

	Planning and Zoning Commission STAFF REPORT	AGENDA # _____
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TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Jim Gagliardi, City Planner

MEETING DATE: September 4, 2014

REQUEST

Request by Ben Lee of Water Works Engineers, on behalf of Arizona Water Company for the following land use approval at 1300 N Henness Rd (APN # 505-23-002J):

1. **DSA-14-00116: Zone Change** from Urban Ranch (UR) to Single-Family Residential (R-1) to allow for reduced setback requirements to help accommodate a forthcoming proposal for placement of new treatment equipment and tank.

APPLICANT/OWNER

Ben Lee, Water Works Engineers
7580 N Dobson Rd #200
Scottsdale, AZ 85256
Phone: 480-661-1742 X112
Email: benl@wwengineers.com

Arizona Water Company
3805 N Black Canyon Hwy
Phoenix, AZ 85015
Phone: 602-240-6860
Email: jwilson@azwater.com

HISTORY

- October 2, 1989: The site was annexed into the City limits of Casa Grande with Ordinance No. 1178.18 known as the "I-194 Ordinance" and subsequently zoned UR.
- May 5, 2005: Conditional Use Permit and Site Plan approved (CGPZ-088-005) by the Planning & Zoning Commission for the allowance of a well site and arsenic treatment facility upon a UR-zoned property.
- May 10, 2005: Variance conditionally approved by the Board of Adjustment allowing for an 8 ft. rear yard and 8 ft. side yard setback where 50

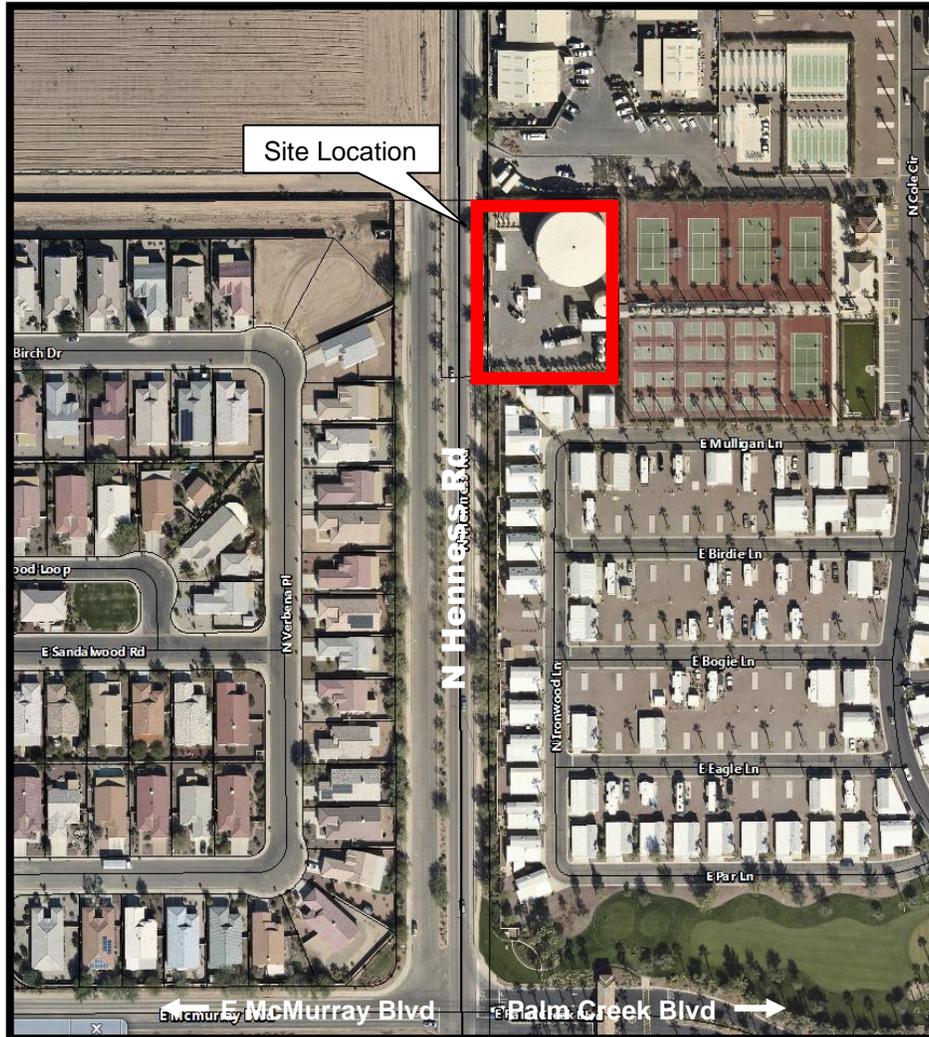
ft. is required to accommodate the facility. The condition was that trees be planted along the south-end of the property.

PROJECT DESCRIPTION	
Site Area	0.736 acres (32,060.16 sq. ft.)
Zoning	UR (Urban Ranch)
General Plan Designation	<i>Neighborhoods</i>

Surrounding Land Use and Zoning

Direction	General Plan Designation	Existing Zoning	Current Uses
North	<i>Neighborhoods</i>	PAD – Palm Creek	Manufactured housing
South	<i>Neighborhoods</i>	PAD – Palm Creek	Manufactured housing
East	<i>Neighborhoods</i>	PAD – Palm Creek	Manufactured housing
West	<i>Neighborhoods</i>	R-2 (multi-family residential)	Single family residences

SITE AERIAL



Overview

This Arizona Water Company well site has been in operation since 1980. In addition to a well, the site consists of an arsenic removal facility, water storage reservoir, and a booster pump station. In 2005 the site received a Conditional Use Permit for the facility. Some of the equipment located on the site required a variance to the setbacks, which was subsequently approved by the Board of Adjustment (Exhibit A). As an UR-zoned property, 50 ft. setbacks are required from structures to all property lines. The variance granted approval for an 8 ft. rear yard setback and an eight (8') ft. south side yard setback for the particular equipment proposed.

Arizona Water Company has plans to expand the arsenic removal facility to increase treatment capacity to meet water supply demands of the community as further described in the narrative (Exhibit B). The location for the additional equipment proposes a five (5') ft. setback from the rear and south side property line where 50 ft. is required. A reduction in setbacks is to be considered through a new variance application presented to the Board of Adjustment; however, staff has advised the applicant to first request that the property be approved for a zone change from UR to R-1. As an R-1 zoned property, the well site and arsenic removal facility uses are still permitted under the site's approved conditional use permit; but the required setbacks for conditional uses within R-1 zoned properties are 20 ft. versus the 50 ft. that is required under the UR zone. Though a variance will still be needed, the approval of a zone change demonstrates that all possible recourse has been taken by the applicant to comply with City Code. A variance request for five (5') ft. where a 20 ft. setback is required is more supportable than a request for five (5') ft. where 50 ft. is required. Should the variance be approved by the Board of Adjustment, a Major Site Plan amendment will be submitted for consideration by Planning Commission. A plan has been provided showing existing versus the proposed site layout and also serves as the zone change plan (Exhibit C).

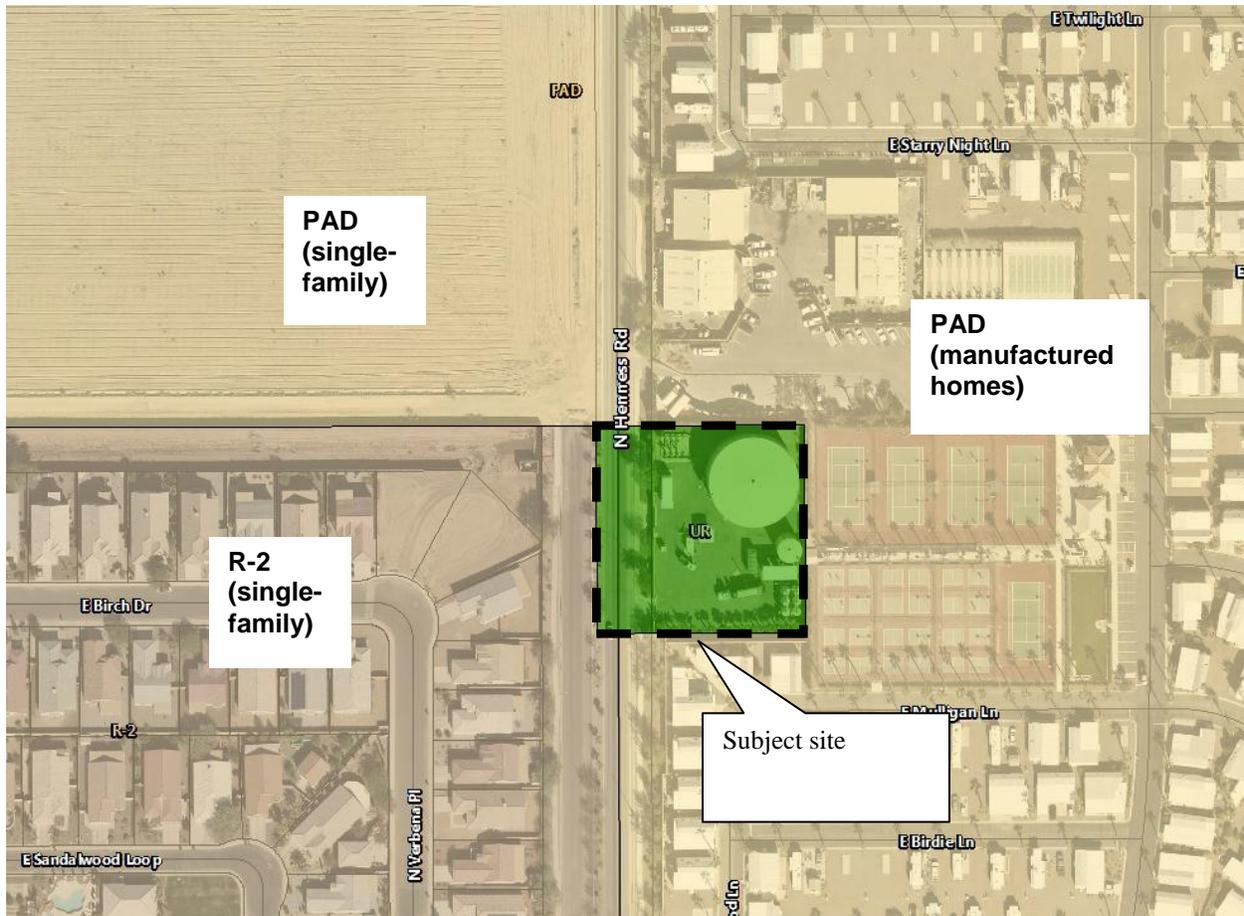
Surrounding Area and Land Use Compatibility

The proposed zoning of R-1 would make the property more conforming to existing and proposed site conditions as it is presently zoned UR, as shown in the table below:

	UR Zone Development Standards	R-1 Development Standards	Site Conditions
Water facility allowed?	Yes (Conditional Use on file)	Yes per same Conditional Use	N/A
Minimum Lot Size	54,450 sq. ft.	7,000 sq. ft.	32,060 sq. ft.
Minimum Lot Width/Depth	100 ft. / 150 ft.	70 ft. / 100 ft.	208 ft. X 208 ft.

Maximum Height	28 ft.	28 ft.	Less than 28 ft.
Front, side, rear setbacks	50 ft. (front, rear, sides)	20 ft. (front and rear), 10 ft. (sides)	5 ft. rear and 5 ft. side (proposed)

The surrounding land uses within the area are all single-family or small lot manufactured home spaces. In general, an R-1 zoned property is more compatible with the surrounding land use as it accommodates uses intended for smaller lots.



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 R-1 rezoning from UR is consistent with the *Neighborhoods* General Plan Land Use designation. R-1 is cited as an

appropriate zone district within the *Neighborhoods* land use designation.

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 General Plan does not provide specifics for utility-type purposes such as water tank and treatment facilities; however the site's use is designed to serve the community; and particularly supporting residential properties, the primary use found within the *Neighborhoods* category.

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 August 19, 2014 at least fifteen (15) days before the September 4, 2014 Planning Commission public hearing.
- Notice was mailed by the City on August 20, 2014 at least fifteen (15) days before the September 4, 2014 Planning Commission public hearing, to each owner of property situated within 300 hundred feet of the subject property, as well as notice for the October 6, 2014 City Council hearing. An affidavit confirming this is located in the project file.
- A sign was posted by the applicant on August 19, 2014 on the subject site informing the public that this application would be considered by the Planning Commission at the September 4, 2014 meeting and October 6, 2014 City Council hearing. An affidavit confirming this posting was supplied by the applicant.

Inquiries/Comments

Staff contacted Palm Creek's management company advising them of Arizona Water Company's plans. Prior to major site plan consideration, staff recommends a meeting with Palm Creek and the applicant to ensure the additional tank and equipment is mitigated as much as possible.

STAFF RECOMMENDATION

Staff recommends that Planning Commission forward to City Council a recommendation to approve DSA-14-00116, the Zone Change request from UR (Urban Ranch) to R-1 (Single-Family residential).

Exhibits

- A – Conditional Use and former variance approval letters
- B – Narrative
- C – Zone change plan

Exhibit A



City of
Casa Grande



July 14, 2005

James Wilson
Arizona Water Company
P.O Box 29006
Phoenix, AZ 85038-9006

RE: CGPZ-88-05

Dear Mr. Wilson:

This letter is to inform you that the Planning and Zoning Commission approved the request for a Conditional Use Permit on May 5, 2005 subject to the following conditions:

1. A masonry block wall matching that of the Palm Creek Golf and RV Resort shall be constructed along the Henness Road frontage. Rolling wrought iron gates with redwood slats shall be constructed at driveway openings into the yard.
2. Landscaping material shall be provided along the Henness Road frontage to match the type and quantity used in the landscaping treatment adjacent to the RV Park.
3. All equipment that is visible above the screen wall shall be painted a low reflective color (LVR less than 50%) preferably matching the color of the perimeter wall.
4. The driveways from Henness Road into the site shall be poured concrete to a point beyond the entry gate into the water company yard.
5. The water treatment yard shall be covered with 2" of aggregate base material for dust control.
6. The 55' water easement shown on the site plan drawing shall be dedicated as a 55' right-of-way for public access and utilities.
7. If the equipment makes noise beyond the limits of the enclosed wall, the City, with the cooperation of the applicant, shall determine the most suitable noise mitigation to be implemented by the applicant.
8. The site plan approval is subject to the review and approval of the setback
9. variance request by the Board of Adjustment.

If you have any questions, you may contact me at (520) 421-8637 Ext. 301

Sincerely,

A handwritten signature in cursive that reads "Laura Blakeman".

Laura Blakeman, Administrative Assistant
Planning & Development Department



City of Casa Grande



July 11, 2005

James Wilson
Arizona Water Company
P.O Box 29006
Phoenix, AZ 85038-9006

RE: BOA-1-05

Dear Mr. Wilson:

This letter is to inform you that the Casa Grande Board of approved your request for a Variance on May 10, 2005, subject to relocation of the tank and meeting the 8' setbacks as well as compliance with the following condition:

1. The applicant shall install Palm Trees with a trunk height of 8' feet along the interior south property wall with 6' spacing between trees.

If you have any questions, you may contact me at (520) 421-8637 Ext. 301.

Sincerely,

A handwritten signature in cursive script that reads 'Laura Blakeman'.

Laura Blakeman, Administrative Assistant
Planning & Development Department

Exhibit B

Project Narrative and Concept Plan

Purpose

The Henness Water Facility (Site) is owned and operated by Arizona Water Company (Company) and has been in continuous operation since 1980. This site is necessary to provide safe and reliable water to the City of Casa Grande. Currently the site consists of an Arsenic Removal Facility (ARF), water storage reservoir, well and a booster pump station. The Company is currently in the design process to expand the ARF to increase treatment capacity to meet water supply demands of the community. The purpose of the zoning application is to rezone the Site from Urban Ranch (UR) to Single-Family Residential (R1). The R1 zoning will allow the Company to expand the ARF within the confinement of the Site and to maintain compliance with planning codes.

Proposed Land Uses

The existing land use for the site (Water Facility) remains unchanged. All elements of the existing Site have been reviewed and approved under previous submittals.

Vicinity Map

The Site is located between Florence Blvd and Cottonwood lane on the east side of Henness Rd. A vicinity map showing the location of the Site is attached as Exhibit 1.

Property Size and Boundaries

The property is approximately 153 ft by 208 ft as shown in Exhibit 1.

Existing Land Uses on Adjacent Properties

As shown in Exhibit 1, the property to the north, east, and south of the Site is designated for commercial use (Pinal County Assessors) and zoned as Plan Area Development - Palm Creek & RV Resort, the properties to the west and southwest of the Site are designated for residential use (Pinal County Assessors), and land northwest of the Site is undeveloped Arizona State land (Pinal County Assessors).

Special Site Conditions or Problems

In order to expand within the limited area available in the site, new treatment facility components are located to provide safe access to each components. Refer to "Henness Site – Expanded ARF" in Attached Exhibit 1.

Existing General Plan Land Use Classification for the Site

The Henness site General Plan Land Use Classification is "Neighborhood" and is zoned Urban Ranch Residential (UR).

General Internal Parking Circulation

The Site is not occupied on a continuous basis but a Company operator visits the site daily. No specific provisions are necessary for parking circulation.

Proposed Access

The existing site has two access gates from Henness Rd. The proposed ARF expansion does not require any change to the site access.

Computation Table Showing Proposed Land Use Allocations in Acres and Percent of Total Site Area

There is no other land use category within the Henness Site. See Exhibit 1.

