



**Planning and Zoning Commission**

**STAFF REPORT**

AGENDA

# \_\_\_\_\_

**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION

**FROM:** Laura Blakeman, City Planner

**MEETING DATE:** November 3, 2016

**REQUEST**

**Request by Curtis Holder, 5 Star Enterprise, LLC** for the following land use approval for property known as 1355 E. Florence Boulevard Suites 143 – 145:

**DSA-16-00085: Conditional Use Permit.** The request is for a Conditional Use Permit for a business, technical or vocational school (Turning Point Beauty College) to locate in the Tri-Valley Plaza PAD zoning district.

**APPLICANT/OWNER**

Curtis Holder  
5 Star Enterprise, LLC  
7420 W. Pershing Avenue  
Peoria, AZ 85381  
P: 602-882-0928  
Email: curtisholder57@att.net

PLP Casa Grande, LLC  
PO Box 6166  
Scottsdale, AZ 85261  
P: 480-367-9090

**HISTORY**

*March 17, 1986:* *Ordinance #1087:* The site was annexed into the City of Casa Grande.

*July 20, 1987:* *CGPZ-15-87: Ordinance 558.114:* The site received official zoning from UR (Urban Ranch) to P.C.C. (Planned Commercial Center).

*November 16, 1987:* *Resolution 1637:* Official adoption of Zoning Ordinance. Planned Commercial Center district changed to Planned Area Development.

*April 7, 1988:* *CGPZ-014-088:* The Planning and Zoning Commission approved the Preliminary Plat.

September 19, 1988:CGPZ-030-088: The City Council approved the final plat for the Tri-Valley Plaza.

May 3, 1990: CGPZ-013-090: The Planning and Zoning Commission approved the Final Development Plan for the Tri-Valley Plaza.

September 7, 2000: CGPZ-088-00: Turning Point Beauty College received approval of a Conditional Use Permit located at 1226 E. Florence Boulevard (Casa Grande Mall). Based on the Staff report, the Beauty College was relocating to another suite within the Casa Grande Mall.

August 2009 CDP-09-00785: Legacy Charter School received a Temporary Use Permit to operate at this location until their permanent location was open.  
 – December 2010

<b>PROJECT DESCRIPTION</b>	
<b>Site Area</b>	9.38 acres (overall site) Suites 141- 145 approximately 4,214 square feet (Lot 4 – Tri-Valley Plaza Final Plat)
<b>Zoning</b>	PAD (Planned Area Development)
<b>General Plan Designation</b>	<i>Community Center</i>
<b>Building Height</b>	24 ft.
<b>Parking:</b>	<u>25 total spaces required by City Code as Follows:</u> 4212 square ft. * .90%=3790.80/150=25 Provided – 25 spaces, including 1 handicap space

**Surrounding Land Use and Zoning**

<b>Direction</b>	<b>General Plan Designation</b>	<b>Existing Zoning</b>	<b>Current Uses</b>
<b>North</b>	<i>Community Center</i>	PAD (Planned Area Development)	Tri-Valley Shopping Center
<b>South</b>	<i>Neighborhoods</i>	UR (Urban Ranch)	Single-family residential
<b>East</b>	<i>Community Center</i>	PAD (Planned Area Development)	Tri-Valley Shopping Center
<b>West</b>	<i>Community Center</i>	PAD (Planned Area Development)	Tri-Valley Shopping Center

## SITE AERIAL



### Overview

The Turning Point Beauty College is seeking to relocate from the existing suite at 580 N. Camino Mercado to 1355 E. Florence Boulevard (Tri-Valley Plaza Shopping & Retail Center). The existing facility has outgrown their current location and their lease has expired.

The Beauty College is proposing to occupy a 4,212 square foot suite. The Beauty College typically operates at a ratio of 1:15, instructor to students. The current enrollment is 40 students and they anticipate a net growth rate of about 3 – 5 per month. The hours of operation will be Monday through Saturday, 9:00 am. - 7:00 p.m. (see Exhibit A – Project narrative).

Because the Tri-Valley Plaza is zoned PAD, the zoning stipulated that “conditional uses shall be the same as those listed in the B-2 (General Business) Zoning District. Under the B-2 Zoning District “business, technical or vocational” land uses are conditionally permitted in that zone.

### **CONFORMANCE WITH THE CONDITIONAL USE PERMIT CRITERIA 17.68.120B:**

The Commission, in approving a Conditional Use Permit, shall find as follows:

**1. 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;**

The site is proposed to be located in an area that has existing commercial developments within the Tri-Valley Shopping Center and access to the site is via Florence Boulevard.

The 4,212 suite is large enough to accommodate the Turning Point Beauty College and associated parking.

The parking for the site was calculated per the city code. The site meets the parking requirements as well as all the other uses within the shopping center have sufficient required parking spaces.

**2. 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;**

The Turning Point Beauty College will generate less than 100 trips per day and does not require a Traffic Impact Analysis.

Access to the site is from Florence Boulevard, which is classified as a minor arterial in this area, and Colorado Street, a major collector.

**3. The proposed use will have no adverse effect upon the abutting property;**

The proposed beauty college should have no adverse impact on the existing shopping center which already attracts a variety of customers for retail and commercial business opportunities.

**4. The proposed use is in conformance with the General Plan; and**

The General Plan 2020 Land Use designation for the site is *Community Center*. The *Community Center* land use category allows the most intense development in terms of commercial intensity in Casa Grande. This land use encourages a mix of land uses and appropriate intensities that can reduce the need to travel by car. The intent of the built environment provides a variety of vertical and horizontal mixed uses with mobility geared toward pedestrian access.

As part of the Community Center land use category, the following is supported with these requests:

Infrastructure and Mobility

- Paved streets constructed to City standards and connected to the City-wide grid at key access points.
- Development that is connected to an approved water provider and City sewer.
- Services that are within this land use category meet or exceed City norms.
- Utilities that are provided underground.

Spatial Form and Design

- A primary entrance to the building is connected by a sidewalk.

In addition, the proposed Turning Point Beauty College is an appropriate land use allowed in the *Community Center* land use designation.



**5. The conditions stated in this approval are necessary to protect the health, safety and general welfare.**

N/A.

**PUBLIC NOTIFICATION/COMMENTS**

**Notification**

Public hearing notification efforts for this request meet those requirements set out by City Code. They include:

- Public hearing notice was published in the Casa Grande Dispatch on October 19, 2016.
- Public hearing notices were mailed on October 17, 2016 to each owner of

property situated within two hundred feet of the site. An affidavit confirming this mailing is within the project file. In addition, public notices were sent for the “application in review” at the time the project was submitted for review.

- A notice was posted by the applicant on the subject site on October 19, 2016. The applicant supplied an affidavit confirming this posting.

### **Inquiries/Comments**

City Staff has not received any comments on this request.

<b>STAFF RECOMMENDATION</b>
-----------------------------

**Staff recommends the Planning Commission approve the Conditional Use Permit and associated Conditional Use Resolution (DSA-16-00085) for the Turning Point Beauty College with the following condition:**

1. An increase in the square footage of the beauty school shall require a new Conditional Use Permit.

## **Exhibits**

A – Project Narrative

B – Floor Plan

## **Exhibit A – Project Narrative**

### **5 STAR ENTERPRISE, LLC DBA TURNING POINT BEAUTY COLLEGE**

#### **NARRATIVE EXPLANATION TO SUPPORT OUR REQUEST FOR CONDITIONAL USE PERMIT**

We are 5 Star Enterprise, LLC dba Turning Point Beauty College (previously Turning Point Beauty College, Inc. under its previous ownership). Turning Point Beauty College has been a part of Casa Grande for over 15 years. It originally opened up at 1226 E. Florence Blvd. in January 2000. About five years ago they moved to 580 N. Camino Mercado, Suite 19-20, Casa Grande, AZ due to a facility issue at the old location. While the facility has been adequate, the location does not lend itself to our anticipated growth. We want a location more central to the community to allow us better visibility and accessibility to a larger demographic for our clientele.

We are currently the only Beauty College within a 50 mile radius. We support the community in a multitude of ways. We provide a means for adults to expand their skill set to find gainful employment in the cosmetology industry without having to leave the community to do so. Ninety percent of the salons and beauty supplies in the area employ our graduates.

We are a nationally accredited, post-secondary, adult educational institution and a privately-owned Arizona business enterprise. We are accredited by NACCAS, the National Accrediting Commission of Career Arts & Sciences. We are approved by the U.S. Department of Education and the Veterans Administration to provide our instructional programs, currently in Cosmetology and Cosmetology Instructor, and assist our students in receiving Federal Student Aid for tuition and other related expenses. By law, we cannot accept students under the age of 18 years old and without a High School Diploma or equivalent.

**Our current on-site Instructional and Administrative Staff consists of five. As our enrollment increases, so will our instructional staff. By State Law we are required to have one full-time instructor for each 20 students. We typically operate at a ratio of 1:15, instructor to students. Our current enrollment is 40 students. We anticipate a net growth rate of about 3-5 per month. We have found, historically, that less than 20% of our students drive themselves to school. As a whole, on any given day, we currently use 10-15 parking space for our staff and students and another 5-12, at any point in time, for our clients visiting our facility for services.**

**Our planned hours of operation in the new location will be Monday through Saturday, 9:00 AM - 7:00 PM. We operate in much the same way as a Salon but with required instructional hours.**

**All work on clients is conducted by students only or licensed instructional staff for demonstration or instructional purposes. We teach and use state-of-the-art techniques and top-of-the-line industry products. The majority of our current students and clients live right here in Casa Grande. We provide continuously supervised cosmetology services to our clients at discounted rates.**

We are hoping, that due to the minimal, if any, change to the parking and traffic demand that our approval can be expedited. It is costly for us since we have to pay increased rent at our current location since we are already out of our lease. We understand that the location had previously been used as a beauty college and a charter school. We have made several visits to the site at various times of the day and observed that during what would be our normal operating hours there are typically 50+ available parking spaces within 200 feet of our entrance. We anticipate that approximately 50% of our staff and

students will park near the rear access to our facility, which has approximately a dozen spaces in very close proximity to the rear entrance. We have spoken with the property ownership and they are concerned and confused by the requirement for additional parking and use studies as well.

# Exhibit B – Floor Plan

