

AGENDA
Planning and Zoning Commission
Regular Meeting
Thursday, January 2, 2014, at 6:00 p.m.
City Hall Council Chambers – 510 E. Florence Boulevard, Casa Grande, AZ

- I. Call to Order/Pledge:**
- II. Roll Call:**
- III. Approval of Minutes:**
December 5, 2013
- IV. Elections:**
Chair
Vice-Chair
- V. Changes to the Agenda:**
- VI. Unfinished Business:**
 - A. Request by Arizona Water Company**, for the following land use approval for property located at 1882 E. Florence Boulevard:
 - 1. DSA-13-00142: Conditional Use Permit** to allow for a **Well Site #30** and a special purpose fence (8' feet in height). (Planner: Laura Blakeman)
 - B. Request by Jack Gilmore** for the following land use approval for property located at the Southwest corner of I-8 and I-10:
 - 1. DSA-13-00123: Major Amendment** to the Casa Grande Mountain Ranch Planned Area Development (PAD) due to the following changes: Loss of Open Space from 154 acres to 150 acres; Changes to the proposed arterial or collector roadway transportation circulation system. The amendment also includes the addition of four acres of Urban Ranch zoned property, and to adjust the northern boundary lines of the original PAD to accommodate the 20 acre-site for the future interchange at Interstate 8 and Henness Road alignment. (Planner Leila DeMaree)
- VII. New Business:**
 - A. Request by Jack Gilmore** of Gilmore Planning and Landscape Architecture, 2211 N. 7th Street, Phoenix, AZ 85006, for the following land use approval, at the NWC of I-10 and I-8:

1. **DSA-13-00136: Zone Change** request from **Urban Ranch (UR, 91 acres m.o.l.)** and from **Garden and Light Industrial Zone (I-1, 429 acres m.o.l.) to Planned Area Development (PAD)**. The request also involves the approval of a **Preliminary Development Plan** for the **Regional Gateway Commerce Center**. (Planner: Leila DeMaree)

B. Request by Diversified Partners LLC (Alexandra Schuchter), for the following land use approval for property located at 2024 E. Florence Boulevard:

1. **DSA 13-00154: Preliminary Plat** for The Commons at Palm Creek. The request is to create three lots within the existing Commons at Palm Creek retail center site. (Planner: Jim Gagliardi)

C. Request by Linda Russo-AAM, LLC-Mission Royale Adult Village HOA, for the following land use approval for property located at 52 N Alamosa Avenue No. 2:0

1. **DSA 13-00165: Major Amendment to a PAD--Mission Royale**. The request is to revise the PAD landscaping requirements along street frontages and within the planting strip in front of homes. (Planner: Jim Gagliardi)

VIII. Call to the Public:

IX. Report by Planning Director:

A. Administrative Approvals

1. **DSA-13-00157** – Major Site Plan/Final Development Plan – Minor Amendment for Odyssey Preparatory Academy to removed the architectural band on the exterior elevation, reduce the window size along the north elevation, replace shingle roof with a tile roof and the brick on the building's exterior was changed to synthetic stone. Approved December 17, 2013 (Planner: Laura Blakeman)

2. **DSA-12-00107** – Major Site Plan/Final Development Plan – Minor Amendment for Nothins Easy LLC to modify the wall height. Approved December 17, 2013. (Planner: Keith Newman)

3. **DSA-13-00073** – Major Site Plan/Final Development Plan – Minor Amendment for Casa Grande Congregation of Jehovah's Witnesses Parsonage to construct a new 2,270 square foot two(2) unit parsonage within a future expansion area behind the existing Jehovah's Witness Church building at 1967 N. Casa Grande Avenue. Approved December 16, 2013. (Planner: Keith Newman)

X. Adjournment:

This meeting is open to the public. All interested persons are welcome to attend. Supporting documents for this agenda are available for review in the Planning Department and the Casa Grande Public Library.

Disabled individuals with special accessibility needs may contact Administrative Services,

To view the agenda on-line with the attached staff reports go to:

<http://casagrandeaz.us/dept/clerk/boards/pzc/>

ADA Coordinator for the City of Casa Grande at 520-421-8600 or TDD 520-421-8623. If possible, such requests should be made 72 hours in advance.

Posted at Casa Grande City Hall and the Police Department, on this 24th day of December 2013, at 11:00 a.m.

Remilie S. Miller, MMC City Clerk