



**Planning and Zoning Commission**

**STAFF REPORT**

AGENDA

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**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION

**FROM:** Joe Horn, City Planner

**MEETING DATE:** February 4, 2015

**REQUEST**

**Request by Chuck Wright of Pinal Design Group on behalf of Ken Sutton Auto, for the following land use approvals located at 717 West 1<sup>st</sup> Street. (Planner Joseph Horn)**

- 1. DSA-13-00137: Major Site Plan/Final Development Plan** for the construction of an Auto Impound Lot

**APPLICANT/OWNER**

Charles Wright  
 711 N. Walnut Dr  
 Casa Grande, AZ 85122  
 P: 520-466-5091  
 Email: pdgroupllc@msn.com

Ken Sutton/Ken Sutton Jr.  
 PO Box 12523  
 Casa Grande, AZ 85122  
 520-251-3428  
 Southwest\_towing@yahoo.com

**HISTORY**

*April 4, 1958:* The site was officially annexed into the city limits of Casa Grande, Ordinance 241

**PROJECT DESCRIPTION**

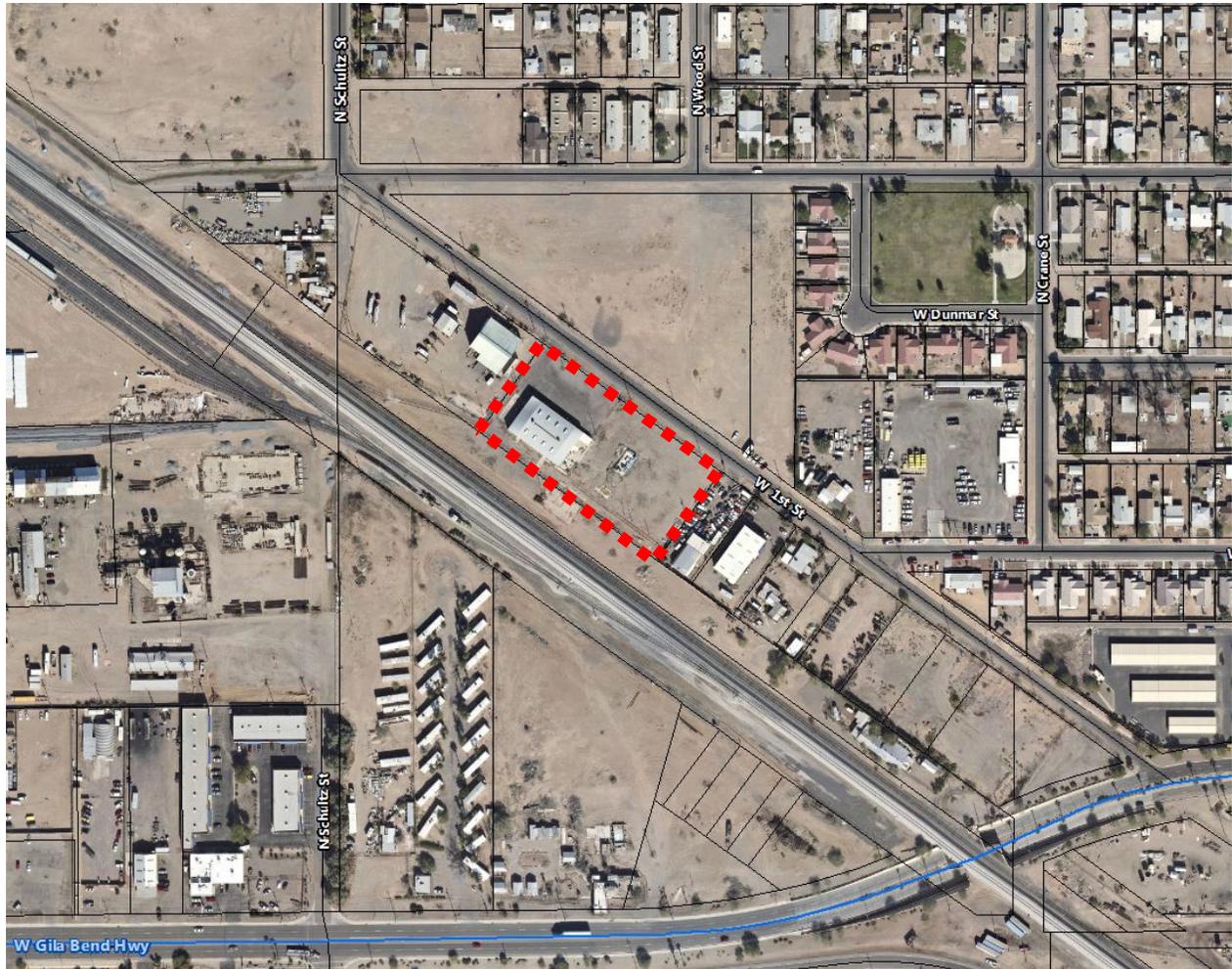
<b>Site Area</b>	2.0 acres
<b>Zoning</b>	I-1 (Garden and Light Industrial)
<b>General Plan Designation</b>	Community Center

**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	I-1 (Garden and Light Industrial)	Vacant building/storage
<b>South</b>	Community Center	I-1 (Garden and Light Industrial)	Auto Repair
<b>East</b>	Community Center	I-1 (Garden and Light Industrial)	Vacant land

<b>West</b>	Community Center	I-1 (Garden and Light Industrial)	Rail area
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**VICINITY MAP**



**Overview**

The requirement for the submittal of a Major Site Plan was originally prompted by a code enforcement violation. Historically, the north portion of the site has been used as an auto repair facility, a permitted use in the I-1 zone. In 2013, code enforcement recognized that the south portion, a historically vacant part of the site had multiple automobiles being stored on it. Automobile reduction yard and/or Junkyards are not a permitted use in the I-1 Zone district. The applicant has informed the city that they intend to use the south portion of the site as an Auto Impound Lot, a permitted use within the I-1 Zone.

In initial conversations, the City has agreed to allow the applicant to treat the Parcel as two separate developments. The north portion will be viewed as existing legal non-conforming and thus will not be required to meet any additional development requirements. The south portion of the site will be treated as a new project. There is some overlap in the design of the drainage basins, which will benefit the entire parcel.

**CONFORMANCE WITH FINAL DEVELOPMENT PLAN (MAJOR SITE PLAN) REVIEW**  
**CRITERIA 17.68.070**

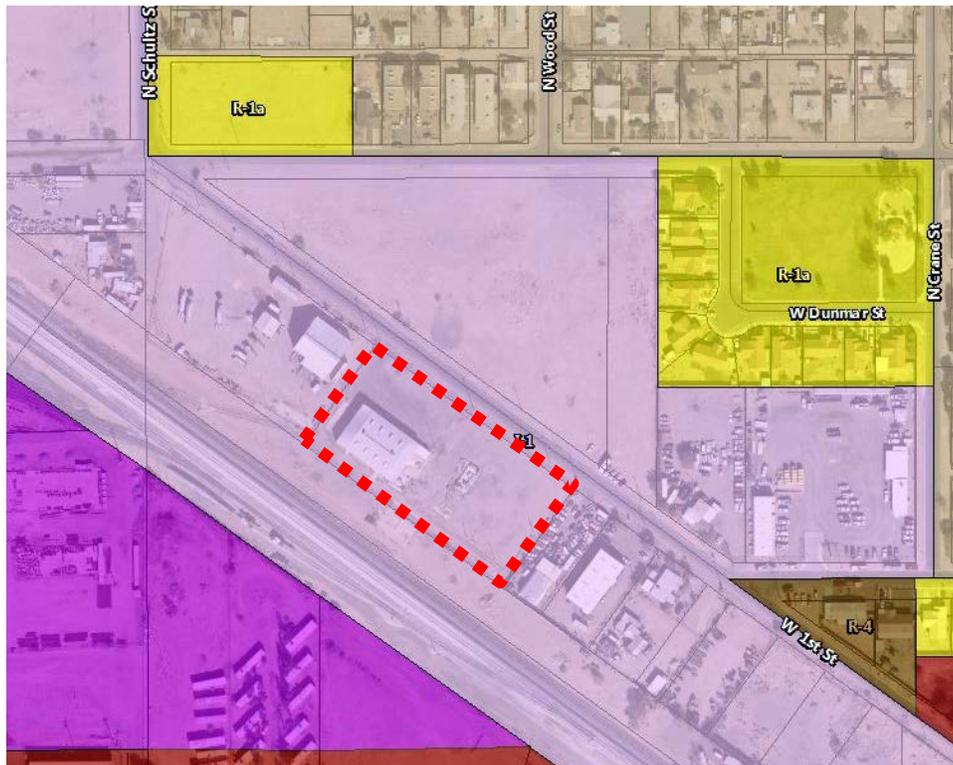
*In accordance with Section 17.68.070 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of Final Development Plan:*

**Relationship of the plan elements to conditions both on and off the property;**

The property is located in a light industrial area of the city. This area is very well suited for an auto impound lot. The Major Site Plan will also benefit the area by providing drainage retention for the lot, adding landscape to the street frontage, and providing an opaque screening fence around the auto impound area.

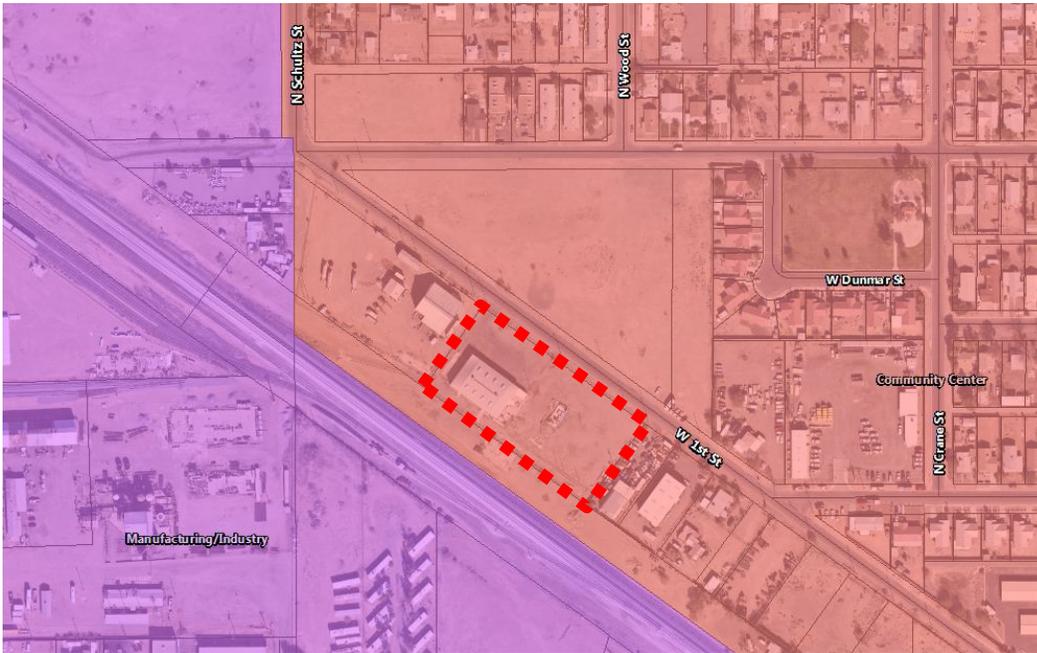
**Conformance to the City's Zoning Ordinance:**

The proposed use is located within the I-1(Garden and Light Industrial) zoning district. The plan conforms to the requirements of the I-1 Zone in regards to the parking, loading, screening, and landscaping standards set forth within the Zoning Code.



**Conformance to the City's General Plan:**

This use is not in conformance with General Plan 2020. The General Plan designation for the site is Community Center which does not support industrial zoning categories. The zoning of I-1 was present prior to being placed into the Community Center general plan category and is considered to be "grandfathered". The future General Plan 2030 should take into account the current I-1 zoning and be adjusted appropriately.



**The impact of the plan on the existing and anticipated traffic and parking conditions;**

According to past records, a traffic impact analysis (TIA) was not required for this submittal. The city traffic engineer has reviewed and approved the proposed development plan

Parking on the north portion of the lot is considered legal non-conforming as 35 spaces would be required and 30 spaces are provided. The Impound lot could be utilized solely for the purpose of parking impounded cars.

**The adequacy of the plan with respect to land use;**

The proposed site plan has been thoroughly reviewed and the 2.0 acre site has been determined to be very adequate in regards to the proposed uses and design.

**Pedestrian and vehicular ingress and egress;**

Sidewalks were not constructed as part of the original development therefore pedestrian connection is not provided from the building to the adjacent road.

Vehicular access is provided via one driveway at the far north of the parcel. City Traffic Engineer has reviewed the plan and approved the proposed access location.

**Building location and height;**

The only proposed buildings are 2 small storage sheds that meet any required setback or height restrictions. The existing building meets all setbacks. Staff is unsure of the height of the existing building, however if it is not in compliance it would be considered legal non-conforming.

**Landscaping;**

The applicant has been permitted to only be responsible to complete the landscape for the South portion of the site. The proposed landscape for that area is in compliance with the city's landscape code.

**Lighting;**

There is existing lighting on the site and no new lighting is proposed.

**Provisions for utilities;**

Utilities are all existing and the proposed new use will not require any additional capacities.

**Site drainage;**

Grading and Drainage plans were submitted, reviewed, and approved by City Staff.

**Open space;**

Aside from streetscape landscaping, public open space is not provided with this development.

**Loading and unloading areas;**

No loading or unloading areas are proposed.

**Grading;**

Grading and Drainage plans were submitted, reviewed, and approved by City Staff.

**Signage;**

No additional signage has been proposed at this time.

**Screening;**

An eight (8) foot high opaque fence will screen the impound lot area. Landscape will also aid in the screening of the impound lot.

**Setbacks;**

The storage buildings and other site improvements have been reviewed in regards to setbacks and exceed the I-1 zoning district's required setbacks.

**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 January 20, 2016.
- A notice was mailed on January 19, 2016 to each owner of property situated within three hundred feet of the site. An affidavit confirming this mailing is within the project file.

- A notice was posted by the applicant on the subject site on January 20, 2016. An affidavit confirming this posting was also supplied by the applicant.

### **Inquiries/Comments**

Staff has not received any inquiries regarding this request.

<b>STAFF RECOMMENDATION</b>
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**Staff recommends the Commission approve the Major Site Plan (DSA-13-00137) for Ken Sutton Auto with the following conditions.**

1. The Major Site Plan needs to be revised to:
  - A. Proposed Use shall be listed as “Auto Impound Lot” not as “Automobile Storage, Parts and Salvage”
  - B. Show building footprint for existing wood storage shed. (Site Plan Keynote number 20)
  - C. Provide existing lighting detail for all fixtures ensuring proper shielding is provided to meet Casa Grande’s Lighting code
2. Site Development Permit and Final Landscape Plan Application must be submitted for review and approval prior to the start of proposed site improvements.

