



AGENDA
Planning and Zoning Commission
Regular Meeting
Thursday, December 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:
November 5, 2015

IV. Changes to the Agenda

V. New Business:

Request by Justin Eller for the following land use request located at the SWC of Trekell Road and O'Neil Drive; APN's 504-35-0170 and 504-35-0140:

1. **DSA-15-00126: Preliminary Plat** for a re-subdivision of Lots 4 and 7, SWC Trekell Rd. & O'Neill Dr. (Planner Joseph Horn)

Request by Adam Brixius for Pinnacle Consulting on behalf of K&D Farms, for the following land use approval affecting approximately 174.22 acres of land within the Overfield Farms Planned Area Development (PAD), generally bounded by Azurite Way alignment to the west, Overfield Rd to the east, Kortsen Rd to the south, and Overfield Dr to the north, APNs #401-01-020A, 401-05-005B, 401-05-005C :

1. **DSA-15-00121: Major Amendment to a PAD** revising the low-density residential land use area within the K&D Farms ownership area of Overfield Farms PAD to allow stealth/camouflaged wireless telecommunication facilities as a conditionally permitted use. (Planner James Gagliardi)
2. **DSA-15-00122: Conditional Use Permit:** to allow a proposed 100 ft. tall stealth-designed wireless telecommunication facility use (pending approval of DSA-15-00121) to accommodate Verizon Wireless within a water-tower. (Planner James Gagliardi)
3. **DSA-15-00120: Major Site Plan** to allow the placement of a stealth-designed wireless facility within a 50 ft. X 50 ft. lease area (pending approval of DSA-15-00122) located approximately 175 ft. north of Kortsen Rd, and 100 ft. east of Azurite Way alignment upon parcel 401-01-020A. (Planner James Gagliardi)

Request by Timothy Donhauser of AZ Sourcing, LLC, for the following land use approval for the PhoenixMart located at 3578 E Florence Blvd, APN #401-11-009D :

1. **DSA-15-00130: Conditional Use Permit** to allow a 6 ft. high special purpose fence for the purpose of placing development signs and graphics along the Florence Blvd frontage of the PhoenixMart construction site within the NALTEC (PhoenixMart) Planned Area Development Zone District. (Planner James Gagliardi)

VI. Call to the Public:

VII. Report by Planning Director:

A. Administrative Approvals

N/A

B. Board of Adjustment Decisions

N/A

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 24th day of November 2015, at 11:00 a.m.

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