

	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: May 2, 2013

REQUEST

Request by Cox Communications, 1550 W. Deer Valley Road, Phoenix, AZ 85027, for the following land use approval located at 1395 E. Colorado Street, within the Professional Office parcel of the Cottonwood Commons PAD; APN 505-16-065:

1. **DSA-13-00035: Major Site Plan/Final Development Plan for Cox Communications** Secondary Transmission Center (STC) Facility.

APPLICANT/OWNER

Cox Communications
1550 W. Deer Valley Road
Phoenix, AZ 85027
P: 623-328-2314
Email: danielhouck@cox.com

Broadway/Wilmont Self Storage LLC
623 E. Florence Boulevard
Casa Grande, AZ 85122
P: 520-450-3009
jstone@prinkpackexpress.com

HISTORY

January 2, 1974: The City Council adopted Ordinance No. 498 annexing said property into the City of Casa Grande.

November 2, 1987: The site was zoned R-1 (Single Family Residential) with the adoption of the official Zoning Map and Ordinance.

May 20, 2002: The site was zoned from R-1 (Single Family Residential) to PAD (Planned Area Development) with the Cottonwood Commons PAD per Ordinance 1178.177.

November 6, 2003: CGPZ-092-003: The Planning and Zoning Commission approved the Preliminary Plat for Cottonwood Commons, a 27-lot subdivision with a professional office plaza.

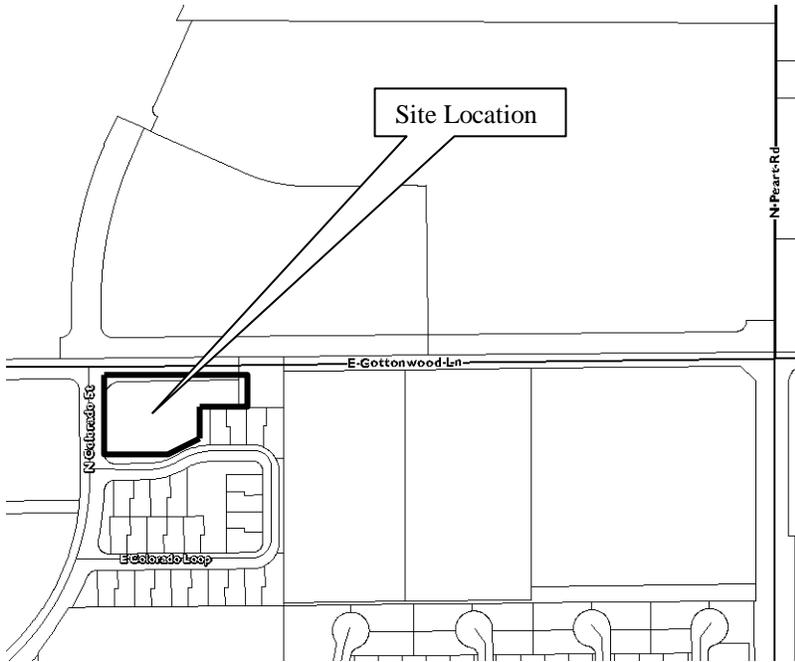
- May 6, 2004: CGPZ-053-004: The Planning and Zoning Commission approved a Major Amendment to the Cottonwood Commons PAD to modify the development standards and architectural requirements to allow for a unique Z-lot housing product.
- May 6, 2004: CGPZ-053-004: The Planning and Zoning Commission approved the housing product.
- July 19, 2004: CGPZ-091-004: Resolution No. 2825.64: The City Council approved a Final Plat for the Cottonwood Commons subdivision.
- January 14, 2005: The Final Plat for Cottonwood Commons was recorded in Cabinet E Slide 157.

PROJECT DESCRIPTION	
Site Area	1.51 acres
Zoning	PAD (Cottonwood Commons Planned Area Development)
General Plan Designation	<i>Neighborhoods</i>
Building Height	28. ft.
Parking:	<p><u>4 total spaces required by City Code as Follows:</u></p> <p>a. One space per 1,000 square feet of office: $931 \text{ sq. ft. of office } (931/250=3.72) = 4 \text{ parking spaces required}$ 1 handicap space required</p> <p>Provided – 4 spaces, including 1 handicap space</p>

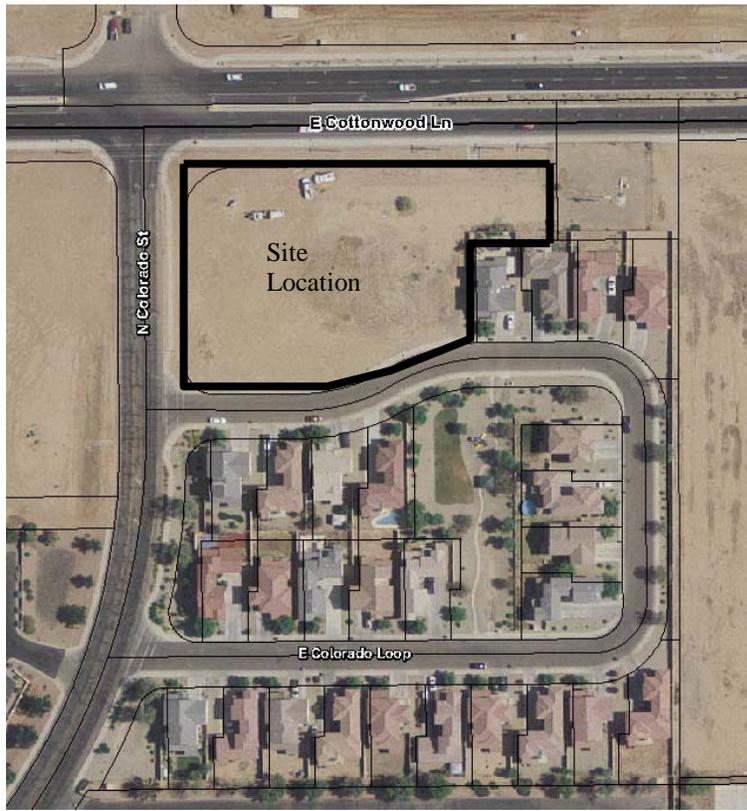
Surrounding Land Use and Zoning

Direction	General Plan Designation	Existing Zoning	Current Uses
North	<i>Neighborhoods</i>	PAD (Planned Area Development)	Mission Heights Preparatory High School
South	<i>Neighborhoods</i>	PAD (Planned Area Development)	Residential – Cottonwood Commons
East	<i>Neighborhoods</i>	R-1 (Single Family Residential) PAD (Planned Area Development)	Arizona Water Company well site Residences
West	<i>Neighborhoods</i>	CO (Commercial Office)	Vacant land

VICINITY MAP



SITE AERIAL



Overview

The proposed site was approved for The Cottonwood Commons PAD, a 27-lot residential subdivision combined with a professional office parcel, 1.54 acres located at the southeast corner of Cottonwood Lane and Colorado Street.

The Cottonwood Commons PAD established development standards for the residential component of the PAD; however it did not address development standards for the “Professional Office” land use. Based on the lack of development standards for the professional office parcel, Staff determined that this type of “professional office” land use would be most comparable to the “Commercial Office (CO)” development standards of the Zoning Ordinance as follows:

Commercial Office

17.30.020 Principally Permitted Uses:

- A. Professional, semi-professional, administrative and business offices;
- B. Banks and similar financial institutions;
- C. Medical, dental and chiropractic offices, but not including hospitals or medical facilities;
- D. Studios for photography, commercial arts, or other professional work.
- E. Medical marijuana dispensaries within the overlay area defined by Section 17.52.610 (this site does not meet the location criteria for this type of use).

17.30.030 Conditionally Permitted Uses:

- A. Business, technical or vocational school(s).

17.30.040 Permitted Accessory Uses:

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

As stated above the Commercial Office Zoning District allows for “professional, semi-

professional, administrative and business offices”, therefore the proposal for the Cox Communications Secondary Transmission Center (STC) office facility would be an appropriate land use for the site.

The Final Development Plan is for the Cox Communications STC facility. According to Cox Communications, there is a need to build a new Secondary transmission Center within the region. Based on the proximity to a major fiber route in the area and their current location in Casa Grande, the site is an idea location. The site is 1.51 acres with a 4,475 square foot office and equipment building proposed. The building will accommodate signal transmission hardware and emergency power equipment that provides services to customers in the Casa Grande area. The building will house transmission hardware equipment room, staging office area with an accessible restroom, storage and fire riser room. Attached to the west side of the building will be a generator yard enclosed by a 12' 4" masonry screen wall. Because this is an unmanned facility, the site will require infrequent trips for technicians and maintenance crews.

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 1.51 acres and has sufficient area to accommodate the proposed request. The proposed office use is an appropriate land use abutting a residential neighborhood and based on the operation of the site, traffic is not an issue.

Conformance to the City's General Plan;

The General Plan 2020 Land Use designation for the site is *Neighborhoods*. This land use provides for a variety of residential neighborhoods with a range of densities. The primary object is to provide a mix of neighborhoods that are designed to create places of character for residents. Appropriate levels of neighborhood scale commercial areas are allowed within the Neighborhood land use category. Accordingly, staff finds that the site is in conformance with the General Plan Neighborhoods land use category.

Conformance to the City's Zoning Ordinance;

The site is zoned PAD (Planned Area Development). The PAD Zoning for Cottonwood Commons was established in 2002 to allow for residential and professional office land uses. Staff finds that the Cox Communications STC facility is a public utility building that is similar in scale and impact to an office use and this is in conformance with the PAD zoning.

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

Access to the site is from Colorado Loop, a local street. According to Cox Communications, the site will be an unmanned facility similar to the existing facility located at 122 E. Cottonwood Lane. The average traffic will consist of the following over a busy month:

Cox Technicians: Maximum potential for 3 at one time 1-2 days per week due to equipment changes/repair or testing.

Maintenance Vendors:

Landscape/Janitorial – Bi-weekly
HVAC/Fire/Generator: Quarterly

Based on this information, a statement was provided by Trevor Collon, P.E., Michael Baker Jr. Inc., the site will not generate more than 100 trips per day, and therefore the traffic impact analysis was waived for this site.

The adequacy of the plan with respect to land use;

The 1.51 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 office and equipment building.

Pedestrian and vehicular ingress and egress;

Access to the site is from Colorado Loop, a 25' foot driveway entry with two way traffic flow; and 24 ft. drive aisle widths. Parking spaces are located to the east of the building and include one handicap space per city code requirements.

Building location, height & Building Elevations;

The STC facility building is located on the western portion of the site and the building entrance faces west. The building is 28' feet high and 4,475 square feet in size.

The building's exterior will consist of split face masonry, smooth face masonry and an accent band constructed of smooth face masonry and metal accents (flashing caps and doors).

The roof will be designed to house all roof mounted equipment and screened from view with an access ladder located on the south side of the building. There are no windows proposed for the building due the effects of climate (light and heat interference) with the equipment.

Landscaping:

14% of the site will be landscaped. The majority of the landscaping is concentrated along the street frontages, i.e. Cottonwood Lane, Colorado Street, and Colorado Loop. The area to the east of the building is used for on-site retention. The Cottonwood Commons PAD contained a conceptual open space plan showing a combination of landscaping and retention along the east side of the site with meandering sidewalk. However, staff is comfortable with the fact that the site design does not include this sidewalk as the site has ample pedestrian connectivity with the public sidewalks constructed along Colorado Loop, Colorado Street and Cottonwood Lane. The applicant has provided landscaping that meets City Code; however, the retention area is not landscaped as was requested by one resident at the neighborhood meeting.

Staff finds that the landscaping as set forth on the Preliminary Landscape Plan is in compliance with the city's landscape requirements.

Lighting:

Existing street lights exist along Colorado Loop and Colorado Street. No on-site site lighting is being proposed. 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 preliminary water report submitted by Michael Baker, Jr. Inc., dated April 16, 2013 stated that there is an existing 8" water line located in the open space on the south side of Colorado Loop south of the project site. The 8" water line ties into an existing 12" water main that runs north and south under Colorado Street west of the project. There is an existing fire hydrant south of the project site adjacent to the open space tract. Based on the information contained in the report, the water system has more than sufficient capacity to support the development of the new STC facility.

The preliminary sewer report submitted by Michael Baker, Jr. Inc., dated April 16, 2013 stated that there is an existing 10" sanitary sewer line located in Colorado Loop south of the project site. The 10" sewer line extends west into Colorado Street and then continues north to Cottonwood Lane where it connects to an 18" sewer main running east and west. Based on the site survey, there is an existing sanitary sewer service that was constructed for this parcel as part of the Cottonwood Commons improvements. This will be the point of connection. Based on the information contained in the report, the line has more than sufficient capacity to carry flows that it is currently receiving from the Cottonwood Commons subdivision and the project flows from the STC facility.

Site drainage & Grading:

The preliminary drainage report submitted by Michael Baker, Jr. Inc., dated April 16,

2013 stated that existing onsite flows are collected and stored in one retention basin east of the proposed building. The off-site flows impacting the site are limited to the half street flows from Cottonwood Lane entering the existing onsite retention basin on the north of the site. Based on the information contained in the report, the grading and drainage design will be in compliance with the City Code.

Open space:

See landscaping discussion above.

Loading and unloading areas:

N/A.

Signage:

N/A.

Screening:

There is an existing 6' foot concrete masonry (CMU) wall along the east side of the site that abuts the residential subdivision to the east.

A 12' foot high concrete masonry wall will be built to screen the generator on the west side of the building. Sound attenuation levels from the generator are based on OSHA decibel levels that met safety requirements for 8 hour exposure without ear protection:

Source--	dBA SPL
Discomfort Level	Above 80
Heavy Traffic	80
Automobile (at 75 feet)	70
Vacuum Cleaner	65
Conversational Speech (at 3 feet)	60
Quiet Business Office	50
Residential Area at Night	40
Whisper, Rustle of Leaves	20
Rustle of Leaves	10
Threshold of Audibility	0

The distance from the generator to the pedestrian walk on the west side of the building is approximately 60' feet and the decibel level is 67 db.

The distance from the building to the nearest residence is more than 150' feet and the estimated decibel level would be around 59 db.

Setbacks:

The Commercial Office (CO) Zoning District has established the following setbacks for the site:

- Front: 35' ft.
- Rear: 15' ft.
- Side: 15' ft.
- Corner side: 20' ft.
- Residential zone boundary: 30' ft.

The maximum height of all structures is 30 ft.
Based on the site plan, the proposed Cox Communications facility 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 April 16, 2013
- A notice was mailed on April 17, 2013 to each owner of property situated within three 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 April 16, 2013. An affidavit confirming this posting was also supplied by the applicant.

Inquiries/Comments

The City hosted a neighborhood meeting on March 4, 2013 at the Mission Heights High School. Eight residents from the area attended and inquired as to the site design (building location) in relation to the proximity of existing homes.

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

STAFF RECOMMENDATION

Staff recommends the Commission approve the Major Site Plan/Final

Development Plan (DSA-13-00035), for Cox Communications STC Facility, subject to the following conditions:

The Major Site Plan and Landscape Plan shall be revised to reflect the following technical corrections:

1. The irrigation narrative shall be modified to state that the landscaped area including street right-of-way landscaping shall be maintained by the owner of the site and not the City
2. Note that future phases shall require a Major Site Plan/Final Development Plan approval.

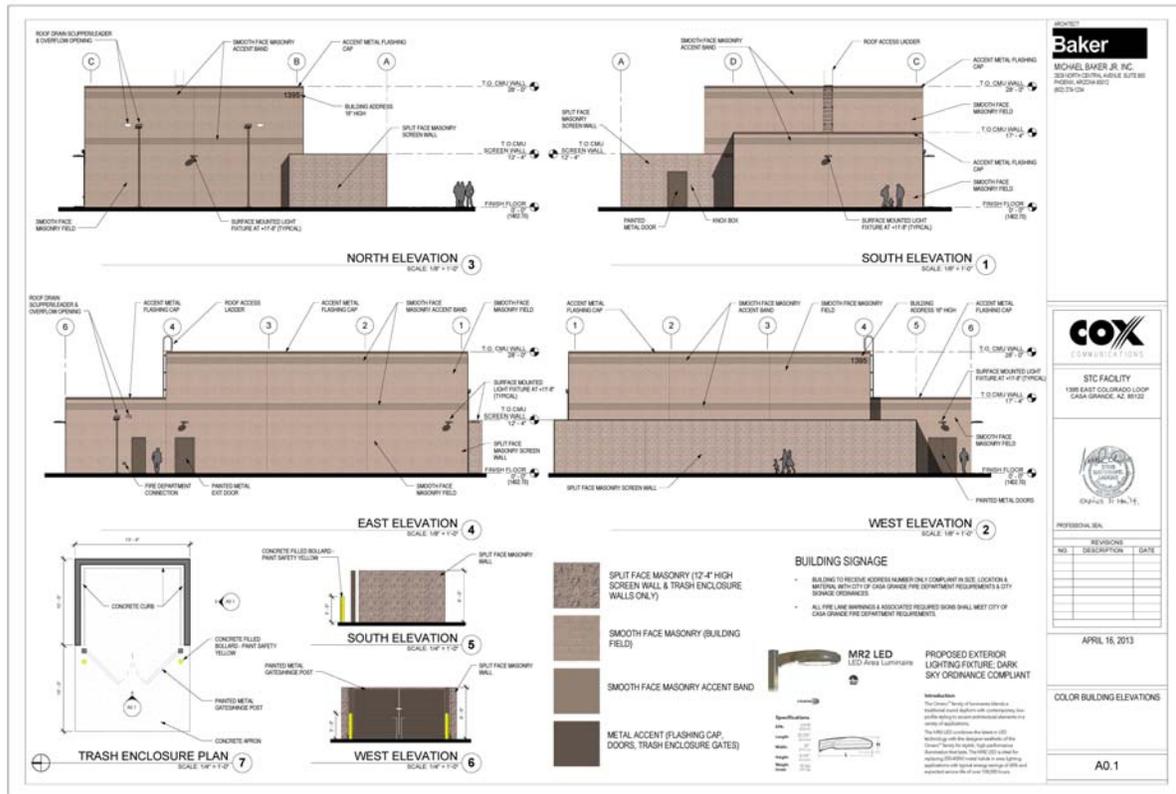
Exhibits

A – Site Plan dated April 23, 2013

B – Preliminary Landscape Plan L1.1 dated April 16, 2013

C – Color Elevations A0.1 dated April 16, 2013

Exhibit C – Color Elevations A0.1 dated April 16, 2013



Baker
MICHAEL BAKER JR. INC.
2500 PLYMOUTH AVENUE SUITE 200
DENVER, CO 80202

COX COMMUNICATIONS

SIC FACILITY
1300 EAST COLORADO LOOP
GAS SPRING, AZ 85222

PROFESSIONAL SEAL

NO.	REVISION	DATE

APRIL 16, 2013

COLOR BUILDING ELEVATIONS

A0.1