

AGENDA ITEM _____
DATE _____

Special Meeting
October 16, 2014

**MINUTES OF A SPECIAL MEETING OF THE CASA GRANDE
PLANNING AND ZONING COMMISSION HELD ON THURSDAY,
OCTOBER 16, 2014 AT 6:00 P.M. IN THE CASA GRANDE MAIN
LIBRARY, ACTIVITY ROOM, 449 N. DRY LAKE, CASA GRANDE,
ARIZONA.**

I. Call to Order/Pledge:

Chairman Lavender called the meeting to order at 6:02 p.m.

II. Roll Call:

Members Present:

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

City Staff Present:

Paul Tice, Planning and Development Director
Leila DeMaree, Senior Planner
Melanie Podolak, Administrative Assistant
Duane Eitel, Traffic Engineer

III. Changes to the Agenda:

There were no changes to report.

IV. New Business:

- A. Request by AZ Sourcing**, for a land use approval on 111 acres, m.o.l. out of the 585 acres of the Phoenix Mart site, located north of Florence Blvd. (SR 287), south of Cottonwood Lane (Storey Road), between the Overfield Road and Signal Peak Road.

1. DSA-14-00102: Major General Plan Amendment to change the land use designation from "Neighborhoods" to "Commerce and Business".
(Planner: Leila DeMaree)

Leila DeMaree, Senior Planner came forward to address the Commission. Ms. DeMaree explained per State statute a hearing must be held on all Major General Plan Amendment requests twice at two different locations and this is the seconded public hearing for this request. She noted there are no changes from the last meeting which was held on Oct. 2nd at City Hall. Ms. DeMaree gave a brief overview of the request stating AZ Sourcing is asking that the land use designation for 111 acres along Cottonwood Lane at the northern boundary of their development be changed from Neighborhoods to Commerce and Business. The request stems from business needs and demands shown for this area. Ms. DeMaree stated this request will be heard by the City Council on November 17, 2014. She also noted the applicant has submitted a Major Site Plan/Final Development Plan that will be heard by the Commission at the November hearing, and they will also be submitting a request for a Major PAD Amendment. Ms. DeMaree mentioned the Commerce and Business land use category allows for such businesses as office, retail, wholesale, light assembly, manufacturing, hotels, and high density residential uses and the current Neighborhoods land use category only allows for residential. No public comments were received by staff.

Chairman Lavender called for the applicant to come forward.

Jeremy Schoenfelder, 7047 E. Greenway Parkway, Scottsdale, representative for AZ Sourcing came forward to address the Commission. Mr. Schoenfelder clarified the area is not relative to the Phoenix Mart sourcing building, the request for an amendment to the General Plan has been driven by feedback from possible users/tenants that want to locate in this area. He then explained that within the 111 acres at the northwest corner there is a pipeline and a lot of utility services will be located in the area. Mr. Schoenfelder stated with the area changed to Commerce and Business it will compliment the Phoenix Mart.

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

Vice-Chairman Henderson made a motion to forward a favorable recommendation to the City Council regarding DSA-14-00102 Major General Plan Amendment to change the land use designation from Neighborhood to Commerce and Business on 111 acres, m.o.l. located north of Florence Boulevard (SR 287), south of Cottonwood Lane (Storey Road), between Overfield Road and Signal Peak Road.

Member Lynch seconded the motion.

Member Braunstein commented that is project has been ongoing for two years and staff has done a lot of work. This request is part of phase 3 or 4 and he feels it is not an integral part in the starting of phase 1 and 2. Member Braunstein stated he would like the Phoenix Mart to show the community what they are going to do before this area is

considered. He stated this is going from a planned business and residential project to a Business Park, this side of the community was used because it was going to have businesses, homes, schools, fire department etc. If they wanted to be a Business Park they should have located in the south side of town.

Vice-Chairman Henderson stated the land uses surrounding this site have changed since the time of the original design there was anticipation we were going to have a larger residential market than we do. He noted that Major General Plan Amendments are only done once a year, so the applicant is trying to plan ahead.

Member Lynch commented that she believes there has been a lot of infrastructure work and preparation of the site; this is a huge undertaking. She stated she did not expect to see this project built over night but that does not mean things are not being accomplished.

Member Braunstein commented that this request is not going to affect the infrastructure, they have not even planned it yet. He stated this request might be constructed years from now, and we do not know what will happen in 3 to 4 years, it could change again so why not wait until they are closer to development for the area to consider this request.

Chairman Lavender asked Director Tice to explain what a Major General Plan Amendment is to the public.

Director Tice explained that a Major General Plan Amendment is an Amendment to the City's General Plan 2020 for land use categories. Applicants are only allowed to zone their property in accordance with the General Plan Land Use. He stated Ms. DeMaree pointed out the property's land use currently is Neighborhood, so it can only be zoned residential and the applicant is requesting it be changed to a Commerce and Business Land Use which allows a variety of business and commercial uses. Director Tice then noted under State Law, Cities are only allowed to hold MGPA hearings once per year, therefore no other request for a MGPA will be considered until this time next year.

The following roll call vote was recorded:

Member Gentzkow	Aye
Member Tucker	Aye
Member Lynch	Aye
Member Braunstein	Nay
Member Benedict	Aye
Vice-Chairman Henderson	Aye
Chairman Lavender	Aye

The motion passed 6 – 1.

V. Call to the Public:

There were no comments received.

VI. Report by Planning Director:

Director Tice reported the projects that potentially will be heard at the November 6, 2014, Planning Commission meeting.

Chairman Lavender stated he is aware that one Commissioner has a conflict and will not be in attendance.

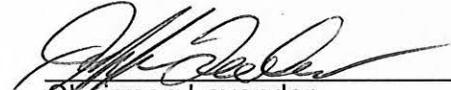
VII. Adjournment:

Vice-Chairman Henderson motioned for adjournment, Member Benedict seconded the motion; a voice call vote was called and all were in favor.

Chairman Lavender called for adjournment at 6:19 p.m.

Submitted this 22nd day of October 2014, by Melanie Podolak, Administrative Assistant to the Casa Grande Planning & Zoning Commission, subject to the Commission's approval.

Approved this 6th day of November, 2014, by the Casa Grande Planning & Zoning Commission.


Chairman Lavender

	PLANNING AND ZONING COMMISSION STAFF REPORT	AGENDA # _____
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TO: PLANNING AND ZONING COMMISSION

FROM: Leila DeMaree, Senior Planner

MEETING DATES: October 2, 2014
October 16, 2014

SUBJECT: **DSA-14-00102:** Major GPA for "Phoenix Mart".

REQUEST

DSA-14-00102: Request by AZ Sourcing, LLC / Jeremy Schoenfelder, for a **Major General Plan Amendment** to the Casa Grande General Plan 2020 on approximately 111 acres m.o.l. of the 585 acres Phoenix Mart PAD site, located north of Florence Blvd. (SR 287), south of Cottonwood Lane (Storey Road), between the Overfield Road and Signal Peak Road. The request is to change the land use designation of the 111 acres m.o.l. from **Neighborhoods** to **Commerce and Business**.

APPLICANT/OWNER

AZ Sourcing, LLC, C/O Jeremy Schoenfelder
7047 E. Greenway Parkway
Scottsdale, AZ 85254

PHONE: 602-687-7305
Email: jschoenfelder@azsourcing.com

RECOMMENDED MOTION

Staff recommends the Commission forward a favorable recommendation to Council for the Major General Plan Amendment, to change the Land Use designation of the 111 acres m.o.l. from *Neighborhoods* to *Commerce and Business*, for property located north of Florence Blvd. (SR 287), south of Cottonwood Lane (Storey Road), between the Overfield Road and Signal Peak Road.

HISTORY

December 17, 2007: Phoenix Mart site was annexed into the City as part of the "Overfield Farms Annexation", Ordinance # 2488.

- June 21, 2010: A Major General Plan Amendment was approved changing the land use designation of the 389 acres m.o.l. within the Phoenix Mart site from *Neighborhoods* to *Business and Commerce*, DSA-10-00005, Resolution # 4360.3.
- December 5, 2011: A Major General Plan Amendment was approved changing the land use designation of the 70 acres m.o.l. from *Neighborhoods* to *Commerce and Business*, and changing 103 acres m.o.l. from *Commerce and Business* to *Neighborhoods*, DSA-11-00143, and Resolution # 4360.04
- January 17, 2012 Phoenix Mart PAD and Preliminary Development Plan (PDP) was approved by amending the Storey Farms and portion of the Overfield Farms PAD, DSA-11-00158, Ord. 1178.260.1

Current Zoning and Land Use of surrounding properties:

Location	Zoning	General Plan 2020 Land Use; Existing Use
North	Overfield Farms Planned Area Development (PAD)	<i>Neighborhoods</i> ; Agricultural
South	Phoenix Mart PAD	<i>Neighborhoods, Commerce and Business</i> ; vacant
West	Overfield Farms PAD	<i>Neighborhoods</i> ; Agricultural /Dairy Farm
East	Overfield Farms PAD	<i>Neighborhoods</i> ; Agricultural

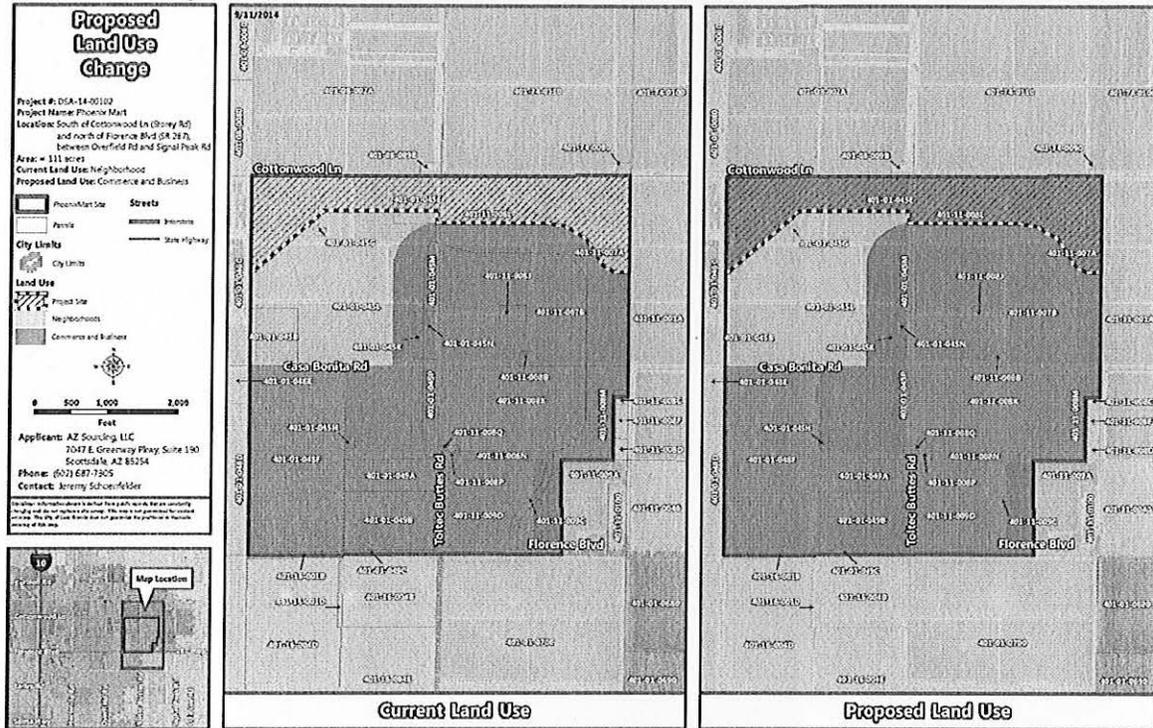
Aerial Context:



NOTE: Hatched area in blue is the 111 acres project site within the 585 acres Phoenix Mart PAD.

The change in land use enables Phoenix Mart to provide the necessary uses to support their business needs. Each land uses within the 585 acre-site play a vital role for the successful operation of the Phoenix Mart.

Land Use Map:



The request is to change the land use designation of the 111 acre-site from "Neighborhoods" to "Commerce and Business" as shown on the Land Use Map above.

The proposed change to "Commerce and Business" will allow for the following mixed-uses:

1. Office
2. Retail
3. Service
4. Restaurants
5. Wholesale Distribution Center
6. Light assembly/manufacturing
7. Hotels
8. Multi-Family Residential Dwelling Units
9. Uses that are necessary to support the above uses

The intent of this request is to provide additional services and significant job creation for the community. The site is currently zoned "Planned Area Development" (Phoenix Mart

PAD).

SPATIAL FORM AND DESIGN

Development of this land use category provides:

- Multiple buildings in a campus setting.
- Mixed of building forms and building heights.
- Consistent architectural styles.
- Direct pedestrian connections between buildings and public sidewalks.
- Internal pedestrian circulation and identified pedestrian districts.
- Shared parking that shall be maximized.
- Landscaped areas connected to other public open spaces.
- Residential uses that shall not comprise more than ten (10%) percent of the total area designated *Commerce and Business* on the Land Use Map.

INFRASTRUCTURE AND MOBILITY

Development within this land use category includes:

- Paved arterial streets connected to the City street-system.
- Emergency and other services provided to development within this land use category shall meet or exceed City norms.
- Pedestrian facilities between buildings and the street.
- Development connected to City sewer and an approved water provider system.
- Primary access and egress to collector or arterial streets. Access to primarily residential local or collector streets is discouraged.
- Utilities that are either above or below ground.

DENSITY AND INTENSITY

- Minimum site acreage shall be five (5) acres.
- Multi-family residential units are allowed only when this land use category is over 60 acres and is adjacent to *Neighborhoods* land use category.
- Maximum residential land use is 30% of the gross site area.
- Where the land use is a business/office park, public open spaces (inclusive of landscape features) shall comprise a minimum of 30% of the gross site area.
- Where the land use is retail, public open spaces (inclusive of landscape features) shall comprise a minimum of ten (10%) percent of the gross site area.

The site has direct access to Toltec Buttes Road, Cottonwood Lane/Storey Road, Evans Road, and La Brea Street.

PUBLIC NOTIFICATION/COMMENTS

Notification

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

- City Staff mailed out the application packets to various agencies and adjacent jurisdictions to seek comments about this request. Packets were mailed at least

60 days prior to the Public Hearing notices being published or sent out.

- On September 13, 2014, a notice of time, date, place, and purpose of the public hearing was published in a newspaper of general circulation, published and circulated in the city at least fifteen days prior to the date of the hearing. An affidavit of publication is on file.
- On September 15, 2014, a similar notice was mailed by staff at least fifteen days prior to the hearing to each owner of property situated within two hundred feet of the subject property. The names and addresses of the owners were provided by the City. An affidavit confirming this mailing is on file.
- Two signs were posted at the site by the applicant at least 15 days prior to the public hearing indicating the time, date, place and purpose of the public hearing.

Inquiries/Comments

Staff has not received any comments from the public.

Staff finds that:

1. The requested change is consistent with the overall intent of the General Plan 2020;
2. The requested change will have a positive impact on the City-wide balance and mixture of land uses;
3. The requested change is adequate in area and compatible with planned or existing surrounding land uses;
4. The proposed uses will not be detrimental to adjacent properties or residents;
5. The site will have adequate access from arterial and collector roadways to accommodate the proposed land uses; and
6. The plan change encourage and facilitate greater employment opportunities and tax base by expanding retail and wholesale commercial, and manufacturing opportunities.

Based on the above findings, staff recommends that the Commission forward a favorable recommendation for **DSA-14-00102** to the City Council.

Exhibits:

1. Application
2. General Plan 2020 Existing and Proposed Land Use Category Exhibit