



Planning and Zoning
Commission
STAFF REPORT

AGENDA

TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Laura Blakeman, City Planner

MEETING DATE: January 2, 2014

REQUEST

Request by Arizona Water Company, for the following land use approval for property located at 1882 E. Florence Boulevard:

- 1. DSA-13-00142: Conditional Use Permit** to allow for a **Well Site #30** and a special purpose fence (8' feet in height).

STAFF RECOMMENDATION

Staff recommends approval of Resolution DSA-13-00142 (Conditional Use Permit) for a Well Site and Special Purpose Fence for Well Site #30.

APPLICANT/OWNER

Arizona Water Company
PO Box 29006
Casa Grande, AZ 85122
P: 520-836-8785
Email: rmurrieta@azwater.com

Same as applicant

HISTORY

January 3, 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

Site Area	.23 acres
Zoning	UR (Urban Ranch
General Plan Designation	Community Center

Surrounding Land Use and Zoning

Direction	General Plan Designation	Existing Zoning	Current Uses
North	Community Center	PAD (Planned Area Development)	Rightway Healthcare
South	Community Center	PAD (Planned Area Development)	Florence Boulevard, Vacant land
East	Community Center	PAD (Planned Area Development)	Arizona Advanced Urology, Dermatology Specialists, Cancer Support Center
West	Community Center	PAD (Planned Area Development)	Biltmore Cardiology, Molar Magic

Development Standards:

	Proposed Development	City Code requirements (UR)
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 well site and water pumping station facility located at 1882 E. Florence Boulevard. 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:



The site is zoned UR (Urban Ranch) and water pump stations are conditionally permitted in an Urban Ranch Zoning District.

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:

- Water well
- 6'x6'x7' high chlorinator shed
- 15' high radio antenna
- 5'x12'x6' high electrical cabinet
- 3' high electrical transformer box
- 20' high utility pole
- 12' high site light

Staff finds that the proposed fence will screen the site from public view and screen 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 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;

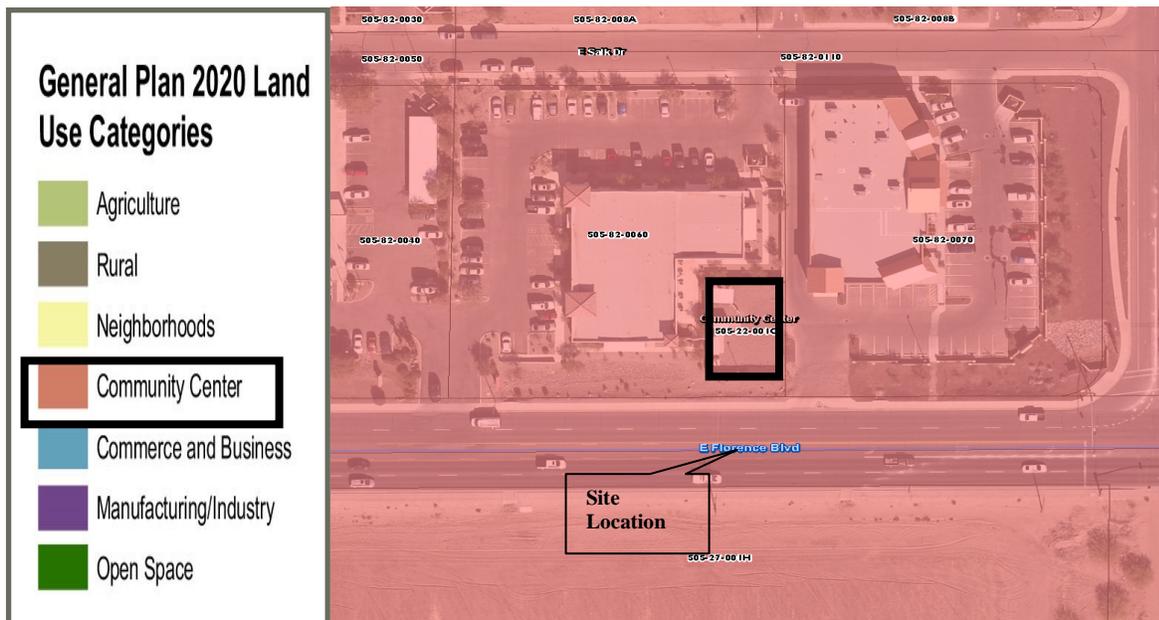
The site is surrounded by commercial uses that are permitted uses within the Casa Grande Medical Campus PAD. Staff is not aware of any adverse effects upon abutting property, as the adjacent sites are built out.

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 November 19, 2013 for the December 5th, Planning and Zoning Commission public hearing.
- Notice was mailed on November 20, 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 received concern from an adjacent property owner that the Arizona Water Company trucks were blocking the service drive aisle on the adjacent property to the east. Arizona Water Company has submitted a letter to Staff stating that their trucks will not block the service drive aisle.

STAFF RECOMMENDATION

Staff recommends the Commission approve **Resolution DSA-13-00142, the Conditional Use Permit for a Well Site and Special Purpose Fence** subject to the following conditions:

1. Any expansion of the site will require a new conditional use permit review.
2. The block wall shall be 8 feet in height.

Exhibits:

Exhibit A – Site Plan

