

AGENDA ITEM \_\_\_\_\_  
DATE \_\_\_\_\_

Regular Meeting  
August 6, 2015

**MINUTES OF A REGULAR MEETING OF THE CASA GRANDE  
PLANNING AND ZONING COMMISSION HELD ON THURSDAY,  
AUGUST 6, 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 6:00 p.m.

**II. Roll Call:**

**Members Present:**

Chairman Mike Henderson  
Member Jeffrey Lavender  
Member Fred Tucker  
Member Stephen Gentzkow  
Member Paul Zalewski

**Absent:**

Member David Benedict (Excused)  
Member Ruth Lynch (Excused)

**City Staff Present:**

Paul Tice, Planning and Development Director  
Laura Blakeman, Planner  
Jim Gagliardi, Planner  
Joe Horn, Planner  
Linda Harris, Administrative Assistant  
Mark Graffius, Assistant City Attorney  
Duane Eitel, Traffic Engineer  
Mark Murphy, Fire Inspector

**III. Approval of Minutes:  
June 4, 2015**

Member Lavender moved to approve the minutes dated June 4, 2015, Member Zalewski seconded, a voice call vote was called, and all were in favor.

#### **IV. Changes to the Agenda:**

There were no changes to the agenda

#### **V. New Business:**

##### **A. Request by Roberta Howard of NAZCARE, Inc., for the following land use request:**

- 1. DSA-15-00089: Conditional Use Permit** to allow for the operation of an Adult Group Home with a maximum of ten residents, and counseling services, on I-2 Zoned property located at 846 W. Cottonwood Lane, APN 504-14-028L: (Planner Joe Horn)

Joseph Horn, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Nazcare, Inc. is requesting approval of a Conditional Use Permit to allow for the operation of an Adult Group Home (Desert Rose Wellness Center) located at 846 W. Cottonwood Lane between Pinal Avenue and Thornton Road. He explained that the proposed transitional housing home for adults is not specifically listed as a permitted or conditional use in the I-2 zone district, but that staff finds that use is similar enough in nature to a "Homeless Shelter and Similar Services" to be treated equivalently under the code as a use that may be located within the I-2 zone district subject to Conditional Use approval. Mr. Horn overviewed the review criteria. He noted that the proposed use will have no adverse affect upon abutting properties. He said that the existing use to the north and west is industrial (auto repair and salvage). The owner of the adjacent auto repairs and salvage yard sold the site to Nazcare, Inc. They previously had a Conditional Use Permit for a group home until the end of 2009, which was used as a foster home. The existing use east is a commercial complex hosting a variety of tenants with the rear of the property facing the proposed recovery center. The existing property to the south, across Cottonwood Lane, is undeveloped land zoned R1 (Single Family Residence). Mr. Horn noted that the tenants will be provided their own private rooms to provide a sense of security and ownership of their surroundings. There will be multiple restrooms within the facility, as well as, common areas that include a kitchen, dining room, laundry room and common sitting areas.

No comments were received from the public.

Mr. Horn stated that staff recommends approval of DSA-15-00089: Conditional Use Permit and associated Resolution subject to the conditions as stated in the staff report.

Member Zalewski asked if there were a reason for a limit of ten residents.

Mr. Horn responded that it is partly to reduce the impact on adjoining properties and also to address any negative impact to traffic.

Member Tucker questioned if there were ten bedrooms.

Mr. Horn replied that there are six bedrooms with the possibility of a bedroom being shared by a couple.

Member Gentzkow questioned how long tenants will be allowed to reside.

Mr. Horn replied that it would be a temporary stay. He explained the facility teaches valuable life skills to transition clients who eventually move into outside full time housing. Mr. Horn stated that applicant can further address the question.

Member Zalewski questioned if they will be doing renovations.

Mr. Horn replied that there have been some renovations in the past.

Member Zalewski then questioned if the building meets current building codes for the use.

Mr. Horn responded that they have applied for the Certificate of Occupancy, which is currently denied awaiting approval of the Conditional Use permit.

Chairman Henderson questioned if there will only be residential clients or will there also be outpatient services.

Mr. Horn responded that there will be outpatient services offered, as well as group therapy sessions.

Chairman Henderson made a call for the applicant to come forward.

Roberta Howard, Nazcare, Inc., 599 White Spar Rd, Prescott AZ, came to podium to address the commission. She did a brief overview of services that Nazcare, Inc. offers. She stated that they offer a combination of a wellness center which does outpatient services for peers, adult life skills, peer support groups, one to one counselling. They take clients and integrate them into the community and they offer supportive employment. The housing offered is a wrap around service. They try to limit to five to six tenants, unless it is a parent or husband and wife. The idea is to wrap all life skills and recovery support up to a two year period of time in which they transition into permanent long term housing.

Member Zalewski asked what state agency will oversee the facility.

Ms. Howard replied that in this region it would be by Simpatico. She noted that they have contracts with all of the regional behavioral health authorities and the health maintenance organizations.

No comments were received from the public.

Member Zalewski made a motion to approve Resolution DSA-15-00089 Conditional Use Permit to allow for the operation of an Adult Group Home with a maximum of ten residents, and counseling services with the conditions as stated below:

1. That the facility be limited to ten or fewer adult residents.
2. Wellness Center limited to providing services to a maximum of 10 adults daily.

Member Lavender seconded the motion.

The following roll call vote was recorded:

Member Zalewski	Aye
Member Gentzkow	Aye
Member Tucker	Aye
Member Lavender	Aye
Chairman Henderson	Aye

The motion passed 5 – 0.

**B. Request by Jim Suor, Absolute Construction, for the following land use request:**

- 1. DSA-15-00097: Conditional Use Permit** for accessory structures larger than 675 sq. ft. and for an accessory structure which has a building height higher than the principle building, more specifically described as: 2,400 sq. ft. detached RV garage with a height of 19 ft., 1 inch and a 2,272 sq. ft. detached carport on Urban Ranch zoned property located at 191 N. Pottebaum Avenue. (APN 505-30-121). (Planner Laura Blakeman)

Laura Blakeman, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. The site is located south of Florence Boulevard, west of Pottebaum Avenue and is approximately 963 ft. south of Tri Valley Plaza Shopping Center. Mrs. Blakeman stated that request is for three conditional uses combined into one Resolution. The applicant is requesting approval of a detached carport that is 2,272 sq. ft. and a detached RV garage that is 2,400 sq ft. Per City Code, accessory structures over 675 sq. ft. require approval of a Conditional Use Permit. Applicant is also requesting approval for the height of the detached RV garage. Mrs. Blakeman noted that the detached RV garage will have a stucco exterior and a concrete tile roof that will match the existing home. The detached carport will be located at the southeast corner of the property site. It will be 10 ft tall with flat metal roofing. Mrs. Blakeman stated that third conditional use is for the height of the RV garage. She explained that accessory structures can not be taller than the principal structure. She further explained that the height is measured from the ground floor to the mid-point between the eaves and ridges for gable roofs. With this calculation it was determined that the overall height of the detached garage is 19 ft. 1 inch and the main house is 17ft. 1 inch. Mrs. Blakeman noted that if looking at the overall appearance of the structure, the difference

in height would not be noticed. Mrs. Blakeman overviewed the review criteria. She stated that this is a 1.2 acre lot and is large enough to accommodate the existing single family home and the proposed detached RV garage and detached carport. Staff believes that this will have no adverse affect on abutting properties. Mrs. Blakeman noted that staff has added some conditions of approval to limit the uses of the structure to address concerns about future businesses, such as auto repair and internal access drive.

No comments were received from the public.

Mrs. Blakeman stated that staff recommends approval of the Conditional Use Permit and associated Resolution subject to the conditions as stated in the staff report.

Member Lavender questioned if the applicant is meeting his conditions, can the city ever revoke the Conditional Use Permit

Mrs. Blakeman responded that the Conditional Use Permit is attached to the land. She noted that there can be time limits placed on the Conditional Use Permit subject to a review.

Chairman Henderson made a call for the applicant to come forward.

Jim Suor, 861 W. Gila Bend Hwy, came to podium to address the commission.

Member Gentzkow asked if there would be any plumbing to the RV storage.

Mr. Suor replied that it is strictly for storage and there would not be any plumbing.

Chairman Henderson questioned if there would be electric.

Mr. Suor replied that there will be electric to the RV storage.

No comments were received from the public.

Member Zalewski made a motion to approve Resolution DSA-15-00097 Conditional Use Permit for a 2,400 sq. ft. detached RV garage and a 2,272 sq. ft. detached carport on Urban Ranch property located at 191 N. Pottebaum Avenue with the conditions as stated below:

1. The garage shall not exceed 2,400 square feet in size and is to be used for storage of personal items and vehicles only, and not to be used for a business.
2. The carport shall not exceed 2,272 square feet in size and is to be used for vehicles only and cannot be enclosed or used for a business.

3. The maximum height (mean height level) of the accessory RV garage shall not exceed 19' ft. 1" in.
4. The internal access drive (to the RV garage and carport) shall be surfaced with a material, approved by the City, that limits the emissions of dust, such as crushed stone or some type of aggregate base course treated with a dust control substance, such as calcium chloride, lignin sulfonate, or a similar product as approved by the city.

Member Lavender seconded the motion.

The following roll call vote was recorded:

Member Zalewski	Aye
Member Gentzkow	Aye
Member Tucker	Aye
Member Lavender	Aye
Chairman Henderson	Aye

The motion passed 5 – 0.

**C. Request by Adam Brixius of Pinnacle Consulting, Inc. on behalf of Pinal County School District No. 4,** for the following land use request at Cactus Middle School at 1220 E Kortsen Rd:

1. **DSA-15-00059: Conditional Use Permit** to allow an 80 ft. wireless facility within the UR (Urban Ranch) zone district. (Planner James Gagliardi)
2. **DSA-15-00060: Major Amendment to a Major Site Plan** to detail the placement and location of a proposed wireless facility consisting of an 80 ft. tall wireless structure. (Planner James Gagliardi)

Member Lavender excused himself from the roll call vote due to conflict of interest being an employee of the school district.

James Gagliardi, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. The location of Cactus Middle School is 1220 E. Kortsen Road, which is on the north side of Kortsen and east of Trekell Road. The Conditional Use Permit is to allow an 80 ft. wireless facility within the UR (Urban Ranch) zone. Applicant is also requesting a Major Amendment to a Major Site Plan to accommodate placement of the wireless facility. Mr. Gagliardi noted that Cactus Middle School is nearly 60 acres in size. The proposed lease area is 900 square ft. and will be 30 ft. by 30 ft. with a maximum height of proposed tower is 80 ft and is designed to accommodate two wireless carriers. Verizon will be leasing the top array and there will be room below to lease to another wireless carrier. The equipment will be stored within

the lease area at the bottom of the tower surrounded by an 8 ft. C.M.U. wall. The placement of tower at this location will substantially improve the reception for Verizon cellular customers. He stated that the 80 ft. tower would require a minimum setback of 80 ft. from the tower to the surrounding property lines. The Conditional Use Permit is needed because the Urban Ranch zone allows wireless telecommunication facilities up to a height of 28 ft. Greater heights are allowed subject to Conditional Use Permit approval. Mr. Gagliardi overviewed the review criteria. He noted that the conditions listed on the staff report for the Major Amendment to the Major Site Plan were Engineering review comments that have now been reviewed and approved by Engineering and can be removed from conditions of approval.

Mr. Gagliardi stated that staff recommends approval of the Conditional Use Permit and associated Resolution and the Major Amendment to the Major Site Plan subject to the conditions as stated in the staff report.

No comments were received from the public.

Member Gentzkow questioned if there is still farming being done to the east and are they spraying the fields.

Mr. Gagliardi replied that the City held a neighborhood meeting in April. The owner of the property that farms the area to the east was in attendance. One of his concerns was that if he decided to sell his property in the future for development, he felt that the tower would be a detriment to the sale of his property.

Member Tucker noted that the tower has no lights and asked if this was taken into consideration for planes that would be flying over.

Mr. Gagliardi noted that applicant could address this question.

Member Zalewski asked what would happen to tower in five years if Conditional Use Permit was not approved.

Member Gagliardi replied that tower would have to be removed.

Member Lavender questioned who would be responsible for the cost of removing the tower.

Mr. Gagliardi replied that this would be addressed in the lease agreement between the tower company and the school district.

Chairman Henderson asked Director Tice for additional clarification.

Director Tice noted that applicant could further address the question, but this would be a standard item addressed in the lease agreement.

Chairman Henderson made a call for the applicant to come forward.

Adam Brixius, Pinnacle Consulting, 1426 N. Marvin St., Suite 101, Gilbert 85233 came to podium to address the commission. He stated that Crop First Aviation was contacted following the neighborhood meeting and they have no problems with the tower. They will be notified when the tower is complete. Mr. Brixius noted that FCC and FAA clearances will be sought for the tower as part of condition 7 and will be provided at the time of the building permit. He briefly described the design of the tower.

No comments were received from the public.

Member Tucker made a motion to approve Resolution DSA-15-00059 Conditional Use Permit to allow an 80 ft. wireless facility within the UR (Urban Ranch) zone district with the conditions as stated below:

1. Any expansion of the lease area, increase of the monopole height of 80 ft., and/or a change in the use of the facility will require a new conditional use permit review.
2. This conditional use permit is to expire five years from the date of approval.
3. An access and utility easement between the owner of the property and cellular providers or their leaser be maintained.
4. This approval shall be in accordance with the approved Major Site Plan associated with this Conditional Use Permit, as amended.
5. The lease area is to be screened by an 8 ft. high C.M.U. wall.
6. The structure is to be designed, constructed and/or colored in order to correspond with the aesthetic, view-shed and other characteristics of the area in which they are to be placed. Specifically, the color of the monopole must match that of the color of the antenna.
7. Placement of the facility shall be in conformance with any applicable requirements of the city planning, building, fire, and engineering departments. Specifically, the access road must be a minimum of 12 ft. wide and consist of an all-weather surface designed to withstand 75,000 lbs.
8. Placement and operation of the facility shall be in conformance with any applicable requirements of the Federal Communications Commission (FCC) and/or the Federal Aviation Administration (FAA).

9. Service providers and property owners must allow co-location of additional providers on the proposed tower subject to structural analysis and approval by the City of Casa Grande.

Member Zalewski seconded the motion.

The following roll call vote was recorded:

Member Zalewski	Aye
Member Gentzkow	Aye
Member Tucker	Aye
Member Lavender	Abstained
Chairman Henderson	Aye

The motion passed 4 – 0.

Member Tucker made a motion to approve DSA-15-00060: Major Amendment to a Major Site Plan to detail the placement and location of a proposed wireless facility consisting of an 80 ft. tall wireless structure with conditions removed:

Member Zalewski seconded the motion.

Member Zalewski	Aye
Member Gentzkow	Aye
Member Tucker	Aye
Member Lavender	Abstained
Chairman Henderson	Aye

The motion passed 4 – 0.

**D. Request by Nathan Cottrell of CEG Applied Sciences on behalf of Irving and Lillian Fabricant Trust, for the following land use request:**

1. **DSA-15-00038: Santa Cruz Crossing** Preliminary Plat to divide property consisting of 97 acres within the Santa Cruz Crossing Planned Area Development into seven lots to accommodate future development. (Planner James Gagliardi)

James Gagliardi, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. The request is to create seven lots within the 97 acre parcel known as the Santa Cruz Crossing Planned Area Development. The applicant is proposing to phase in the seven lots which will be brought to council as separate Final Plats. Lot 1 is proposed to be a 7.6-acre parcel for an assisted living facility subject to approval of the Major Site Plan to include Rodeo Road between Trezell Road & Colorado. Lot 2 is a 10 ½ acre area for apartment homes. Lot 3 is 6.78-acres for the patio homes. Lots 4 and 5 are 5.5 acres and 13.76 acres, respectively. These lots are

designed to allow for future office and commercial development. Lots 6 and 7 are proposed at this time to be large 20.5 acre and 29.2 acre areas which will be re-platted in the future to accommodate single family residential lots. Mr. Gagliardi overviewed the review criteria.

No comments were received from the public

Mr Gagliardi stated that staff is recommending approval of the Santa Cruz Crossing Preliminary Plat with the conditions as stated in the staff report. He noted that staff added an additional condition of approval, which is that the review comments from the engineering department that will need to be met before the Preliminary Plat is approved.

Chairman Henderson made a call for the applicant to come forward

Nicholas Brown, CEG Applied Sciences, 12409 W. Indian School Rd., Suite C-303, Avondale came to podium to address the commission.

Chairman Henderson asked if the next phase is the construction plan for Phase 1.

Mr. Gagliardi replied that at the time of Final Plat submittal and Major Site Plan review, the applicant would submit the public improvement plans associated with the public improvements that are reflected on plat which includes improvements to Rodeo Road and Pueblo Drive.

Chairman Henderson asked if there is a time frame to begin the project.

Mr. Brown replied that the improvement plans are ready. The Major Site Plan for the assisted living facility has been prepared. They are currently working with staff on the conditions.

Chairman Henderson asked if they are ok with the conditions on the staff report.

John Baker, 1262 E. Rodeo Rd came to podium to address his concerns to the commission regarding landscaping in the median and blocking off one end of the frontage road.

Chairman Henderson explained that the commission is not able to address his concerns. He noted that the applicant will be submitting the final design plan which will contain the construction of the frontage road. He suggested that Mr. Baker contact city staff to discuss concerns.

Chairman Henderson asked Director Tice for further clarification.

Director Tice noted that staff has a conceptual plan for the median design which includes a wall and not landscape.

Mr. Brown commented that the original proposal was to have the west exit of Colorado Street blocked but they have since proposed to leave it open at both ends.

Member Lavender made a motion to approve DSA-15-00038 Preliminary Plat to divide property consisting of 97 acres within the Santa Cruz Crossing Planned Area Development into seven lots to accommodate future development with the conditions as stated below:

1. Within the note block, eliminate (and renumber as necessary) note no. 2 since there are no tracts proposed (sheet 1).
2. Revise note no. 3, removing "lots and tracts" and replace with "Area shown hereon" (sheet 1).
3. Identify and call-out dimensions of those parcels adjacent to the site along Trekell Rd. at and at the NW corner of Trekell Rd. and Rodeo Rd. that are owned by the City of Casa Grande. These parcels are known by APN: 505-07-024B, 505-07-024C, and 505-07-025B (sheet 2).
4. Remove the key note and the locations referenced as circled 7, since landscaping does not typically get placed in easements (sheet 4).
5. Provide a note that states "all easements shown hereon will be dedicated through final plat" (sheet 4).
6. Provide a note that states "roadway improvements, including sidewalk placement, curb cut locations, drive lanes, turn lanes, etc. are subject to review and approval of public improvement permits" (sheet 4).
7. More clearly delineate between Phase 3 and Phase 1 on this plan (sheet 5).
8. Revise TIA typical section AA to show bike lane on both sides of Rodeo Rd.
9. Due to the change in design in the revised HEC-HMS model, revise the drainage report regarding the wash offsite flows as follows:
  - For sub-basin DEV-WS-E and DEV-WS-B, the estimated retention volume should be multiplied with runoff coefficients (0.6-0.65 typically for MDR) and further reduced for effectiveness. Storage routing should be used in the model for 100 year peak flows as 100-year 1 hour retention volume does not mean that there wouldn't be any flow out of a sub-basin
  - Earthen berms/levees along Peart Road can't be used as flood retarding structures as these berms/levees are not certified and

maintained and can fail under any rainfall event. The impact of such flows should be modeled and accommodated for the proposed site.

- The offsite peak flow coming out of Retention Basin of Basin A near CP2 should be calculated after applying 100-year 1 hour retention and combined with the proposed flow from CP2-WS and CP2A.
- Roads cannot be used for offsite flow conveyances.
- Rodeo Rd is an arterial road which requires 25 year storm to be conveyed under road. Refer to the City code for design requirements. The maximum flow depth over roadway section is 8 inches max at any point.
- The maximum side slope of stormwater channel is limited to 4:1 for dirt-lined channels. Alternative material can be proposed for steeper slopes.
- Provide calculations for required retention (estimated) for each development areas on site in a tubular form with appropriate labels and calculate peak flows from onsite into the wash.
- Provide maximum peak flow at site existing storm drain culverts across Trezell road for pre-development and post development conditions. Also calculate capacity of existing storm drain culverts.
- Trezell Road is a crowned road and CP8OFF and CP9OFF will tend to go to the low point at existing Storm Drain Culverts across Trezell Rd and should be combined with flows exiting the site.

Member Tucker seconded the motion.

The following roll call vote was recorded:

Member Zalewski	Aye
Member Gentzkow	Aye
Member Tucker	Aye
Member Lavender	Aye
Chairman Henderson	Aye

The motion passed 5 – 0.

**VI. Call to the Public:**

There were no comments received from the public.

**VII. Report by Planning Director:**

## **A. Administrative Approvals**

- 1. DSA-15-00096: Major Site Plan/Final Development Plan-Minor Amendment** – Ehrmann Arizona Dairy, 1285 West Gila Bend Hwy., request to build a 500sf shade structure Approved July 23-2015 Planner: Joe Horn
- 2. DSA-15-00076: Major Site Plan/Final Development Plan-Minor Amendment** – Wellsprings Therapy Center, 1843 E. McMurray Boulevard, request for the following minor site revisions:
  - Shortened the entry canopy
  - Removed the sun screen canopies at the Core building
  - Delete the work shown for the Garden and replaced with a redesigned garden with reduced scope
  - Reduced the amount of manufactured stone wainscot to 3 feet in height

Approved July 29, 2015 Planner: Laura Blakeman

- 3. DSA-15-00095: Major Site Plan/Final Development Plan-Minor Amendment** - Popeye Louisiana Kitchen, 2223 E. Florence Boulevard, request for the following minor site revisions:
  - An addition of an 8ft. concrete block screen wall at rear of building to screen equipment
  - Replacing landscaping
  - Exterior remodeling including stone veneer to be added to elevations, color changes, and addition of window canopies.

Approved July 23, 2015 Planner: Jim Gagliardi

- 4. DSA-15-00082: Major Site Plan/Final Development Plan-Minor Amendment - Burger King, 2233 E. Florence Boulevard, request for the following minor site revisions**
  - Exterior changes to the elevations including the addition of canopies over windows and stylistic paneling
  - A portion of the tile roof replaced with standing seam metal roof and banded stucco.

Approved July 21, 2015 Planner: Jim Gagliardi

Director Tice briefed the Commission on the above projects

## **B. Board of Adjustment Decisions**

There were none.

## **C. Monthly Development Center Reports**

The reports were distributed to the commission.

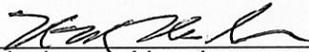
**VIII. Adjournment:**

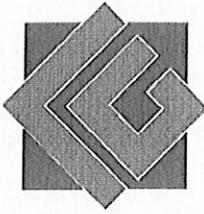
Member XX motioned for adjournment, a voice call vote was called and all were in favor.

Chairman Henderson called for adjournment at 7:20 p.m.

Submitted this **20<sup>th</sup> day of August 2015**, by Linda Harris, Administrative Assistant to the Casa Grande Planning & Zoning Commission, subject to the Commission's approval.

Approved this 3 day of Sep, 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:** Joseph Horn, City Planner  
**MEETING DATE:** August 6th, 2015

**REQUEST**

Request by Roberta Howard of NAZCARE, Inc., for the following land use request:

- 1. DSA-15-00089: Conditional Use Permit** to allow for the operation of an Adult Group Home with a maximum of ten residents on an I-2 Zoned property located at 846 W. Cottonwood Lane, APN 504-14-028L: (Planner Joe Horn)

**APPLICANT/OWNER**

Roberta Howard, NAZCARE, Inc.  
599 White Spar Road  
Prescott, AZ, 86303  
P: 503-977-5248928-442-9205  
Email: [rhoward@nazcare.org](mailto:rhoward@nazcare.org)

NAZCARE, Inc.  
599 White Spar Road  
Prescott, AZ, 86303  
P: 503-977-5248928-442-9205  
Email: [rhoward@nazcare.org](mailto:rhoward@nazcare.org)

**HISTORY**

*June 1, 2000:* A zone Change from R-1 to I-2 was approved. CGPZ-55-00  
A Conditional Use Permit was approved for a Group Home  
with a maximum limit of 10 children (Foster Home). CGPZ-  
56-00.

*September 7, 2012:* A Legal Non-Conforming Use Determination was approved  
for a group home. DSA-12-00074

**PROJECT DESCRIPTION**

<b>Site Area</b>	0.61 acres
<b>Current Land Use</b>	Manufacturing/Industry
<b>Existing Zoning</b>	I-2 General Industrial

**Surrounding Land Use and Zoning**

<b>Direction</b>	<b>General Plan 2020 Designation</b>	<b>Existing Zoning</b>
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<b>North</b>	<i>Manufacturing/Industry</i>	I-2 General Industrial
<b>East</b>	<i>Manufacturing/Industry</i>	B-4 Community Services
<b>South</b>	<i>Community Center</i>	R-1a Single Family Residential
<b>West</b>	<i>Manufacturing/Industry</i>	I-2 General Industrial

### Vicinity Map



### General Discussion:

The Applicant is requesting the approval of a Conditional Use Permit for an existing building on a 0.61-acre parcel. The City Code permits *Charity Dining Facility, Homeless Shelter, and Similar Services uses on a Conditional Use basis in the I-2 zone district.* Although the proposed transitional housing home for adults is not specifically listed as a permitted or conditional use in the I-2 zone district staff finds that this use is similar enough in nature to a "*Homeless Shelter and Similar Services*" to be treated equivalently under the code as a use that may be located within the I-2 zone district subject to Conditional Use approval. The site was previously granted a Conditional Use Permit for a Group Home (Foster Home) on June 1, 2000 (CGPZ-56-00) and granted a Legal Non-Conforming Use Determination allowing the continued use of the home as a *Group Home for a foster home for a maximum of 10 children* in September 7, 2012 (See Exhibit A). The need for a new Conditional Use Permit is due to a change in use from

a foster home housing children to a group home for transitional housing and recovery support services for adults with serious mental illness.

The NAZCARE wellness center facility is proposed to serve between 3 to 10 people daily, with the housing portion supporting 6 beds. The goal is to provide a housing program and out-patient support services for people with serious mental illness who have been chronically hospitalized and chronically homeless. It will provide independent life skills in a two year time-frame and transition them into permanent housing. (See Exhibit B)

<b>CONFORMANCE WITH CONDITIONAL USE PERMIT REVIEW CRITERIA</b>
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*The Planning and Zoning 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;**

Staff finds that the proposed use is adequate in size and topography to accommodate this use. The proposed plan's setbacks, parking and landscaping are adequate in size and comply with the City's minimum requirements.

**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 Applicant is not increasing any traffic to the site and all relations to streets are remaining as is. No TIA (Traffic Impact Analysis) is required for this application.

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

No adverse effect upon abutting property is foreseen. The existing use to the west and to the north is industrial (auto repair and salvage). The existing use east is a commercial complex hosting a variety of tenants with the rear of the property facing the proposed recovery center. And, the existing property to the south is currently undeveloped and going through a proposed zone change from R-1a (Single Family Residential) to R-3 (Multi-Family Residential).

There is sufficient parking on site to accommodate the use.

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

The designated land use per the General Plan for this site is *Manufacturing/Industry* (see map below) which allows I-2 zoning (General Industrial). Although typically residential uses are not located within industrial zone districts the I-2 zone does allow Charity Dining Facilities, Homeless Shelters, and Similar Services uses on a Conditional Use basis. As noted above, staff has made a similar use determination that the

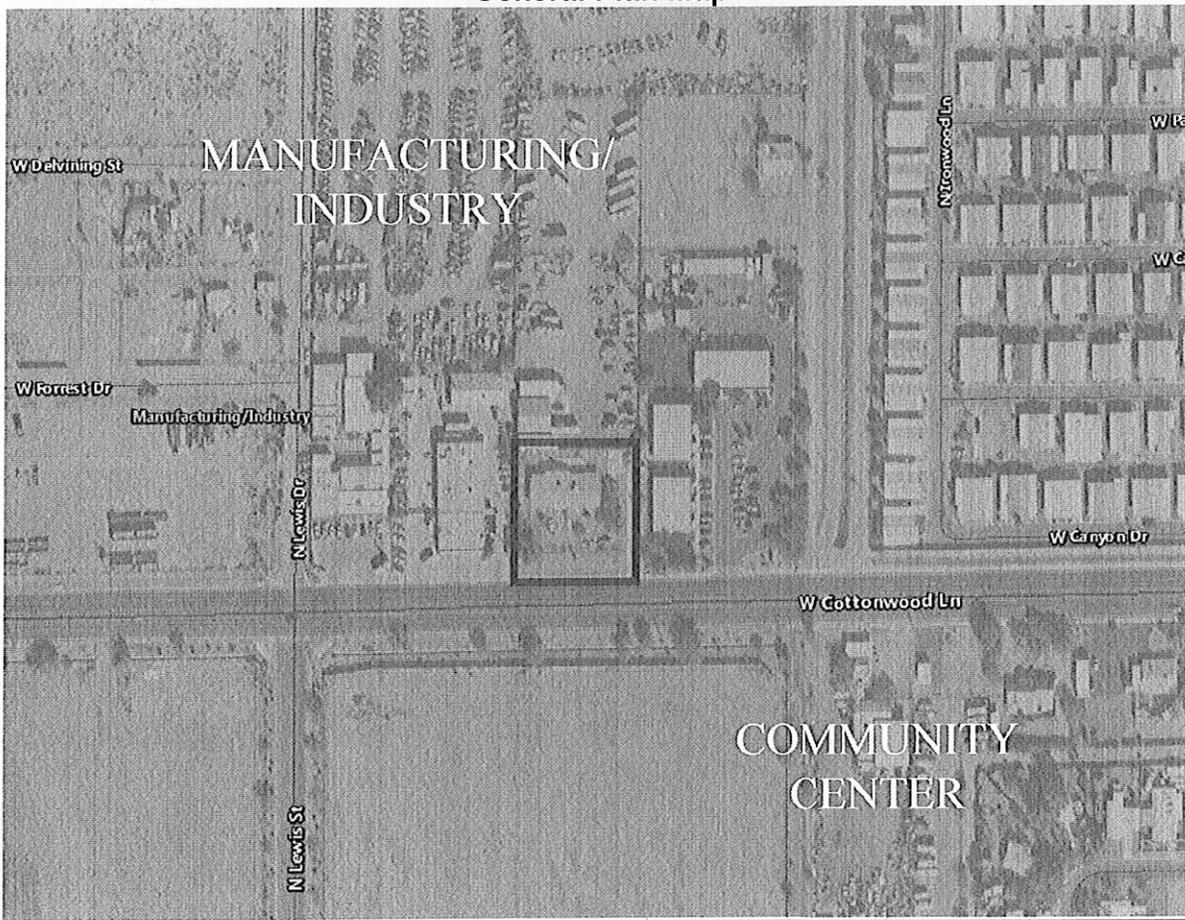
proposed group home for transitional housing is also allowed within the I-2 zone district on a Conditional Use basis.

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

The conditions of approval of this Conditional Use Permit are as follows:

1. That the facility be limited to ten or fewer adult residents.
2. Wellness Center is limited to providing services to a maximum of 10 adults daily.

### General Plan Map



**CONFORMANCE WITH CONDITIONAL USE PERMIT REVIEW CRITERIA SPECIFICALLY FOR CHARITY DINING FACILITIES, HOMELESS SHELTERS AND SIMILAR SERVICES (17.24.030)**

1. **New facilities and services should be located in a manner that is compatible with area uses.**

See above response

2. **Facilities and services shall be designed in such a way and operated in such a manner which treats all participants with dignity and respect through the provision of a sanitary, healthy and safe environment including rest rooms, drinking water and seating areas.**

Tenants will be provided their own private rooms to provide a sense of security and ownership of their surroundings. There will be multiple restrooms within the facility. There will also be common areas that include, a kitchen, dining room, laundry room, and common sitting areas.

3. **Service providers shall provide a written plan to the city including operational policies and procedures. This plan shall include, as applicable, whether facility is a permanent or temporary location, hours/days of operation, sanitation/health considerations, loitering control, safety provisions and other pertinent information. An operational guideline is available for assistance in preparation of this plan.**

A NAZCARE Renter's Handbook and Curriculum has been provided to the City. It is attached to the file and available upon request.

4. **Shelters offering overnight sleeping facilities shall provide at least thirty square feet of usable open space per each bed. This open space must be enclosed by appropriate screening.**

A 10 bed facility would require 300 sq. ft. of open space. The rear yard of the facility provides approximately 4,000 sq. ft. of open space.

5. **Facilities shall contain rest rooms meeting requirements set forth in Appendix C of the Uniform Building Code.**

N/A

6. **Facilities shall provide rest rooms within the facilities with at least one rest room for men and one for women.**

The facility will provide 3 restrooms. One restroom for men, one restroom for women and one common restroom.

7. **Service providers providing food shall serve such meals within buildings or enclosed areas. When meals are served outside, screening shall be provided that separates the eating area from public view, i.e., wall, fencing, landscaping consistent with existing neighborhood standards.**

Tenants will share the kitchen area and be responsible for their own meals. The rear yard has a block wall screening the view from the rear patio.

8. Service providers which frequently have people waiting outside for services shall provide an adequate waiting area which shall be screened from public view, i.e. wall, fencing, landscaping consistent with existing neighborhood standards.

The Facility does provide a Family Room area for any individuals who may be waiting to receive any support services or visit any residents. Wellness Center will serve a maximum of 10 adults daily.

9. All service providers shall require participants and others to wait or sleep in designated and approved areas;

All tenants are required to sleep in their private rooms only. The Facility does provide a Family Room area for any individuals who may be waiting to receive any support services.

#### 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 was published in the Casa Grande Dispatch on July 22, 2015 for the August 6, 2015 Planning and Zoning Commission public hearing.
- Notice was mailed by the City of Casa Grande on July 20, 2015, more than fifteen days before the day of the hearing to each owner of property situated within 300 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. An affidavit confirming this mailing was supplied by the City.
- A sign was posted by the Applicant on July 22, 2015 on the subject site. An affidavit confirming this posting has been supplied.

##### Inquiries/Comments

Staff has not received any inquires or comments on the proposed development.

#### RECOMMENDED MOTION

Staff recommends approval of DSA-14-00089 (Conditional Use Permit), **subject to the following conditions:**

1. That the facility be limited to ten or fewer adult residents.
2. Wellness Center limited to providing services to a maximum of 10 adults daily.

**Exhibits**

Exhibit A – Non-Conforming Use Determination

Exhibit B- Applicant Narrative

Exhibit C- NAZCARE response to Charity Dining, Homeless Shelter, and Similar  
Services review criteria

Exhibit D- Floor Plan

Exhibit E- Resolution

Exhibit A



## Non-Conforming Use Determination

**Project Name:** Group Home (CGPZ-56-00)

**Address:** 846 West Cottonwood Lane

**APN(s):** 504-14-0270

**Non Conforming Land Use:** Group Home

**Applicable Non-Conforming Use Regulation(s):**

17.64.010. A. Any structure or use lawfully existing upon the effective date of the ordinance codified in this title may be continued at the size and in the manner of operation existing upon such date except as hereinafter specified.

17.64.101. E. Whenever a lawful nonconforming use of a building or structure or land is discontinued for a period of ninety days, any future use of the building or structure or land shall be in conformity with the provisions of this title.

**Non-Conforming Use Decision:**

The Group Home located at 846 W. Cottonwood Lane was granted a Conditional Use by the Casa Grande Planning and Zoning Commission on June 1, 2000 (CGPZ-56-00). The property was zoned R-1 at the time of the Conditional Use approval. The Group Home property was subsequently rezoned, via a City initiated rezoning process into an I-1 a zone district in which Group Homes are not allowed as either a Principal Permitted or as a Conditional Use. A Group Home was continuously operated at 846 W. Cottonwood Lane, from the time of Conditional Use approval until the end of 2009 when the Group Home operator shut down their facility due to a loss of state funding. The property owner has informed City Staff that since the termination of the lease by the prior Group Home operator he has been actively renovating the structure and negotiating with another organization to lease the premises to operate a Group Home. The property owner's actions to renovate the structure for group home use and to actively engage in lease negotiations with a Group Home provider are evidence that there was no intent to discontinue or abandon the Group Home use and therefore the Non-Conforming status has been maintained.

As a legal non-conforming use this development is subject to all other rights, restrictions and limitations as set forth in section 17.64.10 of the Casa Grande Zoning Code.

---

Paul R. Tice II, AICP  
Planning and Development Director

Exhibit B

NAZCARE, INC. PROJECT NARRATIVE FOR CONDITIONAL USE PERMIT  
FOR 846 W COTTONWOOD LANE

Applicant:

NAZCARE Inc.  
599 White Spar Rd  
Prescott, AZ 86303

Description of Use:

Please view the attached map showing use of building. NAZCARE currently has a business license in Casa Grande for our Desert Rose Wellness Center operating further down the same street of Cottonwood Lane at 901 E Cottonwood Ln Ste. A (BL-14-57229). We are moving our Desert Rose Wellness Center to our new location at 846 W Cottonwood Lane and adding housing.

In addition, we would like to continue the home use for which this location at 846 W Cottonwood Lane has been approved for before. It is located next door to and surrounded by Dave's Collision Specialists. Dave is the owner for whom the group home use was previously approved and whom we purchased this building from for use as supportive housing for people with behavioral health issues.

Our requirements for housing clients are that each client meets minimum income requirements to participate, is stable, independent in self-administration of medicine, independent in activities of daily living and we wrap recovery support services and adult life skills around tenant for a two year service.

Our team approach wraps our Desert Rose Wellness Center services around housing clients to provide an array of support services to move a tenant into permanent housing, employment and sustainable, long-term recovery.

Other Information:

As stated NAZCARE already has been operating its Desert Rose Wellness Center near this location for some time. In addition, NAZCARE also has excellent experience and success with local communities in offering supportive housing services in various parts of the state along with other Wellness Centers throughout the state. We are a state and federal best practice housing program. Operating a group home is not a new business for us, we have been doing this for many years. This is a very successful model for clients and the community because we are able to provide the full support services of a wellness center to those who need housing as well.

Note on Conceptual Site Plan

There are no special conditions, utilities or needs for this site location. It's condition and configuration for prior authorized conditional use is sufficient.

Exhibit C



NAZCARE, Inc. 599 White Spar Rd., Prescott, AZ 86303 928-442-9205

July 7, 2015

Roberta L. Howard, CEO

TO: City of Casa Grande Planning & Zoning  
RE: Desert Rose Wellness Center Conditional Use Permit

Charity Dining Facilities, Homeless Shelters and Similar Services

NAZCARE's Wellness Center serves between 3 to 10 people daily with some weekend and extended hours until 8 in the evening. The housing portion would have no more than 6 beds. The methodology in our best practice housing program is to wrap recovery support services around people with serious mental illness who have been chronically hospitalized and chronically homeless to stabilize, provide independent life skills in a two year time-frame and transition into permanent housing. The housing is co-located on the same site or within a site to produce maximum services, support in a safe environment to recovery and wellness.

1. The facility, Desert Rose, is presently located at 901 E. Cottonwood in a business area and the present location was a previous shelter. The uses are compatible with the area and with all businesses in the area. The former owner's business is next door and a meeting with all surrounding business was made prior to purchase.
2. The wellness center area and housing tenants' rooms will have boundaries with a secure door between the common use areas: kitchen, dining room, laundry room and one restroom and the tenants' private rooms and tenant common areas to allow for privacy and security for housing tenants. There will be a private restroom, common sitting areas and entrance way for tenants that only tenants and staff will have access to. Tenant guest must enter through the tenants' entrance and not through the door separating the areas – which will be off the kitchen area. This will immediately be added once the CUP is approved. The wellness center will have separate entrances that do not go through the tenants' living areas.
3. Desert Haven/Desert Rose Wellness Center has a written Handbook which we are providing as an attachment to this letter. We are buying the property so this is a permanent location. The housing is considered a permanent housing location but it is considered a "step down" program meaning that after two years the person should be able to reside in independent, permanent housing. The Wellness Center will continue as an Integrated Wellness Center with funding through Cenpatico.
  - Wellness Center hours of operations are M-Sat. 9-3 with some ended evenings and extended hours for activities and Community-Based groups like: NAMI, SMART, Veterans Support, etc.
  - Housing is 24/7 with guest being allowed 9 AM to 10PM.

There is to be no loitering around the facility and NAZCARE utilizes a security company to check on the property.

4. The housing portion is design to allow each person his/her own room. No double occupancy will occur unless a spouse or parenting situation and then DES must approve the living situation.

5. & 6. Desert Rose will have restrooms within the facility and one designated men's and one designated women's. ~~There is also a great deal of space designated as meeting rooms and common use area rooms.~~ Staff will have a common use area outside the laundry room as an office and meeting place to meet with tenants. The entrance area will be a common use area and the area between the entrance area and kitchen will be a common meeting area with a large common living room.

7. Tenants will share the kitchen area but tenants will have a designated refrigerator and freezer specific for their use in the area outside the laundry room. All tenants are responsible for their own meals; none are prepared for them but a curriculum of Adult Life Skills does teach cooking skills to tenants. There is a back patio which a BBQ and benches will be set up for tenants and another for clients of the wellness center. A large brick walls blocks the view of this from any business of facility.

8. AS a service provider we do 90% of the transportation of our clients. Any one waiting for a client will have a designated are in the staff offices and anyone waiting for a tenant will waiting in the entrance way of the tenants' entry to their living area. All waiting areas are within the building. There is a designated smoking area 50 feet away from the building not visible from the street or others businesses.

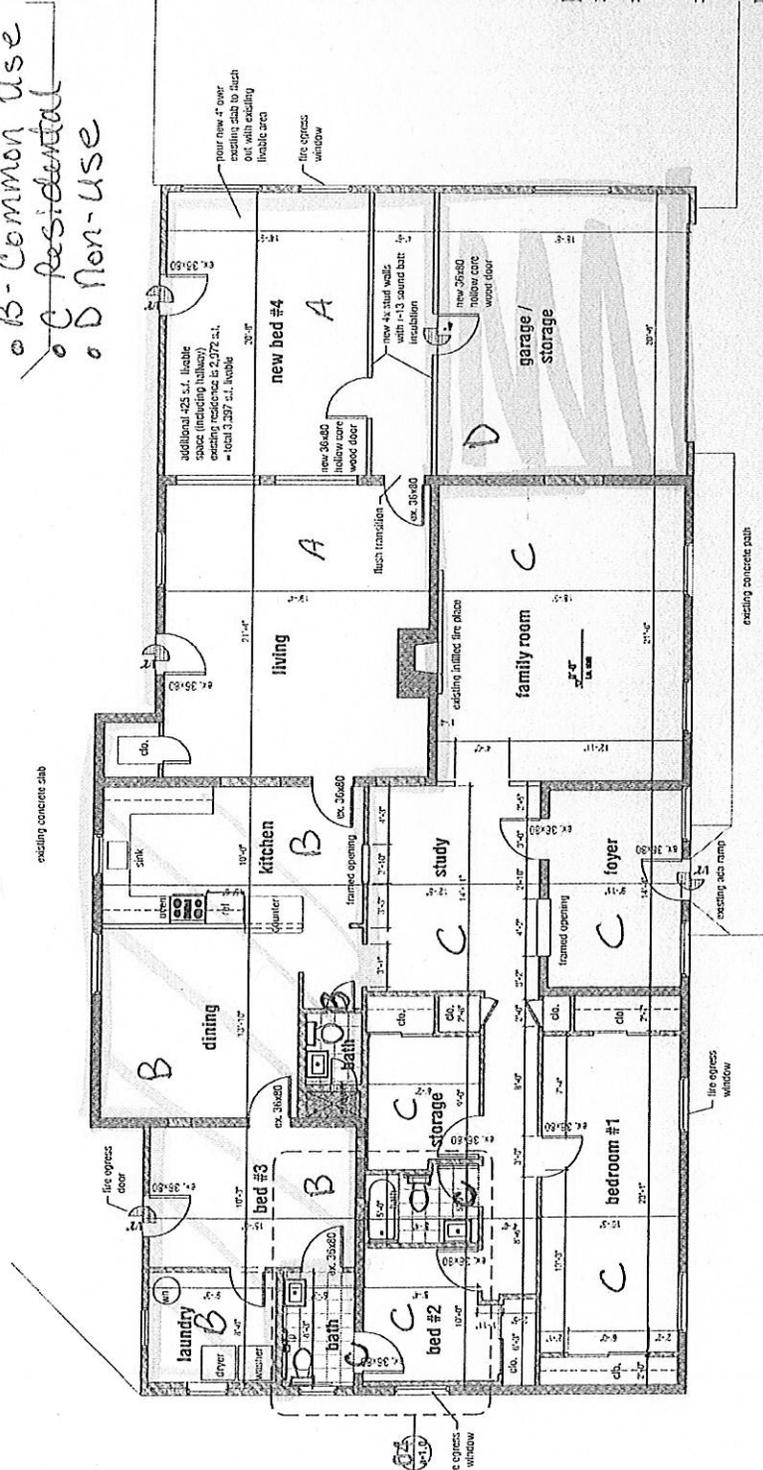
9. All tenants are allowed to sleep in their rooms only and no over-night guests are allowed.

Exhibit D

A - Wellness Center  
 B - Common Use  
 C - Residential  
 D - Non-Use

**GENERAL NOTES**

1. do not scale drawings.
2. contractor shall check and verify all load conditions are dimensions with the contractor's drawings at the project site prior to construction, erection and/or installation. contractor shall inspect related work and adjacent structures. contractor shall report any discrepancies between the contract documents and the field conditions to the architect immediately upon discovery of such discrepancies. contractor is responsible for dimensions, quantities and coordination of other trades. contractor to cross-reference and coordinate all landscape drawings and notify architect of any discrepancies before bidding and construction.
3. patch, repair and prep partitions as required for new work.
4. provide adequate blocking for all wall mounted items as noted.
5. all construction shall conform to the latest IBC, specifications and standard details.
6. refer to room finish schedule for floor, wall, and ceiling finishes.
7. layout location of all mechanical and electrical items or to location - obtain field approval from owner and architect prior to construction.
8. all dimensions from base of stud or exterior walls or new slab and centerline of new interior walls.
9. provide ramp spray on outside location at perimeter walls and underside of roof. wall assemblies to achieve an R-19 value. with the roof to achieve an R-23 value. provide batt insulation at interior exterior walls to achieve an R-13 value.



- MECHANICAL LEGEND**
- existing 8x8 15' cfm wall
  - existing wood stud framing @ 16" o.c. exterior - 1-13 interior w/ 3/8" gypsum board
  - new 4x wood stud framing @ 16" o.c. exterior - 1-13 interior w/ 3/8" gypsum board

**MECHANICAL LEGEND**

Governing building codes: all constructions shall comply with the following codes unless otherwise indicated:

- 2006 International Building Code (IBC)
- 2006 International Fire Code (IFC)
- 2006 International Plumbing Code (IPC)
- 2006 International Fuel Gas Code (IFGC)
- 2006 International Energy Conservation Code (IECC)
- 2006 International Fire Code (IFC)
- 2006 International Building Code (IBC)

design and construct to meet requirements of: Seismic zone c. 90 mph windstop, exposure c.

Occupancy Type: R-4 (residential)

**PROJECT DIRECTORY**

CONTRACTOR: [Name]

ARCHITECT: [Name]

DATE: [Date]

PROJECT NO: [Number]

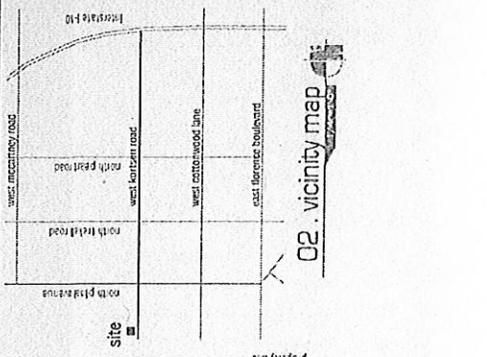
OWNER: [Name]

ADDRESS: [Address]

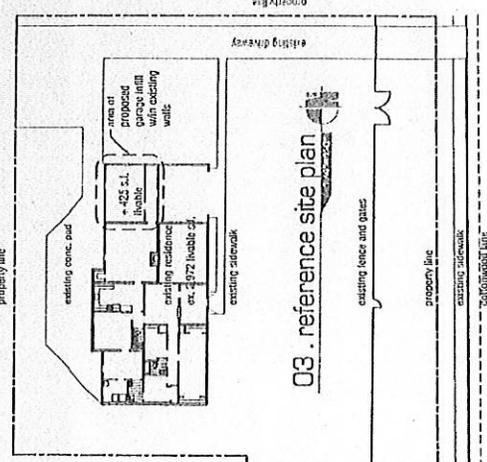
PHONE: [Number]

EMAIL: [Email]

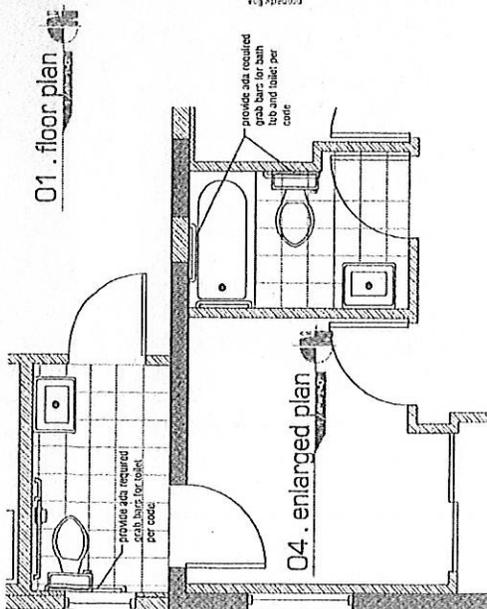
WEBSITE: [Website]



02. vicinity map



03. reference site plan



04. enlarged plan

01. floor plan

Exhibit E

RESOLUTION NO. DSA-15-00089

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CASA GRANDE GRANTING A CONDITIONAL USE PERMIT FOR AN ADULT GROUP HOME PROVIDING TRANSITIONAL HOUSING AND SUPPORT SERVICES WITHIN THE GENERAL INDUSTRIAL (I-2) ZONE LOCATED AT 846 W COTTONWOOD LANE, CASA GRANDE, ARIZONA,

WHEREAS, applicant Roberta Howard of NAZCARE, Inc. has requested a conditional use permit;

WHEREAS, the conditional use permit is requested for a transitional housing group home with recovery support services at 846 W Cottonwood Ln;

WHEREAS, the property is zoned General Industrial (I-2);

WHEREAS, a Transitional Housing Adult Group Home with a maximum of ten residents is considered a similar use as Charity Dining, Homeless Shelters, and Similar Services;

WHEREAS, a Transitional Housing Group Home is considered to be a conditionally permitted use within the General Industrial (I-2) zoning district;

WHEREAS, on the 6th day of August 2015, the Planning and Zoning Commission of the City of Casa Grande held a public hearing regarding the request for the conditional use permit;

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 all 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 by the Applicant subject to the following specific conditions:
- a. That the facility be limited to ten or fewer adult residents.
  - b. Wellness Center is limited to providing services to a maximum of ten adults daily.
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 granting of this Conditional Use does not relieve applicant from compliance with applicable building codes and other applicable regulations such as occupancy requirements and signage.
  - b. That 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 the special condition 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 \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
P & Z Commission Chairman

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

ATTEST:

APPROVED AS TO FORM:

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

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

APPLICANT and OWNER'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 an Adult Group Home use at 846 W Cottonwood Lane, Casa Grande, AZ.

Roberta Howard, NAZCARE, Inc.  
Owner

**Site Plan of Property**





**PLANNING AND ZONING  
COMMISSION  
STAFF REPORT**

AGENDA

# \_\_\_\_\_

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

**FROM:** Laura Blakeman, City Planner

**MEETING DATE:** August 6, 2015

**REQUEST**

**Request by Jim Suor, Absolute Construction, for the following land use request:**

- 1. DSA-15-00097: Conditional Use Permit** for a 2,400 sq. ft. detached RV garage and a 2,272 sq. ft. detached carport on Urban Ranch zoned property located at 191 N. Pottebaum Avenue. (APN 505-30-121).

**APPLICANT/OWNER**

Jim Suor  
Absolute Construction  
861 W. Gila Bend Hwy.  
Casa Grande, AZ 85122  
P: 520-836-6511  
Email: jsuor@hotmail.com

Andy Marshall  
191 N. Pottebaum  
Casa Grande, AZ 85122

**HISTORY**

November 11, 1987: The site received official zoning of Urban Ranch (UR) in conjunction with the adoption of the Zoning Ordinance and Zoning map.

September 5, 2002: CGPZ-031-002: Preliminary Plat for McMurtry Subdivision approved by the Planning Commission.

March 3, 2003: CGPZ-019-003: Final Plat for McMurtry Ranch Subdivision (7- lots) approved by City Council.

**Surrounding Area Land Use and Zoning**

Direction	General Plan Designation	Existing Zoning	Current Uses
North	Neighborhoods	UR (Urban Ranch)	Residential uses
South	Neighborhoods	UR (Urban Ranch)	Vacant land

<b>East</b>	Neighborhoods	UR (Urban Ranch)	Vacant land, Residential uses
<b>West</b>	Neighborhoods	UR (Urban Ranch), R-1 (Single Family Residential)	Residential, vacant land

**Aerial of the site:**



**Overview**

Jim Suor, Absolute Construction, applicant for the property owner, is requesting Conditional Use Permit approval for a 2,400 sq. ft. detached RV garage and a 2,272 sq. ft. detached carport. The site is located at 191 N. Pottebaum and currently houses a single-family residence.

The zoning of the subject site is Urban Ranch (UR). The Urban Ranch zoning district allows for the development of single family detached dwelling units requiring larger minimum lot sizes (1.25 acres) to assure an adequate area for the very low density residential lifestyles.

According to City Code 17.52.080D, accessory buildings over 675 square feet may be allowed within most residential zone districts subject to review and approval of a Conditional Use Permit. Based on this code requirement, the RV garage and carport need Conditional Use Permit approval.

According to City Code 17.52.080B, accessory buildings and garages shall not exceed the height of the principal structure except that accessory buildings, which exceed the

maximum height, may be allowed upon review and approval of a Conditional Use Permit. The code defines building height as the height of a building measured from the "mean height level" which is between eaves and ridges for gable roofs. Based on this calculation the RV garage has a mean height level of 19' ft. 1", whereas the single family home is 17' ft. 1". Based on this information, the proposed garage is higher than the principle building and thus requires a Conditional Use Permit.

According to 17.52.100G, accessory buildings or garages shall not occupy more than twenty-five percent of the required rear yard. According to the proposed site plan, the carport is located in the required rear yard area, however is only occupying 24.7% of lot coverage, which meets the code requirement.

The detached 2,400 square foot RV garage (40' x 60') is proposed to be located 50 feet behind the house, 20 feet from the east property line, 104 feet from the west property line and 100 feet from the south property line. The garage will have a stucco exterior and a concrete tile roof that will match the existing house. (See Exhibit A)

The 2,272 square foot detached carport (32' x 71') is three feet from the south and east property lines, 110 feet from the east property line and 65 feet from the proposed RV garage. The proposed carport is to be located at the southeast corner of the lot within the required rear yard area. The carport is 10' ft. high and proposed with a flat 26 gauge metal roofing. (See Exhibit A)

The proposed locations for the RV garage and carport meet the setbacks for accessory buildings within the Urban Ranch zoning district.

**CONFORMANCE WITH THE CONDITIONAL USE PERMIT CRITERIA 17.68.120B:**

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

**1. 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 is adequate to properly relate the use with the land and the uses in the vicinity;**

The lot is 1.28 acres, which is large enough to accommodate the existing uses on the site (single-family residence and associated site improvements) as well as the proposed detached garage and detached carport.

**2. 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 was established as part of the McMurtry Ranch subdivision. There is adequate access to the site via, Pottebaum Avenue (paved street) and to a 20' foot Ingress/Egress easement created with the McMurtry Ranch Final Plat.

A condition of approval is that the internal access drive (to the RV garage and carport) be surfaced with material that limits the emissions of dust, such as crushed stone or some type of aggregate base course treated with a dust control substance, such as calcium chloride, lignin sulfonate, or a similar product as approved by the city.

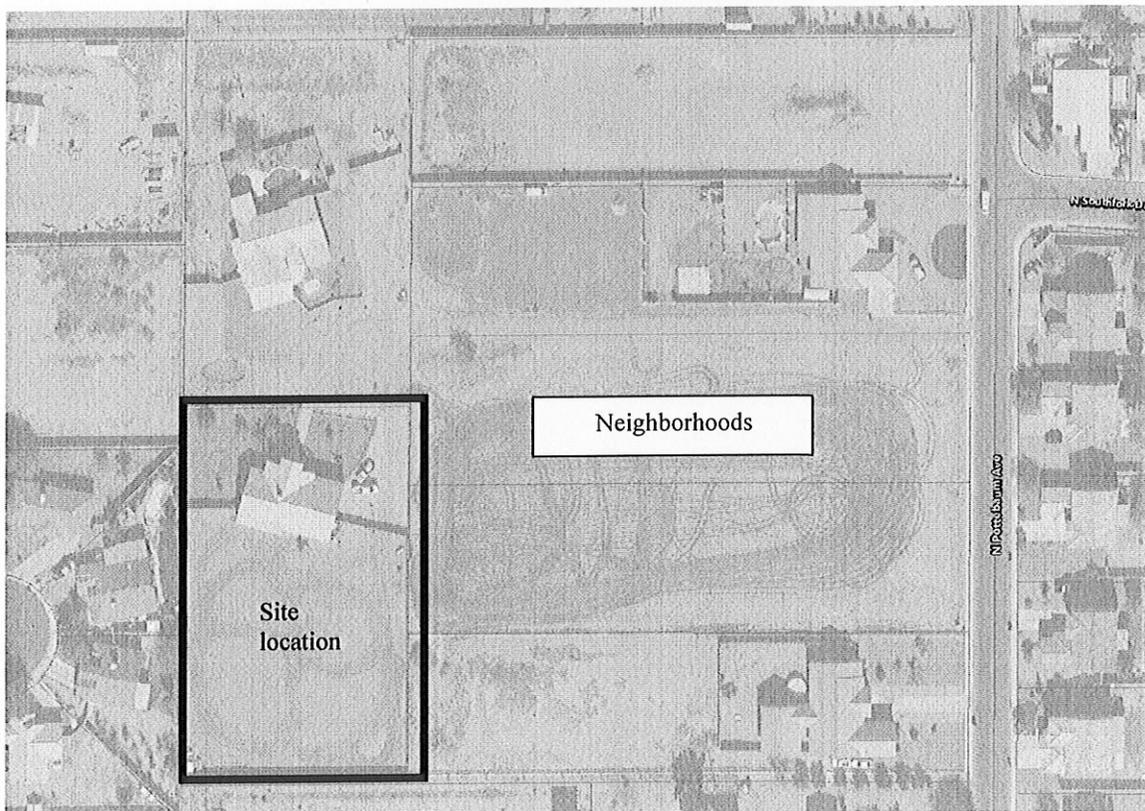
A condition of approval is that the garage is used for storage of personal items and vehicles only, and not to be used for a business. As such, the proposed use will not generate additional traffic.

**3. The proposed use will have no adverse effect upon the abutting property;**

The location of the proposed buildings will have minimal impact on the abutting properties, as the buildings are located closer to the eastern property line, which is the farthest away from the higher density single-family residential subdivision (minimum 7,000 square foot lots) to the west. All other abutting properties are zoned Urban Ranch and have ample room to development per this zoning district.

**4. The proposed use is in conformance with the General Plan; and**

The site is located within the "Neighborhoods" land use category of the general Plan. The "Neighborhoods" land use supports residential land uses and the Urban Ranch zoning district.



**5. The conditions stated in this approval are necessary to protect the health, safety and general welfare.**

Staff finds that because the garage is nearly three times the size than what is allowed as a permitted use, conditions are necessary to ensure that the use will have no adverse effect on the public health, safety and general welfare of the community. This will ensure compatibility with surrounding area. The conditions are stated below and are included within Resolution DSA-15-00097:

1. The garage shall not exceed 2,400 square feet and is to be used for storage of personal items and vehicles only, and not to be used for a business.
2. The carport shall not exceed 2,272 square feet and is to be used for vehicles only and cannot be enclosed or used for a business.
3. The maximum height (mean height level) of the accessory RV garage shall not exceed 19' ft. 1" in.
4. The internal access drive (to the RV garage and carport) shall be surfaced with a material, approved by the City, that limits the emissions of dust, such as crushed stone or some type of aggregate base course treated with a dust control substance, such as calcium chloride, lignin sulfonate, or a similar product as approved by the city.

<b>PUBLIC NOTIFICATION/COMMENTS</b>
-------------------------------------

**Notification**

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

1. A notice of time, date, place, and purpose of the public hearing was published in the Casa Grande Dispatch on July 22, 2015.
2. Public hearing notices were mailed on July 16, 2015 to each owner of property situated within two hundred feet of the site. An affidavit confirming this mailing is within the project file.
3. A notice was posted by the applicant on the subject site on July 21, 2015. The applicant also supplied an affidavit confirming this posting.

**Inquiries/Comments**

Staff has not received any comments regarding this request.

**STAFF RECOMMENDATION**

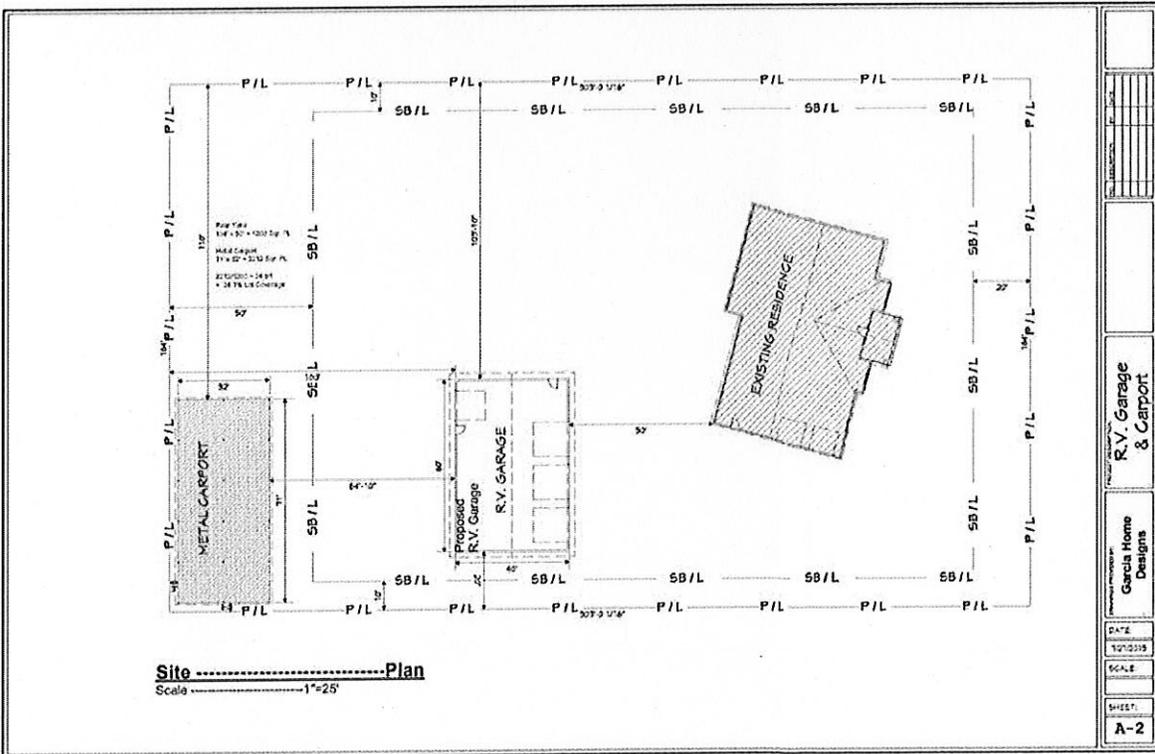
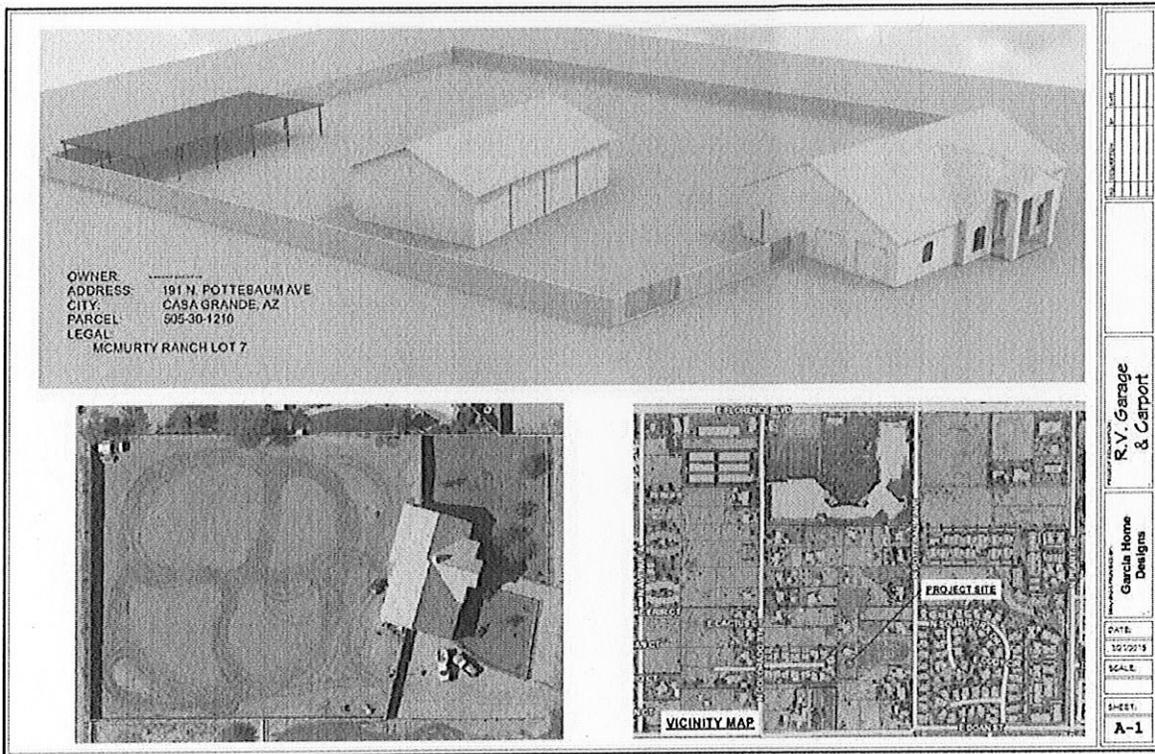
**Staff recommends the Planning Commission approve the Conditional Use Permit (DSA-15-00097) and associated Resolutions, subject to the following conditions:**

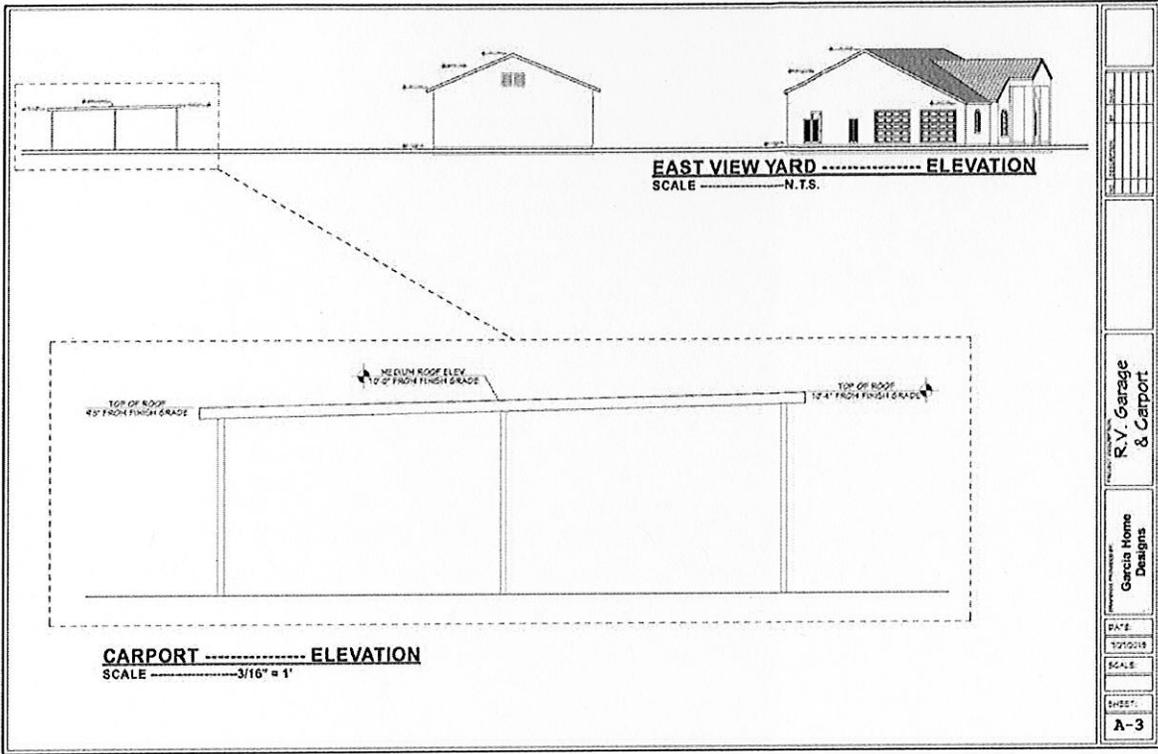
1. The garage shall not exceed 2,400 square feet in size and is to be used for storage of personal items and vehicles only, and not to be used for a business.
2. The carport shall not exceed 2,272 square feet in size and is to be used for vehicles only and cannot be enclosed or used for a business.
3. The maximum height (mean height level) of the accessory RV garage shall not exceed 19' ft. 1" in.
4. The internal access drive (to the RV garage and carport) shall be surfaced with a material, approved by the City, that limits the emissions of dust, such as crushed stone or some type of aggregate base course treated with a dust control substance, such as calcium chloride, lignin sulfonate, or a similar product as approved by the city.

**Exhibits:**

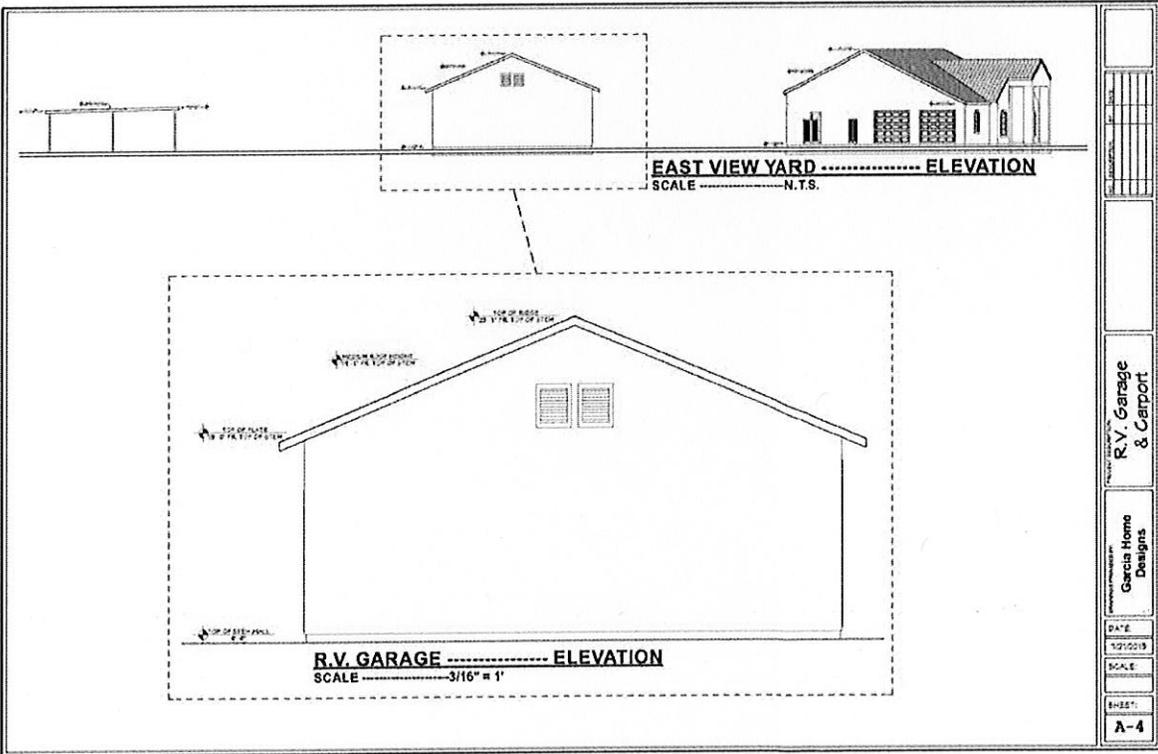
- Exhibit A – RV Garage and Carport Site Plan
- Exhibit B – Conditional Use Resolution

Exhibit A

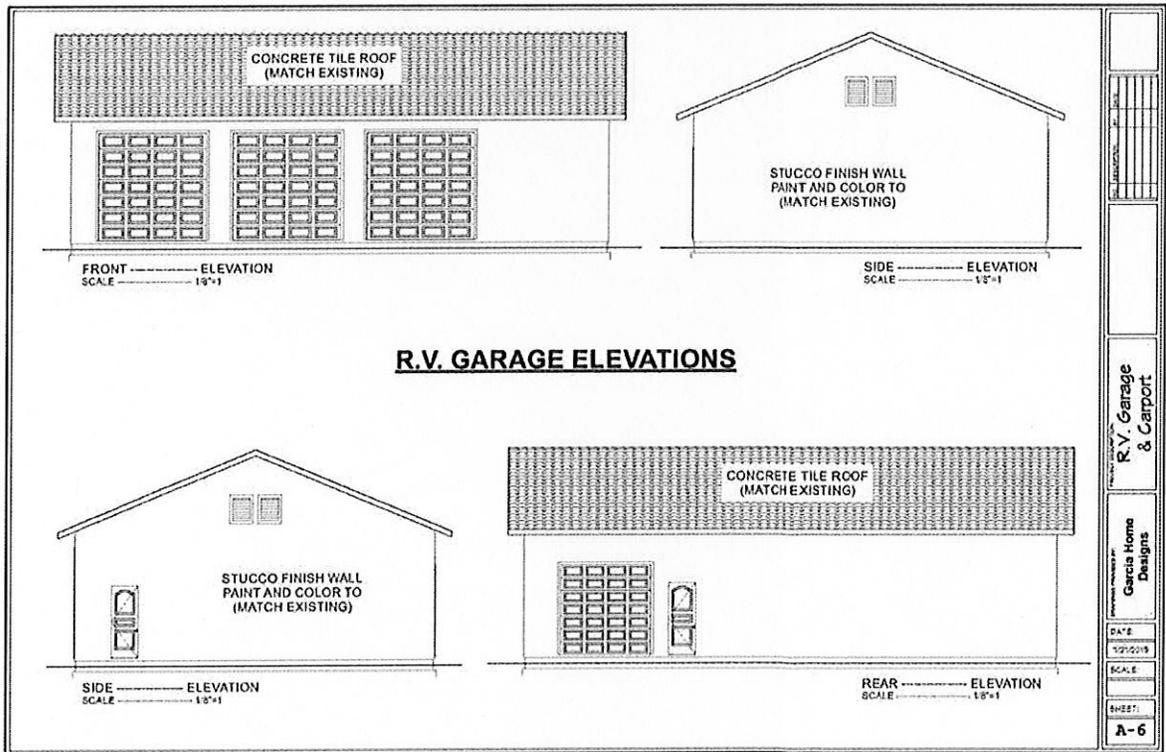
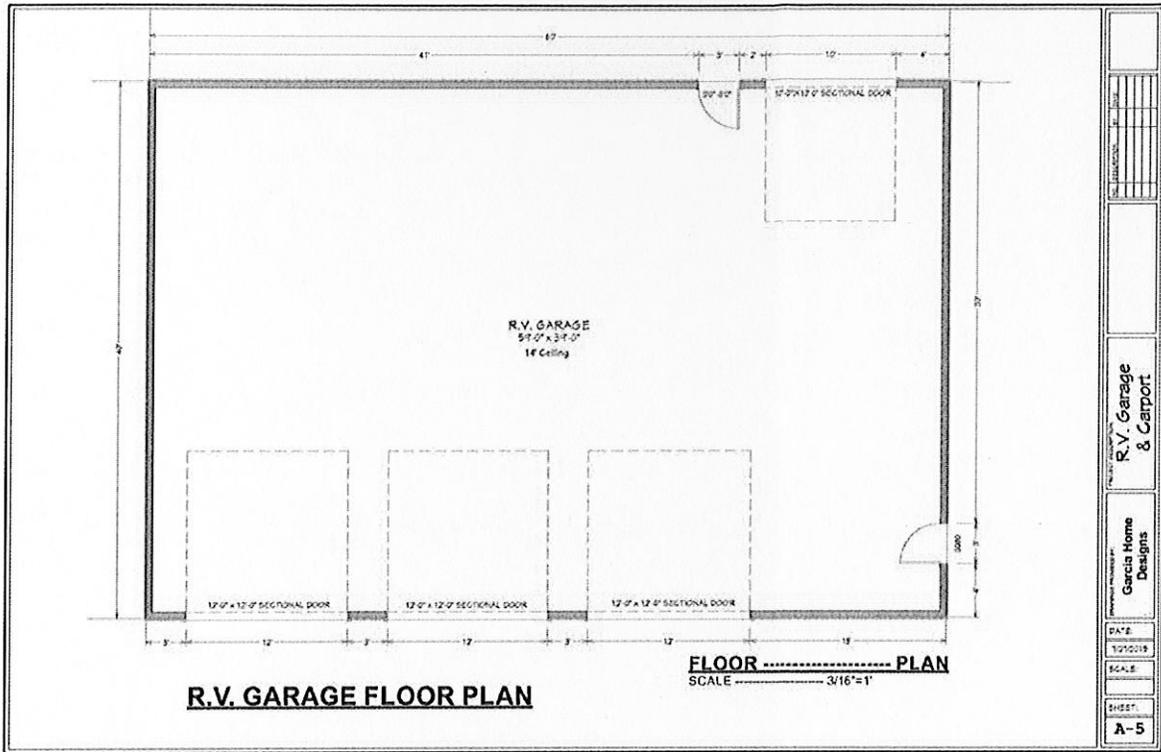


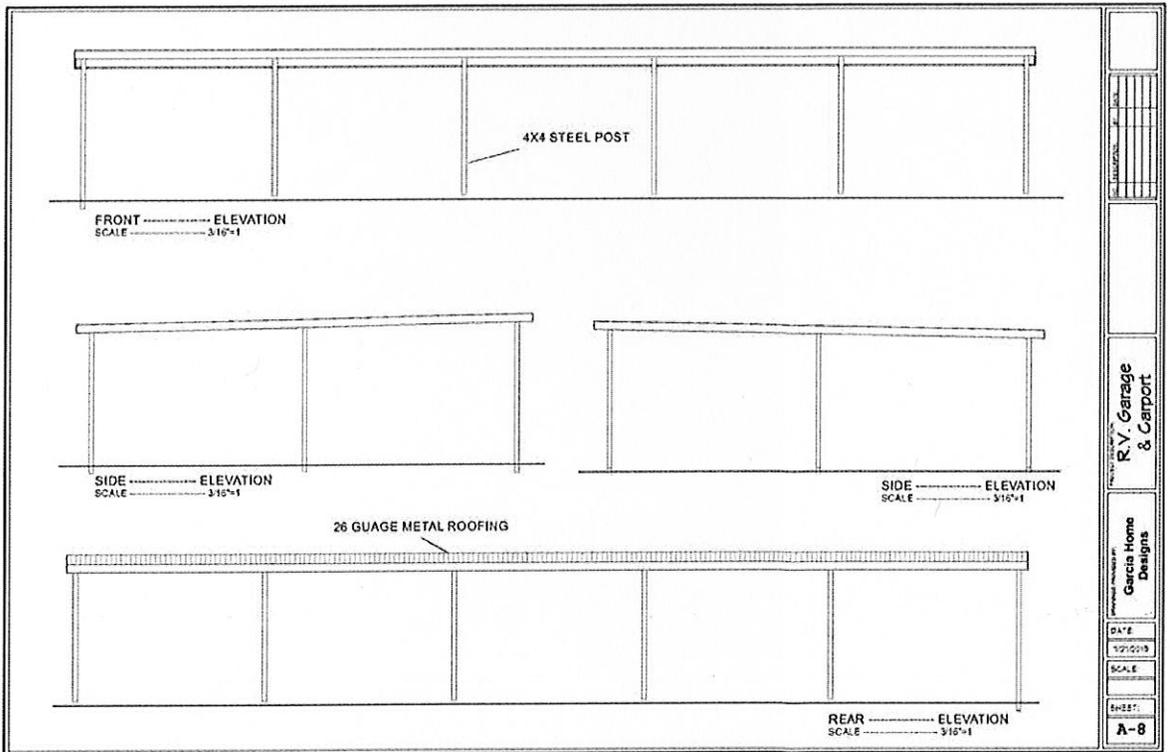
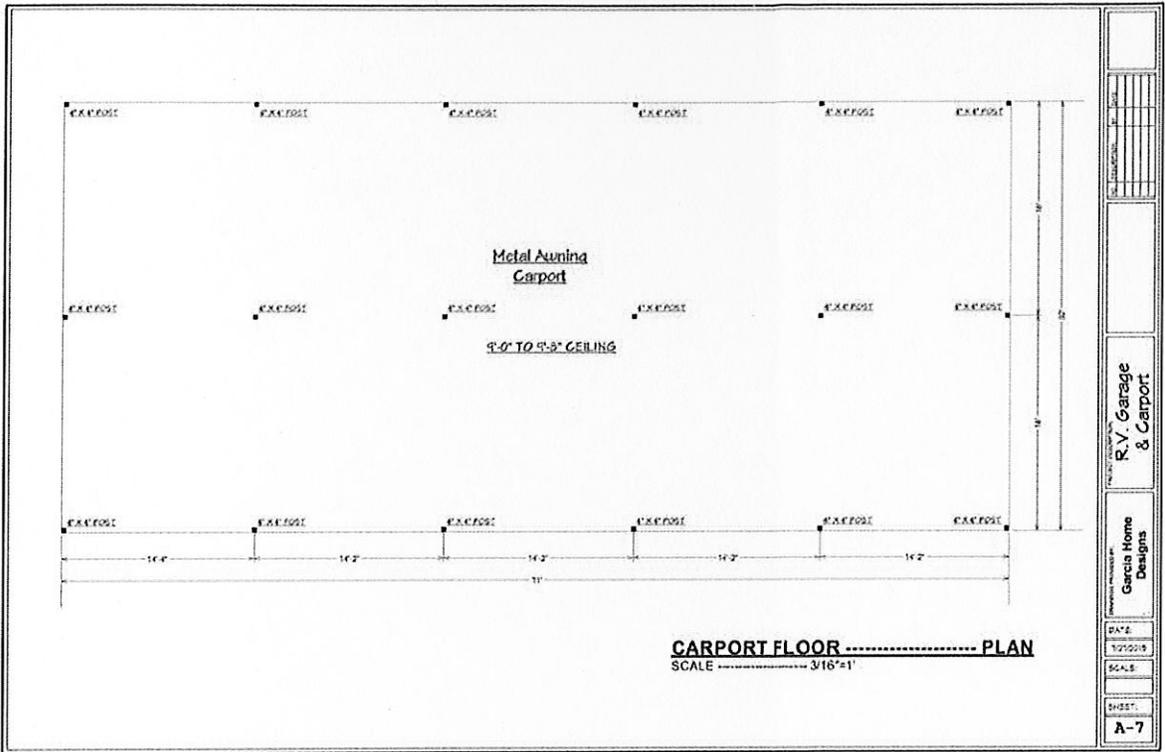


Project: R.V. Garage & Carport  
 Designer: Garcia Home Designs  
 DATE: 10/12/18  
 SCALE:  
 SHEET: A-3



Project: R.V. Garage & Carport  
 Designer: Garcia Home Designs  
 DATE: 10/12/18  
 SCALE:  
 SHEET: A-4





RESOLUTION NO. DSA-15-00097

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CASA GRANDE, GRANTING A CONDITIONAL USE PERMIT FOR AN RV GARAGE, HEIGHT OF THE RV GARAGE, AND A METAL CANOPY LOCATED AT 191 N. POTTEBAUM AVENUE, APN 505-30-121.

WHEREAS, applicant, Jim Suor, Absolute Construction, with the permission of Andy Marshall, owner, has requested a conditional use permit;

WHEREAS, the conditional use permit is requested for an RV Garage, Height of the RV Garage and a metal canopy on a 1.28 acre parcel, located at 191 N. Pottebaum Avenue, as shown on Exhibit A, Casa Grande, AZ;

WHEREAS, the property is currently zoned Urban Ranch (UR);

WHEREAS, detached accessory structures over 675 square feet (including RV Garages and canopies) are a conditionally permitted use within the City's UR zoning classification;

WHEREAS, if an accessory garage is going to exceed the height of the principle structure in an UR zoning classification, a conditional use permit must be obtained;

WHEREAS, on the 6th day of August 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 proposed location, 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 all 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. The garage shall not exceed 2,400 square feet in size and is to be used for storage of personal items and vehicles only, and not to be used for a business.
  - b. The carport shall not exceed 2,272 square feet in size and is to be used for vehicles only and cannot be enclosed or used for a business.
  - c. The maximum height (mean height level) of the accessory RV garage shall not exceed 19' ft. 1" in.
  - d. The internal access drive (to the RV garage and carport) shall be surfaced with a material, approved by the City, that limits the emissions of dust, such as crushed stone or some type of aggregate base course treated with a dust control substance, such as calcium chloride, lignin sulfonate, or a similar product as approved by the city.
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.

PASSED AND ADOPTED by the Planning and Zoning Commission of the City of Casa Grande, Arizona, this \_\_\_\_\_ day of August, 2015.

\_\_\_\_\_  
P & Z Commission Chairman

ATTEST:

APPROVED AS TO FORM:

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

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

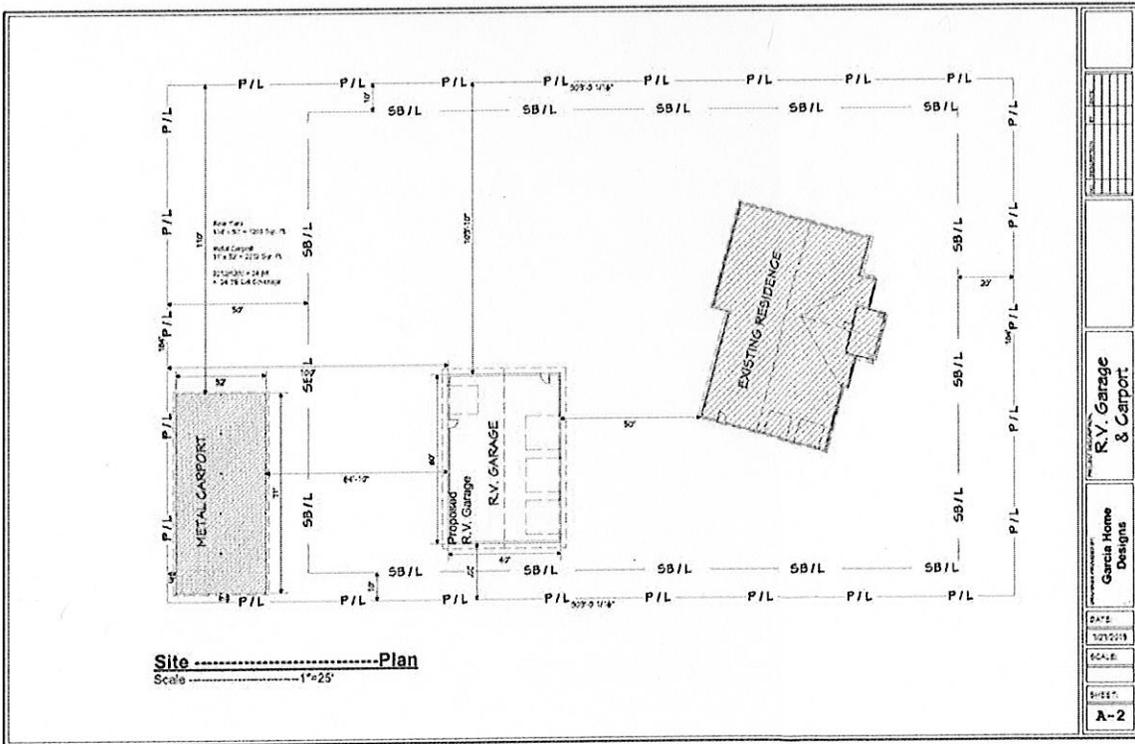
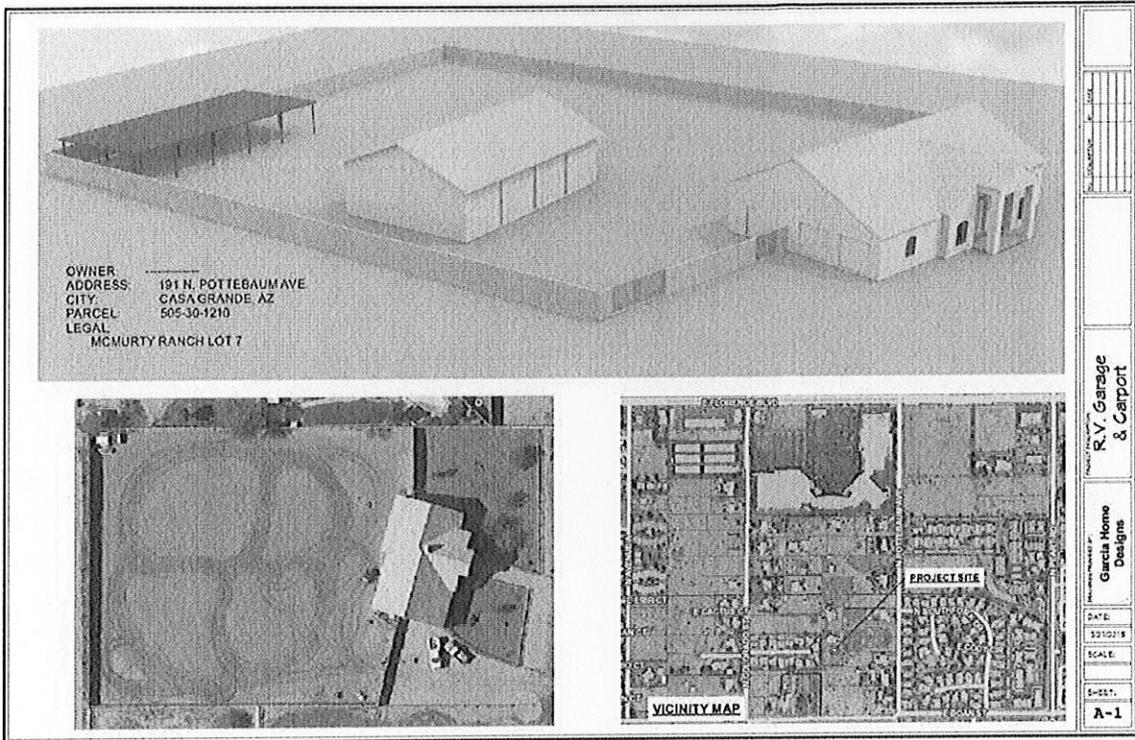
CONSENT TO THE SPECIAL CONDITIONS

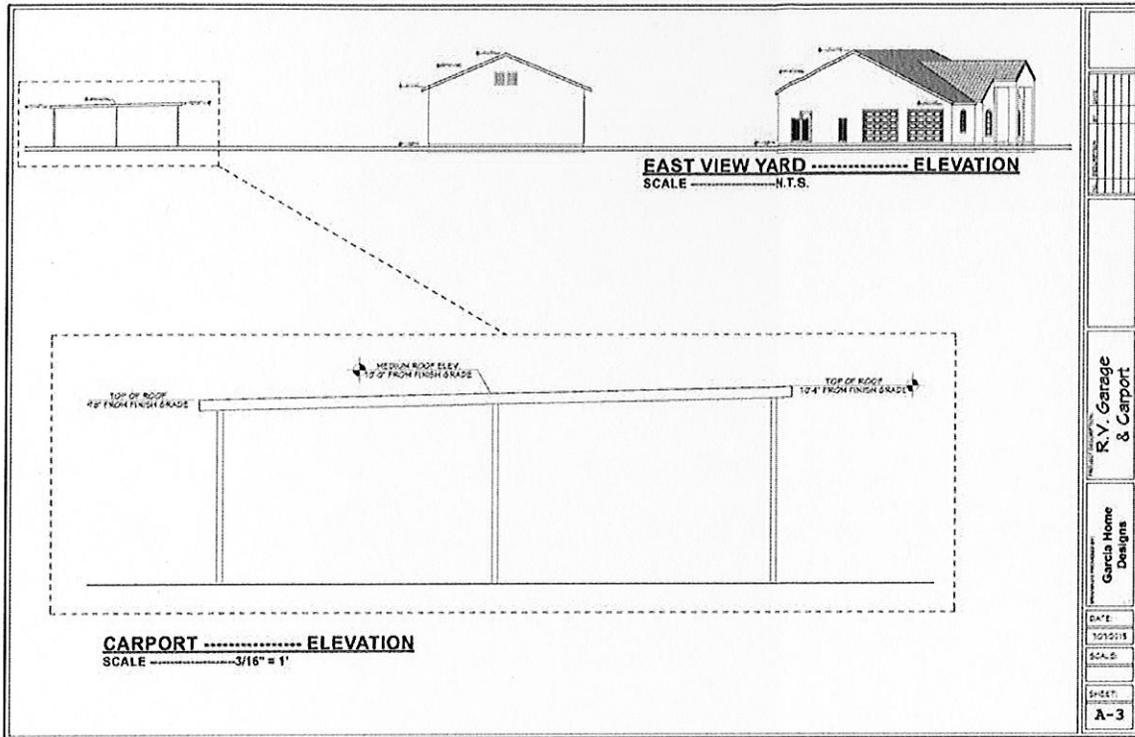
Applicant, Jim Suor, Absolute Construction and the current property owner, Andy Marshall hereby consent to the special conditions as enumerated above in Section 2 as they relate to this request for a conditional use permit for an RV Garage located at 191 N. Pottebaum Avenue.

\_\_\_\_\_  
Jim Suor, Absolute Construction  
Applicant

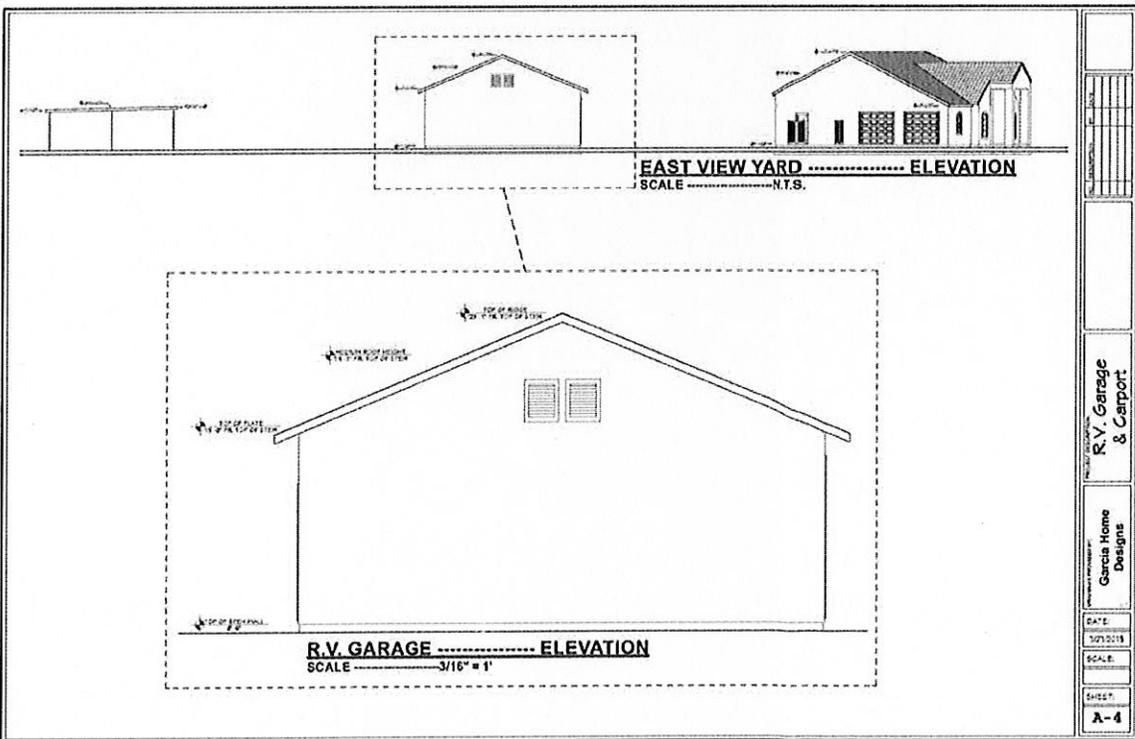
\_\_\_\_\_  
Andy Marshall  
191 N. Pottebaum Avenue  
Casa Grande AZ 85122  
Property Owner

**EXHIBIT A**  
**Site Plan of Property**

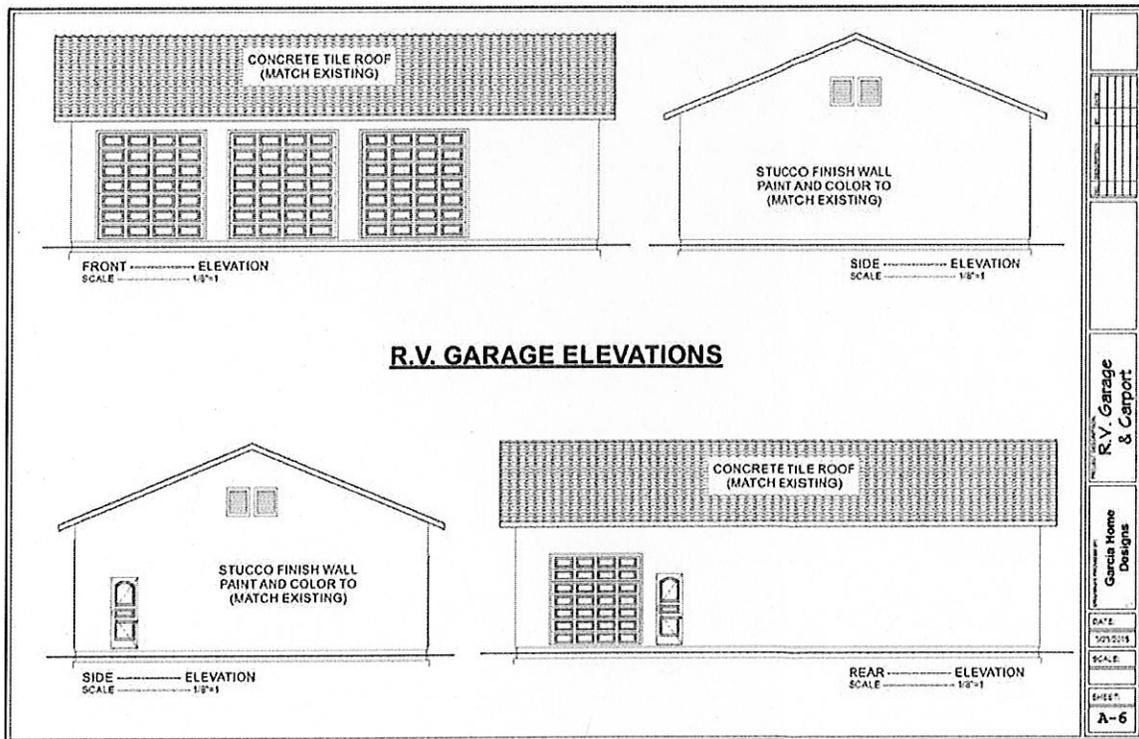
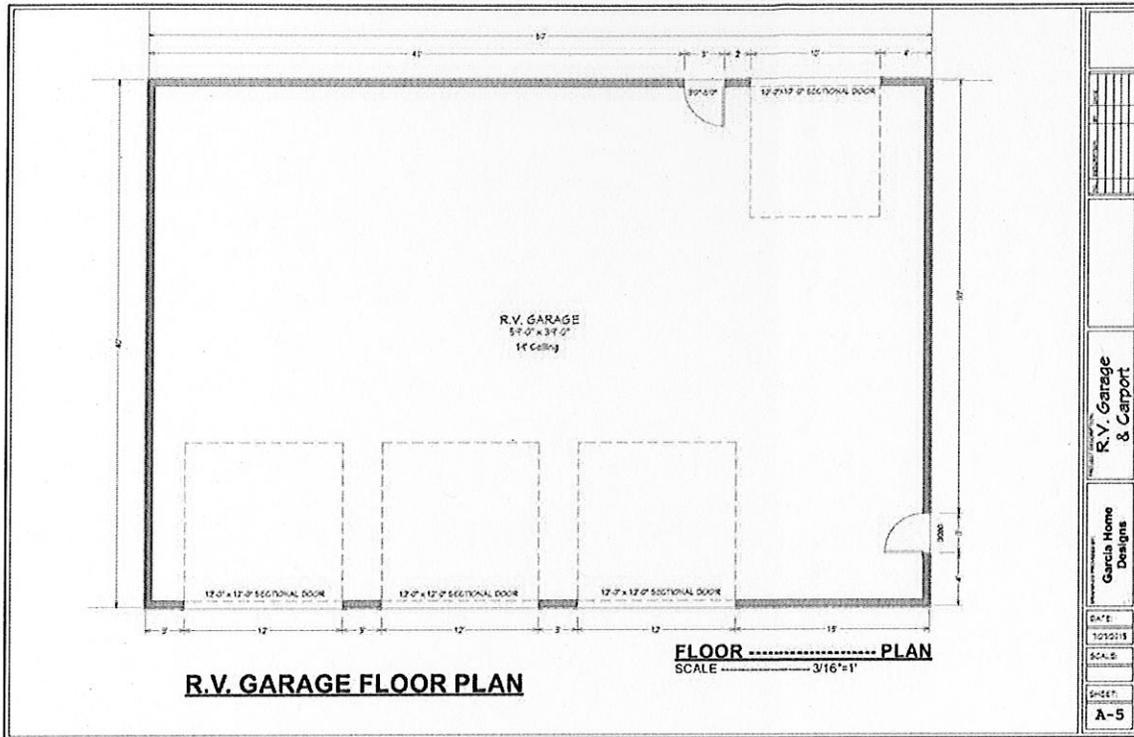


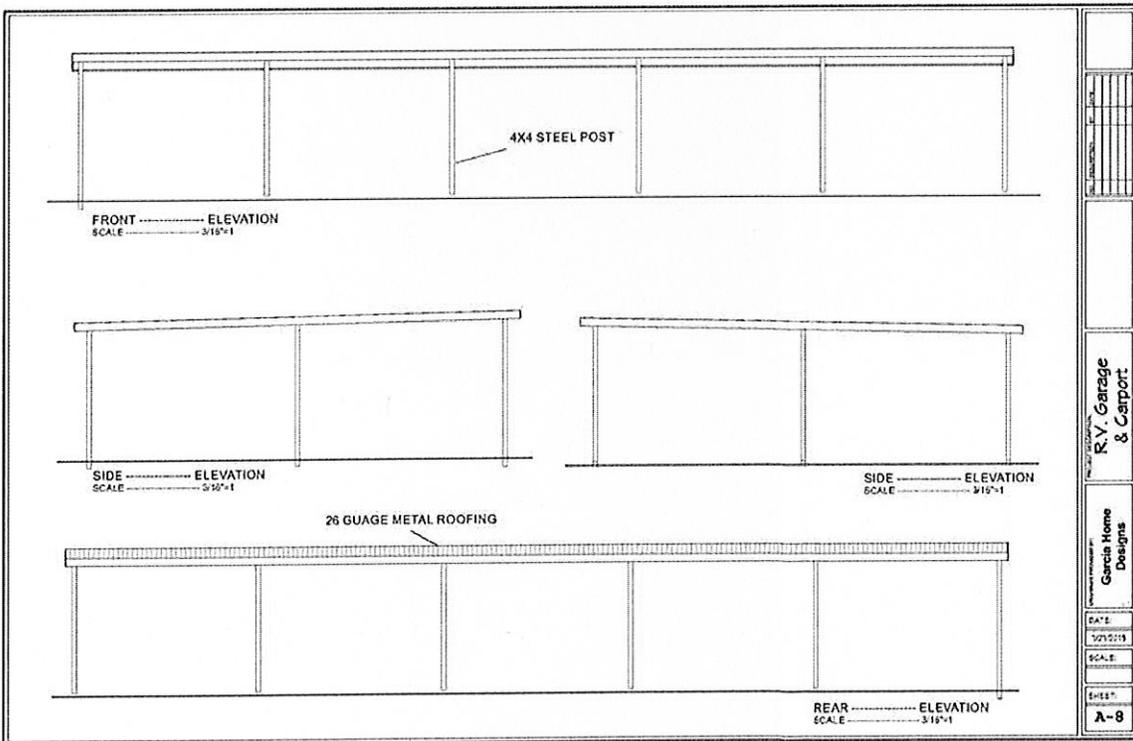
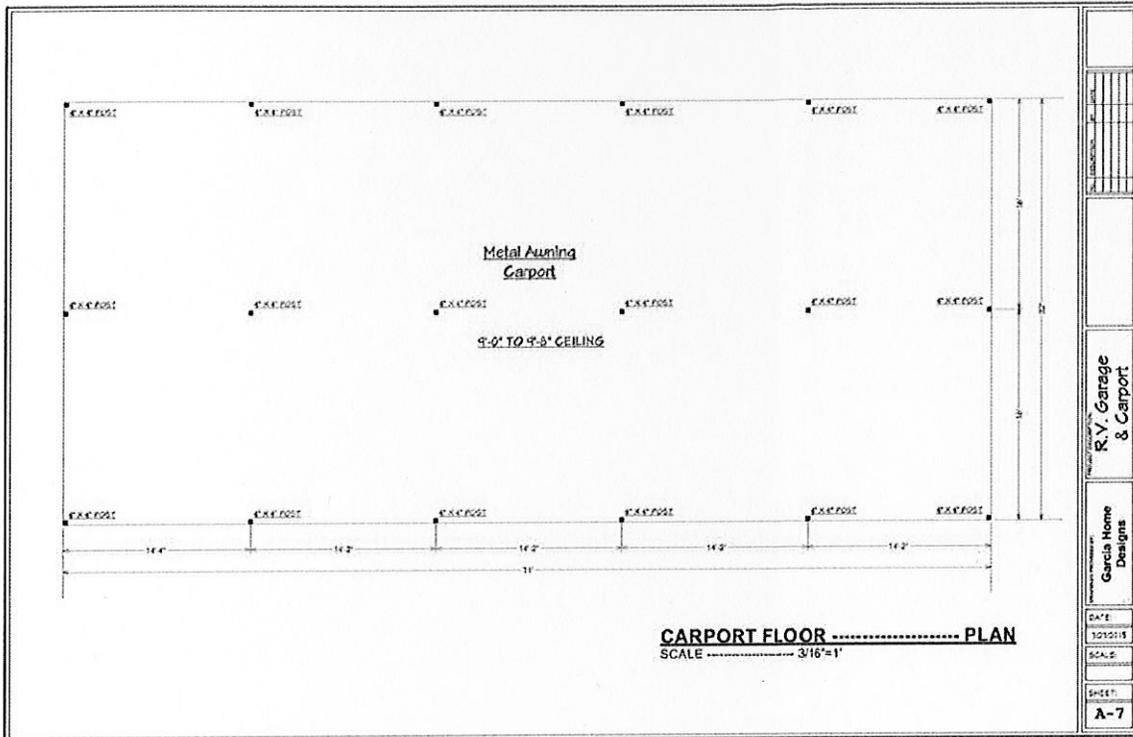


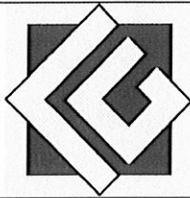
PROJECT NO.	
DATE	
10/21/18	
SCALE	
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SHEET	
A-3	



PROJECT NO.	
DATE	
10/21/18	
SCALE	
5	
SHEET	
A-4	







Planning and Zoning  
Commission  
STAFF REPORT

AGENDA

# \_\_\_\_\_

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

**FROM:** James Gagliardi, AICP City Planner

**MEETING DATE:** August 6, 2015

**REQUEST**

**Request by Adam Brixius of Pinnacle Consulting, Inc on behalf of Pinal County School District No. 4, for the following land use request at Cactus Middle School at 1220 E Kortsen Rd:**

- 1. DSA-15-00059: Conditional Use Permit** to allow an 80 ft. tall monopole wireless facility within the UR (Urban Ranch) zone district.
- 2. DSA-15-00060: Major Amendment to a Major Site Plan** to detail the placement and location of a proposed wireless facility consisting of an 80 ft. tall monopole structure.

**APPLICANT/OWNER**

Adam Brixius – Pinnacle Consulting Inc  
1426 N Marvin St Suite 101  
Gilbert, AZ 85233  
P: 480-217-3076  
Email: adam.brixius@pinnacleco.net

Pinal County School District No. 4  
220 W Kortsen Rd  
Casa Grande, AZ 85122

**HISTORY**

*August 6, 1980:* The site was incorporated into the City of Casa Grande per Ordinance No. 717 and consequently zoned UR (Urban Ranch).

*September 30, 1999:* Conditional Use Permit (CGPZ-092-099) and Major Site Plan (CGPZ-093-099) approved by Planning Commission for an elementary school campus within an UR zone.

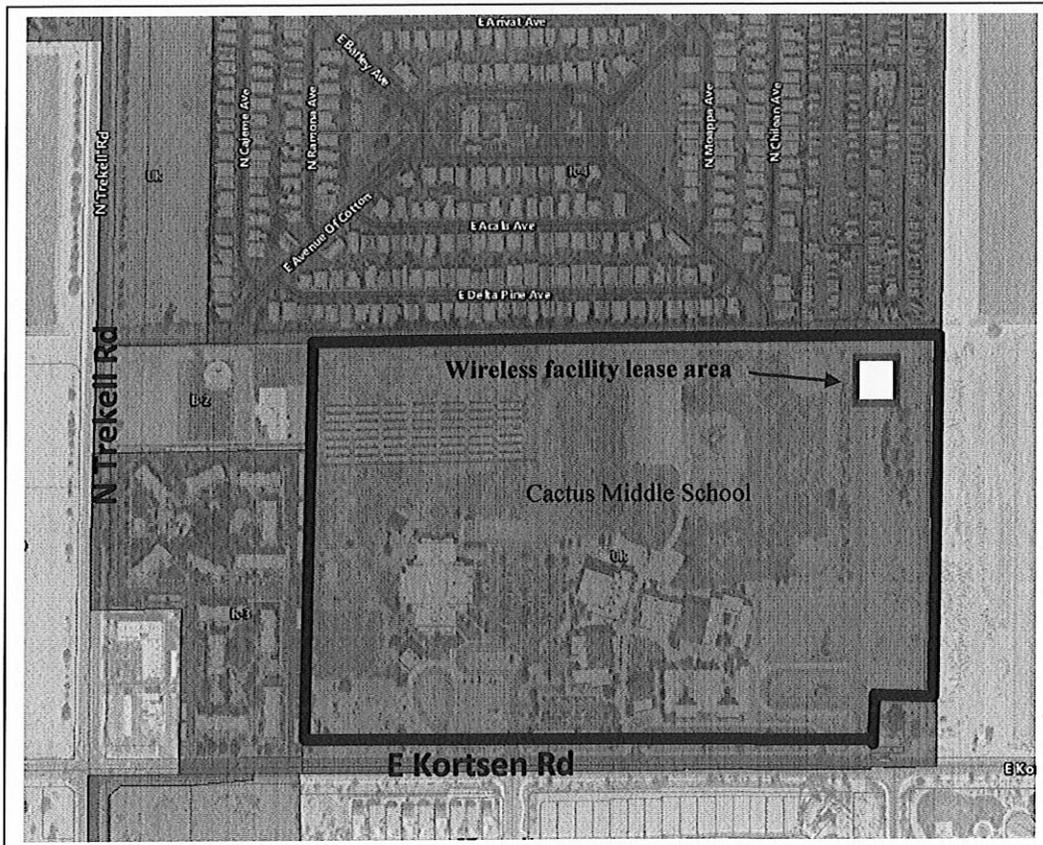
**PROJECT DESCRIPTION**

<b>Site Area</b>	900 sq. ft. lease area with access road within a 59.61 acre parcel
<b>Zoning</b>	UR (Urban Ranch)
<b>General Plan Designation</b>	Neighborhoods

**Surrounding Land Use and Zoning**

<b>Direction</b>	<b>General Plan Designation</b>	<b>Existing Zoning</b>	<b>Current Uses</b>
<b>North</b>	Neighborhoods	R-4 (mobile-home residential)	Casa Verde & Casita Verde mobile home parks
<b>South</b>	Neighborhoods	UR/ PAD (Cottonwood Ranch)	single-family homes
<b>East</b>	Neighborhoods	PAD (The Muirlands single-family residential)	undeveloped
<b>West</b>	Neighborhoods	B-2 (General Business)/ R-3 (Multi-Family Residential)	Gym / Apartment complex

**Vicinity Map**



## Overview

Pinnacle Consulting is requesting to construct a new Wireless Telecommunication Facility in the northeast portion of the Cactus Middle School site located at 1220 E Kortsen Rd. The request consists of the development of an 80-foot tall monopole designed to accommodate two lease areas for cellular carriers. The primary antenna array, to be leased to Verizon would be placed at the top of the monopole, with the top of this array not to exceed a distance of 80 ft. from the ground. The monopole will be designed for the future co-location of a second antenna array to accommodate another carrier below the antenna for Verizon. This tower will be placed within a 30 ft. X 30 ft. lease area which will house the equipment needed to accommodate this facility. The lease area is proposed to have an 8 ft. tall c.m.u. wall around it with an access gate. An existing road leading from the bus access area of the school will be improved to accommodate a fire-apparatus acceptable route and turnaround location to serve the lease area.

This specific location is chosen because this is an area of Casa Grande currently lacking in adequate cellular coverage, particularly for data network conveyance. The selection of this site fulfills a planned and existing pattern of telecommunication facilities throughout the area to ensure a stable level of cellular service (Exhibit A).

Two applications are required to accommodate the request. A Conditional Use Permit is required of wireless telecommunication facilities within UR-zoned properties taller than 28 ft. in height; and a Major Amendment to a Major Site Plan is required to add this new use and lease area to the approved Major Site Plan for Cactus Middle School.

### **CONFORMANCE WITH CONDITIONAL USE PERMIT CRITERIA**

*In accordance with Section 17.68.120 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of a Conditional Use Permit:*

**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 30 ft. by 30 ft. walled lease area is adequate in size to house the planned and future equipment and monopole tower. The general location is determined to be adequate because of the vast amount of land owned by Cactus Middle School. At almost 60 acres, the Cactus Middle School site provides for a sizeable area between the monopole location and surrounding uses. This particular area of the school site is unused and surrounded by existing drainage areas. The previous conditional use permit approval for the school consisted of a condition that all equipment must be screened by a block wall. To adhere to this existing condition, the equipment proposed for this wireless facility will also be walled. At a height of 8 ft., this wall also provides a formidable barrier to deter trespassing onto the lease area.

**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;**

Though this site only necessitates one service vehicle to travel to the site intermittently, the City Fire department requires a road 12 ft. in width and treated with an all-weather surface which can support 75,000 lbs. Also, a hammerhead turnaround for the fire apparatus has also been provided. Adherence to all city department review requirements shall be a condition of approval of this application.

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

The current development in the immediate area consists of drainage areas and ball fields for Cactus Middle School. The school itself is approximately 700 ft. from the lease area. Eighty ft. north of the proposed monopole location is the southern boundary of two mobile home parks. Two-hundred and seventy ft. east is the western boundary of The Muirlands Planned Area Development, proposed for single-family residential development. Off-site development to the south and to the west lies over 1,000 ft. away. Because of these large distances, this specific location is ideal to minimize adverse effects on surrounding properties.

At a height of 80 ft., this wireless telecommunications facility could potentially raise concerns of abutting property owners. Prior to the application submittal, a neighborhood meeting was held on April 15, 2015 at Cactus Middle School, with notification sent out to properties within 200 ft. of the Cactus Middle School parcel. Additionally, there was hand-delivered notification to the apartment complex and the mobile home parks adjacent to the site to account for the fact that these properties consist of renters who would not otherwise have received a mailed notice. There were only two people who attended the meeting. The only concern expressed was by the property owner of The Muirlands PAD, a currently-undeveloped single-family residential Planned Area Development, 270 ft. to the east of the proposed tower location. The concern was that the presence of this tall tower may discourage lot sales. One way to mitigate a cell tower's adverse impact is to encourage a "stealth" appearance, where it is disguised within a structure, or faux vegetation. In discussing the possibility of erecting a stealth structure, the applicant contended that due to the width of the array needed for this tower for cellular data transmission, methods to disguise it become problematic. The array consists of three 7.5 ft. wide panels at the top of the monopole. A structure designed to encase this would result in an even larger structure, potentially more ostentatious than the tower itself. The location of this tower is in a remote area, which would render various stealth options out of place (Refer to Exhibit A, page 19 for a photo rendering).

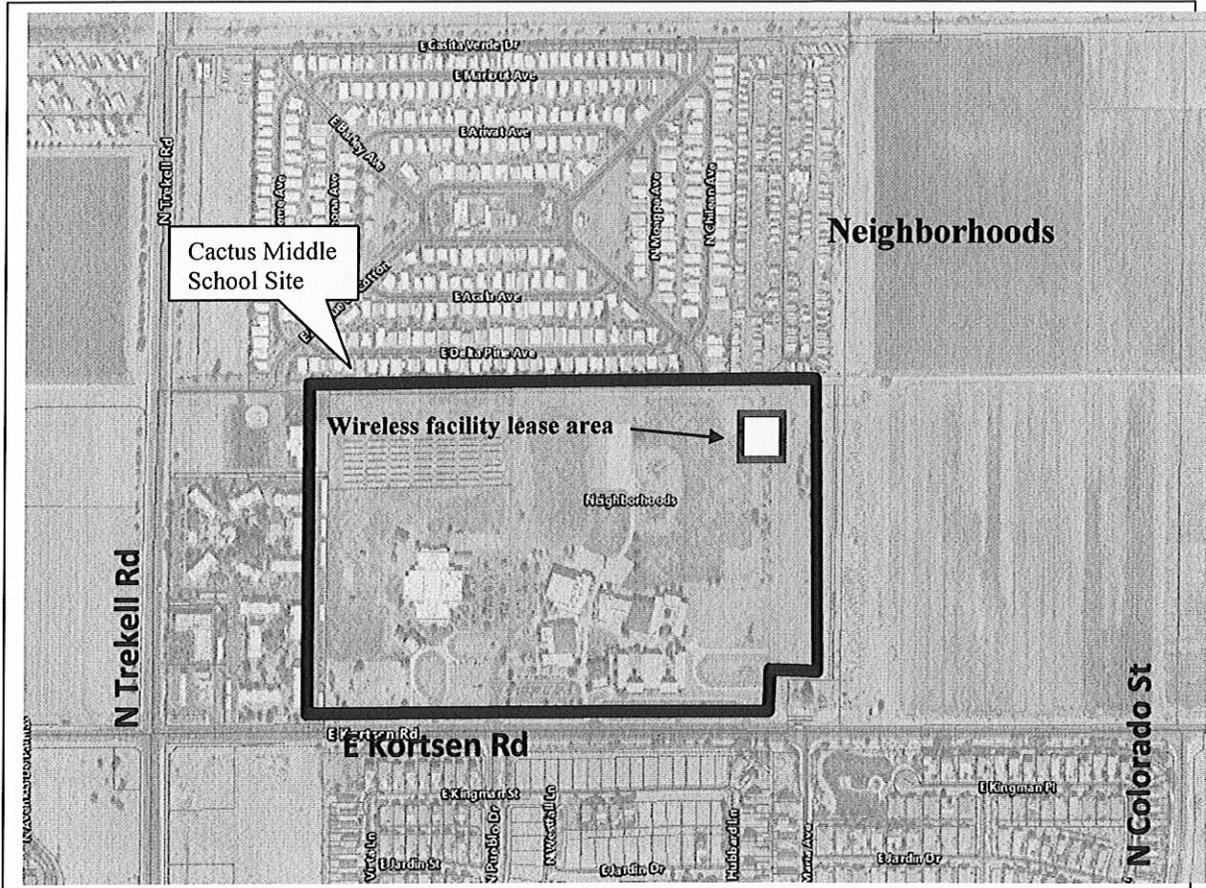
Because future potential development will bring more density closer to the tower, it shall be a condition of approval, that this conditional use permit shall expire after five years from the date of approval. This allows the City staff and Planning Commission to re-evaluate the tower after five years, when The Muirlands may be developing to explore alternatives at that time. As this area of the City develops, tower height can potentially be lower. This is due to the fact that a low

density area requires an antenna at a greater height to reach further. When there is greater density, the antenna can be lower to serve a closer and denser area.

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

General Plan 2020 designates this area as *Neighborhoods* which its primary land use is residential. The cell tower will assist in enhancing communication for the residences existing and anticipated in this area. From a spatial form and design perspective, *Neighborhoods* encourages non-residential uses to be buffered from mixed use and single-use residential areas. Sufficient buffering is provided due to the fact that the Cactus Middle School parcel is nearly 60 acres in size, and the lease area will be screened by a block wall and is proposed to be placed in an unused, remote portion of the school site.

**General Plan 2020**



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

Staff proposes that the conditions stated within the Conditional Use Permit resolution are necessary for these protections (Exhibit C).

Per city code section 17.68.120 B (7), the commission shall, in addition to any other

conditions, impose the following conditions upon every conditional use permit granted for wireless telecommunication facilities:

- a. The setback requirements shall be thirty-five feet from any property line, plus an additional one foot for every foot of height above thirty-five feet.
  - o The setback criterion for the site has been accomplished by the placement of this 80 ft. tower at a minimum setback of 80 ft. from all surrounding property boundaries.
- b. The structure is to be designed, constructed and/or colored in order to correspond with the aesthetic, view-shed and other characteristics of the area in which they are to be placed.
  - o This criterion has been accomplished on the site by the color of the monopole proposed to be the same color as the array to help prevent any feature of the facility from standing-out.
  - o A condition of approval is being placed on this Conditional Use Permit that it is to expire in five years so that further methods can be explored at that time if additional aesthetic consideration is needed.
- c. Appropriate landscaping and other screening shall be required along any street frontage.
  - o This criterion is not applicable to the proposed site as it is not adjacent to any street frontage. The closest public ROW is located approximately 1,225 ft. away from the lease area. A wall is proposed around the lease area, however.
- d. Appropriate measures shall be used to screen any exposed mechanical equipment such as, but not limited to, cables, etc.
  - o The screening criteria for the site will be accomplished by the construction of 8 ft. tall CMU wall that will enclose the entire 30 ft. x 30 ft. lease area, and provide for the security of the equipment.
- e. Placement of the facility shall be in conformance with any applicable requirements of the city planning, building, fire, and engineering departments.
  - o This criterion has been accomplished by a detailed review of all City Codes and standards by all department representatives. Upon review of the codes it has been ascertained that the proposed location is appropriate and complies with all required setbacks, height standards, adjacent compatibility requirements, and access especially with regard to fire-access for emergency response purposes. Though these plans are currently under a second review by city agencies, the second submittal addresses minor comments.

- f. Placement of the facility shall be in conformance with any applicable requirements of the Federal Communications Commission (FCC) and/or the Federal Aviation Administration (FAA).
  - o Per the applicant's narrative (Exhibit A), all federal laws have been examined and have been accomplished by allowing the reasonable placement of the tower in an area that is as far away as possible from any established residential neighborhood, airport, roadways, buildings, etc. The tower has been strategically placed to provide adequate wireless coverage for this area of the City.
- g. Where possible, service providers will be encouraged to co-locate (share) their facilities on existing towers.
  - o This criterion has been met due to the fact that the tower has additional space to provide for the future co-location of an additional wireless company.

<b>CONFORMANCE WITH MAJOR SITE PLAN REVIEW CRITERIA</b>
---

*In considering applications for Major Site Plan approval, the Planning and Zoning Commission shall consider the following:*

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

The lease area is proposed between two drainage retention areas on the school property. It presently is not used for any other purpose. For this and the details discussed within the Conditional Use Permit criteria, this item is met.

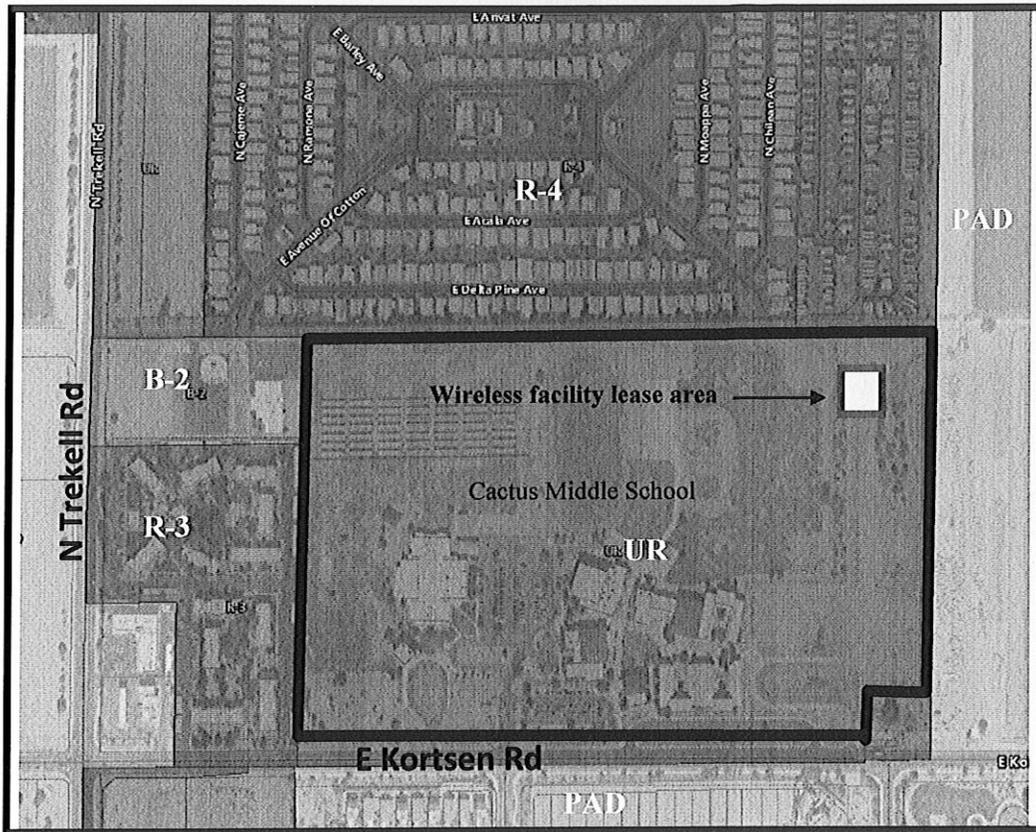
**Conformance to the City's General Plan;**

See above under the Conditional Use Permit criteria.

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

The site is zoned UR (Urban Ranch) and is currently being used for a school. The school is approved through an existing Conditional Use Permit. The proposal of a wireless telecommunications facility over 28 ft. also requires a conditional use permit which is discussed above. UR zone requires that the setbacks for a wireless telecommunication facility are one foot of setback for every foot of height. There is no height limit for wireless facilities within the UR through the issuance of a Conditional Use Permit; however, the setbacks must match the height. The tower is proposed to be 80 ft. tall with the closest setback being the northern boundary, at 80 ft. (Exhibit B).

## ZONING EXHIBIT



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

The proposed project will not generate any additional traffic as it will only be accessed approximately once a month for routine maintenance activities. All maintenance vehicles will park within the recorded access easement near the lease area entrance.

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

Discussed within the Conditional Use Permit criteria, above.

**Pedestrian and vehicular ingress and egress;**

Discussed within the Conditional Use Permit criteria, above.

**Building location and height;**

See *Conformance to the City's Zoning Ordinance*, above

**Landscaping;**

Due to the remoteness of the site, no landscaping is required; however, an 8 ft. wall provides screening and safety, that landscaping would less effectively achieve.

**Lighting:**

No specific lighting is proposed. The tower's height does not trigger any specific aviation light requirement.

**Provisions for utilities:**

N/A

**Site drainage:**

Drainage calculations were provided with this request to assess the run off created by the impervious surface within the lease area. It has been evaluated by City Engineering and has been found generally satisfactory. Because the location of the lease area is situated between two drainage areas within the parcel, City Engineering is presently evaluating the engineering of the wall and tower to ensure that they both are constructed to withstand any potential erosion by these adjacent drainage areas. Similarly, the findings of this pending review will determine if additional stability to these drainage areas has to be provided. The fire access road to the side of the lease area leading to the hammerhead turnaround to the rear of the lease areas for the fire apparatus is also being evaluated to ensure it does not disturb the drainage areas. A condition of approval of this Major Site Plan and for the Conditional Use Permit is that this facility meet all City reviewing departments requirements.

**Open space:**

N/A

**Loading and unloading areas:**

N/A

**Grading:**

See *Site drainage*.

**Signage:**

N/A

**Screening:**

The entire site will be screened by an 8 ft. tall CMU wall.

**Setbacks:**

The tower will be in compliance with the minimum 80 ft. setback requirement.

Standard	Actual	Required
Height	80 ft.	No maximum height requirement with issuance of CUP
Setbacks	North- 80 ft. South- 1,225 ft. +/- East- 270 ft. +/- West- 1,658 ft. +/-	80 ft. minimum

**PUBLIC NOTIFICATION/COMMENTS**

**Notification**

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

- A pre-application neighborhood meeting for property owners and residents within 200 ft. of the Cactus Middle School Parcel
- A notice was published in the Casa Grande Dispatch on July 21, 2015 for the August 6, 2015, Planning and Zoning Commission public hearing
- Notice was mailed by the applicant on July 22, 2015 at least fifteen days before the day of the hearing to each owner of property situated within 200 ft. of the subject property. An affidavit confirming this mailing in on file.
- A sign was posted by the applicant on July 22, 2015 on the subject site. An affidavit confirming this posting was supplied by the applicant.

**Inquiries/Comments**

None have been received at this time.

**STAFF RECOMMENDATION**

Planning Staff recommends that Planning Commission approve the Conditional Use Permit DSA-15-00059 and its associated resolution with the following conditions:

1. Any expansion of the lease area, increase of the monopole height of 80 ft., and/or a change in the use of the facility will require a new conditional use permit review.
2. This conditional use permit is to expire five years from the date of approval.
3. An access and utility easement between the owner of the property and cellular providers or their leaser be maintained.

4. This approval shall be in accordance with the approved Major Site Plan associated with this Conditional Use Permit, as amended.
5. The lease area is to be screened by an 8 ft. high C.M.U. wall.
6. The structure is to be designed, constructed and/or colored in order to correspond with the aesthetic, view-shed and other characteristics of the area in which they are to be placed. Specifically, the color of the monopole must match that of the color of the antenna.
7. Placement of the facility shall be in conformance with any applicable requirements of the city planning, building, fire, and engineering departments. Specifically, the access road must be a minimum of 12 ft. wide and consist of an all-weather surface designed to withstand 75,000 lbs.
8. Placement and operation of the facility shall be in conformance with any applicable requirements of the Federal Communications Commission (FCC) and/or the Federal Aviation Administration (FAA).
9. Service providers and property owners must allow co-location of additional providers on the proposed tower subject to structural analysis and approval by the City of Casa Grande.

Planning Staff recommends that Planning Commission approve the Major Amendment to the Major Site Plan DSA-15-00060 with the following conditions:

1. The following drainage comments, currently under review by City Engineering must be satisfactorily addressed as determined by City Engineering:
  - a. All water which falls within the property must be retained within the boundaries of the development with the proposed walls (15.40.1240A, 15.40.1250A, 702.1). Please revise and provide clarification in the drainage statement.
  - b. On the Revised FIRM provided in the submittal, show the project site.
  - c. The site is within the 500-year floodplain on the North Branch Santa Cruz Wash, and is in between two retention basins. The safety of the tower (and the proposed walls) is a concern in the light of scour setback requirements per the State standards and bottom of retention basins. The drainage statement should provide a statement regarding structural safety with respect to scour depths.
  - d. Provide any scour protection needed and reflect this accordingly on site plan, if needed.

- e. Any grading needed for the access road the fire apparatus turn-around in relation to the nearby drainage areas is adequately mitigated.

**Exhibits:**

- A. Narrative
- B. Site Plan
- C. Conditional Use Permit Resolution DSA-15-00059

## Exhibit A – Narrative

**Conditional Use Permit - Wireless Communications Facility  
Verizon Wireless – AZ5\_MISSION VALLEY / Sun State Towers AZ03-016 Kortsen  
May 12, 2015**

**Request for a Conditional Use Permit & Major Site Plan Amendment, APN# 505-07-048A**

**PROPERTY OWNER**

Pinal County School Dist 4 Casa Grande

**APPLICANT**

Pinnacle Consulting on behalf of Sun State Towers for Verizon Wireless  
1426 N. Marvin Street Suite 101  
Gilbert, Arizona 85233

**INTRODUCTION AND POLICY**

An approximate 59.61 acre parcel located on the south side of Prince Road. This parent parcel's current use is; Public Middle School with a zoning designation of Major Site Plan - UR . The area at large consists of many different types of residential uses., with some neighborhood commercial areas along trekell Road.

AZ03-016 Kortsen project proposal is consistent with many goals highlighted in the City of Casa Grande General Plan:

Goal C-3.2: Support rural communities that are economically and environmentally sustainable.

Policy C-3.2.1: Encourage investment in services while maintaining the rural lifestyle and character of the area.

**Strategy Accomplishment: Expansion of modern infrastructure.**

Goal C-11.5: Casa Grande is accessible by digital technologies.

Policy C-11.5.1: Continue to work with private digital service providers to enhance the wireless accessibility of Casa Grande.

**Strategy Accomplishment: All technologies will be provided here with the proposed antenna configuration size. Multiple wireless carriers can be accommodated in a single location for future carriers to locate and not burden them with the cost of a new facility.**

Wireless Communications these days are relied on for commercial and residential uses and used for communication, public safety, global commerce, and personal conveniences. This facility is a commercial service that promotes wireless technology services for the surrounding community and has been designed to accommodate multiple carriers which will help to mitigate Wireless Communication Facility proliferation.

Sun State Towers, AZ03-016 Kortsen application is subject to Conditional Use Permit and is an allowed Conditional Use in an UR zone per the City of Casa Grande's Code, Table 17.16.030A.

The Wireless Communications Facility was sited in the rear of a middle school property on a large area of open space. All minimum setbacks set forth in Table 17.20.060 have been exceeded and the additional Conditional Use Permit setback standard of one foot for every foot of tower height found in Article II, Title 17.68.120 Section 7, have been met or exceeded.

Wireless Communication Facilities in urban areas are engineered to cover approximately a one half-mile radius, in a perfect world. In all cases a colocation opportunity on existing verticality or another wireless site was considered first. In this case Verizon Wireless has four existing sites, on air (See Propagation Map) within a four (4) mile radius from the proposed. Two of the four sites, AZ5\_Rodeo Road and AZ5\_O'neil Park are heavily trafficked sites and are currently experiencing a deficiency in network capabilities. The proposed site (AZ5\_Mission Valley) will fix the deficiency in coverage. (See Site Specific Propagation Maps for current and future coverage.) Verizon wireless is in the process of proposing (5) five new sites in this area of Casa Grande / Pinal County as part of their LTE coverage expansion/ Network Densification. (See Big Picture Propagation Maps for current and future coverage.) These are other similar projects being proposed in the near future in either the Jurisdiction of Casa Grande or Pinal County.

#### **SITE SELECTION PROCESS:**

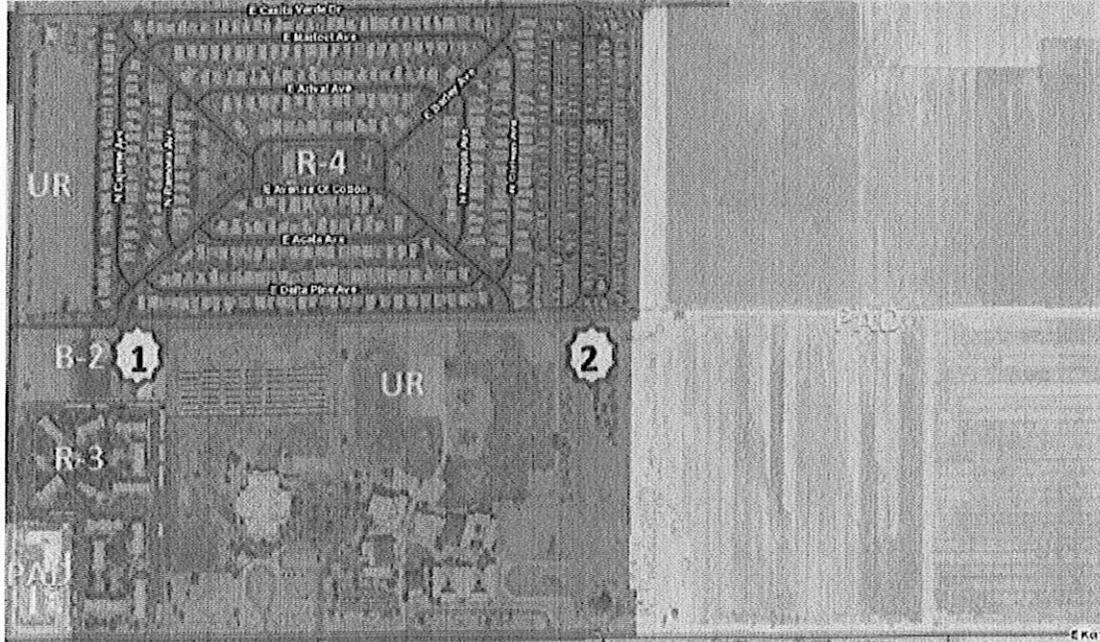
In order to minimize proliferation of additional Verizon Wireless sites or duplication of coverage (that could actually reduce the coverage due to signal interference) Verizon RF Engineers identify specific locations new sites need to be located, typically these search areas are approximately ¼ mile in radius. (See Exhibit 1 – Verizon Wireless Search Area) There are no existing Communication towers that were viable for Verizon's network in the search area and there are no believed to be located within one mile of the proposed facility. Existing verticality in the form of APS Utility poles 60'+ running north/south along Peart Road, approximately 3,000' to the east. These utility poles were not viable options for Verizon to locate antennas on due to the centerline needed and being outside of the Verizon Wireless search area.

Two candidates were interested in hosting/leasing space for a wireless communications facility on their property. Candidate 1 was not viable due to the height restriction in a B-2 zone so only Candidate 2 was viable from a leasing and zoning perspective. (See Exhibit 2 for zoning designations and alternative site analysis)

**Exhibit 1: Verizon Wireless Search Area** - The search parameters are approximately 1/4 mile by 1/4 mile.



**Exhibit 2 – Surrounding Zoning Designations** - Two candidates



## **DESCRIPTION OF PROPOSAL**

This proposal consists of a well-designed 80' monopole structure. The monopole will be equipped with antennas; along with associated appurtenances within a 30' x 30' lease area to be managed by Sun State Towers and the anchor tenant being Verizon Wireless. The proposed application will be screened by an 8' tall CMU Block wall to help mitigate the visual impact from surrounding properties and help protect the facility from vandalism. The minimized design techniques of the wireless communication facility will help the facility blend in better to the surrounding community.

### **Design Techniques:**

1. Snug Mount Array – 18" Standoff distance from the pole to back of antenna. (Keeps a uniform and slim design)
2. A (9) Nine antenna array versus a (12) twelve antenna array. (Reduction of equipment in the air.)
3. The antennas will be painted to match the pole. (Less visual intrusiveness)

This is the least obtrusive Wireless Communication Facility design option and is suitable solution for colocation by other wireless carriers. This tower will satisfy the objective in the area which is to provide the needed additional service capacity the public demands. (See Photo Simulation Package)

## **NEIGHBORHOOD IMPACT**

The proposed facility's impact on the surrounding neighborhood will be minimal. The facility is located in an open space area that typically is used to site wireless facilities. Also, large setbacks (See Page A-1 of site plans) are maintained from all surrounding uses.

### **CITIZEN PARTICIPATION - Neighborhood Meeting Summary:**

A neighborhood meeting was held April 15, 2015, per the City of Casa Grande requirements on-site in the Cafeteria at Cactus Middle School. In addition to City staff attending, two people were in attendance, the neighboring property owner to the east and a landlord representative. The design of the facility was explained / presented and the why here / why now was explained. The property owner to the east voiced concern of property values and it was explained the facility is being setback 209' from the eastern property line. Also, it was mentioned that the property owner to the east would host/lease the land for the facility as well.

The property to the east is farmed and Crop-First-Aviation was contacted. No concerns were voiced over the tower and as things progress Sun State Towers will notify Crop-First-Aviation along with the Federal Aviation Administration. Also, the crop duster voiced he flies a north/south route versus an east west route anyhow because of the existing land uses surrounding the farm fields.

**LOCATION AND ACCESSIBILITY/CIRCULATION SYSTEM**

Ingress and egress to the wireless communication facility (WCF) will be from City ROW off E. Kortsen Road and then to the rear of the property on improved dirt road via an easement from the property owner. Tech Parking exists inside the equipment area.

**HOURS OF OPERATION**

The proposed site will operate 24 hours a day, 7 days a week with no personnel onsite. The site will be connected to and monitored by a central switching center.

**DEVELOPMENT PHASING**

A typical site of this nature has a four to six week construction schedule.

**COMMUNITY FACILITIES/PUBLIC UTILITIES AND SERVICES**

The site will be served by dual 200 amp services; APS will be the service provider. Fiber provider will be determined before the Building Permit submission; there are a few choices in the area. Necessary telephone/fiber and electrical services will be run underground in existing and proposed utility easements. The site does not require any potable water and does not generate any wastewater or solid waste.

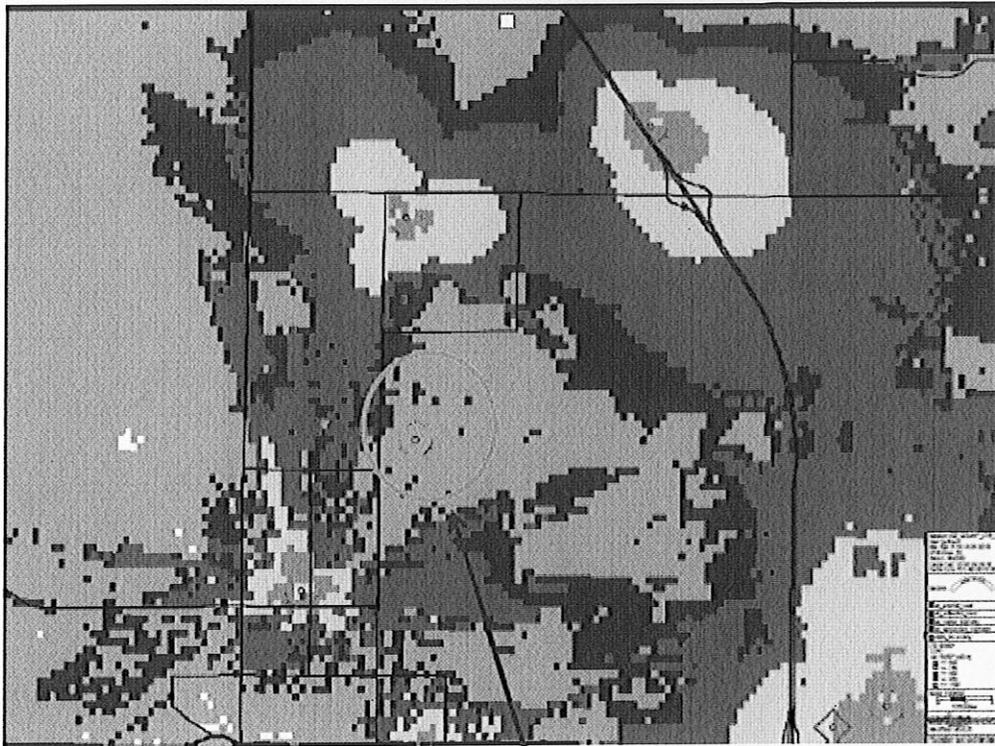
**NOISE, LIGHT, NUISANCES, AND OTHER ENVIRONMENTAL CONSIDERATIONS**

The proposed wireless communication facility will not use any water or generate any wastewater or solid waste. Tech lighting has full cut off fixtures on a four hour timer and should only turn on during periodic servicing. Extra noises are limited to small cooling fans within the equipment cabinets/shelters and backup power generators in case of emergency services.

**BACK UP POWER GENERATOR**

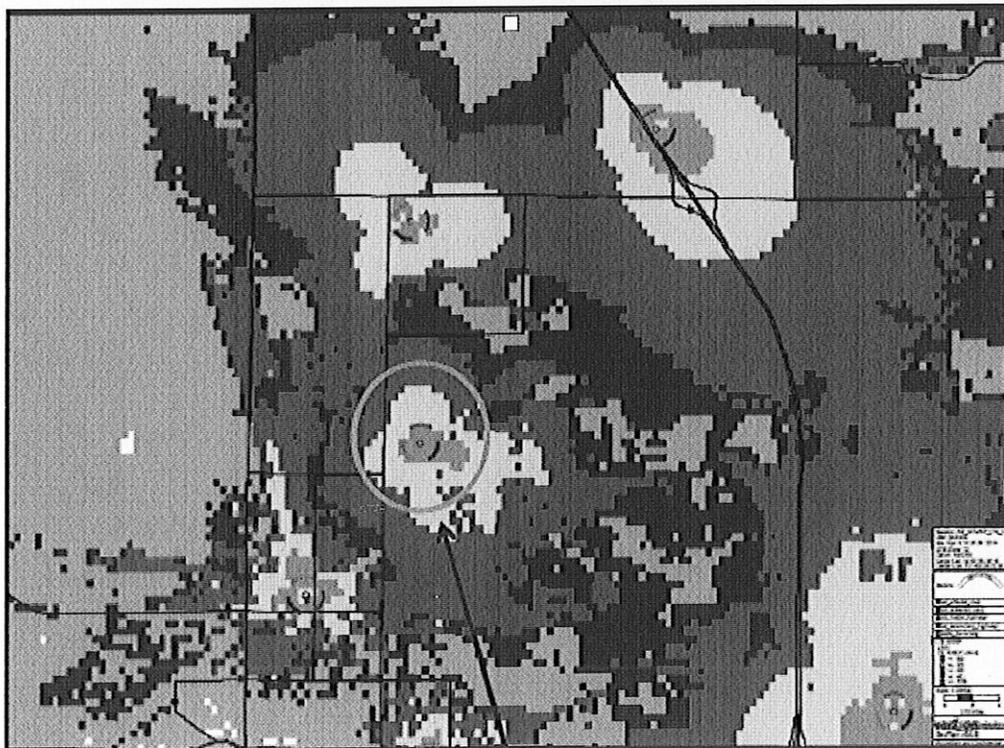
Back up GENERAC Diesel Generator Operations Manual included SD050

**AZ05 Mission Valley RSRSP Coverage (Current Coverage in the Area)**



Site Location

**AZ05 Mission Valley Coverage (Future Coverage in the Area with the site)**



Site Location



**AZ03-016 KORTSEN**  
**SITE PHOTO**  
**PROPOSED VIEW FROM WEST**  
**APRIL 11, 2015**

THIS PHOTOSIM IS INTENDED TO BE AN APPROXIMATE  
VISUAL REPRESENTATION OF THIS PROJECT.

**PINNACLE**  
CONSULTING, INC  
Construction - Project Management - Site Development





VERIZON WIRELESS  
5000 GARDEN CITY AVENUE  
GARDEN CITY, NY 11731



SUN STATE TOWERS  
5000 GARDEN CITY AVENUE  
GARDEN CITY, NY 11731

PROJECT NO.	000
DATE	04
DESIGNED BY	04
DRAWN BY	04
CHECKED BY	04
APPROVED BY	04
DATE	04

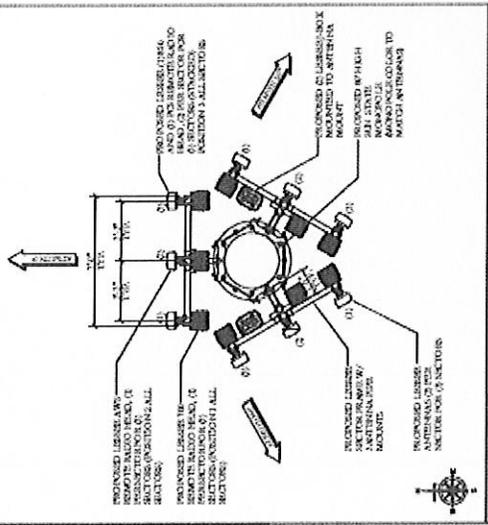
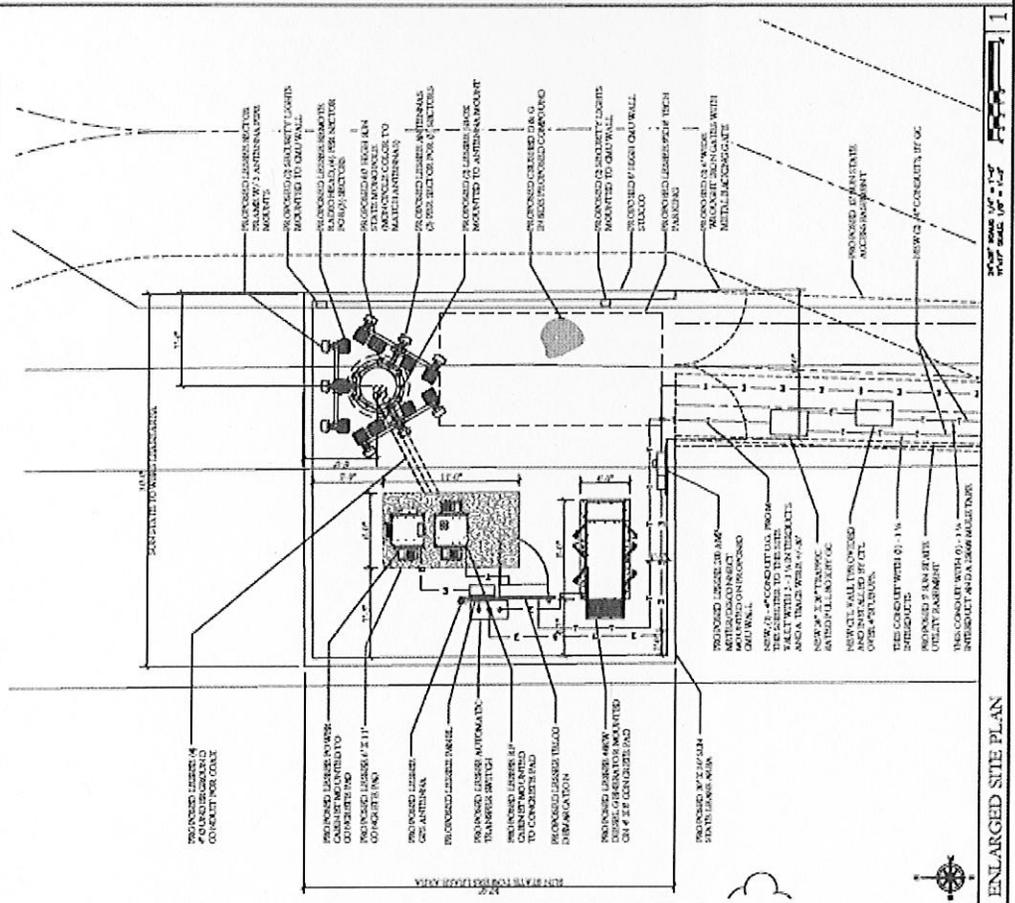
FOR REVIEW  
ONLY  
NOT FOR  
CONSTRUCTION

036-01540009

AZ01616 NORTHEN/  
AZ01616 VALLEY  
SITE DEPARTMENT  
ELECTRICAL DEPARTMENT  
ELECTRICAL

ENLARGED SITE  
PLAN

PROJECT NO.  
**A-2**



**ANTENNA PLAN**

SCALE: 1/8" = 1'-0"

SECTOR	AZIMUTH	DEPTH	INS.	SIZE	TYPE
ALPHA	0°	4 FT 6"	CS	1/2"	STAINLESS
BETA	120°	4 FT 6"	CS	1/2"	STAINLESS
GAMMA	240°	4 FT 6"	CS	1/2"	STAINLESS

NOTE:  
ALL DIMENSIONS ARE MEASUREMENTS TO THE CENTER OF THE ANTENNA ELEMENTS.  
CONTRACTOR SHALL VERIFY DIMENSIONS AND CONSTRUCTION MANAGER SHALL VERIFY DIMENSIONS.

3 ENLARGED SITE PLAN

COAX CABLE TABLE





VERIZON WIRELESS  
100 W. GARDEN STREET, SUITE 100  
TAMPA, FL 33601  
TEL: 813.907.1000



**SUN STATE  
TOWERS**  
100 W. GARDEN STREET, SUITE 100  
TAMPA, FL 33601  
TEL: 813.907.1000

PROJECT NO.	100
DATE	08/14/13
REVISIONS	
NO.	DESCRIPTION
1	ISSUE FOR PERMITTING
2	ISSUE FOR PERMITTING
3	ISSUE FOR PERMITTING
4	ISSUE FOR PERMITTING
5	ISSUE FOR PERMITTING
6	ISSUE FOR PERMITTING
7	ISSUE FOR PERMITTING
8	ISSUE FOR PERMITTING
9	ISSUE FOR PERMITTING
10	ISSUE FOR PERMITTING

DATE: 08/14/13

**FOR REVIEW  
ONLY  
NOT FOR  
CONSTRUCTION**

AZ04016 NORTHEN/  
AZ05MISSION VALLEY

100 W. GARDEN STREET, SUITE 100  
TAMPA, FL 33601

ELEVATIONS

SECTION: A-4

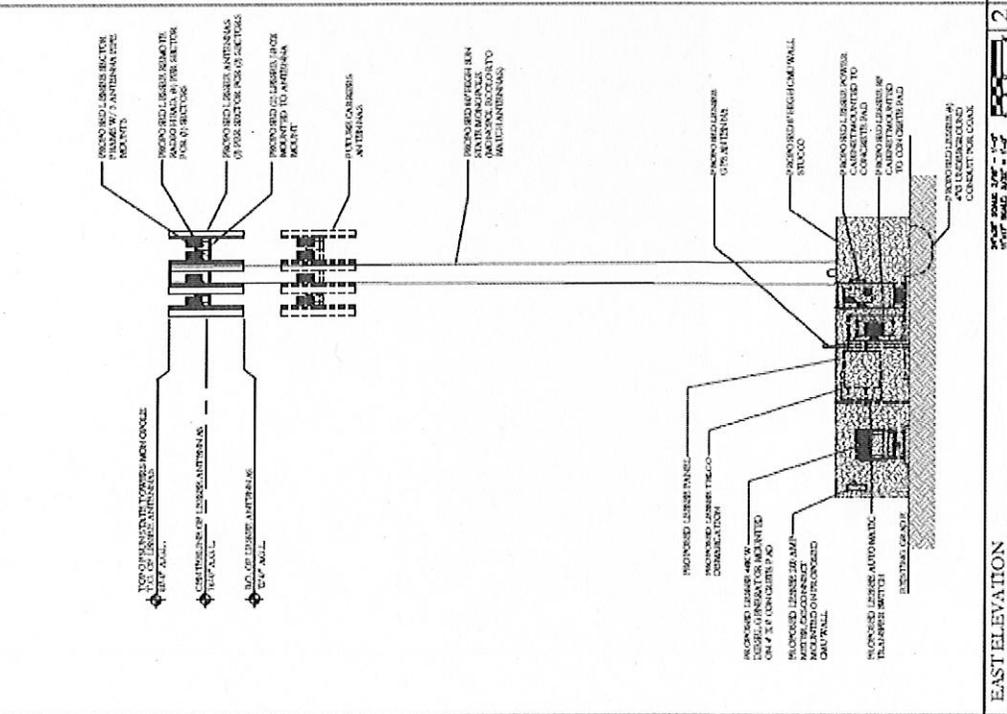
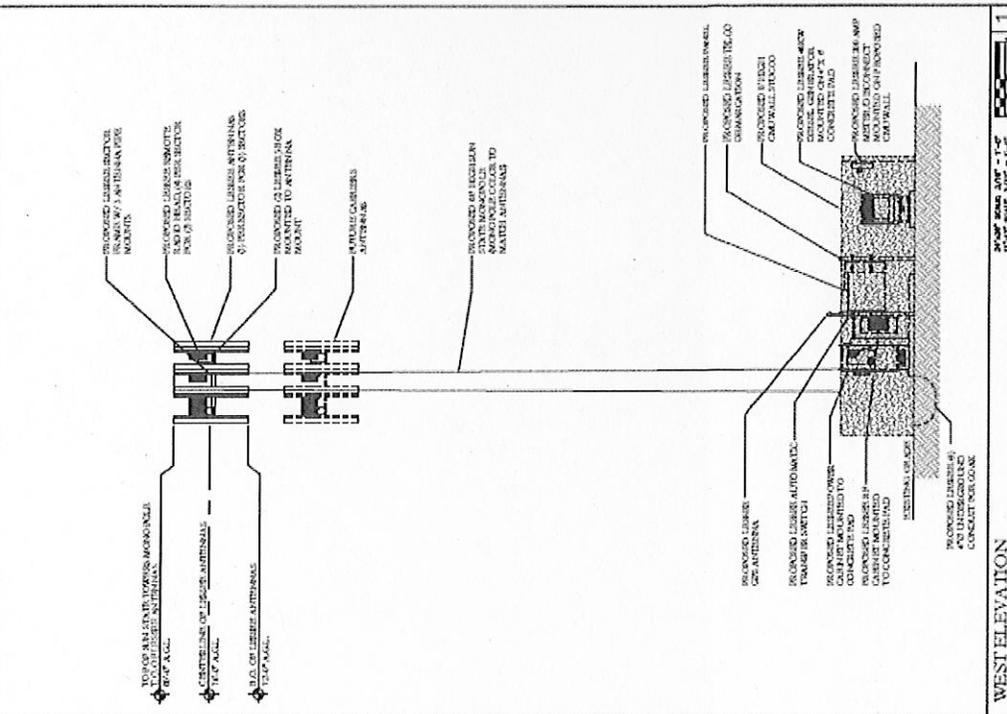


Exhibit C – Resolution

RESOLUTION NO. DSA-15-00059

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CASA GRANDE, GRANTING A CONDITIONAL USE PERMIT FOR A WIRELESS TELECOMMUNICATION FACILITY WITHIN AN APPROXIMATELY 900 SQ. FT. AREA LOCATED AT 1220 E KORTSEN RD, A.K.A. APN 505-07-048A.

WHEREAS, applicant, Adam Brixius of Pinnacle Consulting, has requested a conditional use permit; and

WHEREAS, the conditional use permit is requested for a wireless telecommunication facility over 28 ft. in height on a portion of a 59.61 acre parcel, located within an approximately 900 sq. ft. area located at 1220 E Kortszen Road, as shown on Exhibit A, Casa Grande, AZ; and

WHEREAS, the property is currently zoned Urban Ranch (UR); and

WHEREAS, a wireless telecommunication facility over 28 ft. is a conditionally permitted use within the City's UR zoning classification; and

WHEREAS, the wireless telecommunication facility is a height of 80 ft.; and

WHEREAS, a conditional use permit is therefore required; and

WHEREAS, on the 6th day of August, 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 proposed location, 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 all 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. Any expansion of the lease area, increase of the monopole height of 80 ft., and /or a change in the use of the facility will require a new conditional use permit review.
- b. This conditional use permit is to expire five years from the date of approval.
- c. An access and utility easement between the owner of the property and cellular providers or their leaser be maintained.
- d. This approval shall be in accordance with the approved Major Site Plan associated with this Conditional Use Permit, as amended.
- e. The lease area is to be screened by an 8 ft. high C.M.U. wall.
- f. The structure is to be designed, constructed and/or colored in order to correspond with the aesthetic, view-shed and other characteristics of the area in which they are to be placed. Specifically, the color of the monopole must match that of the color of the antenna.
- g. Placement of the facility shall be in conformance with any applicable requirements of the city planning, building, fire, and engineering departments. Specifically, the access road must be a minimum of 12 ft. wide and consist of an all-weather surface designed to withstand 75,000 lbs.
- h. Placement and operation of the facility shall be in conformance with any applicable requirements of the Federal

Communications Commission (FCC) and/or the Federal Aviation Administration (FAA).

- i. Service providers and property owners must allow co-location of additional providers on the proposed tower subject to structural analysis and approval by the City of Casa Grande.

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.

PASSED AND ADOPTED by the Planning and Zoning Commission of the City of Casa Grande, Arizona, this \_\_\_\_\_ day of August, 2015.

\_\_\_\_\_  
Planning & Zoning Commission Chairman

\_\_\_\_\_  
Planning Director

ATTEST:

APPROVED AS TO FORM:

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

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

CONSENT TO THE SPECIAL CONDITIONS

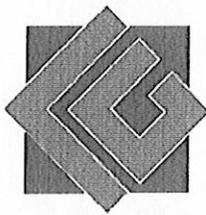
Applicant, Adam Brixius, Pinnacle Consulting, and the current property owner Pinal County School District No. 4, hereby consent to the special conditions as enumerated above in Section 2 as they relate to this request for a conditional use permit for a wireless telecommunication facility within an approximate 900 sq. ft lease area located at 1220 E Kortsen Rd.

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Applicant Signature,  
Pinnacle Consulting

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Property Owner Signature  
Pinal County School District No. 4



Planning and Zoning  
Commission

STAFF REPORT

AGENDA

# \_\_\_\_\_

**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION  
**FROM:** James Gagliardi, AICP, City Planner  
**MEETING DATE:** August 6, 2015

REQUEST

Request by Nathan Cottrell of CEG Applied Sciences on behalf of Irving and Lillian Fabricant Trust, for the following land use request:

**DSA-15-00038: Santa Cruz Crossing** Preliminary Plat to divide property within the Santa Cruz Crossing Planned Area Development into seven lots to accommodate future development.

APPLICANT/OWNER

Nathan Cottrell—CEG Applied Sciences  
12409 W Indian School Rd Suite C303  
Avondale, AZ 85392  
P: 623-536-1993  
Email: [nate@cottrellengineering.com](mailto:nate@cottrellengineering.com)

Irving and Lillian Fabricant Trust  
427 Larkspur Ave  
Corona Del Mar, CA 92625  
P: 949-234-0300

HISTORY

- April 21, 1968: The City Council adopted Ordinance No. 340 annexing property into the City of Casa Grande, initially zoned UR (Urban Ranch).
- May 4, 2006: Planning Commission approves a preliminary plat for Santa Cruz Crossing, CGPZ-080-006. (This preliminary plat has expired since no final plat was filed within one year.)
- May 15, 2006: The City Council adopted Ordinance No. 1178.269 approving the rezoning from UR to PAD, CGPZ-79-006, and approving Santa Cruz Crossing PAD.
- May 6, 2015: Ordinance No. 1178.269.1 was adopted by City Council for a Major Amendment to the Santa Cruz Crossing PAD, DSA-14-00214, to refine development standards, re-arrange placement of land uses, and to include the use of an assisted living facility.

<b>PROJECT DESCRIPTION</b>
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<b>Site Area</b>	97 acres
<b>Current Land Use</b>	Undeveloped, Planned Area Development (PAD) Santa Cruz Crossing
<b>Existing Zoning</b>	<i>Neighborhoods</i>

**Surrounding Land Use and Zoning**

Direction	General Plan Designation	Existing Zoning	Current Uses
<b>North</b>	<i>Neighborhoods</i>	B-2, R-3, R-1	Undeveloped, single-story apartments, single family homes
<b>South</b>	<i>Neighborhoods</i>	UR, R-1	Undeveloped, Single family homes
<b>East</b>	<i>Neighborhoods</i>	Arroyo Linda (single-family residential) PAD	Undeveloped
<b>West</b>	<i>Neighborhoods</i>	B-1, B-2	Undeveloped

**General Discussion**

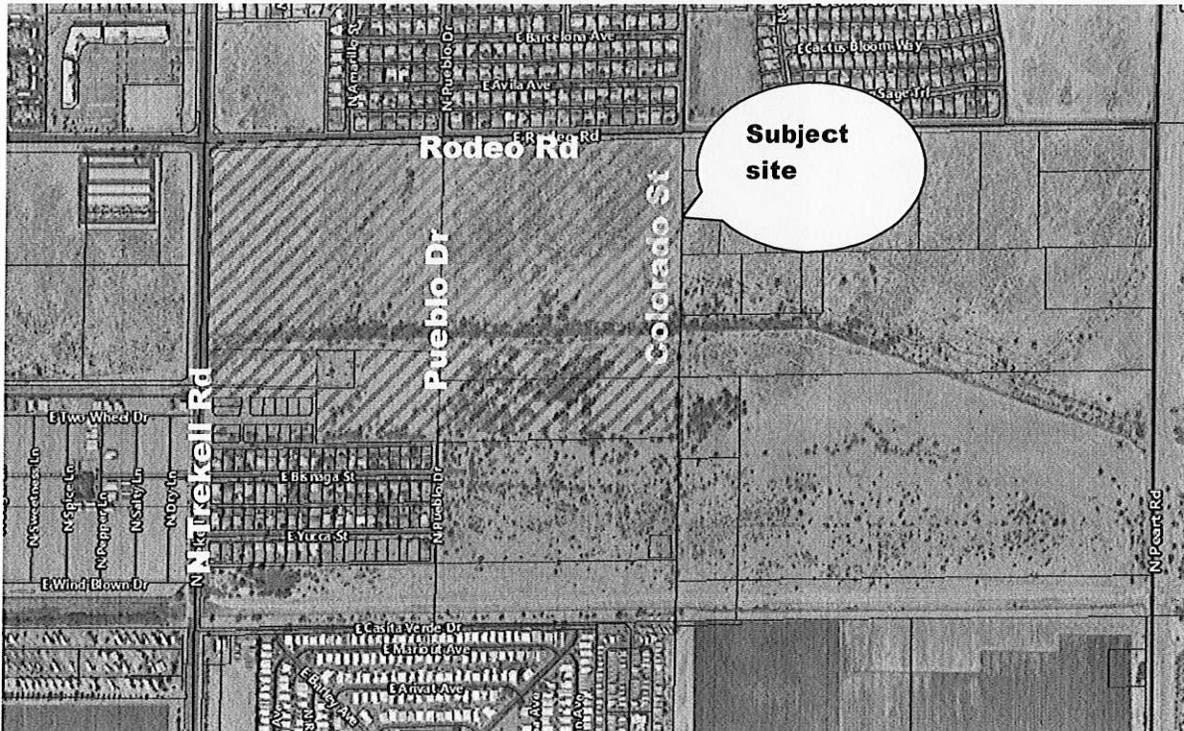
The applicant proposes to plat the 97-acre parcel into seven lots (Exhibit A). The proposed lots match the designated land use areas recently approved with the major amendment to the Santa Cruz Crossing PAD. Per the terms of the PAD, prior to development of an area within Santa Cruz Crossing, that area must be platted.

Lot 1 is proposed to be a 7.6-acre parcel for an assisted living facility. The Major Site Plan/ Final Development Plan application for this facility is presently under review and will be presented for the consideration of Planning Commission in an upcoming hearing. Lot 2, is a 10.5-acre area for the apartment homes, Lot 3 is 6.78-acres for the patio homes. Lots 4 and 5 are 5.5 acres and 13.76 acres, respectively. Lots 4 and 5 are designed to allow for future office and commercial development. As each lot develops, they will be subject to independent consideration for Major Site Plan review by the Planning Commission. Lots 6 and 7 are proposed at this time to be large 20.5 acre and 29.2 acre areas. Lots 6 and 7 will be re-platted in the future to accommodate single-family residential lots. Tracts and streets within lots 6 and 7 will be dedicated during that re-plat, including the dedication for Colorado St (Exhibit B).

This preliminary plat is proposed to be phased. Phased preliminary plats allow the applicant two years to file a final plat for its approval by City Council; whereas, an un-phased plat requires a final plat to be filed within one year. The phasing is structured in way that each phase does not have to rely on the development of any future phase for it to be functional, and can be served by appropriate infrastructure and services without the need for development of future phases. The Phase 1 area will be platted first; this

will consist of the assisted living parcel, the extension of Pueblo Dr. into the site, Rodeo Rd. improvements, including additional right of way dedication and roadway improvements, and a small portion of Trekell Rd. Also included in phase one is the north-to-south drainage channel that currently stops on the north side of Rodeo Rd at Pueblo, and the east-west drainage channel across the site known as the North Branch of the Santa Cruz River. At the time of final plat recordation for each phase, public improvements for that phase are required to be installed or finically secured for future installation. Exhibit C details the phasing plan.

### SITE CONTEXT/AERIAL



### REVIEW FOR ADEQUACY

In reviewing a preliminary plat, the following items are considered to assure adequacy with development regulations:

**1. Conformance with Zoning**

The property is zoned PAD (Planned Area Development) for Santa Cruz Crossing. The PAD requires that the development be platted. This PAD allows single-family residential development, retail/commercial, office, apartments, patio homes, and an assisted living facility within designated areas. Further conformance to the development standards will occur at Major Site Plan submittal during the development of the individual lots. Upon the re-platting of the single-family areas, currently proposed as large lots, staff will review for



Water: Arizona Water  
Power: APS  
Sewer: City of Casa Grande  
Gas: Southwest Gas

Per City Wastewater Engineering review, the site existing sewer line is adequate to serve the development. At the time of Final Plat, a final design sewer report will be required as well as a certificate of assured water supply from Arizona Water.

#### **4. Access to & Adequacy of public roads and infrastructure**

Included with this preliminary plat request is the right of way dedication to extend Pueblo Dr. into the development from Rodeo Rd. Santa Cruz Rd will be dedicated into the development from Trekell Rd to Pueblo Dr. (Exhibit C). Additional right of way dedication needed for Rodeo Rd., Trekell Rd. and southerly abutting alleys is also to occur. The first phase to be platted includes right of way dedication for Rodeo Rd., a small portion of Trekell Rd., and an extension of Pueblo Dr. into the development. As a requirement of the PAD, Rodeo Rd. is to be improved during the first platting phase.

During the early review of this submittal of the preliminary plat, a neighborhood meeting was held on April 22, 2015 at City Hall, with the property owners and residents who live along the North side of Rodeo Rd. to discuss the planned road improvements. Rodeo Rd. is a minor arterial road. As such, it is designed to have limited residential driveways accessing it. As part of the Santa Cruz Crossing PAD requirement, a frontage road is to be constructed along the north side of Rodeo to separate the residences that abut Rodeo Rd. from the primary street. About a dozen residents attended the neighborhood meeting and their primary concern was whether this frontage road would be one-way or two-way. The majority of residents preferred it to be two-way. With the coordination of the engineer for the project and the City Traffic Engineer, this frontage road will be designed for two-way traffic, with a sidewalk on the outside edge of the frontage road, with a decorative screen wall dividing the primary portion of Rodeo Rd from the frontage road. The residents who attended appeared to have their concerns addressed.

A Traffic Impact Analysis was submitted in conjunction with this preliminary plat and there is a technical modification required to account for the need for a bike lane on both sides of Rodeo.

Future phases will include additional right of way dedication, including the extension of Colorado St to the south end of the development and additional local roads and tracts within the single-family portion of the development.

## COMFORMANCE TO THE GENERAL PLAN

The General Plan 2020 Land Use designation for the site is *Neighborhoods*. This land use provides for a variety of residential neighborhoods with a range of densities. The primary objective is to provide a mix of residential neighborhoods that are well designed places. Staff finds that the preliminary plat meets the intent of the *Neighborhoods* designation. The target residential density of neighborhoods is not to exceed four dwelling units per acre. Based on the approved PAD, this density is achieved. The plat reflects the land use areas analyzed within the PAD.



## PUBLIC NOTIFICATION/COMMENTS

### Notification

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 July 21, 2015 at least fifteen (15) days before the August 6, 2015 Planning Commission public hearing.
- Notice was mailed by the City on July 22, 2015 at least ten (10) days before August 6, 2015 Planning Commission public hearing as required by

City Code, to each owner of property situated within 300 feet of the subject property. An affidavit confirming this is located in the project file.

- A sign was posted by the applicant on the subject site informing the public that this application would be considered by the Planning Commission at the August 6, 2015 meeting at least 15 days prior to the hearing, as required by code. An affidavit confirming this posting was supplied by the applicant.

### **Inquiries/Comments**

At the time of this report, no inquiries or comments have been provided.

<b>RECOMMENDED MOTION</b>
---------------------------

Staff recommends the Commission approve the Preliminary Plat DSA-15-00038 subject to the following technical conditions:

1. Within the note block, eliminate (and renumber as necessary) note no. 2 since there are no tracts proposed (sheet 1).
2. Revise note no. 3, removing "lots and tracts" and replace with "Area shown hereon" (sheet 1).
3. Identify and call-out dimensions of those parcels adjacent to the site along Trekell Rd. at and at the NW corner of Trekell Rd. and Rodeo Rd. that are owned by the City of Casa Grande. These parcels are known by APN: 505-07-024B, 505-07-024C, and 505-07-025B (sheet 2).
4. Remove the key note and the locations referenced as circled 7, since landscaping does not typically get placed in easements (sheet 4).
5. Provide a note that states "all easements shown hereon will be dedicated through final plat" (sheet 4).
6. Provide a note that states "roadway improvements, including sidewalk placement, curb cut locations, drive lanes, turn lanes, etc. are subject to review and approval of public improvement permits" (sheet 4).
7. More clearly delineate between Phase 3 and Phase 1 on this plan (sheet 5).
8. Revise TIA typical section AA to show bike lane on both sides of Rodeo Rd.
9. Due to the change in design in the revised HEC-HMS model, revise the drainage report regarding the wash offsite flows as follows:

- For sub-basin DEV-WS-E and DEV-WS-B, the estimated retention volume should be multiplied with runoff coefficients (0.6-0.65 typically for MDR) and further reduced for effectiveness. Storage routing should be used in the model for 100 year peak flows as 100-year 1 hour retention volume does not mean that there wouldn't be any flow out of a sub-basin
- Earthen berms/levees along Peart Road can't be used as flood retarding structures as these berms/levees are not certified and maintained and can fail under any rainfall event. The impact of such flows should be modeled and accommodated for the proposed site.
- The offsite peak flow coming out of Retention Basin of Basin A near CP2 should be calculated after applying 100-year 1 hour retention and combined with the proposed flow from CP2-WS and CP2A.
- Roads cannot be used for offsite flow conveyances.
- Rodeo Rd is an arterial road which requires 25 year storm to be conveyed under road. Refer to the City code for design requirements. The maximum flow depth over roadway section is 8 inches max at any point.
- The maximum side slope of stormwater channel is limited to 4:1 for dirt-lined channels. Alternative material can be proposed for steeper slopes.
- Provide calculations for required retention (estimated) for each development areas on site in a tubular form with appropriate labels and calculate peak flows from onsite into the wash.
- Provide maximum peak flow at site existing storm drain culverts across Trekell road for pre-development and post development conditions. Also calculate capacity of existing storm drain culverts.
- Trekell Road is a crowned road and CP8OFF and CP9OFF will tend to go to the low point at existing Storm Drain Culverts across Trekell Rd and should be combined with flows exiting the site.

### **Exhibits**

- Exhibit A- Narrative
- Exhibit B- Preliminary Plat (excerpt)
- Exhibit C- Phasing Plan

Exhibit A – Narrative



June 15, 2015

**SANTA CRUZ CROSSING  
REVISION TO PAD CGPZ-079-06  
PRELIMINARY PLAT**

Attached here is a concept for a new development at the southeast corner of Trekell Road and Rodeo Road in Casa Grande, Arizona. The development is roughly 93-acres in size and is undeveloped desert with a historic wash (North Branch of the Santa Cruz Wash) running through the site east to west.

Surrounding the site on the north, south and southwest are single family home developments of varying age. To the east and west are vacant desert parcels, similar to the site itself. On the opposite corner of Trekell and Rodeo is a retail development. This neighborhood lends itself very nicely to the proposed Santa Cruz Crossing development: that being a mixed use development with assisted living residences, single family homes, and some commercial space at the intersections.

As you can see on the attached concept graphics, the eastern half of the site (47.2-acres) will be standard single family homes with a typical density of 3.3-3.5 du/acre. The commercial portion of the development will occupy roughly 19.25-acres of the site along Trekell Rd. to the west so that it may utilize the retail benefits of the arterial road and intersection. The remaining 20.84-acres of the site will be senior living and senior apartments and townhomes. This will be split into an Senior Living center (5.93-acres) where the residents require the most care. Senior Apartment Homes (8.83-acres) and Senior Patio Homes will occupy the rest of the assisted living areas and provide residents with varying levels of care and lifestyle.

The overall site was rezoned in 2006 by the previous owners under CGPZ-079-06 Planned Area Development (PAD). This PAD indicated 66.5-acres of single family homes at 3.4 du/acre, 8.1 acres of more compact "GreenCourt Homes" at 7.9 du/acre, and 24.6-acres combined of office and commercial uses. This PAD was approved in 2006, but none of the developments were ever constructed.

If you have any questions, please feel free to contact my office.

Respectfully,

A handwritten signature in black ink, appearing to read 'Nathan Cottrell', written in a cursive style.

Nathan Cottrell, PE  
Project Engineer

# Exhibit B- Preliminary Plat (excerpt)

