



**Planning and Zoning
Commission
STAFF REPORT**

AGENDA

TO: PLANNING AND ZONING COMMISSION

FROM: Laura Blakeman, City Planner

MEETING DATE: June 4, 2015

SUBJECT: **DSA-15-00055:** Zone Change request from R-1 (Single Family Residential) to B-2 (General Business)

REQUEST

Request by Arnita Stout, on behalf of the Casa Grande Valley Elks Lodge for the following land use approval located at 909 E. Florence Boulevard (APN's 507-03-009 and 507-03-010):

1. **DSA-15-00055: Zone Change request** from R-1 (Single Family Residential) to B-2 (General Business).

APPLICANT/OWNER

Arnita Stout, Casa Grande Elks Lodge
909 E. Florence Boulevard
Casa Grande, AZ 85122
P: 520-836-7525
Email: arnitas@q.com

Casa Grande Elks Lodge
S.A.A.

HISTORY

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

May 1969: The site was zoned R-2 (Multiple Family) according to the zoning map.

November 16, 1987 - The site was rezoned R-1 (Single Family Residential) with the adoption of the Zoning Ordinance and map.

PROJECT DESCRIPTION

Site Area	.92 acres (m.o.l.)
Zoning	R-1 (Single Family Residential)

Zone Change request	B-2 (General Business)
General Plan Designation	<i>Community Center</i>
APN's	507-03-009 507-03-010

Surrounding Land Use and Zoning:

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

Development Standards:

		City Code requirements (B-2)
Land Use		Commercial
Building Height:		35' maximum
Minimum Lot Width:		Corner lot 200'
Setbacks		Front – 35' Side – 15' (aggregate) Corner side – 25' Rear – 15' Residential Zone Boundary = 45'

Site Aerial:



Conformance to the City's General Plan

The site's General Plan 2020 land use designation is *Community Center*. The requested B-2 zoning district complies with this land use designation as it allows for commercial, retail and professional service establishments.



In discussions with the Casa Grande Elks Lodge, Staff has determined that Elks Lodge property has two different zoning classifications. The north half of the property is zoned commercial (B-2) and the south half of the property is zoned residential (R-1). The Casa Grande Elks Lodge is requesting that the property have one zoning classification, as the residential zoning limits their uses on the south portion of the site.

The request is to rezone the south half of the property to B-2 (General Business). If the zone change request is approved, the Casa Grande Elks Lodge would be able to use their entire site as one business/commercial entity.

Zone Change Exhibit:



Staff has determined that a zone change to B-2 (General Business) would be appropriate as the zone change request is would be in conformance with the General Plan 2020 and the site is currently being used as a commercial/business operation.

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-2 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-2 (General 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.
- 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 future expansion of the Casa Grande Elks Lodge, which provides services needed by the public.

PUBLIC NOTIFICATION/COMMENTS

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 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 May 22, 2015. An affidavit confirming this posting was also supplied by the applicant.

Inquiries/Comments

Staff has not received any comments on this request.

STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission forward a favorable recommendation to the City Council for DSA-15-00055, the Zone Change, from R-1 (Single Family Residential) to B-2 (General Business).