

**AGENDA**  
**Planning and Zoning Commission**  
**Regular Meeting**  
**Thursday, December 4, 2014, 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 6, 2014
- IV. Changes to the Agenda:**
- V. New Business:**
  - A. Request by Randy Pulliam, PMG Design Group**, for the following land use approval:
    - 1. DSA-14-00044: Major Site Plan/Final Development Plan** for a proposed 6,972 square foot O'Reilly Auto Parts store located at 1426 E. Florence Boulevard. (Planner Laura Blakeman)
  - B. Request by Daryl Potyczka**, for the following land use approval:
    - 1. DSA-14-00128: Major Site Plan/Final Development Plan** for a proposed 3,100 square foot Dentistry office located at 1569 E. Florence Boulevard. (Planner Laura Blakeman)
  - C. Request by David Ullrich, Reliant Land Services**, for the following land use approvals located at 517 N. Colorado Street:
    - 1. DSA-14-00211: Conditional Use Permit** for a proposed 70' foot wireless telecommunication tower. (Planner Laura Blakeman)
    - 2. DSA-14-00212: Minor Amendment to a Major Site Plan** to reflect the location of the wireless communication tower. (Planner Laura Blakeman)
- VI. Call to the Public:**
- VII. Report by Planning Director:**
  - A. Administrative Approvals**

1. **DSA-14-00173 – Major Site Plan/Final Development Plan-Minor Amendment** – Pueblo Townhomes, 846 N. Pueblo Dr., request to build additional townhomes within the existing site.  
Approved October 21, 2014. Planner: Laura Blakeman
2. **DSA-14-00160 - Major Site Plan/Final Development Plan-Minor Amendment** – Wellsprings Therapy Center, 1843 E. McMurray Blvd., request for minor site improvements.  
Approved November 18, 2014. Planner: Laura Blakeman.

**B. Board of Adjustment Decisions:**

1. **DSA-14-00166 – Variance Request** – Reliant Land Services, 517 N. Colorado St, from Section 17.68.120B.7a, to allow a 70 foot tall Wireless Telecommunications Tower to be:
  - a. 67.6 feet from the west property line where 70 feet is required.
  - b. 36 feet from the north property line where 70 feet is required.Approved: November 11, 2014. Planner: Laura Blakeman
2. **DSA-14-00168 – Variance Request** – Dawson Holdings Inc., Kachina Apartments, 316 N. Avenue A, from Section 17.20.450 to allow:
  - a. The northerly apartment buildings on Parcel 1 (505-30-016A) to be 19.5 feet and 19.4 feet from the front property line and to be 17.8 feet and 17.9 feet from the rear property line where 20 foot setbacks are required.
  - b. The southerly apartment buildings on Parcel 2 (505-30-035B) to be 19.3 feet and 19.0 feet from the front property line and to be 18 feet and 18.3 feet from the rear property line where 20 foot setbacks are required.Approved: November 11, 2014. Planner: Laura Blakeman
3. **DSA-14-00195 - An Appeal of an Administrative Decision** regarding connection to the public wastewater system for property located at 204 E. McMurray Blvd.  
Approved: November 11, 2014. Director Paul Tice

**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,

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

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 25<sup>th</sup> day of November 2014, at 11:00 a.m.

*Remilie S. Miller, MMC*

/s/Remilie S. Miller

City Clerk