



Planning and Zoning
Commission
STAFF REPORT

AGENDA

TO: PLANNING AND ZONING COMMISSION

FROM: Laura Blakeman, City Planner

MEETING DATE: October 3, 2013

SUBJECT: **DSA-13-00124:** Zone Change request from B-4 (Community Business) to B-3 (Central Business)

REQUEST

Request by Jennifer Deall for the following land use request:

DSA-13-00124: Zone Change from B-4 (Community Services Zone) to B-3 (Central Business Zone) for a .15 acre site located at 118 N. Sacaton Street and 112 N. Sacaton Street (APN 507-07-059).

STAFF'S RECOMMENDATION

Staff recommends approval of **DSA-13-00124**, the Zone Change from B-4 (Community Business) to B-3 (Central Business).

APPLICANT/OWNER

Jennifer Deall
PO Box 12545
Casa Grande, AZ 85130
P: 520-836-8300
Email: jenniferdeall@hotmail.com

Irwin Krugel
PO Box 10562
Casa Grande, AZ 85130
P: 520-705-5643

HISTORY

March 5, 1915: The site was annexed into the City limits of Casa Grande with two buildings located on it:

Central Creditor's Association Building (currently Stephani's Pooch Parlor). Source: Arizona State Historic Property Inventory June 1982.

Ward's Variety Store (currently Angels in Waiting Mortuary).
 Source: Arizona State Historic Property Inventory June 1982.

November 16, 1987 - The site received official zoning of B-4 (Community Business) with the adoption of the Zoning Ordinance and map.

April 16, 1985 - The historic buildings were placed on the local and national registers.

PROJECT DESCRIPTION

Site Area	.15 acres
Zoning	B-4 (Community Business)
Zone Change request	B-3 (Central Business)
General Plan Designation	<i>Community Center</i>

Surrounding Land Use and Zoning:

Direction	General Plan Designation	Existing Zoning	Current Uses
North	<i>Community Center</i>	B-3 (Central Business Zone)	Vacant building Custom Upholstery
South	<i>Community Center</i>	I-1 (Light Industrial)	AFH (Rehabilitation Center)
East	<i>Community Center</i>	B-4 (Community Business Zone)	AFH (Rehabilitation Center)
West	<i>Community Center</i>	B-4 (Community Business Zone)	Cazadores Construction

Development Standards:

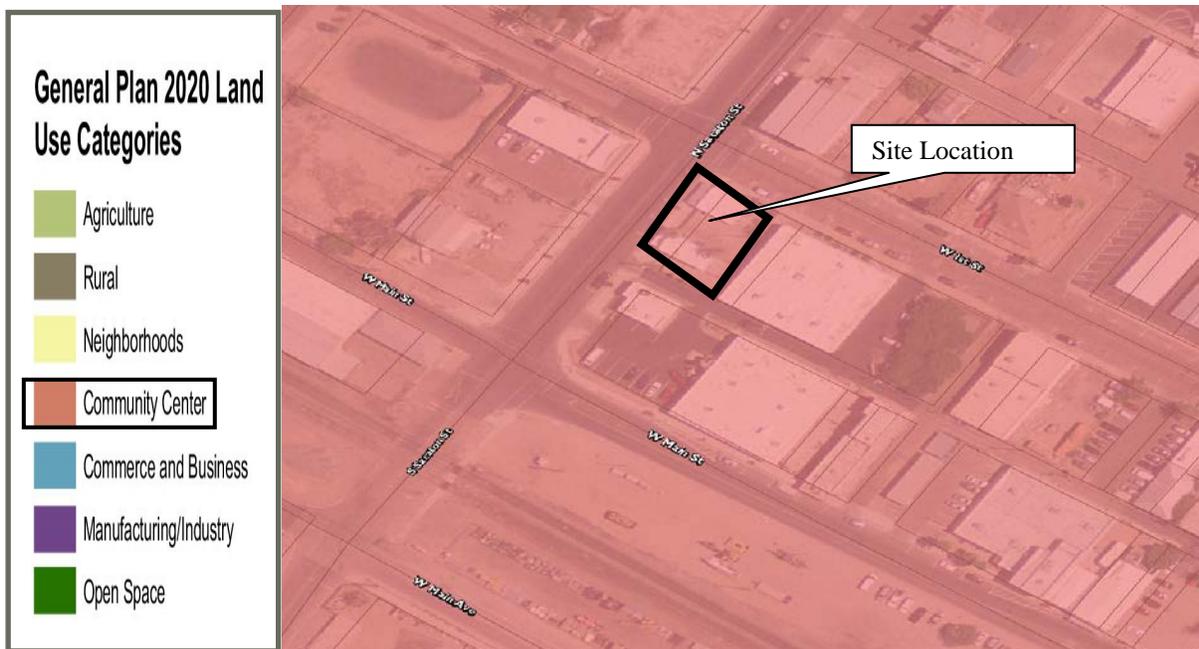
	City Code requirements (B-4)	City Code requirements (B-3)
Building Height:	35' maximum	45' maximum
Minimum Lot Width:	35'	150' (200' for corner lots)
Setbacks	Front – 35' Side – 7.5' Corner side – 25' Rear – 15' Residential Zone Boundary Setback = 45'	Front – 0 Side – 0 Corner side – 0 Rear – 0 Residential Zone Boundary = 20'

Site Aerial:



Conformance to the City's General Plan

The site's General Plan 2020 land use designation is *Community Center*. The requested B-3 zoning district complies with this land use designation as it allows for commercial, retail and services uses.



In discussions with the Angels in Waiting business owner regarding expansion to the existing business, it was discovered that this area is zoned B-4 (Community Business). Because the site is zoned B-4, it limits how the properties can develop because of the required setbacks and the B-4 zoning requires conformance with the standard parking code requirements. In comparison, the B-3 (Central Business) zone does not require minimum setbacks except for the residential zone setback and it allows for on-street parking, which can be used in meeting the standard parking code requirements.

The site currently houses commercial developments on the property (Stephani's Pooch Parlor & Angels in Waiting businesses) and is surrounded by commercial development. The area in the vicinity of this site is developed with predominately commercial, retail and service uses. These types of uses are typical for a B-3 zoned site. The B-4 zoning allows the majority of the B-3 land uses; however the B-4 Zoning is more intense commercial zoning and is a good transitional land use when it's adjacent to light industrial zoning.

Some examples of the B-4 permitted uses, which are not Principally Permitted Uses within the B-3 Zoning District, are as follows:

- Major automobile repair
- Building material sales yard, including sand and gravel
- Contractor's storage yard
- Equipment rental and storage yard
- Exterior storage of goods and materials (screened from view)
- Impound yard
- Machine Shop
- Light manufacturing
- Recycling center
- Truck repair and overhauling
- Truck stop
- Warehousing

Some examples of the B-3 permitted uses are as follows:

- Appliance sales and repair
- Barber shop
- Beauty parlor
- Banks Dry cleaning and laundry establishment
- Dancing or theatrical studio
- Florist
- Game rooms, pool halls,
- Hotel or motel
- Liquor store
- Lock and key shop
- Medical, dental or health clinic

- Offices
- Pawn shop
- Photographic studio

The site is located in the downtown area, in which the majority of the area is built to an urban form that reflects buildings constructed immediately adjacent to the public sidewalk, with limited on-site parking, with a strong pedestrian and street level orientation.

Community Center (urban form example):



The “urban form” envisioned for developments within the Community Center land use category of the General Plan requires buildings to be placed closer to the street, where pedestrian accessibility is encouraged rather than vehicular accessibility while allowing for a mix of building uses and density, while allowing for a mix of residential and commercial land uses. In recognition of the areas urban form and the Community Center land use, which encourages the urban form, City Staff is recommending a favorable recommendation on the rezoning. Specifically, in regards to future development, the rezoning if approved, would create more flexible setbacks and allow for on-street parking spaces to be counted towards the required parking spaces per code. Accordingly, the B-3 zone development standards would allow the “Community Center” urban form to be achieved which is not the case with the current B-4 zoning of the site.

CONFORMANCE WITH ZONE CHANGE REVIEW CRITERIA

In considering applications for Zone Changes per City Code 17.68.480, the Planning and Zoning Commission shall consider the following:

1. The action is consistent with the City’s General Plan; including, the goals, policies and applicable elements.

- *The requested B-3 rezoning will allow for the type of commercial uses, as*

well as creation of the desired urban form, as set forth within the General Plan Community Center land use category.

2. A rezoning conforms to the General Plan if it proposes land uses, densities or intensities within the range of identified uses, densities and intensities of the General Plan.

- The B-3 (Central Business) zoning is a permitted zoning district in the Community Center land use category of the General Plan.
- The Community Center land use supports retail, commercial and mixed use commercial development.
- The Community Center “Infrastructure and Mobility” component encourages streets that include facilities for pedestrians, cyclists and automobiles.
- On-street parking will be allowed for local streets.

3. The proposed zone change is necessary and proper at this time to meet the land use needs of the residents of the city.

- This rezoning will help facilitate the redevelopment of this site into uses that are compatible with the downtown and which provide services needed by the public.

PUBLIC NOTIFICATION/COMMENTS

Notification

Public hearing notification efforts for this request meet and exceed those requirements set out by City Code. They include:

1. A notice of time, date, place, and purpose of the public hearing was published in the Casa Grande Dispatch on September 17, 2013.
2. A notice was mailed on September 18, 2013 to each owner of property situated within three hundred feet of the site. An affidavit confirming this mailing is within the project file.
3. A notice was posted by the applicant on the subject site on September 18, 2013. An affidavit confirming this posting was also supplied by the applicant.

Inquiries/Comments

Staff has not received any comments on this request.

STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission forward a favorable recommendation to the City Council for DSA-13-00124, the Zone Change, from B-

4 (Community Business) to B-3 (Central Business).