Plan that meets City Code. Director Tice stated these industrial lots do not have to generally have on-site retention because within the industrial park there are regional shared retention basins that are owned and maintained by the City. Director Tice concluded by stating this project was reviewed and approved by the Airport Design Committee at their May 2014, meeting. No public comments were received.

Chairman Lavender called for the applicant to come forward.

Cindy Compton, 1247 N. Hacienda Road, Casa Grande, came forward to address the Commission. Ms. Compton had nothing further to add.

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

Member Lynch made a motion to approve case DSA-14-00051 Major Amendment to an Approved Major Site Plan to allow the addition of a new industrial warehouse approximately 15,300 square feet in size for CYC Seed Company, with the condition as stated below:

1. Prior to the issuance of a Certificate of Occupancy for the new storage building all landscaping shall be installed per the Landscape Plan approved with the prior Major Site Plan for the property (CG PZ-114-004) or in accordance with an alternative approved Landscape Plan.

Member Gentzkow seconded the motion.

The following roll call vote was recorded:

Member Gentzkow	Aye
Member Tucker	Aye

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

The motion passed 6 – 0.

VI. Call to the Public:

There were no comments received from the public.

VII. Report by Planning Director:

A. Administrative Approvals

1. **DSA-14-00068** – Major Site Plan/Final Development Plan – Minor Amendment – C-A-L Ranch Outdoor Sales Area/Propane Tank Minor Installation, 1116 E. Florence Boulevard, request to relocate the outdoor sales area and install on 500 gallon propane tank. Approved June 30, 2014 (Planner: Laura Blakeman)
2. **DSA-14-00029** - Major Site Plan/Final Development Plan – Minor Amendment – Casa Grande U-Haul RV Canopies, 242 N. Camino Mercado, request to add two 383.58 ft X 83.93 ft canopies, 15 ft 8 in. overall height. Approved July 14, 2014. (Planner: Jim Gagliardi)

Director Tice updated the Commission on the administrative approvals. He mentioned that U-Haul has agreed to turn off their freeway sign at 10:00 p.m.

B. Board of Adjustment Decisions

1. **DSA-14-00097** – Temporary Use Permit to allow a 14' diameter sculptural logo for the Phoenix Mart development. Approved by a 3 – 1 vote on July 15, 2014.

Director Tice updated the Commission on the Board of Adjustment approval of a 14' sculptural logo sign for the Phoenix Mart. He stated the request was for a Temporary Use Sign and will be part of the Phoenix Mart Comprehensive Sign Plan that will be submitted to the Planning Commission in the near future. It will be up to the Commission whether this sign stays, is modified or taken down.

Chairman Lavender stated the next meeting is September 4, 2014. He asked staff to send Keith their best wishes.

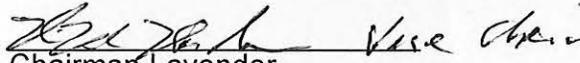
VIII. Adjournment:

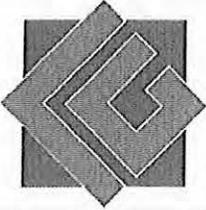
Vice-Chairman Henderson motioned for adjournment, Member Tucker seconded; a voice call vote was called and all were in favor.

Chairman Lavender called for adjournment at 7:39 p.m.

Submitted this 18th day of August 2014, by Melanie Podolak, Administrative Assistant to the Casa Grande Planning & Zoning Commission, subject to the Commission's approval.

Approved this 2nd day of September 2014, by the Casa Grande Planning & Zoning Commission.


Chairman Lavender

	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: August 7, 2014

REQUEST

Request by Randy Pulliam, PMG Design Group, for the following land use approval:

DSA-14-00044: Major Site Plan/Final Development Plan for a proposed 6,972 square foot O'Reilly Auto Parts store located at 1426 E. Florence Boulevard.

APPLICANT/OWNER

PM Design Group
 1425 N. First Street, Suite 100
 Phoenix, AZ 85004
 P: 602-457-5757
 Email: rgilliam@pmdginc.com

O'Reilly Auto Enterprises, LLC
 233 S. Patterson
 Springfield, MO 65802

HISTORY

April 16, 1973: The site was annexed into the City limits of Casa Grande.

November 16, 1987: The site was given B-2 zoning with the adoption of the Zoning Ordinance.

February 3, 2005: CGPZ-033-005: The Planning and Zoning Commission approved the Major Site Plan for the Stockmen's Bank.

July 7, 2005: CGPZ-135-005: The Planning and Zoning Commission approved the Major Site Plan for the Lowe's.

August 15, 2005: CGPZ-137-005: The City Council adopted Ordinance # 1178.238 approving a Zone Change from B-2 to PAD for the "Lowe's Planned Area Development."

October 6, 2005: CGPZ-212-005: The Planning and Zoning Commission approved

the Preliminary Plat for the Lowe's PAD.

June 18, 2007: The City Council adopted Resolution # 2825.150 approving CGPZ 198-06 "Lowe's Final Plat."

Dec. 1, 2008: The City Council adopted Resolution # 2825.150.1 approving DSA-08-00111 "Lowe's Re-Subdivision Final Plat."

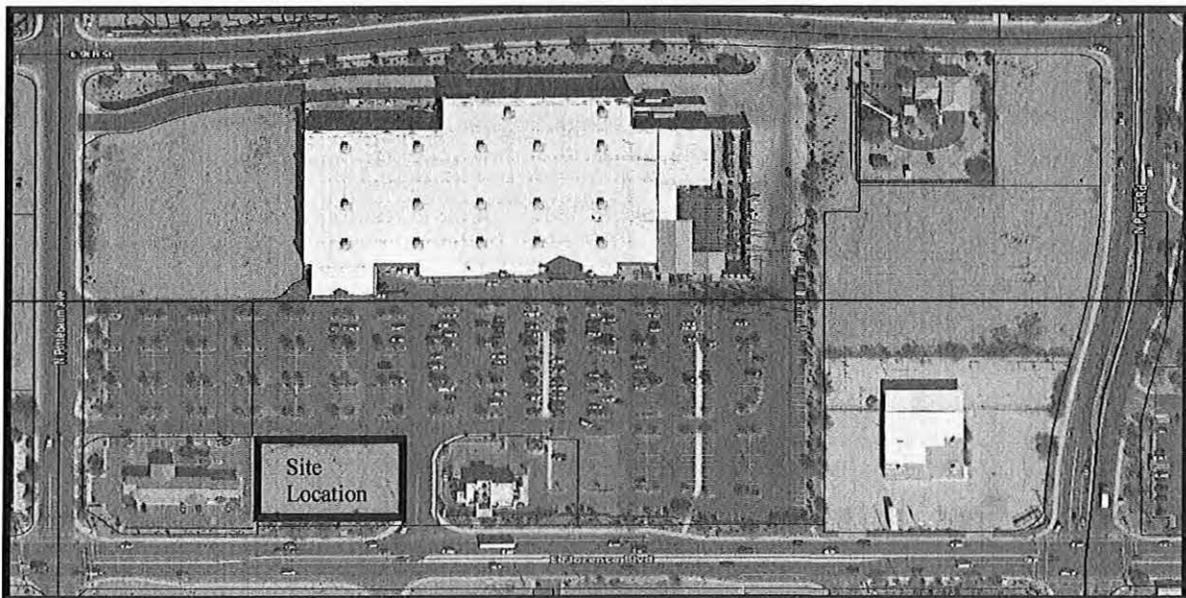
October 1, 2009: DSA-09-00051: The Planning and Zoning Commission approved the Major Site Plan for the Eegee's Restaurant.

PROJECT DESCRIPTION	
Site Area	.72 acres
Zoning	PAD (Planned Area Development)
General Plan Designation	<i>Community Center</i>

Surrounding Land Use and Zoning

Direction	General Plan Land Use Designation	Zoning/Current Uses
North	<i>Community Center</i>	PAD (Planned Area Development) Lowe's
South	<i>Community Center</i>	B-2 (General Business) Vacant land
West	<i>Community Center</i>	B-2 (General Business) Western Bank
East	<i>Community Center</i>	PAD (Planned Area Development) Eegee's Restaurant

AERIAL MAP:



Overview

The Major Site Plan request is for an O'Reilly Auto Parts store. The site (.72 acres) will consist of a one story, 6,972 square foot building located on the vacant pad site at the Lowe's shopping center (see Exhibit A).

According to O'Reilly's business operations the store will be open seven days a week with one delivery a day. The deliveries are made with small trucks and pickup trucks; however some deliveries could be made with semi-trucks. When there are large deliveries, pallet jacks are used to move plastic bins (totes) into the receiving door. With small deliveries, the totes are wheeled in with a dolly or are carried in.

CONFORMANCE WITH MAJOR SITE PLAN REVIEW/FINAL DEVELOPMENT PLAN CRITERIA 17.68.070

Section 17.68.070 of the Zoning Code sets forth various review criteria that need to be evaluated in conjunction with the consideration of a Major Site Plan application. Staff's analysis of how the proposed Major Site Plan complies with each of these criteria is as follows:

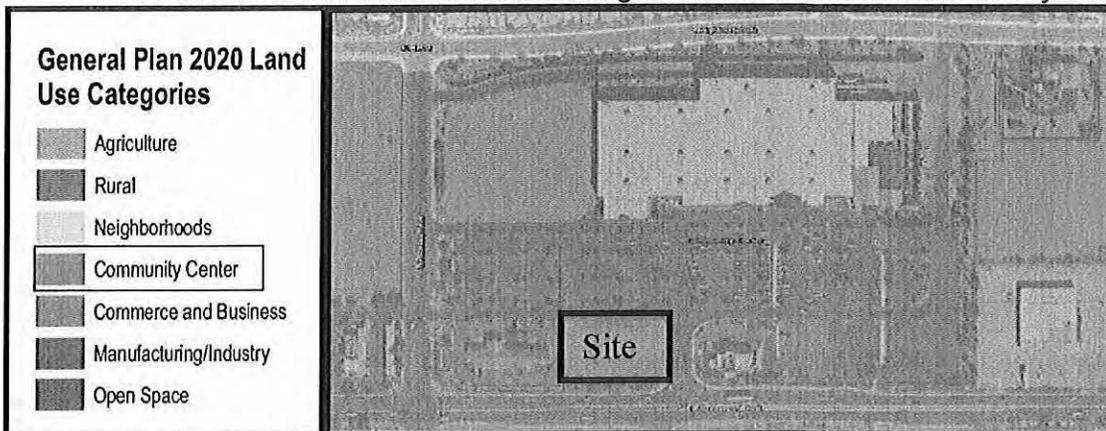
1) Relationship of the plan elements to conditions both on and off the property

The site is located within a pad site of the Lowe's Shopping Center. The .72 acre site provides sufficient area to accommodate the proposed request.

The site is located in a prime location for commercial development as it is located along a principal arterial, Florence Boulevard. The proposed auto parts store fits into the surrounding area, as a variety of commercial and retail development are located along the Florence Boulevard corridor.

2) Conformance to the City's General Plan

The General Plan 2020 Land Use designation for the site is *Community Center*.

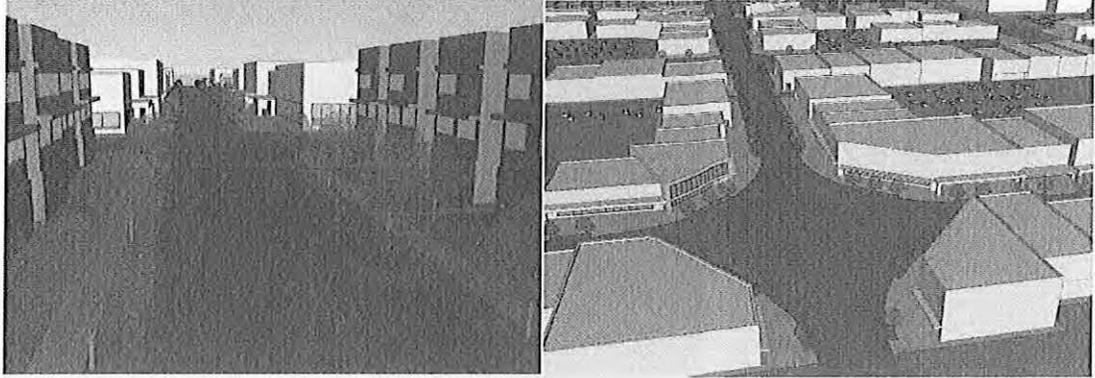


The *Community Center* land use category allows the most intense development in terms of Floor Area Ratio (FAR) and density, in Casa Grande. This land use encourages a mix of land uses and appropriate intensities that can reduce the need to travel by car. The intent of the built environment provides a variety of vertical and horizontal mixed uses with mobility geared toward pedestrian access and to create a more urban and less suburban type of development form.

An example of the Community Center form in Casa Grande is the downtown area. In the Downtown area, development is built to the setbacks, there are larger scale buildings grouped together, streets and public open spaces are designed to bring people together in a denser atmosphere but still trying to maintain a functional and inviting "sense of place".

The Community Center land use category was created with the adoption of the General Plan 2020 as it did not previously exist. The Community Center land use category was expanded beyond the downtown area into the Florence Blvd. corridor up to I-10 and into the Pinal Ave. corridor up to Kortsen Rd. Staff assumes that this inclusion of a portion of the Florence Blvd. and Pinal Ave. corridors into the Community Center land use category was done so for the purpose of modifying, over time, the form that the future commercial development would take in these areas. Both the Commerce & Business and the Community Center land use categories allow similar types of commercial and service uses. The only real distinction between these two General Plan land use categories is the look of the development that they are trying to encourage. The Commerce & Business category allows commercial developments with standard suburban design characteristics that consist of buildings set back from the street with large expanses of parking lot located between the building and the street frontage. On the other hand the Community Center land use category attempts to create commercial development that has a different look and orientation. It encourages buildings to be pulled closer to the street and the parking to be placed primarily to the side or rear of the building. These types of design results in a streetscape where when you drive down the street the buildings themselves are the primary thing you notice versus parking lots. This design approach also makes it easier for pedestrians that are walking down the sidewalks to look into buildings and hopefully draw them in to purchase goods or services. Over time development of this nature will change the character and look of both the Community Center areas of both Florence Blvd. and Pinal Ave. to be more urban and less suburban.

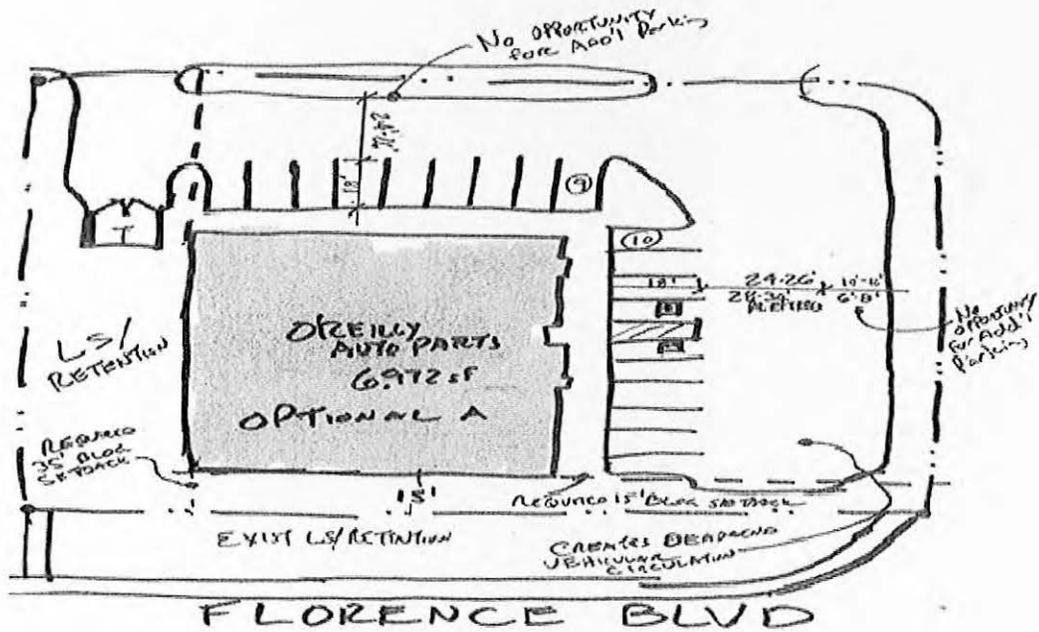
Community Center



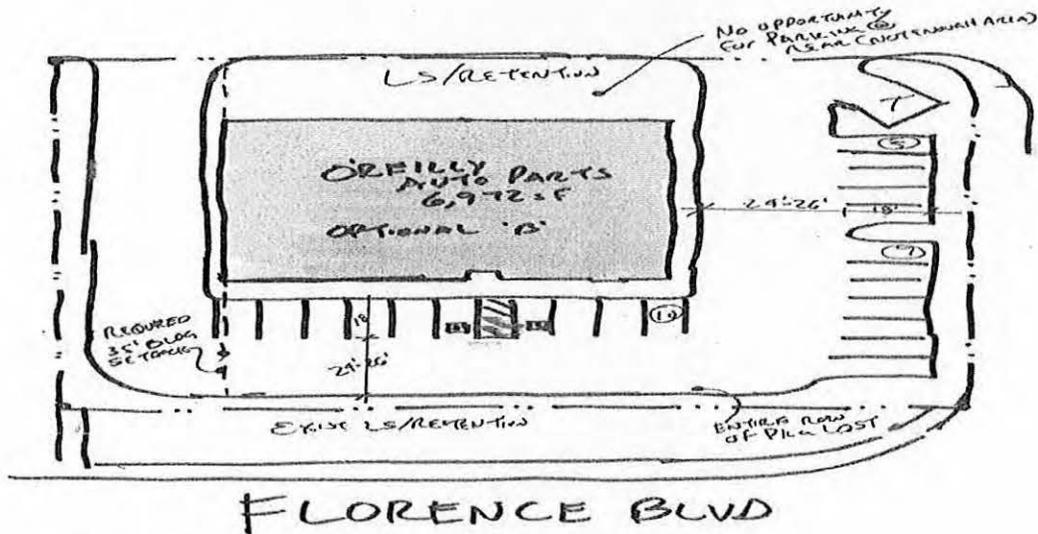
The site for the proposed O'Reilly's Auto Parts store is located adjacent to two developed sites: The Western Bank to the west and the Eegee's restaurant to the east. The Western Bank was constructed prior to the adoption of the General Plan 2010 and the creation of the Community Center land use category. However, both of these buildings meet the intent of the "Community Center" land use form as they are built closer to the street and have the parking behind or to the side of the building, or in the bank's layout there is one row of parking between the front of the building the street. In Eegee's case, which has been constructed since adoption of the General Plan 2020, it is only the drive-thru lane that has been placed between the building and the street. Due to the use of a porte-cochere over this drive-thru lane and a low-screening wall that complements the architecture of the building the drive-thru lane is really not visible from Florence Blvd. Due to these design treatments it appears that the Eegee's building is located adjacent to the Florence streetscape meeting the design intent of the Community Center land use category.

Staff discussed compliance with the Community Center land use design objectives with the applicant and how it can be achieved with this site with a fairly simple modification of their typical pro-typical site plan. However, the applicant has informed Staff that this type site design does not work with well with the nature of an O'Reilly store. Staff has provided the applicant site design modification suggestions that would allow them to fairly easily meet the design intent of the Community Center land use category but the applicant did not feel a building orientation that brought the building closer to the street and the parking to side would meet their needs.

Applicant's Conceptual Site Plans:

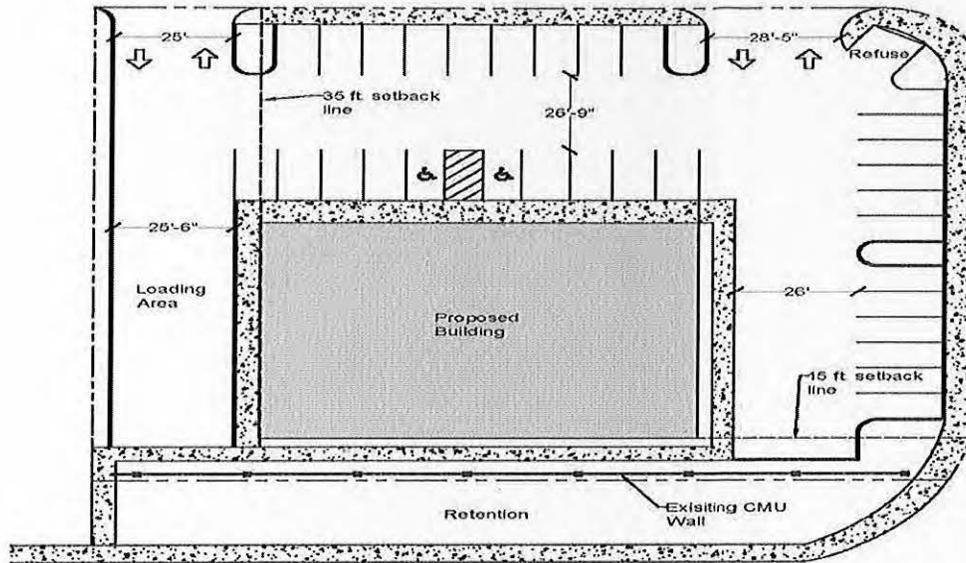


SITE PLAN PROVIDED IN SUBMITTAL PERMITS
PKA PROVIDED 35 SPACES



SITE PLAN PROVIDED IN SUBMITTAL PERMITS
PKA PROVIDED 35 SPACES
OPTIONAL B
PKA PROVIDED 22 SPACES
TOTAL LOSS 13 SPACES

Staff's Conceptual Site Plan:

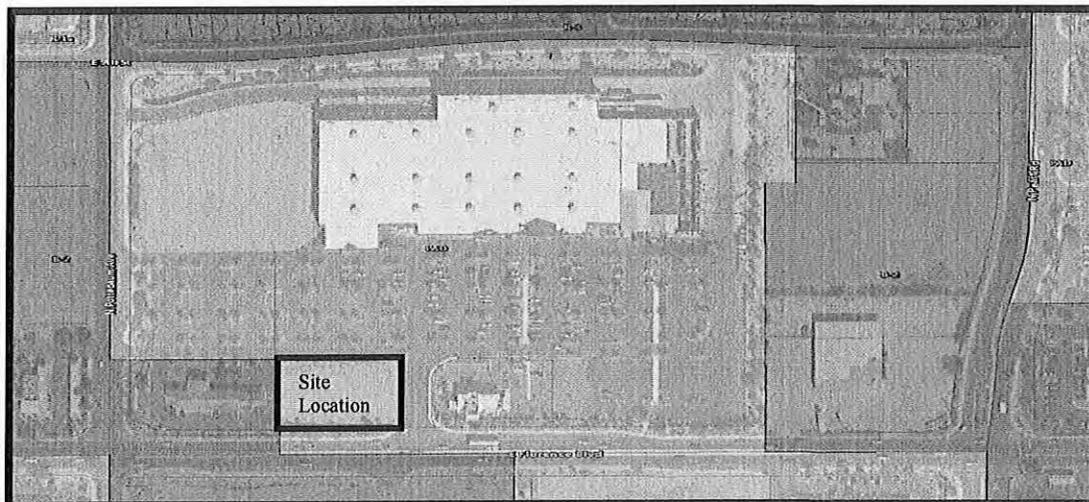


Florence Blvd.

Staff's site plan exceeds the 28 parking spaces required and meets the minimum requirements for drive aisle width (25'). As shown on the conceptual site plan the building was placed closer to the street and provides direct pedestrian access, which meets the spatial form and design of the Community Center land use criteria.

3) Conformance to the City's Zoning Ordinance

The site was zoned PAD (Planned Area Development) in 2005. Based on the Lowe's PAD zoning guide for the site, the proposed auto parts store is a permitted land use.



4) The impact of the plan on the existing and anticipated traffic and parking conditions & pedestrian and vehicular ingress and egress

Direct access to the site is from Florence Boulevard, a principal arterial. According to the Traffic Impact Study, dated April 23, 2014, submitted by Lee Engineering, inbound and outbound site traffic from Florence Boulevard or Pottebaum Avenue during peak hour conditions can be completed in a satisfactory manner.

The proposed development is expected to generate 8 inbound trips and 7 outbound trips during the AM peak period and 20 inbound trips and 22 outbound trips during the PM peak period. The level of service for the main access intersection (driveway at Florence Boulevard) will operate at LOS B or better during peak hour conditions. No improvements to existing roadway conditions are warranted for the proposed project.

Parking requirements for the site are based on the code requirement of one space per 250 square feet of floor area. Based on this calculation the building is 6,972 square feet and the required number of parking spaces is 28 spaces. The applicant is providing 35 parking spaces which exceed the minimum requirements.

Truck deliveries to the site would enter the existing Lowe's drive aisle off of Florence Boulevard. Larger vehicles are anticipated to maneuver with the Lowe's parking area and back into the subject site using the east access for loading and unloading. It is recommended that deliveries be limited during business hours to avoid conflicts with customers entering and exiting the site. Smaller delivery vehicles are not anticipated to require backing maneuvers and can occur during all hours.

The site will have pedestrian connectivity with the proposed sidewalk extension from Florence Boulevard extending north into the site. The proposed sidewalk is six feet wide and can be accessed through the existing gate of the perimeter fence. The site will also provide a bike rack located on the south side of the building. This design feature is about the only aspect of the project that meets the objectives of the Community Center land use category.

5) The adequacy of the plan with respect to land use;

N/A

6) Building location, height & Building Elevations;

The proposed auto parts store is located on the northern portion of the site. The building is single story, approximately 23 feet in height and 6,972 square feet in size (See Exhibit C - Elevations).

The majority of the building's exterior will be a combination of stucco finish over cmu block integrated with stone veneer and cornice molding architectural elements. The main entrance is located at the south side of the building and incorporates a window storefront framed by a metal canopy. The east elevation will be built with an overhead door for the deliveries. The proposed architecture of the building is in conformance with the Lowe's PAD guide.

Based on the general plan land use discussion, Staff believes that the building elevations can be re-designed to meet the Community Center land use form with the building placed closer to the street (Florence Boulevard).

7) Landscaping:

The preliminary landscaping plan for the site (See Exhibit B – Preliminary Landscape Plan) indicates that the site is generally in compliance with the landscape code. The landscaping along the perimeter of the site was established with the Lowe's Shopping Center; therefore the remaining landscaping to be installed will be on-site. The specific breakdown of the calculations will be provided with a final landscape plan at the time of building permit submittal.

8) Lighting:

There are two existing street lights located in the landscaped area on the eastern edge of the site. On-site site lighting is proposed with two 24' foot high light poles. The proposed lighting will be located in the landscaped islands of the parking lot. The proposed building will incorporate attached decorative lighting to complement the building's exterior and provide lighting for security measures.

All lighting is designed with full-cutoff fixtures and complies with the provisions of City Code section 15.48.050.

9) Provisions for utilities:

According to the water report dated April 24, 2014 and prepared by HILGARTWILSON, there is an existing 12-inch water main along Florence Boulevard. A second 12-inch water main is connected to water along Florence Boulevard and runs parallel to the eastern property boundary. The connection point between the two 12-in water mains is located near the southeast corner of the property.

According to the wastewater report dated April 24, 2104 and prepared by

HILGARTWILSON, an existing sewer stub is connected to a manhole located along the northern property boundary. The manhole is connected to an existing 8-inch sewer main that provides service to the surrounding commercial site. The project is proposing a 6-inch sewer line that will connect to the 8-inch line and there is adequate sewer capacity.

In regards to Fire Protection, there are two existing fire hydrants located near the northeast and southeast corners of the property.

10) Site drainage & Grading:

According to the drainage report dated June 13, 2014, prepared by HILGARTWILSON, runoff generated by the proposed development will be captured by storm drain inlets and conveyed into a proposed 10 foot diameter underground storage pipe.

The historic flow patterns in and around the project will be maintained. The project will not be affected by any significant sources of offsite flows.

11) Open space:

See landscaping section of the Major Site Plan/Final Development Plan.

12) Loading and unloading areas:

N/A.

13) Signage:

Signage requires a separate permit and shall be subject to the sign requirements of the zoning approval in 2005.

14) Screening:

A 3 foot screen wall exists along the south side of the site (Florence Boulevard frontage) and screens the proposed parking lot from the adjacent street.

15) Setbacks:

The setbacks for the site were established with the recordation of the Lowe's final plat. Two setbacks were created for the south and west sides of the property:

- West (side) 35'
- South (front) 15'

- 3) A notice was posted by the applicant on the subject site on July 15, 2014. An affidavit confirming this posting was also supplied by the applicant.

Inquiries/Comments

Staff has not received any public comments on this request.

STAFF RECOMMENDATION

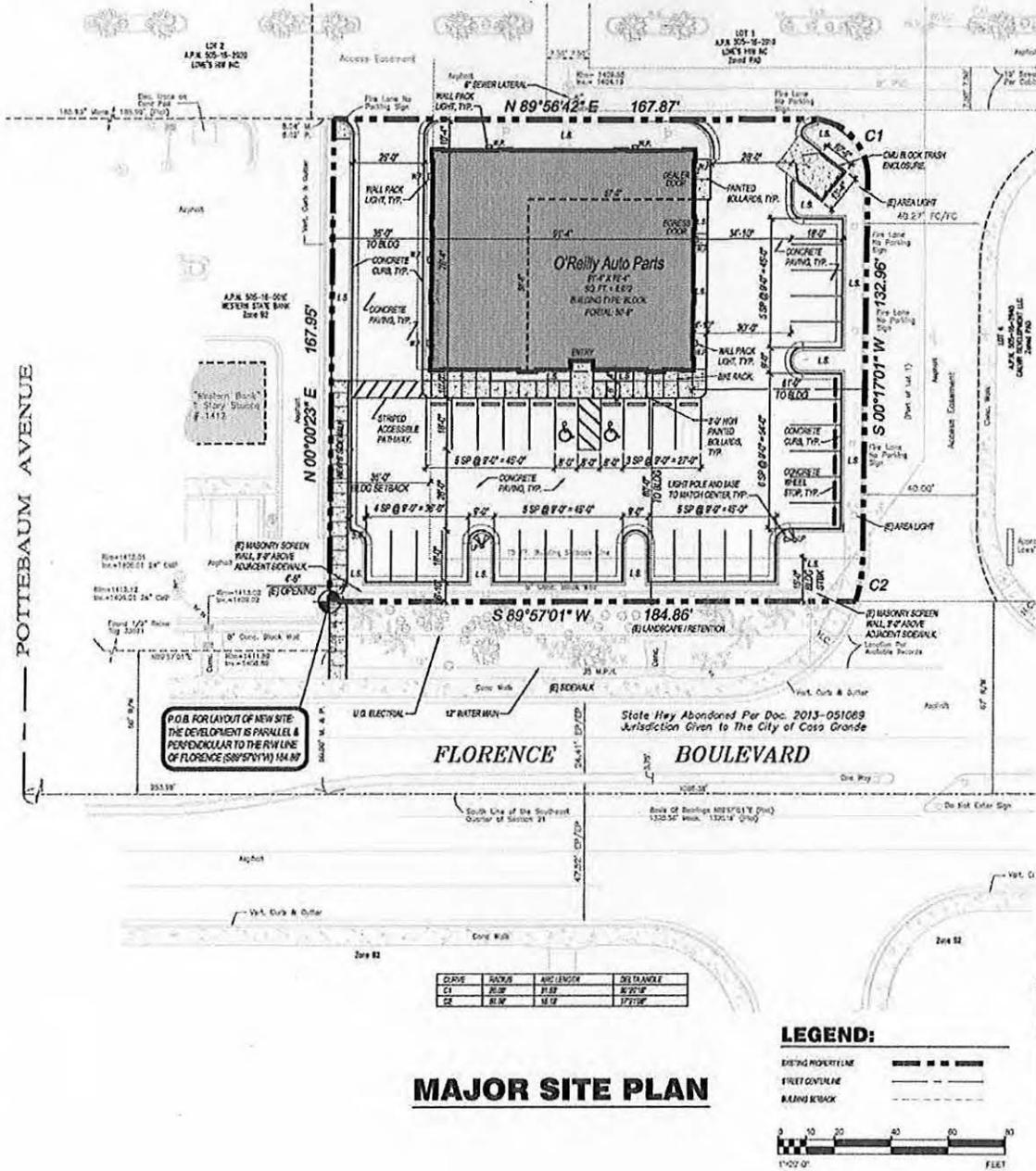
Staff recommends the Commission deny the Major Site Plan/Final Development Plan (DSA-14-00044) for O'Reilly Auto Parts due to the following requirement not being met:

1. The proposal is not in conformance with the design intent of the Community Center land use category of the General Plan 2020.

Exhibits:

- Exhibit A – Site Plan
- Exhibit B – Preliminary Landscape Plan
- Exhibit C – Elevations

Exhibit A – Site Plan



MAJOR SITE PLAN

Exhibit B – Preliminary Landscape Plan

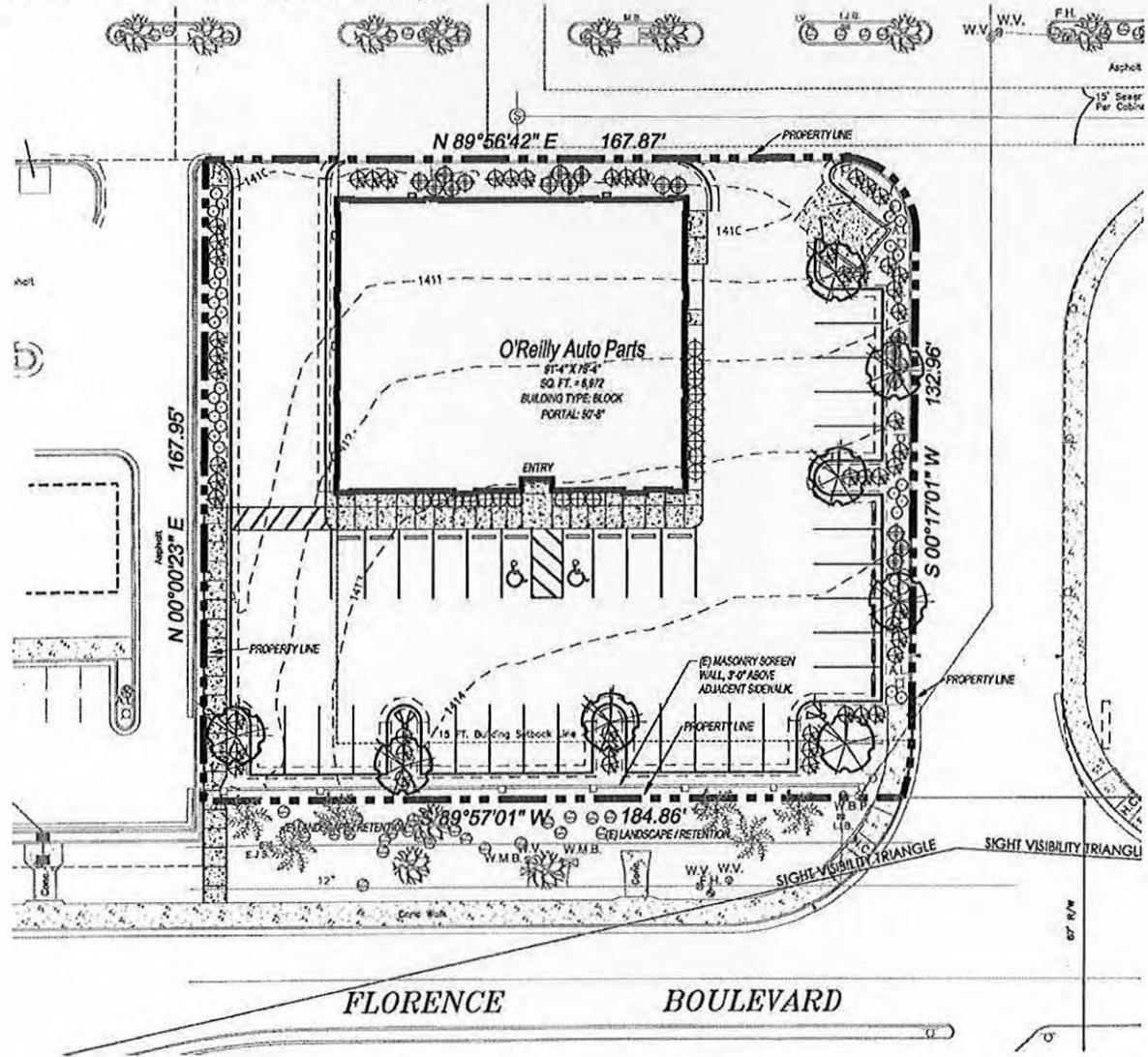
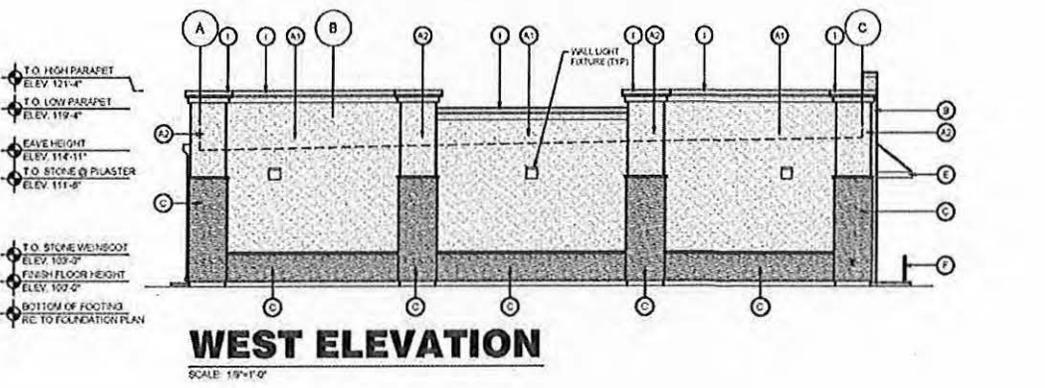
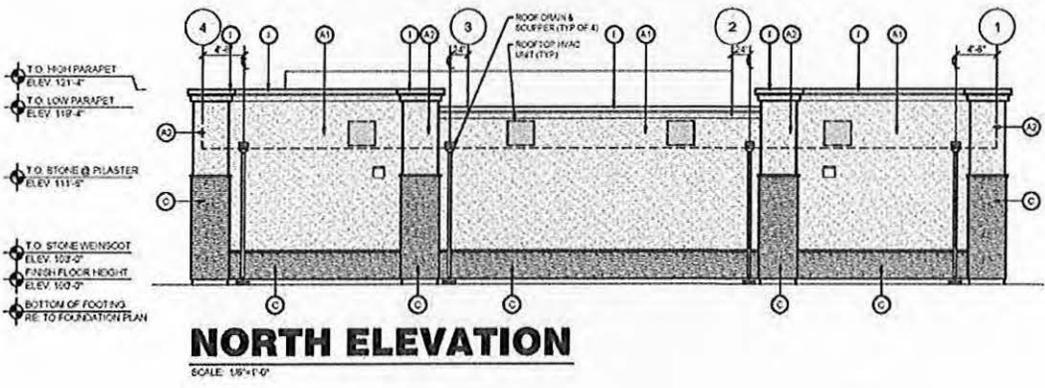
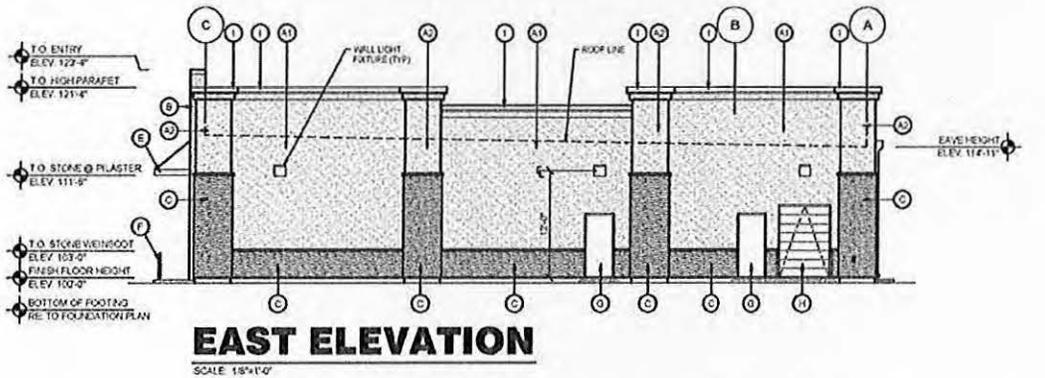
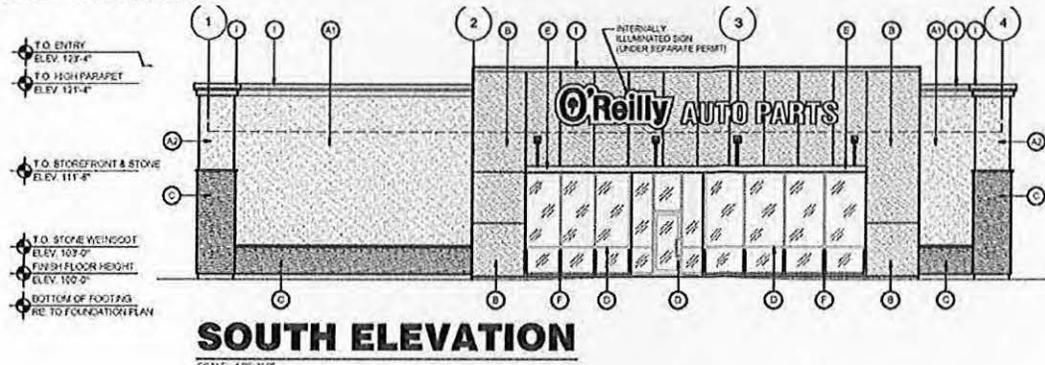
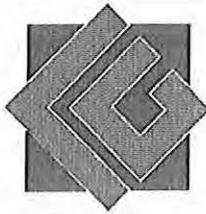


Exhibit C – Elevations





Planning and Zoning
Commission

STAFF REPORT

AGENDA

TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: James Gagliardi, City Planner
MEETING DATE: August 7, 2014

REQUEST

Request by Evergreen Development Company for the following land use approvals at 2461 and 2469 E Florence Blvd (APN 505-25-008F):

- 1. DSA-14-00049: Conditional Use Permit** to allow a convenience-food restaurant use within the Mission Royale Planned Area Development (PAD).
- 2. DSA-14-00050: Major Site Plan** for a 3,616 sq. ft. convenience-food restaurant with drive-thru at 2469 E Florence and for the development of a separate 6,023 sq. ft. multi-tenant retail building at 2461 E Florence.

APPLICANT/OWNER

Alex Gonzalez,
Evergreen Development Co.
2390 E Camelback Rd
Phoenix, AZ 85016
P: 602-808-8600
Email: agonzalez@evgre.com

Raymond A. Lamb
Florence Blvd & 1-10 LLC
17550 N Perimeter Dr No. 180
Scottsdale, AZ 85255
P: 480-458-2455

HISTORY

- October 2, 1989:* The site was annexed with the passage of Ordinance No. 1178.18 and zoned UR with the annexation.
- October 5, 2000:* Zone change (CGPZ-069-000) from UR to PAD for Mission Royale.
- January 6, 2005:* PAD Amendment (CGPZ-001-005) to establish a family-community south of Earley Rd and reduce golf course size.
- May 12, 2005:* PAD Amendment (CGPZ-093-005) to modify allowed uses within the commercial area known as Parcel B of Mission Royale

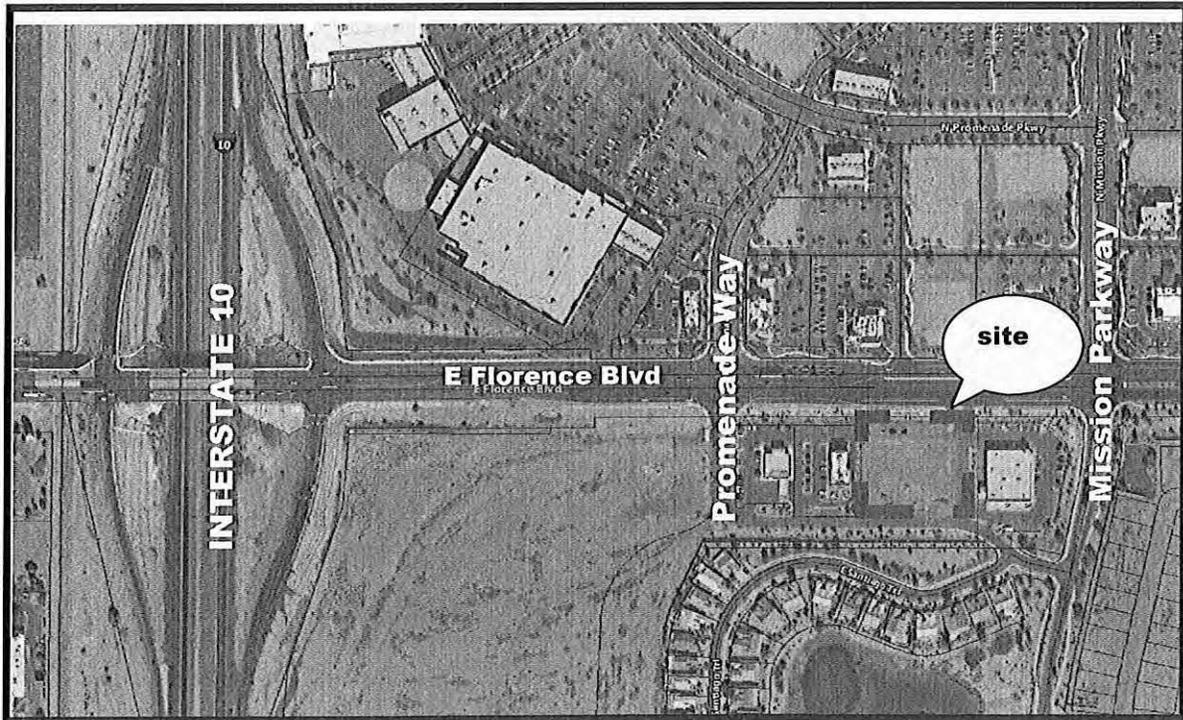
PROJECT DESCRIPTION

Site Area	17.26 acres (Area to be developed = 2.06 acres)
Current Land Use	Neighborhoods (Commercial)
Existing Zoning	PAD

Surrounding Land Use and Zoning

Direction	General Plan 2020 Designation	Existing Zoning
North	<i>Commerce & Business</i>	PAD (Casa Grande Regional Shopping Center)
East	<i>Neighborhoods</i>	PAD (Mission Royale)
South	<i>Neighborhoods</i>	PAD (Mission Royale)
West	<i>Neighborhoods</i>	PAD (Mission Royale)

SITE CONTEXT AERIAL



General Discussion:

The Applicant is requesting the approval of a Conditional Use Permit and a Major Site

Plan to accommodate the construction of Raising Canes Chicken Restaurant and a separate multi-tenant building on the empty PAD site between Culvers Restaurant and Walgreens (Exhibit A). Raising Cane's is proposed as a 3,616 sq. ft. convenience-food restaurant with a drive thru. Within the Mission Royale PAD, a convenience-food restaurant is a conditionally permitted use requiring consideration by the Planning Commission. The Major Site Plan proposed is to allow the placement of this restaurant and the 6,023 sq. ft. multi-tenant building (Exhibit B). This building is proposed to have two tenant spaces. Suite 1 is proposed to be 4,010 sq. ft. and Suite 2 is to be 2,013 sq. ft. with a 225 sq. ft. patio. No specific tenants are presently being considered with this plan; however the Mission Royale PAD allows uses such as certain types of retail, office, medical office, or restaurant. Uses requiring a Conditional Use Permit would first need to be considered by Planning Commission at a later time.

The parcel upon which these two buildings are proposed is a 17.26-acre platted lot known as Parcel 3 of the Resubdivision of Parcel 3 & 5, Mission Plaza at Mission Royale. The area considered for this development is 2.06 acres (Exhibit C). Prior to building permit, this parcel will be required to be re-subdivided into two separate lots, creating a new lot for the undeveloped portion, and a new lot for this area proposed for development. The Major Site Plan proposes a layout and parking supply that can accommodate Raising Cane's Restaurant and the multi-tenant building to be on two separate lots if proposed.

COMFORMANCE WITH ZONING

The property is part of the commercial portion of the Mission Royale PAD. Within this portion B-2 and B-3 uses are permitted with the exception of:

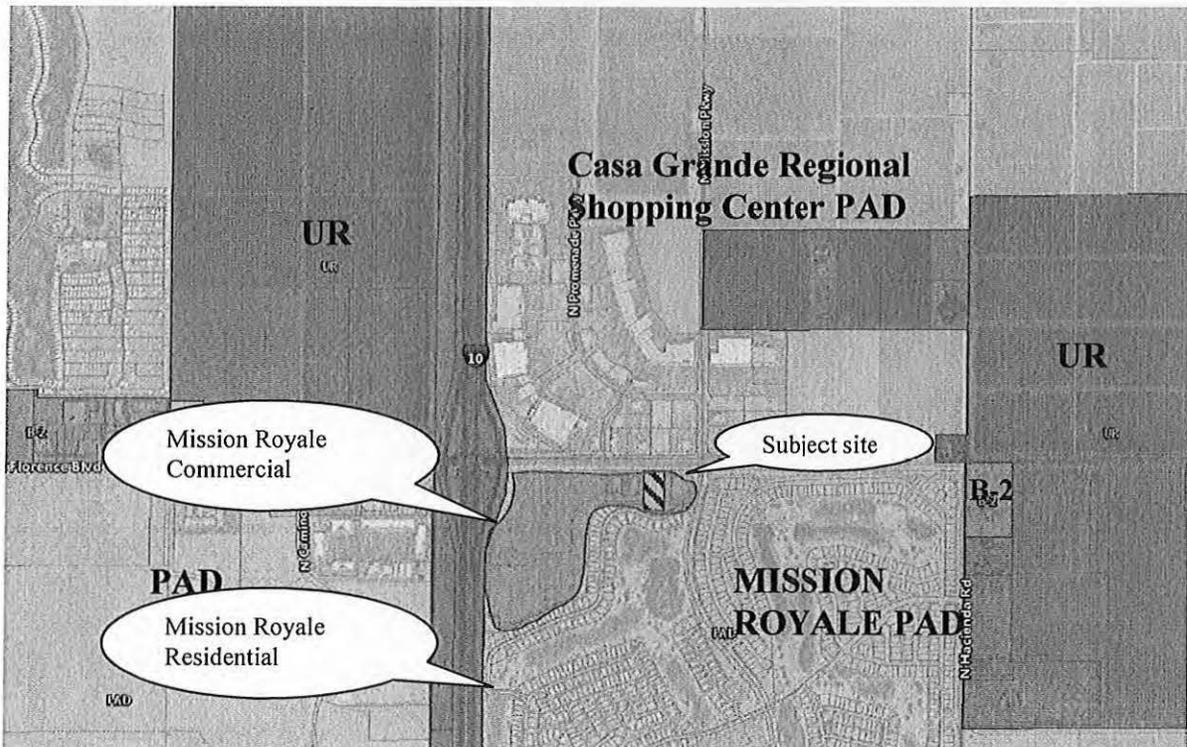
1. Automobile, boat or recreational vehicle sales, maintenance and rental (this does not preclude the sales of automotive parts or tire, or minor automotive repairs);
2. Game rooms, pool halls;
3. Sexually oriented businesses;
4. Tattoo parlors;
5. Pawn shops;
6. Rental centers, with outside storage or repair;
7. Meeting halls, fraternal lodges or private clubs;
8. Coin-operated laundry mats (this does not preclude dry cleaners);
9. Standalone liquor stores (this does not preclude the sale of liquor as a function of a larger retail establishment);
10. Convenience stores and fueling stations, unless they are associated with or ancillary to a larger retail establishment with the same complex.

The uses that are conditionally permitted within the B-2 and B-2 zone districts are conditionally permitted within the commercial portion of the Mission Royale PAD, such as convenience-food restaurants.

The development standards are specific to the Mission Royale PAD which are discussed further within this staff report.

The remaining portion of the Mission Royale PAD is residential, separated by a wall and landscape tracts. Across from Florence Blvd is a regional shopping center.

Zoning Map



CONFORMANCE WITH CONDITIONAL USE PERMIT CRITERIA, DSA-14-00049

The Planning and Zoning Commission, in approving a Conditional Use Permit, shall find as follows:

That the site for the proposed use is adequate in size and topography to accommodate the use, and all yards, spaces, walls and fences, parking, loading and landscaping are adequate to properly relate the use with the land and uses in the vicinity;

Staff finds that the proposed use is adequate in size and topography to accommodate this use. The proposed plan's setbacks, parking and landscaping are adequate in size and comply with the City's minimum requirements (Exhibit B). Site improvements such as buildings and structures for conditionally permitted uses are required to be separated

from any residential zone by at least fifty feet. Parking areas shall be separated from any residential zone by at least fifteen feet. The Major Site Plan shows the distance of 104 ft. between the closest structure (the dumpster enclosure) associated with Raising Cane's and the residential portion of Mission Royale PAD; and 64 ft. from its parking area to the residential portion of the Mission Royale PAD.

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 Applicant submitted a Traffic Impact Analysis (TIA) which analyzes the project's impact to the existing and anticipated traffic conditions. The TIA, detailed Raising Cane's impact as well as the separate building projecting a retail and restaurant use. This was distributed to both the City Traffic Engineer as well as Arizona Department of Transportation (ADOT) since this portion of E Florence Blvd is State Route 287. Both the City and State found the TIA acceptable, with no recommended changes. The development proposes to use the existing north-south drive aisle adjacent to Walgreens to the east for its access onto E Florence. An existing drive aisle north of the proposed buildings exists to carry internal traffic between the commercial area of Mission Royale. Additionally, the site proposes to access the drive aisle to the south that runs behind the existing commercial development for E Florence access between Sams Club and Chase, as well access to Mission Parkway.

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

No adverse effect upon abutting property is foreseen. To the south of the site is the residential portion of Mission Royale, the most sensitive area when considering this development. An existing masonry wall divides the residential and commercial portion of the PAD, and a 40 ft. landscaped area is between this wall and the existing east-west drive aisle to the south of the site. No single-family homes exist directly to the south of this area, as it is a 2.45-acre landscape tract for the residential portion of the Mission Royale PAD. The closest residence from this convenience-food restaurant is over 300 ft.

The request is compatible with the adjacent commercial uses, Walgreens and Culvers which serve not only the nearby residences but also existing Interstate-10 traffic exiting off of Florence for food and other services.

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

The designated land use per the General Plan for this site is *Neighborhoods*. This land use category was previously considered upon the property's zoning for the commercial area of the Mission Royale PAD, but also generally accommodates neighborhood and community commercial and service development on sites up to 20 acres. The floor area ratio is to have a maximum of 0.35. This site will have a particular floor area ratio of 0.108.

General Plan 2020 Map



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

The conditions of approval of this conditional use permit request are deemed necessary to ensure public health, safety and general welfare per the Conditional Use Permit Resolution DSA-14-00049 (Exhibit D). The specific condition to ensure public health, safety, and general welfare of this conditional use is that hours of this restaurant shall not operate between the hours of 11:00 p.m. and 7:00 a.m. of the following day. This aligns with the conditional use permit resolution for Culvers Restaurant, directly to the west of the site.

CONFORMANCE WITH MAJOR SITE PLAN REVIEW CRITERIA, DSA-14-00050

Section 17.68.070 of the Zoning Code sets forth various review criteria that need to be evaluated in conjunction with the consideration of a Major Site Plan application. Staff's analysis of how the proposed Major Site Plan complies with each of these criteria is as follows:

Relationship of the plan elements to conditions both on and off the property;

The proposed development of the site is designed to be visually and functionally compatible with the surrounding existing and proposed development. The elevations proposed are comprised of a mixture of stucco and stone of muted colors (Exhibit E).

Conformance to the City's General Plan;

As discussed above, the proposed use is in conformance with its *Neighborhoods* land use designation.

Conformance to the City's Zoning Ordinance;

As discussed above, the zoning for this property allows most of the commercial uses found within the B-2 and B-2 zone districts with some exceptions. The proposed development complies in terms of setbacks, building height, landscaping, and parking facilities per the commercial portion of the Mission Royale PAD.

	Front setback	Side	Rear	Residential distance	Height	Floor Area Ratio
Required:	25 ft.	10 ft.	20 ft.	75 ft. building/25 ft. parking	35 ft.	0.35
Proposed:	84 ft.	10 ft.	87 ft.	104 ft. / 64 ft.	23 ft. 4 in.	0.108

The impact of the plan on the existing and anticipated traffic and parking conditions;

The project's impact to the existing and anticipated traffic and parking conditions has been evaluated by the City Traffic Engineer and ADOT as discussed above. The internal circulation is provided by cross access easements via an east-west drive aisle on the north part of the site, a north-south drive aisle to the east of the site, and an east-west drive south of the site designed to accommodate the development of this pad site.



The adequacy of the plan with respect to land use;

The proposed plan is in compliance with the following applicable *Neighborhoods* Land Use category provisions as set forth in the General Plan 2020:

Appropriate Zoning

- This PAD (with B-2 and B-3 commercial uses) supports the proposed uses.

Infrastructure and Mobility

- Paved streets constructed to City standards and connected to the City-wide grid at key access points.
- Development that is connected to an approved water provider and City sewer.
- Services that are within this land use category meet or exceed City norms.
- Utilities that are provided underground.
- Bicycle parking is provided on the Major Site Plan

Spatial Form and Design

- A primary entrance to the building is connected by a sidewalk.

Pedestrian and vehicular ingress and egress;

Pedestrian access is provided by utilizing existing sidewalks along Florence and to the south of the drive aisle south of the site, and proposing a crosswalk across the north-south drive aisle east of the site to access an existing crosswalk to Walgreens. Also proposed is a north-south sidewalk from the drive aisle to the south of the site, north alongside the proposed convenience-food restaurant connecting to Florence Blvd.

Vehicular access is ensured through existing cross-access easements that exist throughout the commercial area of the PAD. The drive-thru is proposed to be accessed from the rear of the site, going alongside the north-south drive aisle east of the site and exiting toward the front of the site for quick egress onto Florence upon exiting. The length of the drive aisle assures for approximately 10 vehicles to queue from the pick-up window to the drive thru entry to eliminate potential of stacking onto drive aisles.

Building location and height;

As one lot, the buildings proposed are situated to create a navigable flow of vehicular and pedestrians accessing the site, and situated to maximize use of the east-west drive aisle that traverses the site toward Florence, creating a considerable distance from the residential area to the south. The heights of the buildings are between 22 ft. and 24 ft., well within the maximum 35 ft. height requirement.

Landscaping;

Most of the street-frontage portion of the landscaping of this pad site was previously landscaped with the development of the Culver's and Chase Bank and Walgreen

developments. The site proposes to include the strip of landscaping between Florence Blvd and that which is adjacent to Chase and Culvers. The landscape plans approved with the development of Chase Bank and Culvers have been incorporated into the landscape plans with this development (Exhibit F) as the Florence Blvd. frontage landscaping in front of those commercial developments is actually located on the subject property. In evaluating the landscape plan, it appears that the trees and shrubs that were required within the Florence Blvd. frontage are in place with the exception of three Texas Ebony trees. Accordingly, prior to Certificate of Occupancy these three trees will need to be planted.

Interior lot landscaping has proposed similar trees and shrub varieties than that which has been provided in the street frontage landscaping as well as the landscaping tract to the south of the site, and meets the landscape requirement.

Lighting:

A photometric plan was submitted (Exhibit G). All lighting will be sufficiently shielded in order to comply with the City's Light Control Ordinance.

Provisions for utilities:

The site may be serviced by the following utility providers:

- o Sanitation Services (trash & sewer) - City of Casa Grande
- o Water- Arizona Water Company
- o Electricity- APS
- o Gas- Southwest Gas
- o Cox Cable
- o Qwest Communications

Site drainage and grading:

A preliminary drainage and grading plan for the project was submitted and has been approved by City Engineering (Exhibit H).

Open space:

N/A

Loading and unloading areas:

The buildings are designed for deliveries to occur at their rear, away from street view.

Signage:

Signage will be reviewed and approved with a separate sign permit application. Because the site includes the landscaping strip adjacent to Chase and Culvers where existing free-standing signs exist and so that additional signage to accommodate this pad site is desired, a new Comprehensive Sign Plan is to be submitted for the consideration by the Board of Adjustment.

Screening;

No new screening is proposed by walls since the existing landscape treatment between the site and Florence Blvd, and the site and properties to the south have already been provided. New trees and shrubs will soften the edges of this property between and Walgreens and Culvers to the east and west, and between this property and the drive aisle to the south.

Setbacks;

As discussed above, the Major Site Plan demonstrates that the proposed placement of the two buildings complies with the setbacks as required of the commercial portion of the Mission Royale PAD.

Other Related Matters;

Elevations

Elevations for the buildings have been provided (Exhibit E), and are found to be compatible with the commercial development within Mission Royale. Within the Mission Royale PAD Guide, there is allowance given for the architecture within the commercial area to be absent of the old Spanish mission style theme, however there is a requirement that paint colors chosen maintain less than a 50% light reflectivity value; therefore, as a condition of approval the paint colors chosen shall be verified at the time of building permit for their light reflectivity value.

Refuse

Refuse will be stored within enclosures that meet City specifications as shown on the site plan. City Sanitation has a condition of approval. Presently there are conflicting dimensions. Both enclosures must have a depth of 10 ft. with bollards.

Parking

The Major Site Plan proposes to provide 86 parking spaces where 76 are required based upon the specific proposed uses and buildings. The 3,616 sq. ft. convenience food restaurant requires 35 parking spaces taking into account a public floor area of 1,750 sq. ft. parked at one parking space per 50 sq. ft. The 6,023 sq. ft. multi-tenant building assumes a retail use in the 4,010 sq. ft. suite, parked at one parking space per 250 sq. ft. for 90% of the floor area requiring 14 parking spaces. The 2,013 sq. ft. suite with a 250 sq. ft. patio assumes a restaurant use parked at one parking space per 50 sq. ft. of 1,250 sq. ft. public floor area and one parking space per 200 sq. ft. of outdoor patio requiring a total of 27 spaces.

PUBLIC NOTIFICATION/COMMENTS

Notification

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

- A notice was published in the Casa Grande Dispatch on July 21, 2014 for the

August 7, 2014 Planning and Zoning Commission public hearing.

- Notice was mailed by the City of Casa Grande on July 23, 2014, fifteen days before the day of the hearing to each owner of property situated within 200 hundred feet of the subject property. The names and addresses of the owners were provided by the City of Casa Grande per Pinal County Ownership Data. An affidavit confirming this mailing was supplied by the City.
- A sign was posted by the Applicant on July 22, 2014 on the subject site. An affidavit confirming this posting has been supplied.

Inquiries/Comments

At the time of this writing no public comment has been received regarding this request.

RECOMMENDED MOTION

Staff recommends that Planning Commission approve:

DSA-14-00049 – Conditional Use Permit subject to the following three conditions:

1. The Conditional Use Permit shall be maintained in accordance with the approved Major Site Plan
2. The business shall not be in operation between the hours of 11:00 p.m. and 7:00 a.m. the following day.
3. A Preliminary and Final Plat re-subdividing Parcel 3 of Mission Plaza at Mission Royale to reflect the property to be used for this development shall be approved prior to issuance of a building permit.

DSA-14-00050 – Major Site Plan subject to the following condition and two technical modifications:

Condition:

1. The paint colors for the structures must have less than a 50% light reflectivity value to be verified at the time of building permit submittal.

Technical Modifications:

1. The dumpster enclosures meet city specifications, particularly a minimum of a 10 ft. depth and placement of bollards.
2. That prior to issuance of a Certificate of Occupancy three Texas Ebony trees be planted along the frontage of the site to be in compliance with the landscape plan.

Exhibits

Exhibit A- Narrative

Exhibit B- Major Site Plan

Exhibit C- Total Parcel Area

Exhibit D- Conditional Use Permit Resolution DSA-14-00049

Exhibit E- Elevations

Exhibit F- Landscaping Plan

Exhibit G- Photometric Plan

Exhibit H- Preliminary Grading and Drainage Plan

Exhibit A – Narrative



www.evgre.com

Narrative for Evergreen's Proposed Development at Mission Royale

Florence Blvd. & Mission Pkwy., Casa Grande, Arizona

Evergreen Devco, Inc. is under contract to purchase the last remaining commercial lot of Mission Plaza at Mission Royale (located at the southwest corner of Florence Boulevard and Mission Parkway) and proposing a development of approximately 1.73-acres (75,503 square feet) comprised of a stand-alone pad for a fast-food operation with drive-through service and a 6,000 square foot multi-tenant shops building.

Evergreen's submittal will require approval of the following applications from the City of Casa Grande:

- *A Conditional Use Permit* for the convenience food restaurant and its drive-through.
- *A Preliminary Plat* for subdividing the larger Parcel 3 into a smaller parcel for our development.
- *A Major Site Plan* application to approve the site plan and elevations of our buildings and improvements.
- *An Amendment to the Mission Plaza Master Signage Program* to secure signage on the side (east and west elevations) of our buildings.

The site plan and elevations presented during the development team meeting were prepared to gain conceptual direction and do not yet reflect tenant-specifics like a floor plan, for example, that will determine the required parking count.

Evergreen is prepared to combine the City's comments with the guidelines of the Development Guide for a Planned Area Development (PAD) for Mission Royale to design the site plan and elevations that will be submitted with the Major Site Plan application.

Exhibit B – Major Site Plan

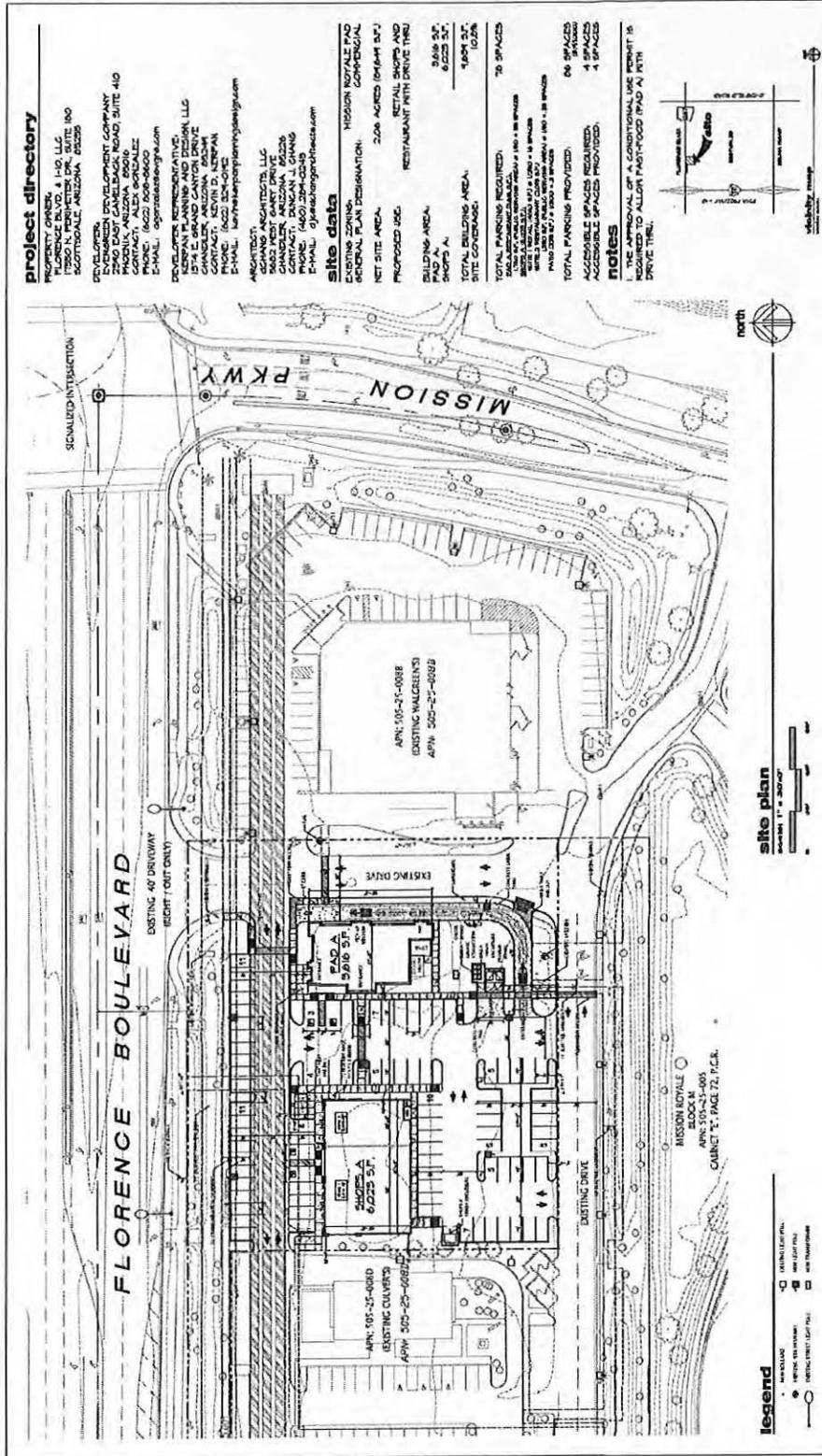


Exhibit C – Total Parcel Area

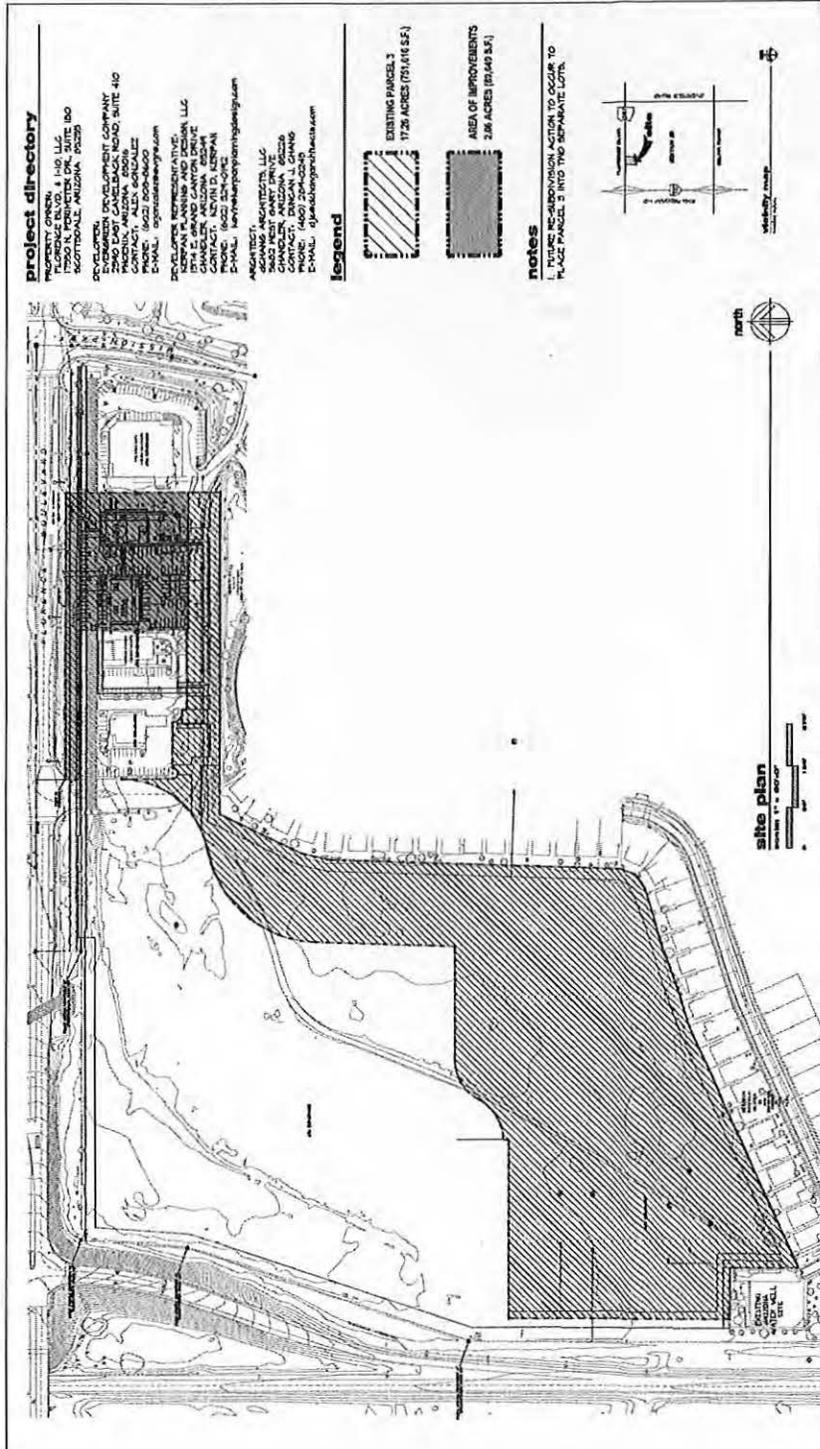


Exhibit D- Resolution

RESOLUTION NO. DSA-14-00049

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CASA GRANDE GRANTING A CONDITIONAL USE PERMIT FOR A CONVENIENCE-FOOD RESTAURANT WITHIN THE MISSION ROYALE PLANNED AREA DEVELOPMENT (PAD), LOCATED AT 2469 EAST FLORENCE BOULEVARD.

WHEREAS, applicant Evergreen Development Company, has requested a conditional use permit;

WHEREAS, the conditional use permit is requested for a convenience-food restaurant located at 2469 E. Florence Boulevard;

WHEREAS, the property is zoned PAD (Mission Royale).

WHEREAS, a convenience-food restaurant is a conditionally permitted use within the Mission Royale PAD;

WHEREAS, on the 7th day of August 2014, the Planning and Zoning Commission of the City of Casa Grande held a public hearing regarding the request for the conditional use permit;

WHEREAS, the Planning and Zoning Commission of the City of Casa Grande considered all public comments made at said hearing; and

WHEREAS, the Planning and Zoning Commission of the City of Casa Grande has determined that the proposed use would be appropriate for the location proposed, subject to the conditions set forth in this Resolution;

NOW THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission of the City of Casa Grande, Arizona, as follows:

1. The Planning and Zoning Commission of the City of Casa Grande makes the following findings:

- a. The site for the proposed uses are adequate in size and topography to accommodate the uses, and all yards, spaces, walls and fences, parking, loading and landscaping is adequate to properly relate the uses with the land and the uses in the vicinity;
- b. The site for the proposed uses relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;

- c. The proposed uses will have no adverse effect upon the abutting property;
- d. The proposed uses are in conformance with the General Plan; and
- e. The conditions stated in this approval are necessary to protect the health, safety and general welfare.

2. The Planning and Zoning Commission of the City of Casa Grande approves the conditional use permit by the Applicant subject to the following specific conditions:

- a. The Conditional Use Permit shall be maintained in accordance with the approved Major Site Plan.
- b. The business shall not be in operation between the hours of 11:00 p.m. and 7:00 a.m. the following day.
- c. A Preliminary and Final Plat re-subdividing Parcel 3 of Mission Plaza at Mission Royale to reflect the property to be used for this development shall be approved prior to issuance of a building permit.

3. The Planning and Zoning Commission of the City of Casa Grande approves the conditional use permit request by the Applicant subject to the following general conditions:

- a. The right to a use and occupancy permit shall be contingent upon the fulfillment of all general and special conditions imposed by the conditional use permit procedure.
- b. That the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his successors and assigns.
- c. That all conditions specifically stated under any conditional use listed in this chapter shall apply and be adhered to by the owner of the land, his successors or assigns.
- d. That the special condition shall be consented to in writing by the applicant.
- e. That the resolution granting the application, together with all consent forms, shall be recorded by the county recorder.

PASSED AND ADOPTED by the Planning and Zoning Commission of the City of Casa Grande, Arizona, this ____ day of _____, 2014.

P & Z Commission Chairman

Planning & Development Director

ATTEST:

APPROVED AS TO FORM:

City Clerk

Assistant City Attorney

APPLICANT and OWNER'S CONSENT TO THE SPECIAL CONDITIONS

The applicant and owner, hereby consent to the special conditions as enumerated above in Section 2 as they relate to this request for a conditional use permit for a Commercial Recreation use at 1156 E Florence Blvd Suite 104, Casa Grande, AZ.

Alex Gonzalez, Evergreen Development Company
Applicant

Raymond A. Lamb, Florence Blvd & 1-10 LLC
Owner

north elevation

west elevation

south elevation

east elevation

color and materials

pad a
conceptual elevations

Scale: 1/8" = 1'-0"

Legend:
 WHITE GRAY TUFF SAND FINISH
 BRICK
 LIGHT GRAY STONE
 DARK GRAY STONE

Project Information:
 Evergreen Development Company
 Project number: 14004
 Date: April 3, 2014

Exhibit E – Elevations



dChang Architects, LLC
 Architecture Interior Planning
 2001 W. WASHINGTON AVENUE, SUITE 100, CHANDLER, AZ 85224

New Commercial Development
 SWC Florence Boulevard and Mission Parkway
 Casa Grande, Arizona

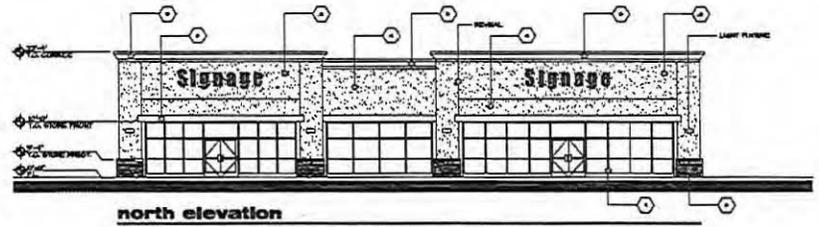
PRELIMINARY
 NOT FOR
 DISTRIBUTION OR RECORDING

Evergreen Development Company

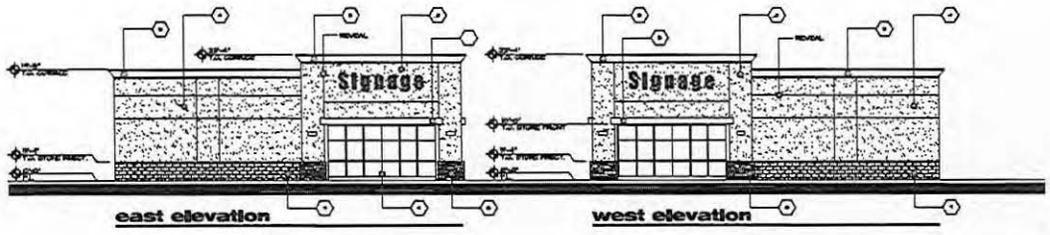
Project number: 14004

Date: April 3, 2014

EL-2

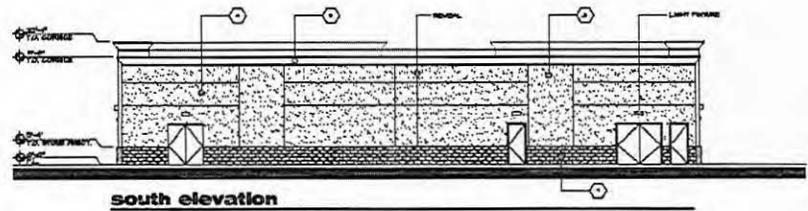


north elevation

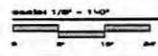


east elevation

west elevation



south elevation



project directory

DEVELOPER:
EVERGREEN DEVELOPMENT COMPANY
2062 EAST GANESBACH ROAD, SUITE 410
PHOENIX, ARIZONA 85016
CONTACT: ALEX GONZALEZ
PHONE: (602) 808-8800
E-MAIL: agonzales@evgr.com

DEVELOPER REPRESENTATIVE:
KERPAN PLANNING AND DESIGN, LLC
1874 E. GRAND CANYON DRIVE
CHANDLER, ARIZONA 85224
CONTACT: KEVIN D. KERPAN
PHONE: (602) 304-0162
E-MAIL: kkerpan@kerpanplanningdesign.com

ARCHITECT:
SCHANG ARCHITECTS, LLC
5602 WEST GARY DRIVE
CHANDLER, ARIZONA 85226
CONTACT: DUNCAN J. CHANG
PHONE: (480) 304-0240
E-MAIL: djs@schangarchitects.com

color and materials

- 1 DRIVYI "ROCKY TRIST" FIBR VERBLE FINISH
[]
- 2 PAINTED BRICK - SAND FINISH
REPLACES FINISH "WINDMILL PAPER" 10-13
[]
- 3 PAINTED BRICK - SAND FINISH
REPLACES FINISH "LA PRIMA BRICK" 10-13
[]
- 4 PAINTED BRICK - SAND FINISH
REPLACES FINISH "ELEGANT BRICK" 10-13
[]
- 5 PAINTED BRICK - SAND FINISH
REPLACES FINISH "VINO BRICK BRICK" 10-13
[]
- 6 SPACING BEAM METAL, ROOF AND METAL CANOPY
WHITE BLADE
[]
- 7 SUPPLEMENTARY PAINT ONE BLACK
PAINTED REPLACES FINISH "LA PRIMA BRICK" 10-13
[]
- 8 ELABORATE STONE, TERRAZZO, LEHR
COLOR "COURTESY" 2017 STAIN, JEFF HERRICK
[]
- 9 ALUMINUM BRACKET/POST SYSTEM
FILL FINISH BY ALUMINUM BRACKET SYSTEM
[]

**shops a
conceptual elevations**



New Commercial Development
SWC Florence Boulevard and Mission Parkway
Casa Grande, Arizona

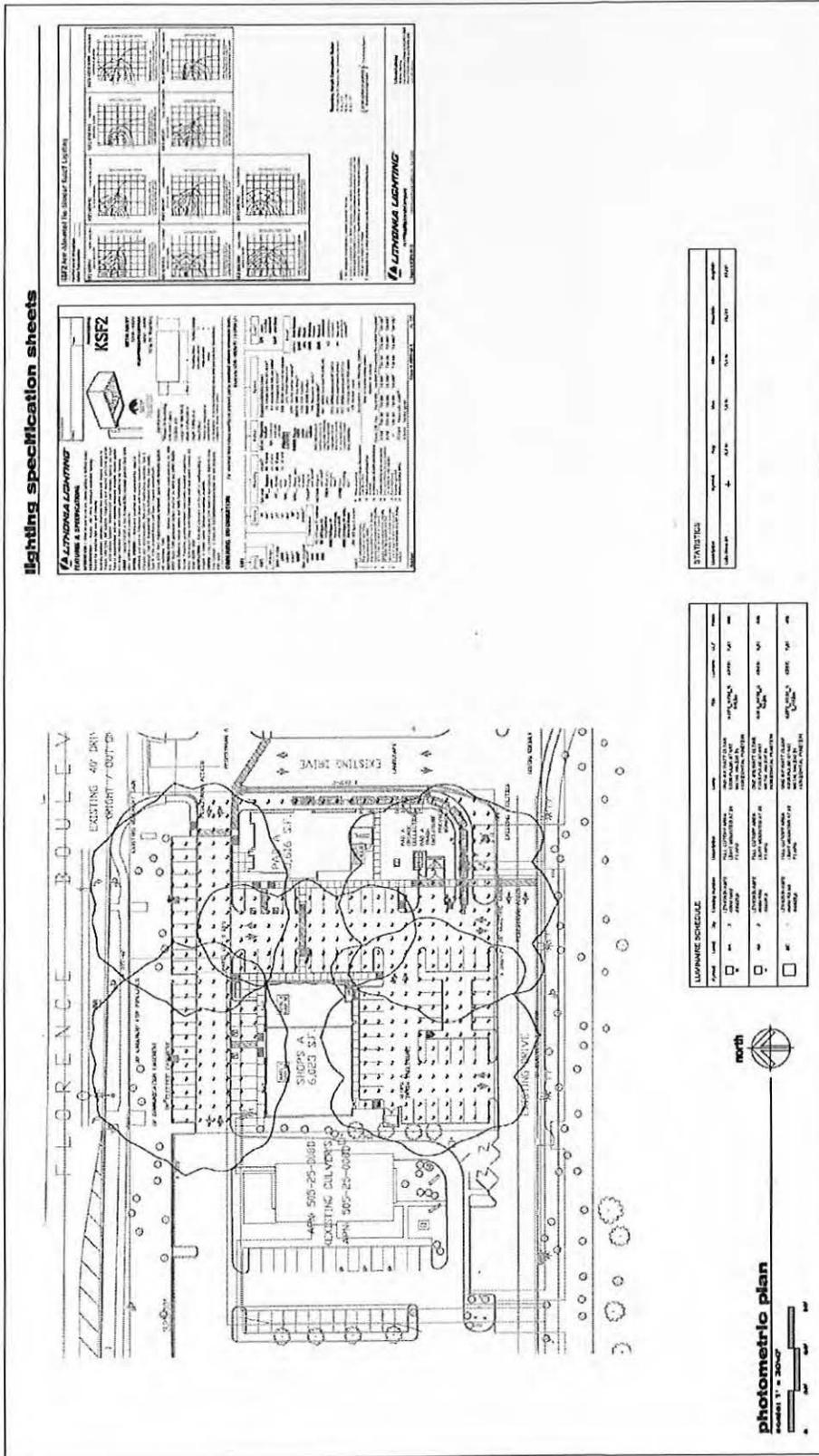
PRELIMINARY
NOT FOR
CONSTRUCTION OR RECORDS

Evergreen Development Company

Project number: 14004
Date: April 3, 2014

EL-1

Exhibit F – Photometric Plan



lighting specification sheets

LITHONIA LIGHTING
ILLUMINATION & SPECIFICATIONS

KSF2

GENERAL NOTES:

1. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
2. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLUMINATION SCHEDULE.
3. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE.
4. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
5. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE ALARMS CODE.
6. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL SAFETY CODE.
7. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL SAFETY CODE.
8. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL SAFETY CODE.
9. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL SAFETY CODE.
10. ALL LIGHTING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL SAFETY CODE.

STATISTICS

ITEM	QUANTITY	UNIT	TYPE	DATE	BY
KSF2	1	FIXTURE	KSF2	10/10/02	JK

STATISTICS

ITEM	QUANTITY	UNIT	TYPE	DATE	BY
KSF2	1	FIXTURE	KSF2	10/10/02	JK

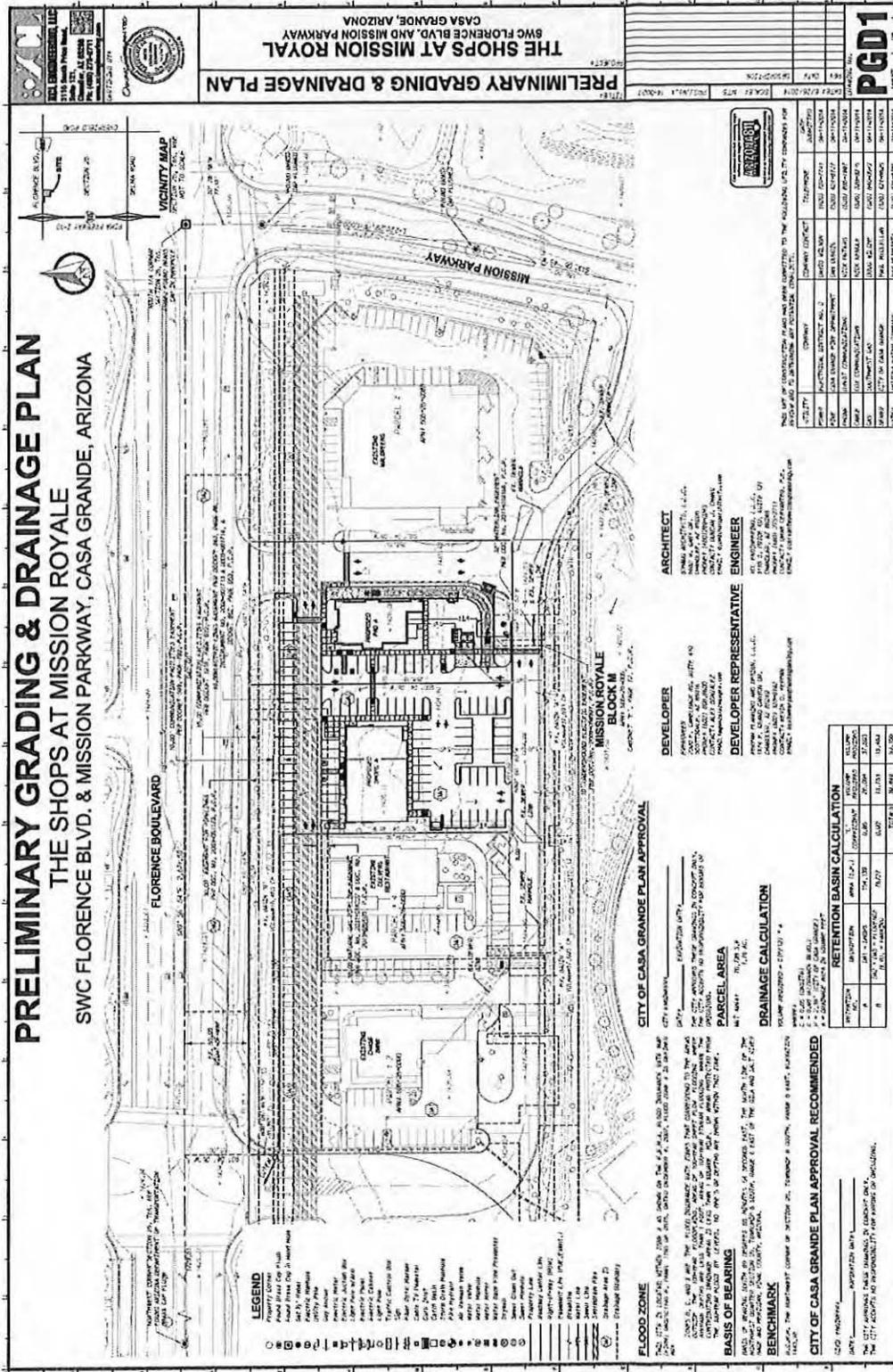
LUMINAIRE SCHEDULE

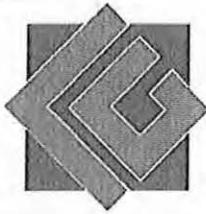
SYMBOL	DESCRIPTION	MANUFACTURER	MODEL	WATTAGE	TYPE
KSF2	KSF2	LITHONIA LIGHTING	KSF2	100	RECESSED



photometric plan
sheet 1 of 2002

Exhibit H – Preliminary Grading and Drainage Plan





Planning and Zoning Commission

Agenda # _____

STAFF REPORT

TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: Paul Tice, Planning & Development Director
MEETING DATE: August 7, 2014

REQUEST

Request by Eric Leibsohn, AIA for the following land use approval for 3085 N. Cessna Ave., Casa Grande, AZ 85122:

- 1. DSA-14-00051- Major Site Plan** amendment authorizing the construction of a new 13,153 Sq. ft. industrial storage building for CYC Seed Company.

APPLICANT/OWNER

Applicant

Eric Leibsohn & Associates
3085 N. Cessna Way
Email: davidb@atkoinc.com
Email: caseycompton@fertizona.com

Owner

CYC Company
7970 N. Ridgeview Drive
Paradise Valley, AZ 85253
Email: ELeibsohn@aol.com

HISTORY

- July 14, 1980: Final Plat for the Casa Grande Municipal Airport Industrial Park was approved by the Pinal County Board of Supervisors.
- Nov. 2, 1992: Ordinance # 1454 was approved by the Mayor and City Council annexing the property into the City Limits of Casa Grande.
- Dec.18, 2000: Re-subdivision of the Final Plat for the Casa Grande Municipal Airport Industrial Park creating Phase II was approved by the Mayor and City Council.
- Oct, 7, 2004: Major Site Plan (CGPZ-114-004) was approved by the Planning Commission authorizing the development of the site for ATKO Building Supplies.
- Jan. 20, 2009: Ordinance # 1178.327 was approved by the Mayor and City Council changing the zoning of the property to I-1 (Garden & Light Industrial).
- April 21, 2014 Re-Subdivision Plat of Lot 14, Donovan Kramer Industrial Park to create lots 14A & 14B (subject property) was approved by City Council.

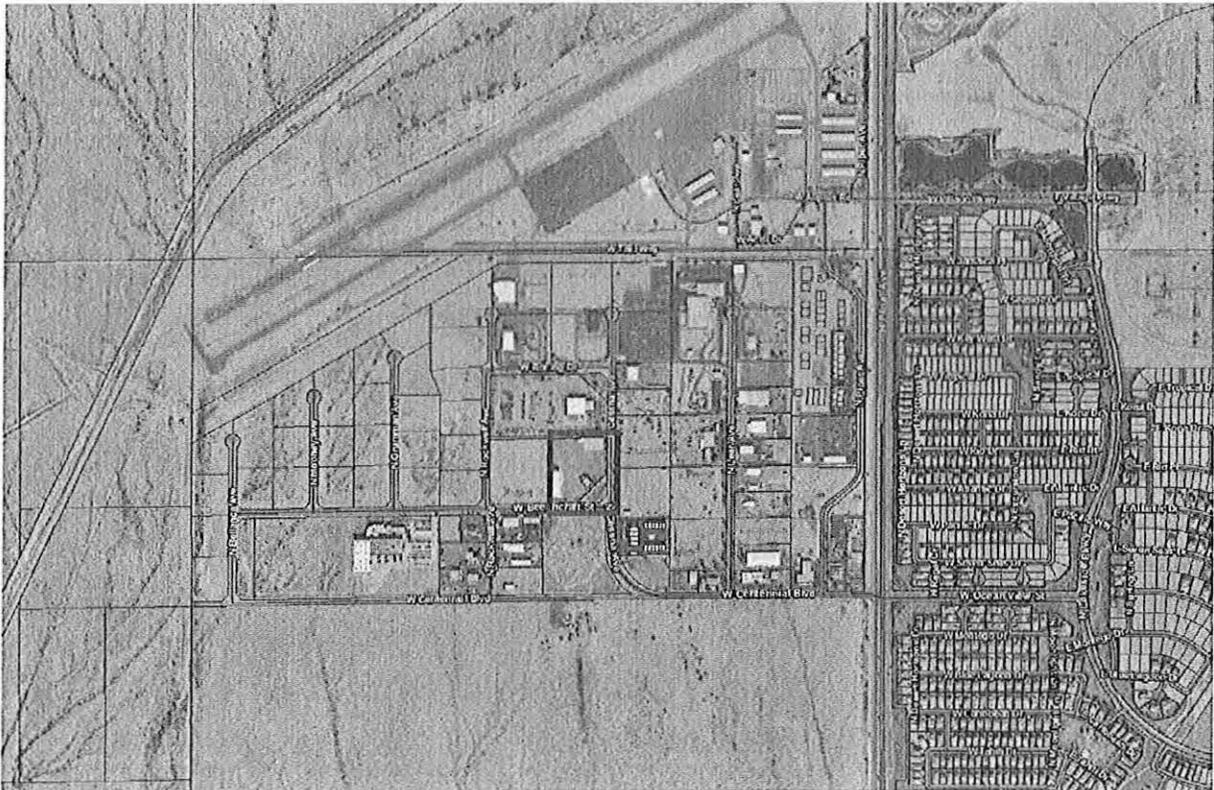
PROJECT DESCRIPTION

Site Area	4.7 Acres
Current Land Use	CYC Seed Company (Manufacturing)
Existing Zoning	I-1 (Garden & Light Industrial)
Existing General Plan 2020 Land Use	<i>Manufacturing/Industry</i>

Surrounding Land Use and Zoning

Direction	General Plan 2020 Designation	Existing Zoning
North	<i>Manufacturing/Industry</i>	I-1 (Garden & Light Industrial)
East	<i>Manufacturing/Industry</i>	I-1 (Garden & Light Industrial)
South	<i>Manufacturing/Industry</i>	I-1 (Garden & Light Industrial)
West	<i>Manufacturing/Industry</i>	I-1 (Garden & Light Industrial)

SITE CONTEXT/AERIAL



General Discussion

The applicant is requesting the approval of an amendment to their current Major Site Plan (GC PZ-114-004- See Exhibit A) that was approved in 2004 for the ATKO Building Supply business that originally occupied the site. CYC Seed Company recently purchased the subject property and has retro-fitted the existing buildings to accommodate their alfa seed coating business. They are proposing to construct an additional storage building in the northwest corner of the site to support this manufacturing use (See Exhibit B – Project Narrative). The proposed amendment to the approved Major Site Plan (DSA-14-00051 – See Exhibit C) is required prior to the issuance of a Building Permit.

Compliance with Major Site Plan Review Criteria

Section 17.68.070 of the Zoning Code sets forth various review criteria that need to be evaluated in conjunction with the consideration of a Major Site Plan application. Staff's analysis of how the proposed Major Site Plan complies with each of these criteria is as follows:

- 1. Relationship of the plan elements to conditions both on and off the property**
The subject property is located within the Donovan Kramer Industrial Park. The manufacturing use located on the subject site is compatible with all of the surrounding developed light industrial uses and vacant I-1 zoned properties. (See Aerial Photo – Exhibit D).
- 2. Conformance to the city's zoning ordinance**
The site is zoned I-1 (Garden & Light Industrial). The alfa seed coating manufacturing use is being classified as Light Manufacturing which is a principally permitted use in the I-1 Zone District.
- 3. Conformance to the city's general plan**
The subject site is designated as Manufacturing/Industry in the City's General Plan 2020 which lists industrial/manufacturing uses as an appropriate use in said land use category.
- 4. The impact of the plan on the existing and anticipated traffic and parking conditions**
A Traffic Impact Analysis waiver was approved for this application based upon the finding that the additional storage building would not result in any significant traffic generation (See Exhibit E). Twelve (12) additional parking stalls are being added to support the new storage building (Bldg.4) resulting in a total of 53 stalls being provided on-site to support the manufacturing use.
- 5. The adequacy of the plan with respect to land use**
N/A
- 6. Pedestrian and vehicular ingress and egress**
No additional vehicular access points, or modifications to the existing access, are being proposed with this amendment. No public sidewalks are proposed for pedestrian use as the Donovan Kramer Industrial Park Subdivision was previously approved without the requirement for sidewalks.
- 7. Building location and height**
The I-1 Zone District requires side and rear yard setbacks of a minimum of 15 feet. The proposed building will be set back 15 from the north property line and

20 feet from the west property line complying with the zone district minimums. The building is proposed to be a maximum of 30 feet in height which meets the maximum height standard of 35 feet for I-1 zoned properties.

8. Landscaping

A Landscaping Plan was not submitted with this application. However, the Major Site Plan approved for this property in 2004 did include a Preliminary Landscape Plan for the Cessna Ave. and Beechcraft Street that complied with the landscape code requirements (See Exhibit A – Page 4 of 4). Staff recommends that as a condition of approval of this Major Site Plan amendment that any missing landscape material from the approved Preliminary Landscape Plan be replaced in accordance with 17.52.360 of the Zoning Code or a new Landscape Plan be submitted for review and approval.

9. Lighting

All new wall mounted exterior lighting will use fixtures that fully shield the direct rays in accordance with 15.48.050 of the Zoning Code.

Provisions for utilities

The site has existing water, wastewater and electric services and no additional utility service is proposed.

10. Site drainage

A Drainage Plan/Report waiver has been approved for this development (See Exhibit F) as the Donovan Kramer Industrial Park Subdivision has been designed with shared drainage retention basins that are owned and maintained by the City.

11. Open space

N/A

12. Loading and unloading areas

No formal loading and unloading areas are proposed. Any loading activity will occur within the confines of the fenced in yard.

13. Grading

No site grading will be required for construction of this additional building as it is proposed to be constructed on the existing graded and paved area of the site.

14. Signage

No new signage is proposed with this application. Any new signage will require a separate Sign Permit application and will be reviewed for conformance with the I-1 zone district signage regulations.

15. Screening

The site is currently fully screened from the views from both Cessna Ave. and Beechcraft Street through the use of block walls and buildings. No additional screening is required nor proposed.

16. Setbacks

All I-1 zone setbacks are being complied with. See discussion under building location and height.

17. Other related matters

This property is located within the Donovan Kramer Industrial Park which is subject to a set of Covenants and Restrictions one of which requires the approval of the building design by the Airport Design Review Committee (ADRC). The ADRC approved the architecture, materials and colors proposed for this new building at their May 20, 2014 meeting. (See Exhibit G- Building Elevations)

Public Notification/Comments

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 July 23, 2014 at least fifteen (15) days before for the Aug. 7th Planning Commission public hearing.
- Notice was mailed by the City on July 28, 2014 at least ten (10) days before the Aug. 7th Planning Commission public 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 July 23, 2014 on the subject site informing the public that this application would be considered by the Planning Commission at the Aug. 7th meeting. An affidavit confirming this posting was supplied by the applicant.

Inquiries/Comments

N/A

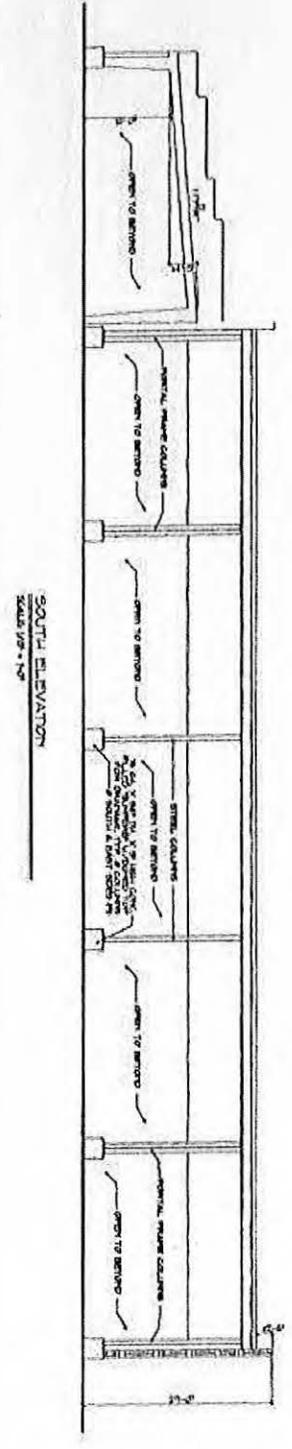
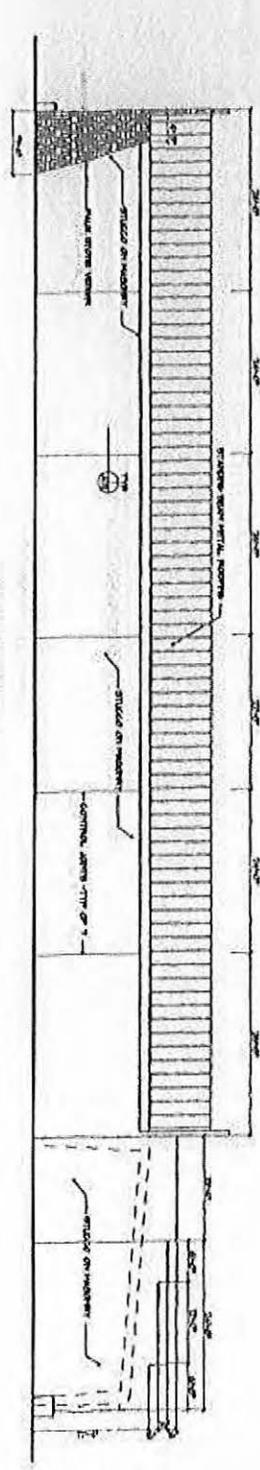
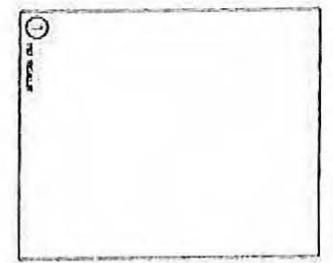
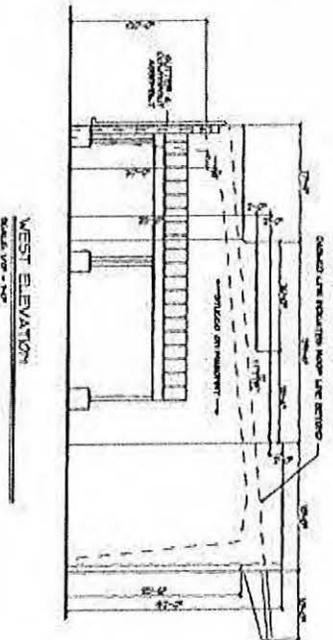
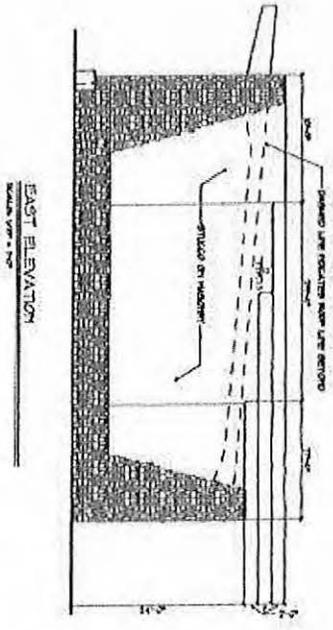
RECOMMENDED MOTION

Staff recommends the Commission approve the **Major Site Plan Amendment DSA-14-00051** for the CYC Seed Company located at 3085 N. Cessna Ave. subject to the following condition:

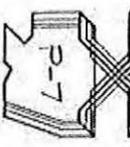
1. Prior to the issuance of a Certificate of Occupancy for the new storage building all landscaping shall be installed per the Landscape Plan approved with the prior Major Site Plan for the property (CG PZ-114-004) or in accordance with an alternative approved Landscape Plan.

Exhibits

- Exhibit A- Previously approved Major Site Plan (CG PZ-114-004)
- Exhibit B- Project Narrative
- Exhibit C- Proposed Major Site Plan (DSA-14-00051)
- Exhibit D – Aerial Photo of Site
- Exhibit E – Traffic Impact Analysis Waiver Request
- Exhibit F – Drainage/Grading Plan Waiver Request
- Exhibit G – Building Elevations



ELEVATION NOTES
 1. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
 2. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.
 3. ALL MATERIALS TO BE MATCHED TO THE EXISTING BUILDING.



NEW OFFICE & VENDOR RECEIPTS FOR
ATKO BUILDING MATERIALS
 LOT 14, CASA GRANDE INDUSTRIAL AIRPORT
 INDUSTRIAL PARK, PHASE I
 CASA GRANDE, ARIZONA

BUILDING #1 (A & B)
 ELEVATIONS

DAVID & FRIEDBERG
 ARCHITECT

607 W. BROWN STREET
 GLENDALE, ARIZONA 85309

PHONE / FAX 623 478 - 8707
 CELL 623 221 - 4900





ERIC LEIBSOHN + ASSOCIATES, LTD
7970 N RIDGEVIEW DRIVE • PARADISE VALLEY ARIZONA 85253
480.483.1101 P • 602.432.9266 M • ELAARCHITECTS@AOL.COM

Exhibit B

April 21, 2014

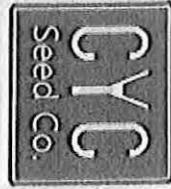
Mr. Keith Newman
City of Casa Grande
Planning & Development Dept.
510 E. Florence Blvd.
Casa Grande, AZ 85122

RE: CYC Seed Company, 3085 N. Cessna Way

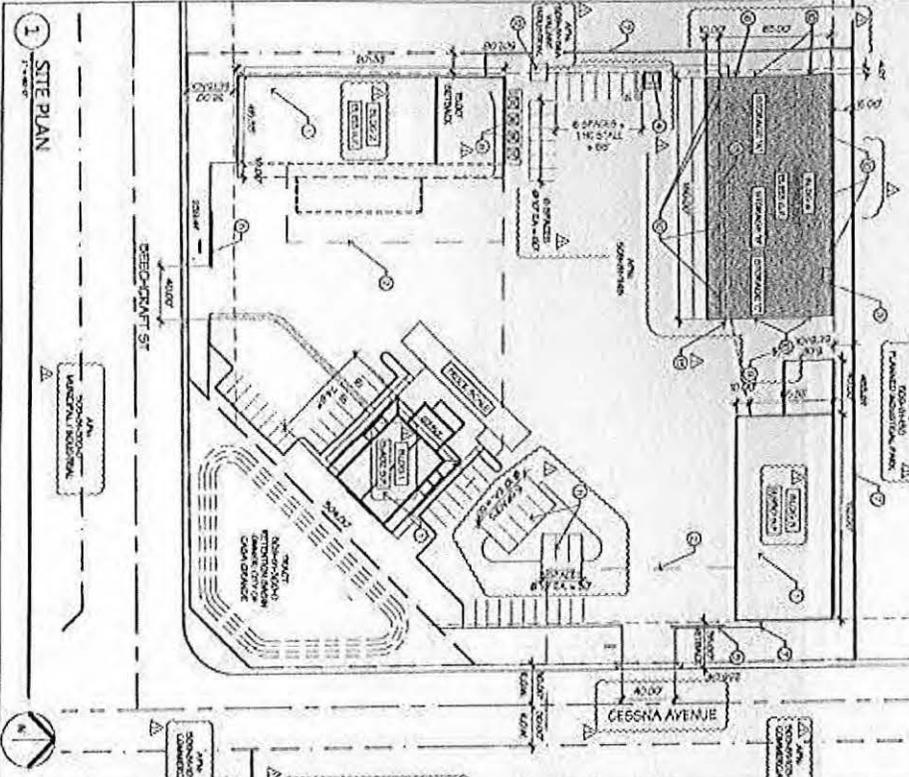
PROJECT NARRATIVE

- A. Applicant Information: Architect
Eric Leibsohn, AIA State of Arizona # 15233
Eric Leibsohn + Associates, Ltd.
7970 N. Ridgeview Drive
Paradise Valley, AZ 85253
- B. This project is located at the northwest corner of Beechcraft and Cessna Way within the Airport Industrial Park. This is an amendment to existing site for the addition of new industrial warehouse approximately 15,300 S.F. The site is zoned as I-1 – Light Industrial. The new proposed building will be at the northwest corner of the existing site. This is to be a pre-engineered metal building to match the scale and color of the existing industrial buildings on site. The overall operation of this site is for a seed coating business, warehouse and administrative office building. The proposed building will be used for storage/warehousing.
- C. The owner of this site is CYC Seed Company, LLC
- Casey Compton
3085 N. Cessna Way
Casa Grande, AZ 85122
520-316-3738
520-510-5054 (cell)

Please direct questions regarding the seed processing operation to Casey.

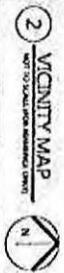


3085 N CESSNA AVENUE
CASA GRANDE, ARIZONA 85122



1 SITE PLAN

2 VICINITY MAP



- GENERAL NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL LAWS, ORDINANCES, REGULATIONS, AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 4. ALL EXISTING UTILITIES SHALL BE IDENTIFIED AND PROTECTED.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

- SITE PLAN REMARKS:**
1. EXISTING CONCRETE DRIVEWAY TO BE REPAIRED.
 2. EXISTING CONCRETE DRIVEWAY TO BE REPAIRED.
 3. EXISTING CONCRETE DRIVEWAY TO BE REPAIRED.
 4. EXISTING CONCRETE DRIVEWAY TO BE REPAIRED.
 5. EXISTING CONCRETE DRIVEWAY TO BE REPAIRED.
 6. EXISTING CONCRETE DRIVEWAY TO BE REPAIRED.
 7. EXISTING CONCRETE DRIVEWAY TO BE REPAIRED.
 8. EXISTING CONCRETE DRIVEWAY TO BE REPAIRED.
 9. EXISTING CONCRETE DRIVEWAY TO BE REPAIRED.
 10. EXISTING CONCRETE DRIVEWAY TO BE REPAIRED.

PROJECT DIRECTORY:

OWNER: CYC SEED COMPANY, LLC
 3085 N CESSNA AVENUE
 CASA GRANDE, ARIZONA 85122

ARCHITECT: ERIC LEIBACH & ASSOCIATES, LTD.
 1000 N. CENTRAL AVENUE
 PHOENIX, ARIZONA 85004

GENERAL CONTRACTOR: [Name Redacted]

MECHANICAL CONTRACTOR: [Name Redacted]

ELECTRICAL CONTRACTOR: [Name Redacted]

PLUMBING CONTRACTOR: [Name Redacted]

CONCRETE CONTRACTOR: [Name Redacted]

PROJECT DATA:

PROJECT NAME	CYC SEED COMPANY, LLC BUILDING #4
OWNER	CYC SEED COMPANY, LLC
ARCHITECT	ERIC LEIBACH & ASSOCIATES, LTD.
GENERAL CONTRACTOR	[Name Redacted]
MECHANICAL CONTRACTOR	[Name Redacted]
ELECTRICAL CONTRACTOR	[Name Redacted]
PLUMBING CONTRACTOR	[Name Redacted]
CONCRETE CONTRACTOR	[Name Redacted]
DATE	08/15/2018
SCALE	AS SHOWN
PROJECT LOCATION	3085 N CESSNA AVENUE, CASA GRANDE, ARIZONA 85122
PROJECT AREA	APPROX. 10,000 SQ. FT.
ESTIMATED COST	APPROX. \$1,000,000
ESTIMATED START DATE	SEPTEMBER 2018
ESTIMATED COMPLETION DATE	DECEMBER 2018

SHEET INDEX:

ARCHITECTURAL
 AND EXISTING FLOOR PLAN & WALL
 FOOTING FOUNDATION PLAN
 MECHANICAL PLAN
 ELECTRICAL PLAN
 CONCRETE PLAN
 PLUMBING PLAN
 SITE PLAN

REVISIONS:

NO.	DATE	DESCRIPTION
1	08/15/2018	ISSUED FOR PERMITS
2	08/15/2018	ISSUED FOR PERMITS
3	08/15/2018	ISSUED FOR PERMITS

Eric Leibach & Associates, Ltd.
 1000 N. CENTRAL AVENUE, PHOENIX, ARIZONA 85004
 PHONE: 602.441.1111 FAX: 602.441.1112
 WWW.ERICLEIBACH.COM

CYC Seed Co. Building #4 Addition
 3085 N CESSNA AVENUE
 CASA GRANDE, ARIZONA 85122

COVER SHEET / SITE PLAN & DATA



Exhibit D



ERIC LEIBSOHN + ASSOCIATES, LTD
7970 N RIDGEVIEW DRIVE • PARADISE VALLEY ARIZONA 85253
480.483.1101 P • 602.432.9266 M • ELAARCHITECTS@AOL.COM

Exhibit E

April 21, 2014

City of Casa Grande
Traffic Engineering Dept.
510 E. Florence Blvd.
Casa Grande, AZ 85122

RE: CYC Seed Co.
3085 N. Cessna Way, Casa Grande, AZ

WAIVER LETTER: Traffic Impact Analysis

This is an amendment to an existing site plan. The proposed new building on this site is for storage/warehousing. It is part of the overall masterplan of the site and there will be no new trips per day generated by this development.

APPLICANT: Architect
Eric Leibsohn, AIA State of Arizona # 15233
Eric Leibsohn + Associates, Ltd.
7970 N. Ridgeview Drive
Paradise Valley, AZ 85253
480-483-1101

OWNER: CYC Seed Co.
Casey Compton
3085 N. Cessna Way
Casa Grande, AZ 85122
520-316-3738
520-510-5054 (cell)



ERIC LEIBSOHN + ASSOCIATES, LTD
7970 N RIDGEVIEW DRIVE • PARADISE VALLEY ARIZONA 85253
480.483.1101 P • 602.432.9256 M • ELAARCHITECTS@AOL.COM

Exhibit F

April 21, 2014

City of Casa Grande
Engineering Dept.
510 E. Florence Blvd.
Casa Grande, AZ 85122

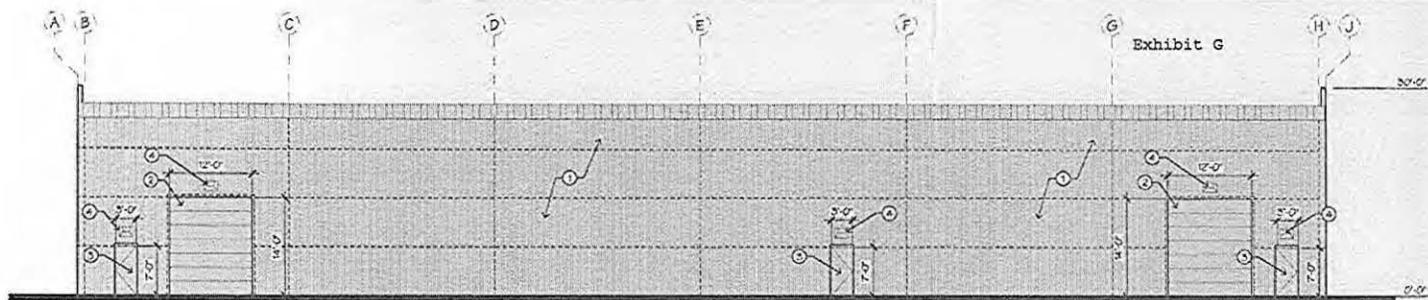
RE: CYC Seed Co.
3085 N. Cessna Way, Casa Grande, AZ

WAIVER LETTER: Grading and Drainage

This is an amendment to an existing site plan. The new proposed building will be located at the northwest corner of the existing site. The existing site is currently paved and there will be no new run off or significant change to the drainage pattern on site. The existing developed flow is south toward Beechcraft. Therefore, the fact this is an existing developed site with no material change to the grading and drainage plan, a waiver is hereby submitted for approval.

APPLICANT: Architect
Eric Leibsohn, AIA State of Arizona # 15233
Eric Leibsohn + Associates, Ltd.
7970 N. Ridgeview Drive
Paradise Valley, AZ 85253
480-483-1101

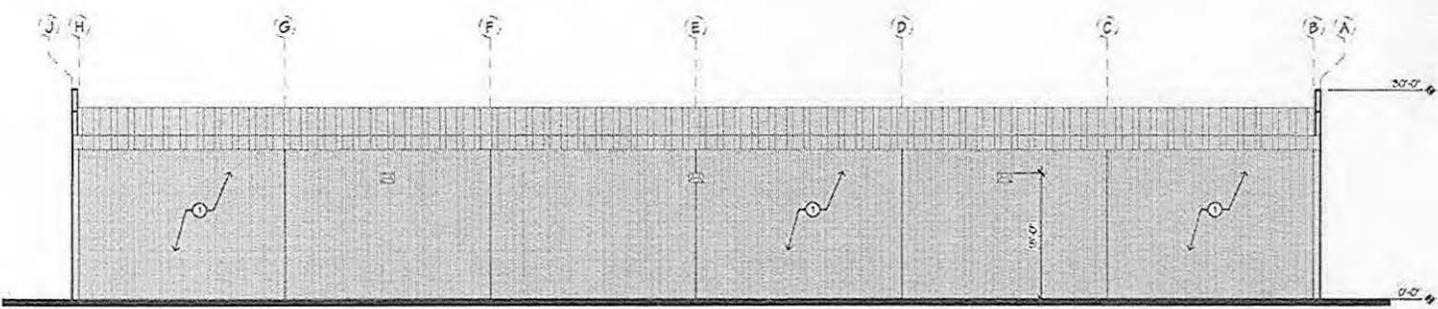
OWNER: CYC Seed Co.
Casey Compton
3085 N. Cessna Way
Casa Grande, AZ 85122
520-316-3738
520-510-5054 (cell)



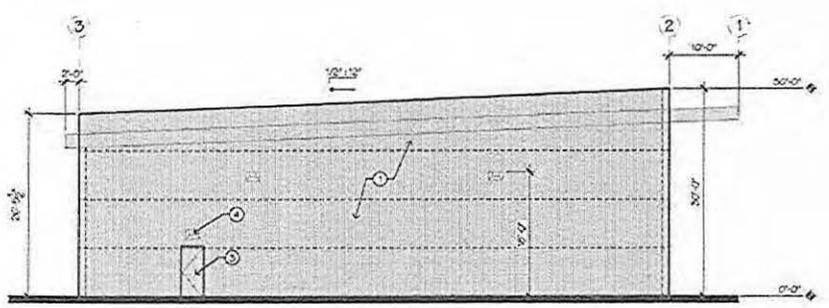
1 SOUTH ELEVATION
1/8"=1'-0"

ELEVATION KEYNOTES: ①
 ① METAL PANELS PER BUILDING MANUFACTURER.
 ② 12'x4' OVER-HEAD ROLL UP DOOR.
 ③ 3'-0" x 7'-0" HOLLOW METAL DOOR AND FRAME.
 ④ EXTERIOR LIGHT FIXTURE ABOVE DOOR - SEE ELECTRICAL DRAWINGS.

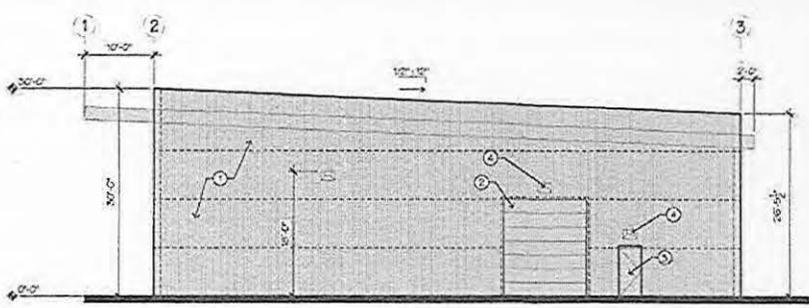
NOTE TO CONTRACTOR:
 BUILDING COLOR TO MATCH SAMPLE (LIGHT STONE) FROM BUNGER STEEL - VERIFY COLOR SAMPLES W/ ARCHITECT AND OWNER PRIOR TO APPLYING FINISH.



2 NORTH ELEVATION
1/8"=1'-0"



4 WEST ELEVATION
1/8"=1'-0"



3 EAST ELEVATION
1/8"=1'-0"

PROJECT NO. _____ DATE REVISION REVISIONS DRAWN BY _____ CHECKED BY _____	
PROJECT LOCATION CYC SEED COMPANY, LLC. (BUILDING #4) 3009 N. CASSA WAY CASA GRANDE, ARIZONA, 85522	
ARCHITECTURAL ELEVATIONS	
ERIC LEIBSOHN + ASSOCIATES, LTD. 7770 NORTH GILBERT DR. • PAPERIDGE VALLEY, ARIZONA (480) 425-1100 • www.ericleibsohn.com	
PRINCIPAL ARCHITECT	
PROJECT ARCHITECT	
ARCHITECTURE PLANNING	
SHEET NO. A-3 OF 4	
EXPIRES 8/30/2025	