

	Planning and Zoning Commission STAFF REPORT	Agenda # ____
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TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: Paul Tice, Planning & Development Director
MEETING DATE: August 7, 2014

REQUEST

Request by Eric Leibsohn, AIA for the following land use approval for 3085 N. Cessna Ave., Casa Grande, AZ 85122:

1. **DSA-14-00051- Major Site Plan** amendment authorizing the construction of a new 13,153 Sq. ft. industrial storage building for CYC Seed Company.

APPLICANT/OWNER

Applicant

Eric Leibsohn & Associates
 3085 N. Cessna Way
 Email: davidb@atkoinc.com
 Email: caseycompton@fertilzona.com

Owner

CYC Company
 7970 N. Ridgeview Drive
 Paradise Valley, AZ 85253
 Email: ELeibsohn@aol.com

HISTORY

- July 14, 1980: Final Plat for the Casa Grande Municipal Airport Industrial Park was approved by the Pinal County Board of Supervisors.
- Nov. 2, 1992: Ordinance # 1454 was approved by the Mayor and City Council annexing the property into the City Limits of Casa Grande.
- Dec.18, 2000: Re-subdivision of the Final Plat for the Casa Grande Municipal Airport Industrial Park creating Phase II was approved by the Mayor and City Council.
- Oct, 7, 2004: Major Site Plan (CGPZ-114-004) was approved by the Planning Commission authorizing the development of the site for ATKO Building Supplies.
- Jan. 20, 2009: Ordinance # 1178.327 was approved by the Mayor and City Council changing the zoning of the property to I-1 (Garden & Light Industrial).
- April 21, 2014: Re-Subdivision Plat of Lot 14, Donovan Kramer Industrial Park to create lots 14A & 14B (subject property) was approved by City Council.

PROJECT DESCRIPTION

Site Area	4.7 Acres
Current Land Use	CYC Seed Company (Manufacturing)
Existing Zoning	I-1 (Garden & Light Industrial)
Existing General Plan 2020 Land Use	<i>Manufacturing/Industry</i>

Surrounding Land Use and Zoning

Direction	General Plan 2020 Designation	Existing Zoning
North	<i>Manufacturing/Industry</i>	I-1 (Garden& Light Industrial)
East	<i>Manufacturing/Industry</i>	I-1 (Garden& Light Industrial)
South	<i>Manufacturing/Industry</i>	I-1 (Garden& Light Industrial)
West	<i>Manufacturing/Industry</i>	I-1 (Garden& Light Industrial)

SITE CONTEXT/AERIAL



General Discussion

The applicant is requesting the approval of an amendment to their current Major Site Plan (GC PZ-114-004- See Exhibit A) that was approved in 2004 for the ATKO Building Supply business that originally occupied the site. CYC Seed Company recently purchased the subject property and has retro-fitted the existing buildings to accommodate their alfa seed coating business. They are proposing to construct an additional storage building in the northwest corner of the site to support this manufacturing use (See Exhibit B – Project Narrative). The proposed amendment to the approved Major Site Plan (DSA-14-00051 – See Exhibit C) is required prior to the issuance of a Building Permit.

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 Donovan Kramer Industrial Park. The manufacturing use located on the subject site is compatible with all of the surrounding developed light industrial uses and vacant I-1 zoned properties. (See Aerial Photo – Exhibit D).

2. Conformance to the city's zoning ordinance

The site is zoned I-1 (Garden & Light Industrial). The alfa seed coating manufacturing use is being classified as Light Manufacturing which is a principally permitted use in the I-1 Zone District.

3. Conformance to the city's general plan

The subject site is designated as Manufacturing/Industry in the City's General Plan

2020 which lists industrial/manufacturing uses as an appropriate use in said land use category.

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

A Traffic Impact Analysis waiver was approved for this application based upon the finding that the additional storage building would not result in any significant traffic generation (See Exhibit E). Twelve (12) additional parking stalls are being added to support the new storage building (Bldg.4) resulting in a total of 53 stalls being provided on-site to support the manufacturing use.

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

N/A

6. Pedestrian and vehicular ingress and egress

No additional vehicular access points, or modifications to the existing access, are being proposed with this amendment. No public sidewalks are proposed for pedestrian use as the Donovan Kramer Industrial Park Subdivision was previously approved without the requirement for sidewalks.

7. Building location and height

The I-1 Zone District requires side and rear yard setbacks of a minimum of 15 feet. The proposed building will be set back 15 from the north property line and

20 feet from the west property line complying with the zone district minimums. The building is proposed to be a maximum of 30 feet in height which meets the maximum height standard of 35 feet for I-1 zoned properties.

8. Landscaping

A Landscaping Plan was not submitted with this application. However, the Major Site Plan approved for this property in 2004 did include a Preliminary Landscape Plan for the Cessna Ave. and Beechcraft Street that complied with the landscape code requirements (See Exhibit A – Page 4 of 4). Staff recommends that as a condition of approval of this Major Site Plan amendment that any missing landscape material from the approved Preliminary Landscape Plan be replaced in accordance with 17.52.360 of the Zoning Code or a new Landscape Plan be submitted for review and approval.

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.

Provisions for utilities

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

10. Site drainage

A Drainage Plan/Report waiver has been approved for this development (See Exhibit F) as the Donovan Kramer Industrial Park Subdivision has been designed with shared drainage retention basins that are owned and maintained by the City.

11. Open space

N/A

12. Loading and unloading areas

No formal loading and unloading areas are proposed. Any loading activity will occur within the confines of the fenced in yard.

13. Grading

No site grading will be required for construction of this additional building as it is proposed to be constructed on the existing graded and paved area of the site.

14. Signage

No new signage is proposed with this application. Any new signage will require a separate Sign Permit application and will be reviewed for conformance with the I-1 zone district signage regulations.

15. Screening

The site is currently fully screened from the views from both Cessna Ave. and Beechcraft Street through the use of block walls and buildings. No additional screening is required nor proposed.

16. Setbacks

All I-1 zone setbacks are being complied with. See discussion under building location and height.

17. Other related matters

This property is located within the Donovan Kramer Industrial Park which is subject to a set of Covenants and Restrictions one of which requires the approval of the building design by the Airport Design Review Committee (ADRC). The ADRC approved the architecture, materials and colors proposed for this new building at their May 20, 2014 meeting. (See Exhibit G- Building Elevations)

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 July 23, 2014 at least fifteen (15) days before for the Aug. 7th Planning Commission public hearing.
- Notice was mailed by the City on July 28, 2014 at least ten (10) days before the Aug. 7th 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 July 23, 2014 on the subject site informing the public that this application would be considered by the Planning Commission at the Aug. 7th meeting. An affidavit confirming this posting was supplied by the applicant.

Inquiries/Comments

N/A

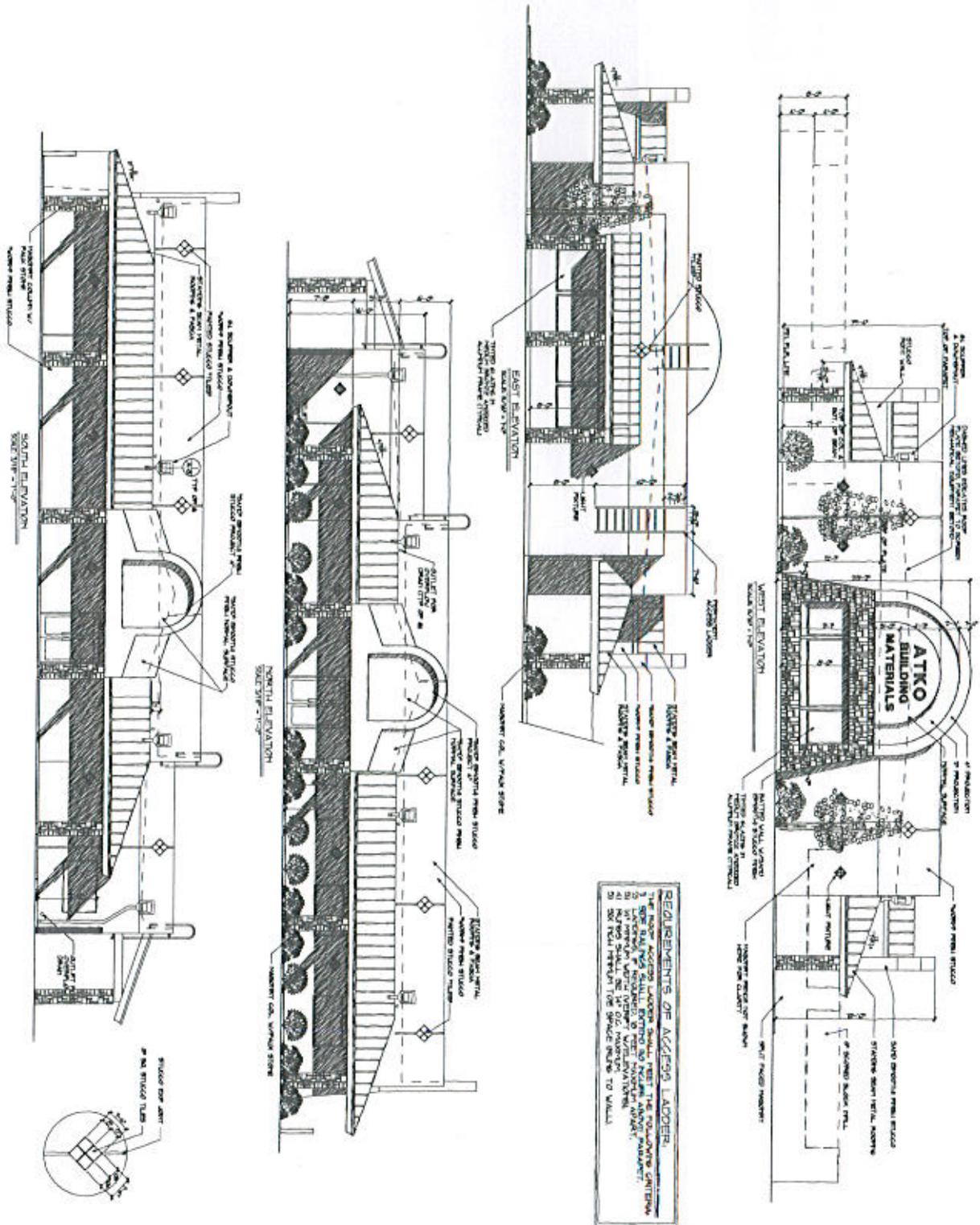
RECOMMENDED MOTION

Staff recommends the Commission approve the **Major Site Plan Amendment DSA-14-00051** for the CYC Seed Company located at 3085 N. Cessna Ave. subject to the following condition:

1. Prior to the issuance of a Certificate of Occupancy for the new storage building all landscaping shall be installed per the Landscape Plan approved with the prior Major Site Plan for the property (CG PZ-114-004) or in accordance with an alternative approved Landscape Plan.

Exhibits

- Exhibit A- Previously approved Major Site Plan (CG PZ-114-004)
- Exhibit B- Project Narrative
- Exhibit C- Proposed Major Site Plan (DSA-14-00051)
- Exhibit D – Aerial Photo of Site
- Exhibit E – Traffic Impact Analysis Waiver Request
- Exhibit F – Drainage/Grading Plan Waiver Request
- Exhibit G – Building Elevations



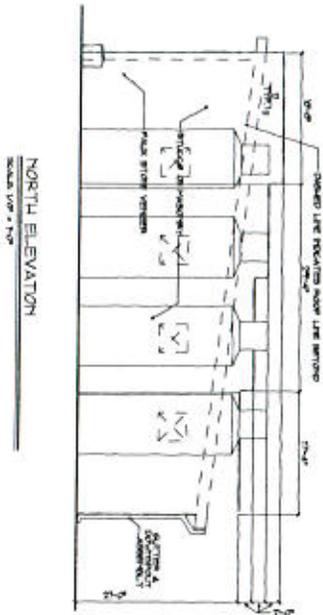
P-3

A NEW OFFICE BUILDING FOR
ATKO BUILDING MATERIALS
 LOT 14, CASA GRANDE MUNICIPAL AIRPORT
 INDUSTRIAL PARK, PHASE I
 CASA GRANDE, ARIZONA

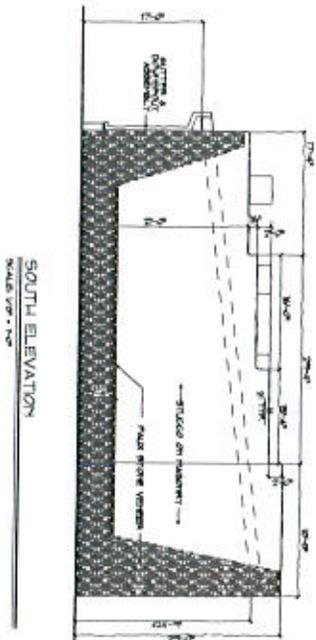
PRELIMINARY ELEVATIONS

DAVID & FRIEDBERG ARCHITECT
 3507 W. BROWN STREET, GLENDALE ARIZONA 85302
 PHONE / FAX: 602 657 - 3707
 CELL: 602 657 - 3717



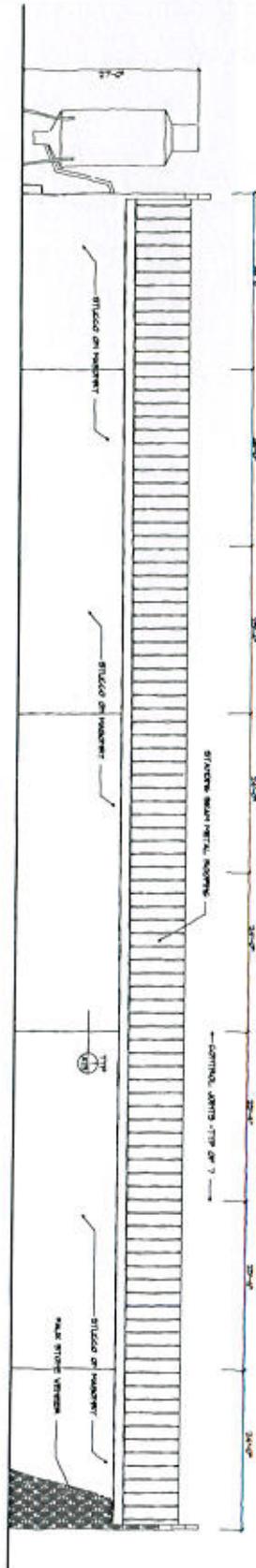


NORTH ELEVATION
SCALE 1/8" = 1'-0"

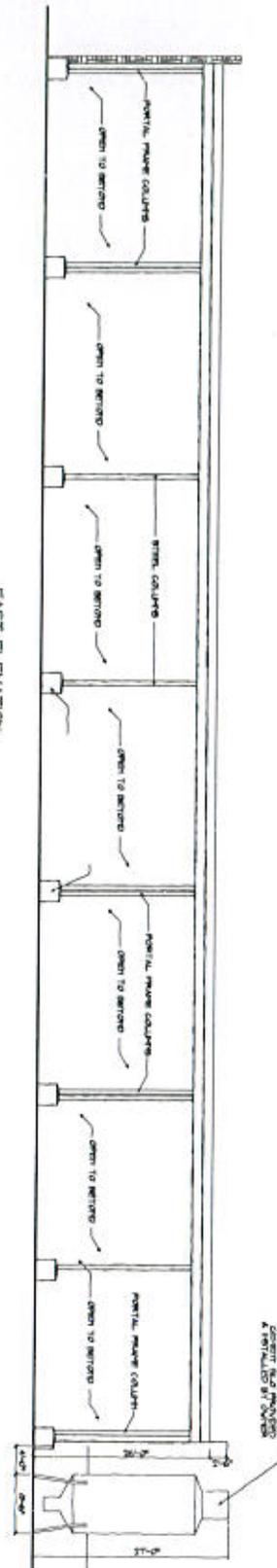


SOUTH ELEVATION
SCALE 1/8" = 1'-0"

WEST ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"



ELEVATION NOTES
 1. FINISHES AND MATERIALS TO BE SHOWN ON THIS DRAWING ARE TO BE USED UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. SEE GENERAL NOTES FOR FINISHES AND MATERIALS.

P-5

NEW OFFICE & WAREHOUSE BUILDING FOR
ATKO BUILDING MATERIALS
 LOT 14, CASA GRANDE MUNICIPAL AIRPORT
 INDUSTRIAL PARK, PHASE I
 CASA GRANDE, ARIZONA

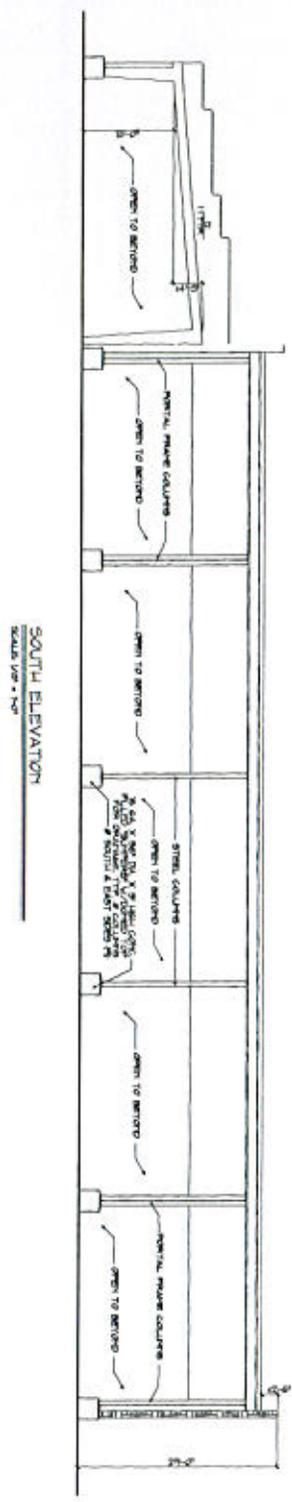
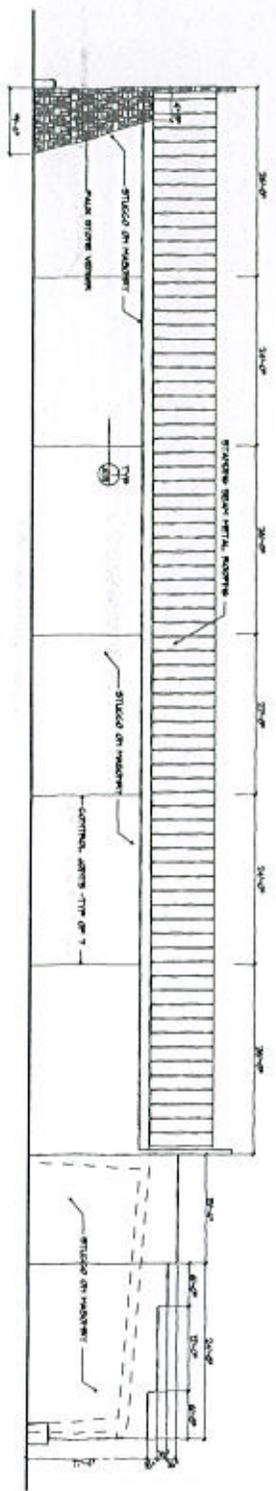
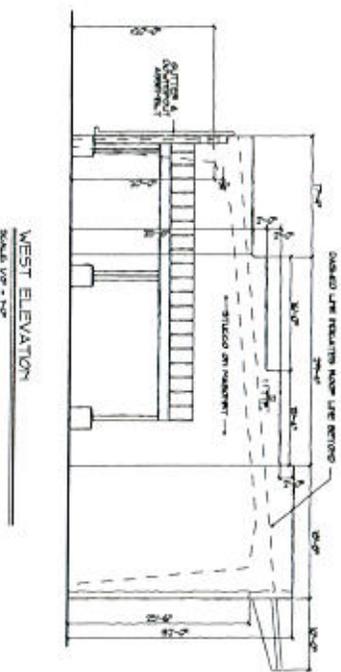
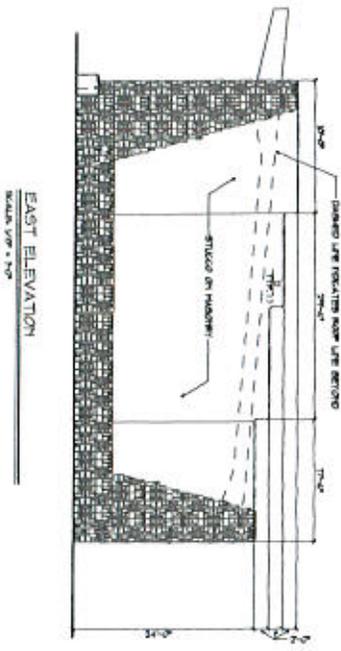
BUILDING #1
 ELEVATIONS

DAVID C. FRIEDBERG
 ARCHITECT

5507 W. BROWN STREET,
 GLENDALE, ARIZONA 85302

PHONE / FAX: 623.939.3707
 CELL: 623.227.4400





ELEVATION NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. FINISHES TO BE DETERMINED BY THE ARCHITECT.
 3. MATERIALS TO BE DETERMINED BY THE ARCHITECT.



NEW OFFICE & WAREHOUSE BUILDING FOR
ATKO BUILDING MATERIALS
 LOT 1A, CASA GRANDE MUNICIPAL AIRPORT
 INDUSTRIAL PARK, PHASE I
 CASA GRANDE, ARIZONA

**BUILDING #1 (A & B)
 ELEVATIONS**

**DAVID & FRIEDBERG
 ARCHITECT**
 5607 W. BROWN STREET
 GLENDALE, ARIZONA 85302

PHONE / FAX: 623.229.3707
 CELL: 623.221.4600

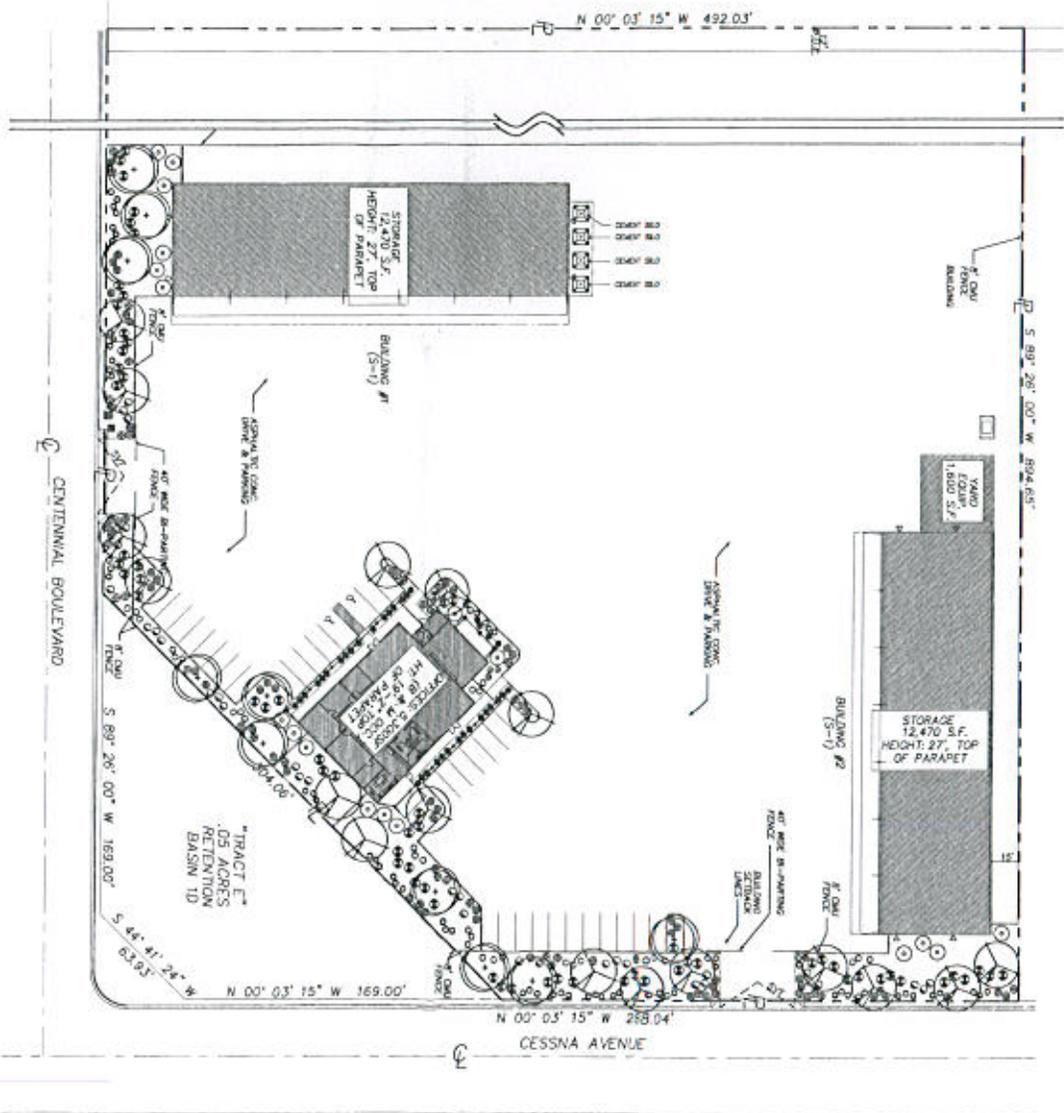


Planting Legend

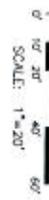
SYMBOL	BOTANICAL NAME	COMMON NAME	SPACING	QUANTITY	REMARKS
	Prosopis juliflora	Thornless Silk Tree	24" x 24"	17	Street front
	Prosopis juliflora	Thornless Silk Tree	24" x 24"	10	Street front
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	Prosopis juliflora	Thornless Silk Tree	24" x 24"	10	Street front
	Prosopis juliflora	Thornless Silk Tree	24" x 24"	10	Street front

Irrigation Note

IRRIGATION SYSTEM WILL CONSIST OF AN AUTOMATIC DRAIN SYSTEM FOR TREES AND SHRUBS, WITH A BACKFLOW PREVENTION ASSEMBLY.

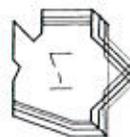


Planting Plan



PRELIMINARY
 PREPARED BY: [Signature]
 DATE: 02/14/2012

Shirley L. Benschert
 Landscape Architect
 5530 W. Brown St.
 Chandler, AZ 85226
 PHONE: 480-841-3285
 FAX: 480-841-3285
 EMAIL: shirley@shirley.com



NEW OFFICE & LANDSCAPE MATERIALS FOR
ATKO BUILDING MATERIALS
 LOT 14, CASA GRANDE MUNICIPAL AIRPORT
 INDUSTRIAL PARK, PHASE I
 CASA GRANDE, ARIZONA
 PRELIMINARY
 LANDSCAPE PLAN

DAVID C. FRIEDBERG
 ARCHITECT
 5307 W. BROWN STREET
 GLENDALE, ARIZONA 85302
 PHONE / FAX: (625) 959-5107
 CELL: (625) 221-4400





April 21, 2014

Mr. Keith Newman
City of Casa Grande
Planning & Development Dept.
510 E. Florence Blvd.
Casa Grande, AZ 85122

RE: CYC Seed Company, 3085 N. Cessna Way

PROJECT NARRATIVE

- A. Applicant Information: Architect
Eric Leibsohn, AIA State of Arizona # 15233
Eric Leibsohn + Associates, Ltd.
7970 N. Ridgeview Drive
Paradise Valley, AZ 85253
- B. This project is located at the northwest corner of Beechcraft and Cessna Way within the Airport Industrial Park. This is an amendment to existing site for the addition of new industrial warehouse approximately 15,300 S.F. The site is zoned as I-1 – Light Industrial. The new proposed building will be at the northwest corner of the existing site. This is to be a pre-engineered metal building to match the scale and color of the existing industrial buildings on site. The overall operation of this site is for a seed coating business, warehouse and administrative office building. The proposed building will be used for storage/warehousing.
- C. The owner of this site is CYC Seed Company, LLC
- Casey Compton
3085 N. Cessna Way
Casa Grande, AZ 85122
520-316-3738
520-510-5054 (cell)

Please direct questions regarding the seed processing operation to Casey.

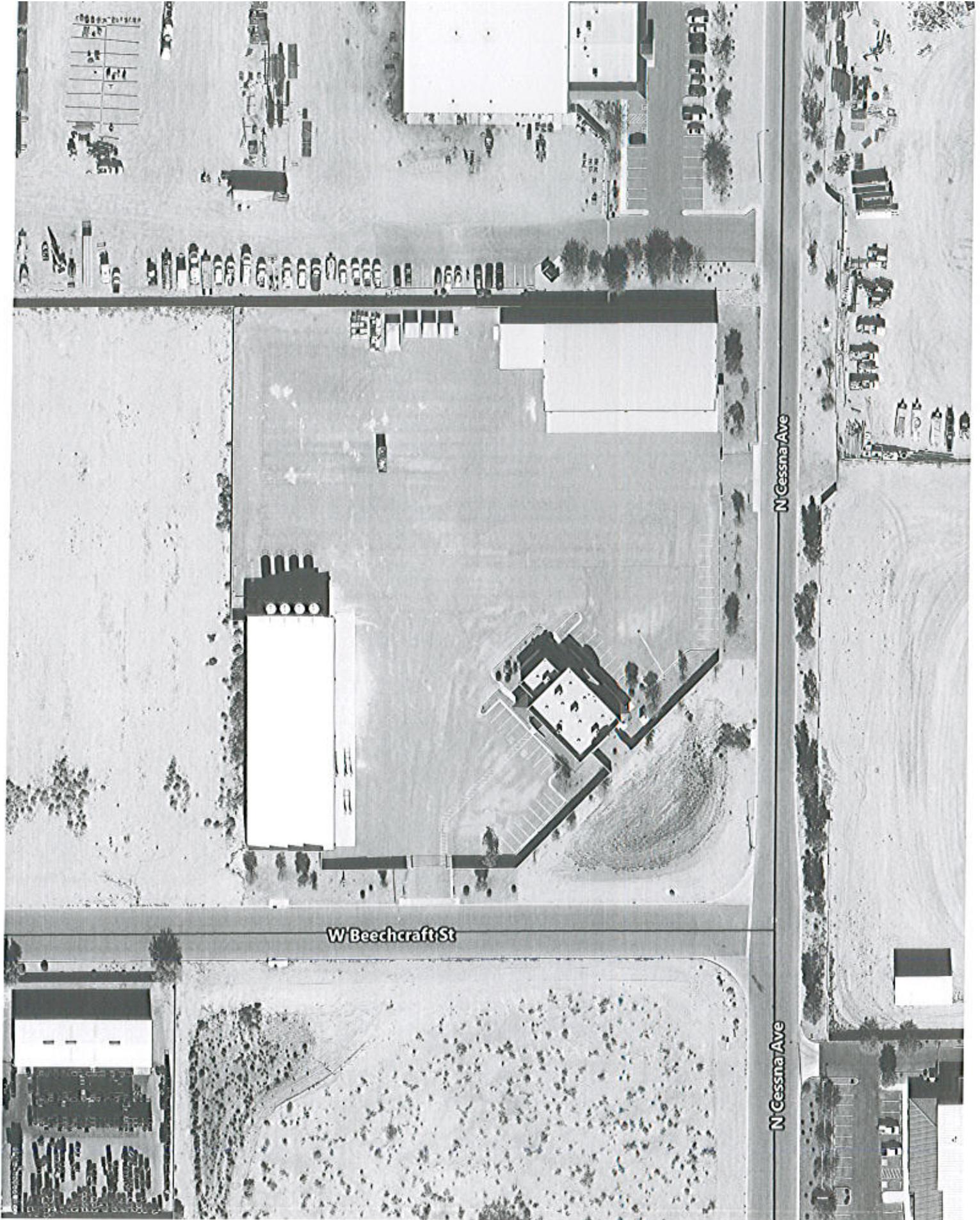


Exhibit D



ERIC LEIBSOHN + ASSOCIATES, LTD
7970 N RIDGEVIEW DRIVE • PARADISE VALLEY ARIZONA 85253
480.483.1101 P • 602.432.9266 M • ELAARCHITECTS@AOL.COM

Exhibit E

April 21, 2014

City of Casa Grande
Traffic Engineering Dept.
510 E. Florence Blvd.
Casa Grande, AZ 85122

RE: CYC Seed Co.
3085 N. Cessna Way, Casa Grande, AZ

WAIVER LETTER: Traffic Impact Analysis

This is an amendment to an existing site plan. The proposed new building on this site is for storage/warehousing. It is part of the overall masterplan of the site and there will be no new trips per day generated by this development.

APPLICANT: Architect
Eric Leibsohn, AIA State of Arizona # 15233
Eric Leibsohn + Associates, Ltd.
7970 N. Ridgeview Drive
Paradise Valley, AZ 85253
480-483-1101

OWNER: CYC Seed Co.
Casey Compton
3085 N. Cessna Way
Casa Grande, AZ 85122
520-316-3738
520-510-5054 (cell)



ERIC LEIBSOHN + ASSOCIATES, LTD
7970 N RIDGEVIEW DRIVE • PARADISE VALLEY ARIZONA 85253
480.483.1101 P • 602.432.9266 M • ELAARCHITECTS@AOL.COM

Exhibit F

April 21, 2014

City of Casa Grande
Engineering Dept.
510 E. Florence Blvd.
Casa Grande, AZ 85122

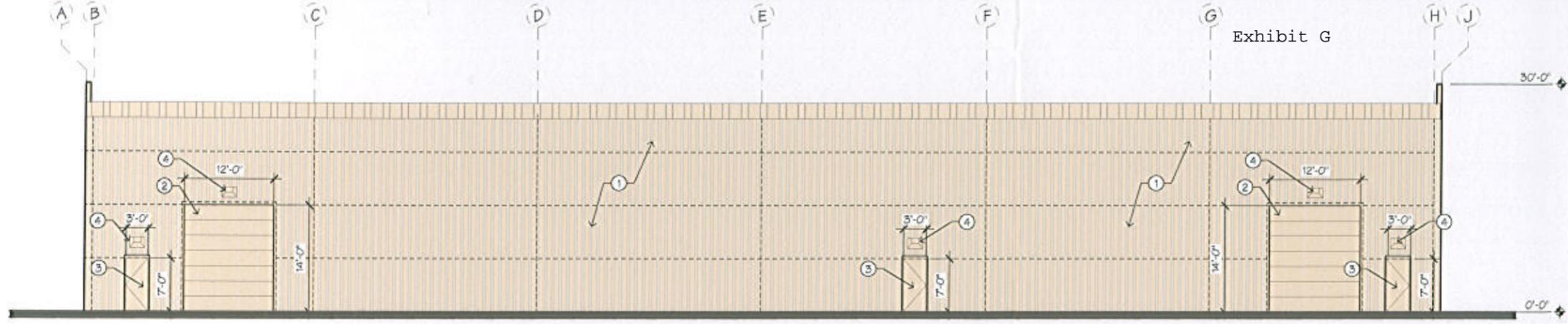
RE: CYC Seed Co.
3085 N. Cessna Way, Casa Grande, AZ

WAIVER LETTER: Grading and Drainage

This is an amendment to an existing site plan. The new proposed building will be located at the northwest corner of the existing site. The existing site is currently paved and there will be no new run off or significant change to the drainage pattern on site. The existing developed flow is south toward Beechcraft. Therefore, the fact this is an existing developed site with no material change to the grading and drainage plan, a waiver is hereby submitted for approval.

APPLICANT: Architect
Eric Leibsohn, AIA State of Arizona # 15233
Eric Leibsohn + Associates, Ltd.
7970 N. Ridgeview Drive
Paradise Valley, AZ 85253
480-483-1101

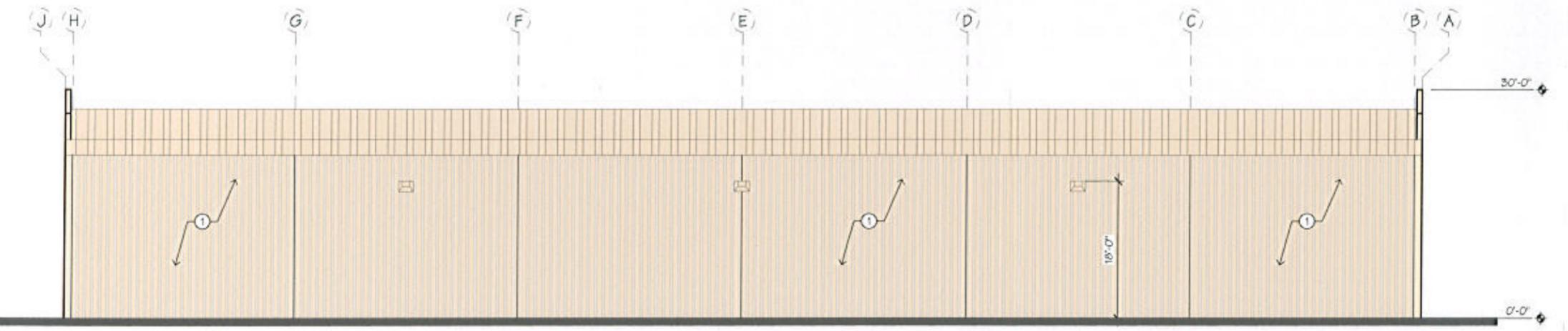
OWNER: CYC Seed Co.
Casey Compton
3085 N. Cessna Way
Casa Grande, AZ 85122
520-316-3738
520-510-5054 (cell)



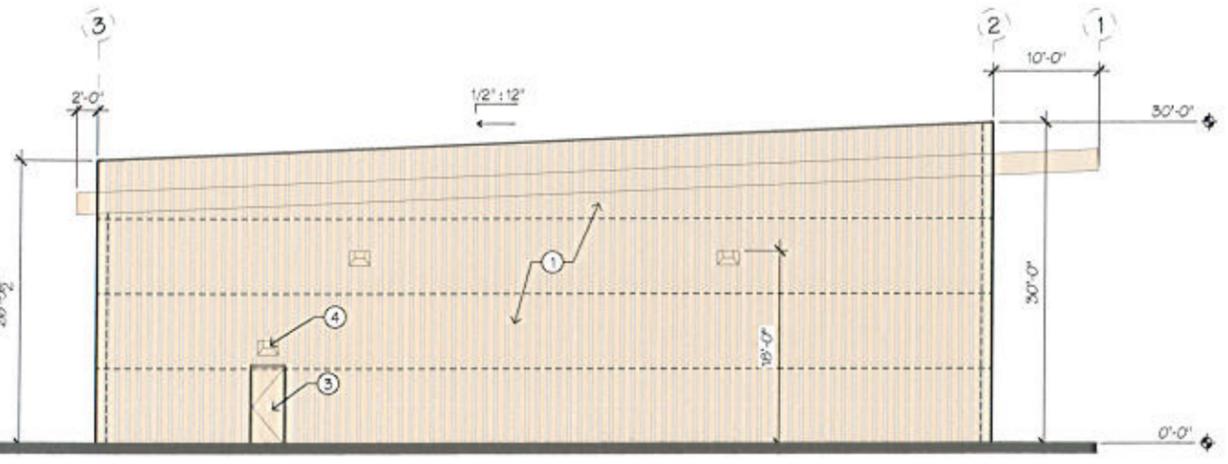
1 SOUTH ELEVATION
1/8"=1'-0"

- ELEVATION KEYNOTES:**
- 1 METAL PANELS PER BUILDING MANUFACTURER.
 - 2 12'x4' OVERHEAD ROLL UP DOOR
 - 3 3'-0" x 7'-0" HOLLOW METAL DOOR AND FRAME.
 - 4 EXTERIOR LIGHT FIXTURE ABOVE DOOR - SEE ELECTRICAL DRAWINGS.

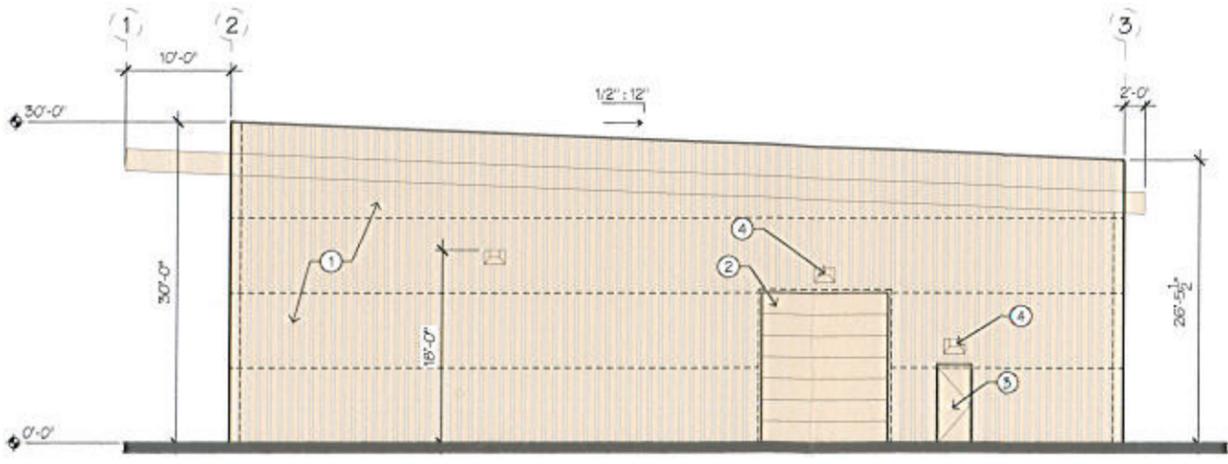
NOTE TO CONTRACTOR:
BUILDING COLOR TO MATCH T&E: 01 (LIGHT STONE) FROM BUNGER STEEL - VERIFY COLOR SAMPLES W/ ARCHITECT AND OWNER PRIOR TO APPLYING FINISH.



2 NORTH ELEVATION
1/8"=1'-0"



4 WEST ELEVATION
1/8"=1'-0"



3 EAST ELEVATION
1/8"=1'-0"

PROJECT NO. 2024-01
 DATE ISSUED 4/2024
 REVISIONS
 DRAWN BY AF
 CHECKED BY EL
 COPYRIGHT © 2024

BUILDING DESIGN AND DEVELOPMENT FOR
CYC SEED COMPANY, LLC. (BUILDING #4)
 5005 N CESSANA WAY
 CASA GRANDE, ARIZONA, 85122

ARCHITECTURAL ELEVATIONS

Eric Leibsohn + Associates, Ltd.
 7570 NORTH RIDGEVIEW DR. • PARADISE VALLEY, AZ 85255
 480-453-8017 • eric@ericleibsohn.com • www.ericleibsohn.com
 MEMBER OF AMERICAN INSTITUTE OF ARCHITECTS

SHEET NUMBER
A-3
 4 OF 4

EXPIRES 6/30/2026