



Planning and Zoning  
Commission  
STAFF REPORT

AGENDA

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

**FROM:** Paul Tice, Planning & Development Director

**MEETING DATE:** October 2, 2014

**REQUEST**

**Request by Luis Rocha**, for the following land use approval on approximately 41 acres, located on the southwest corner of Hwy 84 and Thornton Road.

1. **DSA-13-00117: A Resubdivision Preliminary Plat** of Lots 1-18 of Casa Grande Business Park – Unit I and of Lot 14 of the Casa Grande Business Park – Unit III into two new lots and 16.978 acres of vacant unplatted land. (Exhibit A) (Planner: Paul Tice)

**APPLICANT/OWNER**

**Applicant**

Luis E Rocha  
2991 Doherty Street  
Corona, CA 92879

P: 321.663.4305

**Owner**

Project Bake IV  
1073 W. Park Blvd.  
Casa Grande, AZ 85122

P: 321.663.4305

**HISTORY**

September 3, 1985 - The Final Plat for Casa Grande Business Park Unit I was approved by the City Council and recorded. (Exhibit B)

February 18, 1986 - The Final Plat for Casa Grande Business Park Unit II was approved by the City Council and recorded. (Exhibit C)

December 15, 2003 – The Final Plat for Casa Grande Business Park Unit III was approved by the City Council and recorded. This plat re-subdivided and re-arranged the lotting pattern established with the Unit II plat. (Exhibit D)

<b>PROJECT DESCRIPTION</b>	
<b>Site Area</b>	Total Site Area = 41.384 acres Proposed Lot 1 = 13.273 acres Proposed Lot 2 = 8.041 acres Area to be vacated and left unplatted = 15.376 acres ROW to be dedicated = 4.695 acres
<b>Current Land Use</b>	Existing manufacturing building located on existing Lot 18 – Unit I
<b>Existing Zoning (See Zoning Exhibit)</b>	Lots 1,2,3,4,5,6,7,16,17 & 18 of Unit I are zoned I-1 (Light and Garden Industrial) Lots 8,9,10,11,12,13,14 & 15 Unit I and Lot 14 – Unit III are zoned I-2 (General Industrial)
<b>Existing General Plan 2020 Land Use</b>	<i>Manufacturing &amp; Industry land use category</i>

### Surrounding General Plan Land Use Categories and Zoning

<b>Direction</b>	<b>General Plan 2020 Designation</b>	<b>Existing Zoning</b>
<b>North</b>	<i>Manufacturing &amp; Industry</i>	I-1 (General Industrial)
<b>East</b>	<i>Manufacturing &amp; Industry</i>	I-1 (General Industrial)
<b>South</b>	<i>Manufacturing &amp; Industry</i>	I-1 (General Industrial)
<b>West</b>	<i>Manufacturing &amp; Industry</i>	I-1 (General Industrial)

### General Discussion

The preliminary plat request involves a Re-Subdivision of Lots 1-18 of the Casa Grande Business Park – Unit I and Lot 14 of the Casa Grande Business Park Unit III to create 2 new lots and 15.376 acres of vacant unplatted land as illustrated on Exhibit A.



The proposed Preliminary Plat involves vacating and Re-subdividing the entire Casa Grande Business Park – Unit I Final Plat along with vacating Lot 14 of the Casa Grande Business Park – Unit III Final Plat. As a result of the approval of this Preliminary Plat the applicant will be able to proceed with the filing of a new Final Plat that will:

1. Create two (2) new large industrial lots:
  - a. 13.273 acre Lot 1
  - b. 8.041 acre Lot 2
2. Vacate the existing, but unconstructed, Park Blvd. and Park Blvd. North right of way. The portion of Park Blvd. North that is constructed and provides Highway 84 access to both this property and the adjacent National Vitamin property will remain as a dedicated public street at this time.
3. Vacate all of the existing platted lots within the Casa Grande Business Park – Unit I plat and Lot 14 of the Casa Grande Business Park – Unit III plat, creating 15.376 acres of vacated unplatted property.

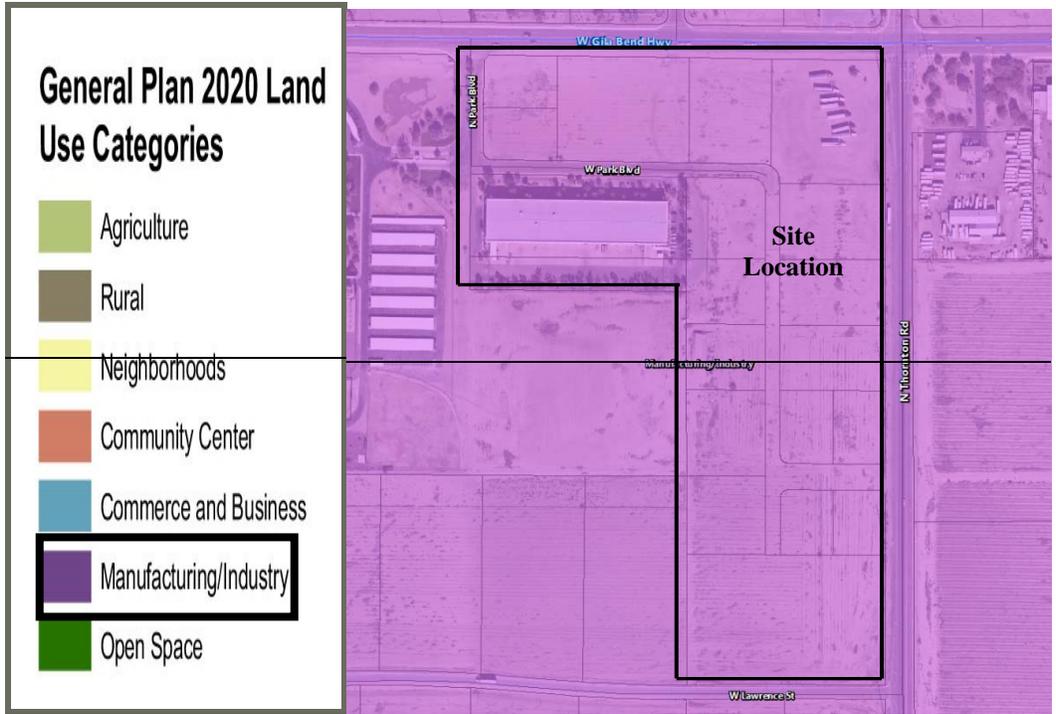
The reason for the re-subdivision is two-fold:

- 1) The applicant wishes to convert the existing manufacturing building to a commercial bakery and build additions to the building to accommodate new product storage and loading facilities. This new industrial bakery development would encroach into the existing Park Blvd. right of way and existing platted lot lines. The proposed Lot 1 is designed to accommodate the expanded bakery facility. Proposed Lot 2 is to accommodate a future industrial user that the applicant might sell the property to.
- 2) The lots within the Casa Grande Business Park - Unit I range from .8 to 1.5 acres a size which is too small for most modern industrial developments. Accordingly, the applicant plans on eventually re-platting these lots in the future into sites which are more appropriately sized for today's industrial users. Vacating these current platted lots and converting the land back to unplatted status is the first step in creating a new set of industrial lots in this area.

Pending Planning Commission's approval of the Preliminary Plat, a Final Plat will be submitted and scheduled for final approval by the City Council.

### **Conformance to the General Plan**

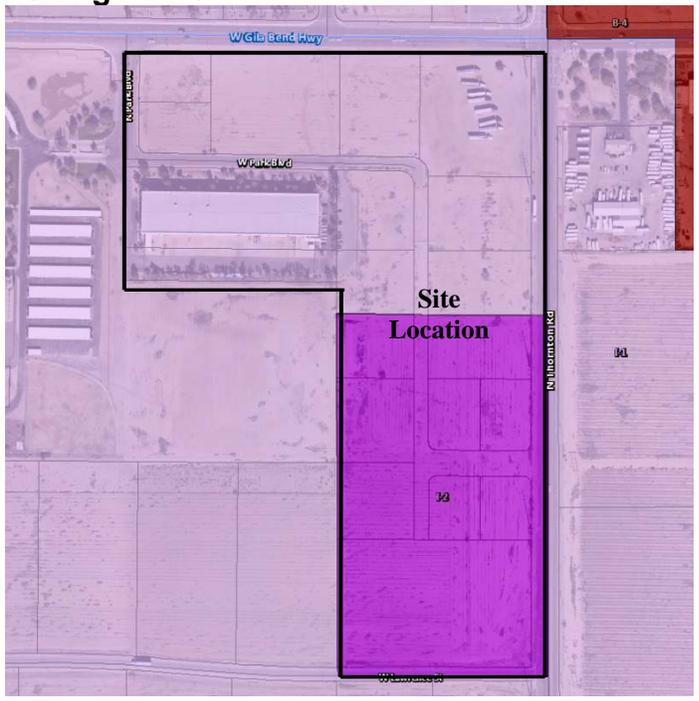
The subject site is designated as *Manufacturing & Industry* in the City's General Plan 2020; accordingly, the proposed industrial lots conform to the General Plan.



**Conformance with Existing Zoning**

The subject site currently is zoned I-1 (Garden and Light Industrial) and I-2 (General Industrial). The area proposed for Lots 1 & 2 is located within the I-1 zone district and the area to be vacated and converted to unplatted land lies within the I-2 zone district.

**Zoning Exhibit**



1) I-1 Zone Development Standards

a. Access Requirements

- i. Section 17.32.050 requires that access to industrial developments shall be from arterial streets or streets specifically designed for such development. Lot 1 has direct access to Highway 84 (Principal Arterial) from Park Blvd. North and will have access to Thornton Rd. (Minor Arterial) via a 50 ft. access easement that will be shared by Lots 1 & 2. Lot 2 will have direct access to Thornton Rd. and will have access to Highway 84 via the 50 foot access easement. The Preliminary Plat should be modified to detail when the private access drive will be constructed and who will have maintenance responsibility.

b. Lot Width and Area Requirements

Section 17.32.070 sets forth the following requirements for lots within the I-1 zone district:

- i. Minimum lot width shall be 100 feet.  
ii. Minimum lot area shall be determined by building area, parking requirements and required setbacks.

Proposed Lot 1 has 653.94 ft. of frontage on Highway 84 and proposed Lot 2 has 601.11 ft. of frontage on Highway 84 and 783.57 ft. of frontage on Thornton Rd. Both lots are adequately sized to accommodate required building setbacks, parking, landscaping and drainage facilities.

**Conformance with Subdivision Regulations**

Sections 16.12.020; 16.12.030 and 16.12.040 of the Subdivision Regulations set forth the submittal, drawing and supporting materials required for Preliminary Plats. Staff finds that the proposed Preliminary Plat complies with all relevant requirements.

<b>PUBLIC NOTIFICATION/COMMENTS</b>
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**Notification**

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

- A notice was published in the Casa Grande Dispatch on September 13, 2014.
- Notice was mailed by the City on September 10, 2014 at least ten days before the day of the hearing to each owner of property situated within 200 hundred feet of the subject property. An affidavit confirming this is located in the project file.
- A sign was posted by the applicant on September 16, 2014 on the subject site. An affidavit confirming this posting was supplied by the applicant.

## Inquiries/Comments

City Staff received some general inquiries from surrounding property owners regarding this request.

<b>RECOMMENDED MOTION</b>
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Staff recommends the Commission approve **DSA-13-00117, the Re-Subdivision Preliminary Plat for Project Bake IV** subject to the following technical corrections:

1. Modify the plat to reflect that the Park Blvd North access to Highway 84 will remain as a public street. Revise the legal description and area of Lot 1 accordingly.
2. Include a plat note that indicates the maintenance responsibility for the new 50 ft. access easement located on proposed Lot 1 & 2.
3. Confirm that the radius for the drive access to Thornton Rd. will be contained within the 50 ft. access easement.
4. Modify the plat to provide appropriately sized easements for the utilities existing within the right of way to be abandoned. (Terry McKeon, Public Works).
5. Modify the Drainage Report to address the following review comments by Public Works:
  - a. The drainage report submitted does not describe if this is a preliminary or final report. This report does not fulfil the requirements. A detailed drainage report (s) is/are required for final approval as it may impact the land use and plat. Provide complete hydrological and hydraulic analysis of the site in future drainage report/s. Additional comments on new elements of revised design may be raised on successive submittals. Please go to Casa Grande website for City's design criteria and standards.
  - b. The offsite watershed area must be delineated, "potential offsite flows entering project site" must be quantified and conveyance infrastructures (channels, culverts etc.) must be designed to convey offsite flow similar to pre-development conditions. The exhibit provided does not quantify flows or size infrastructure to convey flows.
  - c. Please provide calculations of the existing temporary retention basin at south which has been stated to handle 100-year storm event.
    - i. Provide calculations for temporary retention basin.
    - ii. In addition, the "vacated plat only undisturbed, no proposed work (vacant, previously filled farm field" is part of the proposed site and should be provided with temporary (or permanent) retention basin to prevent flows from entering to the areas (or retention basins 2, 3) of WS #2 and #3.
    - iii. The Retention basin 3 is located at upstream of watershed # 3. Appropriate steps should be taken at final design to route onsite flows to proposed basins.
  - d. Please state the responsible party in the report for the maintenance of the retention basin for proper vector control (EDM 702.1.4.3).

**Exhibits:**

Exhibit A - Preliminary Plat for Project Bake IV

Exhibit B – Casa Grande Business Park – Unit 1 Final Plat

Exhibit C – Casa Grande Business Park – Unit II Final Plat

Exhibit D – Casa Grande Business Park – Unit III Final Plat (Re-Subdivision)



