

**City of Casa Grande, Arizona
Notice of Public Hearing**

Notice is hereby given that the Planning and Zoning Commission will hold a public hearing on **Tuesday, July 1, 2014 at 6:00 P.M.** in the City Council Chambers at City Hall to consider the following:

Request by Jan Hobbs for the following land use approval on a .36 acre site located at 1101 E. Sunset Drive (APN 505-18-040B):

1. **DSA-14-00069:** Zone Change from R-1 (Single Family Residential) to CO (Commercial Office). (Planner: Laura Blakeman)

Request by Ignacio Roman for the following land use approval on 2.46 acres of land at 3244 E Cornman Rd (APN # 402-05-020G):

1. **DSA-14-00082: Conditional Use Permit** request to allow the placement of a mobile home approximately 1,900 sq. ft. in size on a vacant parcel to serve as this parcel's single-family dwelling within the RR (Rural Ranch) zone district (Planner Jim Gagliardi).

Request by Nathan Cottrell of CEG Applied Sciences on behalf of Irving and Lillian Fabricant Trust, for the following land use approval on 86.5 acres of land generally southeast of Rodeo Rd and Trekell Road (APN #s 505-07-024A, 0230, 0280, 025A, and 0270).

1. **DSA-14-00046: Major amendment to the Santa Cruz Crossing Planned Area Development (PAD).** Said amendment includes the following changes:
 1. Adding an assisted living facility as a permitted use
 2. Removing an office area on the PAD's land-use plan
 3. Providing development standards for previously-approved commercial and residential areas.
 4. Relocating area shown as "Green Court Homes", a high-density single-family area, to a more southerly portion of the site as independent living patio homes.
 5. Adding two-story senior apartment homes in the northern area of the PAD adjacent to Rodeo Rd and Pueblo Dr.
 6. Changing proposed alignment of Pueblo Dr through the site to extend to the south-end of the PAD.
 7. Proposed off-site changes to Rodeo Rd, denoting a planned frontage road for residences on the north side of Rodeo Rd

Request by Jesse Macias of PM Design Group, Inc on behalf of CST Arizona Stations, Inc, for the following land use approvals on 4.5 acres of land on the north side of E Florence Blvd, westerly of junction of Camino Mercado and Florence Blvd (APN # 505-07-024):

1. **DSA-14-00026: Zone Change** request from UR (Urban Ranch) to B-2 (General Business) (Planner Jim Gagliardi).
2. **DSA-14-00094: Conditional Use Permit** request to allow a convenience store with more than four gas pumps and an auto wash within a proposed B-2 zone district (Planner Jim Gagliardi).
3. **DSA-14-00028: Major Site Plan** for the development of a 4,650 sq. ft. convenience store with a 3,600 sq. ft. fuel canopy, and a 1,064 sq. ft car wash (Planner Jim Gagliardi).
4. **DSA-14-00027: Preliminary Plat** request to create a single lot (approximately 255 ft. X 642 ft. in size) denoting two phases of development. The plat proposes dedication of additional Right of Way for E Florence Blvd and a northerly extension of Camino Mercado (Planner Jim Gagliardi).

By: Melanie Podolak, Administrative Assistant City Of Casa Grande.

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Posted at Casa Grande City Hall and the Police Dispatch Center, on this 11th day of June, 2014, at 11 a.m.

Remilie S. Miller

/s/Remilie S. Miller, MMC

City Clerk