



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 RCAA, Inc. for the following land use request located at 1346 E. Florence Boulevard; APN 505-46-005 and 505-46-006:

- 1. DSA-13-00044: Preliminary Plat** for Casa Grande Shopping Center a re-subdivision of Lots 5 & 6

APPLICANT/OWNER

Applicant

RCAA, Inc.
2233 E. Thomas Road

Phoenix, AZ 85016
P: 602-955-3900

Owner

HH-Casa Grande, L.L.C.
15455 N. Greenway-Hayden Loop, Suite
C-2
Scottsdale, AZ 85260
P: 480-794-1887

HISTORY

January 2, 1974 - Per Ordinance #498, the site was incorporated into the City of Casa Grande.

November 16, 1987 - The site received official zoning of B-2 (General Business) with the adoption of the Zoning Ordinance and map.

November 10, 1981 – DSA-10-00274: The Final Plat for Casa Grande Shopping Center was recorded in Cabinet A Slide 45.

PROJECT DESCRIPTION

Site Area	Lot 5 – 1.56 acres Lot 6 – 4.31 acres
Current Land Use	Lot 5 – Shopping Center Suites (Big 5, Vacant, Suite, Little Texas Restaurant, Proposed Pet Club relocation)

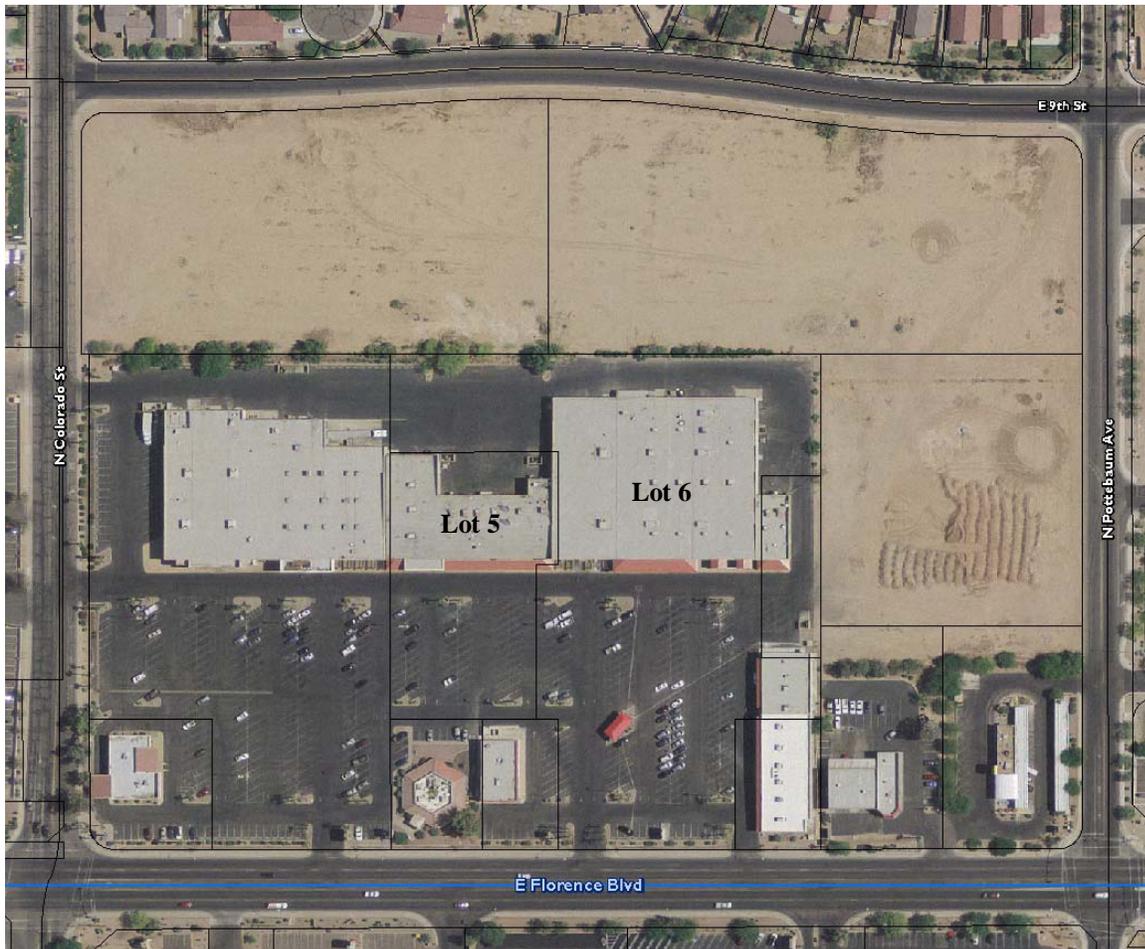
	Lot 6 – Shopping Center Suites (Office Max - relocation), Big Lots
Existing Zoning	B-2 (General Business)
Existing General Plan 2020 Land Use	<i>Community Center</i>

Surrounding Land Use and Zoning

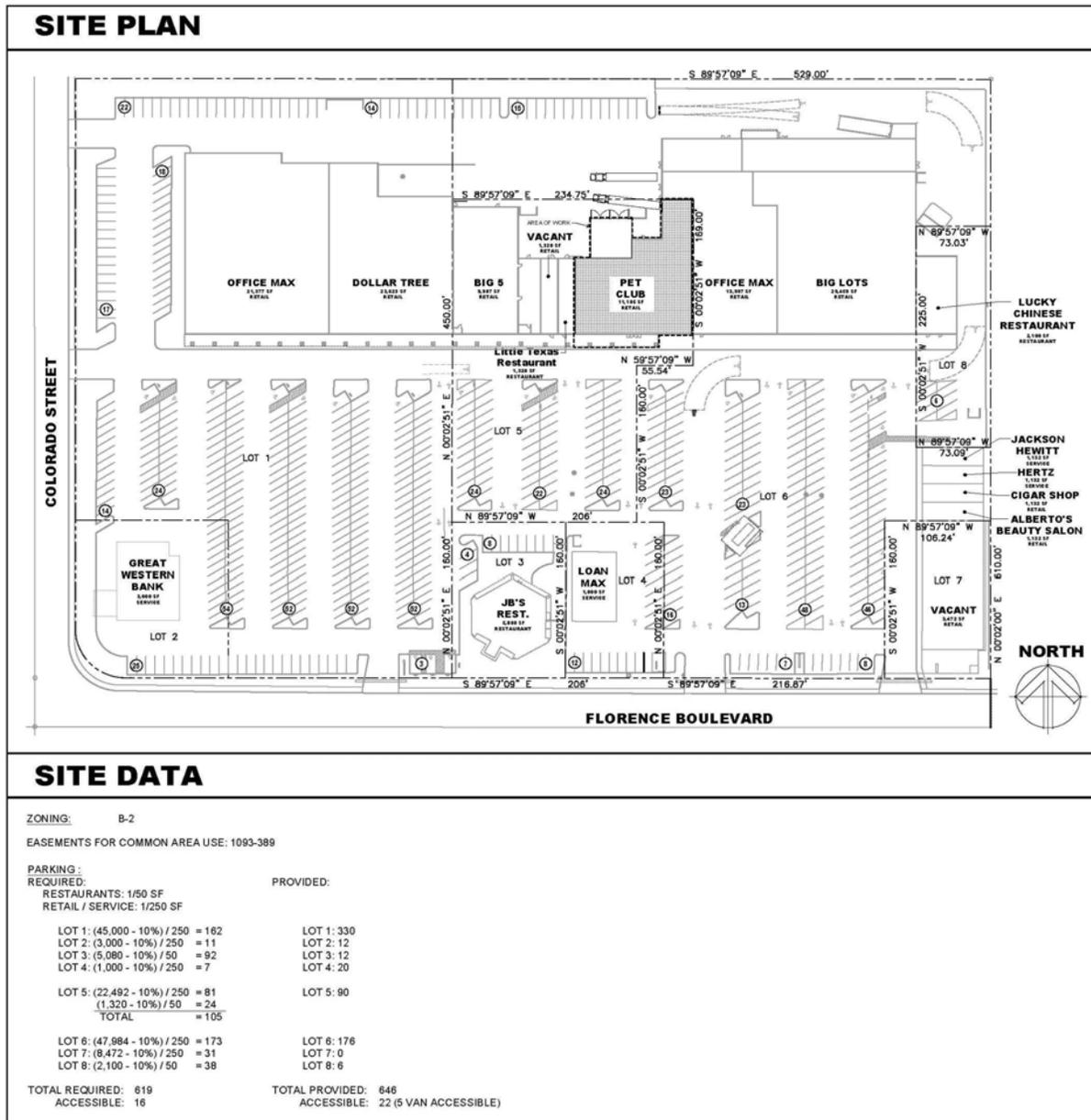
Direction	General Plan 2020 Designation	Existing Zoning
North	<i>Community Center</i>	B-2 (General Business)
East	<i>Community Center</i>	B-2 (General Business)
South	<i>Community Center</i>	PAD (Planned Area Development)
West	<i>Community Center</i>	B-2 (General Business)

General Discussion

The preliminary plat request involves Lots 5 and Lot 6 of the Casa Grande Shopping Center as shown in the aerial depicted below:



The applicant is requesting to expand a tenant space (to relocate Pet Club from Lot 7) by moving an interior wall east approximately 28.75 feet. The existing wall lies along the property line of the Casa Grande Shopping Center Final Plat (see exhibit A); therefore the property line needs to be moved in accordance with the new location of the interior wall. Moving the property line requires a re-subdivision per City Code Section 16.12.290C. The preliminary plat was required to understand how the existing site improvements related to the proposed lot line and whether each lot in the re-subdivision (lots 5 & 6) would still contain the minimum number of parking stalls required to meet the parking code requirements for the buildings and uses existing on the lots. The City Code requires that all required parking be provided on the same lot as the use unless a Conditional Use Permit for off-site parking is approved.



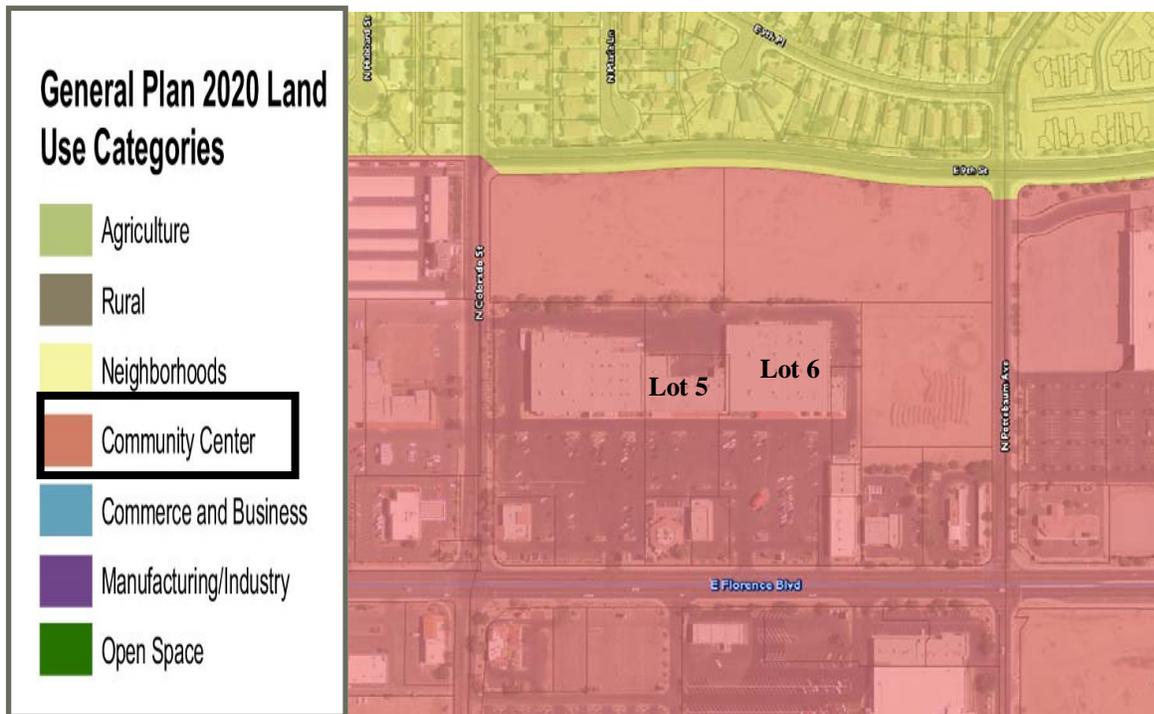
Because there is additional parking areas striped within the shopping center that are not shown on the Parking Site Plan and it appears that the Lot 5 is short of parking spaces Staff has added a condition of approval, that any required off-site parking be approved with a Conditional Use Permit.

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 *Community Center* land use category is broad, however it is intended to encourage a mix of land uses and a variety of vertical and horizontal mixed-use commercial, retail and residential developments.

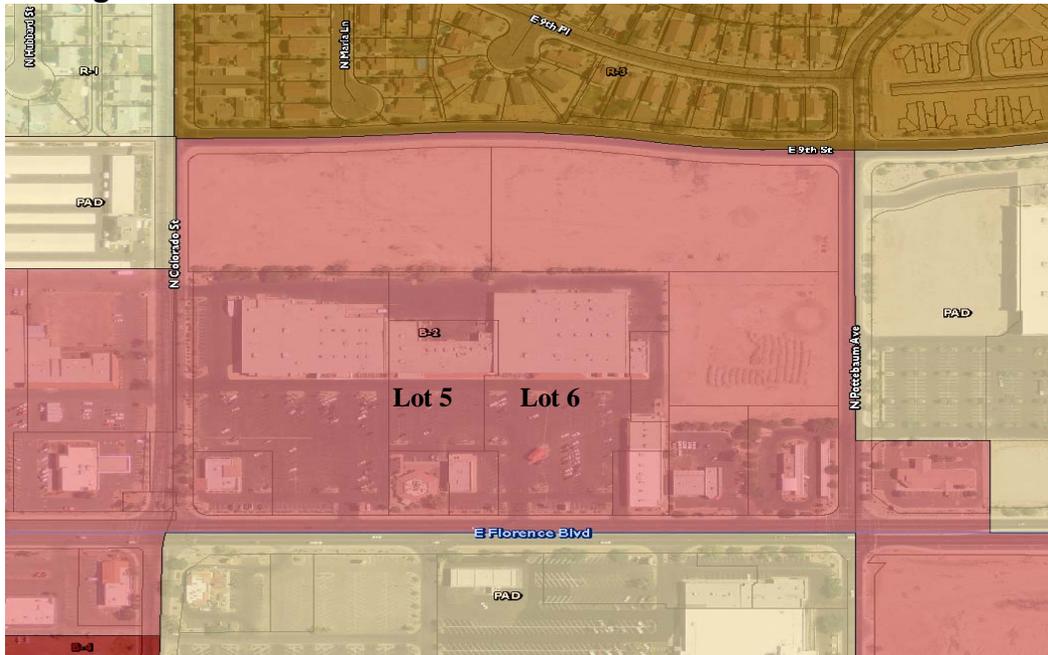
The existing shopping center is in compliance with the General Plan.



Conformance with Existing Zoning;

The subject site currently is zoned B-2 (General Business). Existing uses of commercial, retail, and restaurants are principally permitted uses in the B-2 zoning district.

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 22, 2013 on the subject site. An affidavit confirming this posting was supplied by the applicant.

Inquiries/Comments

- **City Staff received an inquiry relating to the purpose of this request.**

RECOMMENDED MOTION

Staff recommends the Commission approve **DSA-13-00044, the Preliminary Plat** for the **Casa Grande Shopping Center, subject to the following conditions:**

- 1. All required parking shall be provided on the same lot as the use unless a Conditional Use Permit for off-site parking is approved.**

Exhibit:

Exhibit A - Casa Grande Shopping Center Final Plat

Exhibit B - Casa Grande Shopping Center Preliminary Plat

