

	<b>Planning and Zoning Commission</b>  <b>STAFF REPORT</b>	AGENDA  # _____
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**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION

**FROM:** Joe Horn, City Planner

**MEETING DATE:** May 7, 2015

<b>REQUEST</b>
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**Request by Chuck Wright of Pinal Design Group on behalf of Sheffield Lubricants, LLC.,** for the following land use approvals on Lot 16 of the Central Arizona Commerce Park, a.k.a. 148 South Commerce Drive. (Planner Joseph Horn)

1. **DSA-15-00029: Conditional Use Permit** to allow an oil refinery use (Lube Oil Recycling).
2. **DSA-15-00030: Major Site Plan/Final Development Plan** for the construction of a Lube Oil Recycling Facility.

<b>APPLICANT/OWNER</b>
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<b>HISTORY</b>
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- October 19, 2005*      The site was officially annexed into the city limits of Casa Grande, Ordinance 2336
- March 19, 2007:*      The City Council approved the zone change from General Rural (GR) to General Industrial (I-2) for the subject site, adopting Ordinance No. 1178.299.
- June 7, 2007:*      The Planning and Zoning Commission approved DSA-07-01392, the preliminary plat for Central Arizona Commerce Center Phase One.

*March 6, 2008:* The Planning and Zoning Commission approved DSA-08-00025, the preliminary plat for Central Arizona Commerce Center Phase Two.

*November 3, 2008:* The City Council approved DSA-08-00105, the final plat for Central Arizona Commerce Center (Phases One & Two).

*January 7, 2010:* The Planning and Zoning Commission approved DSA-09-00092, the preliminary plat for Central Arizona Commerce Center Re-subdivision.

*February 11, 2010:* The City Council approved DSA-09-00086, the final plat for Central Arizona Commerce Center Re-subdivision.

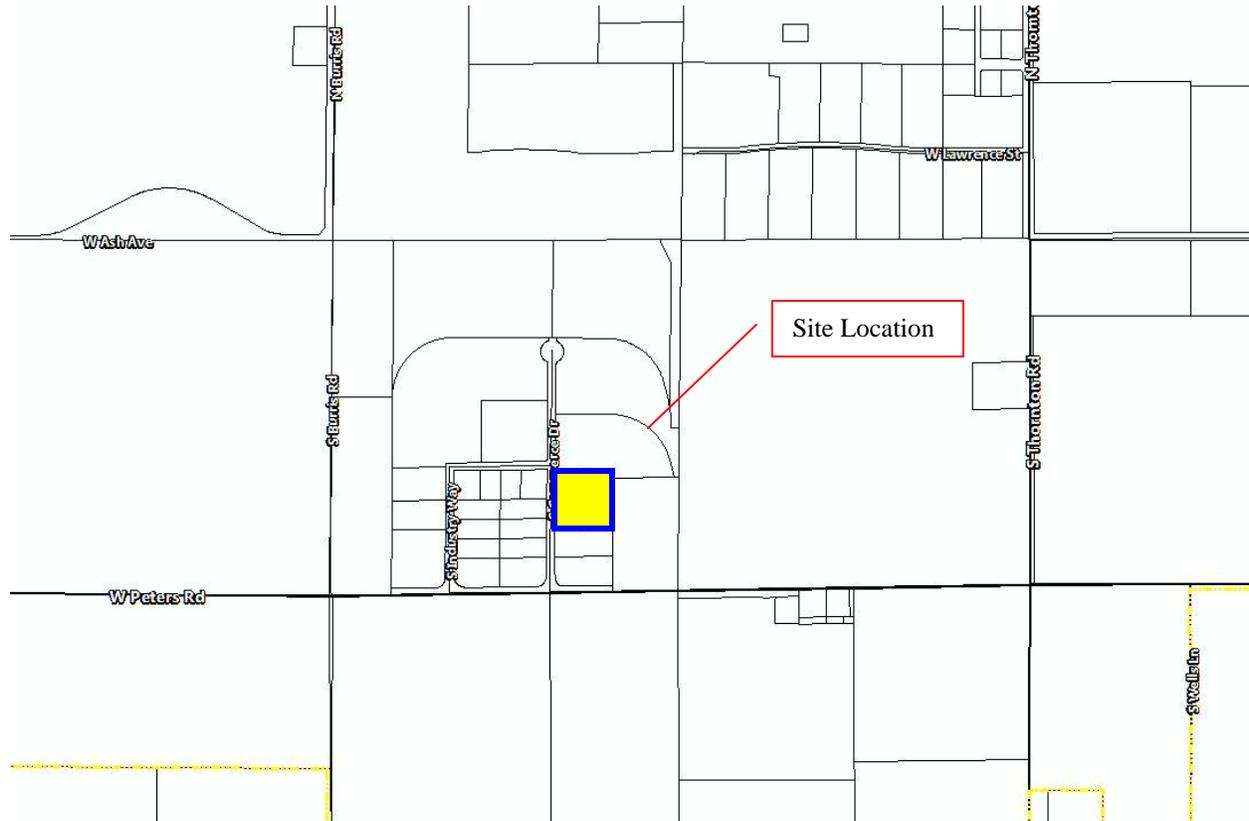
<b>PROJECT DESCRIPTION</b>
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<b>Site Area</b>	4.5 acres
<b>Zoning</b>	I-2 (General Industrial)
<b>General Plan Designation</b>	Manufacturing/Industry

**Surrounding Land Use and Zoning**

<b>Direction</b>	<b>General Plan Designation</b>	<b>Existing Zoning</b>	<b>Current Uses</b>
<b>North</b>	<i>Manufacturing/ Industry</i>	I-2 (General Industrial)	Vacant land
<b>South</b>	<i>Manufacturing/ Industry</i>	I-2 (General Industrial)	Vacant land
<b>East</b>	<i>Manufacturing/ Industry</i>	I-1 (Garden & Light Industrial)	Vacant land
<b>West</b>	<i>Manufacturing/ Industry</i>	I-2 (General Industrial)	Vacant land

## VICINITY MAP



### Overview

Sheffield Oil, LLC. is requesting approval of a Major Site Plan and a Conditional Use Permit for a lube oil recycling facility on the 4.5 acre, Lot 16 within the Central Arizona Commerce Park development. If approved, the facility would include oil recycling processing equipment, truck loading and unloading facilities, a tank farm holding waste oil and finished product, small parking area, and two modular office buildings. A permanent employee structure is anticipated to be added in approximately one year. And a Rail spur and pumping station will be completed on the property within ten months of operating.

According to the applicant's narrative, the facility would recycle used lube oil to produce a base lube product. The used lube oil product will be received bulk by tanker truck and the blended product is then shipped out by truck. This process will continue until the rail spur is completed and then both rail and trucks will be used.

### **Oil Refinery Use**

The City of Casa Grande does not have a land use category that exactly describes the proposed blending facility. City Staff determined that "Oil Refinery" is the most similar

use listed within the City Code to an oil blending facility. While we recognize that an oil refinery is a significantly more intense use with a greater potential for negative impacts to a surrounding area, we believe that a condition of approval can be worded in such a way to limit the use of the site to that of the proposed blending facility and not actual oil refining. If the applicant wanted to expand to some level of refining, a new Conditional Use Permit would be required subject to Planning and Zoning Commission approval.

**CONFORMANCE WITH CONDITIONAL USE PERMIT REVIEW CRITERIA 17.68.120**

*In accordance with Section 17.68.120 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of a Conditional Use Permit:*

**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 nearly 4.5 acre lot is adequate to accommodate the proposed facility and complies with applicable City Code requirements regarding screening, parking, loading and landscaping. A six (6) foot-high chain-link security fence surrounds the building. Opaque screening fences or walls are only required when there is exterior material/supply storage. The above-ground tanks are considered to be accessory structures rather than material storage. The site plan included with this application provides adequate parking based upon the city code. There is ample truck maneuvering within the site. The street and building frontage will be landscaped in accordance with City 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;**

A traffic impact analysis (TIA) was prepared for this development and it concluded that it will produce approximately 14 tractor trailer entering and exiting and 12 employee vehicles per day. Therefore, the existing roadways are adequate to accommodate this use.

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

The site is located within a planned industrial park and is bordered by vacant industrial lots to the north, west and south. Its eastern border is shared by a site zoned I-2 (General Industrial). The entire surrounding area is designated as Manufacturing/Industry within the General Plan.

**That the proposed use shall be in conformance with the General Plan;**

This use is in conformance with General Plan 2020. The General Plan designation for the site is Manufacturing/Industry which supports a range of industrial uses. (see map below)

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

Staff is proposing that the operation and development of the CUP be limited to that of a lube oil recycling facility and not to include oil refining thereby avoiding the need to mitigate any potential impacts an oil refinery could present.

**CONFORMANCE WITH FINAL DEVELOPMENT PLAN (MAJOR SITE PLAN) REVIEW**  
**CRITERIA 17.68.070**

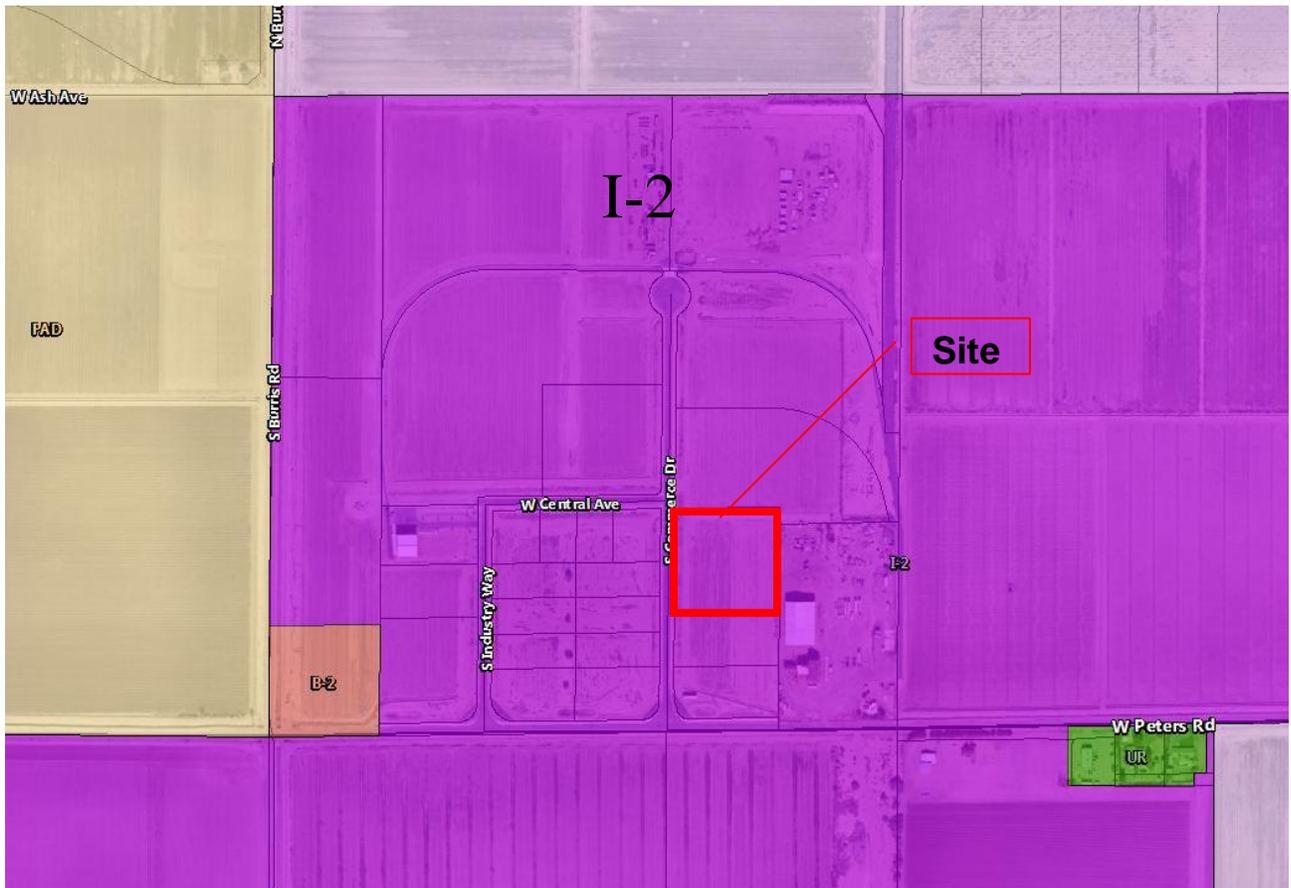
*In accordance with Section 17.68.070 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of Final Development Plan:*

**Relationship of the plan elements to conditions both on and off the property;**

The property is located on a vacant lot within the Central Arizona Commerce Park. The park was developed to accommodate a variety of industrial users such as a lube oil recycling facility.

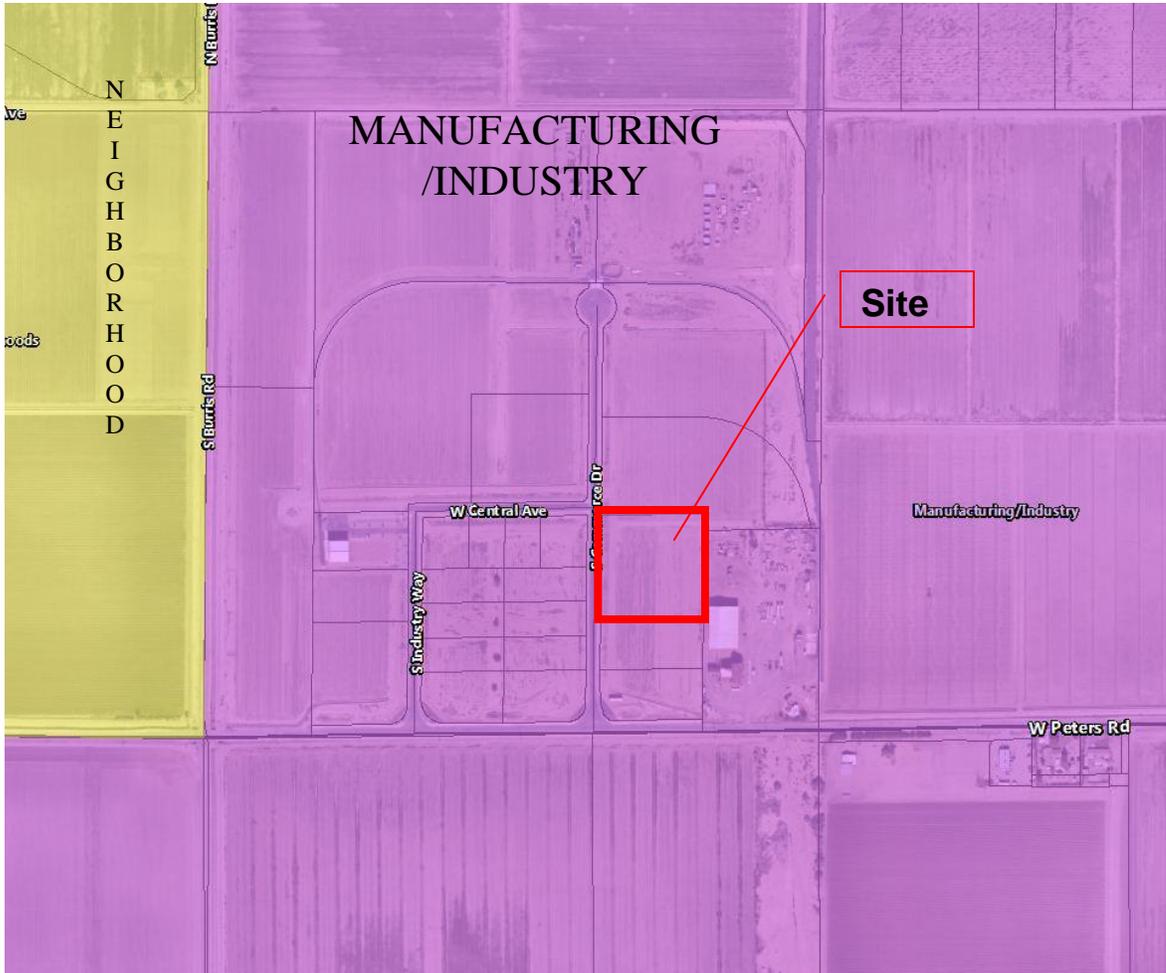
**Conformance to the City's Zoning Ordinance:**

The proposed use is located within the I-2(General Industrial) zoning district. The plan conforms to the building height and setback requirements of the I-2 Zone as well as with the parking, loading, screening and landscaping standards set forth within the Zoning Code.



**Conformance to the City's General Plan:**

This use is in conformance with General Plan 2020. The General Plan designation for the site is Manufacturing/Industry which supports a range of industrial uses.



**The impact of the plan on the existing and anticipated traffic and parking conditions;**

A traffic impact analysis (TIA) was prepared for this development and it concluded that it will produce approximately 14 tractor trailer entering and exiting and 12 employee vehicles per day. Therefore, the existing roadways are adequate to accommodate this use.

Parking is based on one space per employee on the shift with the highest number of employees. There are 8 required spaces based on these criteria, and 11 spaces are provided.

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

The proposed site plan has been thoroughly reviewed and the 4.5 acre site has been determined to be very adequate in regards to the proposed uses and

design.

**Pedestrian and vehicular ingress and egress;**

Sidewalks were not constructed as part of the development of the Central Arizona Commerce Park therefore pedestrian connection is not provided from the building to the adjacent road, Commerce Drive. Vehicular access is provided via two driveways along Commerce Drive. The southern drive provides ingress/egress for employees, and ingress for tanker and semi-truck traffic. The northern drive provides egress for the tanker and semi-truck traffic.

**Building location and height;**

The proposed buildings are centrally located on the site with primary access from Commerce Drive located along the western edge. The highest portion of the project is the processing plant at 54'. The maximum building height within the I-2 zoning district is 55'

**Landscaping;**

The site's landscape plan exceeds City Code landscaping requirements in terms of the number of trees and shrubs and satisfies all other provisions. The landscape material is primarily located along the site's street frontage between Commerce Drive and the parking lot, recycling facilities, and buildings. A final Landscape Plan application is to be submitted and reviewed administratively at the time of building permit submittal.

**Lighting;**

The lighting plan and design conforms to the City's Light Ordinance by providing full cut-off fixtures and limiting spill-over onto the adjacent properties where possible.

**Provisions for utilities;**

Generally, utilities were provided for with the development of the park. A wastewater connection has not been made from the park to the 36-inch main within Burris Road. This connection will need to be made in conjunction with the development of this project. The city is required to manually clean out the wastewater collection box as needed.

**Site drainage;**

Grading and Drainage plans were submitted and reviewed by City Staff. Applicant has re-submitted a revised Drainage Report and Grading Plan which is currently under review by Public Works staff. A condition of approval is being proposed that requires Drainage Report and Grading Plan to be approved by Public Works prior to final approval of Major Site Plan.

**Open space;**

Aside from parking lot and streetscape landscaping, public open space is not provided with this development.

**Loading and unloading areas;**

Truck loading and unloading areas are located at the north side of the driveway loop between processing facility and the tank farm. Major Site plan has been amended to include a trash enclosure

**Grading;**

Grading and Drainage plans were submitted and reviewed by City Staff. Applicant has re-submitted a revised Drainage Report and Grading Plan which is currently under review by Public Works staff. A condition of approval is being proposed that requires Drainage Report and Grading Plan to be approved by Public Works prior to final approval of Major Site Plan.

**Signage;**

No signage has been proposed at this time.

**Screening;**

A six (6) foot high wall with a matching design will screen the refuse area. Landscape berming will be used to screen the parking area.

**Setbacks;**

The building and other site improvements have been reviewed in regards to setbacks and exceed the I-2 zoning district's required setbacks.

**PUBLIC NOTIFICATION/COMMENTS**

**Notification**

Public hearing notification efforts for this request meet and exceed those requirements set out by City Code. They include:

- A notice of time, date, place, and purpose of the public hearing was published in the Casa Grande Dispatch on April 26, 2015.
- A notice was mailed on April 22, 2015 to each owner of property situated within three hundred feet of the site. An affidavit confirming this mailing is within the project file.
- A notice was posted by the applicant on the subject site on April 21, 2015. An affidavit confirming this posting was also supplied by the applicant.

**Inquiries/Comments**

Staff has not received any inquiries regarding this request.

**STAFF RECOMMENDATION**

**Staff recommends the Commission approve the Conditional Use Permit (DSA-15-**

**00029) and Major Site Plan (DSA-15-00030) for Sheffield Oil, LLC. with the following conditions.**

1. The Major Site Plan needs to be revised to:
  - a) Note on the plan the book and page number for the rail easement.
  - b) Clarify who will construct the fence located to the north of the project boundary.
2. Modify the Drainage Report and Grading Plan to reflect the following Public Works review comments:
  - a) All water which falls within the respective one-half of all abutting streets to the development from 100-year storm of a 1-hour duration must be captured and retained within the boundaries of the development (15.40.1240A, 15.40.1250A, 702.1).
    - i. How do the half street flow/s reach retention basin/s bottom through retaining block walls?
    - ii. If curb openings, catch basins or scuppers are proposed, provide hydraulic calculations (EDM 703.3.1)
    - iii. Provide scour protection where needed.
  - b) Please indicate how the onsite flows are captured and conveyed to the proposed retention basins. If curb openings, catch basins or scuppers are proposed, provide hydraulic calculations (EDM 703.3.1).
  - c) Please provide bleed off calculations showing retention basin/s draining within 36-hours. A shallow pit percolation tests shall be performed in retention areas to determine natural percolation. Test results shall be submitted to the city engineer prior to approval of drainage plans (15.40.1290C).
3. The Impact Fee for the manufactured office building needs to be paid prior to final approval of the Major Site Plan.