

	Planning and Zoning Commission STAFF REPORT	Agenda # _____
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TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: James B. Gagliardi, City Planner
MEETING DATE: March 5, 2015

REQUEST

Request by Gayle Schmidt of AZ Wings Management Inc for the following land use approval:

- 1. DSA-15-00008: Major Site Plan/Final Development Plan** for the construction of a 6,000 sq. ft. restaurant with a 1,028 sq. ft. patio on an undeveloped pad site located at 859 Promenade Parkway. (Planner James Gagliardi)

APPLICANT/OWNER

Gayle Schmidt
 AZ Wings Management Inc
 2487 S Gilbert Rd
 Gilbert, AZ 85295
 Phone: 602-741-4825
 Email: bschmidt@azwings.com

HISTORY

- July 5, 1989: Ordinance No. 1280 was adopted by City Council, annexing this site as part of a 5.88-acre area.
- August 1, 2005: The City Council approved CGPZ-109-05, the zone change from Urban Ranch (UR) to Planned Area Development (PAD) for the "Casa Grande Regional Shopping Center" PAD via Ordinance No. 1178.236.
- January 19, 2006: The Planning and Zoning Commission approved CGPZ-035-06, the Major Site Plan for The Promenade at Casa Grande.
- July 6, 2006: The Planning and Zoning Commission approved CGPZ-187-06, the Preliminary Plat for The Promenade at Casa Grande.

November 20, 2006: The City Council approved CGPZ-264-06, the Final Plat for The Promenade at Casa Grande.

February 20, 2007: The City Council approved CGPZ-292-06, the major PAD Amendment for “Casa Grande Regional Shopping Center” PAD adopting Ordinance No. 1178.236.1.

March 6, 2008: Planning Commission approved the Major Site Plan/Final Development Plan for a 5,734 sq. ft. Applebee’s Restaurant on this site; however it was never built.

September 2, 2008: The City Council approves a resubdivision of the Promenade at Casa Grande. The subject lot increases in size by approximately 2,400 sq. ft.

PROJECT DESCRIPTION

Site Area	57,483 sq. ft. (1.32 Acres)
Current Land Use	Empty pad site with 96 existing paved parking spaces
Existing Zoning	PAD-Casa Grande Regional Shopping Center
Existing General Plan 2020 Land Use	<i>Commerce & Business</i>

Surrounding Land Use and Zoning

Direction	General Plan 2020 Designation	Existing Zoning
North	<i>Commerce & Business (multi-tenant building)</i>	PAD – Casa Grande Regional Shopping Center
East	<i>Commerce & Business (unimproved pad site with parking lot)</i>	PAD – Casa Grande Regional Shopping Center
South	<i>Commerce & Business (In & Out Burger and Mimi’s Café pad sites)</i>	PAD – Casa Grande Regional Shopping Center
West	<i>Commerce & Business (multi-tenant and Target pad site)</i>	PAD – Casa Grande Regional Shopping Center

SITE CONTEXT/AERIAL



The applicant is requesting the approval of a Major Site Plan/Final Development Plan to construct a 6,000 sq. ft. Buffalo Wild Wings restaurant, 28 ft. in height, with a 1,028 sq. ft. covered patio (Exhibit A). The 1.32-acre pad site is known as Lot 20 within the Resubdivision of Promenade at Casa Grande. As part of the Promenade Shopping Center, there are cross-access, drainage, and parking agreements upon this pad site. There is a portion of the lot currently unimproved to accommodate development of a building. The remaining portion of the lot has already been improved with landscaping, light poles, parking, and sidewalks. Per the proposed Major Site Plan / Final Development Plan, the building is to be placed over the dirt pad with additional landscaping added.

The westernmost row of parking spaces is proposed to be removed to accommodate the building's placement. Adjacent parking rows are to be modified to widen some of the spaces to provide wheelchair accessibility spaces. The conceptual site plan associated with the preliminary development plan of the Casa Grande Regional Shopping Center Planned Area Development (PAD) identifies this as a 5,066 sq. ft. pad site (Exhibit B). The conceptual site plan is initially used to demonstrate how potential buildings and parking areas can be oriented to meet the development standards of the City Code and the PAD. This Major Site Plan / Final Development Plan submittal refines the pad site for the specific development associated with the parcel and can vary in size so long as development standards and the other Major Site Plan/ Final Development Plan criteria are met.

Compliance with Major Site Plan / Final Development Plan Review Criteria

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 / Final Development Plan application. Staff's analysis of how the proposed plan complies with each of these criteria is as follows:

1. Relationship of the plan elements to conditions both on and off the property

This property is subject to Promenade at Casa Grande's covenants conditions and restrictions. The shopping center was laid out to accommodate various retail and restaurant uses. The proposed restaurant use on the subject site is compatible with the surrounding uses and development. None of the drive aisles around or within the site are being re-arranged and the existing sidewalks within and adjacent to this parcel are to remain.

2. Conformance to the City's zoning ordinance / Planned Area Development

This site is subject to the allowed uses and development standards of the Casa Grande Regional Shopping Center PAD. A restaurant is a permitted use. Below is a table of the applicable development standards:

<u>Development Standard</u>	<u>Proposed Development</u>	<u>Casa Grande Regional Shopping Center PAD Development Guideline/City Code requirements</u>
Building Height:	Top of Parapet: 28 ft.	Maximum of 45 ft.
Setbacks:	West: 15.2ft. East: 254 ft. North: 15 ft. (from dumpster) South: 32.47 ft.	Setbacks only apply to properties adjacent to public ROW. 15 ft. landscaping is required along Promenade Way, therefore 15 ft. is required along the west.
Gross Site Acreage:	1.32 acres	0.84 net acres minimum
Landscape Area	9.4% of lot area	7% of lot area
Parking:	81 parking spaces plus four wheelchair accessible spaces	81 parking spaces required 4 of which are to be wheelchair accessible.

3. Conformance to the City's General Plan

The subject site is designated *Commerce & Business* within the City's General Plan 2020, which primarily accommodates commercial uses, especially within a regional shopping center context. It supports a mix of building forms and heights and consistent architectural styles. This site and its proposed development are found to be in conformance with this land use category.

4. The impact of the plan on the existing and anticipated traffic and parking conditions

A Traffic Impact Analysis (TIA) was required as part of the application submittal. The TIA analyzes the traffic generated for both Buffalo Wild Wings, and the recently approved McDonalds Restaurant (DSA-14-00098). In addition to being reviewed by the City Traffic Engineer, the TIA was also revised by the Arizona Department of Transportation (ADOT), since nearby Florence Blvd is State Highway 287. ADOT responded with no comment; and the City Traffic Engineer found that the impact this restaurant has on the overall level of service does not warrant any modifications or implementations to the current street system. The only area where level of service was affected was at the Mission Parkway and Florence Intersection, where the level of service changed from a B to a C. No work is warranted unless the level of service as a result of development is at a D or below. This intersection will be further monitored with future development proposals.

In addition to the TIA, the plan was also evaluated for its conformance to parking requirements. Per the City Code, the site is required to have 81 parking spaces, and 81 parking spaces have been provided. A code change has been proposed by staff to amend the parking requirement for restaurants. This amendment is to be considered by City Council on March 16. If approved the parking requirement for this business will be 59 parking spaces. A bicycle rack has also been provided to provide an amenity for alternative transportation to the site.

5. The adequacy of the plan with respect to land use

The restaurant use is compatible to the existing and planned uses within the Promenade Shopping Center and the Florence Blvd corridor.

6. Pedestrian and vehicular ingress and egress

No new vehicular access points or modifications to the existing access are being proposed with this Major Site Plan. Primary access to the site is gained off of Promenade Way to the west, a private road. An access drive traverses the site along the southern boundary accessing the parcel to the east. Various access points along this drive are provided to drive aisles adjacent to parking. There are also access points accessing the parcel to the north. No sidewalks are being removed or proposed and comply with the conceptual site plan associated with the preliminary development plan of the PAD (Exhibit B).

7. Building location and height

See no. 2 “conformance to the City’s zoning ordinance / Planned Area Development”.

8. Landscaping

A preliminary landscape plan was submitted with this application. A final landscape plan is required to be submitted and approved prior to the issuance of the certificate of occupancy. Per the PAD, a minimum of 7% landscape area is to be provided. This plan proposes 16% landscape area, more than double the minimum required amount. Landscaping already exists on the site within parking lot islands, and adjacent to Promenade Way, and adjacent to an access drive to the east of the parcel installed per a previously approved landscape plan that was part of the Major Site Plan establishing the Promenade (CGPZ-035-006). A 15 ft. landscape setback is required adjacent to Promenade Way, which is being preserved with this proposal (Exhibit C).

9. Lighting

All new wall mounted exterior lighting will use fixtures that fully shield the direct rays in accordance with the standards found within the PAD as well as 15.48.050 of the Zoning Code. The PAD requires lighting levels in the parking area to be between 3 and 5 foot candles minimum maintained at grade and decrease to between 1 and 2-foot candles minimum at the edge of the parking lot. The photometric plan provided with this Major Site Plan/ Final Development Plan meets the City Code and PAD requirements.

10. Provisions for utilities

The site has existing water, wastewater and electric services. No additional utility service is proposed.

11. Site drainage

A Drainage Plan/Report has been approved for this development. The site was designed for drainage to flow into an area retention basin. This area is within zone X per the FIRM map.

12. Open space

N/A

13. Loading and unloading areas

Any unloading activity will occur on the northeast of the building, through a service door provided on the north elevation. The dumpster location is also proposed to north of the building, and has been evaluated for site-distance concerns. Its enclosure is required to be constructed per City Standards.

14. Grading

Site grading will include the existing dirt pad site as well as the westernmost row of existing parking area. This will be accomplished through the review of a Site Development Permit following approval of the Major Site Plan. It will accommodate the existing drainage pattern of the overall shopping center.

15. Signage

Signage for Buffalo Wild Wings will be reviewed through a sign permit and be required to comply with the approved comprehensive sign plan for the Promenade.

16. Screening

N/A

17. Setbacks

See no. 2 “conformance to the City’s zoning ordinance/ Planned Area Development”.

18. Other related matters

The elevations provided depict a modern clean-line style for Buffalo Wild Wings, utilizing brick, concrete panels, and decorative metal of a red, black, yellow and gray color (Exhibit D). Architecture is subject to the covenants, conditions restrictions of the Promenade shopping center.

Public Notification/Comments

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 February 15, 2015 at least fifteen (15) days before the March 5, 2015 Planning Commission public hearing.
- Notice was mailed by the City on February 17, 2015 at least ten (10) days before the March 5, 2015 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 February 13, 2015 on the subject site informing the public that this application would be considered by the Planning Commission at the March 5, 2015 meeting. An affidavit confirming this posting was supplied by the applicant.

Inquiries/Comments

Owner of Mimi’s Cafe Thomas Yee provided an email in opposition to this proposal citing concerns regarding the high-volume nature of the business (Exhibit E). He believes that parking for Buffalo Wild Wings will overflow onto the Mimi’s Café lot during sporting events and during peak hours, burdening the parking availability for Mimi’s Cafe. He also is concerned that the building is too big, larger than what was proposed on the center’s conceptual site plan. Staff has evaluated the on-site parking for the business. The proposed Buffalo Wild Wings meets the code requirement for on-site parking. There is also the presence of a cross parking agreement between lots. Because of these factors,

in addition to complying with the other Major Site Plan review criteria, staff supports the Major Site Plan/ Final Development Plan for Buffalo Wild Wings.

RECOMMENDED MOTION

Staff recommends the Commission approve the **Major Site Plan DSA-15-00008** for Buffalo Wild Wings at 859 Promenade Parkway.

Exhibits

- Exhibit A – Proposed Major Site Plan
- Exhibit B – Shopping Center’s Conceptual Site Plan
- Exhibit C – Preliminary Landscape Plan
- Exhibit D – Elevations
- Exhibit E – Letter in opposition

Exhibit D—Elevations

LEGEND

1. EPS - SMOOTH FINISH - BRVOT #715 "LIDORICE".
2. EPS - 12" HORIZONTAL V-GROOVE REVEALS - MATCH PAINT COLOR SW6606 "CITRUS".
3. NOT USED.
4. EPS - MATCH PAINT COLOR SW6606 "CITRUS".
5. EPS - MATCH PAINT COLOR SW6709 "COUNTLET GRAY TRONEL" FINISH - CONCRETE.
6. EPS - MATCH PAINT COLOR SW6606 "CITRUS".
7. PREFINISHED METAL COPING.
8. VINTAGE BRICK FIBER CEMENT PANEL - "ALEXANDRIA BUFF" BY NICHHA.
9. "SOLIS" SOLIS SCREEN - SUNSPACE SYSTEM.
10. NOT USED.
11. BLACK SPANDREL GLAZING.
12. NOT USED.
13. BENT METAL PLATE - PAINT (C3) IRON NOT USED.
14. NOT USED.
15. CONCRETE - 8" CAST IN PLACE WALL - WALL TYPE CR (CONCA) - SEALED BOARD FORM FINISH.
16. EXTERIOR LIGHT FIXTURE.

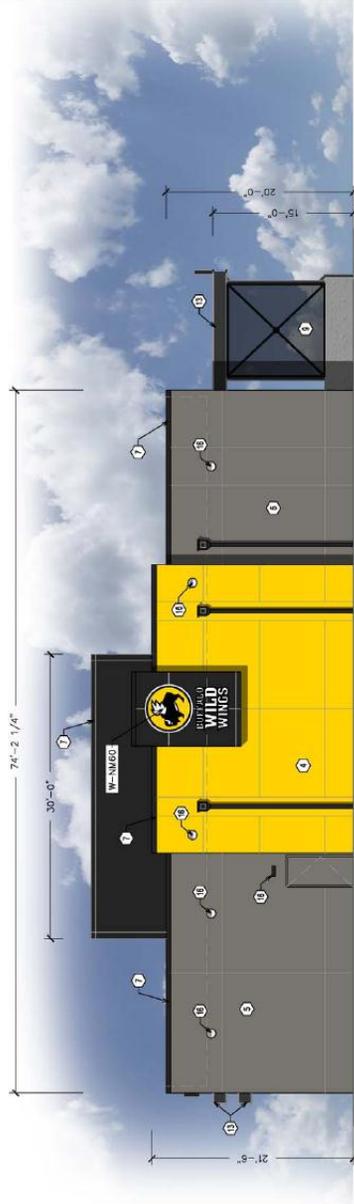


1 FRONT ELEVATION

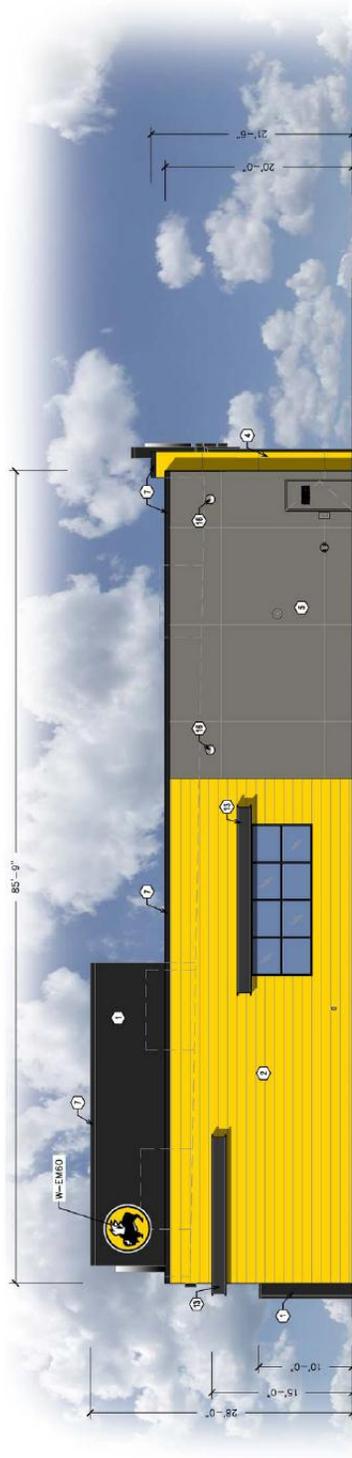


2 RIGHT ELEVATION

LEGEND	
1.	EFS - SMOOTH FINISH - DRYVT #715
2.	EFS - SMOOTH FINISH - DRYVT #715
3.	EFS - SMOOTH FINISH - DRYVT #715
4.	EFS - SMOOTH FINISH - DRYVT #715
5.	EFS - SMOOTH FINISH - DRYVT #715
6.	EFS - SMOOTH FINISH - DRYVT #715
7.	EFS - SMOOTH FINISH - DRYVT #715
8.	EFS - SMOOTH FINISH - DRYVT #715
9.	EFS - SMOOTH FINISH - DRYVT #715
10.	NOT USED.
11.	BLACK SPANDREL GLAZING.
12.	NOT USED.
13.	BENT METAL PLATE - PAINT (C3) IRON
14.	NOT USED.
15.	CONCRETE - 8" CAST IN PLACE WALL - WALL TYPE C8 (CONC4) - SEALED BOARD FORM FINISH
16.	EXTERIOR LIGHT FIXTURE.



① REAR ELEVATION



② LEFT ELEVATION

Exhibit E – Letter in Opposition

Mr. Gagliardi,

My name is Thomas Yee. I am one of the property owners of the Mimi's Restaurant property located at 839 N. Promenade Parkway, Casa Grande, AZ. I received your notice regarding the proposed 6,000 sf Restaurant with a 1,028 sf outdoor patio. This proposed restaurant is larger than what is allowed on Pad 8.

Can you please send to use a site plan showing the layout of the restaurant in relationship with our restaurant and parking area? Please send me the seating count and the code requirement for the number of seats provided in this proposed restaurant. Also, can you send us a copy of the projects CC&R's or development agreement where it states the restaurant can be larger than what was designed on the master site plan?

Doesn't all the property owners have to agree in the change of size of any building footprint in the center, over and above what was designed?

The shopping center plan designates Pad 8 in this project to have a maximum building footprint of 5,066 sf. This pad is not designed to accommodate the seating for a 6,000 sf restaurant and an outdoor patio seating area of 1,028 sf. That number of seats they are proposing will impact the parking area surrounding our restaurant. The proposed restaurant is a high volume restaurant with main feature events on all major sporting events, which would fill every seat for 2 to 3 hours at any one time. There are other pads in the center that can accommodate this size of a restaurant.

We have given a copy of your notice to our Tenant as well.

At this time, WE DO NOT APPROVE OF THE PROPOSED INCREASE IN PAD SIZE OR USE FOR THIS PARCEL 8 from 5,066 sf to 6,000 sf with outdoor patio seating.

Please acknowledge receipt of this email ASAP. Please call me if you should have any questions, and please forward the requested plans ASAP. We are too far to attend this public hearing, so I need to make sure our response is recorded.

Thank you.

Thomas Yee
Owner.

Thomas Yee
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