



**PLANNING AND ZONING
COMMISSION
STAFF REPORT**

AGENDA

TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Laura Blakeman, City Planner

MEETING DATE: August 6, 2015

REQUEST

Request by Jim Suor, Absolute Construction, for the following land use request:

- 1. DSA-15-00097: Conditional Use Permit** for a 2,400 sq. ft. detached RV garage and a 2,272 sq. ft. detached carport on Urban Ranch zoned property located at 191 N. Pottebaum Avenue. (APN 505-30-121).

APPLICANT/OWNER

Jim Suor
Absolute Construction
861 W. Gila Bend Hwy.
Casa Grande, AZ 85122
P: 520-836-6511
Email: jsuor@hotmail.com

Andy Marshall
191 N. Pottebaum
Casa Grande, AZ 85122

HISTORY

November 11, 1987: The site received official zoning of Urban Ranch (UR) in conjunction with the adoption of the Zoning Ordinance and Zoning map.

September 5, 2002: CGPZ-031-002: Preliminary Plat for McMurtry Subdivision approved by the Planning Commission.

March 3, 2003: CGPZ-019-003: Final Plat for McMurtry Ranch Subdivision (7- lots) approved by City Council.

Surrounding Area Land Use and Zoning

Direction	General Plan Designation	Existing Zoning	Current Uses
North	Neighborhoods	UR (Urban Ranch)	Residential uses
South	Neighborhoods	UR (Urban Ranch)	Vacant land

East	Neighborhoods	UR (Urban Ranch)	Vacant land, Residential uses
West	Neighborhoods	UR (Urban Ranch), R-1 (Single Family Residential)	Residential, vacant land

Aerial of the site:



Overview

Jim Suor, Absolute Construction, applicant for the property owner, is requesting Conditional Use Permit approval for a 2,400 sq. ft. detached RV garage and a 2,272 sq. ft. detached carport. The site is located at 191 N. Pottebaum and currently houses a single-family residence.

The zoning of the subject site is Urban Ranch (UR). The Urban Ranch zoning district allows for the development of single family detached dwelling units requiring larger minimum lot sizes (1.25 acres) to assure an adequate area for the very low density residential lifestyles.

According to City Code 17.52.080D, accessory buildings over 675 square feet may be allowed within most residential zone districts subject to review and approval of a Conditional Use Permit. Based on this code requirement, the RV garage and carport need Conditional Use Permit approval.

According to City Code 17.52.080B, accessory buildings and garages shall not exceed the height of the principal structure except that accessory buildings, which exceed the

maximum height, may be allowed upon review and approval of a Conditional Use Permit. The code defines building height as the height of a building measured from the “mean height level” which is between eaves and ridges for gable roofs. Based on this calculation the RV garage has a mean height level of 19’ ft. 1”, whereas the single family home is 17’ ft. 1”. Based on this information, the proposed garage is higher than the principle building and thus requires a Conditional Use Permit.

According to 17.52.100G, accessory buildings or garages shall not occupy more than twenty-five percent of the required rear yard. According to the proposed site plan, the carport is located in the required rear yard area, however is only occupying 24.7% of lot coverage, which meets the code requirement.

The detached 2,400 square foot RV garage (40’ x 60’) is proposed to be located 50 feet behind the house, 20 feet from the east property line, 104 feet from the west property line and 100 feet from the south property line. The garage will have a stucco exterior and a concrete tile roof that will match the existing house. (See Exhibit A)

The 2,272 square foot detached carport (32’ x 71’) is three feet from the south and east property lines, 110 feet from the east property line and 65 feet from the proposed RV garage. The proposed carport is to be located at the southeast corner of the lot within the required rear yard area. The carport is 10’ ft. high and proposed with a flat 26 gauge metal roofing. (See Exhibit A)

The proposed locations for the RV garage and carport meet the setbacks for accessory buildings within the Urban Ranch zoning district.

CONFORMANCE WITH THE CONDITIONAL USE PERMIT CRITERIA 17.68.120B:

The Commission, in approving a Conditional Use Permit, shall find as follows:

1. 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;

The lot is 1.28 acres, which is large enough to accommodate the existing uses on the site (single-family residence and associated site improvements) as well as the proposed detached garage and detached carport.

2. 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;

The site was established as part of the McMurtry Ranch subdivision. There is adequate access to the site via, Pottebaum Avenue (paved street) and to a 20’ foot Ingress/Egress easement created with the McMurtry Ranch Final Plat.

A condition of approval is that the internal access drive (to the RV garage and carport) be surfaced with material that limits the emissions of dust, such as crushed stone or some type of aggregate base course treated with a dust control substance, such as calcium chloride, lignin sulfonate, or a similar product as approved by the city.

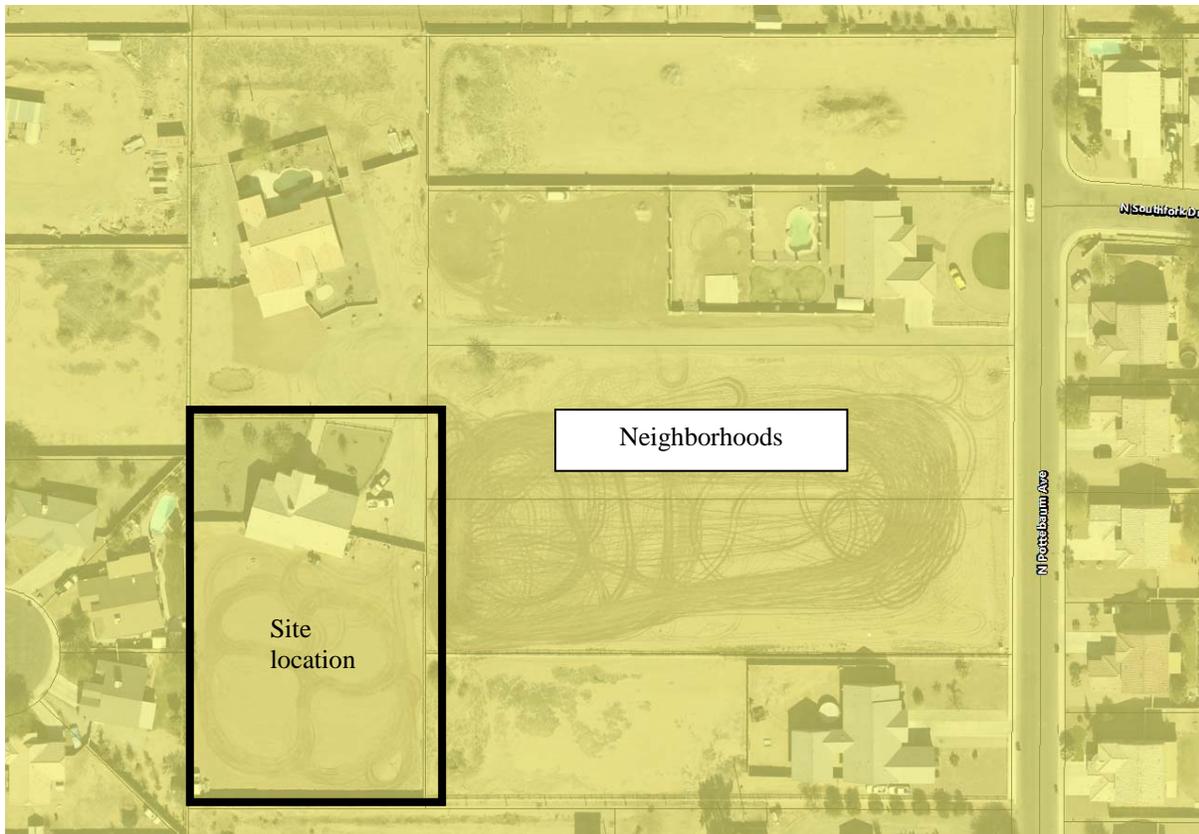
A condition of approval is that the garage is used for storage of personal items and vehicles only, and not to be used for a business. As such, the proposed use will not generate additional traffic.

3. The proposed use will have no adverse effect upon the abutting property;

The location of the proposed buildings will have minimal impact on the abutting properties, as the buildings are located closer to the eastern property line, which is the farthest away from the higher density single-family residential subdivision (minimum 7,000 square foot lots) to the west. All other abutting properties are zoned Urban Ranch and have ample room to development per this zoning district.

4. The proposed use is in conformance with the General Plan; and

The site is located within the “Neighborhoods” land use category of the general Plan. The “Neighborhoods” land use supports residential land uses and the Urban Ranch zoning district.



5. The conditions stated in this approval are necessary to protect the health, safety and general welfare.

Staff finds that because the garage is nearly three times the size than what is allowed as a permitted use, conditions are necessary to ensure that the use will have no adverse effect on the public health, safety and general welfare of the community. This will ensure compatibility with surrounding area. The conditions are stated below and are included within Resolution DSA-15-00097:

1. The garage shall not exceed 2,400 square feet and is to be used for storage of personal items and vehicles only, and not to be used for a business.
2. The carport shall not exceed 2,272 square feet and is to be used for vehicles only and cannot be enclosed or used for a business.
3. The maximum height (mean height level) of the accessory RV garage shall not exceed 19' ft. 1" in.
4. The internal access drive (to the RV garage and carport) shall be surfaced with a material, approved by the City, that limits the emissions of dust, such as crushed stone or some type of aggregate base course treated with a dust control substance, such as calcium chloride, lignin sulfonate, or a similar product as approved by the city.

PUBLIC NOTIFICATION/COMMENTS

Notification

Public hearing notification efforts for this request meet 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 July 22, 2015.
2. Public hearing notices were mailed on July 16, 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 July 21, 2015. The applicant also supplied an affidavit confirming this posting.

Inquiries/Comments

Staff has not received any comments regarding this request.

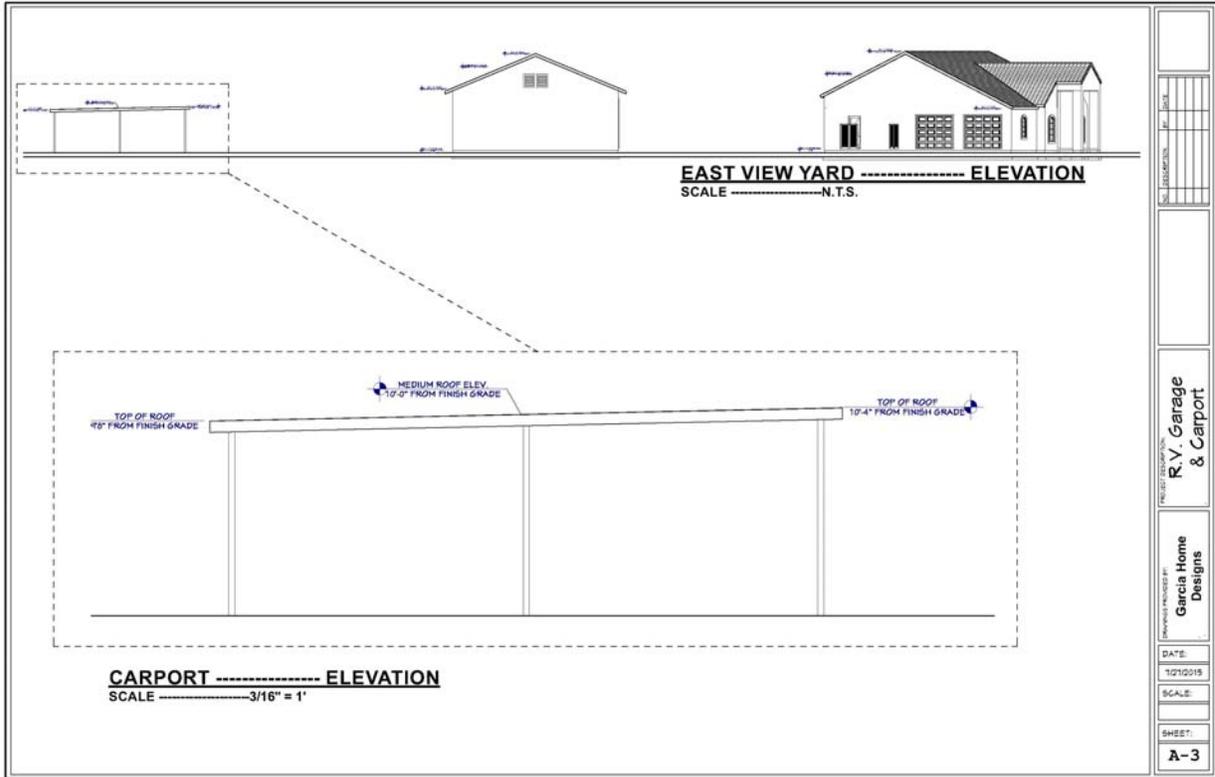
STAFF RECOMMENDATION

Staff recommends the Planning Commission approve the Conditional Use Permit (DSA-15-00097) and associated Resolutions, subject to the following conditions:

1. The garage shall not exceed 2,400 square feet in size and is to be used for storage of personal items and vehicles only, and not to be used for a business.
2. The carport shall not exceed 2,272 square feet in size and is to be used for vehicles only and cannot be enclosed or used for a business.
3. The maximum height (mean height level) of the accessory RV garage shall not exceed 19' ft. 1" in.
4. The internal access drive (to the RV garage and carport) shall be surfaced with a material, approved by the City, that limits the emissions of dust, such as crushed stone or some type of aggregate base course treated with a dust control substance, such as calcium chloride, lignin sulfonate, or a similar product as approved by the city.

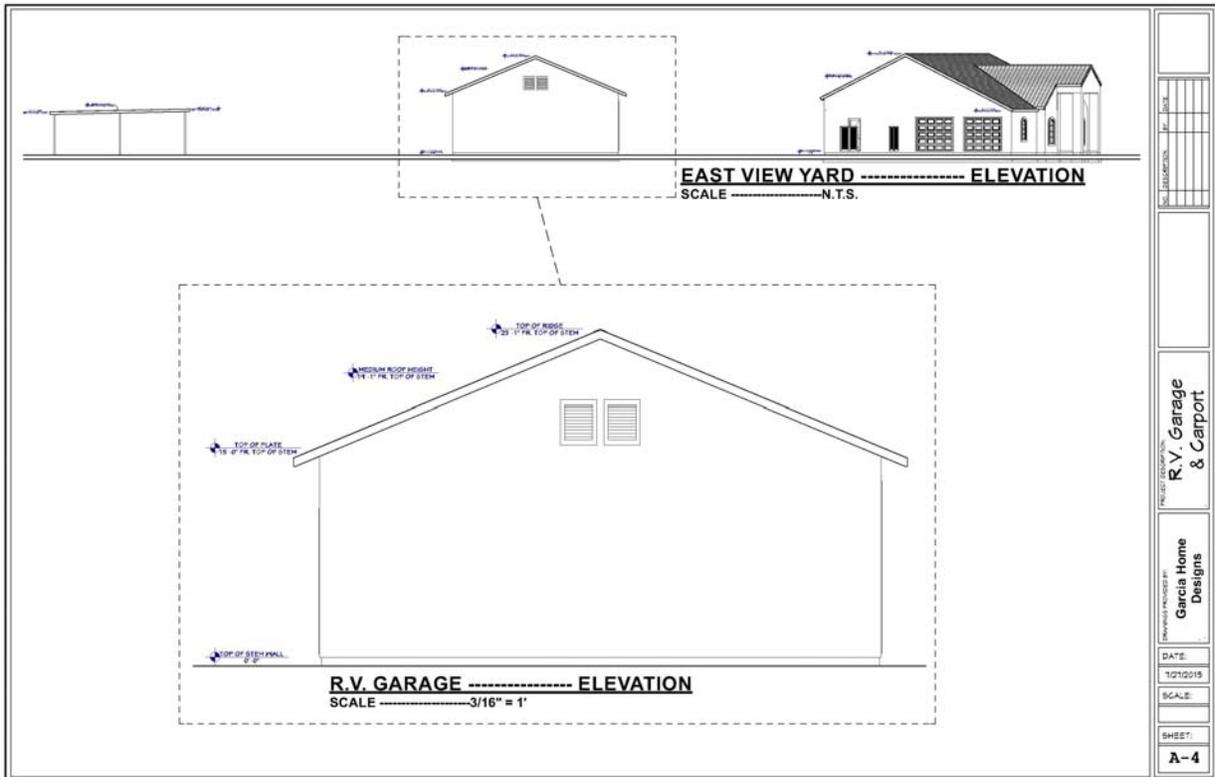
Exhibits:

- Exhibit A – RV Garage and Carport Site Plan
- Exhibit B – Conditional Use Resolution



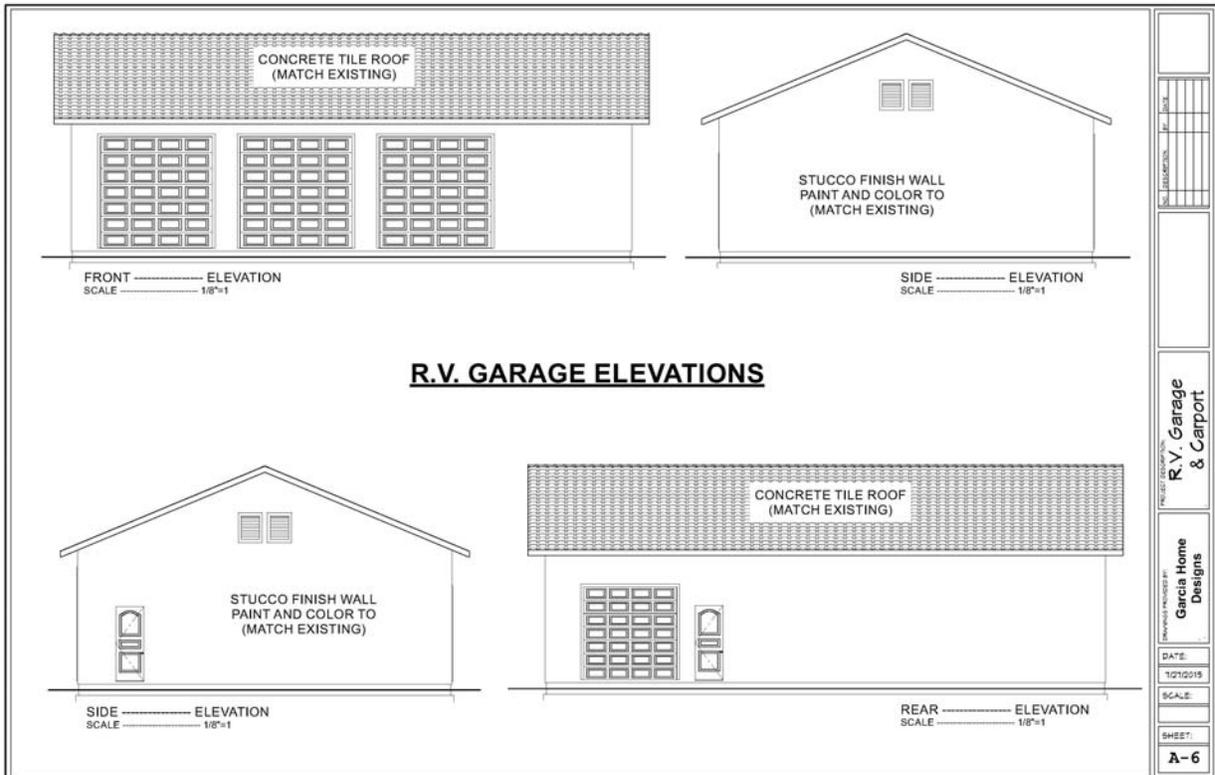
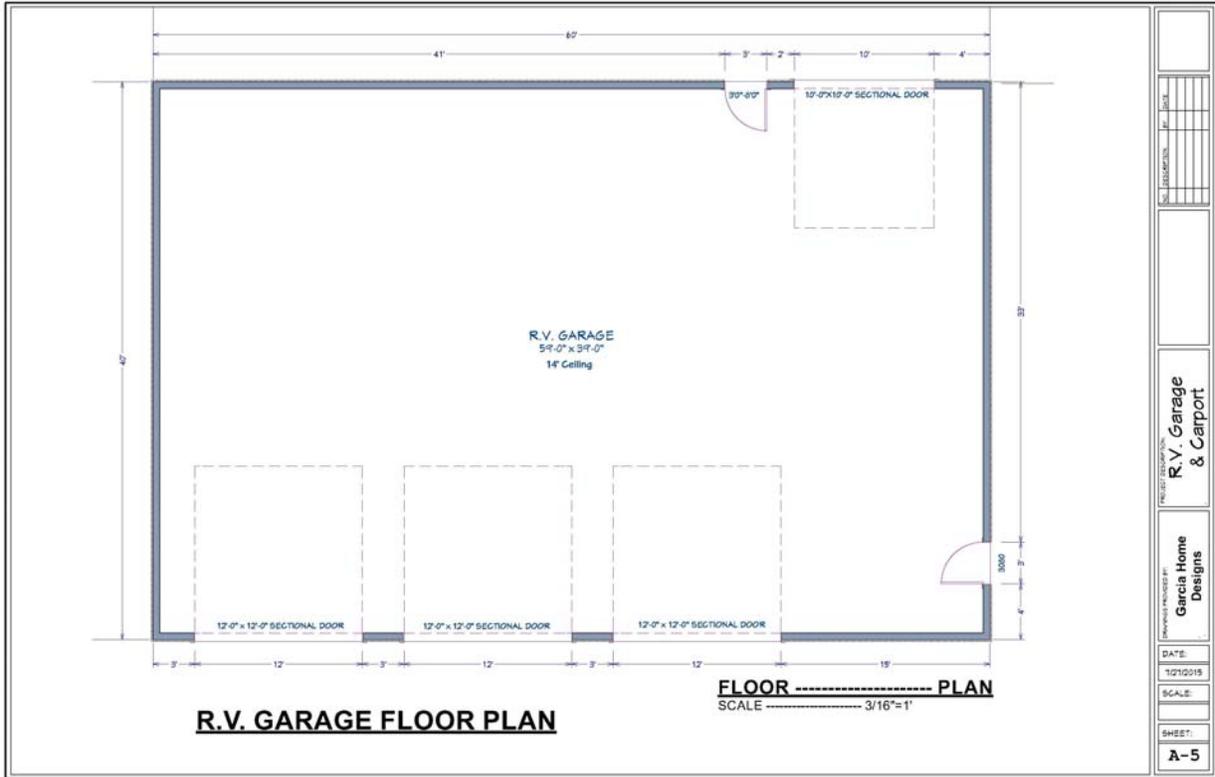
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SCALE	
SHEET	A-3

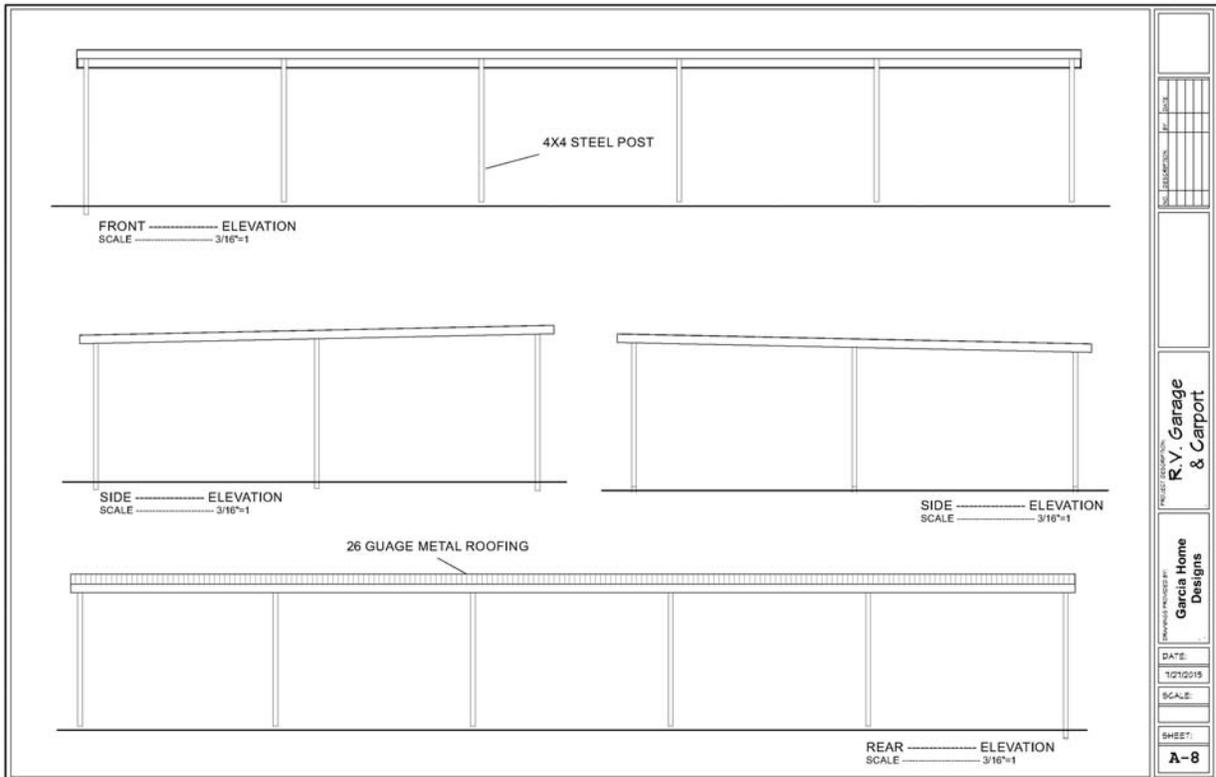
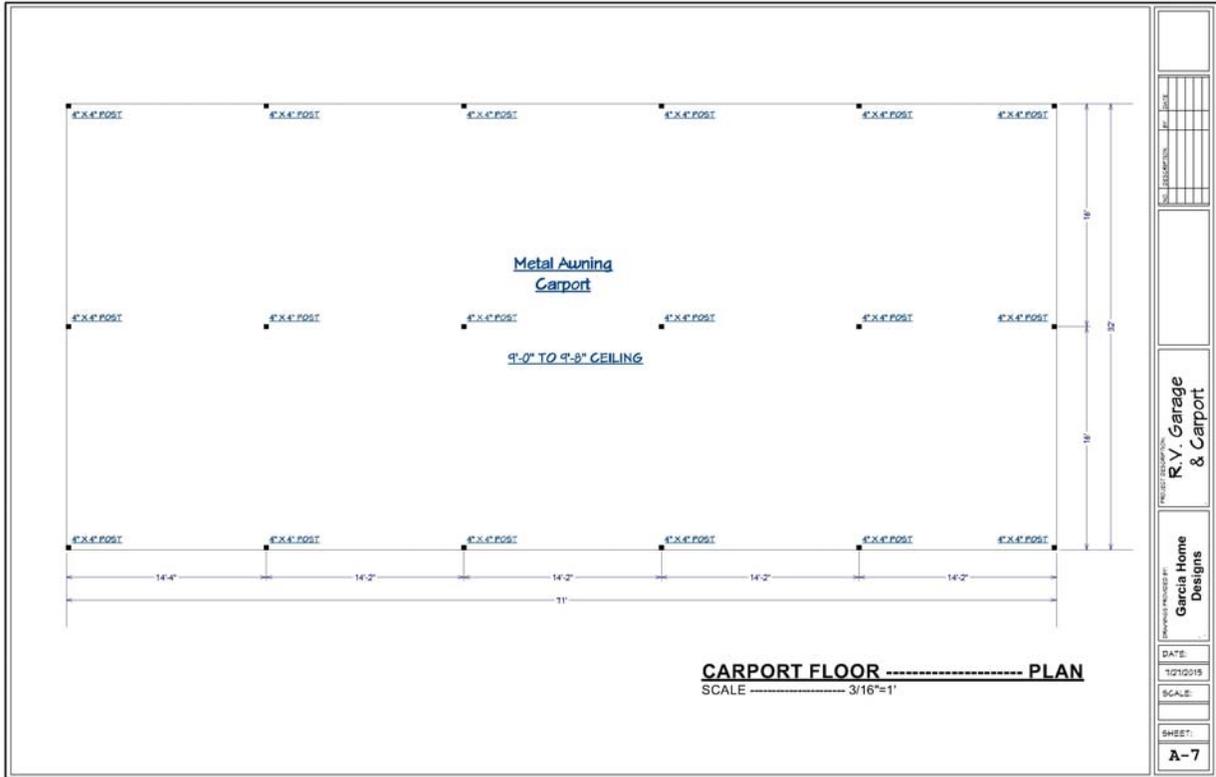
PROJECT PROVIDED BY: **R.V. Garage & Carport**
 PROJECT PROVIDED BY: **Garcia Home Designs**



PROJECT NO.	
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SHEET	A-4

PROJECT PROVIDED BY: **R.V. Garage & Carport**
 PROJECT PROVIDED BY: **Garcia Home Designs**





RESOLUTION NO. DSA-15-00097

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CASA GRANDE, GRANTING A CONDITIONAL USE PERMIT FOR AN RV GARAGE, HEIGHT OF THE RV GARAGE, AND A METAL CANOPY LOCATED AT 191 N. POTTEBAUM AVENUE, APN 505-30-121.

WHEREAS, applicant, Jim Suor, Absolute Construction, with the permission of Andy Marshall, owner, has requested a conditional use permit;

WHEREAS, the conditional use permit is requested for an RV Garage, Height of the RV Garage and a metal canopy on a 1.28 acre parcel, located at 191 N. Pottebaum Avenue, as shown on Exhibit A, Casa Grande, AZ;

WHEREAS, the property is currently zoned Urban Ranch (UR);

WHEREAS, detached accessory structures over 675 square feet (including RV Garages and canopies) are a conditionally permitted use within the City's UR zoning classification;

WHEREAS, if an accessory garage is going to exceed the height of the principle structure in an UR zoning classification, a conditional use permit must be obtained;

WHEREAS, on the 6th day of August 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. The garage shall not exceed 2,400 square feet in size and is to be used for storage of personal items and vehicles only, and not to be used for a business.
 - b. The carport shall not exceed 2,272 square feet in size and is to be used for vehicles only and cannot be enclosed or used for a business.
 - c. The maximum height (mean height level) of the accessory RV garage shall not exceed 19' ft. 1" in.
 - d. The internal access drive (to the RV garage and carport) shall be surfaced with a material, approved by the City, that limits the emissions of dust, such as crushed stone or some type of aggregate base course treated with a dust control substance, such as calcium chloride, lignin sulfonate, or a similar product as approved by the city.
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 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 August, 2015.

P & Z Commission Chairman

ATTEST:

APPROVED AS TO FORM:

City Clerk

Assistant City Attorney

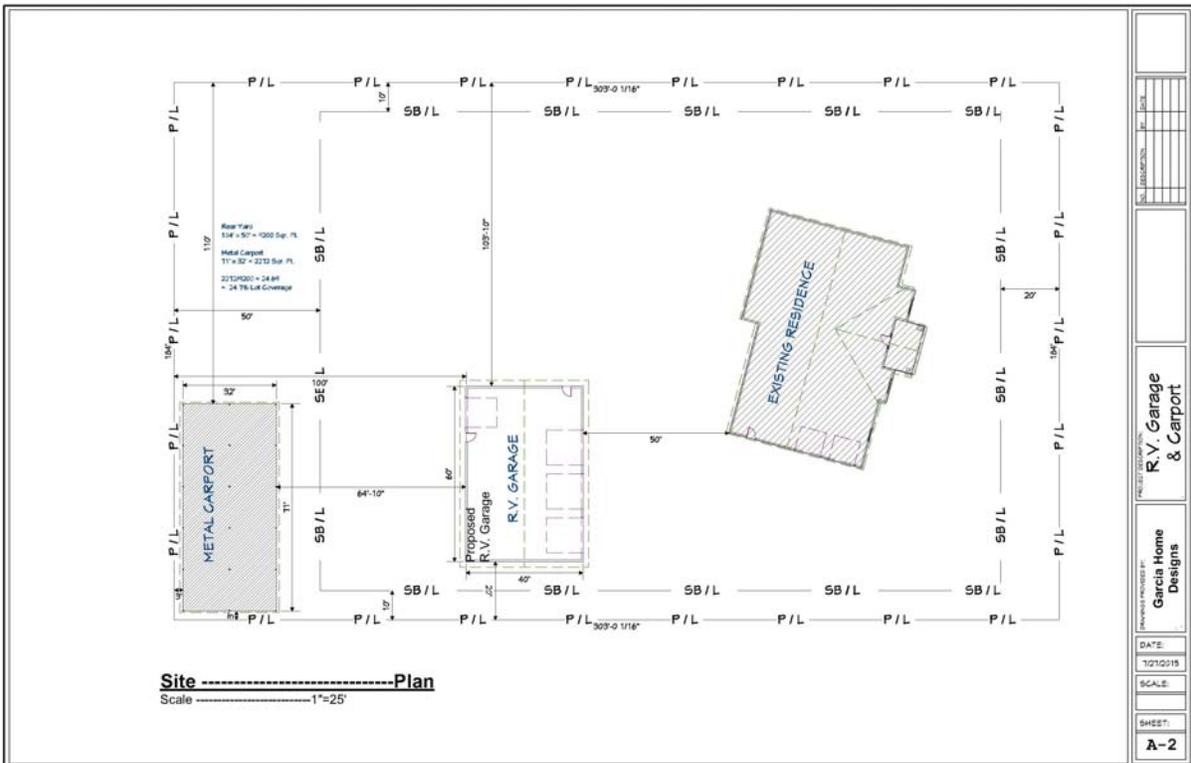
CONSENT TO THE SPECIAL CONDITIONS

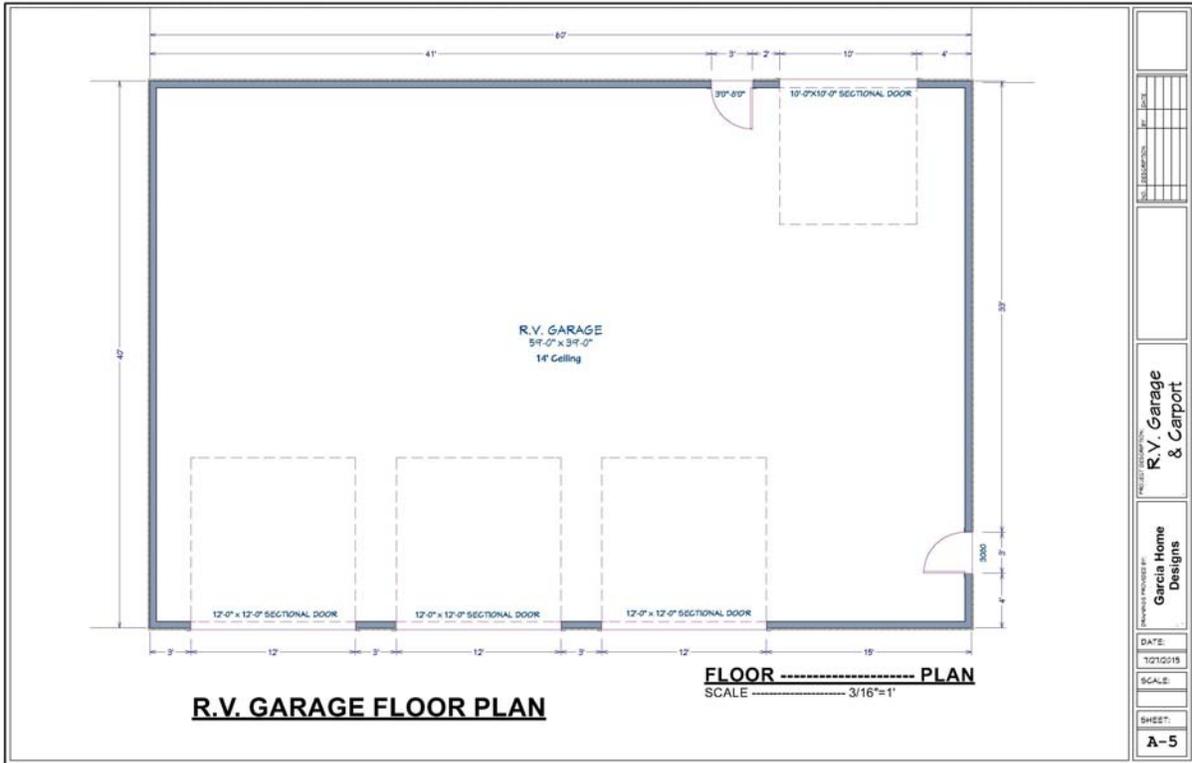
Applicant, Jim Suor, Absolute Construction and the current property owner, Andy Marshall hereby consent to the special conditions as enumerated above in Section 2 as they relate to this request for a conditional use permit for an RV Garage located at 191 N. Pottebaum Avenue.

Jim Suor, Absolute Construction
Applicant

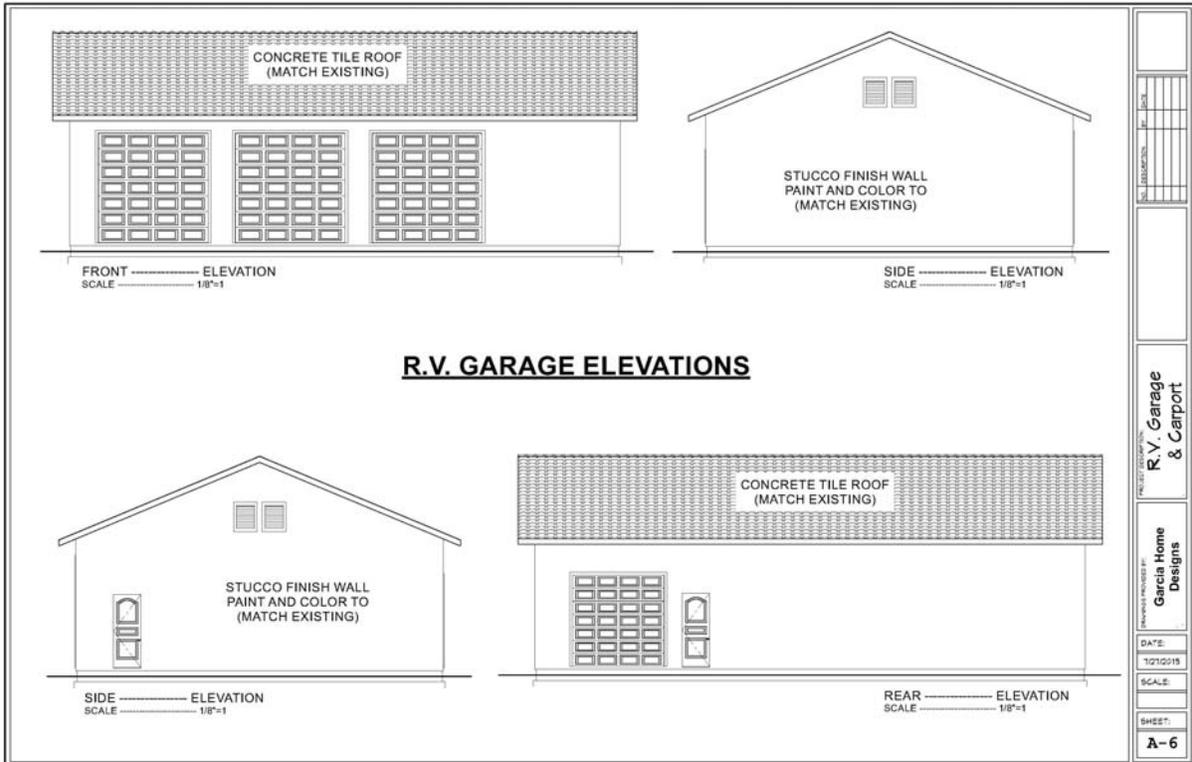
Andy Marshall
191 N. Pottebaum Avenue
Casa Grande AZ 85122
Property Owner

EXHIBIT A
Site Plan of Property





PROJECT NO.	
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PROJECT NO.	
DATE	
SCALE	
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