



**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 3, 2013

**REQUEST**

**Request by Arizona Water Company**, for the following land use request located at 835 N. Arizola Road; APN 505-22-002K:

- 1. DSA-13-00100: 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-13-00100 (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**

<b>Site Area</b>	.23 acres
<b>Zoning</b>	UR (Urban Ranch)

<b>General Plan Designation</b>	Community Center
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**Surrounding Land Use and Zoning**

<b>Direction</b>	<b>General Plan Designation</b>	<b>Existing Zoning</b>	<b>Current Uses</b>
<b>North</b>	Community Center	PAD (Planned Area Development)	Vacant land
<b>South</b>	Community Center	UR (Urban Ranch)	Vacant land
<b>East</b>	Community Center	UR (Urban Ranch)	Vacant land
<b>West</b>	Community Center	PAD (Planned Area Development)	Vacant land

**Development Standards:**

	<b>Proposed Development</b>	<b>City Code requirements (UR)</b>
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 835 N. Arizola Road. The property is currently fenced with a six-foot high chain link fence. 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.

**Site Aerial:**



Site Photo (view to the northeast):



Site Photo (view to the east):

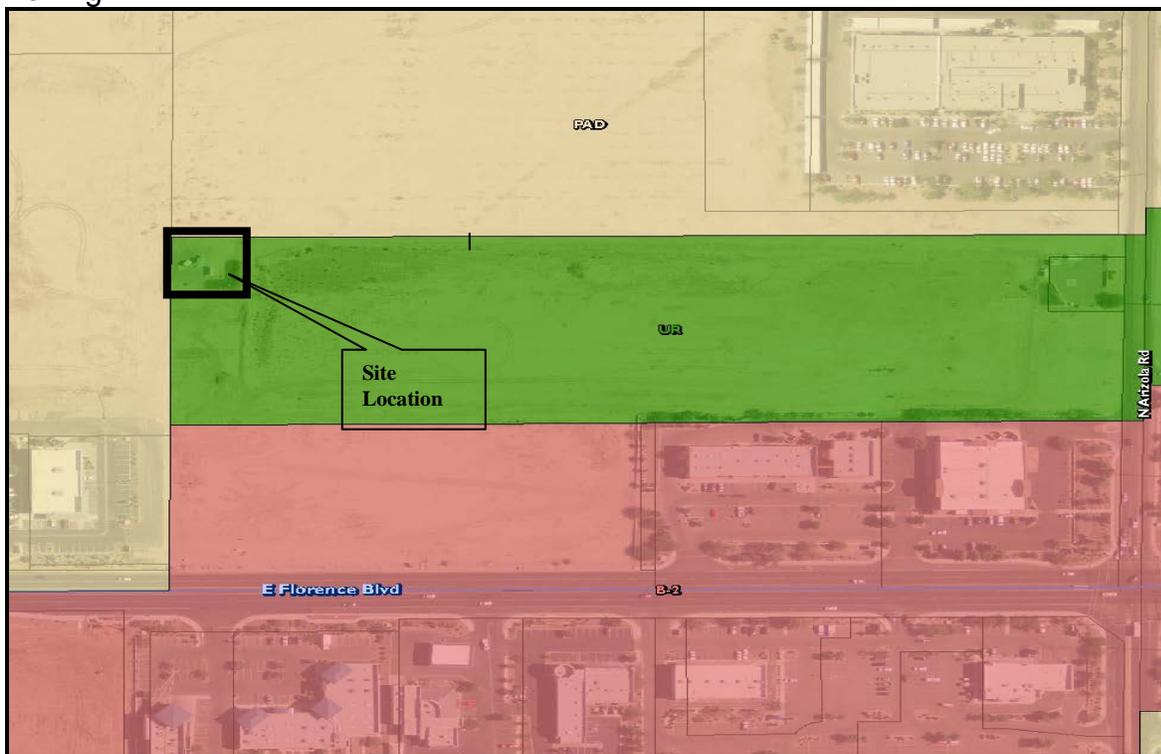


The site is zoned UR (Urban Ranch) and water pump stations are conditionally

permitted in an Urban Ranch Zoning District. City Staff has no record of a Conditional Use Permit for this site; however Staff believes that the site is “legal non-conforming”. Any expansions of the site will require a new Conditional Use Permit.

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).

Zoning:



**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 existing site is bounded by a 6 foot high chain link fence that contains equipment within the site. The site is sufficient in size to accommodate the following equipment:

- 6'x6'x7' high chlorinator shed on a concrete pad
- 7' high shade ramada
- 55 gallon drum on cradle (oil tank)
- 15' high radio antenna
- 5'x12'x6' high electrical cabinet on a concrete pad
- 12' high site light
- 3' high electrical service box

Staff finds that the proposed fence will screen the site and the screen from public view, the majority of the equipment contained within the 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 of this site; 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;**

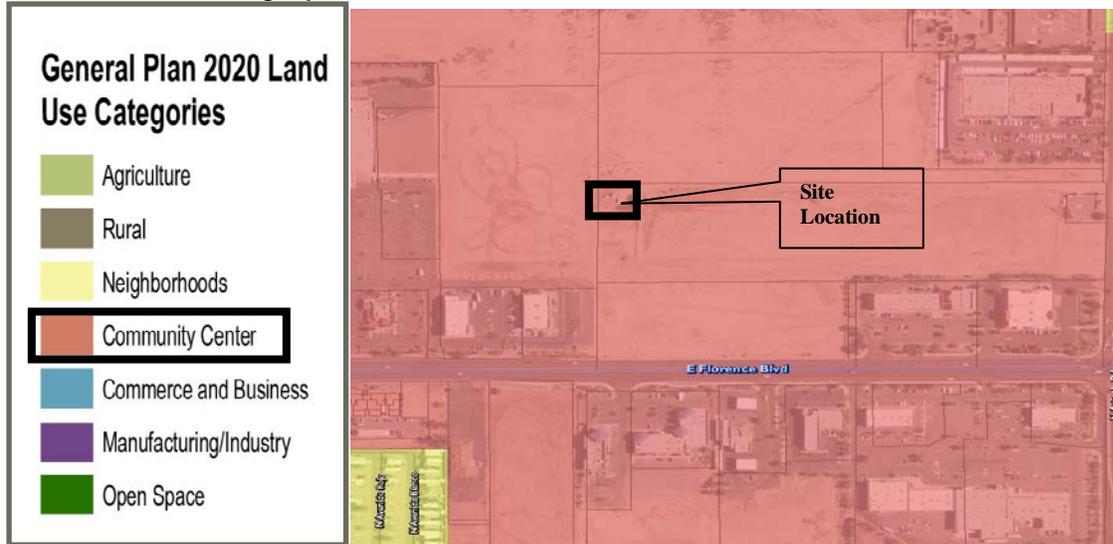
Presently, the site is surrounded by vacant land. The area to the north and the west is proposed for commercial development. The site is located in the Community Center land use category; therefore this land use category does not support single family residential, but it does support multi family residential. If multi-family were to develop adjacent to the site, it would serve as a transitional land use buffer between the well site and future commercial development. For development of future multi-family residential, the site would need a Zone Change and a Major Site Plan/Final Development Plan. At the final development plan review, any site design issues would be addressed through this process.

The new 8 foot high cmu fence will assist in buffering noise and screen the equipment from adjacent properties.

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 or inquiries to the proposed request.

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

The site is located in the *Community Center* Land Use category. This category allows for a mix of commercial, retail and higher density residential developments. 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.**

N/A.

**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 September 17, 2013 for the October 3rd, Planning and Zoning Commission public hearing.
- Notice was mailed on September 18, 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.

**Inquiries/Comments**

City Staff has not received any comments regarding this request.

**STAFF RECOMMENDATION**

Staff recommends the Commission approve **Resolution DSA-13-00100, 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.

**Exhibit:**

Exhibit A – Site Plan

