



**AGENDA**  
**Planning and Zoning Commission**  
**Regular Meeting**  
**Thursday, August 6, 2015, 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:**  
June 4, 2015

**IV. Changes to the Agenda:**

**V. New Business:**

**A. Request by Roberta Howard of NAZCARE, Inc.,** for the following land use request:

- 1. DSA-15-00089: Conditional Use Permit** to allow for the operation of an Adult Group Home with a maximum of ten residents, and counseling services, on I-2 Zoned property located at 846 W. Cottonwood Lane, APN 504-14-028L: (Planner Joe Horn)

**B. Request by Jim Suor, Absolute Construction,** for the following land use request:

- 1. DSA-15-00097: Conditional Use Permit** for accessory structures larger than 675 sq. ft. and for an accessory structure which has a building height higher than the principle building, more specifically described as: 2,400 sq. ft. detached RV garage with a height of 19ft., 1 inch and a 2,272 sq. ft. detached carport on Urban Ranch zoned property located at 191 N. Pottebaum Avenue. (APN 505-30-121). (Planner Laura Blakeman)

**C. Request by Adam Brixius of Pinnacle Consulting, Inc. on behalf of Pinal County School District No. 4,** for the following land use request at Cactus Middle School at 1220 E Kortsen Rd:

- 1. DSA-15-00059: Conditional Use Permit** to allow an 80 ft. wireless facility. within the UR (Urban Ranch) zone district. (Planner James Gagliardi)

2. **DSA-15-00060: Major Amendment to a Major Site Plan** to detail the placement and location of a proposed wireless facility consisting of an 80 ft. tall wireless structure. (Planner James Gagliardi)

**D. Request by Nathan Cottrell of CEG Applied Sciences on behalf of Irving and Lillian Fabricant Trust,** for the following land use request:

1. **DSA-15-00038: Santa Cruz Crossing Preliminary Plat** to divide property consisting of 97 acres within the Santa Cruz Crossing Planned Area Development into seven lots to accommodate future development. (Planner James Gagliardi)

**VI. Call to the Public:**

**VII. Report by Planning Director:**

**A. Administrative Approvals**

1. **DSA-15-00096: Major Site Plan/Final Development Plan-Minor Amendment** – Ehrmann Arizona Dairy, 1285 West Gila Bend Hwy., request to build a 500sf shade structure Approved July 23-2015 Planner: Joe Horn
2. **DSA-15-00076: Major Site Plan/Final Development Plan-Minor Amendment** – Wellsprings Therapy Center, 1843 E. McMurray Boulevard, request for the following minor site revisions:
  - Shortened the entry canopy
  - Removed the sun screen canopies at the Core building
  - Delete the work shown for the Garden and replaced with a redesigned garden with reduced scope
  - Reduced the amount of manufactured stone wainscot to 3 feet in height

Approved July 29, 2015 Planner: Laura Blakeman

3. **DSA-15-00095: Major Site Plan/Final Development Plan-Minor Amendment** - Popeye Louisiana Kitchen, 2223 E. Florence Boulevard, request for the following minor site revisions:
  - An addition of an 8ft. concrete block screen wall at rear of building to screen equipment
  - Replacing landscaping
  - Exterior remodeling including stone veneer to be added to elevations, color changes, and addition of window canopies.

Approved July 23, 2015 Planner: Jim Gagliardi

**4. DSA-15-00082: Major Site Plan/Final Development Plan-Minor Amendment - Burger King, 2233 E. Florence Boulevard, request for the following minor site revisions**

- Exterior changes to the elevations including the addition of canopies over windows and stylistic paneling
- A portion of the tile roof replaced with standing seam metal roof and banded stucco.

Approved July 21, 2015 Planner: Jim Gagliardi

**B. Board of Adjustment Decisions**

None

**C. Monthly Development Center Reports:**

**VIII. 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, 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 Dispatch Center, on this 30<sup>th</sup> day of July 2015, at 12:30 p.m.

Remilie S. Miller  
/s/Remilie S. Miller, MMC  
City Clerk