

**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 **Thursday, November 6, 2014 at 6:00 P.M.** in the City Council Chambers at City Hall to consider the following:

Request by Layton Construction on behalf of PhoenixMart, LLC, for the following land use approval at 3528 E. Phoenix Mart Loop, Casa Grande, AZ, generally located north of Florence Boulevard/SR 287 and east of Toltec Buttes Road, (APN #s: portion of 401-11-008K; 401-11-008J; 401-11-007B; 401-11-008B; 401-01-045M, 401-01-045N, 401-01-045P): (Senior Planner: Leila DeMaree)

1. **DSA-13-00121: Final Development Plan/Major Site Plan** for the development of approximately 1.589 million sq. ft. building on a 73.33 acre-site m.o.l. within Lot 1 (135.1 acres) of Phase 1, of the Phoenix Mart PAD.

Request by Greg Davis of Iplan Consulting for Meritage Homes the following land use approval within Mission Royale Planned Area Development (PAD) Family Community. (Planner James Gagliardi):

1. **DSA-14-00043: Housing Product** to add new single-family models to the approved housing product within the Mission Royale PAD, introducing new floor plans, elevations, and color schemes.

Request by Alan Beaudoin-LVA Urban Design Studio, on behalf of Craig Scott of Marathon Farming Investments, for the following land use approval on approximately 445 acres of land within the Overfield Farms Planned Area Development (PAD), generally bounded by Hacienda Rd to the west and Overfield Rd to the east, Casa Bonita Rd alignment to the south and Lakeland Dr alignment to the north (APN # 401-10-001F, 401-10-003C, 401-10-003E, 401-09-007A, 401-09-007B). (Planner James Gagliardi):

1. **DSA-14-00083: Major amendment to the Overfield Farms PAD. Said amendment includes the following changes:**
 1. Refining 445 acres of the 3,714-acre Overfield Farms PAD as Alcea at Overfield Farms defining specific development standards for this area.
 2. Inclusion of development master plans including land use; landscape and open space; streets; pedestrian, bicycle, and trails; drainage; water; wastewater; and phasing.

3. Re-arranging locations of previously approved land uses.

Request by Ben Lee of Water Works Engineers for Arizona Water Company for the following land use approval at 1300 N Henness Rd. (James Gagliardi):

1. **DSA-14-00171: Major Amendment to a Major Site Plan** to modify the existing site plan to show the placement of new equipment and storage tanks and arsenic treatment vessels for Arizona Water's well site filtration facility.

Request by Alex Gonzalez of Evergreen Development Company for the following land use approvals on 2.06 acres, generally located south of E Florence Blvd, west of Mission Parkway. (Planner James Gagliardi):

1. **DSA-14-00188: Conditional Use Permit** to allow 18 parking spaces to be used off-site on an adjacent lot to meet the 35-space on-site parking requirement for the approved Raising Cane's Chicken Restaurant.
2. **DSA-14-00189: Minor Amendment to Major Site Plan (DSA-14-00150)** to reflect the new lot lines.

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

Number of publications: 1

Date of publication: **October 21, 2014**

Posted at Casa Grande City Hall and the Police Dispatch Center, on this 16th day of October 2014, at 5:00 p.m.

Remilie S. Miller

/s/Remilie S. Miller, MMC

City Clerk