

	<p>Planning and Zoning Commission</p> <p>STAFF REPORT</p>	<p>AGENDA</p> <p># _____</p>
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TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: James Gagliardi, AICP, Planner
MEETING DATE: March 3, 2016

REQUEST

Request by Planning & Zoning Commission Chairman Michael Henderson, for the consideration of the following Resolution pertaining to the area of E Florence Blvd between N Camino Mercado and N Henness Rd (Planner James Gagliardi):

DSA-16-00010: A proposed resolution to be considered by the City of Casa Grande Planning & Zoning Commission requesting City Council and Public Works action to implement pedestrian safety measures along E Florence Blvd between N Camino Mercado and N Henness Rd.

General Discussion

The growth of the City within the past couple of decades has impacted Florence Boulevard, particularly in the area nearest to Interstate 10. There has been an increasing amount of highway-reliant development such as hotels, retail, and restaurants in this area.

Most of Florence Boulevard east of Henness Road was not annexed into the City until 1989. Florence Boulevard, between Henness Rd and Interstate 10, was initially under the control of Arizona Department of Transportation but recently has been reclassified as a City of Casa Grande roadway for maintenance and access control purposes.

Planning and Zoning Chairman Michael Henderson has provided a case study that expresses the concern that as this area of Florence Blvd between Henness Rd. and Camino Mercado continues to develop, there is an ever-growing need to provide pedestrian safety (Exhibit A). Within this study, it is pointed out that here have been fatalities in this area, and the location of services is such that many hotel rooms are on the south side of Florence Blvd., and many convenience services are on the north side of Florence Blvd. which creates a problem due to the fact that hotel guests have to generally obtain services on the opposite side of the road without the presence of any pedestrian crossing for a three quarter of a mile length.

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2016

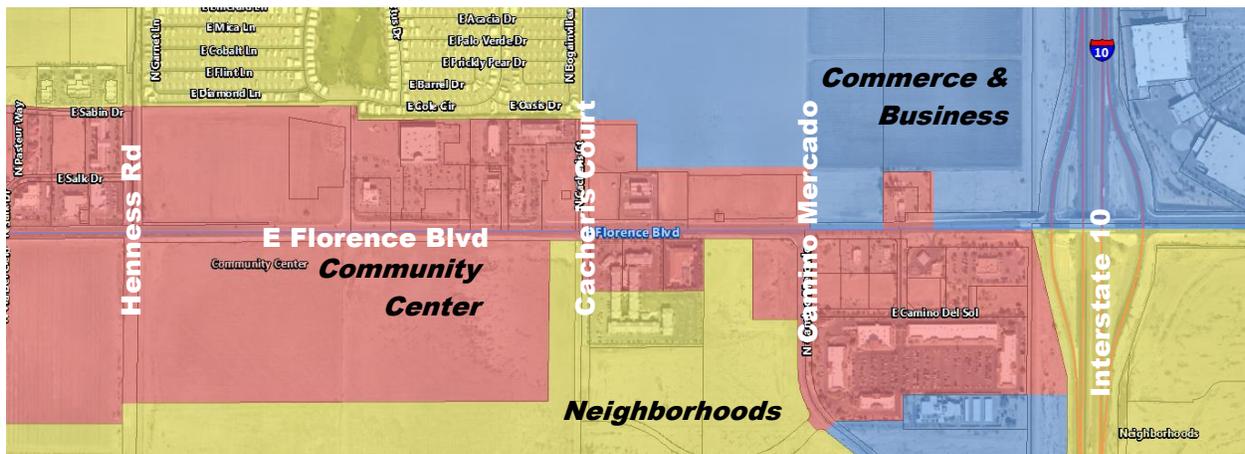


 =development approved and/or constructed after December 2014

According to City Code Section 17.08.060.I, it is a duty of the Planning and Zoning Commission to provide recommendations to the City Council concerning changes to city streets and other issues that may tend to promote the public health, safety, comfort, convenience and welfare in connection with the City's General Plan. As such, the Chairman of the Planning and Zoning Commission has drafted a resolution for Planning and Zoning Commission consideration that if passed, would serve as a recommendation to City Council and Public Works to declare the need to make pedestrian safety a high priority along Florence Blvd. between Camino Mercado and Henness Rd. The proposed resolution serves as a formal request of the Planning Commission to City Council and Public Works recommending an implementation of pedestrian safety measures. If approved, Resolution DSA-16-00010 would also serve as formal declaration that development along this portion of Florence Blvd. that contributes to the dangerous pedestrian condition should be discouraged until steps to improve pedestrian safety are taken (Exhibit B).

Relativity to the General Plan

Resolutions of the Planning and Zoning Commission which serve as a recommendation to City Council on issues that promote the public health, safety, comfort, convenience and welfare, shall be done so in connection with the City's General Plan. The subject area largely lies within the *Community Center* land use designation. The *Community Center* designation is designed to provide a pedestrian-intensive environment, with sidewalks adjacent to buildings and building entrances providing a walkable setting. There is to also to be a de-emphasis of parking lots by orienting them to the sides and to the back of buildings, minimizing an auto-oriented appearance. Because of this, pedestrian connectivity is important within this area and enhanced pedestrian safety is supportable by the General Plan.



Public Notice & Comment

Notice of the proposed Resolution DSA-16-00010 was published in the Casa Grande Dispatch on Tuesday, February 16, 2016, more than 15 days prior to the March 3, 2016 Planning & Zoning Commission hearing; thereby meeting the required notification timeline. Additionally, notice was mailed to property owners 200 ft. from Florence Blvd between Henness Rd and Camino Mercado on February 12, 2016 along with a copy of

draft form of the proposed resolution.

At the time of this writing, three people have called to inquire about the mailed public notice they received asking for additional information. One comment was that of the owner of IHOP who indicated he'd be in support of a crosswalk but did not want to see any type of assessment on property owners to construct the crosswalk. Another comment from an anonymous caller felt that the construction cost of crosswalk would be expensive.

Public Works was also notified of this proposal for comment. The City Traffic Engineer has indicated that a federal grant is being pursued to install a mid-intersection pedestrian crosswalk. Staff acknowledges that pedestrian safety is a concern and should be considered when reviewing the submittal of Major Site Plans. Proposed projects that would be known to generate much pedestrian activity can be reviewed and appropriately conditioned to mitigate safety concerns. Impact fees are collected at the time of building permit issuance for approved projects—a portion of which goes toward street improvements such as crosswalks and traffic signals.

Alternatives

The proposed Resolution DSA-16-00010 can be approved as written, modified to reflect considerations of public and staff input, or denied.

Exhibits

Exhibit A- Case Study

Exhibit B- Proposed Resolution DSA-16-00010

Exhibit A-Case Study

Provided as a separate document.

Exhibit B – Proposed Resolution DSA-16-00010

Provided as a separate document