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|  | <p style="text-align: center;">PLANNING AND ZONING COMMISSION STAFF REPORT</p> | <p style="text-align: center;">AGENDA</p> <p style="text-align: center;"># _____</p> |
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TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Laura Blakeman, City Planner

MEETING DATE: June 4, 2015

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| REQUEST |
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Request by Chuck Wright, Pinal Design Group, LLC, for the following land use approvals on a 5.14 acre site located at 1411 N. Grant Ave:

1. **DSA-15-00010: Conditional Use Permit** for a proposed auto salvage yard and a plastic shredding processing facility.
2. **DSA-15-00009: Major Site Plan/Final Development Plan** for the Grant Avenue Renewal project consisting of auto salvage yard and a plastic shredding processing.
3. **DSA-15-00013: Final Landscape Plan**

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| APPLICANT/OWNER |
|------------------------|

Chuck Wright
Pinal Design Group LLC
711 N. Walnut Drive
Casa Grande, AZ 85122
P: 520-466-5091
Email: pdgroupllc@msn.com

Susanne Medley
8630 S. Dorsey Lane
Tempe, AZ 85284
P: 480-540-7045

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| HISTORY |
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November 16, 1987: The site received official zoning of I-2 (General Industrial) with the adoption of the Zoning Ordinance and map.

March 3, 1989: CGPZ-005-089: A Preliminary Plat for T & R Industrial Park was approved by the Planning Commission.

May 2, 1989: DSA-10-00406: The City Council approved a Final Plat for Sonoran Industrial Rail Park.

November 3, 2005: CGPZ-333-005: The Planning and Zoning Commission approved a Conditional Use Permit for a 155' foot height wireless telecommunication tower (Sprint/Nextel) and associated site improvements.

February 7, 2008: DSA-07-01499: A Major Site Plan for a Warehouse Radiator Storage Building was approved by the Planning Commission. (Note: This building was never constructed and the Major Site Plan is now considered to be expired).

Surrounding Area Land Use and Zoning

| Direction | General Plan Designation | Existing Zoning | Current Uses |
|------------------|---------------------------------|--------------------------|----------------------|
| North | Manufacturing/Industry | I-2 (General Industrial) | Industrial land uses |
| South | Manufacturing/Industry | I-2 (General Industrial) | Vacant land |
| East | Manufacturing/Industry | I-2 (General Industrial) | Industrial land uses |
| West | Manufacturing/Industry | I-2 (General Industrial) | Industrial land uses |

Aerial of the site:



Overview

The Grant Avenue Renewal project consists of two companies providing salvage operations with two different types of products. The north portion of the property will be operated by Lock Haven LLC. Lock Haven will operate an auto salvage business. The operation involves receiving salvaged automobiles to be disassembled for parts for the

purpose of reselling those parts. Lock Haven will receive three deliveries of automobiles a week. A forklift will unload the automobiles into storage areas. The site will house a 12' x 12' awning (10 feet high) on a concrete slab to dismantle the automobiles. The parts will be placed on pallets for transporting to another location. The bare auto bodies will be placed on truck trailers and transported to another location for crushing.

The salvage operation will employ two full-time employees and the business will operated from 8:00 a.m. to 5:30 p.m. Monday through Friday.

The south portion of the property will be operated by Iron Haven LLC, for a HDPE (High Density Poly Ethylene) recycling facility. The pipe will be delivered to the site then shredded into small chips. The chips will be sold to companies that process the shredded material into a new pipe or HDPE product. The company will have two full time personnel; with business hours from 7:00 a.m. to 4:00 p.m. Monday through Friday. Deliveries will be 2-3 tractor trailers per week. A forklift and loader will be onsite to unload stage and load recycled materials. The stacked pipe will be 4-5 feet in height in multiple piles. The shredding machine will be electrically operated from a 480v, three-phased feed. The machine is approximately 20' feet wide x 20' feet long that will be placed on a 40' feet x 60' feet concrete slab. The shredded pipe will pile up on the concrete slab then a front end loader to fill a belly dump truck to transport granule product to another processor. The process will require one truck per week to export processed material (See Exhibit A).

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| COMPLIANCE WITH MAJOR SITE PLAN/FINAL DEVELOPMENT PLAN REVIEW CRITERIA |
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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:

RELATIONSHIP OF THE PLAN ELEMENTS TO CONDITIONS BOTH ON AND OFF THE PROPERTY

This property is located in an industrial area. The proposed auto salvage yard and plastic shredding processing facility are compatible with the industrial land uses in the area.

CONFORMANCE TO THE CITY'S ZONING ORDINANCE

This site is subject to the I-2 (General Industrial) zoning district. The site plan shows compliance with the I-2 zoning district. The General Industrial zoning (I-2) permits a salvage yard and a materials processing facility with the approval of a Conditional Use Permit.

Zoning:



CONFORMANCE TO THE CITY'S GENERAL PLAN

The subject site is designated *Manufacture/Industry* within the City's General Plan 2020, which supports manufacturing and industrial land uses. This site and its proposed development are found to be in conformance with this land use category.

General Plan:



THE IMPACT OF THE PLAN ON THE EXISTING AND ANTICIPATED TRAFFIC AND PARKING CONDITIONS

A Trip Generation Statement was submitted for this site. The total trip generation anticipated for the Grant Avenue Renewal project is as follows:

AM – four (4) vehicles accessing the site over 2-hour period

PM – four (4) vehicles leaving the site over 2-hour period

Throughout the week there will be eight (8) tractor trailers entering and leaving the site and 3-4 single vehicles entering and exiting the site.

The traffic does not generate more than 100 trips per day; therefore a Traffic Impact Analysis was not required.

THE ADEQUACY OF THE PLAN WITH RESPECT TO LAND USE

The proposed auto salvage yard and plastic shredding processing facility are compatible land uses with the existing site, which is surrounded by industrial land uses.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS

Access into the site is off of the existing 40 foot driveway entrance off of Grant Avenue. As vehicles enter the site, there is a paved parking area. Trucks that serve the auto salvage yard or the plastic shredding facility will either maneuver to the north or south depending upon which location they are providing services to. A 6' foot high chain link fence will be provided along the middle of the site to separate the two business operations. Internal circulation within each business location is designed with as two-way drive aisles that allow large trucks to maneuver within the site. The drive aisles will be covered with an aggregate base course surface designed to accommodate large trucks.

BUILDING LOCATION AND HEIGHT

There are no buildings proposed for the site. There is an existing wireless communications tower that exists on the site (south portion) as shown on the site plan (See Exhibit B). The site plan indicates that the tower is sits on a 30' x 40' leased area surrounded by a 6' foot chain link fence topped with barbed wire. The site plan states that the tower is 75 feet tall, however the Conditional Use Permit that was approved in 2005, indicates that the tower is 115' feet high. There is also an existing shelter (12' x 20') that houses the tower equipment.

The applicant is proposing a covered awning to be located on top of a concrete slab within the auto salvage portion of the site (north portion) and it will be used to dismantle automobiles.

LANDSCAPING

A final landscape plan (see Exhibit C) was submitted with this application. Per the industrial land use, the site is required to have 7% of on-site landscaping. The applicant has met this requirement by providing 2" inches of decomposed granite within the large retention basin located at the northwest corner of the site.

The applicant is requesting a landscape variance from section 17.52.390 of the landscape code which requires a minimum width of 15' feet of landscaping along the street frontage (Grant Avenue). The existing site has 10' 9" of depth from the property line to the existing fence. Based on the existing depth (width) it is not possible to meet the 15' foot landscaping width without tearing down and moving the wall back to meet the 15 foot setback requirement or planting an additional 4' 3" landscape strip on the property side of the wall which would not be visible from the street.

The street frontage landscaping proposed along Grant Avenue is being met per the code requirement (1 tree and 3 shrubs for every 30 feet of street frontage). The street frontage vegetative groundcover is being met per the code requirement (vegetative groundcover occupying a minimum of 60% of the total street frontage landscaped area).

The landscape plan indicates that the species of trees along Grant Avenue will be Desert Museum Palo Verde and Thornless Mesquite. These types of desert trees will grow to 30 feet tall at maturity. The site has existing overhead power lines that encumber the property. APS (Arizona Public Service) recommends that certain species of trees should be planted near power lines. The tree species are suggested due to low water requirements and their maturity height is rarely more than 20 feet high. Based on this information, Staff is requiring as a condition of approval that the trees indicated on the landscape plan are replaced with ones that are recommended by APS (See Exhibit C).

LIGHTING

There is an existing street light located along Grant Avenue. The applicant is proposing two 25' foot high pole lights at the center of the site location to provide lighting for both industrial uses. The lights will be shielded per City Code requirements of Section 15.48.050.

PROVISIONS FOR UTILITIES

The site has existing water and electric services. With the proposed uses, additional electrical panels, etc. will be added within the site to tie into existing utility lines and provide sufficient service for operating equipment.

SITE DRAINAGE

A Final Drainage Plan/Report has been submitted for this development. The site was designed for drainage to flow into the retention basin along the north and west sides of the property. This property is within Zone X per the FIRM map. The drainage report has

been conditionally approved by the Civil Engineer at the North Operations Center, with some technical items to be addressed. Staff has included a condition of approval to address the outstanding drainage comments.

OPEN SPACE

Open space for the site is being provided by the proposed retention based (approximately 21,240 square feet) located along the northwest corner of the property. The basin is proposed to be covered with 2" inches of decomposed granite. The basin represents approximately 9.5% of open space for the site.

LOADING AND UNLOADING AREAS

See the "Overview" section of the report.

GRADING

Any required site grading will be accomplished through the review of a Site Development Permit following approval of the Major Site Plan.

SIGNAGE

There is no signage being proposed at this time. Future signage will comply with the Casa Grande Sign Code.

SCREENING

There is an existing 6 foot high block fence along Grant Avenue. Section 17.52.200 of the code requires that all storage for commercial/industrial areas shall be conducted within a completely enclosed building or an area completely enclosed, except for access points, by a wall at least six feet in height. The existing fence will be modified to add a 2 foot sheet metal extension to achieve an overall height of 8 feet (See Project Narrative- Exhibit A and Page AS1.2 of Major Site Plan – Exhibit B). The driveway entrance will have an 8' foot high metal rolling gate with metal siding that will screen the view of the proposed equipment along Grant Avenue.

Section 17.58.030 of the code requires that all materials, supplies, merchandise or other similar matter not on display for direct sale, rental or least to the ultimate customer or user shall be stored within the confines of a one hundred percent opaque wall or fence not less than six feet tall. There is an existing chain link fence along the north and west sides of the property that will receive opaque slats. A new 8' foot high solid surface metal fence will be installed along the south side of the property. These site improvements indicate that the site will meet the code requirements.

Section 17.16.0303B of the code requires that exterior storage of goods and materials are screened from view from adjacent properties and rights-of-way. Based on this code

requirement, Staff has added a condition of approval that the materials and equipment on-site shall be screen from view.

SETBACKS

N/A.

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| CONFORMANCE WITH CONDITIONAL USE PERMIT REVIEW CRITERIA |
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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:

Staff finds that the proposed site improvements are adequate to accommodate the proposed auto salvage yard and the plastic shredding processing facility.

The proposed parking is based upon "Manufacturing and Industrial" land uses. Based on the proposed uses for the property, the site needs six (6) parking spaces, including one handicap accessible space. The site plan shows compliance with the parking code requirements.

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:

See the "Impact of the plan on the existing and anticipated traffic and parking conditions" section in the Staff Report.

That the proposed use will have no adverse effect upon the abutting property:

Due to the existing industrial uses in the area and the vacant industrial site to the south of the property, Staff finds that the proposed uses are appropriate and they will not have an adverse effect upon the abutting properties.

That the proposed use shall be in conformance with the General Plan:

See "General Plan" discussion in Staff Report.

That the conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare.

Staff believes that auto salvage yard and plastic shredding facility will have no negative impact on the public health, safety and general welfare of the community.

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| PUBLIC NOTIFICATION/COMMENTS |
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Notification

Public hearing notification efforts for this request meet and exceed those 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 May 17, 2015.
2. A notice was mailed on May 18, 2015 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 May 19, 2015. An affidavit confirming this posting was also supplied by the applicant.

Inquiries/Comments

Staff has not received any comments on this request.

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| STAFF RECOMMENDATION |
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Staff recommends the Planning Commission approve the Conditional Use Permit (DSA-15-00010) subject to the following conditions:

1. All material piles shall be limited to the height of the screen walls surrounding the property.
2. The subject property shall only be used for the collection and storage of recyclable materials. No shredding, compacting, or melting of recyclable materials shall be allowed on the property.

Staff recommends the Planning Commission approve the Major Site Plan (DSA-15-0009) subject to the following conditions:

The Final Drainage Report shall be revised to address the following technical changes:

1. Any changes to the site plan will void the previously approved drainage report.
2. Final drainage report to include hydrological calculations of peak flows (from drainage sub-basins) and hydraulic calculations for the infrastructure used to collect (e.g. catch basins, curb openings, scuppers etc.), convey (gutter, swales, sheet etc.) and bleed off (by surface percolation or drywells).
3. Calculate flow depths; provide hydraulic capacity calculations for 4" opening. Provide appropriate scour protections.

The site plan and landscape plan shall be revised with the following verbiage:

1. Sheet AS1.1/G1.3 - Correct "Jeffereson" to "Jefferson" on vicinity map
2. Sheet AS1.1/G1.3 - Correct "PVD" to "PVC" under Project Information
3. Sheet AS1.1 – Under Site Plan Notes number 4, change "See Detail A1/C2.1" to

“See Detail A1.2/SheetAS1.2”

4. Sheet AS1.1 Under Site Plan Notes number 12, change “equipemtn” to Equipment”

Staff recommends the Planning Commission approve the Final Landscape Plan (DSA-15-00013) with the following conditions:

1. The Final Landscape Plan shall be revised to replace the Desert Museum Palo Verde and the Thornless Mesquite trees with Cascalote and Texas Mountain Laurel Trees.

Exhibit A – Project Narrative

Exhibit B – Proposed Site Plan

Exhibit C – Final Landscape Plan

Exhibit D – CUP Resolutions (2)

Project Narrative

Granite Avenue Renewal

Client:

Iron Haven LLC – c/o Suzanne Medley
55 S. 56th Street
Chandler, Az. 85228

Project:

Grant Avenue Renewal
1411 N. Grant Avenue
Casa Grande, Az. 85122
APN# 503-46-0740

The Grant Avenue Renewal site APN# is 503-46-0740. The address is 1411 N. Grant Avenue. The entire site is 5.14 acres. Existing conditions are the surface of the property is gravel and natural dirt. The site is fenced on all four sides. The north, west and south boundaries are fenced with a 6' high chain link fence. The east property line, facing the street, has a 6' high cmu unreinforced fence block fence with a 40' wide opening for a future gate entrance. The site contains a cell tower, installed on a 1,200 s.f. parcel in the southwest corner of the property. The tower operates on a long-term lease with the property owner. There also is a 160' wide overhead power line easement that runs at a 17 degree angle from the northwest corner to the southeast. The access street on the east side is Grant Avenue. It is a paved street with curb and gutter. There is an 80' wide depressed curb for a driveway at the 40' wide fence opening. The nearest fire hydrant is at the southeast corner of the property, on the east side of the street. Existing power is available and runs in the easement on the west side of Grant Avenue. There is an existing ¾" water meter on the southeast corner of the property.

Grant Avenue Renewal is a salvage business owned by Ms. Suzanne Medley of 8630 S. Dorsey Lane, Tempe, Az. and her partner Bill Long of 55 S. 56th Street, Chandler, Az. They have purchased the property APN#503-46-0740 located at 1413 N. Grant Avenue to locate this business, which also includes the long-term lease of the cell tower located on the property. Grant Avenue Renewal consists of two separate companies providing salvage operation of two different types of products.

The company occupying the southern portion of the property is **Iron Haven LLC**. Iron Haven is owned by Ms. Suzanne Medley of 8630 S. Dorsey Lane, Tempe, Az. and her partner Bill Long of 55 S. 56th Street, Chandler, Az. The company is intending to operate an HDPE (High Density Poly Ethylene) recycling facility. The actual material will be delivered in pipe form then shredded into small chips that will be sold to companies that process the shredded material into a new pipe or HDPE product.

Iron Haven LLC will employ two full-time personnel. The hours of operation will be from 7:00 am to 4:00 am, Monday through Friday. The process will receive 2-3 tractor trailers per week onsite to unload pipe material. A forklift and loader will be onsite to unload, stage and load recycled materials. The height of the stacked plastic pipe will be about 4-5 feet high, in multiple piles.

The shredding machine will be electrically operated from a 480v, three-phase feed. Its approximate dimensions are 20' wide x 20' long that will sit on a 40' x 60' concrete slab. It will shred plastic pipe into small granules that will pile up on the concrete slab. The pile will not exceed 8 ft high. The operator will then use a front end loader to fill a belly-dump truck to transport granule product to another processor. The process will require one truck per week to export processed material.

The company occupying the northern half of the property is **Lock Haven LLC**. **Lock Haven** is intending to provide an auto salvage business. The business will employ two full-time employees. The hours of operation will be from 8:00 am to 5:30 pm, Monday through Friday. Lock Haven LLC is owned by Ms. Renee Carnell of 717 West 1st Street, Casa Grande, Az. Lock Haven will have one company truck.

The company intends to receive salvaged automobiles to be dis-assembled for parts for the purpose of reselling those parts. The company will receive three deliveries of automobiles per week. A forklift will be on-site to unload automobiles into storage areas. Lock Haven LLC will have a 12' x 12' open-sided shed on a concrete slab to place automobiles for dismantling. The automobiles will then be dismantled for specific parts. The parts will then be placed on pallets for transport to another location the owner owns to distribute them. The bare automobile bodies will then be placed on truck-trailers and transported to another location for crushing. If automobile bodies are stacked on site, they will not exceed 8' in height. There will be no shredding or crushing of automobile bodies done on this site.

Site improvements will include the following:

- The fence along Grant Avenue will be raised from 6' high to 8' high. (Because the existing fence is unreinforced fence block, it is being proposed that a metal siding extension be added to the top of the fence. The metal being identical to the metal siding fence proposed for the south side).
- The existing chain link fence along the south side will be replaced with an 8' high sheet metal fence similar to the fence on Wellingtons salvage yard.
- The existing chain link fencing on the west and north sides shall remain and receive opaque slats
- There will be a solid opaque rolling gate on the Grant Avenue entrance.
- There will 70' X 68' asphalt paved area for the entrance area and parking. The area will have six parking spaces, including one ADA accessible space. The area shall be paved out to the edge of the depressed curb. The area will also include one bicycle rack.
- There will be a 6' high chain link fence, running east-west, dividing the two areas of business.
- There will some form of "track-out" device at the dirt-asphalt to prevent mud being tracked out from truck onto street.
- Electrical power will be brought onto property from the existing APS switching cabinet to the south.
- The existing cell tower will continue to operate in a long-term lease. The owner will provide access to it when required. Owner shall maintain normal access lane to tower for access.

- Owner/operators of both north and south properties shall establish access roadways through their section to access the supply materials that are stored. These access roadways shall have a gravel topping to provide dust control.
- There will a designed retention basin for the required design run-off on the property. The basin will be L-shaped and be located in the northwest corner of the property.
- The landscape requirement is 7% of site area to be landscaped, which equals 15,120 s.f. of landscaping. Street frontage landscaping is 4,386 s.f. and is shown on the landscape plan. The remaining 10,734 s.f. will need to be located inside the property.
- Per discussions with Planning Director, it was mutually agreed that the applicant will apply for a variance to the planning staff to accept the designed area of the retention basin to meet the balance of the required landscaping, as long as it is covered with 2” of DG and is not used as part of either business’s storage plans. The designed retention basing will need to be a minimum of 10,734 s.f in area.
- The fence extension shall be painted a matching or complimentary color to the existing fence. The rolling sheet metal gate shall be painted the same colors. The sheet metal fence along the south side shall be painted the same colors.

Grant Avenue Salvage hopes to complete this project and begin operating as soon as possible. They believe they will be providing a valuable service to our community area

We will be submitting a final landscape plan in lieu of a preliminary plan.

We are submitting a final grading and drainage as our preliminary grading and drainage plan

A preliminary water report will not be provided because the only water use will be the landscape

A preliminary waste water report will not be provided because there will be no buildings or planned discharge into the sewer

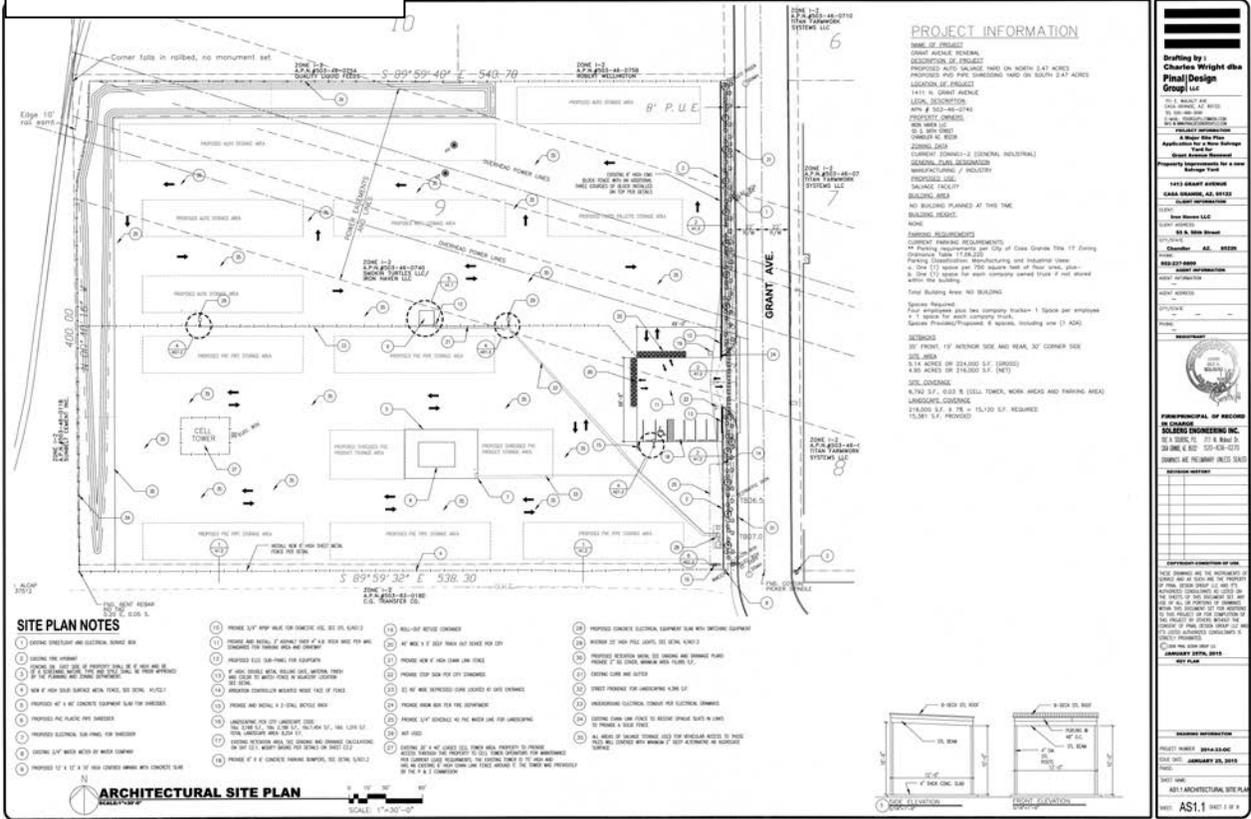
A conceptual architectural elevation plan is not provided because there are no plans for building.

A geotech report has not performed because the site involves minimal grading and will have no building pads.

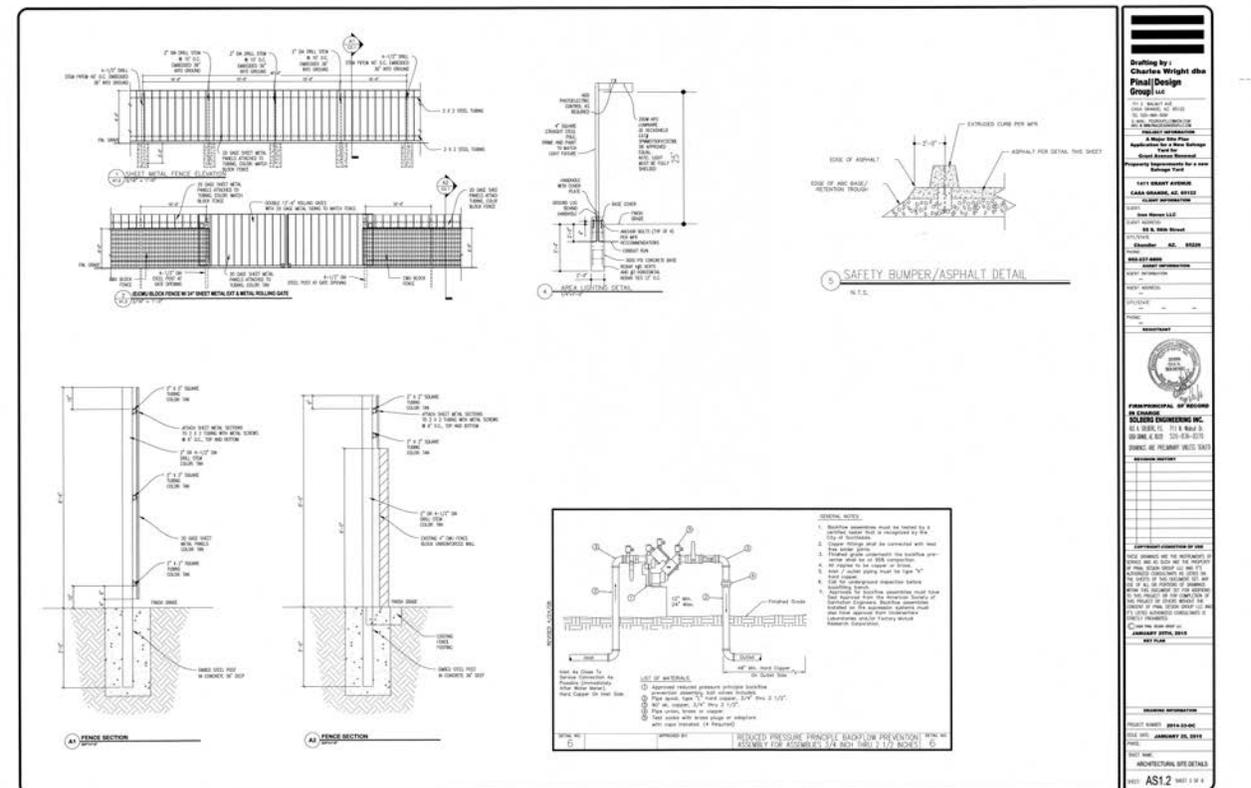
We are not submitting a photometrics plan because there is minimal (three) light poles on the property

Chuck Wright
 Owner
 Pinal Design Group LLC
 711 N. Walnut Drive
 Casa Grande, Az. 85122

Exhibit B

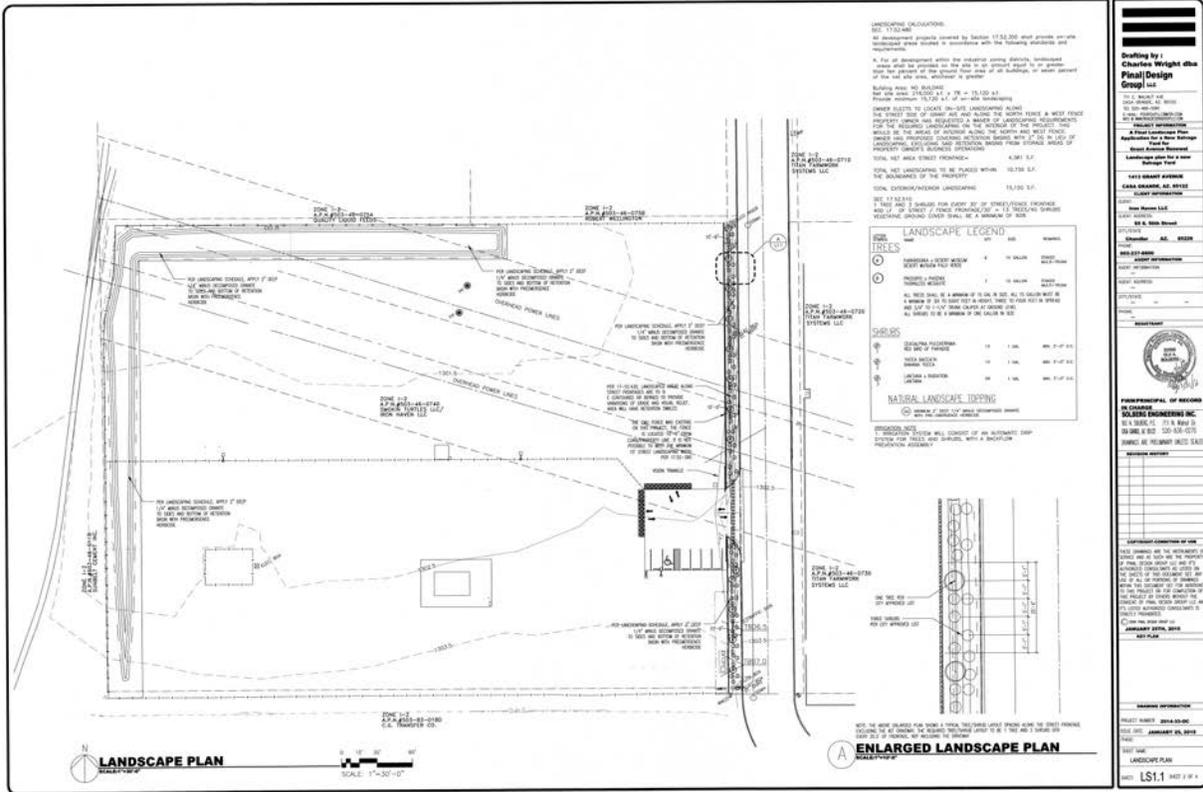


ARCHITECTURAL SITE PLAN SCALE: 1"=30'-0"



ARCHITECTURAL SITE PLAN SCALE: 1"=30'-0"

Exhibit C



RESOLUTION NO. DSA-15-00010

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CASA GRANDE, GRANTING A CONDITIONAL USE PERMIT FOR AN AUTO SALVAGE YARD LOCATED AT 1411 N. GRANT AVENUE, APN 503-46-074.

WHEREAS, applicant, Chuck Wright, Pinal Design Group, LLC, with the permission of Iron Haven LLC, owners, has requested a conditional use permit;

WHEREAS, the conditional use permit is requested for an Auto Salvage Yard on a 4.92 acre parcel, located at 1411 N. Grant Avenue, as shown on Exhibit A, Casa Grande, AZ;

WHEREAS, the property is currently zoned General Industrial (I-2);

WHEREAS, an Auto Salvage Yard is a conditionally permitted use within the City's I-2 zoning classification;

WHEREAS, on the 4th day of June 2015, the Planning and Zoning Commission of the City of Casa Grande held a public hearing regarding the request for the conditional use permit; and

WHEREAS, the Planning and Zoning Commission of the City of Casa Grande considered all public comments made at said hearing; and

WHEREAS, the Planning and Zoning Commission of the City of Casa Grande has determined that the proposed use would be appropriate for the proposed location, subject to the conditions set forth in this Resolution;

NOW THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission of the City of Casa Grande, Arizona, as follows:

1. The Planning and Zoning Commission of the City of Casa Grande makes the following findings:

- a. 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 is adequate to properly relate the use with the land and the uses in the vicinity;
- b. 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;
- c. The proposed use will have no adverse effect upon the abutting property;

- d. The proposed use is in conformance with the General Plan; and
 - e. The conditions stated in this approval are necessary to protect the health, safety and general welfare.
2. The Planning and Zoning Commission of the City of Casa Grande approves the conditional use permit request by the Applicant subject to the following special conditions which are deemed necessary by the Commission to protect the public health, safety and general welfare:
- a. All material piles shall be limited to the height of the screen walls surrounding the property.
 - b. The subject property shall only be used for the collection and storage of recyclable materials. No shredding, compacting, or melting of any materials with the exception of plastic pipe shall be allowed on the property.

The Planning and Zoning Commission of the City of Casa Grande approves the conditional use permit request by the Applicant subject to the following general conditions:

- a. The right to a use and occupancy permit shall be contingent upon the fulfillment of all general and special conditions imposed by the conditional use permit procedure;
- b. That all of the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his successors and assigns;
- c. That all conditions specifically stated under any conditional use listed in this chapter shall apply and be adhered to by the owner of the land, his successors or assigns.

PASSED AND ADOPTED by the Planning and Zoning Commission of the City of Casa Grande, Arizona, this _____ day of June, 2015.

P & Z Commission Chairman

ATTEST:

APPROVED AS TO FORM:

City Clerk

Assistant City Attorney

CONSENT TO THE SPECIAL CONDITIONS

Applicant, Chuck Wright, Pinal Design Group, LLC and the current property owner, Suzanne Medley, Iron Haven LLC, hereby consent to the special conditions as enumerated above in Section 2 as they relate to this request for a conditional use permit for an auto salvage yard located at 1411 N. Grant Avenue.

Chuck Wright, Pinal Design Group LLC
Applicant

Suzanne Medley, Iron Haven LLC
8630 S. Dorsey Lane
Tempe, AZ 85284
Property Owner

EXHIBIT A
Site Plan of Property

RESOLUTION NO. DSA-15-00010

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CASA GRANDE, GRANTING A CONDITIONAL USE PERMIT FOR A PLASTIC PIPE SHREDDING PROCESSING FACILITY LOCATED AT 1411 N. GRANT AVENUE, APN 503-46-074.

WHEREAS, applicant, Chuck Wright, Pinal Design Group, LLC, with the permission of Iron Haven LLC, owners, has requested a conditional use permit;

WHEREAS, the conditional use permit is requested for a Plastic pipe shredding processing facility on a 4.92 acre parcel, located at 1411 N. Grant Avenue, as shown on Exhibit A, Casa Grande, AZ;

WHEREAS, the property is currently zoned General Industrial (I-2);

WHEREAS, a used materials processing facility is a conditionally permitted use within the City's I-2 zoning classification;

WHEREAS, on the 4th day of June 2015, the Planning and Zoning Commission of the City of Casa Grande held a public hearing regarding the request for the conditional use permit; and

WHEREAS, the Planning and Zoning Commission of the City of Casa Grande considered all public comments made at said hearing; and

WHEREAS, the Planning and Zoning Commission of the City of Casa Grande has determined that the proposed use would be appropriate for the proposed location, subject to the conditions set forth in this Resolution;

NOW THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission of the City of Casa Grande, Arizona, as follows:

1. The Planning and Zoning Commission of the City of Casa Grande makes the following findings:

- a. 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 is adequate to properly relate the use with the land and the uses in the vicinity;
- b. 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;
- c. The proposed use will have no adverse effect upon the abutting property;

- d. The proposed use is in conformance with the General Plan; and
 - e. The conditions stated in this approval are necessary to protect the health, safety and general welfare.
3. The Planning and Zoning Commission of the City of Casa Grande approves the conditional use permit request by the Applicant subject to the following special conditions which are deemed necessary by the Commission to protect the public health, safety and general welfare:
- a. All material piles shall be limited to the height of the screen walls surrounding the property.

The Planning and Zoning Commission of the City of Casa Grande approves the conditional use permit request by the Applicant subject to the following general conditions:

- a. The right to a use and occupancy permit shall be contingent upon the fulfillment of all general and special conditions imposed by the conditional use permit procedure;
- b. That all of the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his successors and assigns;
- c. That all conditions specifically stated under any conditional use listed in this chapter shall apply and be adhered to by the owner of the land, his successors or assigns.

PASSED AND ADOPTED by the Planning and Zoning Commission of the City of Casa Grande, Arizona, this _____ day of June, 2015.

P & Z Commission Chairman

ATTEST:

APPROVED AS TO FORM:

City Clerk

Assistant City Attorney

CONSENT TO THE SPECIAL CONDITIONS

Applicant, Chuck Wright, Pinal Design Group, LLC and the current property owner, Suzanne Medley, Iron Haven LLC, hereby consent to the special conditions as enumerated above in Section 2 as they relate to this request for a conditional use permit for an auto salvage yard located at 1411 N. Grant Avenue.

Chuck Wright, Pinal Design Group LLC
Applicant

Suzanne Medley, Iron Haven LLC
8630 S. Dorsey Lane
Tempe, AZ 85284
Property Owner

EXHIBIT A
Site Plan of Property

