

AGENDA ITEM _____
DATE _____

Regular Meeting
April 2, 2015

**MINUTES OF A REGULAR MEETING OF THE CASA GRANDE
PLANNING AND ZONING COMMISSION HELD ON THURSDAY,
APRIL 2, 2015 AT 6:00 P.M. IN THE COUNCIL CHAMBERS AT CITY
HALL, 510 E. FLORENCE BOULEVARD, CASA GRANDE, ARIZONA.**

I. Call to Order/Pledge:

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

II. Roll Call:

Members Present:

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

Absent:

City Staff Present:

Paul Tice, Planning and Development Director
Laura Blakeman, Planner
Mark Graffius, Assistant City Attorney
Linda Harris, Development Center Secretary

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

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

IV. Changes to the Agenda:

There were no changes.

V. New Business:

A. Request by the City of Casa Grande Community Services Department, for the following land use request:

- 1. DSA-15-00031: Zone Change** from R-1 (Single Family Residential) to B-3 (Central Business Zone) for the following City owned properties: Peart Park and Dorothy Powell Senior Adult Center and associated site improvements generally located south of Florence Boulevard, west of Cameron Avenue, north of 5th Street and east of N. Marshall St. Said property contains approximately 7 acres.

Laura Blakeman, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. She stated the Community Services Department is proposing an expansion to the Dorothy Powell Senior Adult Center. Staff has determined that the Dorothy Powell Senior Adult Center property is a legal non-conforming land use in regards to zoning. The property has never received a Conditional Use Permit for an R-1 zoning district. Approval of a Conditional Use Permit requires that the buildings are setback from the property lines by 50 feet. The existing building does not meet the 50 foot setbacks and an expansion of a legal non-conforming use requires the property to be in compliance with the City Code. Because the existing building cannot meet the 50' setbacks, Staff has determined that a zone change to B-3 (Central Business) would be the most appropriate process. Mrs. Blakeman covered the conformance with zone change review criteria. She stated this change would benefit this area because it is part of the extension of the downtown area and will provide for additional services to the public. No public comments were received. Staff recommends approval.

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

Member Lynch made a motion to forward a favorable recommendation to the City Council regarding DSA-15-00031 Zone Change from R-1 (Single Family Residential) to B-3 (Central Business Zone). Member Benedict seconded the motion.

The following roll call vote was recorded:

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

The motion passed 7 – 0.

VI. Call to the Public:

There were no comments received from the public.

VII. Report by Planning Director:

A. Administrative Approvals

1. **DSA-15-00026** – Minor Site Plan for Sundrella for Alliance Lumber at 1392 N VIP Blvd. to add a 6000 sq ft shade structure on the south side of the building. Approved: March 3, 2015. Planner: Joseph Horn.

B. Board of Adjustment Decisions

1. **DSA-15-00002** – Comprehensive Sign Plan Amendment for Parcels six and seven of Mission Plaza at Mission Royale – Approved 7 – 0.

Director Tice briefed the commission on the above projects.

C. Monthly Development Center Reports:

There were no reports distributed but Director Tice indicated to the Commission that staff would follow-up by emailing the monthly reports to them

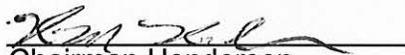
VIII. Adjournment:

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

Chairman Henderson called for adjournment at 6:10 p.m.

Submitted this **6th day of April 2015**, by Linda Harris, Secretary to the Casa Grande Planning & Zoning Commission, subject to the Commission's approval.

Approved this 12th day of May, 2015, by the Casa Grande Planning & Zoning Commission.


Chairman Henderson



Planning and Zoning
Commission
STAFF REPORT

AGENDA

TO: PLANNING AND ZONING COMMISSION

FROM: Laura Blakeman, City Planner

MEETING DATE: April 2, 2015

SUBJECT: DSA-15-00031: Zone Change request from R-1 (Single Family Residential) to B-3 (Central Business)

REQUEST

Request by the City of Casa Grande Community Services Department, for the following land use request:

1. **DSA-15-00031: Zone Change** from R-1 (Single Family Residential) to B-3 (Central Business Zone) for the following City owned properties: Peart Park and Dorothy Powell Senior Adult Center and associated site improvements generally located south of Florence Boulevard, west of Cameron Avenue, north of 5th Street and east of N. Marshall St. Said property contains approximately 7 acres.

APPLICANT/OWNER

City of Casa Grande
510 E. Florence Boulevard
Casa Grande, AZ 85122
P: 520-421-8600
Email: wschwind@casagrandeaz.gov

Same as owner

HISTORY

- March 5, 1915: The site was annexed into the City limits of Casa Grande.
- 1964 Zoning map: The majority of Peart Park was zoned as "Public & Quasi Public". The southeastern portion (ramada and playground area) of Peart Park and the Dorothy Powell Senior Adult Center were zoned as R-2 (Two – Four Family Dwelling) and R-3 (Multiple Family Residential). Both zoning districts, R-2 and R-3 permitted uses in the R-1 zoning district, which allowed municipal uses).

November 16, 1987: The site received official zoning of R-1 (Single Family Residential) with the adoption of the Zoning Ordinance and map.

PROJECT DESCRIPTION

Site Area	7 acres (m.o.l.)
Zoning	R-1 (Single Family Residential)
Zone Change request	B-3 (Central Business)
General Plan Designation	<i>Community Center</i>
APN's	507-07-183, 507-07-232, 507-07-233, 507-03-132, 507-03-134, 507-03-135, 507-03-136A, 507-03-136B, 507-03-137

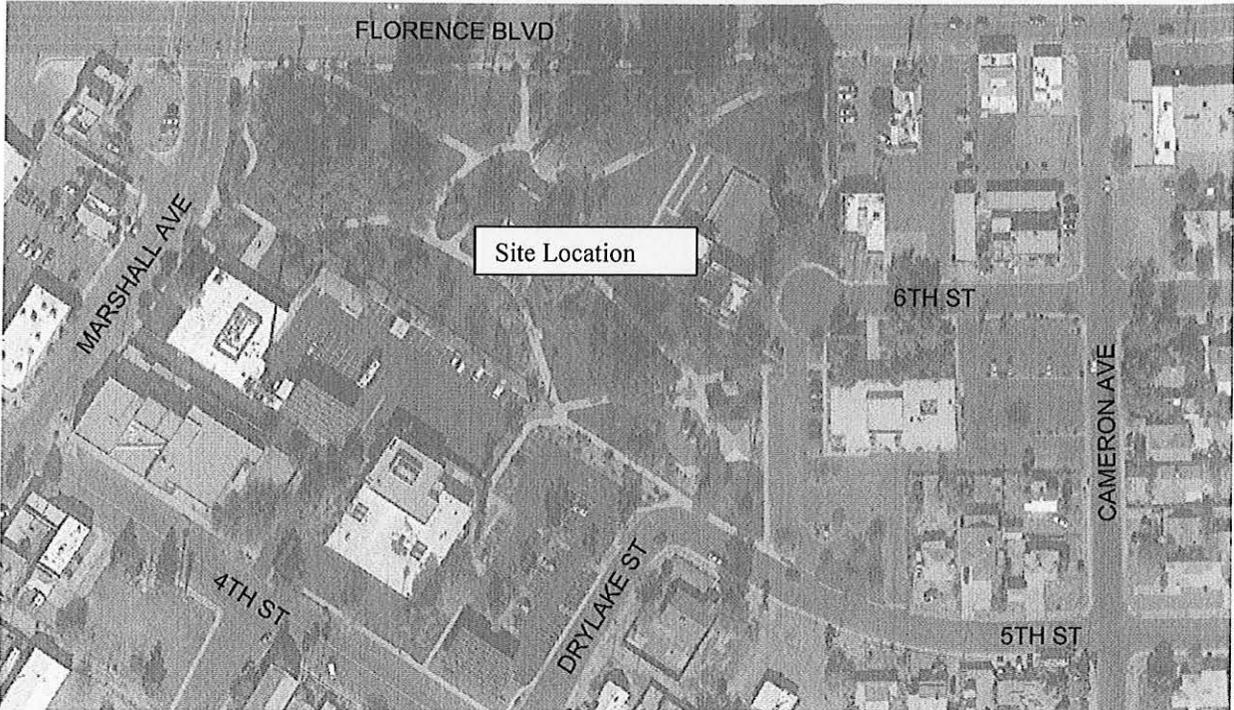
Surrounding Land Use and Zoning:

Direction	General Plan Designation	Existing Zoning	Current Uses
North	<i>Community Center</i>	B-2 (General Business), B-3 (Central Business Zone), R-1 (Single Family Residential)	Commercial uses
South	<i>Community Center</i>	B-3 (Central Business Zone), R-1 (Single Family Residential)	Commercial, residential
East	<i>Community Center</i>	R-1 (Single Family Residential)	Residential
West	<i>Community Center</i>	B-2 (General Business)	Commercial uses

Development Standards:

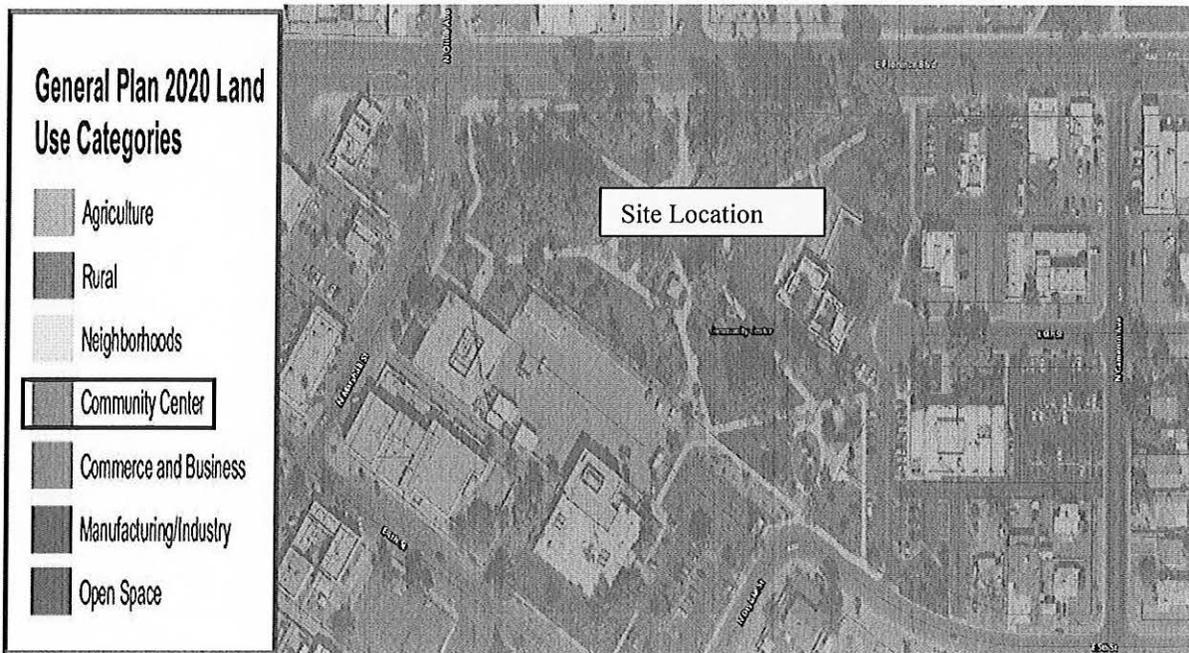
	City Code requirements (R-1)	City Code requirements (B-3)
Land Use	Residential	Commercial
Building Height:	28' maximum	45' maximum
Minimum Lot Width:	70'	25'
Setbacks	Front – 20' Side – 5' & 10' Corner side – 20' Rear – 20' Minimum Lot Area- 7,000 sq. ft.	Front – 0 Side – 0 Corner side – 0 Rear – 0 Residential Zone Boundary = 20'

Site Aerial:



Conformance to the City's General Plan

The site's General Plan 2020 land use designation is *Community Center*. The requested B-3 zoning district complies with this land use designation as it allows for commercial, retail and services uses.

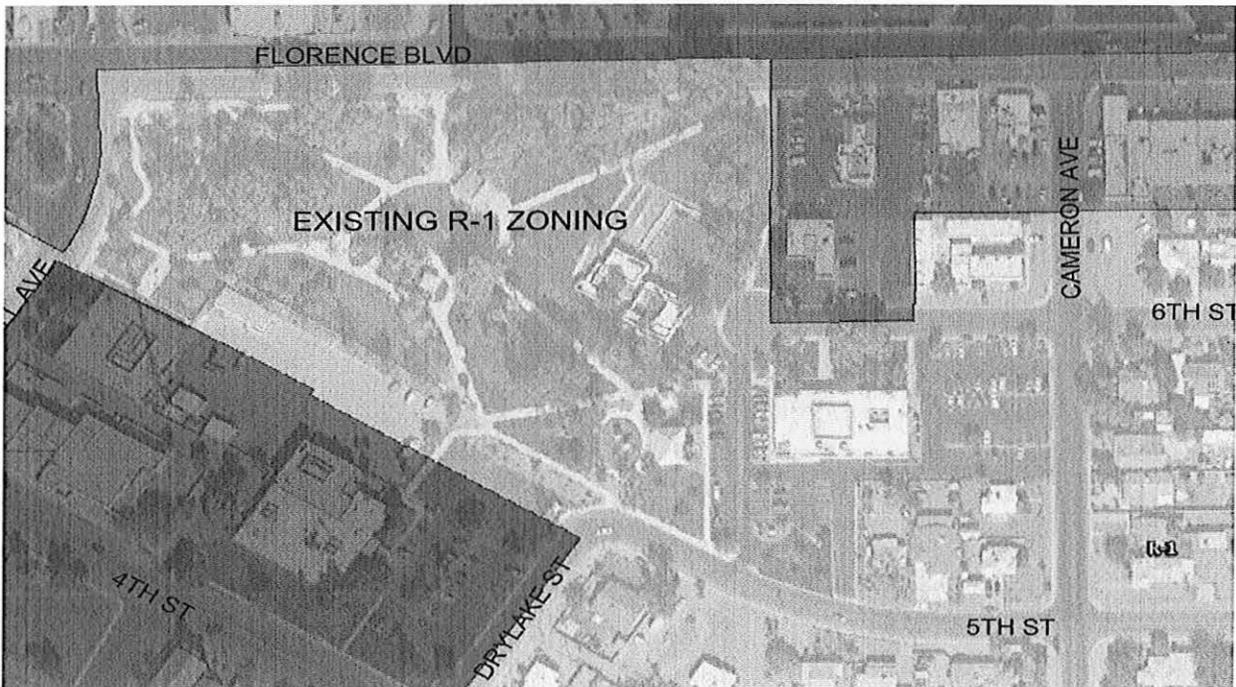


The Community Services Department is proposing an expansion to the Dorothy Powell Senior Adult Center. The expansion involves an addition and remodel to the existing kitchen to allow for the relocation of an existing walk-in cooler and freezer.

Staff has determined that the Dorothy Powell Senior Adult Center, property is a legal non-conforming land use in regards to zoning. The site is zoned R-1 (Single Family Residential). The R-1 zoning district permits a "public/quasi-public building and uses" with approval of a Conditional Use Permit. The property has never received a Conditional Use Permit. Approval of a Conditional Use Permit requires that the buildings are setback from the property lines by 50 feet. The existing building does not meet the 50 foot setbacks and an expansion of a legal non-conforming use requires the property to be in compliance with the City Code (17.64.010F).

Because the existing building cannot meet the 50' foot setbacks, Staff has determined that a zone change to B-3 (Central Business) would be the most appropriate process. The B-3 zoning is an appropriate zoning district according to the "Community Center" land use designation of the General Plan 2020. The B-3 zoning district is located in the City's downtown area. The B-3 zoning district should be expanded to include Peart Park and the Dorothy Powell Senior Adult Center, which are considered in the downtown boundary. Therefore, the zone change request includes Peart Park and the Dorothy Powell Senior Adult Center building. Staff has determined that the zone change request is reasonable as the B-3 zoning district allows "public buildings" as a permitted land use and the Dorothy Powell Senior Adult Center building would be in compliance with the setbacks.

Existing Zoning:



Proposed Zoning:



CONFORMANCE WITH ZONE CHANGE REVIEW CRITERIA

In considering applications for Zone Changes per City Code 17.68.480, the Planning and Zoning Commission shall consider the following:

1. The action is consistent with the City's General Plan; including, the goals, policies and applicable elements.

- *The requested B-3 rezoning will meet compliance with the General Plan 2020, "Community Center" land use category.*

2. A rezoning conforms to the General Plan if it proposes land uses, densities or intensities within the range of identified uses, densities and intensities of the General Plan.

- The B-3 (Central Business) zoning is a permitted zoning district in the Community Center land use category of the General Plan.
- The Community Center land use supports retail, commercial and mixed use commercial development.
- The Community Center "Infrastructure and Mobility" component

encourages streets that include facilities for pedestrians, cyclists and automobiles.

- On-street parking will be allowed for local streets.
- The primary entrance of all development along arterial streets that shall provide direct pedestrian access from the building to the public sidewalk.

3. The proposed zone change is necessary and proper at this time to meet the land use needs of the residents of the city.

- This rezoning will help facilitate the expansion of the Dorothy Powell Senior Adult Center which provides services needed by the public.

PUBLIC NOTIFICATION/COMMENTS

Notification

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

1. A notice of time, date, place, and purpose of the public hearing was published in the Casa Grande Dispatch on March 15, 2015.
2. A notice was mailed on March 15, 2015 to each owner of property situated within three hundred feet of the site. An affidavit confirming this mailing is within the project file.
3. A notice was posted by the applicant on the subject site on March 24, 2015. An affidavit confirming this posting was also supplied by the applicant.

Inquiries/Comments

Staff has not received any comments on this request.

STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission forward a favorable recommendation to the City Council for DSA-15-00031, the Zone Change, from R-1 (Single Family Residential) to B-3 (Central Business).