AGENDA ITEM _____
DATE _____

Regular Meeting
September 5, 2013

MINUTES OF A REGULAR MEETING OF THE CASA GRANDE PLANNING AND ZONING COMMISSION HELD ON THURSDAY, SEPTEMBER 5, 2013 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 Lavender called the meeting to order at 5:58 p.m.

II. Roll Call:

Members Present:
Chairman Jeffrey Lavender
Vice-Chairman Mike Henderson
Member David Benedict
Member Joel Braunstein
Member Ruth Lynch
Member Cheri Edington

Absent:
Member Fred Tucker

City Staff Present:
Paul Tice, Planning and Development Director
Leila DeMaree, Senior Planner
Laura Blakeman, Planner
Keith Newman, Planner
Jim Gagliardi, Planner
Melanie Podolak, Administrative Assistant
Rockne Anderson, City Attorney
Duane Eitel, Traffic Engineer

III. Approval of Minutes:
August 1, 2013

Vice-Chairman Henderson moved to approve the minutes dated August 1, 2013, Member Lynch seconded, a voice call vote was called, and all were in favor.

IV. Changes to the Agenda:
There were no changes to report.

V. Unfinished Business:

A. Request by AZ Outlet Investment, LLC, for the following land use approval located north of Jimmie Kerr Boulevard and west of I-10; APN's 511-21-017A, 511-21-017B:

1. **DSA-13-00025: Major Amendment to an approved PAD Zone/Preliminary Development plan for The Shops at Palm Court PAD to include:**

   a. Expand the types of uses allowed to include: Residential/retail, senior care facility uses, commercial, business and service uses, indoor and outdoor recreation and other ancillary uses
   b. Modify and/or creating development standards
   c. Amend the architectural elements and style for the center
   d. Modify the landscaping requirements
   e. Subject the signage requirements to approval of a Comprehensive Sign Plan
   f. Change the name from the "The Shops at Palm Court" to "The Station II"

Paul Tice, Planning and Development Director, addressed the Commission. He stated the applicant has again requested continuance of this application. The applicant is requesting more time so they can address the concerns raised by staff. Director Tice asked that the Commission motion for an indefinite postponement.

Member Edington made a motion to postpone indefinitely DSA-13-00025 Major Amendment to an approved PAD Zone/Preliminary Development Plan for The Shops at Palm Court PAD, Member Benedict seconded the motion.

The following roll call vote was recorded:

Member Edington	Aye
Member Lynch	Aye
Member Braunstein	Aye
Member Benedict	Aye
Vice-Chairman Henderson	Aye
Chairman Lavender	Aye

The motion passed 6 – 0.

VI. New Business:

A. Request by RKAA Inc., for the following land use request located at 1346 E.

Florence Boulevard; APN 505-46-005 and APN 505-46-006:

1. **DSA-13-00099: Conditional Use Permit** to allow for approximately 30 off-site parking spaces for Pet Club on an adjacent lot at the Casa Grande Shopping Center.

Laura Blakeman, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Ms. Blakeman stated the applicant is requesting off-site parking for lot 5 of the Casa Grande Shopping Center. The off-site parking is required by city code to obtain a Conditional Use Permit, and is also required to be located within 300 feet of the business it is serving and be encumbered by an easement that reserves the parking for the specific off-site business; the request meets all the criteria. Ms. Blakeman stated that all the business uses in lot 5 are required to have a total of 105 parking spaces; currently there are 75 parking spaces. The applicant is requesting to designate 30 parking spaces from lot 2 for the use of lot 5. She stated presently lot 2 has 330 parking spaces, and with the current uses only is required to have 162 parking spaces so there are surplus parking stalls available to allocate to the use of Lot 5. Ms. Blakeman overviewed the review criteria for a Conditional Use Permit. No public comments were received. Ms. Blakeman then read the conditions into the record.

Neil Feaser, 2233 E. Thomas Road, Phoenix, applicant came forward to address the Commission. Mr. Feaser commented that Lot 2 has ample parking and the current uses will not be changing.

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

Vice-Chairman Henderson made a motion to approve Resolution DSA-13-00099, Conditional Use Permit for the Pet Club on an adjacent lot at the Casa Grande Shopping Center, with the conditions as stated below:

1. All of the off-site parking spaces must be maintained with the requirements and standards contained in the Casa Grande City Code.

2. The covenant that allows Applicant to share parking spaces with the other lots must remain in full force and effect.

Member Lynch seconded the motion.

The following roll call vote was recorded:

Member Edington	Aye
Member Lynch	Aye
Member Braunstein	Aye
Member Benedict	Aye
Vice-Chairman Henderson	Aye
Chairman Lavender	Aye

The motion passed 6 – 0.

B. **Request by Bleier Industries, Ltd.** for the following land use request within the Palm Center Plaza located south of Florence Boulevard and west of I-10; APN 505-60-010:

1. **DSA-13-00053: Major Amendment to an approved PAD Zone/Preliminary Development Plan** for the Casa Grande Mercado PAD (a.k.a. Palm Center Plaza) regarding modifications to the Comprehensive Sign Plan for Lot 10 of the Casa Grande Mercado PAD.

Laura Blakeman, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Ms. Blakeman stated this request is for modifications to the Comprehensive Sign Plan, lot 10 of the Casa Grande Health Center also known as the Casa Grande Mercado. The site is approximately 466 feet south of Florence Boulevard and does not have direct frontage on Florence Boulevard. The two access points to the site from Florence Blvd. are off of north Camino Mercado and off of Camino Del Norte. Ms. Blakeman mentioned that typically the Comprehensive Sign Plan is heard by the Board of Adjustment, but the current Comprehensive Sign Plan for this development was previously heard and approved by the Planning and Zoning Commission, therefore any changes to the approved sign plan is under the authority of the Planning and Zoning Commission. Ms. Blakeman noted as part of this request the applicant is asking to re-brand the name of the center from Casa Grande Mercado to Casa Grande Health Center, as well as requesting sign changes for the detached signage related to parcel 10, which include:

- replace of the Palm Center entry wall feature monument signs
- remove the monument sign at the northwest portion of the property
- replace the two existing gateway Palm Center feature signs
- replace the Freeway Pylon sign
- remove two existing monument signs along the east side of the property

Ms. Blakeman overviewed the review criteria for a Comprehensive Sign Plan. She stated the applicant refers to the existing pylon sign as being 75 feet high, but staff's paperwork shows the sign is 70 feet high. The applicant is proposing a 95 foot tall pylon sign with 1,200 square feet that will include the center name, electronic message board and multi-tenant panels. Staff does not believe that their request meets the Comprehensive Sign Plan's criteria. The sign height is not compatible with the existing and recently approved signs in the area along the I-10 frontage, which are approximately 70 feet in height and are adequately visibility without causing any distractions along the interstate. Ms. Blakeman noted that one of the conditions of approval is that the pylon sign be limited to 70 feet in height. Ms. Blakeman then discussed the entry wall sign features mentioning that the applicant is requesting a multi-tenant tower sign along with the monument entry wall sign. Staff supports the monument sign at the intersection of Florence Blvd. and Camino Mercado but does not

support the multi-tenant tower due to its location and the advertising of multi-tenants. She stated staff believes it is appropriate to have a development monument sign that would brand the center at this intersection but that the addition of the tenant tower at this location would not be in keeping with the entry signage intent. Ms. Blakeman stated that staff has received several letters of opposition to the multi-tenant signage, as well as to the monument sign branding the health center. Ms. Blakeman stated staff received comments/correspondence from Chris Cacheris of Casa Grande I-10 Land Partners Joint Venture; the letters were given to the Commissioners'. Staff also received a phone call from William Stewart, with Mercado 31 LLC; he is the owner of parcel 5A, upon which one of the entryway monument signs currently exists and he is opposed to the sign height and multi-tenant signage. Ms. Blakeman read the conditions and technical corrections into the record.

Member Braunstein asked for clarification of conditions number two.

Ms. Blakeman explained that the sign tower and any reference to it will be removed from the Comprehensive Sign Plan.

Vice-Chairman Henderson asked where lot 5A was located.

Ms. Blakeman stated lot 5A is located on the southwest corner of Florence Boulevard and Camino Mercado, and presently is a vacant lot.

Vice-Chairman Henderson then questioned if the Department of Transportation has any rules/policies that apply to message boards along the interstates.

Director Tice stated there are no transportation restrictions to message boards that he is aware of. He noted there have been national studies conducted as to rather or not message boards create traffic hazard and the findings were inconclusive. Director Tice stated staff's restriction is that the copy does not change more then once every 15 seconds to avoid true animation. If this sign is built it will be the first electronic sign along our interstate corridor.

Vice-Chairman Henderson complimented staff on having the sign shut off at 11:00 p.m.

Member Edington questioned the rate of accidents on Camino Del Norte and Florence Boulevard.

Duane Eitel, City Traffic Engineer, stated he does not have the information with him tonight, but the city has been looking at installing a traffic signal at Camino Mercado and Florence Boulevard.

Member Edington questioned what the anticipated increase in traffic flow would be as a result of the new use for this center.

Director Tice replied that medical offices are a high traffic generating land use, and the traffic will increase. There also is a large amount of vacant land along Camino Mercado, which once built out will carry a lot more traffic.

Member Edington then questioned how we ensure we are putting safety first. She stated her concern is that the area traffic is already bad and has no traffic signals. Are the signals planned sooner whether then later?

Director Tice reminded the Commission that what is before them tonight is not whether or not we should put medical uses in these office buildings; they are already zoned for that, what is before them tonight is what type of signage we are going to allow for the center.

Mr. Eitel addressed the timing of the traffic signal at Camino Mercado. He stated the city is currently working on their priority list, and there are a few other high accident areas, but this location is in the top three or four. He noted they will have a better idea on the timing of the traffic signal in a month or so.

Chairman Lavender questioned the copy changing on the message board.

Director Tice stated they copy can not change more then once every 15 seconds and it has to be a clear change in the message; it can not be an animation flow.

Vice-Chairman Henderson asked staff to summarize the letters that were submitted in opposition to this request. He stated the Commissioners' received the letter just prior to the meeting and have not had time to read them in their entirety.

Ms. Blakeman replied that staff's is recommending approval of the entry signage, without the multi-tenant signage and staff is neutral on the monument sign as far as the lettering. Staff is also in favor of the monument sign, not the multi-tenant signage. The letter's before you are objecting to the entryway monument sign proposed at the Florence Blvd. and Camino Mercado intersection, including the lettering and the multi-tenant signage tower proposed for this location as well.

Director Tice further explained that the existing monument sign states Palm Center, and the proposed sign reads Casa Grande Health Center with a tenant panel. Staff is recommending that the Commission not approve the tenant panel, which is consistent with some of the objections voiced in the letter. Director Tice stated that the signs are not located on the property of the applicant; they are off-site on other properties with the benefit of a sign easement. He explained that the sign easement is subject to conditions and restrictions (CCR), but the city is not involved with the enforcement of private covenants. Director Tice summarized the recorded covenants for the sign easement by stating the covenants cite that any monument sign located within the sign easement can be used by various property owners of this PAD. The covenant also states all of the listed property owners can put wording on the monument sign, specifying who can put their wording where and the size. Staff is recommending that

the monument sign itself as a structure is appropriate we are not restricting the wording for the signage.

Member Lynch questioned if the monument sign only is 6 ½ feet tall.

Ms. Blakeman replied "yes", at the highest point the sign is 6 ½ feet tall.

Member Benedict questioned the height of the low side of the proposed sign.

Ms. Blakeman stated the low side of the sign is approximately 5 feet high.

Paul Bleier, 9650 W. Roosevelt Street, Tolleson, applicant, Bleier Industries LTD, came forward to address the Commission. Mr. Bleier noted that he was involved in the original Planned Area Development (PAD) for this site.

Chairman Lavender asked Mr. Bleier if he would agree to the conditions as written.

Mr. Bleier replied "no", they have differences with staff's recommendations. Mr. Bleier explained that they want to re-brand the site from outlet stores to a regional health center that is not just for the local population. He commented that medical centers are now going to larger signage to get their name out there. Mr. Bleier stated the original sign height of 75 feet going south bound on the freeway reads nice, so they targeted that area for their electronic message board and then on top of the message board will be the sign with the name of the center. Mr. Bleier commented that the height of the sign is needed for a safe exit by patients coming south bound on I-10 that are looking for the center. He pointed out that the Promenade has four permitted 70 foot sign, with three currently constructed, but if only one sign was allowed it would be a much larger sign to accommodate the needs of the development. Mr. Bleier asked the Commission to consider the 95 foot pylon sign in order to accommodate readability of the Casa Grande Health Center and the digital display from the north side of Florence Boulevard for southbound traffic. Mr. Bleier stated the key to bring in tenants is being able to display their name on a sign. The tenant panels will not be illuminated internally with visible light coming through the face. The faces will be opaque with copy routed from the background, so all that will illuminate at night in the tenant panel section would be the copy itself, not the background. Mr. Bleier stated they volunteered to shut off the digital board at 11:00 p.m., and they are also willing to control the night time output to 300 nits. Mr. Bleier then addressed the change of copy and staff's recommendation of 15 second intervals. He stated ADOT has an eight second interval change and that is what they have requested. Mr. Bleier explained that eight seconds is instant on, instant off; it is no different than switching a light on and off. He commented that if you have the message at a 15 second interval you lose the amount of traffic that can view the copy. Mr. Bleier moved on to discuss the entry monument signage located along Florence Boulevard and Camino Mercado. He stated in doing multiple title requests the only documentation provided to them was a recorded easement on the two corners and which parcel 10 is entitled for signage use. Accordingly they were given direction to work a design for the two corners. Mr. Bleier commented that their site is setback off of

Florence Boulevard they felt the best thing they could do was to construct effective way-finding signage at the intersection to the west, and provide the ability to put individual tenant names on a multi-tenant sign. The sign was designed to identify the Casa Grande Health Center and the tenant, so the patient could make the turn safely. Mr. Bleier stated a few weeks ago he received a call from Mr. Cacheris, indicating there were CC&R's amongst the property owners in regards to the usage on this site; they had no idea about these CC&R's, which could not be found in any public search. He stated it has come to their understanding that this is an issue but they hope that the Commission would say yes to what they are asking for and allow them to work with the other property owners, concerning the terms of the CC&R's and deed restrictions. Mr. Bleier concluded by stating they request the Commission allow them to construct the 95 foot pylon sign.

Chairman Lavender asked Mr. Bleier if he is asking for the 95 foot pylon sign, with eight second intervals.

Mr. Bleier stated "yes".

Chairman Lavender then asked Mr. Bleier to address the monument sign and staff's recommendation to remove the multi-tenant panel.

Mr. Bleier stated they are asking the Commission to give approval of the monument sign with the multi-tenant panel with the understanding that they can not build the sign without approval of the other property owners.

Member Braunstein commented that the argument for the 95 foot pylon sign is unfounded. He stated you have to be on top of the sign before you are able to see the list of tenants, and most of the people that will be going to the health center know they are going to a health center on Florence Boulevard, they are not "window shopping". He questioned why they need 20 additional feet.

Mr. Bleier replied that his position is that the key factor in asking for 95 feet was to allow the Casa Grande Health Center and electronic reader board to be above the top of the freeway overpass visible to the southbound traffic. If the sign is lowered it will be below the readability line. Mr. Bleier agreed with Member Braunstein in regards to having to be right on top of the multi-tenant panel area before you can read the copy, but the copy is what brings the tenant in, because their name can be out on a sign. He stated having a tenant's name on the sign is very important in marketing the center.

Member Benedict questioned Mr. Bleier if he feels the current sign can be seen from the south bound lanes.

Mr. Bleier stated you can see the mass; it is a horrible sign as far as shape and readability.

Member Benedict clarified that with staff recommendation of the lower sign, the top of the sign which will read Casa Grande Health Center will still be visible, but not be able the electronic message board.

Mr. Bleier replied "correct", the message board will not be visible.

Vice-Chairman Henderson asked Mr. Bleier to address the affect the sign will have on the residents in the area.

Mr. Bleier stated they provided a document in their submittal packet known as the "cone". This draw represents the 140 degrees that the LED's have in their viewing. The properties that are closest to the freeway fall within the visual cone, but at the very end of it. Mr. Bleier stated the lighting will be controlled by a computer, and will not vary; at night it will be set at 300 nits.

Vice-Chairman Henderson asked Mr. Bleier to compare the new sign with the amount of light emitted by the existing sign.

Mr. Bleier replied he feels the existing sign is brighter because it has an internally illuminated sign face.

Member Benedict asked the City Traffic Engineer to address the comment made by Mr. Bleier that the tenant signs on Florence Boulevard would be helpful to traffic.

Mr. Eitel stated the studies show that signs are not a safety issue and the studies that were conducted were inclusive. He commented signage does help direct drivers as to when they need to get into the correct lane to turn into a center.

Member Edington questioned what would be advertized on the electronic messaging boards.

Mr. Bleier stated at this point he can not answer the question; it will depend on the tenant mix and uses.

Member Edington stated she understands staff's concerns with the multi-tenant sign on Florence Boulevard, but she has to agree with the traffic engineer that signage is helpful; you are less likely to have to make a u-turn. Member Edington stated the signs are beautiful and the rational for having the electronic message board be readable above the freeway overpass is reasonable.

Mr. Bleier stated the height of the sign was derived as an equivalent height to the signage located at the Promenade Mall along Florence Boulevard.

Vice-Chairman Henderson stated that it seems a good part of their rational for having the tenant signage is mainly for their marketing to draw in tenants. He commented that "Doctor Jones" more than likely does not get a lot of patients off of a tenant panel.

Mr. Bleier replied that if you go back in time a lot of municipalities' limited signage just to the name of the center, but later there was a shift where tenants said they want their names on the sign so people can find their business. He stated we are in a market driven economy and it is entitlements of this sort which make the complete difference whether someone rents the space knowing that their name will be on a sign versus them passing and going to a location where their name can be on a sign.

Chairman Lavender questioned if the signage will look similar to the signs along Elliott Road.

Mr. Bleier replied "yes". He then went on to explain the difference of premise and off-premise signage. The off-premise signs are usually 14 x 48 feet billboards that vary in height, and are to accommodate advertisers that are off the premise of the sign itself. He stated the sign they are requesting is on-site and they will not advertise any use beyond the property boundaries. Mr. Bleier mentioned that ADOT has no jurisdiction regarding on-premise signage.

Chairman Lavender asked if there are electronic signs located outside of the metropolitan area in our state.

Mr. Bleier stated there are signs along the roadway toward Blythe on I-10. He stated Flagstaff and Tucson do not allow the electronic signs.

Commission Members Benedict, Lynch and Vice-Chairman Henderson asked for clarification to Mr. Bleier's comment that the pylon sign needed to be 95 feet tall in order to be equal with the signage at the Promenade Mall.

Mr. Bleier corrected his comment and clarified that the height of the Promenade Mall signs along Florence Boulevard are the same heights as their proposed 22 foot high sign on Camino Mercado and Florence Boulevard.

Chairman Lavender made a call to the public.

Hugh Renard, 45 N. Seville Lane, Casa Grande, came forward to address the Commission. Mr. Renard stated he lives across the street from this area and he has concerns with the brightness of the proposed sign and he objects to the message board. He commented that the current sign is 500 square feet and this request is for a 1,200 square foot sign that blinks. He stated that blinking lights have been known to cause anguish. Mr. Renard requested the message board be eliminated.

Chris Cacheris, 5189 E. Calle Del Norte, Phoenix, representing Casa Grande I-10 Partners Joint Venture II, came forward to address the Commission. Mr. Cacheris gave a brief history of the Casa Grande Mercado PAD and the sign program. He commented that he found out about this application through a mailing done by city staff. Mr. Cacheris stated the Pinal County Recorders Office has a recorded CC&R's from 1990

and a recorded Wall Sign Easement that effects lot one and the other corner for this center. They also have a recorded Declaration for the Comprehensive Sign Plan and under these documents they have certain rights for their property (lot one). He stated they agree with staff's condition number two. They would also like to request that no decision be made tonight that impacts their rights. They would like to work with the applicant regarding the entry signs on lot one and on the other corner concerning their rights under the zoning granted to them by the city in 1990. Mr. Cacheris stated they have been advised by their Attorney to ask that the Commission remove/table the portion of the application that pertains to the entryway signs on Camino Mercado and Florence Boulevard, so they can work with the applicant.

Member Braunstein questioned staff if Mr. Cacheris' request is possible.

Director Tice commented there are two options. The Commission can table the request to the next meeting to give the applicant and Mr. Cacheris time to meet. Another option would be to approve the Comprehensive Sign Plan with the exception of the monument signs, but then the applicant would still have to come back at a future meeting to obtain approval. Director Tice stated the best approach would be to postpone the entire request or vote on the request tonight.

Chairman Lavender asked Mr. Cacheris what his position is on the 95 foot sign and the electronic message board.

Mr. Cacheris replied they are neutral on the 95 foot sign with the messaging board; they do not have a position.

Chairman Lavender expressed his concern by stating if this request is tabled and the applicant and Mr. Cacheris worked out an agreement on the monument signs, but there is not support from the Commission on the 95 foot sign with the electronic messaging board then it could be rejected based on this issue. He stated he has more concerns with the 95 foot sign and electronics then he does with the monument signs.

Director Tice stated if the project is tabled and they work out the monument signage, then the only issue let to address would be the 95 foot pylon sign.

Chairman Lavender made another call to the public.

Stephan Schmidt, 1525 S. Broadway, LA, California, with Casa Grande Holdings, came forward to address the Commission. Mr. Schmidt stated their group has been the owners of the center for approximately 10 years. He commented that their group is really trying to rebrand and rejuvenate the center which currently houses several medical uses. Mr. Schmidt noted that parties that are interested in moving to their center are going elsewhere because they do not have the needed signage exposure. He explained that we are moving into a time where way-finding signage is necessary; tenants need certain exposure that currently can not be offered at this center. Mr. Schmidt then addressed the pylon sign explaining that the proposed tenant panels on

the new sign would not be seen going southbound on the freeway. The height was calculated to get the reader board exposed so the tenants can advertize their name. The tenant's name will be on the static panel below and then above on the LED messaging board. Mr. Schmidt stated he understands the communities concerns with the brightness of the sign he commented they will study the issues and work on a resolution. He then stated Mr. Bleier is the expert on the signage but he would be willing to work on toning down the light and possibly shutting the sign off at 9:00 p.m. when all the medical offices close. He did state that they will offer the city access to the LED messaging to utilize for community events/time/date etc. Mr. Schmidt commented that the requested monument signs along Florence Boulevard are to help the customers find their destination. Having the 22 foot high, multi-tenant double-sided signs will give a person a clear sense of direction. Mr. Schmidt stated he hears the concerns and he is trying to figure out the best way to get tenants into the city and keep them here.

Chairman Lavender asked if Mr. Schmidt would like to see the Commission vote tonight or table the request.

Mr. Schmidt replied his position is that he would like to see the Commission vote on the request tonight with the knowledge that they and the other property owners have to work out the issues separately.

Chairman Lavender then questioned Mr. Schmidt if he would be in support of Sam's Club, Cracker Barrel, the Promenade Mall, etc. bringing in requests for 95 foot electronic signs.

Mr. Schmidt stated it is site specific; they are requesting the 95 foot high sign because of the freeway overpass. He commented he probably would not support the request.

Member Braunstein again cited that the applicants reasoning for a medical center needing advertisement in unfounded; people already know who is located in the center and where they are going.

Mr. Schmidt pointed out that their center is located behind existing businesses.

Member Braunstein made a motion to approve case DSA-13-00053 Major Amendment to an approved PAD Zone/Preliminary Development Plan for the Casa Grande Mercado PAD (a.k.a. Palm Center Plaza) regarding modifications to the Comprehensive Sign Plan for Lot 10, with the conditions as stated below:

1. The Casa Grande Health Center Comprehensive Sign Plan establishes the sign criteria for Parcel 10. Future requests for additional detached signs other than directional signage shall require an amendment to the Comprehensive Sign Plan.

2. The proposed entry wall multi-tenant monument signs shall be removed from the Comprehensive Sign Plan.

3. The Comprehensive Sign Plan shall be updated to limit the Freeway Pylon Sign to a maximum height of 70 feet.

The Comprehensive Sign Plan shall be updated to reflect the following technical corrections:

The Electronic Message board shall be subject to the following:

4. The sign copy image shall be static with no animation and with no flashing, blinking, or moving lights;

5. In the transition between copy changes, there shall be no sense of movement from one image to the next;

6. In the event of an electronic malfunction the sign shall be shut off until repairs have been made to restore the electronic messaging system;

7. The sign copy changes shall not occur more frequently than every fifteen seconds, unless otherwise specified by the Zoning Administrator;

8. From 11:00 p.m. until sunrise all sign illumination shall be extinguished and sign shall be equipped with an automatic device to assure compliance.

Vice-Chairman Henderson seconded the motion.

Discussion took place amongst the Commissioners' regarding the possibility of tabling the request, concerns with the message board, height of the signage, and the multi-tenant panel on the monument signs along Florence Boulevard.

Member Edington indicated that she is favor of the request made by the applicant in its entirety.

Chairman Lavender called for a vote on the motion as made.

The following roll call vote was recorded:

Member Edington	Nay
Member Lynch	Aye
Member Braunstein	Aye
Member Benedict	Aye
Vice-Chairman Henderson	Aye
Chairman Lavender	Aye

The motion passed 5 – 1.

Vice-Chairman Henderson thanked everyone for attending the hearing. He asked that they believe the Commission understands the arguments that were made, and they hope the project will be successful.

C. **Request by Jeff Schneidman,** for the following land use approval located at 655 W. Cottonwood Lane, Casa Grande, AZ 85122 (APN 504-17-078H):

1. **DSA-13-00112: Zone Change** from I-1 (Garden & Light Industrial Zone) to B-2 (General Business Zone) for a thrift retail store.

Keith Newman, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Mr. Newman stated the site is approximately 2.14 acres zoned Garden and Light Industrial (I-1) and the request is to rezone the site to General Business (B-2). The zone change will enable the applicant to continue operating their non-profit thrift retail store. Mr. Newman noted the site is owned by the New Beginnings Church of the Nazarene which has two businesses, one is the Ark Mash Stores Windows, Doors and More and the other is Casa de Bling; both businesses have been operating as an illegal non-conforming uses. In order for the retail businesses to continue operating the site needs to be zoned B-2, also if the rezoning is approved the applicant will then have to submit applications for a Certificate of Occupancy and a City Business License. At the time of these submittals the city will look further into other potential site issues such as adequate parking for a retail use. Mr. Newman stated the zone change request is in conformance with the City's 2020 General Plan land use, and the new zoning district will improve the compatibility with the surrounding residential properties. No public comments were received by staff.

Member Lynch questioned if the properties left and right of this site are currently zoned I-1 and are there active uses on the properties.

Mr. Newman replied "yes" the properties to the left and right are zoned I-1. He explained the use to the west is a home which at one time housed a landscaping company, but the property had been vacant for a few years so they lost the grandfathered rights to operate in a residential property; only an industry can move onto this site. The property east is an assembly/manufacturing type of business.

Member Lynch questioned if the property owner has to request rezoning or can the city state that since the property is vacant we are going to rezone it to B-2 so it will be compatible with the adjoining properties.

Director Tice explained that under the city code both property owners and the city have the right to request rezoning of property. He mentioned that on the next Planning Commission agenda there will be a city initiated rezoning request for some properties that the city feels are improperly zoned. Director Tice stated the property to the west of this site is a house that is zoned industrial. The industrial zoning was put in place when this property under consideration this evening was rezoned to industrial as at that time both sites were owned by the same person and they were going to use the property to

the west for truck access and other industrial purposes. Director Tice commented the site to the west should be zoned for residential or office uses however, the property owner has not requested a rezoning at this time. He then addressed the property to the east citing that the use is industrial and is properly zoned. Director Tice stated the industrial zoning in this area is inappropriate and this request is cleaning up about 95% of the problem. He pointed out that even though the city can rezone properties we need to be cautious of proposition 207 issues when down-zoning property; we would want the property owners consent prior to rezoning.

Jeff Schneidman, 9141 E. Hidden Spur Trail, Scottsdale, applicant, came forward to address the Commission.

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

Member Benedict made a motion to forward a favorable recommendation to the City Council regarding DSA-13-00112 Zone Change from Garden and Light Industrial zone (I-1) to General Business zone (B-2) for a thrift retail store. Member Braunstein seconded the motion.

The following roll call vote was recorded:

Member Edington	Aye
Member Lynch	Aye
Member Braunstein	Aye
Member Benedict	Aye
Vice-Chairman Henderson	Aye
Chairman Lavender	Aye

The motion passed 6 – 0.

D. **Request by Brian Ruggles,** for the following land use approval located at 1156 E Florence Blvd, Suite 104, APN 505-20-008A:

1. **DSA 13-00115: Conditional Use Permit** to allow Commercial Recreation use in the General Business (B-2) zone to operate an indoor baseball/softball facility.

Jim Gagliardi, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Mr. Gagliardi stated the request is to allow commercial recreation in the General Business (B-2) zone district for the indoor baseball and softball facility. The facility will consist of six batting cages, both manual and automatic, a pitching tunnel, concession area and they will be offering hitting and pitching clinics. Mr. Gagliardi noted the site has adequate parking to accommodate this project. He then overviewed the review criteria for a Conditional Use Permit citing there is no adverse effect on the surrounding properties, the use is in conformance with the General Plan and two conditions have been placed on the request to ensure the use is

compatible with those uses that are permitted by right. Mr. Gagliardi read the conditions into record. No public comments were received by staff.

Vice-Chairman Henderson commented that this facility will generate a lot of noise. He questioned if the noise will interfere with the restaurant next door.

Mr. Gagliardi stated staff did not address the noise as a condition because the restaurant to the west is casual dining and known to have a large lunch time draw. Staff is of the opinion that this type of restaurant is conducive to a high noise level. He mentioned that no comments were received from Aaron's Electronics to the east or from Marisco's Mexican Restaurant to the west. Mr. Gagliardi commented that if noise is a concern the issue can be resolved amongst the tenants and landlord as the subject tenant space and all surrounding tenant spaces are under the same ownership.

Member Lynch questioned if the concession area will still be allowed even with restriction B.

Mr. Gagliardi replied "yes". Staff established that based on the applicants business scope a concession area would be acceptable; it is considered accessory to the proposed business. Mr. Gagliardi explained the condition was placed on this request so it will not provide a "blanket" approval to any and all commercial recreation uses for this site.

Chairman Lavender made a call for the applicant to come forward; there were no representatives present for this project.

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

Vice-Chairman Henderson made a motion to approve Resolution DSA-13-00115, Conditional Use Permit to allow Commercial Recreation use in the General Business (B-2) zone, to operate an indoor baseball/softball facility, with the conditions as stated below:

Per Resolution DSA-13-00115:

a. The Commercial Recreation use to be allowed is for an indoor facility and use only, within Suite 104 of the Food City Shopping Center.

b. The uses allowed are limited to activities associated with baseball and softball, as well as related instruction to individuals or groups, and the holding of associated events. Any unrelated use to an indoor baseball and softball facility, but considered as Commercial Recreation, would be subject to further Conditional Use review.

c. 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.

Member Benedict seconded the motion.

The following roll call vote was recorded:

Member Edington	Aye
Member Lynch	Aye
Member Braunstein	Aye
Member Benedict	Aye
Vice-Chairman Henderson	Aye
Chairman Lavender	Aye

The motion passed 6 – 0.

Chairman Lavender explained that the following three requests are for changes to the General Plan 2020 and no vote will be taken tonight. The requests will be heard a second time and at this time the vote will take place. The second meeting will be held on September 19, 2013, at 6:00 p.m., Vista Grande Library Community Room L-12.

E. **Request by Rose Law Group**, for the following land use approval on 175 acres, m.o.l. located south of Kortsen Road and east of Interstate 10; APN's 505-13-002A, a portion of 505-13-003A, a portion of 505-13-004F, and a portion of 505-13-004H.

1. **DSA-13-00066: Major General Plan Amendment** to change the land use designation **from "Neighborhoods" to "Commerce and Business".**

Laura Blakeman, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Ms. Blakeman stated the request is for the Casa Grande Commons to change the land use classification on approximately 175 acres from Neighborhoods to Commerce and Business land use. She explained that development of the area will be influenced by several factors of the site. At the northwest portion of the site there is the proposed Kortsen Road interchange. There is also a proposed road, Promenade Parkway which is a major frontage road to the I-10. The road will transverse from the existing Promenade Mall through this property and connect to Mission Parkway, which is a major collector road. Ms. Blakeman stated that staff finds that this request is a more compatible land use then having the neighborhoods in the area because of all the abovementioned factors. Ms. Blakeman noted the site is zoned Planned Area Development (PAD), which depicts the existing residential land uses. If this request is approved the applicant will then need to submit a zone change request to change the zoning from Residential to Commercial use to bring the zoning into compliance with the General Plan. Ms. Blakeman overviewed the review criteria for a General Plan Amendment. She stated this request will create jobs for the community as well as provide recreational, cultural, shopping and leisure activities to the residents in the area. Ms. Blakeman mentioned that staff received a phone call from the property

owner to the north of Kortsen Road, east of I-10 who had questions regarding the request; the property owner was more interested in the specific uses that will be planned for the area.

Member Braunstein questioned the city funded feasible study for the Kortsen Road interchange, and if the results were available.

Ms. Blakeman stated the city has hired a company to do a feasible study and design for the interchange, but the results are not available at this time.

Mr. Eitel cited he is the Project Manager for the city on the interchange project. He stated Jacobs Engineering was hired by the city to do a preliminary study and they are just getting started. Mr. Eitel estimated the final results being ready in a year.

Member Braunstein then questioned if it is feasible to discuss changing zoning when we do not know whether the interchange will go through.

Director Tice explained that this is not a matter of whether the interchange will go through; this area is identified as the next interchange that will happen along the I-10 corridor in Casa Grande. The design report is just to look at the right-of-way that might be needed for the interchange and specific design details. Director Tice stated the decision of having an interchange at this location has already been made
Mr. Eitel mentioned that the city would like to be able to tell developments coming to this area what right-of-way will need to be dedicated, that is why the study is being prepared.

Court Rich, 5418 E. Oak Hurst Way, applicant, came forward to address the Commission. Mr. Rich explained that their request is a way to maximize the potential along the I-10 corridor. He noted the reasons that this is the right location for this request. The reasons given were:

- location to I-10,
- Phoenix Mart project just to the east of this development
- proximately to the Promenade Mall
- future Kortsen interchange
- property to the north is designated for Commerce and Business
- provide a buffer to the low density housing that will be to the east

Member Braunstein commented the idea is great but feels the timing is bad. He stated we have a mall in the area that lost several stores including a big box anchor. There also are empty commercial buildings on Rodeo and Trekell Roads. Member Braunstein questioned if the economy is not ready will putting more commercial businesses in this area just be shifting jobs not creating new one.

Mr. Rich replied that the city has already identified the corridor along I-10 as a future jobs corridor, and it makes sense. He stated when the interchange moves forward you

are going to see that it will present numerous opportunities, and they are attempting to be there to capture these opportunities. Mr. Rich explained they are not going to have competing retail centers; these are office business park opportunities. Everything from schools, hospitals, to regional types of services, their intent is not to open up another mall. The specific PAD development plans will be submitted once the land use designation approval is obtained.

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

End of discussion; no action taken

F. **Request by United Engineering Group,** for the following land use approval on 27 acres, m.o.l. located south of McCartney Road and west of Interstate 10; APN's 505-03-003, 505-03-006A and 505-03-007C.

1. **DSA-13-00068: Major General Plan Amendment** to change the land use designation **from "Commerce and Business" to "Neighborhoods".**

Laura Blakeman, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Ms. Blakeman stated the request is to change the land use designation from Commerce and Business to Neighborhood on 27 acres within the Marabella subdivision, located south of McCartney Road and west of Interstate 10. Ms. Blakeman explained that when the city processed the General Plan 2020 the site was designated Neighborhoods and Commerce and Business land use, but the zoning for the site is residential with a small piece of commercial at the northeast corner of the site. If this request is approved it will bring the existing zoning for the 27 acres into compliance with the General Plan 2020. Ms. Blakeman overviewed the review criteria for a General Plan Amendment. She noted the possible realignment of Henness Road traverses through the middle section of this project and connects to McCartney Road. Ms. Blakeman stated general discussions with the City Traffic Engineer have been supportive of the request to change the alignment of Henness Road; however the specifics of the realignment will come before the Commission at the Final Development Plan stage. Ms. Blakeman mentioned today staff received an inquiry from Tom Eggert who was one of the original developers of the McCartney Center subdivision. Mr. Eggert had questions how this site was going to tie into existing sewer; he was informed that this request is a land use issue and the sewer connections will happen at the Final Development Plan stage.

Chris Morgan, 3205 W. Ray Road, Chandler, applicant, came forward to address the Commission. Mr. Morgan stated while they were doing the due diligence it was discovered that the adopted General Plan 2020 was out of conformance with the approved Marabella PAD for this area. They also noticed the alignment of Henness Road and realized that it would need to be realigned to meet safety issues. He noted that the realignment of Henness Road will take up about 3 ½ acres of their site and make it usable area. Mr. Morgan addressed the removal of the Commerce designation makes more sense in the development of their properties. They will come forward to

amend the PAD and at that point they will identify the lot mix and the final alignment of Henness Road.

Vice-Chairman Henderson questioned how much did the route of the gas line affect the planning of the development.

Mr. Morgan stated that being able to parallel the gas line easement with the road definitely has a benefit, but from an engineering standpoint that quick of a curve at the intersection violates the current code. He commented that the approved plat has expired and they realize that the road alignment must be redesigned on the new plat be to meet code.

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

End of discussion; no action taken

G. **Request by** City of Casa Grande to amend Section C-8, Environmental Planning and Conservation of the General Plan 2020 to propose new goal, policy and strategies addressing aggregate resources.

1. **DSA-13-00069: Major General Plan Amendment** to the Casa Grande General Plan 2020 - Aggregate Resources

Leila DeMaree, Senior Planner came forward and presented a brief overview of the case as stated in the Staff Report. Ms. DeMaree stated this request is to address Arizona Revised Statue (A.R.S) 9-461.05(g) which was approved into law June 2012. The statue requires the city to protect aggregate resources within the General Plan from encroachment by potentially incompatible land uses. Policies must be established to include currently identified aggregate locations that are branded on maps provided by state agencies. Also, policies need to be established to identify aggregate sufficient for future development. She noted aggregate identified by the state are, sand, gravel, crushed rock/stone, decomposed granite, pumice, pumicite and cinder, it does not include copper or gold. Ms. DeMaree stated staff has worked with the State Geological Survey Office as well as the State Mining Inspector to obtain data on the potential aggregate sites within our city planning boundary. This resulted in identifying approximately 38,485 acres as potential aggregate areas within the city planning boundary; the breakdown of acres is as follows:

- Neighborhoods 10,543.04
- Commerce and Business 3,402.45
- Rural 9,159.30
- Agriculture 11,198.25
- Community Center 609.17
- Open Space 783.14
- Manufacturing/Industry 2,788.40

Ms. DeMaree stated the identified potential aggregate areas within the city limits is 7,046 acres. In conclusion Ms. DeMaree stated staff is requesting Goal C-8.4, Identification and Preservation of Aggregate Resources to be added into our Environmental, Planning and Conservation section of our General Plan 2020. Staff also requests the addition of Policy C-8.4.1, which will "allow aggregate extraction while preserving the ability to ultimately achieve the land uses as set forth in the General Plan", and four strategies to support our goals and policies. The strategies are as follows:

Strategy: *Amend the Zoning Code to allow for aggregate mining in areas that are identified "aggregate resource areas" in the General Plan through a Conditional Use Permit (CUP) process.*

Strategy: *Establish aggregate mining operation standards to minimize adverse impacts upon the community, i.e. provision of buffers upon adjacent zoned properties.*

Strategy: *Require Mining Reclamation Plans from the mining company for review and approval, which result in land forms that can be developed for their intended future General Plan land uses.*

Strategy: *Continue working with the State Geological Survey and update the General Plan as necessary when new locations of aggregate are identified.*

Ms. Demaree pointed out that these requested changes are only an overlay to our approved General Plan 2020.

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

End of discussion; no action taken.

VII. Call to the Public:
There were no comments received from the public.

VIII. Report by Planning Director:

A. Administrative Approvals

1. **DSA-13-00105 – Minor Site Plan** –Water and Ice Kiosk located at 1740 N. Pinal Avenue, to install a pre-fabricated water and ice vending kiosk – Approved August 2, 2013

2. **DSA-13-00111 – Major Site Plan/Final Development Plan – Minor Amendment** – Palm Creek Golf & RV Resort, 1110 N. Henness Road, to install shade structures in phase 1 and phase 2 – Approved August 15, 2013

Director Tice stated the two projects were approved administratively.

Chairman Lavender reminded the Commission that the next meeting will be held on September 19th, 2013, to hear the three MGPA requests.

IX. Adjournment:

Chairman Lavender called for adjournment at 8:56 p.m.

Submitted this **16th day of September 2013,** by Melanie Podolak, Administrative Assistant to the Casa Grande Planning & Zoning Commission, subject to the Commission's approval.

Approved this 3rd day of October, 2013, by the Casa Grande Planning & Zoning Commission.

Chairman Lavender

	Planning and Zoning Commission STAFF REPORT	AGENDA # _____

TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Laura Blakeman, City Planner

MEETING DATE: September 5, 2013

REQUEST

Request by RKAA Inc., for the following land use request located at 1346 E. Florence Boulevard; APN 505-46-005 and APN 505-46-006:

1. **DSA-13-00099: Conditional Use Permit** to allow for approximately 30 off-site parking spaces for Pet Club located on an adjacent lot at the Casa Grande Shopping Center.

APPLICANT/OWNER

Applicant

RKAA, Inc.
2233 E. Thomas Road
Phoenix, AZ 85016
P: 602-955-3900

Owner

HH-Casa Grande, L.L.C.
15455 N. Greenway-Hayden Loop, Suite C-2
Scottsdale, AZ 85260
P: 480-794-1887

HISTORY

January 2, 1974 - Per Ordinance #498, the site was incorporated into the City of Casa Grande.

November 10, 1981 – DSA-10-00274: The Final Plat for Casa Grande Shopping Center was recorded in Cabinet A Slide 45.

November 16, 1987 - The site received official zoning of B-2 (General Business) with the adoption of the Zoning Ordinance and map.

June 6, 2013 - DSA-13-00044: Preliminary Plat was approved by the Planning and Zoning Commission for a re-subdivision of Lots 5 & 6.

PROJECT DESCRIPTION

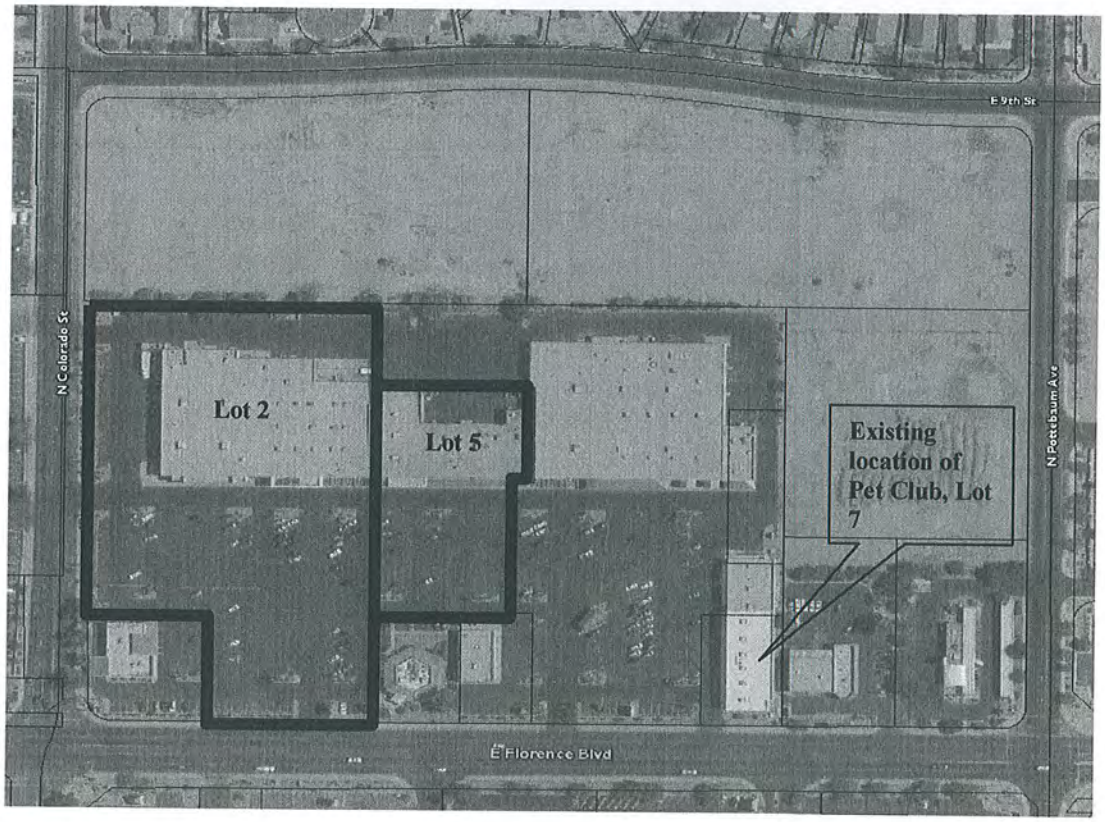
Site Area	Lot 5 – 1.56 acres Lot 2 – 4.63 acres
Current Land Use	Lot 5 – Shopping Center Suites (Big 5, Vacant, Suite, Little Texas Restaurant, Proposed Pet Club relocation) Lot 2 – Office Max, Dollar Tree
Existing Zoning	B-2 (General Business)
Existing General Plan 2020 Land Use	*Community Center*

Surrounding Land Use and Zoning

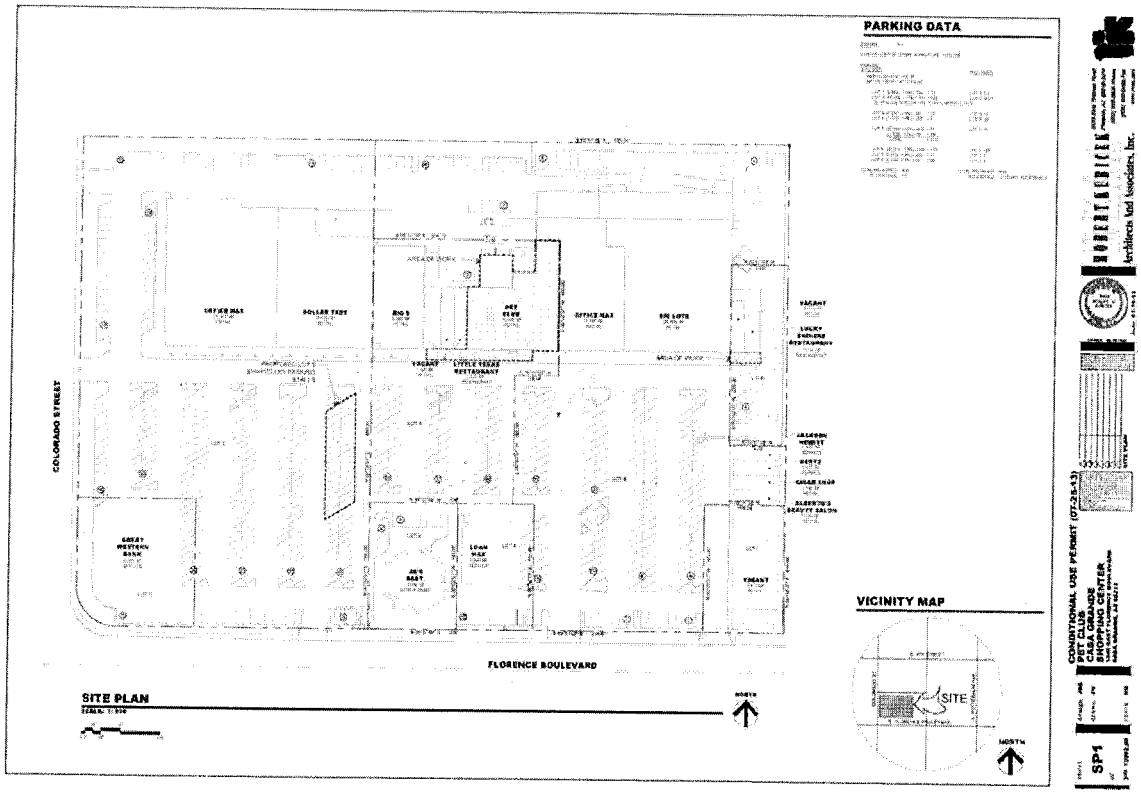
Direction	General Plan 2020 Designation	Existing Zoning
North	*Community Center*	B-2 (General Business)
East	*Community Center*	B-2 (General Business)
South	*Community Center*	PAD (Planned Area Development)
West	*Community Center*	B-2 (General Business)

General Discussion

The Conditional Use request involves Lots 5 and Lot 2 of the Casa Grande Shopping Center as shown in the aerial depicted below:



The applicant is requesting to expand a tenant space (to relocate Pet Club from Lot 7 to Lot 5) by moving an interior wall east approximately 28.75 feet. Because this requires expanding Lot 5 tenant space, the proposed uses for Lot 5 must be able to meet the minimum number of parking stalls required for the buildings and uses existing on the lot. As shown, on the site parking plan, Lot 5 has 75 parking spaces, however they need 81 parking spaces per the parking code. Because Lot 5 is lacking 30 parking spaces, the applicant is requesting to utilize 30 parking spaces from Lot 2 which currently has 330 parking spaces but only needs 162 parking spaces based on the existing uses of the site. The shopping center has a recorded shared parking agreement for all the lots within the shopping center; however, the City Code requires that all required parking be provided on the same lot as the use unless a Conditional Use Permit for off-site parking is approved.



As indicated on the parking site plan, the shopping center has enough parking spaces to accommodate all current uses on site, however if there is a change in the current land uses for the site, Staff will have to re-evaluate the parking for the site.

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 21, 2013 for the September 5th Planning and Zoning Commission public hearing.
- Notice was mailed by the City on August 21, 2013 at least fifteen days before the day of the hearing to each owner of property situated within 200 hundred feet of the subject property. An affidavit confirming this is located in the project file.
- A sign was posted by the applicant on August 20, 2013 on the subject site. An affidavit confirming this posting was supplied by the applicant.

Inquiries/Comments

City Staff has not received any inquiries regarding this request.

RECOMMENDED MOTION

Staff recommends the Commission approve **DSA-13-00099, the Conditional Use Permit** for the **Pet Club at the Casa Grande Shopping Center, subject to the following conditions:**

1. All of the off-site parking spaces must be maintained with the requirements and standards contained in the Casa Grande City Code.

2. The covenant that allows Applicant to share parking spaces with the other lots must remain in full force and effect.

Exhibit:

Exhibit A - Conditional Use Permit Resolution & Parking Site Plan

Exhibit A

RESOLUTION NO. DSA-13-00099

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CASA GRANDE GRANTING A CONDITIONAL USE PERMIT FOR PET CLUB, WITHIN THE CASA GRANDE SHOPPING CENTER TO BE LOCATED AT 1330 E. FLORENCE BOULEVARD, A.K.A., A PORTION OF SECTION 21, T6S, R6E, G&SRM, PINAL COUNTY, ARIZONA APN'S 505-45-005 AND 505-46-006.

WHEREAS, applicant, Neil Feaser, with the permission of HH-Casa Grande, LLC., owners, has requested a conditional use permit;

WHEREAS, the conditional use permit is requested for 30 off-site parking spaces located at 1330 E. Florence Boulevard;

WHEREAS, the property is zoned General Business (B-2);

WHEREAS, pursuant to Section 17.56.240 of the Casa Grande City Code, off-site parking is a conditionally permitted use;

WHEREAS, on the 5th day of September 2013, 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 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. All of the off-site parking spaces must maintain with the requirements and standards contained in the Casa Grande City Code.
b. The covenant that allows Applicant to share parking spaces with the other lots must remain in full force and effect.

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

a. The right to a use and occupancy permit shall be contingent upon the fulfillment of all general and special conditions imposed by the conditional use permit procedure.

b. That all of the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his successors and assigns.

c. That all conditions specifically stated under any conditional use listed in this chapter shall apply and be adhered to by the owner of the land, his successors or assigns.

d. That all of the special conditions shall be consented to in writing by the applicant.

e. That the resolution granting the application, together with all consent forms, shall be recorded by the county recorder.

PASSED AND ADOPTED by the Planning and Zoning Commission of the City of Casa Grande, Arizona, this ____ day of _____, 2013.

P & Z Commission Chairman

Planning & Development Director

ATTEST:

APPROVED AS TO FORM:

City Clerk

Assistant City Attorney

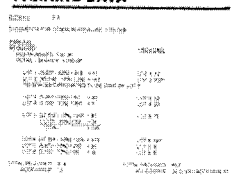
APPLICANT'S CONSENT TO THE SPECIAL CONDITIONS

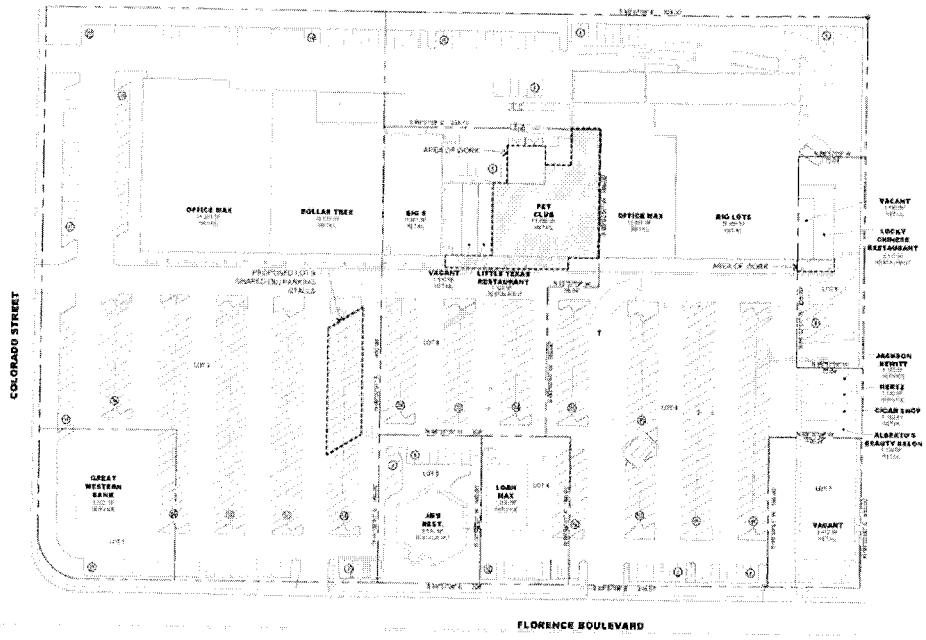
Applicant, Neil Feaser, and the current property owner, HH-Casa Grande, LLC, who is represented herein by Chris Hinkson, Manager, hereby consent to the special conditions as enumerated above in Section 2 as they relate to this request for a conditional use permit for off-site parking located at 1330 E. Florence Boulevard.

Neil Feaser
Applicant

Chris Hinkson, Manager
HH-Casa Grande, L.L.C.
15455 N. Greenway-Hayden Loop, Ste. C-2
Scottsdale, AZ 85260
Property Owner

PARKING DATA

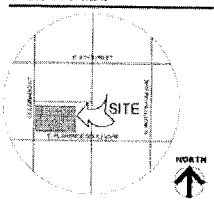




SITE PLAN

SCALE: 1:500

VICINITY MAP



	Planning and Zoning Commission STAFF REPORT	AGENDA # _____

TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Laura Blakeman, City Planner

MEETING DATE: September 5, 2013

REQUEST

Request by Bleier Industries, Ltd. for the following land use request within the Palm Center Plaza located south of Florence Boulevard and west of I-10; APN 505-60-010:

1. **DSA-13-00053: Major Amendment to an approved PAD Zone/Preliminary Development Plan** for the Casa Grande Mercado PAD (a.k.a. Palm Center Plaza) regarding modifications to the Comprehensive Sign Plan for Lot 10 of the Casa Grande Mercado PAD.

RECOMMENDED MOTION

Move to approve DSA-13-00053, the Major PAD Amendment subject to the following technical corrections and conditions:

1. The Casa Grande Health Center Comprehensive Sign Plan establishes the sign criteria for Parcel 10. Future requests for additional detached signs other than directional signage shall require an amendment to the Comprehensive Sign Plan.

2. The proposed entry wall multi-tenant monument signs shall be removed from the Comprehensive Sign Plan.

3. The Comprehensive Sign Plan shall be updated to limit the Freeway Pylon Sign to a maximum height of 70 feet.

The Comprehensive Sign Plan shall be updated to reflect the following technical corrections:

The Electronic Message board shall be subject to the following:

4. The sign copy image shall be static with no animation and with no flashing, blinking, or moving lights;

5. In the transition between copy changes, there shall be no sense of movement from one image to the next;

6. In the event of an electronic malfunction the sign shall be shut off until repairs have been made to restore the electronic messaging system;

7. The sign copy changes shall not occur more frequently than every fifteen seconds, unless otherwise specified by the Zoning Administrator;

8. From 11:00 p.m. until sunrise all sign illumination shall be extinguished and sign shall be equipped with an automatic device to assure compliance.

APPLICANT/OWNER

Paul Bleier
Bleier Industries LTD
9650 W. Roosevelt Street
Tolleson, AZ 85353
P: 602-944-3117
F: 602-395-0753
Email: bleier@bleierindustries.com

Casa Grande Holdings
1525 S. Broadway
Los Angeles, CA 90015
P: 323-509-7411
F: 213-746-7026

HISTORY

October 2, 1989:	Ordinance 1178.18: The site was annexed into the City of Casa Grande.
March 12, 1990	CGPZ-043-089: City Council passed Ordinance # 1178.27 to change the zoning from Urban Ranch (UR) and General Business (B-2) to Planned Area Development.
October 15, 1990:	The City Council approved a zoning extension for Casa Grande Mercado.
April 15, 2002:	The City Council approved the Major Amendment to the Casa Grande Mercado PAD to modify the land uses and the Comprehensive Sign Plan.

Surrounding Area Land Use and Zoning

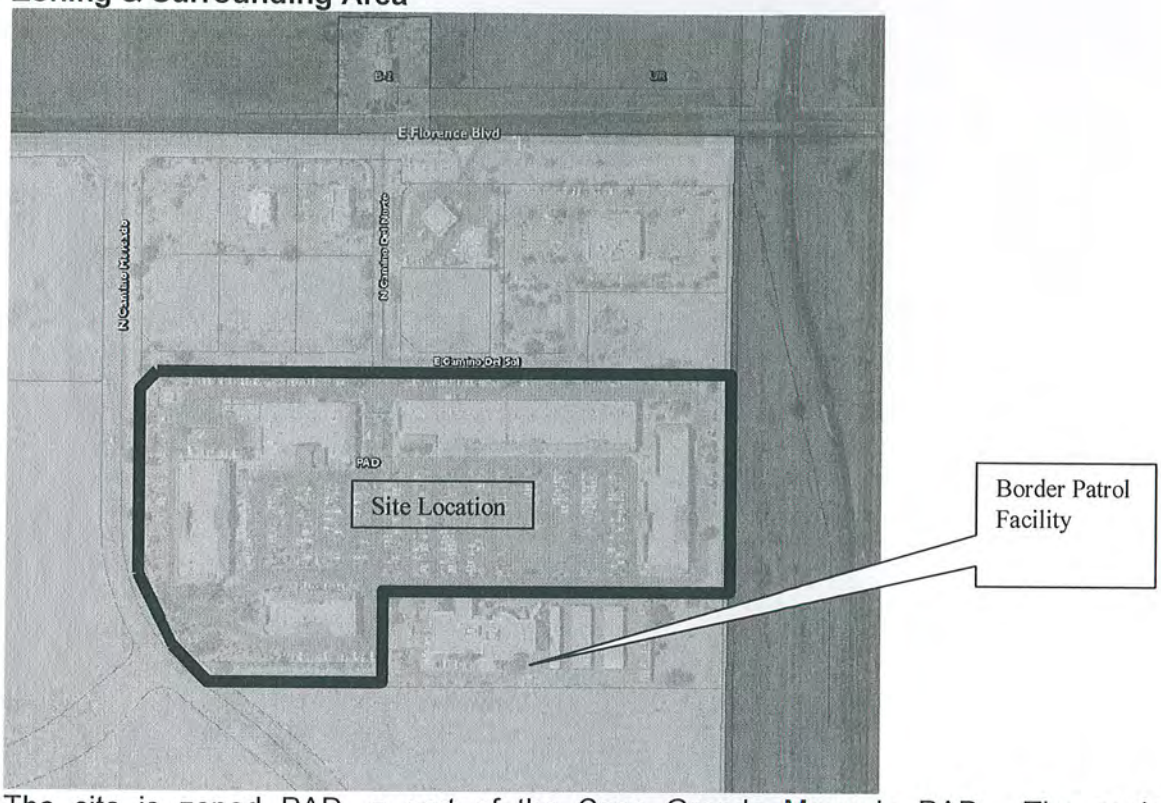
Direction	General Plan Designation	Existing Zoning	Current Uses
North	*Community Center*	PAD (Planned Area Development)	Vacant land, commercial uses
South	*Commerce &*	PAD (Planned Area	Vacant land, Border

	Business	Development)	Patrol
East	*Community Center*	UR (Urban Ranch), PAD (Planned Area Development)	Vacant land, I-10 Interstate, Mission Royale Residential Subdivision
West	*Neighborhoods*	PAD (Planned Area Development)	Camino Mercado, Vacant land

General Plan

The General Plan 2020 Land Use designation for the site is *Community Center*. The existing uses in this land use category are appropriate uses. Some of the permitted uses within the *Community Center* category are retail, office, and commercial developments.

Zoning & Surrounding Area



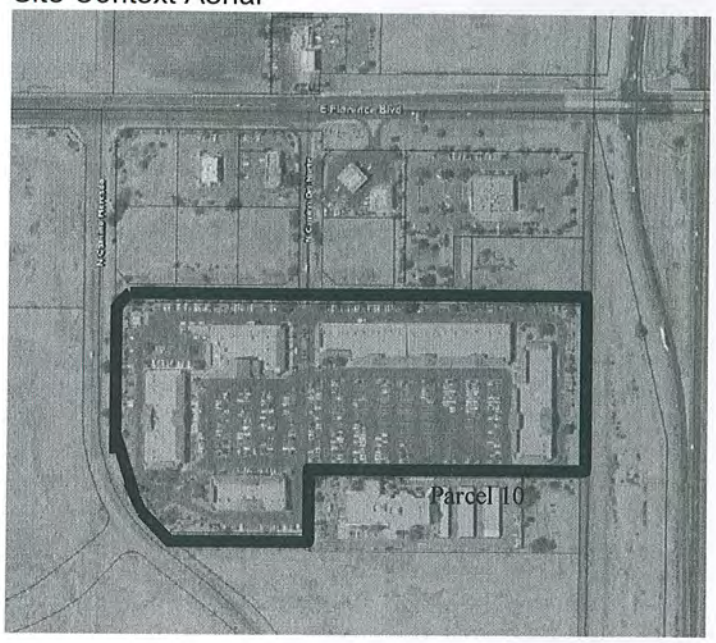
The site is zoned PAD, a part of the Casa Grande Mercado PAD. The zoning surrounding the site is PAD (Planned Area Development) and UR (Urban Ranch) to the east. The site abuts the Border Patrol facility to the south.

Overview

The Casa Grande Mercado is going through a rebranding of the property, which as part of this request; the site will entail a name change to Casa Grande Health Center. At the time the property was zoned to "Planned Area Development", the PAD included a Comprehensive Sign Plan for the site. As part of this request the applicant is requesting changes to the Comprehensive Sign Plan which are changes to existing detached signage and only affecting Parcel 10 of the existing Casa Grande Mercado PAD.

Typically, Comprehensive Sign Plans are reviewed by the Board of Adjustment; however the PAD Zoning request included an approval of the Comprehensive Sign Plan, therefore the Planning and Zoning Commission has the authority to review changes to this Comprehensive Sign Plan.

Site Context Aerial



The PAD Amendment requests the following (see the following Aerial map reflecting the locations of these changes);

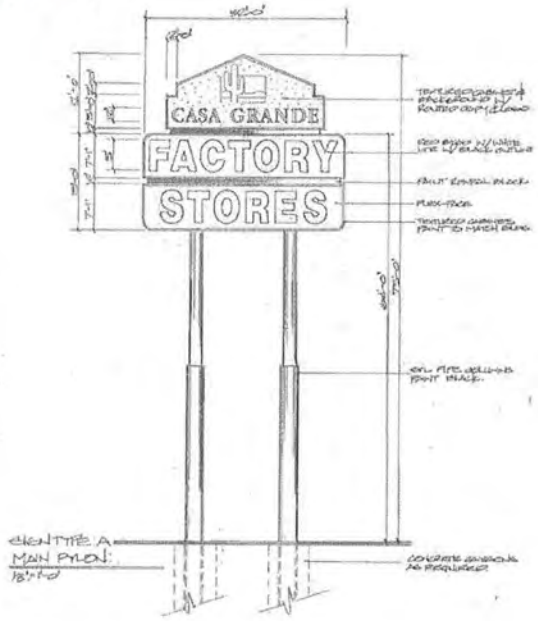
- Rebranding the center from "Palm Center" to "Casa Grande Health Center".
- Replace the "Palm Center" entry wall feature monument signs.
- Remove the monument sign at the northwest portion of the property.
- Replace 2 existing gateway "Palm Center" feature signs.
- Replace the Freeway Pylon sign.
- Remove 2 existing monument signs along the east side of property.

Sign Locations

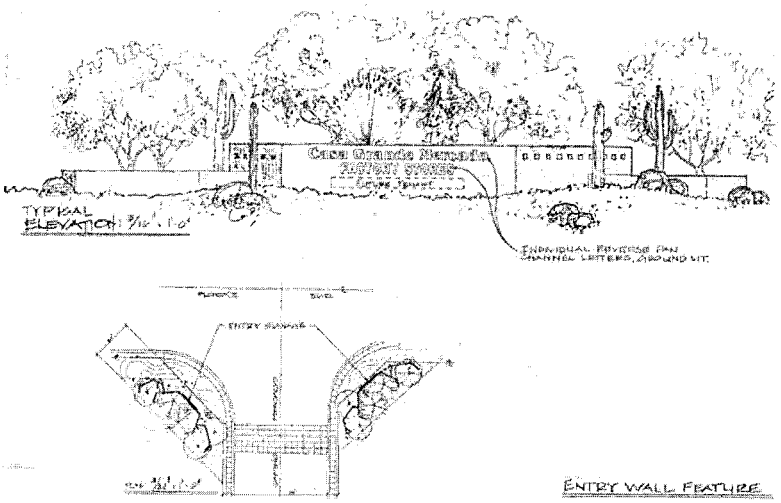
The Casa Grande Mercado PAD guide established a "Sign Type Hierarchical Matrix" for signage. It was based upon a hierarchical series of sign types to aid in vehicular transitions for visitors (determining the nature and function of each sign type). As part of the Hierarchical Matrix, the subject site is based on the following criteria:

SIGN TYPE	QUANTITY	CLASSIFICATION	FUNCTION	MATERIALS
A	1	Main Pylon	Provides formal identification of entire project to hi-speed, Interstate 10 traffic. It is designed to be visible to vehicular traffic in both directions. Height, shape and typography are designed to maximize long distance readability and to provide the visitor the ability toe exit the interstate in a safe manner.	Steel pipe support columns. Texture cabinets & background with routed copy & logo for upper portions. Textured cabinets with flexible vinyl faces and applied graphics for Factory Stores.
B	2	Project Monument Entrance Sign	Identifies and designates the principal visitor entrances to the project.	CMU base with stucco finish. Internally illuminated extruded aluminum sign cabinet with routed copy and logo identifying project.

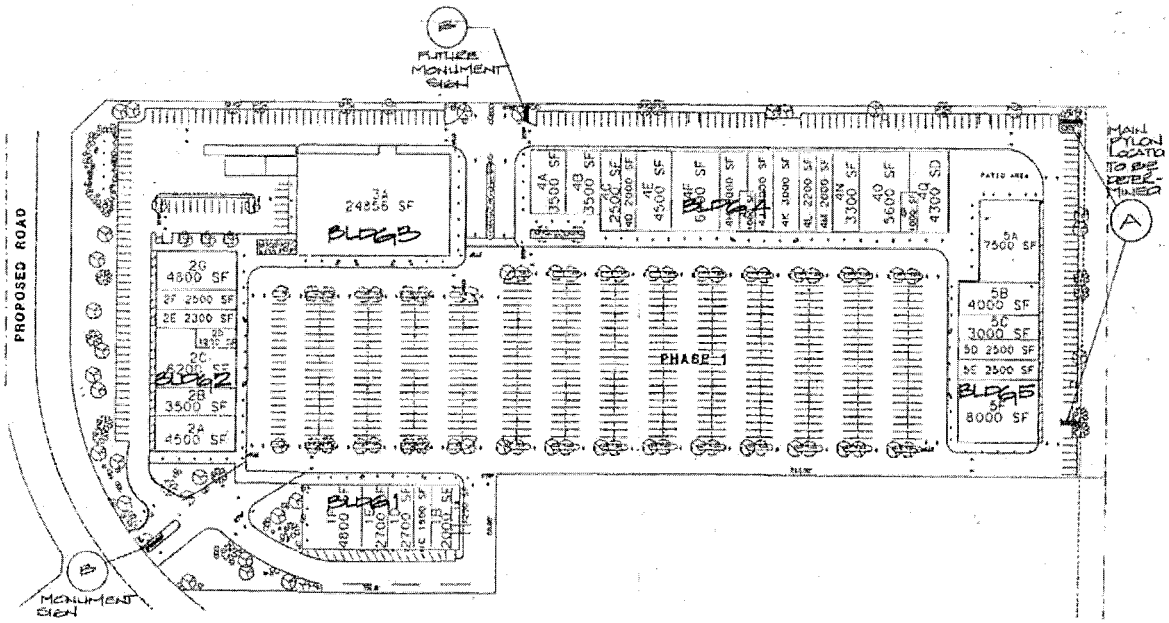
Pylon Sign:



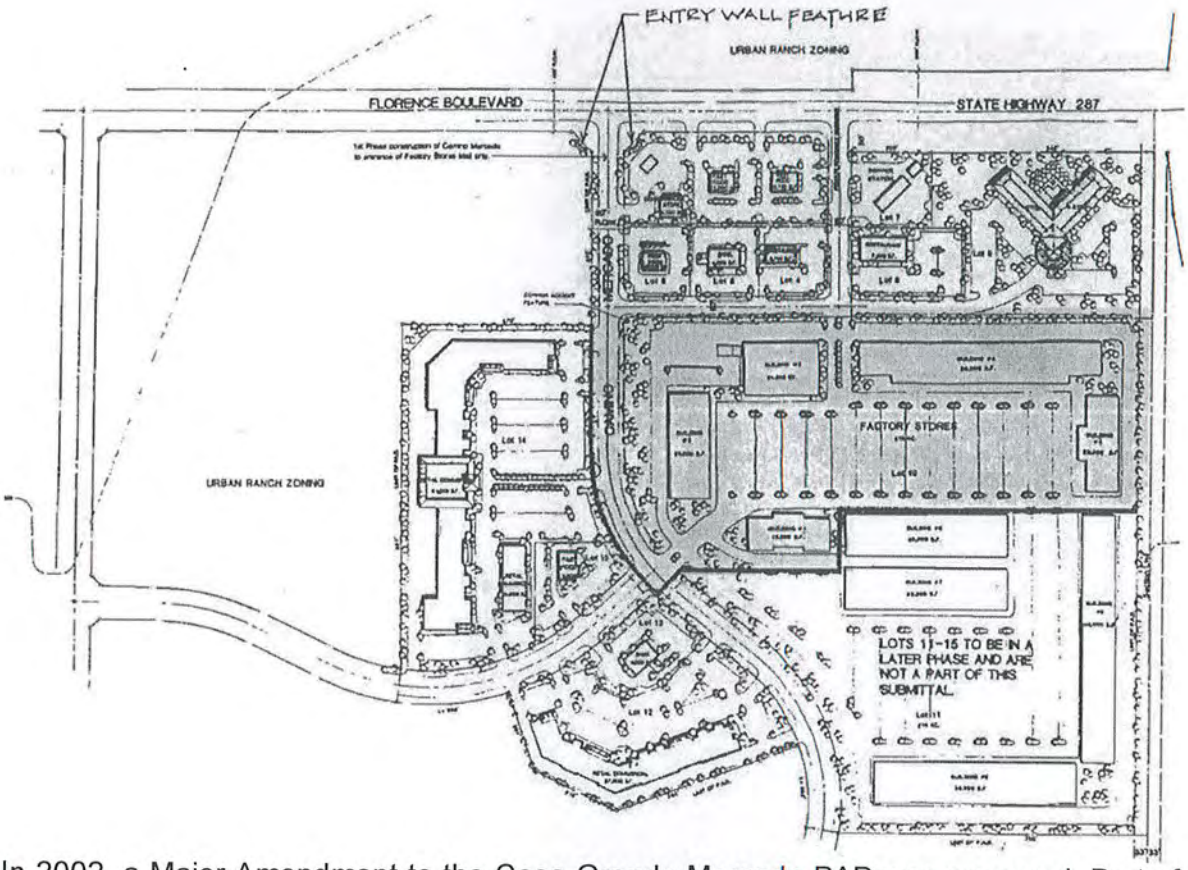
Entry Wall Feature Signs (Monument Signs):



Sign Locations:

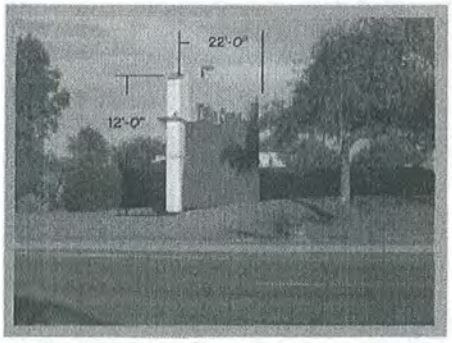


Entry Wall Sign Locations:

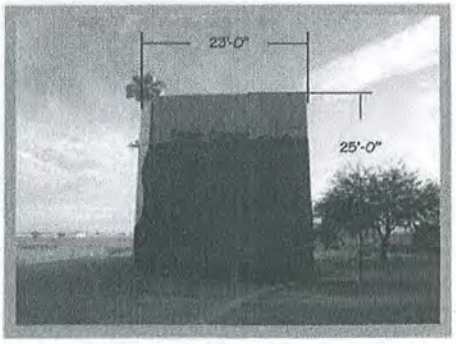


In 2002, a Major Amendment to the Casa Grande Mercado PAD was approved. Part of the approval permitted new monument signage. The following detached signage that exists today was approved per the amendment:

Street Sign:



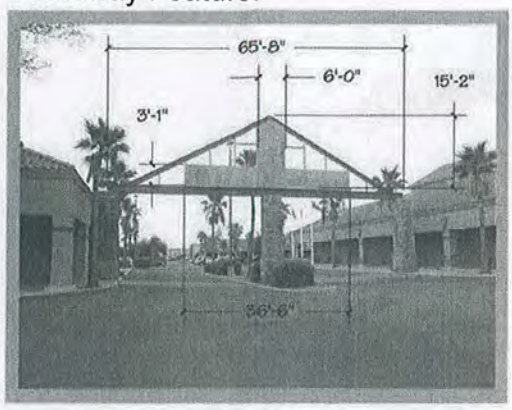
Freeway Sign:



Gateway Feature:

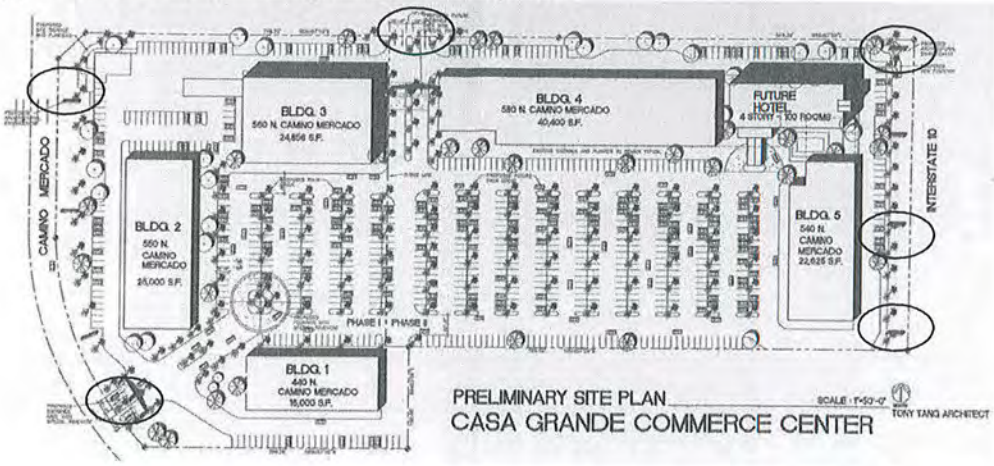
Camino Mercado Entrance

Gateway Feature:



Camino del Norte Entrance

Approved locations of signs for this request:



Staff Analysis:

The City Sign Code states the following:

A comprehensive sign plan may be submitted by the developers of a proposed commercial development which will occupy the entire frontage of one or more block fronts or by the developers of a planned shopping center. Such a plan shall include the locations size, height, color, lighting, and orientation of all proposed signs, in addition to any other information deemed necessary and may be submitted in conjunction with the required preliminary Site Plan for the development. If the comprehensive sign plan is found to be acceptable, exceptions to the provisions of this Code may be granted, if the sign areas and densities shown on the plan are in conformity with the intent of the is Code and if such exceptions result in an improved relationship between the various parts of the plan. All comprehensive sign plans shall require Special Use Permits.

Based on the sign criteria stated above, the proposed Comprehensive Sign Plan was established for the Casa Grande Mercado PAD. Based on the City Sign code, the sign code allows a detached sign for every 300' feet of street frontage. The freeway (I-10) frontage for Parcel 10 is approximately 460 feet, given this criteria, the site is allowed a maximum of one detached sign along the I-10 frontage. The applicant has proposed to eliminate two signs along the I-10 frontage which would meet the number of signs allowed per the sign code. The north boundary of the site is 1227.60 feet and is allowed four signs. The applicant has not requested additional signage along the northern boundary (although the pylon sign could be considered along the north boundary of the site as well). The western boundary of the site is 263.53 feet and is allowed one sign. The applicant is not proposing any monument signage along the western boundary. The southern boundary of the site is 1122.88 feet and is allowed four signs. The applicant is not proposing any monument signage along the southern boundary; however the applicant has proposed replacing the gateway signs at the north and northwest portions of the property. In addition, the sign code states a maximum height for detached signs shall be 30 feet and allows for sign illumination. The applicant has asked for a 95 foot tall pylon sign which exceeds code requirements.

CONFORMANCE WITH THE COMPREHENSIVE SIGN PLAN REVIEW CRITERIA:

In accordance with Sections 606 and 102 of the Sign Code of the City of Casa Grande, the Planning and Zoning Commission shall find that the Comprehensive Sign Plan application complies with the following review criteria:

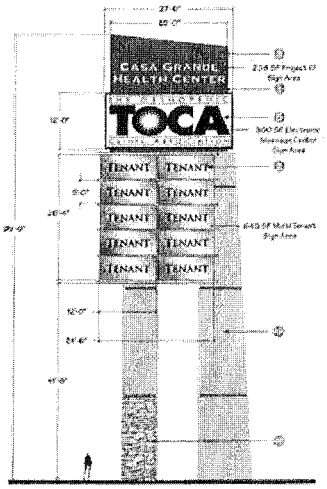
1. The sign areas and densities shown on the plan are in conformity with the intent of this Code. The intent of the Sign Code is as follows:

a. Reduce advertising distractions, which may contribute to traffic accidents;

Pylon Sign:

The existing Palm Center Freeway Pylon sign is 75' in height and approximately 510 square feet.

The proposed Freeway Pylon sign is 95' in height and approximately 1200 square feet of sign area to include the Project ID, 300 square feet of electronic message board and 645 square feet of multi-tenant sign area.



Staff does not support the proposed pylon sign because the sign height is not compatible with the existing and/or recently approved signs in the area and along the I-10 frontage. See below:

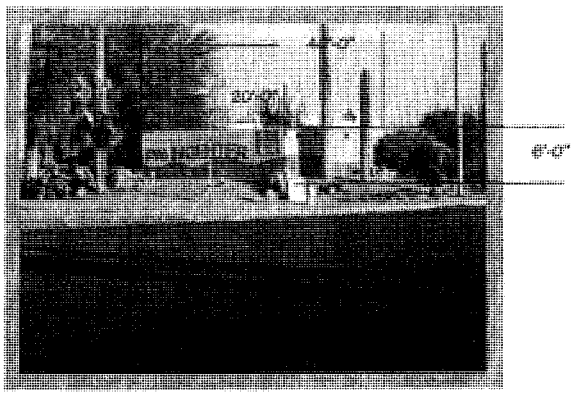
Sign	Height	# of Panels	Illumination
Uhaul	70'	4 (includes 1 for option of electronic reader board)	Internally illuminated
Sam's Club	70'	4	Internally illuminated
Promenade Freeway Pylon Signs	70'	7	Interior and exterior illumination
Mercado sign:	45'	5	Non Illuminated

Arco AM/PM Crackerbarrel			
Proposed: Casa Grande Health Center	**95'**	10 1 electronic reader board	Backlit illumination/internal illumination

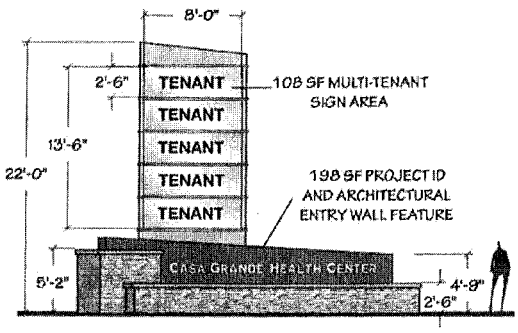
As shown in the table above, the existing and recently approved signs in the first four rows are the same in height. Based on the existing 70 foot tall freeway pylon signs along the Interstate, Staff finds that these signs serve the visibility aspect without causing major advertising distractions for drivers traveling along I-10. Staff finds that the 95 foot pylon sign is excessive in height and conflicts with the purpose and intent of the sign code criteria as further discussed in the report. Staff has added a condition of approval that the freeway pylon sign be limited to 70 feet.

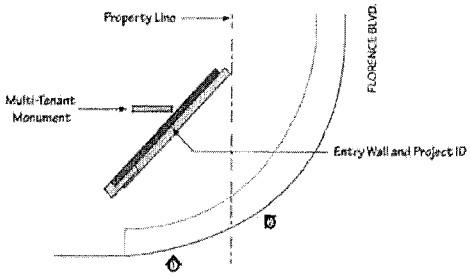
Entry Wall Sign Features:

The existing entry wall signage is approximately 240 square feet and includes signage for the Palm Center.



The applicant is proposing a multi-tenant monument sign (108 sq. ft) and entry wall signage (198 sq. ft).





Staff finds that the architectural entry wall feature is comparable to the existing entry wall sign, but is smaller in square footage and incorporates an urban monument style design. Staff finds that the multi-tenant monument sign serves to advertise tenants of the Health Center, and technically could be considered "off-site signage" per the Sign Code, however Staff finds that the signage does serve a purpose for locating the center. However, Staff finds that this type of signage at this location should serve as subdivision monument sign which brands the "name of the subdivision" and does not serve as a main attention attracting sign that lists tenants and distracts traffic driving along Florence Boulevard, a busy major arterial. Staff is recommending that the tenant signage be removed from the Comprehensive Sign Plan.

b. Assure that public benefits derived from expenditures of public funds for the improvement and beautification of streets and other public structures and spaces shall be protected by exercising reasonable controls over the character and design of private structures;

Staff finds that other than the entry wall tenant monument signage and the 95 foot tall pylon sign, the overall site and proposed signage is well designed and does not diminish public improvements that have been made in the surrounding area.

c. To provide an improved visual environment for the citizens of and visitors to the City of Casa Grande.

The area surrounding the entry monument signs is well landscaped and designed, thus improving the surrounding area's visual environment. The freeway pylon sign with a maximum height of 70 feet provides a contemporary architecturally designed sign that provides visibility to the Casa Grande Health Center from the I-10 freeway.

2. If such exceptions result in an improved relationship between the various parts of the plan;

The proposed gateway entry signs will improve the architectural style to a contemporary style that coincides with the re-branding of the center.

The entry monument signs (without tenant signage) incorporate a modern architectural style for the signs and provide a visual improvement with the different materials and architectural design than what exists today.

The proposed freeway pylon sign will reflect contemporary architectural design and will accommodate tenant panels and an electronic reader board that will serve a multi-purpose use today and/or in the future. The sign will improve the site's relationship to the adjacent roadway in the wayfinding aspect for the Casa Grande Health Center and allowing greater visibility to locating the businesses within the site along I-10.

3. The proposed sign will not adversely affect public health, safety and welfare;

The proposed signage will not adversely affect public health, safety and welfare by their design and location as they will not obstruct any visibility triangles within the site. The height of the proposed pylon sign along I-10 shall not be more than 70'. The 70' height is similar to the existing interstate signs of the Promenade Regional Shopping Center, Sam's Club, and the UHaul pylon signs. The existing 70' height pylon signs along the I-10 near Florence Boulevard have been proven over time not to cause major distractions to highway commuters, therefore will not adversely affect public safety.

4. The proposed sign will encourage development of private property in harmony with the desired character of the City while providing due regard for the public and private interests involved;

The overall designs of the proposed signs are in harmony with the desired character of the City, with the exception of the multi-tenant panels proposed at monument entry signs and the 95 foot high freeway pylon sign. Staff finds that these proposals contradict existing signage in the area and the height of the pylon sign is not in relative scale to the freeway signs along I-10.

5. The proposed sign plan will promote the effectiveness of signs by preventing their over-concentration, improper placement and excessive size;

Staff finds that the proposed multi-tenant signs located at the Camino Mercado and Florence Boulevard entrance are excessive and unnecessary. The sign at this location should serve as a subdivision entry sign and not as a typical multi-tenant sign that is better served on site of the proposed development.

Staff supports the applicants request to remove three detached monument signs (2 along I-10 frontage, 1 at the northwest portion of the property) to eliminate over-concentration of signs for the property.

Staff finds that the freeway pylon sign is excessive in height and should reflect 70' in height as the existing and approved freeway signs in the area. As shown with the existing signs, there is ample area to provide for tenant signage and still gain the needed visibility along an interstate.

Staff finds that the remainder of the signage proposal is in proper locations, proper size and is not overly-concentrated.

6. The proposed sign will enhance the flow of traffic and convenience, ease and enjoyment of travel within the City;

The freeway pylon sign will assist effectively in providing traffic a visible convenience to the Casa Grande Health Center location with sufficient visibility on I-10 to safely exit the freeway. The entry feature multi-tenant monument signs do not provide an ease of traffic flow due to the busy intersection and existing landscaping. The multi-tenant

signage will distract drivers going east on Florence Boulevard rather than a "name branding" of the site such as: Casa Grande Health Center.

7. The proposed sign will protect travelers in the City of Casa Grande from injury or damage as a result of distraction or obstruction of vision attributable to faulty construction or improver situation of signs within the City.

The proposed signs conform to the sign code requirements in regards to visibility clearance provisions. The signs will be designed, constructed and inspected to ensure proper safety measures are provided.

Public Notification

City Staff sent out notices to the adjacent property owners within 300 feet of the site and Staff received a call regarding a general inquiry regarding this request.

City Staff received an objection e-mail dated 8-28-13 to this request at the finalization of the Staff Report. See Exhibit B.

Public hearing notification efforts for this request meet those requirements set out by the 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 21, 2013.
- A notice was mailed on August 21, 2013 to each owner of property situated within two hundred feet of the subject property. An affidavit confirming this is in the project file.
- One sign was posted on the property on August 21, 2013.

STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve DSA-13-00053, the **Major Amendment to an approved PAD Zone/Preliminary Development Plan** for the Casa Grande Mercado PAD (a.k.a. Palm Center Plaza) regarding modifications to the Comprehensive Sign Plan for Lot 10 of the Casa Grande Mercado PAD with the following conditions:

1. The Casa Grande Health Center Comprehensive Sign Plan establishes the sign criteria for Parcel 10. Future requests for additional detached signs other than directional signage shall require an amendment to the Comprehensive Sign Plan.

2. The proposed entry wall multi-tenant monument signs shall be removed from the Comprehensive Sign Plan.

3. The Comprehensive Sign Plan shall be updated to limit the Freeway Pylon Sign to a maximum height of 70 feet.

The Comprehensive Sign Plan shall be updated to reflect the following technical corrections:

The Electronic Message board shall be subject to the following:

4. The sign copy image shall be static with no animation and with no flashing, blinking, or moving lights;

5. In the transition between copy changes, there shall be no sense of movement from one image to the next;

6. In the event of an electronic malfunction the sign shall be shut off until repairs have been made to restore the electronic messaging system;

7. The sign copy changes shall not occur more frequently than every fifteen seconds, unless otherwise specified by the Zoning Administrator;

8. From 11:00 p.m. until sunrise all sign illumination shall be extinguished and sign shall be equipped with an automatic device to assure compliance.

Exhibits:

Exhibit A - Comprehensive Sign Plan
Exhibit B – Email - Chris Cacheris, Harvard Investments, Inc.

Exhibit A

Casa Grande Health Center

Major PAD Amendment
Comprehensive Sign Plan
Lot 10 / Parcel 505-60-0100

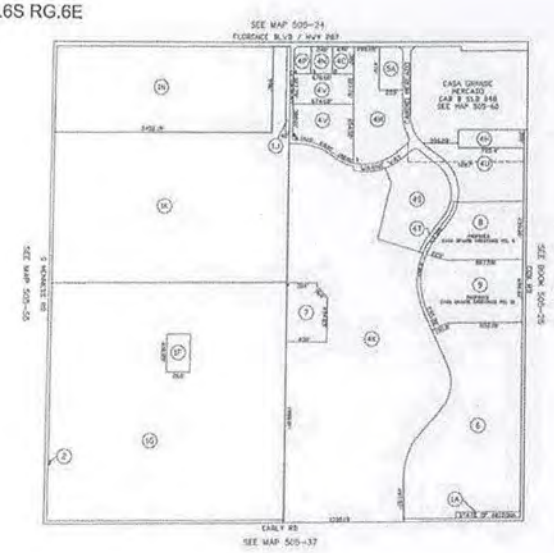
DSA-13-00053

Applicant:

Bleier Industries, Ltd.
9650 W. Roosevelt Street
Tolleson, Arizona 85353

Paul Bleier, President
602.944.3117

SEC. 26 TN.6S RG.6E



505-26

CASA GRANDE MERCADO ADDITION
CAB B SLD 124
CASA GRANDE MERCADO 2ND ADDITION
CAB C SLD 76-71
MAP OF DEDICATION CAMINO MERCADO
CAB H SLD 802

LOCATION MAP

NORTH

08-04-2008
UPDATED BY: DN

VICINITY MAP

PINAL COUNTY ASSESSORS MAP

bleier INDUSTRIES
9650 WEST ROOSEVELT STREET
TOLLESON, ARIZONA 85353
602-944-3117
FAX 602-395-0753
SALES@BLEIERINDUSTRIES.COM

PROJECT: Casa Grande Health Center BWC Florence Blvd and Interstate 10 Casa Grande, Arizona	
TITLE: Final County Dedication Map	
DESIGNER: FMB	DRAWN BY: Paul Bleier
DEDICATION NO.: 2013-E-009	DATE: 8/6/2013
SCALE: AS NOTED	REVISIONS/DATES:
SHEET No.: CGHC-1	

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9650 WEST ROOSEVELT STREET
TOLLESON, ARIZONA 85353
602-944-3117
FAX 602-395-0753
SALES@BLEIERINDUSTRIES.COM

PROJECT: Casa Grande Health Center BWC Florence Blvd and Interstate 10 Casa Grande, Arizona	
TITLE: PAD Amendment / Affected Parcel	
DESIGNER: FMB	DRAWN BY: Paul Bleier
DEDICATION NO.: 2013-E-009	DATE: 8/6/2013
SCALE: AS NOTED	REVISIONS/DATES:
SHEET No.: CGHC-2	

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bleier INDUSTRIES
9650 WEST ROOSEVELT STREET
TOLLESON, ARIZONA 85353
602-944-3117
FAX 602-395-0753
SALES@BLEIERINDUSTRIES.COM

PROJECT: Casa Grande Health Center BWC Florence Blvd and Interstate 10 Casa Grande, Arizona	
TITLE: Sign Location Plan	
DESIGNER: FMB	SALES: Paul Bleier
DESIGN No: 2013-E-009	DATE: 8/6/2013
SCALE: AS NOTED	REVISIONS:
SHEET No: CGHC-3	

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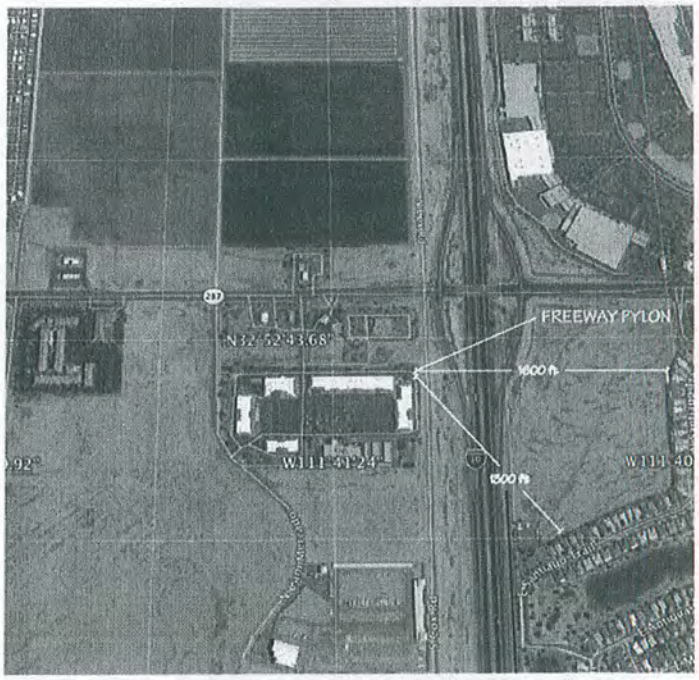

bleier INDUSTRIES
9650 WEST ROOSEVELT STREET
TOLLESON, ARIZONA 85353
602-944-3117
FAX 602-395-0753
SALES@BLEIERINDUSTRIES.COM

PROJECT: Casa Grande Health Center BWC Florence Blvd and Interstate 10 Casa Grande, Arizona	
TITLE: Residential Location Plan	
DESIGNER: FMB	SALES: Paul Bleier
DESIGN No: 2013-E-009	DATE: 8/6/2013
SCALE: AS NOTED	REVISIONS:
SHEET No: CGHC-4	

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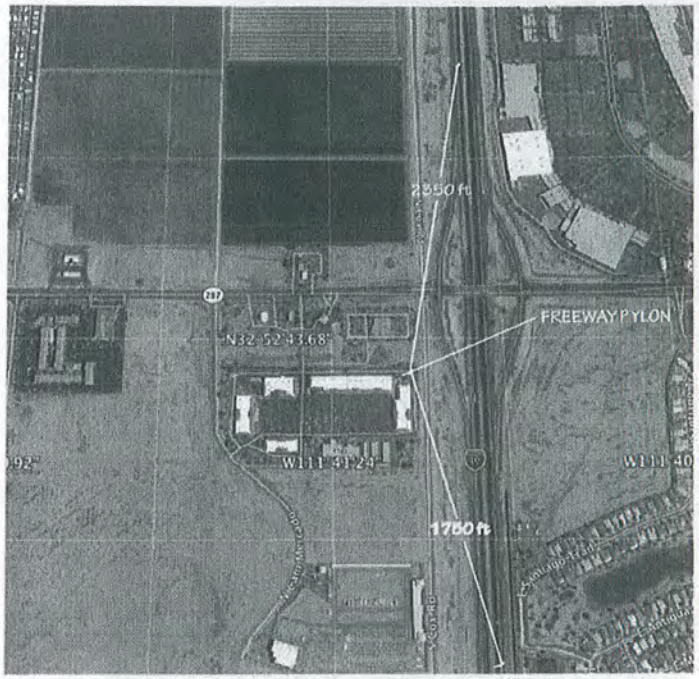
Distances indicated illustrate the location of the Freeway Pylon and the distance to the residential rear yards of the neighborhood on the east side of I-10.



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9650 WEST ROOSEVELT STREET
TOLLESON, ARIZONA 85353
602-644-3117
FAX 602-395-0753
SALES@BLEIERINDUSTRIES.COM

PROJECT: Casa Grande Health Center SWC Florence Blvd and Interstate 10 Casa Grande, Arizona	
TITLE: Freeway Legibility Plan	
DESIGNER: FMB	SALES: Paul Bleier
DRAWING No: 2013-E-009	DATE: 8/6/2013
SCALE: AS NOTED	REVISIONS:
SHEET No: CGHC-5	

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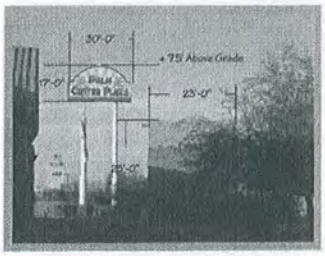
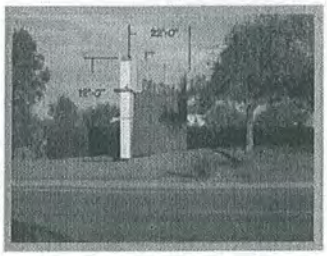
Distances indicated illustrate the functional legibility distance required by vehicular traffic to identify, read, comprehend, and safely exit from the freeway at Florence Blvd.



EXISTING 75' HIGH / 510 SF "PALM CENTER" FREEWAY PYLON TO BE REPLACED
LOWER 25' HIGH / 575 SF FREEWAY MONUMENT SIGN TO BE REMOVED

EXISTING 25' HIGH / 575 SF FREEWAY MONUMENT SIGN TO BE REMOVED



EXISTING 12' HIGH / 264 SF MONUMENT SIGN ON CAMINO MERCADO TO BE REMOVED

bleier INDUSTRIES
9650 WEST ROOSEVELT STREET
TOLLESON, ARIZONA 85353
602-644-3117
FAX 602-395-0753
SALES@BLEIERINDUSTRIES.COM

PROJECT: Casa Grande Health Center SWC Florence Blvd and Interstate 10 Casa Grande, Arizona	
TITLE: Sign Removals	
DESIGNER: FMB	SALES: Paul Bleier
DRAWING No: 2013-E-009	DATE: 8/6/2013
SCALE: AS NOTED	REVISIONS:
SHEET No: CGHC-6	

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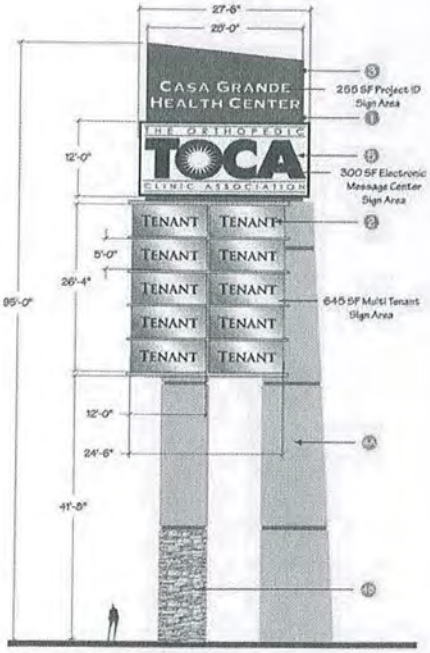
UL LISTED
UL 48
ALL SIGNS WILL BE U.L. LISTED, U.L. 2161 COMPLIANT & CARRY U.L. LABELS
TO BE INSTALLED ACCORDING TO NEC ARTICLE 600



Proposed Freeway Pylon

Scale: 3/32" = 1'-0"

SPECIFICATIONS:

1. PAN CHANNEL LETTERS WITH FACE AND BACKLIT ILLUMINATION.
2. TENANT SIGNAGE TO BE .125 ALUMINUM WITH ROUTED COPY BACKED WITH ACRYLIC. INTERNAL FLUORESCENT ILLUMINATION.
3. SIGN BACKGROUND FABRICATED FROM .125 ALUMINUM. PANELS TEXTURED AND PAINTED.
4. POLE COVER DECOR TEXTURED AND PAINTED.
5. POLE COVER DECOR VENEERED WITH CULTURED STONE.
6. INTERNALLY ILLUMINATED CABINET RESERVED FOR MAJOR TENANT TO BE REPLACED IN THE FUTURE WITH AN ELECTRONIC READERBOARD.

Existing 510 SF / 75' High Freeway Pylon

bleier INDUSTRIES
9650 WEST ROOSEVELT STREET
TOLLESON, ARIZONA 85353
602-944-3117
FAX 602-395-0753
SALES@BLEIERINDUSTRIES.COM

PROJECT: Casa Grande Health Center, SWC Florence Blvd and Interstate 10, Casa Grande, Arizona	
TITLE: Freeway Pylon	
DESIGNER: FMB	SALES: Paul Bleier
DESIGN NO.: 2013-E-009	DATE: 5/2/2013
SCALE: AS NOTED	REVISIONS:
SHEET NO.: CGHC-FWY	

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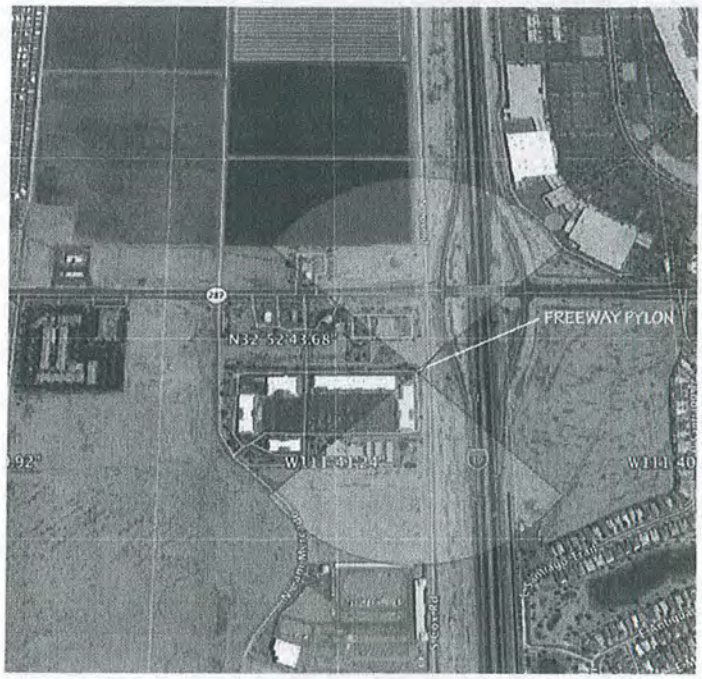

bleier INDUSTRIES
9650 WEST ROOSEVELT STREET
TOLLESON, ARIZONA 85353
602-944-3117
FAX 602-395-0753
SALES@BLEIERINDUSTRIES.COM

PROJECT: Casa Grande Health Center, SWC Florence Blvd and Interstate 10, Casa Grande, Arizona	
TITLE: EMC Cone of Vision Plan	
DESIGNER: FMB	SALES: Paul Bleier
DESIGN NO.: 2013-E-009	DATE: 8/6/2013
SCALE: AS NOTED	REVISIONS:
SHEET NO.: CGHC-FWY CONE	

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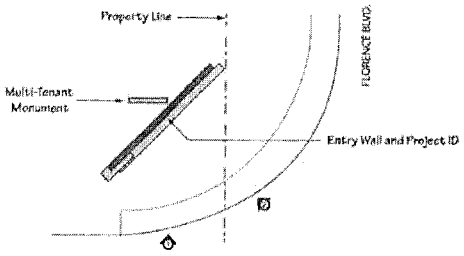
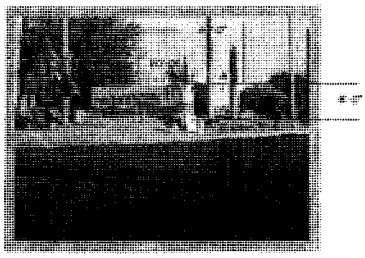
PROPOSED FREEWAY PYLON
140 DEGREE HORIZONTAL BY 70 DEGREE VERTICAL CONE REPRESENTS THE OPTIMAL VIEWING ANGLE FOR A 20 MM FULL COLOR ELECTRONIC MESSAGE CENTER



SWC ILLUSTRATED ABOVE - MATCHING ON SEC



EXISTING 8' HIGH / 240 SF ENTRY FEATURES TO BE REPLACED ON THE SEC AND SWC OF FLORENCE BLVD AND CAMINO MERCADO SEC ILLUSTRATED IN PHOTO

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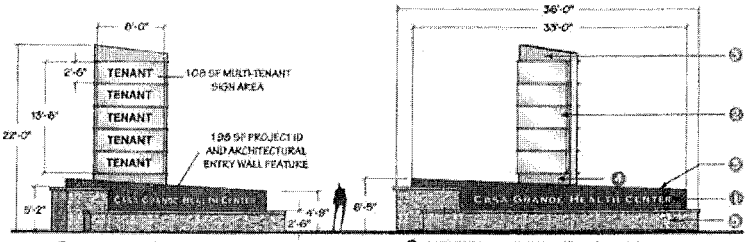
6650 WEST ROOSEVELT STREET
TOLLESON, ARIZONA 85353
602-944-3117
FAX 602-319-0753
SALES@BLEIERINDUSTRIES.COM

Casa Grande Health Center
SWC Florence Blvd and Interstate 10
Casa Grande, Arizona
Entry Feature

FMB	Paul Bleier
2013-E-009	8/6/2013
AS NOTED	
CGHC-EF	

© 2013, BLEIER INDUSTRIES, LTD.

UL LISTED



① VIEWING MULTI-TENANT MONUMENT HEAD ON

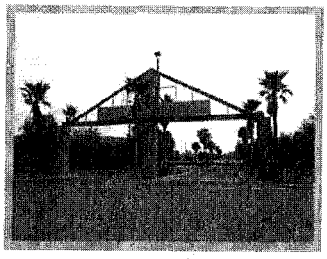
② VIEWING ENTRY WALL AND PROJECT ID HEAD ON

SPECIFICATIONS:

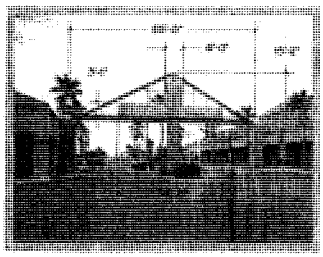
1. REVERSE PAN CHANNEL LETTERS WITH GROUND AND/OR BACKLIT ILLUMINATION.
2. TENANT SIGNAGE TO BE .125 ALUMINUM WITH ROUTED COPY BACKED WITH ACRYLIC. INTERNAL FLUORESCENT ILLUMINATION.
3. SIGN BACKGROUND FABRICATED FROM .125 ALUMINUM. PANELS TEXTURED AND PAINTED.
4. POLE COVER DECOR TEXTURED AND PAINTED.
5. WALL DECOR VENEERED WITH CULTURED STONE.

PROPOSED MATCHING ENTRY FEATURES ON CORNERS

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



495 SF EXISTING TRUSS GATEWAY FEATURE TO BE REPLACED DRIVEWAY ENTRY ON CAMINO MERCADO ILLUSTRATED



495 SF EXISTING TRUSS GATEWAY FEATURE TO BE REPLACED SHARED DRIVEWAY ENTRY ILLUSTRATED

bleier INDUSTRIES

6650 WEST ROOSEVELT STREET
TOLLESON, ARIZONA 85353
602-944-3117
FAX 602-319-0753
SALES@BLEIERINDUSTRIES.COM

Casa Grande Health Center
SWC Florence Blvd and Interstate 10
Casa Grande, Arizona
Gateway Feature

FMB	Paul Bleier
2013-E-009	8/6/2013
AS NOTED	
CGHC-GF	

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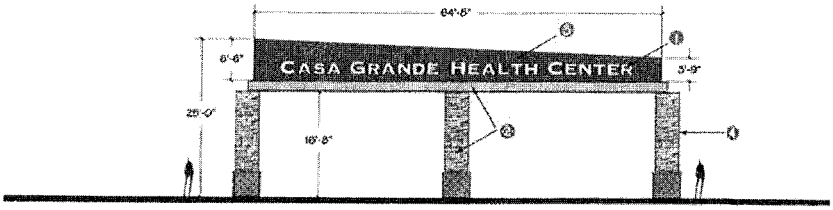
UL LISTED



SPECIFICATIONS:

1. PAN CHANNEL LETTERS WITH FACELIT AND/OR BACKLIT ILLUMINATION OR COMBINATION THEREOF.
2. EXISTING STRUCTURAL STEEL BEAM AND SUPPORT COLUMNS. EXISTING TRUSSED SECTION ABOVE TO BE REMOVED.
3. SIGN BACKGROUND FABRICATED FROM .125 ALUMINUM. PANELS TEXTURED AND PAINTED.
4. COLUMNS VENEERED WITH CULTURED STONE.

PROPOSED REDESIGN OF GATEWAY FEATURES
325 SF of PROJECT ID and ARCHITECTURAL BACKGROUND

Scale: 3/32" = 1'-0"

Exhibit B

From: Chris Cacheris <ccacheris@harvardinvestments.com>
To: "laurab@casagrandeaz.gov" <laurab@casagrandeaz.gov>
Date: 8/28/2013 1:55 PM
Subject: DSA-13-00053 Casa Grande Health Center (Palm Center)

Laura- wanted to let you know that Casa Grande/I-10 Land Partners Joint Venture II as the Declarant in the Declaration of CC&Rs for the Casa Grande Mercado, of which the Palm Center AKA Lot 10 is a part, objects to DSA-13-00053 and asks that the request by Bleier Industries be denied. Specifically, the proposed multi-tenant monument sign on Lot 1 of Casa Grande Mercado at the SEC of Florence and Camino Mercado Blvds negatively impacts our property. A formal letter of our objection will follow later this week. (I suggest the City also contact the owner of the SWC of Florence and Camino Mercado Blvds. to specifically discuss this issue as they may have the same concerns we have.) Thank you.

Christopher J. Cacheris
Vice President
Harvard Investments, Inc.
17700 North Pacesetter Way, Suite 100
Scottsdale, Arizona 85255
(480) 515-3260
(480) 348-8976 facsimile
ccacheris@harvardinvestments.com

	Planning and Zoning Commission STAFF REPORT	AGENDA # _____

TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Keith Newman, City Planner

MEETING DATE: September 5, 2013

REQUEST

Request by Jeff Schneidman, for the following land use approval located at 655 W. Cottonwood Lane, Casa Grande, AZ 85122, (APN 504-17-078H):

1. **DSA-13-00112: Zone Change** from I-1 (Garden & Light Industrial Zone) to B-2 (General Business Zone) for a thrift retail store.

APPLICANT/OWNER

Applicant
Jeff Schneidman
9141 E. Hidden Spur Trail
Scottsdale, AZ 85255
P: 602-274-7955

Owner
Schuff Family Foundation
14412 N. Cotton Lane
Surprise, AZ 85388
P: 623-975-4194

HISTORY

March 22, 1968: Ordinance # 321 was adopted by the Mayor and City Council annexing the site into the City of Casa Grande and zoning the site TH-1 (Single Family Trailer Court).

July 20, 1970: Ordinance # 365 was adopted by the Mayor and City Council re-zoning the site from TH-1 (Single Family Trailer Court) to (I-1) Garden & Light Industrial.

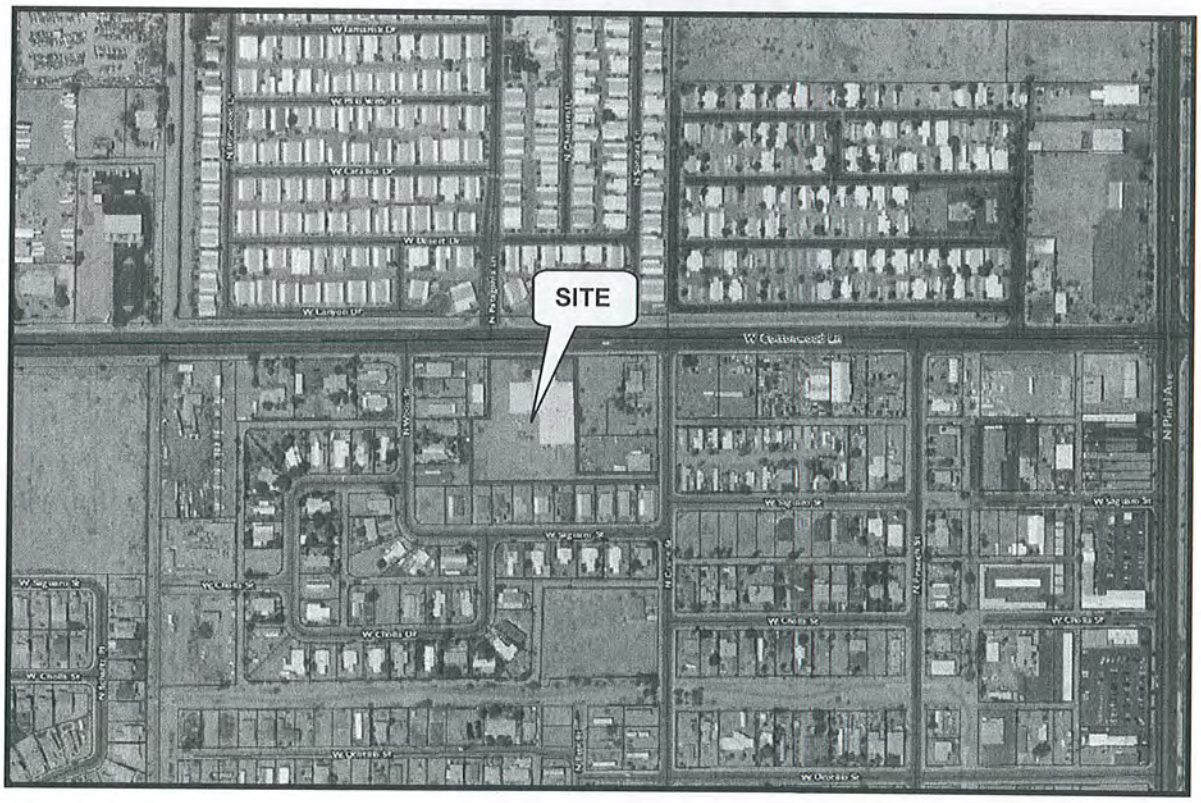
PROJECT DESCRIPTION

Site Area	2.14 acres
Current General Plan 2020 Land Use	*Community Center*
Existing Zoning	I-1 (Garden & Light Industrial)
Proposed Zoning	B-2 (General Business)

Surrounding Land Use and Zoning

Direction	General Plan 2020 Designation	Existing Zoning
North	*Community Center*	R-4 (Mobile Home Residential)
South	*Community Center*	R-4 (Mobile Home Residential)
East	*Community Center*	B-2 (General Business) & I-1 (Garden & Light Industrial)
West	*Community Center*	R-1 (Single Family Residential), R-4 (Mobile Home Residential) & I-1 (Garden & Light Industrial)

SITE CONTEXT AERIAL



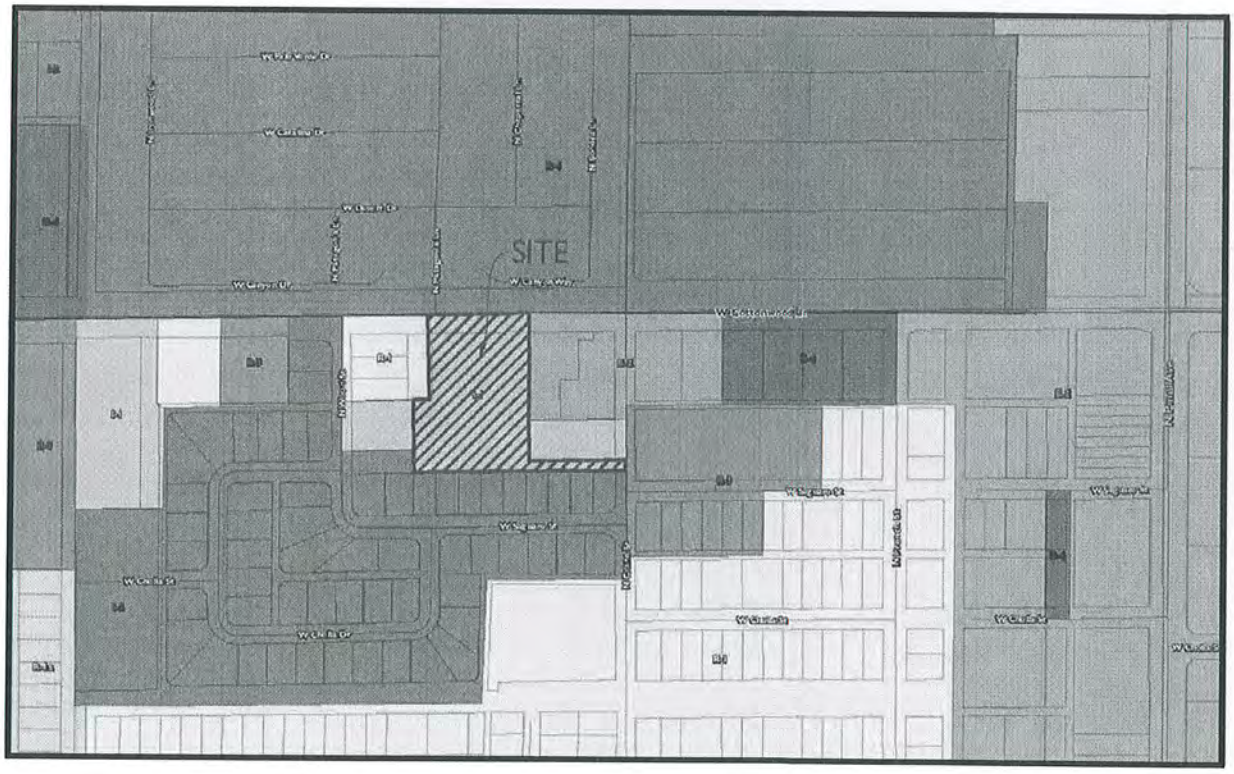
General Discussion:

The applicant is requesting to re-zone a 2.14 acre site located at 655 W. Cottonwood Lane from I-1 (Garden & Light Industrial) to B-2 (General Business). This request will enable the applicant to continue the operation of a non-profit thrift retail store (Casa de Bling and The Ark Mash Stores Windows, Doors & More) owned by the New Beginnings Church of the Nazarene. Both businesses have been operating as illegal non-

conforming uses (The Ark Mash Store since 2005 and Casa de Bling since December 2012). The current retail uses are not allowed in its existing I-1 Zoning. In order to bring the site into full compliance with the City Zoning Code, staff has required that the entire site be re-zoned to B-2, which principally permits retail activities. In addition to the zone change, the owner of both retail uses is required to apply for a business license and a certificate of occupancy for both operations.

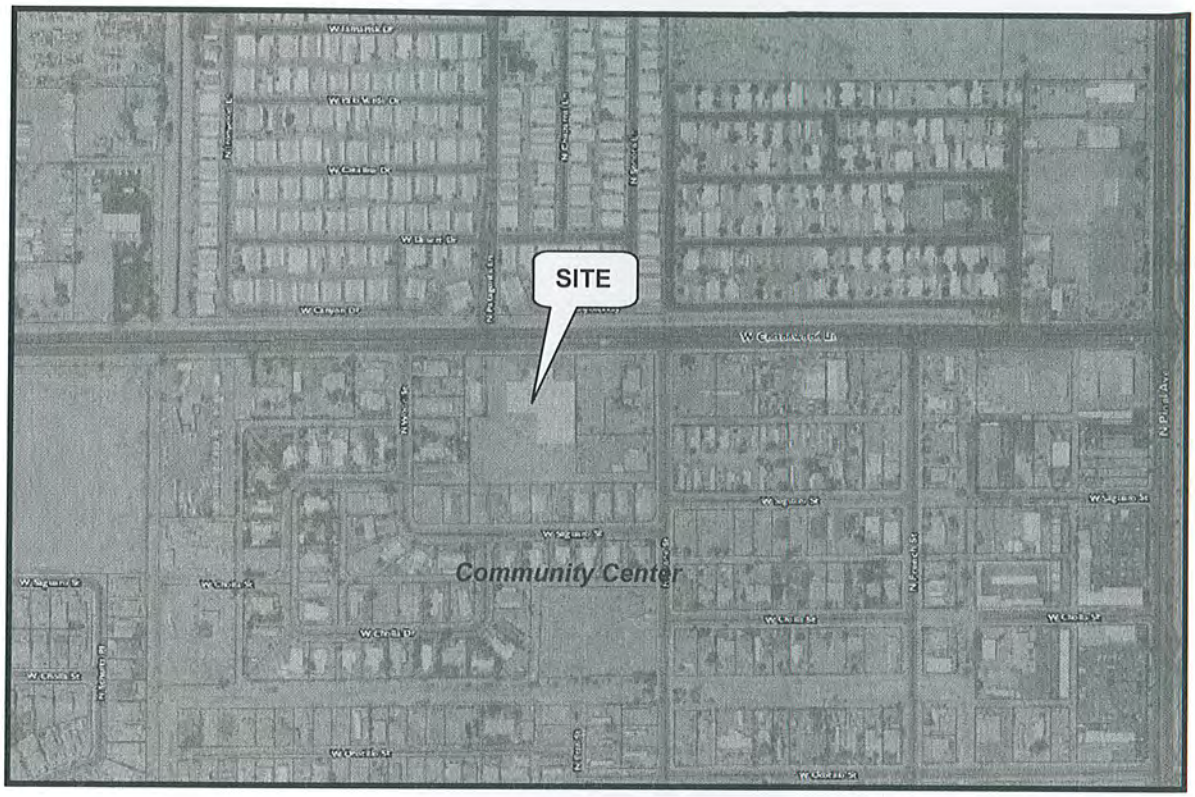
Surrounding Area and Land Use Compatibility

The site is located approximately ½ mile west of Pinal Ave. on Cottonwood Lane. It is surrounded by various residential, business and industrial uses. In order to determine the most appropriate zoning classification for the property, staff considered the use to use relationship/compatibility with all surrounding properties. Staff determined that retail/commercial was the most appropriate use. B-2 zoning will have a more positive impact on the immediate area and the entire neighborhood than an I-1 zone. Light industrial zoning has more impact on its surroundings than retail uses. Commercially zoned properties are commonly used across the City and in other communities as an acceptable land use transition/buffer to better protect residential homes from more intense land uses such as industrial.



General Plan Compliance

The site's General Plan 2020 land use designation is *Community Center*. The requested B-2 zoning district complies with this Land Use designation.



PUBLIC NOTIFICATION/COMMENTS

Notification

Public hearing notification efforts for this request meet the requirement set out by City Code:

- A notice was published in the Casa Grande Dispatch on August 21, 2013
- A notice was sent to all property owners within 200 ft. of the site on August 21, 2013.
- A public hearing sign was posted on the site on August 20, 2013.

Inquiries/Comments

N/A

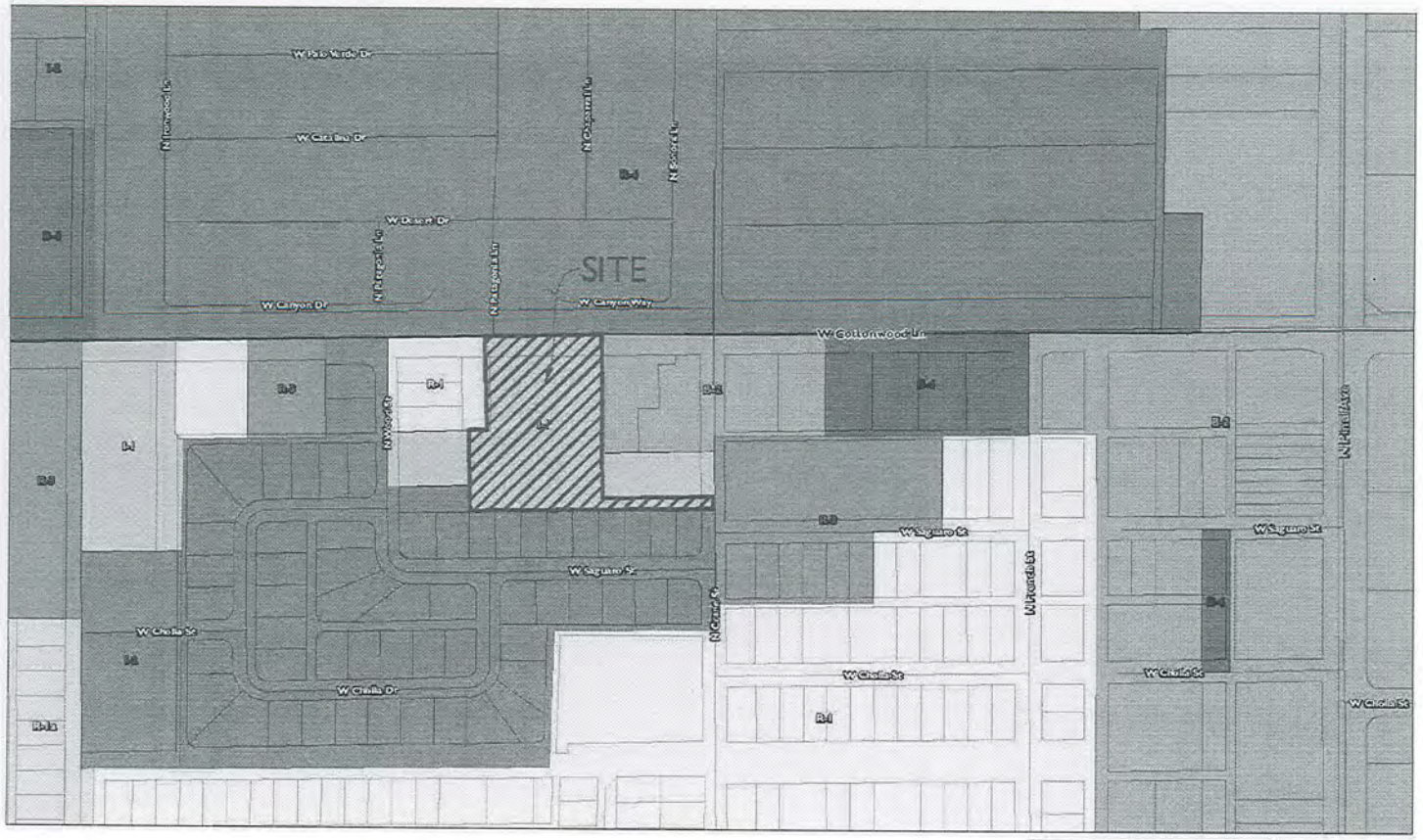
STAFF RECOMMENDATION

Staff recommends the Commission approve **DSA-13-00112, Zone Change** from I-1 (Garden & Light Industrial Zone) to B-2 (General Business Zone) for a thrift retail store.

Exhibits:

Exhibit A – Zone Change Exhibit

Exhibit A – Zone Change Exhibit



Site Info

Current Zoning: I-1
Proposed Zoning: B-2
General Plan: Community Center
Site Area: = 2.27 Acres
APN: 504-17-078H

New Beginnings Zone Change

No.	Revision/Issue	Date

Firm Name and Address
New Beginnings Church
655 W. Cottonwood Ln
Casa Grande, AZ 85122

Project Name and Address
New Beginnings
Zone Change

Project DSA-13-000XX	Sheet 1 of 1
Date 4/26/2013	
Scale Not To Scale	

	Planning and Zoning Commission STAFF REPORT	AGENDA # _____

TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Jim B. Gagliardi, City Planner

MEETING DATE: September 5, 2013

REQUEST

Request by Brian Ruggles for the following land use request:

1. **DSA-13-00115: Conditional Use Permit** for a Commercial Recreation use within a B-2 zone district to allow an indoor baseball/softball facility. (APN 505-20-008A).

APPLICANT/OWNER

Applicant
Brian Ruggles, Hit Zone LLC
1353 E Judi Dr
Casa Grande, AZ 85122
P: 520-858-4571
F: N/A
Email: bruggles@cguhsd.org

Owner
Terrence Nyquvest, TDD Properties, Inc
417 Sioux Rd
Sherwood Park, Alberta, Canada 28H 2C7
P: 780-417-1776
F: N/A
Email: lcooper@canadaspiritsliquormarts.com

HISTORY

1968: Area was annexed into the City of Casa Grande

1970: Neighborhood shopping center was constructed.

1987: Zoning as of this year was known to be B-2 per Ordinance No. 1178

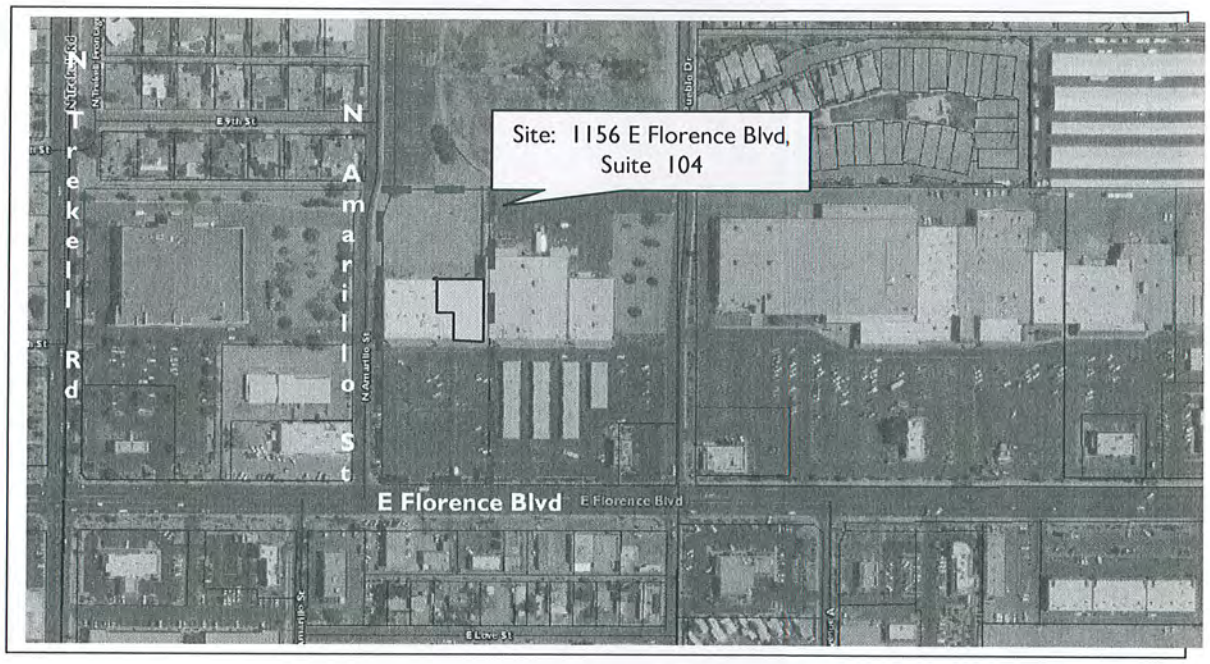
PROJECT DESCRIPTION

Site Area	1.30 acres (56,628 sq. ft.) lot / 8,768 sq. ft. suite
Current Land Use	Community Center
Existing Zoning	B-2 (General Business)

Surrounding Land Use and Zoning

Direction	General Plan 2020 Designation	Existing Zoning
North	*Neighborhoods*	R-1 (Single-Family Residential)
East	*Community Center*	B-2 (General Business)
South	*Community Center*	B-2 (General Business)
West	*Community Center*	B-2 (General Business)

SITE CONTEXT AERIAL



General Discussion:

Applicant Brian Ruggles of Hit Zone, LLC is requesting the approval of a Conditional Use Permit to operate an indoor baseball and softball facility at 1156 E Florence Blvd, Suite 104, at the Food City Shopping Center between the existing tenants Aaron's Electronics Store and Marisco's Mexican Restaurant.

The property is located within the General Business (B-2) zone. The indoor baseball and softball facility is considered a *Commercial Recreation* use, which is listed among those uses that require a Conditional Use Permit within the B-2 zone per 17.24.120 of the City Code.

A Letter Agreement is on file (and referenced herein as an Exhibit) between the applicant and City Planning to allow a Temporary Certificate of Occupancy and

Electrical Permit for the business. Per a condition of the Letter Agreement, should a Conditional Use Permit not be approved, the business would have to be removed. If approved, the applicant would be required to get a Certificate of Occupancy and comply with applicable building code requirements for use of the space as an indoor baseball and softball facility.

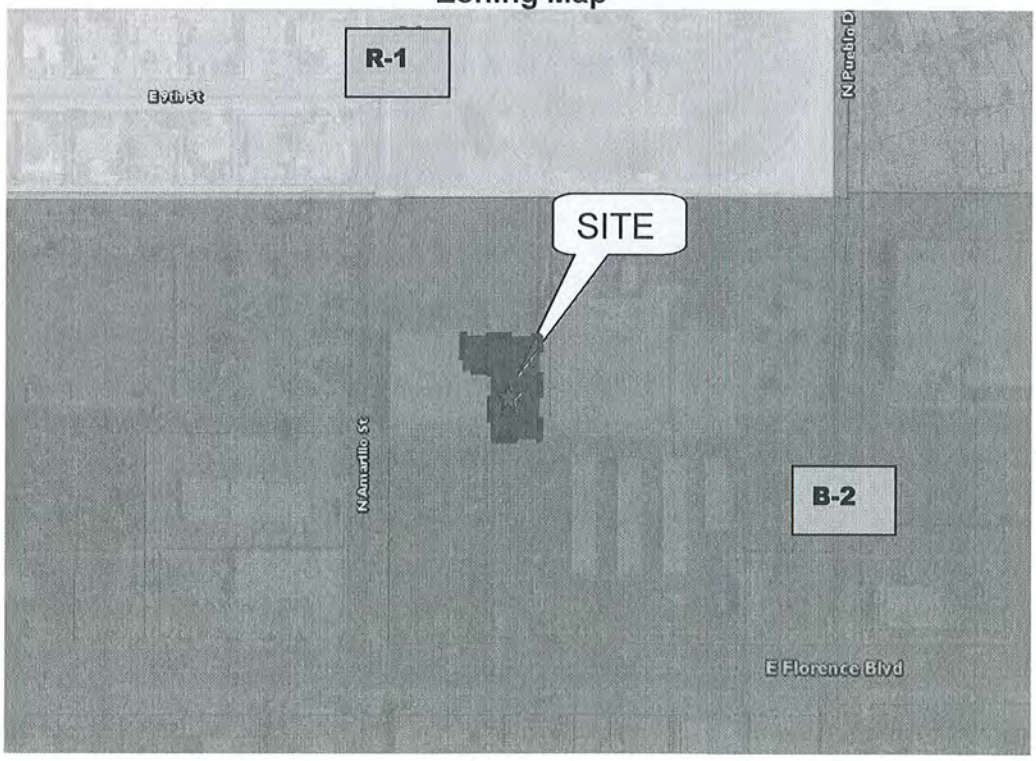
The conditional use request for the commercial recreation use is for Suite 104, an 8,768 sq. ft. space accommodating six batting cages, both manual and automatic; a pitching tunnel, and a concessions area. The applicant proposes to offer hitting/pitching clinics, personal instruction, and hitting leagues for customers of varying ages and skills.

CONFORMANCE WITH ZONING

The property is zoned General Business (B-2). The purpose of the B-2 zone is to provide for low intensity, retail or service outlets which deal directly with the consumer for whom the goods or services are intended. The uses allowed in this district are to provide goods and services on a community market scale and located in areas which are served by arterial street facilities. Commercial Recreation uses within the B-2 zone district are permitted with the approval of a conditional use per 17.24.120 of the City Code. The use is proposed to be located entirely indoors.

There is no site plan on file for this property. Modifications to the building's exterior are not planned. Because the proposed use is within an existing tenant space of an established shopping center, no site review is required except for parking compliance.

Zoning Map



CONFORMANCE WITH CONDITIONAL USE PERMIT REVIEW CRITERIA

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

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

The proposed use is to occur entirely within an existing tenant space; therefore minimum physical impact to the property will result with the inclusion of this Commercial Recreation Use. A parking analysis was done to determine if the site can accommodate the number of required parking spaces with respect to all other uses located upon the lot. The City Code does not have a specific calculation for batting cages; therefore the Planning Director made an administrative determination that an indoor batting cage facility shall be parked at two parking spaces per station. This was most similar to the code's requiring of two parking spaces per bowling alley lane. With six batting cages and one pitching tunnel, it's determined the use requires 14 parking spaces. Per the parking analysis (attached herein as an exhibit), the lot has 155 parking spaces. With the addition of this use within an existing tenant space, the site requires 98 parking spaces; therefore there will be no impact resulting from this use.

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 existing shopping center is served by minor arterial (E. Florence Blvd) and a minor collector (N Amarillo St). By comparison of other uses allowed within the B-2 that have a more intense parking demand and trip generation, the Commercial Recreation use appears to create little to no impact to the existing streets and their carrying capacity.

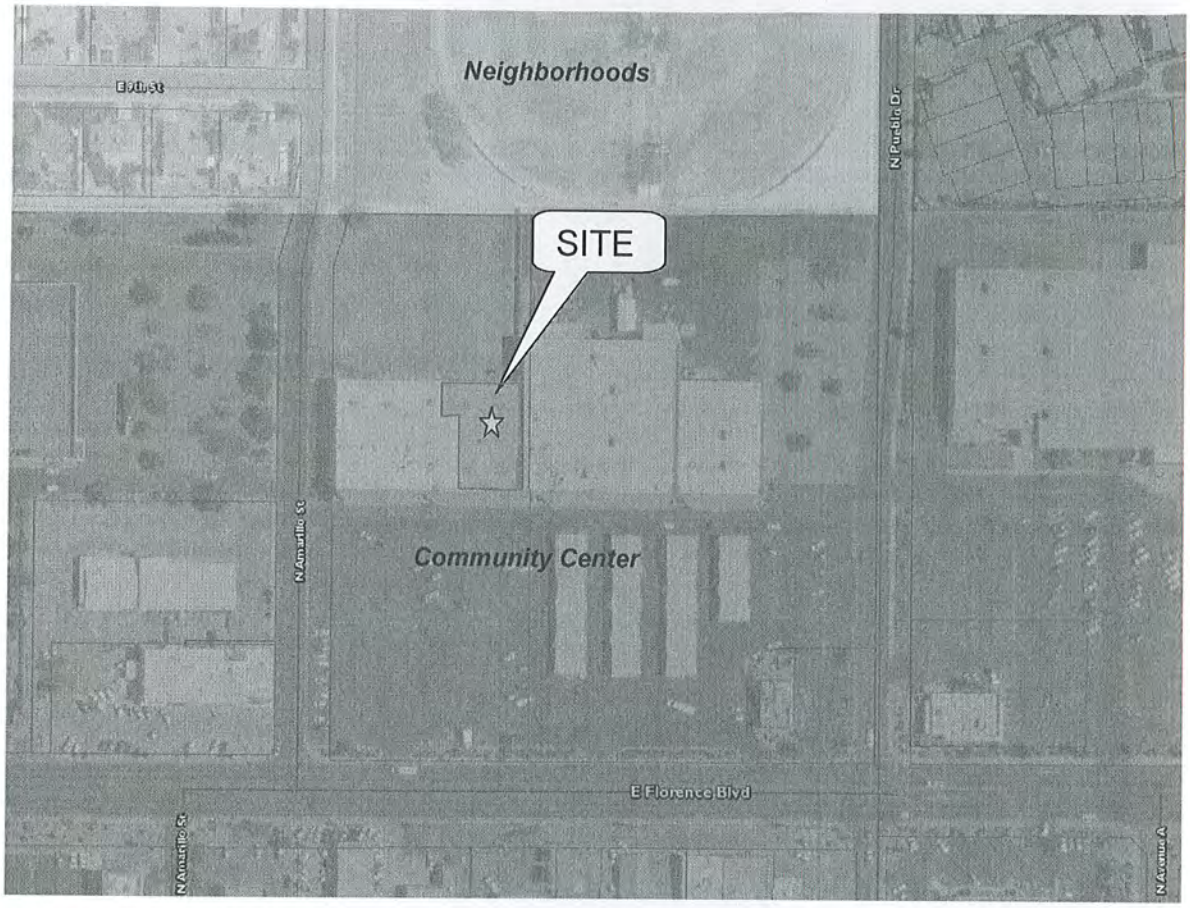
That the proposed use will have no adverse effect upon the abutting property;

Aaron's Electronics and Marisco's restaurant are the adjoining tenant spaces within the existing shopping center. It appears that adjacent businesses have the same or greater effect on surrounding property than the proposed use. Commercial properties adjoin the site on all sides except for the R-1 zoned property to the north. The use on this property is the Evergreen Elementary School's softball fields; therefore, the addition of this use within an existing tenant space will have little effect.

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

The site is within the *Community Center* category of the General Plan and conforms to the goals of this land use category. Commercial uses are allowed in said category. The placement of a Commercial Recreation use at this location, within an existing tenant space, supports the Community Center's aim of providing a mixture of land uses. This use will also attract varying ages and groups within the community supporting the idea of a *Community Center* land use.

General Plan 2020 Map



<u>That the conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare.</u>

Staff finds that because Commercial Recreation use is permitted as a conditional use in the B-2 zone, there is a need to ensure that the proposed use is compatible with those uses that are permitted by right. Therefore, 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 the surrounding area. The conditions are stated below and are included within Resolution DSA-13-00115.

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 21, 2013 for the September 5, 2013 Planning and Zoning Commission public hearing.
- Notice was mailed by the City on August 19, 2013, to each owner of property situated within 200 hundred feet of the subject property. An affidavit

confirming this is located in the project file.

- A sign was posted by the applicant on August 21, 2013 on the subject site at least fifteen days before the day of the hearing. An affidavit confirming this posting was supplied by the applicant.

Inquiries/Comments

Staff received no response from the public notification.

STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the **Conditional Use Permit and associated Resolution DSA-13-00115** for a Commercial Recreation use within the B-2 zone at Suite 104 of the Food City Shopping Center located at (APN 505-20-008A) with the following conditions:

Per Resolution DSA-13-00115:

a. The Commercial Recreation use to be allowed is for an indoor facility and use only, within Suite 104 of the Food City Shopping Center.

b. The uses allowed are limited to activities associated with baseball and softball, as well as related instruction to individuals or groups, and the holding of associated events. Any unrelated use to an indoor baseball and softball facility, but considered as Commercial Recreation, would be subject to further Conditional Use review.

c. 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.

Exhibits:

Exhibit A – Project Narrative
Exhibit B – Applicant Justification Statement
Exhibit C – Letter Agreement
Exhibit D – Parking Analysis
Exhibit E – Resolution

Exhibit A—Project Narrative

EXECUTIVE SUMMARY

Hit Zone, LLC will be an indoor baseball/softball facility located in Casa Grande, Arizona. There are currently no other batting/pitching facilities like this one anywhere in the Casa Grande or immediate surrounding areas. This plan will serve as a road map to illustrate the capacity of our services, as well as a means to attain the necessary capital to open this facility.

Baseball and softball are major sports in the Casa Grande and surrounding areas. This area hosts numerous little leagues for both baseball and softball (ages 4-14), five high school baseball and softball programs, and one collegiate baseball and softball program. The Hit Zone will provide all baseball and softball enthusiasts of this area a state-of-the-art training facility that can be utilized year-round to enhance the skills of these athletes.

MISSION

Hit Zone is an indoor, year-round baseball facility designed to develop and enrich batting and pitching skills of baseball and softball players in the Casa Grande and surrounding areas. It is our mission to provide the best service, staff, and equipment to meet the needs of our customers while generating a profit for the owners and investors. Working closely with area little leagues, high schools, and colleges in the area, The Hit Zone will strive to support and sponsor many local programs while providing a first class facility for our customers to train.

LOCATION

Hit Zone will be a square foot facility located in the which is located at the intersection of and in Casa Grande. Casa Grande is a centralized location to the surrounding cities and towns, as well as equal distance between the Phoenix and Tucson areas. This will make Casa Grande a prime location to support not only Casa Grande baseball/softball players, but surrounding area baseball/softball players as well. Our location in Casa Grande will put us just miles away from local little league fields and high schools in town.

SERVICES

Hit Zone will be an indoor batting/pitching facility that provides its customers with various services which includes: batting cages, a pitching tunnel, and a concessions area. Throughout the year, The Hit Zone will conduct numerous hitting/pitching clinics, personal hitting/pitching instruction, and hitting leagues for customers of all ages and skill levels.

BATTING CAGES

Hit Zone will initially house automated batting cages and manual operated cages. The automated cages will be equipped with machines that allow for baseball or softballs to be thrown at 4 different speeds depending on choices of the hitter. The manual operated cages will be equipped with manual feed baseball and softball machines, along with protective screens for live pitching. The automated cages will require tokens for use, while the manual cages will be rented by the hour and half-hour.

THE BULLPEN

The Bullpen will be the home to our pitching tunnel, which will be equipped with baseball and softball pitching mounds, target pitch trainers, and radar guns for individual practice. This tunnel will be rented by the half-hour and quarter-hour.

THE DUGOUT

The dugout is a food and drink lounge area designed as a waiting for parents and nonparticipating visitors to hang out while others use the facility. The dugout will open with the sale of drinks, candy, hot dogs, and other small concession items. As business in the facility increases, the menu at the dugout will increase accordingly.

Exhibit B – Applicant Justification Statement

Conditional Use Permit Justification Statement

In accordance with Section 17.68.120.B, the Planning and Zoning Commission (Commission) shall find that the Conditional Use Permit (CUP) application complies with the below review criteria:

Please explain how the proposed use complies with the following CUP review criteria:

1. **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.**

To the best of our knowledge the property will comply with city codes.
Parking - There are 178 parking spaces and 8 Handicap parking spaces

2. **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:**

   a) Is the plan in conformance with the Small Area Transportation Study.
   b) Is there adequate access to meet Code requirements?
   c) Does the site meet Parking standards and ADA requirements based on the proposed uses?

We believe the site meets all requirements.

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

Will be a positive use.

4. **That the proposed use shall be in conformance with the general plan:**

   a) Do the proposed land uses comply with the relevant General Plan Land Use category *(Neighborhoods, Manufacturing Industry, Commerce and Business, etc.)*?
   b) Does the project meet the Vision, Goals, and Objectives identified in the General Plan?
   c) If the project is for a multi-family residential development or mixed-use development, are the proposed densities adhering to the citywide net target?

We believe the use will comply.

Exhibit C – Letter Agreement

City of Casa Grande

July 26, 2013

Mr. Brian M Ruggles
1353 E. Judi Drive
Casa Grande, AZ 85122

RE: Hit Zone Indoor Batting Facility – 1156 E. Florence Blvd.; Suite 104

Dear Mr. Ruggles:

The purpose of this Letter Agreement is to allow you to obtain the zoning approval for an Electrical Permit and a Temporary Certificate of Occupancy for the Hit Zone Indoor Batting Facility you are proposing to locate at 1156 E. Florence Blvd. The terms of this Letter Agreement are as follows:

1) The Casa Grande Planning and Development Department agrees to grant zoning approval to your Electrical Permit and Temporary Certificate of Occupancy application allowing Hit Zone indoor batting facility to occupy the B-2 zoned 1156 E. Florence Blvd. Suite 104 tenant space. Said Temporary Certificate of Occupancy will be converted in a Final Certificate of Occupancy once a Conditional Use Permit (CUP) is approved as specified in paragraph three (3).
2) The Casa Grande Planning and Development Department acknowledges that an indoor batting facility would be classified as a "Commercial Recreation" land use which is only allowed upon approval of a CUP for properties located within the B-2 zone district.
3) You agree to submit an application for a CUP for the Hit Zone facility by August 1, 2013. Said application will be processed for consideration by the Planning Commission at their Sept. 5, 2013 meeting.
4) You agree that if the above reference CUP to allow the Hit Zone indoor batting facility is not approved by the Planning Commission or by City Council upon any subsequent appeal, you will take action to remove Hit Zone indoor batting facility from the development within a 90 day period of the final decision date on the CUP application.
5) You agree to obtain any necessary Electrical Permits to provide appropriate electrical service to the equipment to be located within the Hit Zone tenant suite. Said Permit shall be obtained, work inspected and granted final approval prior to the issuance of the Temporary Certificate of Occupancy.
6) You understand and agree that the issuance of a Building Permit and/or Temporary Certificate of Occupancy under the terms of this Letter Agreement does not constitute a waiver of any rights the City may have as a matter of law, nor can it be used to invoke the doctrine of "estoppel" or "laches" against the City.
7) You understand the terms of this Letter Agreement and willingly agree to its provisions.
8) You understand that this Letter Agreement procures solely the approval of the Casa Grande Planning and Development Department and in no way relieves you from compliance with the requirements of the Fire Dept., Public Works or any other City, County, State or Federal agency.

BY: _____
Paul R. Tice II
Planning and Development Director

BY: _____
Brian M. Ruggles
Hit Zone LLC

c. Dwight Williams, Building Official
Jim Gagliardi, Planner
Laura Blakeman, Planner
Permit (TCO) and CUP File

Telephone: 520/421-8600 - Telefacsimile: 520/421-8602 - TDD: 520/421-8623
City Hall: 510 East Florence Boulevard - Casa Grande, Arizona 85122

Exhibit D – Parking Analysis

Parking Analysis for 1156 E Florence Blvd

Suite	Tenant	Use	Area in sf	10% floor area reduction per 17.56.010	Parking Calculation	Required Parking
1150 E. Florence Blvd. Ste 101	St. Mark Animal Hospital	Animal Hospital	2,448	2203.20	1/200	11
1150 E. Florence Blvd. Ste 102	Bella Salon	Service Establishment	1,167	1050.30	1/250	4
1150 E. Florence Blvd. Ste 103A	Vacant	Retail	1,193	1073.70	1/250	4
1150 E. Florence Blvd. Ste 103B	Mariscos Mazatlan Restaurant	Restaurant	1,193	1073.70	1/50	21
1156 E. Florence Blvd. Ste. 104	HIT ZONE, LLC	Commercial Recreation	8,768	7891.20	2 spaces per cage or 1 per 200	14/ 39
1156 E Florence Blvd. Ste. 105	Storage	Storage	4,701	4230.90	1/250	17
1156 E. Florence Blvd.	Aaron's Sales & Leasing	Retail store	7,366	6629.40	1/250	27
Total Parking Required						**98/123**
Total Parking Provided						**155**

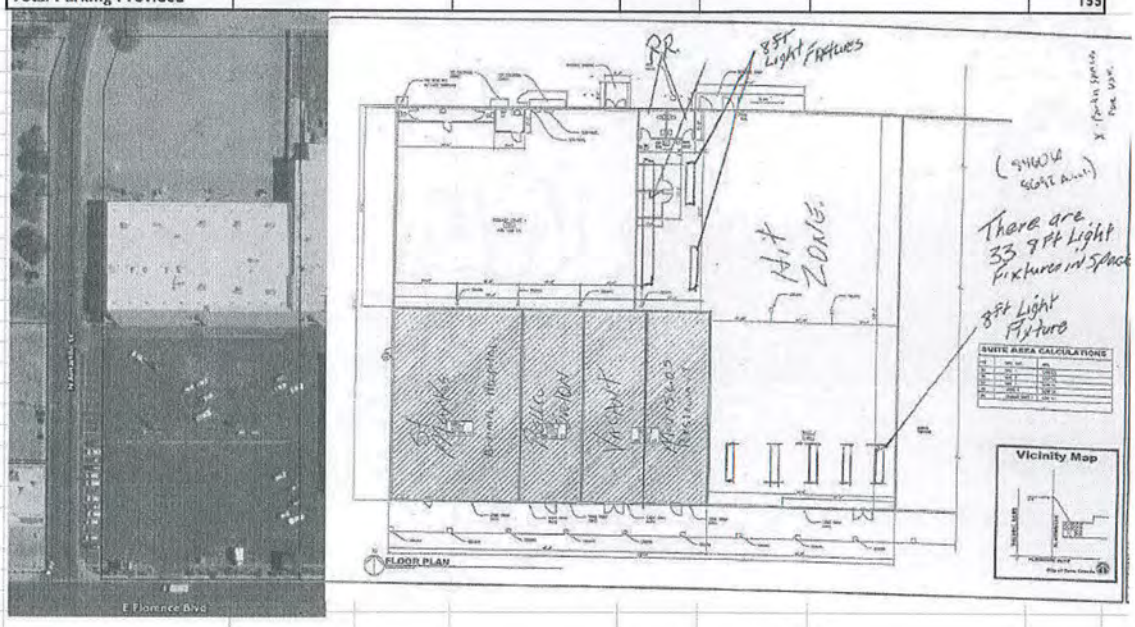


Exhibit E – Resolution

RESOLUTION NO. DSA-13-00115

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CASA GRANDE GRANTING A CONDITIONAL USE PERMIT FOR COMMERCIAL RECREATION USE WITHIN THE GENERAL BUSINESS (B-2) ZONE FOR AN INDOOR BASEBALL AND SOFTBALL FACILITY, LOCATED AT 1156 EAST FLORENCE BOULEVARD, SUITE 104, W-230' OF SE SW SW EXC TRI OF SEC 21-6S-6E 3.26 AC, PINal County, Arizona APN 505-20-008A.

WHEREAS, applicant Brian Ruggles, has requested a conditional use permit;

WHEREAS, the conditional use permit is requested for an indoor baseball and indoor softball facility located within Suite 104 at 1156 E Florence Boulevard;

WHEREAS, the property is zoned General Business (B-2);

WHEREAS, an indoor baseball and indoor softball facility is a Commercial Recreation use which is a conditionally permitted use within the General Business (B-2) zoning district;

WHEREAS, on the 5th day of September 2013, 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. The Commercial Recreation use is for an indoor facility and use only, within Suite 104 of the Food City Shopping Center.

   b. The uses allowed are limited to activities associated with baseball and softball, as well as related instruction to individuals or groups, and the holding of associated events. Any use unrelated to an indoor baseball and softball facility, but considered as Commercial Recreation, would be subject to further Conditional Use review.

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 _____, 2013.

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 a Commercial Recreation use at 1156 E Florence Blvd Suite 104, Casa Grande, AZ.

Brian Ruggles
Applicant

Terrance Nyquvest, TDD Properties, INC
Owner

	PLANNING AND ZONING COMMISSION **STAFF REPORT**	AGENDA #_____

TO: PLANNING AND ZONING COMMISSION

FROM: Laura Blakeman, City Planner

MEETING DATES: September 5, 2013 (First Public Hearing)
September 19, 2013 (Second Public Hearing)

SUBJECT: **DSA-13-00066:** Major GPA for "Casa Grande Commons"

REQUEST

Request by Rose Law Group, for the following land use approval on 175 acres, m.o.l. located south of Kortsen Road and east of Interstate 10; APN's 505-13-002A, a portion of 505-13-003A, a portion of 505-13-004F, and a portion of 505-13-004H.

1. **DSA-13-00066: Major General Plan Amendment** to change the land use designation **from "*Neighborhoods*" to "*Commerce and Business*".**

APPLICANT/OWNER

Rose Law Group
6613 N. Scottsdale Road, #200
Scottsdale, AZ 85250
P: 480-505-3937
Email: crich@roselawgroup.com

Walton Arizona, LLC
4800 N. Scottsdale Road, Suite 4000
Scottsdale, AZ 85251

HISTORY

July 5, 1989: The City Council approved a 5.88 square mile expansion of the city limits adopting Ordinance No. 1280. This annexation included the project site.

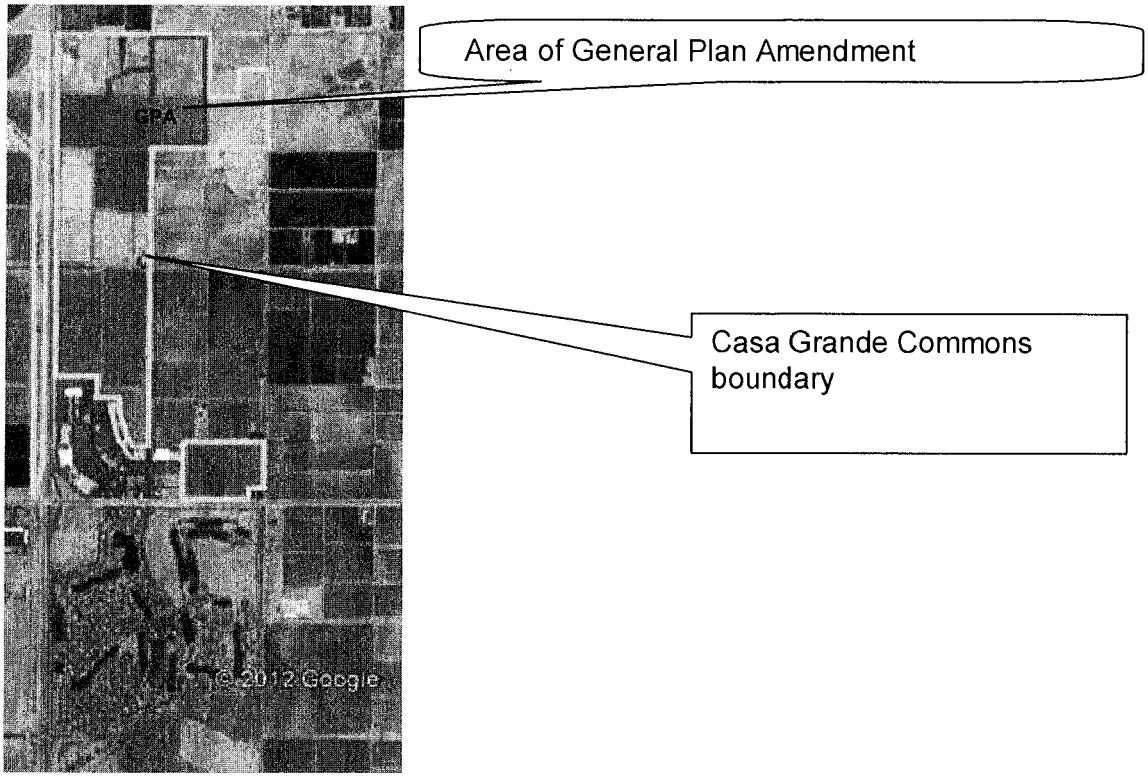
July 18, 2005: The City Council approved CGPZ-158-05, the annexation of the "Westcor Annexation" adopting Ordinance No. 2328.

August 1, 2005: The City Council approved CGPZ-109-05, the zone change from Urban Ranch (UR) to Planned Area Development (PAD) for the "Casa Grande Regional Shopping Center" PAD adopting Ordinance

No. 1178.236.

February 20, 2007: The City Council approved CGPZ-292-06, the major PAD Amendment for "Casa Grande Regional Shopping Center" PAD adopting Ordinance No. 1178.236.1. The proposed amendment allowed the addition of low-density residential, medium-density residential, high-density residential, commercial, office/business park, and regional commercial uses.

AERIAL MAP:



LAND USES AND ZONING:

Location	General Plan Land Use	Zoning/Uses
North	*Neighborhood, Commerce and Business*	UR (Urban Ranch), PAD (Planned Area Development)
South	*Neighborhood, Commerce and Business*	PAD (Planned Area Development)
West	*Neighborhood, Commerce and Business*	PAD (Planned Area Development)
East	*Neighborhoods*	PAD (Planned Area Development)

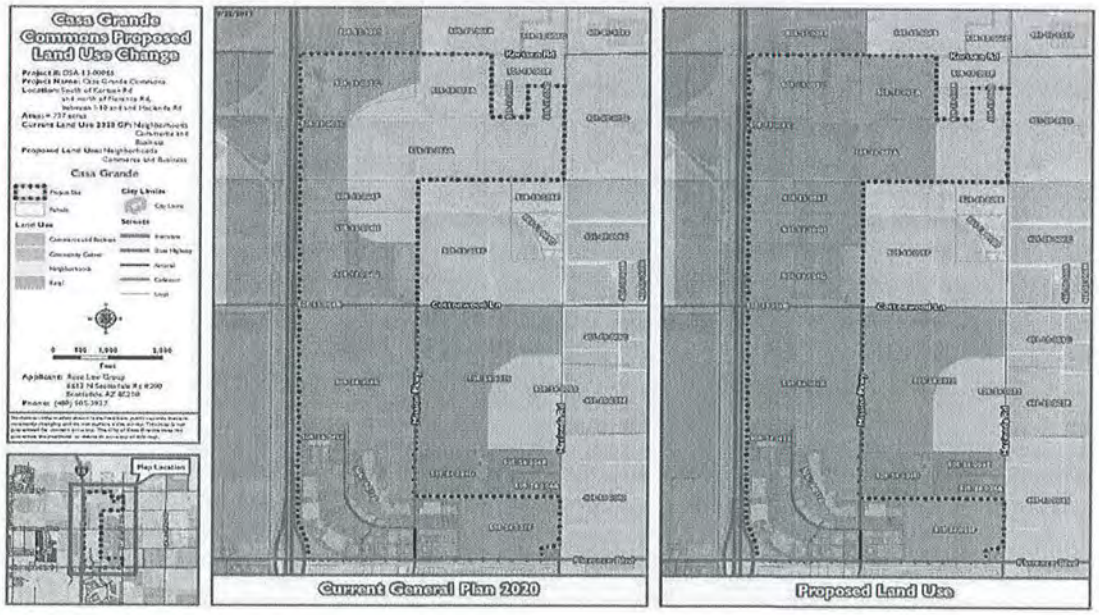
Overview

This request involves parcel numbers 505-13-002A, 505-13-003A and 505-13-004F, and 505-13-004H, portions of the Casa Grande Regional Shopping Center PAD, approximately 175 acres. The site is located south of Kortsen Road, east of Interstate 10 and north of Cottonwood Lane.

If approved, the impact of this proposed change on the over-all acreage dedicated to the various General Plan land use categories within the City's Planning Area Boundary would be as follows:

Land Use (LU)	Area (ac.)	Amendment		Revised Area (ac.)	Percentage Change
		Existing	Proposed		
Agriculture	29,965			29,965	0.00%
Commerce and Business	**14,201**	**0**	**175**	**14,376**	**1.21%**
Community Center	3,693			3,693	0.00%
Manufacturing/Industry	10,439			10,439	0.00%
Neighborhoods	**72,451**	**175**	**0**	**72,276**	**(.24%)**
Open Space	1,739			1,739	0.00%
Rural	43,017			43,017	0.00%

The amendment would add about 1.21% to the total amount of *Commerce and Business* land use designated lands and decreases the total amount of *Neighborhoods* designated lands by about 0.24%. The decrease in the *Neighborhoods* land uses is very negligible due to the total amount of land designated as *Neighborhoods* in the entire planning boundary.



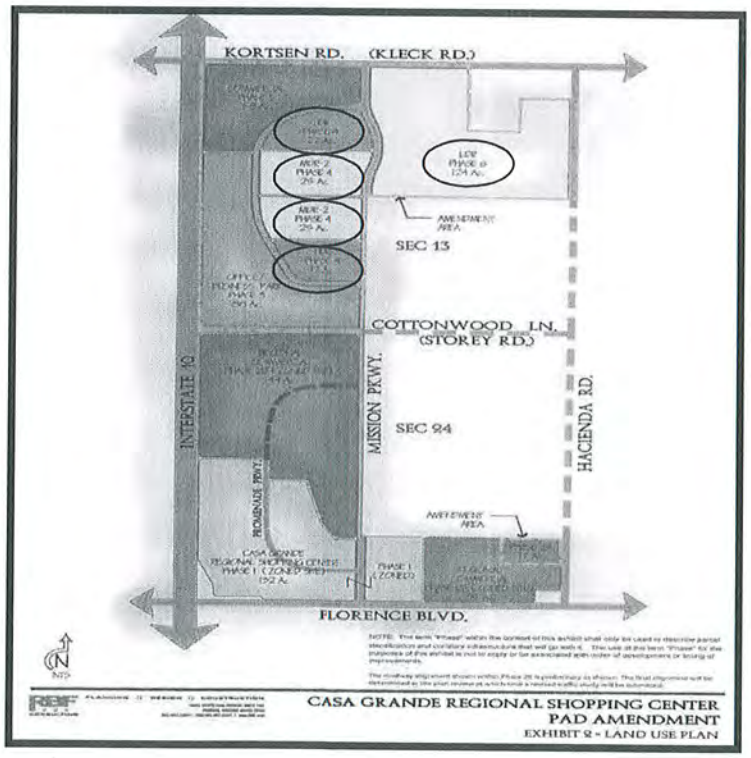
Currently, there is another Major General Plan Amendment request for the Marabella Subdivision that is proposing to remove the "Commerce and Business" Land Use (27 acres and change it to the "Neighborhoods" land use category. The impact of this proposed change on the over-all acreage dedicated to the *Commerce and Business* and *Neighborhoods* land use categories within the City's Planning Area Boundary would be as follows:

Land Use (LU)	Area (ac.)	Amendment		Revised Area (ac.)	Percentage Change
		Existing	Proposed		
Commerce and Business – CG Commons (adding 175 acres) Marabella (removing 75 acres) 175-75 = 100 acres	**14,201**	**0**	**100**	**14,301**	**0.70 %**
Neighborhoods – CG Commons (removing 175 acres) Marabella (adding 27 acres) 175 – 27 = 148	**72,451**	**0**	**-148**	**72,303**	**(0.20%)**

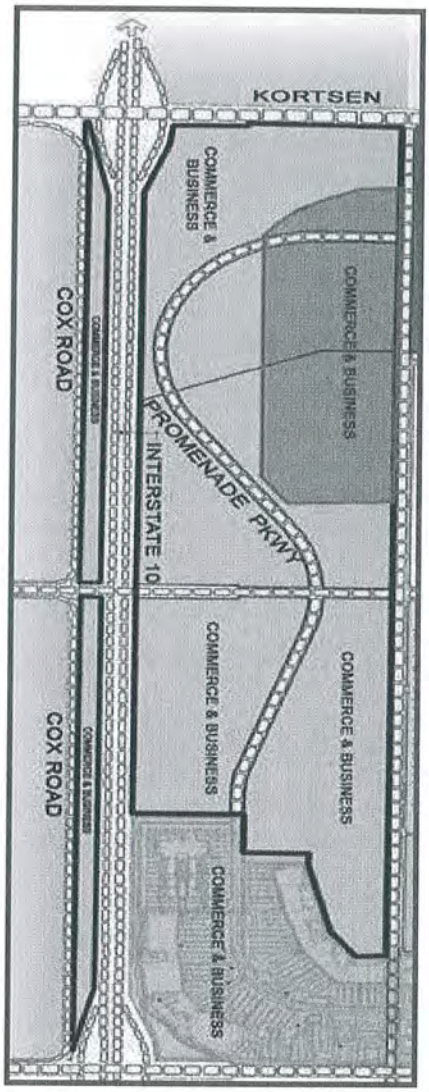
The above matrix shows a very minimal percentage change in land uses between Marabella and Casa Grande Commons. The change in Neighborhoods land use is .70% and the change in Commerce and Business is .20%.

The specific location of this request is the residential portion of the existing Casa Grande Shopping Center PAD (defined in the oval circle on the graphic shown on the right).

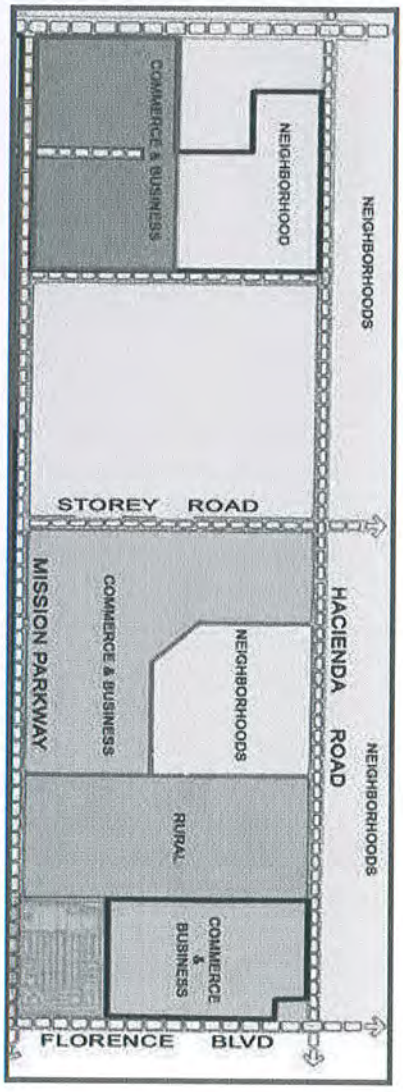
The PAD Zoning designates residential land uses in this area of the subject site. If the Major General Plan Amendment is approved, the developer has the opportunity to submit a zone change request to change the existing residential land use to commercial land uses.



Staff's Analysis:

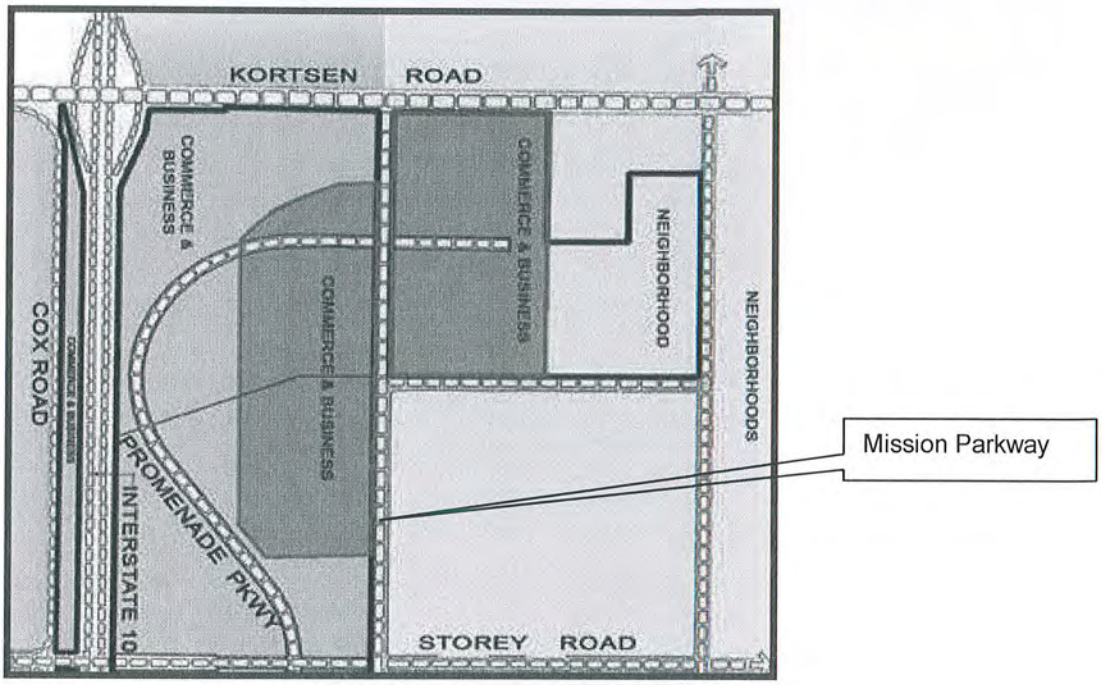


Staff finds that the proposed "*Commerce and Business*" land use, west of the future Mission Parkway, would be compatible with the surrounding land uses as the site is surrounded by *Commerce and Business* land use on the south, west and north portions of the property. In addition, the *Commerce and Business* land use area shows a proposed future extension of Promenade Parkway, most likely a Major Collector roadway to serve future land uses in this area. According to the existing PAD, the land south of the site is zoned for office/business park uses. The land to the west is zoned for commercial and office/business park uses. The land to the north of the site is zoned for commercial.

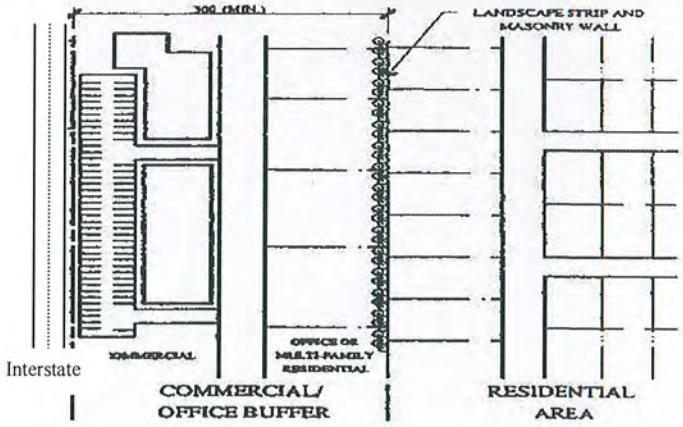


The proposed "*Commerce and Business*" land use is divided by the future Mission Parkway road extension. Staff finds that the proposed "*Commerce and Business*" land use location would be compatible with the future Mission Parkway extension, a Major Collector and the future Kortsen Road extension, a Principal Arterial on the north. The location of the *Commerce and Business* land use provides good land use compatibility as it abuts future roadways that generate a lot of traffic. Currently the General Plan 2020 shows this area as *Neighborhoods* land use, which is predominately residential land uses, however residential land uses are not compatible when abutting major roadways that cause increased traffic, noise and limited visibility.

Staff finds that the future Mission Parkway serves as a good buffer between the proposed *Commerce and Business* land use and the existing *Neighborhoods* land use. This roadway serves as a physical separation of land uses and minimizes conflicts between the land uses.



Staff finds that the *Commerce and Business* land use category abutting the existing *Neighborhoods* land use category has no physical separation, such as a roadway, however, at the time the site is planned for development, Staff will analyze the site design to ensure that there is a buffer and/or a good transition of land uses. See example below:



General Plan Amendment Review Criteria:

In considering applications for a Major General Plan Amendment, the Planning and Zoning Commission & City Council shall find that the following review criteria set forth in the current City's General Plan are substantially met as follows:

1) **That the proposed amendment supports the *Community First Vision* on the General Plan.**

    a. *The proposal will further the following "Community First" vision elements as set forth in the General Plan"*
        i. *Will provide opportunity for development of commercial land uses that will provide quality jobs and careers for the citizens of Casa Grande.*
        ii. *The proximity of the new "Commerce and Business" land use to the future residential development in this area of the City will foster the creation of a sustainable, interconnected community where people choose to live, work and play, with full range of local services and facilities, designed in ways that reduce the use of non-renewable resources.*
        iii. *The proposed "Commerce and Business" land use will provide additional opportunities for the creation of recreational, cultural, shopping and leisure activities to the residents located in this area of Casa Grande.*

2) **Describe how the proposed amendment furthers Smart Growth principles.**

    a. *The proposed Major General Plan Amendment will adhere to the Smart Growth principles in meeting the criteria of the Commerce and Business land use, which addresses land use mix, spatial form and design, density and intensity, and infrastructure and mobility.*

3) **Describe how the proposed amendment enhances or has no net impact on future water supplies.**

    a. *Water supply will be designed by the developer to address water use and fire protection needs within the area at the time of the Final Development Plan/Major Site Plan. The developer for the project will coordinate the design with Arizona Water Company in developing their water system, which will be owned and operated by Arizona Water Company.*

4) **Describe how the proposed amendment enhances or has no net impact on mobility and traffic congestion.**

a. *Traffic will be analyzed at the Final Development Plan/Major Site Plan stage, and the project will address traffic volumes associated with the proposed project.*

5) **Describe how the proposed amendment enhances or has no net impact on the quality and quantity of publicly accessible open spaces and trails.**

   a. *The Open Space area compliance will be evaluated in conjunction with the future PAD Final Development Plan application.*

6) **Discuss if the proposed amendment will result in a higher net cost to the City or its residents for City Services.**

   a. *The costs associated with the extension of a sewer line and trash service that will be required to service the project will be offset by the fees for service and/or impact fees that will be generated from the project.*

7) **Does the proposed amendment require public investment or financing?**

   a. *The proposed General Plan Amendment will allow for the site to be developed for commerce and business land uses, which encourage employment uses, and generate revenue for the City and will not require public investment or financing.*

8) ***Describe how the proposed amendment enhances or has no net impact on the natural environment, including air and water quality.***

   a. *At this time, there are no plans to review for the project; therefore the impacts of the development will be determined at the Final Development Plan stage.*

9) ***Describe how the proposed amendment enhances or has no net impact on the rural character of the city.***

   a. *According to the General Plan 2020, the area is proposed for Commerce and Business land uses and does not affect the future "rural" land use areas of the City. Currently, there is 43,017 acres reserved for "Rural" land use in the planning area boundary.*

10) **Describe how the proposed amendment results in the creation of jobs for Casa Grande residents.**

   The Commerce and Business land use category allows for the following land uses:

   a. *Single or "big box" retail*

b. *Enclosed or open-air regional retail shopping centers.*
c. *Campus-style developments including offices, enclosed, light manufacturing, flex-space, lodging and commercial services*
d. *Medical campus/hospital*
e. *Freeway, rail, and auto-oriented retail or commercial.*
f. *Transit terminals and park and ride facilities.*

These land uses proposed for the site compile a broad mix of land uses that will create employment opportunities for the local residents and benefit the economy.

PUBLIC NOTIFICATION/COMMENTS

Public hearing notification efforts for this request meet the requirements set out by City Code and ARS 9-461.06E. They include:

- 60-Day Review period for all Governmental Officials, Public Officials, County, School Districts, Public Land Management Agencies, Public Utility Companies, Professional. And other organizations.

- On August 21, 2013 the public hearing notice (display ad) was published in the Casa Grande Dispatch.

- On August 21, 2013 a public hearing notice was mailed to each owner of property situated within three hundred feet of the subject property.

Inquiries/Comments

City Staff has not received any inquiries on this request.

STAFF RECOMMENDATION

Staff recommends a favorable recommendation regarding DSA-13-00066, the Major General Plan Amendment to change the land use from "*Neighborhoods*" to "*Commerce and Business*" located south of Kortsen Road, east of Interstate 10 and north of Cottonwood Lane.

Exhibit:

A. General Plan Amendment Package

Exhibit A

CASA GRANDE COMMONS

General Plan Amendment Application

Prepared for
Walton Arizona, LLC

Walton
Investing on Solid Ground®

Prepared by
Rose Law Group pc

ROSE LAW GROUP pc

Casa Grande, Arizona
submitted on May 31, 2013

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- GPA C

Introduction

The Casa Grande Regional Shopping Center was originally approved in 2005 and establishes the framework for the development of commercial and residential land uses for property located along the east side of Interstate 10 (the "Interstate"), between Florence Boulevard and Kortsen Road. See Casa Grande Ordinance No. 1178.236, approved August 1, 2005, and amended under Ordinance No. 1178.236.1 on March 22, 2007. This project lies in a regionally significant growth and commerce corridor and with the recently completed widening of the Interstate, the new interchange planned for Kortsen, the progressing development of Phoenix Mart, and the success of the Casa Grande Promenade, the corridor's prominence is expanding.

In 2011, the Casa Grande Regional Shopping Center was acquired by Walton International Group ("Walton"), in addition to the 46.8 acres on the west side of the Interstate, just east of Cox Road and between Florence Boulevard and Kortsen Road. **See Exhibit A – Vicinity Map.** To unify both the east and west sides of the Interstate, Walton will combine both sides in a cohesive development plan through a PAD Amendment, and rebrand the project as "Casa Grande Commons" – establishing a common theme for both sides of the Interstate. Before the PAD Amendment can be completed, a Major General Plan Amendment is necessary to adjust the placement of Neighborhood-designated land lying east of the Interstate as set forth below. The PAD Amendment will be submitted for concurrent review with this application following the completion of additional design work.

Request

Since the original Casa Grande Regional Shopping Center approvals (now known as "Casa Grande Commons"), the citizens of Casa Grande approved the new 2020 General Plan. The new General Plan redefined all of the land use categories to create fewer categories and provide greater flexibility. When the 2020 General Plan was approved, the Casa Grande Commons amendment reclassified Casa Grande Commons under two land use designations: (1) Commerce and Business and (2) Neighborhoods. **See Exhibit B – GPA Project Context.** Additionally, the Neighborhoods designation was applied to the multi-family and low density zoned parcels on both sides of Mission Parkway, north of Storey Road as the underlying PAD zoning allows for single-family residential development (which is not permitted in the Commerce and Business General Plan category). **See Exhibit C – GPA.**

It is still the intent of the Applicant to develop higher-density residential product west of Mission Parkway, as originally contemplated in the existing zoning and provided for in the Neighborhoods category, but with the increased traffic and commerce, this is not an ideal location for single family development. Instead, as the future interchange at Kortsen develops, Kortsen will carry significant traffic counts thereby making the intersection of Kortsen and Mission Parkway primely positioned for commercial and office development and to serve as a main entry point to the Casa Grande Commons project. Therefore, this amendment seeks to reclassify 175 acres of Neighborhoods to Commerce and Business to adapt to these changing conditions.

Conformance with General Plan Amendment Determination Criteria

As is set forth below, this General Plan Amendment application meets all the criteria required for approval as outlined in the Casa Grande General Plan 2020:

1) *Describe how the proposed amendment furthers the General Plan Vision.*

   Casa Grande Commons has been designed with the "Community First" vision described in the 2020 General Plan. Specifically, by incorporating urban density product in this commerce corridor through the replacement of Neighborhood acreage with Commerce and Business, the proposed project offers a variety of affordable housing opportunities positioned within close proximity of quality jobs and careers while ensuring that single-family residential develops adjacent to less intense uses. These designations will ensure the maximum opportunity for residential and commercial opportunities with minimal travel required as all of the uses are integrated in one location.

2) *Describe how the proposed amendment furthers Smart Growth principles to:*
   a. *Mix land uses*
   b. *Take advantage of compact building design*
   c. *Create a range of housing opportunities and choices*
   d. *Create walkable neighborhoods*
   e. *Foster distinctive, attractive communities with a strong sense of place*
   f. *Preserve open space, farmland, natural beauty and critical environmental areas*
   g. *Strengthen and direct development towards existing communities*
   h. *Make development decisions predictable, fair and cost effective*
   i. *Encourage community stakeholder collaboration in development decisions*
   j. *Further the sustainable use of resources and materials*

   Casa Grande Commons offers a variety of land uses from multi-family and single-family residential opportunities to commercial office buildings, retail, healthcare and automotive uses. The amendment will not eliminate the mixture of land uses- but will shift them to more appropriate locations. By replacing 175 acres of Neighborhood with Commerce and Business at the Kortsen/Mission Parkway intersection, the amendment provides for appropriate buffers and transitions that will facilitate more efficient development while creating the opportunity for the full spectrum of residential products to be developed within the limits provided in the Density and Intensity requirements set forth in on page 82 of the General Plan. Without this change, and because the Neighborhood designation exceeds 160 acres, at least 16 acres would have to provide for acre + residential lots (see page 72 of the General Plan) in future development. That density is not appropriate at this Interstate/arterial road convergence. To create walkable neighborhoods with a sense of place, it is important to provide for an appropriate massing of uses, transitioning away from the high-intensity commerce corridor. This amendment will

facilitate that by concentrating neighborhood development east of the Interstate, where similar neighborhood developments are planned.

The Density and Intensity thresholds provided for within the Commerce and Business and Neighborhoods sections for the General Plan (see pages 82 and 72, respectively) provide for predictable limits for the neighboring property owners, community and City while providing for flexibility in development decisions. These parameters are important to ensure that the future rezoning applications implementing the General Plan categories achieve the desired balances, which will further the long term sustainability of the project.

3) *Describe how the proposed amendment enhances or has no net impact on future water supplies.*

By changing 175 acres of Neighborhood to Commerce and Business, at a location that is adjacent to an existing, regional mall, there will be no net impact on future potable water supplies.

4) *Describe how the proposed amendment enhances or has no net impact on mobility and traffic congestion.*

As mentioned above, Casa Grande Commons is ideally located adjacent to Interstate 10 with a future interchange planned for Kortsen Road. There is no change to the existing General Plan circulation patterns. The Applicant will still be required to develop the perimeter roadways to accommodate any additional traffic generated by the project such that there will be no net impact on mobility and congestion.

5) *Describe how the proposed amendment enhances or has no net impact on the quality or quantity of publicly accessible open spaces and trails.*

Casa Grande Commons abuts the Interstate and there are currently no trails or open space corridors through it or designated on the General Plan. However, an internal open space system will be developed to enhance the walkability of the project and will include providing trail amenities within the gas line easement that traverses the property at a diagonal, from south to north. The design of Casa Grande Commons will promote a pedestrian and bike-friendly community by incorporating the Casa Grande street sections that provide for multi-modal transportation.

6) *Discuss if the proposed amendment will result in a higher net cost to the City or its residents for City Services.*

The development of Casa Grande Commons, and other project within Growth Area Phase 1, will generate the necessary tax revenue and demand to support a variety of City Services such as the proposed Kortsen Road interchange.

7) *Does the proposed amendment require public investment or financing.*

Changing 175 acres of Neighborhood to Commerce and Business does not require any public financing or investment from the public.

8) *Describe how the proposed amendment enhances or has no net impact on the natural environment, including air and water quality.*

Casa Grande Commons is a mixed use development that will consist of a variety of housing opportunities along with commercial, retail and medical complexes. The increase of Commerce and Business acreage at this location will help to centralize a core business and commercial district which lessens the impact of traffic to the region by focusing it to a unified location. Future development will comply with and maintain all regulatory requirements for environmental, air and water quality.

9) *Describe how the proposed amendment enhances or has no net impact on the rural character of the City.*

Located along a major, existing, developed regional thoroughfare and retail corridor, this project will have no negative impact on the rural character of the City as it does not lie within a rural area. Casa Grande Commons is adjacent to Interstate 10; therefore, it was designed with higher intensity uses along the Highway tapering the intensity of the proposed land uses as the project moves east.

10) *Describe how the proposed amendment results in the creation of jobs for Casa Grande residents.*

It is consistently stated in the General Plan that the City desires new businesses to relocate or expand to Casa Grande. The creation of projects such as Casa Grande Commons provides the City with an example of a shovel ready site that can accommodate nearly any new company's needs. The Casa Grande Commons development plan contemplates the development of major, job creating developments such as the regional auto mall and the regional hospital, medical office campus along with a variety of office complexes and retail. With the approval of this amendment (and the PAD Amendment that will follow), Casa Grande will be in a position to attract new industries to the region bringing new job and career opportunities to existing and future residents.

11) *Describe how the proposed amendment provides enhanced educational opportunities for Casa Grande residents.*

The encroachment of the Neighborhood designation within the current Commerce and Business area west of Mission Parkway may impede the enhanced educational opportunities for Casa Grande residents because major educational facilities would not have enough space to locate within the area of the current Commerce and Business designation. Conversely, if designated as Commerce and Business, this property will be appropriately sized and located to accommodate either a higher education institution and/or a regional hospital/medical campus that could open

the door to other medically-oriented educational entities such as specific medical training schools. With its multiple and direct Interstate access points, this development has a strong possibility of attracting other educational institutions and vocational training companies to locate within Casa Grande.

12) *Discuss how the specific goals, policies and strategies are furthered by the proposed amendment.*

Please see the next section of this narrative that addresses Casa Grande Common's enhancement of specific goals, policies and strategies described in the 2020 General Plan.

Enhancement of General Plan Goals and Policies

This General Plan Amendment Application is in conformance with the following Goals and Policies outlined in the Casa Grande General Plan 2020. The specific goals and policies listed below are enhanced by the proposed amendment.

Land Use Element

Policy C-4.1.1 *Support infill development in areas where infrastructure capacity and services are already in place and available*

Casa Grande Commons is an expansion of the existing Casa Grande Promenade and the Interstate 10 corridor development. The site is adjacent to existing roadways, Florence Boulevard and Kortsen Road. There is available sewer and water infrastructure close by, which is planned to be utilized via offsite extensions.

Goal C-4.7: Support a wide variety of housing choices in Casa Grande

Policy C-4.7.1 *Encourage variety in neighborhood design and development patterns*

The residential component of Casa Grande Commons will be provided for in both the Commerce and Business and Neighborhood categories and will consist of two types of lifestyle opportunities – higher density multi-family housing in the form of townhouses, four-plex units, apartments, and condominiums and more traditional single family detached neighborhoods. With the variety of housing products available through the two distinct residential districts, virtually any lifestyle at any budget is made possible.

Policy C-4.7.2 *Provide areas that are transit and pedestrian friendly.*
Strategy: *Encourage higher density and intensity developments along planned transit corridors.*

Interstate 10 is the most significant transit corridor in the State and in Casa Grande. Additionally, Casa Grande Commons also borders Florence Boulevard and Kortsen Road, major east/west transit corridors. Being adjacent to major transportation routes provides several opportunities for ingress/egress,

reducing the impact on any one roadway. For this reason, we are requesting to re-designate 175 acres of Neighborhood to Commerce and Business to encourage higher density and intensity development in this key transit corridor.

Policy C-4.11.1 *Encourage development and infrastructure investments that promote livable, compact, walkable, and transit-supportive environments.*

With the high density residential parcels located central to the project, the residents' commuting options are greatly increased. The close proximity to office and retail developments provides for multi-modal transportation such as bicycle and pedestrian options. It is conceivable that a person living in a townhome in the multi-family parcel, working in an office located along Kortsen Road, and shopping in Casa Grande Promenade could reach all destinations without the use of an automobile. There are few opportunities for this elsewhere in the City.

Growth Areas

Policy C-5.1.1 *The Phase 1 Growth Area is established by the presence of existing infrastructure and utility extensions.*

Strategy: *The City will encourage the next wave of development to occur within Phase 1 Growth Areas where there is available in-place, adjacent or nearby infrastructure.*

Casa Grande Commons is located in Phase P-1 and P-2 as identified in the General Plan 2020 – Growth Area Phases exhibit. With the project abutting Interstate 10, the continuing success of the Casa Grande Promenade, and the future Kortsen Road interchange, Casa Grande Commons is ideally situated to capitalize on new growth- it is in the center of it all.

Goal C-5.3: Growth Areas along Interstate 10 and in the Historic Downtown maintain the City's position as the retail center of Pinal County.

Policy C-5.3.1 *Support, in those areas identified as Growth Areas along Interstate 10, the development of key commercial retail cores and regional retail services that serve all of Pinal County and the jurisdictions within it.*

Casa Grande Commons is ideally positioned and sized to provide regional retail and commercial office options for Pinal County. It is adjacent to Interstate 10 and major east/west arterial roads, providing convenient commuting options for Casa Grande and County residents. For these reasons, approval of this amendment request will implement the Growth Area policies within the General Plan.

Environmental Planning

Policy C-8.1.4 *Designate residential land uses in areas that are not subject to high noise levels.*

Strategy: *Discourage any new single-family residential development in the adverse noise environment by the Casa Grande Municipal Airport, interstate Highways, and Railroads.*

This General Plan Amendment requests the conversion of 175 acres of Neighborhoods land use to Commerce and Business to convert the development pattern of the northeast portion of the property from low density residential development to low intensity commercial and office development. It is important to re-designate this acreage from Neighborhood to Commerce and Business to prevent single family development from being subject to high noise level activities associated with the Interstate and future parkway corridor that is slated for Kortsen Road.

Community Mobility

Policy C-10.1.4 *Provide transportation facilities to support the commercial activities planned for the Commerce and Business, and Manufacturing / Industry land use categories.*

The land plan included with the PAD Amendment associated with this request will include a central collector to limit the impact on the peripheral roads due to the increased volume of traffic created by the new commercial development. This centralized collector road allows residents of Casa Grande Commons to access the office and retail developments without traveling on the project exterior roadways. The exterior roadways experience less internal generated trips, freeing up volume for off-site trips to the various aspects of the development.

The development of Casa Grande Commons, and other projects within Growth Area Phase 1, will generate the necessary tax revenue and demand to support the proposed Kortsen Road interchange, creating another east/west link across Interstate 10 and alleviating the traffic loads on the Florence Boulevard interchange.

Community Amenities

Goal C-11.2: A range of health care facilities are available and accessible to residents.

Policy C-11.2.2 *Continue to support the development of public health care services and facilities in appropriate locations accessible to Casa Grande residents.*

Casa Grande Commons project is positioned to become the hub for retail and health care services for Pinal County. The northern half of the project has been identified as an ideal location for a regional hospital and medical office campus, and support uses as it has direct access to Kortsen Road and the future Interchange. This access and visibility is vital to the success of any hospital or health services campus. Without revising the Neighborhoods portion to Commerce and Business, it is unlikely that an emergency-oriented hospital campus will develop at this location. With the change, and due to the size of the property, virtually all medical support offices and businesses could locate adjacent to the regional hospital to create a central medical campus with accessibility to all residents of the Casa Grande and the County.

Housing

Goal C-12.1: Provide a variety of hosing choice for all income levels, generations, and household demographics.

Policy C-12.1.1 *The land use strategy of this general plan provides for a mix of residential uses at various densities within the various land uses categories, including single family, attached ownership units, such as townhomes and multi-family complexes.*

The Casa Grande Commons project will offer a wide variety of housing options between the multi-family and single family options- with the Commerce and Business portions limited to 30% multi-family residential, and the provision for single family within the remaining Neighborhoods category, a wide variety of uses and densities are possible and promised, which include both attached ownership units, townhomes, and rental complexes.

Policy C-12.1.3 *Provide housing at a variety of price points*
As discussed with the previous policy, because the housing options are varied, so too are the potential price points. The higher density products allowable in the Commerce and Business parcels allows for apartment and condominium developments, both having significantly lower housing costs than typical large lot single family units. With the option to develop rental properties, nearly any family at any income level will be able to find affordable housing within Casa Grande Commons.

Economic Development

Policy C-13.1.1 *Diversify the current employment base with an emphasis on attracting basic industries.*

The City desires new businesses to relocate or expand to Casa Grande. The creation of projects such as Casa Grande Commons provides the City with an example of a shovel ready site that can accommodate nearly any new company's needs. By eliminating the Neighborhood "carveout" within the central portion of the property, the Casa Grande Commons development plan can be diversifed to accommodate major, job creating developments such as the regional auto mall and the regional hospital and medical office campus. With the supporting PAD acting as the blueprint that new business can use in a relocation or expansion strategy, Casa Grande will be in a position to attract new industries to the region.

Policy C-13.3.3 *Identify and promote sites for future commercial cores and regional retail development.*
Strategy: *Promote the Commerce and Business growth areas located along Interstate 10 as the next cycle of retail and commerce development.*
Strategy: *Facilitate and promote the retention and expansion of automotive sales centers in Casa Grande.*

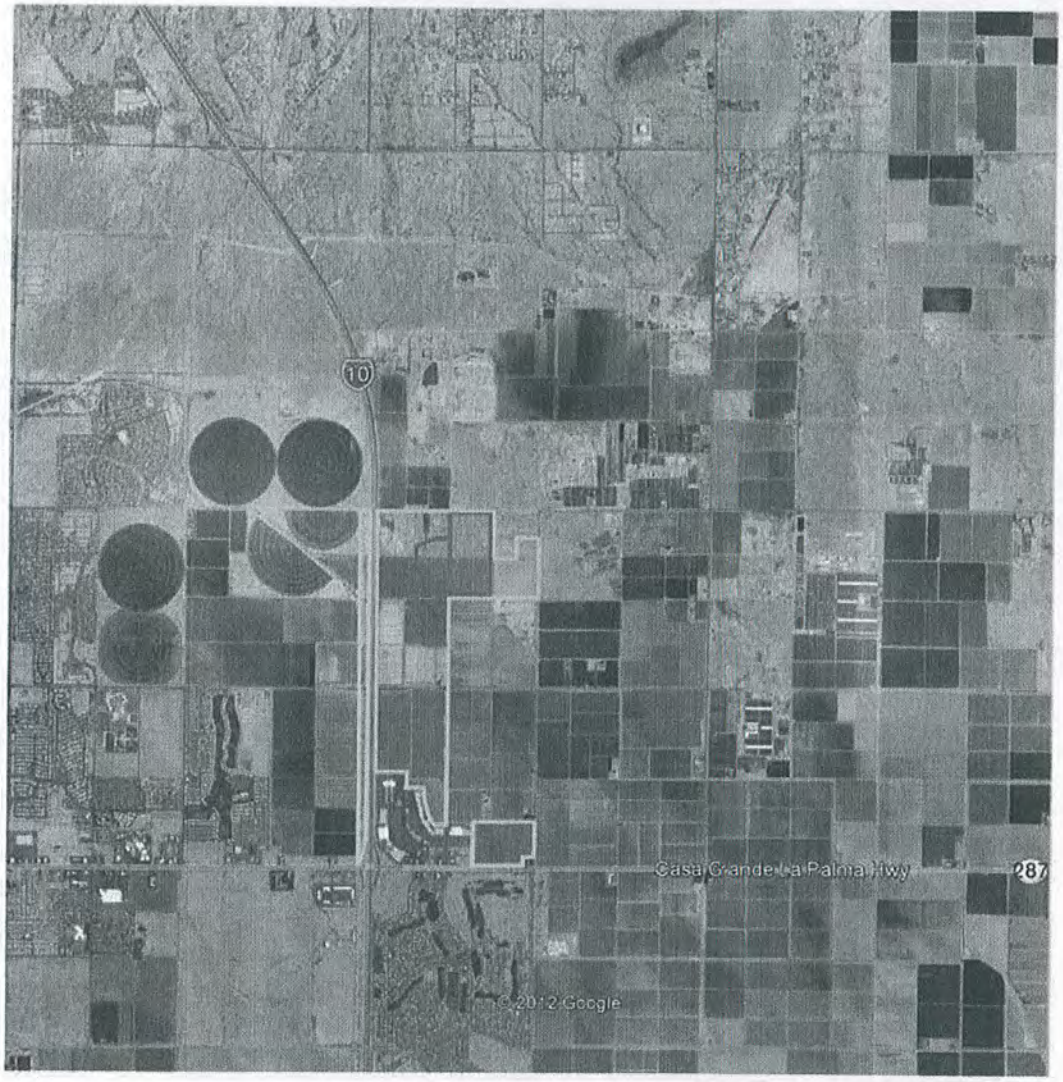
Casa Grande Commons is located along the Interstate and is ideally situated to provide for the development of regional employment, health and commercial facilities such as a hospital, auto mall, retail centers, and large scale office complexes that will implement this policy if the targeted Neighborhood acreage is revised to the Commerce and Business designation. The site has direct access to major transportation corridors and existing utility infrastructure and can accommodate a free-way visible and freeway-accessible auto mall. The retail nature of Phase 1 and 2 create the ability to expand on the success of the Casa Grande Promenade, creating a regional mall, similar to the offerings of a Chandler Fashion Center.

Conclusion

This General Plan Amendment is necessary to position the various land uses in a manner conducive to an orderly development pattern. With the property located adjacent to Interstate 10 and Florence Boulevard, and the future Kortsen Road interchange, the expansion of the Commerce and Business land use category is the most sensible land use design to develop this property to its maximum potential. This request meets all of the criteria required for approval of a Major General Plan Amendment as well as enhances specific goals and policies outlined in the 2020 Casa Grande General Plan.

EXHIBIT A - VICINITY MAP

CASA GRANDE COMMONS, GPA



LEGEND

GPA BOUNDARY

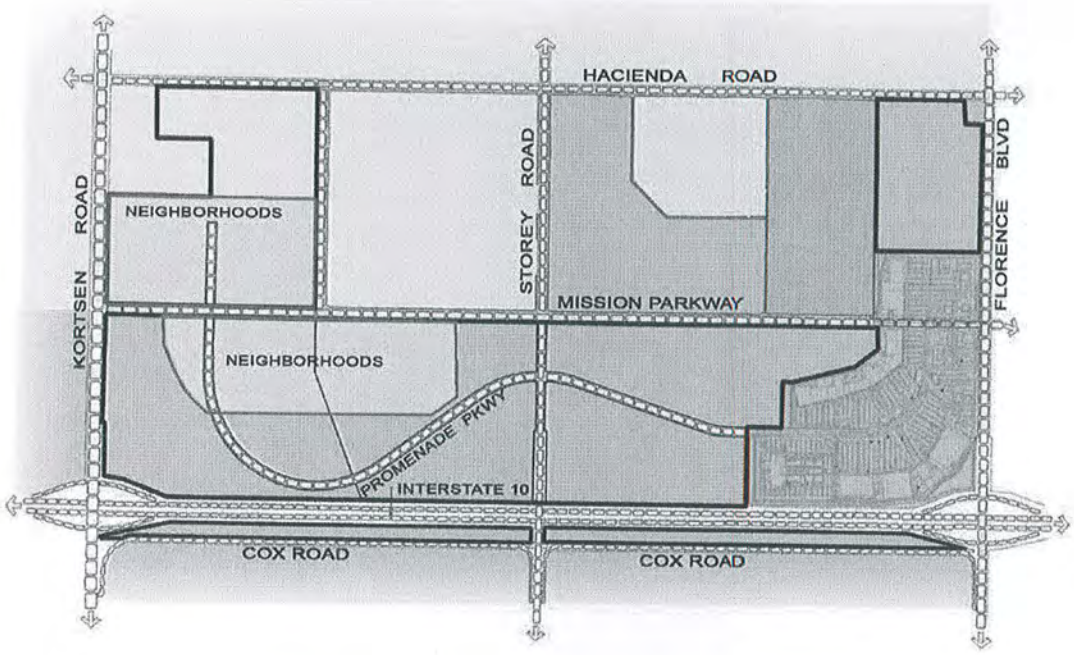
CASA GRANDE COMMONS

N

NOT TO SCALE

EXHIBIT B - GPA PROJECT CONTEXT

CASA GRANDE COMMONS, GPA



SITE STATISTICS DATA

EXISTING USE OF LAND - VACANT

EXISTING ZONING OF THE SUBJECT AREA - PAD

SITE AREA - 175 ACRES (7,623,000 SQUARE FEET)

LEGEND

GPA BOUNDARY

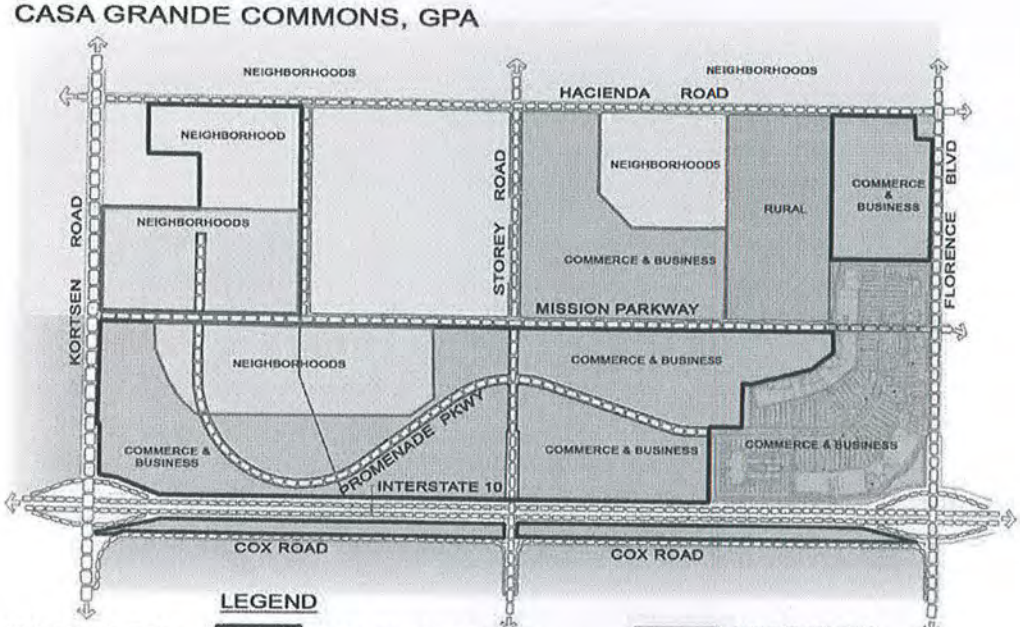
EXISTING GPA LAND USE 175 ACRES (NEIGHBORHOODS)

N

NOT TO SCALE

EXHIBIT C - GPA

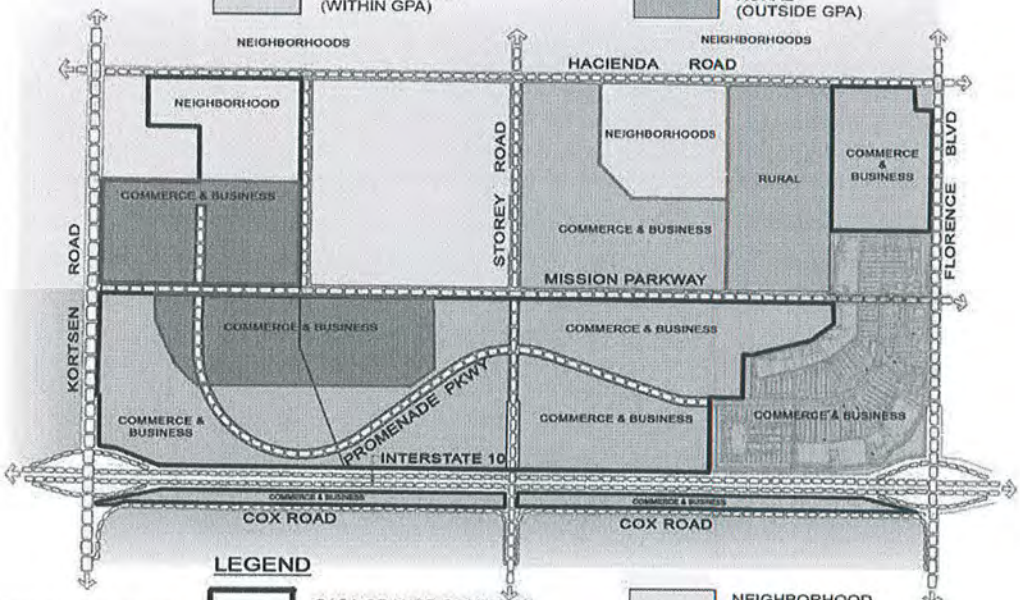
CASA GRANDE COMMONS, GPA



LEGEND

EXISTING GPA

- CASA GRANDE COMMONS PROJECT BOUNDARY - 642.3 ACRES
- GPA BOUNDARY - 175 ACRES
- NEIGHBORHOOD (WITHIN GPA)
- NEIGHBORHOOD (OUTSIDE GPA)
- COMMERCE & BUSINESS (OUTSIDE GPA)
- RURAL (OUTSIDE GPA)



LEGEND

PROPOSED GPA

- CASA GRANDE COMMONS PROJECT BOUNDARY - 642.3 ACRES
- GPA BOUNDARY - 175 ACRES
- COMMERCE & BUSINESS (WITHIN GPA)
- NEIGHBORHOOD (OUTSIDE GPA)
- COMMERCE & BUSINESS (OUTSIDE GPA)
- RURAL (OUTSIDE GPA)

N

NOT TO SCALE

	PLANNING AND ZONING COMMISSION **STAFF REPORT**	AGENDA #_____

TO: PLANNING AND ZONING COMMISSION

FROM: Laura Blakeman, City Planner

MEETING DATES: September 5, 2013 (First Public Hearing)
September 19, 2013 (Second Public Hearing)

SUBJECT: **DSA-13-00068:** Major GPA for "Marabella"

REQUEST

Request by United Engineering Group, for the following land use approval on 27 acres, m.o.l. located south of McCartney Road and west of Interstate 10; APN's 505-03-003, 505-03-006A and 505-03-007C.

1. **DSA-13-00068: Major General Plan Amendment** to change the land use designation **from "*Commerce and Business*" to "*Neighborhoods*".**

APPLICANT/OWNER

United Engineering Group
3205 W. Ray Road, Suite 1
Chandler, AZ 85226
P: 480-705-5372
Email: shamill@unitedeng.com

RMG Marabella, LLLP
8800 N. Gainey Drive, Suite 255
Scottsdale, AZ 85258
480-609-1200

HISTORY

July 5, 2000: CGPZ-005-000: The site was officially annexed into the city limits of Casa Grande by Ordinance Number 1981.1.

March 20, 2006: CGPZ-363-005: Mayor and Council approved the Zone Change from UR (Urban Ranch) to PAD (Planned Area Development) for Marabella by Ordinance #1178.262.

February 2, 2006: CGPZ-364-005: The Planning Commission approved the Preliminary Plat for Parcels 1 – 3. (Expired)

March 6, 2006: CGPZ-362-005: Mayor and Council approved a Minor General Plan Amendment from Low Density Residential to Commercial (3 acres) by Resolution 3095.36.

November 3, 2009: City residents voted to approve the City of Casa Grande General Plan 2020 designating the project site as *Neighborhoods/Commerce & Business.*

AERIAL MAP:

LAND USES AND ZONING:

Location	General Plan Land Use	Zoning/Uses
North	*Neighborhoods*	PAD (Planned Area Development), McCartney Center Residential Subdivision
South	*Neighborhoods*	Urban Ranch, Vacant land
West	*Neighborhoods*	Urban Ranch, Fire Station #504, Vacant land
East	*Neighborhoods, Commerce and Business*	Urban Ranch, Vacant land, Interstate 10

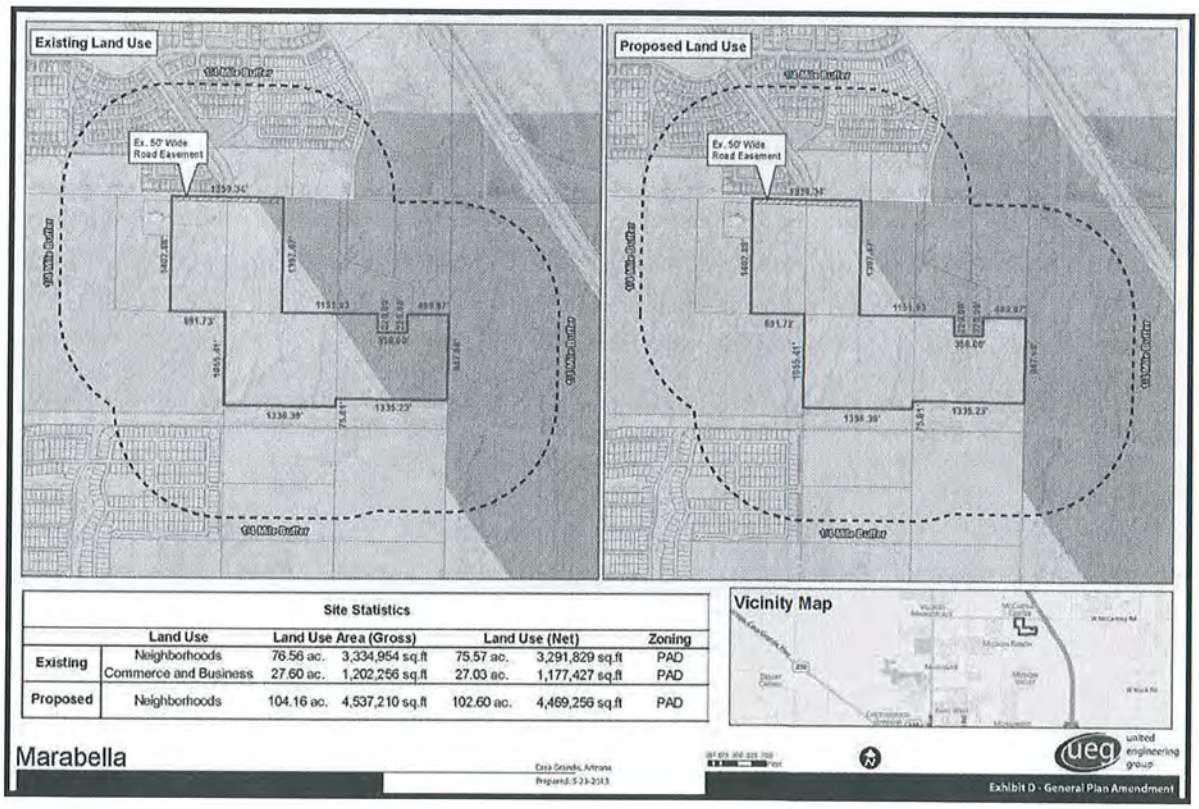
Overview

This request involves parcel numbers 505-03-003, 505-03-006A and 505-03-007C, portions of the Marabella PAD, approximately 27 acres. The site is located south of McCartney Road and Interstate 10 to the east.

If this amendment is approved it would have the following effect on the proposed change on the over-all acreage dedicated to the various General Plan land use categories within the Planning Area Boundary would be as follows:

Land Use (LU)	Area (ac.)	Amendment		Revised Area (ac.)	Percentage Change
		Existing	Proposed		
Agriculture	29,965			29,965	0.00%
Commerce and Business	**14,201**	**-27**	**0**	**14,174**	**(0.19%)**
Community Center	3,693			3,693	0.00%
Manufacturing/Industry	10,439			10,439	0.00%
Neighborhoods	**72,451**	**0**	**27**	**72,478**	**0.037%**
Open Space	1,739			1,739	0.00%
Rural	43,017			43,017	0.00%
TOTAL	**175,505**			**175,505**	

The amendment would decrease about 0.19% to the total amount of *Commerce and Business* land use designated lands and increase the total amount of *Neighborhoods* designated lands by about 0.037%.



Currently, there is another Major General Plan Amendment request for Casa Grande Commons that is proposing to remove the "*Neighborhoods*" Land Use (175 acres and

change it to the "*Commerce and Business*" land use category. The impact of this proposed change on the over-all acreage dedicated to the *Commerce and Business* and *Neighborhoods* land use categories within the City's Planning Area Boundary would be as follows:

Land Use (LU)	Area (ac.)	Amendment		Revised Area (ac.)	Percentage Change
		Existing	Proposed		
Commerce and Business – CG Commons (adding 175 acres) Marabella (removing 75 acres) 175-75 = 100 acres	**14,201**	**0**	**100**	**14,301**	**0.70 %**
Neighborhoods – CG Commons (removing 175 acres) Marabella (adding 27 acres) 175 – 27 = 148	**72,451**	**0**	**-148**	**72,303**	**(0.20%)**

The above matrix shows a very minimal percentage change in land uses between Marabella and Casa Grande Commons. The change in *Neighborhoods* land use is .70% and the change in *Commerce and Business* is -0.20%.

During the 2020 General Plan Update, this site was designated as *Neighborhoods* and *Commerce and Business* land use categories. The PAD zoning for the site (Marabella) is residential with a small component of commercial at the northeast corner of the site. The site should have been designated as "*Neighborhoods*" land use as the "*Neighborhoods*" land use category represents residential and allows for neighborhood scale commercial uses. If the major general plan amendment is approved, this will bring the existing zoning into compliance with the General Plan 2020.

Staff finds that the proposed "*Neighborhoods*" land use would be compatible with the surrounding land uses as the majority of the site is surrounded by *Neighborhoods* on the north, west and south sides of the property. Staff finds that the *Commerce and Business* land use category abutting the existing *Neighborhoods* land use category to the east will be analyzed at the site design to ensure that there is a buffer and/or a good transition of land uses.

A component of this Major General Plan Amendment request is the proposed re-alignment of the principal arterial (Henness Road) that will run through the middle of the development. The traffic engineer is supportive of this alignment; however the specific details will be reviewed at the platting stage.

General Plan Amendment Review Criteria:

In considering applications for a Major General Plan Amendment, the Planning and Zoning Commission & City Council shall find that the following review criteria set forth in the current City's General Plan are substantially met as follows:

1) **That the proposed amendment supports the *Community First Vision* on the General Plan.**

    a. *The proposal will further the following "Community First" vision elements as set forth in the General Plan"*
        i. *Will provide opportunity for development of neighborhood commercial land use that will provide jobs for the citizens of Casa Grande.*
        ii. *The "Neighborhoods" land use in this area of the City will foster the creation of a sustainable, interconnected community where people choose to live, with access to a range of local services and facilities.*
        iii. *The proposed "Neighborhoods" land use will provide additional opportunities for the creation of recreational/open space areas.*

2) **Describe how the proposed amendment furthers Smart Growth principles.**

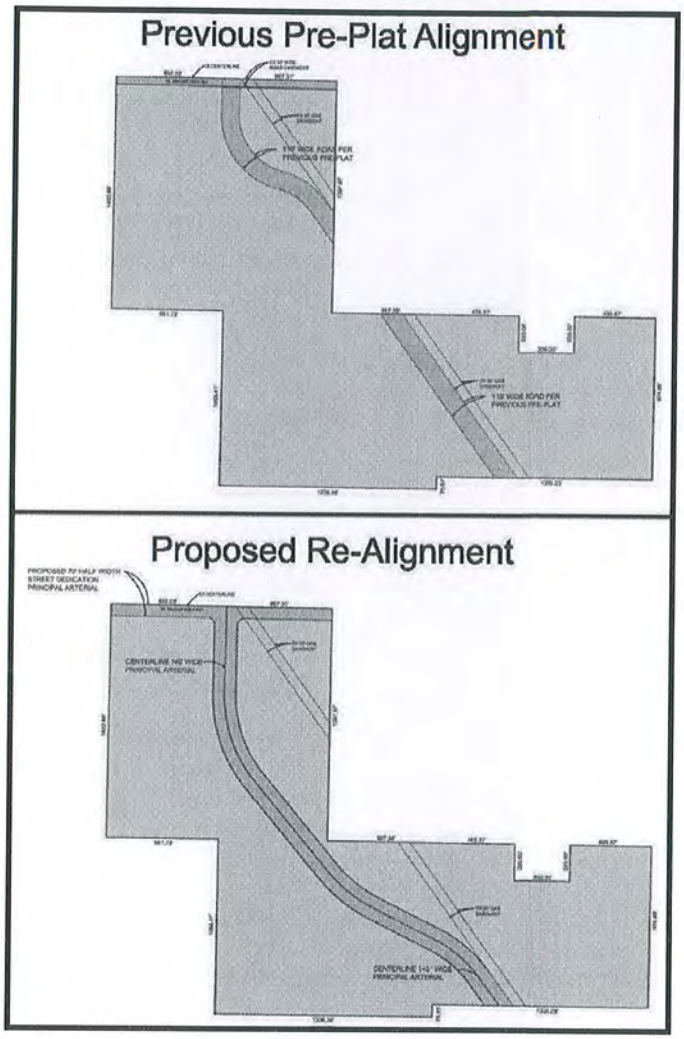
    a. *The proposed Major General Plan Amendment will adhere to the Smart Growth principles in meeting the criteria of the Neighborhoods land uses, which address land use mix, spatial form and design, density and intensity, and infrastructure and mobility.*

3) **Describe how the proposed amendment enhances or has no net impact on future water supplies.**

    a. *Water supply will be designed by the developer to address water use and fire protection needs within the area at the time of the Final Development Plan. The developer for the project will coordinate the design with Arizona Water Company in developing their water system, which will be owned and operated by Arizona Water Company.*

4) **Describe how the proposed amendment enhances or has no net impact on mobility and traffic congestion.**

    a. *As part of this request, the applicant has provided an exhibit to show the possible re-alignment of "Henness Road" through this area and the Traffic Engineer is supportive of this request, however the traffic will be analyzed at the Final Development Plan stage and will address traffic volumes associated with the proposed project.*



5) Describe how the proposed amendment enhances or has no net impact on the quality and quantity of publicly accessible open spaces and trails.

a. *The Open Space area compliance will be evaluated in conjunction with the future PAD Final Development Plan application.*

6) Discuss if the proposed amendment will result in a higher net cost to the City or its residents for City Services.

a. *The costs associated with the extension of a sewer line and trash service, required to service the project will be offset by the fees for service and/or impact fees that will be generated from the project.*

7) Does the proposed amendment require public investment or financing?

a. *The proposed General Plan Amendment will allow for the site to be developed for Neighborhood land uses, which do not require public*

investment or financing.

8) ***Describe how the proposed amendment enhances or has not net impact on the natural environment, including air and water quality.***

   a. *At this time, there are no final development plans to review for the project; therefore the impacts of the development will be determined at the Final Development Plan stage.*

9) ***Describe how the proposed amendment enhances or has no net impact on the rural character of the city.***

   a. *According to the General Plan 2020, the area is proposed for Neighborhood land uses and does not affect the future "rural" land use areas of the City. Currently, there is 43,017 acres reserved for "Rural" land use in the planning area boundary.*

10) **Describe how the proposed amendment results in the creation of jobs for Casa Grande residents.**

   The Neighborhoods land use category allows for the following land uses:

   a. *Single use retail, service or office development*
   b. *Neighborhood and community retail development*
   c. *Horizontal and vertical mixed-use retail/office/residential developments*

   These land uses for the site compile a mix of commercial land uses that will create employment opportunities for the local residents and benefit the economy.

PUBLIC NOTIFICATION/COMMENTS

Public hearing notification efforts for this request meet the requirements set out by City Code and ARS 9-461.06E. They include:

- 60-Day Review period for all Governmental Officials, Public Officials, County, School Districts, Public Land Management Agencies, Public Utility Companies, Professional. And other organizations.

- On August 21, 2013 the public hearing notice (display ad) was published in the Casa Grande Dispatch.

- On August 21, 2013 a public hearing notice was mailed to each owner of property situated within three hundred feet of the subject property.

Inquiries/Comments

City Staff has not received any inquiries on this request.

STAFF RECOMMENDATION

Staff recommends a favorable recommendation regarding DSA-13-00068, the Major General Plan Amendment to change the land use from *Commerce and Business* to *Neighborhoods* located south of McCartney Road and west of Interstate 10.

Exhibit:

A. Project Narrative (includes GP Exhibit)

Exhibit A – Project Narrative

UNITED ENGINEERING GROUP

Major General Plan Amendment Narrative

Casa Grande, Arizona

May 30, 2013

Prepared for

Marabella

8800 N. Gainey Center Drive
Suite 255
Scottsdale, AZ 85258

ueg

3205 W. RAY RD., SUITE 1 | CHANDLER, AZ 85226 | 480-705-5372

MAJOR GENERAL PLAN AMENDMENT

NARRATIVE

FOR

MARABELLA

Submitted to

City of Casa Grande, Arizona

May 30, 2013

PROPERTY OWNER

RMG MARABELLA, LLLP
Attn: Ronald H. McRae
8800 N. Gainey Center Drive
Suite 255
Scottsdale, AZ 85258
(480) 609-1200

AGENT/ENGINEER

UNITED ENGINEERING GROUP, LLC
3205 W. Ray Road
Suite 1
Chandler, AZ 85226
(480) 705-5372

UEG Project No. 15929

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EXHIBITS

A. Vicinity Map

B. Ownership Map

C. General Plan Amendment Exhibit

D. Henness Road Re-alignment

1.0 PURPOSE OF REQUEST

Marabella (the *Project*) is a property containing 104.16 acres and is located on the south side of McCartney Road, ½ mile west of Interstate 10. (**See** ***Exhibit A – Vicinity Map***) The project has recently changed hands and is currently owned by RMG Marabella, LLLP (**The Owners**), an entity of the McRae Group of Companies. The tax parcel numbers making up this project are 505-03-003, 505-03-004A, 505-03-006A and 505-03-007C. (**See** ***Exhibit B – Ownership Map***)

The project has an existing PAD which was approved in 2006. The PAD contains 278 single family residential lots and a 6.61 acre commercial parcel. The overall project density is 2.9 du/ac with lot sizes of 60' x 120' and 65' x 110'. The Preliminary Plat for this project was originally approved in 2006 as well, but has since expired.

Since Marabella's original approvals in 2006 the surrounding area and the City have undergone significant changes. During the acquisition of Marabella, The Owners expressed some concerns with the alignment of Henness Road as it is identified in the current Marabella PAD and on the General Plan. Since the preliminary plat for this project has expired, The Owners are proposing to re-align Henness Road through the project in order to increase the flow of traffic, improve the safety of the road and eliminate extra processing and offsite requirements for the city staff at the time of construction.

In addition to the road re-alignment, the City of Casa Grande updated the General Plan in 2009, with two new designations for the subject site: 1) Neighborhoods and 2) Commerce and Business. (**See** ***Figure 1 – Casa Grande 2020 General Plan Map***) The addition of the Commerce and Business category to the underlying land uses has caused a compliance concern with the zoning on the approved Marabella PAD, which is primarily residential.

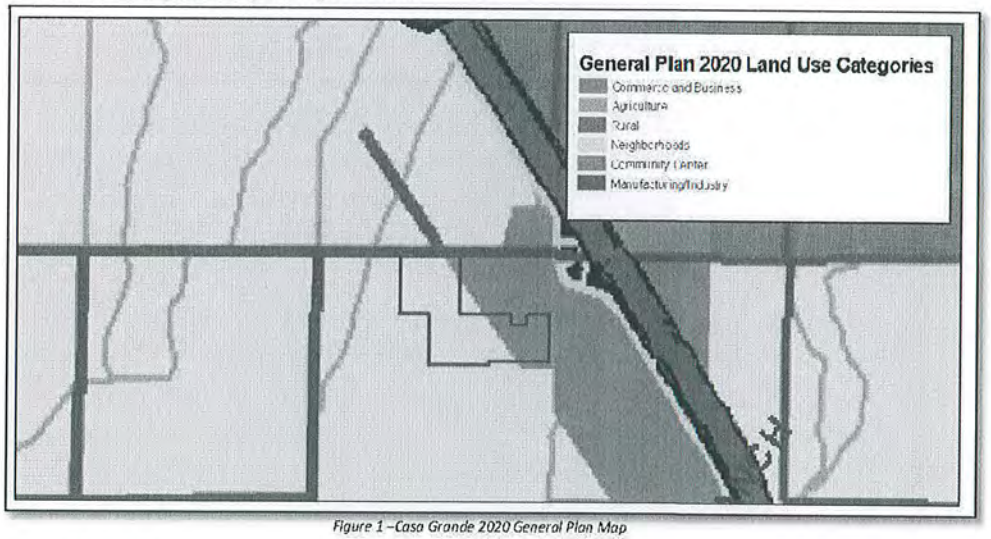


Figure 1 –Casa Grande 2020 General Plan Map

The purpose of this request is to amend the City of Casa Grande General Plan with a major amendment, re-aligning Henness Road and removing the Commerce and Business designation from that portion of the project.

2.0 RELATIONSHIP TO SURROUNDING PROPERTIES

The surrounding properties in the area include a recently constructed Fire Station on the northwest side of the project, single family homes to the north and primarily vacant desert land on the east, west and south. Other subdivisions in the area, McCartney Center, Mission Ranch, Arroyo Vista and Mountain View Ranch have all been active and are in various stages of construction. These subdivisions are all zoned PAD and designated as Neighborhoods in the 2020 General Plan.

The surrounding General Plan land use designations are as follows:

North: Neighborhoods
South: Neighborhoods
East: Commerce and Business
West: Neighborhoods

The surrounding zoning districts are as follows:

North: Planned Area Development (PAD)
South: Planned Area Development (PAD) & Urban Ranch (UR)
East: Urban Ranch (UR)
West: Urban Ranch (UR)

Refer to **Figure 2 – Casa Grande Zoning Designation Map** for a map of the subject site and surrounding properties.

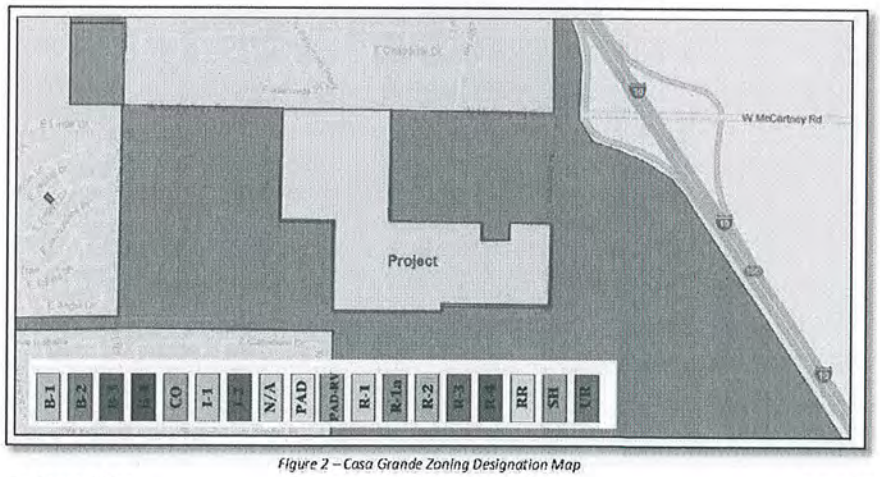


Figure 2 – Casa Grande Zoning Designation Map

3.0 MAJOR GENERAL PLAN AMENDMENT JUSTIFICATION

3.1 Henness Road Re-alignment

The current Roadway Classification Map for Casa Grande shows the Henness Road alignment running generally along the gas line easement, parallel to Interstate 10. The existing Marabella PAD shows an alignment very similar to this running through the project, aligning with Palomino Parkway at the northern property line (McCartney Road). The Owners, however, believe this current alignment could be approved upon and since a new preliminary plat for this project will eventually be needed, are proposing to re-align Henness Road as it traverses the project. The proposed re-alignment increases the radius of the road creating better sight distances and improving the overall safety for drivers. This design also pulls Henness Road completely onsite for the entire north-south stretch of the Marabella property. This eliminates any need for multiple road dedications, off-site easements and potential development and/or cost sharing agreements for the developer or the City. (**See *Exhibit C – Henness Road Re-alignment***)

The proposed re-alignment will remain at the same ROW width and will enter and exit in the same locations at the north and south boundaries of the project, thus no further off-site alignments or studies will be required as part of this request.

3.1.1 Goals and Policies

Casa Grande's Community Mobility Element sets goals and policies that establish the footprint for a transportation network that is safe and enhances the quality of life for visitors and residents.

This request to re-align Henness Road complies with the following General Plan goals and policies:

- GOAL C-10.1: Casa Grande's transportation system will be compatible with Land Uses described on the Land Use Map
  - Policy C-10.1.1: When considering changes to the Land Use or Community Mobility elements of this Plan, the City will evaluate the compatibility between land use demands, and transport infrastructure.
    - ✓ *Strategy: As new development occurs, the City will continue to identify opportunities to transition from substandard transportation facilities to those that meet future mobility needs.*
- Justification: The re-alignment of Henness Road, will transition to a better, safer alignment with longer sight distances and curvilinear design to control traffic speeds.

- GOAL C-10.2: Use partnership and other financing techniques to reduce the cost of new street construction and, when practical and possible, ongoing street maintenance.

  - Policy C-10.2.1: Reduce the cost of construction for new streets when possible, practical, and safe.

    - ✓ *Strategy: Require, when appropriate, new developments to dedicate rights-of-way for construction of transportation facilities within and adjacent to the development.*

    - ✓ *Strategy: Require new developments to construct or provide financial assurance, equivalent to the cost of construction for new transportation facilities.*

    - ✓ *Strategy: Continue to work with private, state and federal entities in the funding of transportation improvements.*

- Justification: The new alignment of Henness Road will be dedicated as the project moves forward with construction. The alignment will be contained solely on the Marabella project, maximizing the City's assurances that the ROW will be available for conveyance and construction.

- GOAL C-10.3: A City with well designed streetscapes that are safe, attractive, sustainable, and low maintenance.

  - Policy C-10.3.5: Roadway improvements should reflect the character, function, form and aesthetics associated with the adjacent land uses.

    - ✓ *Strategy: Establish a stakeholder involvement process for major roadway improvement projects, to obtain broad based input on integrating design features with the context of adjacent land uses.*

- Justification: Per the approved PAD for Marabella, Henness Road will contain landscaping and other aesthetic features that reflect the overall character of the Marabella project. No changes are being proposed to the existing landscape concepts, ROW widths or other features that were promised as part of the original approvals.

3.2 Current Land Use

In 2006, when the project was originally approved, the General Plan designation for the area was Low Density Residential. In 2009, the City of Casa Grande adopted the 2020 General Plan. The newly adopted General Plan contains two designations for this site: Neighborhoods and Commerce and Business. (**See** ***Exhibit D – General Plan Amendment Exhibit***)

3.2.1 Neighborhoods

As a result of the 2020 General Plan, 76.56 of the 104.16 acres of the Marabella site is now designated as "Neighborhoods". Per the 2020 General Plan, the main objectives for the Neighborhoods category are:

"The primary objective is to provide for a mix of neighborhoods that are designed to create places of character for residents as opposed to areas designed to meet a particular land use density. An appropriate level of commercial areas within this land use category are promoted and intended to be of neighborhood scale, integrated into the fabric of the community. Retail, service and park developments shall be accessible from residential neighborhoods by bicycles, pedestrians, designed to encourage pedestrian circulation internal to the site."

Planned Area Developments are allowed under the Neighborhoods designation as well as smaller neighborhood commercial zones such as the ones contain in the approved Marabella PAD. The project conforms to the objective of this Neighborhoods category, justifying this request to amend the General Plan.

3.2.2 Commerce and Business

The 2020 General Plan also added the Commerce and Business designation to 27.60 acres of the Marabella site, a large portion of which is currently approved for single family residential use. The objectives for the Commerce and Business designation are:

"This category supports the economic development principles of the General Plan and provides designated areas for existing, expanding and new commerce and light manufacturing that occurs within buildings and services necessary to support them.

This land use designation will provide for highly visible and accessible areas for intense commercial, retail and light manufacturing occurring within buildings, and the services necessary to support them.

As employment and commercial centers are located along freeways and principal arterials, this land use category allows a broad mix of complimentary land uses

appropriate to their location. These areas also serve to support future transit and transportation interchanges.
Because these areas are employment centers and revenue generating uses, they should be accessible to transit and provide interconnected environments."

Appropriate land uses within the Commerce and Business category include, Single use or "big box" retail, Enclosed or open-air regional retail shopping centers, campus-style developments including offices, light manufacturing, flex-space, lodging and commercial services, medical campus/hospital, freeway, rail, and auto-oriented retail or commercial, transit terminals and park and ride facilities.

Although Planned Area Developments are an allowed use under this General Plan designation as well, the approved Marabella PAD consists primarily of residential uses and is not optimal in meeting the objective of the Commerce and Business category.

3.2.3 Goals and Policies

The 2020 General Plan for the City of Casa Grande takes a "Community First" approach in its goals and policies. The City pays special mind to its historical roots and rural character, yet integrates a plan for continued growth and development. We believe that despite being approved before the 2020 General Plan was adopted, the City will find that the existing project still meets these goals and policies. As further justification for this request to amend the general plan, we are providing a few examples of the goals, policies and strategies of the current General Plan and their relationship to the Marabella PAD.

- GOAL C-3.1: Conserve rural landscapes
  - Policy C-3.1.1: Conserve rural development patterns.
    - ✓ *Strategy: Direct housing and commercial developments to areas designated Neighborhoods on the land use map.*
- Justification: The approved Marabella PAD meets this goal and should be designated as Neighborhoods per this strategy.
- GOAL C-4.7: Support a wide variety of housing choices in Casa Grande.
  - Policy C-4.7.1: Encourage variety in neighborhood design and development patterns
    - ✓ *Strategy: Encourage a range of neighborhood types, densities, and building design within Planned Area Developments and throughout the City and its Planning Area.*

- ✓ *Strategy: Encourage the design of commercial buildings that reflect differences between neighborhoods, by being sensitive to scale and massing. For example, a large commercial "big box" style development would be inappropriate within a compact, walkable residential environment unless scaled down in massing and design to match the character of the neighborhood.*

- Justification: The approved Marabella PAD reflects this goal and strategies however the commercial portion of the Marabella PAD is smaller in scale and not intended for a "big box" user. This makes the Commerce and Business land use designation inappropriate for this property.

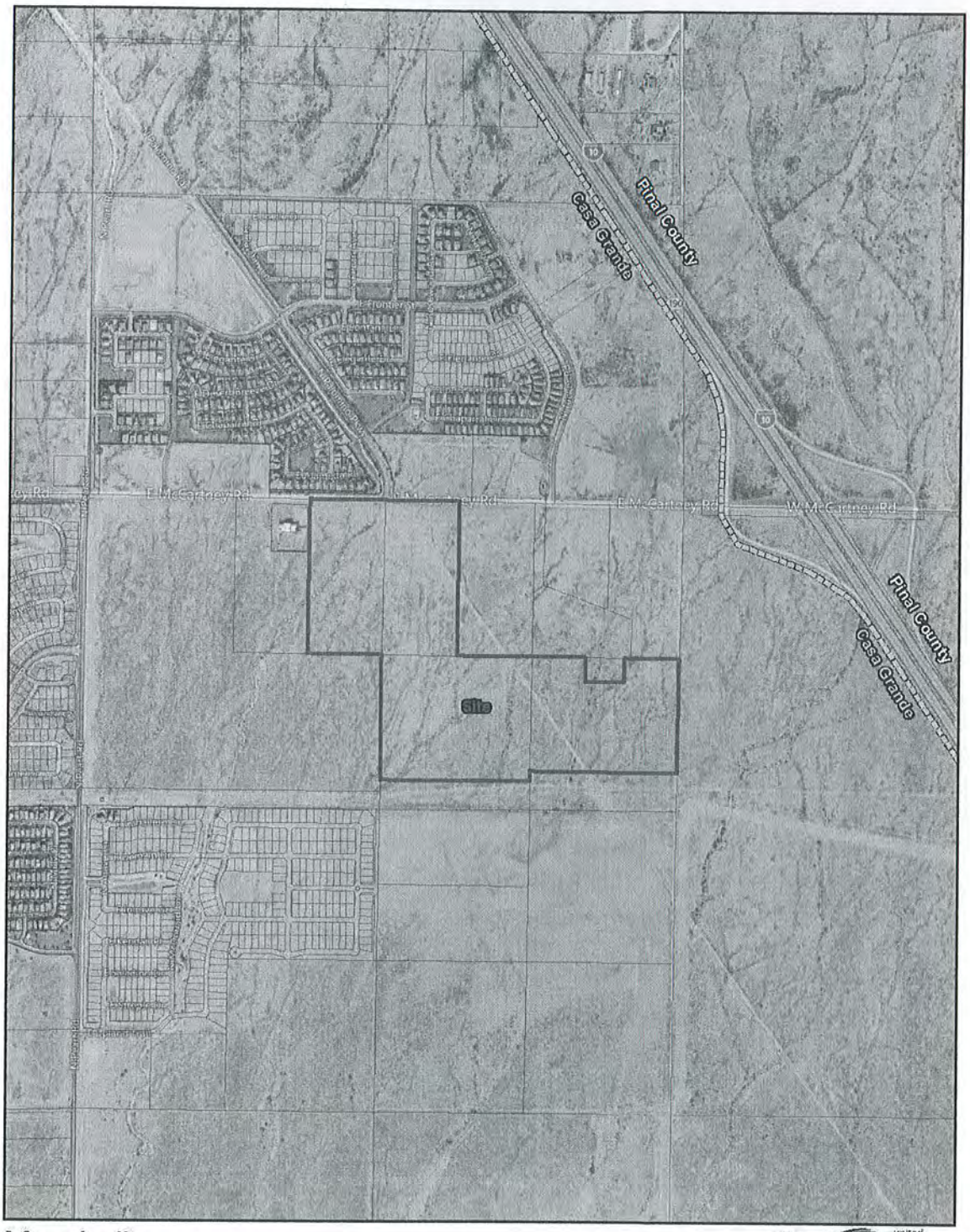
- GOAL C-4.8: Encourage compatible land uses within the Planning Area.
  - Policy C-4.8.1: Minimize land use conflicts
    - ✓ *Strategy: Require physical separation such as fences, berms, parks and open space, or landscape areas in order to buffer high traffic volume transportation corridors from single family residential areas.*

- Justification: These types of buffer requirements are already implemented for the single family areas, within the Commerce and Business land use designation, on the approved PAD for Marabella. Most other uses within the Commerce and Business category would not implement this type of design as high traffic and visibility is a key feature for Commerce and Business use.

3.3 Summary

To summarize, given the statements and justifications above, the approved Marabella project still conforms to the goals and policies set forth by the City in its 2020 General Plan and is a development that will provide a high quality of life for its future residents. However, due to the project being on hold since 2009, The Owners have identified several visionary changes that should take place to bring Marabella up to date. This request to amend the General Plan is reflective of that change in vision. The intent of this amendment request is to 1) re-align Henness Road as it traverses the Marabella project; 2) remove the Commerce and Business land use designation on 27.60 acres of the project and 3) transition the Commerce and Business areas to Neighborhoods.

EXHIBITS



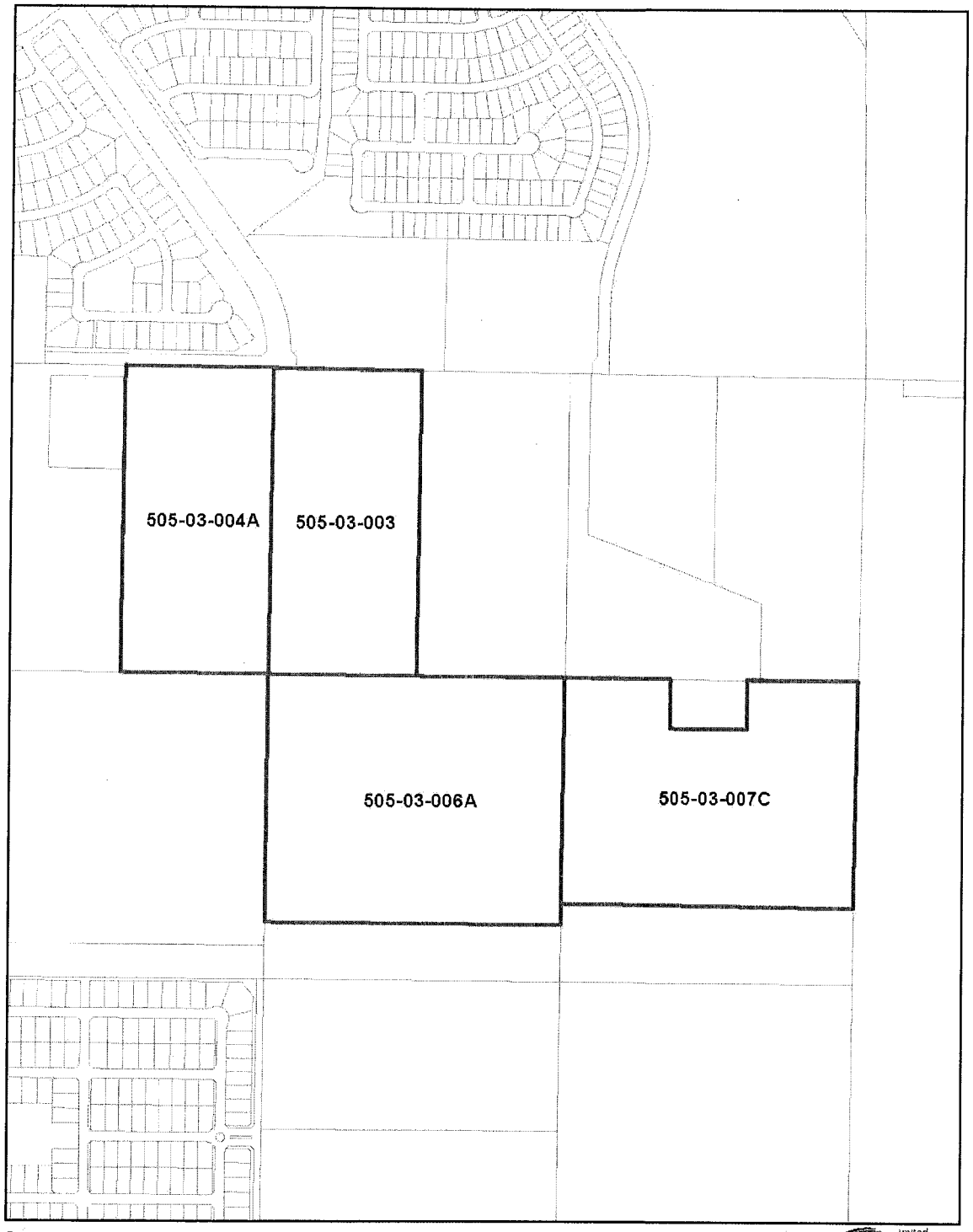
Marabella

Casa Grande, Arizona

0 0.15 Miles

united engineering group

Exhibit A - Vicinity Map



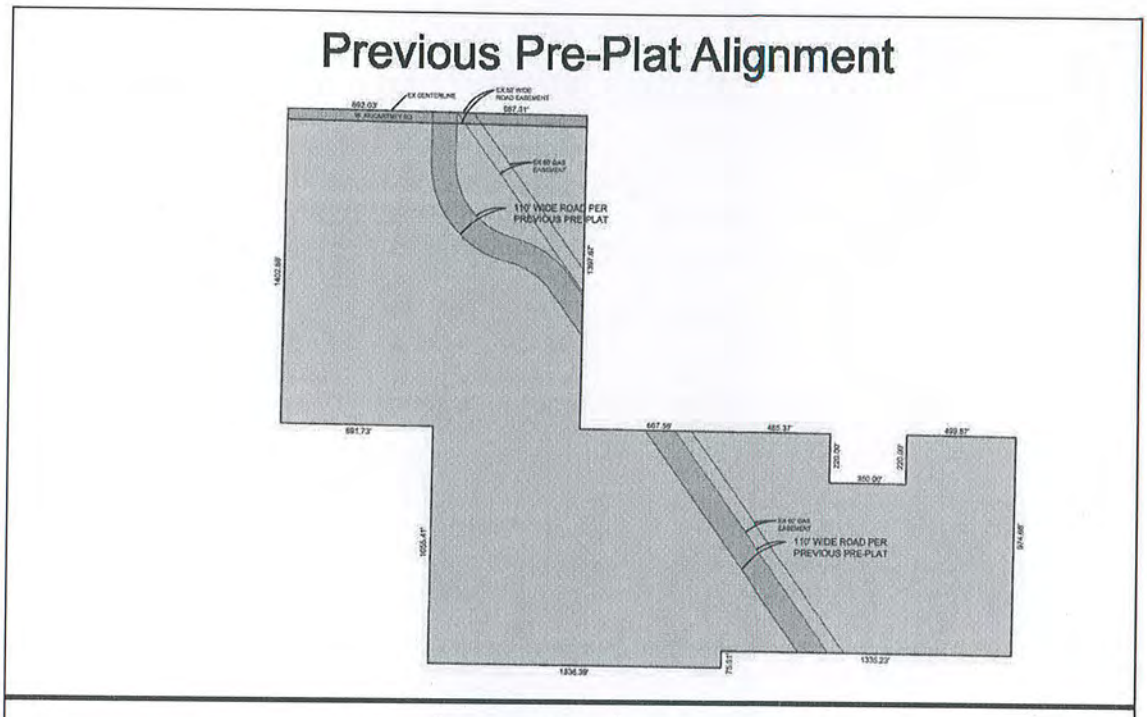
Marabella

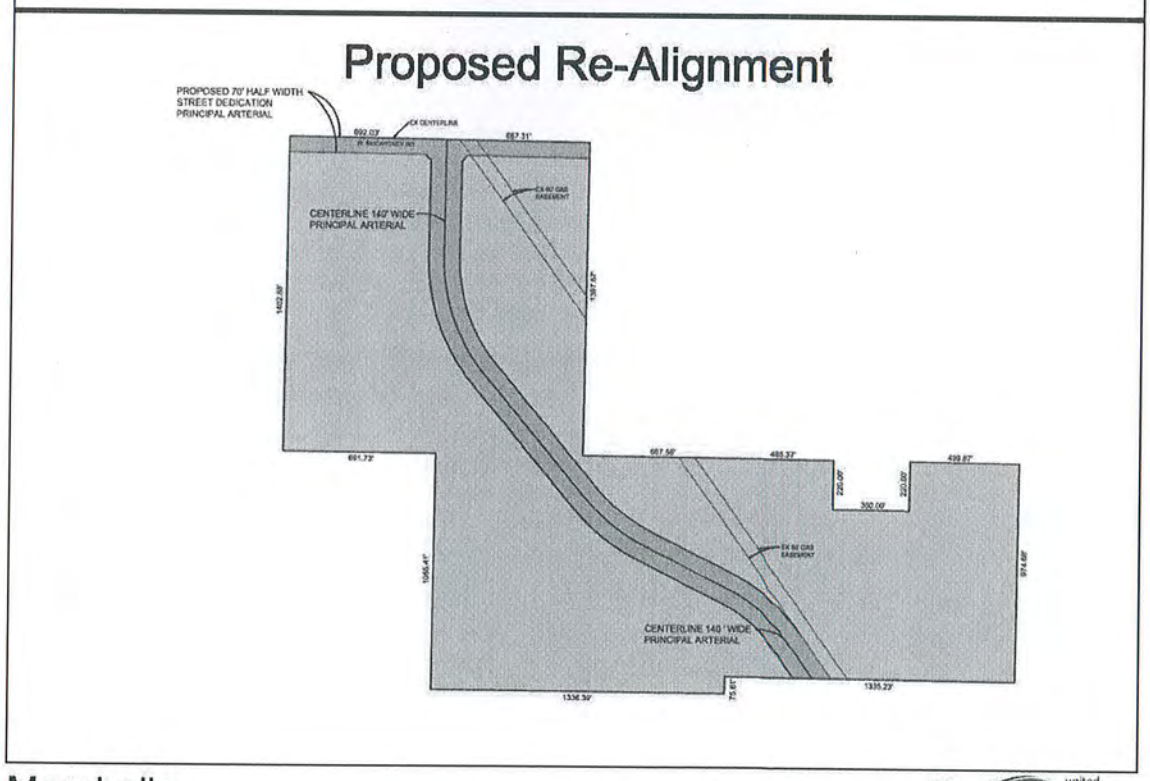
Casa Grande, Arizona

0 005 Miles

united engineering group

Exhibit B - Ownership Map





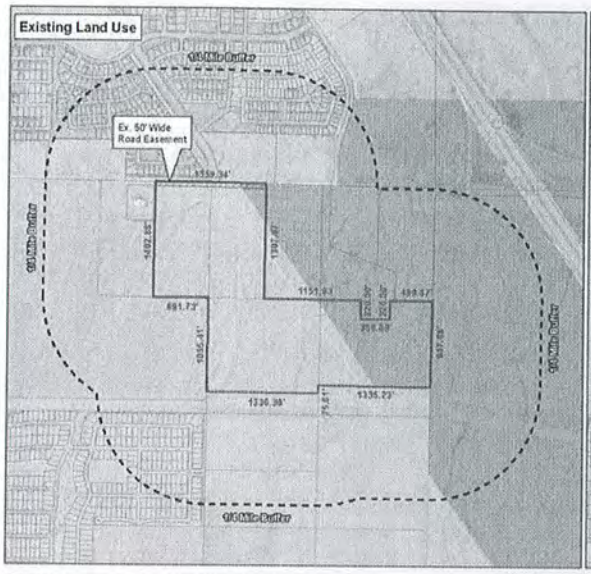
Marabella

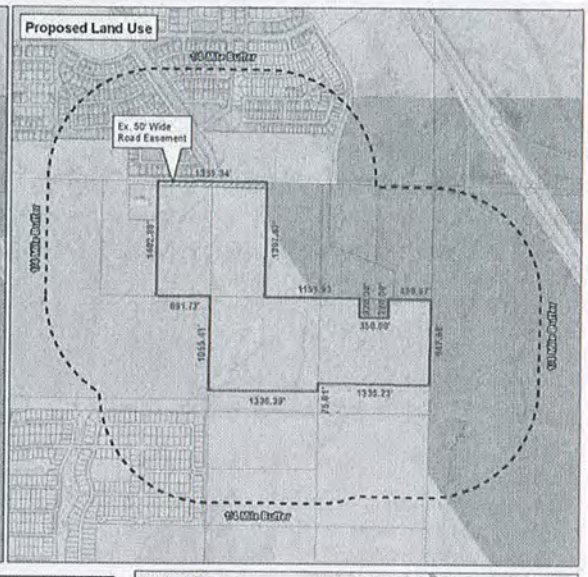
Casa Grande, Arizona

0 450 Feet

united engineering group

Exhibit C - Henness Road Re-alignment





Site Statistics						
	Land Use	Land Use Area (Gross)		Land Use (Net)		Zoning
Existing	Neighborhoods	76.56 ac.	3,334,954 sq.ft	75.57 ac.	3,291,829 sq.ft	PAD
	Commerce and Business	27.60 ac.	1,202,256 sq.ft	27.03 ac.	1,177,427 sq.ft	PAD
Proposed	Neighborhoods	104.16 ac.	4,537,210 sq.ft	102.60 ac.	4,469,256 sq.ft	PAD

Marabella

Casa Grande, Arizona
Prepared: 5-23-2013

Feet

ueg united engineering group

Exhibit D - General Plan Amendment

	PLANNING AND ZONING COMMISSION **STAFF REPORT**	AGENDA #_____

TO: PLANNING AND ZONING COMMISSION

FROM: Leila DeMaree, Senior Planner

MEETING DATES: September 5, 2013 (First Public Hearing)
September 19, 2013 (Second Public Hearing)

SUBJECT: **DSA-13-00069: Major General Plan Amendment** to the Casa Grande General Plan 2020 - Aggregate Resources

REQUEST

Request by City of Casa Grande, to amend *Section C-8, Environmental Planning and Conservation* of the General Plan 2020 to propose new goal, policy and strategies as follows:

GOAL C-8.4: ***Identify and Preserve Areas with Aggregate Resources.***

Policy C-8.4.1 *Allow aggregate extraction while preserving the ability to ultimately achieve the land uses as set forth in the General Plan.*

Strategy: *Amend the Zoning Code to allow for aggregate mining in areas that are identified "aggregate resource areas" in the General Plan through a Conditional Use Permit (CUP) process.*

Strategy: *Establish aggregate mining operation standards to minimize adverse impacts upon the community, i.e. provision of buffers upon adjacent zoned properties.*

Strategy: *Require Mining Reclamation Plans from the mining company for review and approval, which result in land forms that can be developed for their intended future General Plan land uses.*

Strategy: *Continue working with the State Geological Survey and update the General Plan as necessary when new locations of aggregate are identified.*

APPLICANT/OWNER

City of Casa Grande – Paul Tice, Planning and Development Director
510 E. Florence Boulevard
Casa Grande, AZ 85122
P: 520-421-8630
Email: ptice@casagrandeaz.gov

City of Casa Grande, Arizona

HISTORY

December 3, 2001: Resolution 3095 was approved by Mayor and Council adopting the City of Casa Grande General Plan 2010 update.

May 28, 2009: Planning and Zoning Commission unanimously recommended approval of the General Plan 2020.

July 6, 2009: Mayor and Council approved the General Plan 2020.

November 3, 2009: The General Public voted on to approve the General Plan 2020.

DISCUSSION

This is a staff initiated amendment to the City's General Plan 2020. The proposed amendment will address the Senate Bill 1598 which was signed by the Governor into law, and became effective on June 2012.

Senate Bill (SB) 1598 requires municipalities to identify aggregate resources within their planning areas and address it on the General Plan. Based on information gathered by Staff from the Offices of the State Mining Inspector and the Arizona State Geologic Survey, there are three (3) existing aggregate mines within the Planning Boundary as shown on Exhibits 1 and 2, see attached. Other potential sites are located along the washes and riverbeds, bedrocks, floodplains, and near the mountain fronts (Casa Grande Mountain). It is estimated that approximately 38,485 acres within the planning boundary are potential aggregate mine sites, as shown on Exhibits 1 & 2.

The Bill requires municipalities to establish policies within the General Plan, to protect these resources from encroachment by potentially incompatible land uses. Specifically, SB 1598 amended Arizona Revised Statutes Sections 9-461, 9-461.05, and 9-461-.06 as follows:

9-461.1 "AGGREGATE" MEANS CINDER, CRUSHED ROCK OR STONE, DECOMPOSED GRANITE, GRAVEL, PUMICE, PUMICITE AND SAND;

9-461.05 (g) INCLUDES SOURCES OF CURRENTLY IDENTIFIED AGGREGATES FROM MAPS THAT ARE AVAILABLE FROM STATE AGENCIES, POLICIES TO

PRESERVE CURRENTLY IDENTIFIFED AGGREGATES SUFFICIENT FOR FUTURE DEVELOPMENT AND POLICIES TO AVOID INCOMPATIBLE LAND USES, EXCEPT THAT THIS SUBDIVISION SHALL NOT BE CONSTRUED TO AFFECT ANY PERMITTED UNDERGROUND STORAGE FACILITY OR LIMIT ANY PERSON'S RIGHT TO OBTAIN A PERMIT FOR AN UNDERGROUND STORAGE FACILITY PURSUANT TO TITLE 45, CHAPTER 3.1.

9-461.06.O. A PERSON, AFTER HAVING PARTICIPATED IN THE PUBLIC HEARING PURSUANT TO SUBSECTION H OF THIS SECTION, MAY FILE A PETITION FOR SPECIAL ACTION IN SUPERIOR COURT TO REVIEW THE GOVERNING BODY'S DECISION THAT DOES NOT COMPLY WITH THE MANDATORY REQUIREMENT PRESCRIBED IN SECTION 9-461.05, SUBSECTION C, PARAGRAPH 1. SUBDIVISION (g) WITHIN THIRTY DAYS AFTER THE GOVERNING BODY HAS RENDERED ITS DECISION. THE COURT MAY AFFIRM, MODIFY OR REVERSE, IN WHOLE OR IN PART, THE DECISION REVIEWED.

In an effort to comply with SB 1598, the following amendment is proposed on the Environment Planning and Conservation Section of the General Plan 2020, to add the following Goal, Policy and Strategies:

GOAL C-8.4: ***Identify and Preserve Areas with Aggregate Resources.***

Policy C-8.4.1 *Allow aggregate extraction while preserving the ability to ultimately achieve the land uses as set forth in the General Plan.*

Strategy: *Amend the Zoning Code to allow for aggregate mining in areas that are identified "aggregate resource areas" in the General Plan through a Conditional Use Permit (CUP) process.*

Strategy: *Establish aggregate mining operation standards to minimize adverse impacts upon the community, i.e. provision of buffers upon adjacent zoned properties.*

Strategy: *Require Mining Reclamation Plans from the mining company for review and approval, which result in land forms that can be developed for their intended future General Plan land uses.*

Strategy: *Continue working with the State Geological Survey and update the General Plan as necessary when new locations of aggregate are identified.*

General Plan Amendment Review Criteria:

In considering applications for a Major General Plan Amendment, the Planning and Zoning Commission & City Council shall find that the following review criteria set forth in the current City's

General Plan and in accordance with ARS 9-461.05 and 06 are substantially met as follows:

1. **That development is eminent and an amendment to the General Plan is necessary and proper at this time so that future development and rezoning will conform to the General Plan.**

   Aggregates play an important role in the State's economy, particularly in the construction industry. Aggregates are typically used for transportation projects, in landscaping, in building constructions, and many more. There are potential sites for aggregate mining within the City's Planning Area Boundary. The passing of SB 1598 requires that communities amend their General Plan to address aggregate resources. It is therefore proper at this time to amend the General Plan and incorporate some provisions on aggregate resources to comply with SB 1598. Aggregate mining is currently allowed in the I-2 zoning with a Conditional Use Permit. Unfortunately there is not a strong correlation between the I-2 Zoning or areas that fall within the General Plan Manufacturing and Industry land use category and aggregate resource areas. If this amendment to the General Plan is approved then staff will follow-up with an amendment to the Zoning Code to allow aggregate mining on a Conditional Use basis in areas identified as containing aggregate resources.

2. **That this amendment will result to conformance with the Growth Area Map, Small Area Transportation Study (Roadway Classification Map), Future Transit Route, Planned Parks, and City Facilities in the General Plan.**

   This criterion is not applicable.

3. **That proposed development requires addition of new roadway classifications that result in wider land widths, increased number of lanes and/or a reduced pedestrian or multi-modal transportation environment.**

   This criterion is not applicable.

4. **That proposed amendment meets the intent of the General Plan and does not contradict with the intent or meaning of the Casa Grande General Plan Goals, Policies, or Strategies.**

   By setting a Goal, Policy and Strategies on Aggregate Resources within the General Plan will allow the City to review and prevent contradiction with the intent or meaning of the General Plan.

   - The request will have a minimal impact on the City–wide balance and mixture of land uses;

     The request will have no impact on the City-wide balance and mixture of land uses. The intent is to insure that after aggregate mining operation is completed, the property will be reclaimed so that it can be developed according to the original land use(s) proposed in the General Plan.

   - The requested changes are suitable at this location with future planned developments

and uses for the area;

The future land uses of the property will not change unless the property owner requests the City for a land use change under a minor or major general plan amendment processes. The aggregate resources sites are based upon the information provided by the State Geological Survey and the Office of the State Mine Inspector.

- The proposed uses are necessary to facilitate future marketable development and based upon the proposed uses for the area will minimally impact adjacent properties.

  Identifying and overlaying the locations of the aggregate resources will minimize the impacts to adjacent properties. Through a Conditional Use Permit process, a potential mining applicant is required to submit a reclamation plan to the City for review and approval. This reclamation plan will be required to show how the property can be then be developed in accordance with the specific General Plan land use category (i.e., Neighborhoods; Rural; Agricultural; etc.) once the mining operation is completed.

- The proposed land uses will allow for future job opportunities that will benefit not only the City but also neighboring jurisdictions within the County.

  The proposed amendment can create future job opportunities within the mining and construction industries.

5. **That the proposed amendment supports the *Community First Vision* on the General Plan.**

   The proposed amendment will support the Community First Vision on the General Plan by minimizing land use conflicts while meeting the intent of the SB 1598.

6. **Describe how the proposed amendment furthers Smart Growth principles.**

   The proposed amendment allows property owners to maximize the potential uses of their land by allowing the extraction of aggregate resources and still able to materialize the ultimate land use plan of the site.

7. **Describe how the proposed amendment enhances or has no net impact on future water supplies.**
   It is unknown at this reporting time the net impact of future water supplies needed for mining aggregates.

8. **Describe how the proposed amendment enhances or has no net impact on mobility and traffic congestion.**

   Potential traffic impact is unknown at this time; however, the City Traffic Engineer has the opportunity to review any potential traffic impact of the operation at the time of Conditional Use Permit application.

9. **Describe how the proposed amendment enhances or has no net impact on the quality and quantity of publicly accessible open spaces and trails.**

Most of the potential aggregate locations are on washes and mountain fronts. These areas are ideal for open spaces and trails within a development. It is possible a post-mining reclamation plan can actually enhance the quantity and quality of accessible open spaces and trails within the planning boundary.

10. Discuss if the proposed amendment will result in a higher net cost to the City or its residents for City Services.

Aggregate mining will not result in a higher net cost to the City or its residents for City Services.

11. Does the proposed amendment require public investment or financing?
NA

12. Describe how the proposed amendment results in the creation of jobs for Casa Grande residents.

Aggregate mining can provide potential jobs within the local mining and construction industries. Having a local source of aggregate available for construction of roads and railroads can contribute to economic development efforts.

13. Describe how the proposed amendment provides enhanced educational opportunities for Casa Grande residents.
NA.

14. Are the proposed land use patterns compatible with existing and proposed adjacent land uses?

Potential Aggregate Areas within the Land Uses:

Land Use Classification	Area in acres	%
Neighborhoods	10,543.01	27.4
Commerce and Business	3,402.45	8.8
Rural	9,159.3	23.8
Agriculture	11,198.25	29.1
Community Center	609.17	1.6
Open Space	783.14	2
Manufacturing/Industry	2,788.40	7.2
Total Area	38,485	

The above table shows the General Plan land use categories with potential aggregate resources. The table also shows that the land uses with the most aggregate resources are located within the Agriculture, Neighborhoods and Rural land use categories. The majority of these land uses are currently undeveloped lands as reflected on Exhibit 1. The identification of these aggregate sites can provide guidance to staff and future developers on how to address land use conflicts.

Based from the Land Use map.

15. **Describe how the proposed change to the land use category does not affect the overall density and intensity as suggested in the General Plan throughout the Planning Boundary and City Limits.**

There is no impact to the overall density throughout the planning boundary with this amendment. The potential environmental impact that is usually attributed to mining operations will be mitigated and minimized with this amendment. The City will develop standards that can be applied to Mining Conditional Use Permit requests to insure that conflicts between land uses are evaded.

PUBLIC NOTIFICATION/COMMENTS

Public hearing notification efforts for this request meet the requirements set out by City Code and ARS 9-461.06E. They include:

- 60-Day review period for all Governmental Officials, Public Officials, County, School Districts, Public Land Management Agencies, Public Utility Companies, Professional, and other organizations. This process started on June 21, 2013, with routing Memo per the ARS requirement for the 60-day review process.

- On August 21, 2013, the public hearing notice was published in the Casa Grande Dispatch.

Inquiries/Comments

City Staff has not received any inquires about the request and no objections were made to the General Plan 2020 amendment request.

STAFF RECOMMENDATION

Staff recommends approval of the General Plan Amendment. However, according to Arizona Revised Statutes, ARS 9-461.06E, two public hearings on the Major General Plan Amendment request must be held prior to the Planning and Zoning Commission taking any formal action. This is the first public hearing on this request; therefore no action on the request can be taken by the Planning and Zoning Commission at this time.

Exhibit:

1. Potential Aggregate Mining Sites within the General Plan Land Use Map
2. Potential Aggregate Mining Sites within the General Plan Growth Area Map

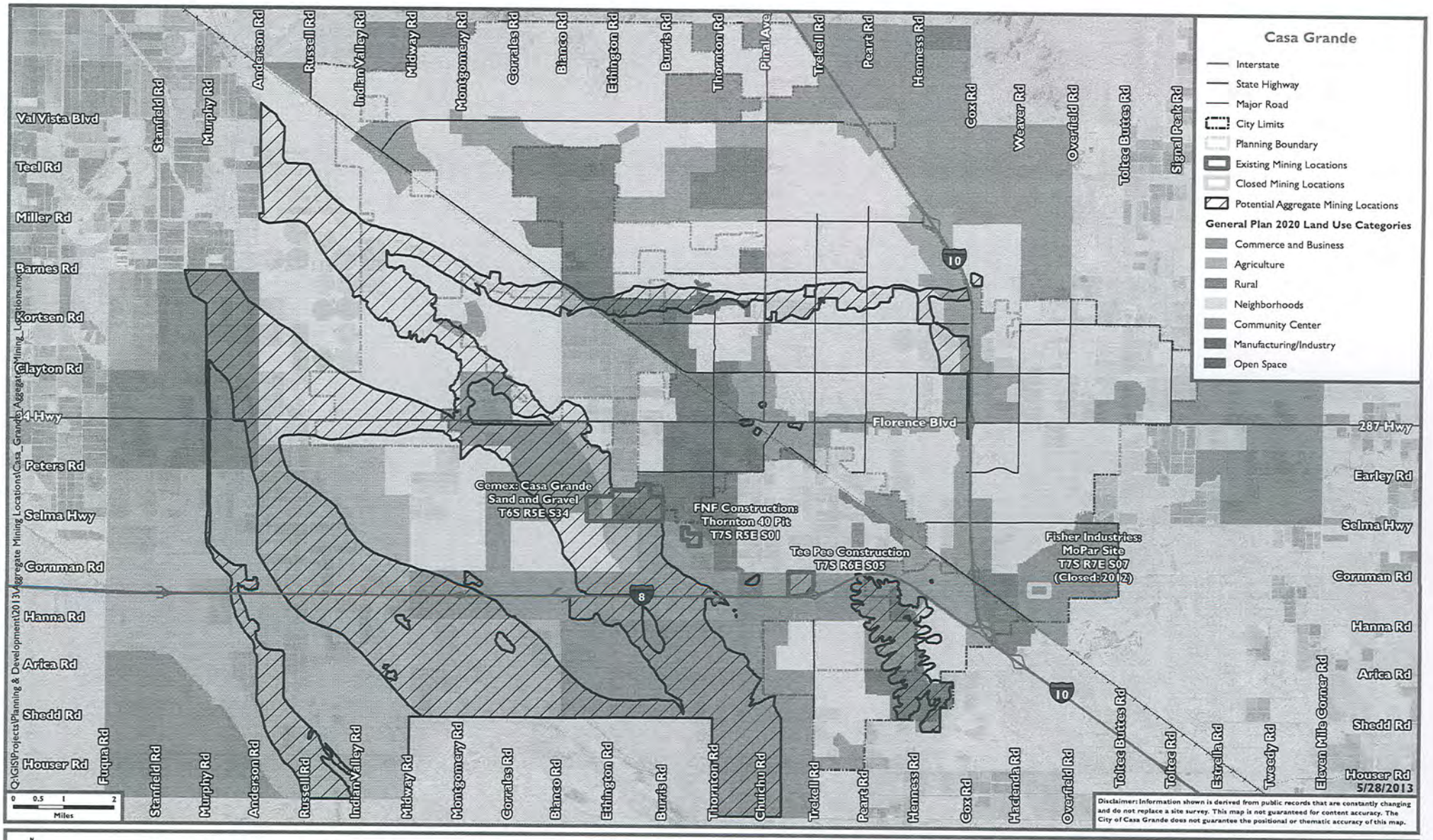


Exhibit I - Casa Grande Potential Aggregate Mining Locations - General Plan

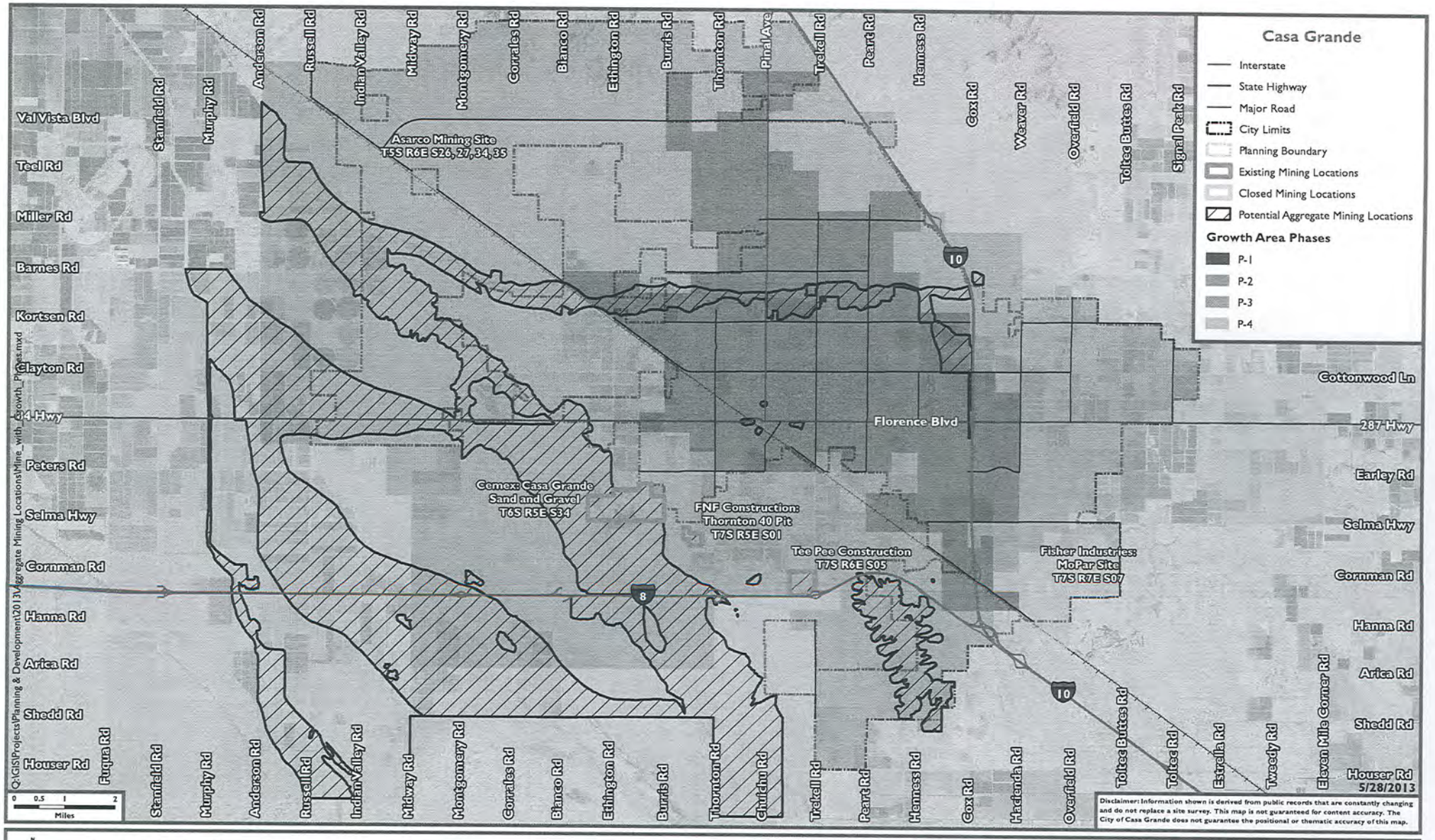


Exhibit 2 - Casa Grande Potential Aggregate Mining Locations - Growth Area Phases