



**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 Arizona Water Company, for the following land use request located at 1455 N. Arizola Road; APN 505-22-002L:

1. **DSA-13-00041: Conditional Use Permit** to allow for a special purpose fence (8' feet in height), whereas the Urban Ranch Zoning District allows a maximum of 6' feet in height.

STAFF RECOMMENDATION

Staff recommends approval of Resolution DSA-13-00041 (Conditional Use Permit) for a Special Purpose Fence.

APPLICANT/OWNER

Arizona Water Company
PO Box 29006
Casa Grande, AZ 85122
P: 520-836-8785
Email: rmurrieta@azwater.com

Same as applicant

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.

PROJECT DESCRIPTION

Site Area	.23 acres
Zoning	UR (Urban Ranch)

General Plan Designation	Neighborhoods
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Surrounding Land Use and Zoning

Direction	General Plan Designation	Existing Zoning	Current Uses
North	Neighborhoods	UR (Urban Ranch)	Vacant land
South	Neighborhoods	UR (Urban Ranch)	Vacant land
East	Neighborhoods	UR (Urban Ranch)	Arizola Road, Vista Grande High School
West	Neighborhoods	UR (Urban Ranch)	Vacant land, Residential (Monument Village)

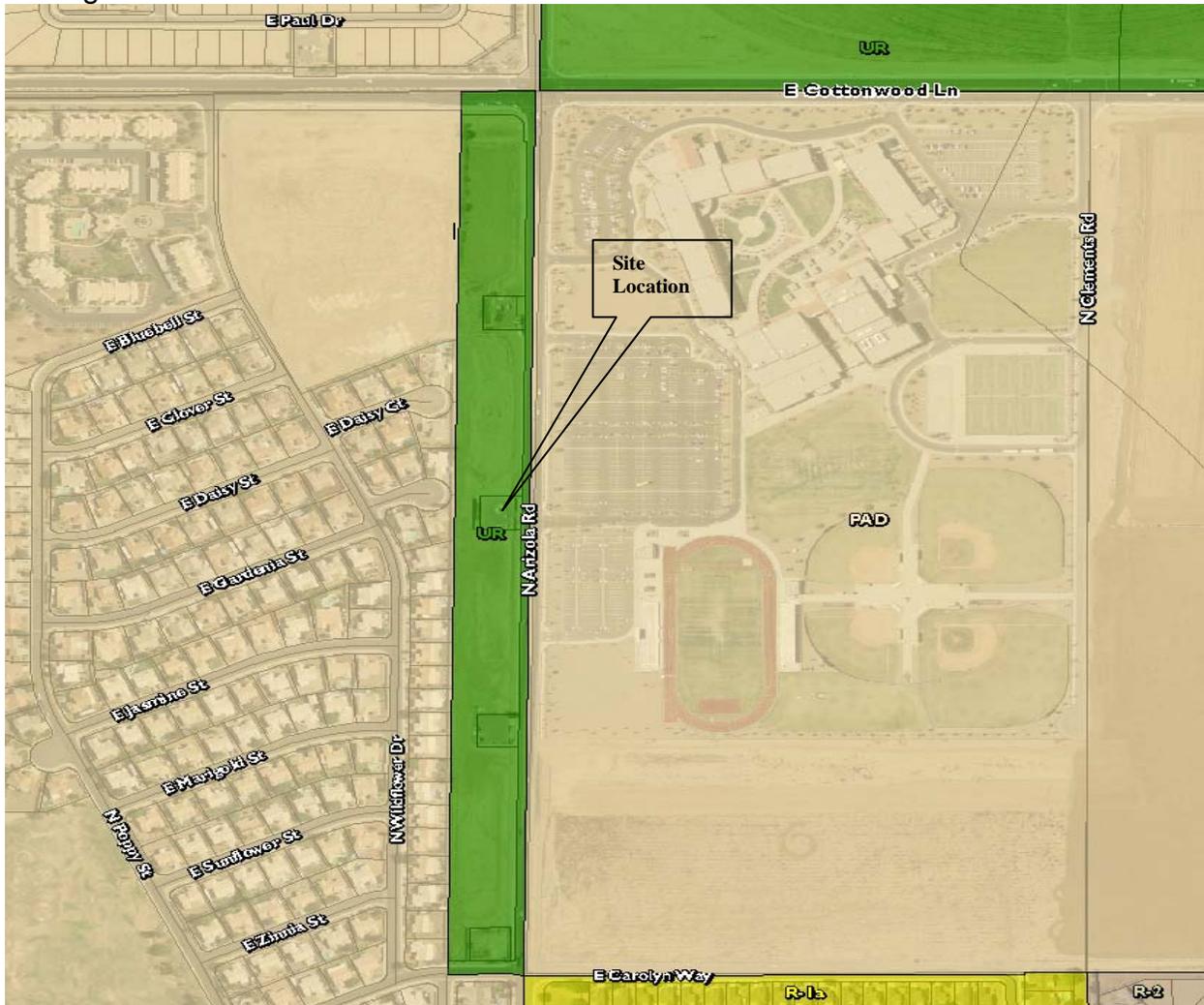
Development Standards:

	Proposed Development	City Code requirements (UR)
Fence Height	8' ft.	6' feet maximum (<i>CUP required for Special Purpose Fences</i>)
Site Acreage:	.23 acres	1.25 ac.

Arizona Water Company has an existing equipment facility located at 1455 N. Arizola Road. The property is currently fenced with a six-foot high chain link fence combined with slump block walls and wrought iron gates. In response to City Officials, encouraging community upgrades, Arizona Water Company is requesting to replace the existing fence with a new eight-foot high cmu block wall and redwood slat rolling gate.



Zoning



The site is zoned UR (Urban Ranch) and water pump stations are principally permitted in an Urban Ranch Zoning District. The Urban Ranch Zoning is primarily a residential zoning district and per City Code Section 17.52.160, all areas zoned residential, no fence or wall shall be erected or maintained more than six feet in height. Because the use of the site is a well pumping station for Arizona Water Company, the 6 foot high fence requirement limits their ability to conceal equipment within the site. There is a provision in the City Code that allows for a "Special Purpose Fence". Per 17.52.180, Fences for special purposes and fences differing in construction, height or length may be permitted in any district by issuance of conditional use permit approved by the planning and zoning commission. Findings shall be made that the fence is necessary to protect, buffer or improve the premises for which the premises for which the fence is intended and will not detrimentally effect adjacent property. Based on this provision, Arizona Water Company is requesting a special purpose fence to construct an 8 foot high block fence (8x8x16 concrete masonry unit).

SITE AERIAL



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 site is already established with an existing fence (a combination of chain link, slump block and wrought iron), with a wrought iron gate and equipment contained within the site. Staff finds that the proposed fence and gate replacement will screen the entire site and will not extend beyond the boundaries of the existing site.

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

The site will be manned by Arizona Water Company personnel. Per City Code Section 15.32.060, there is no increase in traffic related to the existing and continued use; therefore this request does not trigger any requirement for dedication of adjacent street right-of-way nor does it require a Traffic Impact Analysis as the continued use of the site will generate less than 100 vehicle trips per day.

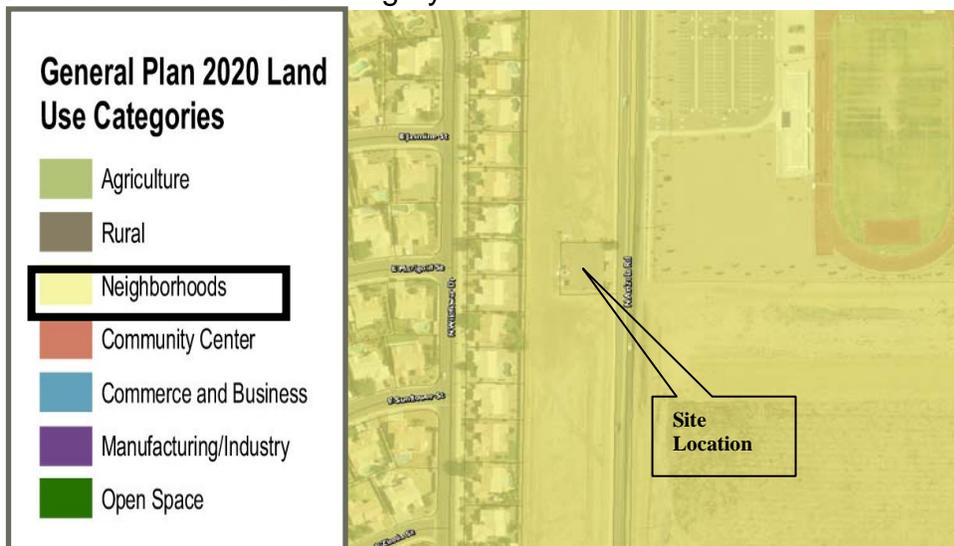
That the proposed use will have no adverse effect upon the abutting property;

The closest residential homes are approximately 61 feet to the west of the existing site. The new 8 foot high cmu fence will assist in buffering any noise and will screen the mechanical equipment from the view of the adjacent neighbors.

As part of the Conditional Use Permit process, a meeting notice was sent to property owners within 200' feet of the site. Staff is not aware of any adverse effects upon abutting properties and City Staff has not received any objections to the proposed request.

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

The site is located in the *Neighborhoods* Land Use category. This category allows for a mix of neighborhoods that are designed to create places of character for residents. The land use category broadly addresses development connected to an approved water provider and underground utilities therefore Staff believes this project complies with the General Plan land use category.



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

Staff has included a condition of approval to address the replacement of existing

landscaping along the properties frontage. The site can be seen from drivers traveling along Arizola Road, a major collector and the presence of landscaping along the street frontage will soften the effects of the proposed block wall and contribute to a positive overall image of the community.

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 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 21, 2013 on the subject site. An affidavit confirming this posting was supplied by the applicant and located in the project file.

Inquiries/Comments

City Staff has not received any comments regarding this request.

STAFF RECOMMENDATION

Staff recommends the Commission approve **Resolution DSA-13-00041, the Conditional Use Permit for a Special Purpose Fence subject to the following conditions:**

1. Any expansion of the fence will require a new conditional use permit review.
2. The fence shall be limited to a maximum of 8 feet in height.
3. The applicant shall submit a Final Landscape Plan for administrative review and approval which sets forth the landscaping that will be planted to replace the existing landscaping that will be removed.

Exhibit:

Exhibit A – Site Plan

