

	Planning and Zoning Commission STAFF REPORT	AGENDA # _____
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TO: PLANNING AND ZONING COMMISSION

FROM: Joseph Horn, City Planner

MEETING DATES: February 4, 2016

SUBJECT: **DSA-16-00004:** Zone Change

REQUEST

Request by USGE Holdings of Arizona XXIII LLC, for the following land use approvals for a +/- 80 acre site, generally located in the southwest corner of the Thornton and Peters Road intersection; known as A.P.N. 503-57-005A and 503-57-005B:

1. **DSA-16-00004: Zone Change** from UR (Urban Ranch) and I-1 (Garden and Light Industrial) to I-2 (General Industrial). (Planner Joseph Horn)

APPLICANT/OWNER

Roy Pitullo 442 West Korsten Road #201 Casa Grande, AZ 85122 Email: roy@reataland.com	Vernon Barnes 3095 South Trekell Road Casa Grande, AZ 85122 barnesharvesting@live.com
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HISTORY

April 2, 2007: City Council passed and adopted Ordinance 2449 which Annexed the north portion of the property into the City of Casa Grande with an initial zone as RR (Rural Ranch-Pinal County). CGPZ-338-006

August 20, 2007: City Council passed and adopted Ordinance 2472 which Annexed the south portion of the property into the City of Casa Grande with an initial zoning of UR (Urban Ranch). DSA-07-01364

May 7, 2007: City Council passed and adopted Ordinance 1178.301 which approved a Zone Change from RR (Rural Ranch) to I-1 (Garden and Light Industrial)

for the north portion of the site. DSA-07-01356

PROJECT DESCRIPTION

VICINITY MAP



SURROUNDING LAND USE AND ZONING

	General Plan Designation	Existing Zoning	Current Uses
Site	<i>Manufacturing/Industry</i>	UR (Urban Ranch) and I-1 (Garden and Light Industrial)	Undeveloped land
North	<i>Manufacturing/Industry</i>	I-2 General Industrial	Undeveloped land
East	<i>Manufacturing/Industry</i>	I-1 Garden and Light Industrial GR General Rural (Pinal Co.)	Undeveloped land
South	<i>Manufacturing/Industry</i>	GR General Rural (Pinal Co.)	Undeveloped land
West	<i>Manufacturing/Industry</i>	I-2 General Industrial	Undeveloped land Single Family Residential

ZONING MAP



Overview

The property owner is requesting a Zone Change for 80 acres located west of N. Thornton Rd. and south of W. Peters Rd. (APN 503-57-005A and 503-57-005B) from UR (Urban Ranch) and I-1 (Garden and Light Industrial) to I-2 (General Industrial).

CONFORMANCE WITH ZONE CHANGES REVIEW CRITERIA 17.68.480

In accordance with Section 17.68.480 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of Final Development Plan:

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

1. The action is consistent with the City's General Plan; including, the goals, policies and applicable elements.
 - The requested Zone Change is in conformance with the General Plan 2020. The property is within the City's Manufacturing/Industry General Plan Land Use Designation and allows for I-2 zoning.
 - The area for the proposed request lies within the Phase 2 (Secondary Growth Areas) of the General Plan 2020. However, the City has seen substantial development in the

industrial core and this site offers strong infrastructure to facilitate imminent development.

2. A rezoning conforms to the General Plan if it proposes land uses, densities or intensities within the range of identified uses, of the General Plan.
 - The request for a Zone Change to I-2 is an allowable and appropriate land use within the General Plan.
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 Zone Change will be beneficial to the city as this site has seen strong interest from multiple manufacturing companies looking to develop in the near future. The potential uses have the potential to bring a substantial amount of jobs for the residents of the city.

GENERAL PLAN MAP



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 January 20, 2016.
- A notice was mailed on January 19, 2016 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 January 20, 2016. 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 forward a recommendation of approval of the Zone Change request (DSA-16-00004) by USGE Holdings of Arizona XXIII LLC., from UR (Urban Ranch) and I-1 (Garden and Light Industrial) to I-2 (General Industrial) with the following condition:

1. The applicant provide a precise metes and bounds legal description of proposed zone change area prior to scheduling of the ordinance for City Council action.