



**AGENDA**  
**Planning and Zoning Commission**  
**Regular Meeting**  
**Thursday, October 1, 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:**  
September 3, 2015
- IV. **Changes to the Agenda**
- V. **New Business:**

**Request by Mainspring Casa Grande, LLC.** for the following land use approval for +/- 217 acres located north of the Casa Grande-Maricopa Highway between Corrales and Bianco Roads.

- 1. **DSA-15-00087: 2020 General Plan Amendment** to allow +/- 217 acres currently designated as “Manufacturing/Industry” to be amended to the “Neighborhoods” Land Use Designation. (Planner Joseph Horn)

**Request by Vernan Barnes** for the following land use request for three parcels generally located west of Burris Rd. between Gila Bend Highway and Peters Rd. APN's 503-26-020D, 503-26-020E, 503-26-020F:

- 1. **DSA-15-00088: 2020 General Plan Amendment** to allow +/- 320 acres currently designated as “Neighborhoods” to be amended to the “Manufacturing/Industry” Land Use Designation. (Planner Joseph Horn)

**Request by AZ Sourcing, LLC.** for the following land use request for two parcels generally located north and west of Jimmie Kerr Blvd and Tanger Dr. otherwise known as the Shops at Palm Court Planned Area Development, APN's 511-21-017A, 511-21-017B:

- 1. **DSA-15-00086: 2020 General Plan Amendment** to allow 36.10 acres currently designated as “Commerce & Business” to be amended to the “Community Center” land use designation (Planner James Gagliardi).

**Request by EPS Group, Inc., on behalf of Chad Clapp of Elaine Farms, LLC** for the

following land use request on 80 acres of land generally located between Trekell Rd. and Peart Rd. north of Kortsen Rd., known as The Muirlands Planned Area Development (PAD), APN 501-07-050A:

1. **DSA-15-00091: PAD Major Amendment** revising the currently approved PAD to include the following:
  - a) A religious institution use, early childhood education center and associated uses and development standards within a ten-acre area along Kortsen Rd.
  - b) Commercial uses and associated development standards within a 3.84-acre area along Kortsen Rd.
  - c) Allowing wireless telecommunication facilities as a conditional use.
  - d) Accommodation for the future extension of Colorado St, north of Kortsen Rd (Planner James Gagliardi).

**Request by Meritage Homes**, for the following land use approval on lots 1280-1288 of Mission Royale Block D located at 2607-2647 E Questa Trail:

1. **DSA-15-00119: Conditional Use Permit** for the construction of an eight-house model-home sales complex with a temporary parking lot (Planner: James Gagliardi).

**Request by Land Development Consultants, LLC**, for the following land use approvals on a B-2 zoned 1.88 acre site located at 1415 E. Florence Boulevard.

1. **DSA-15-00080: Conditional Use Permit** for a proposed convenience store with more than four gas pumps and a car wash. (Planner Laura Blakeman)
2. **DSA-15-00081: Major Site Plan/Final Development Plan** for the development of a 5,881 square foot Circle K convenience store with a 4,104 fuel canopy, and a 1,262 square foot car wash. (Planner Laura Blakeman)
3. **DSA-15-00110: Final Landscape Plan**  
(Planner Laura Blakeman)

**VI. Call to the Public:**

**VII. Report by Planning Director:**

**A. Administrative Approvals**

1. **DSA-15-00098: Major Site Plan/Final Development Plan-Minor Amendment – CrossRoads Church** (CGPZ-141-004), 3151 N Piper Ave., Parking and retention basin improvements.

Approved September 21, 2015. Planner: Joe Horn

2. **DSA-15-00112: Major Site Plan/Final Development Plan-Minor Amendment – Hexcel** (CGPZ-035-094), 1214 W Gila Bend Hwy., Addition of a 2,470 sq. ft. above ground storage tank and pipe rack and removal of underground storage tanks.

Approved September 21, 2015. Planner: Joe Horn

**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.

Denied September 15, 2015; Planner Laura Blakeman

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

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