

	Planning and Zoning Commission STAFF REPORT	Agenda # _____
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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 B

PROJECT DIRECTORY:

OWNER
 WESTERNA HOMES INC.
 14001 N. THOMAS ROAD
 SCOTTSDALE, AZ 85251
 (480) 423-4500
 EMAIL: info@westerna.com

ARCHITECT
 BSA, INC.
 PHOENIX, ARIZONA 80716
 14001 N. THOMAS ROAD
 PHOENIX, ARIZONA 80716
 PHONE: (602) 955-3300
 FAX: (602) 955-6096
 EMAIL: info@bsa.com

PROJECT DATA:

PARCEL: 55-27-B10
ZONING: COMMERCIAL GENERAL C3
OCCUPANCY TYPE: RESTAURANT, A2
PROPOSED BUILDING HEIGHT: 22'-1"

GROSS AREA: 68,497 SF / 1.58 ACRES
NET AREA: 25,451 SF / 0.58 ACRES
ACTUAL BUILDING SF: 25,451 SF / 0.58 ACRES
ACTUAL BUILDING SF: 2,896 SF / ALLOWED FAR
SITE BUILDING COVERAGE: 2,896 SF / ALLOWED FAR
TOTAL PARKING REQUIRED: 10
 10-23-21 / 16,097 SF / 0.36 ACRES
10

2
1
852 SPACES

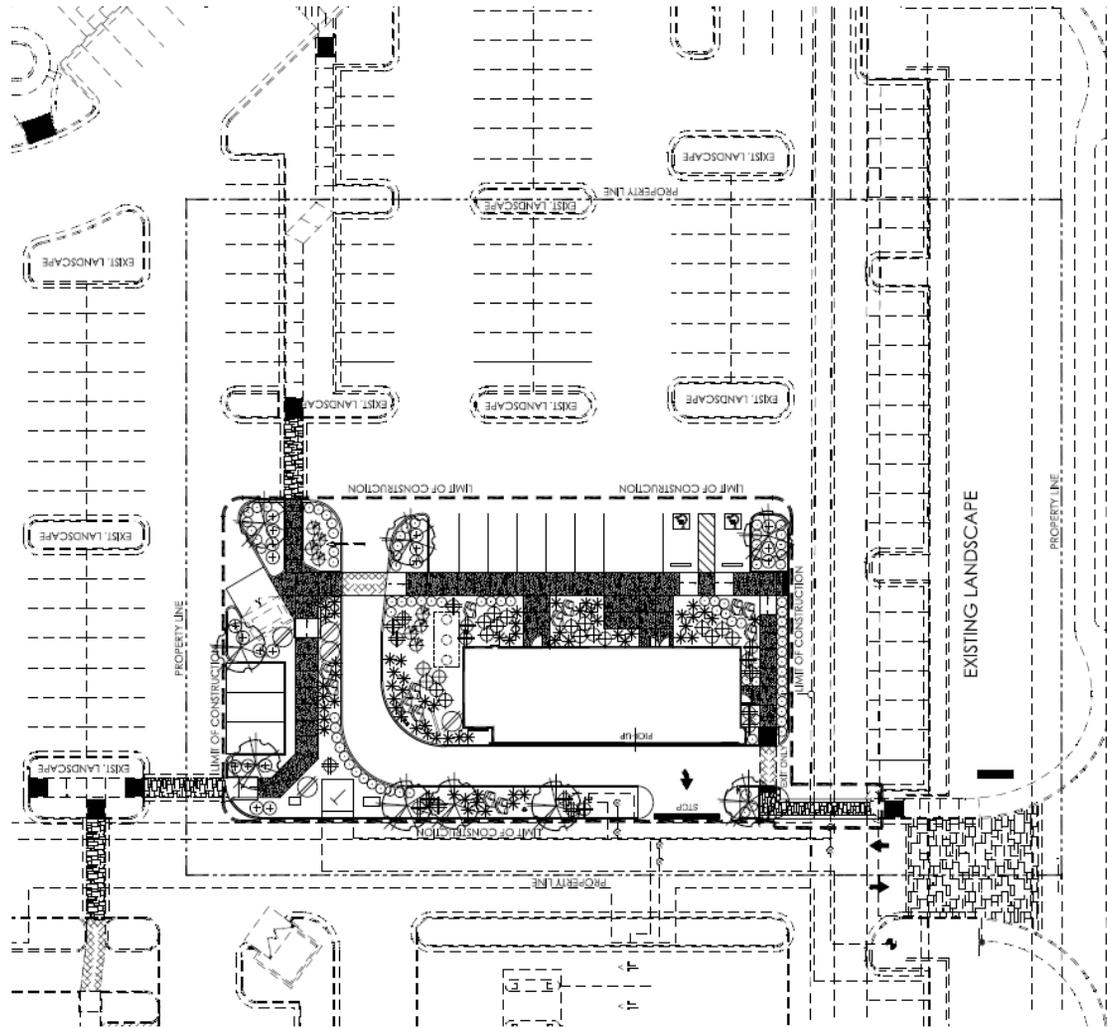
TOTAL PARKING PROVIDED FOR SITE:
ACCESSIBLE PARKING PROVIDED:
TOTAL PARKING PROVIDED FOR OTHER:

IRRIGATION NOTE:
 ALL IRRIGATION SYSTEMS WILL BE INSTALLED
 GUARANTEEING 100% COVERAGE TO ALL PLANT MATERIAL.
 METER TYPE: COMBO BLDG. / LANDSCAPE METER
 METER SIZE: 1.5"
 WATER PRESSURE: MINIMUM REQUIRED AT METER 50 PSI

LANDSCAPE MAINTENANCE NOTE:
 THE SITE WILL BE MAINTAINED BY THE PROPERTY OWNER
 IN ACCORDANCE WITH CASA GRANDE STANDARDS.

LANDSCAPE LEGEND

- DAHLGRENIA SIBIRICA
24" BOX (MATCHING)
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
- LEUCOPHYLLUM FRUTESCENS
GOLD CLOUD
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- DACTYLOCTENIUM AEGYPTIUM
DESERT SPOON
5 GALLON
- NERIUM OLEANDER 'PETITE PINK'
PINK OLEANDER
5 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
- ALOE BLUE 'E'F'
BLUE ELF ALDIE
1 GALLON
- 2002" SURFACE SELECT
GRANITE BOULDER
MINIMUM 200LB EACH
- 1/2" MINI MACRON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS



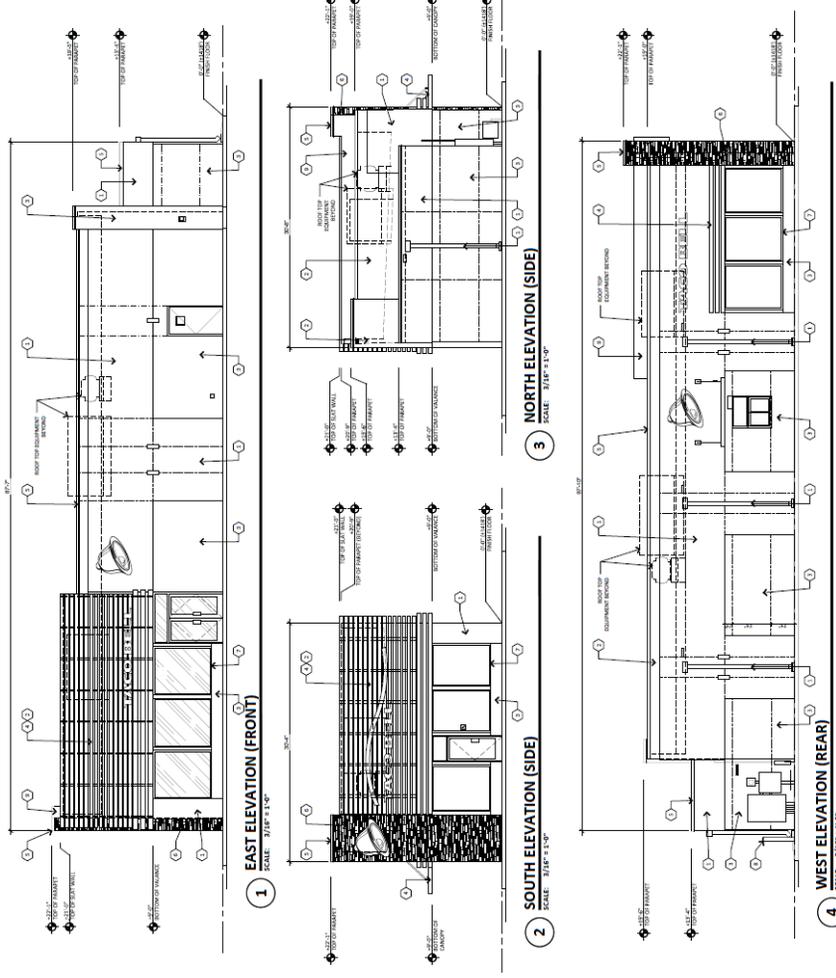
M-CAPTNEY ROAD

Exhibit E

FINISH AND MATERIAL LEGEND

1	ROOF FINISH: METAL PANELS COLOR: GALVALUME PANEL TYPE: 24" X 36"
2	WALL FINISH: EXTERIOR STUCCO COLOR: SAND TEXTURE: SAND FINISH
3	WALL FINISH: INTERIOR STUCCO COLOR: SAND TEXTURE: SAND FINISH
4	WALL FINISH: INTERIOR STUCCO COLOR: SAND TEXTURE: SAND FINISH
5	WALL FINISH: INTERIOR STUCCO COLOR: SAND TEXTURE: SAND FINISH
6	WALL FINISH: INTERIOR STUCCO COLOR: SAND TEXTURE: SAND FINISH
7	WALL FINISH: INTERIOR STUCCO COLOR: SAND TEXTURE: SAND FINISH
8	WALL FINISH: INTERIOR STUCCO COLOR: SAND TEXTURE: SAND FINISH
9	WALL FINISH: INTERIOR STUCCO COLOR: SAND TEXTURE: SAND FINISH
10	WALL FINISH: INTERIOR STUCCO COLOR: SAND TEXTURE: SAND FINISH
11	WALL FINISH: INTERIOR STUCCO COLOR: SAND TEXTURE: SAND FINISH
12	WALL FINISH: INTERIOR STUCCO COLOR: SAND TEXTURE: SAND FINISH

BUILDING DATA
 PROJECT: TACO BELL
 SHEET: E-1
 DATE: 06-13-14



EL1
 RKA# 14093.00

TACO BELL at VILLAGO MARKETPLACE
 2820 N. PINAL AVE. LOT 3
 CASA GRANDE, AZ 85122
 DATE: 06-13-14 (PRELIMINARY)

RKA
 ARCHITECTS