



Planning and Zoning Commission

STAFF REPORT

AGENDA

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

REQUEST

Request by PPEP Integrative for the following land use request:

- 1. **DSA-16-00083: Conditional Use Permit** to allow for the operation of a Vocational Adult Care Center for 17-20 students/patients and up to 12 employees located at 1729 N Trezell Road, Ste 110. (Planner Joe Horn)

APPLICANT/OWNER

Chuck Wright
Pinal Design Group
711 N Walnut Dr
Casa Grande, AZ 85122

Joe Auza

Box 10008
Casa Grande, AZ 85130

HISTORY

March 22, 1968: The site's annexation into the Casa Grande corporate limits was approved by City Council.

August 25, 1999: The Planning and Zoning Commission approved the Major Site Plan request for an office complex. CGPZ-084-099

PROJECT DESCRIPTION

Site Area	2.69 acres
Current Land Use	Neighborhoods
Existing Zoning	CO (Commercial Office)

Surrounding Land Use and Zoning

Direction	General Plan	Existing Zoning	Current Uses
North	Neighborhoods	R-3 Multi Family Residential	Townhomes
East	Neighborhoods	B-2 General Business	Undeveloped
South	Neighborhoods	B-2 General Business	Retail Center (Safeway, etc.)

That 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;

It has been determined that a Traffic Impact Analysis will not be required for the proposed use as the anticipated traffic is below the standards that would trigger the need for a TIA.

That the proposed use will have no adverse effect upon the abutting property;

No adverse effect upon abutting property is foreseen.

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

The designated land use per the General Plan for this site is Neighborhoods which allows CO zoning (Commercial Office).

That the conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare.

The conditions of approval of this Conditional Use Permit are as follows:

- a. That the facility be limited to 30 occupants (students and staff) at any given time (based on the building occupancy). Any expansion above 30 occupants will require a new Conditional Use Permit.

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 was published in the Casa Grande Dispatch on September 21, 2016.
- Notice was mailed by the City of Casa Grande on September 19, 2016.
- A sign was posted by the applicant on September 21, 2016 on the subject site.

Inquiries/Comments

Staff has not received any inquires or comments on the proposed development.

RECOMMENDED MOTION

Staff recommends approval of DSA-16-00043 (Conditional Use Permit), **subject to the following conditions:**

- a. That the facility be limited to 30 occupants (students and staff) at any given time (based on the building occupancy). Any expansion above 30 occupants will require a new Conditional Use Permit.

Exhibits	Conditional Use Permit Resolution
Exhibit A	Project Narrative
Exhibit B	Project Site Plan

Exhibit A

RESOLUTION NO. DSA-16-00083

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CASA GRANDE, GRANTING A CONDITIONAL USE PERMIT FOR A BUSINESS, TECHNICAL OR VOCATIONAL SCHOOL LOCATED AT 1729 N TREKELL ROAD, STE 110, APN 504-29-101B.

WHEREAS, applicant, Charles Wright, Pinal Design Group LLC, with the permission of Portable Practical Educational Preparation Inc., owner, has requested a conditional use permit;

WHEREAS, the conditional use permit is requested for the operation of a vocational adult care center, located at 1729 N Trekell Road, STE 110, Casa Grande, AZ; filed as DSA-16-00083 with the Casa Grande Planning Department.

WHEREAS, the property is currently zoned Commercial Office (CO);

WHEREAS, business, technical or vocational schools are a conditionally permitted use within the City's CO zoning classification;

WHEREAS, on the 6th day of October 2016, 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. That the facility be limited to 30 occupants (students and staff) at any given time (based on the building occupancy). Any expansion above 30 occupants will require a new Conditional Use Permit.
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 October, 2016.

 Planning and Zoning Commission Chairman

 Planning and Zoning Administrator

ATTEST:

APPROVED AS TO FORM:

City Clerk

Assistant City Attorney

CONSENT TO THE SPECIAL CONDITIONS

Applicant, Charles Wright, Pinal Design Group, LLC, and the current property owner, Portable Practical Educational Preparation (PPEP Inc.) hereby consent to the special conditions as enumerated above in Section 2 as they relate to this request for a conditional use permit for a business, technical or vocational school located at 409 W. McMurray Boulevard.

Charles Wright, Pinal Design Group, LLC
Applicant

John David Arnold, Director
Portable Practical Education Preparation (PPEP Inc.)
Applicant

Exhibit B



Chuck Wright - 711 North Walnut Drive - Casa Grande, Az. 85122 - 520-499-5061
pdgroupinc@gmail.com Web: PinalDesign.com

Project Narrative for Conditional Use Permit Application

Client

Jacob Hemington
C/o Portable, Practical Educational
Preparation
802 E. 46th Street
Tucson, Az. 85713

Project: Conditional Use Permit
for an Vocational Adult Care Center
Location: 1729 N. Trekell Road, Ste 110
Casa Grande, Az. 85122

Re: Suite 110 at 1729 North Trekell Road

PPEP Inc. is requesting a Conditional Use Permit to operate PPEP-Integrated, a PPEP Encompass DDD Program, as a Vocational Adult Care Center at 1729 North Trekell Road, Suite 110. The property is currently zoned as CO. The City allows a Vocational School within the CO zone as a Conditional Use. The City will allow a change of Occupancy to an I-4 Occupancy where the City of Casa Grande Zoning code permitting a school to operate with a Conditional Use Permit

The mission of PPEP Encompass' is to enhance the lives of individuals with disabilities throughout Arizona. Encompass helps people move towards economic and social self-sufficiency through an integrated service delivery system. Those services include: Habilitation, Day Treatment and Training, Vocational Training, Job Coaching, Specialized Transportation, Individual Attendance Care and Respite.

The days and hours of operation at the facility is Monday through Friday, 8:00 am to 4:00pm. The number of employees at the facility are up to 12 employees. The number of patients will be 17-20 patients.

The scope of services to patient are assisting with programmatic teaching of daily living skills, quality of life and community integration.

Clients are dropped off in the mornings and picked up each evening via each person's transportation protocols, from their homes and or PPEP transportation to community families.

PPEP has a long standing history in the Casa Grande community providing adult care services to people with developmental disabilities. PPEP is consistent and well known for their programmatic achievements and client integration and inclusion.

At times there are modifications necessary to a site to best adapt a facility to the specific needs of the client's and work environment. The modifications will aid in the overall daily function and success of the program effectiveness and it's consumer's skill enhancements.

Suite 110 is an existing suite approximately 3,333 square feet in size, located in the south Building A, which is 15,153 s.f. Existing Building A resides on a lot that is 116,305 s.f. that also includes existing Building B, which is 13,141 s.f. The property is zoned CO and resides at the northwest corner of O'Neil Drive and Trekell Road, facing Trekell Road from the West.

The existing site is fully developed with complete landscaping. It has 134 existing parking spaces including five accessible. Parking calculations show a required 82 spaces, with four accessible. The property has two exits onto major and minor arterial streets, one exit from the northeast corner of the lot, onto Trekell Road, the second, an exit from the west side of the property onto Gilbert Avenue, which exits to O'Neil Drive

The previous use of this suite was Next Care, an urgent care facility. Both buildings A & B are classified as a B occupancy and are fully sprinklered. Next Care, an out-patient clinic, is classified under the B occupancy definition. PPEP-Integrated will operate as an I-4 occupancy. Some building interior modifications are required for the I-4 occupancy to meet the requirements of the IBC.

Chuck Wright

Pinal Design Group LLC
For
PPEP-Integrated

Exhibit C

