



Planning and Zoning
Commission
STAFF REPORT

AGENDA

TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Laura Blakeman, City Planner

MEETING DATE: September 4, 2014

REQUEST

Request by RCAA, Inc. for the following land use request located at 1346 E. Florence Boulevard; APN's 505-46-010 and 505-46-007:

1. DSA-14-00131: Preliminary Plat for Casa Grande Shopping Center a re-subdivision of Lots 6 & 7.

APPLICANT/OWNER

Applicant

RCAA, Inc.
2233 E. Thomas Road

Phoenix, AZ 85016
P: 602-955-3900

Owner

HH-Casa Grande, L.L.C.
15455 N. Greenway-Hayden Loop, Suite
C-2
Scottsdale, AZ 85260
P: 480-794-1887

HISTORY

January 2, 1974 - Per Ordinance #498, the site was incorporated into the City of Casa Grande.

November 16, 1987 - The site received official zoning of B-2 (General Business) with the adoption of the Zoning Ordinance and map.

November 10, 1981 – DSA-10-00274: The Final Plat for Casa Grande Shopping Center was recorded in Cabinet A Slide 45.

August 20, 2013 - DSA-13-00044: The Planning and Zoning Commission approved the Preliminary Plat (Lots 5 & 6) for the Casa Grande Shopping Center

October 7, 2013 - DSA-13-00098: The Final Plat (Re-subdivision for Lots 5 & 6) for the Casa Grande Shopping Center was approved.

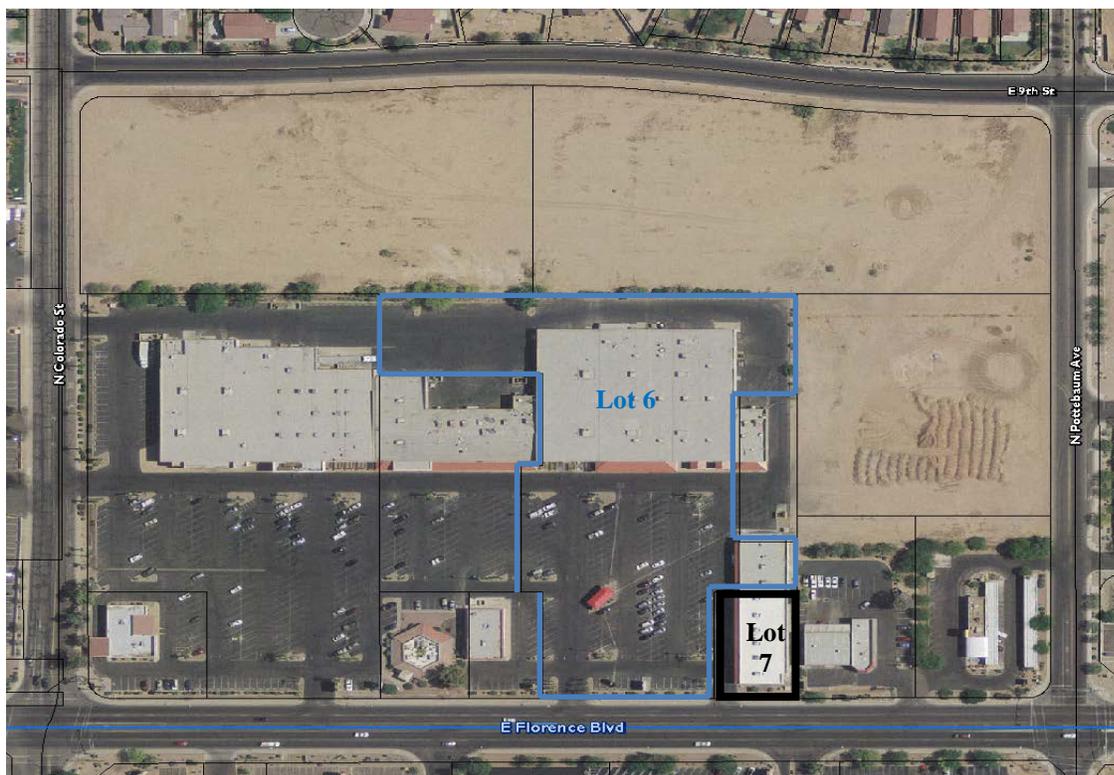
October 15, 2013 - DSA-13-00099: The Planning and Zoning Commission approved a Conditional Use Permit for Off Site Parking.

PROJECT DESCRIPTION	
Site Area	Lot 6 – 4.03 acres Lot 7 – 0.67 acres
Current Land Use	Lot 6 – Office Max, Big Lots Lot 7 – Vacant Building (Previous Pet Club and Proposed Western Dental)
Existing Zoning	B-2 (General Business)
Existing General Plan 2020 Land Use	<i>Community Center</i>

Surrounding Land Use and Zoning		
Direction	General Plan 2020 Designation	Existing Zoning
North	<i>Community Center</i>	B-2 (General Business)
East	<i>Community Center</i>	B-2 (General Business)
South	<i>Community Center</i>	PAD (Planned Area Development)
West	<i>Community Center</i>	B-2 (General Business)

General Discussion

The preliminary plat request involves Lots 6 and Lot 7 of the Casa Grande Shopping Center as shown in the aerial depicted below:

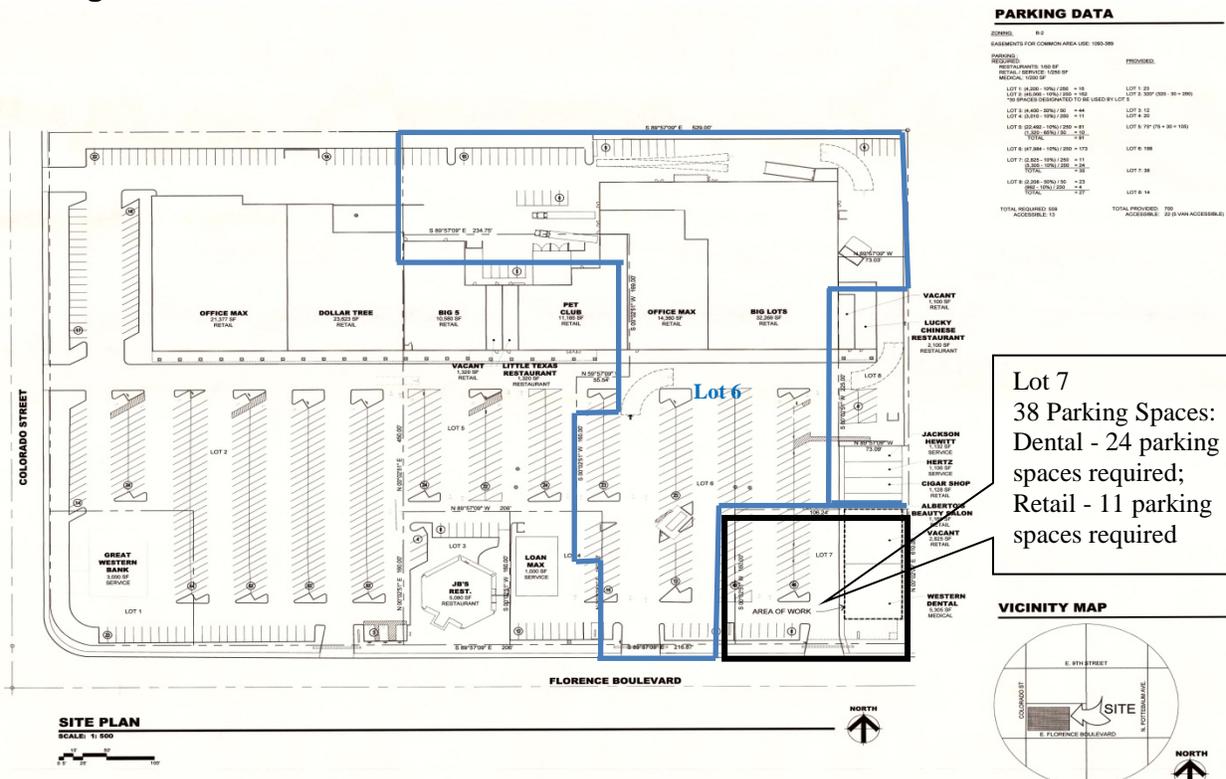


The applicant's request involves moving the west property line of Lot 7. As shown in the aerial above, Lot 7 contains a building and a drive aisle; however, it lacks on-site parking. Western Dental is proposing to locate within a portion of the existing building that is located on Lot 7. Because Lot 7 has been used for retail businesses, which requires one (1) parking space per 250 square feet of floor area and the proposed medical use, requires one (1) parking space per 200 square feet of floor area, the proposed dental office needs to provide adequate parking that accommodates the medical use within the site.

With the property line being moved approximately 77.5 feet to the west, Lot 7 will include 38 parking spaces that meets city code requirements for the proposed Dental Office (24 parking spaces required) and the remaining retail suite (11 parking spaces required).

Moving the property line requires a re-subdivision per City Code Section 16.12.290C. The preliminary plat was required to understand how the existing site improvements related to the proposed lot line, and whether each lot in the re-subdivision (lots 6 & 7) would contain the minimum number of parking stalls required to meet the parking code requirements for the buildings. In addition, this process will illustrate how the uses on the existing and the proposed lots (see parking site plan) will compliment or relate to each other.

Parking Site Plan:

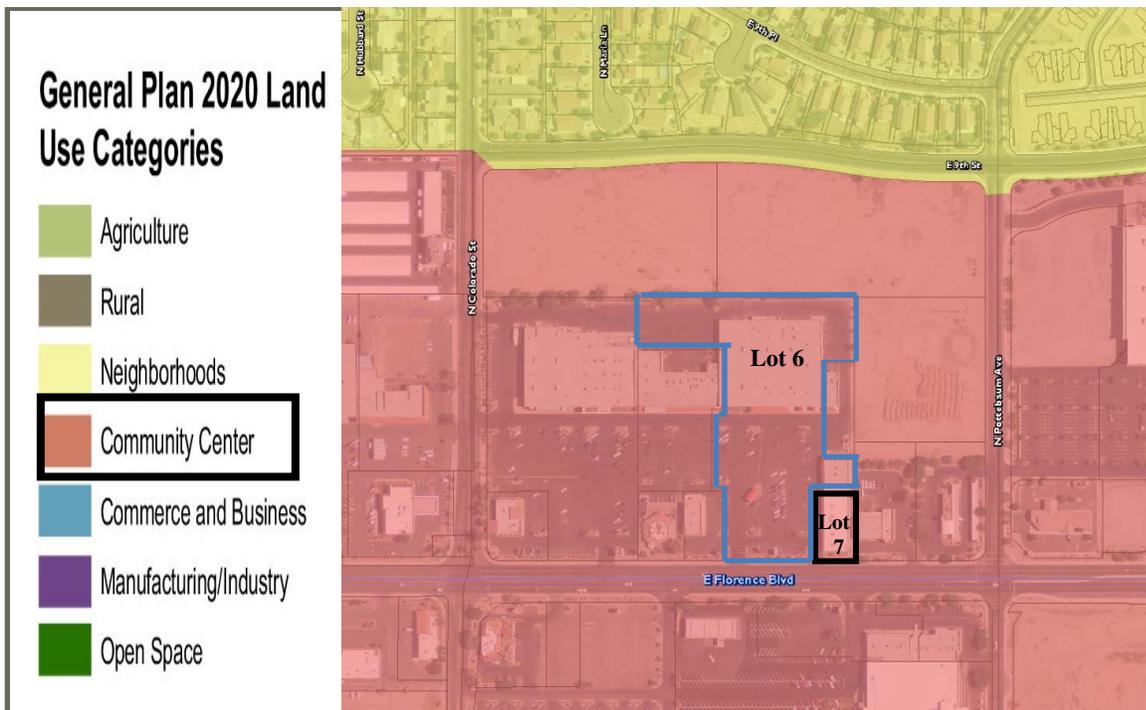


In accordance with Section 16.12.290C of the City Code, the subdivision will be processed as both a Preliminary Plat and a Final Plat. Pending Planning Commission's approval of the Preliminary Plat, a Final Plat will be submitted and scheduled for final approval by the City Council.

Conformance to the General Plan

The subject site is designated as *Community Center* in the City's General Plan 2020. The *Community Center* land use category is broad, however it is intended to encourage a mix of land uses and a variety of vertical and horizontal mixed-use commercial, retail and residential developments.

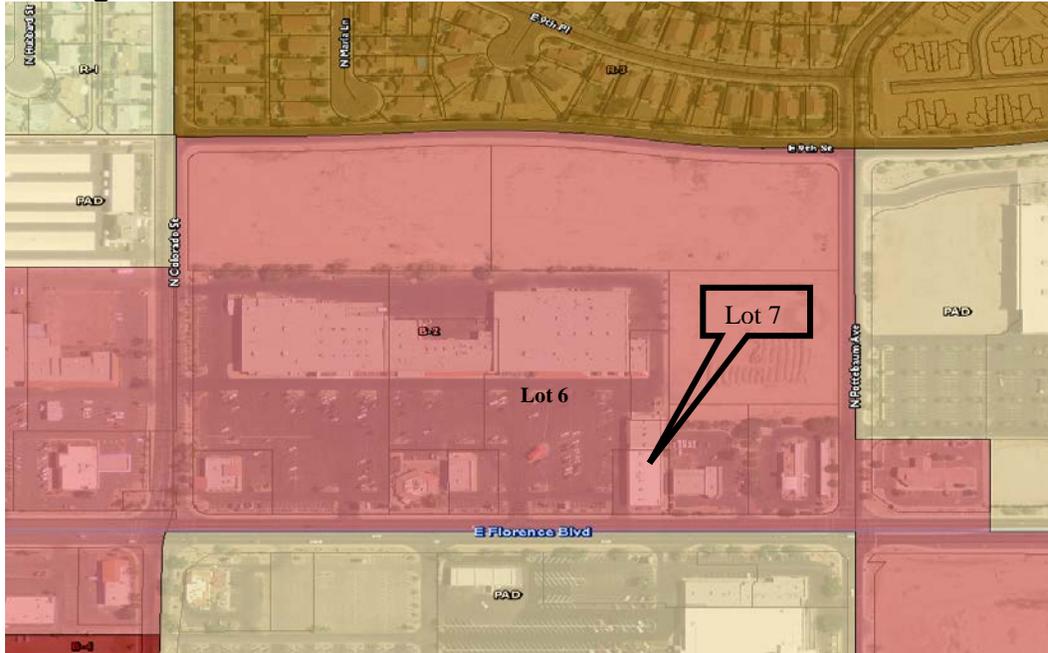
The existing shopping center is in compliance with the General Plan.



Conformance with Existing Zoning

The subject site currently is zoned B-2 (General Business). Existing uses of commercial, retail, and restaurants are principally permitted uses in the B-2 zoning district.

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 August 1, 2014.
- Notice was mailed by the City on August 21, 2014 at least ten 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.
- A sign was posted by the applicant on August 25, 2014 on the subject site. An affidavit confirming this posting was supplied by the applicant.

Inquiries/Comments

City Staff has not received any inquiries regarding this request.

RECOMMENDED MOTION

Staff recommends the Commission approve **DSA-14-00131, the Preliminary Plat** for the **Casa Grande Shopping Center**.

Exhibit:

Exhibit A - Casa Grande Shopping Center Preliminary Plat

