



AGENDA
Planning and Zoning Commission
Regular Meeting
Thursday, November 5, 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:**
October 1, 2015 and October 22, 2015
- IV. **Changes to the Agenda**
- V. **New Business:**
 - A. **Request by IMH Special Asset NT 102, LLC.**, for the following land use approvals for a 57.26 acre site known as Verde Creek. A.P.N. 504-09-024P
 1. **DSA-15-00117: Zone Change** from R-1 (Single Family Residential) and R-2 (Multi-Family Residential) to R1a (Single Family Residential). (Planner Joseph Horn)
 - B. **Request by Michael Nagel**, for the following land use approvals for parcels located generally west of Peart Road, south of Florence Boulevard and east of Pottebaum Avenue:
 1. **DSA-15-00123: Major PAD Amendment** to remove a 2.39 acre site (APN 505-30-025A) from the Plumb Plaza PAD. (Planner Laura Blakeman)
 2. **DSA-15-00100: Zone Change** to allow a change in zoning from PAD (Plumb Plaza) to R-3 (Multi-family Residential) for Parcel 505-30-025A and a change in zoning from UR (Urban Ranch) to R-3 (Multi-family Residential) for Parcel 505-30-025B. (Planner Laura Blakeman)
 - C. **Request by Nathan Cottrell of CEG Applied Sciences**, for the following land use approval upon a 3.95-acre site located within the northeast portion of APN 505-07-024A, south of Rodeo Rd., west of the future extension of Pueblo Dr.:

1. DSA-15-00037: Major Site Plan for the placement of a single-story 102-bed assisted living facility with memory care within the Santa Cruz Crossing Planned Area Development Zone (Planner James Gagliardi)

D. Request by Lynn Pate of Pate Family Limited Partnership, for the following land use approval for a 1.32-acre parcel known as 2510 N Trekell Rd.:

1. DSA-15-00118: Conditional Use Permit for to allow a school use in the R-3 (multi-family) Zone District for an on-line instruction high school within 4,610 sq. ft. of an existing 5,391 sq. ft. building (Planner James Gagliardi).

VI. Call to the Public:

VII. Report by Planning Director:

A. Administrative Approvals

1. DSA-15-00124: Minor Site Plan- to allow for a new and expanded parking area located at the American Legion at 713 N. Park.

Approved October 19, 2015 Planner: Joseph Horn

2. DSA--15-00115: Minor Amendment to a Major Site Plan - Caliche Senior Living, 1640 N Peart Rd, amending the previously approved Major Site Plan (DSA-14-00013) consisting of the following minor changes:

1. Modifying the front entrance by changing dimensions of the pore-cochere and improving its traffic circulation within this covered area.
2. Relocating the trash enclosure on the east side of the building to a more accessible area.
3. Modifying access to the Mary T site to the east by narrowing the pavement area to promote slower traffic between these two properties.

Approved October 7, 2015 Planner: James Gagliardi

3. DSA-15-00106: Minor Amendment to a Major Site Plan - CityGate (formally Tanger Outlet Mall), 2300 E Tanger Dr, amending the previously approved Major Site Plan (CGPZ-031-092) to place outdoor sales and display of storage buildings and sheds within a designated non-required parking area.

Approved September 25, 2015 Planner James Gagliardi

B. Board of Adjustment Decisions

N/A

C. Monthly Development Center Reports:

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

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

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 29th day of October 2015, at 11:00 a.m.

Remilie S. Miller

/s/Remilie S. Miller, MMC
City Clerk