



Planning and Zoning Commission

STAFF REPORT

AGENDA

TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: Joe Horn, City Planner
MEETING DATE: October 6, 2016

REQUEST

Request by Sunland Welding, Inc. for the following land use approvals on Lot 2 of the Donovan M. Kramer Sr. Industrial Park, a.k.a. 3037 North Bellanca Ave. (Planner Joseph Horn)

- 1. DSA-16-00024: Major Site Plan/Final Development Plan** for the construction of a Welding Fabrication and Warehouse Facility.

APPLICANT/OWNER

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HISTORY

November 2, 1992: The site's annexation into the city limits of Casa Grande was passed and approved by City Council on November 2, 1992 – Ordinance 1454.

December 21, 1992 The subject area was designated UR (Urban Ranch) as its initial zoning. Ordinance 1178.53

January 20, 2009: The subject area zoning was changed from UR (Urban Ranch) to I-1 (Garden and Light Industrial). Ordinance 1178.327

September 7, 2000: The Planning and Zoning Commission approved CGPZ-087-000, the preliminary plat for Casa Grande Municipal Industrial Park.

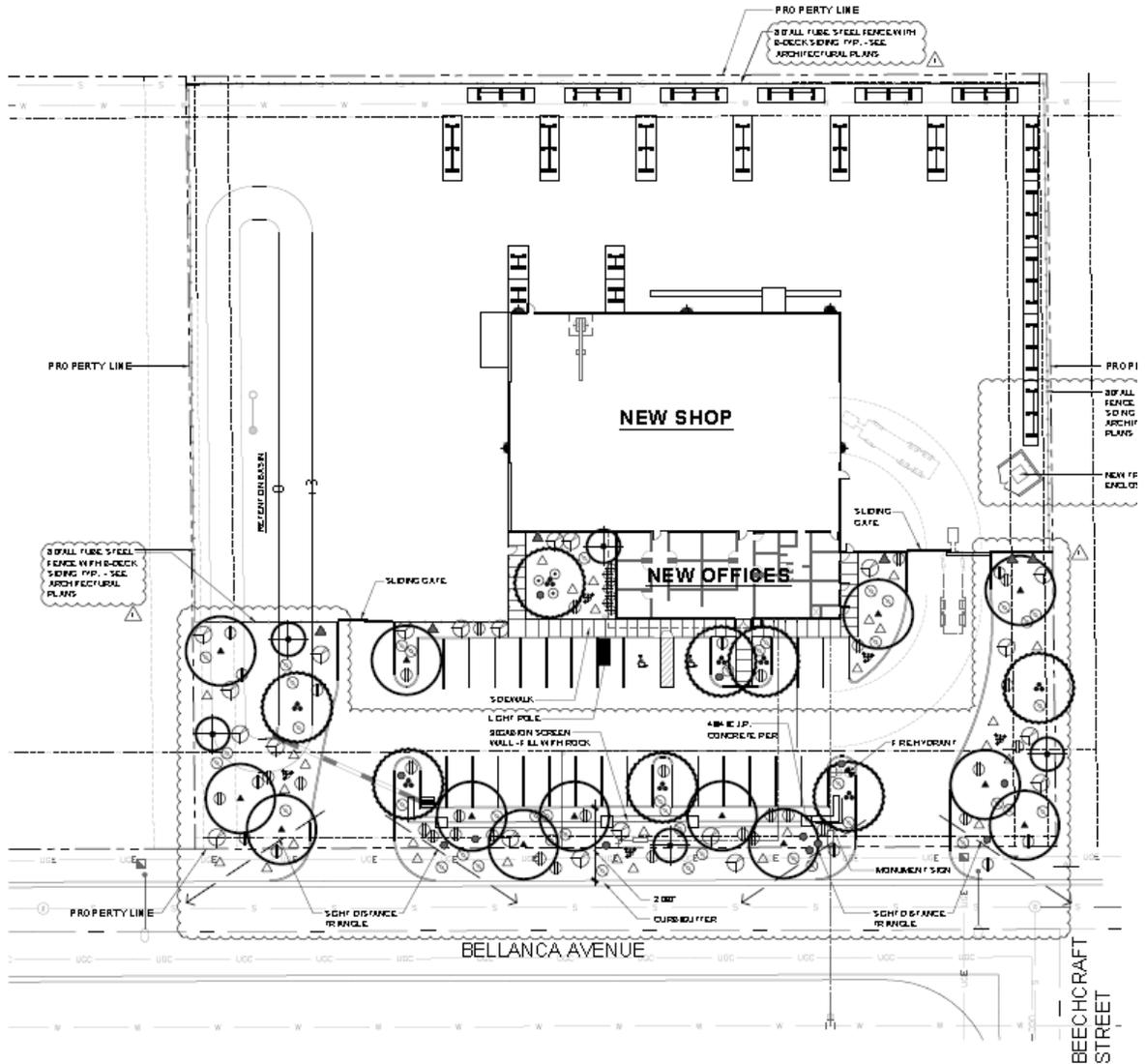
December 18, 2000: The Planning and Zoning Commission approved CGPZ-126-000, the final plat for Casa Grande Municipal Industrial Park.

January 17, 2006: The City Council approved CGPZ-052-006, the final plat for Donovan M Kramer Sr. Industrial Park Re-subdivision.



VIEW FACING EAST





CONFORMANCE WITH FINAL DEVELOPMENT PLAN (MAJOR SITE PLAN) REVIEW CRITERIA 17.68.070

In accordance with Section 17.68.070 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of Final Development Plan:

Relationship of the plan elements to conditions both on and off the property;

The property is located on a vacant lot within the Donovan M. Kramer Airport Industrial Park. The park was developed to accommodate a variety of industrial users such as Sunland Welding.

Conformance to the City's Zoning Ordinance:

The proposed use is located within the I-1(Garden and Light Industrial) zoning district. The plan conforms to the building height and setback requirements of the I-1 Zone as well as with the parking, loading, screening and landscaping standards set forth within the Zoning Code.

Conformance to the City's General Plan:

This use is in conformance with General Plan 2020. The General Plan designation for the site is Manufacturing/Industry which supports a range of industrial uses.

The impact of the plan on the existing and anticipated traffic and parking conditions;

A traffic impact analysis (TIA) was prepared for this development and it concluded that it will produce approximately 85 vehicles per day. After review of the TIA it was determined that the existing roadways are adequate to accommodate this use. Sunland Welding is proposing a total of 28 parking spaces. They are required to provide only 22 spaces.

The adequacy of the plan with respect to land use;

The proposed site plan has been thoroughly reviewed and the 1.98 acre site has been determined to be very adequate in regards to the proposed uses and design.

Pedestrian and vehicular ingress and egress;

Sidewalks were not constructed as part of the development of the Donovan M Kramer Airport Industrial Park. Therefore, pedestrian connection is not provided from the building to the adjacent road.

Vehicular access is provided via two driveways along Bellanca Ave

Building location and height;

The proposed building is centrally located on the site with primary access from Bellanca Ave.

The highest portion of the building is 30'. The maximum building height within the I-1 zoning district is 35'

Landscaping;

The site's landscape plan exceeds City Code landscaping requirements in terms of the number of trees and shrubs and satisfies all other provisions. The landscape material is primarily located along the site's street frontage and building foundation. A final Landscape Plan application is to be submitted and reviewed administratively at the time of building permit submittal.

Lighting;

The lighting plan and design conforms to the City's Light Ordinance by providing full cut-off fixtures and limiting spill-over onto the adjacent properties where possible.

Provisions for utilities;

Sewer and Water connections are shown to the east of the proposed building. Electric connection will be evaluated with the site development permit.

Site drainage;

Grading and Drainage plans were submitted and reviewed by City Staff. Applicant has re-submitted a revised Drainage Report and Grading Plan which is currently under review by Public Works staff. A condition of approval is being proposed that requires Drainage

Report and Grading Plan to be approved by Public Works prior to final approval of Major Site Plan.

Open space;

Aside from parking lot and streetscape landscaping, public open space is not provided with this development.

Loading and unloading areas;

Truck loading and unloading areas are located within the building and additional access is provided to the rear of the lot. Access is provided to the building and rear area by a gated entrance on both sides of the building.

Grading;

See above Site Drainage note.

Signage;

A proposed wall/monument sign is located at the primary entrance to the site. A sign permit will be required prior to construction.

Screening;

An 8 foot high tube steel and aluminum fence will screen the back storage area. The proposed fence will complement the architecture of the building. Landscape and a gabion wall will be used to screen the parking area.

Setbacks;

The building and other site improvements have been reviewed in regards to setbacks and exceed the I-1 zoning district's as well as the Airport Industrial Park's required setbacks.

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 September 21, 2016.
- A notice was mailed on September 15, 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 September 21, 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 approve the Major Site Plan (DSA-16-00024) for Sunland Welding with the following conditions.

1. The Major Site Plan needs to be revised to:
 - Remove all obstructions (fencing, material storage racks, etc.) within the Public Utility Easement.

2. Modify the Drainage Report and Grading Plan to reflect the following Public Works review comments:
 - I. Offsite Drainage
 - a. The proposed project should do their own due diligence of the offsite watershed area which historically impact the project site and should delineated with appropriate estimation of stormwater flows with their paths to and through the project site (15.40.080) for both pre-development and post development conditions (15.40.680).
 - b. Offsite drainage channel must be designed to accommodate a 100-year storm (not only just for 10-year). Estimate 100-year flows and provide appropriate space for safe stormwater drainage conveyance.
 - c. Stormwater channels must be free from any obstructions which may force the stormwater flow/s to go into areas where it was not intended.
 - d. Establish high water elevations on site and channel along the western side. (15.40.1230).
 - e. The drainage channels designed to convey offsite flows should have a minimum of one foot of freeboard (15.40.1270).
 - f. Site and local outfall elevations should be established before setting the finished floor. The finished floor shall be at least 12-inches (preferably 14-inches) above any stormwater elevation in the vicinity of the building (702-2.1.5).
 - II. Offsite Drainage
 - a. The preliminary drainage report should list the minimum drainage design parameter for drainage infrastructure proposed which would be followed for the preparation of final/successive drainage report/s.
 - b. Please provide 2.39 inches of rainfall depth per the City Code (15.40.1240, 15.40.1250, 15.40.1290).
 - c. The runoff coefficients used for this heavily paved site are not consistent with the City Code 15.40.1290. Please calculate weighted runoff coefficients for lands within the proposed project for each specific land use within the project using the coefficients listed in City Code 15.40.1290
 - d. Retention basin/s may require 1 foot of freeboard.
 - e. Please provide the bleed off calculations of the retention basin/s. Any leftover stormwater cannot be left over for longer than 36-hours (15.40.1290). Drywells can be used for disposal. The maximum volume of water that can considered as disposed per drywell for design purposes

shall not exceed 12,600 CF or 0.1 cfs for 36 hours (702.2.5.1.3.1)