

**AGENDA**  
**Planning and Zoning Commission**  
**Regular Meeting**  
**And**  
**Major General Plan Amendments**  
**Thursday, September 5, 2013 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 1, 2013
  - IV. Changes to the Agenda:**
  - V. Unfinished Business:**
    - A. Request by AZ Outlet Investment, LLC,** for the following land use approval located north of Jimmie Kerr Boulevard and west of I-10; APN's 511-21-017A, 511-21-017B:
      - 1. DSA-13-00025: Major Amendment to an approved PAD Zone/Preliminary Development plan for The Shops at Palm Court PAD to include:**
        - a. Expand the types of uses allowed to include: Residential/retail, senior care facility uses, commercial, business and service uses, indoor and outdoor recreation and other ancillary uses
        - b. Modify and/or creating development standards
        - c. Amend the architectural elements and style for the center
        - d. Modify the landscaping requirements
        - e. Subject the signage requirements to approval of a Comprehensive Sign Plan
        - f. Change the name from the "The Shops at Palm Court" to "The Station II"
- VI. New Business:**
  - A. Request by RKA Inc.,** for the following land use request located at 1346 E. Florence Boulevard; APN 505-46-005 and APN 505-46-006:
    - 1. DSA-13-00099: Conditional Use Permit** to allow for approximately 30 off-site parking spaces for Pet Club on an adjacent lot at the Casa Grande Shopping Center.

**B. Request by Bleier Industries, Ltd.** for the following land use request within the Palm Center Plaza located south of Florence Boulevard and west of I-10; APN 505-60-010:

1. **DSA-13-00053: Major Amendment to an approved PAD Zone/Preliminary Development Plan** for the Casa Grande Mercado PAD (a.k.a. Palm Center Plaza) regarding modifications to the Comprehensive Sign Plan for Lot 10 of the Casa Grande Mercado PAD.

**C. Request by Jeff Schneidman,** for the following land use approval located at 655 W. Cottonwood Lane, Casa Grande, AZ 85122 (APN 504-17-078H):

1. **DSA-13-00112: Zone Change** from I-1 (Garden & Light Industrial Zone) to B-2 (General Business Zone) for a thrift retail store.

**D. Request by Brian Ruggles,** for the following land use approval located at 1156 E Florence Blvd, Suite 104, APN 505-20-008A:

1. **DSA 13-00115: Conditional Use Permit** to allow Commercial Recreation use in the General Business (B-2) zone to operate an indoor baseball/softball facility.

**E. Request by Rose Law Group,** for the following land use approval on 175 acres, m.o.l. located south of Kortszen Road and east of Interstate 10; APN's 505-13-002A, a portion of 505-13-003A, a portion of 505-13-004F, and a portion of 505-13-004H.

1. **DSA-13-00066: Major General Plan Amendment** to change the land use designation from **"Neighborhoods"** to **"Commerce and Business"**.

**F. Request by United Engineering Group,** for the following land use approval on 27 acres, m.o.l. located south of McCartney Road and west of Interstate 10; APN's 505-03-003, 505-03-006A and 505-03-007C.

1. **DSA-13-00068: Major General Plan Amendment** to change the land use designation from **"Commerce and Business"** to **"Neighborhoods"**.

**G. Request by City of Casa Grande** to amend Section C-8, Environmental Planning and Conservation of the General Plan 2020 to propose new goal, policy and strategies addressing aggregate resources.

1. **DSA-13-00069: Major General Plan Amendment** to the Casa Grande General Plan 2020 - Aggregate Resources

**VII. Call to the Public:**

To view the agenda on-line with the attached staff reports go to:  
<http://casagrandeaz.us/dept/clerk/boards/pzc/>

**VIII. Report by Planning Director:**

**A. Administrative Approvals**

1. **DSA-13-00105 – Minor Site Plan** –Water and Ice Kiosk located at 1740 N. Pinal Avenue, to install a pre-fabricated water and ice vending kiosk – Approved August 2, 2013
  
2. **DSA-13-00111 – Major Site Plan/Final Development Plan – Minor Amendment** – Palm Creek Golf & RV Resort, 1110 N. Henness Road, to install shade structures in phase 1 and phase 2 – Approved August 15, 2013

**IX. 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 Department, on this 29<sup>th</sup> day of August 2013, at 11:00 a.m.

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Remilie S. Miller, MMC City Clerk