

	<p><b>Planning and Zoning Commission</b></p> <p><b>STAFF REPORT</b></p>	<p style="text-align: center;">AGENDA</p> <p># _____</p>
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**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION  
**FROM:** Jim Gagliardi, City Planner  
**MEETING DATE:** October 2, 2014

**REQUEST**

**Request by Alex Gonzalez of Evergreen Development Company** for the following land use approval on 17.2547 acres, generally located south of E Florence Blvd, west of Mission Parkway:

**DSA-14-00141: Preliminary Plat** to re-subdivide a portion of Parcel 3 of the re-subdivision of Parcels 3&5 of Mission Plaza at Mission Royale into 3 new lots to accommodate development within the commercial portion of the Mission Royale Planned Area Development.

**APPLICANT/OWNER**

<p>Alex Gonzalez,          Evergreen Development Co.          2390 E Camelback Rd          Phoenix, AZ 85016          P: 602-808-8600          Email: <a href="mailto:agonzalez@evgre.com">agonzalez@evgre.com</a></p>	<p>Florence Blvd &amp; 1-10 LLC          17550 N Perimeter Dr No. 180          Scottsdale, AZ 85255          P: 480-458-2455</p>
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**HISTORY**

- October 2, 1989:* The site was annexed with the passage of Ordinance No. 1178.18 and zoned UR with the annexation.
  
- October 5, 2000:* Zone change (CGPZ-069-000) from UR to PAD for Mission Royale.
  
- May 12, 2005:* PAD Amendment (CGPZ-093-005) to modify allowed uses within the commercial area known as Parcel B of Mission Royale
  
- August 7, 2014:* Conditional Use Permit and Major Site Plan Approval (DSA-14-00049 and DSA-14-00050) for a convenience food restaurant and multi-tenant building.

<b>PROJECT DESCRIPTION</b>
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<b>Site Area</b>	17.26 acres
<b>Current Land Use</b>	Neighborhoods (Commercial)
<b>Existing Zoning</b>	PAD

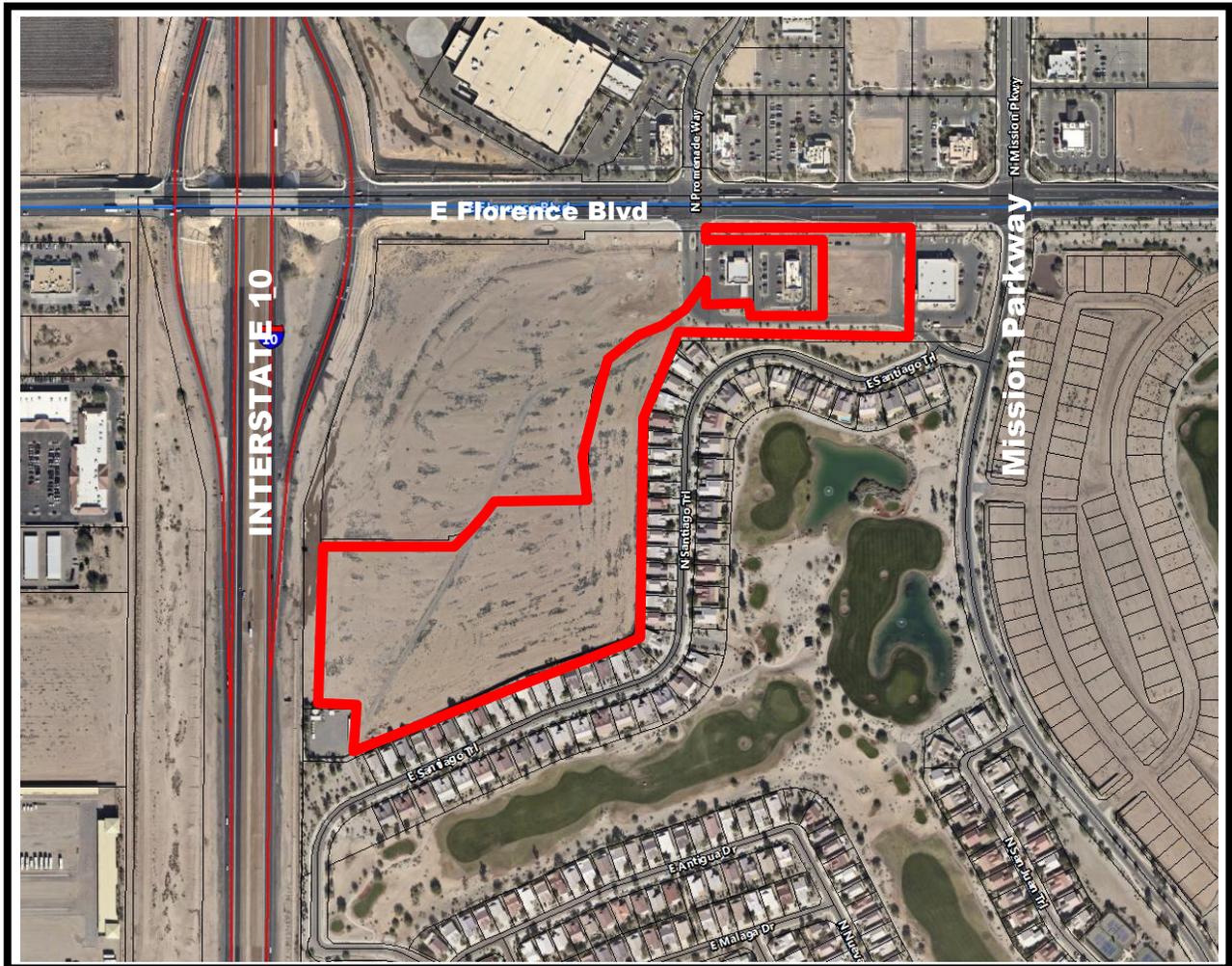
**Surrounding Land Use and Zoning**

Direction	General Plan 2020 Designation	Existing Zoning
<b>North</b>	<i>Commerce &amp; Business</i>	PAD (Casa Grande Regional Shopping Center)
<b>East</b>	<i>Neighborhoods</i>	PAD (Mission Royale)
<b>South</b>	<i>Neighborhoods</i>	PAD (Mission Royale)
<b>West</b>	<i>Neighborhoods</i>	PAD (Mission Royale)

**General Discussion**

The applicant proposes to re-subdivide a 17.26-acre lot into three lots and a tract (Exhibit A). Presently this lot is known as Parcel 3 of the Resubdivision of Parcel 3&5, Mission Plaza at Mission Royale; where a 2.06-acre portion of this parcel recently received approval by the Planning & Zoning Commission for a multi-tenant building and a convenience food restaurant (DSA-14-00049 and DSA-14-00050) (Exhibit B). A condition of approval was that prior to building permit issuance for these buildings, a preliminary and final plat to re-subdivide the property must occur. This condition is necessary because the 2.06-acre portion is proposed to be placed into separate ownership from the remainder of the platted parcel. Instead of proposing a subdivision of the 17.26-acre parcel into two lots, the applicant is proposing three lots and a tract. The largest of the three lots would be that portion of land that has not been considered for development. This lot is proposed to be 13.92 acres. The other two lots would be a division of the 2.06-acres recently approved for development, placing the convenience food restaurant on one lot (.8926 acres) and the multi-tenant building on another lot (1.65 acres). A 1.27-acre tract is proposed to provide common access and landscaping.

## SITE CONTEXT/AERIAL



Drainage, traffic, sewer, and water reports were submitted with this preliminary plat application, and there were no concerns by the reviewing departments.

The proposed subdivision is being processed in accordance with Section 16.12 of the City Code. Upon final approval of the preliminary plat, a final plat request will be heard by City Council.

## REVIEW FOR ADEQUACY

In reviewing a preliminary plat, the following items are typically reviewed to assure adequacy with development regulations:

### 1. Lot size, dimensions

The three proposed lots meet lot size and dimensions required of the PAD zone district. The largest of the three lots being proposed is currently undeveloped and has no existing site plan approval. It will be evaluated for setbacks, parking and other development standards upon submittal of a Major Site Plan. It is over 13.9 acres in size, however, and has access to Florence Blvd and Mission Parkway through existing cross access agreements, so it can easily accommodate future development. The two lots proposed with the recently-approved Major Site Plan are further analyzed below.

### 2. Setbacks

In reviewing preliminary plats, it's ideal to have conceptual building proposals to assess whether basic building footprints can fit on a lot while meeting the required setbacks resulting from the proposed lot lines. This helps ensure that the creation of lots does not unintentionally create setback encroachment issues. The recently approved Major Site Plan proposes two buildings upon a 2.06-acre area. The preliminary plat request proposes these two buildings to be on separate lots, with a dividing lot line between them. The PAD requires interior side-yard setbacks to be a minimum of 10 ft. As two lots, the interior side setback would be 35 ft. between both buildings and their proposed dividing property line; therefore the required setback is amply accommodated. The front, rear, and opposite side setbacks will not be affected by the plat request. A condition of approval of this preliminary plat, however, is that the applicant shall amend the Major Site Plan to delineate this property line on the major site plan to identify the area as two separate lots.

### 3. Parking provision

The City Code requires that parking for a use must be provided on the same lot as the use unless a Conditional Use Permit has been issued allowing an adjacent site with excess parking spaces to be permanently reserved for the benefit of the lot with an insufficient number of parking spaces. The Major Site Plan (DSA-14-00050) approving the convenience food restaurant and multi-tenant building provides for 86 parking spaces, where 78 spaces would be required based on the proposed uses.

As a 2.06-acre lot, the parking requirement was met by the following analysis:

Convenience Food Restaurant: 1,750 sq. ft. of public serving area @ one parking space required per 50 sq. ft. of public serving area = 35 parking spaces

Multi-tenant building, Suite 1:	4010 sq. ft. of retail @ one parking space required per 250 sq. ft. = 16 spaces
Multi-tenant building Suite 2:	1,250 sq. ft. of public serving area for restaurant @ one parking space required per 50 sq. ft. of public serving area = 25 spaces
Multi-tenant building Suite 2 Patio:	225 sq. ft. patio @ one parking space required per 200 sq. ft. of patio = 2 spaces

Total parking required: 78 spaces  
Total parking provided: 86 spaces

The proposal for two lots creates a shortfall in the number of required parking spaces for the lot with the convenience restaurant. This restaurant requires 35 parking spaces and the proposed lot configuration only provides for 17 parking spaces. The multi-tenant lot requires 43 spaces where 69 spaces are provided.

The Mission Royale PAD requires that there be shared parking among lots established within private conditions, covenants and restrictions (CC&R's) among all the commercial properties within the Mission Royale development. Regardless of the shared parking agreement, a Conditional Use Permit must be obtained allowing parking spaces off-site to be used to fulfill the onsite parking requirement. Therefore, it is condition of approval of this preliminary plat that a Conditional Use Permit shall be approved reserving 18 spaces on the lot with the multi-tenant building for the benefit of the convenience-food restaurant lot.

**4. Drainage pattern/ developed flows accommodation**

The drainage report submitted with this application, in addition to the past drainage report approving this site's Major Site Plan presents no issues with the proposed layout of lots. A shared drainage statement will be provided on the final plat.

**5. Utility access and provision and other necessary easements.**

This proposed subdivision shows no apparent issues with ability to provide utilities to the proposed lots. The final plat will include a statement including cross access for utility access. The final plat also must include an easement for the existing signage that benefits off-site parcels not considered with this subdivision. Presently there are signs for Chase and Culvers that are upon this proposed plat.

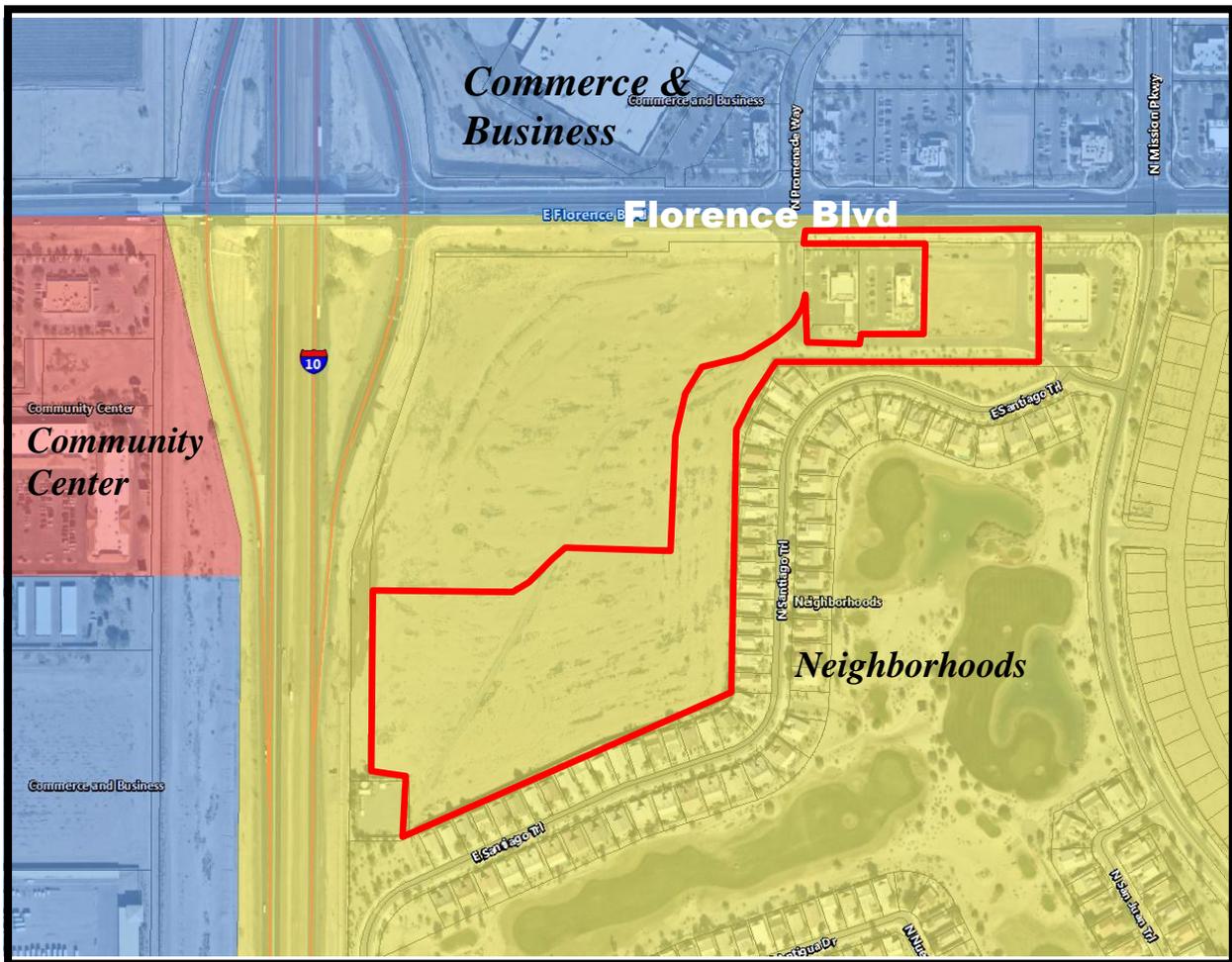
**6. Access to / Adequacy of public roads**

There are existing cross access easements allowing access across all areas within the commercial area of Mission Royale. The access for these lots to Mission Parkway and Florence Blvd is accommodated by east-west drive aisle that runs to the south of the businesses along Florence Blvd.

**COMFORMANCE TO THE GENERAL PLAN**

The designated land use per the General Plan for the subject area is *Neighborhoods*. This land use category was previously considered upon the property's zoning for the commercial area of the Mission Royale PAD, but also generally accommodates neighborhood and community commercial and service development on sites up to 20 acres. The floor area ratio is to have a maximum of 0.35. As two separate lots, the buildings proposed thereon do not exceed the 0.35 floor area ratio. The lot with the multi-tenant building would have a floor area ratio of .11 and the lot with the convenience food restaurant would have a floor area ratio of .092.

**GENERAL PLAN 2020 EXHIBIT**



**CONFORMANCE WITH ZONING**

The proposed and existing uses are compliant with the PAD zoning.

**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 September 15, 2014 at least fifteen (15) days before the October 2, 2014 Planning Commission public hearing.
- Notice was mailed by the City on September 17, 2014 at least ten (10) days before the October 2, 2014 Planning Commission public hearing, to each owner of property situated within 200 feet of the subject property. An affidavit confirming this is located in the project file.
- A sign was posted by the applicant by September 17, 2014 on the subject site informing the public that this application would be considered by the Planning Commission at the October 2, 2014 meeting. An affidavit confirming this posting was supplied by the applicant.

### **Inquiries/Comments**

At the time of this writing, one email inquiry was received.

## RECOMMENDED MOTION

Staff recommends the Commission approve DSA-13-00141, Preliminary Plat to re-subdivide a portion of Parcel 3 of the re-subdivision of Parcels 3&5 of Mission Plaza at Mission Royale with the following conditions:

1. Final approval of the preliminary plat shall not occur until the Major Site Plan DSA-14-00050 has been amended to identify the area as two separate lots.
2. Final approval of the preliminary plat shall not occur until a Conditional Use Permit is approved, allowing off-site parking spaces to be used on one lot for the fulfillment of the on-site parking requirement for the other lot.

### **Exhibits**

Exhibit A- Preliminary Plat

Exhibit B- Major Site Plan DSA-14-00050



