

AGENDA ITEM _____
DATE _____

Regular Meeting
August 1, 2013

**MINUTES OF A REGULAR MEETING OF THE CASA GRANDE
PLANNING AND ZONING COMMISSION HELD ON THURSDAY,
AUGUST 1, 2013 AT 6:00 P.M. IN THE COUNCIL CHAMBERS AT CITY
HALL, 510 E. FLORENCE BOULEVARD, CASA GRANDE, ARIZONA.**

I. Call to Order/Pledge:

Chairman Lavender called the meeting to order at 5:57 p.m.

II. Roll Call:

Members Present:

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

Absent:

Member Cheri Edington

City Staff Present:

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

III. Approval of Minutes:

July 10, 2013

Member Braunstein moved to approve the minutes dated July 10, 2013, Vice-Chairman Henderson seconded, a voice call vote was called, and all were in favor.

IV. Changes to the Agenda:

There were no changes to report.

V. New Business:

A. Request by AZ Outlet Investment, LLC, for the following land use approval located north of Jimmie Kerr Boulevard and west of I-10; APN's 511-21-017A, 511-21-017B:

1. DSA-13-00025: Major Amendment to an approved PAD Zone/Preliminary Development plan for The Shops at Palm Court PAD to include:

- a. Expand the types of uses allowed to include: Residential/retail, senior care facility uses, commercial, business and service uses, indoor and outdoor recreation and other ancillary uses
- b. Modify and/or creating development standards
- c. Amend the architectural elements and style for the center
- d. Modify the landscaping requirements
- e. Subject the signage requirements to approval of a Comprehensive Sign Plan
- f. Change the name from the "The Shops at Palm Court" to "The Station II"

Paul Tice, Planning and Development Director, commented that the applicant e-mailed staff yesterday requesting that the Commission table the case to the September meeting so they can continue to address the issues and concerns expressed by staff in the report.

Member Braunstein asked how the agenda was looking for the September meeting.

Director Tice replied that there are a number of applications in the queue, and for the next few months the agenda will be full.

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

Vice-Chairman Henderson made a motion to table to the September 5, 2013, meeting, DSA-13-00025 Major Amendment to an approved PAD Zone/Preliminary Development plan for the Shops at Palm Court PAD for the following:

- a. Expand the types of uses allowed to include: Residential/retail, senior care facility uses, commercial, business and service uses, indoor and outdoor recreation and other ancillary uses
- b. Modify and/or creating development standards
- c. Amend the architectural elements and style for the center
- d. Modify the landscaping requirements
- e. Subject the signage requirements to approval of a Comprehensive Sign Plan
- f. Change the name from the "The Shops at Palm Court" to "The Station II"

Member Benedict seconded the motion.

The following roll call vote was recorded:

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

The motion passed 6 – 0.

B. Request by FRE Casa Grande L.L.C. for the following land use request located at 1875 E. Sabin Drive; APN 505-82-008A:

1. DSA-13-00070: Major Site Plan/PAD Final Development Plan for an 11,000 square foot Dialysis Clinic located within the C.G. Medical Campus PAD.

Laura Blakeman, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Ms. Blakeman mentioned that the Planning Commission approved the Preliminary Plat to re-subdivide Lot 7 (which contains the vacant site for the proposed dialysis clinic and the existing Main Stay Hotel) at their June 3rd meeting this year. Currently, the Final Plat has been scheduled for an up-coming City Council meeting which once recorded will correctly reflect two lots – Lot 7 (proposed dialysis clinic) and Lot 10 – the Main Stay Hotel. Ms. Blakeman stated that this request is for the Major Site Plan/Final Development plan for Lot 7, which is 1.54 acres for the proposed Dialysis Clinic. Ms. Blakeman gave an overview of the Major Site Plan/Final Development Plan Review Criteria. In staff's review of the C.G. Medical Campus PAD, it was determined that the original site (Lot 7) was limited to a floor area ratio (FAR) of .35. Upon review of the Main Stay Hotel's square footage (32,596 sq. ft), the hotel built at a FAR of .42, therefore staff in recommending limiting the building floor area that can be constructed on the dialysis clinic site to bring the two developments back into compliance with the .35 FAR requirement. Based on the analysis, the Dialysis Clinic is limited to a maximum of 18,020 square feet at full build out in order to be within the .35 FAR for the original Lot 7.

Ms. Blakeman noted the site has two access points, one off of Sabin Drive to the north and the other on Salk Drive to the south, and a total of 56 parking stalls will be located on the east, north and south sides of the proposed building. Ms. Blakeman stated the applicant is proposing 24% of the site to be landscaped; which complies with the code requirement of 10%. The majority of the landscaping will be along the north and south, street frontages, with other landscape areas adjacent to the building and parking lot areas. Ms. Blakeman read the conditions into record, with the inclusion of a new condition, which is as follows:

The site plan shall be modified to show the porte-cochere.

Ms. Blakeman stated no public comments were received.

Member Braunstein questioned if the Commission will have to approve the interior of the building, since this request is for a "shell building".

Ms. Blakeman stated the interior review is typically done through the administrative review of the building plans and is not under the purview of the Planning Commission.

Member Braunstein questioned the architectural style of the building.

Ms. Blakeman replied that the PAD mentioned having contemporary southwest style, and in looking at this proposal the building blends with the area but also adds a little bit of different architecture.

Mark Pagone, 3725 E. Kachina Drive, Phoenix, Architect and agent for FRE Casa Grande, L.L.C., came forward to address the Commission.

Vice-Chairman Henderson asked Mr. Pagone to address the building architecture; is it, southwest style and does it match the surrounding buildings.

Mr. Pagone replied their intent was not to match the Main Stay Hotel, but to create a low rise residential medical office feel. He commented that this building is a pueblo southwest style/contemporary southwest.

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

Mr. Pagone replied "yes".

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

Member Lynch made a motion to approve case DSA-13-00070 Major Site Plan/PAD Final Development Plan for an 11,000 sq ft Dialysis Clinic located within the C.G. Medical Campus PAD, with the conditions as stated below:

1. The building is limited to a maximum of 18,020.72 sq. ft to meet the maximum .35 FAR restriction of the PAD.
2. A Building Permit shall not be issued until the Re-subdivision of Lot 7 of C.G. Medical Campus Phase II has been recorded.
3. The Final Landscape Plan, application and fee is required to be submitted, prior to issuance of the Certificate of Occupancy for the facility.

4. The site plan shall be modified to show the porte-cochere.

Member Tucker seconded the motion.

The following roll call vote was recorded:

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

The motion passed 6 – 0.

- C. **Request by Absolute Remodeling & Construction, Inc.** 1368 N. Laurel Pl. Casa Grande, AZ, 85122 for the following land use approval located at 2130 N. St. Andrews Dr, Casa Grande, AZ 85122:

1. **DSA-13-00095: Housing Product** approval to construct a new custom home on Lot 6 within the Los Portales residential subdivision.

Keith Newman, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Mr. Newman stated the Los Portales subdivision is approximately 45% built-out, and currently has 18 approved single family housing product plans for the subdivision. The owners who purchased lot 6 desire a slightly different interior and exterior design than what is offered, and if approved this housing product can only be used for lot 6. Mr. Newman overviewed the residential design standards that Los Portales must adhere to. He stated this new housing product is very similar to the existing homes in the neighborhood. A few differences are the proposal of a light gray house color with a Kona red S-shaped roof tile. Mr. Newman stated staff received two general inquires regarding the height and style of home requested.

Member Lynch commented she likes different colors, but she knows that there are strict standards either in the HOA or PAD guide regarding the color of the homes. She questioned if approved will this be the only gray home in the entire neighborhood.

Mr. Newman replied "correct"; the color is only for this lot. He stated he researched the Los Portales standards and did not find anything limiting the color of the home or roof.

Director Tice explained that there are two different processes that control the colors and architectural styles in neighborhoods. There is the housing product which is an extension of the Commission approved PAD guide, and you also have the covenants (CCR's) that can impose different design review standards, but they can not conflict with the city. Director Tice pointed out that the city does not review the covenants. Director

Tice stated if the covenants for example do not allow a gray home as proposed in the Housing Product application, then the applicant will have to come back to the Commission and request a different color. He mentioned the covenants can be more restrictive than the city but they can not require something that the city does not allow.

Chairman Lavender questioned if the HOA is controlled by the homeowners or the developer.

Director Tice stated he does not know who controls the HOA.

Jim Suor, 1368 E. Laurel Place, Casa Grande, applicant, came forward to address the Commission. He stated he is the general contractor for this project and he is not aware if the gray is allowed within the HOA guidelines, but he will check into it. He commented that if for some reason the color is an issue, the home owners will pick a different color within the approved color palette.

Chairman Lavender made a call to the public.

Mick Degn, 2110 N. St. Andrews Drive, Casa Grande, came forward to address the Commission. He stated he has lived in the neighborhood for five years, and has been involved with the HOA. He stated they are very excited that the lots are being sold, but he has had several meetings and discussions with the investor and the HOA. Mr. Degn stated that two comments that came out of these meetings were that the houses would be the same models/specs with no changes as the Brown Family Homes, and the colors would be the same. He stated he was told the colors were protected by the HOA. Mr. Degn noted that the HOA is not controlled by the home owners as of yet; the investor has the majority. He concluded by stating the residents main concern was that the houses and colors would not change.

Vice-Chairman Henderson questioned if the comments by Director Tice clarified his issue regarding the colors, in that if the color approved by the city does not comply with the HOA rules, it will be up to the HOA.

Mr. Degn replied "yes".

Member Lynch remarked that if she heard Mr. Degn correctly, he said that the HOA required the specs for the plans to be one of the 18 approved plans. She commented that her concern is would it be prudent for the Commission to approve this request knowing the HOA is not going to allow it.

Director Tice replied "yes", because as mentioned prior it is two different processes. The city does not control the HOA or CCR's. He stated he heard Mr. Degn say that the developer stated the specs will be similar to the homes; we as staff believe the proposed specs are similar. Director Tice stated he can not say whether or not the color scheme is allowed under the HOA rules.

Member Benedict questioned if the HOA does not approve the color will the applicant have to come back to the Commission to change the color.

Director Tice replied if the applicant wants to change from the gray to another color they will have to come back for a revision.

Vice-Chairman Henderson asked Mr. Suor if he is willing to have the owner investigate the CCR's.

Mr. Suor stated the color will not be an issue with the owner. He noted that the house plan was designed off of one of the existing plans; it is almost identical other than the windows.

Chairman Lavender questioned if the homeowner and the HOA were to end up in court, could the action taken tonight be interrupted by the court as support for the homeowner over the HOA.

Mark Graffius, Assistant City Attorney, stated that Director Tice made it clear that we do not know what is in the CCR's. Our job as staff is to take the application, apply it to the code, rules and regulations that our city has in place. The planning staff has made the determination that this request meets all the design standards for a PAD. Mr. Graffius commented that according to our rules, regulations and design standards the request passes the test. The applicant is asking us to approve the design and because it meets all the requirements staff is asking that this be approved. If the design is taken to the HOA and the HOA does not approve it, the applicant can come back and ask for a color change or argue with the HOA, but us saying it meets our code is not us saying it meets the HOA/CCR requirements.

Member Braunstein made a motion to approve case DSA-13-00095 Housing Product for a new custom home on lot 6 within the Los Portales residential subdivision. Member Benedict seconded the motion.

The following roll call vote was recorded:

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

The motion passed 6 – 0.

D. Request by Randy Winch, 908 E. Trailblazer, Casa Grande, AZ, 85193 for the following land use approvals located at the same address, APN 511-76-002R:

- 1. DSA-13-00097: Conditional Use Permit** to construct a 2,000 sq ft detached garage where a 675 sq ft detached garage is otherwise maximum size allowed per City Code without a Conditional Use Permit.

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 in the Urban Ranch zone and is 1.3 acres. The applicant is requesting a 2,000 square foot detached garage to be constructed to the west of the home. Access to the new garage will be from the existing drive-way. Mr. Gagliardi noted that the applicant is required to submit a revised site plan showing accurate lot dimensions, residence footprint and elevation details on the proposed garage. The property line should be shown on the site plan going to the center of Trailblazer Road, which is a private road. Mr. Gagliardi overviewed the review criteria for a Conditional Use Permit (CUP), mentioning that the separation between the proposed structure and the adjacent house to the west is approximately 120 feet. He then read the conditions into the record and stated there were no public comments received by staff.

Vice-Chairman Henderson questioned if the garage will be to grade. He commented that he drove to the site and it is apparent that the home has been raised above grade.

Mr. Gagliardi replied that the home has been raised quite a bit and in order to utilize the existing drive-way the garage will also need to be raised.

Vice-Chairman Henderson questioned if there are any flood plain issues.

Mr. Gagliardi replied staff is not aware of any flood issues for this area.

Randy Winch, 908 E. Trailblazer Road, Casa Grande, applicant, came forward to address the Commission. Mr. Winch stated they will bring in dirt to address the drainage issues and to also bring the garage up to the drive-way elevation. He mentioned they will add width to the drive-way to get to the new garage area.

Chairman Lavender questioned if there are any flooding issues.

Mr. Winch replied they do not have any serious flooding issues, just puddles after the rain. He stated they do not like the water standing around so they are going to make a grade that will drain off into the desert.

Vice-Chairman Henderson complimented Mr. Winch on his home and yard.

Chairman Lavender asked Mr. Winch if he is in agreement with the technical condition and the three other conditions.

Mr. Winch stated yes.

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

Member Benedict made a motion to approve Resolution DSA-13-00097, Conditional Use Permit to construct a 2,000 sq ft detached garage at 908 E. Trailblazer, with the conditions below:

1. Technical modifications:

That a revised site plan be submitted to Planning staff showing accurate lot dimensions, residence footprint, and specified elevation detail on the proposed garage.

2. Conditions of approval:

Per Resolution DSA-13-00097:

- a. The garage is to be used for storage of personal items and vehicles only, and not to be used for a business.
- b. Maximum height of the accessory building shall not exceed eighteen ft.
- c. Garage shall not occupy more than 25% of the rear yard.

Vice-Chairman Henderson seconded the motion.

The following roll call vote was recorded:

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

The motion passed 6 – 0.

VI. Call to the Public:

There were no comments received from the public.

VII. Report by Planning Director:

A. Administrative Approvals

1. **DSA-13-00104 – Major Site Plan/Final Development Plan-Minor Amendment** – 99 Cent Only Store, located at 1683 E. Florence Blvd., approval included modifications to the entry, rain canopy, sun shade canopies, façade lighting, cart corrals, sidewalk changes and safety bollard installation – Approved July 19, 2013.

Director Tice stated the administrative approval was a Minor Amendment to a Major Site Plan for the old Savers store, which is now being repurposed as a 99 Cent Only store.

Director Tice commented that there are several items in the queue for the September meeting. He stated that the Zoning Code Amendments that were discussed at the Commission meeting in June might be heard, but Mr. Graffius might not be available for the meeting so the amendments could be pushed to the October meeting. Director Tice noted the Station II will be presented in September, along with some CUP's and the Major General Plan Amendments. He reminded the Commissioners that there will be two meetings in September. The regular meeting will be held on September 5th and a special meeting for the second hearing of the Major General Plan Amendments will be held on September 19th, at the Vista Grande Library.

VIII. Adjournment:

Chairman Lavender called for adjournment at 6:49 p.m.

Submitted this **6th day of August 2013**, by Melanie Podolak, Administrative Assistant to the Casa Grande Planning & Zoning Commission, subject to the Commission's approval.

Approved this 5th day of September, 2013, by the Casa Grande Planning & Zoning Commission.


Chairman Lavender



Planning and Zoning Commission

STAFF REPORT

AGENDA

TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Laura Blakeman, City Planner

MEETING DATE: August 1, 2013

REQUEST

Request by FRE Casa Grande L.L.C. for the following land use request located at 1875 E. Sabin Drive; APN 505-82-008A:

- 1. DSA-13-00070: Major Site Plan/PAD Final Development Plan** for an 11,000 square foot Dialysis Clinic located within the C.G. Medical Campus PAD.

APPLICANT/OWNER

Applicant

CG Renal Construction
8117 Preston Road, Suite 400
P: 949-697-9621

Owner

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

HISTORY

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

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

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

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

June 3, 2013 - DSA-13-00026: Preliminary Plat for C.G. Medical Campus Phase II

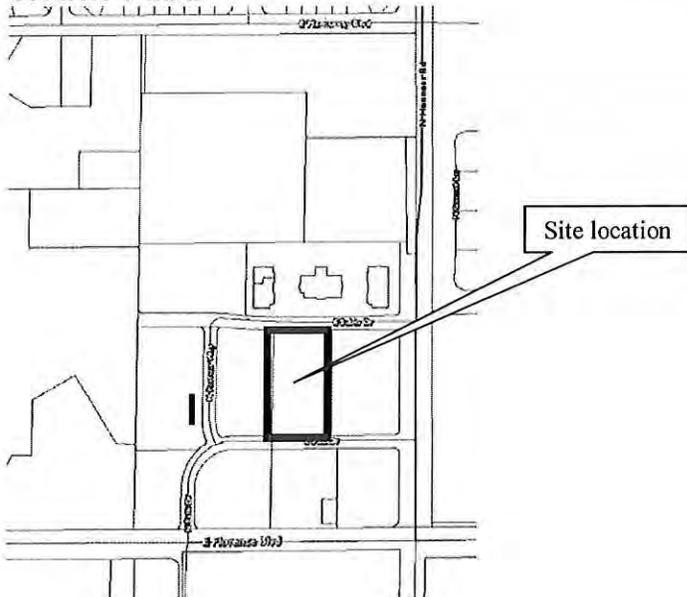
a re-subdivision of Parcel 1 Lot 7.

PROJECT DESCRIPTION	
Site Area	1.54 acres
Zoning	PAD (C.G. Medical Campus Planned Area Development)
General Plan Designation	<i>Community Center</i>
Building Height	21 ft.
Parking:	<u>56 total spaces required by City Code as Follows:</u> a. One space per 200 square feet of floor area: 11,281 sq. ft. of medical office (11,281/200=56) =56 parking spaces required 6 handicap spaces required (10%) Provided – 56 spaces, including 6 handicap spaces

Surrounding Land Use and Zoning

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

VICINITY MAP



The Major Site Plan/Final Development Plan request involves the area located at 1875

E. Sabin Drive, west of Henness Road, between Sabin and Salk Drive, as shown in the aerial depicted below:



Overview

At the June 3rd Planning Commission meeting, a Preliminary Plat was approved to re-subdivide a portion of Lot 7 of the C.G. Medical Campus Phase II Final Plat. Currently, Lot 7 consists of a vacant parcel (proposed Dialysis Clinic) and the existing Main Stay hotel. According to the Pinal County Assessor's property information Lot 7 was split into two lots sometime after the Final Plat was recorded.

The applicant has applied for a Re-subdivision (a final plat process) of Lot 7 of C.G. Medical Campus Phase II, which will correctly divide Lot 7 into two lots per City Code 16.08.460C.

The proposed request, a Major Site Plan/Final Development plan is for the development of an 11,281 square foot Fresenius Medical Care (FMC) Dialysis Center located on a 1.5 acre lot within the C.G. Medical Campus PAD. The proposed building is one-story, housing 24 dialysis patient stations, three home training rooms, and the necessary

support services and spaces for the clinic's operation. The clinic estimates to be in operation from Monday through Saturday from 5 a.m. to 9 p.m. with approximately 12 full time employees. The facility will be administered by a joint venture with a local doctor group and FMC, one of the largest dialysis center providers in the world (see attached project narrative).

The C.G. Medical Campus PAD established several development standards for the

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

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 application:

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

The overall site is 1.54 acres and has sufficient area to accommodate the proposed request. The proposed medical office use is an appropriate land use that is permitted by the PAD zoning and complements the existing uses within the C.G. Medical Campus.

Conformance to the City's General Plan:

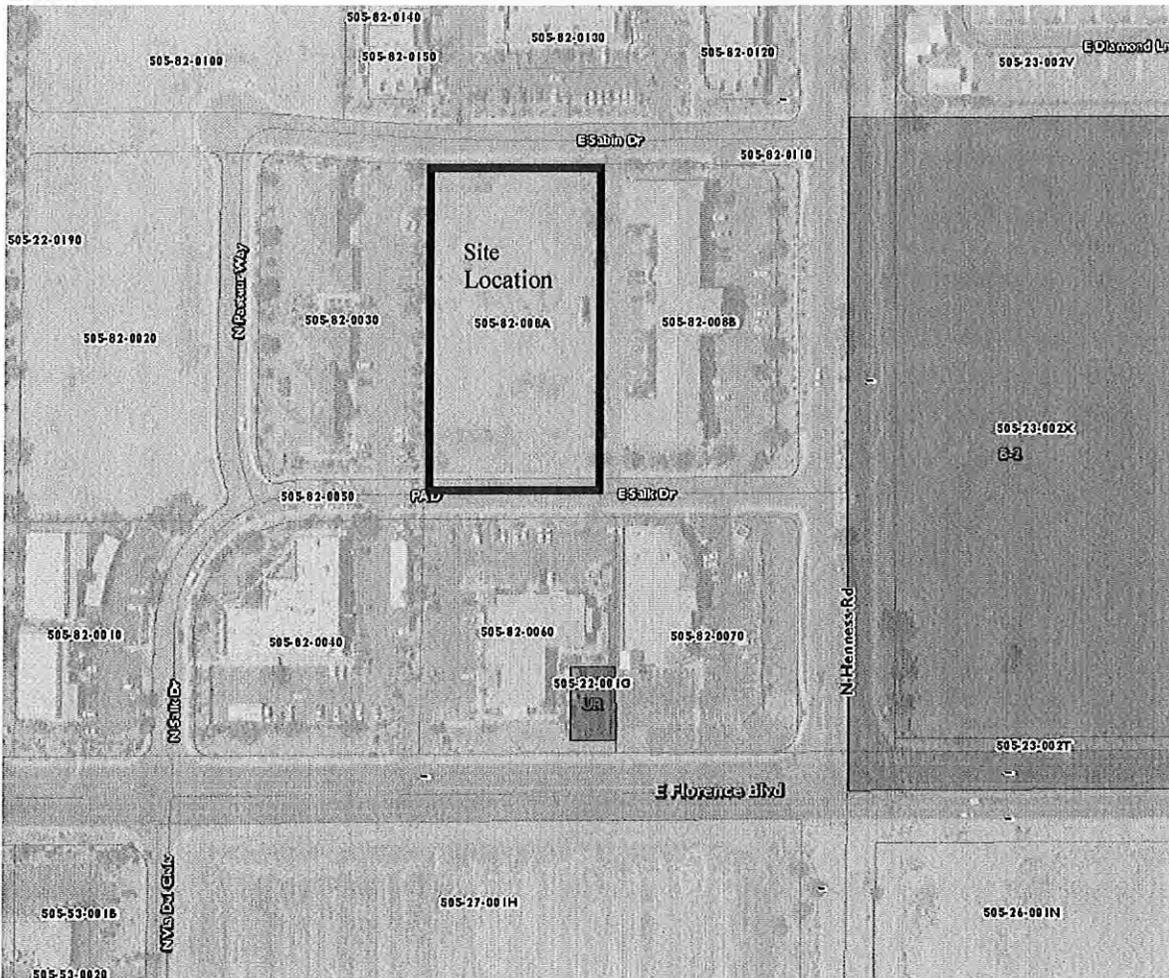
The subject site is designated as *Community Center* in the City's General Plan 2020. The proposed medical office use is in compliance with the Community Center land use.



Conformance with Existing Zoning:

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

Zoning Exhibit



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

Access to the site is from two private local streets, Sabin Drive (north entrance) and Salk Drive (south entrance). These streets currently exist and provide an alternative access if one of the streets is blocked. According to the Traffic Impact Analysis submitted by Kimley-Horn all levels of service remains at an acceptable level.

The adequacy of the plan with respect to land use;

The 1.54 acre site is currently vacant and considering the use of the site, the topography, and the size, there is sufficient land area to accommodate the proposed medical office use with associated parking and landscaping.

Pedestrian and vehicular ingress and egress:

Access to the site is from two private local streets, Sabin Drive (north entrance) and Salk Drive (south entrance). The driveways provide for two way traffic flow (30 ft. in width); and 25 ft. drive aisle widths. Parking spaces are located to the north, east and south of the building. The main entrance is located on the east of the building.

Building location, height & Building Elevations:

The proposed Dialysis Clinic building is centrally located on the site and the building entrance faces east. The building is 21' feet high and 11,281 square feet in size.

The building's exterior will a contemporary southwestern theme designed with straight-lined geometry, flat roof, earth tone and vibrant color stucco finished, extensive use of glass, etc.

The roof will be designed to house all roof mounted equipment and screened from view. Windows are proposed for all elevations to that provide natural light and enhance the architecture of the building.

Upon review of the PAD guide for the C.G. Medical Campus, Staff found that the site is limited to a 35% FAR (Floor Area Ratio). The construction of the MainStay Hotel resulted in a FAR of 22% leaving a balance of 13% FAR for future development.

The proposed dialysis building is 11,281 square feet, which is approximately 8% FAR in compliance with the PAD standard. In order keep Lot 7 in compliance with the 35% FAR limitation, Staff is proposing to limit the development of the proposed lot upon which the dialysis building will be built to a maximum of 18,020.72 sq. ft. which combined with the existing 32,596 sq. ft. of the Main Stay development will equal a 35% FAR for the property that was originally platted as Lot 7

C.G. Medical Campus PAD	Lot 7 - 3.32 acres, or, 144,619.2 sq. ft.
Maximum Floor Area Ratio	35% (50,616.72 sq. ft)
➤ Main Stay Hotel	22% (32,596 sq. ft.)
➤ Proposed Dialysis Center	8% (11,281 sq. ft.)
= Floor Area Ratio Remaining	5% (6,739.72 sq ft)

Landscaping:

Twenty four percent of the site is landscaped, which exceeds the 10% code requirement. The majority of the landscaping is concentrated along the street

frontages, i.e. Salk Drive (south) and Sabin Drive (north). Other landscaped areas are adjacent to the building and within the parking lot.

Staff finds that the landscaping as set forth on the Final Landscape Plan is in compliance with the city's landscape requirements. The Final Landscape Plan application and fee is required to be submitted, prior to issuance of the Certificate of Occupancy for the facility.

Lighting:

Existing street lights exist along Salk Drive and Sabin Drive. On-site site lighting is being proposed within the landscape islands in the parking lot. The proposed building will incorporate attached lighting for security measures. All lighting is designed with full-cutoff fixtures and complies with the lighting requirements of City Code section 15.48.050.

Provisions for utilities:

The final water report submitted by Palatine Engineering Consultants, dated May 2013 minor additional water service facilities will be added to the existing subdivision water system infrastructure. This consists of adding a single 8-inch water line stubout, of approximately 7' in length, and adding a 2-inch water service potable line to provide service to the lot. The purpose of the 8-inch water main stubout is to provide fire sprinkler service to the commercial building which the 2-inch water service line will provide the necessary potable water for the new facility.

The final sewer report submitted by Palatine Engineering Consultants, dated May 2013 stated that there is excess carrying capacity in the 8-inch sewer main that was built in Salk Drive. As the new lot is already part of the existing subdivision, the existing sewage system capacity was designed to accommodate and can accommodate any wastewater that will be discharged from the new lot.

The water and wastewater reports for the proposed development have been reviewed and approved by the City engineering staff.

Site drainage & Grading:

The final drainage report submitted by Palatine Engineering Consultants, dated May 2013 stated that the 100-year storm event can be effectively routed through the site to the proposed onsite retention basins. The stormwater of the existing adjacent half street frontages can also be captured and routed to the proposed onsite retention basins. The building finished floor elevation will be at or above the 100-year, 1-hour storm onsite high water elevation and the minimum finished floor elevation will be at least 12 inches above the elevation of the ultimate outfall points of the project.

The drainage report for the proposed development have been reviewed and approved

by the City engineering staff.

Open space:

See landscaping discussion above.

Loading and unloading areas:

N/A.

Signage:

N/A.

Screening:

N/A.

Setbacks:

The C.G. Medical Campus PAD Zoning District has established the following setbacks for the site:

- Front: 35' ft.
- Rear: 15' ft.
- Side: 15' ft. aggregate
- Corner side: 25' ft.
- Residential zone boundary: 45' ft.

The maximum building height is 4-stories (Staff assumes 40' ft. maximum).

Based on the site plan, the proposed Dialysis Clinic is in conformance with the required setbacks.

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 July 16, 2013
- A notice was mailed on July 17, 2013 to each owner of property situated within two hundred feet of the site. An affidavit confirming this mailing is within the project file.

- A notice was posted by the applicant on the subject site on July 17, 2013. An affidavit confirming this posting was also supplied by the applicant.

Inquiries/Comments

Staff has not received any public comments or inquiries regarding this request.

STAFF RECOMMENDATION

Staff recommends the Commission approve the Major Site Plan/Final Development Plan (DSA-13-00070), for the Dialysis Clinic, subject to the following conditions:

1. The building is limited to a maximum of 18,020.72 sq. ft to meet the maximum 35% FAR of the PAD.
2. A Building Permit shall not be issued until the Re-subdivision of Lot 7 of C.G. Medical Campus Phase II has been recorded.
3. The Final Landscape Plan, application and fee is required to be submitted, prior to issuance of the Certificate of Occupancy for the facility.

Exhibits

- A - Project Narrative
- B - Site Plan stamped July 15, 2013
- C - Landscape Plan stamped February 18, 2013
- D - Color Elevations stamped April 25, 2013

Exhibit A – Project Narrative

PAGONE + ASSOCIATES

PROJECT NARRATIVE

FMC CASA GRANDE MAJOR SITE PLAN/FINAL DEVELOPMENT PLAN CASA GRANDE MEDICAL CAMPUS-PHASE II AMENDED

Prepared for:

FRE Casa Grande, L.L.C.
Developer

Prepared by:

Pagone Associates LLC
Architect
3726 E Kachina Drive
Phoenix AZ 85044
(480) 814-8100
Project: DSA-13-00070

Prepared: July 15, 2013

The Architect has been retained by FRE Casa Grande, L.L.C. (Developer) to design the site and shell building and perform all necessary City submittals to obtain permits so that the Developer can build the proposed facility for the end user, Fresenius Medical Care.

City Process

Pagone Associates LLC (Architect) has requested a Major Site Plan/Final Development Plan approval for the proposed Fresenius Medical Care (FMC) Dialysis Center to be located at 1875 E Sabin Avenue in Casa Grande AZ. The Major Site Plan/Final Development Plan process is just one step in the overall project process.

The overall process includes:

1. Major Site Plan/Final Development Plan submittal and approval, (this narrative is in response to the first review)
After the first 28 day review project team will be able to submit items 2 and 3.
2. Site Development permit submittal and approval.
The submittal is scheduled for approximately July 18, 2013
3. Building permit submittal and approval.
The submittal is scheduled for approximately July 18, 2013

The Developer, current owners and Palatine Engineering are working on the concurrent process of re-platting the site to mirror the county assessor's existing parcel split. The engineer has obtained preliminary plat approval and is waiting for final comments on the final plat.

No public improvement plan is required as there is no intended work in a City Right-of-Way.

Clinic

3726 East Kachina Drive Phoenix Arizona 85044 480.814.8100 pagoneassoc.com

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The proposed FMC Dialysis Clinic will be an 11,281 SF (gross) building housing 24 dialysis patient stations, 3 home training rooms and all typical and necessary support spaces. The clinic will be operational Monday through Saturday from 5am to 9pm with a full time staff of approximately 12 employees. The facility will be administered by a joint venture with a local doctor group and FMC, one of the largest dialysis center providers in the world. The clinic aesthetic is intended to express low rise, southwest medical office achieved by careful massing and neutral colors. The proposed height, colors and materials are consistent with the desert southwest and are in character with similar adjacent development.

Site

This site/project is located within Pinal County in Section 22 of T6S, R6E of the Gila and Salt River Base and Meridian in the City of Casa Grande, Arizona. It is generally located between Henness Road on the east, Salk Drive on the south, Sabin Drive on the north and Pasteur Way on the west. Access to the site will be provided via Sabin Drive or Salk Drive, and is slightly north of the intersection of Florence Boulevard and Henness Road.

The project site is located within a fully developed commercial subdivision. Adjacent to the site are other existing commercial sites, which are fully developed and consist of medical office buildings. Of the nine lots that were developed as part of the Casa Grande Medical Campus-Phases I and II subdivisions, six have been fully developed and one has been partially developed. The one lot which has been partially developed was Lot 7, which is approximately 3.32 acres in size. The partially developed 1.78 acre portion of Lot 7, which will be Lot 10 of the re-plat, was developed as the Mainstay Suites Hotel site. The undeveloped portion of Lot 7 of the Casa Grande Medical Campus-Phase II subdivision, which will be Lot 7 of the re-plat, is the project site.

Proposed development upon the site will remain consistent with the previous commercial and medical office building development that has occurred within the existing subdivision.

The existing public and private streets, sewer, water, and dry utilities infrastructure which currently provide service to Lot 7 of the Casa Grande Medical Campus Phase II subdivision were installed during construction of that subdivision and/or the Casa Grande Medical Campus Phase I subdivision. There are existing utility services currently in use upon the area which will be subdivided as Lot 10, as that area has been previously developed as the Mainstay Suites Hotel site. However, in order to fully develop Lot 7 additional utility service lines will be extended from the existing utility service mains located on site, within the adjacent streets or public easements. There are sufficient public facilities to provide services to the proposed sites.

Services to the site are provided by:

- Water: Arizona Water Company
- Sewer: City of Casa Grande
- Electric: Arizona Public Service (APS)
- Gas: Southwest Gas
- Telecommunications: Centurylink
- Police: City of Casa Grande
- Fire: City of Casa Grande
- Trash: City of Casa Grande

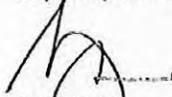
CONCLUSIONS

The Casa Grande Regional Medical Center and surrounding commercial medical properties, of which this project is a part, have tremendous employment potential. During meetings with staff members of the City of Casa Grande it was also noted that creation of high quality jobs within this area is an important goal. The property owners share this vision with the City and based upon those aforementioned goals and the plan for development of this parcel, we believe those objectives can be met. The proposed dialysis project and subdivision re-plat will allow for cohesive development of an orphaned parcel that will integrate well with surrounding development, and ensure that demand on streets, utilities and other public infrastructure does not exceed the capacity of those existing facilities. Support of this project will allow flexibility for innovative

PAGONE + ASSOCIATES

and high quality development to meet the city's goals and tailor parameters to meet the opportunities and constraints of the property. For these reasons, we believe the vision for the project stated within this report meets the requested purpose, intent and requirements in order to benefit the community and should be supported.

Respectfully submitted,



Mark Pagone
Project Architect

Attachments:

- (4) Revised site plan
- (2) Revised landscape plan
- (2) Revised elevation renderings
- (2) revised grading and drainage plans
- (2) Revised electrical site/photometric
- (1) CD of revised information

3726 East Kachina Drive Phoenix Arizona 85044 480.814.8100 pagoneassoc.com

Exhibit B - Site Plan stamped July 15, 2013

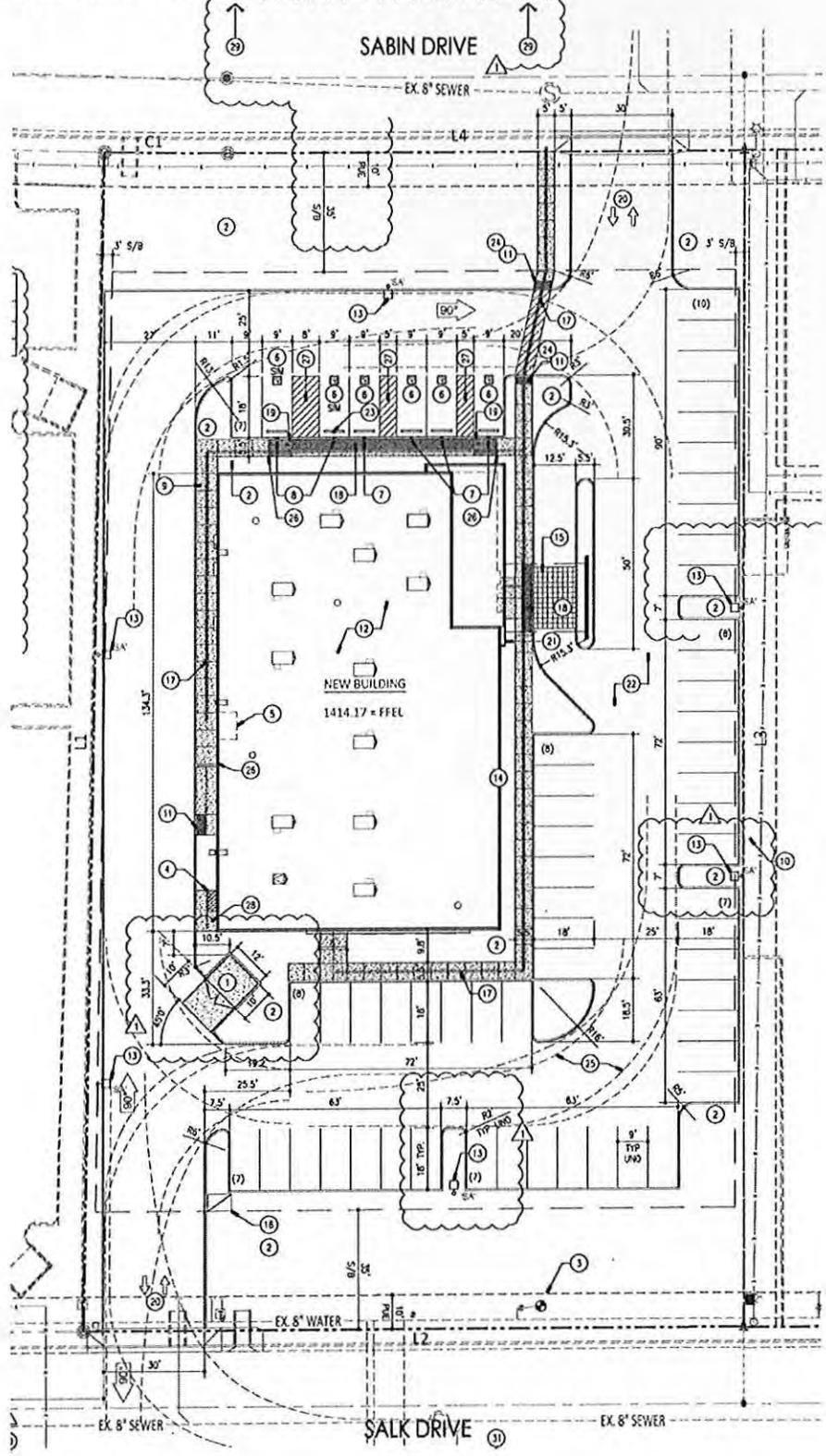
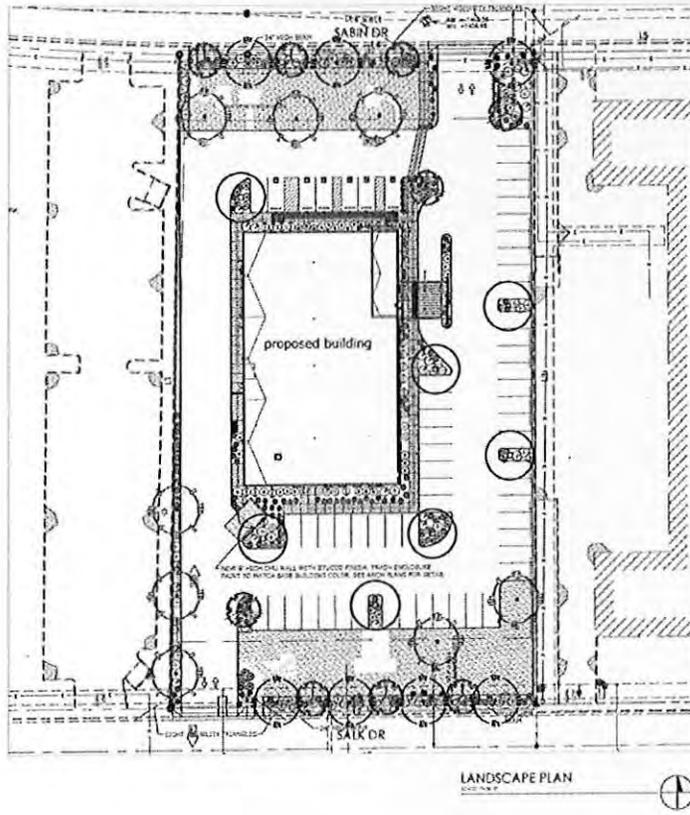


Exhibit C - Landscape Plan stamped February 18, 2013



PLANT LEGEND

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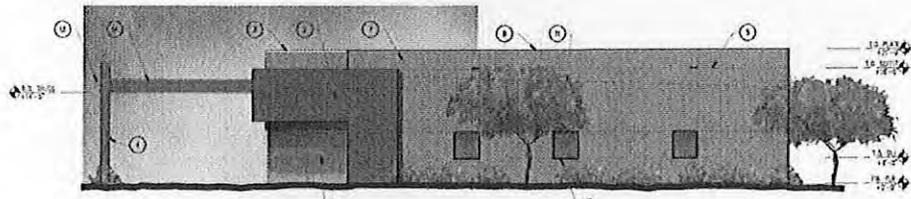
PROJECT DATA:

PROJECT NO.	DATE	SCALE
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PROJECT ADDRESS	PROJECT NO.	PROJECT NAME
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PROJECT COUNTY	PROJECT DISTRICT	PROJECT PHASE
PROJECT OWNER	PROJECT CONTACT	PROJECT PHONE
PROJECT FAX	PROJECT EMAIL	PROJECT WEBSITE
PROJECT BUDGET	PROJECT PERMIT	PROJECT STATUS
PROJECT START	PROJECT END	PROJECT DURATION
PROJECT TEAM	PROJECT LEADER	PROJECT MANAGER
PROJECT DESIGNER	PROJECT CHECKER	PROJECT APPROVER
PROJECT DATE	PROJECT TIME	PROJECT LOCATION

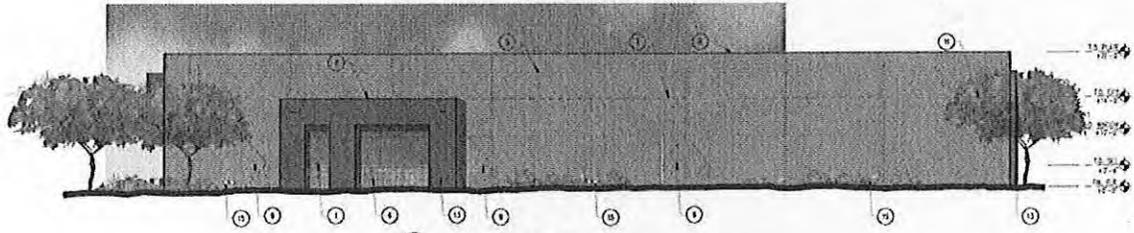


LANDSCAPE PLAN

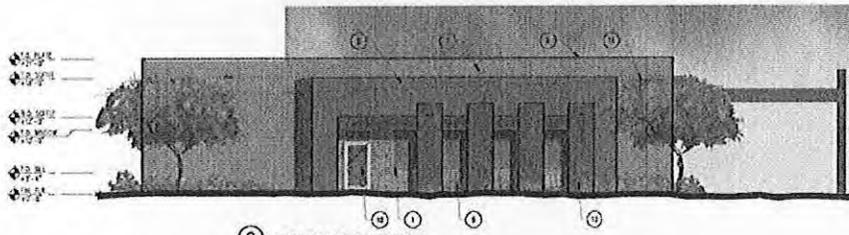
Exhibit D – Color Elevations stamped April 25, 2013



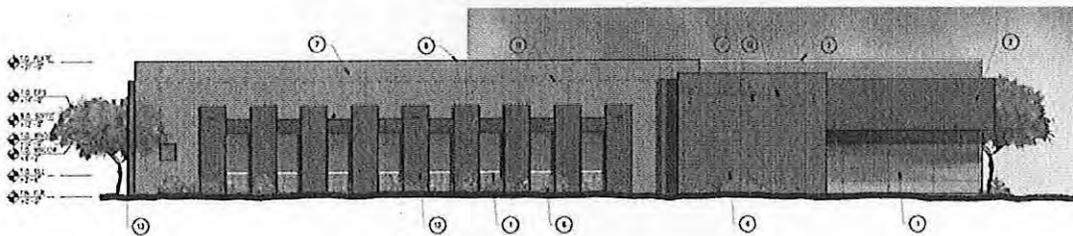
④ NORTH ELEVATION
SCALE: 1/8" = 1'-0"



③ WEST ELEVATION
SCALE: 1/8" = 1'-0"



② SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



① EAST ELEVATION
SCALE: 1/8" = 1'-0"



Planning and Zoning
Commission
STAFF REPORT

AGENDA

TO: PLANNING AND ZONING COMMISSION
FROM: Keith Newman, City Planner
MEETING DATE: August 1, 2013
SUBJECT: DSA-13-00095 – Housing Product Design Review for Lot 6 of the Los Portales Subdivision.

REQUEST

Request by Absolute Remodeling & Construction, Inc. for the following land use approval located at 2130 N. St. Andrews Dr, Casa Grande, AZ 85122:

1. **DSA-13-00095: Housing Product** approval to construct a new custom home on Lot 6 within the Los Portales residential subdivision.

APPLICANT/OWNER

Jim Suor
Absolute Remodeling & Construction Inc.
1368 E. Laurel Pl.
Casa Grande, AZ 85122
P: 520-836-6511
F: 520-374-2825
Email: jsuor@hotmail.com

Thomas & Judith Wohlleber
4574 White Oak Circle
Cross Plains, WI 53528
P: 608-798-3055
F: N/A
Email: judyto.nw@gmail.com

HISTORY

- April 21, 2003:* The City Council approved Ordinance No. 1178.188 re-zoning the site from R-1 (Single Family Residential) to PAD (Planned Area Development).
- August 4, 2005:* CGPZ-173-005: The Planning and Zoning Commission approved Housing Product for Brown Family Communities for the Los Portales subdivision.

architectural and diversity standards for this PAD. The architecture of the proposed plan maintains the level of quality established throughout the development, as well as offering a product to fit today's market.

Due to the recent downturn in the housing market the City expects to see an increase in custom housing product design review applications for single lots as individual property owners are purchasing lots previously owned and developed by production home builders. The City views this new trend as a positive for the entire community that will continue to increase the architectural diversity of the neighborhoods in the City.

Residential Design Standards:

In 1999, the initial version of the "Residential Design Standards for Planned Area Developments" was adopted. These standards were intended to encourage diversity, sustainability and creativity for residential subdivisions. Since 1999, a revision and subsequently an amendment were processed and the current diversity standards were effective on March 20, 2003. These standards apply to the Los Portales subdivision and in reviewing the Residential Design Standards for Planned Area Developments; there are several criteria that must be met:

Section IIA. Mandatory PAD Residential Architecture Standards

1. Floor plans and elevations

- A minimum of five distinct home color schemes is required per project and within each definitive housing price range or product type.

Staff Analysis: Twenty six color schemes were previously approved, but the applicant has chosen light grey for the body of the house and dark grey for the trim and window pop outs. Grey is a new color being introduced into the neighborhood, but is still a neutral color that is compatible with the existing approved colors.

- Diversity and uniqueness in elevations and color schemes shall be demonstrated within each PAD.

Staff Analysis: The new home product incorporates many architectural elements that will help create a diverse and aesthetically pleasing street scene. The exterior elevations incorporate roof plane changes, offering a custom floor plan and a gray exterior color scheme to offset the architectural features.

- Homes with the same front elevation or color schemes shall not be located adjacent to (side by side) or across from each other.

Staff Analysis: The proposed home is different than the adjacent homes and therefore complies with this criterion. City Staff reviews each permit for compliance with the PAD Diversity Standards.

- Emphasis (e.g., covered front entries, covered front porches, bay windows, etc.) must be placed on the front elevations of homes. Main entries must face the street.

Staff Analysis: The proposed plan includes a covered front entry, rear covered porch and the main entry of the home is facing the street.

- Window pop-outs, windowsills, recessed windows and/or similar architectural embellishments are required on all windows, except as approved by the Planning and Zoning Commission.

Staff Analysis: The proposed plan includes pop-outs around all windows to provide visual relief from the window itself.

2. Roofs

- A variety of home roofing colors, shapes, and/or textures is required per project. Typically, concrete tile shall be required for all sloped roofs; however, consideration shall be given to alternative durable materials upon review of the housing product.

Staff Analysis: A Kona Red S-shaped roof tile is being offered with this housing product.

- Variation in roof ridge lines and designs is required.

Staff Analysis: The layout of the home design allows for variations in roof ridge lines and design.

- Unique roof colors shall be matched to each home color scheme.

Staff Analysis: The roof tile color was selected to complement the color group for the exterior paint colors of the home.

- No buildings within a PAD shall have roof-mounted or wall-mounted mechanical equipment (e.g., HVAC, evaporative coolers). All such equipment must be ground-mounted.

Staff Analysis: The proposed home will have 2 ground mounted HVAC units.

3. Garages

- No front-loaded garage shall extend forward of a home's liveable area or covered front porch by more than ten feet.

Staff Analysis: The proposed plans garage is front loaded and extends forward of the home's livable area by approx. 3 ft.

- At least one floor plan per parcel or product type shall have the livable area of the home forward of the garage.

Staff Analysis: N/A

- Front-loaded garage doors shall not exceed fifty percent of the house width

(frontage). Where more than a standard two car front-entry garage can be accommodated, the additional garage bay(s) shall be architecturally designed to appear separate and distinct from the remainder of the garage.

Staff Analysis: The proposed front-loaded garage door does not exceed fifty percent of the house width.

4. Patio covers

- Rear or side yard covered patios or covered courtyards are required on every home.

Staff Analysis: The proposed plan has a rear covered patio and a covered front porch and entryway.

- Where possible, covered patio areas should be incorporated into the architecture of the homes.

Staff Analysis: The covered patios are incorporated into the architecture of the home and blend with the exterior elements of the house.

- Patio cover columns and roofs shall be constructed of the same materials used on the remainder of the home. Alternative complementary materials and designs for patio covers and columns shall be subject to the review and approval of the Planning and Zoning Commission.

Staff Analysis: The home plans will be constructed of the same materials used on the home and the building material details will be submitted with the building permit for each standard plan.

5. Additions and modifications

- All additions to homes shall be constructed of the same building materials as the principal residence and painted to complement the home.
- Garages shall not be converted or enclosed for other uses.
- Accessory buildings shall only be located within walled rear yards. Accessory buildings over 200 square feet in area shall be constructed to match or complement the building materials and colors used on the principal residence.

Staff Analysis: The homebuilder is aware of these requirements and as additions and modifications are handled through the permitted process, these requirements will be applied.

Final Analysis:

Staff has determined that the applicant has complied with the above requirements with the illustrated floor plan, exterior elevations, color schemes, garage details, and window

details as provided in the housing product book. In addition, attached lighting for the home, and front yard landscaping details were provided.

Staff has determined that the housing product submitted is in compliance with the Residential Designs Standards for Planned Area Developments.

PUBLIC NOTIFICATION/COMMENTS

Notification

Public hearing notification efforts for this request meet the requirement set out by City Code:

- A notice was published in the Casa Grande Dispatch on July 16, 2013
- A notice was sent to all property owners within 200 ft. of the site on July 17, 2013
- A public hearing sign was posted on the site on July 15, 2013

Inquiries/Comments

Staff received two (2) general inquiries from Los Portales property owners.

STAFF RECOMMENDATION

Staff recommends that the Commission approve DSA-13-00095, Housing Product for Lot 6 within the Los Portales subdivision.

Exhibits:

Exhibit A- Housing Product Design Booklet



Planning and Zoning
Commission
STAFF REPORT

AGENDA

TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Jim B. Gagliardi, City Planner

MEETING DATE: August 1, 2013

REQUEST

Request by Randy Winch for the following land use request:

1. **DSA-13-00097: Conditional Use Permit** for a 2,000 sq. ft. detached garage on Urban Ranch zoned property located at 908 E. Trailblazer Rd. (APN 511-76-002R).

APPLICANT/OWNER

Applicant

Randy Winch
908 E Trailblazer Rd
Casa Grande, AZ 85193
P: 520-705-2927
F: N/A
Email: cdlandscaping@ymail.com

Owner

Same as Applicant

HISTORY

2006: Single-family residence was constructed and property was developed within the Pinal County jurisdictional authority.

February 17, 2009: Mayor and City Council adopted Ordinance No. 2560 annexing the property into the City of Casa Grande city limits and applied the zoning of Urban Ranch (UR).

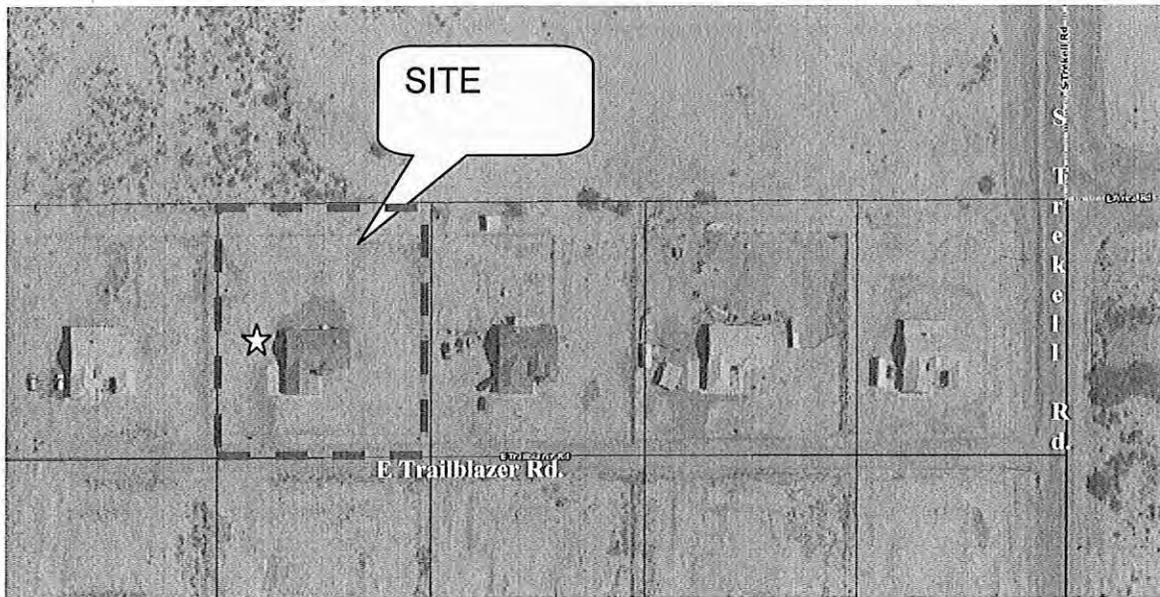
PROJECT DESCRIPTION

Site Area	1.30 acres (56,628 sq. ft.)
Current Land Use	Rural
Existing Zoning	Urban Ranch

Surrounding Land Use and Zoning

Direction	General Plan 2020 Designation	Existing Zoning
North	<i>Neighborhoods</i>	PAD (Planned Area Development)
East	<i>Rural</i>	UR (Urban Ranch)
South	<i>Rural</i>	UR (Urban Ranch)
West	<i>Rural</i>	UR (Urban Ranch)

SITE CONTEXT AERIAL



General Discussion:

Property owner Randy Winch is requesting the approval of a Conditional Use Permit to construct a 2,000 sq. ft. detached garage (50 ft. X 40 ft.) on the west side of his single-family home to use as storage. The property is 1.30 acres total acres and is located west of S. Trekel Rd. and south of E. Arica Rd.

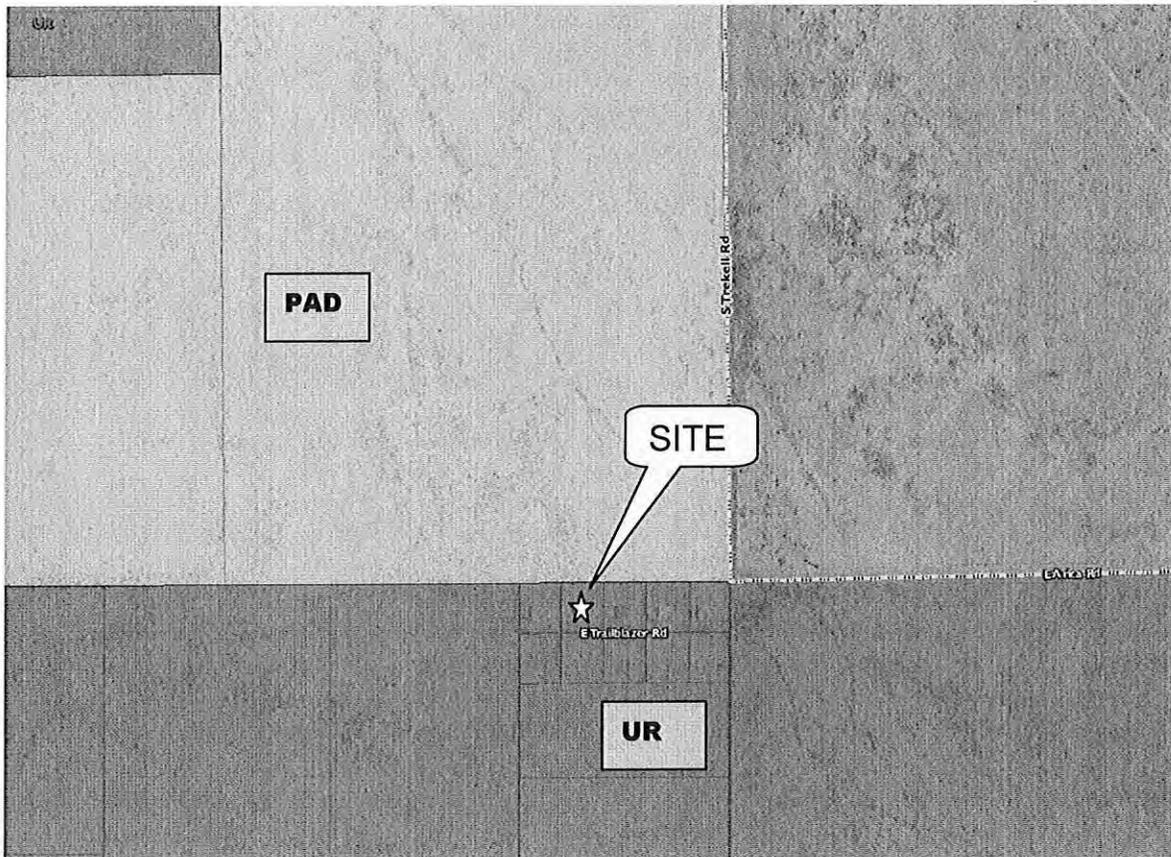
The zoning of the subject site is Urban Ranch (UR), which per City Code 17.52.080.D, permits detached garages larger than 675 sq. ft. as a Conditionally Permitted Use.

The proposed detached garage is 16 ft. in height and will be comprised of concrete masonry unit at the base and the corners of the garage. It is to have wood framing and siding and asphalt-shingle roofing. The exterior will be painted to match the color of the home. The structure is to be permitted by the City Building Department. The site is located in a very low density area in a neighborhood with lots over 1.25 acres. The applicant suggests that the use is appropriate. 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 (UR). The purpose of the UR zone is to provide 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 UR zone district, accessory structures are permitted. Accessory structures over 675 sq. ft. are permitted with the approval of a conditional use per 17.52.080.D of the City Code. Accessory structures within the UR zone require a minimum 50 ft. front yard setback, a minimum 3 ft. interior side setback, and a minimum 3 ft. rear yard setback. The subject site and proposed placement of the 2,000 sq. ft. detached garage meets the size, dimensional, setback, and height requirements for UR-zoned properties as outlined within Tables 17.20.050 and 17.20.060 of the City Code.

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 garage. 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 a 2,000 sq. ft. detached garage. The existing driveway serving the existing garage will be used; therefore minimum disturbance to the surrounding area will occur. Personal traffic entering and exiting property will still be contained to the same area as has traditionally occurred.

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;

A condition of approval is that this garage is to be used for storage of personal items and vehicles only, and not to be used for a business. As such, the proposed use will not generate additional traffic. No access points will be changed. As mentioned above, the site's existing driveway for the home's attached garage will be used.

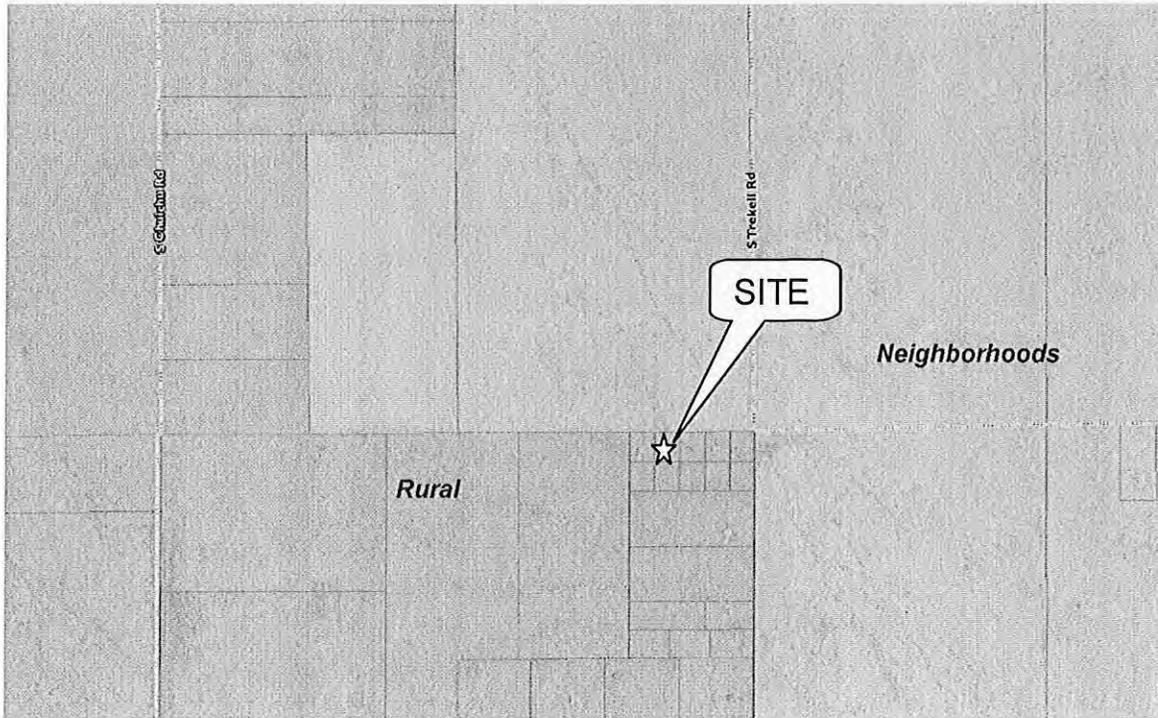
That the proposed use will have no adverse effect upon the abutting property;

The proposed garage will be 32 ft. from the closest neighbor's property line. There would be an approximate distance of 110 ft. between the wall of the garage and the wall of the adjacent property's home. This distance serves as adequate buffer between structures. With the neighborhood's large ranch-style lots, staff contends that the garage will not adversely impact abutting property. No comments were received by the owner of the abutting property.

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 and accessory outbuildings are allowed in said category. The placement of the proposed detached garage would maintain the Rural category's form of large front and side yard setbacks and varied building architecture and design. This category also allows outbuildings to be visible from street and adjacent properties.

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 garage is nearly three times the size than what is allowed as a permitted use, conditions are necessary to ensure that the use will have no adverse effect on the public health, safety and general welfare of the community. This will ensure compatibility with surrounding area. The conditions are stated below and are included within Resolution DSA-13-00097.

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 July 16, 2013 for the August 1, 2013 Planning and Zoning Commission public hearing.
- Notice was mailed by the City on July 10, to each owner of property situated within 200 hundred feet of the subject property. An affidavit confirming this is located in the project file.
- A sign was posted by the applicant on July 17, 2013 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 no response from the public notification.

STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve, **Conditional Use Permit and associated Resolution DSA-13-00097** for a **2,000 sq. ft. detached garage** at 908 E Trailblazer Rd. (APN 511-76-002R) with the following technical modification and conditions:

1. Technical modifications:

That a revised site plan be submitted to Planning staff showing accurate lot dimensions, residence footprint, and specified elevation detail on the proposed garage.

2. Conditions of approval:

Per Resolution DSA-13-00097:

- a. The garage is to be used for storage of personal items and vehicles only, and not to be used for a business.
- b. Maximum height of the accessory building shall not exceed eighteen ft.
- c. Garage shall not occupy more than 25% of the rear yard.

Exhibits:

- Exhibit A – Project Narrative
- Exhibit B – Applicant Justification Statement
- Exhibit C – Site Plan
- Exhibit D – Elevations
- Exhibit E – Resolution

Project Narrative.

Requesting to build Detached Garage
on West Side of House. Approx 2000 sq ft
Garage for storage.

Conditional Use Permit Justification Statement

In accordance with Section 17.68.120.B, the Planning and Zoning Commission (Commission) shall find that the Conditional Use Permit (CUP) application complies with the below review criteria:

Please explain how the proposed use complies with the following CUP review criteria:

1. 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.

Property is adequate in size to accommodate
this garage & should add value & enhance
appearance.

2. 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:

- Is the plan in conformance with the Small Area Transportation Study.
- Is there adequate access to meet Code requirements?
- Does the site meet Parking standards and ADA requirements based on the proposed uses?

N/A. Rearward Area. Should not add to
traffic because it's just storage.

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

We meet all setback requirements & should
not interfere with existing set-
back lines.

4. That the proposed use shall be in conformance with the general plan:

- Do the proposed land uses comply with the relevant General Plan Land Use category (Neighborhoods, Manufacturing Industry, Commerce and Business, etc.)?
- Does the project meet the Vision, Goals, and Objectives Identified in the General Plan?
- If the project is for a multi-family residential development or mixed-use development, are the proposed densities adhering to the citywide net target?

Should comply with all general plans.

 Starling Madison Lofquist, Inc. 5224 S. 39th Street Phoenix, Arizona 85040 (602) 438-2500 fax. (602) 438-2505 <small>Civil, Structural and Forensic Engineers</small>	WINCH GARAGE 908 E. TRAILBLAZER RD. CASA GRANDE PINAL COUNTY, AZ		CREATIVE DESIGNS LANDSCAPING P.O. BOX 2173 ARIZONA CITY, AZ 85123
	DRAWN BY: T.M. DESIGNED BY: J.L.	DATE: 5-7-13 JOB NO: 217-13	

GARAGE
 FOR
 RANDY WINCH
 908 EAST TRAILBLAZER RD.
 CASA GRANDE, ARIZONA 85103



SCALE: 1" = 40'
 08-14-2013

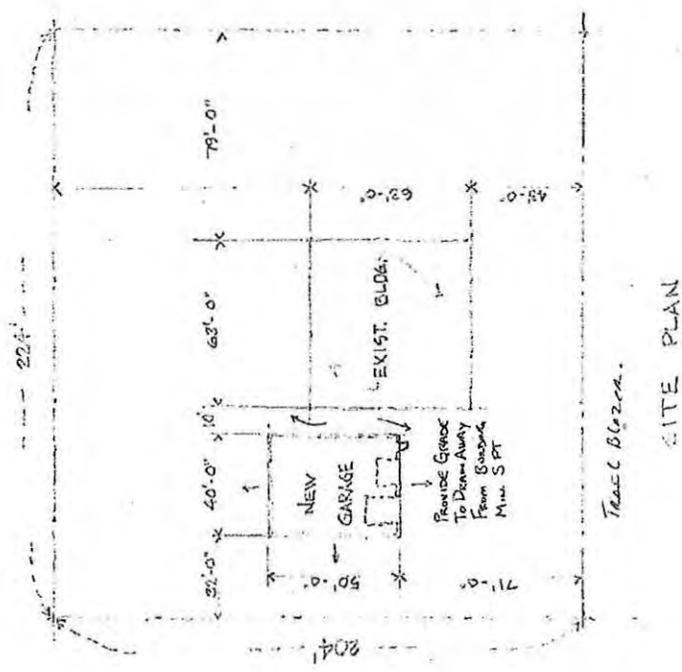
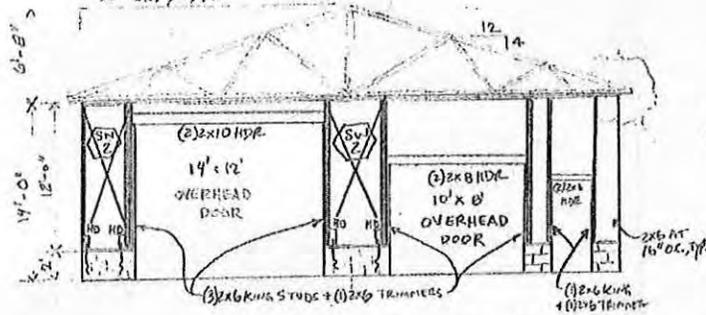


Exhibit C - Site Plan

NOTE: ATTACH CABLE END
TRUSS TO TOP PLATE W/
16d TOE NAILS AT 12" OC.
OR SIMPSON A34 CLIPS AT
36" OC, TYP.



GARAGE
FOR
RANDY WINCH
808 EAST TRAILBLAZER RD
CASA GRANDE, ARIZONA 85193

SCALE: 1/8" = 1'-0"
3/2 03-15-2013

SOUTH ELEVATION
(NORTH ELEV. SAME W/NO DOORS)

HD = HOLDUP PER SCHEDULE
SW2 = SHOREWALL 2 PER SCHEDULE

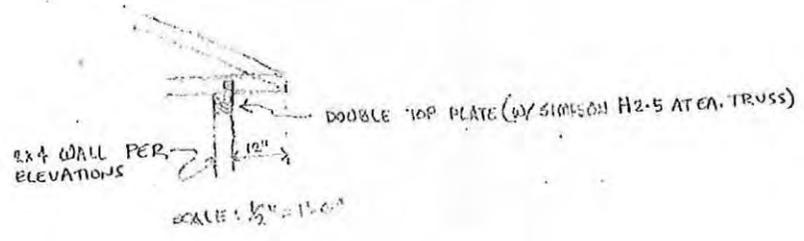


Exhibit D – Elevations

RESOLUTION NO. DSA-13-00097

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CASA GRANDE GRANTING A CONDITIONAL USE PERMIT FOR A 2,000 SQUARE FOOT GARAGE LOCATED AT 908 EAST TRAILBLAZER ROAD, W-222.40 OF THE E-889.60 OF THE N2 OF THE N-521.00 OF THE NE OF SEC 20-7S-6E, PINAL COUNTY, ARIZONA APN 511-76-002R.

WHEREAS, applicant and property owner, Randy Winch, has requested a conditional use permit;

WHEREAS, the conditional use permit is requested for a 2,000 square foot garage, which is considered an accessory building, at 908 E Trailblazer Road;

WHEREAS, the property is zoned Urban Ranch (UR);

WHEREAS, the Casa Grande City Code requires any accessory building or garage exceeding 675 sq. ft. located in a residential district receive a conditional use permit;

WHEREAS, on the 1st day of August 2013, 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 condition 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 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. The garage is to be used for storage of personal items and vehicles only, and not to be used for a business.
- b. Maximum height of the accessory building shall not exceed eighteen ft.
- c. Garage shall not occupy more than 25% of the rear yard.

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. That the special condition shall constitute restrictions running with the land and shall be binding upon the owner of the land, his successors and assigns.
- b. 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.
- c. That the special condition shall be consented to in writing by the applicant.
- d. 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 _____, 2013.

P & Z Commission Chairman

Planning & Development Director

ATTEST:

APPROVED AS TO FORM:

City Clerk

Assistant City Attorney

APPLICANT'S CONSENT TO THE SPECIAL CONDITIONS

Applicant and owner Randy Winch, 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 2,000 sq. ft. detached garage located at 908 E. Trailblazer Rd., Casa Grande, AZ.

Randy Winch
Applicant and Property Owner