



**AGENDA**  
**Planning and Zoning Commission**  
**Regular Meeting**  
**Thursday, September 3, 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:**  
August 6, 2015
- IV. **Changes to the Agenda**
- V. **New Business:**

**Request by Erin Sheehan of Evergreen-McCartney & Pinal SWC, LLC.**, for the following land use request for four parcels (APN's 503-41-701B, 504-31-703, 504-31-702, and 504-31-705A) within the Villago Village PAD, located at the southwest corner of Pinal Rd. and McCartney Rd:

- 1. **DSA-15-00101: PAD Major Amendment** to eliminate the required minimum lot width of 150 feet. (Planner Joe Horn)

**Request by Nathan Cottrell of CEG Applied Sciences on behalf of Irving and Lillian Fabricant Trust**, for the following land use request located at the southeast corner of Rodeo Rd and Trekell Rd, APN's 505-07-024A, 505-07-025A, and 505-07-0230:

- 1. **DSA-15-00105: Conditional Use Permit** to allow a 6 ft. tall chain-link special purpose fence with fabric screening around a portion of the Santa Cruz Crossing Planned Area Development (Planner James Gagliardi).

**Request by Tracy Roedel of Land Development Consultants, LLC on behalf of Circle K Stores, Inc.**, for the following land use request located at the northwest corner of McCartney Rd. and Tucker Rd., APN's: 515-35-025H and 515-35-025J:

- 1. **DSA-15-00108: Comprehensive Sign Plan** specifying the allowed signage placement and signage size for development within McCartney Center Parcel C as required per the McCartney Center Planned Area (Planner James Gagliardi).

- VI. **Call to the Public:**

**VII. Report by Planning Director:  
A. Administrative Approvals**

**1. DSA-15-00085: Major Site Plan/Final Development Plan–Minor Amendment – Banner Casa Grande Medical Center WIS Refurbishment OB Relocation, 1800 E. Florence Boulevard, request for the following minor site revisions:**

- New addition added on the southwest corner of the existing hospital.
- Infill the existing insets in stepped back areas of existing building.
- Removed and relocated three trees in the new landscaped area outside of the addition.
- Added a trellis to east side of new addition.
- Added an equipment screen wall to the north of building.
- Included elevations for the new building addition (two elevation options).

Approved August 10, 2015, Planner: Laura Blakeman

**2. DSA-15-00072: Final Landscape Plan –Sheffield Lubricants LLC, 148 S. Commerce Drive.**

Approved August 10, 2015, Planner: Joseph Horn

**3. DSA-15-00064: Minor Amendment to a Major Site Plan, Palm Creek RV Resort, 1100 N Henness Rd. revising the approved site plan to reflect the following changes:**

- Lots 2296-3000 replaced with 8 new pickleball courts and a dog park
- Narrowing of a portion of Rock Creek Rd, limiting it to pedestrians and golf carts.
- Lots 2030-2033 and 2025-2029 replaced with a new road connecting Flowering Cactus and Jagged Stone to provide additional parking, restroom facility, storage structures and turf area.
- A pool with cover to be constructed at northwest corner of the ball field.

Approved August 10, 2015, Planner: James Gagliardi

**4. DSA-15-00083: Minor Site Plan - Burger King, 810 E. Florence Boulevard, request for the following minor site revisions:**

- Stone veneer added to the exterior elevations.
- Exterior changes to the elevations including the addition of canopies over windows and doors.
- A portion of the tile roof replaced with standing seam metal roof and banded stucco.

Approved August 13, 2015, Planner: Laura Blakeman

**B. Board of Adjustment Decisions**

- 1. DSA-15-00104 Appeal of a Notice and Order** regarding the requirement to obtain a Right-of-Way Encroachment Permit for existing air conditioning equipment and fencing improvements located in the public alley behind 416 N. Florence Street.

Tabled to September 15, 2015 Board of Adjustment Meeting

**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 27<sup>th</sup> day of August 2015, at 11:00 a.m.

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