

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

Regular Meeting  
October 22, 2015

**MINUTES OF A REGULAR MEETING OF THE CASA GRANDE  
PLANNING AND ZONING COMMISSION HELD ON THURSDAY,  
OCTOBER 22, 2015 AT 6:00 P.M. IN THE CASA GRANDE MAIN  
LIBRARY, ACTIVITY ROOM , 449 N. DRY LAKE, CASA GRANDE,  
ARIZONA.**

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

Chairman Henderson called the meeting to order at 6:00 p.m.

**II. Roll Call:**

**Members Present:**

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

**Absent:**

**City Staff Present:**

Paul Tice, Planning and Development Director  
Jim Gagliardi, Planner  
Joe Horn, Planner  
Linda Harris, Administrative Assistant

**III. Changes to the Agenda:**

There were no changes to report.

**IV. New Business:**

**Request by Mainspring Casa Grande, LLC.** for the following land use approval for +/- 217 acres located north of the Casa Grande-Maricopa Highway between Corrales and Bianco Roads.

- 1. DSA-15-00087: 2020 General Plan Amendment** to allow +/- 217 acres currently designated as "Manufacturing/Industry" to be amended to the

"Neighborhoods" Land Use Designation. (Planner Joseph Horn)

Joseph Horn, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Mr. Horn explained that this case was presented at the last meeting and this is the second public hearing that is required per State statute. He stated that the site is located in the Maratea PAD. The site contains approximately 217 acres and is located north of the Casa Grande-Maricopa Highway between Corrales and Bianco Roads. Mr. Horn noted that there were twelve review criteria for the General Plan Amendment which was detailed in the staff report. Mr. Horn stated that staff is recommending the Commission forward a favorable recommendation to City Council for DSA-15-00087 Major General Plan Amendment to allow +/- 217 acres currently designated as "Manufacturing/Industry" to be amended to the "Neighborhoods" Land Use Designation. He asked for questions.

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

Matt Berens, 7047 E. Greenway Parkway, Suite 140, Scottsdale 85254 came to podium to address the commission. Mr. Berens stated that they concur with the staff report and believe it is in keeping with the criteria for the General Plan Amendment. They are simply going back to what they had before so they can start the process on the overall development.

Chairman Henderson questioned how ready are they to move forward with this project and if there have been any changes to the plan process since the last meeting.

Mr. Berens replied that in talking with his client, their intentions are to do some market studies next year as they believe there is enough change in the economy in the area to start looking into their planning costs etc. As the process goes forward with the market studies and engineering studies, if the market sustains itself, they might start their first phase.

Chairman Henderson asked if Mr. Berens could characterize what types of development this project will be.

Mr. Berens replied that the overall development would be a mixed use housing development.

Mr. Horn clarified that the site is currently zoned as a residential PAD so it does meet the PAD Residential Design Standards.

Chairman Henderson commented that everything he reads says that what are lacking in the real estate market are the lower end starter houses.

Mr. Berens stated that he concurs with Chairman Henderson. He noted that in the Phoenix area he represents some home builders and the ones who are servicing the lower end of the market are the ones who are doing the best He noted that the market studies will determine what they can lead off with for this project.

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

Vice-Chairman Benedict questioned what motivated the change.

Mr. Berens explained that they were one of the finalists with APS for a solar facility and as part of the process at the time; they were required to have the General Plan changed. The Maratea PAD was amended to allow the use of a utility scale solar farm on the subject property.

Mr. Horn noted that the solar utility land use has expired per approval in 2010 which has resulted in the zoning for the property to now been converted back to residential zoned PAD.

Member Lynch made a motion to forward a favorable recommendation to the City Council regarding DSA-15-00087 Major General Plan Amendment to allow +/- 217 acres currently designated as "Manufacturing/Industry" to be amended to the "Neighborhoods" Land Use Designation.

Member Tucker seconded the motion.

The following roll call vote was recorded:

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

The motion passed 6 – 0.

**Request by Vernan Barnes** for the following land use request for three parcels generally located west of Burris Rd. between Gila Bend Highway and Peters Rd. APN's 503-26-020D, 503-26-020E, 503-26-020F:

1. **DSA-15-00088: 2020 General Plan Amendment** to allow +/- 320 acres currently designated as "Neighborhoods" to be amended to the "Manufacturing/Industry" Land Use Designation. (Planner Joseph Horn)

Joseph Horn, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Mr. Horn stated that owner is requesting General Plan Amendment to allow +/- 320 acres currently designated as "Neighborhoods" to be amended to the "Manufacturing/Industry" land use Designation. The location is west of Burris Rd. between Gila Bend Highway and Peters Rd. Mr. Horn noted that staff did review all twelve review criteria for the General Plan Amendment and felt that they have conformed to all of the criteria. Mr. Horn stated that staff advises that the Commission

forward a favorable recommendation to City Council for DSA-15-00088, Major General Plan Amendment to change the land use from "Neighborhoods" to "Manufacturing/Industry". He asked for questions.

Chairman Henderson asked Mr. Horn to characterize project.

Mr. Horn replied that site is 320 acres which sits next to an industrial corridor. He noted that staff feels that this is a good opportunity to expand the industrial corridor as they have had interest in some larger plots of land for industrial uses. The site is currently zoned as residential PAD and staff feels that this is not the best zoning and best use for this property. Mr. Horn noted that we have expanded some of our wastewater infrastructure on Burris Road to handle a larger capacity which manufacturing will be able to take advantage of. The site is also next to rail lines.

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

Roy Pitullo, 442 West Kortsen Road #201 came to podium to address the commission.

Chairman Henderson questioned if there were currently any plans to development.

Mr. Pitullo replied that his client is not a land developer and that thier goal is to re sell property.

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

Chairman Henderson questioned sewer available but not in use.

Director Tice explained that directly to the east of the site is a 36 inch sewer main within Burris Rd. He noted that the Commerce Park is not currently connected to the Burris sewer line because there is not enough flow from users in the Commerce Park to make the line work properly. He further explained that there is a holding vault for now that the sewage goes into and the city pumps it out and takes it to the wastewater treatment plant. He stated that Tractor Supply Distribution is connected to the Burris sewer line.

Mr. Horn replied that staff is anticipating more users.

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

Member Tucker made a motion to forward a favorable recommendation to the City Council regarding DSA-18-000888 Major General Plan Amendment to allow +/- 320 acres currently designated as "Neighborhoods" to be amended to the "Manufacturing/Industry" land use designation.

Member Gentzkow seconded the motion.

The following roll call vote was recorded:

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

The motion passed 6 – 0.

**Request by AZ Sourcing, LLC.** for the following land use request for two parcels generally located north and west of Jimmie Kerr Blvd and Tanger Dr. otherwise known as the Shops at Palm Court Planned Area Development, APN's 511-21-017A, 511-21-017B:

1. **DSA-15-00086: 2020 General Plan Amendment** to allow 36.10 acres currently designated as "Commerce & Business" to be amended to the "Community Center" land use designation (Planner James Gagliardi).

James Gagliardi, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Mr. Gagliardi stated that the General Plan Amendment is for the area known as City Gate II. It is located just north of Jimmie Kerr Blvd., west of I-10 and immediately west of the existing development formerly known Tanger Outlet Mall and currently branded as City Gate. The General Plan Amendment is proposing to revise the 36.10 acre area currently designated as "Commerce & Business" to be amended to the "Community Center" land use designation. Both of the land uses allow commercial uses which is the intent of this site. Mr. Gagliardi noted that the benefit of the "Community Center" land use designation is that it also allows multi family residential to be incorporated into a PAD. The plan for this area is to incorporate a mixed use PAD and the "Community Center" will help accommodate that. Mr. Gagliardi stated that there are twelve review criteria for the General Plan Amendment that is discussed within the staff report. Staff evaluated the criteria with the proposal and found that all twelve of the review criteria are met and addressed. Staff received one comment prior to the first meeting. Mr. Gagliardi stated that staff advises the commission forward a favorable recommendation to City Council for DSA-15-00086, Major General Plan Amendment to change the land use from "Commerce & Business" to "Community Center". He asked for questions.

Member Benedict questioned what the white area is on the land use map.

Mr. Gagliardi responded that it is a space between two land use areas within the PAD for an identified road that will access another property to the north of City Gate II.

Chairman Henderson mentioned a previously proposed high rise building close to the road within the City Gate II PAD and questioned if this General Plan amendment would satisfy staff's concern regarding the proposed height that was shown on the original PAD.

Mr. Gagliardi responded that that when they submit their revised PAD Amendment for the City Gate II development, staff would advocate conformance with the "Community Center" land use designation.

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

Rob Kobierowski and Timothy Dunhauser, AZ Sourcing, LLC, 7047 E. Greenway Pkwy Suite 190, Scottsdale came to podium to address the commission. Mr. Dunhauser stated that he is working on re-writing the PAD for City Gate II and the proposed heights have been reduced to conform to the "Community Center" land use designation.

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

Member Gentzkow made a motion to forward a favorable recommendation to the City Council regarding DSA-15-00086 Major General Plan Amendment to allow 36.10 acres currently designated as "Commerce & Business" to be amended to the "Community Center" land use designation.

Member Tucker seconded the motion.

The following roll call vote was recorded:

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

The motion passed 6 – 0.

**V. Call to the Public:**

There were no comments received from the public.

**VI. Report by Planning Director:**

Director Tice noted that staff is preparing the staff reports for the November meeting as there will be some items for the agenda.

Chairman Henderson asked Director Tice for an update on the status of the building permits for the PhoenixMart.

Director Tice replied that staff which included the Building Official, Fire Marshall and Fire Engineering Consultant met with AZ Sourcing's design team today to go over the review comments for the most recent building plan submittal. As a result of the meeting AZ Sourcing will revise plans to meet staff's concerns. Director Tice noted that there was nothing significant in terms of design. They will be submitting for a foundation only

permit for the slab in the next two weeks which staff hopes to have reviewed and a permit issued by the end of November. It will be after that time before they are ready to issue the permit for the full structure.

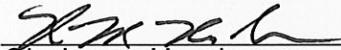
**VII. Adjournment:**

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

Chairman Henderson called for adjournment at 6:30 p.m.

Submitted this **19<sup>th</sup> day of November 2015**, by Linda Harris, Administrative Assistant to the Casa Grande Planning & Zoning Commission, subject to the Commission's approval.

Approved this 5<sup>th</sup> day of Nov, 2015, by the Casa Grande Planning & Zoning Commission.

  
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Chairman Henderson