

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

FROM: Laura Blakeman, City Planner

MEETING DATE: October 1, 2015

REQUEST

Request by Land Development Consultants, LLC, for the following land use approvals on a B-2 zoned 1.88 acre site located at 1415 E. Florence Boulevard.

1. **DSA-15-00080: Conditional Use Permit** for a proposed convenience store with more than four gas pumps and a car wash.
2. **DSA-15-00081: Major Site Plan/Final Development Plan** for the development of a 5,881 square foot Circle K convenience store with a 4,104 fuel canopy, and a 1,262 square foot car wash.
3. **DSA-15-00110: Final Landscape Plan**

APPLICANT/OWNER

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HISTORY

- March 17, 1986: The City Council adopted Ordinance No. 1087 annexing said property into the City of Casa Grande.
- November 6, 2006: The City Council approved the zone change request of UR (Urban Ranch) to B-2 (General Business) on the site per Ordinance 1178.289.

- March 3, 2008: A Major Site Plan was approved by the Planning & Zoning Commission for “Cornerstone Crossing”; however the project was never built.
- August 8, 2008: A Map of Dedication for Pottebaum Avenue was recorded with the Pinal County Recorder’s Office.
- December 31, 2008: Twenty feet of right-of-way for Florence Boulevard was conveyed to ADOT via a resolution recorded with Pinal County Recorder’s Office.

PROJECT DESCRIPTION	
Site Area	1.88 acres
Zoning	B-2 (General Business)
General Plan Designation	<i>Community Center</i>
Building Height	<i>Convenience Store – 23’ 8” Car wash – 16’ Canopy – 21’ 6”</i>
Parking:	<u><i>24 total spaces required by City Code as Follows:</i></u> One space per 250 square feet of floor area, 1 space for handicap parking Provided – 25 spaces, including 1 handicap space, 3 vendor parking spaces, and a bike rack

Surrounding Land Use and Zoning

Direction	General Plan Designation	Existing Zoning	Current Uses
North	<i>Community Center</i>	B-2 (General Business), PAD (Planned Area Development)	Western State Bank, Proposed O’Reilly’s, Eegee’s, Lowe’s Shopping Center
South	<i>Community Center</i>	B-2	Vacant land
East	<i>Community Center</i>	B-2	Vacant land
West	<i>Community Center</i>	PAD	Tri-Valley Shopping Center

SITE AERIAL



Overview

The proposed request is for the development of a convenience store (Circle K), fuel canopy and a car wash (See Exhibit A). The proposed site improvements will be built on a 1.88 acre site located at the southeast corner of Florence Boulevard and Pottebaum Avenue.

The Circle K building will be approximately 24 feet in height and located to the southern portion of the site. The roll over car wash is 16 feet in height and located at the southeast portion of the site. The fuel canopy is approximately 21 feet in height (includes architectural elements) and is located north of the proposed Circle K building. The fuel area is proposed for 7 gasoline dispensing pumps. The proposed Circle K facility will be operated 24 hours a day, 7 days a week.

CONFORMANCE WITH MAJOR SITE PLAN REVIEW/FINAL DEVELOPMENT PLAN 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 site is located in a prime location that has existing commercial development and future commercial development along the Florence Boulevard corridor. Staff's has been informed that the existing Circle K store located at the southeast corner of Florence Boulevard and Peart Road will be closed.

The proposed Circle K site is currently part of an 8 acre site. The site will be split to carve out a 1.88 acre lot to accommodate the Circle K and its associated site improvements. The lot split will be processed with the Pinal County Recorder's Office with a deed, survey and legal description. The new Circle K parcel will be sufficient in size to meet the minimum lot width of 200 feet per the B-2 zoning district.

Conformance to the City's General Plan;

The General Plan 2020 Land Use designation for the site is *Community Center*. The *Community Center* land use category allows the most intense development in terms of commercial intensity in Casa Grande. This land use encourages a mix of land uses and appropriate intensities that can reduce the need to travel by car. The intent of the built environment provides a variety of vertical and horizontal mixed uses with mobility geared toward pedestrian access and to create a more urban and less suburban type of development form.

Typically, an example of the Community Center form would involve bringing the building closer to the streets, where the sidewalk is adjacent to the street and provides direct pedestrian connectivity to the buildings. Building scale and architectural elements are the main focus in the community center form. Because of the nature of a convenience store with fueling services and a car wash, the applicant has indicated that bringing the building closer to the street is not the most efficient design for their site. In addition, the site is zoned B-2 (General Business), which requires a front setback of 35 feet from the property line to the building. This setback contradicts the Community Center form and therefore the applicant has added some architectural elements to the fueling canopy as a tradeoff of not bringing the building closer to the street to achieve the community center form.

The proposed commercial uses (Circle K, Gas Station and Auto Washing establishment) are appropriate land uses in the *Community Center* land use designation.

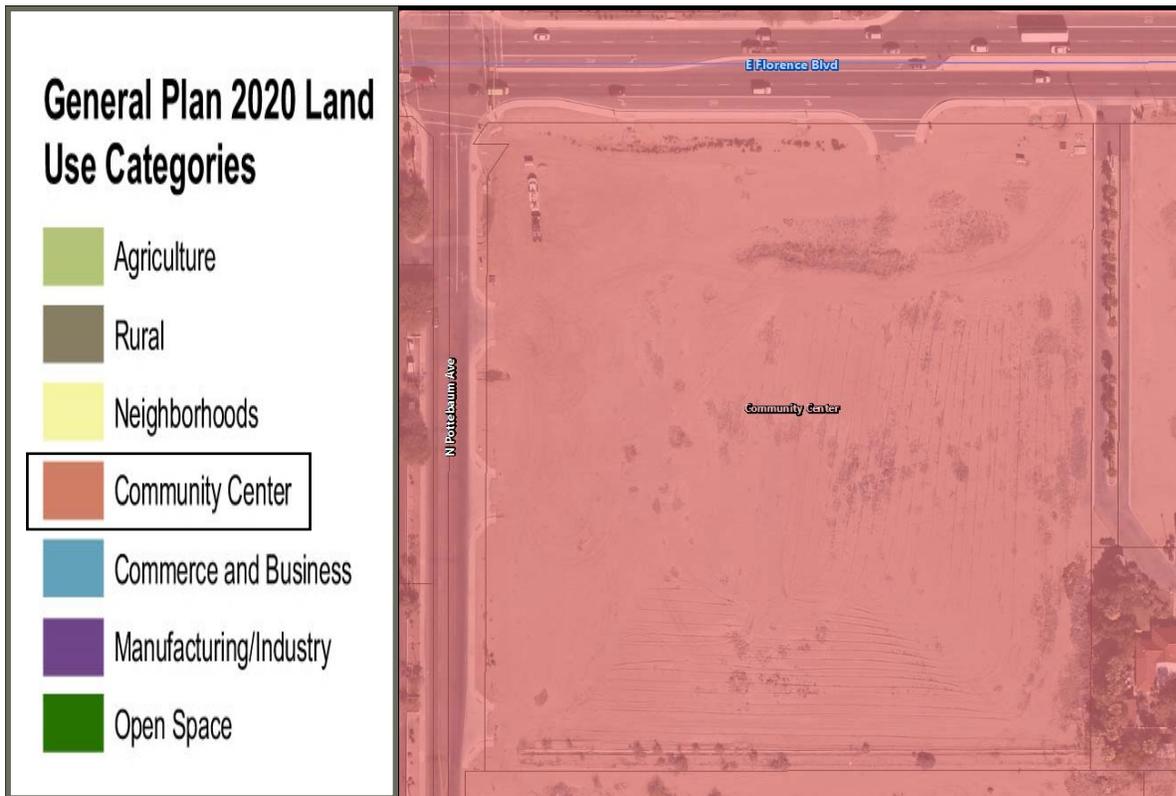
As part of the Community Center land use category, the following is supported with these requests:

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.



Conformance to the City's Zoning Ordinance:

The site is zoned B-2 (General Business). The B-2 zoning allows a convenience store with more than 4 gas pumps with approval of a Conditional Use Permit. The B-2 zoning also allows a car washing establishment with approval of a Conditional Use Permit.

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

conditions;

Access to the site is from Florence Boulevard, which is classified as a minor arterial in this area, and Pottebaum Avenue, a major collector. According to the Traffic Impact Study, August 2015, submitted by CivTech, all study intersections and site accesses are anticipated to operate at an overall LOS B or better with some individual left turn movements operating at an acceptable LOS C or better during both peak hours.

Two driveways are proposed, a full access on Pottebaum Avenue and a right-in, right-out only on Florence Boulevard. The driveway openings have been constructed. The Pottebaum driveway is going to be modified (widened) to approximately 40 feet. The Florence Boulevard driveway is 37 feet in width and Staff has added a condition of approval to modify (widen) the driveway to 40 feet.

The Circle K development is anticipated to generate 2,140 daily trips with 166 trips occurring during the AM peak hour and 195 trips occurring during the PM hour. When accounting for pass-by trips, the “new” trips expected to be added to the adjacent street are 1,928 daily trips with 64 during the AM peak hour and 87 during the PM peak hour.

Parking requirements for the site are based on code requirements of one space for 250 square feet of floor area. Based on this calculation the building is 5,881 square feet and the required number of parking spaces is 24 spaces. The applicant is providing 25 parking spaces which exceed the minimum requirements. The site will also accommodate a bicycle rack and 3 vendor parking spaces located on the east side of the building.

The adequacy of the plan with respect to land use;

In evaluating the City Code requirements and 1.88 acres of the site for development, there is sufficient land area to accommodate the proposed convenience store, fuel station, car wash and associated site improvements.

Pedestrian and vehicular ingress and egress;

According to the proposed site plan the site will have a primary entrance located off of Florence Boulevard and a secondary entrance off of Pottebaum Avenue. The site’s proposed circulation is two way traffic flows, with a minimum of 46 ft. of width for drive aisle access around the canopy.

Landscaping;

The final landscaping plan for the site (See Exhibit B) indicates that the site is providing 27% of landscaped area and 60% of groundcover. The landscaping is concentrated along the street frontages (Florence Boulevard and Pottebaum Avenue) and within the site. The final landscape plan shows compliance with the code requirements.

Building location, height & Building Elevations:

The convenience store is located on the south portion of the site. The building is single story and approximately 24 feet high and 5,881 square feet in size (See Exhibit C - Elevations).

The majority of the building's exterior will be a combination of stucco construction integrated with stone veneer, cmu veneer, stucco score lines and cornice molding elements. The main entrance is located at the north side of the building and all roof mounted equipment will be screened and located behind mechanical walls.

The gas canopy is located to the north of the convenience store and will provide 7 gasoline dispensing pumps. The canopy is 21' feet in height (including architectural embellishments) and approximately 4,104 square feet. The canopy columns will be designed with stucco construction and stone veneer, integrating architectural elements of the main building. The canopy colors will match the colors used on the convenience store as to provide an architectural cohesiveness within the site.

Lighting:

On-site site lighting is proposed with 20' foot high light poles. The lighting has been dispersed throughout the site to provide adequate visibility. The proposed buildings will incorporate attached decorative lighting to complement the buildings exterior and provide lighting for security measures.

The lighting for the fuel canopy is will consist of LED luminaire lights that are flushed mounted underneath the fuel canopy.

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

Provisions for utilities:

The water and sewer report submitted by Zell Company LLC, dated June 16, 2015 stated that there is an existing 12 inch water main in Florence Boulevard and an 8 inch water main in Pottebaum Avenue. The pressures and velocities for the existing system are adequate to provide water service for the new Circle K facility.

There is an existing 8 inch public sewer line located in Pottebaum Avenue. A 6" sewer stub is provided from an existing manhole into the property just south of the Circle k property. This will be the point of connection for this project. The sewer line is considered as onsite private. No public sewer extensions are required for the Circle K project.

Site drainage & Grading:

The preliminary drainage report submitted by Zell Company LLC dated August 10, 2015, the proposed Circle K site will adhere to City of Casa Grande storm water requirements to retain the 100-year, 1-hour storm for the property and adjacent half streets. Two onsite drainage areas are proposed for the project. Onsite drainage will be conveyed by sheet flow to onsite curb inlets, and routed to underground retention pipes. The stormwater pipes will be dewatered within 36 hours via drywells. The drywell processing stormwater from fueling areas will be protected using an approved BMP.

A temporary retention basin will be created to retain the runoff from the common access drive from Florence Boulevard. Once the property to the east develops, the temporary retention basin will be converted to a permanent facility. A drainage easement will be dedicated around this temporary basin for maintenance purposes. Temporary construction agreements and permanent cross access agreements for the common driveway will be negotiated between Circle K and the adjacent property owner (See Exhibit D).

Offsite flows do not impact this site except for the street runoff from Florence Boulevard and Pottebaum Avenue. The previous offsite drainage area has been substantially reduced by development south and east of the site.

Open space;

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

Loading and unloading areas;

N/A.

Signage;

The site plan shows proposed detached signs located west of the Florence Boulevard entrance and at the Pottebaum Avenue entrance. No sign details have been provided at this time, and the site is subject to the B-2 sign code requirements.

The fuel canopy elevations show conceptual signage on three sides of the canopy. Because the City Sign Code does not address canopy signage, Staff has added a condition of approval that will establish signage requirements for the fuel canopy. Based on the plan submitted, the proposed canopy elevations will meet this code requirement. All signage requires a separate permit.

Screening;

A 3 foot screen wall is proposed along the north side of the site (Florence Boulevard frontage) and the west side of the site (Pottebaum Avenue). The 3 foot wall will assist in screening the parking areas from view along the Florence Boulevard and block vehicles headlights as they travel west within the site and exit the car wash building.

Setbacks:

The B-2 Zoning established the following setbacks for the site:

Front	35
Sides	15
rear	15
Corner side	25
Maximum height	35

The proposed site plan shows compliance with the required setbacks.

Other Related Matters:

Refuse

Refuse will be stored within an enclosure located east of the Circle K store. The refuse location and container specifications meet city requirements and have been approved by the Sanitation Department.

CONFORMANCE WITH THE CONDITIONAL USE PERMIT CRITERIA 17.68.120B:

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

1. 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;

The lot is 1.88 acres, which is large enough to accommodate the existing uses on the site (Circle K store, fuel canopy, car wash and associated site improvements). The site is a corner lot and provides sufficient width for the proposed commercial development and has enough depth to adequately accommodate all improvements associated with this site.

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

The site abuts the Florence Boulevard and Pottebaum Avenue. According to the Small Area Transportation Study (SATS), Florence Boulevard is a minor arterial (110 feet right-of-way) which requires half street dedication of 55 feet for this project. In December of 2008, additional right-of-way for Florence Boulevard was dedicated to ADOT. The dedication was for 20' feet of right-of-way, which makes the total half street right-of-way to 70 feet, which exceeds the City's minimum (55 feet). Staff has found that

the roadway improvements that ADOT completed within the Florence Boulevard right-of-way contains drainage infrastructure, therefore ADOT needed the additional right-of-way and planned accordingly.

According to the SATS, Pottebaum Avenue is a major collector (80 feet right-of-way) which requires half street dedication of 40 feet for this project. In August 2008, additional right-of-way for Pottebaum Avenue was dedicated to the City. The dedication was for 20' feet of right-of-way, which makes the total half street right-of-way to 40 feet, which meets the City's requirement.

The driveway "Jug Handle Drive" along Florence Boulevard is off-site; however there is an agreement between the Circle K property and the property abutting this site that the "Jug Handle Drive" remains an access easement in perpetuity for the benefit of both properties. In addition, as part of the agreement, there is a "Temporary Construction Easement Area" for the purposes of constructing the "Jug Handle Drive".

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

The location of the proposed buildings will have minimal impact on the abutting properties, as the site is surrounded by commercial development on the north and west sides and will develop for commercial uses to the south and east of the proposed site.

4. The proposed use is in conformance with the General Plan; and

See General Plan discussion in the report above.

5. The conditions stated in this approval are necessary to protect the health, safety and general welfare.

N/A.

PUBLIC NOTIFICATION/COMMENTS

Notification

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

- Public hearing notice was published in the Casa Grande Dispatch on September 14, 2015.
- Public hearing notices were mailed on September 14, 2015 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 September 16, 2015. The applicant also supplied an affidavit confirming this posting.

Inquiries/Comments

City Staff has not received any comments on these requests.

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve the Conditional Use Permit and associated Conditional Use Resolution (DSA-15-00080) for the Circle K convenience store with more than four gas pumps and a car wash with the following conditions:

1. Site improvements such as buildings or structures (permanent or temporary) shall be separated from any residential zone by at least fifty feet. Parking areas shall be separated from any residential zone by at least fifteen feet;
2. Interior curbs of not less than six inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas, and street rights-of-way;
3. Sufficient off-street area to provide space for not less than ten automobiles waiting to be washed or three waiting spaces per washing stall, whichever is greater, shall be provided. A space twenty feet by nine feet shall be deemed adequate for each required space;
4. All wash-water, disposal facilities including sludge, grit removal and disposal equipment shall be subject to the approval of the city engineer and shall conform with all city ordinances regarding sewage and health and shall be designed so as not to detrimentally affect the city sewer system;

Staff recommends the Planning Commission approve DSA-15-00081 – Major Site Plan subject to the following conditions and technical modifications:

Conditions:

1. A right-of-way encroachment permit shall be required for the landscaping and irrigation etc. to be located in public right-of-way prior to the installation of the landscaping.
2. The Major Site Plan and associated water and wastewater reports are subject to additional review and approval of the City Engineer.

Technical Modifications:

1. The site plan and landscape plan shall be amended to show the Site Visibility Triangle per the Engineering Division Minimum Site Distance Requirements dated April 2001.
2. Elevation details for the retaining wall shall be provided.

3. The driveway entrance at Florence Boulevard shall be modified to a minimum of 40 feet wide.
4. A drainage easement and agreement for the off-site “temporary” basin 1 shall be recorded and the recordation information noted on the Major Site Plan.
5. A sewer agreement shall be recorded for the off-site private sewer easement to be utilized for the Circle K parcel and the recordation information noted on the Major Site Plan.
6. It shall be noted on the Major Site Plan that canopy signage shall be a maximum of 0.25 square feet per linear foot for each elevation.
7. Modify the Drainage Report to provide peak offsite flow calculations for the delineated historic watershed provided in Appendix C. (Use Rational Method if watershed is less than 160 acres or use HEC-1/HEC-HMS if watershed is more than 160 acres). Retention volumes may be applied for storage routing.
8. Modify the Major Site Plan to provide offsite flow conveyance (preferably a channel) for offsite peak flows through the site in way that it does not create environmental issues.

Staff recommends the Planning Commission approve the Final Landscape plan (DSA-15-0110).

Exhibits

- A – Site Plan
- B – Landscape Plan
- C – Elevations
- D – Conceptual Grading Plan

Exhibit A – Site Plan

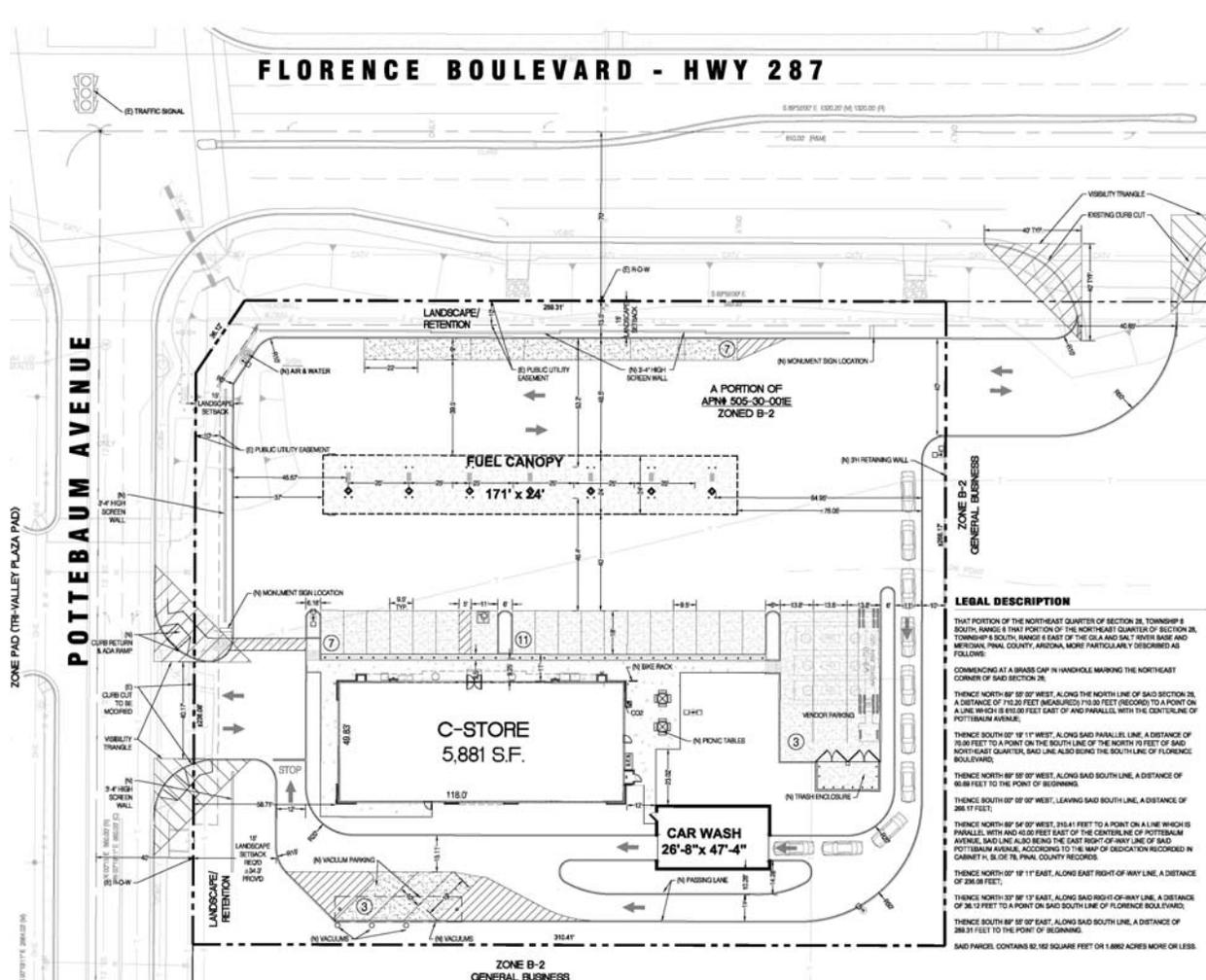
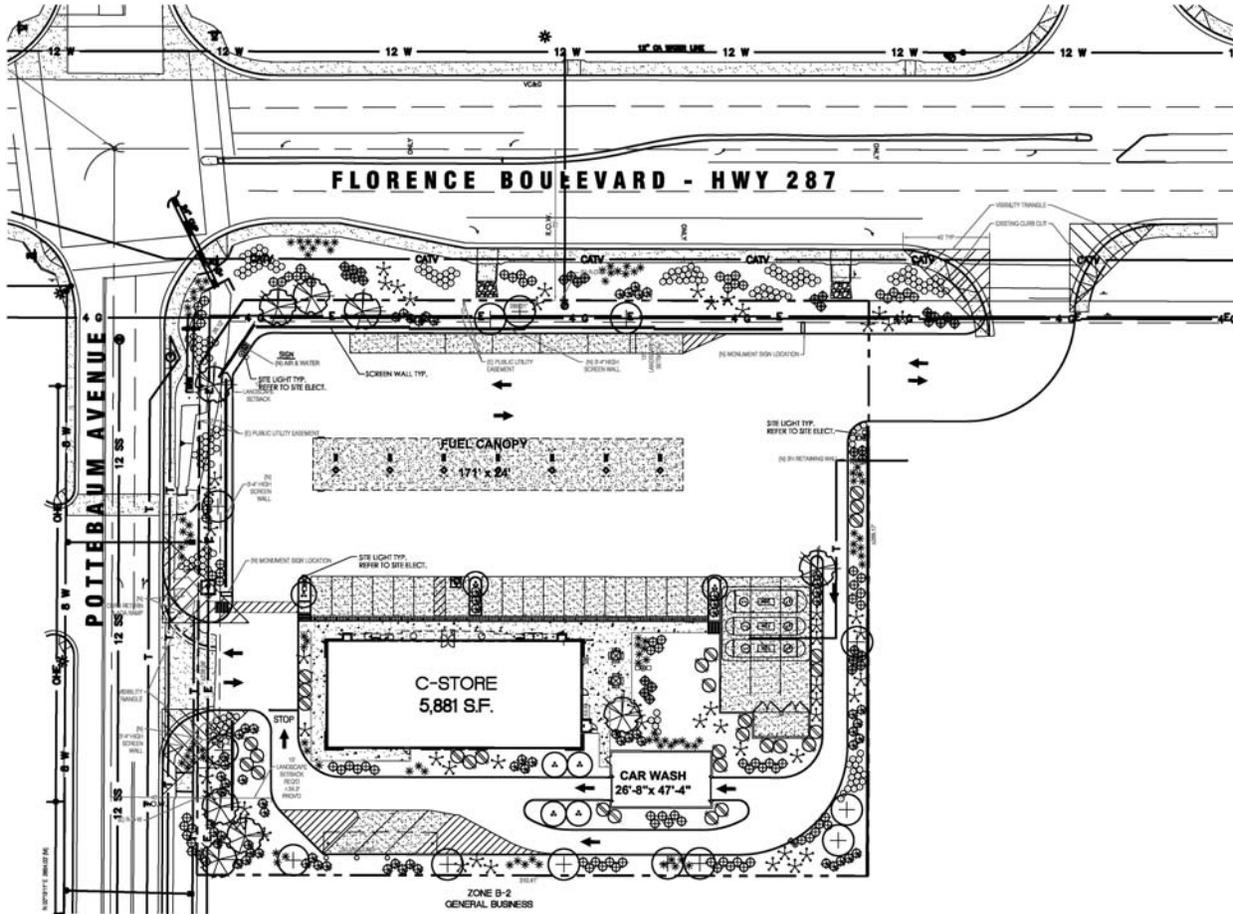


Exhibit B – Final Landscape Plan

CIRCLE K STORE LANDSCAPE PLAN

SEC OF FLORENCE BOULEVARD & POTTEBAUM AVENUE,
CASA GRANDE, AZ



LANDSCAPE DATA TABLE:

CIRCLE K NET PARCEL: ±1.886 AC (82,182 SF)

PARKING:
 PROVIDED: 24 STANDARD STALLS
 1 ACCESSIBLE STALLS
 25 STALLS PROVIDED

LANDSCAPE AREA: (OFF-SITE) 15,353 SQ.FT.
 LANDSCAPE AREA: (ON-SITE) 23,196 SQ.FT. (27%)

GROUND COVER REQUIRED: 60% LIVING VEGETATION
 GROUND COVER PROVIDED: 60% LIVING VEGETATION

TREES REQUIRED: 17 TREES
 TREES PROVIDED: 29 TREES

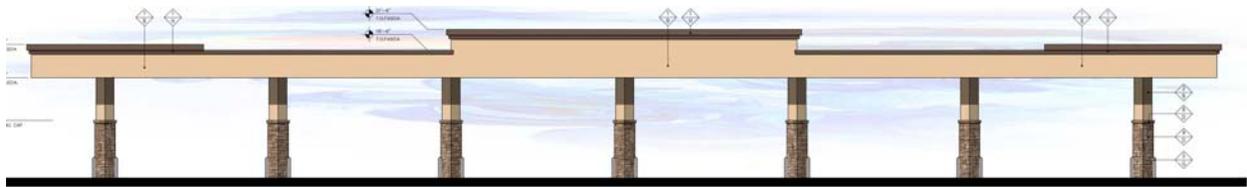
SHRUBS REQUIRED: 42 SHRUBS
 SHRUBS PROVIDED: 269 SHRUBS
 ADDITIONAL SHRUBS USED TOWARDS 60% LIVING VEGETATION

LANDSCAPE LEGEND

	CERCIDIUM 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE 24" BOX (MATCHING) (9)		HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (93)
	ACACIA SALICINA WILLOW ACACIA 24" BOX (13)		DASYLIRION WHEELERII DESERT SPOON 5 GALLON (31)
	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL 24" BOX (7)		LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON (80)
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON (54)		ALOE 'BLUE ELF' BLUE ELF ALOE 1 GALLON (94)
	CAESALPINIA GILLIESII 'YELLOW BIRD OF PARADISE' 5 GALLON (30)		LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON (75)
1/2" MINUS MADISON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS			

Exhibit C – Elevations

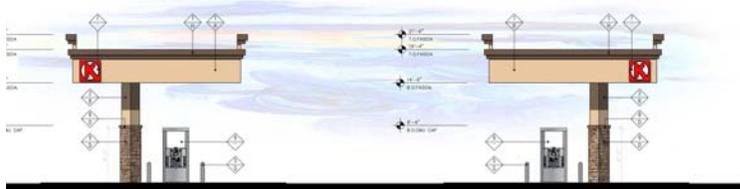




1 REAR SOUTH ELEVATION



2 FRONT NORTH ELEVATION - STREET VIEW



4 SIDE EAST ELEVATION

3 SIDE WEST ELEVATION - STREET VIEW

FINISH SCHEDULE	
1	CONCRETE
2	ACR PANEL "ECLIPSE" METALLIC FINISH
3	STAINLESS STEEL PANELS WITH GLOSSY FINISH
4	SMOOTH ACRYLIC PAINT TO BE ORDER APPROVED FINISH
5	NET BRICK
6	4" R POLYMER BRICK
7	REINFORCED CONCRETE WITH POLYMER BRICK AT GARAGE
8	CONCRETE BRICK
9	STONE FINISH BRICK WITH POLYMER BRICK
10	STONE FINISH BRICK WITH POLYMER BRICK
11	NET BRICK
12	NET BRICK
13	NET BRICK
14	NET BRICK
15	NET BRICK
16	NET BRICK
17	NET BRICK
18	NET BRICK
19	NET BRICK
20	NET BRICK

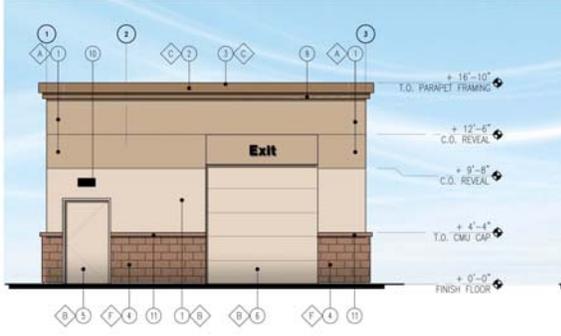
NOTE: Color shown is for illustration only. Selections are subject to change. Approved by the Building Department, 10/15/2015.



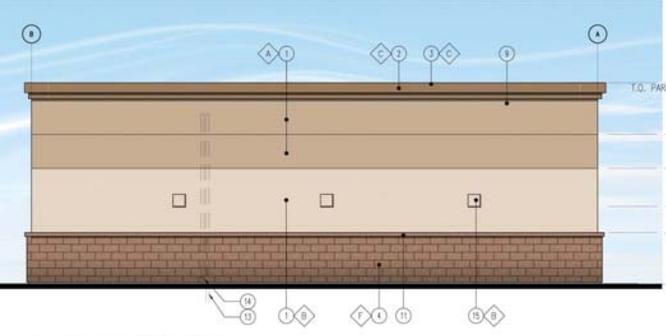
3 FRONT ELEVATION - EAST
SCALE: 3/16" = 1'-0"



4 SIDE ELEVATION - NORTH
SCALE: 3/16" = 1'-0"



1 REAR ELEVATION - WEST
SCALE: 3/16" = 1'-0"



2 SIDE ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"

