

Regular Meeting  
March 5, 2015

**MINUTES OF A REGULAR MEETING OF THE CASA GRANDE  
PLANNING AND ZONING COMMISSION HELD ON THURSDAY,  
MARCH 5, 2015 AT 6:00 P.M. IN THE COUNCIL CHAMBERS AT CITY  
HALL, 510 E. FLORENCE BOULEVARD, CASA GRANDE, ARIZONA.**

**I. Call to Order/Pledge:**

Chairman Henderson called the meeting to order at 5:59 p.m.

**II. Roll Call:**

**Members Present:**

Chairman Mike Henderson  
Vice-Chairman David Benedict  
Member Jeffrey Lavender  
Member Ruth Lynch  
Member Fred Tucker  
Member Stephen Gentzkow  
Member Paul Zalewski

**Absent:**

**City Staff Present:**

Paul Tice, Planning and Development Director  
Leila DeMaree, Senior Planner  
Jim Gagliardi, Planner  
Joe Horn, Planner  
Melanie Podolak, Administrative Assistant  
Mark Graffius, Assistant City Attorney  
Duane Eitel, Traffic Engineer

Chairman Henderson welcomed our new Commission Member, Paul Zalewski.

Director Tice introduced our new Planner Joe Horn.

**III. Approval of Minutes:**  
February 5, 2015

Member Lynch moved to approve the minutes dated February 5, 2015, Vice-Chairman Benedict seconded, a voice call vote was called, and all were in favor.

**IV. Changes to the Agenda:**

There were no changes to report.

**V. New Business:**

**A. Request by Holly James of D.R. Horton Inc, for the following land use approval:**

- 1. DSA-15-00017: Conditional Use Permit** to allow a model home sales complex within the Mission Valley Planned Area Development more specifically located at 2231 N Santa Bonita Ln (lot 757) and a temporary parking lot at 2237 N Santa Bonita Ln (lot 758). (Planner James Gagliardi)

James Gagliardi, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Mr. Gagliardi stated the applicant owns 113 lots within the Mission Valley Planned Area Development (PAD), and has submitted and received approval for new housing product for these lots. On two of the lots located at 2231 and 2237 N. Santa Bonita Lane, the applicant is requesting to construct a model home and parking area. He noted the garage of the model home will be converted to an office and once all the homes are sold the applicant will convert the office back into a garage. Mr. Gagliardi stated the proposed parking area will be decomposed granite and consist of six standard parking stall and one handicap parking stall. Mr. Gagliardi then overview the review criteria for a Conditional Use Permit (CUP), citing that traffic to the model home will cause minimal affect on the neighborhood. Mr. Gagliardi read the conditions of approval into the record. He noted staff received public comment asking the timing of the project and comments that they look forward to homes being build on the vacant lots.

Chairman Henderson asked the applicant to come forward.

Holly James, 20410 N. 19<sup>th</sup> Avenue, Suite 100, Phoenix, applicant came forward to address the Commission.

Chairman Henderson questioned the timing of the project.

Ms. James stated they will start construction as soon as the building plans are approved, and the model home construction should take about 21 days.

Chairman Henderson made a call to the public; no one came forward.

Member Lynch made a motion to approve Resolution DSA-15-00017, Conditional Use Permit, to allow a model home sales complex within the Mission Valley Planned Area Development more specifically located at 2231 N Santa Bonita Ln (lot 757) and a

temporary parking lot at 2237 N Santa Bonita Ln (lot 758), with the conditions as stated below:

1. The Conditional Use Permit for the model home complex shall expire five (5) years from the issue date of the certificate of occupancy.
2. Upon the expiration of the Conditional Use Permit, all site improvements (*i.e. the parking lot, flag pole, attention flags, front yard fencing, etc.*) shall be removed from the site, and the office shall be converted into a garage with an exterior garage door.
3. Motorized vehicles and or trailers shall not be used as signage for the sale of lots or homes within the subdivision.
4. All signage must comply with section 604.8 of the City Sign Code.
5. Flag poles are limited to a height of 20 ft. per the City Sign Code for residential districts and subject to a building permit and separate planning review.
6. The decomposed compacted granite parking lot surface shall be a minimum of 3" depth.

Member Tucker seconded the motion.

The following roll call vote was recorded:

Member Zalewski	Aye
Member Gentzkow	Aye
Member Tucker	Aye
Member Lynch	Aye
Member Lavender	Aye
Vice-Chairman Benedict	Aye
Chairman Henderson	Aye

The motion passed 7 – 0.

**B. Request by AZ Sourcing, LLC for the following land use approval:**

1. **DSA-14-00190: Major PAD Amendment for Phoenix Mart** for approximately 585 acres located generally north of Florence Boulevard/SR 287, south of Cottonwood Lane, between Evans Road alignment and La Brea Street alignment. The PAD includes various business, retail, office, hotel, residential and employment uses. (Planner: Leila DeMaree)

Leila DeMaree, Senior Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Ms. DeMaree stated the request is to clean-up the Phoenix Mart PAD so it will conform to the Major General Plan Amendment that was approved by the City on November 17, 2014. Also noted was that the Phoenix Mart PAD will be changed to the North American Logistics Trade and E-commerce City (NALTEC) PAD. Ms. DeMaree pointed out the numerous changes noting the residential dwelling units will go from 993 to 855, with an overall density of 5 dwelling units per acre. She stated within the MDR area the single family detached product will be placed on lots possibly as small as 4,000 square feet, with a front setback of 15 feet, side setbacks of 3 feet on one side and 10 feet on the other side with the rear setback of 20 feet with a minimum lot width of 45 feet. Ms. DeMaree explained that these development standards do not comply with the PAD Residential Design guidelines. The applicant is aware of this issue and has noted it within their PAD. Ms. Demaree stated without seeing the level of detail to support the exceptions staff is concerned with the applicants request for smaller lot sizes and the other exceptions from the City-wide adopted PAD Residential Design Guidelines. Staff does encourage creativity, sustainability and diversity of houses located on smaller lots and will work with the applicant on the design detail for the MDR lot designs. Ms. DeMaree then mentioned that the high density residential (HDR) on parcel 7 will have retail on the lower level, offices on the second level and residential on the upper levels. Ms. DeMaree then explained that staff has requested the road medians be reduced from 16 feet to 14 feet, with all landscape tracts to be 22 feet along the roadways, eliminating the varying width of landscape tracts currently approved. Ms. DeMaree stated since the writing of the staff report the conditions have been modified. The modified conditions were read into the record. No public comments were received by staff.

Member Zalewski stated the presentation illustrates a conceptual water line coming from Mission Parkway, but the staff reports states the Phoenix Mart is going to have an on-site stand alone system.

Ms. DeMaree stated the applicant will be providing on-site water supply; however there will also be another water supply coming from the east. Staff needed the applicant to show the proposed route of the water supply line.

Director Tice added that the staff condition is to fix the graphic to show the location of the water main. There is a 24 inch water main that will be extended from Hacienda Road down Cottonwood Lane to the site. He noted the 24 inch water main will not provide enough water to the building site for the required fire flow. The applicant has to provide an additional water supply on-site, therefore the applicant will be drilling wells, adding tanks and booster pumps that will supplement their water supply.

Chairman Henderson pointed out a typing error regarding the dwellings. The staff report and slide state "total residential units from 993 to 855 du/ac" and it should read "933 to 855 du", removing /ac.

Robert Kobierowski, 7047 E. Greenway Parkway, Scottsdale, representative with AZ Sourcing, L.L.C., came forward to address the Commission. Mr. Kobierowski had nothing further to add.

Chairman Henderson questioned the reason for the name change.

Mr. Kobierowski explained the actual Phoenix Mart site is the 150 acre anchor project, the entire site is NALTEC. They wanted to clarify that the PAD is the NALTEC PAD, and the anchor is the Phoenix Mart.

Chairman Henderson commented that past Phoenix Mart cases stated there are seven agriculture wells currently on-site that were going to be turned over to Arizona Water Company, but reading the staff report, Phoenix Mart is going to develop the wells then turn them over to the water company.

Director Tice explained there are three wells that will be developed by AZ Sourcing and turned over to Arizona Water Company.

Chairman Henderson then questioned if the sewer line will come from Kortsen Road and not Florence Boulevard.

Director Tice replied that the sewer line will be coming from Kortsen Road along the Cottonwood alignment to the site.

Chairman Henderson made a call to the public; no one came forward.

Member Lavender made a motion to forward a favorable recommendation to the City Council regarding DSA-14-00190 Major PAD Amendment for Phoenix Mart, for approximately 585 acres located generally north of Florence Boulevard/SR 287, south of Cottonwood Lane, between Evans Road alignment and La Brea Street alignment and the various PAD changes that includes business, retail, office, hotel, residential and employment uses, with the modified conditions as stated below:

1. Update Exhibit N "Conceptual Water Design", page 72, to show the routing of the proposed water line.
2. Provide additional design details for the SF detached housing proposed within the MDR area on lots less than 7,000 sq. ft., sufficient to justify the requested exceptions to the PAD Residential Guidelines.

Vice-Chairman Benedict seconded the motion.

Director Tice asked if the motion included the modified conditions.

Member Lavender replied "yes".

The following roll call vote was recorded:

Member Zalewski	Aye
Member Gentzkow	Aye
Member Tucker	Aye
Member Lynch	Aye
Member Lavender	Aye
Vice-Chairman Benedict	Aye
Chairman Henderson	Aye

The motion passed 7 – 0.

**C. Request by Gayle Schmidt of AZ Wings Management Inc** for the following land use approval:

- 1. DSA-15-00008: Major Site Plan/Final Development Plan** for the construction of a 6,000 sq. ft. restaurant with a 1,028 sq. ft. patio on an undeveloped pad site located at 859 Promenade Parkway. (Planner James Gagliardi)

James Gagliardi, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Mr. Gagliardi stated the request is for Buffalo Wild Wing to be located on a 1.32 acre undeveloped pad site eight, within the Promenade PAD. The building will be 6,000 square feet with a 973 square foot patio. The size of the patio has changed since the writing of the staff report. The original patio size was going to be 1,028 square feet. Mr. Gagliardi overviewed the review criteria for a Major Site Plan/Final Development Plan. He noted the TIA was submitted in conjunction with the McDonalds a few months ago. The site will have 81 parking spaces, and the PAD also has cross access agreements in place; access to the site already exists. Mr. Gagliardi stated staff received one public comment from the owner of Mimi's Café, who is not in favor of this request; he stated his concerns were with the parking.

Chairman Henderson asked the applicant to come forward.

Wesley Loy, 1122 E. Jefferson Street, with Broening, Oberg, Woods and Wilson P.C., representative for the applicant, came forward to address the Commission.

Chairman Henderson asked Mr. Loy to address the concerns expressed by the Mimi's Café owner.

Mr. Loy stated they have met all requirements of the PAD site and application standards. The Conditions, Convents and Restrictions address the parking, so parking is not an issue.

Member Lavender questioned the capacity of the restaurant, and what is their planned opening date.

Mr. Loy stated the restaurants total seating will be approximately 300, with a planned opening date of August, as long as they receive all necessary approvals.

Member Gentzkow questioned if the property is a land lease.

Mr. Loy noted the land is owned by Casa Grande AZ Wings L.L.C., and the applicant will be the operator of the business.

Director Tice mentioned that the pending new parking code that will be heard by the City Council this month will reduce the number of parking spaces required for this use.

Chairman Henderson made a call to the public; no one came forward.

Member Lynch made a motion to approve case DSA-15-00008 Major Site Plan/Final Development Plan for the construction of a 6,000 sq. ft. restaurant with a 973 sq. ft. patio on an undeveloped pad site located at 859 Promenade Parkway, Member Gentzkow seconded the motion.

The following roll call vote was recorded:

Member Zalewski	Aye
Member Gentzkow	Aye
Member Tucker	Aye
Member Lynch	Aye
Member Lavender	Aye
Vice-Chairman Benedict	Aye
Chairman Henderson	Aye

The motion passed 7 – 0.

**D. Request by George McGavin of The Fairways, for the following land use approval:**

- 1. DSA-15-00018: PAD Major Amendment** to allow a change from 20' perimeter setbacks to 10' in the Fairways Planned Area Development, 2054 N. Thornton Rd, for lots 47-60 adjacent to Thornton Rd. and lots 1-8 adjacent to Links Way. (Planner: Joe Horn)

Joe Horn, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Mr. Horn stated the Fairways is located on the northeast corner of Thornton and Kortsens Roads. The applicant is requesting the change the perimeter lots 47 - 60 that are adjacent to Thornton Road and lots 1 – 8 along Links Way to have a minimum setback of 10 feet instead of the current 20 foot minimum setback as well as all interior lots. Lots 9 – 46 will still have a setback of 20 feet. Mr. Horn then overviewed the review criteria for conformance with the PAD/Preliminary Development

Plan, stating this request is compatible with the adjacent development of City owned property for the wastewater treatment plant on the west side of Thornton Rd. and the Dave White Golf Course adjacent to the homes that front onto Links Dr. Staff has also reviewed the other Manufactured Home/Park Model/RV Park developments that are zoned PAD or R-4 within the city and confirmed that the setbacks requested for the Fairways development are in-line with the perimeter setbacks for these other developments. He noted staff has added a condition restricting the maximum height of the homes to 12 feet and the community recreational center to 20 feet; the revised condition was read into the record. Mr. Horn stated staff received one comment from the public in favor of the amendment. The comment received was from the person that triggered this request.

Member Lynch questioned what the purpose of this request is. Are the residents planning on moving their existing homes?

Mr. Horn stated that staff has received a request to add a sun rooms/Arizona room to the rear of their manufactured home. The building permit for that addition was denied as they do not meet the current setbacks requirements, therefore they are asking for the PAD amendment to reduce the perimeter setback requirements.

Vice-Chairman Benedict questioned why the back lots have a 20 foot setback.

Mr. Horn explained that in order not to adversely affect the existing and future residential homes that abut this property, staff felt keeping the setback at 20 feet was appropriate for those lots. He then noted that staff did not support a similar reduction in the perimeter setback for the lots that backed-up to Kortsen Road due to the fact that Kortsen will likely be widened to a 6 lane principal arterial at some point in the future due to the fact that it is a truck route and will have an interchange with I-10 in the future.

Chairman Henderson asked the applicant to come forward.

Kathy Brown, 2054 N. Thornton Road, Casa Grande, representative for the applicant, came forward to address the Commission. Ms. Brown had nothing further to add.

Chairman Henderson made a call to the public; no one came forward.

Vice-Chairman Benedict made a motion to approve case DSA-15-00018 PAD Major Amendment to allow a change from 20' perimeter setbacks to 10' in the Fairways Planned Area Development, 2054 N. Thornton Rd, for lots 47-60 adjacent to Thornton Rd. and lots 1-8 adjacent to Links Way, with the modified condition as stated below:

1. All structures shall be limited to a maximum height of 12 ft., excluding the Community Clubhouse which is limited to 20 ft.

Member Tucker seconded the motion.

The following roll call vote was recorded:

Member Zalewski	Aye
Member Gentzkow	Aye
Member Tucker	Aye
Member Lynch	Aye
Member Lavender	Aye
Vice-Chairman Benedict	Aye
Chairman Henderson	Aye

The motion passed 7 – 0.

**VI. Call to the Public:**

There were no comments received from the public.

**VII. Report by Planning Director:**

**A. Monthly Development Center Reports:**

Director Tice noted that this calendar year five new commercial building permits were issued.

Chairman Henderson asked staff if they feel this trend will continue.

Director Tice replied yes, he feels the building trend will continue.

Member Gentzkow questioned if Tractor Supply pulled their permit.

Director Tice stated yes, Tractor Supply pulled their permit for the distribution center, but not their retail store.

**VIII. Adjournment:**

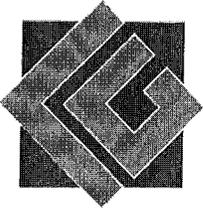
Member Lavender motioned for adjournment, Member Tucker seconded; a voice call vote was called and all were in favor.

Chairman Henderson called for adjournment at 7:00 p.m.

Submitted this **10<sup>th</sup> day of March 2015**, by Melanie Podolak, Administrative Assistant to the Casa Grande Planning & Zoning Commission, subject to the Commission's approval.

Approved this 20<sup>th</sup> day of April, 2015, by the Casa Grande Planning & Zoning Commission.

  
Chairman Henderson



Planning and Zoning  
Commission  
STAFF REPORT

AGENDA

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**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION  
**FROM:** James B. Gagliardi, City Planner  
**MEETING DATE:** March 5, 2015

**REQUEST**

**Request by Holly James of D.R. Horton Inc, for the following land use approval:**

- 1. DSA-15-00017: Conditional Use Permit** to allow a model home sales complex within the Mission Valley Planned Area Development more specifically located at 2231 N Santa Bonita Ln (lot 757) and a temporary parking lot at 2237 N Santa Bonita Ln (lot 758). (Planner James Gagliardi)

**APPLICANT/OWNER**

Holly James  
D.R. Horton Inc.  
20410 N 19th Avenue, Suite 100  
Phoenix, AZ 85027  
P: 480-483-0006  
Email: [hrjames@drhorton.com](mailto:hrjames@drhorton.com)

**HISTORY**

March 1, 1999: The site was annexed into the city limits of Casa Grande through Ordinance number 1899.

January 18, 2000: Zone Change from General Rural to Planned Area Development approved by City Council through Ordinance Number 1178.137.

February 3, 2005: CGPZ-47-05: Housing product for Phase 5 was approved

April 2, 2009: DSA-09-00010: Housing product was approved for Mission Valley phases 5 and 6 by the Planning Commission.

March 15, 2010: DSA-10-00018: Administrative approval to allow the housing product approved for Mission Valley phase 6 to be applicable upon Mission Valley phase 1A

February 5, 2015:

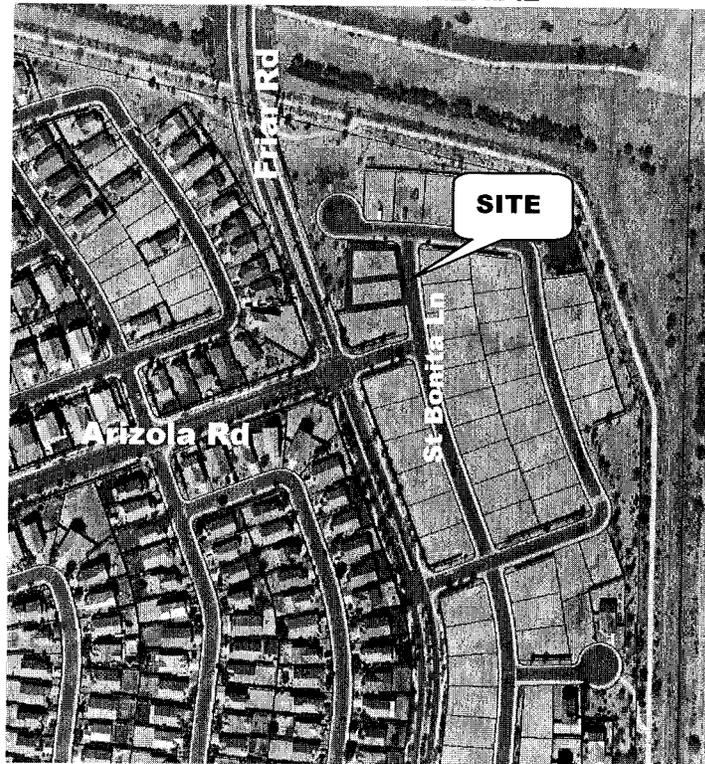
DSA-15-00216: Housing Product was approved for Mission Valley Phases 1A, 5, and 6 introducing ten new floor plans.

PROJECT DESCRIPTION	
Site Area	.38 acres (two lots totaling 16,584 sq. ft.)
Current Land Use	Vacant platted residential lots ( <i>Neighborhoods</i> Land Use Designation)
Existing Zoning	PAD Mission Valley

**Surrounding Land Use and Zoning**

Direction	General Plan 2020 Designation	Existing Zoning
North	<i>Neighborhoods</i>	PAD Mission Valley
East	<i>Neighborhoods</i>	PAD Mission Valley
South	<i>Neighborhoods</i>	PAD Mission Valley
West	<i>Neighborhoods</i>	PAD Mission Valley

**SITE CONTEXT AERIAL**



## General Discussion:

Recently, Planning Commission approved new housing product for Mission Valley, and D.R. Horton is requesting the approval of a Conditional Use Permit for the construction of a one-home Model Home Sales Complex in order to sell and build new homes within the Mission Valley subdivision (Exhibit A). The sales complex is proposed within Parcel 5 and will consist of a model home with a sales office constructed upon lot 757 (2231 N St Bonita Ln) and lot 758 (2237 N St Bonita) is to be used as a temporary parking lot (Exhibit B). Upon expiration of the Conditional Use Permit, the home will be sold—with the sales office converted into a garage—and the parking lot will be developed as a single-family home listed for sale.

The model home with the sales office in the garage area is proposed to be a one-story home, using one of the recently approved housing plans approved by Planning Commission (Exhibit C). There will be a 3 ft. high tubular steel fence along the sidewalk, enhanced landscaping in the front yard, a flag pole, attention flags, and ADA access to the parking lot. The parking lot will be surfaced with dust-free decomposed granite, providing six standard parking stalls and one wheelchair accessible stall with an access aisle.

Upon the completion of all sales, the applicant will sell the model home, restoring the garage area from the sales office space and convert the parking lot into a sellable lot.

### CONFORMANCE WITH ZONING

Per City Code Table 17.16.030B temporary model homes and sales offices are allowed as a conditionally permitted use in all residential zoning districts. The proposed temporary model home sales complex is within a Planned Area Development zone district, where permitted uses are specifically listed. Since a sales complex is not listed, a Conditional Use Permit is required.

### CONFORMANCE WITH CONDITIONAL USE PERMIT REVIEW CRITERIA

*The Commission, in approving a Conditional Use Permit, shall find as follows:*

**That the site for the proposed use is adequate in size and topography to accommodate the use, and all yards, spaces, walls and fences, parking, loading and landscaping are adequate to properly relate the use with the land and uses in the vicinity;**

The lots can accommodate the use because they have been designed for single-family homes. The model complex will revert to single-family homes upon the expiration of the Conditional Use Permit. The parking lot will have a dust-free surface, yet, it can be easily reverted back to a single-family home lot. The proposed plan's setbacks, parking and landscaping are adequate, comply with City Code requirements. The construction of the home would be subject to a separate building permit review and approval.

**That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;**

The site and its proposed use as a model home complex have adequate access and circulation to manage the traffic it generates. A traffic statement was provided estimating that the use generates below 35 trips per day. This statement was evaluated by the City Traffic Engineer, who had found no issues. Access to the complex will be from N St Bonita, however, the lots abut Friar Rd and primary routes to the area are via Friar Rd and Arizola Rd, the subdivisions two collector roads minimizing the impact to the residents in the area.

**That the proposed use will have no adverse effect upon the abutting property;**

There will be minimum impact on abutting property because the sales complex has the appearance of other single-family homes, and off-street parking will be provided.

**That the proposed use shall be in conformance with the General Plan;**

The site is within the *neighborhoods* category of the General Plan and conforms to the goals of this land use designation. Residential uses are allowed in said category and the purpose of the model home complex is to promote the development and fulfillment of this residential subdivision.

**That the conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare.**

The required conditions specifically relate to the proposed model home complex use and are designed to protect the public's health, safety and welfare as presented in the Conditional Use Permit resolution (Exhibit D).

**PUBLIC NOTIFICATION/COMMENTS**

**Notification**

Public hearing notification efforts for this request meet the requirements set out by City Code. They include:

- Publication in the Casa Grande Dispatch on February 15, 2015 at least fifteen (15) days before the March 5, 2015 Planning Commission public hearing.
- Mailing by the City on February 17, 2015 at least fifteen (15) days before subject Planning Commission public hearing to each owner of property situated within 200 feet of the subject property. An affidavit confirming this is located in the project file.

- A sign was posted by the applicant by February 17, 2015 on the subject site informing the public that this application would be considered by the Planning Commission at the subject Planning Commission hearing. An affidavit confirming this posting was supplied by the applicant.

### Inquiries/Comments

No inquiries or comments have been received

<b>STAFF RECOMMENDATION</b>
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Staff recommends the Planning and Zoning Commission approve the **Conditional Use Permit and associated Resolution DSA-15-00017** for a Model Home-Sales Complex with parking lot upon lots at 2231 and 2237 N St Bonita Ln within Mission Valley subject to the following conditions:

1. The Conditional Use Permit for the model home complex shall expire five (5) years from the issue date of the certificate of occupancy.
2. Upon the expiration of the Conditional Use Permit, all site improvements (*i.e. the parking lot, flag pole, attention flags, front yard fencing, etc.*) shall be removed from the site, and the office shall be converted into a garage with an exterior garage door.
3. Motorized vehicles and or trailers shall not be used as signage for the sale of lots or homes within the subdivision.
4. All signage must comply with section 604.8 of the City Sign Code.
5. Flag poles are limited to a height of 20 ft. per the City Sign Code for residential districts and subject to a building permit and separate planning review.
6. The decomposed compacted granite parking lot surface shall be a minimum of 3" depth.

### **Exhibits:**

- Exhibit A – Narrative
- Exhibit B – Site Plan
- Exhibit C – Model home elevations
- Exhibit D – Resolution

Exhibit A – Narrative



**MISSION VALLEY**  
**Conditional Use Permit Application**  
**For a Model Home Complex**

Mission Valley is a part of an approved Planned Area Development (P.A.D.) for a master planned community located at Korsten and Arizola in the City of Casa Grande. This Conditional Use Permit Application is being submitted in order to gain approval for a Model Home Sales Complex.

**About D.R. Horton, Inc.**

D.R. Horton, Inc. is the largest homebuilder in the nation, and has been recognized as a leader in every aspect of homebuilding. D.R. Horton has not only been recognized by the industry, but also by the families that live in our homes. Our reputation for quality, variety, and affordability has put us at the head of the homebuilding industry. We carefully choose the location of our communities and the design of our homes in order to meet the needs of the homebuyer. We build our homes with a solid commitment to quality. Because we are focused on staying committed to craftsmanship, design and value, we are building some of the finest homes of today.

**Conditional Use Permit Application**

D.R. Horton has owned lots in Mission Valley since the early 2000's. When the market turned the project was put on hold. We believe that the market has recovered to a point that it makes sense to re-open for sales and built out the remaining lots in the community. We are requesting to build a model home sales complex on lots 757 & 758 of Mission Valley. The Model Home will be located on lot 757, with the parking lot located on lot 758.

The model complex will serve as our sales center and will include one model homes and a parking lot. The complex will include standard parking, handicap parking, ADA accessible facilities, iron fencing along the front of the model homes, concrete paths and enhanced landscaping in the front yards, and a flagpole.

Due to its proximity to the collector streets, the use will have a minimal traffic impact on the neighborhood and the surrounding homeowners, with traffic counts estimated to be far below 35 trips per day.

When all sales have been completed and closed, we will offer the model home for sale to homebuyers and will build a home for sale on the parking lot, completing the community.

20410 North 19<sup>th</sup> Avenue ■ Suite 100 ■ Phoenix ■ Arizona ■ 85027  
o: 480/483.0006 ■ f: 480/368.1088 ■ e: hrjames@drhorton.com  
CHI Construction Co ROC 064532-B ■ DRH Construction, Inc. ROC 256153-A; 113105-B ■ DRH Southwest Construction, Inc. ROC 167302-B





Exhibit D - Resolution

RESOLUTION NO. DSA-15-00017

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CASA GRANDE GRANTING A CONDITIONAL USE PERMIT FOR A MODEL HOME COMPLEX WITHIN A PAD (PLANNED AREA DEVELOPMENT) ZONED PROPERTY LOCATED AT 2231 AND 2237 N ST BONITA LN WITHIN THE MISSION VALLEY PAD.

WHEREAS, applicant, Holly James, D.R. Horton Inc., has requested a conditional use permit; and

WHEREAS, the conditional use permit is requested for Temporary Model Homes and Temporary Sales Office with a Temporary Parking Lot located upon lots 757 and 758 of the Mission Valley Phase 5 Subdivision, otherwise known as 2231 and 2237 N St Bonita Ln; and

WHEREAS, Temporary Model Homes and Temporary Sales Office with a Temporary Parking Lot are Conditionally Permitted within all conventional residential zoning districts; and

WHEREAS, the property is located within the Mission Valley Planned Area Development (PAD); and

WHEREAS, because the Mission Valley PAD does not specifically list the uses that are permitted within the PAD, Temporary Model Homes and Temporary Sales Office and Temporary Parking Lot are considered to be conditional uses within the PAD; and

WHEREAS, on the 5th day of March 2015, the Planning and Zoning Commission of the City of Casa Grande held a public hearing regarding the request for the conditional use permit; and;

WHEREAS, the Planning and Zoning Commission of the City of Casa Grande considered all public comments made at said hearing; and

WHEREAS, the Planning and Zoning Commission of the City of Casa Grande has determined that the proposed use would be appropriate for the location proposed, subject to the conditions set forth in this Resolution;

NOW THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission of the City of Casa Grande, Arizona, as follows:

1. The Planning and Zoning Commission of the City of Casa Grande makes the following findings:

- a. The site for the proposed use is adequate in size and topography to accommodate the use, and the yards, spaces, walls and fences, parking, loading and landscaping is adequate to properly relate the use with the land and the uses in the vicinity;
- b. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;
- c. The proposed use will have no adverse effect upon the abutting property;
- d. The proposed use is in conformance with the General Plan; and
- e. The conditions stated in this approval are necessary to protect the health, safety and general welfare.

2. The Planning and Zoning Commission of the City of Casa Grande approves the conditional use permit request by the Applicant subject to the following special conditions which are deemed necessary by the Commission to protect the public health, safety and general welfare:

- a. This Conditional Use Permit shall expire five (5) years from the issue date of the certificate of occupancy.
- b. Upon the expiration of the Conditional Use Permit all site improvements (*i.e. parking lot, flag pole, attention flags, front yard fencing, etc.*) shall be removed from the site, and the office converted into a garage with an exterior garage door.
- c. Motorized vehicles and or trailers shall not be used as signage for the sale of lots or homes within the subdivision.
- d. All signage must comply with section 604.8 of the City Sign Code.
- e. Flag poles are limited to a height of 20 ft. per the City Sign Code for residential districts and subject to a building permit and separate planning review.
- f. The decomposed compacted granite parking lot surface shall be a minimum of 3" depth.

3. The Planning and Zoning Commission of the City of Casa Grande approves the conditional use permit request by the Applicant subject to the following general conditions:

- a. The right to a use and occupancy permit shall be contingent upon the fulfillment of all general and special conditions imposed by the conditional use permit procedure.
- b. That all of the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his successors and assigns.
- c. That all conditions specifically stated under any conditional use listed in this chapter shall apply and be adhered to by the owner of the land, his successors or assigns.
- d. That all of the special conditions shall be consented to in writing by the applicant.
- e. That the resolution granting the application, together with all consent forms, shall be recorded by the county recorder.

PASSED AND ADOPTED by the Planning and Zoning Commission of the City of Casa Grande, Arizona, this 2<sup>nd</sup> day of April 2015.

  
 P & Z Commission Chairman

\_\_\_\_\_  
 Planning & Development Director

ATTEST:

APPROVED AS TO FORM:

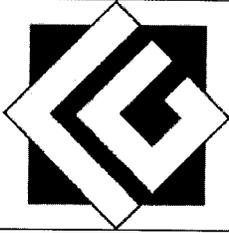
\_\_\_\_\_  
 City Clerk

\_\_\_\_\_  
 Assistant City Attorney

APPLICANT'S CONSENT TO THE SPECIAL CONDITIONS

The applicant and owner, hereby consent to the special conditions as enumerated above in Section 2 as they relate to this request for a conditional use permit for Temporary Model Home Sales Complex at 2231 and 2237 N St Bonita Ln, Casa Grande, AZ.

\_\_\_\_\_  
 Holly James,  
 D.R. Horton Inc.



**PLANNING AND ZONING COMMISSION**  
**STAFF REPORT**

AGENDA  
# \_\_\_\_\_

**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** Leila DeMaree, Senior Planner  
**MEETING DATES:** March 5, 2015  
**SUBJECT:** **DSA-14-00190:** Major PAD Amendment for Phoenix Mart.

**REQUEST**

Request by AZ Sourcing, LLC for the following land use approval:

1. **DSA-14-00190: Major PAD Amendment for Phoenix Mart** for approximately 585 acres located generally north of Florence Boulevard/SR 287, south of Cottonwood Lane, between Evans Road alignment and La Brea Street alignment. The PAD includes various business, retail, office, hotel, residential and employment uses. (Planner: Leila DeMaree)

**APPLICANT/OWNER**

AZ Sourcing, LLC  
7047 E. Greenway Pkwy., Suite 190  
Scottsdale, AZ 85254

See Exhibit A

**HISTORY**

December 17, 2007	Phoenix Mart site was annexed into the City as part of the "Overfield Farms Annexation", Ordinance # 2488.
June 21, 2010	A Major General Plan Amendment was approved changing the land use designation of the 389 acres m.o.l. within the Phoenix Mart site from <i>Neighborhoods</i> to <i>Business and Commerce</i> , DSA-10-00005, Resolution # 4360.3.
December 5, 2011	A Major General Plan Amendment was approved changing the land use designation of the 70 acres m.o.l. from <i>Neighborhoods</i> to <i>Commerce and Business</i> , and changing 103 acres m.o.l. from <i>Commerce and Business</i> to <i>Neighborhoods</i> , DSA-11-00143, and Resolution # 4360.04
January 17, 2012	Phoenix Mart PAD and Preliminary Development Plan (PDP) was approved by amending the Storey Farms and portion of the Overfield Farms PAD, DSA-11-00158, Ord. 1178.260.1

November 5, 2014 Phoenix Mart Final Development Plan for the Mart building on Lot 1 was approved under DSA-13-00121.

November 17, 2014 A Major General Plan Amendment was approved changing the land use designation of the 111 acres m.o.l. of the 585 acres Phoenix Mart site from **Neighborhoods** to **Commerce and Business under DSA-14-00190**.

## OVERVIEW

The applicant, AZ Sourcing, LLC requests to update the Phoenix Mart PAD zoning which was originally approved in January 2012. The Phoenix Mart PAD site encompasses approximately 585 acres. The 585-acre site is a multi-use and multi-phased commercial, business and residential development generally located north of Florence Blvd. /SR 287, south of Cottonwood Lane between La Brea Street and Evans Road alignments. Of the 585 acres, 475 acres are classified as *Commerce and Business* land use category, and approximately 110 acres as *Neighborhoods* land use category.

The Phoenix Mart business model is one of a kind in the nation. It is patterned from two existing establishments located in the Cities of Dubai, United Arab Emirates and YiWu, Province of Zhejiang, People's Republic of China. Both developments offer similar business concept and are successful in their areas. Because this concept is new in the US and the only one in the region, AZ Sourcing, LLC designs the *NALTEC* (Phoenix Mart) PAD document to be adaptable to market changes and customer needs. The name "*NALTEC*" added to the Phoenix Mart PAD stands for North American Logistics Trade and E-commerce City. It is imperative for the Phoenix Mart team to stay up-to-date on current trends and future market demands that could potentially impact the project, the reason for this amendment. Several changes to the PAD are requested for consideration.

The reasons for this amendment include:

- Change of PAD name from "Phoenix Mart PAD" to "*NALTEC* (Phoenix Mart) PAD" throughout the document;
- Update applicable exhibits and land use summary, to reflect the recently approved land use changes with the Major General Plan Amendment, (November 2014);
- Revise page 3, to change approximate number of total residential units from 993 to 855 du/ac with an overall average density of 5 du/ac;
- Modify Parcel 7 on Exhibits B1 and B1b, to include a Retail/Mixed-Use (MU), to allow for a (small office, home office) SOHO concept. This mixed use development concept has a residential component on the upper level of the building;
- Update page 12, Phasing Plan, Exhibit C1, to reflect the next anticipated area to develop;
- Update pages 20 to 25, "6.2 Table 1: Table of Allowed Uses for Commerce and Business Uses", to add a "Business Park, BP" column;
- Modify page 37, "7.2 Table 3: Table of Allowed Residential Uses", to eliminate the column on "Low Residential Density, LDR" and also deleting the "Accessory Guest Quarters."
- Update page 38, "7.3 Table 4: Development Standards" by eliminating the "LDR" column;

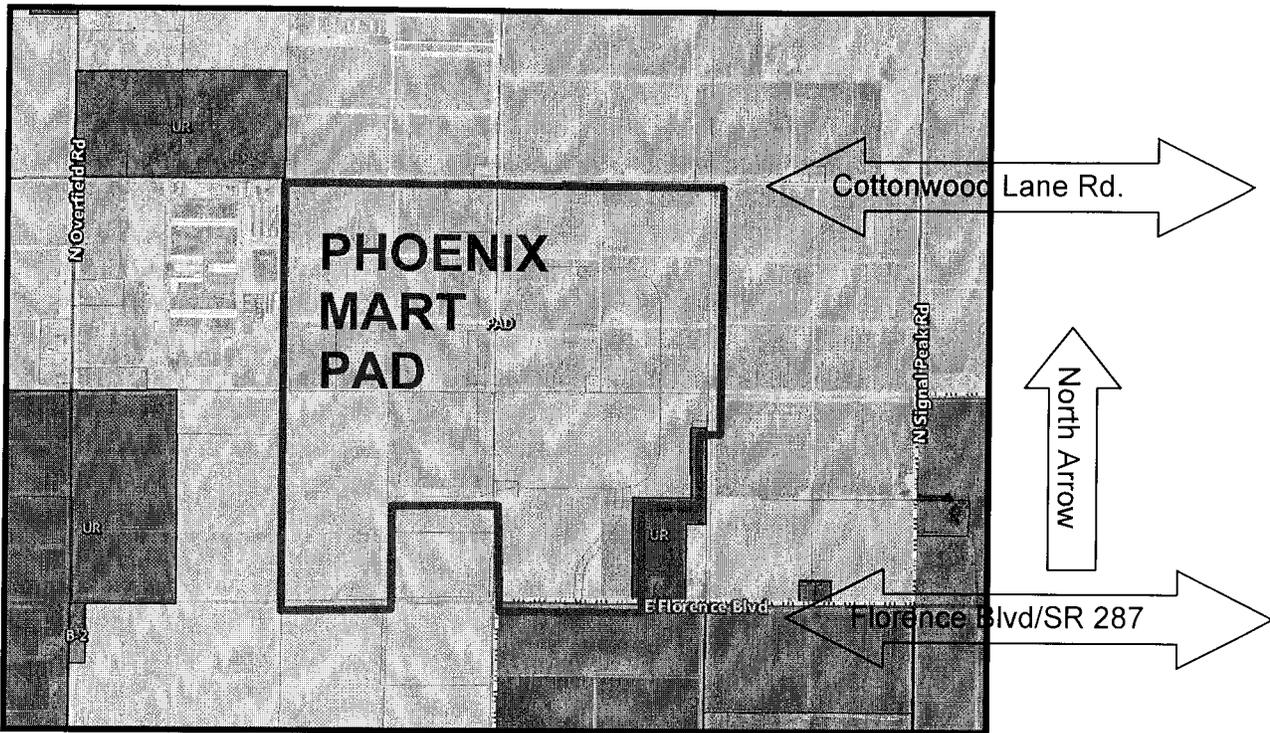
- Revise Exhibits L3, L4 and K2, to show the reduced median width from 16' to 14' to match the City Code requirement;
- Amend page 46, to add specific bike rack requirements for non-residential uses;
- Revise page 47, to add a three-foot screen walls or hedges on parking lots adjacent to private and public ROW;
- Rework Exhibits K2, L3 and L4, to reflect changes of landscape tracts width per roadway classification;
- Modify Section 9 of page 46 to clarify trees and turf requirements as follow:
  - Ornamental trees, not typically allowed as low-water trees, shall be allowed subject to the following limitations:
    - A maximum of 15% of total trees may be ornamental trees
    - Ornamental trees to be located on pedestrian nodes and entries
    - Ornamental trees shall not be planted within public right of way.
  - Areas designed for active recreational use shall have no limit on the amount of turf that is used.  
Turf may be used up to 15% of the total non-recreational landscape area.
- Add Ornamental Plant Palette on Exhibit H, page 48;
- Change to wall layout on Exhibit I1;
- Rework applicable exhibits to reflect the natural gas easement running diagonally on Parcels 9 to 13 utilized for Open Space;
- Update to Land Use Definitions on Section 18;
- Adjust streetscape, median width and sidewalks, not the ROW, based on City Standards;
- Reflect land use change on Parcels 14 and 15 from Residential to Business Park; and
- All other proposed revisions that need to be covered for this amendment.

Approved and proposed uses will include various business, retail, hotel, office, warehouse, residential, employment and various open space areas for active and passive uses.

The primary component and first Phase of this PAD is the Phoenix Mart itself. Phoenix Mart is designed to become the first multi-industry permanent sourcing and distribution center of its kind in the United States. Phoenix Mart is comprised of a building containing approximately 1.6 million sq. ft. in floor area that is divided into over approximately 1,740 multi-functional business units. This main facility is surrounded by support uses that include; hotel(s), office/business complexes, retail, education and medical facilities and residential uses including multi-family apartments and medium density residential neighborhoods. The vision of Phoenix Mart is to ultimately become the largest self-contained wholesale/retail distribution complex in North America.

In developing the plans for PhoenixMart it became apparent that employees and companies would need a home base. This identified need grew into the SOHO (small office, home office) concept that allows a person to live and work in the same general location.

**ZONING MAP**



**LAND USES AND ZONING**

Location	General Plan Land Use	Zoning/Uses
North	<i>Neighborhoods</i>	Overfield Farms Planned Area Development, Vacant land
South	<i>Neighborhoods</i>	Florence Blvd./SR 287 then Post Ranch Planned Area Development; County Jurisdiction, Vacant land
West	<i>Neighborhoods</i>	Evans Road (dirt road), Overfield Farms Planned Area Development (PAD), Dairy, Vacant land
East	<i>Neighborhoods</i>	La Brea Street, Overfield Farms PAD, Urban Ranch

**CONFORMANCE WITH MAJOR PAD AMENDMENT REVIEW CRITERIA**

In considering applications for a PAD Zone Amendment, the Commission shall consider the following:

**Interrelationship with the plan elements to conditions both on and off the property;**

All proposed plan elements will properly relate to on-site and off-site conditions. Several landowners in the area are preparing their properties to complement the uses proposed for NALTEC Phoenix Mart PAD. A sewer line designed to serve the east side of I-10 will be brought into the NALTEC Phoenix Mart site from Kortsen Road to Cottonwood Lane. These joint efforts between the City and AZ Sourcing, LLC. will also benefit other landowners east of the Interstate 10.

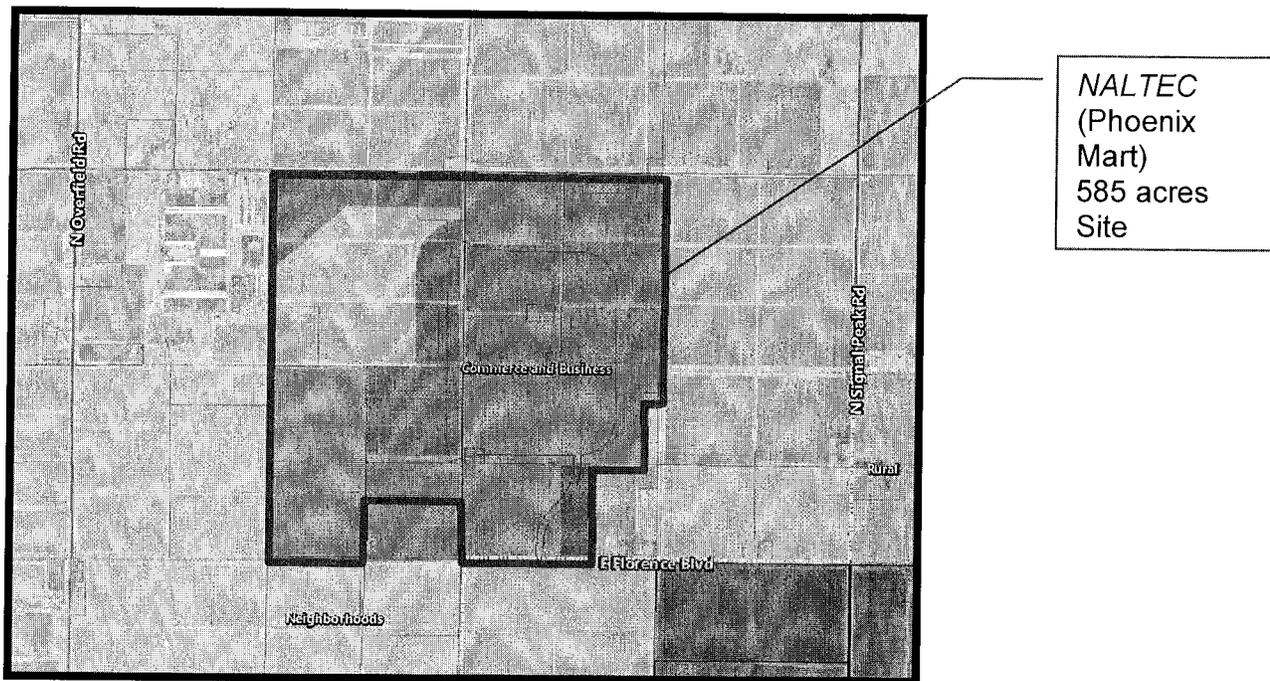
**Conformance to the General Plan;**

The project site has two land use designations: *Commerce and Business and Neighborhoods*. Both land use designations will allow for the types of uses within the PAD that complies with the General Plan.

*Commerce and Business* will allow for land uses enumerated on 6.2 Table 1, pages 20 to 25 of the PAD document. While the *Neighborhoods* will allow for land uses enumerated on 7.2 Table 3, pages 36 to 37 of the PAD.

All proposed Phoenix Mart uses are consistent with the land use categories established for *Neighborhoods and Commerce and Business*. *Commerce and Business* category supports the economic development principles of the General Plan and provides designated areas for new commerce and light manufacturing that occurs within buildings and services necessary to support them. Business Park land use complies with the *Commerce and Business* category as one of the appropriate land uses defined in the General Plan.

**General Plan 2020 Exhibit:**



**The impact of the plan on the existing and anticipated traffic and parking conditions:**

There will be ample parking spaces on site. Parking requirements are outlined under Section 8.0 of the NALTEC Phoenix Mart PAD for both commercial and residential land uses. The original approved Phoenix Mart PAD requires bike racks for commercial uses. However, there was no specific ratio of bike rack per car parking spaces mentioned in the document. This PAD amendment added a bike rack requirement of one (1) space per 40 car spaces with a maximum of 100. The maximum bike rack required for Phoenix Mart site is 100 spaces distributed around the Mart building and located near the entrances. Phoenix Mart onsite parking requirement is 1 space for each 600 sq. ft., of net floor area and eight (8) berths for off-street loading. These parking requirements are applied to the Phoenix Mart Final Development Plan process, approved by the Planning and Zoning Commission on November 2014.

Arizona Department of Transportation (ADOT) has jurisdiction over the roadway design and access points along Florence Blvd. /SR 287. ADOT and the City are currently reviewing the plan provided by the applicant.

A traffic signal identified in the Traffic Impact Analysis (TIA) is needed at the intersection of Toltec Buttes Road and Florence Blvd. /SR 287. This signal will be financed by Phoenix Mart development and installed in coordination with ADOT and the City. A second traffic signal at Hacienda Road and Florence

Blvd. /SR 287 identified under the Mission Royale development TIA study is triggered for installation with the development of Phoenix Mart. As a result, Phoenix Mart will contribute 25% for the installation of the second traffic light. Review of the internal circulation of the Phoenix Mart PAD site is under the City's jurisdiction. A separate TIA for each site will be required in conjunction with a Major Site Plan Review Process.

Some medians on roadway rights-of-ways were reduced from 16' to 14' as a result of City Staff's advice. A narrower 14' median is safer for commuters to navigate than a 16' median, thus the reason for the change to the cross sections of the roadways.

***The adequacy of the plan with respect to land use;***

The NALTEC Phoenix Mart PAD plan is in compliance with the *Commerce and Business* and *Neighborhoods Land Uses*. The plan is designed to meet the needs of the project and is adequate in relation to the proposed land uses.

***Pedestrian and vehicular ingress and egress, including handicapped accessibility;***

All future developments within the site will require a TIA during the Final Development Plan/Major Site Plan review process. The TIA helps determine vehicular ingress and egress points and signal light requirements. Pedestrian access and connectivity are incorporated in the PAD and will be reviewed and implemented including ADA compliance at Final Development Plan/Major Site Plan process. Location of handicap parking spaces will be close to the building, with ramps and crosswalk as needed.

***Architectural design;***

There is no change to the architectural design concepts, building massing, rendering and other items related to Design Guidelines for residential and commercial buildings as previously approved on the PAD document.

***Landscaping;***

The overall landscape area requirement for the PAD site is a minimum of 15%. Landscaping is based on the City's landscape code with some level of variance from the standard landscape plant material lists and turf allowed to achieve the design intent for the site. The original approved PAD intends to use turf grasses to create a large inviting green main entranceway feature as illustrated on Exhibits H and J1. The current approved PAD states that the specific amount of turf grasses allowed, and the scope of the variance requested, would be reviewed and decided in conjunction with each Final Development Plan and associated Preliminary Landscape Plan. The amended PAD removes this language and replaces it with a specific standard for the use of ornamental trees and turf grasses. These proposed standards are as follows:

**Ornamental Tree Standards**

- 1) Limited to the specific species noted.
- 2) Limited to a maximum of 15% of the total trees.
- 3) Limited to planting in the entryways and pedestrian nodes.
- 4) Shall not be planted in the public right of way

**Turf Grass Standards**

- 1) Areas designed to accommodate active recreational uses shall have no limit on the amount of turf grasses used.
- 2) All other landscaped areas shall be limited to a maximum of 15% turf grass areas.

There is an increase in total area of Parks, Linear Parks, Paseo/OS from 88.8 acres (15.1%) to 90.5 acres, and 15.4%, as shown on Exhibit J1. Linear Parks, Paseo/Open Space, Parks will be used either

for recreational use and/or drainage retention basins. In addition to the 15.4% Parks and Open spaces, the site provides landscape tracts adjacent to the roadways, which will in most cases be used to satisfy the street frontage landscape requirement associated with the development of individual commercial and multifamily sites.

Other changes to landscaping are the various widths of landscape tracts from the original PAD approval as narrated on Section 9.0.

The following are changes to landscaping in non-residential areas:

- From 60' wide landscape buffer to 22' wide landscape (LS) tract
- From 30' wide landscape buffer to 22' wide LS tract
- From 25 wide landscape tract to 22' wide LS tract

The reduction of the landscape buffer from 60' wide to a uniform 22' wide landscape tract was the result of several discussions between the applicant and staff. Applicant requested to eliminate the 60 and 30' buffer zones on residential sites since there is already a huge amount of landscape tract provided between the road right of way and the property line excluding the on-site landscape area requirement. With a 60' buffer and a 25' landscape tract, it costs the developer between 85' wide to 90' wide lands of real estate property taken from the site when it is already providing over 15% of the required landscape area. The original PAD landscape requirement would amount to about 120 acres of landscape area and open space areas, which will be equivalent to about 20% of the total area. In addition to the 20% landscape area, there is also landscape requirement for parking and frontage of the residential site. So staff supports to reduce the landscape tract widths to a uniform 22' wide to be a reasonable dimension for landscape tracts providing buffers between the property and the roadways.

The changes to the widths of landscape tracts and sidewalks on various street cross-sections shown on Exhibits K2, L2, L3, and L4 are made to be consistent throughout the PAD document as summarized below:

- A1, From 30' LS tract and 8' sidewalks to 22' LS tract and 6' sidewalks
  - A2, From 29' LS tract and 8' sidewalks to 22' LS tract and 6' sidewalks
  - B1, From 36' LS tract and 8' sidewalks to 22' LS tract and 8' sidewalks
  - B2, From 26' LS tract and 8' sidewalks to 22' LS tract and 8' sidewalks
  - B3, No changes
  - C1, From 23' LS tract and 8' sidewalks to 22' LS tract and 6' sidewalks
  - C2, From 23' LS tract and 8' sidewalks to 22' LS tract and 6' sidewalks
  - C3, From 23' LS tract and 8' sidewalks to 22' LS tract and 6' sidewalks
  - C4, From 23' LS tract and 8' sidewalks to 22' LS tract and 6' sidewalks
  - C5, From 23' LS tract and 8' sidewalks to 22' LS tract and 6' sidewalks
  - D, From 23' LS tract and 8' sidewalks to 22' LS tract and 6' sidewalks
- There are no changes to E1 to E3 ROW and Street Sections.

***Provisions for utilities;***

Utilities will be provided by the following agencies:

- |              |                       |
|--------------|-----------------------|
| Sewer:       | City of Casa Grande   |
| Water:       | Arizona Water Company |
| Electric:    | Electrical District 2 |
| Natural Gas: | Kinder Morgan         |

The applicant regularly meets with utility providers to coordinate the provision of utilities to the site. The City leads the project design and extension of the sewer line, from west of the Interstate 10 on Kortsen

and Cox Road to Hacienda Road, south to Cottonwood Lane, then east to Toltec Buttes Road. The sewer line will be adequately sized based on the Sewer Master Plan to accommodate future developments east of the Interstate. Phoenix Mart contributes to the cost as their share in this project, according to their design needs. The remaining cost to bring the sewer line to the east is financed by the City and will be recouped as properties develop to the east of I-10.

The water main that will supply most of the water to the Phoenix Mart project comes from the north end of the Promenade Mall at Casa Grande and go north on Mission Parkway to Cottonwood Lane, then east to the site. However, this new water main will not be sufficient to provide the total amount of water needed to supply the domestic and fire flow needs for the Phoenix Mart project. According, AZ Sourcing will have to drill new water wells and construct water tanks and booster pumps to complete a water campus that will be eventually owned and operated by the Arizona Water Company to complete the water service needs for the development.

**Site drainage;**

No changes to the PAD.

**Open space and/or public land dedications;**

All open space areas within the PAD will be owned and maintained by NALTEC Phoenix Mart property owners and homeowners association.

Public roadways will be dedicated as developed. Phoenix Mart will dedicate the half street ROW for the SR 287/Florence Blvd., next to the site. This will be dedicated to the Arizona Department of Transportation (ADOT), via a separate instrument. Other public roads ROW will also be dedicated to the City either through a Final Plat or Map of Dedication.

**Grading;**

All site grading will be reviewed and approved as part of the Final Development Plan/Major Site Plan and the Site Development Plan review process prior to the issuance of building permits.

**PUBLIC NOTIFICATION/COMMENTS**

Public hearing notification efforts for this request meet the requirements set out by City Code. They include:

- On February 15, 2015 the public hearing notice was published in the Casa Grande Dispatch.
- On February 13, 2015 a public hearing notice was mailed to each owner of property situated within three hundred feet of the subject property. The names and addresses of the owners were provided by the City of Casa Grande per Pinal County Ownership Data.
- Three signs were posted by the applicant on February 13, 2015 on the subject site. An affidavit confirming this posting was supplied by the applicant.

**Inquiries/Comments**

City Staff has received a few inquiries about the request. The calls are mostly being curious about what is happening to the Phoenix Mart project, but no objections were made to the Major PAD Amendment request.

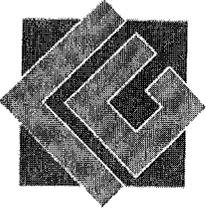
**STAFF RECOMMENDATION**

Staff recommends that Planning and Zoning Commission forward a favorable recommendation to City Council of **DSA-14-00190**: Major Amendment to *NALTEC* (Phoenix Mart) PAD with the following minor conditions:

1. Replace the used for "BP" on Exhibits B1, B1b and other applicable exhibits on the PAD to a different shade.
2. Paragraph 3, Section 9 of page 46, should state, "In the non-residential areas adjacent to a residential zoned property or *Neighborhoods* land use category, a minimum of twenty-two foot (22') wide landscape tract shall be provided along all property lines and along all street frontages, broken only by approved driveways."
3. Revise Exhibit C1 by assigning a different color to either Phase 2 or 4, and unify the color for Phase 5.

Exhibit:

- A. Application
- B. Amended *NALTEC* (Phoenix Mart)PAD, dated January 28, 2015

	<b>Planning and Zoning Commission</b>  <b>STAFF REPORT</b>	Agenda # _____
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**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION  
**FROM:** James B. Gagliardi, City Planner  
**MEETING DATE:** March 5, 2015

**REQUEST**

**Request by Gayle Schmidt of AZ Wings Management Inc** for the following land use approval:

1. **DSA-15-00008: Major Site Plan/Final Development Plan** for the construction of a 6,000 sq. ft. restaurant with a 1,028 sq. ft. patio on an undeveloped pad site located at 859 Promenade Parkway. (Planner James Gagliardi)

**APPLICANT/OWNER**

Gayle Schmidt  
 AZ Wings Management Inc  
 2487 S Gilbert Rd  
 Gilbert, AZ 85295  
 Phone: 602-741-4825  
 Email: [bschmidt@azwings.com](mailto:bschmidt@azwings.com)

**HISTORY**

- July 5, 1989: Ordinance No. 1280 was adopted by City Council, annexing this site as part of a 5.88-acre area.
  
- August 1, 2005: The City Council approved CGPZ-109-05, the zone change from Urban Ranch (UR) to Planned Area Development (PAD) for the "Casa Grande Regional Shopping Center" PAD via Ordinance No. 1178.236.
  
- January 19, 2006: The Planning and Zoning Commission approved CGPZ-035-06, the Major Site Plan for The Promenade at Casa Grande.
  
- July 6, 2006: The Planning and Zoning Commission approved CGPZ-187-06, the Preliminary Plat for The Promenade at Casa Grande.

November 20, 2006: The City Council approved CGPZ-264-06, the Final Plat for The Promenade at Casa Grande.

February 20, 2007: The City Council approved CGPZ-292-06, the major PAD Amendment for "Casa Grande Regional Shopping Center" PAD adopting Ordinance No. 1178.236.1.

March 6, 2008: Planning Commission approved the Major Site Plan/Final Development Plan for a 5,734 sq. ft. Applebee's Restaurant on this site; however it was never built.

September 2, 2008: The City Council approves a resubdivision of the Promenade at Casa Grande. The subject lot increases in size by approximately 2,400 sq. ft.

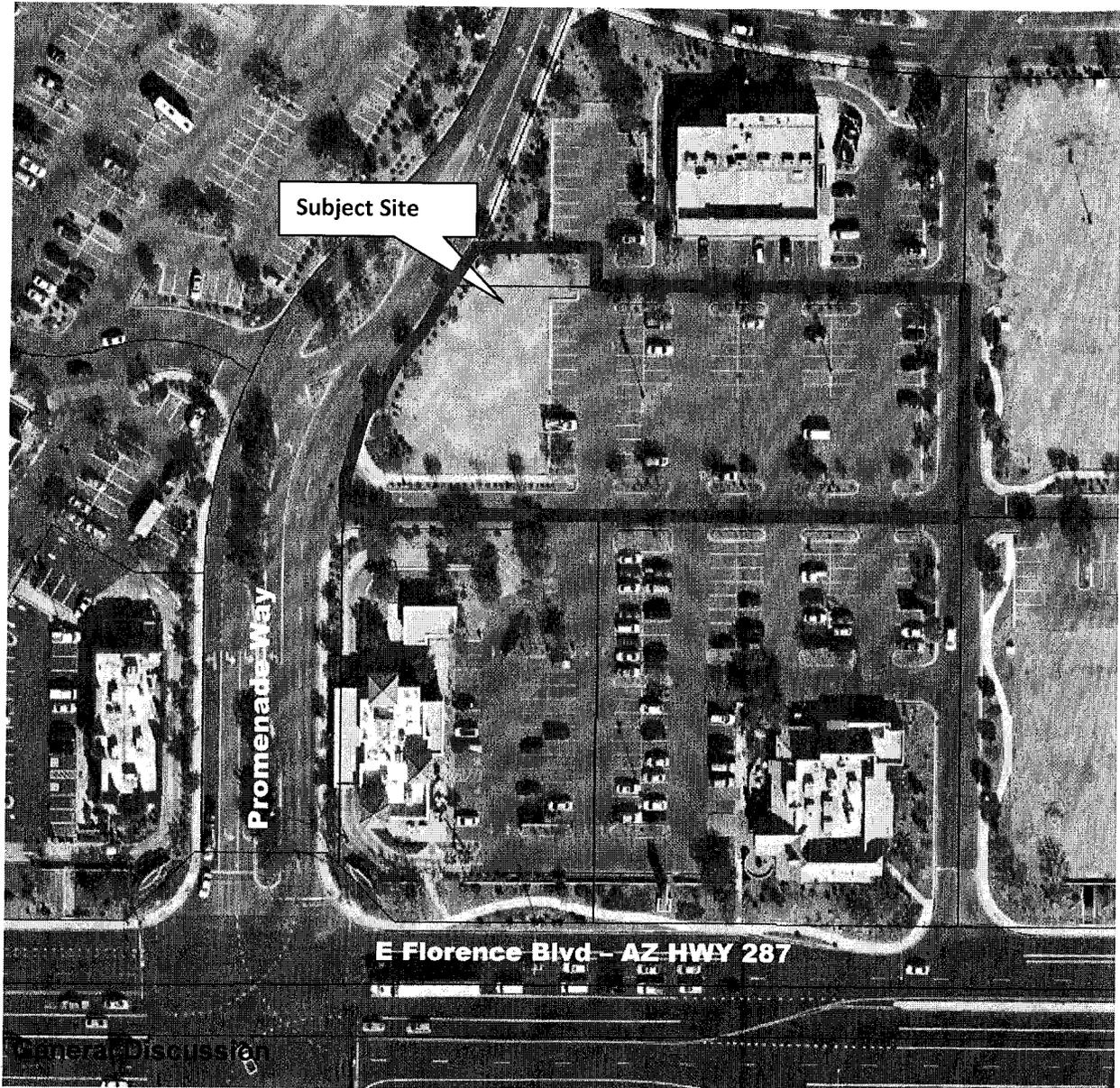
### PROJECT DESCRIPTION

<b>Site Area</b>	57,483 sq. ft. (1.32 Acres)
<b>Current Land Use</b>	Empty pad site with 96 existing paved parking spaces
<b>Existing Zoning</b>	PAD-Casa Grande Regional Shopping Center
<b>Existing General Plan 2020 Land Use</b>	<i>Commerce &amp; Business</i>

### Surrounding Land Use and Zoning

<b>Direction</b>	<b>General Plan 2020 Designation</b>	<b>Existing Zoning</b>
<b>North</b>	<i>Commerce &amp; Business (multi-tenant building)</i>	PAD – Casa Grande Regional Shopping Center
<b>East</b>	<i>Commerce &amp; Business (unimproved pad site with parking lot)</i>	PAD – Casa Grande Regional Shopping Center
<b>South</b>	<i>Commerce &amp; Business (In &amp; Out Burger and Mimi's Café pad sites)</i>	PAD – Casa Grande Regional Shopping Center
<b>West</b>	<i>Commerce &amp; Business (multi-tenant and Target pad site)</i>	PAD – Casa Grande Regional Shopping Center

## SITE CONTEXT/AERIAL



The applicant is requesting the approval of a Major Site Plan/Final Development Plan to construct a 6,000 sq. ft. Buffalo Wild Wings restaurant, 28 ft. in height, with a 1,028 sq. ft. covered patio (Exhibit A). The 1.32-acre pad site is known as Lot 20 within the Resubdivision of Promenade at Casa Grande. As part of the Promenade Shopping Center, there are cross-access, drainage, and parking agreements upon this pad site. There is a portion of the lot currently unimproved to accommodate development of a building. The remaining portion of the lot has already been improved with landscaping, light poles, parking, and sidewalks. Per the proposed Major Site Plan / Final Development Plan, the building is to be placed over the dirt pad with additional landscaping added.

The westernmost row of parking spaces is proposed to be removed to accommodate the building's placement. Adjacent parking rows are to be modified to widen some of the spaces to provide wheelchair accessibility spaces. The conceptual site plan associated with the preliminary development plan of the Casa Grande Regional Shopping Center Planned Area Development (PAD) identifies this as a 5,066 sq. ft. pad site (Exhibit B). The conceptual site plan is initially used to demonstrate how potential buildings and parking areas can be oriented to meet the development standards of the City Code and the PAD. This Major Site Plan / Final Development Plan submittal refines the pad site for the specific development associated with the parcel and can vary in size so long as development standards and the other Major Site Plan/ Final Development Plan criteria are met.

**Compliance with Major Site Plan / Final Development Plan Review Criteria**

Section 17.68.070 of the Zoning Code sets forth various review criteria that need to be evaluated in conjunction with the consideration of a Major Site Plan / Final Development Plan application. Staff's analysis of how the proposed plan complies with each of these criteria is as follows:

**1. Relationship of the plan elements to conditions both on and off the property**

This property is subject to Promenade at Casa Grande's covenants conditions and restrictions. The shopping center was laid out to accommodate various retail and restaurant uses. The proposed restaurant use on the subject site is compatible with the surrounding uses and development. None of the drive aisles around or within the site are being re-arranged and the existing sidewalks within and adjacent to this parcel are to remain.

**2. Conformance to the City's zoning ordinance / Planned Area Development**

This site is subject to the allowed uses and development standards of the Casa Grande Regional Shopping Center PAD. A restaurant is a permitted use. Below is a table of the applicable development standards:

<u>Development Standard</u>	<u>Proposed Development</u>	<u>Casa Grande Regional Shopping Center PAD Development Guideline/City Code requirements</u>
<b>Building Height:</b>	Top of Parapet: 28 ft.	Maximum of 45 ft.
<b>Setbacks:</b>	West: 15.2ft. East: 254 ft. North: 15 ft. (from dumpster) South: 32.47 ft.	Setbacks only apply to properties adjacent to public ROW. 15 ft. landscaping is required along Promenade Way, therefore 15 ft. is required along the west.
<b>Gross Site Acreage:</b>	1.32 acres	0.84 net acres minimum
<b>Landscape Area</b>	9.4% of lot area	7% of lot area
<b>Parking:</b>	81 parking spaces plus four wheelchair accessible spaces	81 parking spaces required 4 of which are to be wheelchair accessible.

**3. Conformance to the City's General Plan**

The subject site is designated *Commerce & Business* within the City's General Plan 2020, which primarily accommodates commercial uses, especially within a regional shopping center context. It supports a mix of building forms and heights and consistent architectural styles. This site and its proposed development are found to be in conformance with this land use category.

**4. The impact of the plan on the existing and anticipated traffic and parking conditions**

A Traffic Impact Analysis (TIA) was required as part of the application submittal. The TIA analyzes the traffic generated for both Buffalo Wild Wings, and the recently approved McDonalds Restaurant (DSA-14-00098). In addition to being reviewed by the City Traffic Engineer, the TIA was also revised by the Arizona Department of Transportation (ADOT), since nearby Florence Blvd is State Highway 287. ADOT responded with no comment; and the City Traffic Engineer found that the impact this restaurant has on the overall level of service does not warrant any modifications or implementations to the current street system. The only area where level of service was affected was at the Mission Parkway and Florence Intersection, where the level of service changed from a B to a C. No work is warranted unless the level of service as a result of development is at a D or below. This intersection will be further monitored with future development proposals.

In addition to the TIA, the plan was also evaluated for its conformance to parking requirements. Per the City Code, the site is required to have 81 parking spaces, and 81 parking spaces have been provided. A code change has been proposed by staff to amend the parking requirement for restaurants. This amendment is to be considered by City Council on March 16. If approved the parking requirement for this business will be 59 parking spaces. A bicycle rack has also been provided to provide an amenity for alternative transportation to the site.

**5. The adequacy of the plan with respect to land use**

The restaurant use is compatible to the existing and planned uses within the Promenade Shopping Center and the Florence Blvd corridor.

**6. Pedestrian and vehicular ingress and egress**

No new vehicular access points or modifications to the existing access are being proposed with this Major Site Plan. Primary access to the site is gained off of Promenade Way to the west, a private road. An access drive traverses the site along the southern boundary accessing the parcel to the east. Various access points along this drive are provided to drive aisles adjacent to parking. There are also access points accessing the parcel to the north. No sidewalks are being removed or proposed and comply with the conceptual site plan associated with the preliminary development plan of the PAD (Exhibit B).

**7. Building location and height**

See no. 2 “conformance to the City’s zoning ordinance / Planned Area Development”.

**8. Landscaping**

A preliminary landscape plan was submitted with this application. A final landscape plan is required to be submitted and approved prior to the issuance of the certificate of occupancy. Per the PAD, a minimum of 7% landscape area is to be provided. This plan proposes 16% landscape area, more than double the minimum required amount. Landscaping already exists on the site within parking lot islands, and adjacent to Promenade Way, and adjacent to an access drive to the east of the parcel installed per a previously approved landscape plan that was part of the Major Site Plan establishing the Promenade (CGPZ-035-006). A 15 ft. landscape setback is required adjacent to Promenade Way, which is being preserved with this proposal (Exhibit C).

**9. Lighting**

All new wall mounted exterior lighting will use fixtures that fully shield the direct rays in accordance with the standards found within the PAD as well as 15.48.050 of the Zoning Code. The PAD requires lighting levels in the parking area to be between 3 and 5 foot candles minimum maintained at grade and decrease to between 1 and 2-foot candles minimum at the edge of the parking lot. The photometric plan provided with this Major Site Plan/ Final Development Plan meets the City Code and PAD requirements.

**10. Provisions for utilities**

The site has existing water, wastewater and electric services. No additional utility service is proposed.

**11. Site drainage**

A Drainage Plan/Report has been approved for this development. The site was designed for drainage to flow into an area retention basin. This area is within zone X per the FIRM map.

**12. Open space**

N/A

**13. Loading and unloading areas**

Any unloading activity will occur on the northeast of the building, through a service door provided on the north elevation. The dumpster location is also proposed to north of the building, and has been evaluated for site-distance concerns. Its enclosure is required to be constructed per City Standards.

**14. Grading**

Site grading will include the existing dirt pad site as well as the westernmost row of existing parking area. This will be accomplished through the review of a Site Development Permit following approval of the Major Site Plan. It will accommodate the existing drainage pattern of the overall shopping center.

**15. Signage**

Signage for Buffalo Wild Wings will be reviewed through a sign permit and be required to comply with the approved comprehensive sign plan for the Promenade.

**16. Screening**

N/A

**17. Setbacks**

See no. 2 “conformance to the City’s zoning ordinance/ Planned Area Development”.

**18. Other related matters**

The elevations provided depict a modern clean-line style for Buffalo Wild Wings, utilizing brick, concrete panels, and decorative metal of a red, black, yellow and gray color (Exhibit D). Architecture is subject to the covenants, conditions restrictions of the Promenade shopping center.

**Public Notification/Comments**

Public hearing notification efforts for this request meet the requirements set out by City Code. They include:

- A notice was published in the Casa Grande Dispatch on February 15, 2015 at least fifteen (15) days before the March 5, 2015 Planning Commission public hearing.
- Notice was mailed by the City on February 17, 2015 at least ten (10) days before the March 5, 2015 Planning Commission public hearing to each owner of property situated within 200 feet of the subject property. An affidavit confirming this is located in the project file.
- A sign was posted by the applicant by February 13, 2015 on the subject site informing the public that this application would be considered by the Planning Commission at the March 5, 2015 meeting. An affidavit confirming this posting was supplied by the applicant.

**Inquiries/Comments**

Owner of Mimi’s Cafe Thomas Yee provided an email in opposition to this proposal citing concerns regarding the high-volume nature of the business (Exhibit E). He believes that parking for Buffalo Wild Wings will overflow onto the Mimi’s Café lot during sporting events and during peak hours, burdening the parking availability for Mimi’s Cafe. He also is concerned that the building is too big, larger than what was proposed on the center’s conceptual site plan. Staff has evaluated the on-site parking for the business. The proposed Buffalo Wild Wings meets the code requirement for on-site parking. There is also the presence of a cross parking agreement between lots. Because of these factors,

in addition to complying with the other Major Site Plan review criteria, staff supports the Major Site Plan/ Final Development Plan for Buffalo Wild Wings.

<b>RECOMMENDED MOTION</b>
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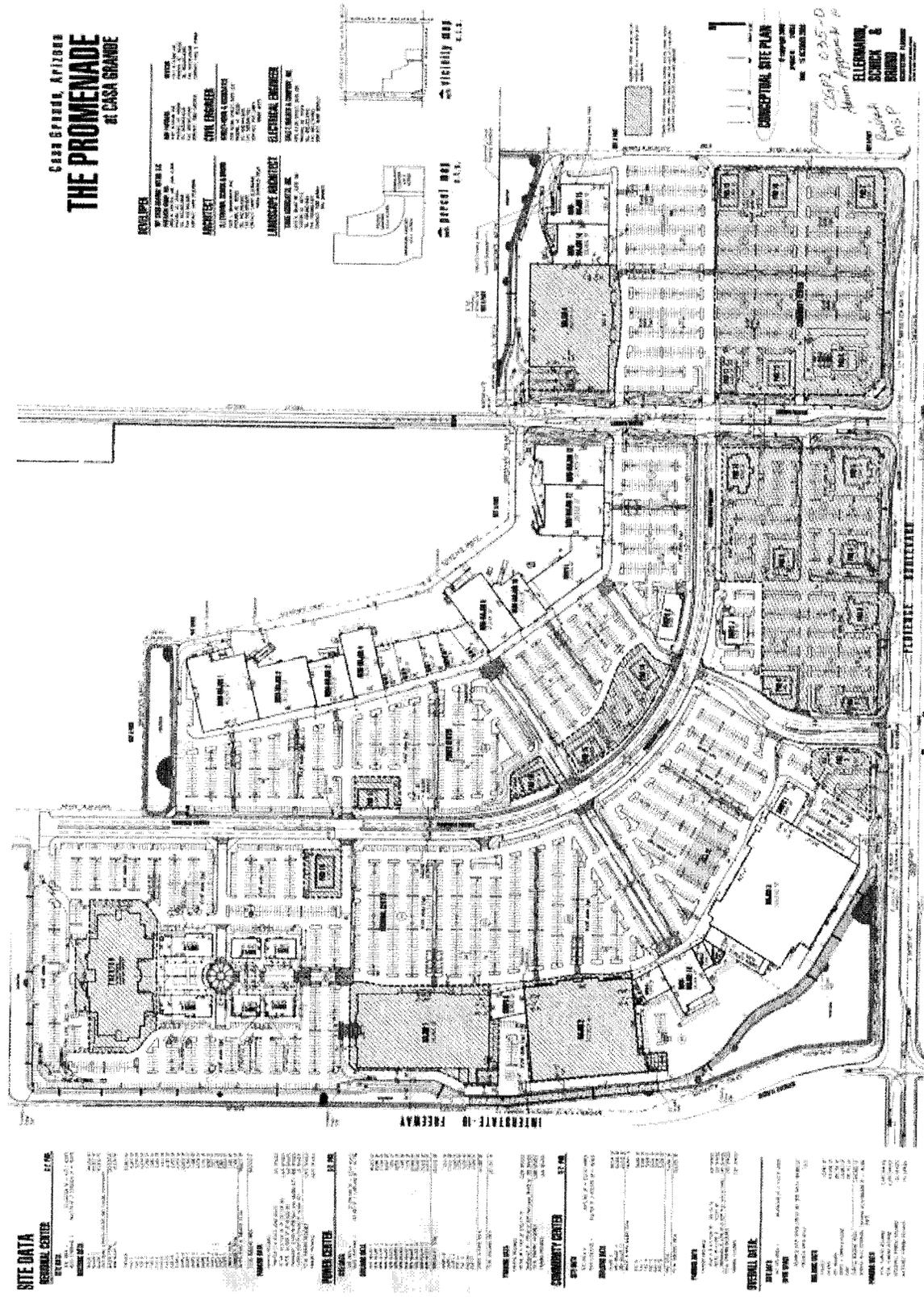
Staff recommends the Commission approve the **Major Site Plan DSA-15-00008** for Buffalo Wild Wings at 859 Promenade Parkway.

**Exhibits**

- Exhibit A – Proposed Major Site Plan
- Exhibit B – Shopping Center’s Conceptual Site Plan
- Exhibit C – Preliminary Landscape Plan
- Exhibit D – Elevations
- Exhibit E – Letter in opposition



# Exhibit B—Shopping Center's Conceptual Site Plan



**CASA GRANDE, ARIZONA**  
**THE PROMENADE**  
**AT CASA GRANDE**

**DESIGNERS**  
 ARCHITECT: [Firm Name]  
 CIVIL ENGINEER: [Firm Name]  
 ELECTRICAL ENGINEER: [Firm Name]  
 LANDSCAPE ARCHITECT: [Firm Name]



**CONCEPTUAL SITE PLAN**  
 SCALE: 1/8" = 1'-0"  
 DATE: 10/15/03  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

**SITE DATA**  
**GENERAL CENTER**  
 TOTAL AREA: [Value]  
 TOTAL FLOOR AREA: [Value]  
 TOTAL PARKING SPACES: [Value]

**POWER CENTER**  
 TOTAL AREA: [Value]  
 TOTAL FLOOR AREA: [Value]  
 TOTAL PARKING SPACES: [Value]

**COMMUNITY CENTER**  
 TOTAL AREA: [Value]  
 TOTAL FLOOR AREA: [Value]  
 TOTAL PARKING SPACES: [Value]

**RETAIL DATA**  
 TOTAL AREA: [Value]  
 TOTAL FLOOR AREA: [Value]  
 TOTAL PARKING SPACES: [Value]

**GENERAL DATA**  
 TOTAL AREA: [Value]  
 TOTAL FLOOR AREA: [Value]  
 TOTAL PARKING SPACES: [Value]

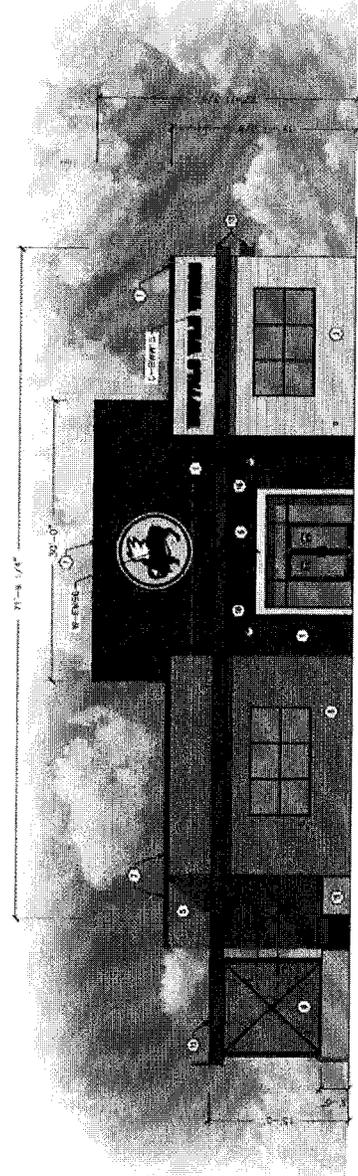
**GENERAL DATA**  
 TOTAL AREA: [Value]  
 TOTAL FLOOR AREA: [Value]  
 TOTAL PARKING SPACES: [Value]



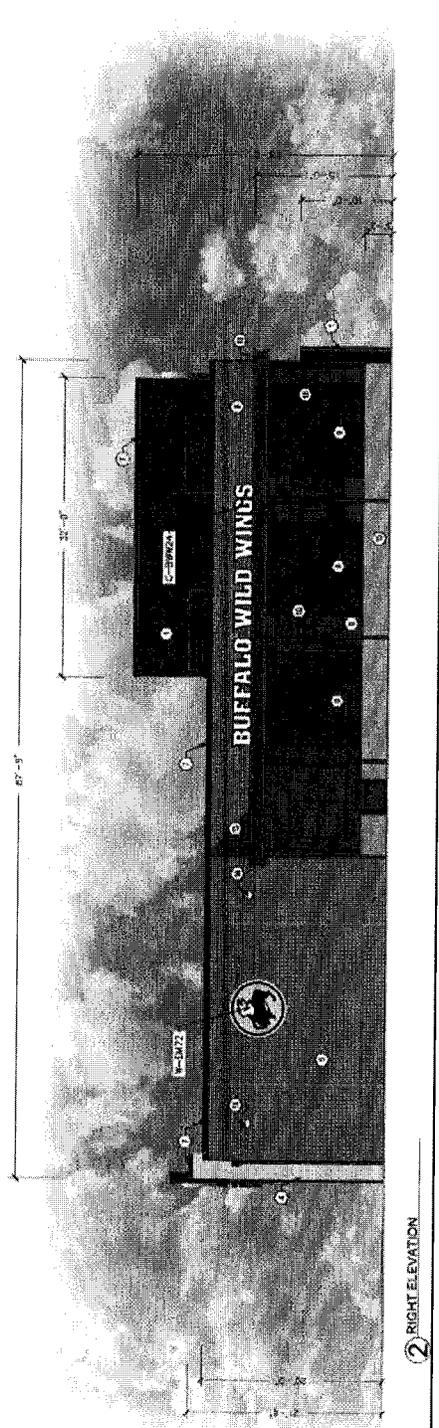
# Exhibit D—Elevations

**LEGEND**

1. EPS - SMOOTH FINISH - DRYKIT #215
2. "LOOKING" - 12" HORIZONTAL V-GROOVE EPS - MATCH PAINT COLOR SHIMPOSS "LOOKING"
3. NOT USED
4. EPS - MATCH PAINT COLOR SHIMPOSS
5. EPS - MATCH PAINT COLOR SHIMPOSS "SANDWICH DECK"
6. EPS - SMOOTH FINISH - DRYKIT #215
7. INTERIOR GYPSUM BOARD
8. VINTAGE BRICK FIBER CONCRETE PANEL - "ALEXANDRIA BLUE" BY TUSHI-A.
9. CONCRETE SOLID SCREEN - SUNSHADE
10. NOT USED
11. BLACK STAINLESS STEEL SLIDING
12. NOT USED
13. BRIT METAL PLATE - PAINT (C2) RICH
14. NOT USED
15. CONCRETE - 4" CAST IN PLACE WALL - FORM FINISH - SEALER BOARD
16. EXTERIOR LIGHT FIXTURE

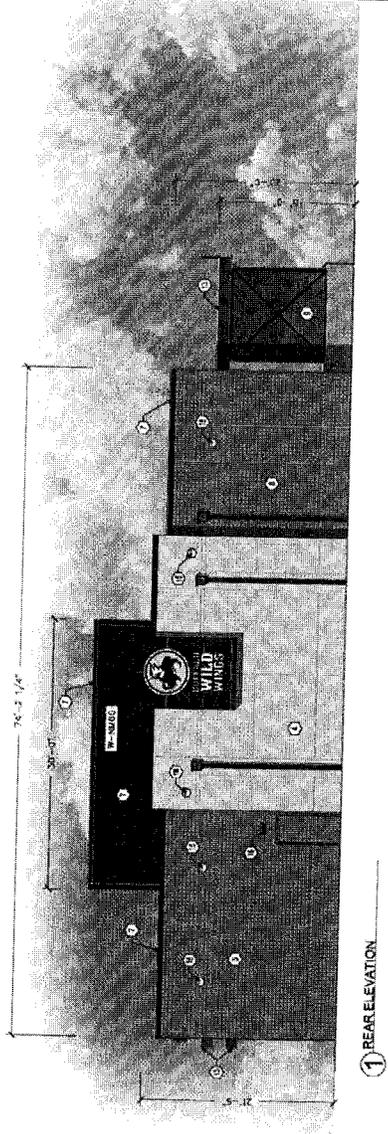


① FRONT ELEVATION

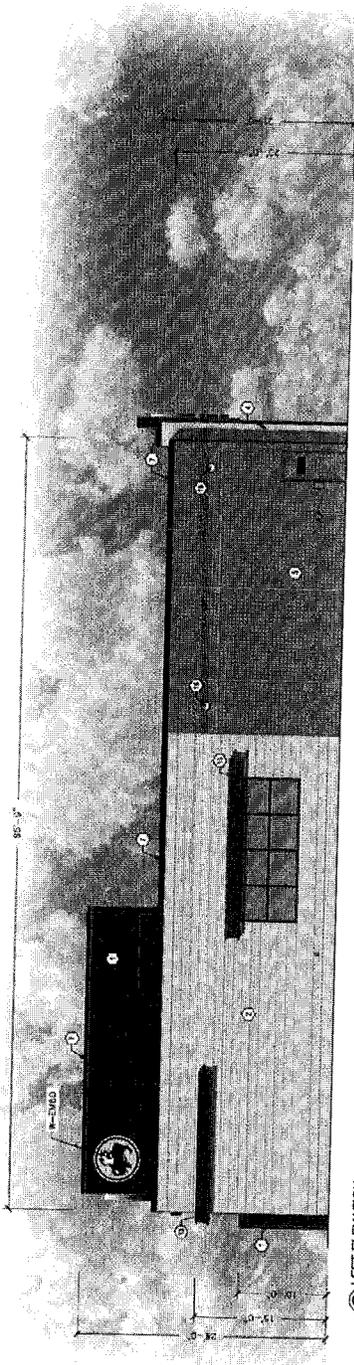


② RIGHT ELEVATION

LEGEND	
1.	EPS - SMOOTH FINISH - BREVET #710
2.	CONCRETE - UNFINISHED - 4" THICK
3.	REVEALS - MATCH PAINT COLOR SWATCHES
4.	EPS - SMOOTH FINISH - BREVET #710
5.	EPS - MATCH PAINT COLOR SWATCHES
6.	EPS - MATCH PAINT COLOR SWATCHES
7.	PREFINISHED METAL CORNER
8.	ANTIQUE BRICK PIER CONCRETE PANEL - 1" THICK
9.	ANTIQUE BRICK PIER CONCRETE PANEL - 1" THICK
10.	NOT USED
11.	NOT USED
12.	NOT USED
13.	HEAT METAL PLATE - PAINT (C) NON USE
14.	NOT USED
15.	NOT USED
16.	NOT USED
17.	NOT USED
18.	EXTERIOR LIGHT FIXTURE



① REAR ELEVATION



② LEFT ELEVATION

## Exhibit E – Letter in Opposition

Mr. Gagliardi,

My name is Thomas Yee. I am one of the property owners of the Mimi's Restaurant property located at 839 N. Promenade Parkway, Casa Grande, AZ. I received your notice regarding the proposed 6,000 sf Restaurant with a 1,028 sf outdoor patio. This proposed restaurant is larger than what is allowed on Pad 8.

Can you please send to use a site plan showing the layout of the restaurant in relationship with our restaurant and parking area? Please send me the seating count and the code requirement for the number of seats provided in this proposed restaurant. Also, can you send us a copy of the projects CC&R's or development agreement where it states the restaurant can be larger than what was designed on the master site plan?

Doesn't all the property owners have to agree in the change of size of any building footprint in the center, over and above what was designed?

The shopping center plan designates Pad 8 in this project to have a maximum building footprint of 5,066 sf. This pad is not designed to accommodate the seating for a 6,000 sf restaurant and an outdoor patio seating area of 1,028 sf. That number of seats they are proposing will impact the parking area surrounding our restaurant. The proposed restaurant is a high volume restaurant with main feature events on all major sporting events, which would fill every seat for 2 to 3 hours at any one time. There are other pads in the center that can accommodate this size of a restaurant.

We have given a copy of your notice to our Tenant as well.

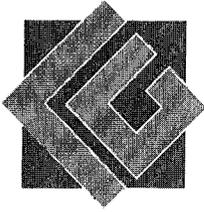
At this time, WE DO NOT APPROVE OF THE PROPOSED INCREASE IN PAD SIZE OR USE FOR THIS PARCEL 8 from 5,066 sf to 6,000 sf with outdoor patio seating.

Please acknowledge receipt of this email ASAP. Please call me if you should have any questions, and please forward the requested plans ASAP. We are too far to attend this public hearing, so I need to make sure our response is recorded.

Thank you.

Thomas Yee  
Owner.

Thomas Yee  
Broker License #01222976  
RT Yee & Associates, Inc.  
4850 Verena Lane, Sacramento, CA 95835  
916-922-9545



**Planning and Zoning Commission**

**STAFF REPORT**

AGENDA

# \_\_\_\_\_

**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION

**FROM:** Joe Horn, City Planner

**MEETING DATE:** March 5, 2015

**REQUEST**

**Request by Fairways**, Casa Grande, AZ, for the following land use approval located at 2054 N. Thornton Road; APN's 504-05-0040:

- 1. DSA-15-00018: PAD Major Amendment** to allow a change from 20' perimeter setbacks to 10' in the Fairways Planned Area Development, 2054 N. Thornton Rd, for lots 47-60 adjacent to Thornton Rd. and lots 1-8 adjacent to Links Way.

**APPLICANT/OWNER**

George McGavin  
 2054 N. Thornton Road  
 Casa Grande, AZ 85122  
 P: 520-421-0667  
 Email: fairwaysaz@gmail.com

Fairways  
 2054 N. Thornton Road  
 Casa Grande, AZ 85122  
 P: 520-421-0667

**HISTORY**

*January 7, 1974* Ordinance 502 adopted by City Council – Annexation into Casa Grande

*May 16, 1996:* CGPZ-015-096: The site received a zone change from R-1(Single Family Residential) to the currently approved PAD (Planned Area Development).

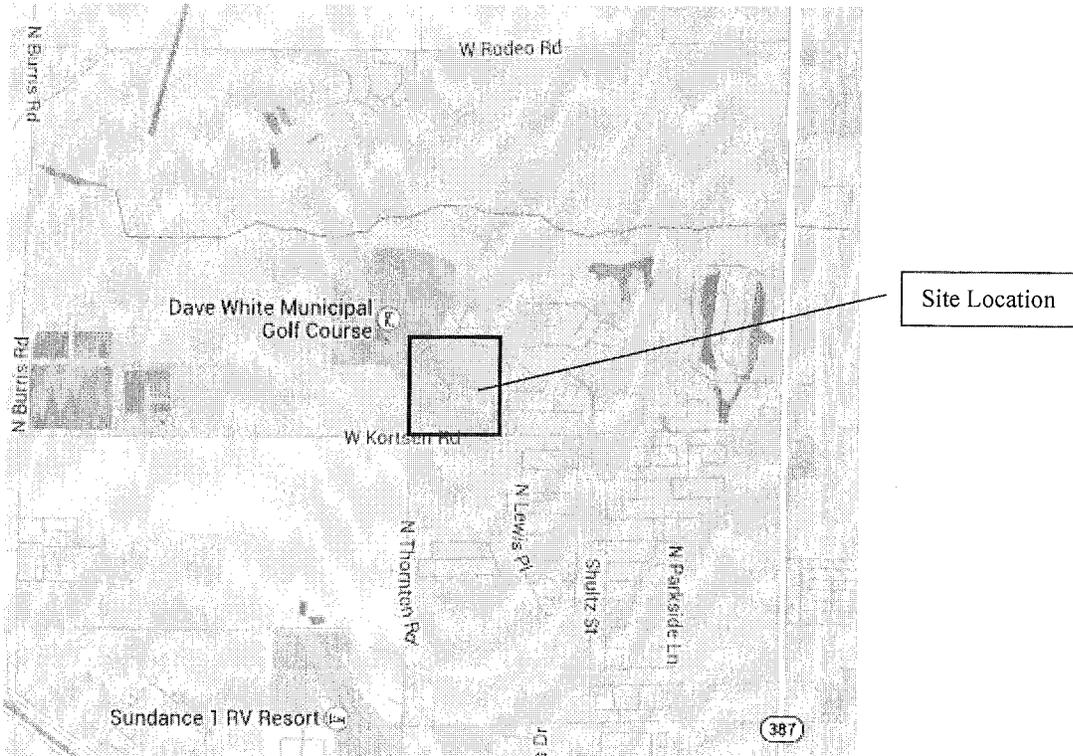
**PROJECT DESCRIPTION**

<b>Site Area</b>	39.91 acres
<b>Zoning</b>	PAD (Planned Area Development)
<b>General Plan Designation</b>	<i>Neighborhoods</i>

### Surrounding Land Use and Zoning

Direction	General Plan Designation	Existing Zoning	Current Uses
North	<i>Neighborhoods</i>	PAD(Planned Area Development)	Casa Grande Links
South	<i>Neighborhoods</i>	R-1 (Single Family Residential)	Vacant land
East	<i>Commerce &amp; Business</i>	PAD (Planned Area Development)	Vacant land
West	<i>Neighborhoods</i>	R-3 (Multi-Family Residential) R-1 (Single Family Residential)	Vacant land Vacant land
	<i>Open Space</i>	Open Space	Dave White Golf Course

### VICINITY MAP



## SITE AERIAL



### Overview

Fairways is an active adult manufactured home park located north of West Korsten Road and east of North Thornton Road. The Resort offers land leases to residents for short and long term stays. There are a total of 206 lots.

The subject of this proposed PAD amendment pertains to the Proposed Plan section of the PAD General Development Guide and to Figure 3 and Figure 4. The applicant has requested, in the spirit to more closely match perimeter setbacks approved for other Manufactured Home PAD's in Casa Grande, and to meet the desire of their residents, that the perimeter lots that are adjacent to Thornton Road and Links Way shall have a 10' setback as opposed to the current 20' setback.

At present the PAD General Development Guide states the following:

*“Lots that back onto the perimeter property line shall maintain a 20’ setback in accordance with PAD requirements. ”*

Proposed Change

*Lots that back onto the perimeter property line shall maintain a 20’ setback in accordance with PAD requirements. **\*With the exception of lots adjacent to Thornton Road #47-60 and lots #1-8 that are adjacent to the Links Way, which shall have a 10’ setback.***

In accordance with §17.68.320 of the City Code, this is a major change that shall be decided upon by the Planning and Zoning Commission, and not City Council as it does not affect loss of open space, a revised circulation plan, or an increase in density.

**CONFORMANCE WITH FINAL DEVELOPMENT PLAN (MAJOR SITE PLAN)  
REVIEW CRITERIA 17.68.070**

*In accordance with Section 17.68.070 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of Final Development Plan:*

***Relationship of the plan elements to conditions both on and off the property;***

Since Fairways has been in operation, the project has blended well with its surroundings and offers additional housing opportunities for residents of Casa Grande.

Staff is supporting the request of a 10 foot perimeter setback to the lots that are adjacent to Thornton Road and Links Way. Since these lots back up to what is essentially a short dead-end street and the golf course there will be no adverse visual impact upon surrounding property owners. Originally the applicant proposed to have the perimeter setback along Kortsen Road reduced to 10 feet as well but staff indicated we could not support that request due to the potential adverse impact of placing residential structures closer to Korsten Road, which is a classified as a Principal Arterial and truck route that may be expanded to 6 lanes.

**Conformance to the City's General Plan:**

The General Plan 2020 Land Use designation for the site is *Neighborhoods*. Fairways is an appropriate land use for the site as suggested in the General Plan, and permits higher density residential developments.

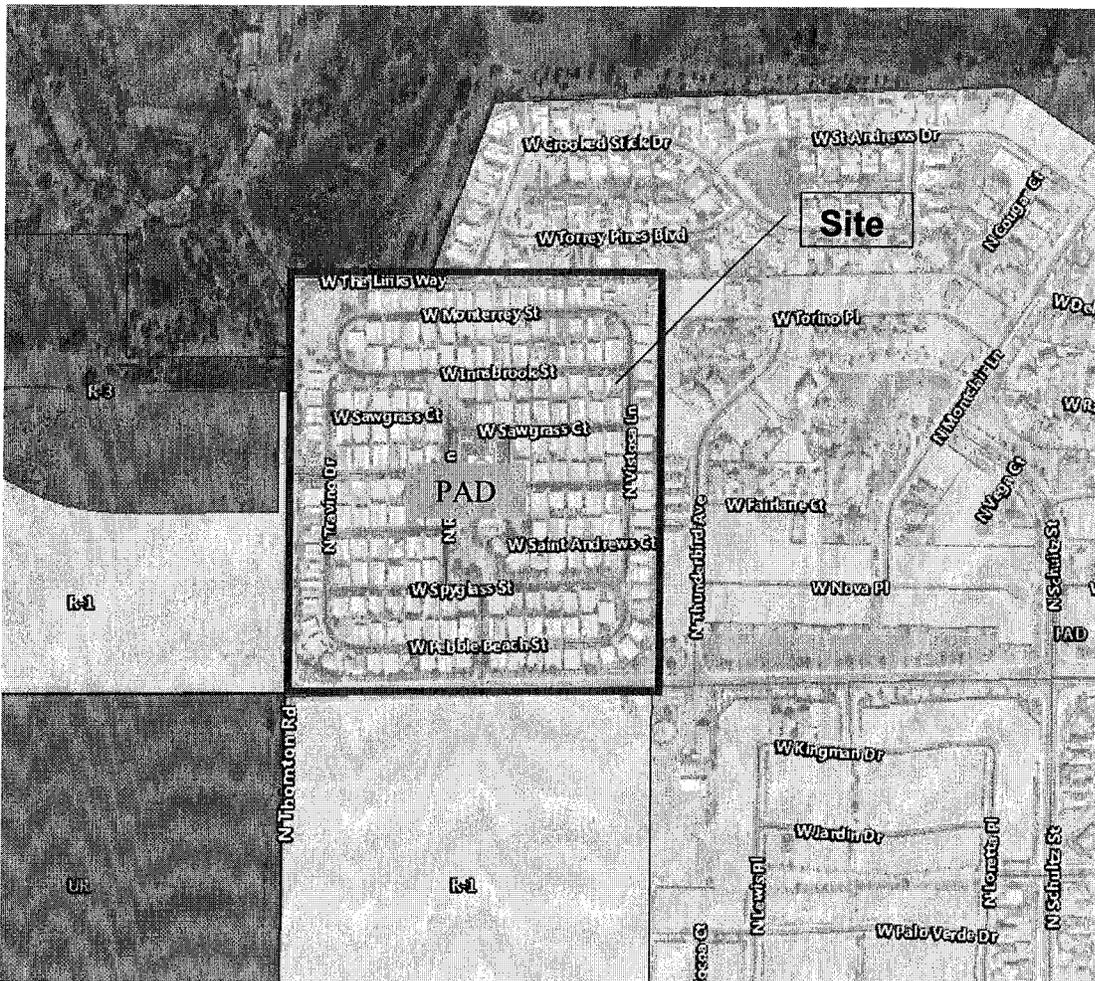


**Conformance to the City's Zoning Ordinance;**

The site is zoned PAD (Planned Area Development). The PAD Zoning for the site was established to suit the density and design for the Fairways. The site is approved for 206 lots with a typical size of 4800 square feet (60' x 80') and an overall density of 5.56 dwelling units per acre as defined in the approved PAD guide.

Below is a like comparison with similar property types and uses:

Project	Front	Rear	Side	Perimeter
Fiesta Grande	5 ft.	5 ft.	5 ft.	5 ft.
Palm Creek	5 ft.	5 ft.	5 ft.	10 ft.
Rancho Val Vista	5 ft.	10 ft.	5 ft.	20 ft.
Sundance	5	5	5	Varies 10 - 50
Fairways	10 ft.	10 ft.	5 ft.	10 ft. Thornton Rd. & Links Way 20 ft. All other perimeter areas



**The impact of the plan on the existing and anticipated traffic and parking conditions;**

N/A

**The adequacy of the plan with respect to land use;**

N/A

**Pedestrian and vehicular ingress and egress;**

N/A

**Building location, height & Building Elevations;**

N/A

**Landscaping;**

N/A

**Lighting;**

N/A

**Provisions for utilities;**

N/A

**Site drainage;**

N/A

**Open space;**

N/A

**Loading and unloading areas;**

N/A.

**Grading;**

N/A.

**Signage;**

N/A

**Screening:**

The majority of the site has been screened by a six (6') foot masonry perimeter wall.

**Setbacks:**

The request will permit Lots #47-60 and #1-8 to utilize a 10' rear setback. All other lots remain with the current setbacks.

**PUBLIC NOTIFICATION/COMMENTS**

**Notification**

Public hearing notification efforts for this request meet and exceed those requirements set out by City Code. They include:

- A notice of time, date, place, and purpose of the public hearing was published in the Casa Grande Dispatch on February 15, 2015.
- A notice was mailed on February 13, 2015 to each owner of property situated within three hundred feet of the site. An affidavit confirming this mailing is within the project file.
- A notice was posted by the applicant on the subject site on February 17, 2015. An affidavit confirming this posting was also supplied by the applicant.

**Inquiries/Comments**

Staff has not received any inquiries regarding this request.

**STAFF RECOMMENDATION**

**Staff recommends the Commission approve the PAD Amendment (DSA-15-00018) for Fairways with the following conditions:**

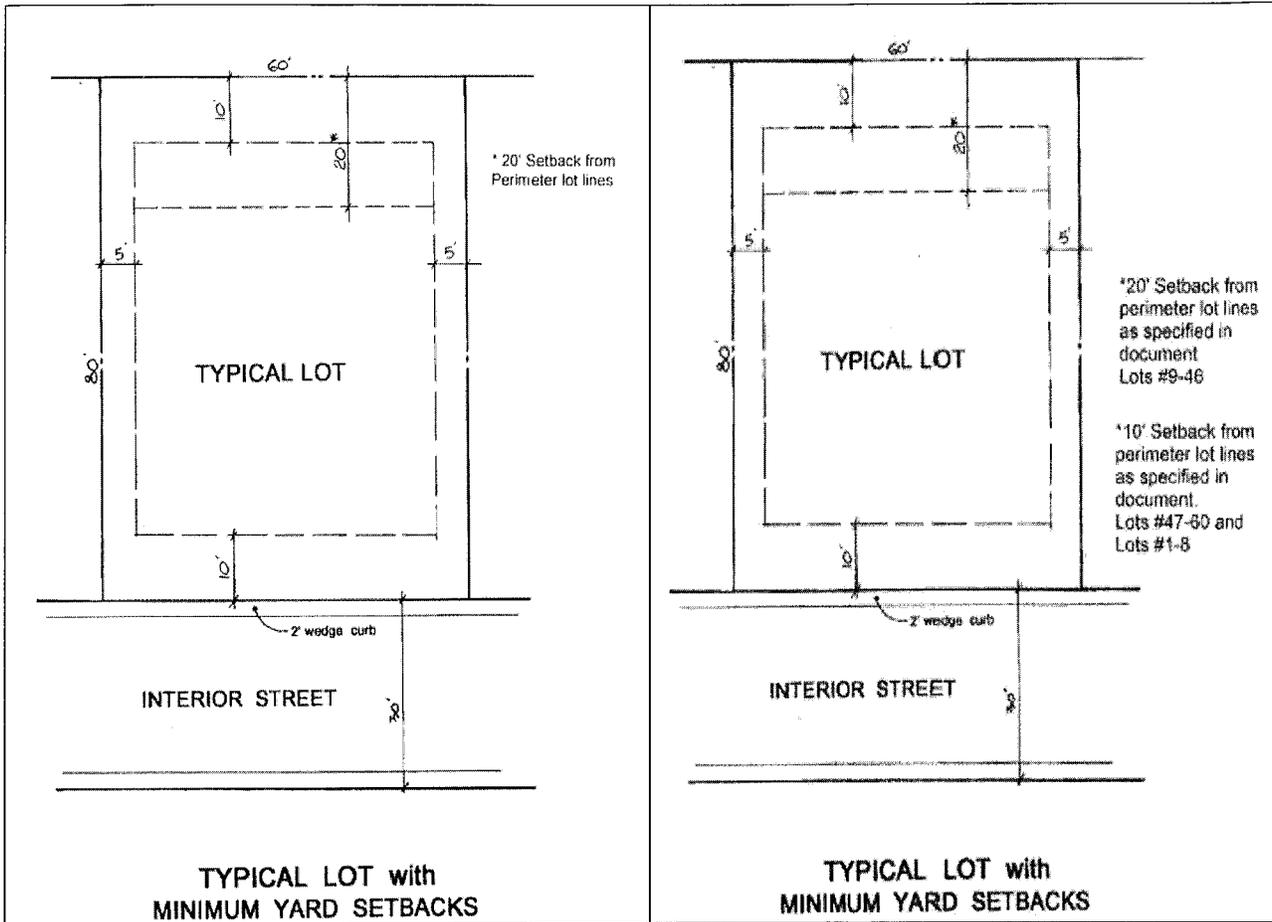
- 1) **All structures shall be limited to a maximum height of 12 ft.**

**Exhibit A – Typical Lot with Minimum Setbacks**

**Exhibit A**

Present Figure 5:

Proposed Figure 5:



**Exhibit B – Site Plan with Setbacks**

