

There were no changes to report.

Director Tice introduced and welcomed Stephen Gentzkow as our new Planning Commission member.

V. New Business:

A. Request by Jan Hobbs for the following land use approval on a .36 acre site located at 1101 E. Sunset Drive (APN 505-18-040B):

- 1. DSA-14-00069:** Zone Change from R-1 (Single Family Residential) to CO (Commercial Office). (Planner: Laura Blakeman)

Chairman Lavender stated that Member Lynch has recused herself from participation of this request.

Laura Blakeman, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. She stated the house is located on the southeast corner of Trekell Road, a minor arterial road and Sunset Drive, a local road; the house sides off of Trekell Road and fronts off of Sunset Drive. She noted the site has a detached guest house which is considered a legal non-conforming use in the R-1 zone. Ms. Blakeman stated this land use request will serve as a buffer between the adjacent residential land use and the minor arterial, Trekell Road, mentioning that commercial office's should be on sites that serve residential and commercial areas. Ms. Blakeman listed the principally permitted uses allowed in a CO zone. Some of the uses listed were a Photography Studio and Tattoo Shop, but based on concerns from the residents the applicant has agreed that the use for this property shall be limited to professional offices only, which will eliminate all other uses allowed for the CO district. Ms. Blakeman then overviewed the review criteria for a Zone Change. She pointed out that the General Plan 2020, Neighborhoods Spatial Form and Design category states that any office buildings located across local or collector streets or adjacent to residential developments shall be appropriate in form and scale. The design is to represent an appropriate neighborhood human scale. She showed the Commissioners' a photo of the existing site and what is being proposed along with other examples of homes in our community that have been converted into offices. Ms. Blakeman stated that staff held a neighborhood meeting on June 18, 2014, which is not required by City Code, but staff had received several calls with concerns from residents, so felt a meeting should be held prior to the public hearing. Staff has received and provided the Commissioners' with all e-mails and letters of opposition received in this matter. Ms. Blakeman read the conditions with revisions into the record.

Member Braunstein questioned if the applicant can sublease the accessory building.

Director Tice replied "yes" they can sublease to another office user.

Member Braunstein commented that the commercial areas along Trekell Road that were shown were established as commercial areas and are not the same scenario as this request.

Ms. Blakeman stated that the Day Care and the Car Wash were previously zoned as residential.

Member Gentzkow cited that the commercial properties along Trekell Road all face Trekell Road, but this property faces Sunset Drive which is a residential street, so you are now wrapping the commercial entrance around the residential road. He then questioned the signage.

Ms. Blakeman stated there will be a monument sign and a sign attached to the building.

Director Tice conveyed that the wall sign will be facing Trekell Road and the detached sign can be located on either Trekell Road or Sunset Drive frontage, but staff has written a condition that would restrict the signage in height and size.

Vice-Chairman Henderson questioned the number of client visits and staff. He asked if a traffic count has been conducted.

Ms. Blakeman deferred the client and staff question to the applicant.

Duane Eitel, Traffic Engineer, stated the city uses the ITE trip generation manual, and a residential home generates about 12 trips per day and a professional office about 20 to 22 trips per day, which is not really a significant increase for the area.

Chairman Lavender commented that some of the people who expressed opposition to this request did not attend the neighborhood meeting, so we do not know if the imposed conditions satisfied their concerns.

Ms. Blakeman stated two people showed up for the neighborhood meeting and the conditions were based off of the concerns of those in attendance. She mentioned that all of the property owners within 200 feet of this site were notified for the June Commission meeting, the neighborhood meeting and this meeting.

Chairman Lavender questioned if the home that is two houses down from this request is a residential group home that is owned by a company with staff.

Ms. Blakeman replied "yes" according to our property records the home is owned by PEPP LLC.

Chairman Lavender then questioned if the buyer of the home that is for sell nine doors down from this property could use it as a commercial office; would that be a proper buffer?

Ms. Blakeman replied staff would not be in favor of the scenario mentioned. The home is in the middle of the neighborhood surrounded by homes. She explained that this site location is serving as a transitional land use from an arterial roadway to office to residential. We also have the same transitional land use along the Trekell Road corridor, from McMurray Boulevard south to Cottonwood Lane to the north.

Vice-Chairman Henderson questioned the vacant land to the south of this site, and what is planned for the area.

Ms. Blakeman stated the site was zoned and platted as single family residential, but the plat has expired.

Chairman Lavender called for the applicant to come forward.

Jan Hobbs, 9057 N. Bobwhite Lane, Casa Grande, came forward to address the Commission. She stated her current office is located at 275 E. Cottonwood Lane. Ms. Hobbs mentioned that she has owned a successful American Family Insurance Agency for the last 7 years, and the office hours are Monday thru Friday, 8:30 a.m. to 5:30 p.m., and Saturday, 9:00 a.m. to noon. Ms. Hobbs stated she has worked in the insurance industry for 30 years, and been with American Family for 20 years, and is very involved with the community. Ms. Hobbs noted she has two staff members, with client visits averaging 2.85 customers per day.

Vice-Chairman Henderson questioned why it is important to move from an office area to this area. He also question how many insurance agencies are in this area.

Ms. Hobbs explained it is important to her to acquire her own office. She has been looking for office space for the last two years, and this is an area she was interested in because it meets all her needs, including financial. Ms. Hobbs stated she knows there are large complexes for sale, but she is not in a position to purchase one of those buildings. Ms. Hobbs then addressed the question regarding the number of insurance agencies in the area noting there currently is an American Family agency on Cottonwood Lane and Trekell Road, but they are relocating to the Promenade Mall, and the only other agency is also located near the corner of Trekell Road and Cottonwood Lane.

Chairman Lavender made a call to the public.

Kent Hayes, 1013 E. Sunset, Casa Grande, came forward to address the Commission. Mr. Hayes expressed his concerns with this request. He stated this commercial operation will take away all the landscaping from the front of the house, and it will become a parking lot. Mr. Hayes commented that with all the vacant commercial property available for purchase and/or rent he can find no reason why this office needs to be at this location.

Larry Webb, 1109 E. Sunset Drive, Casa Grande, came forward to address the Commission. Mr. Webb stated he bought this home to raise his family and retire in. He noted he is a business owner in the community and is also very active in the community. Mr. Webb stated this request will negatively impact the value of his home and his quality of life. He also expressed concerns with the guest house possibly being sublet to another business or someone could be living on-site. Mr. Webb stated there is no guarantee that if this business goes away the use is not change; it could be a tattoo or piercing pallor.

Veronica Webb, 1109 E. Sunset Drive, Casa Grande, came forward to address the Commission. Ms. Webb stated they moved to this neighborhood because they liked the older homes and love their neighbors. She commented that this business does not need to be in their neighborhood with all the commercial offices currently available in the community. Ms. Webb gave a copy of a petition signed by 26 neighbors to Director Tice who then passed the petition to the Commissioners'. She stated she has small children and does not want strangers coming and going, she wants a neighbor that cares; she wants a residential neighborhood.

Ron Kortsen, 1100 E. Sunset Drive, Casa Grande, came forward to address the Commission. Mr. Kortsen stated his wife's family bought the home in 1963. They are third generation farmers, and his wife has been a teacher in Casa Grande for 38 years. He expressed his concerns with the traffic in their area, the trees along Trekell Road, the water drainage and parking on the street. Mr. Kortsen stated if this is zoned commercial what is going to go in next in a residential area. He commented that he is adamantly opposed to this request.

Chuck Muir, 1241 E. Sunset Drive, Casa Grande, came forward to address the Commission. Mr. Muir stated he has no objections to this request. The home in question has been vacant for a year, and when it was occupied it had a yard sale every weekend; the traffic in the area is currently a mess. He commented that he feels this request is sensible for the area, noting there is a group home operating down the street. Mr. Muir stated there is existing drainage issues on the corner of Trekell Road and Sunset Drive, but this business will not add to the drainage problem.

Bruno Stolic, 1216 E. Sunset Drive, Casa Grande, came forward to address the Commission. Mr. Stolic agreed with Mr. Muir. He stated every weekend the house and road was a parking lot because of the continual yard sale. He commented that Sunset Drive is a very busy street, it is not really quiet. Mr. Stolic stated he has no objections to this request.

Jaime Hayes, 1285 E. Brenda Drive, Casa Grande, came forward to address the Commission. Ms. Hayes stated she lives within the same neighborhood and has no objections to this request. She commented that she understands the neighbors concerns but there are already businesses that front off of Trekell Road so traffic is expected. Ms. Hayes mentioned that Jan Hobbs is her insurance agent, and that Jan supports our community and other businesses.

Chairman Lavender asked if anyone else wanted to come forward to speak; no one came forward.

Vice-Chairman Henderson made a motion to forward a favorable recommendation to the City Council regarding DSA-14-00069, Zone Change from R-1 (Single Family Residential) to CO (Commercial Office), with conditions as stated in the Staff Report and as revised by staff.

Member Benedict seconded the motion.

Member Braunstein questioned if the Commission could add a condition stating contingent on a single use.

Director Tice replied "yes". He stated the Commission could say that any office use of the accessory structure would have to be accessory to the main business.

Member Gentzkow questioned if there could be a limit to the number of employees, so there will be enough parking.

Director Tice stated you could condition the number of employees, but it will be very difficult for staff to administer and enforce.

Vice-Chairman Henderson asked if staff could suggest any other ways the traffic issues in the area can be addressed.

Director Tice stated staff has attempted to address the traffic concerns. He noted there will only be an increase of approximately five vehicles per day between what could be expected to be generated from a single family home. Director Tice stated that if staff felt the traffic was an issue they would not have recommended approval of the zone change.

Member Benedict asked Director Tice to suggest verbiage for Commissioner Braunstein's issues, on how to restrict the guest house as one business.

Director Tice suggested that the language be: Any office use of the detached structure is required to be an accessory to the primary office.

Vice-Chairman Henderson amended his motion to include the above added condition. The final conditions are as follows:

1. The uses on this property shall be limited to professional offices only.
2. Landscaping shall be provided along the Sunset Drive frontage that meets the following:
 - a) A three (3) foot screening wall shall be provided to assist in screening

- the parking from the view residential properties to the east and north.
- b) A landscaped area, with a minimum width of 8 feet, shall be provided between the screening wall and the public sidewalk.
 - c) The Sunset Dr. landscaped area shall contain ground cover and/or shrub plantings that result in achieving 60% coverage with live plantings.
 - d) The existing palm tree shall be incorporated into the new landscape design if possible.
3. If the existing wall and Italian cypress trees located along the Trekell Rd. frontage are removed a new landscape plan shall be submitted for approval that meets the following:
 - a) A three (3) foot screening wall or other appropriate screening shall be provided to assist in screening the parking from Trekell Rd.
 - b) New trees shall be provided at a ratio of 1 tree/30 feet of frontage.
 - c) Groundcover and/or shrub plantings shall be installed to achieve 60% ground coverage.
 4. The building's architecture shall remain residential in character.
 5. Any Minor or Major Site Plan submitted for the site shall be approved by the Planning Commission.
 6. The signage shall be restricted as follows:
 - a. Detached signs shall be limited to one low profile monument style sign no greater than 6 feet in height and 18 square feet in sign area. Landscaping shall be provided around the base of the sign. The supporting structure shall be constructed and colored to complement the development.
 - b. Attached wall signage shall be limited to .5 square feet of sign area for each one linear foot of building elevation. Said signs shall be limited to the west elevation facing Trekell Road.
 7. Any office use of detached structure is required to be an accessory to the primary office.

Member Benedict seconded the amended motion.

Chairman Lavender asked Ms. Hobbs if she was in agreement with the added condition.

Ms. Hobbs replied "yes".

Vice-Chairman Henderson commented this is a reasonable use for the lot and feels it will be difficult for the lot to be sold or used for something else that will maintain the neighborhood any better than this; he is in favor of this request.

Member Braunstein questioned if we had to vote on the amendment first and then the motion.

Mark Graffius, City Attorney, stated that Vice-Chairman Henderson made an amendment to his original motion to add the condition. The motion now is to forward a favorable recommendation with the amendment.

The following roll call vote was recorded:

Member Gentzkow	Nay
Member Lynch	Abstained
Member Braunstein	Nay
Member Benedict	Aye
Vice-Chairman Henderson	Aye
Chairman Lavender	Nay

The motion failed 3 – 2.

Director Tice cited that due to the provisions of the Zoning Code he felt that a motion to recommend denial needs to be made in order for the applicant to be able to appeal the Planning Commission's action City Council otherwise it is not an appealable decision.

Member Gentzkow questioned if this request could be appealed to the Board of Adjustment.

Mr. Graffius stated that under the Zoning Code it requires the Planning and Zoning Commission to forward a favorable or non-favorable recommendation. If there was an approved favorable recommendation the City Council would hear the request and make the final determination, but if the recommendation is unfavorable to City Council then the applicant must apply to request a hearing before City Council; there are rules that must be followed by the applicant to get the request heard by the City Council.

Chairman Lavender clarified that a "yes" vote is for an unfavorable recommendation to the City Council and a no vote is against the request to forward an unfavorable recommendation.

Vice-Chairman Henderson made a motion to deny recommendation to the City Council of the Zone Change from R-1 (Single Family Residential) to CO (Commercial Office).

Member Gentzkow seconded the motion.

The following roll call vote was recorded:

Member Gentzkow	Aye
Member Lynch	Abstained
Member Braunstein	Aye

Member Benedict	Nay
Vice-Chairman Henderson	Aye
Chairman Lavender	Aye

The motion passed 4 – 1.

B. Request by Ignacio Roman for the following land use approval on 2.46 acres of land at 3244 E Cornman Rd (APN # 402-05-020G):

- 1. DSA-14-00082: Conditional Use Permit** request to allow the placement of a mobile home approximately 1,900 sq. ft. in size on a vacant parcel to serve as this parcel's single-family dwelling within the RR (Rural Ranch) zone district (Planner: Jim Gagliardi).

Jim Gagliardi, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Mr. Gagliardi stated the site is located south of Selma Highway and just west of Toltec Buttes. The applicant is requesting to place a mobile home on an approximate 2.44 acre lot. He explained that in 1993, the property with a mobile home was located with the county, and in 2008 the area was annexed into the City of Casa Grande and zoned Rural Ranch (RR). The mobile home then was "grandfathered in", but lost the grandfathered rights in 2010 when the mobile home was removed due to fire damage. He stated the current zoning of RR only allows mobile homes with the approval of a Conditional Use Permit (CUP). Mr. Gagliardi then overviewed the review criteria for a CUP, noting the placement of a mobile home in a RR zone has to meet special setbacks, which are 50 feet on all sides. Mr. Gagliardi pointed out updates to the CUP Resolution conditions, stating the applicant is aware of the updates. Staff received two letters of opposition to this request which have been provided to the Commission. The letters of opposition were evaluated and staff felt this request would not have a substantial adverse impact to the neighborhood because the subject property will be fronting Cornman Road and any home built by the people who are opposing this request will be fronting an adjacent street towards the northern part of the lot.

Chairman Lavender called for the applicant to come forward.

Rufino Saucedo, 1652 E. Krystal Street, Casa Grande, property owner and Ignacio Roman, 1585 E. Elegante Drive, Casa Grande, applicant, came forward to address the Commission. Mr. Saucedo spoke on behalf of Mr. Roman. He stated Mr. Roman is in the construction business and can not keep his construction equipment at his current location. Mr. Saucedo also mentioned that Mr. Roman wants his boys to experience "ranch life".

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

Member Braunstein made a motion to approve Resolution DSA-14-00082, Conditional Use Permit to allow the placement of a mobile home approximately 1,900 sq ft. on a

vacant parcel to serve as this parcel's single-family dwelling within the RR (Rural Ranch) zone district, with the conditions as stated below:

1. The Planning and Zoning Commission of the City of Casa Grande approves the conditional use permit request by the Applicant subject to the following special conditions which are deemed necessary by the Commission to protect the public health, safety and general welfare:
 - a. This property is limited to one dwelling unit.
 - b. Additions such as accessory buildings or garages are required to comply with development standards for the RR zone within the City Code.
 - c. The driveway serving the site shall be surfaced with material which limits the emissions of dust, such as crushed stone or some type of aggregate base course treated with a dust-control substance as approved by the City prior to zoning approval of the Arizona State Manufactured Home Permit.
 - d. Prior to zoning approval of the Arizona State Manufactured Home Permit, a Map of Dedication dedicating 30 feet for Cornman Road Right of Way is required.
 - e. The Applicant is responsible for any half-street improvements to Cornman Road adjacent to the property as deemed necessary by the City Engineer prior to zoning approval of the Arizona State Manufactured Home Permit.
2. 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:
 - f. 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,
 - g. That all of the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his successors or assigns,
 - h. 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,

- i. That all of the special conditions shall be consented to in writing by the applicant,
- j. That the resolution granting the application, together with all consent forms, shall be recorded by the county recorder

Vice-Chairman Henderson seconded the motion.

The following roll call vote was recorded:

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

The motion passed 6 – 0.

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

1. DSA-14-00046: Major amendment to the Santa Cruz Crossing Planned Area Development (PAD). Said amendment includes the following changes:

1. Adding an assisted living facility as a permitted use
2. Removing an office area on the PAD's land-use plan
3. Providing development standards for previously-approved commercial and residential areas.
4. Relocating area shown as "Green Court Homes", a high-density single-family area, to a more southerly portion of the site as independent living patio homes.
5. Adding two-story senior apartment homes in the northern area of the PAD adjacent to Rodeo Rd and Pueblo Dr.
6. Changing proposed alignment of Pueblo Dr through the site to extend to the south-end of the PAD.
7. Proposed off-site changes to Rodeo Rd, denoting a planned frontage road for residences on the north side of Rodeo Rd

(Planner: Jim Gagliardi)

Jim Gagliardi, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Mr. Gagliardi stated the site is located on the southeast corner of Rodeo and Trekell Roads, and is approximately 97 gross acres. He then briefly overviewed the applicant's request. Mr. Gagliardi noted that the single family

portion of the PAD will be reduced from 216 homes to 165. The approved patio homes known as "Green Court Homes" will be reduced from 64 units to 48 units, and they will be specified for elderly use. He then mentioned the applicant is proposing to add a 125 unit, two-story senior apartment homes, an assisted living facility, and a community center. Mr. Gagliardi stated the applicant will realign Pueblo Drive to connect with the subdivision to the south. The applicant will also realign the Santa Cruz drainage channel to accommodate the new land use configuration. Mr. Gagliardi overviewed the review criteria for a Major Amendment to a PAD, mentioning that the PAD suggests four (4) different points to access the development; one is off of Trekell to the west, two along Rodeo Road, from Pueblo Drive and Colorado Street, and one on the south with the extension of Pueblo Drive. Mr. Gagliardi stated with this development there will be improvements to Rodeo Road; the applicant will create a frontage road adjacent to the homes on the north side of Rodeo Road, creating a one-way drive separated from the main part of Rodeo Road by a median. Staff received several inquires and comments primarily from people who received the notice in the mail; they did not express opposition. Also received were several inquires by the recent applicants for Caliche Senior Living and the Villas by Mary T.

Member Gentzkow questioned if Pueblo Drive going south will go into Bisnaga Street, and if this additional traffic will create a problem.

Mr. Gagliardi replied that Pueblo Drive will go into Bisnaga Street and create additional traffic, but it is also seen as good ingress/egress out of the neighborhoods. This will serve as an additional connection to take some of the impact off of Trekell Road for the residents living on Bisnaga Street and the future residents living within the Santa Cruz Crossing PAD.

Member Braunstein questioned the sudden interest in senior living.

Mr. Gagliardi replied that he can not speak to what is driving the market, but noted he receives at least one call per week from someone asking about the availability of assisted living facilities within our community. Mr. Gagliardi stated just being in the southwest is an attraction to retirees.

Member Lynch expressed her concern with the wash being relocated and the residents on the south boundary. She questioned if this will affect their requirement to have flood insurance.

Mr. Gagliardi stated whether or not a something is within a floodplain is not entirely due to the presence of a wash, there are FIRM maps that indicate whether or not property is in a floodway. He noted the main portion of the Santa Cruz Wash is in the floodway but this particular area is not in a floodway or floodplain. Mr. Gagliardi stated he can not speak for sure on the relocation of the wash, but knows the applicant is proposing to put some of the drainage way into culverts. The drainage report was submitted and approved by the City Engineer with the one condition to establish the Army Corps of Engineers verification.

Member Lynch then questioned the side setbacks.

Mr. Gagliardi explained that PAD's are subject to PAD Residential Design Guidelines. The language within the Santa Cruz PAD specifies that the side yard setbacks for the single family homes would be a minimum of 10 feet on one side and of 5 feet on the other side.

Chairman Lavender called for the applicant to come forward.

Nathan Cottrell, applicant with CEG Applied Sciences, 12409 W. Indian School Road, Avondale, came forward to address the Commission. Mr. Cottrell stated the primary drive of this subdivision is the assisted living portions. They will offer various levels of assistance for elderly living. Mr. Cottrell addressed the setback questions, noting they are the same as the approved PAD for this site. He then addressed the question regarding the driving force for assisted living, by stating there is not much assisted living in Casa Grande, and in addition to that there are new State regulations that start today. The new regulations improves the ability of people to use varying levels of assisted living, instead of more restrictive care centers such as nursing homes. Mr. Cottrell stated that the project will be phased with construction starting with the assisted living section, and the single family homes to be constructed last. He also explained that the existing wash is not an Army Corp wash, or a FEMA flood zone. In their discussions with city staff they have agreed that their proposed configuration of the wash is adequate. Mr. Cottrell noted there is a portion of the south branch wash that encroaches onto the southeast portion of this site, so some of the single family homes will need a CLOMR. He then stated the new configuration will add connectivity to the existing subdivision to the south through the extension of Pueblo Drive. Mr. Cottrell concluded by stating they are going to build a high quality product that will provide long term employment for the area, sales tax revenue for the City, drainage improvements that will alleviate some of the flooding potential, and providing a frontage road for the resident on the north side of Rodeo Road. They feel the PAD amendments benefit the area, and may be the "spark" that improves development in the vacant retail areas around their site. Mr. Cottrell stated they are in agreement with staffs conditions.

Member Braunstein questioned the time line for the project.

Mr. Cottrell stated the construction on the assisted living portion will start immediately, and the commercial section would be next; they have received a lot of interest in their commercial portion of the site.

Member Gentzkow questioned the square footage of the commercial portion.

Mr. Cottrell stated approximately 250,000 square feet of commercial space.

Chairman Lavender made a call to the public.

John Baker, 1262 E. Rodeo Road, Casa Grande, came forward to address the Commission. Mr. Baker commented that the frontage road is an excellent idea, but questioned if there will be a sidewalk along the road.

Mr. Cottrell replied "yes".

Mr. Baker then questioned how long the road construction will take, if they will be done prior to the start of the building construction, and if there will be two lanes going east and west after the frontage road and median.

Mr. Cottrell stated the roads will be done with the phasing, but once they start on the frontage road it will be done at one time, but Rodeo Road will be opened to traffic.

Mr. Eitel commented that the road going east and west needs to be two lanes; there will not be any turning lanes.

Mr. Baker expressed his concerns with the drainage. If the wash is diverted it will still flow to its natural path when flooding. He then questioned how long this project will be under construction, commenting that the people who live on the north side of the street will be affected.

Dan Zaharoni, one of the principals for the project, 29134 Roadside Drive, Agoura Hills, CA, replied, the project will take approximately three years. He stated the market will drive the project but they want it up and running in 36 to 42 months. He mentioned that the wash had already been diverted to the back of the property.

Mr. Baker commented that he hopes the water/drainage issues are reviewed so it will not back up into their homes. He stated he is in favor of this request.

Ken Ritter, 3501 Twelve Oaks Avenue, Baton Rouge, LA, representative for Spiritus Senior Living, came forward to address the Commission. Mr. Ritter stated they are a non-profit company that consults and manages communities around the country. He commented that Casa Grande is well underserved in terms of assisted living; by the year 2020, 17% of the population of this country will be over the age of 65, and going to retirement destination states such as Arizona and Florida. Mr. Ritter stated their community will allow people to age in place and live in a less restricted environment.

Member Braunstein questioned what the applicant will do to improve the health care in our community, so their residents will have proper health care.

Mr. Ritter stated they plan to have a special care neighborhood, and people will be attracted to this type of community.

Ms. Stewart, 1206 E. Rodeo Road, Casa Grande, came forward to address the Commission. Ms. Stewart asked for clarification regarding the frontage road; one

person stated it was going to be a one-way road and another person said it will be a two-way road.

Mr. Gagliardi stated the applicant's documentation illustrates the future construction of a west bound one-way frontage road of 18 feet wide.

Mr. Eitel interjected and stated that staff needs to further review the specific design for the frontage road as a one-way road may not work.

Ms. Stewart commented she lives on the road that will be affected by this and currently she can go into her home from either direction, and does not want that to change. Ms. Stewart then questioned if they will still be allowed to park on the street if needed.

Mr. Eitel stated there currently is road parking, but staff will need to further review the design for the future frontage road and whether it can accommodate on-street parking.

Mr. Gagliardi stated that the applicant's proposal for the reconfiguration of Trekell frontage road includes a five foot sidewalk, parallel parking and an 18 foot wide one-way road, with an 18 foot landscape median. He noted the main road itself is showing four lanes with bike lanes, and a landscape strip.

Ms. Stewart stated it seems like a nice plan, but she does not want restrictions entering or exiting her home. She then expressed her concern with the commercial on the corner of Trekell and Rodeo Roads, stating there already is a vacant commercial building in the area.

Mr. Zaharoni stated he has already been contacted by a large grocery chain that is very interested in their site. He noted they will not build until they get their two anchor stores in place.

Ms. Stewart expresses her concern with re-routing the wash and flooding.

Ann Thornes, 725 N. Evelyn, Tucson, came forward to address the Commission. Ms. Thornes stated she is the former property manager of the Villas by Mary T, and a personal friend of Mary T. Mary T was hoping to be here tonight but had a knee operation and could not attend. Ms. Thornes stated the Mary T organization has been in existence since 1976, serving the needs of seniors and people with special needs, at 52 locations throughout Arizona, Maryland, Wisconsin and Minnesota. Mary T believes it is important that all providers of services work together cooperatively to provide the best services to people. They come from a cooperative not competitive culture; the clients needs always come first. Ms. Thornes asked that the Commission treat Mary T's organization fairly, equitably, and proportionately with the proposed development in terms of drainage issues, flood plain requirements, open space standards, parking and traffic issues.

Member Braunstein questioned if this request is just for the PAD amendment and not drainage and building heights.

Director Tice replied that the request tonight is essentially a zone change application, with a preliminary land use plan. There have been some drainage and traffic analysis submitted, but these reports are written at the macro level and will be followed up with a site specific development plan for the assisted living, commercial and apartment building. At that time staff will receive further detailed drainage and traffic reports.

Mr. Cottrell re-addressed the Commission. He stated they will work with staff to address the frontage road and any other drainage concerns. Mr. Cottrell stated their passion is to assist the residents, and they will work with the community.

Member Lynch made a motion to forward a favorable recommendation to the City Council regarding DSA-14-00046, Major amendment to the Santa Cruz Crossing Planned Area Development, with conditions and technical corrections as stated below:

Condition:

1. Prior to submittal of a Final Development Plan for Areas C, D or E or a Preliminary Plat for Area A or B the applicant is to provide verification that the North Branch of the Santa Cruz Wash through the site is not a 404 Wash under the jurisdiction of the Army Corps of Engineers.
 - a. If a 404 Wash, and **not** approved for abandonment, or if through the abandonment process, it requires relocation to another area of the PAD than shown, the PAD will require to be amended to show a new configuration.

Technical Corrections:

1. Provide another name than "Santa Cruz Rd" within all instances of the PAD to reference the proposed minor collector as this street name already exists. Until platting, identify this road in text and on figures as "New Collector Rd from Pueblo to Trekell".
2. Correct spelling from "*plat*" to "*plant*" in the last sentence of the second paragraph of the PAD Guide.
3. Provide signage standards within the PAD Guide for each area.
4. Applicant to revise PAD to include perimeter setback information stating that setbacks for buildings adjacent to the perimeter of the PAD shall be, in general, the same as the building height.

Member Benedict seconded the motion.

The following roll call vote was recorded:

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

The motion passed 6 – 0.

D. Request by Jesse Macias of PM Design Group, Inc on behalf of CST Arizona Stations, Inc, for the following land use approvals on 4.5 acres of land on the north side of E Florence Blvd, westerly of junction of Camino Mercado and Florence Blvd (APN # 505-07-024):

- 1. DSA-14-00026: Zone Change** request from UR (Urban Ranch) to B-2 (General Business) (Planner Jim Gagliardi).
- 2. DSA-14-00094: Conditional Use Permit** request to allow a convenience store with more than four gas pumps and an auto wash within a proposed B-2 zone district (Planner Jim Gagliardi).
- 3. DSA-14-00028: Major Site Plan** for the development of a 4,650 sq. ft. convenience store with a 3,600 sq. ft. fuel canopy, and a 1,064 sq. ft car wash (Planner Jim Gagliardi).
- 4. DSA-14-00027: Preliminary Plat** request to create a single lot (approximately 255 ft. X 642 ft. in size) denoting two phases of development. The plat proposes dedication of additional Right of Way for E Florence Blvd and a northerly extension of Camino Mercado (Planner: Jim Gagliardi).

Jim Gagliardi, Planner, came forward and presented a brief overview of the cases as stated in the Staff Report. Mr. Gagliardi stated the site is 5.33 gross acres and 3.72 net acres with a proposed 22 foot tall, 4,650 square foot convenience store, 18 foot tall, 3,600 square foot fuel canopy, and a 14 foot tall, 1,064 square foot auto wash. He noted the applicant will dedicate 80 feet of right of way for the extension of Camino Mercado, and 70 feet of right of way along Florence Boulevard. Mr. Gagliardi overviewed the review criteria for a Zone Change, Conditional Use Permit, Major Site Plan and Preliminary Plat, noting the site conforms to the General Plan, meets all the CUP, MSP and PP criteria. Mr. Gagliardi stated that prior to the issuance of the building permit the applicant is required to post with the City an amount equal to 25% of the cost for the installation of a traffic signal at the corner of Camino Mercado and Florence Boulevard intersection, and the City will use impact fees to fund the remaining 75%. Staff received one phone call from the property owner of the southwest corner of

Camino Mercado and Florence Boulevard; the caller was in favor of this request, and feels this request will help spur development in the area.

Member Braunstein questioned the net cost for the traffic signal, expressing his concern that the city has to pay for a majority of the signal. He commented that if we do not approve this project then the money the City would have spent of this signal can be used elsewhere.

Director Tice explained that this business will only generate approximately 25% of the traffic using the Camino Mercado/Florence Blvd. intersection, and the remaining 75% is from surrounding businesses and pass through traffic. Director Tice stated the City collects a series of impact fees in conjunction with every building permit one of which is a traffic impact fee. A portion of the traffic impact fees are used for street improvements and a portion is used for traffic signals. Those funds will be used to install the signal. The installation of the traffic signal will be done approximately the same time as the opening of the business.

Member Gentzkow commented that the traffic signal is long overdue, and the 25% being paid by this applicant is a very liberal number.

Vice-Chairman Henderson questioned if this is the only time the Commission will see of the site plan. He commented that not much was shown.

Mr. Gagliardi replied that this will be the final approval of the site plan, but the zone change will have to be heard and approved by the City Council.

Vice-Chairman Henderson expressed there was not enough information presented for him to agree to the site plan, but stated it is a great proposal. He commented that the Zone Change and CUP are the more pressing issues and feels those could be voted on. He questioned if the MSP and PP can be brought back for review by the Commission, commenting that this is one of the first areas people see when they drive into our community.

Director Tice clarified that if he understood Vice-Chairman Henderson's concern correctly it is with not having enough detail with the design of the building. He then stated that the TIA was completed, and because this request is not a PAD, but a B-2 zone, there are not any specific design review standards. Director Tice mentioned that a building permit is currently under review for this project pending approval of these applications. He stated staff will be willing to answer any questions regarding the elevations, but the level of detail that was provided seems to be the same detail that will be provided for any MSP.

Member Lynch questioned the street frontage which shows 977 feet, but for the landscaping calculations it states 722 feet of frontage, also she asked that staff explain the calculations for the internal landscaping, based on 39 parking spaces. The tress requirement should be 26 trees, but staff's study is stating only 13 are required.

Mr. Gagliardi noted that the 977 feet of frontage is counting the ROW along Camino Mercado as well as Florence Boulevard. He stated there was a typographical error in the staff report in terms on how the landscape is calculated. The internal landscaping is not based off of the proposed number of parking spaces, it is based off of the number of required parking spaces; they will need 14 trees.

Jesse Macias, 1425 N. 1st Street, Phoenix, came forward to address the Commission. Mr. Macias thanked staff, stating they started this project late last year and CST want to move fast on the project and be opened this year. He commented that from their standpoint they feel a lot has been done on their part to fulfill all the requirements of all four cases. Mr. Macias mentioned that they are paying impact fees of approximately \$56,000 along with the 25% for the traffic signal. He stated they are in agreement to all conditions, also agreeing to landscape the frontage of the vacant lot of phase two along Florence Boulevard.

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

Vice-Chairman Henderson made a motion to forward a favorable recommendation to the City Council regarding DSA-14-00026, Zone Change from UR (Urban Ranch) to B-2 (General Business).

Member Benedict seconded the motion.

The following roll call vote was recorded:

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

The motion passed 6 – 0.

Vice-Chairman Henderson made a motion to approve Resolution DSA-14-00094, Conditional Use Permit to allow a convenience store with more than four gas pumps and an auto wash within a proposed B-2 zone district, with the conditions as stated below:

1. The conditional use permit is subject to City Council approval of the rezoning of this property from UR to B-2 per DSA-14-00026 and the passage of an ordinance to this effect.
2. Prior to issuance of a Building Permit the applicant shall post with the City an amount equal to 25% of the cost of installation of a traffic signal at the

Camino Mercado/Florence Blvd. intersection.

3. Free-standing signage on the site be limited to a maximum height of 15 ft.
4. The Conditional Use Permit shall be maintained in accordance with the approved Major Site Plan.
5. A preliminary and final plat shall be approved prior to issuance of a building permit.

Member Benedict seconded the motion.

The following roll call vote was recorded:

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

The motion passed 6 – 0.

Member Braunstein made a motion to approve case DSA-14-00028, Major Site Plan for the development of a 4,650 sq. ft. convenience store with a 3,600 sq. ft. fuel canopy, and a 1,064 sq. ft. car wash, with the conditions as below:

1. Major Site Plan is subject to the City Council's approval of the zone change
2. Modify the Major Site Plan to show a 15 ft. setback from the auto wash to the future property line of Phase

Member Lynch seconded the motion.

The following roll call vote was recorded:

Member Gentzkow	Aye
Member Lynch	Aye
Member Braunstein	Aye
Member Benedict	Aye
Vice-Chairman Henderson	Nay
Chairman Lavender	Aye

The motion passed 5 – 1.

Member Lynch made a motion to approve case DSA-14-00027, Preliminary Plat to create a single lot (approximately 255 ft. X 642 ft. in size) denoting two phases of

development. The plat proposes dedication of additional Right of Way for E Florence Blvd and a northerly extension of Camino Mercado.

Member Benedict seconded the motion.

The following roll call vote was recorded:

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

The motion passed 6 – 0.

E. Request by Brad Holyoak, on behalf of AZ Sourcing, LLC, for the Phoenix Mart development for the following land use approval on 235 acres of land located at the NEC of Florence Blvd./SR287 and Toltec Buttes Road:

- 1. DSA-13-00116: Preliminary Plat - Phase 1 to create three (3) lots for Phase 1 of the Phoenix Mart development site. (Planner: Leila DeMaree).**

Leila DeMaree, Senior Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Ms. DeMaree stated this request in one of many Phoenix Mart applications that will be brought before the Commission within the next few months. This request is for the Preliminary Plat for the first phase one of the Phoenix Mart development, with the site being approximately 234 acres. Phase one will consist of three lots; lot one is for the Phoenix Mart building and will consist of 129 acres. Lot two is 15 acres and will be the site for the future high-density residential area and lot three is approximately 39 acres and will be the site for the future hotel and will provide the access points to phase one. The rest of the acreage will be utilized for landscape tracts, ROW, and other open space. Ms. DeMaree then overviewed the review criteria for a Preliminary Plat, noting two traffic signals will be required, one along Florence Boulevard and Toltec Buttes Road and the other signal on Hacienda Road and Florence Boulevard. Phoenix Mart will fully finance the signal on Toltec Buttes, and pay for 25% of the traffic signal on Hacienda Road with the remainder of the signal to be financed by the Mission Royale, Community Facility District (CFD). Staff received two phone calls but the caller did not express any specific issues. Ms. DeMaree concluded by listing the projects that will be submitted by the Phoenix Mart in the next few months. They are as follows:

- ❖ Final Plat approval for Phase One - City Council only
- ❖ Final Development Plan/Major Site Plan for:
 - Lot 1 – Phoenix Mart site

- Lot 3 – Hotel site
- Lot 2 – High Density Residential/Mixed Use
- ❖ Final Landscape Plan for Phase One
- ❖ Comprehensive Sign Plan for Phase One

Member Braunstein inquired about the construction of a Fire Department that was mentioned when the Phoenix Mart was first approved and if the Fire Department has any concerns with this request.

Ms. DeMaree stated the site is close to Fire Department 502. When the east side of I-10 is fully developed there is a provision in the Overfield Farms PAD that a site be reserved for a Fire Department. Ms. DeMaree noted she has not heard of any concerns expressed by the Fire Department in covering this area.

Chairman Lavender called for the applicant to come forward.

Jeremy Schoenfelder, 7047 E. Greenway Parkway, Scottsdale, representative for AZ Sourcing, came forward to address the Commission. Mr. Schoenfelder stated they work with the Fire Department on a regular basis, and are currently going through a fire modeling process on the main building with the department.

Chairman Lavender questioned when they will be open.

Mr. Schoenfelder stated he can not give specific dates due to off site issues, but expect major site work to start the fall of this year. His best guess for opening will be late 2016.

Chairman Lavender made a call to the public.

Gordon Beck, 275 San Louis Rey Trail, Casa Grande, came forward to address the Commission. Mr. Beck questioned if the Comprehensive Sign Plan is what is being decided upon tonight.

Ms. DeMaree replied "no".

Mr. Beck commented that the signs will be constructed by the time the Commission hears the Comprehensive Sign Plan.

Oscar Hernandez, 7047 E. Greenway Parkway, Scottsdale, representative with AZ Sourcing, came forward to address the Commission. Mr. Hernandez commented that Mr. Beck is referring to the current signs under construction and that Phoenix Mart has obtained a Temporary Use Permit (TUP) to construct the signs.

Member Benedict made a motion to approve case DSA-13-00116, Preliminary Plat - Phase 1 to create three (3) lots for Phase 1 of the Phoenix Mart development site with the conditions as below:

1. No Building Permits for any structures on Lots 1, 2 or 3 will be issued prior to a Final Plat approval and recordation for the lots and streets set forth in the Phoenix Mart Preliminary Plat for Phase 1.
2. Prior to recordation of said Final Plat all required on-site and off-site subdivision improvements shall be financially secured in accordance with Section 16.20.010 of the Subdivision Regulations.
3. Easements shall be recorded for all drainage basins to be located outside of the Preliminary Plat boundaries, which are needed to retain developed flows from the streets or development located within the boundaries of the Preliminary Plat. Said easements shall be recorded prior to issuance of any permits authorizing the construction of any streets, parking lots or structures located on Lots 1, 2 or 3. This requirement shall also be met prior to recordation of the Final Plat for Phase 1.
4. A Water Master Facilities Report shall be submitted and approved by the City and Arizona Water Company prior to the issuance of any permits for construction of water infrastructure within the boundaries of the greater 585 acre Phoenix Mart site. This requirement shall also be met prior to recordation of the Final Plat for Phase 1.
5. A Water Design Report shall be submitted and approved by the City and Arizona Water Company prior to the issuance of any permits for construction of water infrastructure within the boundaries of the Phase 1 Preliminary Plat. This requirement shall also be met prior to recordation of the Final Plat for Phase 1.
6. A Wastewater Design Report shall be submitted and approved by the City prior to the issuance of any permits for construction of wastewater infrastructure within the boundaries of the Phase 1 Preliminary Plat. This requirement shall also be met prior to recordation of the Final Plat for Phase 1.

Traffic Conditions for Phoenix Mart Preliminary Plat

7. Prior to recordation of the Final Plat the applicant shall post an adequate financial security with the City that guarantees the installation of the traffic signal and necessary right of way improvements at Toltec Buttes/Florence Blvd. intersection.
8. Prior to recordation of the Final Plat the applicant shall post an adequate financial security with the equal to 25% of the construction cost of a traffic signal at Hacienda Rd. /Florence Blvd.

9. Pavement thickness must meet City Standards.

Member Lynch seconded the motion.

Member Gentzkow commented that this is his first meeting. He questioned if there is anything he needs to know about this project prior to voting.

Director Tice stated the site is zoned PAD and this request is for the Preliminary Plat which establishes the lots, and ROW. The staff report and presentation provides all the needed information to make an informed decision.

The following roll call vote was recorded:

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

The motion passed 6 – 0.

VI. Call to the Public:

Chairman Lavender made a call to the public; no comments received.

VII. Report by Planning Director:

A. Administrative Approvals

1. DSA-12-00125 – Minor Site Plan – Premier Auto Canopy Addition, 1648 N. Pinal Ave, request to construct a 4,250 square foot canopy. Approved April 28, 2014 (Planner: Keith Newman)
2. DSA-13-00163 – Minor Site Plan – Quail Gardens Apartment, 1650 N. Kadota Ave, request to construct a fence. Approved May 2, 2014 (Planner: Keith Newman)
3. DSA-14-00025 – Major Site Plan/Final Development Plan-Minor Amendment – Circle K, 1776 E. McCartney Road, request for architectural changes to the building design. Approved May 15, 2014 (Planner: Laura Blakeman)
4. DSA-14-00031 – Minor Site Plan – Cashway Auto Finance, 241 W. Cottonwood Lane, request to allow used car sales of no more than 5 vehicles at a time. Approved April 24, 2014 (Planner: Laura Blakeman)
5. DSA-14-00064 – Major Site Plan/Final Development Plan-Minor Amendment – Kuehne-Nagel, Central Arizona Distribution Center, 2592 E. Hanna Road, Suite 130, request to add an outside screened generator and relocation of

gate to define new lease area. Approved June 10, 2014 (Planner: Jim Gagliardi)

Director Tice stated five administrative approvals were granted to various development plans and site plans, all of which were minor amendments.

B. Board of Adjustment Decisions

1. **DSA-14-00030:** Variance from the following City Code Provision:
Section 17.24.150: To have a minimum 10 foot front yard setback, whereas the minimum front yard setback is 35 feet. Approved 6-0

2. **DSA-14-00048:** Variance from the following Sign Code Provision:
Section 603.2 R-1 District: To have three monument signs of 12 square feet, whereas 2 square feet is the maximum. Approved 6-0

Director Tice stated the zoning code states staff must brief the Commission on Board of Adjustment decisions for Variances.

Member Benedict asked if the variance for DSA-14-00048 was a change to the Sign Code.

Director Tice replied "no". The request was by Acacia Landing Subdivision to have additional entry monument signage.

Chairman Lavender stated the next meeting will be held on August 7, 2014.

VIII. Adjournment:

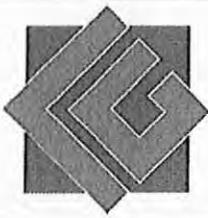
Vice-Chairman Henderson motioned for adjournment, Member Benedict seconded; a voice call vote was called and all were in favor.

Chairman Lavender called for adjournment at 9:30 p.m.

Submitted this 11th day of July 2014, by Melanie Podolak, Administrative Assistant to the Casa Grande Planning & Zoning Commission, subject to the Commission's approval.

Approved this 7 day of August, 2014, by the Casa Grande Planning & Zoning Commission.


Chairman Lavender



Planning and Zoning Commission

STAFF REPORT

AGENDA

TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Laura Blakeman, City Planner

MEETING DATE: July 1, 2014

REQUEST

Request by Jan Hobbs for the following land use approval on a .36 acre site located at 1101 E. Sunset Drive (APN 505-18-040B):

1. DSA-14-00069: Zone Change from R-1 (Single Family Residential) to CO (Commercial Office).

APPLICANT/OWNER

Jan Hobbs
 9057 N. Bobwhite Lane
 Casa Grande, AZ 85122
 P: 520-483-6915
 Email: jljnoul@amfam.com

Daniels Daniel J & Dixie L. Living Trust
 1611 W. Mesa Drive
 Payson, AZ 85541

HISTORY

- March 22, 1968: The site was annexed into the City limits of Casa Grande with Ordinance No. 340.
- June 18, 1957: DSA-10-00407: The Final Plat for Sunset Subdivision was recorded.
- 1963: The single family residence and guest house was built in 1963 according to the Pinal County Assessor's office records.
- November 16, 1987: The site received initial zoning of R-1 (single family residential) with the adoption of the zoning ordinance.

PROJECT DESCRIPTION

Site Area	.36 acres (15,682 sq. ft.)
Zoning	R-1 (single family residential)

General Plan Designation		<i>Neighborhoods</i>	
Surrounding Land Use and Zoning			
Direction	General Plan Designation	Existing Zoning	Current Uses
North	<i>Neighborhoods</i>	R-1 (single family residential)	Single family residences
South	<i>Neighborhoods</i>	R-1 (single family residential)	Vacant land
East	<i>Neighborhoods</i>	R-1 (single family residential)	Single family residences
West	<i>Neighborhoods</i>	R-1 (single family residential)	Trekell Road, Church

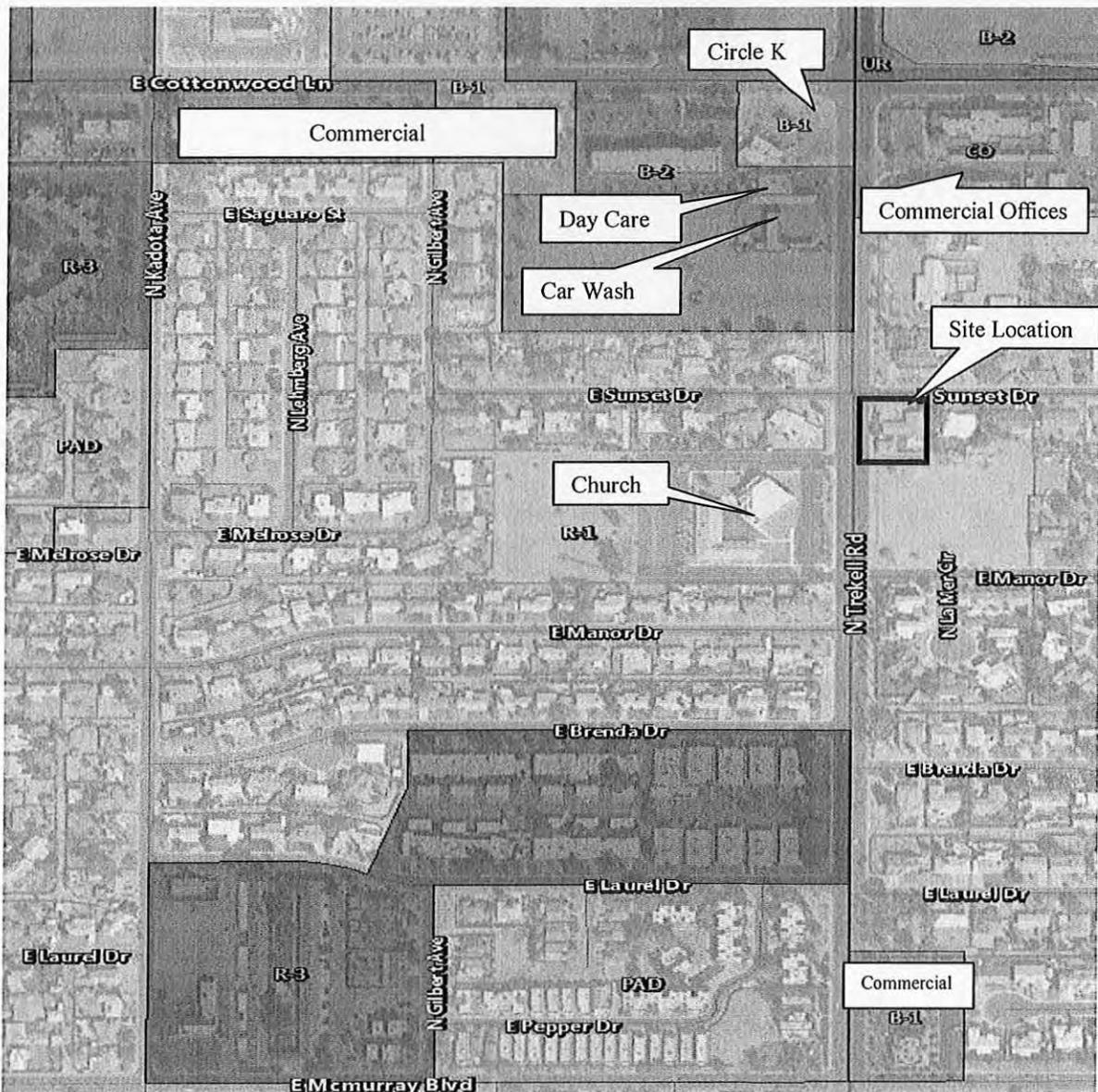
SITE AERIAL



Overview

The site houses a 1,959 square foot single family home and an 832 square foot guest house (see Exhibit A). According to Pinal County records, both structures were built in 1963. The applicant, Jan Hobbs would like to convert the single family residence into an office for her insurance company (see Exhibit B). Because the site is zoned as a single family residence, the site would require a zone change process to change the land use classification from residential to commercial.

The below exhibit shows the site zoning and the surrounding uses:



Surrounding Area and Land Use Compatibility

The western boundary of the site is adjacent to Trekell Road (Minor Arterial; the north side of the site is bordered by Sunset Dr. (Local Street); the site is bordered on the south by a vacant property and on the east by a single family home. The site sits in a section of the Trekell Rd. corridor located between Cottonwood Lane and McMurray Blvd. that is characterized by a mixer of zone districts and land uses.

In order to determine the most appropriate zoning classification for the property, Staff considered the use to use relationship/compatibility with all surrounding properties (see above aerial). Staff determined that a professional office would be an appropriate land use in this location as it will act a buffer between the residential neighborhood and the adjacent minor arterial roadway. The Commercial Office (CO) district is intended to provide for well-designed and attractive professional, administrative, and business offices of a residential scale and character. The locations of the CO zone district should be on sites that serve the nearby residential and commercial areas. Based on the current and future land uses in the vicinity of the subject site, the proposed CO zoning would meet the above criteria.

The Commercial Office District zoning was established with the following parameters:

Principally Permitted Uses are as follows:

- Professional, semi-professional, administrative and business offices;
- Banks and similar financial institutions;
- Medical, dental and chiropractic offices, but not including hospitals or medical facilities;
- Studios for photography, commercial arts, or other professional work.
- Medical marijuana dispensaries within the overlay area defined by Section 17.52.610.

From the above list of permitted uses, it is important to note that the medical marijuana dispensary would not be a permitted use at this location, as this site is not within the overlay area as defined by Section 17.52.610.

Conditionally Permitted Uses are as follows:

- Business, technical or vocational school(s).

Conditional uses, because of special requirements or characteristics, may be allowed only after review by the commission and granting of conditional approval imposing certain conditions. Typically, as part of the Conditional Use Permit, conditions are imposed on the site to ensure that the particular use of the site is compatible with other existing or permitted uses surrounding the site.

At this time, there are no requests for a Conditional Use Permit and any future requests

would require a public hearing process.

Permitted Accessory Uses are as follows:

- Accessory residential uses, single-family, when occupied by the owner or lessee, or a watchman employed on the premises, and when such occupancy is directly associated to a developed and occupied permitted use, and is located within, or attached to, the principal building(s) of the permitted use. (No freestanding building, manufactured or mobile home, or recreational vehicle shall be permitted for such use.)
- Restaurant, cafes, snack shops, coffee shops, and similar eating/refreshment establishments; provided, that it is located within, or attached to, the principal building(s) of the permitted use;
- Day care centers, subject to the provisions of Section 17.24.030(D) (B-1 zoning district — day care center), and provided that it is located within, or attached to, the principal building(s) of the permitted use;
- Business signs, consistent with the city sign code;
- Trash receptacles, consistent with Section 17.58.050, and constructed, designed and colored to complement the associated development.

The accessory uses referencing restaurants, cafes, etc. and day care centers would require additional parking requirements to be met, as well as building code requirements.

CONFORMANCE WITH ZONE CHANGE REVIEW CRITERIA

In considering applications for Zone Changes per City Code 17.68.480, the Planning and Zoning Commission shall consider the following:

1. The action is consistent with the City's General Plan; including, the goals, policies and applicable elements.
 - The requested Commercial Office (CO) rezoning will allow for the type of neighborhood commercial land use, as set forth within the General Plan Neighborhood land use category.
2. A rezoning conforms to the General Plan if it proposes land uses, densities or intensities within the range of identified uses, densities and intensities of the General Plan.
 - The Commercial Office (CO) zoning is a permitted zoning district in the Neighborhood land use category of the General Plan.
 - The Neighborhood land use supports single commercial sites up to 30 acres and designed at a neighborhood scale.

PUBLIC NOTIFICATION/COMMENTS

Notification

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

1. A notice of time, date, place, and purpose of the public hearing was published in the Casa Grande Dispatch on June 14, 2014.
2. A notice was mailed on June 16, 2014 to each owner of property situated within three hundred feet of the site. An affidavit confirming this mailing is within the project file.
3. A notice was posted by the applicant on the subject site on May 20, 2014. An affidavit confirming this posting was supplied by the applicant.

Inquiries/Comments

Staff received a call from Mr. Ron Kortsen, who lives to the north of the project site. Mr. Kortsen is opposed to the request. The primary reason for opposition is due to traffic. Drivers constantly use his driveway and destroy some of the landscaping in his front yard. He states that the traffic is worse during school hours and on weekends when yard sales are going on. Mr. Kortsen stated that there will be more traffic if the rezoning is approved from residential to a commercial office use.

Mr. Kortsen's second concern is drainage. When it rains the water backs up onto Sunset from Trekell road. The depth of the water that ends up on Sunset is topping over the existing curb.

City Staff received an email from Mr. Larry Webb (see Exhibit E).

After receiving several calls regarding the zone change request, the applicant agreed to postpone the request from the June Planning Commission meeting to the July meeting. The postponement was requested in order to schedule a neighborhood meeting to provide details on the proposed request and to address neighborhood concerns.

The meeting was held on June 18th at 6 p.m. at the City Hall Council Chambers. At the meeting there were several residents in attendance (see Exhibit F). The following are the main concerns heard at the neighborhood meeting:

- Incompatible land uses (residential/commercial)
- Impact of commercial land uses on the neighborhood lifestyle
- Increased traffic with commercial use

Based on the concerns from the residents on the types of land uses that would be permitted in the Commercial Office zoning district, the applicant, Jan Hobbs has agreed that the Zone change request be limited to professional office uses only.

If the zone change is approved, specific site design issues will be addressed at the Minor Site Plan review process that will require Planning Commission approval. As part of the Minor Site Plan process, the applicant will have to provide information on traffic and drainage etc.

STAFF RECOMMENDATION

Staff recommends a favorable recommendation to the Commission for the Zone Change request from R-1 (single family residential) to CO (commercial office) with the following conditions:

1. The uses on this property shall be limited to professional offices only.
2. Landscaping shall be provided along the Sunset Drive frontage that meets the following:
 - a) A three (3) foot screening wall shall be provided to assist in screening the parking from the view residential properties to the east and north.
 - b) A landscaped area, with a minimum width of 8 feet, shall be provided between the screening wall and the public sidewalk.
 - c) The Sunset Dr. landscaped area shall contain ground cover and/or shrub plantings that result in achieving 60% coverage with live plantings.
 - d) The existing palm tree shall be incorporated into the new landscape design if possible.
3. If the existing wall and Italian cypress trees located along the Trekell Rd. frontage are removed a new landscape plan shall be submitted for approval that meets the following:
 - a) A three (3) foot screening wall shall be provided to assist in screening the parking from Trekell Rd.
 - b) New trees shall be provided at a ratio of 1 tree/30 feet of frontage.
 - c) Groundcover and/or shrub plantings shall be installed to achieve 60% ground coverage.
4. The building's architecture shall remain residential in character.
5. Any Minor or Major Site Plan submitted for the site shall be approved by the Planning Commission.
6. The signage shall be restricted as follows:
 - a. Detached signs shall be limited to one low profile monument style sign no greater than 6 feet in height and 18 square feet in sign area. Landscaping shall be provided around the base of the sign. The supporting structure shall be constructed and colored to complement the development.
 - b. Attached wall signage shall be limited to .5 square feet of sign area for each one linear foot of building elevation. Said signs shall be limited to the west elevation facing Trekell Road.
7. The detached accessory structure shall not be used for office purposes.

Exhibits

A – Aerial of Site

- B – Conceptual Site Plan
- C – Existing Front Yard View
- D – Conceptual Proposed Changes – Front Yard View
- E – Email from Mr. Larry Webb
- F – Neighborhood Meeting Attendance

Exhibit A – Aerial of Site

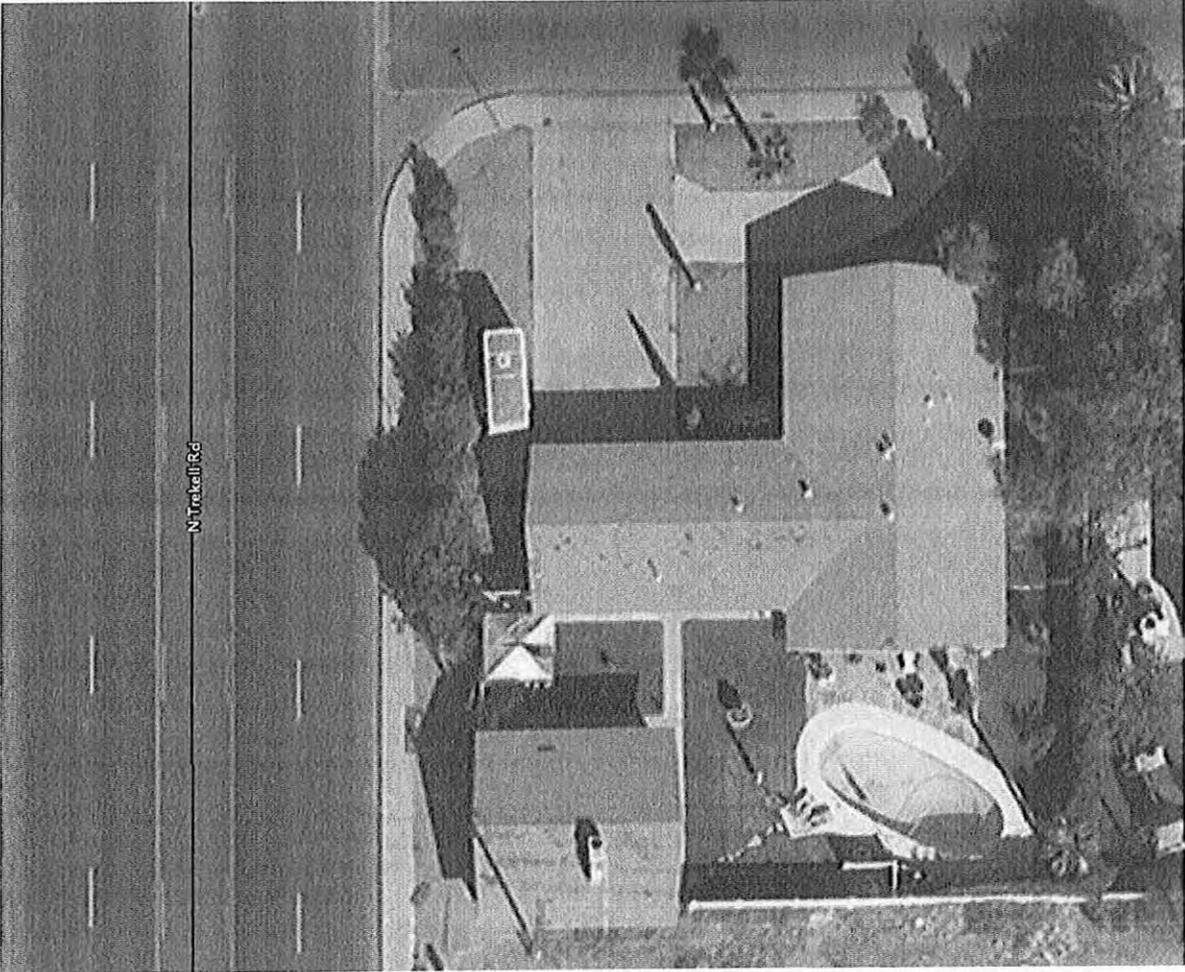


Exhibit B – Conceptual Site Plan

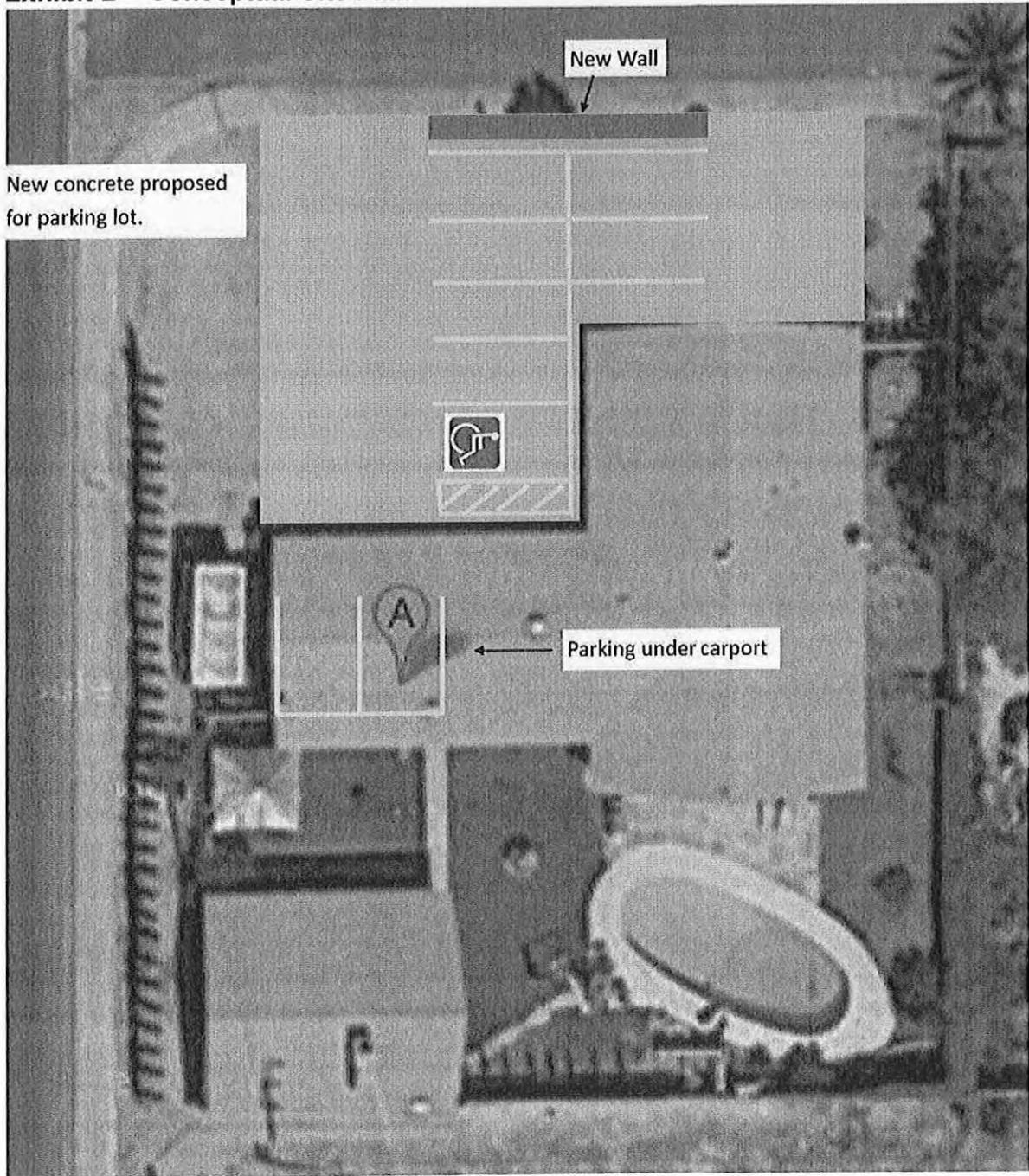


Exhibit C – Existing Front Yard View

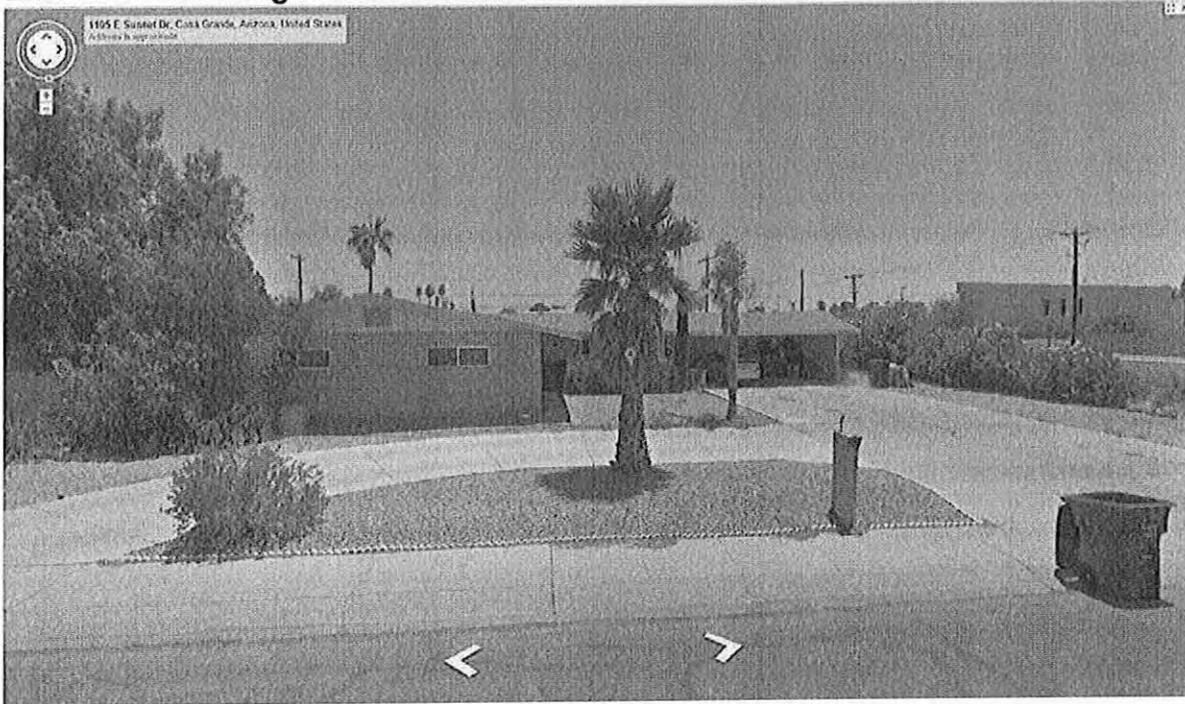


Exhibit D – Conceptual Proposed Changes – Front Yard View

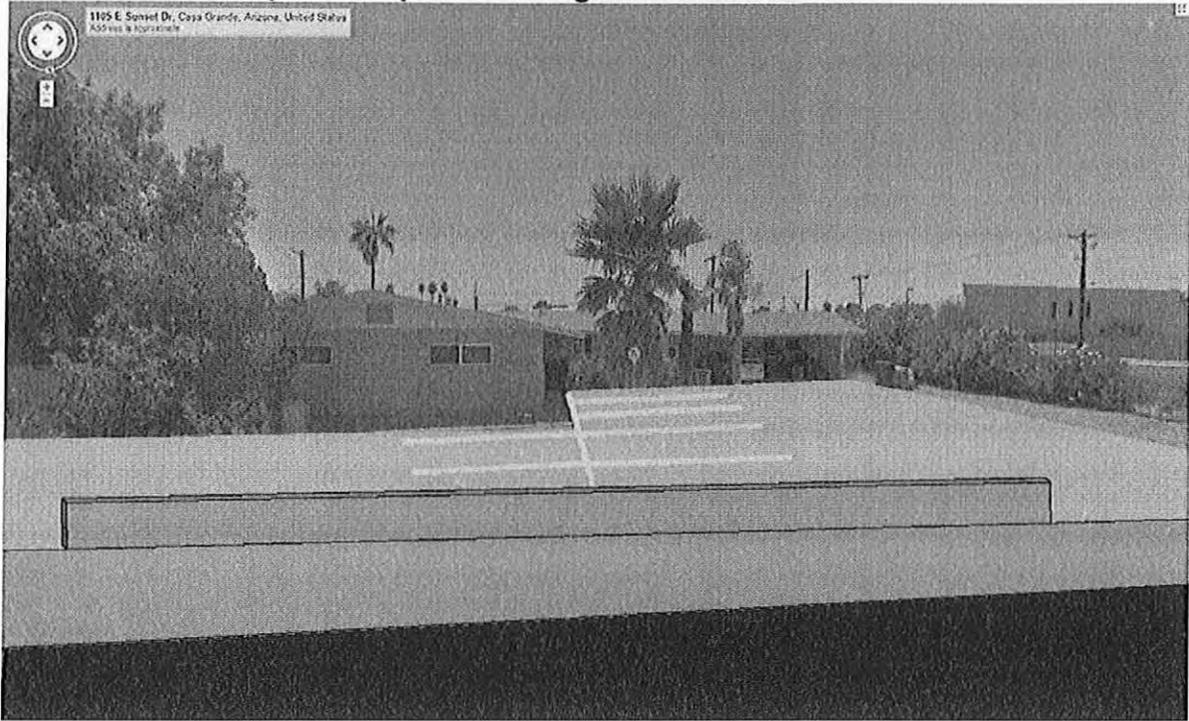


Exhibit E – Mr. Larry Webb email

>>> Larry Webb <LWebb@quemetcometals.com> 05/23/14 10:30 >>>

Mr. Tice,

I am adamantly opposed to rezoning the property on E Sunset Dr. from residential to commercial. There is an abundance of commercial property available in Casa Grande.

I will additionally plan on attending the open meetings.

Best regards,

Larry Webb
President
Quemetco Metals Limited, Inc.
602 South Swanson St.
Casa Grande, AZ 85122
www.rsrnodes.com<<http://www.rsrnodes.com/>>

Office: 520-426-9385 ext. 7105

Fax: 520-426-9419

Mobile: 520-233-4755



Planning and Zoning
Commission
STAFF REPORT

AGENDA

TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: Jim B. Gagliardi, City Planner
MEETING DATE: July 1, 2014

REQUEST

Request by Ignacio Roman for the following land use request:

1. **DSA-14-00082: Conditional Use Permit** for a mobile home on Rural Ranch zoned property located at 3244 E Cornman Rd. (APN 402-05-020G).

APPLICANT/OWNER

Applicant

Ignacio Roman
1585 E Elegante Dr
Casa Grande, AZ 85122
P: 520-251-2989
Email: eloy908@yahoo.com

Owner

Rufino Saucedo
1652 E Krystal St
Casa Grande, AZ 85122
520-450-1739

HISTORY

1993: Mobile home was placed on site prior to annexation in compliance with the applicable regulations of Pinal County.

August 18, 2008: Mayor and City Council adopted Ordinance No. 2528 annexing the property into the City of Casa Grande city limits and was subsequently zoned Rural Ranch (RR).

2010: Mobile home was removed due to fire damage

PROJECT DESCRIPTION

Site Area	2.44 acres (107,157.6 sq. ft.)
Current Land Use	Vacant land
Existing Zoning	Rural Ranch

Surrounding Land Use and Zoning

Direction	General Plan 2020 Designation	Existing Zoning
North	Rural	RR (Rural Ranch
East	Rural	RR (Rural Ranch)
South	Rural	RR (Rural Ranch)
West	Rural	RR (Rural Ranch)

SITE CONTEXT AERIAL



General Discussion:

Applicant Ignacio Roman is requesting the approval of a Conditional Use Permit to place a mobile home approximately 1,904 sq. ft. in size on a currently vacant parcel. The property is 2.44 acres located between S McClenny Ln and S Roughcut Dr on the north side of E Cornman Rd (Exhibit A).

The zoning of the subject site is Rural Ranch (RR), which per City Code 17.16.030, allows mobile homes as a Conditionally Permitted Use.

The proposed mobile home is 68 ft. X 28 ft. in its dimensions and approximately 12 ft. in height. The model is pre-owned, originally manufactured fifteen years ago. As it is manufactured house, the structure and its electrical connection would go through a State permit process administered by the Arizona Office of Manufactured Housing. The site is located in a very low density area in a neighborhood with lots over 2 acres.

The applicant suggests that the use is appropriate (Exhibit B). It will not have any adverse effect on the surrounding properties. It fits within the rural context of the area.

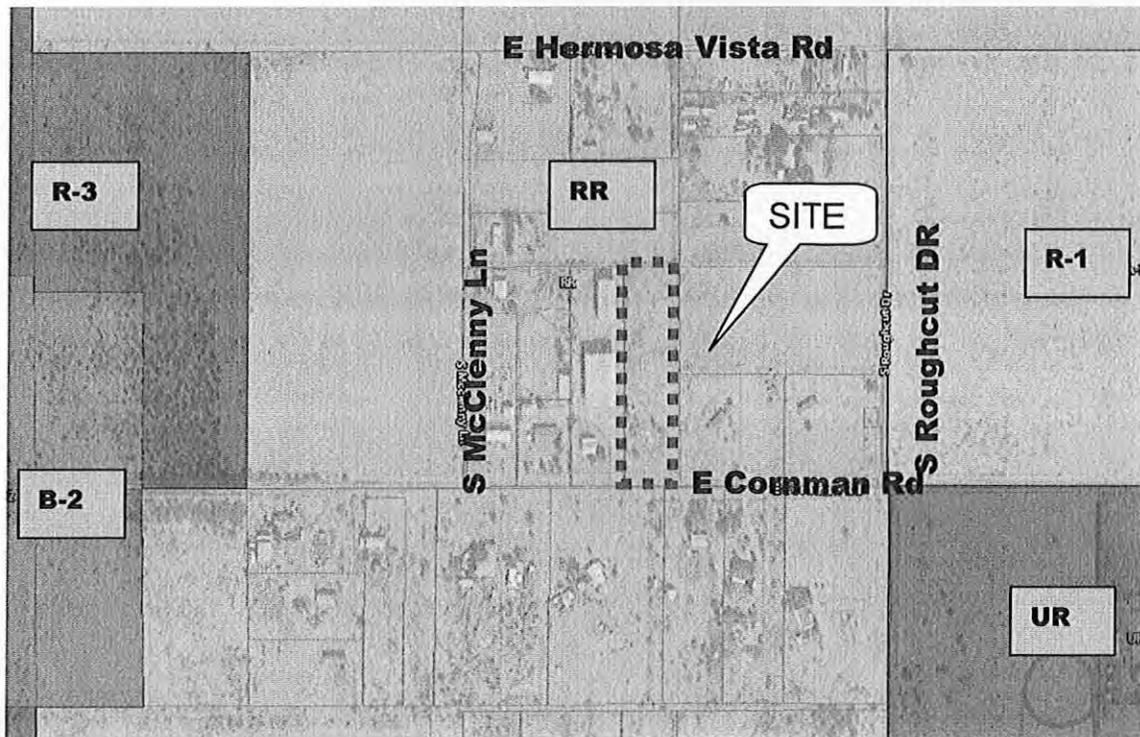
CONFORMANCE WITH ZONING

The property is zoned Urban Ranch (RR). The purpose of the RR zone is to provide principally for the development of single-family detached dwelling units at very low densities and to provide for the establishment of a wide range of agricultural uses.

Within the RR zone district, a mobile home serving as a single-family dwelling is allowed with the approval of a Conditional Use Permit. Setbacks for Conditionally-approved uses are to be 50 ft. from property boundaries, which the proposal meets. The proposed mobile home also is within the allowable height of the zone district. It is proposed to be 12 ft. where the maximum height is 28 ft.

The parcel itself does not meet the minimum lot area, nor does it meet the minimum lot width the RR zone district. The minimum lot area is required to be 144,000 sq. ft.; and this parcel is 107,157.6 sq. ft. The minimum lot width is 300 ft. whereas this lot is 164 ft. Because this parcel existed within its current dimensions when it was under Pinal County jurisdiction, and this parcel has not changed in size since the property's annexation, this parcel is considered to be legal-nonconforming. Development is permitted despite its area and dimensional deficits per Section 17.64.020 of the City Code that addresses legal-nonconforming lots.

Zoning Map



CONFORMANCE WITH CONDITIONAL USE PERMIT REVIEW CRITERIA

The 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;

The property is has no significant vegetation or topography to be disturbed by the placement of the proposed mobile home. There exist concrete slabs where there were two previous homes that have since been removed. The parcel is presently fenced with a gate for a driveway to accommodate traffic to and from the site. The size of the property and adjacent lots coupled with the low density of the area surrounding the neighborhood contribute to the compatibility of the placement of this mobile home.

The home is under the flood zone classification of X and therefore has minimal risk of flooding. It is proposed to be set so that the first floor elevation is 12" above the adjacent finished grade.

This parcel is not to be served by city sewer and would be required to obtain a septic permit through Pinal County.

The proposed placement of the mobile home complies with the development standards required of Conditional Use Permits within the RR zone district.

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;

At the present, this portion of E Cornman Rd is an intermediate road and is not dedicated right of way. It is classified as a minor collector road, which upon future right of way dedication will be 60-ft. wide. It presently consists of about 30 ft. of asphalt with, sufficient for two-way traffic. The present conditions of this road support the addition of a single-family dwelling.

The proposed site plan proposes the mobile home to be 90 ft. from the current front-property line (the centerline of Cornman Rd). The front setback for structures requiring a Conditional Use Permit is 50 ft. This ensures that upon future half-street dedication of Cornman (30 ft.), the mobile home will be placed 60 ft. from the future property line, complying its future front setback if Cornman Rd is ever to be dedicated as right of way.

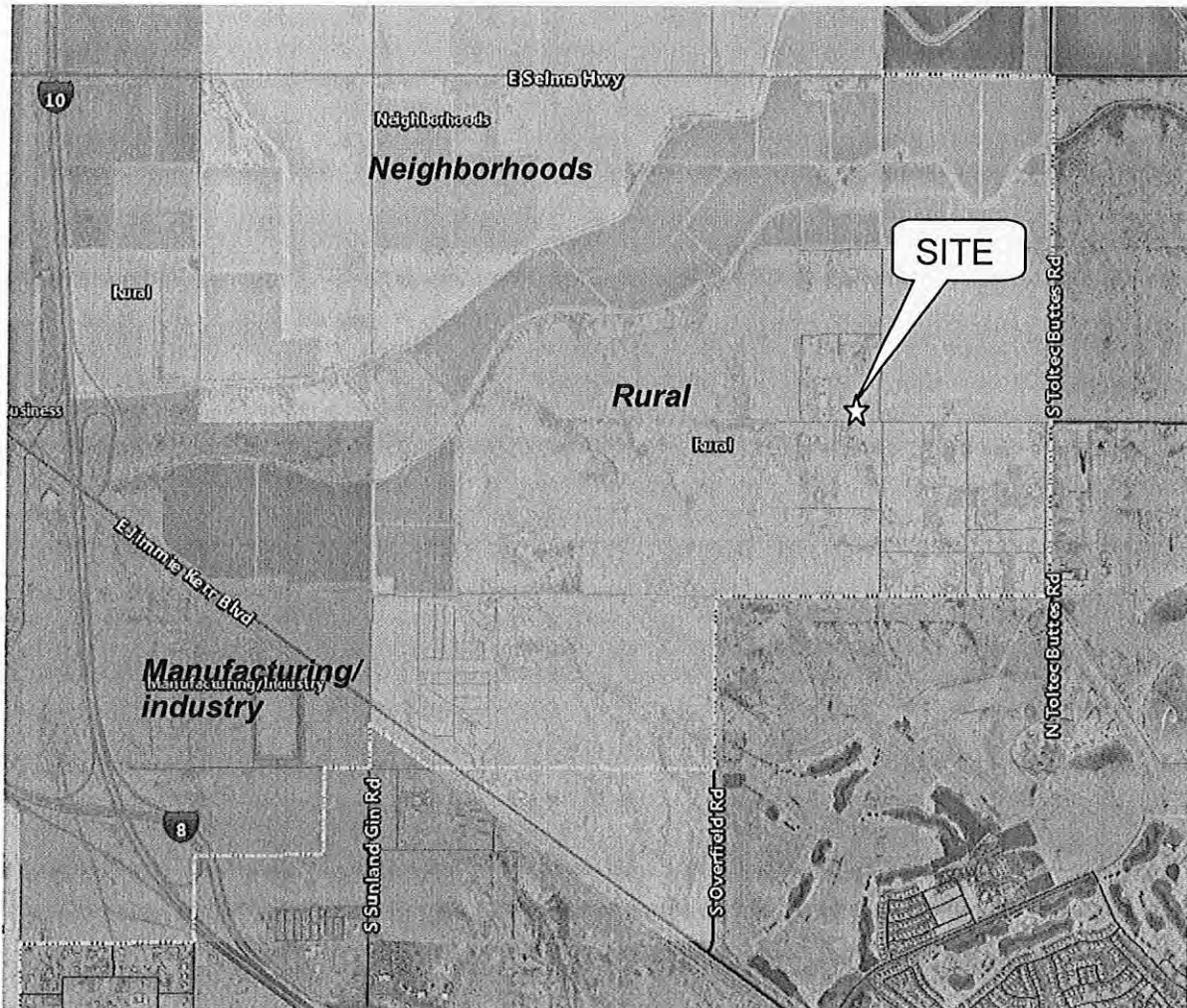
That the proposed use will have no adverse effect upon the abutting property;

The proposed mobile home will be 50 ft. from the closest neighbor's property line. There would be an over 100 ft. between adjacent homes to the east and west.

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

The site is within the *Rural* category of the General Plan and conforms to the goals of the Rural land use category. Residential uses are allowed in said category. The placement of the proposed mobile home would maintain the Rural category's form of large front and side yard setbacks and varied placement and building architecture and design.

General Plan 2020 Map



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

Staff finds that because the area is extraordinarily rural in nature, there are no particular conditions required to protect public health, safety and general welfare. Per the Conditional Use Permit Resolution, however, the code requirements are iterated to clarify that no other dwelling units are permitted, and additions are required to comply with development standards for the RR zone within the City Code (Exhibit C).

PUBLIC NOTIFICATION/COMMENTS

Notification

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

- A notice was published in the Casa Grande Dispatch on June 16, 2014 for the June 1, 2014 Planning and Zoning Commission public hearing.
- Notice was mailed by the City on June 16, 2014 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 June 16, 2014 on the subject site at least fifteen days before the day of the hearing. An affidavit confirming this posting was supplied by the applicant.

Inquiries/Comments

Staff received email responses (Exhibit D) in opposition to the request from owners of an adjacent parcel. The property owners who oppose the request own an undeveloped 5.92-acre parcel to the northeast of the subject property known by APN 402-05-030B. The owners feel that the placement of a mobile home versus a custom-built home would lower property values. Staff, however, believes that due to the large size of the subject site, the mobile home should not have an adverse impact upon adjacent properties. Also, the parcel owned by those in opposition fronts on a different street; therefore the two homes would not be side-by-side. Owners of parcels who do front the same street as the subject property owner have not provided comment.

STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve **Conditional Use Permit and associated Resolution DSA-14-00082** for the placement of a mobile home at 3244 E Cornman Rd (APN 402-05-020G) with the following technical modifications:

1. Provide a to-scale site plan denoting the dimensions of the lot and mobile home.

Exhibits:

Exhibit A – Site Plan
Exhibit B – Narrative
Exhibit C – Resolution
Exhibit D – Emails from adjacent property owners

Exhibit A – Site Plan

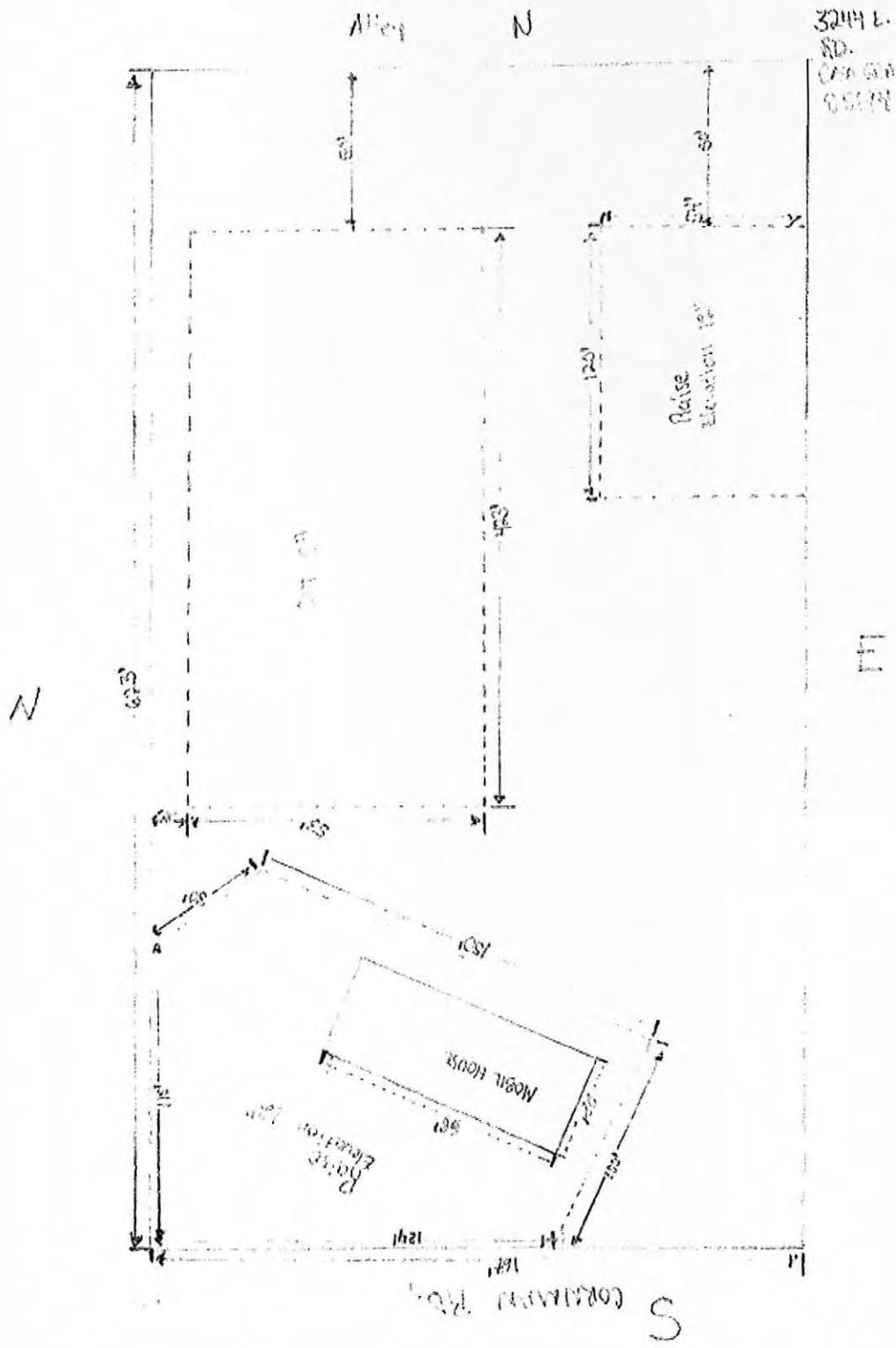


Exhibit B – Narrative

May 21, 2014

Ignacio Roman

1585 E. Elegante Drive

Casa Grande, AZ 85122

City of Casa Grande

Planning & Development Dept.

510 E. Florence Blvd.

Casa Grande, AZ 85122

Sirs,

This letter is being written to meet requirements of the Planning & Development Dept. I am in the process of applying for a Conditional Use Permit for the property Located at 3244 E. Cornman Rd. in Casa Grande.

I want to place a four bedroom double wide mobile home on the site so that it can be the primary residence for my family. This site will allow my family and I to enjoy the idea of having and taking care of animals on the 2.5 acres which is which is currently permit in this area. This will allow my family and me to fulfill this dream.

Sincerely,

Ignacio Roman

Exhibit C – Resolution

RESOLUTION NO. DSA-14-00082

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CASA GRANDE GRANTING A CONDITIONAL USE PERMIT FOR A MOBILE HOME DWELLING ON RR (RURAL RANCH) ZONED PROPERTY LOCATED AT 3244 EAST CORNMAN RD ROAD.

WHEREAS, applicant, Ignacio Roman, has requested a conditional use permit;

WHEREAS, the conditional use permit is requested for a mobile home to be used as a single-family dwelling at 3244 E Cornman Rd;

WHEREAS, the property is zoned Rural Ranch (RR);

WHEREAS, a mobile home is a conditionally permitted use within the Rural Ranch (RR) zoning district;

WHEREAS, the existing principal use is a vacant lot;

WHEREAS, the mobile home will serve as the lot's principal use;

WHEREAS, the RR zone district permits only one single-family dwelling per lot;

WHEREAS, on the 1st day of July 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 use is adequate in size and topography to accommodate the use, and all yards, spaces, walls and fences, parking, loading and landscaping is adequate

- a. to properly relate the use with the land and the uses in the vicinity;
- b. 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;
- c. The proposed use will have no adverse effect upon the abutting property;
- d. The proposed use is 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 request by the Applicant subject to the following special conditions which are deemed necessary by the Commission to protect the public health, safety and general welfare:

- a. This property is limited to one dwelling unit.
- b. Additions such as accessory buildings or garages are required to comply with development standards for the RR zone within the City Code.

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 all of the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his successors or 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 all of the special conditions 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'S CONSENT TO THE SPECIAL CONDITIONS

The applicant and owner, hereby consents to the special conditions as enumerated above in Section 2 as they relate to this request for a conditional use permit for a mobile home dwelling on RR Zoned Property at 3244 E Cornman Rd Casa Grande, AZ.

Ignacio Roman
Applicant

Rufino Saucedo
Property Owner

Exhibit D – Emails from adjacent property owners

Jim Gagliardi - 3244 E. Cornman Rd (APN #402-05-020G)

From: Mike Pike <Mike@evergreenaz.com>
To: Jim_Gagliardi@ci.casa-grande.az.us
Date: 6/20/2014 9:46 PM
Subject: 3244 E. Cornman Rd (APN #402-05-020G)

Dear Mr. Gagliardi,

I own property with Mike and Sandra Pike and received your letter concerning the piece next to our parcel.

When purchasing this property, our intent was to develop and build custom homes. By placing a mobile home on the above address, it will definitely lower our value of our parcel.

I want to make it clear I oppose and am against placing a mobile home on 3244 E. Cornman Rd.

Thank you for your time.

Michael Boken

Jim Gagliardi - 3244 E. Cornman Rd. (APN#402-05-020G)

From: Mike Pike <Mike@evergreenaz.com>
To: Jim_Gagliardi@ci.casa-grande.az.us
Date: 6/20/2014 9:40 PM
Subject: 3244 E. Cornman Rd. (APN#402-05-020G)

Dear Mr. Gagliardi,

Thank you for your letter regarding the land use approval on 2.46 acres of land at 3244 E. Cornman Rd (APN #402-05-020G).

I am against putting a mobile home on this property. I purchased the land next to this piece with the understanding it was intended for custom home lots in the future. This use will definitely lower the value of my property.

I want to make it very clear that I oppose this use and hope that you will consider my interest.

Sincerely,
Sandra Pike



Planning and Zoning Commission

STAFF REPORT

AGENDA

TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Jim Gagliardi, City Planner

MEETING DATE: July 1, 2014

REQUEST

Request by Nathan Cottrell of CEG Applied Sciences on behalf of Irving and Lillian Fabricant Trust, for the following land use approval on 97 acres of land located southeast of Rodeo Rd and Trekell Road (APN #s 505-07-024A, 0230, 0280, 025A, and 0270).

1. DSA-14-00046: Major amendment to the Santa Cruz Crossing Planned Area Development (PAD) (Exhibit A). Said amendment includes the following changes:

1. Adding an assisted living facility as a permitted use
2. Removing an office area
3. Providing development standards for previously-approved commercial and residential areas.
4. Relocating area previously shown as "Green Court Homes", a high-density single-family area, to a more southerly portion of the site and reclassifying it as senior patio homes.
5. Adding two-story senior apartment homes in the northern area of the PAD (adjacent to Rodeo Rd, west of future Pueblo Dr, south of Rodeo Dr).
6. Adding an area for a community center.
7. Changing proposed alignment of future Pueblo Dr through the site to extend to the south-end of the PAD.
8. Realignment of the natural east-west drainage corridor that traverses the site from its current area to a more southerly location.

APPLICANT/OWNER

Nathan Cottrell—CEG Applied Sciences
 12409 W Indiana Chol Rd Suite C303
 Avondale, AZ 85392
 P: 623-536-1993
 Email: nate@cottrellengineering.com

Irving and Lillian Fabricant Trust
 427 Larkspur Ave
 Corona Del Mar, CA 92625
 P: 949-234-0300

HISTORY

April 21, 1968: The City Council adopted Ordinance No. 340 annexing property into the City of Casa Grande, initially zoned UR (Urban Ranch).

May 15, 2006: The City Council approves Ordinance No. 1178.269 approving the rezoning from UR to PAD (CGPZ-79-006) and approving a Santa Cruz Crossing PAD.

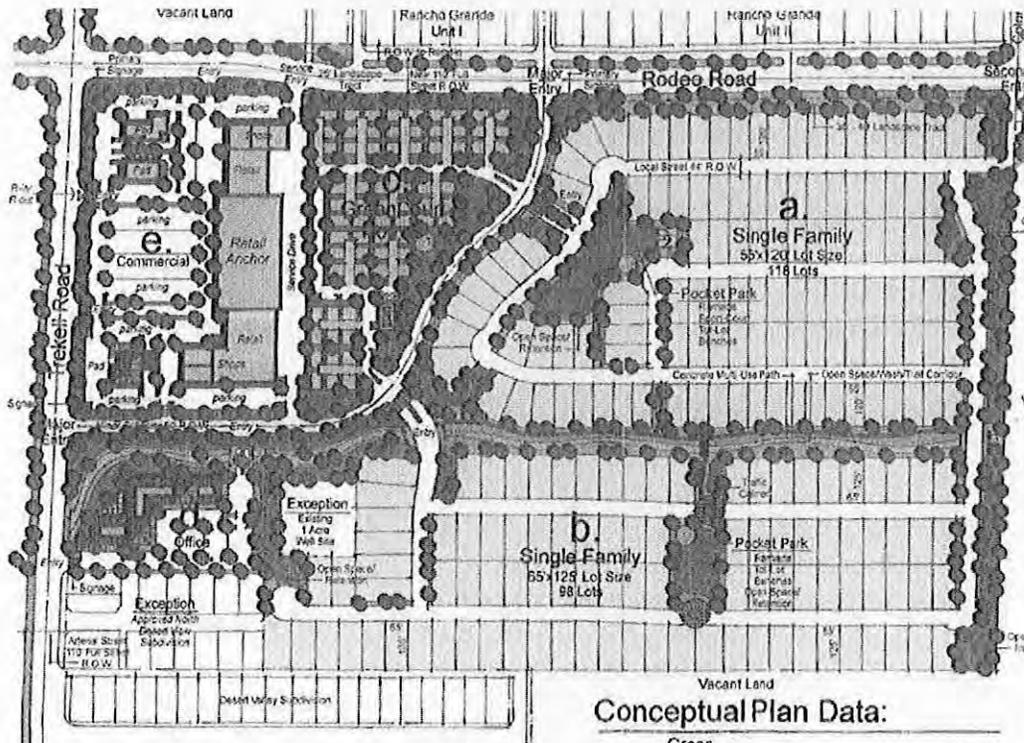
PROJECT DESCRIPTION

Site Area	97 acres
Zoning	Planned Area Development (PAD) Santa Cruz Crossing
General Plan Designation	<i>Neighborhoods</i>

Surrounding Land Use and Zoning

Direction	General Plan Designation	Existing Zoning	Current Uses
North	<i>Neighborhoods</i>	B-2, R-3, R-1	Undeveloped, single-story apartments, single family homes
South	<i>Neighborhoods</i>	UR, R-1	Undeveloped, Single family homes
East	<i>Neighborhoods</i>	Arroyo Linda PAD	Undeveloped
West	<i>Neighborhoods</i>	B-1, B-2	Undeveloped

PAD as Existing:



PAD Illustrative Plan for:
Santa Cruz Crossing
 Casa Grande, Arizona

Conceptual Plan Data:

Parcel:	Gross Ac:	Use:	Units:
a.	38.9	Single Family Min. 55x120 Lots	118
b.	27.8	Single Family Min. 65x125 Lots	98
c.	8.1	GreenCourt Homes	64
d.	6.0	Office Use	-
e.	18.6*	Commercial Use	-
Totals:	97.2		280

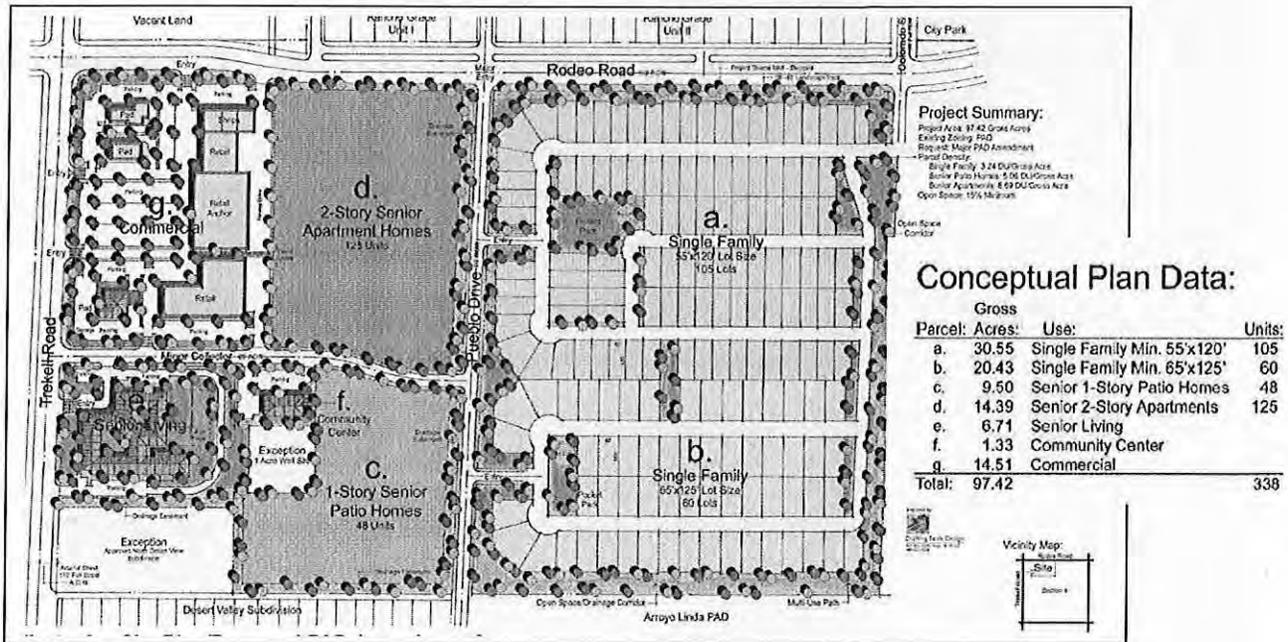
Notes:
 All specifications are approximate. NOT FOR CONSTRUCTION.
 This plan is conceptual and subject to modification based on applicant comment.
 *The commercial parcel has a net acreage of 13.5 acres with adjoining arterial R.O.W. of 2.95 acres. This remaining 0.54 acres is attributed to the project's loop collector street.

A PAD amendment is necessary as the applicant desires to construct an assisted living facility within this PAD and revise it to accommodate other related changes (Exhibit B). An assisted living facility is not a use currently identified within the Santa Cruz Crossing PAD. As such, a Major Amendment to the PAD is proposed to add assisted living facility as a permitted land use.

To accommodate this new land use, the applicant is proposing to remove the area previously identified for office use. Additionally, to accompany the assisted living facility, 125 two-story elderly apartment homes are proposed in the general location of the area identified as green court homes in a 14.39 area area. Forty-eight single-story elderly patio homes are also proposed to the south of this area within a 9.5 acre area. A new area identified as community center for the PAD has also been included to provide a focal point for the development and be a central meeting place for the PAD's residents.

The remainder of the site proposes to remain as a single-family residential area, changing, however, from 216 approved single-family units to a proposed 165 units.

PAD as proposed:



The proposed amendment also changes the internal roadway and open space configuration. Notably, Pueblo Rd no longer curves to the west as it extends through the PAD to intersect with Trekell Rd. The amendment proposes that Pueblo Rd be extended straight south to connect with the adjacent Desert Valley Subdivision. A minor collector road extending from Trekell Rd to Pueblo Rd between the commercial use and assisted living facility use is proposed. The majority of the open space spine now follows Pueblo Rd, and additionally wraps around the eastern and southern perimeter of the PAD.

A one-way frontage road is planned along the north-side of Rodeo Rd, with a median dividing this road from the main segment of Rodeo. This is to provide a safer condition for existing residences on the north-side of Rodeo. In both the original PAD and proposed PAD amendment, these offsite improvements are proposed. The PAD amendment, however, provides specified cross-section detail (Exhibit C).

With this amendment, the applicant also proposes specific development standards and uses for the commercial land use area as these are currently missing from the existing PAD. Proposed for the commercial area are permitted and conditional uses that are the same the permitted and conditional uses within the B-2 zone district. The PAD proposes that the assisted living facility use and the two-story elderly apartment home use be subject to the standard R-3 zoning standards. The single-story elderly patio

homes are to be subject to the standard R-2 standards.

To ensure compliance with the standards set forth in the PAD, Major Site Plans (Final Development Plans) would be required at the time of development for the non-single-family residential portions of the PAD. A Preliminary and Final Plat will be submitted for approval prior to the development of the single-family residential areas to ensure compliance with the PAD standards in this area.

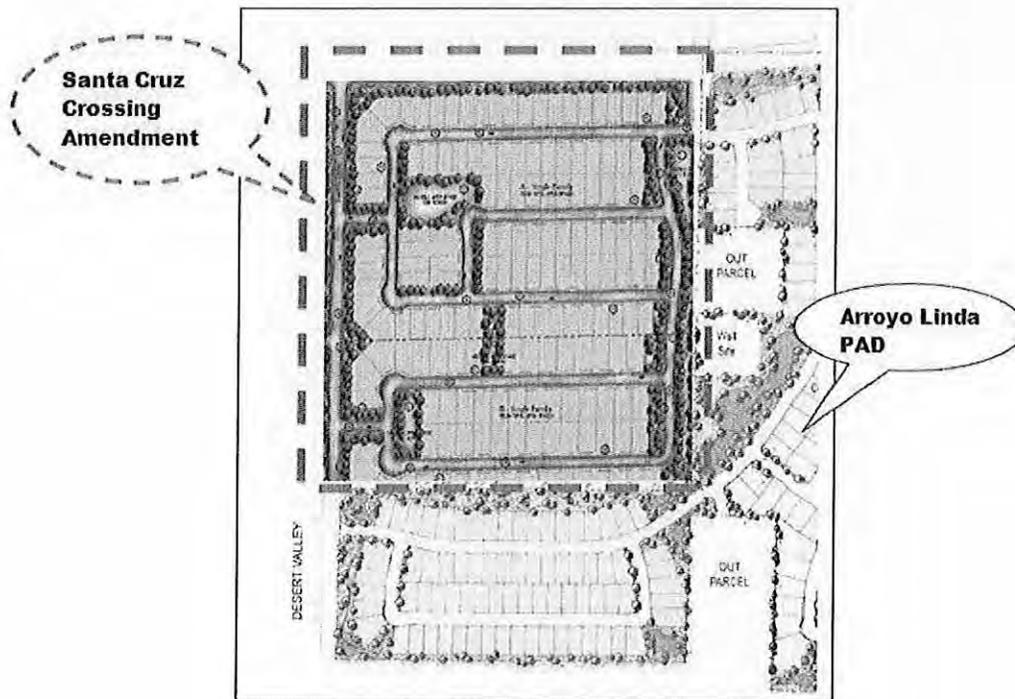
This PAD amendment is subject to the approval by City Council, in accordance with Section 17.68.320 of the City Code.

CONFORMANCE WITH PAD ZONE/PRELIMINARY DEVELOPMENT PLAN REVIEW CRITERIA 17.68.290

In accordance with Section 17.68.290 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of a PAD Zone/Preliminary Development Plan application:

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

The Arroyo Linda PAD, approved in October of 2006, lies directly to the east and a portion to the south of the Santa Cruz Crossing PAD. In the Arroyo Linda PAD, open space and road connectivity approved will be more compatible with the amended Santa Cruz Crossing PAD, as its open space, trail and road network will be more aligned than previously.



Conformance to the City's General Plan;

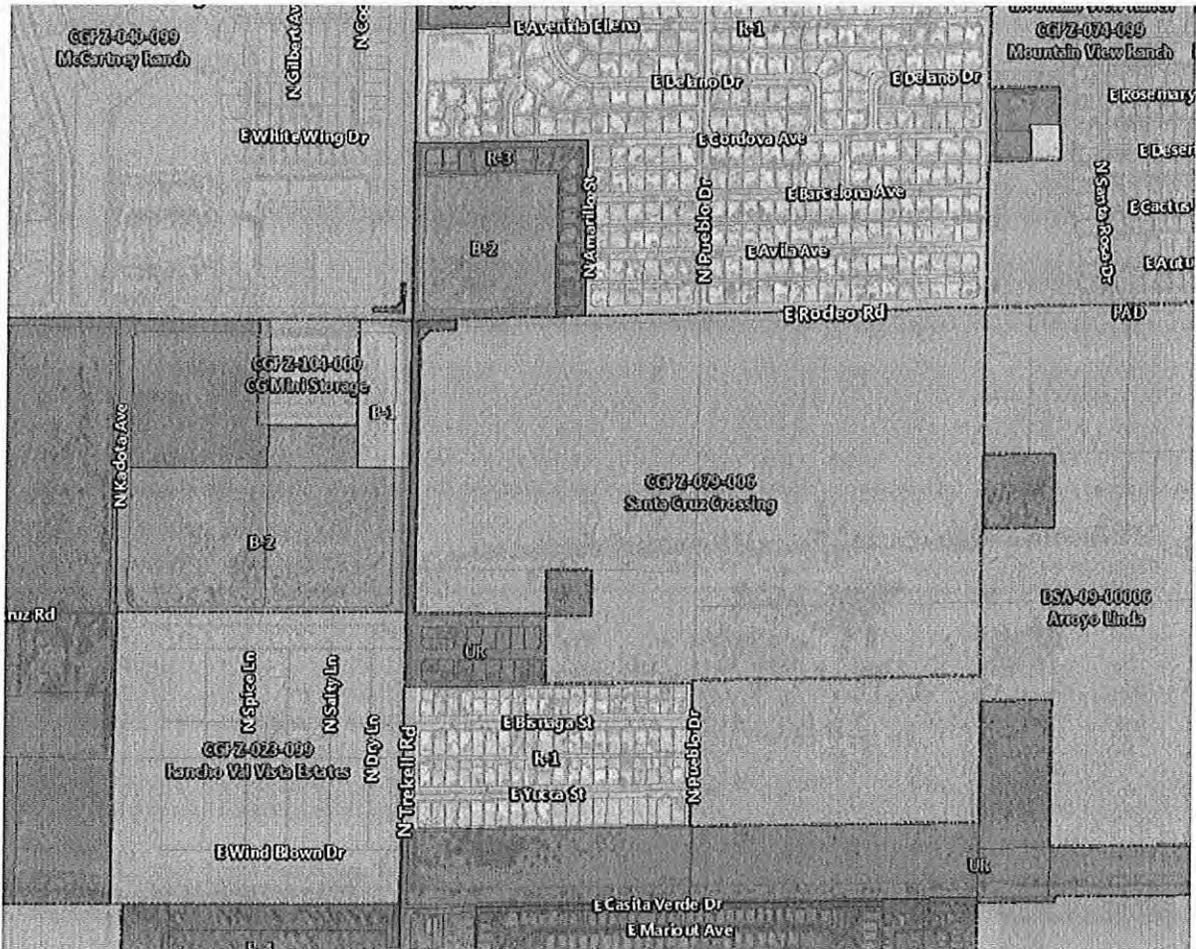
The General Plan 2020 Land Use designation for the site is *Neighborhoods*. This land use provides for a variety of residential neighborhoods with a range of densities. The primary objective is to provide a mix of residential neighborhoods that are well designed places. Staff finds that the proposed amendment improves upon the design and layout of the PAD.

Overall density is proposed to increase with the amendment from 280 to 338 dwelling units. Within the Neighborhoods category, development up to 4.5 dwelling units may be permitted on sites between 40 and 160 acres. 338 dwelling units among 86.5 net acres provides a density of less than 4 dwelling units per acre, thereby meeting the goal of Neighborhoods category. Within the individual land use areas for apartment homes and patio homes, the densities proposed are 11.9 and 8.7, respectively. Per the General Plan these individual areas would be allowed to have a density of up to 18 dwelling units per acre.



Conformance to the City's Zoning Ordinance;

Santa Cruz Crossing PAD's proposed amendments are in compliance with the Zoning Ordinance. The development standards and uses as proposed relate and refer to the City of Casa Grande Zoning Ordinance.



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

A master circulation study was submitted with this request and was found acceptable by the City Traffic Engineer. It is a traffic impact analysis on a broader scale to address general potential impacts a PAD can have on surrounding street network. More in-depth traffic impact analysis reports are reviewed at the time of individual site developments. As discussed within the PAD, offsite improvements to Rodeo Rd will occur. As individual sites within the PAD develop, the adjacent portion of Rodeo will be improved to provide a frontage road to serve the residents on the north side of Rd. In addition to Rodeo and Trebell, the PAD shows Pueblo Dr, Colorado St, and a future

east-west between Trekell and Pueblo road as the primary streets connecting the site to the existing street network.

The adequacy of the plan with respect to land use;

In addition to the newly added assisted living facility proposed, the PAD proposes a mixture of land uses ranging from commercial, high density residential to low density residential. The uses have been arranged so that the most intense uses are adjacent to major roads, while senior apartments and patio homes serve as a transitional buffer for the low-density residential uses. This is determined to be an adequate arrangement of land use

Pedestrian and vehicular ingress and egress;

The PAD proposes an internal street network found acceptable by staff. More specified circulation will be reviewed at the time of individually developed parcels. The site proposes a trail system that will connect with the adjacent Arroyo Linda PAD, offering a pedestrian connectivity between neighborhoods. The existing and proposed amended PAD provides for offsite improvements to the north-side of Rodeo Rd. A frontage road will be provided for the houses along Rodeo Road buffering these residents from the primary traffic along Rodeo (Exhibit C).

Building location, height & Building Elevations;

No buildings are proposed at this time. They will be reviewed at the Major Site Plan stage. The development standards for the commercial, community center, apartment homes, patio homes, and assisted living facility default to standard relevant zone districts (Exhibit D). The table below indicates what the setbacks and heights for each area are per the standard zone districts (Exhibit D).

Land Use Areas	Maximum Height	Front Setback	Side Setback	Rear Setback	Special Setbacks
Area A & B Single Family Residential	28 ft.	<ul style="list-style-type: none"> • 20 ft. to 23 ft. for front load garages. • 15 ft. for side-load garages, living areas or porches 	<ul style="list-style-type: none"> • 5 ft. and 10 ft., • 15 ft. corner side setbacks 	<ul style="list-style-type: none"> • 20 ft. • 10 ft. for open patio covers 	NA
Area C: Senior Patio Homes (R-2 standards)	35 ft.	20 ft.	<ul style="list-style-type: none"> • 5 ft. and 10 ft. if single-family 	20 ft.	30 ft. from well site

			<ul style="list-style-type: none"> 10 ft. if two-four-family or townhouse cluster 		
Area D: Senior Apartments (R-3 standards)	35 ft. (Thought, PAD permits a maximum of two-stories)	20 ft.	20 ft.	20 ft.	20 ft. between buildings
Area E: Assisted Living Facility (R-3 standards)	35 ft.	20 ft.	10 ft.	20 ft.	30 ft. from well site
Area F: Community Center (R-3 standards)	35 ft.	20 ft.	10 ft.	10 ft.	30 ft. from well site
Area G: Commercial Retail (B-2 Standards)	35 ft.	35 ft.	<ul style="list-style-type: none"> 15 ft. aggregate 25 ft. corner side 		45 ft. from residential area

The residential development standards comply with the City's Residential Design Standards for PAD Developments and indicated on pages 16-19 of the PAD Guide (Exhibit A) and will be reviewed for compliance during the review of their respective Major Site Plans.

Landscaping:

A landscaping plan has been proposed for the PAD (Exhibit E) as well as street cross sections provided for streets adjacent to landscape tracts with a proposal of drought-tolerant plants citing the *Low Water Use / Drought Tolerant Plant List for Pinal County Active Management Area by Arizona Water*". This PAD will be subject to the City's Landscaping standards.

Lighting:

Parking lot and building lighting standards will be evaluations in conjunction with future Final Development Plan submittals. Streetlights will be evaluated in conjunction with the submittal of future Preliminary Subdivision Plats.

Provisions for utilities:

The site may be serviced by the following utility providers:

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

Site drainage;

The preliminary drainage report has been accepted by the City Drainage Engineer. There is one outstanding condition, however, with regard to the North Branch of the Santa Cruz Wash, cutting through the site. The PAD proposes to abandon this wash and relocate drainage through the site along the southern end of the property and exit the site through an existing culvert at Trekell Rd (Exhibit F). The condition is that the applicant is to verify whether this is a 404 Wash under the jurisdiction of the Army Corps of Engineers. If a 404 Wash, it would require environmental clearance, a 404 delineation study and may require clearance from other entities before it can be abandoned. If this is a 404 Wash, and not approved for abandonment, or if through the abandonment process, it requires relocation to another area of the PAD than shown, the PAD will require to be amended to show a new configuration.

Open space;

The PAD proposes 18% open space provision, where 15% is the goal for PAD developments (Exhibit D).

Loading and unloading areas;

This will be reviewed during individual site development.

Grading;

See *site drainage*, above.

Signage;

Monument and entry signage is proposed with this PAD with the intent to use block wall of earth-tone colors (Exhibit F). Sign permits will be required at time of individual site development. As a technical correction to this PAD, staff requires that the applicant provide signage standards within the PAD for each area.

Screening;

Screening will be reviewed during individual site development.

Setbacks

The setbacks proposed for the non-single-family residential development default to standard relevant zoning districts. The single-family residential zone district proves standards that comply with the *Residential Design Standards for PAD Development (Exhibit C)*.

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 of time, date, place, and purpose of the public hearing was published in the Casa Grande Dispatch on June 16, 2014.
- A notice was mailed on June 17, 2014 to the property owners within 300 ft. of the PAD.
- A notice was posted by the applicant in three locations around the subject site on June 16, 2014. An affidavit confirming this posting was also supplied by the applicant.

Inquiries/Comments

City Staff received several inquiries on this request via telephone by property owners who received the mailed notice. Staff explained the purpose of the proposed amendment, and there were no specific opinions for or against provided. Over the telephone, applicants and their representatives for the recently conditionally approved Villas at Mary T and Caliche projects (DSA-14-00012, and DSA-14-00013 & 14) have expressed concern regarding this application. They indicated worry that the market might not strong enough to support similar projects.

STAFF RECOMMENDATION

Staff recommends the Commission forward a recommendation to approve the Major Amendment to a PAD Zone/Preliminary Development plan (DSA-14-00046) for Santa Cruz Crossing PAD to City Council, with the following conditions and technical corrections:

Condition:

- Prior to submittal of a Final Development Plan for Areas C, D or E or a Preliminary Plat for Area A or B the applicant is to provide verification that the North Branch of the Santa Cruz Wash through the site is not a 404 Wash under the jurisdiction of the Army Corps of Engineers.

- If a 404 Wash, and **not** approved for abandonment, or if through the abandonment process, it requires relocation to another area of the PAD than shown, the PAD will require to be amended to show a new configuration.

Technical Corrections:

- Provide another name than "Santa Cruz Rd" within all instances of the PAD to reference the proposed minor collector as this street name already exists. Until platting, identify this road in text and on figures as "New Collector Rd from Pueblo to Trell".
- Correct spelling from "*plat*" to "*plant*" in the last sentence of the second paragraph of the PAD Guide.
- Provide signage standards within the PAD Guide for each area.

Exhibits

- A – PAD Guide
- B – Project Narrative
- C – Rodeo Rd cross-section
- D – Santa Cruz Crossing Development standards
- E – Landscaping
- F – Drainage
- G – Entry signage

Exhibit A – PAD Guide

Provided as separate document

Exhibit B – Project Narrative



April 25, 2014

SANTA CRUZ CROSSING PAD NARRATIVE REVISION TO PAD CGPZ-079-06

Attached here is a concept for a new development at the southeast corner of Trekkell Road and Rodeo Road in Casa Grande, Arizona. The development is roughly 93-acres in size and is undeveloped desert with a historic wash (North Branch of the Santa Cruz Wash) running through the site east to west.

Surrounding the site on the north, south and southwest are single family home developments of varying age. To the east and west are vacant desert parcels, similar to the site itself. On the opposite corner of Trekkell and Rodeo is a retail development. This neighborhood lends itself very nicely to the proposed Santa Cruz Crossing development: that being a mixed use development with assisted living residences, single family homes, and some commercial space at the intersections.

As you can see on the attached concept graphics, the eastern half of the site (51.0-acres) will be standard single family homes with a typical density of 2.9-3.4 du/acre. The commercial portion of the development will occupy roughly 14.5-acres of the site at the northwest corner so that it may utilize the retail benefits of the intersection. The remaining 31.9-acres of the site will be assisted living residences. This will be further split into a Senior Living center (6.7-acres) where the residents require the most care. Senior Apartment Homes (14.4-acres) and Senior Patio Homes (9.5-acres) and a Community Center (1.3-acres) will occupy the rest of the assisted living areas and provide residents with varying levels of care and lifestyle.

The overall site was rezoned in 2006 by the previous owners under CGPZ-079-06 Planned Area Development (PAD). This PAD indicated 66.5-acres of single family homes at 3.4 du/acre, 8.1 acres of more compact "GreenCourt Homes" at 7.9 du/acre, and 24.6-acres combined of office and commercial uses. This PAD was approved in 2006, but none of the developments were ever constructed.

The current proposal is to update that PAD with the newly proposed developments. It is our belief that the new proposal offers a similar use to the previous PAD, similar densities, and will provide a similar style/feel to the development. With that being said, our intent is to submit an update to the PAD as soon as practical and progress forward with approval of it by the City of Casa Grande.

Attached to this letter is a graphic of the proposed PAD update. As well as the cover and graphic from the previous PAD for a reference.

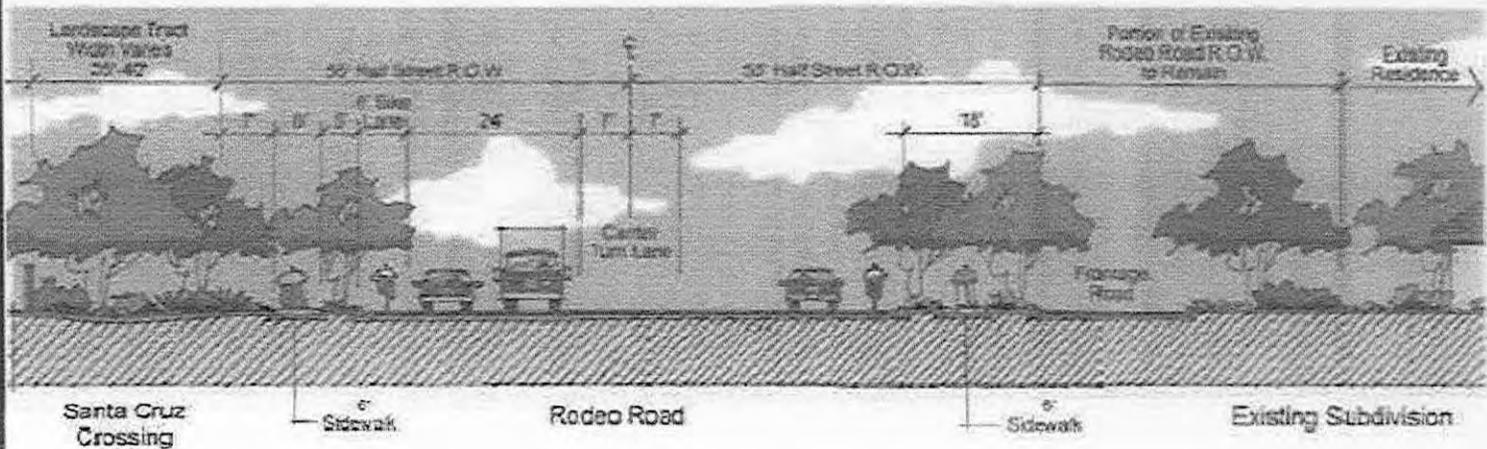
If you have any questions, please feel free to contact my office.

Respectfully,

A handwritten signature in black ink, appearing to read "Nathan Cottrell". The signature is written in a cursive style with some loops and flourishes.

Nathan Cottrell, PE
Project Engineer

Minor Arterial Street:
Rodeo Road



Santa Cruz Crossing
Conceptual Street Cross-Section
SEE FIGURE #16 FOR ADDITIONAL DIMENSIONS

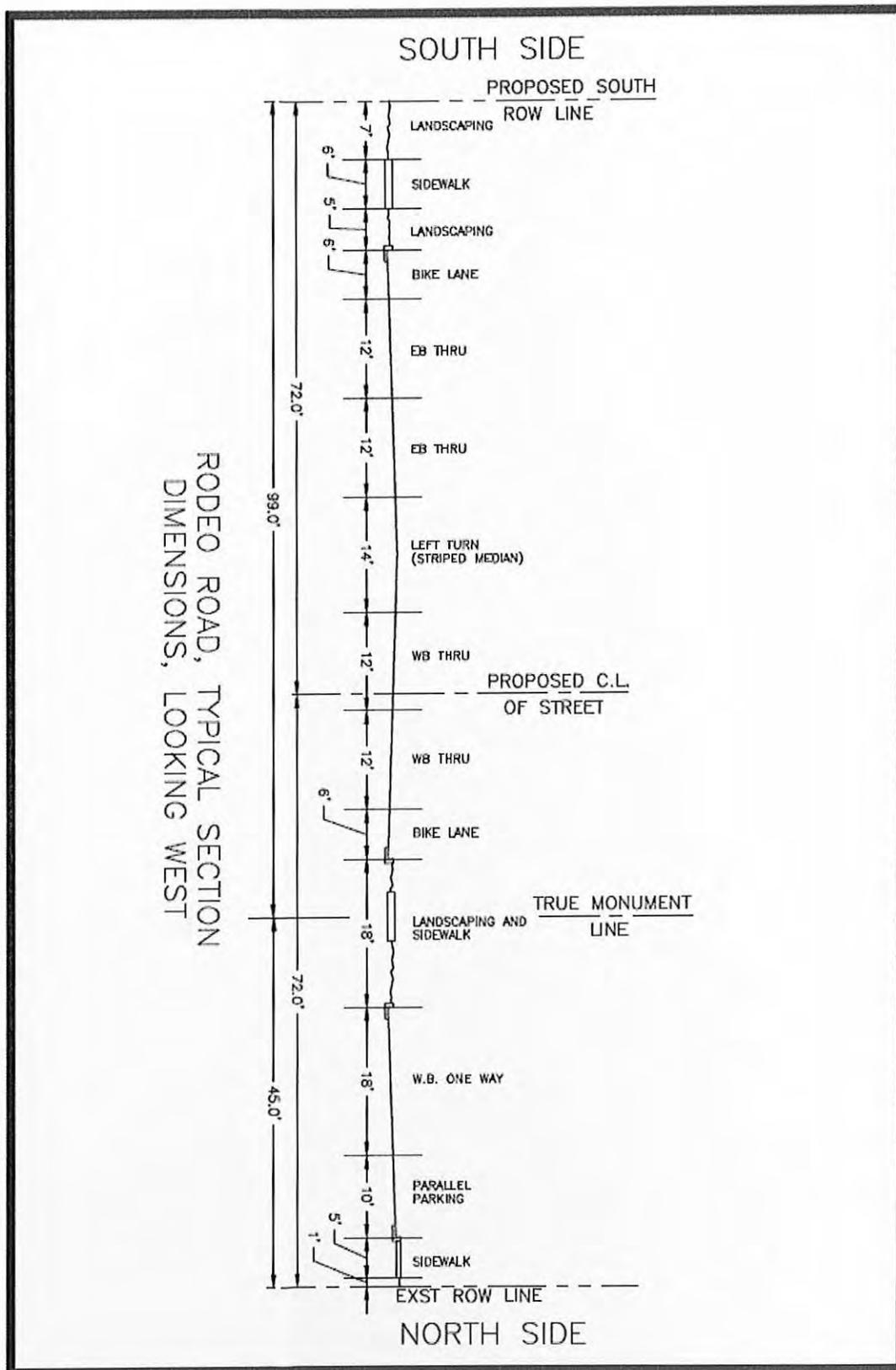


Exhibit D – Santa Cruz Crossing Development Standards

8.0 Proposed Development Standards

PAD – AREAS 'A' & 'B'

Specific building setback and height standards are being proposed at this time for the two single family lot components within Santa Cruz Crossing. These standards are as follows:

Front Setback:	20' to 23' for front load garages (every 3 rd or 4 th home will have a minimum front yard setback stagger of at least 3').
Side Setback:	15' for side load garages, living areas or front porches. 5' and 10' (15' total), Architectural elements including pot shelves, shadow boxes around doors and windows, bay windows, entertainment units and fireplaces will be allowed to encroach into the 10' side setback by a maximum of 3'.
Corner Side Setback:	15', Adjacent landscape tracts of at least 10' in width may be included as up to 10' of this required setback.
Rear Setback:	20', Patio covers open on three sides may encroach a distance of up to 10' from the rear property line.
Building Height:	28'

Model homes, and the associated temporary sales office, temporary parking surface, and other items directly related to the sale of single family homes shall be an Allowed Use.

All other development standards will be in accordance with the current provisions of the Casa Grande Zoning Code, this PAD and current residential design standards.

PAD – AREA 'C'

Area 'C' shall follow current City of Casa Grande zoning district Residential zone R-2.

PAD – AREA 'D'

Area 'D' shall follow current City of Casa Grande zoning district Residential zone R-3.

PAD – AREAS 'E' & 'F'

Areas 'E' and 'F' shall follow current City of Casa Grande zoning district Residential zone R-3, with a specific Allowed Use for Assisted Living homes and a Community Center as described in this PAD.

PAD – AREA 'G'

The standards for the Commercial area 'G' shall follow current City of Casa Grande zoning district General Business zone B-2 with specific Allowed Uses for proposed development as described in this PAD.

All districts abutting the well-site shall have a minimum of 30' building setback from the well-site boundary.

Exhibit E – Landscaping

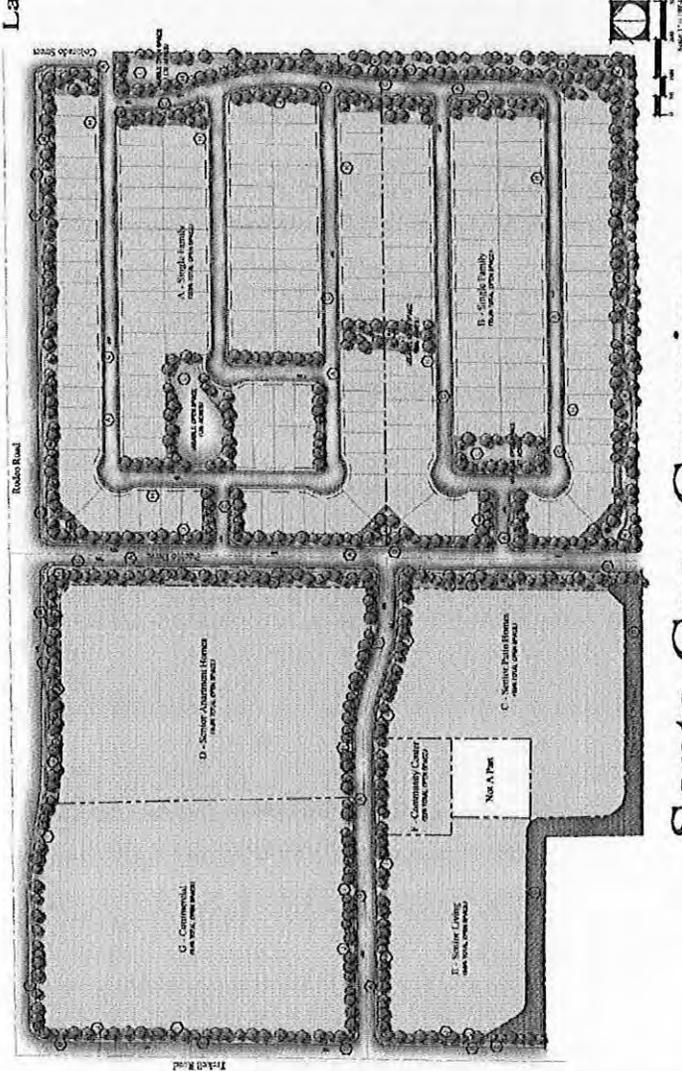
Open Space/ Landscape Exhibit

Open Space Data Table

Plant	Plant Code	Plant Name	Quantity	Notes
1	001	Tree	100	
2	002	Shrub	200	
3	003	Flower Bed	10	
4	004	Grass	100	
5	005	Path	10	
6	006	Water Feature	1	
7	007	Lighting	10	
8	008	Seating	10	
9	009	Other	10	
10	010	Other	10	

TOTAL OPEN SPACE VOLUME: 1000.00 CU YD (AS SHOWN)

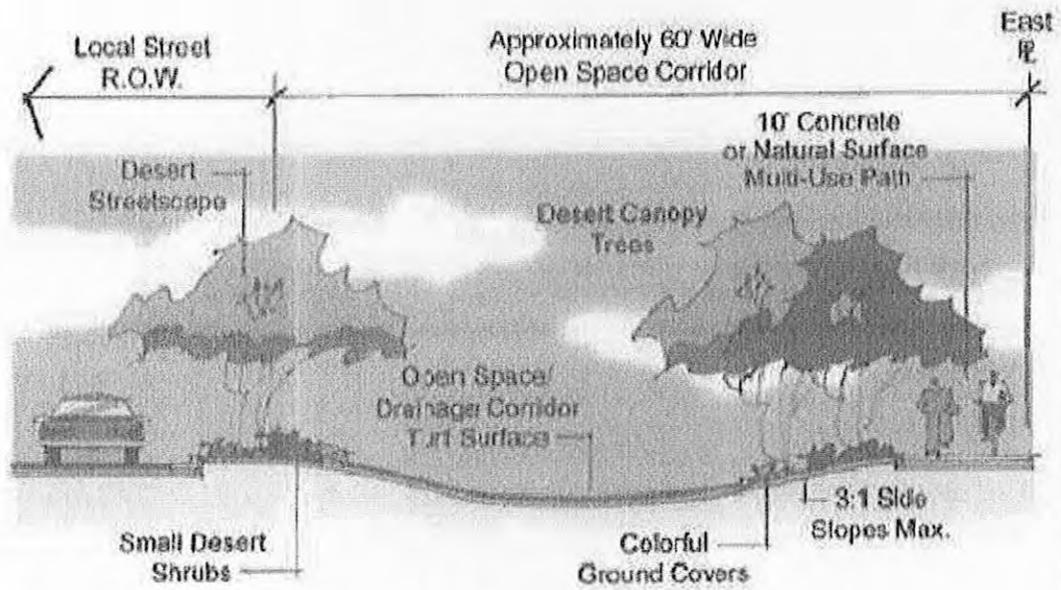
- General Note:
- 1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SANTA CRUZ LANDSCAPE DESIGN MANUAL.
 - 2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SANTA CRUZ LANDSCAPE DESIGN MANUAL.
 - 3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SANTA CRUZ LANDSCAPE DESIGN MANUAL.
 - 4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SANTA CRUZ LANDSCAPE DESIGN MANUAL.
 - 5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SANTA CRUZ LANDSCAPE DESIGN MANUAL.
 - 6. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SANTA CRUZ LANDSCAPE DESIGN MANUAL.
 - 7. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SANTA CRUZ LANDSCAPE DESIGN MANUAL.
 - 8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SANTA CRUZ LANDSCAPE DESIGN MANUAL.
 - 9. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SANTA CRUZ LANDSCAPE DESIGN MANUAL.
 - 10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SANTA CRUZ LANDSCAPE DESIGN MANUAL.



Santa Cruz Crossing

Casa Grande, Arizona

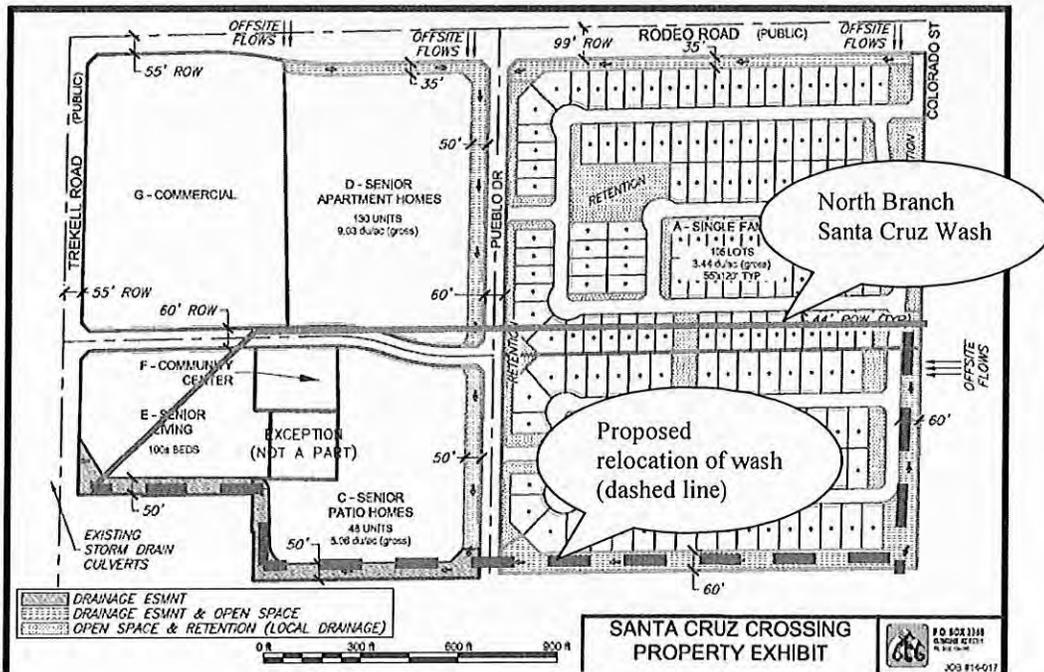




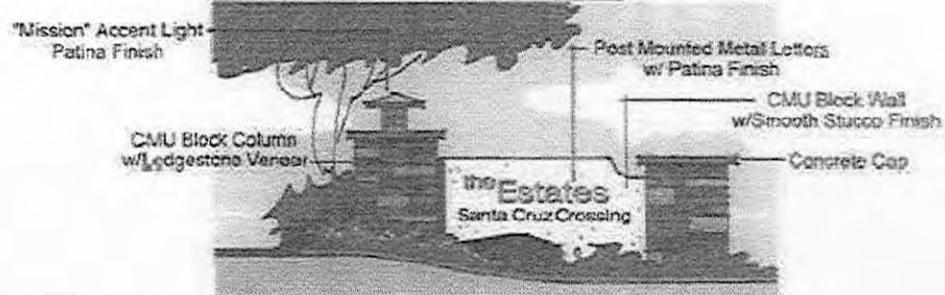
Santa Cruz Crossing

Conceptual Trail/Open Space
Corridor Section

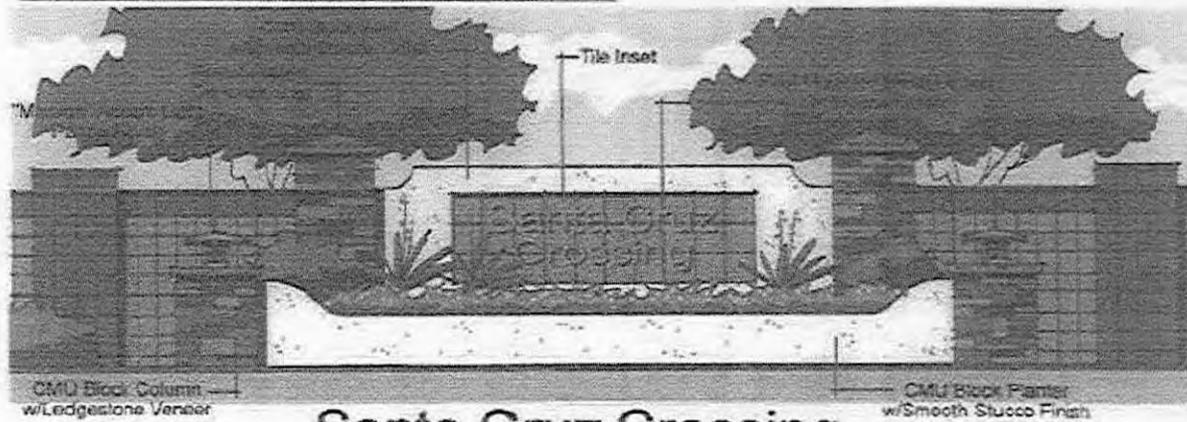
Exhibit F-Drainage



Subdivision Sign:

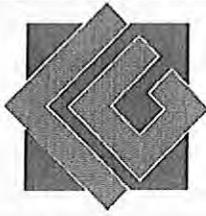


Entry Monument Sign:



Santa Cruz Crossing

Conceptual Project Signage



Planning and Zoning
Commission

AGENDA

STAFF REPORT

TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: James Gagliardi, City Planner
MEETING DATE: July 1, 2014

REQUEST

Request by Jesse Macias of PM Design Group for the following land use approvals on 4.5 acres of land on the north side of E Florence Blvd, westerly of junction of Camino Mercado and Florence Blvd (APN 505-23-001R):

- 1. DSA-14-00026: Zone Change** request from UR (Urban Ranch) to B-2 (General Business).
- 2. DSA-14-00094: Conditional Use Permit** request to allow a convenience store with more than four gas pumps and an auto wash within a proposed B-2 zone district.
- 3. DSA-14-00028: Major Site Plan** for the development of a 4,650 sq. ft. convenience store with a 3,600 sq. ft. fuel canopy, and a 1,064 sq. ft. car wash.
- 4. DSA-14-00027: Preliminary Plat** request to create a single lot (approximately 255 ft. X 642 ft. in size) denoting two phases of development. The plat proposes dedication of additional Right of Way for E Florence Blvd and a northerly extension of Camino Mercado.

APPLICANT/OWNER

Jesse Macias, PM Design Group
1425 N 1st St
Phoenix, AZ 85004
P: 602-457-5757
Email: jmacias@pmdginc.com

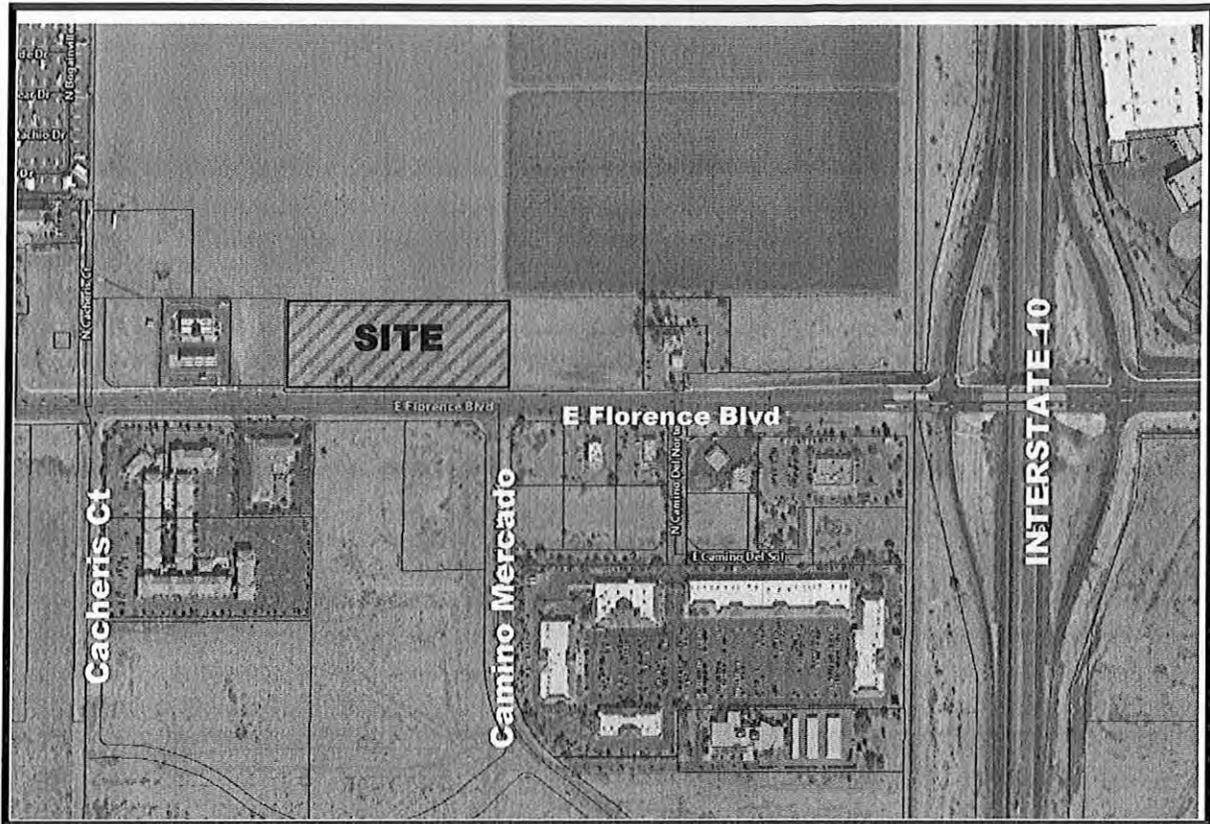
Patrick Peppelaar,
CST Arizona Stations, Inc.
1 Valero Way Building D Suite 200
San Antonio, TX 78249
P: 303-373-6029
Patrick.peppelaar@cstbrands.com

HISTORY

October 2, 1989: The site was annexed with the passage of Ordinance No. 1178.18 and zoned UR with the annexation.

PROJECT DESCRIPTION

SITE CONTEXT AERIAL

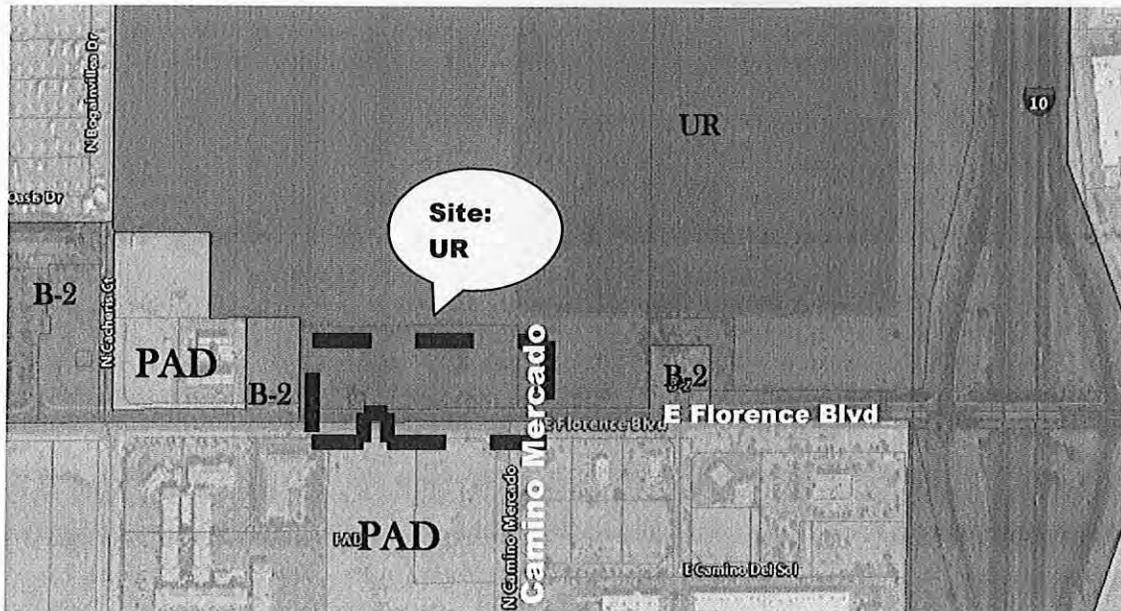


Site Area	5.33 gross acres (3.72 net acres)
Current Land Use	Community Center (Undeveloped)
Existing Zoning	UR (Urban Ranch)

Surrounding Land Use and Zoning

Direction	General Plan 2020 Designation	Existing Zoning
North	<i>Commerce & Business</i>	UR (Urban Ranch)
East	<i>Commerce & Business</i>	UR (Urban Ranch)
South	<i>Community Center /Neighborhoods</i>	Casa Grande Mercado PAD
West	<i>Community Center</i>	B-2 (General Business)

Existing zoning

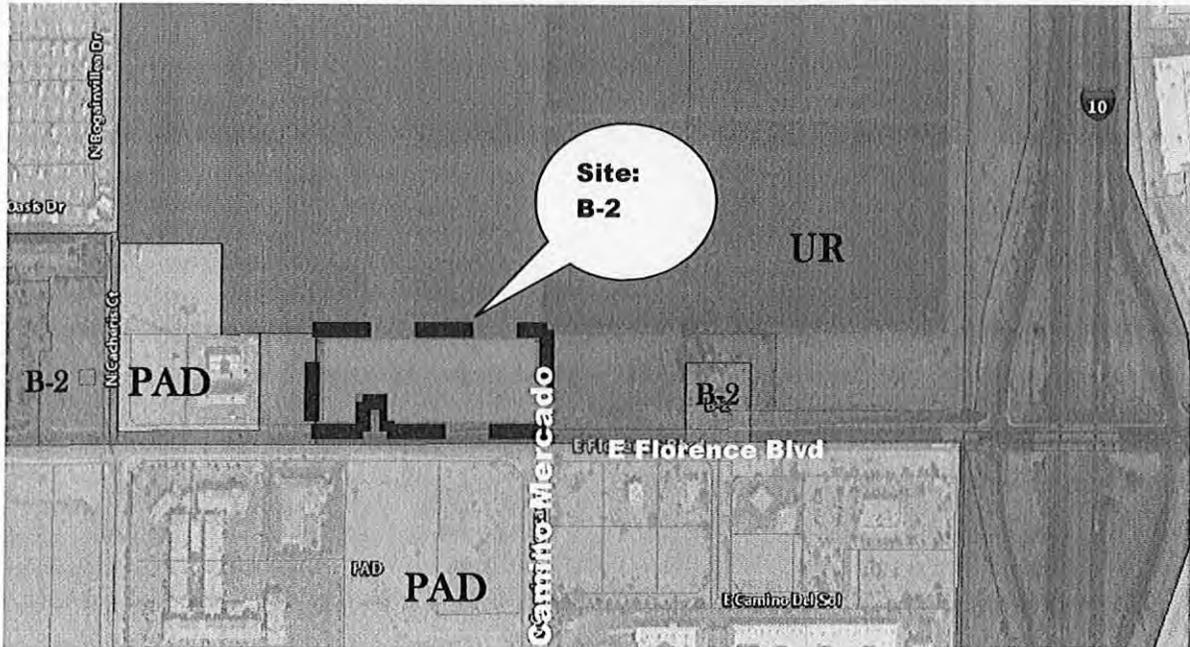


General Discussion:

The Applicant is requesting the approval of four applications, discussed in this report, to accommodate plans to construct a CST Corner Store (Exhibit A). The convenience store is planned to be 4,650 sq. ft. with seven fuel pumps beneath a 3,600 sq. ft. canopy, and a 1,064 sq. ft. auto wash. The first application is a request to rezone the property from UR to B-2 (Exhibit B). Subject to City Council approval for this zone change, approval of a Conditional Use Permit is requested to allow a convenience store with more than four gas pumps and an auto wash. Both a convenience store with more than four fuel pumps and an auto wash are conditionally permitted uses within the B-2 zone district. The third application is the Major Site Plan, detailing the location of buildings and other site features (Exhibit C). The fourth application is a preliminary plat placing this 5.33 gross-acre property into one 3.72-acre lot, dedicating additional right of way for E Florence Blvd and new right of way for Camino Mercado to extend north from Florence Blvd to the northern edge of the subject parcel (Exhibit D). Upon approval of the preliminary plat, a final plat will be submitted for review by City Council. There is a 1.85-acre area to the west of the proposed convenience store that is identified for future commercial development to be reviewed via separate Major Site Plan application in the future.

The City of Casa Grande entry sign along Florence is surrounded by this parcel and is not affected by these applications. It is zoned UR.

Proposed zoning



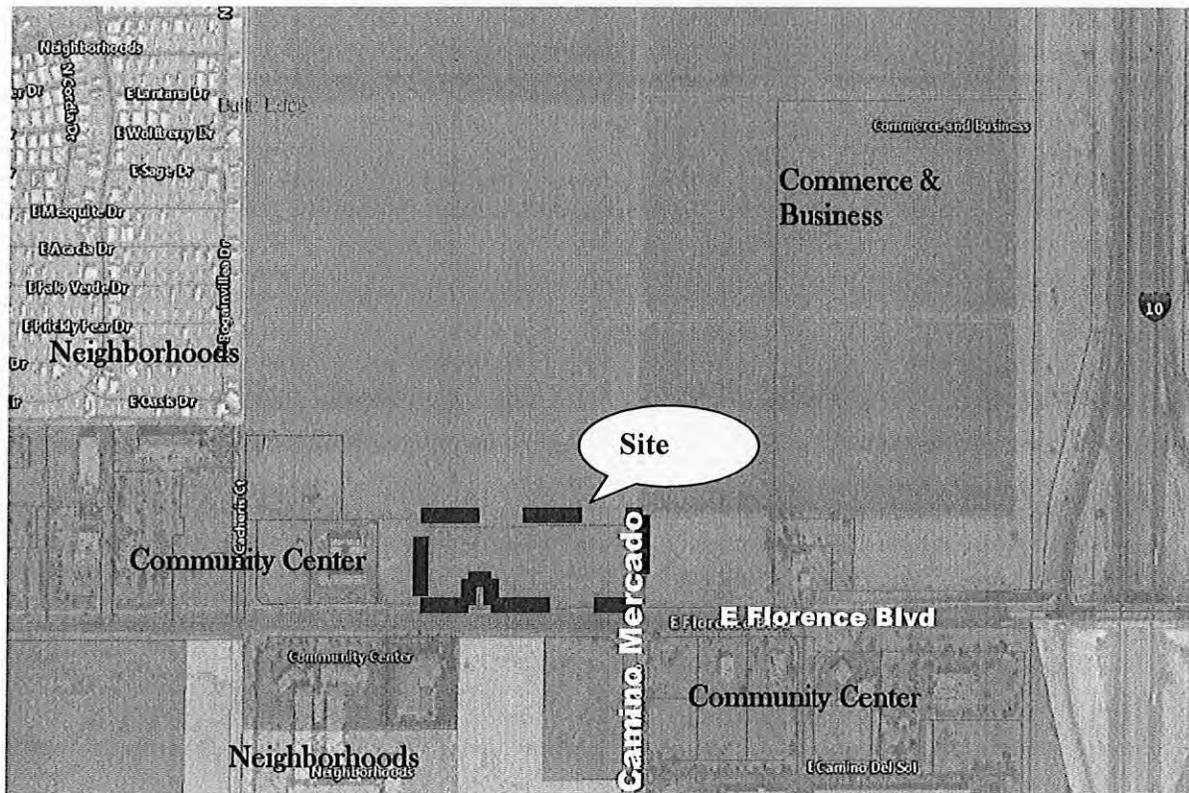
In considering applications for Zone Changes per City Code 17.68.480, the Planning and Zoning Commission shall consider the following:

1. The action is consistent with the City's General Plan; including, the goals, policies and applicable elements.
 - The requested rezoning is suitable at this location. The property is within the City's Community Center General Plan Land Use Designation and Community Center land use allows for B-2 zoning.
 - The Major Site Plan does not propose a form that is typical to the Community Center designation. The form that the Community Center promotes is walkability and close relationship to the pedestrian environment. This area; however, is at the edge of the Community Center land use designation. The area proposed for the zone change leaves a 1.85-acre area for future development where Community Center form will be sought to transition from a Commerce and Business form to a denser urban form. The pedestrian environment is still being mitigated by establishing a new sidewalk along the new extension of Camino Mercado, and the buildings are cited at distances necessary to be compatible with Conditional Use Permit development standards. To ensure further compliance with the Community Center form of a pedestrian-friendly relationship to the site, staff is placing a condition of approval that free-standing signage for the site be kept at a less vehicular-scale, allowing for the maximum height of free-standing signage at 15 ft.

2. A rezoning conforms to the General Plan if it proposes land uses, densities or intensities within the range of identified uses, densities and intensities of the General Plan.

- The Community Center land use designation requires a density and intensity such that the scale and form of buildings shall be appropriate to their siting along roadway classification and abutting land uses.
- B-2 is designed to provide for low intensity, retail or service outlets which deal directly with the consumer for whom the goods or services are intended. The uses allowed provide goods and services on a community market scale and located in areas which are served by arterial street facilities.
- The Major Site plan along with the Conditional Use Permit required to approve the Major Site Plan (Exhibit C) propose citing of buildings at a scale and form appropriate for the adjacent roadway classification. E Florence Blvd is a major arterial road designed to be 140 ft. wide. At one-quarter mile from Interstate 10 the traffic and vehicular density will be such that the proposed use as a convenience store with fuel pumps and auto wash is compatible to intent and design of this area.

General Plan 2020 Map



3. The proposed zone change is necessary and proper at this time to meet the land

use needs of the residents of the city.

- Assuming all setbacks and other development standards are met through the approval of the Conditional Use Permit and Major Site Plan, a general-business use is proper due to its location near an urbanizing entryway into the City.

CONFORMANCE WITH CONDITIONAL USE PERMIT CRITERIA, DSA-14-00094

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 C). The development proposes to be developed around the City of Casa Grande Sign Property, which will not be affected by these land use applications. The Casa Grande sign property is zoned UR as is the property to the north and east. The development meets the 50 ft. setback as required by code from UR zoned properties.

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 has been accepted by the Traffic Engineer with the condition that the northbound leg of existing Camino Mercado will operate at a level of service D or better. To meet both the applicant's and city's objectives, the preferred way to achieve this is the installation of a traffic signal at the Camino Mercado and Florence Blvd. intersection. Meetings regarding how to maintain this intersection at an acceptable level of service have occurred between staff and the applicant and it appears the preferred method is the installation of a traffic signal. A condition of approval is that prior to issuance of a Building Permit the applicant shall post with the City an amount equal to 25% of the cost of installation of a traffic signal at the Camino Mercado/Florence Blvd. intersection which has determined to be the applicant's proportional share based upon their traffic impact. The remainder of the signal will be paid for by the City utilizing Traffic Impact Fees. It is also a condition of approval that preliminary and final plat be approved to ensure the dedication of additional Florence right of way and Camino Mercado to ensure sufficient street access.

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

No adverse effect upon abutting property is foreseen. The surrounding properties to the

north, east, and west are presently undeveloped. It is likely that as they develop, commercial uses will be proposed based on the vicinity to the Interstate and the General Plan land use designations of Community Center and Commerce and Business.

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

As discussed within the *Conformance with Zone Change Criteria*, above, the designated land use per the General Plan for this site is *Community Center*. To help transition the development of this site to the pedestrian-friendly scale that Community Center is designed to achieve, it is a condition of approval that free-standing signage for this site be developed at a maximum height of 15 ft. This will balance the vehicular intensity adjacent to highway with the goal of a pedestrian environment that is sought within the Community Center land use designation.

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-14-00094 (Exhibit E).

CONFORMANCE WITH MAJOR SITE PLAN REVIEW CRITERIA, DSA-14-00027

In accordance with Section 17.68.070 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of Major Site Plan applications:

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

The proposed building and site is designed to be visually and functionally compatible with the surrounding existing and proposed development. The elevations proposed are comprised of modern block-face architecture (Exhibit F). The City of Casa Grande entry sign property is not considered a part of this development; however generous setbacks have been provided around the sign.

Conformance to the City's General Plan;

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

Conformance to the City's Zoning Ordinance;

The proposed development complies in terms of setbacks, building height, landscaping, and parking facilities complies with the site's proposed B-2 zoning development standards, subject to the approval of the Conditional Use Permit requested.

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. As discussed above, the condition of approval for the Conditional Use Permit and the Major Site Plan is that the northbound leg of existing Camino Mercado to operate at a level of service at a D or better. One way to achieve this is the placement of a traffic signal at Camino Mercado and Florence. The condition of approval associated with this is that prior to issuance of a Building Permit, the applicant shall post with the City a financial security in an amount equal to 25% of the cost of installation of a traffic signal at the Camino Mercado/Florence Blvd.

The adequacy of the plan with respect to land use;

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

Appropriate Zoning

- B-2, General Business, subject to the approval of the zone change by City Council

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 a proposed sidewalk along the west-side of Camino Mercado that connects to the site, as well as the existing sidewalk along Florence Blvd. A bicycle lane along Florence Blvd as well as bicycle parking provided on the site also promotes alternative transportation.

The site proposed three access points to the site. Two driveway entrances from Florence, and the third being a northern extension of Camino Mercado that the site will access at its eastern edge, on the west-side of Camino Mercado.

Building location and height;

The heights of the building all fall beneath the maximum height allowed within the B-2 zone district and are placed outside of the required setbacks as required by the B-2 zone district and for uses requiring a Conditional Use Permit.

Building type	Required Setback	Provided Setback	Maximum Height	Building Height
Convenience store	• 35 ft. from front line	• 120 ft.	35 ft.	22 ft.
	• 15 ft. from rear line	• 65 ft.		
	• 15 ft. aggregate from side line	• 442 ft.		
	• 25 ft. from corner side	• 115 ft.		
	• 45 ft. from residential	• 65 ft.		
Fuel canopy	• 25 ft. from ROW	• 60 ft.	35 ft.	18 ft.
	• 40 ft. from non-street property line	• 187ft.		
	• 100 ft. from any residential district	• 200 ft.		
Auto Wash	• 35 ft. from front line	• 145 ft.	35 ft.	13.8 ft.
	• 15 ft. from rear line	• 85 ft.		
	• 15 ft. aggregate from side line	• 325 ft.		
	• 25 ft. from corner side	• 288 ft.		
	• 50 ft. from residential	• 148 ft.		

Landscaping:

The site plan proposes a mixture of desert-friendly trees, shrubs, accent plants and ground cover throughout the site. There are two primary areas where landscaping gets calculated on sites: internal landscaping and street frontage landscaping. For internal landscaping, a minimum of two trees and five shrubs for every three parking spaces provided on the site is required. This site proposes 39 parking spaces. This means that 13 trees and 65 shrubs are required. In addition, street frontage landscaping requires one tree and three shrubs for every 30 ft. of street frontage. This lot has 977 ft. of street frontage, factoring in Florence Blvd and Camino Mercado. This means that 33 trees and 98 shrubs are required for street frontage landscaping. Totaling internal and street frontage landscaping, 46 trees and 163 shrubs are required on the site. The site meets this requirement by providing 48 trees and over 200 shrubs. Landscaping is proposed along the entire length of the site along Florence Blvd, although the western portion of the site remains for future development (Exhibit G).

Lighting:

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:

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

Site drainage;

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

Open space;

N/A

Loading and unloading areas;

The building is designed for deliveries to the convenience store to occur at the building's rear, away from street view. Fuel storage is beneath ground toward the front of the site behind a 3 ft. landscaping screen wall.

Grading;

A preliminary grading plan for this site has been approved by City Engineering (Exhibit H).

Signage;

Signage will be reviewed and approved with a separate sign permit application. Because an extension of Camino Mercado is proposed, this site will be on a corner lot and therefore be entitled to three free-standing signs. As an aforementioned condition of the Conditional Use Permit approval, staff imposes that the maximum sign height shall be 15 ft. for free-standing signs on the property.

Screening;

A 3 ft. block wall is proposed as part of the landscaping plan. Landscaping materials around the site provide code-compliant buffer from this site and adjacent properties.

Setbacks;

This has largely been discussed under "Building location and height", above, however the major site plan notes a future lot line between the proposed development and the adjacent phase to the west that will be developed at a later time. It is a conditional of approval that the site plan be modified to provide a 15 ft. separation between the proposed car wash and any delineation of this future lot to comply with the B-2 zoning side setback requirement.

Other Related Matters;

Elevations

The proposed convenience store, canopy and auto wash proposes elevations using stucco and stone wainscoting of neutral brown colors (Exhibit F).

Refuse

Refuse will be stored within in an enclosure that meets City specifications as shown on the site plan.

Parking

The proposed use requires 22 parking spaces and 39 spaces have been provided on the plan ensuring for adequate parking availability.

PRELIMINARY PLAT REVIEW CRITERIA, DSA-14-00026

In reviewing a preliminary plat, the following items are typically reviewed to assure adequacy with development regulations to ensure a platting configuration promotes efficiency and compliance with the City's General Plan:

- Lot size and dimensions
- Setbacks
- Accommodations for site features such as parking, and landscaping
- Drainage pattern
- Utility access
- Access to and adequacy of public roads

Through the review of the Major Site Plan and its associated reports, it's been determined that the proposed plat satisfies the above-listed preliminary plat review items. The preliminary plat shows a future property line dividing the proposed development from future development of to the west. As a condition of approval this either this future property line needs to be shifted an additional 5 ft. to the west or the proposed auto wash on the Major Site Plan needs to shift 5 ft. to the east to maintain a 15 ft. side setback requirement in the B-2 zone district.

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 June 16, 2014 for the July 1, 2014 Planning and Zoning Commission public hearing.
- Notice was mailed by the City of Casa Grande on June 17, 2014, fifteen days before the day of the hearing to each owner of property situated within 300 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 June 16, 2014 on the subject site. An affidavit confirming this posting has been supplied.

Inquiries/Comments

Staff has received one phone inquiry on this proposed development from a property owner to the southwest of the property, which is currently undeveloped. He expressed general support believing that this project could potentially spur development of other nearby parcels.

RECOMMENDED MOTION

Staff recommends approval of:

DSA-14-00026 - Zone Change

DSA-14-00094 - Conditional Use Permit subject to the following five conditions:

1. The conditional use permit is subject to City Council approval of the rezoning of this property from UR to B-2 per DSA-14-00026 and the passage of an ordinance to this effect.
2. Prior to issuance of a Building Permit the applicant shall post with the City an amount equal to 25% of the cost of installation of a traffic signal at the Camino Mercado/Florence Blvd. intersection.
3. Free-standing signage on the site be limited to a maximum height of 15 ft.
4. The Conditional Use Permit shall be maintained in accordance with the approved Major Site Plan.
5. A preliminary and final plat shall be approved prior to issuance of a building permit.

DSA-14-00028 - Major Site Plan subject to the following two conditions:

1. Major Site Plan is subject to the City Council's approval of the zone change
2. Modify the Major Site Plan to show a 15 ft. setback from the auto wash to the future property line of Phase 2.

DSA-14-00027 - Preliminary Plat

Exhibits

- Exhibit A- Narrative
- Exhibit B- Zone Map
- Exhibit C- Major Site Plan
- Exhibit D- Preliminary Plat
- Exhibit E- Conditional Use Permit Resolution DSA-14-00094
- Exhibit F- Elevations
- Exhibit G- Landscaping
- Exhibit H- Preliminary Grading and Drainage Plan

Exhibit A – Narrative



PM Design Group, Inc.
1425 N 1st St. Suite 100
Phoenix, AZ. 85004
P. 602.457.5757
F. 602.457.5755

April 7th, 2014

Mr. Jim Gagliardi
City Planner AICP
City of Casa Grande Planning Department
510 E Florence Blvd
Casa Grande, AZ 85122
(520) 421-8630 Ext 3010 office

RE: MAJOR SITE PLAN SUBMITTAL
ZONE CHANGE SUBMITTAL
PRELIMINARY PLAT SUBMITTAL
Proposed CST/Valero Facility
NWC Florence Blvd and Camino Mercado
Casa Grande, AZ

Dear Jim:

We are very pleased to be submitting for the proposed new CST/Valero facility at aforementioned location at existing vacant parcel.

I appreciate the time you forged me during our informal meeting back on 19th of February. We are ready to proceed full steam ahead with developing Phase I of existing parcel which will contain the CST/Valero Facility.

Per our informal meeting and Development Plan meeting, we are proceeding with Zone Change submittal (Urban Ranch to B2 General Business) of entire Parcel (Phase I & II), Preliminary Plat submittal and Major Site Plan submittal for CST/Valero (Phase I). We are proposing two curb cuts off of Florence Blvd, with decel lane into CST access. We are also proposing an on-site access drive between Florence access points. We also understand we are required to construct ½ Street improvements on Camino Mercado along property frontage which we are also proposing two access points.

We want to reiterate we are very pleased to be submitting to City of Casa Grande the proposed CST/Valero Facility. The facility will consist of a 4,650 sq.ft. convenience store, a 3,600 sq.ft. fuel canopy with 7 multi-product dispensers and a 1,064 sq.ft. car wash. We feel our proposed use and proposed layout will provide additional services to the local community.

Once again we are very excited to be joining the Casa Grande Community and look forward to working with you and your team

Please do not hesitate to contact us if you should have any questions and/or need any additional clarifications and or supplement information.

Sincerely,

Pedro McCracken DESIGN GROUP, INC.

A handwritten signature in black ink, appearing to read 'Jesse Macias'.

Jesse Macias
Vice President
(480) 528-3136 cell
jmacias@pmdginc.com

Office Locations

Rocklin, CA • Vancouver, WA • Phoenix, AZ • Plano, TX • Santa Rosa, CA • Irvine, CA
www.pmdginc.com



PM Design Group, Inc.
1425 N 1st St. Suite 100
Phoenix, AZ. 85004
P. 602.457.5757
F. 602.457.5755

May 27th, 2014

Mr. Jim Gagliardi
City Planner AICP
City of Casa Grande Planning Department
510 E Florence Blvd
Casa Grande, AZ 85122
(520) 421-8630 Ext 3010 office

RE: **CONDITIONAL USE PERMIT**
Proposed CST/Valero Facility
NWC Florence Blvd and Camino Mercado
Casa Grande, AZ

Dear Jim:

We are pleased to be submitting for Conditional Use Permit for a car wash & fuel canopy with over 4 dispensers (7 dispensers proposed) for the proposed new CST/Valero facility at aforementioned location at existing vacant parcel.

I appreciate the time you forged me during our informal meeting back on 19th of February. We are ready to proceed full steam ahead with developing Phase I of existing parcel which will contain the CST/Valero Facility.

Per our informal meeting and Development Plan meeting, we are proceeding with Zone Change submittal (Urban Ranch to B2 General Business) of entire Parcel (Phase I & II), Preliminary Plat submittal and Major Site Plan submittal for CST/Valero (Phase I). We are proposing two curb cuts off of Florence Blvd, with decel lane into CST access. We are also proposing an on-site access drive between Florence access points. We also understand we are required to construct ½ Street improvements on Camino Mercado along property frontage which we are also proposing two access points.

We want to reiterate we are very pleased to be submitting to City of Casa Grande the proposed CST/Valero Facility. The facility will consist of a 4,650 sq.ft. convenience store, a 3,600 sq.ft. fuel canopy with 7 multi-product dispensers and a 1,064 sq.ft. car wash. We feel our proposed use and proposed layout will provide additional services to the local community.

Once again we are very excited to be joining the Casa Grande Community and look forward to working with you and your team

Please do not hesitate to contact us if you should have any questions and/or need any additional clarifications and or supplement information.

Sincerely,

Pedro McCracken DESIGN GROUP, INC.

Jesse Macias
Vice President
(480) 528-3136 cell
jmacias@pmdginc.com

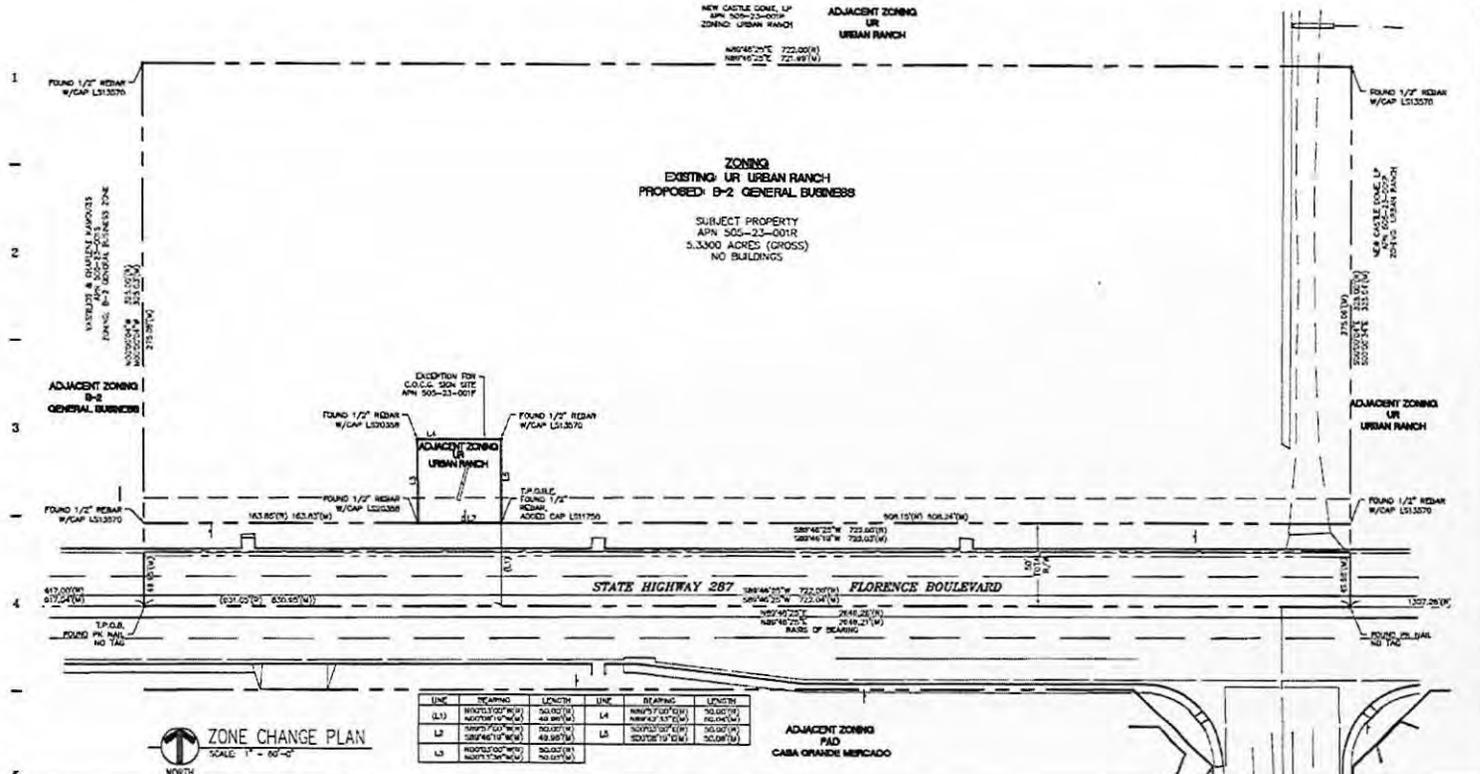
Office Locations

Rocklin, CA • Vancouver, WA • Phoenix, AZ • Plano, TX • Santa Rosa, CA • Irvine, CA
www.pmdginc.com

NEW CASTLE CONE, LP
 APN 505-23-001R
 ZONING URBAN RANCH
 ADJACENT ZONING
 UR
 URBAN RANCH

ZONING
 EXISTING: UR URBAN RANCH
 PROPOSED: B-2 GENERAL BUSINESS

SUBJECT PROPERTY
 APN 505-23-001R
 5.3300 ACRES (GROSS)
 NO BUILDINGS



SITE DATA

PROJECT NAME: CORNER STORE #1668
 NEW COMMERCIAL DEVELOPMENT
 NWC FLORENCE BLVD. AND CAMINO MERCADO,
 CASA GRANDE, ARIZONA

OWNER: CST ARIZONA STATIONS, INC.
 1 VALERO WAY, BLDG D, SUITE 200
 SAN ANTONIO, TX 78249
 (303) 373-6029 OFFICE
 CONTACT: PATRICK PEPPELAAR

SITE GROSS AREA: 232,176 / 5.33 AC
 SITE NET AREA: 196,099 / 4.05 AC
 APN: 505-23-001R
 ZONING CURRENT: UR (URBAN RANCH ZONE)
 PROPOSED: B2 (GENERAL BUSINESS ZONE)
 USE CURRENT: VACANT
 PROPOSED: COMMERCIAL/RETAIL
 GENERAL PLAN DESIGNATION: COMMUNITY CENTER

VICINITY MAP



Exhibit B - Zoning Map

Exhibit C – Major Site Plan

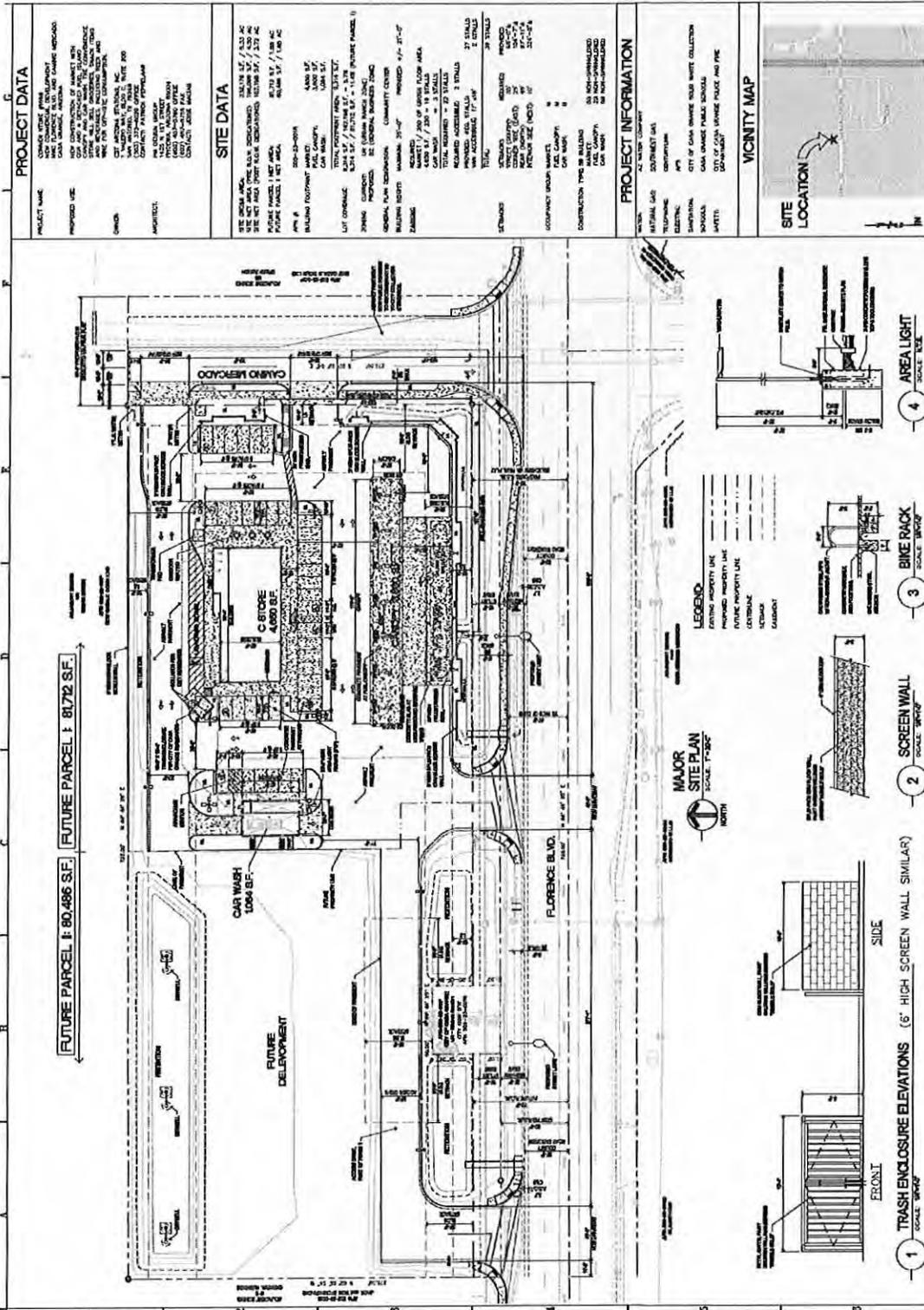


Exhibit E - Resolution

RESOLUTION NO. DSA-14-00094

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CASA GRANDE GRANTING A CONDITIONAL USE PERMIT FOR AN AUTOMOBILE WASHING ESTABLISHMENT AND CONVENIENCE STORE WITH MORE THAN FOUR GAS PUMPS WITHIN THE GENERAL BUSINESS (B-2) ZONE, LOCATED AT 2182 EAST FLORENCE BOULEVARD.

WHEREAS, applicant PM Design Group, has requested a conditional use permit;

WHEREAS, the conditional use permit is requested for an automobile washing establishment and a convenience store with more than four gas pumps for a proposed convenience store located at 2182 E. Florence Boulevard;

WHEREAS, the property will be zoned General Business (B-2), upon City Council approval for a zone change from Urban Ranch (UR) to B-2;

WHEREAS, an automobile wash and convenience store with more than four gas pumps are both conditionally permitted uses within the General Business (B-2) zoning district;

WHEREAS, on the 1st day of July 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 uses 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 is subject to City Council approval of the rezoning of this property from UR to B-2 per DSA-14-00026 and the passage of an ordinance to this effect.
- b. Prior to issuance of a Building Permit the applicant shall post with the City an amount equal to 25% of the cost of installation of a traffic signal at the Camino Mercado/Florence Blvd. intersection.
- c. Free-standing signage on the site be limited to a maximum height of 15 ft.
- d. The Conditional Use Permit shall be maintained in accordance with the approved Major Site Plan.
- e. A preliminary and final plat 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

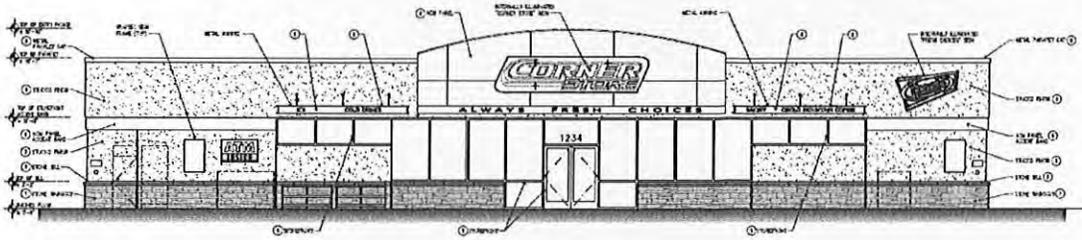
APPLICANT and OWNER'S CONSENT TO THE SPECIAL CONDITIONS

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.

Jesse Macias, PM Design Group
Applicant

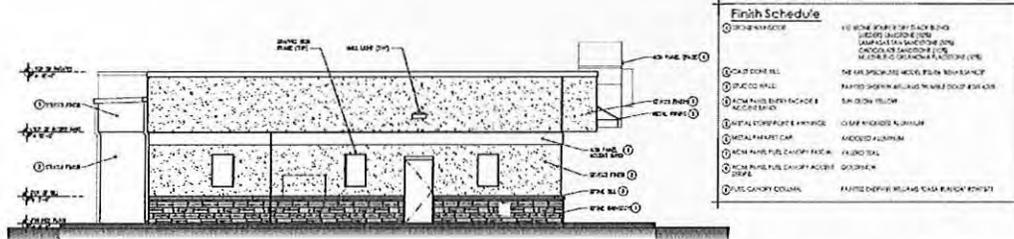
Patrick Peppelaar for CST Arizona Stations, Inc.
Owner

Exhibit F - Elevations



South C-Store Elevation

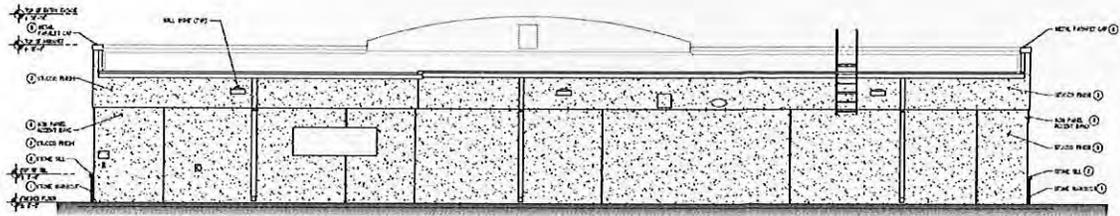
SCALE 1/4"=1'-0"



Finish Schedule	
① BRICK VENEER	10. 1/2" ROUND END STUD BUSHING
② CHALK BOARD WALL	11. 1/2" ROUND END STUD BUSHING
③ BRICK WALL	12. 1/2" ROUND END STUD BUSHING
④ 1/2" METAL STUD PARTITION & ACCESSORIES	13. 1/2" ROUND END STUD BUSHING
⑤ METAL STUD PARTITION & ACCESSORIES	14. 1/2" ROUND END STUD BUSHING
⑥ METAL STUD PARTITION & ACCESSORIES	15. 1/2" ROUND END STUD BUSHING
⑦ METAL STUD PARTITION & ACCESSORIES	16. 1/2" ROUND END STUD BUSHING
⑧ METAL STUD PARTITION & ACCESSORIES	17. 1/2" ROUND END STUD BUSHING
⑨ METAL STUD PARTITION & ACCESSORIES	18. 1/2" ROUND END STUD BUSHING
⑩ METAL STUD PARTITION & ACCESSORIES	19. 1/2" ROUND END STUD BUSHING

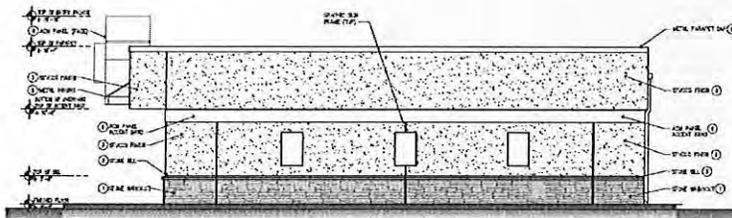
West C-Store Elevation

SCALE 1/4"=1'-0"



North C-Store Elevation

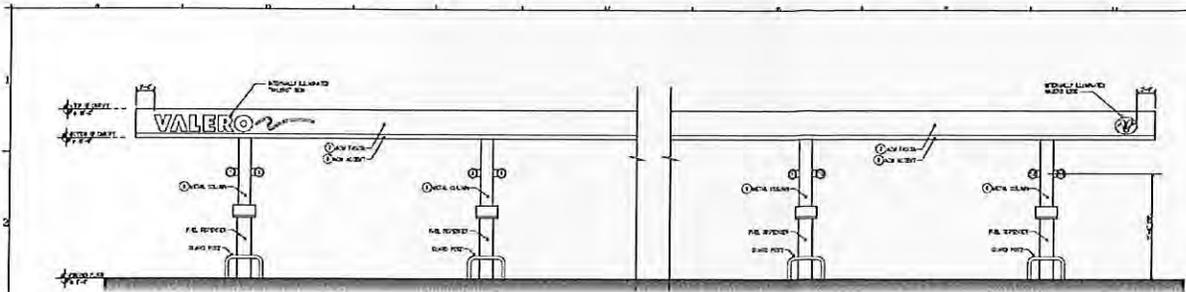
SCALE: 1/4"=1'-0"



East C-Store Elevation

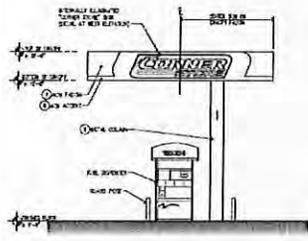
SCALE: 1/4"=1'-0"

Finish Schedule	
① STONE FINISH	1/2" STONE BLOCKS ON FACE AND CURBS, JACOBS SIDE AND SIDE OF EXTERIOR JOSE CORNER OF BUILDING (SEE SECTION FOR ANCHOR FINISHES) (SEE SECTION FOR ANCHOR FINISHES) (SEE SECTION FOR ANCHOR FINISHES) (SEE SECTION FOR ANCHOR FINISHES)
② CARBON STEEL	HEAVY STRUCTURAL MEMBER WITH POLARONANCE PAINTED SURFACE WITH POLARONANCE PAINTED SURFACE WITH POLARONANCE PAINTED SURFACE WITH POLARONANCE
③ STYCO WOOD	PAINTED SURFACE WITH POLARONANCE PAINTED SURFACE WITH POLARONANCE PAINTED SURFACE WITH POLARONANCE PAINTED SURFACE WITH POLARONANCE
④ NEW FINISH	SUNGLASS WINDOW SUNGLASS WINDOW SUNGLASS WINDOW SUNGLASS WINDOW
⑤ METAL FINISH	CLEAR ANODIZED ALUMINUM CLEAR ANODIZED ALUMINUM CLEAR ANODIZED ALUMINUM CLEAR ANODIZED ALUMINUM
⑥ NEW FINISH	ALUMINUM ALUMINUM ALUMINUM ALUMINUM
⑦ NEW FINISH	ALUMINUM ALUMINUM ALUMINUM ALUMINUM
⑧ NEW FINISH	ALUMINUM ALUMINUM ALUMINUM ALUMINUM
⑨ NEW FINISH	ALUMINUM ALUMINUM ALUMINUM ALUMINUM
⑩ NEW FINISH	ALUMINUM ALUMINUM ALUMINUM ALUMINUM



South Canopy Elevation

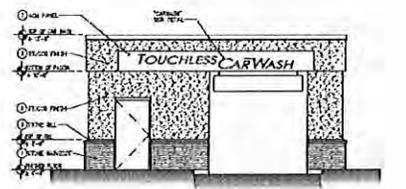
SCALE 1/4"=1'-0"



East Canopy Elevation

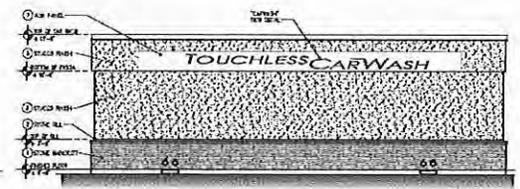
SCALE 1/4"=1'-0"

Finish Schedule	
① POPE WANDS	1/2" DASH SOURCE 2X4 BAYE BOND SHEETS IN 2" X 4" BAYE BOND SHEETS IN 2" X 4" BAYE BOND SHEETS IN 2" X 4" BAYE BOND
② CAR BONE BRILL	24" X 24" POLISHED BRASS 24" X 24" POLISHED BRASS 24" X 24" POLISHED BRASS
③ STUCCO WALL	1/2" DASH SOURCE 2X4 BAYE BOND SHEETS IN 2" X 4" BAYE BOND SHEETS IN 2" X 4" BAYE BOND
④ ALUM. PANELS IN SET FRAME & ACCESS PANELS	24" X 24" POLISHED BRASS 24" X 24" POLISHED BRASS 24" X 24" POLISHED BRASS
⑤ METAL SPANDREL & PARTINGS	CLEAR ANODIZED ALUMINUM
⑥ METAL FRAMED GLAZ.	ANODIZED ALUMINUM
⑦ ALUM. PANELS FULL CANOPY FACE	VALUROLITE
⑧ ALUM. PANELS FULL CANOPY ACCESS	GOLDENOR SHEETS
⑨ FULL CANOPY COLUMN	PAINTED 24" X 24" X 12' GALV. GALV. PIPE



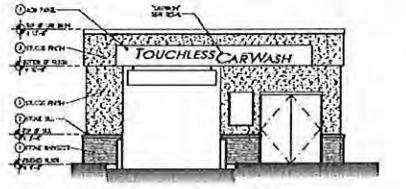
North Car Wash Elevation

SCALE 1/4"=1'-0"



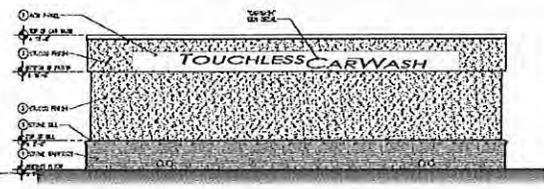
East Car Wash Elevation

SCALE 1/4"=1'-0"



South Car Wash Elevation

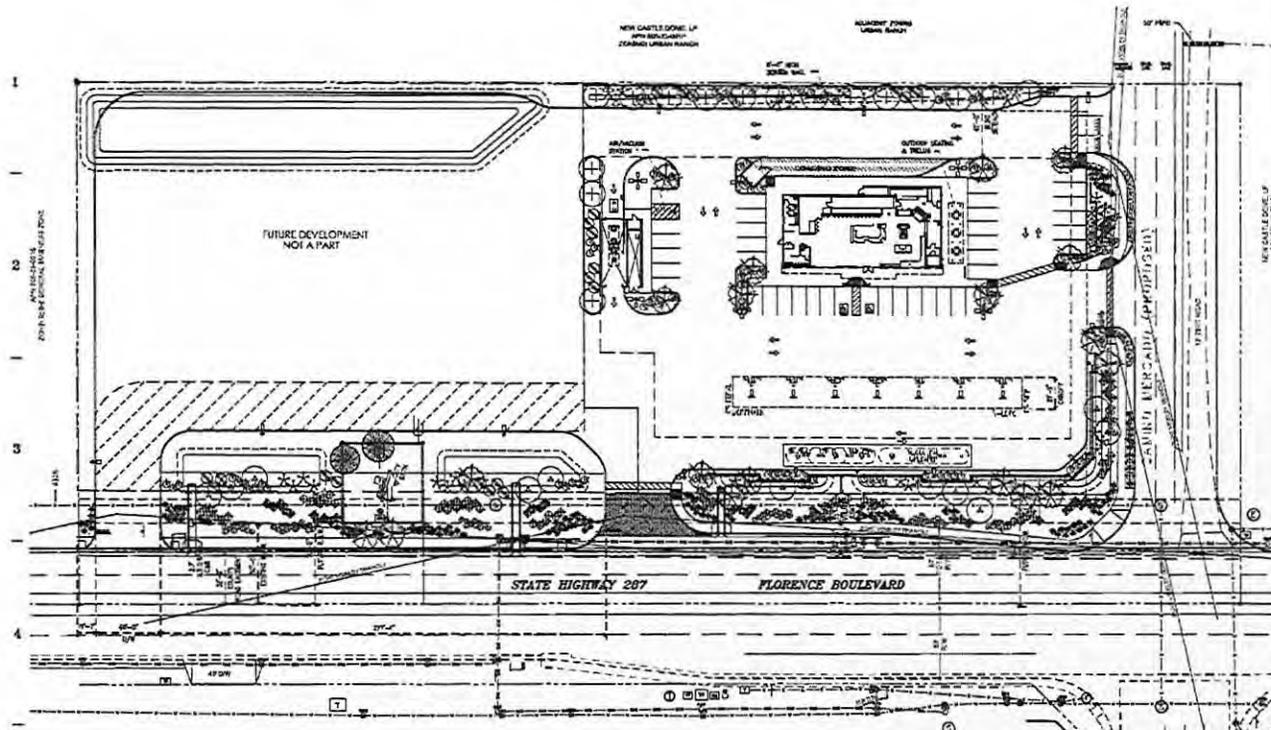
SCALE 1/4"=1'-0"



North Car Wash Elevation

SCALE 1/4"=1'-0"

Finish Schedule	
① POPE WANDS	1/2" DASH SOURCE 2X4 BAYE BOND SHEETS IN 2" X 4" BAYE BOND SHEETS IN 2" X 4" BAYE BOND SHEETS IN 2" X 4" BAYE BOND
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⑧ ALUM. PANELS FULL CANOPY ACCESS	GOLDENOR SHEETS
⑨ FULL CANOPY COLUMN	PAINTED 24" X 24" X 12' GALV. GALV. PIPE



LANDSCAPE LEGEND

- | | | | |
|--|---|--|---|
| | CERCIDIUM DESERT MUSEUM
DESERT MUSEUM PALO VERDE
2'x2' BOX (MATCHING) | | HESPERALOE PARVIFLORA
RED YUCCA
3 GALLON |
| | ACACIA SALICINA
WILLOW ACACIA
2'x2' BOX | | QUERCUS LAEVIS
OAK
2'x2' BOX |
| | QUERCUS LAEVIS
OAK
2'x2' BOX | | LANтана MONTEVIDENSIS
"GOLD MOUND"
1 GALLON |
| | RUSELIA PENNSYLVANICA
BAJA KURLIA
1 GALLON | | ALOE 'BLUE ELF'
BLUE ELF ALOE
1 GALLON |
| | CATALPA BACCATA
MEXICAN BIRD OF PARADISE
5 GALLON | | 1/2" MENIS MADISON GOLD
DI-COMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS |
| | TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
3 GALLON | | |

IRRIGATION NOTE:

AN AUTOMATIC Drip IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL PLANT MATERIAL. WATER LOCATION: NEXT TO THE BUILDING DOMESTIC. METER SIZE: 1". WATER PRESSURE: MINIMUM REQUIRED AT METER 50 PSI.

LANDSCAPE MAINTENANCE NOTE:

THIS SITE WILL BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH CASA GRANDE STANDARDS.

PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 30'-0"
NORTH

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
3403 East Cholla Blvd., Suite 101
Phoenix, Arizona 85018
P: (602) 261-1122 F: (602) 261-1128
WWW.TJMCA.COM

PROJECT DATA

PROJECT NAME: CHURCH STREET OFFICE NEW FORMALMENT DEVELOPMENT NEW FLORENCE BLVD AND CHURCH W/ROADS CASA GRANDE, ARIZONA
PROPOSED USE: NEW FORMALMENT DEVELOPMENT WITH OFFICE AND CAR WASH THE CONFORMANCE WITH ALL CITY REQUIREMENTS WHICH ITEMS AND REVENUES, INCLUDING NETS AND MAKE FOR OFF-GATE CONFORMANCE.
OWNER: COT BRAND, INC. 6000 PHOENIX STREET SCOTTSDALE, AZ 85258 (602) 373-8200 OFFICE CONTACT: PATRICK FORTY-CLARK
ARCHITECT: JIM BESSON GROUP 1425 W 131 STREET PHOENIX, ARIZONA 85044 (602) 963-2100 OFFICE (602) 432-9700 FAX CONTACT: JONAS WACHS

SITE DATA

SITE GROSS AREA: 23,848 / 3.28 AC
SITE NET AREA: 17,182 / 2.43 AC
LANDSCAPE AREA: 43,890 S.F.
PHASE 1 GROSS / NET AREA: 17,182 S.F. / 17,182 S.F.
PHASE 2 GROSS / NET AREA: 11,112 S.F. / 11,112 S.F.
APN #: 200-23-0018
BUILDING FOOTPRINT: MARKET: 4,800 S.F. FUEL CANOPY: 2,800 S.F. CAR WASH: 1,000 S.F.
TOTAL FOOTPRINT AREA: 8,600 S.F.
LOT COVERAGE: 8,334 S.F. / 17,182 S.F. = 48.5%
ZONING: R2 (RESIDENTIAL ZONING) METAL STORES AND GAS STATION
GENERAL PLAN DESCRIPTION: COMMERCIAL
BUILDING HEIGHT: MAXIMUM 30'-0" PROVIDED 4'-0" 21'-0"
LANDING: REQUIRED MARKET 1/2% OF GROSS FLOOR AREA 4,800 S.F. / 200 = 24 STALLS CAR WASH = 3 STALLS TOTAL REQUIRED = 27 STALLS REQUIRED ACCESSIBLE 3 STALLS PROVIDED RES. STALLS 37 STALLS MIN ACCESSIBLE 17 STALLS TOTAL 20 STALLS
SETBACKS: SETBACKS REQUIRED PROVIDED STREET FRONT 30' 30' CORNER SIDE (EAST) 27' 27'-0" REAR (NORTH) 40' 40'-0" INTERIOR SIDE (WEST) 10' 10'-0"
OCCUPANCY GROUP: MARKET: H FUEL CANOPY: H CAR WASH: H
CONSTRUCTION TYPE: 30 BUILDING: H MARKET: H FUEL CANOPY: H CAR WASH: H

PROJECT INFORMATION

WATER: AZ WATER COMPANY
NATURAL GAS: ROYALTY GAS
TELEPHONE: CLEVELAND
ELECTRIC: APS
SANITATION: CITY OF CASA GRANDE SOLID WASTE COLLECTION
SCHOOLS: CASA GRANDE PUBLIC SCHOOLS
SAFETY: CITY OF CASA GRANDE POLICE AND FIRE DEPARTMENT

VICINITY MAP



Exhibit G - Landscaping



**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA

#

TO: PLANNING AND ZONING COMMISSION
FROM: Leila DeMaree, Senior Planner
MEETING DATES: July 1, 2014
SUBJECT: **DSA-13-00116:** Preliminary Plat for Phoenix Mart – Phase 1

REQUEST

Request by AZ Sourcing, LLC, for the following land use approval for property generally located north of Florence Boulevard (SR287), south of Cottonwood Lane, between Overfield and Signal Peak Roads:

DSA-13-00116: Preliminary Plat - Phase 1 for Phoenix Mart to create three (3) lots on approximately 234 acres. Said property consists of the following APNs: 401-11-008J, 401-11-008B, 401-11-007B, 401-11-009C, 401-11-009D, 401-11-008N, 401-11-008Q, 401-11-008K, a portion of 401-01-045L, 401-11-008P, 401-01-045M, 401-01-045N, 401-01-045P, 401-01-045K, 401-01-049C, a portion of 401-01-049B, a portion of 401-01-049A, a portion of 401-11-008M, and a portion of 401-11-007A.

APPLICANT / OWNER

Phoenix Mart/Brad Holyoak 7047 E. Greenway Parkway, Suite 160 Scottsdale, AZ 85254	AZ Sourcing, LLC 7047 E. Greenway Parkway, Suite 190, Scottsdale, AZ 85254
--	--

HISTORY

May 20, 2010: DSA-10-00005: The Planning & Zoning Commission forwarded a favorable recommendation to the City Council for **Major General Plan Amendment** request to change the land use designation of 389 acres m.o.l. from *Neighborhoods to Business and Commerce*.

June 21, 2010: DSA-10-00005: **Major General Plan Amendment** request to change the land use designation of 389 acres m.o.l. from Neighborhoods to Business and Commerce was approved by the City Council for the Phoenix Mart, Res. # 4360.3

PROJECT DESCRIPTION

Site Area	234 acres
Current Land Use	Vacant land

Existing Zoning	Planned Area Development
Existing General Plan 2020 Land Use	<i>Commerce and Business, Neighborhoods</i>

LAND USES AND ZONING:

Location	General Plan Land Use	Zoning/Uses
North	<i>Neighborhoods, Commerce and Business</i>	Phoenix Mart Planned Area Development (PAD), Vacant land
South	<i>Neighborhoods</i>	Florence Blvd./SR 287 then Post Ranch Planned Area Development, Vacant land
West	<i>Neighborhoods, Commerce and Business</i>	Phoenix Mart PAD, Vacant land
East	<i>Neighborhoods, Commerce and Business</i>	Urban Ranch, Phoenix Mart PAD

General Discussion

This request is for a preliminary plat for the Phoenix Mart - Phase 1 site, to create three (3) large lots within approximately 234 acres out of the 585 acre-site. It is currently vacant land. The proposed lots will be used for the development of the Phoenix Mart site, a mixed-use site, and a high density residential site.

The main entrances to the site will be from Florence Boulevard/ SR 287 via the Toltec Buttes Road new alignment, and two new main entrances (proposed Innovation Loop and Gateway Loop). Approximately 95' half right-of-way (ROW) will be required from the Phoenix Mart site to be dedicated to the Arizona Department of Transportation along the segment of SR/287/Florence Blvd. to accommodate the volume of traffic that will be generated from the Phoenix Mart project. All required public ROW will be dedicated either thru a map of dedication or at a Final Plat process to ADOT and the City of Casa Grande.

Site Context/Aerial



REVIEW FOR ADEQUACY

In reviewing a preliminary plat, the following items are typically evaluated to assure adequacy with development regulations:

1. Lot size, dimensions

The three proposed lots meet lot size and dimension requirements of the Phoenix Mart PAD zone district.

2. Setbacks

The Phoenix Mart site and the residential areas within the PAD have different setback requirements. The building setback for the Phoenix Mart is 20' measured from property line or from back of the landscape tracts. Setback requirements will be reviewed by staff at the Final Development Plan process.

3. Parking provision

Parking requirements for Phoenix Mart are based upon its own PAD guidelines. The Phoenix Mart site has different parking requirements than the residential and other mixed uses proposed within the 585 acres development site. These parking requirements will be reviewed carefully by staff at Major Site Plan or Final Development Plan stage.

Within the Phoenix Mart area, parking will be shared among various users due to the uniqueness of the use, the various clientele involved, and the enormous size of the Phoenix Mart building itself. Similar to a shopping mall, shared parking is the practical approach to minimize the conversion of and its surrounding users. A CC&R will be necessary to address this arrangement along with the maintenance of other common areas such as landscape tracts and drainage basins.

4. Drainage pattern/ developed flows accommodation

The drainage report submitted with this application is still under review by staff. Developed flows will be mitigated within the site. Historic flows will also be addressed to ensure that it is not going to affect neighboring sites but rather conveyed properly according to the City's requirements.

During the Phase 1 development, drainage easements maybe utilized as a temporary approach to mitigate the water run-off until the rest of the sites are developed. Drainage will be addressed accordingly on the Master Drainage Report and Plan.

Similar to the parking situation for the Mart, a cross drainage agreement will be necessary and will be included in the CC&Rs of the Phoenix Mart development site.

5. Utility access and provision

Phoenix Mart PAD site will be serviced by the following utility agencies:

- ED2 for electrical service,
- Arizona Water Company for water service,
- City of Casa Grande for sewer service, and
- Southwest Gas Corporation for natural gas service.

The above agencies have provided a "Will Serve" letter to the City indicating their willingness and ability to serve the site.

6. Access to / Adequacy of public roads

Phase 1 has proposed two new main access points off of SR287/Florence Blvd. referred to as the Gateway Loop and the Toltec Buttes Road. Toltec Buttes Road extends north of Florence Blvd. and intersects with Phoenix Mart Loop that circles the Mart site. The east Gateway Loop will serve as an entrance to the Mart while the west Gateway Loop will serve as an exit towards SR287/Florence Blvd.

Other ingress and egress locations to the site will be developed at future phases. At build out, the Phoenix Mart area will have accesses from all four (4) sides of the site to Cottonwood Lane, Evans Road, La Brea Street, and Florence Blvd.

SR287/Florence Blvd. has a 33' existing declared ROW. The Small Area Transportation Study identified Florence Blvd. as a major arterial with 140' ROW. A Traffic Impact Analysis (TIA) was required by the City to be submitted along with this Preliminary Plat application to further determine the potential traffic impact as a result of the Phoenix Mart development. The TIA determines that additional ROW is needed along SR287/Florence Boulevard to accommodate traffic along this section of the highway. As a result of that TIA, a 190' ROW is needed along this segment of SR 287/Florence Blvd. to accommodate future traffic generated from this development. The north half of the 190' ROW will be a 95' ROW to be dedicated by Phoenix Mart to ADOT via a separate instrument.

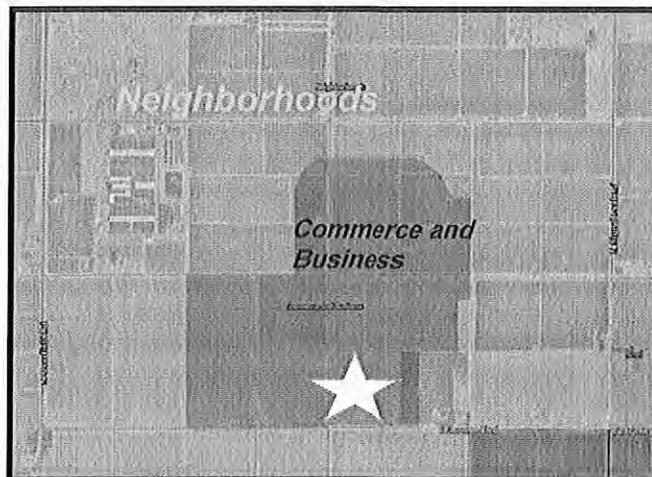
Toltec Buttes Road is a minor arterial with a 92' ROW. The full 92' ROW will be dedicated to the City. Each sides of the Toltec Buttes Road will have a 36' landscape tract which will be maintained by the property owners association. The 36' landscape tract is part of the open space that will accommodate an eight (8') foot sidewalk and another eight (8') wide segment for other utility uses.

7. Conformance to the General Plan

The project site has two land use designations: *Commerce and Business* and *Neighborhoods*. The proposed land uses within the preliminary plat Phase 1 conform to the City's General Plan 2020 which allows the development of the Phoenix Mart site, hotel, mixed uses, and high density residential site.

The proposed Phoenix Mart uses are consistent with the land use categories established for *Neighborhoods* and *Commerce and Business*, as shown on the map below.

General Plan 2020 Exhibit



PUBLIC NOTIFICATION/COMMENTS

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

- On June 19, 2014 the public hearing notice was published in the Casa Grande Dispatch.
- On June 12, 2014 a public hearing notice was mailed to each owner of property situated within 200' radius of the subject property. The names and addresses of the owners were provided by the City of Casa Grande per Pinal County Ownership Data.
- A sign was posted by the applicant on June 12, 2014 on the subject site. An affidavit confirming this posting was supplied by the applicant

Inquiries/Comments

City Staff has received no specific inquiries as a result of the notification, and no objections were made to the Preliminary Plat for Phase 1 request.

STAFF RECOMMENDATION

Staff recommends approval of **DSA-13-00116**: Phoenix Mart Phase 1 Preliminary Plat subject to the following conditions:

1. No Building Permits for any structures on Lots 1, 2 or 3 will be issued prior to a Final Plat approval and recordation for the lots and streets set forth in the Phoenix Mart Preliminary Plat for Phase 1.
2. Prior to recordation of said Final Plat all required on-site and off-site subdivision improvements shall be financially secured in accordance with Section 16.20.010 of the Subdivision Regulations.
3. Easements shall be recorded for all drainage basins to be located outside of the Preliminary Plat boundaries, which are needed to retain developed flows from the streets or development located within the boundaries of the Preliminary Plat. Said easements shall be recorded prior to issuance of any permits authorizing the construction of any streets, parking lots or structures located on Lots 1, 2 or 3. This requirement shall also be met prior to recordation of the Final Plat for Phase 1.
4. A Water Master Facilities Report shall be submitted and approved by the City and Arizona Water Company prior to the issuance of any permits for construction of water infrastructure within the boundaries of the greater 585 acre Phoenix Mart site. This requirement shall also be met prior to recordation of the Final Plat for Phase 1.
5. A Water Design Report shall be submitted and approved by the City and Arizona Water Company prior to the issuance of any permits for construction of water infrastructure within the boundaries of the Phase 1 Preliminary Plat. This requirement shall also be met prior to recordation of the Final Plat for Phase 1.
6. A Wastewater Design Report shall be submitted and approved by the City prior to the issuance of any permits for construction of wastewater infrastructure within the boundaries of the Phase 1 Preliminary Plat. This requirement shall also be met prior to recordation of the Final Plat for Phase 1.

Traffic Conditions for Phoenix Mart Preliminary Plat

7. Prior to recordation of the Final Plat the applicant shall post an adequate financial security with the City that guarantees the installation of the traffic signal and necessary right of way improvements at Toltec Buttes/Florence Blvd. intersection.
8. Prior to recordation of the Final Plat the applicant shall post an adequate financial security with the equal to 25% of the construction cost of a traffic signal at Hacienda Rd. /Florence Blvd.
9. Pavement thickness must meet City Standards.

Exhibits:

- A. List of Property Owners
- B. Preliminary Plat – Phase 1
- C. Legal Description for Phase 1