



**Planning and Zoning  
Commission  
STAFF REPORT**

AGENDA

# \_\_\_\_\_

**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION

**FROM:** Laura Blakeman, City Planner

**MEETING DATE:** June 6, 2013

**REQUEST**

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

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

**APPLICANT/OWNER**

**Applicant**

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

**Owner**

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

**HISTORY**

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

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

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

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

**PROJECT DESCRIPTION**

**Site Area**

Lot 7 – 1.54 acres  
Lot 10 – 1.78 acres

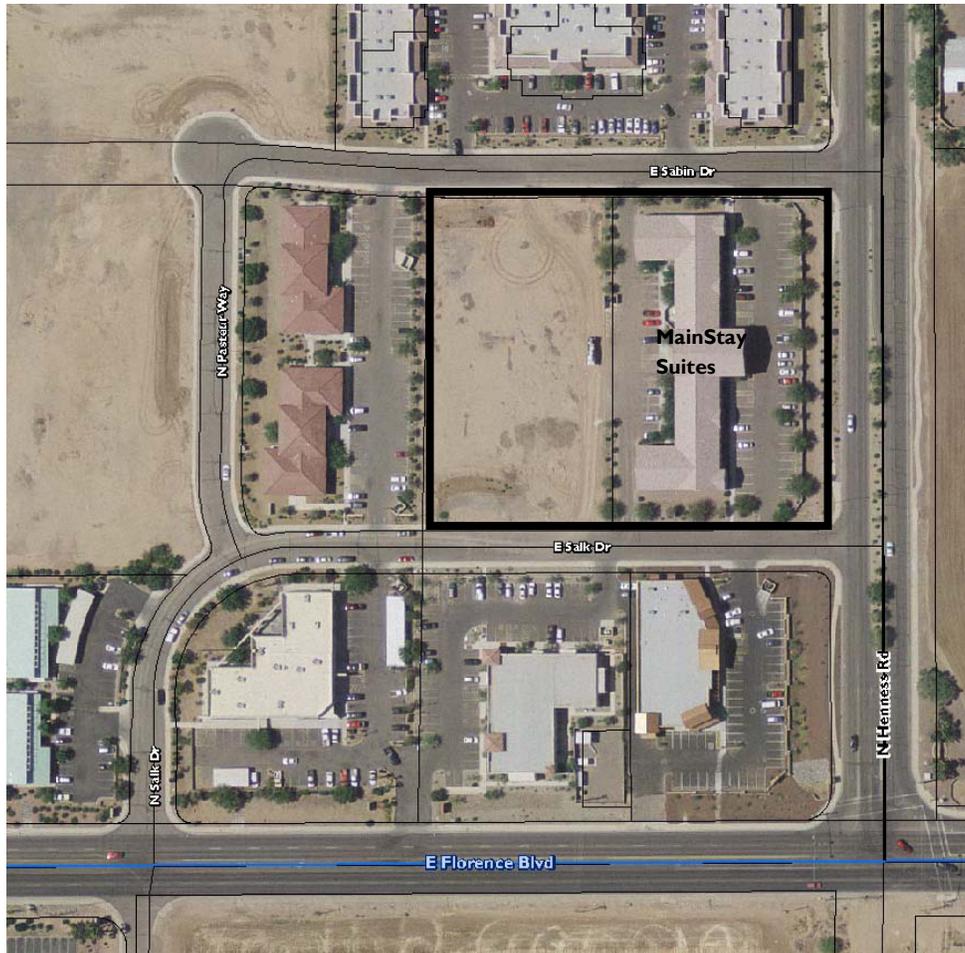
<b>Current Land Use</b>	Lot 7 – Vacant Lot 10 – MainStay Suites
<b>Existing Zoning</b>	PAD (CG Medical Campus)
<b>Existing General Plan 2020 Land Use</b>	<i>Community Center</i>

**Surrounding Land Use and Zoning**

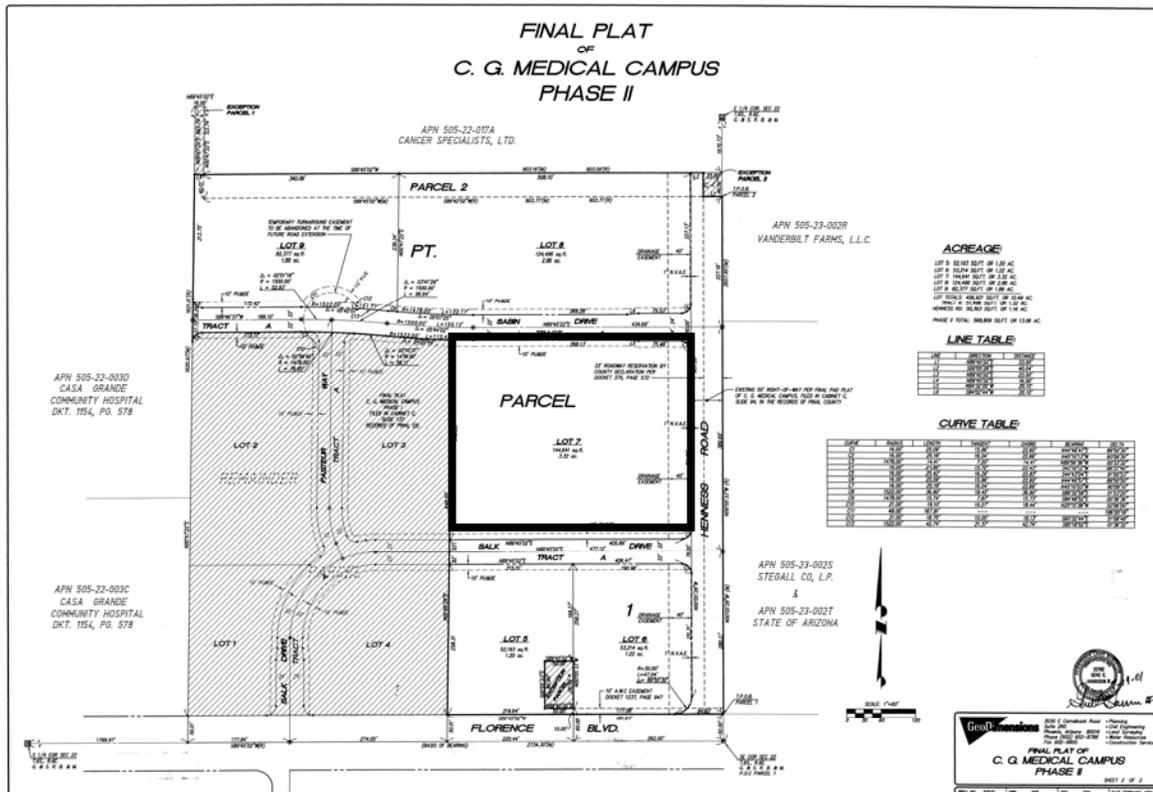
<b>Direction</b>	<b>General Plan 2020 Designation</b>	<b>Existing Zoning</b>
<b>North</b>	<i>Neighborhoods</i>	PAD (Planned Area Development)
<b>East</b>	<i>Community Center</i>	PAD (Planned Area Development)
<b>South</b>	<i>Community Center</i>	PAD (Planned Area Development)
<b>West</b>	<i>Community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

**General Discussion**

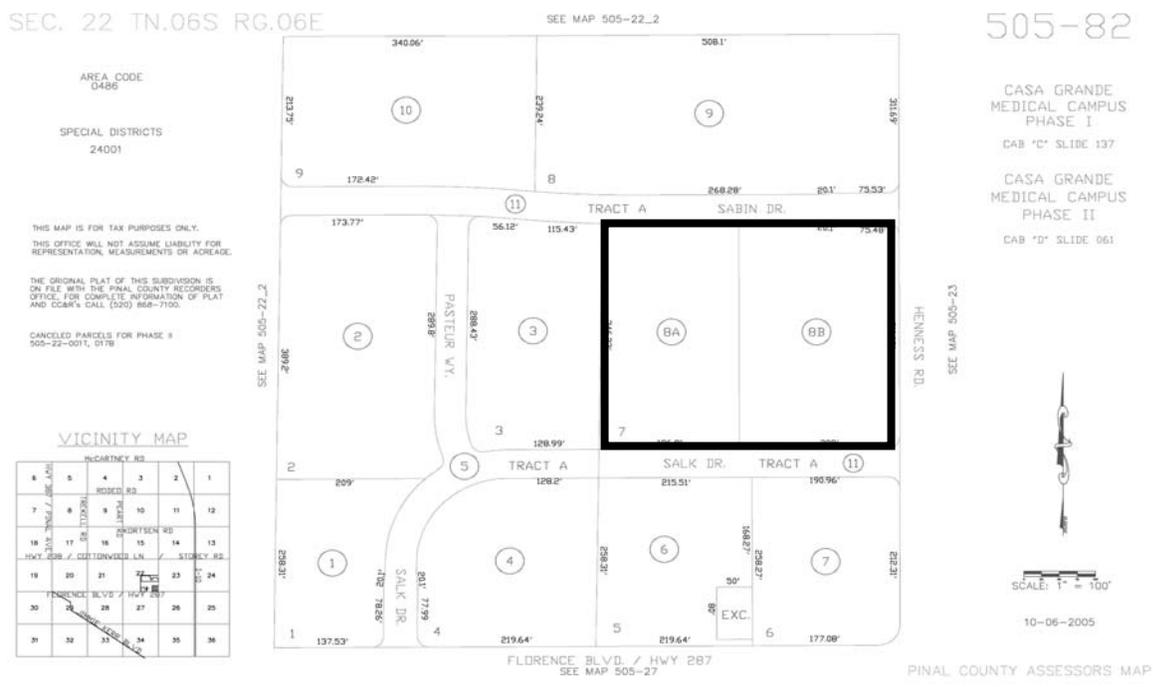
The preliminary plat request involves the area located west of Henness Road, between Sabin and Salk Drive, as shown in the aerial depicted below:



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



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

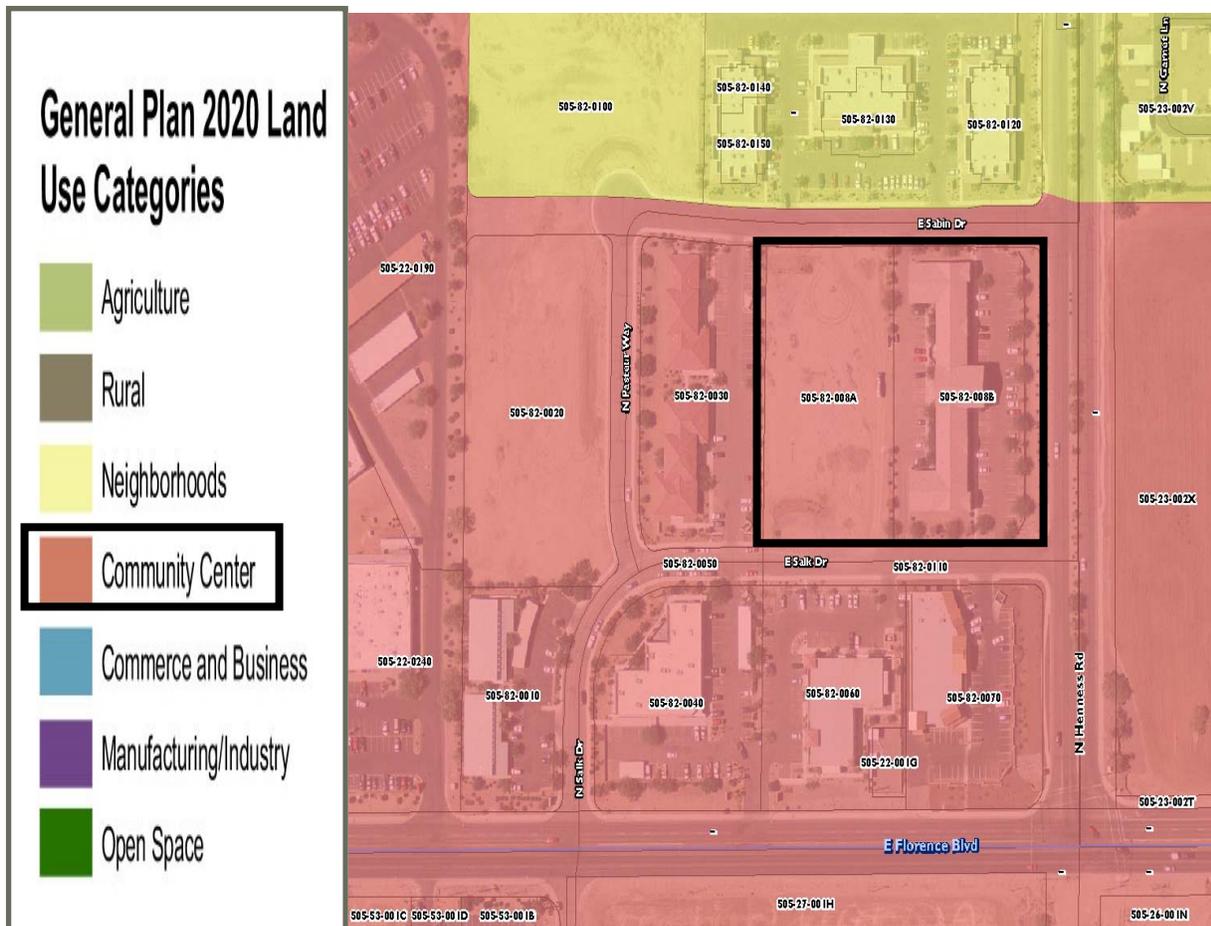


According to City Code Section 16.08.460C, any property whose boundaries have been fixed by a recorded plat, which is divided into more than two parts, is considered a subdivision.

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

**Conformance to the General Plan:**

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



**Conformance with Existing Zoning:**

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

## Zoning Exhibit



### PUBLIC NOTIFICATION/COMMENTS

#### Notification

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

- A notice was published in the Casa Grande Dispatch on May 21, 2013 for the June 6th Planning and Zoning Commission public hearing.
- Notice was mailed by the City on May 22, 2013 at least fifteen days before the day of the hearing to each owner of property situated within 200 hundred feet of the subject property. An affidavit confirming this is located in the project file.
- A sign was posted by the applicant on May 20, 2013 on the subject site. An affidavit confirming this posting was supplied by the applicant.

#### Inquiries/Comments

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

<b>RECOMMENDED MOTION</b>
---------------------------

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

**Exhibit:**

Exhibit A - Casa Grande Medical Campus Phase II Preliminary Plat

