

	<p>Planning and Zoning Commission</p> <p>STAFF REPORT</p>	<p>AGENDA</p> <p># _____</p>
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TO: PLANNING AND ZONING COMMISSION

FROM: Joseph Horn, City Planner

MEETING DATES: February 4, 2016

SUBJECT: **DSA-16-00006:** Zone Change for Barnes B-4 Site

REQUEST

Request by Vernon Barnes, for the following land use approvals for a +/- 24.5 acre site, generally located on the south side of Gila Bend Highway west of the Burris Rd. intersection; known as a portion of A.P.N. 503-26-020E:

- 1. DSA-16-00006: Zone Change** from PAD (Planned Area Development) to B-4 (Community Services Zone). (Planner Joseph Horn)

APPLICANT/OWNER

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

September 19, 2005: City Council passed and adopted Ordinance 2336 which Annexed the property into the City of Casa Grande. CGPZ-156-005

September 19, 2005: Zone Change from UR (Urban Ranch) to PAD (Planned Area Development) Acacia Farms – CGPZ-141-005.
Pre-Plat for Acacia Farms - CGPZ-142-005

April 2, 2007 Acacia Farms Final Plat was approved but was never recorded - CGPZ-092-006

December 7, 2015

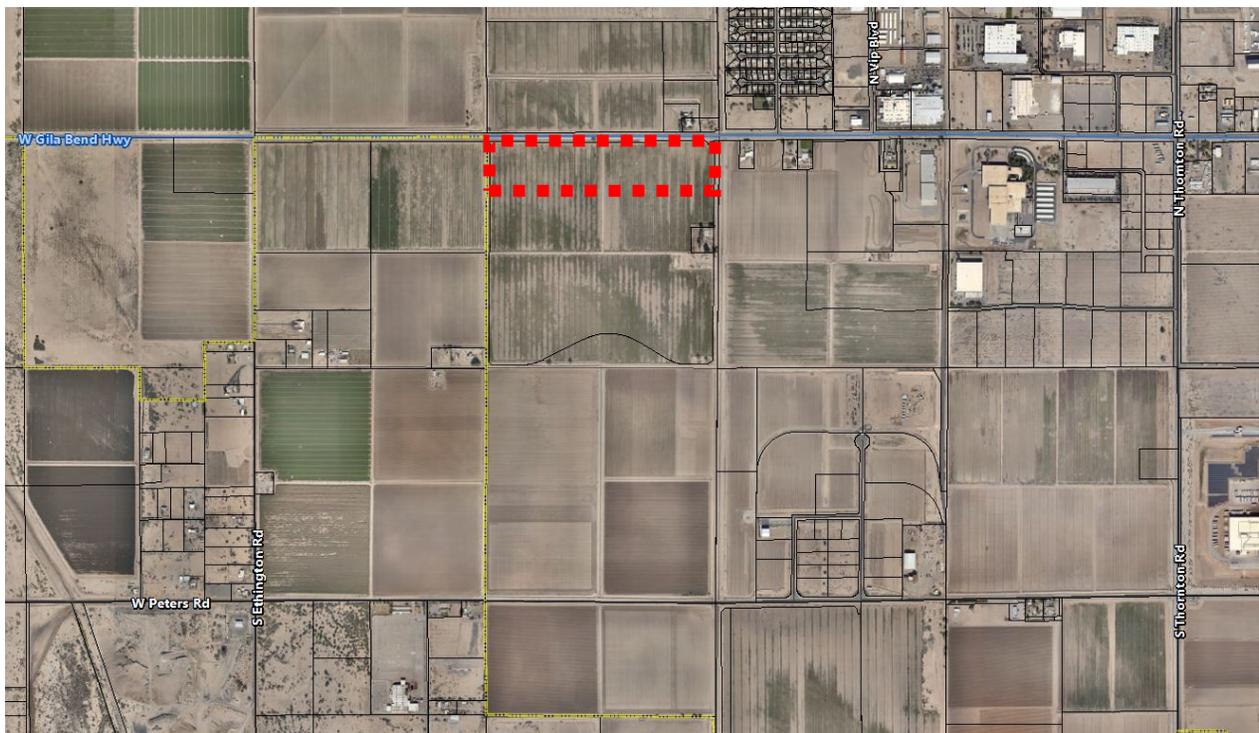
General Plan Amendment from Neighborhoods to Manufacturing/Industry was adopted. Resolution 4360.17. DSA-15-00088

PROJECT DESCRIPTION

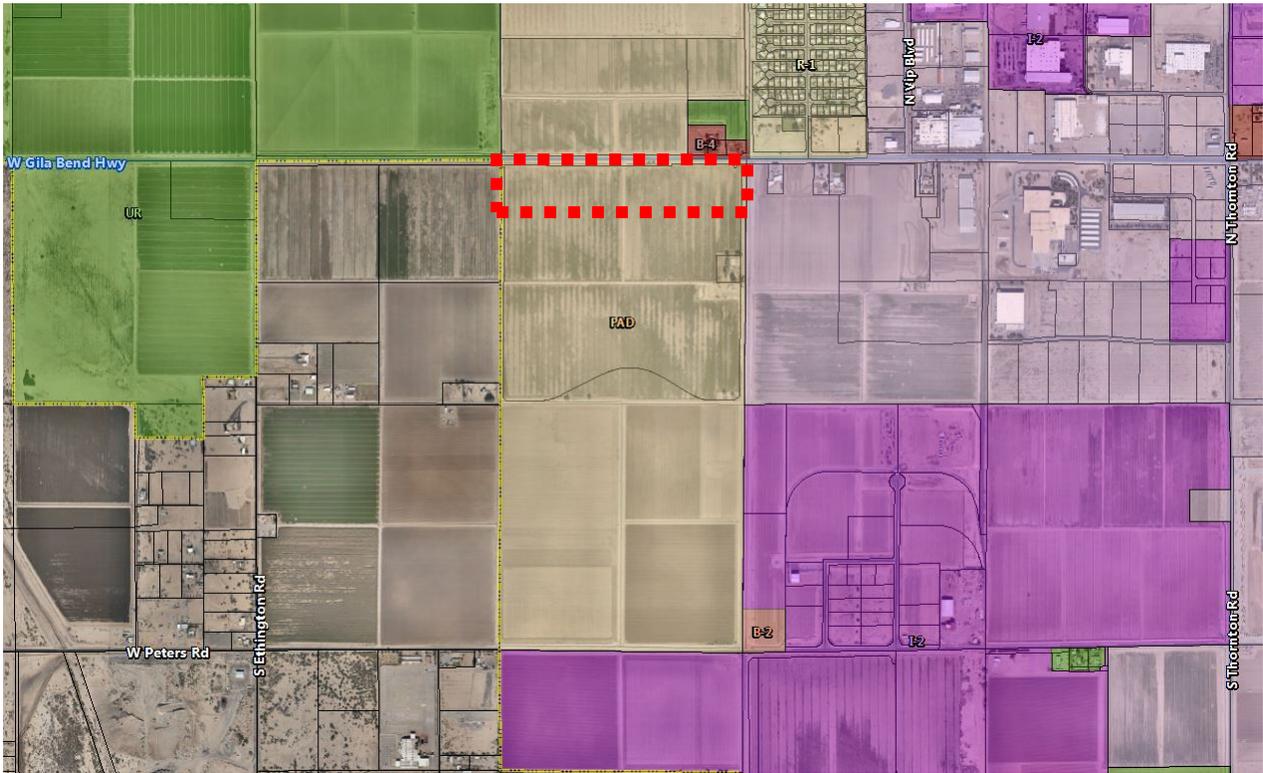
SURROUNDING LAND USE AND ZONING

	General Plan Designation	Existing Zoning	Current Uses
Site	<i>Manufacturing/Industry</i>	PAD (Acacia Farms)	Undeveloped land
North	<i>Neighborhood</i>	PAD (Copper Creek Village) & B-4 Community Services Zone	Undeveloped land
East	<i>Manufacturing/Industry</i>	I-1 Garden and Light Industrial	Undeveloped land
South	<i>Manufacturing/Industry</i>	PAD (Acacia Farms)	Undeveloped land
West	<i>Agriculture</i>	GR General Rural (Pinal Co.)	Undeveloped land

VICINITY MAP



ZONING MAP



Overview

The property owner is requesting a Zone Change for 295 acres generally located on the west side of Burriss Rd. between Gila Bend Highway and Peters Rd (A.P.N. 503-26-020D, 503-26-020F, and a portion of A.P.N. 503-26-020E) from PAD (Planned Area Development) 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:

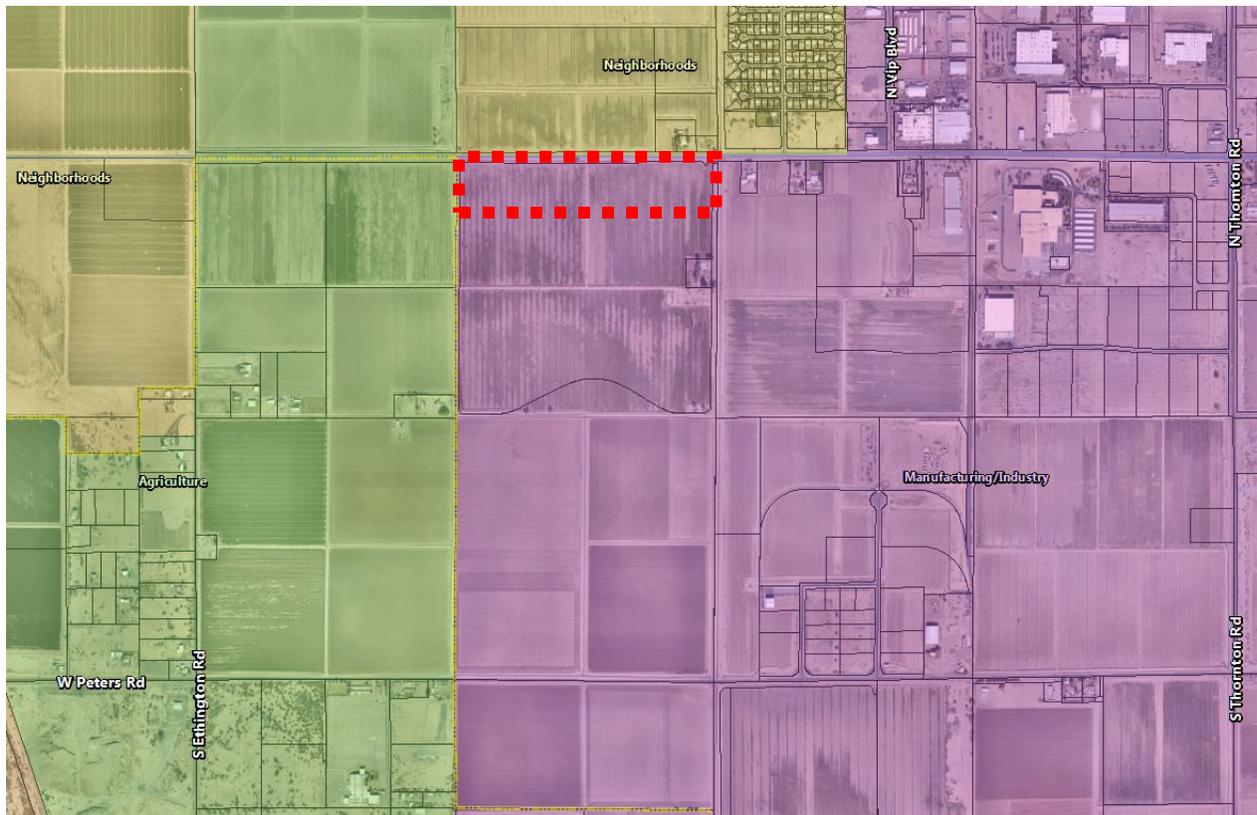
That the proposed use shall be in conformance with the General Plan;

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 B-4 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 B-4 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 is better suited for Community Services zoning than it is for its current zoning of residential uses.

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-16-00006) by Vernon Barnes from PAD (Planned Area Development) to B-4 (Community Services Zone) 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.