



**Planning and Zoning Commission**

**STAFF REPORT**

AGENDA

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

**FROM: Laura Blakeman, City Planner**

**MEETING DATE: December 4, 2014**

**REQUEST**

Request by Randy Pulliam, PMG Design Group, for the following land use approval:

DSA-14-00044: Major Site Plan/Final Development Plan for a proposed 6,972 square foot O'Reilly Auto Parts store located at 1426 E. Florence Boulevard.

**APPLICANT/OWNER**

PM Design Group  
1425 N. First Street, Suite 100  
Phoenix, AZ 85004  
P: 602-457-5757  
Email: rgilliam@pmdginc.com

O'Reilly Auto Enterprises, LLC  
233 S. Patterson  
Springfield, MO 65802

**HISTORY**

April 16, 1973: The site was annexed into the City limits of Casa Grande.

November 16, 1987: The site was given B-2 zoning with the adoption of the Zoning Ordinance.

February 3, 2005: CGPZ-033-005: The Planning and Zoning Commission approved the Major Site Plan for the Stockmen's Bank.

July 7, 2005: CGPZ-135-005: The Planning and Zoning Commission approved the Major Site Plan for the Lowe's.

August 15, 2005: CGPZ-137-005: The City Council adopted Ordinance # 1178.238 approving a Zone Change from B-2 to PAD for the "Lowe's Planned Area Development."

October 6, 2005: CGPZ-212-005: The Planning and Zoning Commission approved

the Preliminary Plat for the Lowe's PAD.

June 18, 2007: The City Council adopted Resolution # 2825.150 approving CGPZ 198-06 "Lowe's Final Plat."

Dec. 1, 2008: The City Council adopted Resolution # 2825.150.1 approving DSA-08-00111 "Lowe's Re-Subdivision Final Plat."

October 1, 2009: DSA-09-00051: The Planning and Zoning Commission approved the Major Site Plan for the Eegee's Restaurant.

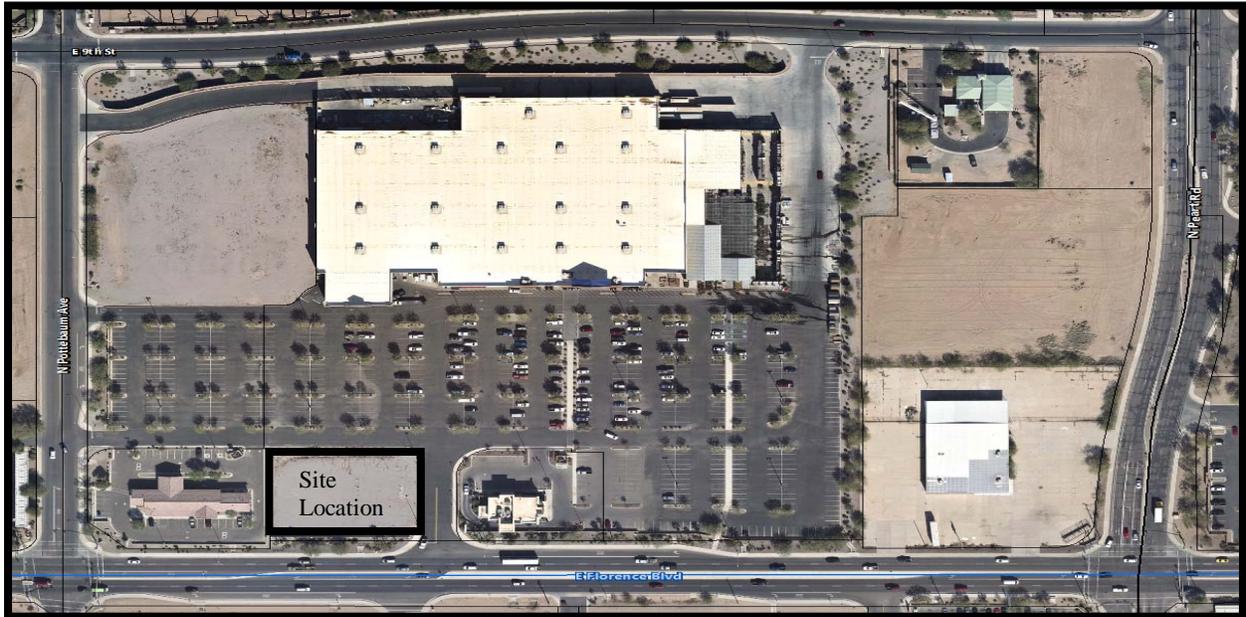
August 7, 2014: DSA-14-00044: The Planning and Zoning Commission tabled the Major Site Plan request to allow additional time for the applicant to work with City Staff to relocate their building on the site to meet the Community Center land use form.

<b>PROJECT DESCRIPTION</b>	
<b>Site Area</b>	.72 acres
<b>Zoning</b>	PAD (Planned Area Development)
<b>General Plan Designation</b>	<i>Community Center</i>

**Surrounding Land Use and Zoning**

Direction	General Plan Land Use Designation	Zoning/Current Uses
North	<i>Community Center</i>	PAD (Planned Area Development) Lowe's
South	<i>Community Center</i>	B-2 (General Business) Vacant land
West	<i>Community Center</i>	B-2 (General Business) Western Bank
East	<i>Community Center</i>	PAD (Planned Area Development) Eegee's Restaurant

## AERIAL MAP:



### Overview

The Major Site Plan request is for an O'Reilly Auto Parts store. The site (.72 acres) will consist of a one story, 6,972 square foot building located on the vacant pad site at the Lowe's shopping center (see Exhibit A).

According to O'Reilly's business operations the store will be open seven days a week with one delivery a day. The deliveries are made with small trucks and pickup trucks; however some deliveries could be made with semi-trucks. When there are large deliveries, pallet jacks are used to move plastic bins (totes) into the receiving door. With small deliveries, the totes are wheeled in with a dolly or are carried in.

### **CONFORMANCE WITH MAJOR SITE PLAN REVIEW/FINAL DEVELOPMENT PLAN CRITERIA 17.68.070**

Section 17.68.070 of the Zoning Code sets forth various review criteria that need to be evaluated in conjunction with the consideration of a Major Site Plan application. Staff's analysis of how the proposed Major Site Plan complies with each of these criteria is as follows:

#### **1) Relationship of the plan elements to conditions both on and off the property**

The site is located within a pad site of the Lowe's Shopping Center. The .72 acre site provides sufficient area to accommodate the proposed request.

The site is located in a prime location for commercial development as it is located along a principal arterial, Florence Boulevard. The proposed auto parts store fits into the surrounding area, as a variety of commercial and retail development are located along the Florence Boulevard corridor.

## 2) **Conformance to the City's General Plan**

The General Plan 2020 Land Use designation for the site is *Community Center*.



The *Community Center* land use category allows the most intense development in terms of Floor Area Ratio (FAR) and density, in Casa Grande. This land use encourages a mix of land uses and appropriate intensities that can reduce the need to travel by car. The intent of the built environment provides a variety of vertical and horizontal mixed uses with mobility geared toward pedestrian access and to create a more urban and less suburban type of development form.

The major site plan request was previously tabled by the Commission to allow additional time for the applicant to work with Staff to modify the site design to achieve the Community Center land use form. The applicant has modified the site design to bring the building closer to the street (Florence Boulevard) and closer to the east property line. Pedestrian access has been located to the southeast portion of the site to accommodate the relocation of the building and meet the community center land use form, whereas the sidewalk is adjacent to the street and provides direct pedestrian connectivity to the south. Based on the proposed location of the building and the building's architecture, Staff finds that the applicant has achieved the intent of the Community Center land use form.

## 3) **Conformance to the City's Zoning Ordinance**

The site was zoned PAD (Planned Area Development) in 2005. Based on the Lowe's PAD zoning guide for the site, the proposed auto parts store is a permitted land use.



**4) The impact of the plan on the existing and anticipated traffic and parking conditions & pedestrian and vehicular ingress and egress**

Direct access to the site is from Florence Boulevard, a principal arterial. According to the Traffic Impact Study, dated April 23, 2014, submitted by Lee Engineering, inbound and outbound site traffic from Florence Boulevard or Pottebaum Avenue during peak hour conditions can be completed in a satisfactory manner.

The proposed development is expected to generate 8 inbound trips and 7 outbound trips during the AM peak period and 20 inbound trips and 22 outbound trips during the PM peak period. The level of service for the main access intersection (driveway at Florence Boulevard) will operate at LOS B or better during peak hour conditions. No improvements to existing roadway conditions are warranted for the proposed project.

Parking requirements for the site are based on the code requirement of one space per 250 square feet of floor area. Based on this calculation the building is 6,972 square feet and the required number of parking spaces is 28 spaces. The applicant is providing 36 parking spaces which exceed the minimum requirements.

The site will have pedestrian connectivity with the proposed sidewalk extension from Florence Boulevard extending north along the east side of the site. The proposed sidewalk is six feet wide. The site will also provide a bike rack located on the south west side of the building. These design features meet the objectives of the Community Center land use category.

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

N/A

**6) Building location, height & Building Elevations;**

The proposed auto parts store is located on the north east portion of the site. The building is single story, approximately 23 feet in height and 6,972 square feet in size (See Exhibit C - Elevations).

The majority of the building's exterior will be a combination of stucco finish over cmu block integrated with stone veneer and cornice molding architectural elements. Score lines are integrated into the cmu to add architectural variation to all elevations. The main entrance is located at the south side of the building and incorporates a window storefront framed by a metal canopy. The south, east and north elevations have metal canopies that breakup the building facade and add architecture to the building. The proposed architecture of the building is in conformance with the Lowe's PAD guide and Staff finds that it meets the 4-sided architecture of the Community Center land use form.

**7) Landscaping;**

The preliminary landscaping plan for the site (See Exhibit B – Preliminary Landscape Plan) indicates that the site is generally in compliance with the landscape code. The landscaping along the perimeter of the site was established with the Lowe's Shopping Center; therefore the remaining landscaping to be installed will be on-site. The specific breakdown of the calculations will be provided with a final landscape plan at the time of building permit submittal.

**8) Lighting;**

There is one street light located in the landscaped area on the southwestern edge of the site. The on-site light is proposed as a 24' foot high light pole. The proposed building will incorporate attached decorative lighting to complement the building's exterior and provide lighting for security measures.

All lighting is designed with full-cutoff fixtures and complies with the provisions of City Code section 15.48.050.

**9) Provisions for utilities;**

According to the water report dated April 24, 2014 and prepared by HILGARTWILSON, there is an existing 12-inch water main along Florence Boulevard. A second 12-inch water main is connected to water along Florence Boulevard and runs parallel to the eastern property boundary. The connection point between the two 12-in water mains is located near the southeast corner of the property.

According to the wastewater report dated April 24, 2104 and prepared by HILGARTWILSON, an existing sewer stub is connected to a manhole located along the northern property boundary. The manhole is connected to an existing 8-inch sewer main that provides service to the surrounding commercial site. The project is proposing a 6-inch sewer line that will connect to the 8-inch line and there is adequate sewer capacity.

In regards to Fire Protection, there are two existing fire hydrants located near the northeast and southeast corners of the property.

**10) Site drainage & Grading:**

According to the drainage report dated June 13, 2014, prepared by HILGARTWILSON, runoff generated by the proposed development will be captured by storm drain inlets and conveyed into a proposed 10 foot diameter underground storage pipe.

The historic flow patterns in and around the project will be maintained. The project will not be affected by any significant sources of offsite flows.

**11)Open space:**

See landscaping section of the Major Site Plan/Final Development Plan.

**12)Loading and unloading areas:**

N/A.

**13)Signage:**

Signage requires a separate permit and shall be subject to the sign requirements of the zoning approval in 2005.

**14)Screening:**

A 3 foot screen wall exists along the south side of the site (Florence Boulevard frontage) and screens the proposed parking lot from the adjacent street.

**15)Setbacks:**

The setbacks for the site were established with the recordation of the Lowe's final plat. Two setbacks were created for the south and west sides of the property:

- West (side) 35'
- South (front) 15'

The proposed layout of the site exceeds the required setbacks and conforms to the community center land use form. The proposed layout meets the Lowe's shopping center requirement for the number of parking spaces, as well as meeting city code parking requirements. Overall the proposed building location is a better design than what was previously submitted, which did not meet the community center land use form.

### **PUBLIC NOTIFICATION/COMMENTS**

**Public hearing notification efforts for this request meet the 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 November 18, 2014.
- 2) A notice was mailed on November 13, 2014 to each owner of property situated within two 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 November 17, 2014. An affidavit confirming this posting was also supplied by the applicant.

### **Inquiries/Comments**

Staff has not received any public comments on this request.

### **STAFF RECOMMENDATION**

**Staff recommends the Commission approve the Major Site Plan/Final Development Plan (DSA-14-00044) for O'Reilly Auto Parts.**

#### **Exhibits:**

- Exhibit A – Site Plan
- Exhibit B – Preliminary Landscape Plan
- Exhibit C – Elevations

Exhibit A – Site Plan

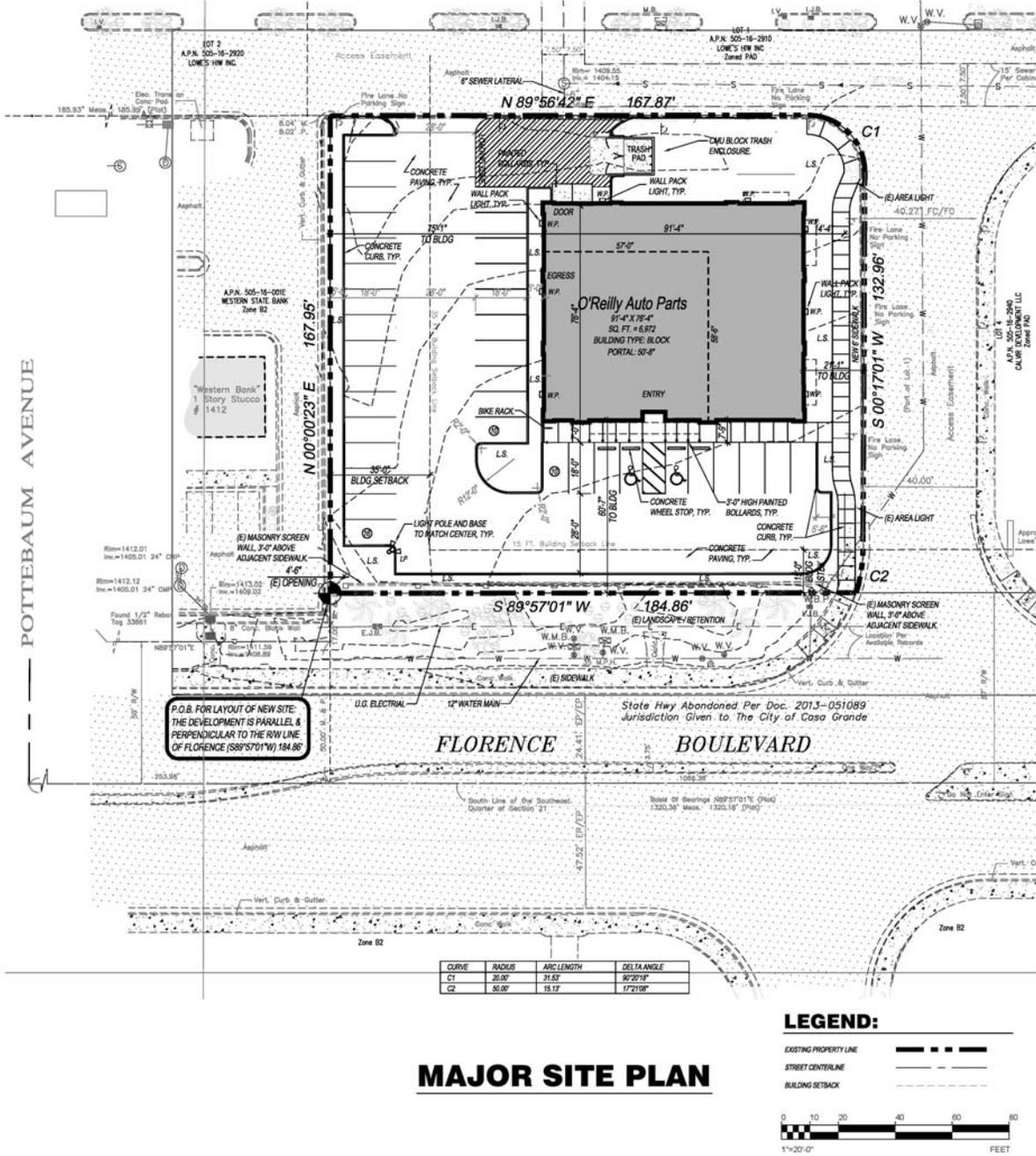
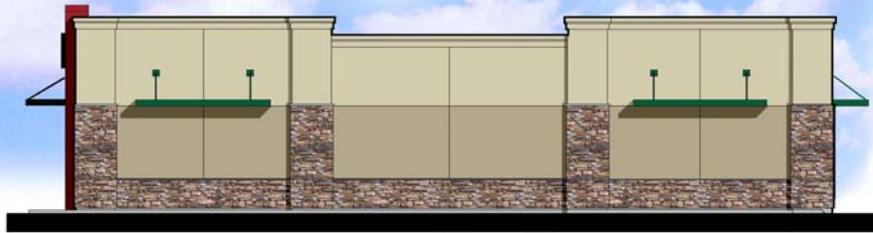




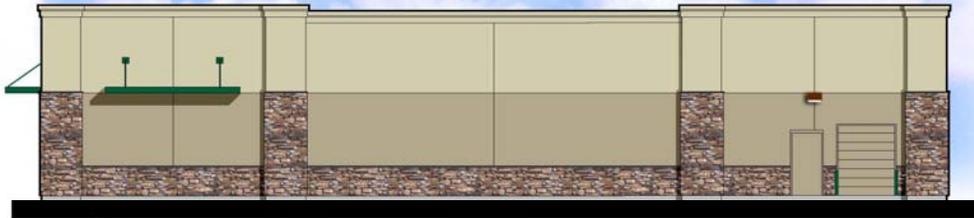
Exhibit C – Elevations



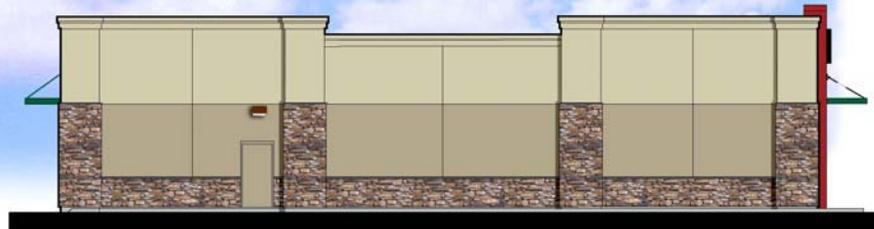
South



East



North



West



Casa Grande, AZ.  
Florence Blvd.