



**Planning and Zoning
Commission
STAFF REPORT**

AGENDA

TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: Jim Gagliardi, AICP, City Planner
MEETING DATE: November 7, 2013
SUBJECT: DSA-13-00119: Major Site Plan – The Arcade at Casa Grande Marketplace

REQUEST

Request by CJM Development, INC for the following request:

1. DSA-13-00119: Major Site Plan for a new 23,000 sq. ft. building for an indoor commercial recreation use with a restaurant located at 1570 E Florence Blvd, APN No. 505-22-009G.

APPLICANT/OWNERSHIP INFORMATION

CJM Development, INC
5240 S Sunland Gin Rd
Eloy, AZ 85131
P: 520-836-9681
Email: mbajwa6124@aol.com

Pride Properties, LLC
5240 S Sunland Gin Rd
Eloy, AZ 85131
P: 520-836-9681
Email: mbajawa6124@aol.com

HISTORY

May 16, 1973 The site was annexed into the City's incorporated limits (DSA-10-00178).

June 4, 1973 Initial zoning of R-3 (Multi-family Residential) was established for the property (Ordinance No. 468).

February 5, 2001 Zoning was changed to the current zoning of PAD (Ordinance No. 1178.162).

PROJECT DESCRIPTION

Site Area	1.78-acres
Current Land Use	Undeveloped site with paved parking lot.
Existing Zoning	PAD (Casa Grande Marketplace)

Site and Surrounding Area Land Use and Zoning

Direction	General Plan 2020 Designation	Existing Zoning	Current Uses
North	<i>Community Center</i>	PAD (Odyssey)	Charter school
East	<i>Community Center</i>	PAD (Casa Grande Retirement Community)/UR (Urban Ranch)	Medical clinic/ vacant land
South	<i>Community Center</i>	PAD (Jiffy Lube)/ B-2 (General Business)	Retail, offices
West	<i>Community Center</i>	B-2 (General Business)	Vacant retail, Single-Family Residential

SITE CONTEXT AERIAL



General Discussion:

CJM Development, INC is requesting final development plan approval to construct a 23,000 sq. ft. family arcade/ indoor amusement and game center with food service on a 1.78 parcel easterly adjacent to the Home Depot. This amends the existing final development plan associated with the Casa Grande Marketplace PAD. The parcel already has site improvements such as asphalt parking, light poles and internal landscaping. The site serves as ancillary parking and cross access for Home Depot. This development plan is show the specific footprint and elevations for the new building, newly proposed landscaping and site features such as a dumpster enclosure and bicycle parking facilities to accommodate the new building.

CONFORMANCE WITH MAJOR SITE PLAN REVIEW CRITERIA

The Commission, in approving a Major Site Plan, shall find as follows:

1. Relationship of the plan elements to conditions both on and off the property

The proposed building is to be immediately east of the existing Home Depot, no changes in access, drive aisles, or other connectivity are proposed. The new building is to share the same architectural elements as other buildings within the Casa Grande Marketplace per the requirements of the PAD; thereby incorporating plan elements of the adjacent sites.

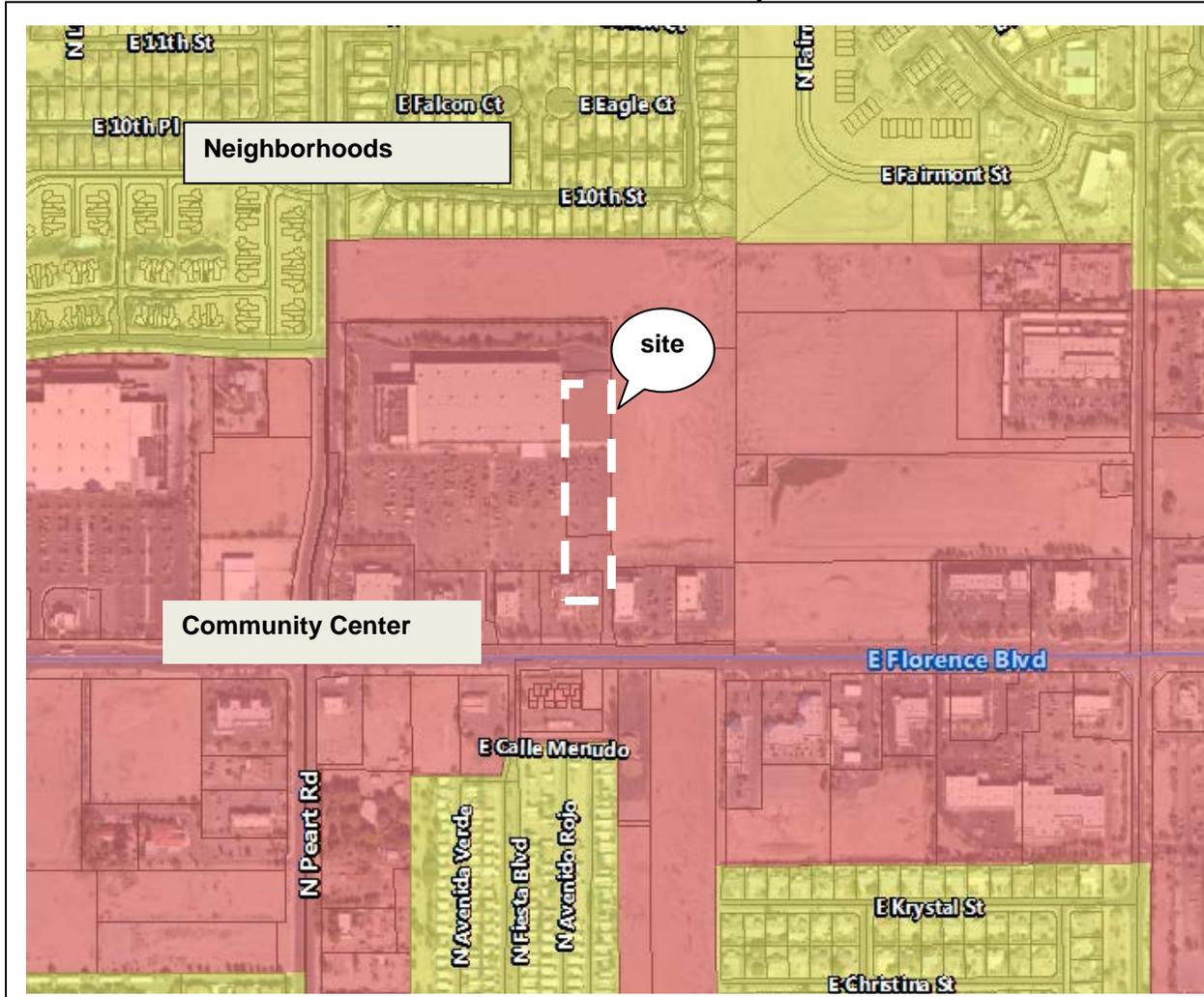
2. Conformance to the City's Zoning Ordinance

The site is PAD (Casa Grande Marketplace) where “Arcade” and “restaurant” are among the list of permitted uses and identified for this subject parcel.

3. Conformance to the City's General Plan

This use is in conformance with General Plan 2020. The General Plan designation for the site is *Community Center*. This use will attract varying ages and groups within the community, ascribing to the goals of the Community Center designation. The PAD zoning is an appropriate zone within this General Plan category.

General Plan 2020 Map



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

A traffic impact analysis (TIA) was prepared for this development and was reviewed and approved by City Staff. Per the findings of the TIA, no traffic mitigation improvements were recommended on or off site.

The City Code does not specifically list an arcade use within the parking table. Staff has determined that the proposed development to be the most similar to "Dancehalls, Skating Rinks or Similar Uses" in the Code. The off-street parking requirement for this use type is one parking space per 300 sq. ft. of floor area. The subject site has 105 parking spaces, where 77 spaces would be required. The adjacent parcels similarly meet their respective parking allocations as well.

5. Pedestrian and vehicular ingress and egress

Pedestrian access to the site is provided by a sidewalk that extends from Florence Blvd to the entrance of the Home Depot. A sidewalk abutting Home Depot extends east onto the subject site. Additionally, a bicycle rack is proposed in front of the building.

Primary vehicular access is provided via driveways along Florence Blvd across the Home Depot site. Access is also provided via driveways along Peart Rd. The most northerly drive access from Peart Rd will serve as access to unloading and deliveries and trash service as this drive extends east to the subject site.

6. Building location and height

The building is located 30 ft. from the easterly wall of the Home Depot with its entrance facing south toward the pad lots abutting Florence Blvd. The height is to be 35 ft. which is allowed per the Casa Grande Marketplace PAD.

7. Landscaping

The preliminary landscape plan identifies both existing landscaping located within parking lot islands and proposed landscaping abutting the front of the building, as well proposed ground treatment between Home Depot and the proposed building. Per the PAD, specific landscape plans are to be provided with the major site plan for that particular phase that is developing. Prior to building permit issuance, a final landscape plan that meets City Code requirements will be submitted.

8. Is the proposed Lighting Plan in conformance with the City's Light Ordinance

The lighting plan and design conforms to the City's Light Ordinance by providing full cut-off fixtures and limiting spill-over onto the adjacent properties where possible.

9. Provisions for utilities

The utilities presently serving the adjacent development within the PAD are to be used.

10. Grading and Site Drainage

Grading and drainage plans were submitted and approved by City Staff. The conclusion of the drainage report was that on-site surface retention was adequate.

11. Open space

Aside from parking lot and streetscape landscaping, public open space is not

provided with this development. The PAD overall is to have a total of 19% (including landscaping).

12. Loading and unloading areas

Receiving is located at the northern end of the parcel via an access drive that runs eastward from a driveway along Peart Rd to the west behind Home Depot. A delivery area has been provided on the elevations showing that the back of the new building will be used for deliveries.

13. Signage

Signage will be reviewed and permitted through the separate sign permit process per the PAD’s approved comprehensive sign plan.

14. Screening

Since no outdoor storage is being proposed, screening is not applicable. The site’s dumpster is to have an enclosure meeting City design standards.

15. Setbacks

The proposed building meets all required minimum building setbacks for Casa Grande Marketplace PAD:

	PAD Min. Setbacks	Proposed Building Setbacks
Front	20’	~240’
Side	Total of 15’	~30’ & 0’
Rear	15’	~40’
Res. Zone	50’	~460’

16. Architectural Design

The project will comply with the architectural guidelines stated within the Casa Grande Marketplace PAD. The theme per the PAD reflects a contemporary southwest-style design with stucco and masonry exteriors.

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 October 22, 2013.

- A notice was mailed by City Staff on October 22, 2013 to each owner of property situated within two hundred feet of the subject property. An affidavit confirming this mailing is within the file.
- A notice was posted by the applicant on the subject site on October 22, 2012. An affidavit confirming this posting was also supplied by the applicant.

Inquiries/Comments

At the time of writing, Staff has not received any comments regarding this request.

RECOMMENDED MOTION

DSA-13-00119

Staff recommends the Commission approve the Final Development Plan subject to the following technical modifications:

1. To provide a more clearly defined parking allocation, revise the plans to reference Major 'A', "The Arcade" to be parked at 1 parking space per 300 sq ft. This use is similar to "dancehalls, skating rinks or similar uses" as defined in City Code at one parking space per 300 sq ft. This would revise the off-street parking requirement to be 77 spaces where 105 are provided.
2. Provide dimensions of the Arcade (121 ft. X 131 ft. 8") and the dimensions of revised Shops 'A'.
3. Revise the Shops 'A' square footage in the site data table as well revising the site's required vs. provided parking.
4. Identify the owner's name and address on the parcel directly to north of site.
5. Verify the placement of the dumpster to ensure it does block building access.
6. Provide a typical of a bike rack on the plan.
7. Identify the location of HVAC and other mechanical equipment and its screening with either landscaping or a low decorative wall or landscaping. If this is to be provided on the roof, it must be covered by parapet, and noted accordingly.
8. Provide information on the colors and materials as part of the elevations.
9. Provide a note indicating the number of required vs. provided number of parking spaces (90/105).
10. On the preliminary landscape plan, remove "of 3" in the lower right-hand corner of the page where it reads "Sheet L.1.1 of 3".

Attachments

- Exhibit A: Project Narrative
- Exhibit B: Site Plan
- Exhibit C: Elevations
- Exhibit D: Preliminary Landscape Plan

Exhibit A: Project Narrative

SUBMITTAL FOR REVIEW TO CLARIFY OR MODIFY AN EXISTING COMMERCIAL PLANNED AREA DEVELOPMENT

November 08, 2012

Casa Grande Marketplace PAD
North East corner of Florence Boulevard and Peart Rd.

RE: Phase 1, Major A, and Shops A

Purpose of Request

Purpose of the this submittal is to request a change to the square footage limitation for the “Major and Shop Building” component of the Pad Project Description, specifically for parcel designated Phase 1, Major A and Shops A.

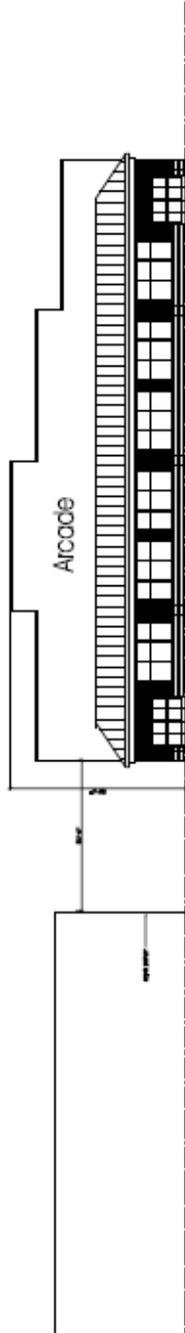
Proposal Description

To build and operate a family arcade/indoor amusement and game center with food service. In order to maximize the entertainment offering, while providing a safe, open and inviting interior environment, a request will be made to increase the allowable size of the building area.

While the existing PAD is not specifically restrictive, it does propose square footage limitations to the allowable building area. The existing PAD calls for the total building area to be approximately 245,910 sq. ft. and, (generally divided into four components), the major and shop buildings to be 25,534 sq. ft.. As the components designated as Pad (detached) buildings that are already built do not maximize the allowable square footage for that component, and that the allowable total is designated as approximate, a request would be made to allow an increase to the building area limitation as currently exists. The proposed increase would be approximately 2% of the allowable approximate total.

Exhibit C: Elevations

		JOB NO. 15-034 DATE AUGUST 11, 2015 REVISION SEPTEMBER 24, 2015		A 2015 ARCADE @ CASA GRANDE MARKETPLACE JAMES HEST FLORENCE BIRD CIVIL ENGINEER, ARCHITECT BUILDING ELEVATIONS	6 SHEET
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WEST ELEVATION - ARCADE

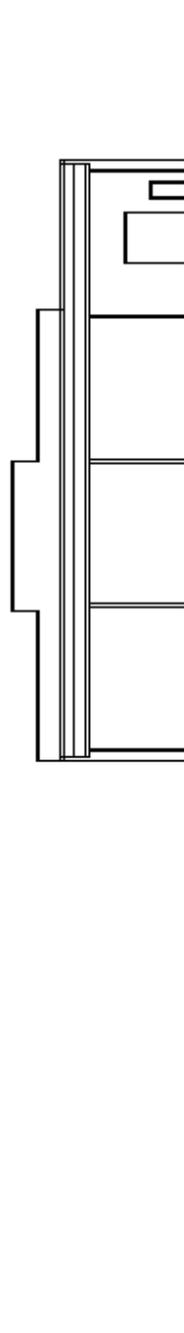


NOTE:
 GRADE FOR THIS SITE SHALL
 BE DETERMINED BY THE
 MARKETPLACE CORP. SITE
 PLAN.

WEST ELEVATION - ARCADE

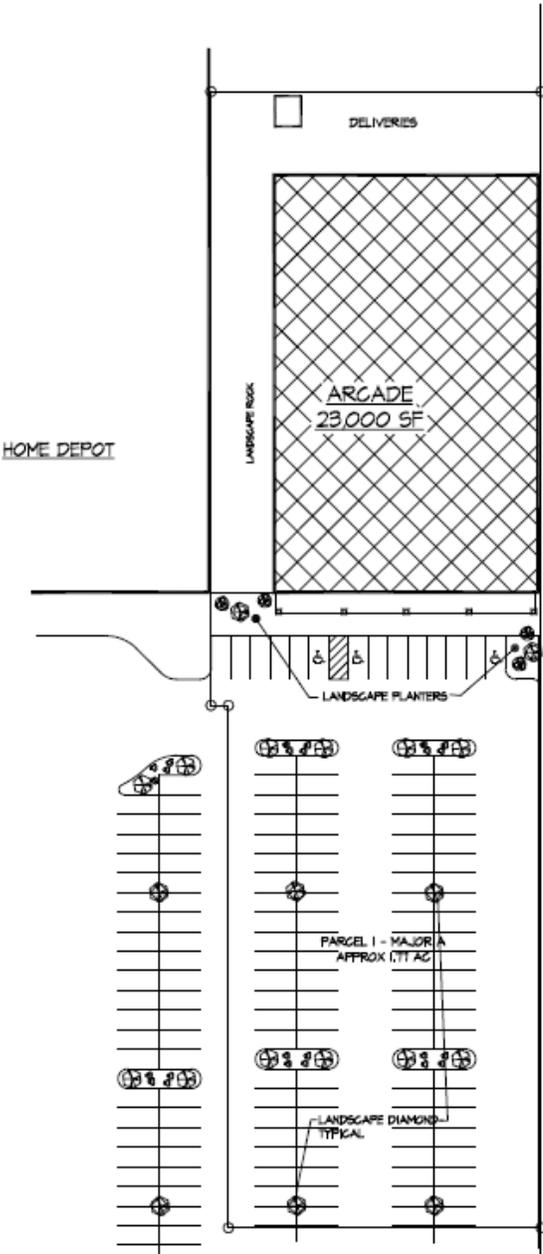


WEST ELEVATION - ARCADE



WEST ELEVATION - ARCADE

Exhibit D: Preliminary Landscape Plan



LANDSCAPING PLAN
SCALE: 1" = 50'-0"



JOB NO.
13054

DATE
AUGUST 5, 2015
REVISION
SEPTEMBER 24, 2015



A. BERRY
ARCADE @ CASA GRANDE MARKETPLACE
1570 EAST HOEDRICK BLVD
CASA GRANDE, ARIZONA
LANDSCAPING PLAN

SHEET

1.1
OF 3