

AGENDA
Planning and Zoning Commission
Regular Meeting
Thursday, February 4, 2016 at 6:00 p.m.
City Hall Council Chambers – 510 E. Florence Boulevard, Casa Grande, AZ

I. Call to Order/Pledge:

II. Roll Call:

III. Approval of Minutes:
January 7, 2016

IV. Changes to the Agenda

V. New Business:

A. Request by Chuck Wright of Pinal Design Group on behalf of Ken Sutton Auto, for the following land use approvals located at 717 West 1st Street:

1. DSA-13-00137: Major Site Plan/Final Development Plan for the construction of an Auto Impound Lot. (Planner Joseph Horn)

B. Request by USGE Holdings of Arizona XXIII LLC, for the following land use approvals for a +/- 80 acre site, generally located in the southwest corner of the Thornton and Peters Road intersection; known as A.P.N. 503-57-005A and 503-57-005B:

1. DSA-16-00004: Zone Change from UR (Urban Ranch) and I-1 (Garden and Light Industrial) to I-2 (General Industrial). (Planner Joseph Horn)

C. Request by Vernon Barnes, for the following land use approvals for a +/- 295.5 acre site, generally located on the west side of Burris Rd. between Gila Bend Highway and Peters Rd.; known as A.P.N. 503-26-020D, 503-26-020F, and a portion of A.P.N. 503-26-020E:

1. DSA-16-00005: Zone Change from PAD (Planned Area Development) to I-2 (General Industrial). (Planner Joseph Horn)

D. Request by Vernon Barnes, for the following land use approvals for a +/- 24.5 acre site, generally located on the south side of Gila Bend Highway west of the Burris Rd. intersection; known as a portion of A.P.N. 503-26-020E:

1. **DSA-16-00006: Zone Change** from PAD (Planned Area Development) to B-4 (Community Services Zone). (Planner Joseph Horn)

E. Request by LeAnne Stolte of Pinnacle Consulting, Inc. on behalf of AT&T Mobility, for the following land use request at 1040 E McCartney Road:

1. **DSA-15-00137: Conditional Use Permit** to allow wireless antennas on an existing APS utility pole within the UR (Urban Ranch) zone district. (Planner Joseph Horn)

F. Request by LeAnne Stolte of Pinnacle Consulting, Inc. on behalf of AT&T Mobility, for the following land use request at 995 N. Arizola Road:

1. **DSA-15-00142: Conditional Use Permit** to allow wireless antennas on an existing APS utility pole within the UR (Urban Ranch) zone district. (Planner Laura Blakeman)

G. Request by Andrea Lucarelli of PHX ARCH, for the following land use approvals on a B-2 zoned 1.12 acre site to be located at 2138 E Florence Blvd:

1. **DSA-15-00077: Conditional Use Permit** to allow car wash establishment in a B-2 Zone (Planner James Gagliardi).
2. **DSA-15-00078: Major Site Plan** for the construction of a 5,000 sq. ft. car wash(Planner James Gagliardi).

VI. Call to the Public:

VII. Report by Planning Director:

A. Minor Site Plans Administratively Approved:

N/A

B. Board of Adjustment Decisions:

Request by Brian Lumbatis of Complete Signs LLC for the following land use request located at 2469 E Florence Blvd:

1. **DSA-15-00129: Comprehensive Sign Plan Amendment** to revise the approved Mission Plaza Parcels 6 & 7 Comprehensive Sign Plan to accommodate the existing 139.5 sq. ft. mural on the Raising Cane building's east elevation.

Approved January 12, 2016

Planner James Gagliardi

To view the agenda and staff reports go on-line to:

<http://casagrandeaz.us/dept/clerk/boards/pzc/>

C. Monthly Development Center Reports.

VIII. Adjournment:

This meeting is open to the public. All interested persons are welcome to attend. Supporting documents for this agenda are available for review in the Planning Department and the Casa Grande Public Library.

Disabled individuals with special accessibility needs may contact Administrative Services, ADA Coordinator for the City of Casa Grande at 520-421-8600 or TDD 520-421-8623. If possible, such requests should be made 72 hours in advance.

Posted at Casa Grande City Hall and the Police Dispatch Center, on this 28th January 2016, at 5:00 p.m.

Remilie S. Miller
/s/Remilie S. Miller, CMC
City Clerk