

Regular Meeting
September 4, 2014

**MINUTES OF A REGULAR MEETING OF THE CASA GRANDE
PLANNING AND ZONING COMMISSION HELD ON THURSDAY,
SEPTEMBER 4, 2014 AT 6:00 P.M. IN THE COUNCIL CHAMBERS AT
CITY HALL, 510 E. FLORENCE BOULEVARD, CASA GRANDE,
ARIZONA.**

I. Call to Order/Pledge:

Vice-Chairman Henderson called the meeting to order at 5:57 p.m.

II. Roll Call:

Members Present:

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

Absent:

Chairman Jeffrey Lavender	Excused
Member Joel Braunstein	Excused

City Staff Present:

Paul Tice, Planning and Development Director
Laura Blakeman, Planner
Jim Gagliardi, Planner
Melanie Podolak, Administrative Assistant
Duane Eitel, Traffic Engineer

**III. Approval of Minutes:
August 7, 2014**

Member Gentzkow moved to approve the minutes dated August 7, 2014, 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. New Business:

A. Request by Ben Lee of Water Works Engineers, on behalf of Arizona Water Company for the following land use approval at 1300 N Henness Rd (APN # 505-23-002J):

- 1. DSA-14-00116: Zone Change** from Urban Ranch (UR) to R-1 (single-family residential) to allow for reduced setback requirements to help accommodate a forthcoming proposal for placement of new treatment equipment and tank.

Jim Gagliardi, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Mr. Gagliardi stated the site is located next to Palm Creek RV Resort on the east side of Henness Road. The request is to change the zoning from Urban Ranch (UR) to Single-Family Residential (R-1), which will help legitimize the existing site conditions, by allowing a reduction in the set-backs. Mr. Gagliardi noted the existing facility has received Variance approvals from the Board of Adjustment for what is presently located on the site. No public comments were received.

Vice-Chairman Henderson questioned if this request was discussed with Palm Creek.

Mr. Gagliardi replied that the Manager of Palm Creek was notified. The Manager indicated to staff that he wanted to speak with the owners before commenting, but staff has not been contacted. Mr. Gagliardi noted that the applicant will be submitting a request for a Variance and a Major Site Plan, and staff has recommended the applicant meet with representatives of Palm Creek RV Resort to ensure that any impact the additional tank and equipment might have on the adjacent residences are mitigated as much as possible.

Member Lynch questioned if there has been any complaint from the residents of Palm Creek regarding noise or odor from the existing facility.

Mr. Gagliardi noted the east side of the facility is bordered by the tennis courts and the north side is adjacent to Palm Creek's maintenance shop. He did state the facility emits a very low sound volume. Mr. Gagliardi stated the primary concern is the two abutting spaces to the south of the facility. Currently the area is bordered by trees and a wall, but the addition of the treatment facility will be a concern and staff is waiting to hear from Palm Creek. He noted that through the Variance and Major Site Plan process staff will look at ways to mitigate any adverse impact the new equipment might have to the areas to the south.

Vice-Chairman Henderson called the applicant to come forward.

James Wilson, 3805 N. Black Canyon Hwy, Phoenix, Sr. Engineer with Arizona Water Company, came forward to address the Commission. Mr. Wilson thanked staff. He then stated their goal is to expand the facility to meet the increased demands for water.

The height of the addition will not increase and there will not be any additional site visits or noise associated with the expansion.

Vice-Chairman Henderson asked if this site is for arsenic removal, and if it is done site by site.

Mr. Wilson replied that this site is the centralized location for arsenic removal.

Vice-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-14-00116, Zone Change from Urban Ranch (UR) to Single-Family Residential (R-1). Member Benedict seconded the motion.

The following roll call vote was recorded:

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

The motion passed 5 – 0.

B. Request by RCAA, Inc. for the following land use request located at 1346 E. Florence Boulevard; APN's 505-46-010 and 505-46-007:

1. DSA-14-00131: Preliminary Plat for Casa Grande Shopping Center a re-subdivision of Lots 6 & 7.

Laura Blakeman, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Ms. Blakeman stated Lot 7 of the Casa Grande Shopping Center did not include any parking spaces on the original plat as required by the Code; therefore it is a legal non-conforming use. She explained the applicant is requesting to move the lot line of Lot 6 to accommodate parking for Lot 7; Lot 6 will still have adequate parking. Ms. Blakeman pointed out that on Lot 6 and 7 the buildings do not meet the setback requirements, but this was approved in 1981, so it is also considered legal non-conforming. No public comments were received by staff.

Member Lynch commented there was another case brought before the Commission for this same shopping center, and there were shared parking agreements throughout the center.

Ms. Blakeman noted that recently there was a request in the same shopping center for the Pet Club expansion and they acquired additional parking spaces through a

Conditional Use Permit (CUP) because they could not obtain enough parking spaces on their site/lot.

Director Tice stated there are two different concepts. The first is one of joint/common use parking that is in effect on this site by implementing private agreements. He then explained that the City Code requires that the parking spaces required under the zoning code for any business must be located on the same lot as the building. Director Tice explained that there is one exception to that, which is parking can be provided off-site on adjacent properties within a certain distance and with certain conditions. There has to be a specific easement in place that guarantees that the spaces are reserved for the business, and must be located within 300 feet of the building. Director Tice stated the only way the applicant for Lot 7 could meet the code is by re-platting to add parking spaces to the lot or by obtaining a CUP for off-site parking indicating that there are "x" number of spaces reserved for the uses of Lot 7 and Lot 6; the applicant chose to re-plat the lot.

Member Gentzkow questioned if the Dental office is going to be a tenant or will they be purchasing the lot.

Ms. Blakeman stated Western Dental will be using the southern portion of the building and retail will be on the north.

Director Tice cited the same person owns Lot 6 and 7.

Vice-Chairman Henderson called the applicant forward.

Chris Hinkson, 15455 N. Greenway Hayden Loop, Suite C-2, Scottsdale, owner, came forward to address the Commission. Mr. Hinkson stated Western Dental will be a tenant of the shopping center. He then noted that there is a cross-access agreement throughout the entire shopping center with approximately 100 extra parking spaces.

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

Member Lynch made a motion to approve case DSA-14-00131, Preliminary Plat for Casa Grande Shopping Center, a re-subdivision of Lots 6 & 7. Member Benedict seconded the motion.

The following roll call vote was recorded:

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

The motion passed 5 – 0.

C. Request by Maralyce Corbett of RKAA Architects Inc, on behalf of Alan Korner of Evergreen-McCartney & Pinal NEC LLC, for the following land use approval at 2814 N Pinal Ave (APN # 515-37-8030):

- 1. DSA-14-00100: Major Site Plan** for the development of a new 2,556 sq. ft. building on a pad site within the Villago Marketplace Planned Area Development for Taco Bell Restaurant.

Jim Gagliardi, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Mr. Gagliardi stated the site is the empty pad site adjacent to Chase Bank. The plan for this Taco Bell is a new modernized floor elevation, which is more of a contemporary style. Mr. Gagliardi overviewed the review criteria for a Major Site Plan (MSP), citing the applicant was asked to provide a traffic impact analysis (TIA). The TIA that was submitted was reviewed and accepted by the City's Traffic Engineer. He explained that the drive-thru will exit onto the existing main drive isle that serves Villago Market Place. No public comments were received.

Member Tucker expressed his concern with the access isle that enters/exits onto McCartney. He stated the vehicles turning in to the site use the same lane as the vehicles that are going towards Pinal Avenue to make a left turn. Member Tucker asked that staff review this issue and possibly make it a right out only.

Duane Eitel, City Traffic Engineer, stated the TIA shows the area will operate at an acceptable rate. He did agree that the turn area is an odd configuration, but explained that there is no history of accidents to base making the exit a right turn only. Mr. Eitel stated that once the south side of McCartney Road develops they will look at possibly adding a median or additional turn lanes. Mr. Eitel noted a traffic signal will be installed at the intersection of Casa Grande Avenue and McCartney Road this fiscal year which might help with the issue.

Vice-Chairman Henderson questioned when Taco Bell plans on opening.

Mr. Gagliardi stated Taco Bell would like to open as soon as possible; this is a 2014 project.

Vice-Chairman Henderson called the applicant forward.

Maralyce Corbett, 2233 E. Thomas Road, Phoenix, applicant with RKAA Architects, came forward to address the Commission. Ms. Corbett thanked city staff for their help.

Member Lynch questioned if there are plans for a patio with outdoor seating at this Taco Bell location.

Ms. Corbett replied they do not have plans for an outdoor patio at this time.

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

Member Benedict made a motion to approve case DSA-14-00100 Major Site Plan for the development of a new 2,556 sq. ft. building on a pad site within the Villago Marketplace PAD for Taco Bell. Member Gentzkow seconded the motion.

The following roll call vote was recorded:

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

The motion passed 5 – 0.

VI. Call to the Public:

There were no comments received from the public.

VII. Report by Planning Director:

A. Administrative Approvals

1. **DSA-14-00129** – Minor Site Plan – Western Bank of Casa Grande, 1412 E. Florence Blvd. Request to for architectural exterior changes to the building. Approved August 7, 2014 (Planner: Laura Blakeman)
2. **DSA-14-00118** – Major Site Plan/Final Development Plan-Minor Amendment – Tesla Motors, 2435 E. Florence Blvd. Request for an electric vehicle charging station. Approved August 5, 2014 (Planner: Jim Gagliardi)

Director Tice noted there were two administrative approvals; one architectural exterior changes to the Western Bank, and the other approval was for a Tesla charging station located on the Culver's site. They added six charging stations to parking stalls at Culver's. He stated Tesla is spacing out their charging stations across the country and co-locating them with restaurants so while your car is charging you can go in and have something to eat.

Member Lynch questioned if there is a fee for charging.

Director Tice stated his understanding is that if you purchase a Tesla, you get unlimited free charging for life for your vehicle.

Vice-Chairman Henderson asked what is proposed for next month's meeting.

Director Tice stated there will be a Preliminary Plat for Food for Life on Gila Bend Highway, Acela and it is our Major General Plan Amendment will be heard.

VIII. Adjournment:

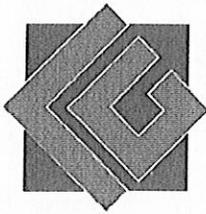
Member Tucker motioned for adjournment, Member Lynch seconded, a voice call vote was called and all were in favor.

Vice-Chairman Henderson called for adjournment at 6:41 p.m.

Submitted this 18th day of September 2014, by Melanie Podolak, Administrative Assistant to the Casa Grande Planning & Zoning Commission, subject to the Commission's approval.

Approved this 2nd day of October, 2014, by the Casa Grande Planning & Zoning Commission.


Chairman Lavender



Planning and Zoning Commission

STAFF REPORT

AGENDA

TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Jim Gagliardi, City Planner

MEETING DATE: September 4, 2014

REQUEST

Request by Ben Lee of Water Works Engineers, on behalf of Arizona Water Company for the following land use approval at 1300 N Henness Rd (APN # 505-23-002J):

- 1. DSA-14-00116: Zone Change** from Urban Ranch (UR) to Single-Family Residential (R-1) to allow for reduced setback requirements to help accommodate a forthcoming proposal for placement of new treatment equipment and tank.

APPLICANT/OWNER

Ben Lee, Water Works Engineers
7580 N Dobson Rd #200
Scottsdale, AZ 85256
Phone: 480-661-1742 X112
Email: benl@wwengineers.com

Arizona Water Company
3805 N Black Canyon Hwy
Phoenix, AZ 85015
Phone: 602-240-6860
Email: jwilson@azwater.com

HISTORY

- October 2, 1989: The site was annexed into the City limits of Casa Grande with Ordinance No. 1178.18 known as the "I-194 Ordinance" and subsequently zoned UR.
- May 5, 2005: Conditional Use Permit and Site Plan approved (CGPZ-088-005) by the Planning & Zoning Commission for the allowance of a well site and arsenic treatment facility upon a UR-zoned property.
- May 10, 2005: Variance conditionally approved by the Board of Adjustment allowing for an 8 ft. rear yard and 8 ft. side yard setback where 50

ft. is required to accommodate the facility. The condition was that trees be planted along the south-end of the property.

PROJECT DESCRIPTION	
Site Area	0.736 acres (32,060.16 sq. ft.)
Zoning	UR (Urban Ranch)
General Plan Designation	<i>Neighborhoods</i>

Surrounding Land Use and Zoning

Direction	General Plan Designation	Existing Zoning	Current Uses
North	<i>Neighborhoods</i>	PAD – Palm Creek	Manufactured housing
South	<i>Neighborhoods</i>	PAD – Palm Creek	Manufactured housing
East	<i>Neighborhoods</i>	PAD – Palm Creek	Manufactured housing
West	<i>Neighborhoods</i>	R-2 (multi-family residential)	Single family residences

SITE AERIAL



Overview

This Arizona Water Company well site has been in operation since 1980. In addition to a well, the site consists of an arsenic removal facility, water storage reservoir, and a booster pump station. In 2005 the site received a Conditional Use Permit for the facility. Some of the equipment located on the site required a variance to the setbacks, which was subsequently approved by the Board of Adjustment (Exhibit A). As an UR-zoned property, 50 ft. setbacks are required from structures to all property lines. The variance granted approval for an 8 ft. rear yard setback and an eight (8') ft. south side yard setback for the particular equipment proposed.

Arizona Water Company has plans to expand the arsenic removal facility to increase treatment capacity to meet water supply demands of the community as further described in the narrative (Exhibit B). The location for the additional equipment proposes a five (5') ft. setback from the rear and south side property line where 50 ft. is required. A reduction in setbacks is to be considered through a new variance application presented to the Board of Adjustment; however, staff has advised the applicant to first request that the property be approved for a zone change from UR to R-1. As an R-1 zoned property, the well site and arsenic removal facility uses are still permitted under the site's approved conditional use permit; but the required setbacks for conditional uses within R-1 zoned properties are 20 ft. versus the 50 ft. that is required under the UR zone. Though a variance will still be needed, the approval of a zone change demonstrates that all possible recourse has been taken by the applicant to comply with City Code. A variance request for five (5') ft. where a 20 ft. setback is required is more supportable than a request for five (5') ft. where 50 ft. is required. Should the variance be approved by the Board of Adjustment, a Major Site Plan amendment will be submitted for consideration by Planning Commission. A plan has been provided showing existing versus the proposed site layout and also serves as the zone change plan (Exhibit C).

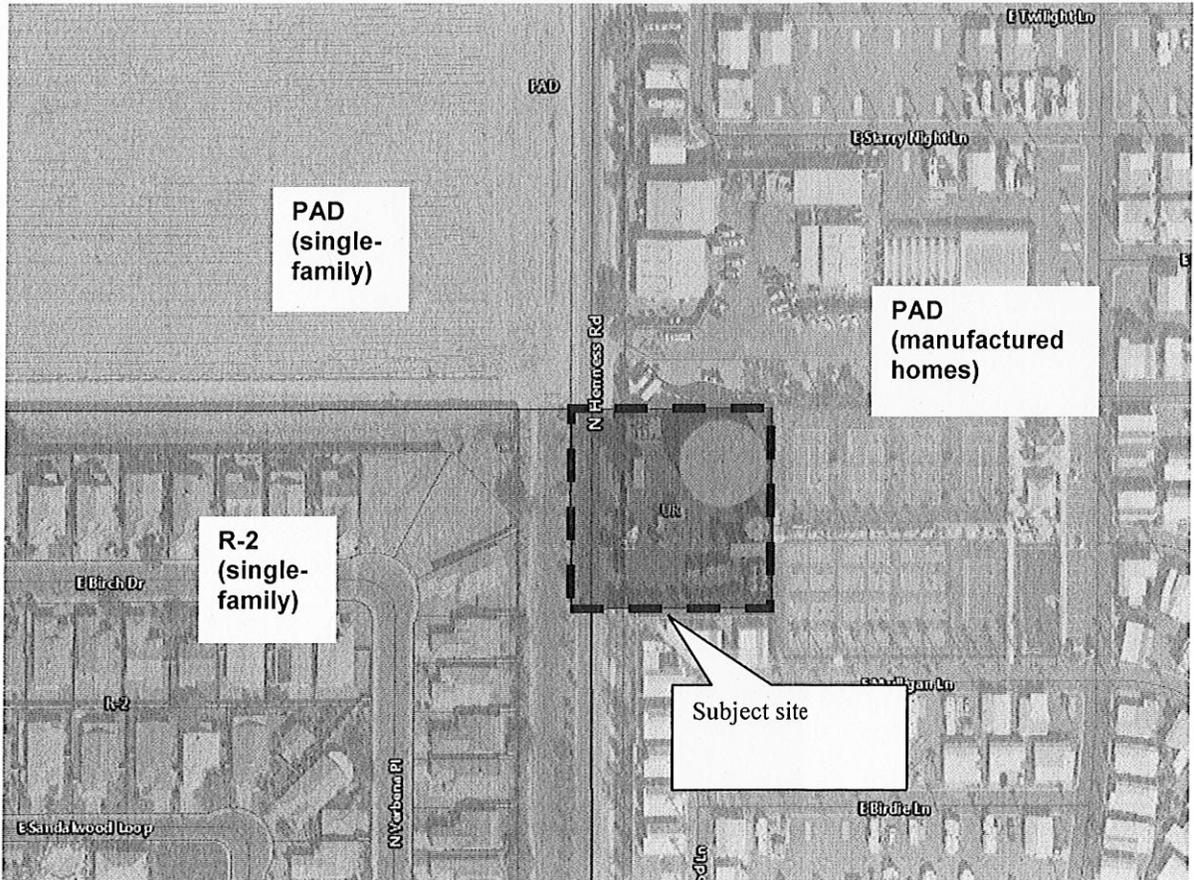
Surrounding Area and Land Use Compatibility

The proposed zoning of R-1 would make the property more conforming to existing and proposed site conditions as it is presently zoned UR, as shown in the table below:

	UR Zone Development Standards	R-1 Development Standards	Site Conditions
Water facility allowed?	Yes (Conditional Use on file)	Yes per same Conditional Use	N/A
Minimum Lot Size	54,450 sq. ft.	7,000 sq. ft.	32,060 sq. ft.
Minimum Lot Width/Depth	100 ft. / 150 ft.	70 ft. / 100 ft.	208 ft. X 208 ft.

Maximum Height	28 ft.	28 ft.	Less than 28 ft.
Front, side, rear setbacks	50 ft. (front, rear, sides)	20 ft. (front and rear), 10 ft. (sides)	5 ft. rear and 5 ft. side (proposed)

The surrounding land uses within the area are all single-family or small lot manufactured home spaces. In general, an R-1 zoned property is more compatible with the surrounding land use as it accommodates uses intended for smaller lots.



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 R-1 rezoning from UR is consistent with the *Neighborhoods* General Plan Land Use designation. R-1 is cited as an

appropriate zone district within the *Neighborhoods* land use designation.

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 General Plan does not provide specifics for utility-type purposes such as water tank and treatment facilities; however the site's use is designed to serve the community; and particularly supporting residential properties, the primary use found within the *Neighborhoods* category.

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 19, 2014 at least fifteen (15) days before the September 4, 2014 Planning Commission public hearing.
- Notice was mailed by the City on August 20, 2014 at least fifteen (15) days before the September 4, 2014 Planning Commission public hearing, to each owner of property situated within 300 hundred feet of the subject property, as well as notice for the October 6, 2014 City Council hearing. An affidavit confirming this is located in the project file.
- A sign was posted by the applicant on August 19, 2014 on the subject site informing the public that this application would be considered by the Planning Commission at the September 4, 2014 meeting and October 6, 2014 City Council hearing. An affidavit confirming this posting was supplied by the applicant.

Inquiries/Comments

Staff contacted Palm Creek's management company advising them of Arizona Water Company's plans. Prior to major site plan consideration, staff recommends a meeting with Palm Creek and the applicant to ensure the additional tank and equipment is mitigated as much as possible.

STAFF RECOMMENDATION

Staff recommends that Planning Commission forward to City Council a recommendation to approve DSA-14-00116, the Zone Change request from UR (Urban Ranch) to R-1 (Single-Family residential).

Exhibits

- A – Conditional Use and former variance approval letters
- B – Narrative
- C – Zone change plan

Exhibit A



City of
Casa Grande



July 14, 2005

James Wilson
Arizona Water Company
P.O. Box 29006
Phoenix, AZ 85038-9006

RE: CGPZ-88-05

Dear Mr. Wilson:

This letter is to inform you that the Planning and Zoning Commission approved the request for a Conditional Use Permit on May 5, 2005 subject to the following conditions:

1. A masonry block wall matching that of the Palm Creek Golf and RV Resort shall be constructed along the Henness Road frontage. Rolling wrought iron gates with redwood slats shall be constructed at driveway openings into the yard.
2. Landscaping material shall be provided along the Henness Road frontage to match the type and quantity used in the landscaping treatment adjacent to the RV Park.
3. All equipment that is visible above the screen wall shall be painted a low reflective color (LVR less than 50%) preferably matching the color of the perimeter wall.
4. The driveways from Henness Road into the site shall be poured concrete to a point beyond the entry gate into the water company yard.
5. The water treatment yard shall be covered with 2" of aggregate base material for dust control.
6. The 55' water easement shown on the site plan drawing shall be dedicated as a 55' right-of-way for public access and utilities.
7. If the equipment makes noise beyond the limits of the enclosed wall, the City, with the cooperation of the applicant, shall determine the most suitable noise mitigation to be implemented by the applicant.
8. The site plan approval is subject to the review and approval of the setback
9. variance request by the Board of Adjustment.

If you have any questions, you may contact me at (520) 421-8637 Ext. 301

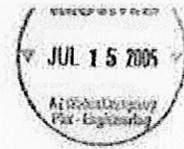
Sincerely,

Laura Blakeman

Laura Blakeman, Administrative Assistant
Planning & Development Department



City of Casa Grande



July 11, 2005

James Wilson
Arizona Water Company
P.O. Box 29006
Phoenix, AZ 85038-9006

RE: BOA-1-05

Dear Mr. Wilson:

This letter is to inform you that the Casa Grande Board of approved your request for a Variance on May 10, 2005, subject to relocation of the tank and meeting the 8' setbacks as well as compliance with the following condition:

1. The applicant shall install Palm Trees with a trunk height of 8' feet along the interior south property wall with 6' spacing between trees.

If you have any questions, you may contact me at (520) 421-8637 Ext. 301.

Sincerely,

Laura Blakeman, Administrative Assistant
Planning & Development Department

Exhibit B

Project Narrative and Concept Plan

Purpose

The Henness Water Facility (Site) is owned and operated by Arizona Water Company (Company) and has been in continuous operation since 1980. This site is necessary to provide safe and reliable water to the City of Casa Grande. Currently the site consists of an Arsenic Removal Facility (ARF), water storage reservoir, well and a booster pump station. The Company is currently in the design process to expand the ARF to increase treatment capacity to meet water supply demands of the community. The purpose of the zoning application is to rezone the Site from Urban Ranch (UR) to Single-Family Residential (R1). The R1 zoning will allow the Company to expand the ARF within the confinement of the Site and to maintain compliance with planning codes.

Proposed Land Uses

The existing land use for the site (Water Facility) remains unchanged. All elements of the existing Site have been reviewed and approved under previous submittals.

Vicinity Map

The Site is located between Florence Blvd and Cottonwood lane on the east side of Henness Rd. A vicinity map showing the location of the Site is attached as Exhibit 1.

Property Size and Boundaries

The property is approximately 153 ft by 208 ft as shown in Exhibit 1.

Existing Land Uses on Adjacent Properties

As shown in Exhibit 1, the property to the north, east, and south of the Site is designated for commercial use (Pinal County Assessors) and zoned as Plan Area Development - Palm Creek & RV Resort, the properties to the west and southwest of the Site are designated for residential use (Pinal County Assessors), and land northwest of the Site is undeveloped Arizona State land (Pinal County Assessors).

Special Site Conditions or Problems

In order to expand within the limited area available in the site, new treatment facility components are located to provide safe access to each components. Refer to "Henness Site - Expanded ARF" in Attached Exhibit 1.

Existing General Plan Land Use Classification for the Site

The Henness site General Plan Land Use Classification is "Neighborhood" and is zoned Urban Ranch Residential (UR).

General Internal Parking Circulation

The Site is not occupied on a continuous basis but a Company operator visits the site daily. No specific provisions are necessary for parking circulation.

Proposed Access

The existing site has two access gates from Henness Rd. The proposed ARF expansion does not require any change to the site access.

Computation Table Showing Proposed Land Use Allocations in Acres and Percent of Total Site Area

There is no other land use category within the Henness Site. See Exhibit 1.



Planning and Zoning
Commission
STAFF REPORT

AGENDA

TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Laura Blakeman, City Planner

MEETING DATE: September 4, 2014

REQUEST

Request by RKA, Inc. for the following land use request located at 1346 E. Florence Boulevard; APN's 505-46-010 and 505-46-007:

1. DSA-14-00131: Preliminary Plat for Casa Grande Shopping Center a re-subdivision of Lots 6 & 7.

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 16, 1987 - The site received official zoning of B-2 (General Business) with the adoption of the Zoning Ordinance and map.
- November 10, 1981 – DSA-10-00274: The Final Plat for Casa Grande Shopping Center was recorded in Cabinet A Slide 45.
- August 20, 2013 - DSA-13-00044: The Planning and Zoning Commission approved the Preliminary Plat (Lots 5 & 6) for the Casa Grande Shopping Center
- October 7, 2013 - DSA-13-00098: The Final Plat (Re-subdivision for Lots 5 & 6) for the Casa Grande Shopping Center was approved.

October 15, 2013 - DSA-13-00099: The Planning and Zoning Commission approved a Conditional Use Permit for Off Site Parking.

PROJECT DESCRIPTION	
Site Area	Lot 6 – 4.03 acres Lot 7 – 0.67 acres
Current Land Use	Lot 6 – Office Max, Big Lots Lot 7 – Vacant Building (Previous Pet Club and Proposed Western Dental)
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 preliminary plat request involves Lots 6 and Lot 7 of the Casa Grande Shopping Center as shown in the aerial depicted below:

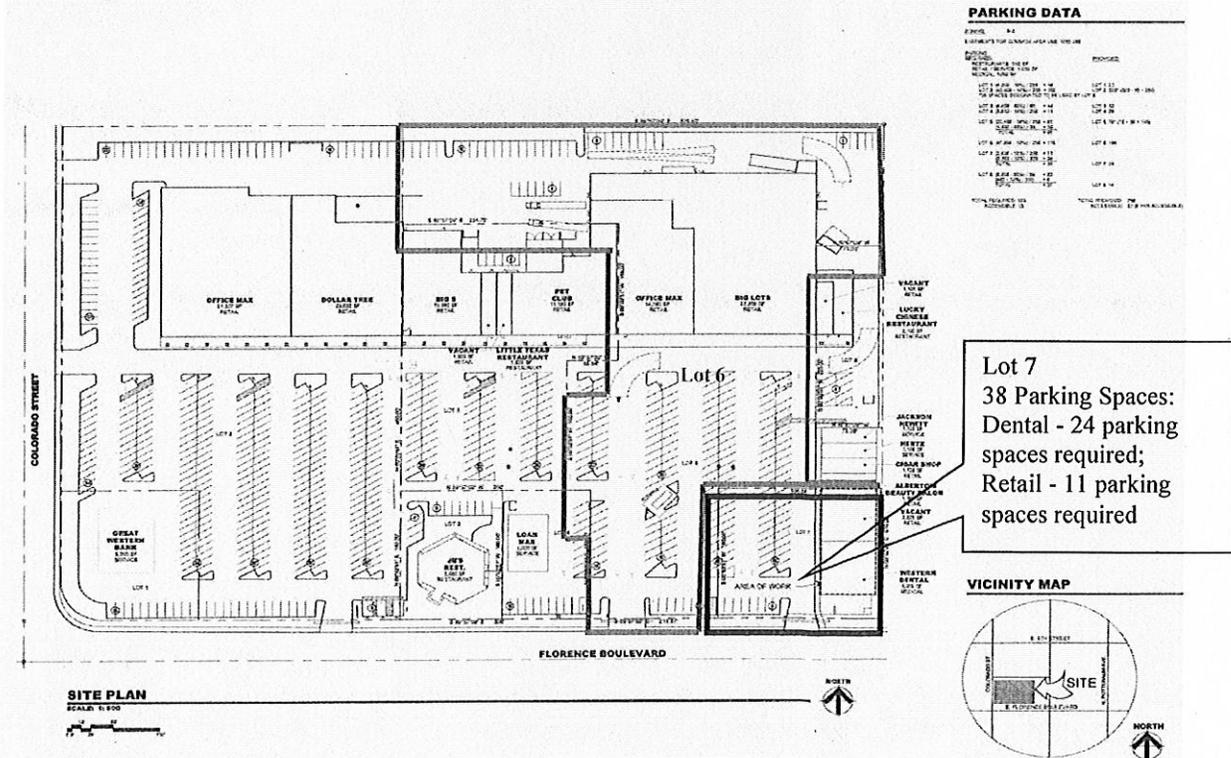


The applicant's request involves moving the west property line of Lot 7. As shown in the aerial above, Lot 7 contains a building and a drive aisle; however, it lacks on-site parking. Western Dental is proposing to locate within a portion of the existing building that is located on Lot 7. Because Lot 7 has been used for retail businesses, which requires one (1) parking space per 250 square feet of floor area and the proposed medical use, requires one (1) parking space per 200 square feet of floor area, the proposed dental office needs to provide adequate parking that accommodates the medical use within the site.

With the property line being moved approximately 77.5 feet to the west, Lot 7 will include 38 parking spaces that meets city code requirements for the proposed Dental Office (24 parking spaces required) and the remaining retail suite (11 parking spaces required).

Moving the property line requires a re-subdivision per City Code Section 16.12.290C. The preliminary plat was required to understand how the existing site improvements related to the proposed lot line, and whether each lot in the re-subdivision (lots 6 & 7) would contain the minimum number of parking stalls required to meet the parking code requirements for the buildings. In addition, this process will illustrate how the uses on the existing and the proposed lots (see parking site plan) will compliment or relate to each other.

Parking Site Plan:

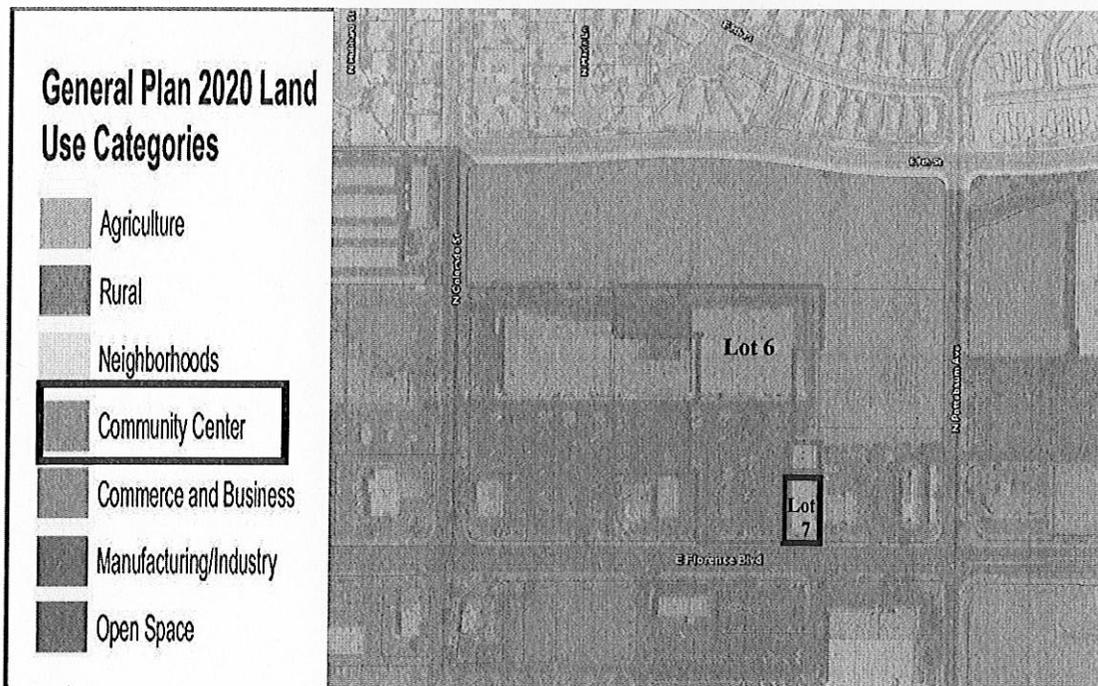


In accordance with Section 16.12.290C of the City Code, the subdivision will be processed as both a Preliminary Plat and a Final Plat. Pending Planning Commission's approval of the Preliminary Plat, a Final Plat will be submitted and scheduled for final approval by the City Council.

Conformance to the General Plan

The subject site is designated as *Community Center* in the City's General Plan 2020. The *Community Center* land use category is broad, however it is intended to encourage a mix of land uses and a variety of vertical and horizontal mixed-use commercial, retail and residential developments.

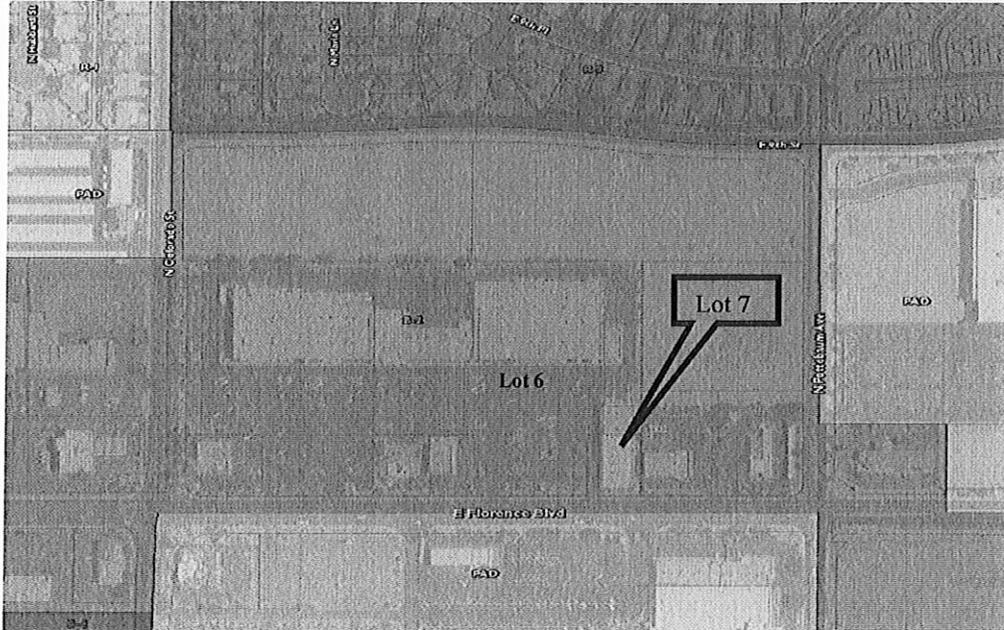
The existing shopping center is in compliance with the General Plan.



Conformance with Existing Zoning

The subject site currently is zoned B-2 (General Business). Existing uses of commercial, retail, and restaurants are principally permitted uses in the B-2 zoning district.

Zoning Exhibit



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 1, 2014.
- Notice was mailed by the City on August 21, 2014 at least ten 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 25, 2014 on the subject site. An affidavit confirming this posting was supplied by the applicant.

Inquiries/Comments

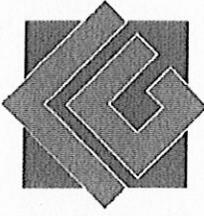
City Staff has not received any inquiries regarding this request.

RECOMMENDED MOTION

Staff recommends the Commission approve DSA-14-00131, the Preliminary Plat for the Casa Grande Shopping Center.

Exhibit:

Exhibit A - Casa Grande Shopping Center Preliminary Plat



Planning and Zoning
Commission

Agenda # _____

STAFF REPORT

TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: Jim Gagliardi, City Planner
MEETING DATE: September 4, 2014

REQUEST

Request by Maralyce Corbett of RKAAs Architects Inc., on behalf of Alan Koror of Evergreen-McCartney & Pinal NEC LLC, for the following land use approval at 2814 N Pinal Ave (APN # 515-37-8030):

- 1. DSA-14-00100: Major Site Plan** for the development of a new 2,556 sq. ft. building on a pad site within the Villago Marketplace Planned Area Development for Taco Bell Restaurant.

APPLICANT/OWNER

Applicant

Maralyce Corbett-RKAAs Architects, Inc.
2233 E Thomas Rd
Phoenix AZ, 85016
Phone: 602-955-3900
Email: mcorbett@rkaa.com

Owner

Arlen Koror
7155 E Thomas Rd
Scottsdale, AZ 85251
Phone: 602-373-3848
Email: arlen@aztacos.com

HISTORY

- June 2, 2003: Ordinance No. 2208: The site was annexed into the city limits.
- August 4, 2003: Ordinance No. 1178.191: The site was rezoned from initial Pinal County Zoning to Planned Area Development (PAD).
- February 2, 2006: CGPZ-043-006: The Planning and Zoning Commission approved a Major Site Plan for Villago Marketplace.
- June 1, 2006: CGPZ-161-006: The Planning and Zoning Commission approved a Preliminary Plat for Villago Marketplace.
- October 15, 2007: DSA-07-01332: The City Council approved a Final Plat for Villago Marketplace.

August 2, 2007: DSA-07-01402: The Planning and Zoning Commission approved a Major Site Plan for Frys' Fuel Station.

December 6, 2007: DSA-07-01501: The Planning and Zoning Commission approved a Major Site Plan for McDonalds.

August 2, 2012: DSA-12-00041: The Planning and Zoning Commission approved a Major Site plan for Ace Hardware Building.

PROJECT DESCRIPTION

Site Area	1.58 Acres
Current Land Use	Empty pad site with 52 paved parking spaces
Existing Zoning	PAD-Villago
Existing General Plan 2020 Land Use	<i>Neighborhoods</i>

Surrounding Land Use and Zoning

Direction	General Plan 2020 Designation	Existing Zoning
North	<i>Neighborhoods</i>	PAD - Villago
East	<i>Neighborhoods</i>	PAD - Villago
South	<i>Neighborhoods</i>	PAD – McCartney Ranch II
West	<i>Commerce & Business</i>	UR

SITE CONTEXT/AERIAL



General Discussion

The applicant is requesting the approval of a Major Site Plan to construct a 2,556 sq. ft. Taco Bell Restaurant, 22 ft. 1 in. in height with a drive-thru (Exhibit A). The proposal sits upon a 1.58-acre pad site within the Villago Marketplace Shopping Center known as Lot 3 of the Villago Marketplace Subdivision. As part of the shopping center, there are cross-access and parking agreements upon this pad site. Currently it serves as parking area for surrounding businesses, and has already been improved with landscaping, light poles, parking, and an internal sidewalk. Per the proposed Major Site

Plan, the building is to be placed over the dirt pad with landscaping added around the proposed building, additional parking, enhanced crosswalks connecting the site to the other areas of the center, and a dumpster location to the north of the building.

Compliance with Major Site Plan Review Criteria

Section 17.68.070 of the Zoning Code sets forth various review criteria that need to be evaluated in conjunction with the consideration of a Major Site Plan application. Staff's analysis of how the proposed Major Site Plan complies with each of these criteria is as follows:

1. Relationship of the plan elements to conditions both on and off the property

The subject property is located within the Villago Marketplace Shopping Center subject to the development standards of the commercial portion of the Villago PAD. The proposed convenience-food restaurant use on the subject site is compatible with the surrounding uses.

2. Conformance to the city's zoning ordinance

As part of the Villago PAD, this site is subject to the uses and development standards established within the commercial portion. Convenience-food restaurant is a permitted use within the PAD and below is a table of the applicable development standards:

<u>Development Standard</u>	<u>Proposed Development</u>	<u>Villago PAD Development Guideline/City Code requirements</u>
Building Height:	Top of Parapet: 22 ft.-1 in.	Maximum of 35 feet
Building Area:	2,556 sq. ft.	Freestanding pad site (25' ft. perimeter setback)
Gross Site Acreage:	1.58 acres	0.84 net acres minimum
Landscape Area	20.5% of lot area	10% of net area
Parking:	65 parking spaces plus 2 wheelchair accessible spaces	22 spaces required, 1 wheelchair accessible spaced

3. Conformance to the City's General Plan

The subject site is designated *Neighborhoods* within the City's General Plan 2020, which allows commercial uses. The maximum floor area ratio (FAR) is 0.35. The proposed site's floor area ratio is .05, thereby below the maximum permitted FAR.

4. The impact of the plan on the existing and anticipated traffic and parking conditions

A Traffic Impact Analysis (TIA) was required as part of the application submittal. This TIA was especially examined to assess the impact to existing entrance points onto McCartney Road and Pinal Avenue (State Highway 387). Both the City Traffic Engineer and ADOT, who has jurisdiction of Pinal Avenue, found no concerns. The existing level of service is maintained at a 'C'.

5. The adequacy of the plan with respect to land use

N/A

6. Pedestrian and vehicular ingress and egress

No new vehicular access points or modifications to the existing access are being proposed with this Major Site Plan. A new crosswalk with paving stones compliant with Villago Marketplace guidelines is being installed bridging the public sidewalk accessing the shopping center from McCartney Rd. to the restaurant. A walkway around the building is proposed connecting with an existing internal sidewalk within the existing shopping center area with enhancements made to existing crosswalks (Exhibit A).

7. Building location and height

See no. 17 "setbacks".

8. Landscaping

A Landscaping Plan was submitted with this application. Landscaping already exists on the site, previously reviewed and approved as part of the Major Site Plan establishing Villago Marketplace (CGPZ-043-006). This proposal provides ten new trees around the building and over one hundred new shrubs (Exhibit B). The existing landscaping conforms to the previously approved plan.

9. Lighting

All new wall mounted exterior lighting will use fixtures that fully shield the direct rays in accordance with 15.48.050 of the Zoning Code (Exhibit C).

10. Provisions for utilities

The site has existing water, wastewater and electric services and no additional utility service is proposed.

11. Site drainage

A Drainage Plan/Report has been approved for this development. The majority of the lot already has impervious surface; the existing retention basin within the shopping center is sized appropriately for the addition of runoff generated by a building on this site (Exhibit D).

12. Open space

N/A

13. Loading and unloading areas

Any unloading activity will occur to the east of the building, through a service door provided on the east elevation.

14. Grading

Site grading will be limited to the dirt pad site within the lot to accommodate the existing drainage pattern of the overall shopping center.

15. Signage

Signage for Taco Bell will require a separate package for review. Allowable signage shall comply with the Villago Marketplace Comprehensive Sign Plan reviewed and approved by Planning Staff in May of 2007.

16. Screening

N/A

17. Setbacks

Villago PAD doesn't have setbacks for internal lots; therefore side yard and rear setbacks do not apply. This lot is adjacent to McCartney Road; however, a 25 ft. perimeter front yard setback applies. The building sits approximately 100 ft. away from this property line.

18. Other related matters

This property is subject to the private conditions, covenants and restrictions of the Villago Marketplace. The elevations provided depict a modern style of the Taco Bell Restaurant building format, utilizing stucco and decorative metal. The primary color is beige; however violet and yellow are also included (as part of the Taco Bell design) (Exhibit E).

Public Notification/Comments

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 19, 2014 at least fifteen (15) days before the September 4th Planning Commission public hearing.
- Notice was mailed by the City on August 20, 2014 at least ten (10) days before the September 4th Planning Commission public 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 19, 2014 on the subject site informing the public that this application would be considered by the Planning Commission at the September 4th meeting. An affidavit confirming this posting was supplied by the applicant.

Inquiries/Comments

N/A

RECOMMENDED MOTION

Staff recommends the Commission approve the **Major Site Plan DSA-14-00100** for the Taco Bell at 2814 N Pinal Avenue.

Exhibits

- Exhibit A – Proposed Major Site Plan
- Exhibit B – Landscape Plan
- Exhibit C – Lighting Plan
- Exhibit D – Grading Plan
- Exhibit E – Elevations

Exhibit A

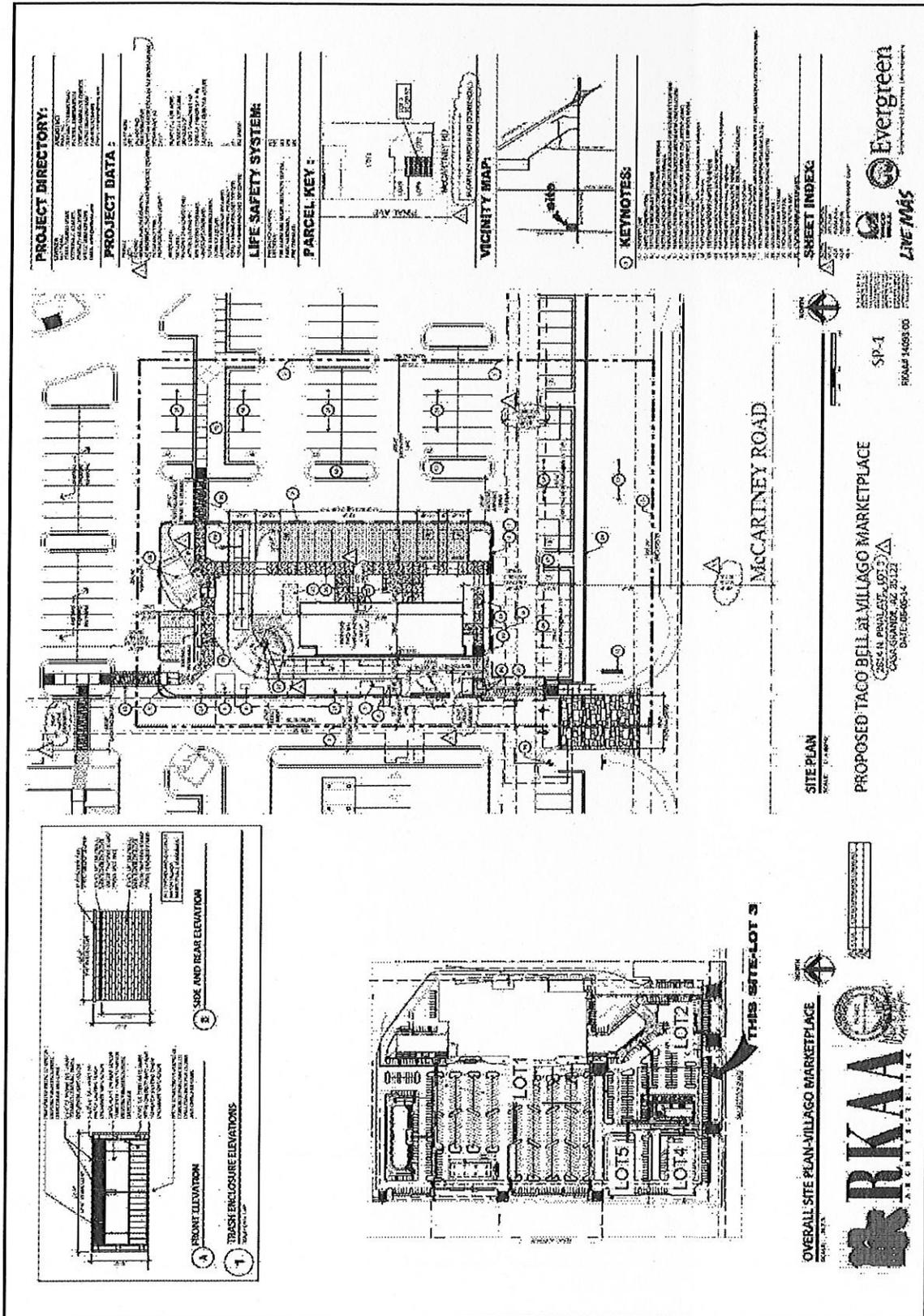


Exhibit D

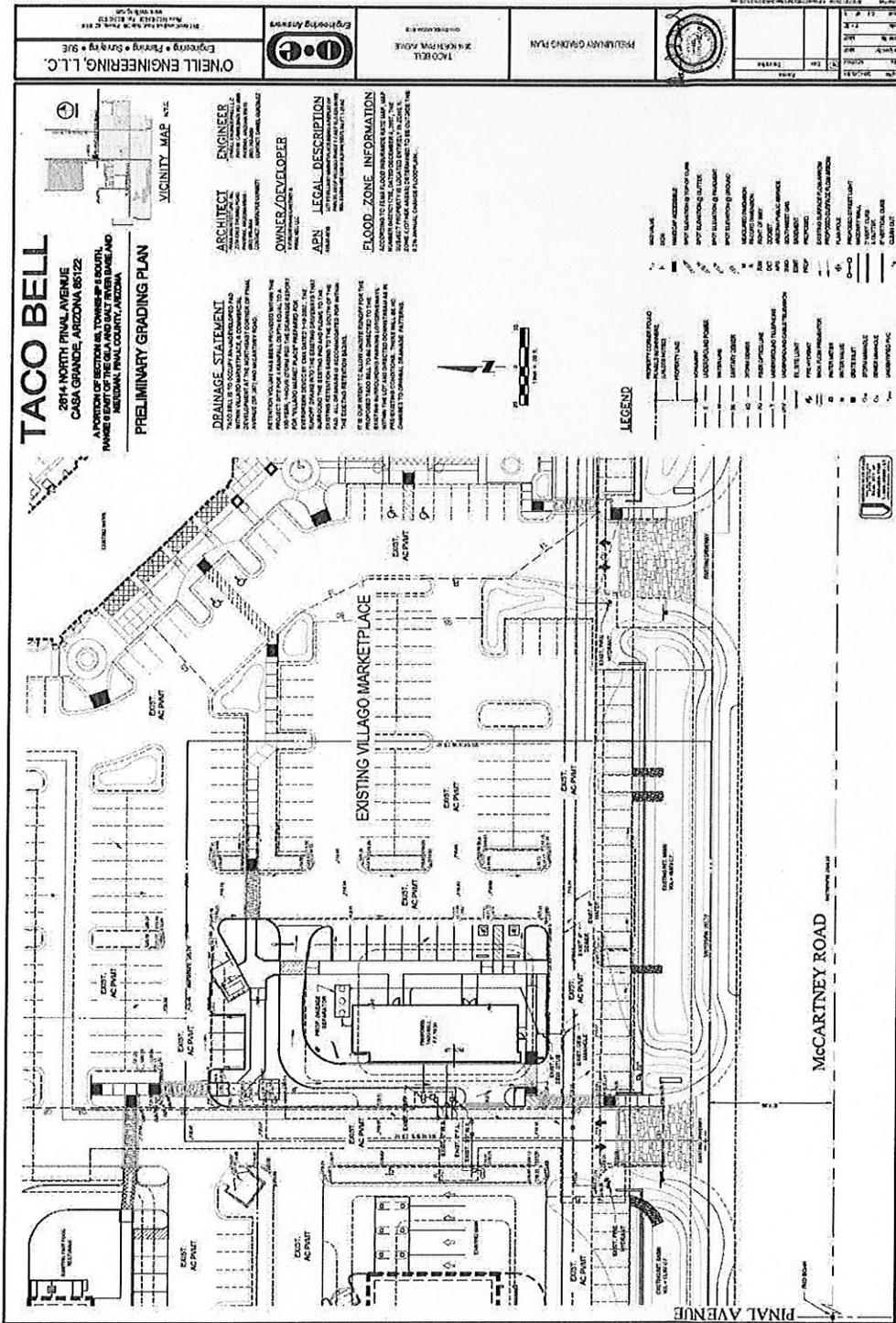
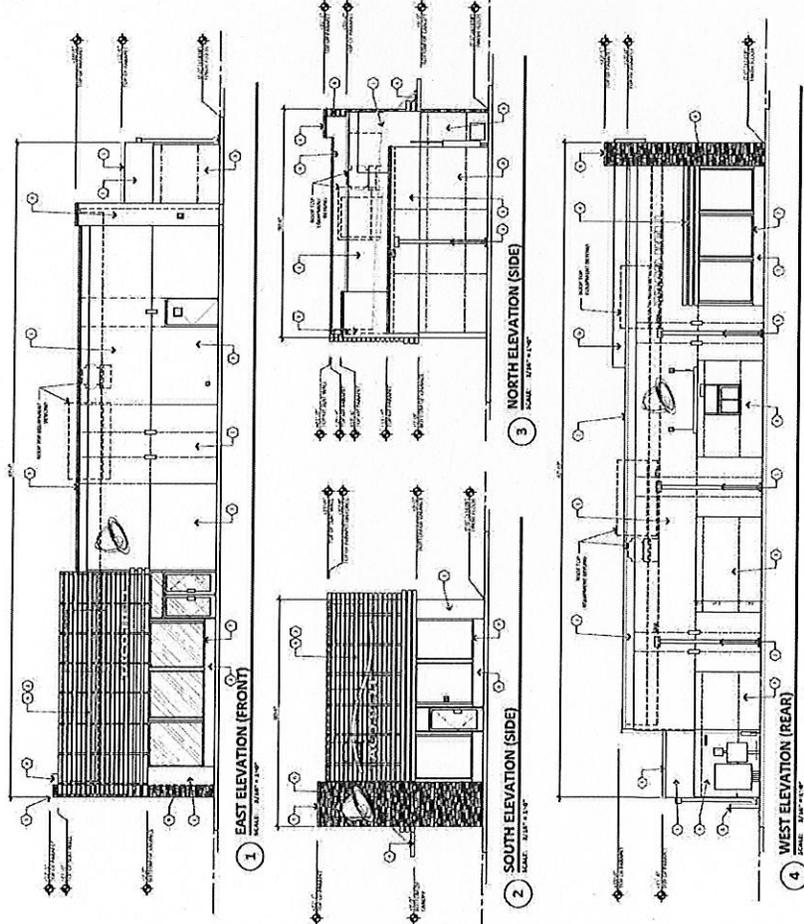


Exhibit E

FINISH AND MATERIAL LEGEND

①	CONCRETE
②	PAINT
③	BRICK
④	GLASS
⑤	WOOD
⑥	ROOFING
⑦	MECHANICAL
⑧	ELECTRICAL
⑨	PLUMBING

BUILDING DATA
 PROJECT: TACO BELL AT VILLAGO MARKETPLACE
 SHEET: E-11
 DATE: 06-13-11 (PRELIMINARY)



TACO BELL at VILLAGO MARKETPLACE
 100 N. MARIANA AVE., LOT 13
 CAGUAS, P.R. 00989
 DATE: 06-13-11 (PRELIMINARY)



Evergreen
 Environmental Services | Construction

LIVE MÁS

E-11
 R0438 14021.00