



Planning and Zoning  
Commission  
STAFF REPORT

AGENDA

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**TO:** PLANNING AND ZONING COMMISSION

**FROM:** Laura Blakeman, City Planner

**MEETING DATE:** April 2, 2015

**SUBJECT:** DSA-15-00031: Zone Change request from R-1 (Single Family Residential) to B-3 (Central Business)

**REQUEST**

**Request by the City of Casa Grande Community Services Department,** for the following land use request:

- 1. DSA-15-00031: Zone Change** from R-1 (Single Family Residential) to B-3 (Central Business Zone) for the following City owned properties: Peart Park and Dorothy Powell Senior Adult Center and associated site improvements generally located south of Florence Boulevard, west of Cameron Avenue, north of 5<sup>th</sup> Street and east of N. Marshall St. Said property contains approximately 7 acres.

**APPLICANT/OWNER**

City of Casa Grande  
510 E. Florence Boulevard  
Casa Grande, AZ 85122  
P: 520-421-8600  
Email: wschwind@casagrandeaz.gov

Same as owner

**HISTORY**

March 5, 1915: The site was annexed into the City limits of Casa Grande.

1964 Zoning map: The majority of Peart Park was zoned as "Public & Quasi Public". The southeastern portion (ramada and playground area) of Peart Park and the Dorothy Powell Senior Adult Center were zoned as R-2 (Two – Four Family Dwelling) and R-3 (Multiple Family Residential). Both zoning districts, R-2 and R-3 permitted uses in the R-1 zoning district, which allowed municipal uses).

November 16, 1987: The site received official zoning of R-1 (Single Family Residential) with the adoption of the Zoning Ordinance and map.

<b>PROJECT DESCRIPTION</b>
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<b>Site Area</b>	7 acres (m.o.l.)
<b>Zoning</b>	R-1 (Single Family Residential)
<b>Zone Change request</b>	B-3 (Central Business)
<b>General Plan Designation</b>	<i>Community Center</i>
<b>APN's</b>	507-07-183, 507-07-232, 507-07-233, 507-03-132, 507-03-134, 507-03-135, 507-03-136A, 507-03-136B, 507-03-137

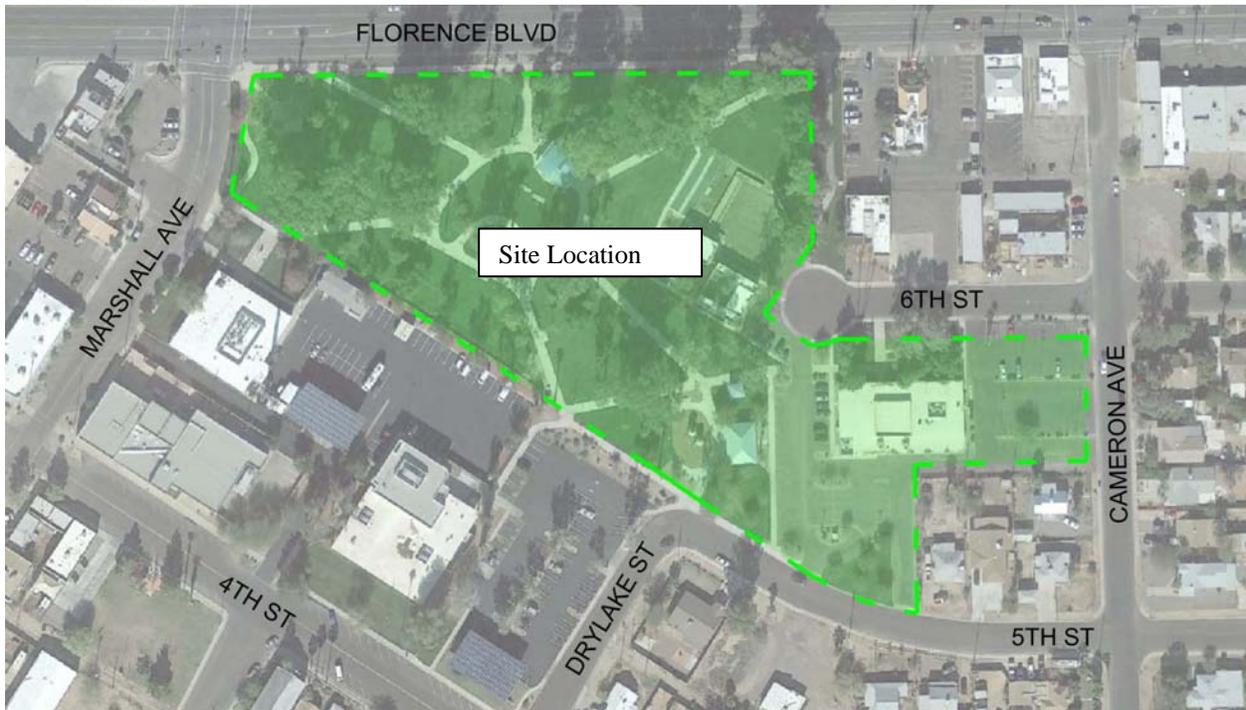
**Surrounding Land Use and Zoning:**

<b>Direction</b>	<b>General Plan Designation</b>	<b>Existing Zoning</b>	<b>Current Uses</b>
<b>North</b>	<i>Community Center</i>	B-2 (General Business), B-3 (Central Business Zone), R-1 (Single Family Residential)	Commercial uses
<b>South</b>	<i>Community Center</i>	B-3 (Central Business Zone), R-1 (Single Family Residential)	Commercial, residential
<b>East</b>	<i>Community Center</i>	R-1 (Single Family Residential)	Residential
<b>West</b>	<i>Community Center</i>	B-2 (General Business)	Commercial uses

**Development Standards:**

	<b>City Code requirements (R-1)</b>	<b>City Code requirements (B-3)</b>
Land Use	Residential	Commercial
Building Height:	28' maximum	45' maximum
Minimum Lot Width:	70'	25'
Setbacks	Front – 20' Side – 5' & 10' Corner side – 20' Rear – 20' Minimum Lot Area- 7,000 sq. ft.	Front – 0 Side – 0 Corner side – 0 Rear – 0 Residential Zone Boundary = 20'

Site Aerial:



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

The site's General Plan 2020 land use designation is *Community Center*. The requested B-3 zoning district complies with this land use designation as it allows for commercial, retail and services uses.

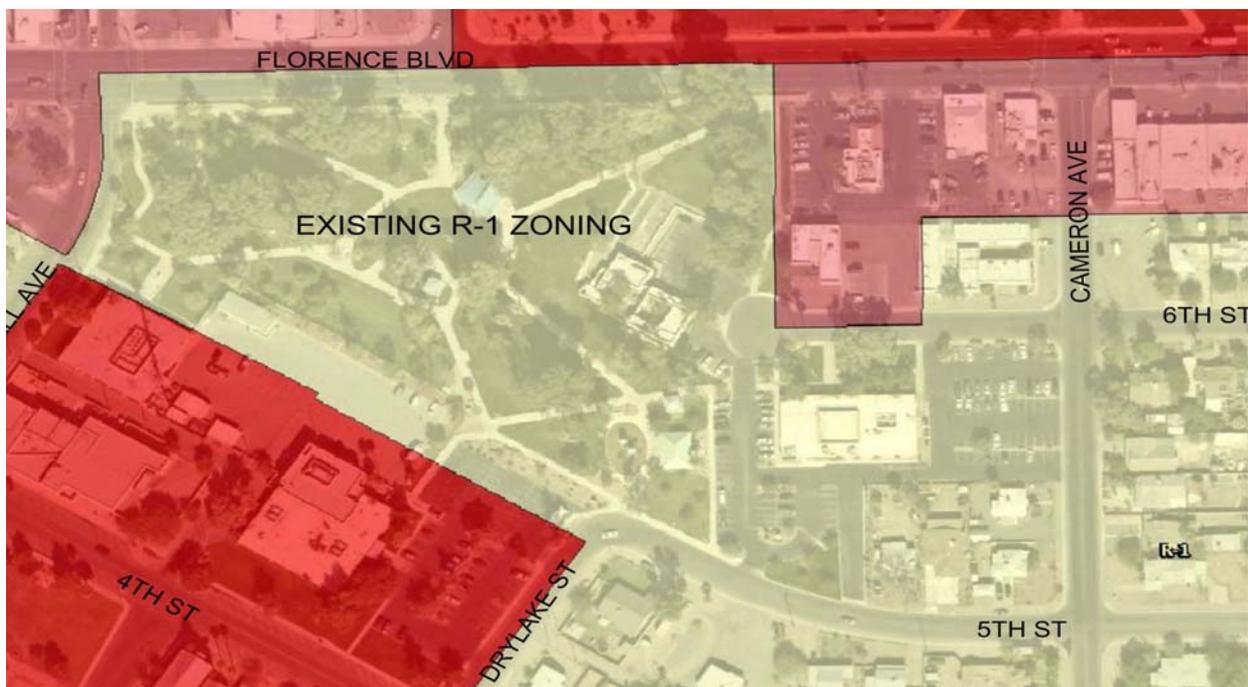


The Community Services Department is proposing an expansion to the Dorothy Powell Senior Adult Center. The expansion involves an addition and remodel to the existing kitchen to allow for the relocation of an existing walk-in cooler and freezer.

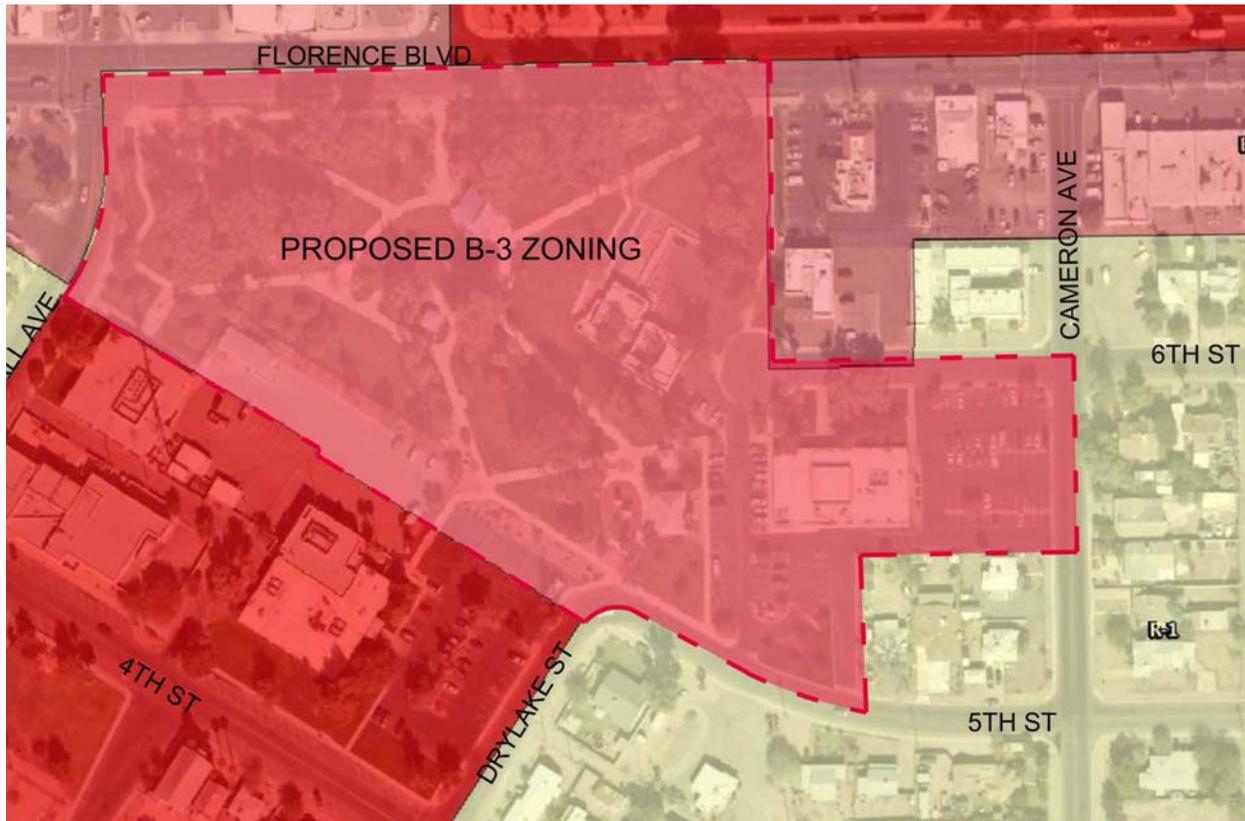
Staff has determined that the Dorothy Powell Senior Adult Center, property is a legal non-conforming land use in regards to zoning. The site is zoned R-1 (Single Family Residential). The R-1 zoning district permits a “public/quasi-public building and uses” with approval of a Conditional Use Permit. The property has never received a Conditional Use Permit. Approval of a Conditional Use Permit requires that the buildings are setback from the property lines by 50 feet. The existing building does not meet the 50 foot setbacks and an expansion of a legal non-conforming use requires the property to be in compliance with the City Code (17.64.010F).

Because the existing building cannot meet the 50’ foot setbacks, Staff has determined that a zone change to B-3 (Central Business) would be the most appropriate process. The B-3 zoning is an appropriate zoning district according to the “Community Center” land use designation of the General Plan 2020. The B-3 zoning district is located in the City’s downtown area. The B-3 zoning district should be expanded to include Peart Park and the Dorothy Powell Senior Adult Center, which are considered in the downtown boundary. Therefore, the zone change request includes Peart Park and the Dorothy Powell Senior Adult Center building. Staff has determined that the zone change request is reasonable as the B-3 zoning district allows “public buildings” as a permitted land use and the Dorothy Powell Senior Adult Center building would be in compliance with the setbacks.

Existing Zoning:



Proposed Zoning:



### CONFORMANCE WITH ZONE CHANGE REVIEW CRITERIA

*In considering applications for Zone Changes per City Code 17.68.480, the Planning and Zoning Commission shall consider the following:*

1. The action is consistent with the City's General Plan; including, the goals, policies and applicable elements.

- *The requested B-3 rezoning will meet compliance with the General Plan 2020, "Community Center" land use category.*

2. A rezoning conforms to the General Plan if it proposes land uses, densities or intensities within the range of identified uses, densities and intensities of the General Plan.

- The B-3 (Central Business) zoning is a permitted zoning district in the Community Center land use category of the General Plan.
- The Community Center land use supports retail, commercial and mixed use commercial development.
- The Community Center "Infrastructure and Mobility" component

encourages streets that include facilities for pedestrians, cyclists and automobiles.

- On-street parking will be allowed for local streets.
- The primary entrance of all development along arterial streets that shall provide direct pedestrian access from the building to the public sidewalk.

3. The proposed zone change is necessary and proper at this time to meet the land use needs of the residents of the city.

- This rezoning will help facilitate the expansion of the Dorothy Powell Senior Adult Center which provides services needed by the public.

<b>PUBLIC NOTIFICATION/COMMENTS</b>
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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 March 15, 2015.
2. A notice was mailed on March 15, 2015 to each owner of property situated within three 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 March 24, 2015. An affidavit confirming this posting was also supplied by the applicant.

**Inquiries/Comments**

Staff has not received any comments on this request.

<b>STAFF RECOMMENDATION</b>
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**Staff recommends the Planning and Zoning Commission forward a favorable recommendation to the City Council for DSA-15-00031, the Zone Change, from R-1 (Single Family Residential) to B-3 (Central Business).**