

Regular Meeting  
September 3, 2015

**MINUTES OF A REGULAR MEETING OF THE CASA GRANDE  
PLANNING AND ZONING COMMISSION HELD ON THURSDAY,  
SEPTEMBER 3, 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  
Vice-Chairman David Benedict  
Member Jeffrey Lavender  
Member Ruth Lynch  
Member Stephen Gentzkow  
Member Paul Zalewski

**Absent:**

Member Fred Tucker (Excused)

**City Staff Present:**

Leila DeMaree, Senior Planner  
Jim Gagliardi, Planner  
Joe Horn, Planner  
Linda Harris, Administrative Assistant  
Mark Graffius, Assistant City Attorney  
Duane Eitel, Traffic Engineer

**III. Approval of Minutes:  
August 6, 2015**

Member Lavender moved to approve the minutes dated August 6, 2015, Member Gentzkow 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:**

**Request by Erin Sheehan of Evergreen-McCartney & Pinal SWC, LLC.,** for the following land use request for four parcels (APN's 503-41-701B, 504-31-703, 504-31-702, and 504-31-705A) within the Villago Village PAD, located at the southwest corner of Pinal Rd. and McCartney Rd:

- 1. DSA-15-00101: PAD Major Amendment** to eliminate the required minimum lot width of 150 feet. (Planner Joe Horn)

Joseph Horn, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. The request is for a major amendment to a PAD to eliminate the required minimum lot width of 150 ft. for four parcels within the Villago Village PAD. Mr. Horn overviewed the site. He noted that the request is for the commercial area within the PAD, which is on the corner of Pinal Avenue and McCartney Road. There is an existing Walgreens at the corner and an existing Auto Zone. Mr. Horn stated that the PAD amendment is changing one sentence to state which parcels will require no minimum lot width. Mr. Horn covered the review criteria. He stated that the building location will be dictated by setbacks, landscape requirements, parking, and site drainage requirements for all future developments. He stated that the applicant feels that this change will make the sites more marketable and easier to develop as they can split into smaller pieces and sell off portions. Mr. Horn noted that staff has not received any inquiries regarding this request and that staff recommends approval of the PAD Major Amendment for Villago Village.

Mr. Horn asked for questions or comments.

Member Gentzkow questioned if the parking requirements will be taken care of when they submit their site plan.

Mr. Horn responded that when the site plan is submitted, staff will determine based on use how many parking spaces are required. They will also have retention areas and landscaping. Mr. Horn noted that this will be more of a driving factor for width and how much space will be needed on the lot.

Member Gentzkow asked about the cross easements.

Mr. Horn replied that the cross easements and infrastructure are in place.

Member Zalewski questioned what happens to the remainder of the lot if a lot is sold and it is smaller in size than the lot size.

Mr. Horn replied that currently the lots are oversized. He stated that the PAD amendment would go with the property. If the size of the lot is reduced, then the remaining lot would be split into another lot. A Preliminary Plat and Major Site Plan would still be required for any future development to the remaining lots. All setback, landscape, parking and site drainage requirements would still need to be met and would be the dictating factor driving the lot dimensions for the approval of any future development. By eliminating the minimum lot width development standard, the applicant feels that the site could be more attractive for development.

Chairman Henderson questioned if a user could potentially build a multi-tenant building on a lot without going through the Preliminary Plat and Major Site Plan process.

Mr. Horn stated "Yes".

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

Erin Sheehan of Evergreen Commercial Realty, LLC. 2390 E. Camelback Rd., Suite 410, Phoenix Arizona 85016 came to podium to address the commission. She stated that they had a user interested in one of the parcels but they wanted a smaller lot than what is there and they were not comfortable with waiting for the preliminary plat process. Ms. Sheehan noted that this would allow them to be more flexible when working with retailers.

No comments were received from the public.

Member Lynch made a motion to approve DSA-15-00101 PAD Major Amendment for Villago Village

Member Benedict seconded the motion.

The following roll call vote was recorded:

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

The motion passed 6 – 0.

**Request by Nathan Cottrell of CEG Applied Sciences on behalf of Irving and Lillian Fabricant Trust**, for the following land use request located at the southeast corner of Rodeo Rd and Trekell Rd, APN's 505-07-024A, 505-07-025A, and 505-07-0230:

**1. DSA-15-00105: Conditional Use Permit** to allow a 6 ft. tall chain-link special purpose fence with fabric screening around a portion of the Santa Cruz Crossing Planned Area Development (Planner James Gagliardi).

James Gagliardi, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Mr. Gagliardi stated that the request is for a Conditional Use Permit to allow a six ft. tall chain-link special purpose fence with fabric screening around a portion of the Santa Cruz Crossing Planned Area development. The purpose of the fence is to secure the site which will keep the public off the property and it will reduce the risk of littering and illegal dumping. It will also screen the construction activity from the view of the surrounding area. Mr. Gagliardi explained that fences may be allowed in any zone district with the approved Conditional Use Permit. The Conditional Use Permit would allow for special conditions to be placed such as duration of time and where it can be located. As a condition of approval, the fence will need to be removed at the time of Certificate of Occupancy around the developed parcel. Mr. Gagliardi overviewed the review criteria He stated that the site is adequate in size and topography to accommodate the use. He noted that as a condition of approval no use, including storage that is not associated with approved construction of the parcels can ensue within the fenced area or elsewhere within the Santa Cruz Crossing PAD. Mr. Gagliardi noted that the proposed use will have no adverse affect upon abutting property and that the conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare. Mr. Gagliardi noted that staff received one phone call from the public with general questions and no specific comments or concerns. He stated that Staff recommends approval of the Conditional Use Permit with the conditions as stated in the resolution.

Chairman Hendersen questioned if the owner has some responsibility for security inside the fence in case of illegal activity.

Mr. Gagliardi replied that the responsibility would be with the property owner and would be handled through Code Enforcement.

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

Larry Nagaki, Nagaki Design Building Associates, 4601 N. Black Canyon Hwy., Phoenix AZ 85015 came to podium to address the commission. He stated that he is the architect and possibly will be general contractor for the construction of the first phase. He explained that that he has applied for the Temporary Use Permit for the temporary trailer and it is being reviewed by building staff. He noted that they will be mounting a security camera on the temporary trailer. He stated that there will be a full time superintendent at the job site within the next three to four weeks. The only time there will not be anyone on the job site will be weekends and they will be able to monitor the site with the security cameras.

Chairman Henderson questioned when they will begin moving dirt.

Mr. Nagaki replied that they are currently working with the two major utility companies and is hoping to begin the road work within the next three to four weeks.

Member Benedict questioned how many fences in the past have stayed up for long periods of time or have been abandoned. He asked if a date should be required to have the fence removed.

Senior Planner Leila DeMaree explained that, as part of the planning review process, as a condition of approval the city can request that the fence be removed if deemed necessary.

Member Gentzkow questioned if the condition is after the site is developed or is it at the city's discretion.

Mr. Gagliardi explained that two conditions are required as part of the Conditional Use permit. The first one requires that the fence is to be removed before the Certificate of Occupancy is issued and the second condition is that the city reserves the right to ask for any or the entire fence to be removed.

No comments were received from the public.

Member Zalewski made a motion to approve Resolution DSA-15-00105, Conditional Use Permit to allow a 6 ft. tall chain-link special purpose fence with fabric screening around a portion of the Santa Cruz Crossing Planned Area Development with the conditions as stated below:

- a. The fence including its fabric screening is to be maintained and repaired as needed by the owner or his designee.
- b. Fencing around a developing parcel requires removal at the time of a certificate of occupancy associated with that parcel is issued.
- c. Fencing removed around a developing parcel can be relocated around another undeveloped parcel herein referenced.
- d. No use, including storage, that is not associated with approved construction of the parcels, can ensue within the fenced area or elsewhere within the Santa Cruz Crossing Planned Area Development.
- e. The City reserves the right to require that any portion of the fence is to be relocated or removed at any time.

Member Lynch seconded the motion.

The following roll call vote was recorded:

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

The motion passed 6 – 0.

**Request by Tracy Roedel of Land Development Consultants, LLC on behalf of Circle K Stores, Inc.**, for the following land use request located at the northwest corner of McCartney Rd. and Tucker Rd., APN's: 515-35-025H and 515-35-025J:

- 1. DSA-15-00108: Comprehensive Sign Plan** specifying the allowed signage placement and signage size for development within McCartney Center Parcel C as required per the McCartney Center Planned Area (Planner James Gagliardi).

James Gagliardi, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. He noted that the Comprehensive Sign Plan establishes signage specifications for Parcel C in accordance with the PAD. He explained that the McCartney Center PAD states that a Comprehensive Sign Plan shall be submitted to the Planning and Zoning Commission for its review and approval. Parcel C is an 8.35-acre area which is designated for commercial uses. Circle K sits on the southeast portion within Parcel C on a 1.76-acre site. Mr. Gagliardi noted that this Comprehensive Sign Plan incorporates and in some instances modifies and adds signage standards that were established with the original Major Site Plan such as the condition of approval that stipulated the signage for the fuel canopy was to get .25 sq. ft. of sign area per linear foot of canopy elevation. Based on the calculations, the canopy would be allowed to have 38 sq. ft. of signage on the wide part of the elevation (north and south) and on the east and west elevations 11 sq. ft. of signage would be allowed for both of the elevations. The proposed Comprehensive Sign Plan is more restrictive than the prior approval because it proposes no signage on the canopy's north elevation. Another past approval occurred when the PAD was amended to allow two free-standing signs on Parcel C, and neither sign could be larger than 8 ft. tall nor over 100 sq. ft. in sign area. Also they could not be less than 250 ft. from one another. This Comprehensive Sign Plan incorporates that approval. Additionally, this Comprehensive Sign Plan addresses the amount of wall signage Parcel C is to have. Though there currently is no development proposed for the remainder of Parcel C, sign detail has been included for both Circle K and the remainder of the parcel since it is all under the same ownership. Mr. Gagliardi noted that the Comprehensive Sign Plan proposes wall signage for Parcel C to be calculated at a ratio of 1.5 sq. ft. of sign area per linear foot of elevation from

which its signage is drawn. No signage is to be allowed on any north elevation as that elevation faces the residential development. According to the calculations, the Circle K building is 118 feet by 50 feet. It would be permitted to have 177 sq. ft. of signage on the front elevation (south) and 75 sq. ft. of signage would be allowed on both the east and west elevations. Circle K is proposing 24 sq. ft. of signage on each of those elevations. Mr. Gagliardi did a comparison as to what Circle K would be allowed for signage under the standard city code, comparing the B-1 Zone to the proposed Comprehensive Sign Plan. The intent of a Comprehensive Sign Plan is to allow customization of signage and where it can be placed without exceeding the amount of signage a site under the standard sign code would be allowed. The canopy would be allowed 389 sq. ft. of signage under the B-1 zone whereas the Comprehensive Sign Plan is allowing 60 sq. ft. freestanding signage proposed allows the same sign area as the B-1 district; but at a lesser height. Wall signage would be allowed to be as large as 236 sq. ft. on the Circle K building under the B-1 zone, whereas this Comprehensive Sign Plan allows 327 sq. ft. Though the sign area is larger for the wall signage, the net result of total site signage is less with this Comprehensive Sign Plan than in the B-1 zone; therefore staff recommends support.

Mr. Gagliardi stated that staff has not received any comments from the public.

Mr. Gagliardi stated that staff recommends that the commission approve the Comprehensive Sign Plan for McCartney Center Parcel "C". There were conditions stipulated in the staff report which have since been addressed by the applicant. The applicant incorporated the conceptual sign standards that are required of the PAD into the Comprehensive Sign Plan. Mr. Gagliardi asked for questions.

Member Lavender questioned if Circle K will be considered the anchor store on this plot since it is approximately 20 percent of the parcel but 50 percent of the sign.

Mr. Gagliardi replied that Phase 2 would be everything except the Circle K portion. The conceptual plan shows quite a large building labeled as retail in the northwest corner so this will probably serve as the anchor store. This will most likely not be another gas station so there would not be a concern with a canopy sign. If there is a canopy, then staff would apply the .25 square ft of sign area per south, east, and west elevation to it. They would already have their detached sign secured which would be 250 ft from where the Circle K sign will be and the rest of the signage that would apply would be the 1.5 sq ft. of sign area for wall signage.

Member Lavender expressed his concerns if a potential larger store were to build there, they would not be happy with their detached sign because Circle K gets an entire detached sign for itself but the other detached sign must share with multiple tenants.

Mr. Gagliardi stated that the multi-tenant aspect of the second sign is conceptual in nature. He explained that if a potential tenant would want to lease the more than just one tenant panel on this sign, they could potentially use the additional space upon the free-standing sign. Staff would not have any objections that would prohibit one person

from occupying more than one sign panel. If they were to propose an additional free standing signage; they would have to revise the PAD and would also have to amend the Comprehensive Sign Plan.

Chairman Henderson noted that there was some concern when the commission first talked about the PAD regarding overall light that would be cast to the north. He asked if the downcast lights were covered in the Comprehensive Sign Plan.

Mr. Gagliardi replied that applicant can address this question. He stated that he believes there is some verbiage in the Comprehensive Sign Plan that addresses light emission and that certain light is not permitted such as the use of neon. He noted that with no signage proposed on any north elevations helps mitigate this issue to the north where the residential areas are.

Chairman Henderson made a call for the applicant to come forward

David Cisiewski, 11811 N. Tatum Blvd., Suite 1051, Phoenix 85028 came to podium to address the commission. He stated that as part of the initial design to the project in 2013 was the alignment of the building and canopy. The building itself largely screens to the north. There is also a 6 ft wall from service elevation opposite an 8 ft wall between property and residential to the north. The canopy lighting is downcast lighting and they are all shielded. There is perimeter site lighting for access and security. There are no signs facing to the north. The monument signs along McCartney road frontage will be shining east to west.

Member Lavender commended applicant on the recent remodel on the Circle K on Rodeo Road and Pinal Avenue.

No comments were received from the public.

Member Benedict made a motion to approve DSA-15-00108 Comprehensive Sign Plan without the condition shown.

Member Lavender seconded the motion.

The following roll call vote was recorded:

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

The motion passed 6 – 0.

**VI. Call to the Public:**

There were no comments received from the public.

**VII. Report by Planning Director:**

**A. Administrative Approvals**

**1. DSA-15-00085: Major Site Plan/Final Development Plan—Minor Amendment – Banner Casa Grande Medical Center WIS Refurbishment OB Relocation, 1800 E. Florence Boulevard, request for the following minor site revisions:**

- New addition added on the southwest corner of the existing hospital.
- Infill the existing insets in stepped back areas of existing building.
- Removed and relocated three trees in the new landscaped area outside of the addition.
- Added a trellis to east side of new addition.
- Added an equipment screen wall to the north of building.
- Included elevations for the new building addition (two elevation options).

Approved August 10, 2015, Planner: Laura Blakeman

**2. DSA-15-00072: Final Landscape Plan –Sheffield Lubricants LLC, 148 S. Commerce Drive.**

Approved August 10, 2015, Planner: Joseph Horn

**3. DSA-15-00064: Minor Amendment to a Major Site Plan, Palm Creek RV Resort, 1100 N Henness Rd. revising the approved site plan to reflect the following changes:**

- Lots 2296-3000 replaced with 8 new pickleball courts and a dog park
- Narrowing of a portion of Rock Creek Rd, limiting it to pedestrians and golf carts.
- Lots 2030-2033 and 2025-2029 replaced with a new road connecting Flowering Cactus and Jagged Stone to provide additional parking, restroom facility, storage structures and turf area.
- A pool with cover to be constructed at northwest corner of the ball field.

Approved August 10, 2015, Planner: James Gagliardi

**4. DSA-15-00083: Minor Site Plan - Burger King, 810 E. Florence Boulevard, request for the following minor site revisions:**

- Stone veneer added to the exterior elevations.
- Exterior changes to the elevations including the addition of canopies over windows and doors.

- A portion of the tile roof replaced with standing seam metal roof and banded stucco.

Approved August 13, 2015, Planner: Laura Blakeman

**B. Board of Adjustment Decisions**

**1. DSA-15-00104 Appeal of a Notice and Order** regarding the requirement to obtain a Right-of-Way Encroachment Permit for existing air conditioning equipment and fencing improvements located in the public alley behind 416 N. Florence Street.

Tabled to September 15, 2015 Board of Adjustment Meeting

**C. Monthly Development Center Reports:**

The reports were distributed to the commission.

**VIII. Adjournment:**

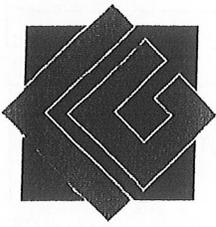
Member Benedict motioned for adjournment, a voice call vote was called and all were in favor.

Chairman Henderson called for adjournment at 6:52 p.m.

Submitted this **17<sup>th</sup> day of September 2015**, by Linda Harris, Administrative Assistant to the Casa Grande Planning & Zoning Commission, subject to the Commission's approval.

Approved this 15<sup>th</sup> day of Sept, 2015, by the Casa Grande Planning & Zoning Commission.

  
\_\_\_\_\_  
Chairman Henderson



Planning and Zoning Commission

STAFF REPORT

AGENDA

# \_\_\_\_\_

**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION  
**FROM:** Joe Horn, City Planner  
**MEETING DATE:** September 3, 2015

**REQUEST**

**Request by** Erin Sheehan of Evergreen-McCartney & Pinal SWC, LLC., for the following land use request:

1. **DSA-15-00101: PAD Major Amendment** to eliminate the required minimum lot width of 150 feet for four parcels (APN's 503-41-701B, 504-31-703, 504-31-702, and 504-31-705A) within the Villago Village PAD, located at the southwest corner of Pinal Ave. and McCartney Rd. (Planner Joe Horn)

**APPLICANT/OWNER**

Erin Sheehan  
Evergreen Commercial Reality, LLC.  
2390 E. Camelback Road, Ste 410  
Phoenix, AZ 85016  
P: 602-567-7170  
Email: esheehan@evgre.com

Dana Dragon for Evergreen-McCartney & Pinal SWC, LLC  
2390 E. Camelback Road, Ste 410  
Phoenix, AZ 85016  
P: 602-567-7170  
ddragon@evgre.com

**HISTORY**

- |                         |   |
|-------------------------|---|
| <i>June 20, 2005</i>    | Initial PAD zoning approved by the Mayor & City Council.<br><i>CGPZ-054-005</i>                                 |
| <i>June 1, 2006</i>     | Preliminary Plat approved by the Planning & Zoning Commission.<br><i>CGPZ-321-006</i>                           |
| <i>August 8, 2006</i>   | Major Site Plan approved by Planning & Development Director.<br><i>CGPZ-042-006</i>                             |
| <i>October 15, 2007</i> | Final Plat approved by the Mayor & City Council.<br><i>CGPZ-321-006</i>   |
| <i>May 5, 2011</i>      | PAD/Preliminary Development Plan Amendment approved by the Planning & Zoning Commission.<br><i>DSA-11-00072</i> |
| <i>May 5, 2011</i>      | Re-subdivision Preliminary Plat approved by the Planning & Zoning Commission.<br><i>DSA-11-00073</i>            |

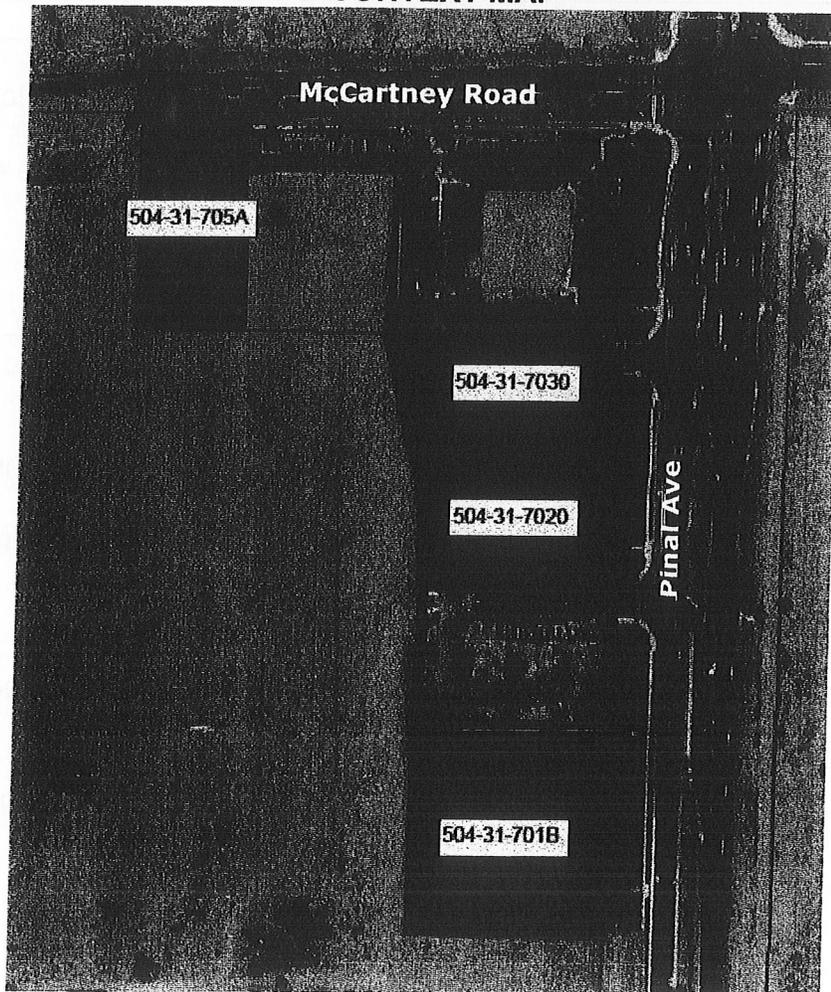
**PROJECT DESCRIPTION**

<b>Site Area</b>	5.78 acres
<b>Zoning</b>	PAD (Planned Area Development)
<b>General Plan Designation</b>	<i>Neighborhoods</i>

**Surrounding Land Use and Zoning**

<b>Direction</b>	<b>General Plan Designation</b>	<b>Existing Zoning</b>	<b>Current Uses</b>
<b>North</b>	Commerce & Business	UR (Urban Ranch)	Vacant Land
<b>South</b>	Neighborhoods	PAD (Planned Area Development)	Vacant land
<b>East</b>	Neighborhoods	PAD (Planned Area Development)	Vacant land
<b>West</b>	Neighborhoods	PAD (Planned Area Development)	Vacant land

**CONTEXT MAP**



## Overview

Villago Village is a planned are development (PAD) comprised of single family residential, multi-family residential, and a commercial area.

The subject of this proposed PAD amendment pertains to the commercial area of the PAD. Specifically, four of the seven parcels within the commercial area (2 parcels are developed and one is a separate owner).

The applicant is requesting the approval to the commercial portion of the Villago Village PAD by proposing to eliminate the minimum lot width requirement of 150 feet. Currently the PAD refers to the B-2 (General Business) for development standards as seen below:

### Page 12

*"Other development standards, including parking and signage, for the Commercial parcel shall be the same as those provided under the B-2 zoning district and other applicable sections of the Casa Grande Municipal Code."*

### Proposed Page 12 revision:

*"Other development standards include parking and signage, for the Commercial parcel shall be the same as those provided under the B-2 zoning district and other applicable sections of the Casa Grande Municipal Code", except for parcels 504-31-705A, 504-31-702, 504-31-703, and 504-31-701B (as identified in Appendix 4.0), which parcels shall have no minimum lot width."*

By eliminating the minimum lot width development standard, the applicant feels that the site could be more attractive for development. A Re-Plat and a Major Site Plan, reviewed by Planning and Zoning Commission, would still be required for any potential development project. All setback, landscape, parking and site drainage requirements would still need to be met and would be the dictating factor driving the lot dimensions for the approval of any future development.

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

## **CONFORMANCE WITH PAD ZONE/PRELIMINARY DEVELOPMENT PLAN REVIEW CRITERIA 17.68.290**

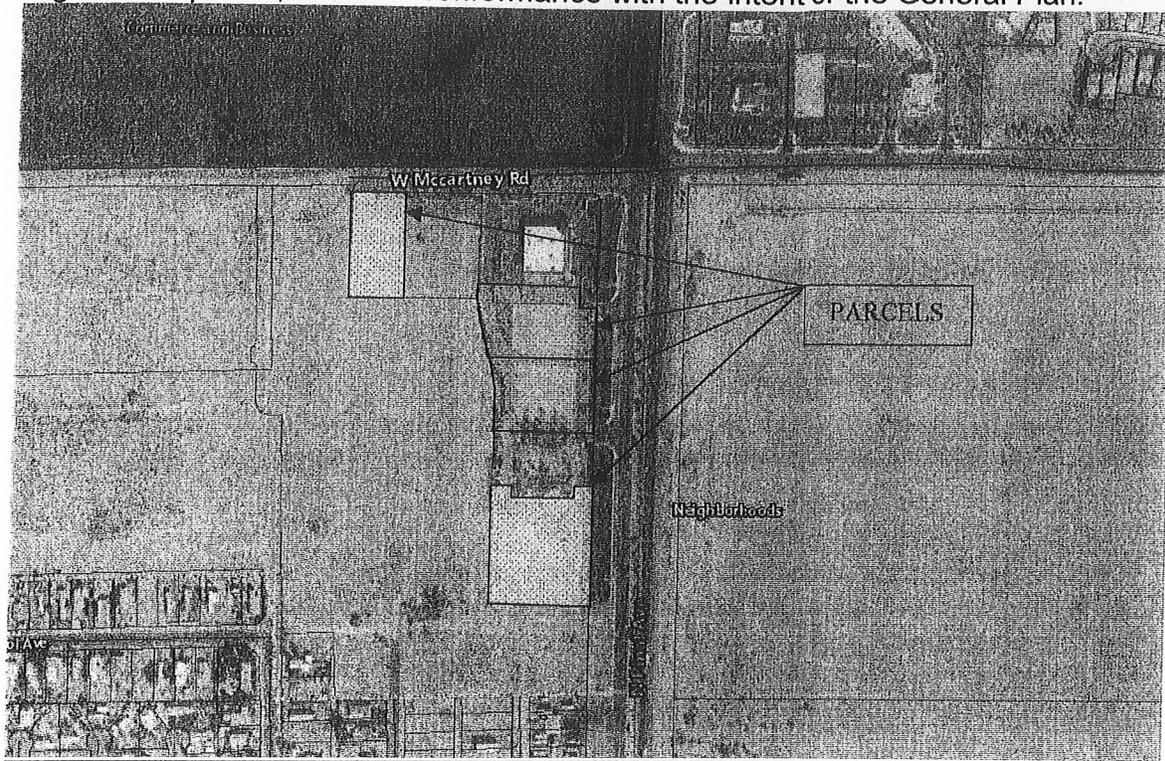
*In accordance with Section 17.68.290 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of a PAD Zone/Preliminary Development Plan application:*

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

All proposed plan elements will properly relate to on-site and off-site conditions.

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

The General Plan 2020 Land Use designation for the site is *Neighborhoods*. All commercial uses are appropriate within the Neighborhoods land use category. All existing uses will be compatible with the existing and future land uses within the Villago Village development, and is in conformance with the intent of the General Plan.



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

The site is zoned PAD (Planned Area Development) and complies with the development regulations found within the Villago Village PAD.

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

N/A

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

N/A

**Pedestrian and vehicular ingress and egress;**

N/A

**Building location, height & building elevations;**

Building location will be dictated by setbacks, landscape requirements, parking, and site drainage requirements for all future developments.

**Landscaping;**

N/A

**Lighting;**

N/A

**Provisions for utilities;**

N/A

**Site drainage;**

N/A

**Open space;**

N/A

**Loading and unloading areas;**

N/A.

**Grading;**

N/A.

**Signage;**

N/A

**Screening;**

N/A.

**Setbacks;**

All setbacks will remain the same.

<b>PUBLIC NOTIFICATION/COMMENTS</b>
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**Notification**

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

- A notice of time, date, place, and purpose of the public hearing was published in the Casa Grande Dispatch on August 19, 2015.
- A notice was mailed on August 10, 2015 to each owner of property situated

within three hundred feet of the site. An affidavit confirming this mailing is within the project file.

- A notice was posted by the applicant on the subject site on August 17, 2015. An affidavit confirming this posting was also supplied by the applicant.

### **Inquiries/Comments**

Staff has not received any inquiries regarding this request.

### **STAFF RECOMMENDATION**

**Staff recommends the Commission approve the PAD Amendment (DSA-15-00101) for Villago Village:**

### **Exhibits**

- A – Project Narrative**
- B – Page 12 amended text**
- C – PAD Appendix 4.0 (Parcel Map)**
- D – PAD Land Use Map**

## Exhibit A

### **Villago Village SWC McCartney & Pinal PAD Amendment Project Narrative July 21, 2015**

**Villago Village is a 10.3 acre commercial development that is a part of the Villago Master Plan. The site currently includes Walgreens and Auto Zone which are open and operating and five vacant pads for future development .**

**The development strategy for the commercial portion of Villago Village has changed since the development began ten years ago. We are still actively seeking new users for the vacant parcels at the property and in order for our property to be more desirable, we are proposing to eliminate the minimum lot width of 150 feet, as required by the B-2 zoning district. The minimum lot width change would apply to all parcels currently owned by Evergreen-McCartney & Pinal SWC, L.L.C. (parcel 504-31-705A, 504-31-702; 504-31-703 and 504-31-701B). At the time a user is identified for any of these parcels, a new site plan will be filed with the City for approval and if applicable, a parcel revision will also be filed with the City for approval.**

## Exhibit B

The minimum building setbacks and maximum height for the Commercial parcel are as follows:

Front Setback:	35'
Side Setback:	15'
Corner Setback:	25'
Rear Setback:	15'
Residential Setback:	45'
Maximum Height:	35'

Other development standards, including parking and signage, for the Commercial parcel shall be the same as those provided under the B-2 zoning district and other applicable sections of the Casa Grande Municipal Code, except for parcels 504-31-705A, 504-31-702, 504-31-703 and 504-31-701B (as identified in Appendix 4.0), which parcels shall have no minimum lot width.

The architectural style, building materials, colors, landscape theme, etc., shall complement the same elements as developed within the single-family residential portions of Village Village. Development of the commercial parcel, or any portion thereof, shall require review and approval through the Major Site Plan Review process. This process will review architectural design, landscape, signage, open space, parking, access, etc. At the time of the submittal of a site plan for Major Site Plan Review of the first phase or portion within this parcel, a comprehensive design guideline will be developed to address issues related to the entire commercial parcel such as design theme, landscape theme, signage, open space, shared access and parking.

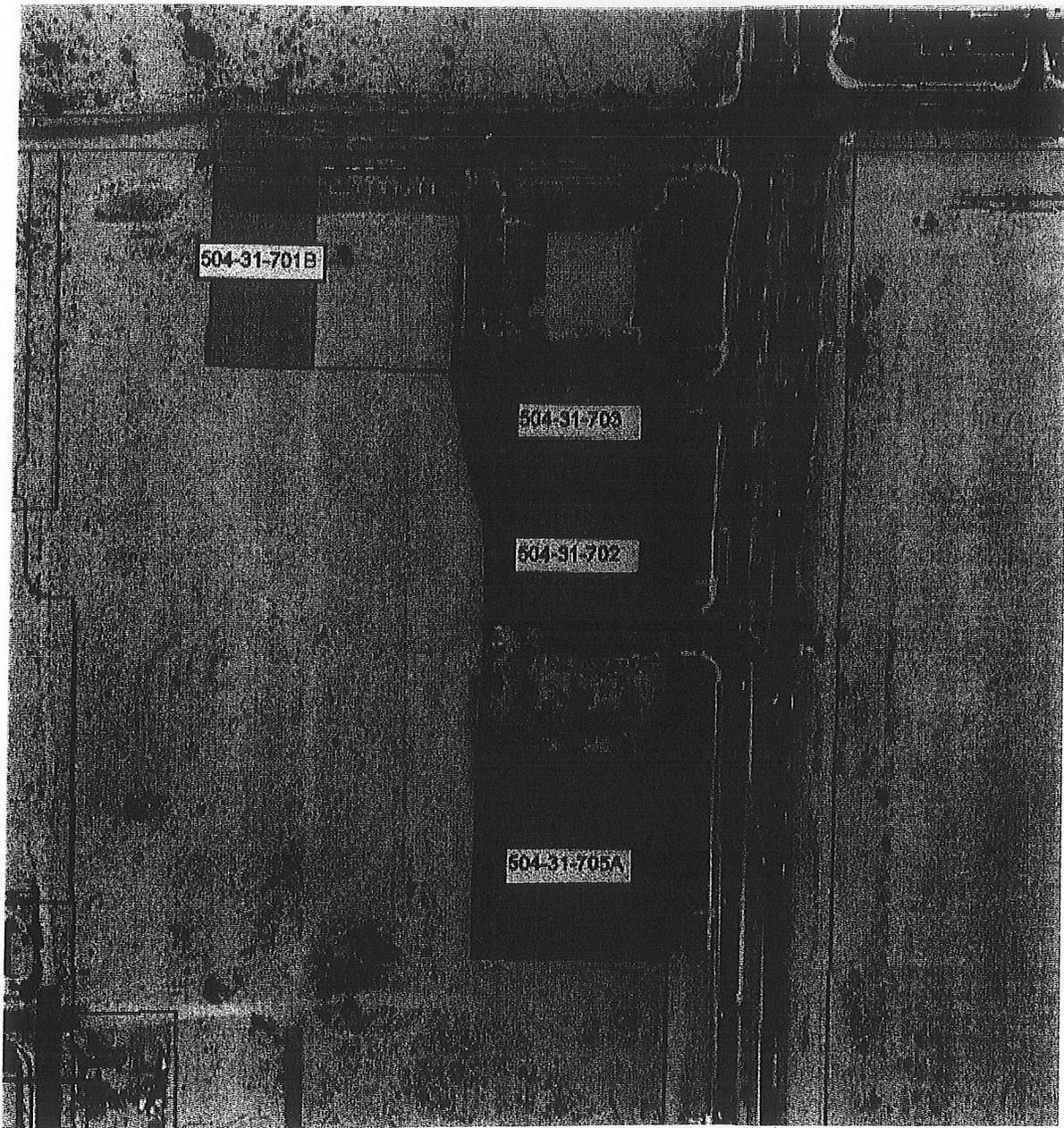
### 3.4 Residential Subdivision Design

The residential design relies on a unique approach that is critical to the success of a sustainable, attractive, and pedestrian-friendly community. Village Village has been designed to provide connectivity throughout the community and to adjacent areas with internal open space, trails, and parks strategically located for easy access and high visibility.

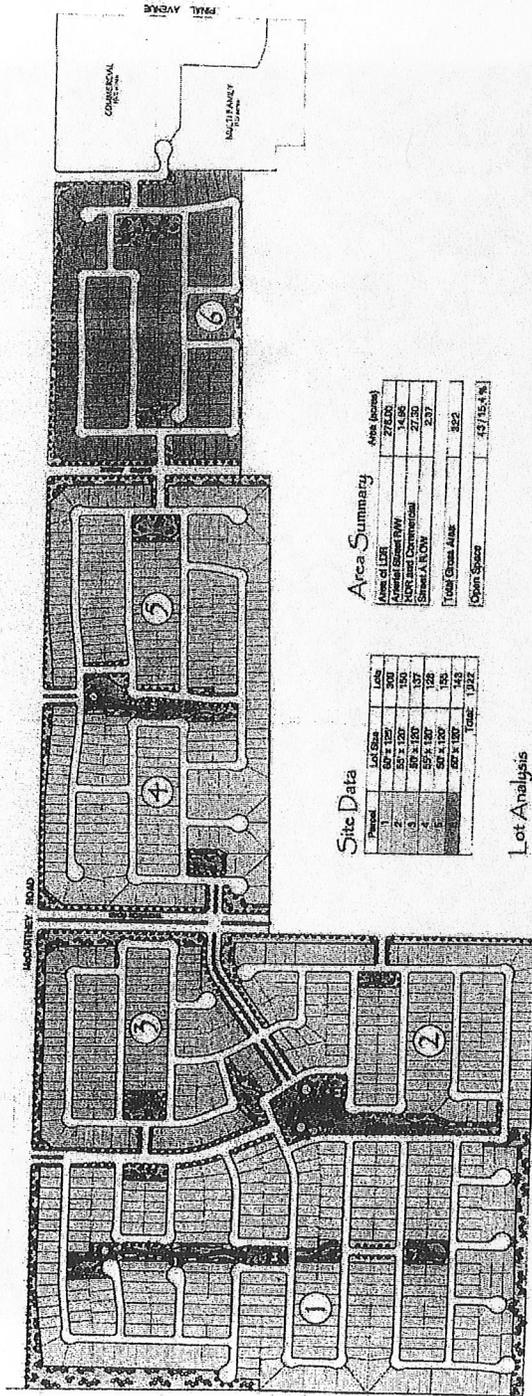
There are two minor entries and one major entry providing access into the community that will include landscaped medians and entry monuments. The entry monuments will feature signage and landscaping consistent with the theme of Village Village. Pedestrian-friendly movement throughout the development is a significant goal of the circulation concept, and therefore the local streets are designed to discourage cut-thru traffic and streetscapes are designed to have landscape treatments adjacent to corner lots.

The locations, types and materials used for the perimeter walls for each residential area or parcel will be designed by the homebuilder whom develops the parcel. However, the different wall styles shall all be consistent with a common theme of the neighborhood. Wall and fence heights shall be limited to a maximum height of six (6) feet, except for commercial banding

Exhibit C

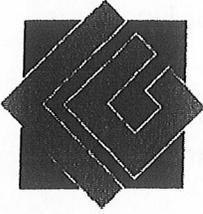


# Exhibit D



ILLUSTRATIVE MASTER PLAN PDSA

Villago Village



Planning and Zoning  
Commission

AGENDA

# \_\_\_\_\_

STAFF REPORT

**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION  
**FROM:** James Gagliardi, AICP, City Planner  
**MEETING DATE:** September 3, 2015

REQUEST

Request by Nathan Cottrell of CEG Applied Sciences on behalf of Irving and Lillian Fabricant Trust, for the following land use request located at the southeast corner of Rodeo Rd. and Trekell Rd., APN's 505-07-024A, 505-07-025A, and 505-07-0230:

1. **DSA-15-00105: Conditional Use Permit** to allow a six (6') ft. tall chain-link special purpose fence with fabric screening around a portion of the Santa Cruz Crossing Planned Area Development (Planner James Gagliardi).

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 and Zoning 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 Urban Ranch (UR) to Planned Area Development (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.

August 6, 2015: Planning and Zoning Commission conditionally approves preliminary plat DSA-15-00038. (Final Plat consideration by City Council to be determined.)

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

**Surrounding Land Use and Zoning**

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

**General Discussion**

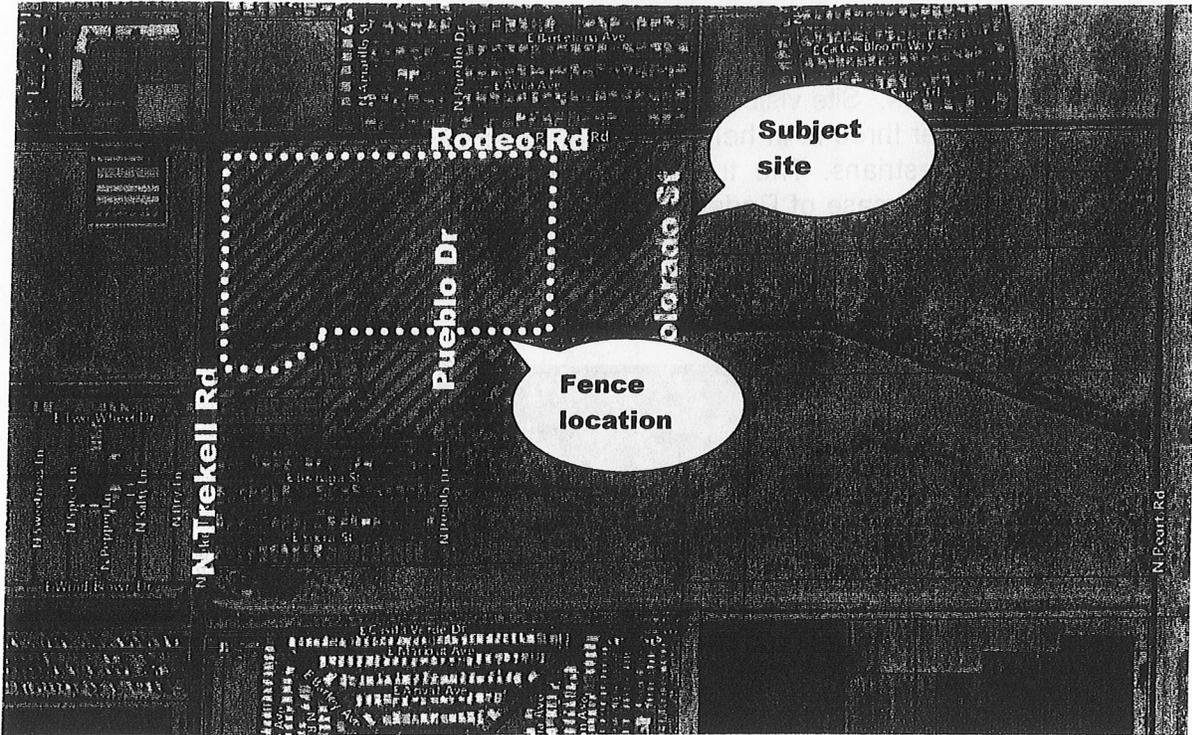
The applicant is requesting approval of a fence placed around a portion of the Santa Cruz Crossing PAD (Exhibit A). The purpose of the fence is to secure the site for the pending development of the Santa Cruz Crossing PAD. It is also intended to create a cleaner image of the property (Exhibit B).

Per 17.52.180 of the City Code, fences for special purposes and fences differing in construction, height or length may be permitted in any district by issuance of conditional use permit approved by the Planning and Zoning Commission. Unaware that the City Code requires approval of a fence, the applicant constructed a 6 ft. tall chain link fence upon approval of the Santa Cruz Crossing PAD amendment. To be compliant with the City Code, the applicant has filed a conditional use permit application. Findings shall be made that the fence is necessary to protect, buffer or improve the premises for which the premises for which the fence is intended and will not detrimentally affect adjacent property.

The fence encompasses all of the parcels of the Santa Cruz Crossing PAD except for those allocated for single-family residential; as that is the last phase of development and it is situated in the most remote area of the site. The office/commercial parcel along

Trekell Road will not be entirely fenced. The southern portion of this parcel is to be left open for continued access to the Arizona Water Company well site, where an easement is being dedicated via plat.

### SITE CONTEXT/AERIAL



### 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:*

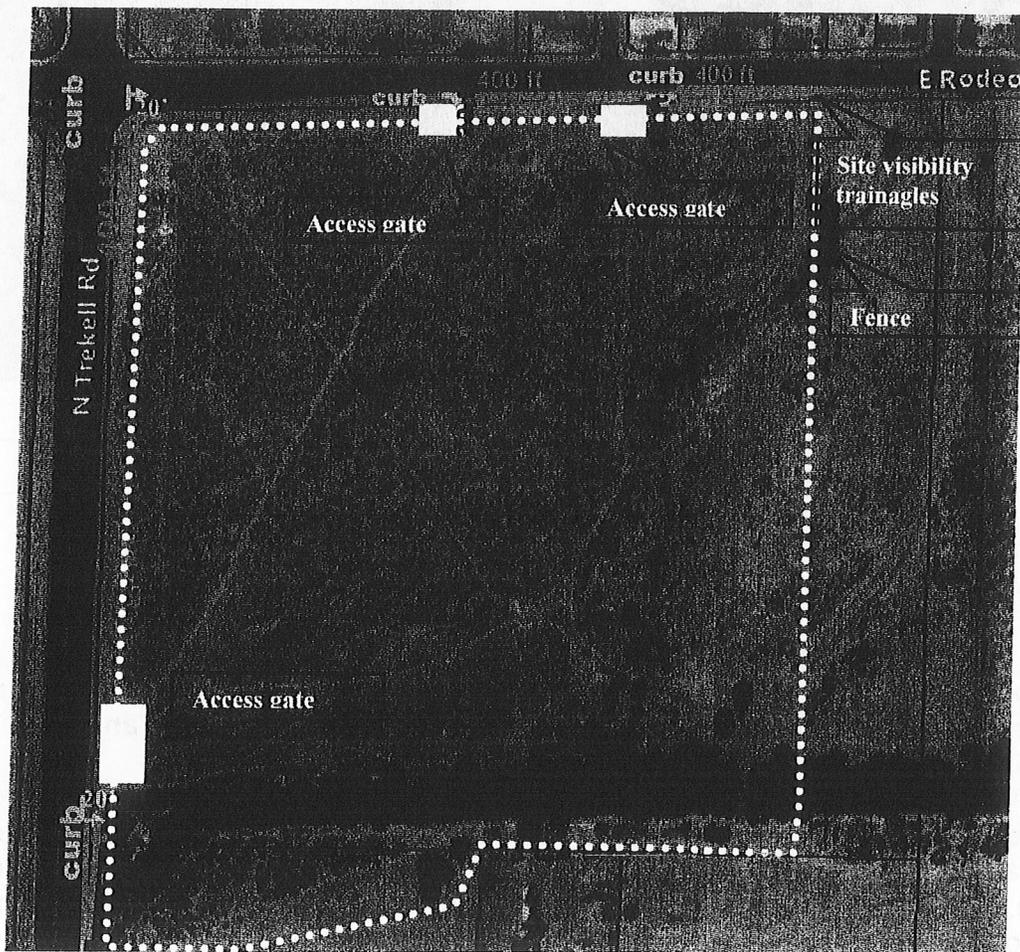
**That the site for the proposed use is adequate in size and topography to accommodate the use, and all yards, spaces, walls and fences, parking, loading and landscaping are adequate to properly relate the use with the land and uses in the vicinity;**

- a. The fenced area is relatively flat. The intention of the fence is to provide screening of the areas soon to be constructed within the PAD and established areas to the north and west. As a condition of this conditional use permit, no use, including storage, that is not associated with approved construction of the parcels, can ensue within the fenced area or elsewhere within the Santa Cruz Crossing Planned Area Development.

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 fence does not cause traffic generation; however, openings in the fence will be provided for the access of construction vehicles and equipment. There are two access gates along Rodeo Rd., and one along Trekell Rd.

The placement of the fence was evaluated to ensure that it did not lie in the site visibility triangle from the intersection of Rodeo and Trekell Roads and at the access gate locations. Site visibility triangles are those areas that should be free of obstructions over three ft. in height that can block a driver's view of oncoming vehicles and pedestrians. The triangle is determined based on the roadway classification. In the case of Rodeo Rd. and Trekell Rd., both minor arterials, a triangle is determined by taking a measurement of 400 ft. along the roadway from the curb. The fence is setback beyond where public sidewalks will be installed to ensure clear visibility of pedestrians.



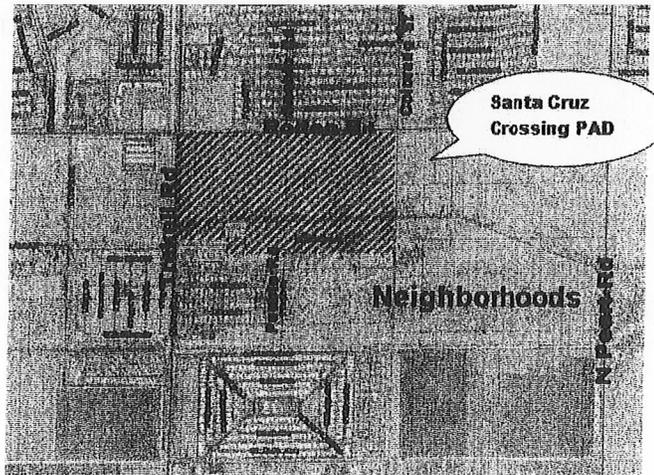
**That the proposed use will have no adverse effect upon the abutting property;**

The purpose of this fence is to mitigate the adverse effect that construction sites can create by providing shielding and security. As a condition of the conditional use permit, this fence is to be maintained and repaired as needed and will require removal around the parcels that get developed at the time of their certificate of occupancy associated with that parcel. Fencing removed around a developing parcel can be relocated around another undeveloped parcel herein referenced.

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

General Plan 2020 designates this area as *Neighborhoods*. Residential land uses are the predominant use type within Neighborhoods. Residential uses lie to north of the Santa Cruz Crossing PAD. This special purpose fence helps protect this abutting residential area and other adjacent areas during the construction period of Santa Cruz Crossing.

**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).

**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 August 17, 2015 at least fifteen (15) days before the September 3, 2015 Planning

Commission public hearing.

- Notice was mailed by the City on August 18, 2015 at least fifteen (15) days before the September 3, 2015 Planning Commission public 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 and Zoning Commission at the September 3, 2015 meeting at least 15 days prior to the hearing, an affidavit confirming this posting was supplied by the applicant.

**Inquiries/Comments**

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

**RECOMMENDED MOTION**

Staff recommends the Commission approve the Conditional Use Permit DSA-15-00105 and its associated resolution.

**Exhibits**

- Exhibit A: Site Plan
- Exhibit B: Narrative
- Exhibit C: Resolution

Exhibit A- Site Plan

SECTION: SHEET: 101 2' x 30'

DATE: 10/1/01

PROJECT: 101 2' x 30'

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

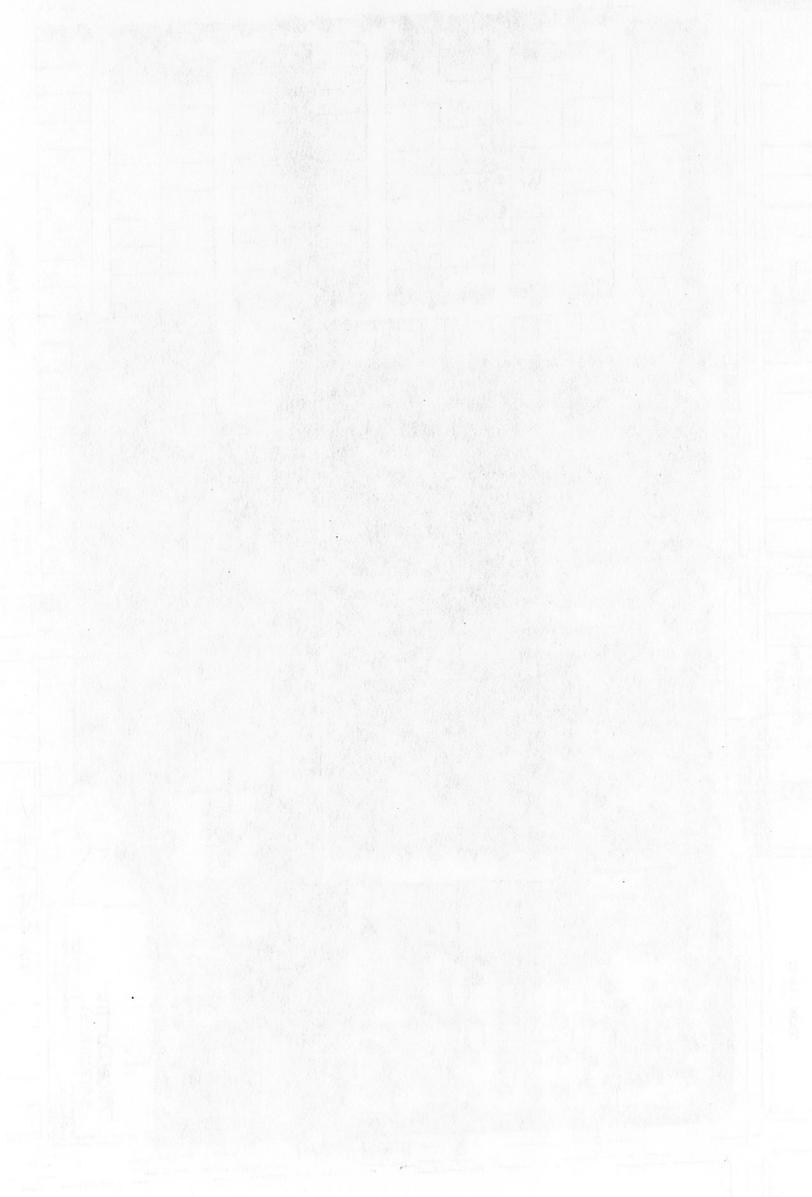
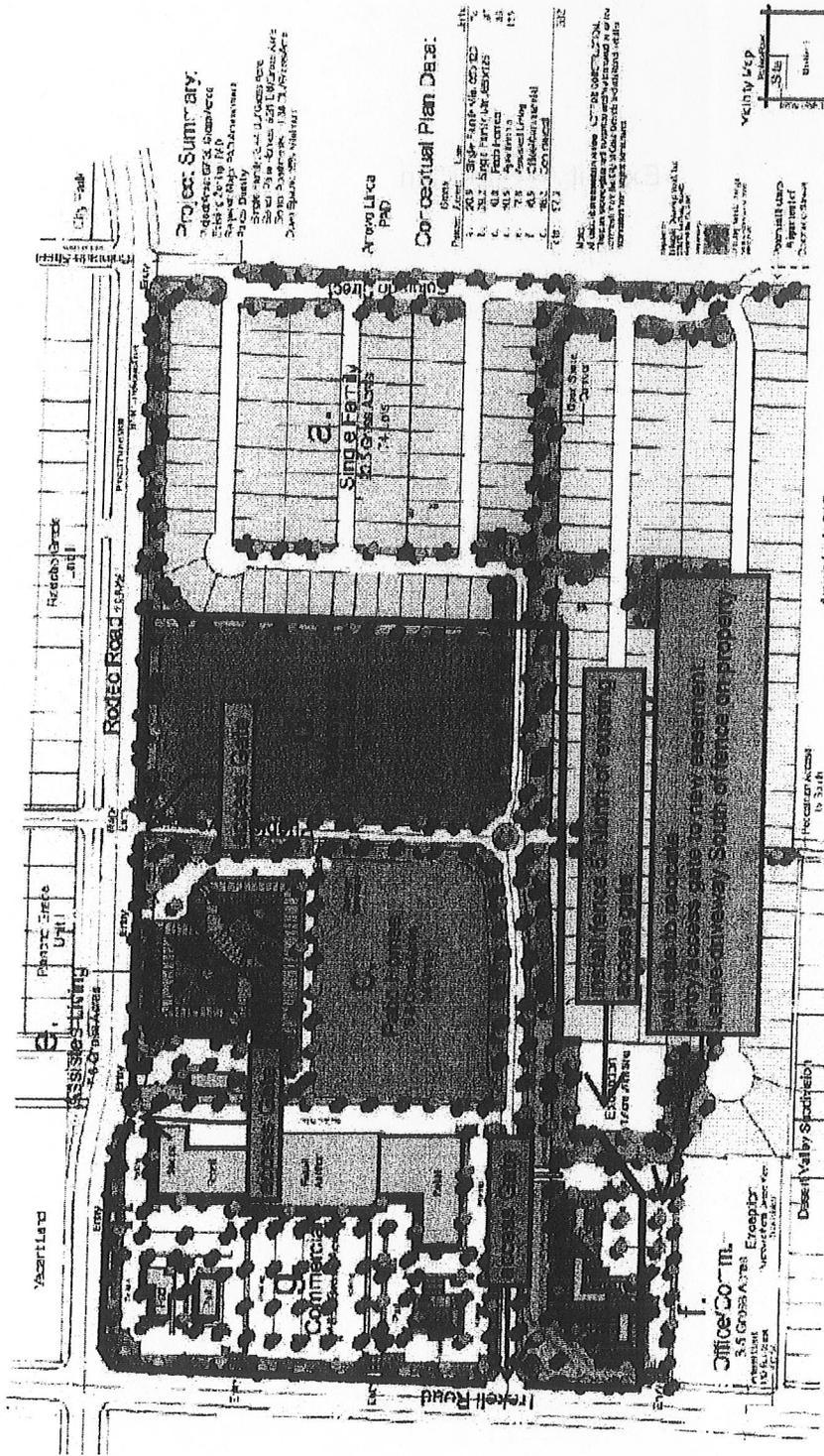


Exhibit B- Narrative



**Project Summary:**  
 1. Objectives of the development  
 2. Site location  
 3. Project description  
 4. Project location  
 5. Project description  
 6. Project location  
 7. Project description  
 8. Project location  
 9. Project description  
 10. Project location

**Corcectual Plan Data:**

Item	Description	Area (sq ft)
1	Office/Co. Bldg.	150,000
2	Commercial	100,000
3	Single Family	650,000
4	Other	100,000
5	Other	100,000
6	Other	100,000
7	Other	100,000
8	Other	100,000
9	Other	100,000
10	Other	100,000

**Illustrative Site Plan/Proposed PAD Amendment for:**

# Santa Cruz Crossing

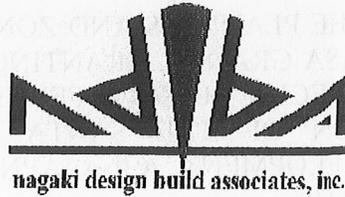
Casa Grande, Arizona

Fence: 6 ft. high temporary chain-link fence panels with steel pole supports. Final installation will have a fabric covering for visibility control.

Approx. Lineal Ft. 5,730'

Exhibit B- Narrative

4601 N. Black Canyon Highway  
Phoenix, Arizona 85015  
(602) 604-8886  
(602) 604-8965 FAX



### Santa Cruz Crossing – Temporary Fence Narrative

The request being submitted is to allow for the temporary use of non-permanent fencing around the perimeter of a portion of this multi-phase project. The fence will be of 6' tall chain-link panels secured with steel posts. This fencing will be enhanced with a fabric screening material.

The purpose of the fencing is first off to create a secured site. However, the fencing will also create a cleaner image for the site. By allowing the fencing to remain, the owner can present a clean and secured project to the public view.

Exhibit C – Resolution

RESOLUTION NO. DSA-15-00105

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CASA GRANDE, GRANTING A CONDITIONAL USE PERMIT FOR A SPECIAL PURPOSE FENCE TO BE LOCATED AROUND A PORTION OF THE SANTA CRUZ CROSSING PLANNED AREA DEVELOPMENT A.K.A. APNS 505-07-024A, 505-07-025A, AND 505-07-0230.

WHEREAS, applicant, Nate Cottrell of CEG Applied Sciences, has requested a conditional use permit;

WHEREAS, the Conditional Use Permit is requested for a special purpose fence located around a portion of the Santa Cruz Crossing Planned Area Development;

WHEREAS, the property is zoned Planned Area Development;

WHEREAS, Special Purpose Fences are a conditionally permitted use in all zoning districts;

WHEREAS, the Special Purpose Fence requested is a chain link fence six feet in height with fabric screening;

WHEREAS, the Special Purpose Fence requested is found to be necessary to protect, buffer and improve the premises and will not detrimentally effect adjacent property;

WHEREAS, on the 3rd day of September, 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;

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 fence including its fabric screening is to be maintained and repaired as needed by the owner or his designee.
- b. Fencing around a developing parcel requires removal at the time of a certificate of occupancy associated with that parcel is issued.
- c. Fencing removed around a developing parcel can be relocated around another undeveloped parcel herein referenced.
- d. No use, including storage, that is not associated with approved construction of the parcels, can ensue within the fenced area or elsewhere within the Santa Cruz Crossing Planned Area Development.
- e. The City reserves the right to require that any portion of the fence is to be relocated or removed at any time.

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 September, 2015.

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

\_\_\_\_\_  
 Planning and Development Director

ATTEST:

APPROVED AS TO FORM:

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

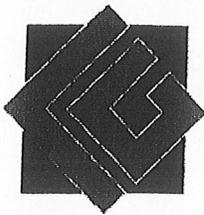
\_\_\_\_\_  
 Assistant City Attorney

**CONSENT TO THE SPECIAL CONDITIONS**

Applicant, Nate Cottrell, CEG Applied Sciences, and the current property owner Irving & Lillian Fabricant Trust, 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 special purpose fence located around a portion of Santa Cruz Crossing A.K.A. APNS 505-07-024A, 505-07-025A, AND 505-07-0230.

\_\_\_\_\_  
 Applicant Signature,  
 Nate Cottrell

\_\_\_\_\_  
 Property Owner Signature  
 Irving & Lillian Fabricant Trust



Planning and Zoning  
Commission

AGENDA

# \_\_\_\_\_

STAFF REPORT

**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION  
**FROM:** James Gagliardi, AICP, City Planner *JG*  
**MEETING DATE:** September 3, 2015

REQUEST

**Request by Tracy Roedel of Land Development Consultants, LLC on behalf of Circle K Stores, Inc., for the following land use request located at the northwest corner of McCartney Rd. and Tucker Rd., APN's: 515-35-025H and 515-35-025J:**

- 1. DSA-15-00108: Comprehensive Sign Plan** specifying the allowed signage placements and signage size for development within McCartney Center Parcel C as required per the McCartney Center Planned Area (Planner James Gagliardi).

APPLICANT/OWNER

Tracy Roedel  
Land Development Consultants, LLC  
11881 N. Tatum Blvd Suite 1051  
Phoenix, AZ 85028  
P: 480-294-0722  
Email: [tracy@ldcaz.com](mailto:tracy@ldcaz.com)

Circle K Stores, Inc.  
PO Box 52085  
Phoenix, AZ 85072  
P: 602-728-8000

HISTORY

- August 4, 2000: The City Council adopted Ordinance No. 1981.1 annexing property into the City of Casa Grande, initially zoned UR (Urban Ranch) per Ordinance 1178.145.
- August 21, 2000: The City Council adopted Ordinance 1178.153 changing the zoning from UR to the McCartney Center Planned Area Development (PAD) via CGPZ-67-00 allowing single-family and multi-family residential uses, commercial uses, and a school site.
- October 20, 2004: A Major Amendment to the McCartney Center PAD (CGPZ-93-04) was approved by City Council to allow "Large Single Retail Use" and/or "Large Multiple Use Shopping Center" as allowable lands uses for Parcels D and E per Ordinance 1178.153.1.

- May 2, 2013: Planning and Zoning Commission approved a Major Amendment to the McCartney Center PAD, DSA-13-00020, refining the monument sign requirements and adding conceptual sign elevations for Parcel C.
- December 5, 2013: Planning and Zoning Commission approved a Major Site Plan DSA-13-00118 for a 4,450 sq. ft. gas station with 20 fuel pumps.
- May 22, 2015: Minor Amendment to Major Site Plan DSA-15-00035 was approved allowing for previously approved gas station to increase in size from 4,450 sq. ft. to 5,881 sq. ft.

**PROJECT DESCRIPTION**

<b>Site Area</b>	8.35 acres
<b>Current Land Use</b>	Undeveloped, <i>Neighborhoods</i>
<b>Existing Zoning</b>	McCartney Center PAD

**Surrounding Land Use and Zoning**

<b>Direction</b>	<b>General Plan Designation</b>	<b>Existing Zoning</b>	<b>Current Uses</b>
<b>North</b>	<i>Neighborhoods</i>	McCartney Center PAD (residential)	single-family residential homes.
<b>South</b>	<i>Neighborhoods</i>	UR, Marabella PAD	Undeveloped,
<b>East</b>	<i>Neighborhoods</i>	McCartney Center PAD (commercial)	Undeveloped
<b>West</b>	<i>Neighborhoods</i>	McCartney Center PAD (commercial)	Undeveloped

**General Discussion**

The McCartney Center PAD states that a comprehensive sign plan detailing requirements for sign number, size, color, location, type and materials shall be submitted to the Planning and Zoning Commission for its review and approval.

Circle K, currently under development, sits upon a 1.76-acre parcel within an 8.35-acre area known as "Parcel C", which is designated for commercial uses. At the time of the Planning and Zoning Commission's approval of the Major Site Plan, a Comprehensive Sign Plan had not been submitted. Approval of a Comprehensive Sign Plan is required in order for signage associated with this development and future development upon the remainder of Parcel C can be placed on the site.

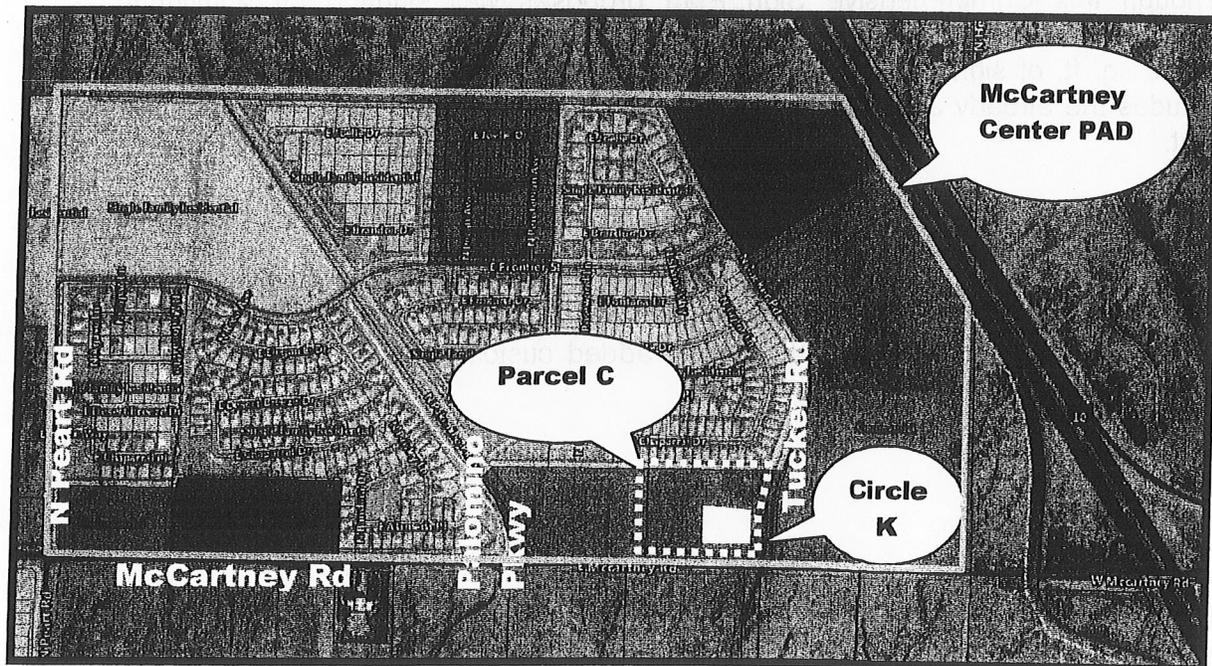
The Comprehensive Sign Plan under review (Exhibit A) establishes signage specifications for Parcel C in accordance with the PAD. The Planning and Zoning

Commission has already approved two signage elements that are incorporated into this proposed Comprehensive Sign Plan:

1. The PAD was amended in 2013 to allow two masonry low-profile signs 13 ft. wide by 8 ft. in height on Parcel C along McCartney Rd. to be no closer than 250 ft. apart. One of these signs was permitted for the Circle K area; the other sign is to be installed at the time of adjacent development (Exhibit B).
2. The Major Site Plan was approved for Circle K in 2013 and amended in 2015, specifying that canopy signage is to have an allowed sign area equivalent to 0.25 sq. ft. per linear foot of canopy per elevation.

This Comprehensive Sign Plan includes these past approvals and also addresses the amount of wall signage the Circle K building is to have. Though there currently is no development proposed for the remainder of Parcel C, sign detail has been included for that area since all of Parcel C is under the same ownership. This provides framework for when additional development occurs. The other commercial parcels within the McCartney Center PAD are under different ownership and will require a separate Comprehensive Sign Plan for Planning and Zoning Commission consideration in accordance with the PAD at the time of their respective development.

#### SITE CONTEXT/AERIAL



#### Conformance with City Code

The standard sign requirements found with the City Code are per zone district. There are no specific criteria for Planned Area Development zone districts. Planned Area

Developments, such as McCartney Center, must present customized sign criteria for the consideration by the City in the form of a Comprehensive Sign Plan. The standards found within the City Code, however, should provide general framework for the review of Comprehensive Sign Plans. This ensures that customization can be allowed without an inconsistent allotment of signage that would otherwise not be permitted in standard zone districts allowing of similar uses.

Provided that the two 100 sq. ft. low-profile signs to be spaced no closer than 250 ft. apart have already been approved by Planning and Zoning Commission as well as the allotment of 0.25 sq. ft. of sign area per elevation of the fuel canopy associated with Circle K, the primary review is for wall signage proposed within Parcel C. The Comprehensive Sign Plan proposes a ratio of 1.5 sq. ft. of sign area per building elevation from which its signage is drawn. No signage is proposed along the north elevation of any buildings within Parcel C due to the fact that there are single-family residences to the north. Absence of signage on the north elevation will reduce adverse impacts on the neighborhood such as lighting, and glare of the commercial use as seen from these residences.

Standard commercial zone districts, such as the B-1 (Neighborhood Business), a comparable zone district for the uses allowed within this parcel, allow two sq. ft. of sign area of wall signage per elevation that is parallel to a public street. Additionally, one free-standing sign is allowed per parcel, 25 ft. in height, with a maximum area of 100 sq. ft.. Though this Comprehensive Sign Plan proposes wall signage on additional elevations than that which is parallel to a street, the reduction from two sq. ft. of sign area to 1.5 sq. ft. of sign area is determined to be a fair offset. Additionally, this sign plan includes the already approved free-standing signage, which proposes a height of eight feet.

Below is a table that shows how much signage would be allotted if Parcel C of McCartney Center were a standard B-1 (Neighborhood Business) zone versus what is proposed within this Comprehensive Sign Plan. This table demonstrates that the total allotted square footage of signage proposed within this sign plan is less to that of a standard zone district, and with the benefit of added customization that a PAD zone allows:

	Standard City Code signage allotment of a B-1 zone if it applied to Parcel C:	McCartney Center Parcel C proposed signage through a required Comprehensive Sign Plan
<b>Free-standing signage</b>	<p><u>Circle K</u> One sign 25 ft. high, 100 sq. ft. of sign area per each development parcel, no specified distance from the adjacent parcel's free-standing sign.</p> <p><u>Remainder of Parcel C</u> One sign 25 ft. high, 100 sq. ft. of sign area, no specified distance from an adjacent parcel's free-standing sign</p>	<p><u>Circle K</u> One sign 8 ft. high, 100 sq. ft. of sign area to be no closer than 250 ft. from the adjacent parcel's free-standing sign.</p> <p><u>Remainder of Parcel C</u> One sign 8 ft. high, 100 sq. ft. of sign area to be a minimum of 250 ft. from an adjacent parcel's free-standing sign.</p>
<b>Wall signage (to include window signage)</b>	<p><u>Circle K</u></p> <ul style="list-style-type: none"> <li>• 236 sq. ft. of wall signage on the elevation parallel to McCartney Rd.</li> <li>• 100 sq. ft. of wall signage on (east) elevation parallel to Tucker Rd.</li> <li>• 389 sq. ft. total canopy signage</li> </ul> <p><u>Remainder of Parcel C</u> <u>Evaluated based on formula of 2 sq. ft. per elevation parallel to a street.</u></p>	<p><u>Circle K</u></p> <ul style="list-style-type: none"> <li>• 177 sq. ft. of wall signage on the elevation parallel to McCartney Rd.</li> <li>• 75 sq. ft. of signage allowed on (east) elevation parallel to Tucker Rd.,</li> <li>• 75 sq. ft. of signage allowed on west elevation.</li> <li>• 60 sq. ft. of total canopy signage</li> </ul> <p><u>Remainder of Parcel C</u> <u>Evaluated based on 1.5 sq. ft. of sign area per elevation, excluding north elevation.</u></p>
Total Known Sign Area for Circle K:	Circle K: 825 sq. ft.	Circle K: 487 sq. ft.

### Conformance with McCartney Center PAD

There are general sign criteria that the comprehensive sign plan must follow per the conceptual sign guidelines found within Section 7.1 of Commercial Appendix B of the currently approved McCartney Center PAD:

## 7.1 Guidelines - Conceptual

- Signs shall not be located within the right-of-way.
- All signs shall be kept in good repair.
- All wires, haul outs, transformers, and raceways must be concealed. Signs shall not be supported by guy wires or braces.
- Colors shall relate to other signs in the area to avoid clashing contrasts.
- Illumination shall be concealed. No flashing or blinking lights are permitted. No animated or sound emitting signs are permitted.
- No florescent or iridescent colors are permitted.
- No vehicular signs are permitted for advertising, such as on trucks, vans, automobiles, or trailers.
- No portable signs are permitted.
- Pylon signs, billboards, inflatable signs and exposed neon are not allowed.
- Where possible, integrate signage into either a perimeter wall or the landscape, such as berms. Signs shall not restrict visibility at intersections, parking areas, or driveways. Roof signs are not allowed. Painted window signs are prohibited.

Though it doesn't appear that the proposed Comprehensive Sign Plan conflicts with these criteria stated within the PAD, as a condition of approval, the Comprehensive Sign Plan shall be edited to specifically include these above criteria. This will ensure that the tenets of the PAD are followed and easily administered.

Upon approval of this application, sign permits associated with Parcel C will be reviewed administratively in accordance with this approved Comprehensive Sign Plan.

### **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 August 17, 2015 at least fifteen (15) days before the September 3, 2015 Planning Commission public hearing.
- Notice was mailed by the City on August 18, 2015 at least fifteen (15) days

before the September 3, 2015 Planning Commission public 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 and Zoning Commission at the September 3, 2015 meeting at least 15 days prior to the hearing, an affidavit confirming this posting was supplied by the applicant.

### **Inquiries/Comments**

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

<b>RECOMMENDED MOTION</b>
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Staff recommends the Commission approve the Comprehensive Sign Plan DSA-15-00108 subject to the following condition,

The sign guidelines provided within Section 7.1 of commercial Appendix B of the McCartney Center PAD be specifically listed within the Comprehensive Sign Plan stating that the Comprehensive Sign Plan shall be in accordance with said criteria.

### **Exhibits:**

Exhibit A: Comprehensive Sign Plan

Exhibit B: Previously approved detached sign detail

**Exhibit A- Comprehensive Sign Plan**

**McCartney Center Parcel C Comprehensive Sign Plan**

(Provided as a separate document)

# Exhibit B- Previously adopted detached sign detail

**DOUBLE FACE MONUMENT SIGN**  
SCALE: 1/2" = 1'-0"

**END VIEW**

Dimensions: 12" height, 57.75" VIO, 46.35" VIO, 46.25" VIO, 13'-0" total width, 8'-0" height, 5'-1 1/4" height, 3'-1 1/4" height, 2'-1 1/2" height.

Labels: K LOGO TO GO TO STREET SIDE, DIGITALLY PRINTED GRAPHICS APPLIED TO SURFACE ONTO WHITE LEXAN, 1" DEPTH PAN FACE, FABRICATED ALUMINUM CAP AND CABINET PAINTED TO MATCH SHERWIN WILLIAMS SW6070 (MVA), Unleaded, Diesel #2, 79c, 1" X 8" X 1/2" CHD VENEER SPLIT FACE WESTERN BLOCK (BOOY BROWN).

NOTE: REFER TO SHEET 1 OF 2 FOR ELECTRONIC PRICE UNIT DIMENSIONS & SPECIFICATIONS.

**JOB INFO**

CUSTOMER: Circle K Stores  
LOCATION: Highway 88 & Parker Rd  
City: Denver, CO  
WORK ORDER #: 000  
FILENAME: 13-2024  
REVISION #: R-1  
DATE: 04/29/2011  
SALES/ASK: Chris Carlson  
DESIGNER: J.Breen

**JOB DETAILS**

**COLORS**

A - RED PMS 485  
B - BLUE PMS 2945C  
C - WHITE PMS 382  
D - VIVID GREEN PMS 4151C

ALUM. CABINETS AND PANELS SHALL BE FABRICATED FROM 1/2" THICK ALUMINUM. ALL SURFACES SHALL BE FINISHED WITH A PULVERIZED ALUMINUM POWDER FINISH. ALL SURFACES SHALL BE PAINTED TO MATCH THE SPECIFIED COLOR. ALL SURFACES SHALL BE PAINTED TO MATCH THE SPECIFIED COLOR.

SHEET: 1 OF 3

**ELECTRONIC LED PRODUCT PRICE CHANGER**  
NOT TO SCALE

Dimensions: 1.75" height, 3'-3 1/4" width, 7'-7" width, 1'-8 3/4" height.

Label: Light Sensor DO NOT BLOCK

**Recommended Opening Cut-out in Face**

Dimensions: 3'-4" width, 1'-7 3/8" height.

**16" LED PRODUCT PRICERS**  
SCALE: 1/2" = 1'-0"

Dimensions: 5'-1 1/4" height, 3'-1 1/4" height, 2'-1 1/2" height, 16" CHAM. HT., 20 3/4" CHAM. HT., 37.75" VIO, Unleaded, Diesel #2.

**SPECIFICATIONS**

SPECIFICATIONS	
LED NUMERAL DETAILS:	FACE PANEL DETAILS:
BACKGROUND: BLACK	HEIGHT: 30 3/4"
	WIDTH: 42"
	DEPTH: 1 1/4"
MOUNTING DETAILS:	COLOR: BLACK
RECOMMENDED FACE PANEL "SOFT" TOLERANCES: ±0.18 1/16"	

**DESCRIPTION**

MANUFACTURE & INSTALL DOUBLE FACE INTERNALLY LUM. ALUMINUM CABINET. FACES ARE #177 CLEAR LEXAN W SECOND SURFACE DECORATION. COLORS ARE AS FOLLOWS:

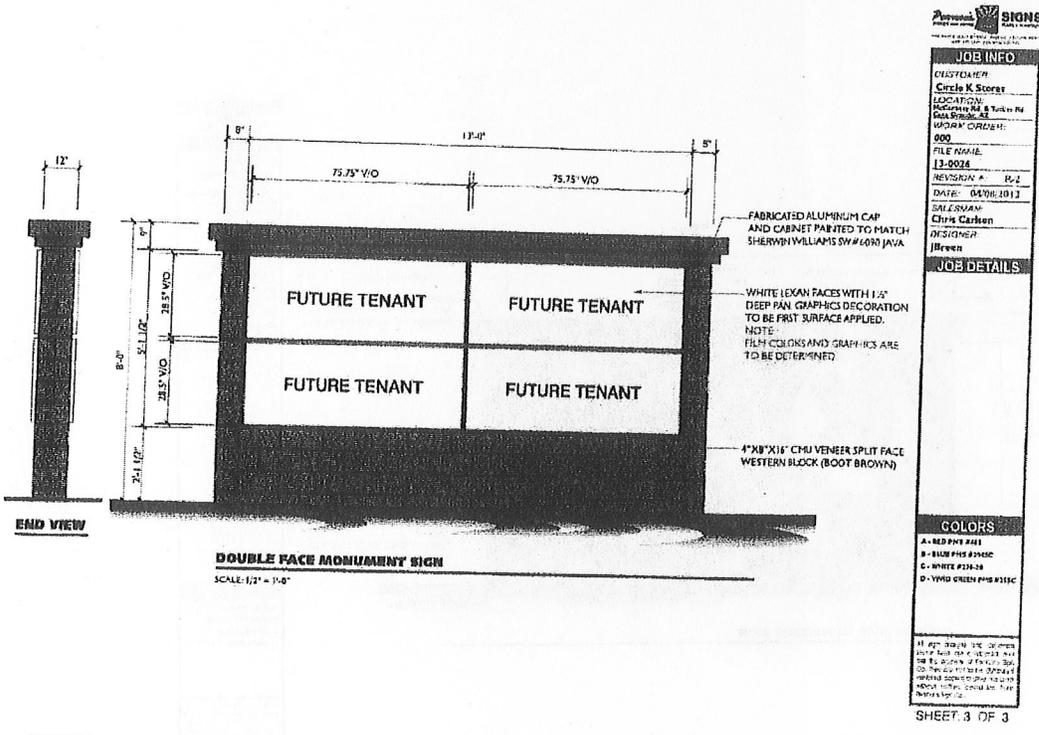
"UNLEADED" - #3610-70 WHITE BACKGROUND - PAINTED TO MATCH PMS #300 C6LLJE  
"DIESEL #2" - #M30-10 WHITE BACKGROUND - PAINTED TO MATCH PMS #355C GREEN

LED PRODUCT COLORS:  
UNLEADED - RED LED  
DIESEL #2 - GREEN LED

**COLORS**

ALUM. CABINETS AND PANELS SHALL BE FABRICATED FROM 1/2" THICK ALUMINUM. ALL SURFACES SHALL BE FINISHED WITH A PULVERIZED ALUMINUM POWDER FINISH. ALL SURFACES SHALL BE PAINTED TO MATCH THE SPECIFIED COLOR. ALL SURFACES SHALL BE PAINTED TO MATCH THE SPECIFIED COLOR.

SHEET: 2 OF 3



SHEET 3 OF 3

