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|  | 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

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| REQUEST |
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Request by H & M Architects/Engineers Inc., for the following land use approvals for a 663,617 sq. ft. product distribution center on approximately 100 acres, located on the southeast corner of Peters and Burris Roads.

1. **DSA-14-00149: A Final Landscape Plan**
2. **DSA-14-00150: A Major Site Plan** (Planner: Paul Tice)

| |
|------------------------|
| APPLICANT/OWNER |
|------------------------|

| | |
|---------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| H & M Architects/Engineers 50 Security Drive Jackson, TN 38305 P: 731.660.3165 Email: jkirkland@hmcompany.com | Tractor Supply Company 5401 Virginia Way Brentwood, TN 37027 P: 615.440.4764 |
|---------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|

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| HISTORY |
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January 16, 2007: City Council adopted Ordinance No. 2435 annexing said property into the City of Casa Grande and granting an initial zoning of Urban Ranch (UR).

February 16, 2010: City Council adopted Ordinance 1178.336 rezoning the property from Urban Ranch (UR) to General Industrial (I-2).

| PROJECT DESCRIPTION | |
|---------------------------------|----------------------------------------|
| Site Area | 100 acres – Gross 85.10 acres - Net |
| Zoning | I-2 (General Industrial) |
| General Plan Designation | <i>Manufacturing and Industry</i> |
| Building Size | 663,617 sq. ft. |
| Building Height | 40 ft. |

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|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking: | <p>Required (Based upon “Warehouse, Storage or Handling of Bulk Goods” use category:</p> <ul style="list-style-type: none"> ➤ 384 spaces; 7 of which are to be ADA compliant <p>Provided :</p> <ul style="list-style-type: none"> ➤ 228 Regular Spaces ➤ 8 ADA Spaces ➤ 356 Truck Spaces ➤ 592 Total Spaces |
| | |

Surrounding Land Use and Zoning

| Direction | General Plan Designation | Existing Zoning | Current Uses |
|------------------|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| North | <i>Manufacturing & Industry</i> | <ul style="list-style-type: none"> ➤ B-2 (General Business) - NE Corner of Burris and Peters ➤ I-2 (General Industrial) | <ul style="list-style-type: none"> ➤ Vacant land ➤ Central Arizona Commerce Park |
| South | <i>Manufacturing & Industry</i> | I-2 (General Industrial) | Vacant land |
| East | <i>Manufacturing & Industry</i> | I-2 (General Industrial) | Vacant land |
| West | <i>Manufacturing & Industry</i> | <ul style="list-style-type: none"> ➤ I-2 (General Industrial) ➤ GR (General Residential - County Area) | Vacant land |

SITE LOCATION



Overview

The applications under consideration are a Major Site Plan and Final Landscape Plan for a Tractor Supply Distribution Center. The Final Landscape Plan is being forwarded to the Planning Commission for review and approval as the applicant has chosen to forego the Preliminary Landscape Plan that typically is part of the Major Site Plan submittal and instead submit a Final Landscape Plan which is typically reviewed and approved administratively by staff. The 663,617 sq. ft. building is proposed to be constructed on a 100 acre site located at the Southeast corner of Peters and Burris Roads. See the Project Narrative (Exhibit A) for further details regarding this development proposal.

CONFORMANCE WITH MAJOR SITE PLAN REVIEW/FINAL DEVELOPMENT PLAN CRITERIA 17.68.070

In accordance with Section 17.68.070 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of Major Site Plan application:

Relationship of the plan elements to conditions both on and off the property;

The 100 acre site is located in the southeast corner of the Peters and Burris Road intersection and is located within an area planned for Manufacturing and Industrial development within the General Plan. The site and surrounding properties are zoned I-2 and the Central Arizona Commerce Park has been developed on the north side of Peters Road across from the site. Due to the General Plan land use classification, surrounding zoning, current and future planned industrial development in the vicinity staff finds that the proposed Tractor Supply Distribution Center will be compatible and appropriate land use for this area.

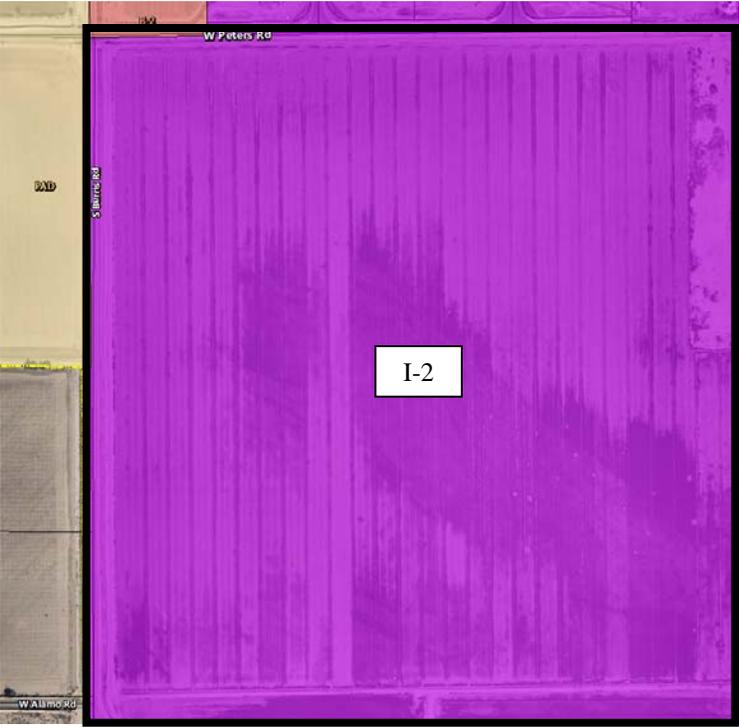
Conformance to the City's General Plan;

As noted above the General Plan 2020 Land Use designation for the site is *Manufacturing and Industry*. The proposed distribution center is allowed within this land use classification.



Conformance to the City's Zoning Ordinance;

The site is zoned I-2 (General Industrial). The proposed distribution center is allowed within the I-2 zone as a principally permitted use under the "Warehouse" land use classification.



The impact of the plan on the existing and anticipated traffic and parking conditions;

Access to the site is from Peters Road, a minor arterial. This complies with Section 17.32.050 of the Zoning Code which requires that access to industrial developments shall be from arterial streets or streets specifically designed for such development.

The applicant has submitted a Traffic Impact Study that indicates that all study intersection turning movements are anticipated to operate at a LOS B or better under the proposed lane and stop controls provided with the existing proposal (See Exhibit B). A westbound left turn lane is proposed at the intersection of Industrial Way/Peters Rd. that can be stripped on the existing roadway asphalt. The applicant is proposing to dedicate 70 feet of right of way along their Burris Rd. frontage and 55 ft. of right of way along their Peters Rd. to comply with the City's right of way standards for Principal and Minor Arterials. In accordance with a Development Agreement approved by the City Council all half street improvements to Burris and Peters Rd., other than the aforementioned left-turn lane on Peters Rd., will be the responsibility of the property seller and/or the City.

Parking requirements for the site are based on "Warehousing, Storage or Handling of Bulk Goods" parking category as follows:

- 1) One (1) space per 1,000 square feet of gross floor area for a building between 0 and 150,000 square feet.
- 2) One (1) parking space per 2,000 square feet of gross floor area for a building between 150,001 and 500,000 square feet.
- 3) One (1) parking space per 2,500 square feet of gross floor area over 500,000 square feet.

This formula results in the requirement to provide 384 parking stalls including 7 of which are ADA compliant. The Major Site Plan provides 228 standard parking stalls; 8 ADA compliant stalls and 356 truck parking spaces for a total of 592 total parking spaces.

The adequacy of the plan with respect to land use:

The 100 acre site is more than adequate in size to allow the construction of the proposed 663,617 sq. ft. product distribution center, parking, landscaping and drainage facilities. In fact the site is designed to accommodate a future building addition in the 300,000 sq. ft. range on the west side of the proposed distribution center. This future addition will require the approval of an amended Major Site Plan.

Pedestrian and vehicular ingress and egress:

The site plan proposes one primary entrance to Peters Road. This proposed access is 60 foot in width and designed to accommodate a significant volume of semi-truck traffic. Additionally, the site is designed with internal drive aisles and adequate truck parking and queuing areas to ensure that no semi-truck traffic will back-up into Peters Road or need to park along the adjacent roadways while waiting to get into the facility.

Building location, height & Building Elevations:

The project entails the construction of a 663,617 sq. ft. product distribution building with a maximum height of 40 feet which complies with the maximum allowable building height of 55 ft. in the I-2 zone district. (See Exhibit C – Major Site Plan; Sheet A-3.1sd).

The building's exterior will be tilt-up concrete construction painted with a two tone finish. The main entrance is located at the north side of the building. Loading docks are located on both the east and west sides of the building.

Landscaping:

The Final Landscape Plant for the site (See Exhibit D – Final Landscape Plan) indicates that landscaping represents 27% of the site net area where 7% is the minimum required by Section 17.52.480.A. of the Zoning Code. Both the Burris and Peters Rds. contain the minimum number of trees and shrubs required by Section 17.52.510 and the shrubs and ground cover within these frontage landscaped areas represent 60% groundcover ratio. There are more than enough trees and shrubs provided on site to meet the parking lot tree requirement set forth in Section 17.52.530 although the landscaping tabular information on the cover sheet of the Landscape Plan needs to be revised to reflect this requirement and calculation. The retention basins will be covered with Santa Fe Gold decomposed granite with some trees planted along the top of the slope will be landscaped along the perimeter of some of the basins. The majority of the landscaping with live plant material is located along the roadway frontages, Peters and Burris Roads. The Final Landscape Plan shows compliance with the landscaping code requirements.

Lighting:

On-site lighting is proposed with 30' foot high light poles utilizing full cut-off LED fixtures. A Photo-Metric Plan has been provided that indicates that the lighting is designed to have 0 foot-candles at the site perimeter boundaries. (See Exhibit C – Major Site Plan; Sheets E-1.0P thru E-1.10P). The lighting design complies with the provisions of City Code section 15.48.050.

Provisions for utilities:

A water and sewer report was submitted by the applicant. This report indicates that the site will tie into water at the existing 16 inch main in Peters Road which will be extended to the site boundary by the property seller. A 27 inch wastewater main is also going to be extended to the site by the property seller and be located within the Peters Rd. right of way. An 8 inch private wastewater line will be constructed on-site to service the distribution center; this will be a private line that will be owned and maintained by the property owner. The most recent version of this report (dated 9/19/14) needs to be reviewed by Public Works and Development Center Engineering staff to confirm that their review comments have been adequately addressed.

Site drainage & Grading:

A Final Drainage Report was submitted by the applicant, the subject property is located in Flood Zone X, areas determined to be outside the 0.2% annual chance floodplain. The site will utilize the onsite basin to retain the 100-year, 1-hour storm. Offsite flows will be either retained on site or passed through into existing adjacent channels and historic discharge points. The most recent version of this report (dated 9/19/14) needs to be reviewed by Public Works and Development Center Engineering staff to confirm that their review comments have been adequately addressed.

Open space:

See Landscaping section.

Loading and unloading areas:

The product distribution building has a high number of loading docks (31 on the east elevation and 33 on the west) as you would expect in this type of facility. All loading berths meet City code standards.

Signage:

Two attached signs are proposed for this development on the north building elevation (Exhibit C- Major Site Plan; Sheet A-3.1sd):

- 1) 9' X 27' – 243 sq. ft. Main Building Sign
- 2) 3' X 10' – 30 sq. ft. Office Sign

These signs comply with the sign code requirements for 1-2 zoned properties. A plan note has been added indicating that these signs are subject to a separate Sign Permit approval.

Screening:

The building includes a 47,824 sq. ft. covered area for outside storage of products located on the west elevation. This area is to be screened through the use of a 12 foot high chain link fence with vinyl slat infills that will match the color of the building (Exhibit C- Major Site Plan; Sheet A-3.1sd).

The entire boundary of the site will be enclosed by a 6 ft. chain link fence with a 3 strand barb wire security top. This fence will contain a knitted polyethylene material that will provide 88% screening (Exhibit E).

Setbacks:

The I-2 Zone District established the following minimum building setbacks for the site:

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|------------------------|----|
| Front | 35 |
| Interior Side and Rear | 15 |

The proposed site plan shows compliance with the required setbacks.

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 of time, date, place, and purpose of the public hearing was published in the Casa Grande Dispatch on September 13, 2014.
- A notice was mailed on September 10, 2014 to each owner of property situated within three hundred feet of the site. An affidavit confirming this mailing is within the project file.
- A notice was posted by the applicant on the subject site on September 17, 2014. An affidavit confirming this posting was also supplied by the applicant.

Inquiries/Comments

Staff has received not inquiries regarding these applications.

STAFF RECOMMENDATION

Staff recommends the Commission approve the Major Site Plan (DSA-14-00150) and Final Landscape Plan (DSA-14-00149) for Tractor Supply Distribution Center with the following condition:

1. Prior to issuance of a Certificate of Occupancy, a Map of Dedication application for the Peters and Burris Road right-of-way dedication shall be submitted, approved by City Council and recorded.
2. The Final Landscape Plan shall be revised to reflect:
 - a) The number of parking stalls required.
 - b) The number of parking stalls provided; including regular, ADA and truck parking stalls.
 - c) The number of trees and shrubs required and provided to comply with the requirements of 17.52.530 and the tabular calculations revised accordingly to remove the reference to “On-Site Trees” and “On-Site Shrub” categories and replace with “Parking Area Trees Required (1/5 parking spaces)” and “Parking Area Shrubs Required (3/5 parking spaces)”.

3. The Major Site Plan cover sheet needs to be revised to accurately reflect the number of parking stalls required and provided; broken down by regular, ADA and truck parking stalls.
4. The most recent version of The Final Drainage Report (dated 9/19/14) needs to be reviewed by Public Works and Development Center Engineering staff to confirm that their review comments have been adequately addressed.
5. The most recent version of The Water and Sewer Demand Report (dated 9/19/14) needs to be reviewed by Public Works and Development Center Engineering staff to confirm that their review comments have been adequately addressed.

Exhibits:

Exhibit A – Applicant Project Narrative

Exhibit B – Traffic Impact Analysis – Executive Summary

Exhibit C – Major Site Plan Set

Exhibit D – Final Landscape Plan

Exhibit E - Details on Enviro Privacy Fence Screen

PROJECT NARRATIVE
TRACTOR SUPPLY COMPANY
Casa Grande, Arizona
August 13, 2014

General Narrative:

Tractor Supply Company is proposing to build a Regional Distribution Center in Casa Grande, Arizona at the south east quadrant of the intersection of Peters Road and Burris Road.

Tractor Supply Company is the largest operator of rural lifestyle retail stores in the United States. The company operates over 1,300 retail stores in 48 states, employs more than 19,000 team members and is headquartered in Brentwood, Tenn. Its stock is traded on the NASDAQ exchange under the symbol "TSCO".

The company was founded in 1938 as a mail order catalog business offering tractor parts to America's family farmers. Today Tractor Supply is a leading edge retailer with annual revenues of approximately \$5.2 billion.

Tractor Supply stores are primarily located in rural areas and the outlying suburbs of major cities. The typical Tractor Supply store has 15,000-24,000 square feet of inside selling space with a similar amount of outside space used to display agricultural fencing, livestock equipment and horse stalls.

Stores supply the unique products to support their customers' rural lifestyle, from welders and generators to animal care products and men and women's work wear. You can also find pet supplies, animal feed, power tools, riding mowers, lawn and garden products and more. Each store team includes welders, farmers and horse owners who collectively provide an exceptional depth of knowledge and resources.

Tractor Supply is committed to understanding and fulfilling the needs of those who enjoy the rural lifestyle: folks who frequently describe themselves as hobby farmers and hobby ranchers. It is estimated that the "hobby" or "pleasure" farmer consumer segment spends more than \$5.5 billion annually on farm supplies. Today less than 10 percent of the company's customers classify themselves as full-time farmers or ranchers. In fact, Tractor Supply's largest customer segment does not farm at all. They are more aptly described as rural or suburban homeowners, or "self-reliants." When asked, customers often describe Tractor Supply as "a store you can trust."

Tractor Supply is continuing to grow with new stores and improved product offerings. The Tractor Supply mission and values motivate and inspire team members and give the organization a unified focus for the future.

The store growth of Tractor Supply Company in this region of the country has generated the need for this new Regional Distribution Center.

Project Description:

Tractor Supply Company proposes to build a Regional Distribution Center in at the south east corner of Peters Road and Burriss Road in Casa Grande, Arizona. The initial building square footage is 663,617 ft² with an expansion capability of 369,400 ft². The project proposes to have approximately 90 employees per shift over 2 shifts projecting to eventually have 3 shifts. The project is providing 228 employee parking spaces plus 8 ADA handicap spaces. The project is also providing 390 trailer spaces with the future capability of 304 additional trailer spaces. The building construction is proposed to be tilt up concrete panel wall construction with a mechanically attached type A TPO Membrane roof. The building clear height is 36'-9". The site utilities are proposed to be brought to the site by the developer. Water, Sanitary Sewer, Natural Gas, and Electric will all be provided on the north boundary of the site on Peters Road. There are also proposed road improvements in the front of the site in Peters Road to be provided by the developer.

Site Description:

The site is an existing agricultural field that will be developed for a distribution center building, with associated auto parking lots, roadways, truck docks and truck dock maneuvering areas. The site will be graded for a potential future expansion, along with associated pavements.

The site is very flat and presently slopes down from south to north with a slight tilt to the northwest at an overall rate of approximately 0.5%. Natural discharge from the site is into roadside swales along West Peters Road that borders the north property line.

The west property line is bounded by an irrigation canal and South Burriss Road. East and South of the site are adjacent agricultural fields. The adjacent east property is very flat and slopes northerly. The adjacent south property appears to slope northwesterly.



**TRAFFIC IMPACT ANALYSIS
SETTER PARCEL
PETERS ROAD/BURRIS ROAD**

Executive Summary

The purpose of this traffic study is to evaluate the current and future transportation system within the project study area surrounding the site without and with the Setter Parcel project and analyze traffic operations at the project study intersections.

Existing and Future Traffic Data Without Project

In order to document current traffic volumes, traffic counts were taken at the existing intersection of Peters Road/Thornton Road.

The traffic counts included turning movement counts during the weekday AM and PM peak hours. Since the traffic count was conducted in the summer, an adjustment factor was applied to the traffic data in order to account for seasonal variations in traffic within the project area.

All of the turning movements at the intersection of Peters Road/Thornton Road currently operate at an adequate level of service (LOS) and are anticipated to continue doing so in 2015, without traffic from the project.

Future Traffic Data With Project

The intersections of Peters Road/Thornton Road and Peters Road/Industry Way are expected to operate at an adequate LOS B or better during the AM and PM peak hours of 2015, with traffic from the project.

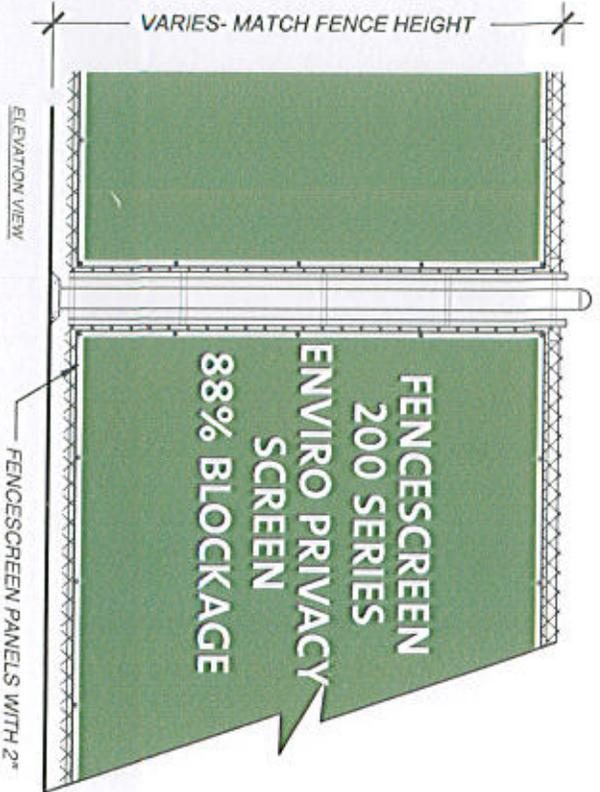
Turn Lane Calculations

A westbound left turn lane is warranted into the project site at the intersection of Peters Road/Industry Way. It is recommended that the westbound left turn lane provide a minimum of 150 feet of vehicle storage space in order to accommodate trucks.

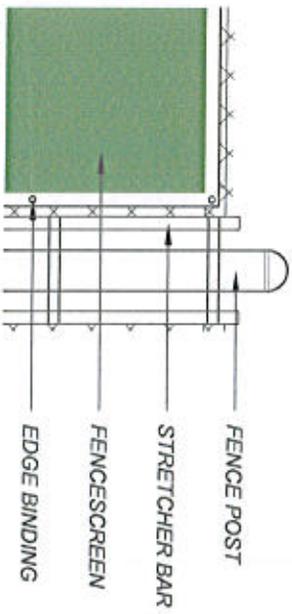
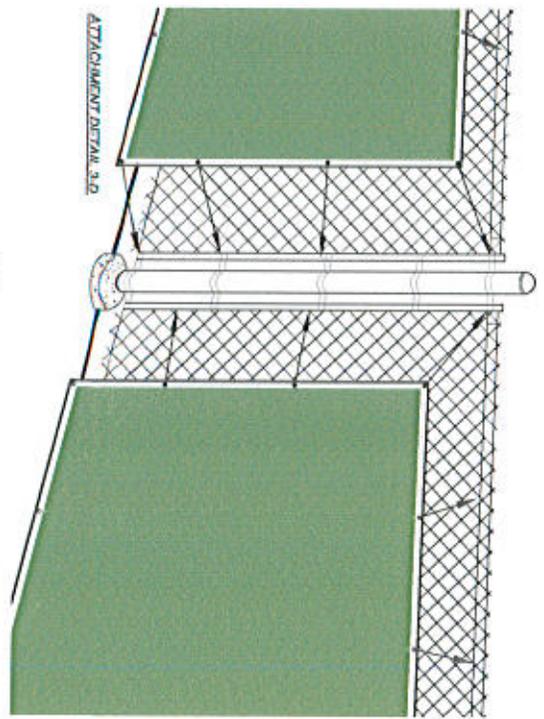
Recommendations

A westbound left turn lane providing 150 feet of vehicle storage space is recommended for vehicles turning into the project site at the intersection of Peters Road/Industry Way. With approximately 800 feet between Industry Way and Commerce Drive, a new westbound left turn lane on Peters Road at Industry Way is not expected to impact operations at Commerce Drive and can be striped on the existing pavement cross section on Peters Road.

A new STOP sign is recommended for northbound vehicles exiting the project site at the intersection of Peters Road/Industry Way.



FENCESCREEN PANELS WITH 2" POLYPROPYLENE WEBBING FOR EDGE REINFORCEMENT.
 3/8" BRASS GROMMETS @ 24" O.C. ATTACH TO FENCE WITH FENCESCREEN ATTACHMENT TIES OR GALV. HOG RINGS.



NOTE:

- 1. INSTALL PER FENCESCREEN MANUFACTURER RECOMMENDATIONS.
- 2. REFER TO STRUCTURAL PLANS FOR ALL FOOTING SIZES.

AVAILABLE COLORS:

GREEN, BLACK, BROWN, TAN, ROYAL BLUE, WHITE, GRAY, ORANGE, RED, NAVY BLUE



DRAWINGS NOT TO SCALE

FENCESCREEN SPECIFICATIONS

| | |
|-----------------------------------------------------------------------|---------------------------------------|
| MATERIAL COMPOSITION: KNITTED (HDPE) HIGH DENSITY POLYETHYLENE | |
| PROPERTIES | TEST METHOD |
| WEIGHT | ASTM D-5041 |
| MATERIAL BREAK STRENGTH | 145 GRAMS/SQ. METER |
| MATERIAL COMPOSITION | 500 LBS. PER FT. KNITTED POLYETHYLENE |
| SHADE PERCENTAGE | 88% |

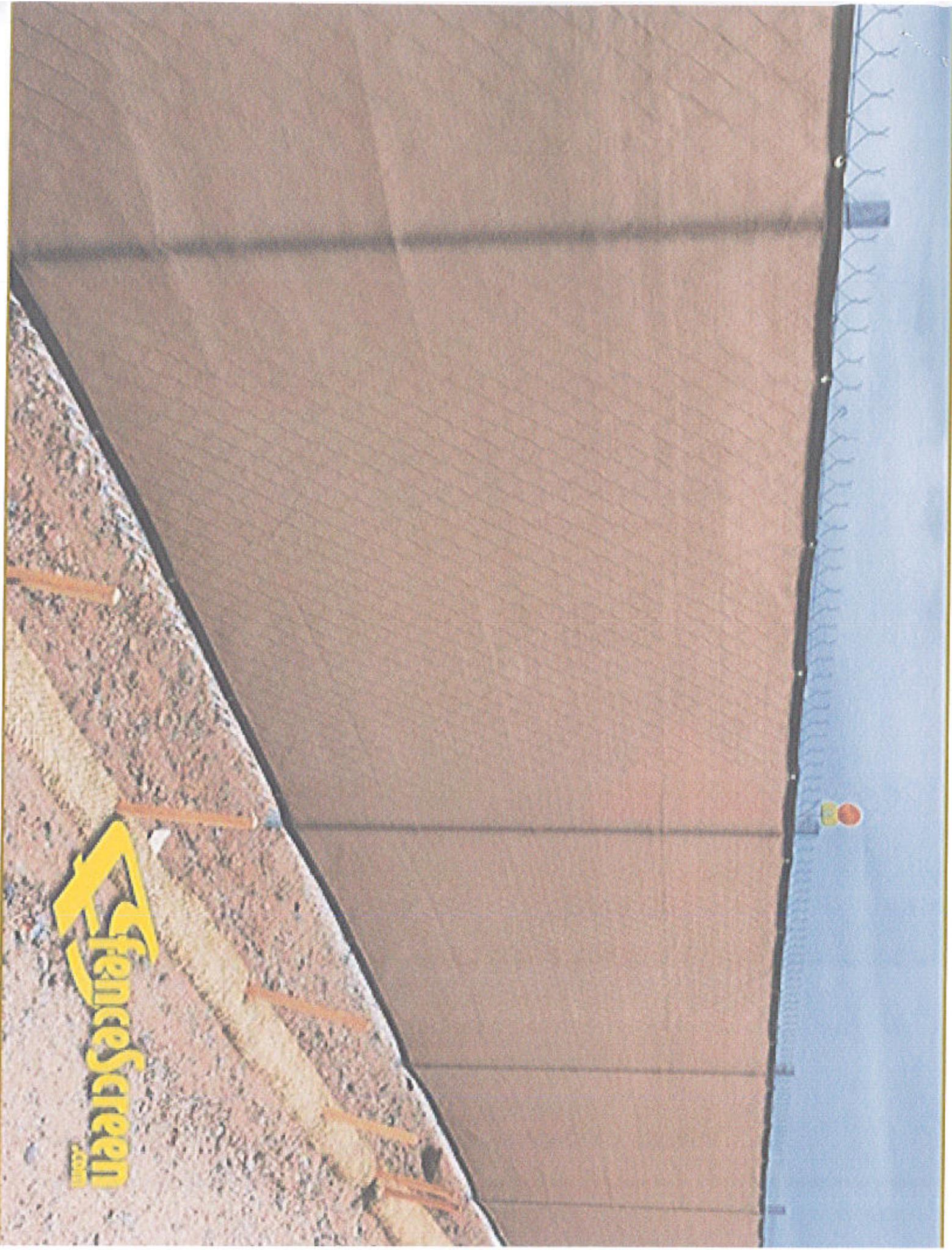
DETAIL NAME:

**ENVIRO PRIVACY SCREEN
200 SERIES**



DRAWING # **ENVIRO PRIVACY 200**

PHONE: **1.888.313.6313**
 WWW.FENCESCREEN.COM



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ADDITION