

Vice-Chairman Henderson moved to approve the minutes dated September 19, 2013, Member Benedict seconded, a voice call vote was called, and all were in favor.

Vice-Chairman Henderson moved to approve the minutes dated October 3, 2013, Member Benedict seconded, a voice call vote was called, and all were in favor.

IV. Changes to the Agenda:

Director Tice requested the Commission postpone item "A" on the agenda to the December Commission meeting. He explained that the project was noticed in the newspaper as a "Minor Amendment" when in fact the request is for a "Major Amendment". Director Tice stated the project will be re-advertized to reflect the correct request.

V. New Business:

A. Request by Jack Gilmore for the following land use approval located at the Southwest corner of I-8 and I-10, Casa Grande, AZ 85122:

- 1. DSA-13-00123: Minor Amendment to the Casa Grande Mountain Ranch Planned Area Development** to adjust the northern boundary lines of the original PAD, abutting the Interstate 8 and future Henness Road Interchange. (Planner: Leila DeMaree)

Vice-Chairman Henderson made a motion to postpone case DSA-13-00123 Minor Amendment to the Casa Grande Mountain Ranch Planned Area Development. Member Braunstein seconded the motion.

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

The following roll call vote was recorded:

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

The motion passed 6 – 0.

B. Request by CJM Development, INC, for the following land use approval located at 1570 E Florence Blvd, APN 505-22-009G:

- 1. DSA 13-00119: Major Site Plan/Final Development Plan** for "The Arcade", a proposed 23,000 sq. ft. building with an indoor commercial recreation use with restaurant located within the Casa Grande Marketplace PAD. (Planner: Jim Gagliardi)

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 east of the existing Home Depot on the northeast corner of Peart Road and Florence Boulevard. The proposed 23,000 square foot building will be separated from the Home Depot and is proposed to accommodate an arcade, indoor amusement rides, a game center and food services. Mr. Gagliardi then overviewed the review criteria for Major Site Plan highlighting that the request is in conformance with the city's General Plan 2020, for Community Center. He also noted that the Casa Grande Market Place PAD for the site list Arcade and Restaurant among the permitted uses identified for this parcel, therefore the site is in conformance with the Casa Grande Market Place PAD which acts as the city's zoning ordinance in this case. Mr. Gagliardi noted that staff and the applicant have received a letter from Home Depot's Senior Council, Mr. Brett Soloway. The letter has been distributed to the Commissioners'. Mr. Gagliardi stated that the concerns mentioned in the letter by Mr. Soloway are of a private matter between the applicant and Home Depot, and is not part of this Major Site Plan/Final Development decision process this evening; no other public comments were received.

Vice-Chairman Henderson asked if staff had any information on the applicant's business plan. He stated the City Council had discussions about the Odyssey School and there was a lot of concern expressed by the Council on a possible uncomfortable relationship between Home Depot and the school children. This type of business could have similar issues, depending on what they plan on doing and who is their targeted market.

Mr. Gagliardi stated staff is of the understanding that the targeted age for the arcade is 12 years and younger, and it will be a kinetic type arcade. He also mentioned there is a potential for liquor license but in accordance with the state liquor code regulations the serving area must be 300 feet from the building or fenced area of the school. At this time staff does not believe the proposed Arcade business will meet this distance requirement but any liquor license is subject to City Council approval and that can be determined at that time.

Vice-Henderson expressed his concern with the children in the Home Depot parking lot, and with students coming over from the school.

Mr. Gagliardi responded by pointing out that the children will be accompanied by a parent seeing the target age is 12 and under, and there are no surrounding neighborhoods, so they will need to be driven to the arcade. He commented that the safety falls into the hands of the management of both the Arcade and Home Depot businesses. Mr. Gagliardi explained that this site and the school site are separated by a major drainage retention basin and a block wall.

Vice-Chairman Henderson questioned if Odyssey School has contacted staff.

Mr. Gagliardi replied "no".

Sean Arnold, 1408 E. 12th Place, Casa Grande, representative for the applicant, came forward to address the Commission. Mr. Arnold stated the demographic they will be targeting is 12, 13 years and under, and their intentions at this time are to have an arcade with some indoor rides, interactive activities for parents and children to do together, and some video games.

Member Lynch asked Mr. Arnold if he is in agreement and can comply with all the technical modifications requested by staff.

Mr. Arnold replied they are currently working on complying with all the technical modifications requested by the Planning Department.

Member Braunstein questioned the possible liquor sales, and the type of food that will be served.

Mr. Arnold stated at this time they have no intention to serve liquor. He commented the food will be served buffet style; all you can eat.

Member Lynch questioned the hours of operation.

Mr. Arnold commented they do not intend for the facility to be a "hang out". They plan on being opened from about 10:00 a.m. until 10:00 p.m. on weekends, and 10:00 a.m. to 9:00 p.m. on weekdays.

Member Braunstein asked Mr. Arnold to address the letter from Home Depot.

Mr. Arnold explained that their concern is with a condition of the CC and R's. He stated they have contacted the attorney for Home Depot's but have not received his response. Mr. Arnold stated this is really not an arcade but is considered a family entertainment center.

Member Braunstein questioned if Mr. Arnold has experience in this type of business.

Mr. Arnold replied "no", but the owner/operators have vast business experience in owning and operating in the hospitality industry.

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

Member Braunstein clarified for the public that the Commission is not here to determine the business that is going in or to get involved in the disagreement between the applicant and Home Depot. The Commission is to decide on the Major Site Plan and if it meets all requirements.

Member Braunstein made a motion to approve case DSA-13-00119 Major Site Plan/Final Development Plan for "The Arcade", a proposed 23,000 sq. ft. building with

an indoor commercial recreation use with restaurant located within the Casa Grande Marketplace PAD, with the following technical modifications as stated below:

1. To provide a more clearly defined parking allocation, revise the plans to reference Major 'A', "The Arcade" to be parked at 1 parking space per 300 sq ft. This use is similar to "dancehalls, skating rinks or similar uses" as defined in City Code at one parking space per 300 sq ft. This would revise the off-street parking requirement to be 77 spaces where 105 are provided.
2. Provide dimensions of the Arcade (121 ft. X 131 ft. 8") and the dimensions of revised Shops 'A'.
3. Revise the Shops 'A' square footage in the site data table as well revising the site's required vs. provided parking.
4. Identify the owner's name and address on the parcel directly to north of site.
5. Verify the placement of the dumpster to ensure it does block building access.
6. Provide a typical of a bike rack on the plan.
7. Identify the location of HVAC and other mechanical equipment and its screening with either landscaping or a low decorative wall or landscaping. If this is to be provided on the roof, it must be covered by parapet, and noted accordingly.
8. Provide information on the colors and materials as part of the elevations.
9. Provide a note indicating the number of required vs. provided number of parking spaces (90/105).
10. On the preliminary landscape plan, remove "of 3" in the lower right-hand corner of the page where it reads "Sheet L.1.1 of 3".

Member Tucker seconded the motion.

The following roll call vote was recorded:

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

The motion passed 5 – 1.

- C. Request by Jackie Guthrie** for the following land use approval located at 1779 N. Thornton Rd., Casa Grande, AZ 85122, APN 503-34-019:
- 1. DSA-13-00109: PAD Preliminary Development Plan** for a zone change from UR (Urban Ranch) to PAD RVP (Planned Area Development Recreation Vehicle Park). (Planner: Keith Newman)
 - 2. DSA-13-00110: Major Site Plan/Final Development Plan** to construct an RV storage yard and various recreational amenities including four (4) Pickle Ball courts, three (3) Bocce Ball courts, and one (1) Volleyball court. (Planner: Keith Newman)

Keith Newman, Planner, came forward and presented a brief overview of the cases as stated in the Staff Report. Mr. Newman stated the request is to change the Sundance RV Park's 7.5 acre outparcel's zoning from Urban Ranch (UR) to Planned Area Development Recreation Vehicle Park (PAD RV), which is the same zoning as the existing RV Park. Mr. Newman overviewed the review criteria for a Final Development Plan, highlighting that the request is in conformance with the City's General Plan 2020, and is also in conformance with the PAD RV zoning standards. Mr. Newman noted that the expansion is to add four pickle ball courts, three bocce ball courts and one volley ball court and a RV storage area all to be used by the residents of Sundance RV Park. Mr. Newman then explained the landscaping variances that the applicant is requesting. The request is to reduce the number of trees and shrubs to the ratio of two trees and five shrubs to every five parking spaces, where the code requires one tree and three shrubs for each 250 square feet of area. Mr. Newman stated that staff is in agreement with the applicants request; if the code was followed the area would be overplanted and most of the plants would not survive. He then explained that the site will have vehicular access to the recreation area via an entrance/exit off of Thornton Road. The recreation site will be screened by a six foot CMU wall. No public comments were received by staff. Mr. Newman then referenced the handout that was given to the Commissioners' prior to the meeting. The conditions for the Major Site Plan/Final Development Plan have been revised and were read into record.

Vice-Chairman Henderson questioned the traffic research for the area, noting the entrance/exit on Thornton Road can not be seen when you come around the uphill curve.

Duane Eitel, City Traffic Engineer, stated the location of the driveway was one of staff's major concerns. Staff has requested the applicant to move the driveway to the south as far as permissible. He pointed out the area will only have 20 parking spaces and most residents will walk to the recreation site.

Vice-Chairman Henderson commented that the speed limit on the road is 25 mph, and no one goes 25 mph, does the traffic criterion assume 25 mph when doing the analysis.

Mr. Eitel stated the speed limit for the area is 35 mph, and the analysis used 35 mph; the speed limit on the curve is recommended 25 mph.

Member Lynch clarified that part of this request is for a recreation area where you would want a lot of shade trees, she questioned whether staff believes with the reduction of the landscaping the site will still be an inviting, shady area.

Mr. Newman cited there will be 15 trees around the recreation amenities that will provide shade. He stated the other areas are for future expansion, so they did not propose a lot of trees for those areas. In the future the applicant will come back with their proposed expansion and at that time staff will review the landscaping and determine if more trees are necessary.

Jackie Guthrie, 2045 S. Vineyard Avenue, Suite 101, Mesa, applicant, came forward to address the Commission. Ms. Guthrie stated this request is a scaled back version of what they originally had in mind for the site due to the cost of the sewer lines. Ms. Guthrie explained that they also did a traffic impact analysis, which included visibility triangles because of the curve in the road, as well as a drainage study, and geotechnical work to make sure the property would peculate. She stated at this point is when they decided to add the future RV storage site; there is no specific date as to when it will be constructed. Ms. Guthrie stated the city hired an outside Engineer to look at the future alignment of Thornton Road because there is a large rock outcropping to the north of their site. The potential alignment was provided and used in their plan for the site, so they could locate their walls, entry and landscaping in the proper location. Ms. Guthrie stated they will provide the city with a Map of Dedication providing the right-of-way for the future 55 feet road and they will also submit a Map of Abandonment for part of the old 33 foot Thornton Road alignment. Ms. Guthrie stated they are in agreement with staffs conditions of approval. She thanked staff for their work on this project. Ms. Guthrie concluded by noting the room is full of people who support this request.

Chairman Lavender made a call to the public.

Shirley Skinner, 1703 N. Thornton Road, space 366, Casa Grande, came forward to address the Commission. Ms. Skinner stated she is a pickle ball player and the city does not have enough pickle ball courts available for everyone who likes to play; more courts are needed.

Vice-Chairman Henderson made a motion to forward a favorable recommendation to the City Council regarding DSA-13-00109, PAD Preliminary Development Plan a zone change from Urban Ranch to Planned Area Development Recreation Vehicle Park. Member Benedict seconded the motion.

The following roll call vote was recorded:

Member Tucker

Aye

Member Lynch	Aye
Member Braunstein	Aye
Member Benedict	Aye
Vice-Chairman Henderson	Aye
Chairman Lavender	Aye

The motion passed 6 – 0.

Member Lynch made a motion to approve case DSA-13-00110 Major Site Plan/Final Development Plan to construct an RV storage yard and various recreational amenities including four (4) Pickle Ball courts, three (3) Bocce Ball courts, and one (1) Volleyball court, with the revised conditions as stated below:

1. All site improvements (i.e. perimeter walls, landscaping, retention basin, etc) must be completed prior to the construction and use of the RV storage lot.
2. All Thornton Rd. Improvements (i.e. sidewalk, curb, gutter, street paving, etc) must be financially secured, or funds escrowed, with the City prior to the construction and use of the RV storage lot.

Member Benedict seconded the motion.

The following roll call vote was recorded:

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

The motion passed 6 – 0.

VI. Call to the Public:

There were no comments received from the public.

VII. Report by Planning Director:

A. Administrative Approvals

1. **DSA-13-00127 – Minor Site Plan** – Exterior architectural enhancements to Heritage Funeral Home located at 1575 E. Florence Boulevard – Approved October 2, 2013
2. **DSA-13-00102 – Major Site Plan/Final Development Plan – Minor Amendment** – Craft and Sewing room addition to the Library/Computer Building at Sundance RV Park – Approved October 10, 2013

3. **DSA-13-00131 – Major Site Plan/Final Development Plan – Minor Amendment** –To erect a permanent bandstand at Palm Creek RV Park – Approved October 10, 2013
4. **DSA-13-00047 – Minor Site Plan** – For a 1,100 square foot addition to the existing St. Vincent De Paul building – Approved October 21, 2013
5. **DSA-13-00134 – Minor Site Plan** – Erect a Shade Structure at Precious Ones Day Care – Approved October 21, 2013

Director Tice stated that there were five administrative approvals. The two approvals titled Major Site Plan/Final Development Plan – Minor Amendment were approved by the Planning Commission Chair and himself, the other three Minor Site Plan approvals were approved administratively by Planning Staff.

Chairman Lavender stated the next Commission meeting will be held December 5, 2013.

Member Benedict commented that the Phoenix Mart ground breaking ceremony was very well attended.

Vice-Chairman Henderson commented the ceremony was very well put together; a nice event.

VIII. Adjournment:

Chairman Lavender called for adjournment at 6:50 p.m.

Submitted this **13th day of November 2013**, by Melanie Podolak, Administrative Assistant to the Casa Grande Planning & Zoning Commission, subject to the Commission's approval.

Approved this 5th day of December, 2013, 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, AICP, City Planner
MEETING DATE: November 7, 2013
SUBJECT: DSA-13-00119: Major Site Plan – The Arcade at Casa Grande Marketplace

REQUEST

Request by CJM Development, INC for the following request:

1. DSA-13-00119: Major Site Plan for a new 23,000 sq. ft. building for an indoor commercial recreation use with a restaurant located at 1570 E Florence Blvd, APN No. 505-22-009G.

APPLICANT/OWNERSHIP INFORMATION

CJM Development, INC
5240 S Sunland Gin Rd
Eloy, AZ 85131
P: 520-836-9681
Email: mbajwa6124@aol.com

Pride Properties, LLC
5240 S Sunland Gin Rd
Eloy, AZ 85131
P: 520-836-9681
Email: mbajawa6124@aol.com

HISTORY

May 16, 1973 The site was annexed into the City's incorporated limits (DSA-10-00178).

June 4, 1973 Initial zoning of R-3 (Multi-family Residential) was established for the property (Ordinance No. 468).

February 5, 2001 Zoning was changed to the current zoning of PAD (Ordinance No. 1178.162).

PROJECT DESCRIPTION

Site Area	1.78-acres
Current Land Use	Undeveloped site with paved parking lot.
Existing Zoning	PAD (Casa Grande Marketplace)

Site and Surrounding Area Land Use and Zoning

Direction	General Plan 2020 Designation	Existing Zoning	Current Uses
North	<i>Community Center</i>	PAD (Odyssey)	Charter school
East	<i>Community Center</i>	PAD (Casa Grande Retirement Community)/UR (Urban Ranch)	Medical clinic/ vacant land
South	<i>Community Center</i>	PAD (Jiffy Lube)/ B-2 (General Business)	Retail, offices
West	<i>Community Center</i>	B-2 (General Business)	Vacant retail, Single-Family Residential

SITE CONTEXT AERIAL



General Discussion:

CJM Development, INC is requesting final development plan approval to construct a 23,000 sq. ft. family arcade/ indoor amusement and game center with food service on a 1.78 parcel easterly adjacent to the Home Depot. This amends the existing final development plan associated with the Casa Grande Marketplace PAD. The parcel already has site improvements such as asphalt parking, light poles and internal landscaping. The site serves as ancillary parking and cross access for Home Depot. This development plan is show the specific footprint and elevations for the new building, newly proposed landscaping and site features such as a dumpster enclosure and bicycle parking facilities to accommodate the new building.

CONFORMANCE WITH MAJOR SITE PLAN REVIEW CRITERIA

The Commission, in approving a Major Site Plan, shall find as follows:

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

The proposed building is to be immediately east of the existing Home Depot, no changes in access, drive aisles, or other connectivity are proposed. The new building is to share the same architectural elements as other buildings within the Casa Grande Marketplace per the requirements of the PAD; thereby incorporating plan elements of the adjacent sites.

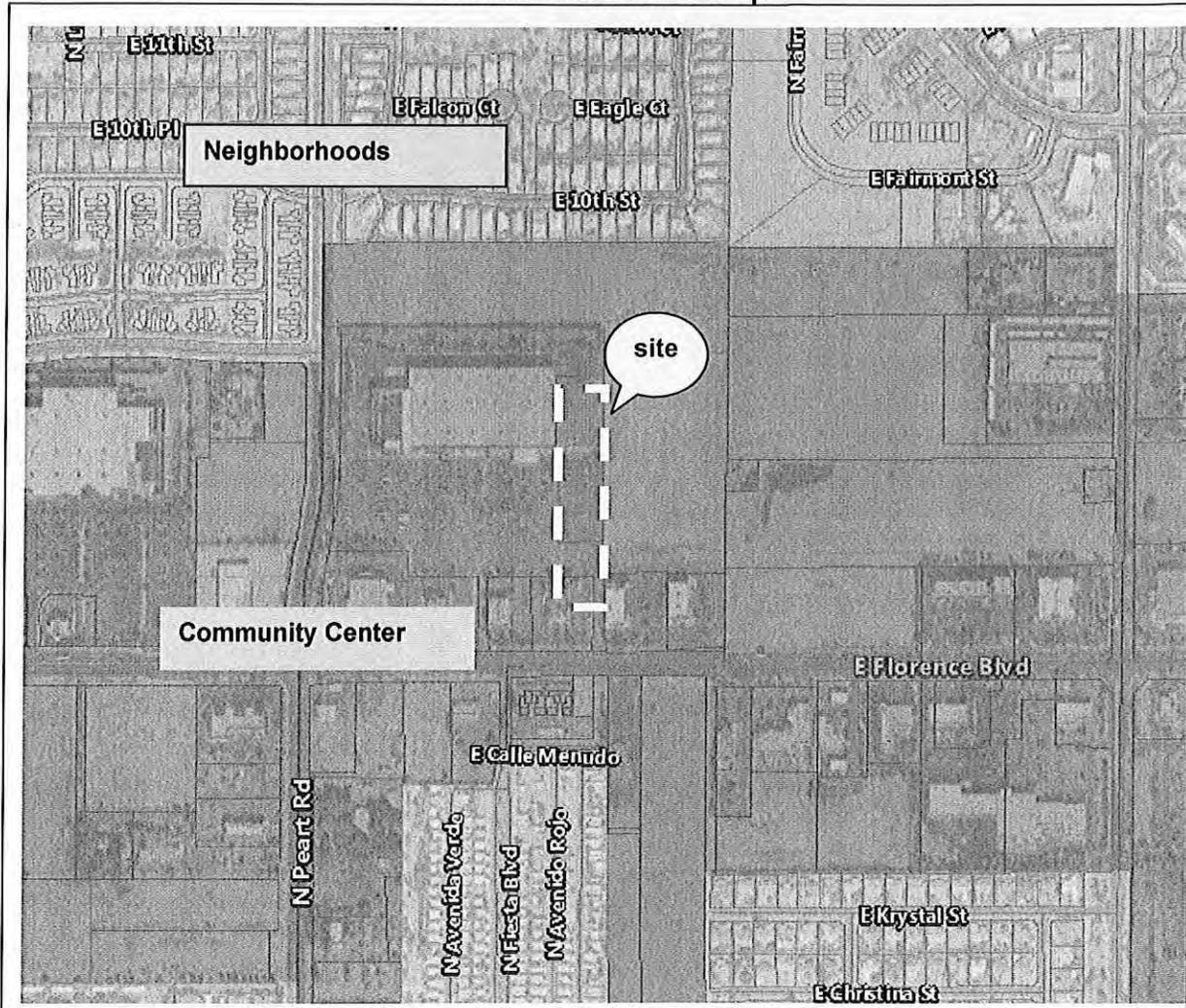
2. Conformance to the City's Zoning Ordinance

The site is PAD (Casa Grande Marketplace) where "Arcade" and "restaurant" are among the list of permitted uses and identified for this subject parcel.

3. Conformance to the City's General Plan

This use is in conformance with General Plan 2020. The General Plan designation for the site is *Community Center*. This use will attract varying ages and groups within the community, ascribing to the goals of the Community Center designation. The PAD zoning is an appropriate zone within this General Plan category.

General Plan 2020 Map



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

A traffic impact analysis (TIA) was prepared for this development and was reviewed and approved by City Staff. Per the findings of the TIA, no traffic mitigation improvements were recommended on or off site.

The City Code does not specifically list an arcade use within the parking table. Staff has determined that the proposed development to be the most similar to "Dancehalls, Skating Rinks or Similar Uses" in the Code. The off-street parking requirement for this use type is one parking space per 300 sq. ft. of floor area. The subject site has 105 parking spaces, where 77 spaces would be required. The adjacent parcels similarly meet their respective parking allocations as well.

5. Pedestrian and vehicular ingress and egress

Pedestrian access to the site is provided by a sidewalk that extends from Florence Blvd to the entrance of the Home Depot. A sidewalk abutting Home Depot extends east onto the subject site. Additionally, a bicycle rack is proposed in front of the building.

Primary vehicular access is provided via driveways along Florence Blvd across the Home Depot site. Access is also provided via driveways along Peart Rd. The most northerly drive access from Peart Rd will serve as access to unloading and deliveries and trash service as this drive extends east to the subject site.

6. Building location and height

The building is located 30 ft. from the easterly wall of the Home Depot with its entrance facing south toward the pad lots abutting Florence Blvd. The height is to be 35 ft. which is allowed per the Casa Grande Marketplace PAD.

7. Landscaping

The preliminary landscape plan identifies both existing landscaping located within parking lot islands and proposed landscaping abutting the front of the building, as well proposed ground treatment between Home Depot and the proposed building. Per the PAD, specific landscape plans are to be provided with the major site plan for that particular phase that is developing. Prior to building permit issuance, a final landscape plan that meets City Code requirements will be submitted.

8. Is the proposed Lighting Plan in conformance with the City's Light Ordinance

The lighting plan and design conforms to the City's Light Ordinance by providing full cut-off fixtures and limiting spill-over onto the adjacent properties where possible.

9. Provisions for utilities

The utilities presently serving the adjacent development within the PAD are to be used.

10. Grading and Site Drainage

Grading and drainage plans were submitted and approved by City Staff. The conclusion of the drainage report was that on-site surface retention was adequate.

11. Open space

Aside from parking lot and streetscape landscaping, public open space is not

provided with this development. The PAD overall is to have a total of 19% (including landscaping).

12. Loading and unloading areas

Receiving is located at the northern end of the parcel via an access drive that runs eastward from a driveway along Peart Rd to the west behind Home Depot. A delivery area has been provided on the elevations showing that the back of the new building will be used for deliveries.

13. Signage

Signage will be reviewed and permitted through the separate sign permit process per the PAD's approved comprehensive sign plan.

14. Screening

Since no outdoor storage is being proposed, screening is not applicable. The site's dumpster is to have an enclosure meeting City design standards.

15. Setbacks

The proposed building meets all required minimum building setbacks for Casa Grande Marketplace PAD:

	PAD Min. Setbacks	Proposed Building Setbacks
Front	20'	~240'
Side	Total of 15'	~30' & 0'
Rear	15'	~40'
Res. Zone	50'	~460'

16. Architectural Design

The project will comply with the architectural guidelines stated within the Casa Grande Marketplace PAD. The theme per the PAD reflects a contemporary southwest-style design with stucco and masonry exteriors.

PUBLIC NOTIFICATION/COMMENTS

Notification

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

- A notice of time, date, place, and purpose of the public hearing was published in the Casa Grande Dispatch on October 22, 2013.

- A notice was mailed by City Staff on October 22, 2013 to each owner of property situated within two hundred feet of the subject property. An affidavit confirming this mailing is within the file.
- A notice was posted by the applicant on the subject site on October 22, 2012. An affidavit confirming this posting was also supplied by the applicant.

Inquiries/Comments

At the time of writing, Staff has not received any comments regarding this request.

RECOMMENDED MOTION

DSA-13-00119

Staff recommends the Commission approve the Final Development Plan subject to the following technical modifications:

1. To provide a more clearly defined parking allocation, revise the plans to reference Major 'A', "The Arcade" to be parked at 1 parking space per 300 sq ft. This use is similar to "dancehalls, skating rinks or similar uses" as defined in City Code at one parking space per 300 sq ft. This would revise the off-street parking requirement to be 77 spaces where 105 are provided.
2. Provide dimensions of the Arcade (121 ft. X 131 ft. 8") and the dimensions of revised Shops 'A'.
3. Revise the Shops 'A' square footage in the site data table as well revising the site's required vs. provided parking.
4. Identify the owner's name and address on the parcel directly to north of site.
5. Verify the placement of the dumpster to ensure it does block building access.
6. Provide a typical of a bike rack on the plan.
7. Identify the location of HVAC and other mechanical equipment and its screening with either landscaping or a low decorative wall or landscaping. If this is to be provided on the roof, it must be covered by parapet, and noted accordingly.
8. Provide information on the colors and materials as part of the elevations.
9. Provide a note indicating the number of required vs. provided number of parking spaces (90/105).
10. On the preliminary landscape plan, remove "of 3" in the lower right-hand corner of the page where it reads "Sheet L.1.1 of 3".

Attachments

- Exhibit A: Project Narrative
- Exhibit B: Site Plan
- Exhibit C: Elevations
- Exhibit D: Preliminary Landscape Plan

Exhibit A: Project Narrative

SUBMITTAL FOR REVIEW TO CLARIFY OR MODIFY AN EXISTING COMMERCIAL PLANNED AREA DEVELOPMENT

November 08, 2012

Casa Grande Marketplace PAD
North East corner of Florence Boulevard and Peart Rd.

RE: Phase 1, Major A, and Shops A

Purpose of Request

Purpose of the this submittal is to request a change to the square footage limitation for the "Major and Shop Building" component of the Pad Project Description, specifically for parcel designated Phase 1, Major A and Shops A.

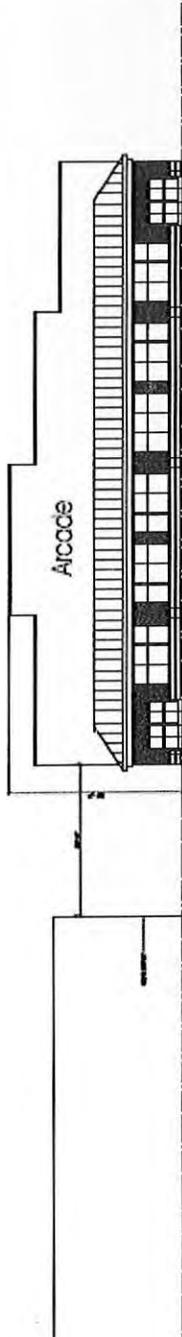
Proposal Description

To build and operate a family arcade/indoor amusement and game center with food service. In order to maximize the entertainment offering, while providing a safe, open and inviting interior environment, a request will be made to increase the allowable size of the building area.

While the existing PAD is not specifically restrictive, it does propose square footage limitations to the allowable building area. The existing PAD calls for the total building area to be approximately 245,910 sq. ft. and, (generally divided into four components), the major and shop buildings to be 25,534 sq. ft.. As the components designated as Pad (detached) buildings that are already built do not maximize the allowable square footage for that component, and that the allowable total is designated as approximate, a request would be made to allow an increase to the building area limitation as currently exists. The proposed increase would be approximately 2% of the allowable approximate total.

Exhibit C: Elevations

JOB NO. 1505*	DATE 12/11/11	DRAWN BY J. G. ...	CHECKED BY ...	SCALE AS SHOWN	PROJECT NO. ...	PROJECT NAME ARCADE @ CASA GRANDE MARKETPLACE	PROJECT ADDRESS 1575 WEST FLORENCE BLVD CASA GRANDE, ARIZONA	BUILDING ELEVATIONS	3	C.S.
								A. 200K		



FRONT ELEVATION - ARCADE

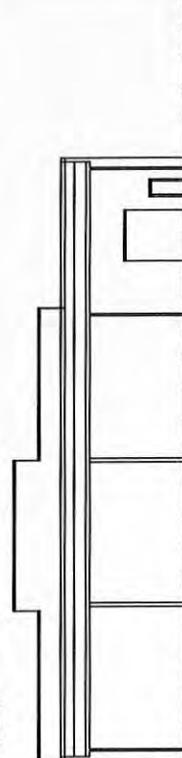
NOTE:
OWNER FOR THIS SITE SHALL
COMPLY WITH THE CASA GRANDE
DESIGN AND CONSTRUCTION
MANUAL.



SIDE ELEVATION - ARCADE

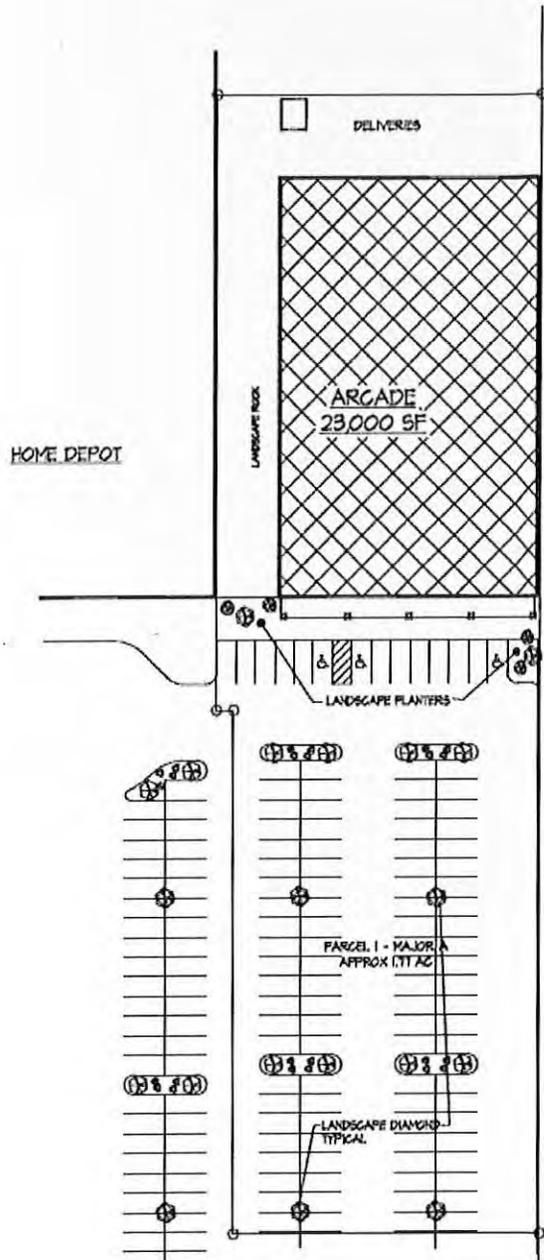


BACK ELEVATION - ARCADE



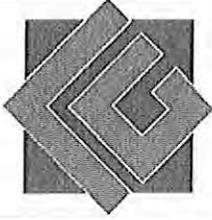
REAR ELEVATION - ARCADE

Exhibit D: Preliminary Landscape Plan



LANDSCAPING PLAN
SCALE: 1" = 80'-0"

JOB NO. 15054
DATE MAY 5, 2015 REVISION: SEPTEMBER 24, 2015
A. NITE ARCANE @ CASA GRANDE MARKETPLACE 1570 EAST FLORENCE BLVD CASA GRANDE, ARIZONA
LANDSCAPING PLAN
SHEET
1.1
OF 3



**Planning and Zoning
Commission
STAFF REPORT**

AGENDA

TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: Keith Newman, City Planner
MEETING DATE: November 7, 2013

REQUEST

Request by Jackie Guthrie for the following land use approval located at 1779 N. Thornton Rd., Casa Grande, AZ 85122, APN 503-34-019:

1. **DSA-13-00109: PAD Preliminary Development Plan** for a zone change from UR (Urban Ranch) to PAD RV (Planned Area Development Recreation Vehicle Park).
2. **DSA-13-00110: Major Site Plan/Final Development Plan** to construct an RV storage yard and various recreational amenities including four (4) Pickle Ball courts, three (3) Bocce Ball courts, and one (1) Volleyball court.

APPLICANT/OWNER APPLICANT

Jackie Guthrie
 2045 S. Vineyard Ave. Suite 101
 Mesa, AZ, 85210
 Phone: 520-560-4821
 Fax: 520-503-2258
 Email: jguthrie@epsgroup.inc

Sundance 1 LLC.
 George McGavin
 1779 N. Thornton Rd.
 Casa Grande, AZ 85122
 Phone: 602-980-9820
 Fax: N/A
 Email: N/A

HISTORY

October 15, 2008- *The Site was annexed by the City of Casa Grande as part of a larger annexation area (Ordinance No. 2535) and re-zoned by the City to UR (Urban Ranch).*

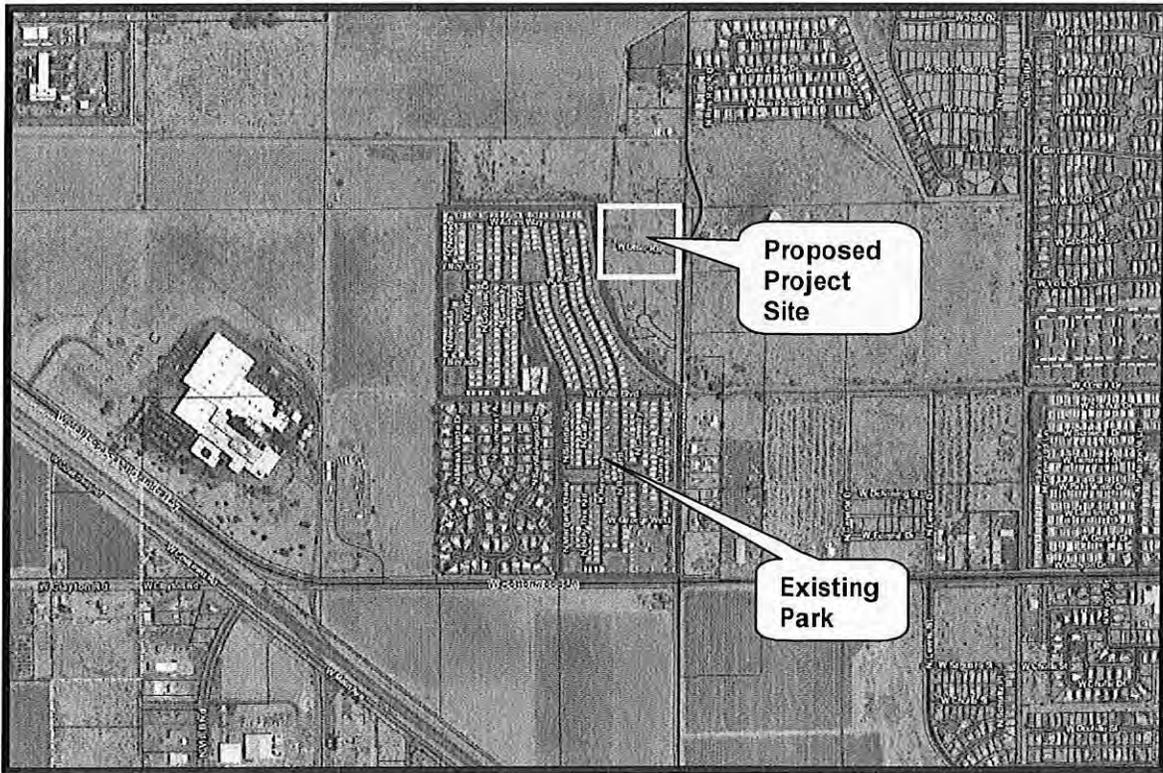
PROJECT DESCRIPTION

Site Area - - Proposed Expansion Area	7.51 ac.
Existing Zoning - - Proposed Expansion Area	UR (Urban Ranch)
General Plan Designation	Neighborhoods

Surrounding Area Land Use and Zoning

Direction	General Plan 2020 Designation	Existing Zoning	Current Uses
North	<i>Neighborhoods</i>	UR (Urban Ranch) & R-4 (Mobile Home Residential)	Existing & Undeveloped Residential Land
East	<i>Neighborhoods</i>	UR (Urban Ranch) & PAD (Planned Area Development)	Existing & Undeveloped Residential Land
South	<i>Neighborhoods</i>	UR (Urban Ranch)	Existing & Undeveloped Residential Land
West	<i>Neighborhoods</i>	PAD-RV (Planned Area Development Recreational Vehicle Park)	Existing RV Park

Site Context/Aerial



OVERVIEW:

The applicant is requesting the approval of a Preliminary and Final Development Plan on a 7.51 acre parcel located adjacent to the northwest corner of the existing Sundance RV Park which is located at the northwest corner of Thornton Rd. and Cottonwood Lane.

The proposed Preliminary Development Plan (PDP) is being requested to re-zone the proposed site which is partially developed as a recreation area for the Sundance RV Park from UR (Urban Ranch) to PAD-RV (Planned Area Development Recreational Vehicle Park). The recreation area is being expanded by adding an RV storage yard and new recreational amenities (*four (4) Pickle Ball courts, three (3) Bocce Ball courts, and one (1) Volleyball court*). The site which is currently legal non-conforming was originally developed and approved for recreational uses by Pinal County, but cannot be expanded beyond its current state due to the fact that all proposed and existing uses are not permitted in the Urban Ranch Zoning District. In order to allow the expansion of recreational uses and the proposed RV storage yard staff has determined that the site needs to be rezoned to match the PAD-RV zoning of the adjacent Sundance RV Park which does allow all uses.

The Final Development Plan (FDP) is being requested to approve the specific design of the proposed RV storage yard and new recreational amenities. Also included is the addition of perimeter boundary screen walls and landscaping within all onsite areas and within the Thornton Rd. right-of-way (ROW) which consists of a 260 ft. strip along the eastern boundary of the property.

CONFORMANCE WITH PRELIMINARY DEVELOPMENT PLAN REVIEW CRITERIA

In considering applications for Preliminary Development Plan approval, the Commission shall consider the following:

Interrelationship with the plan elements to conditions both on and off the property;

All site plan elements have been planned to properly relate to all existing on-site and off-site conditions. The proposed site is will have adequate access via the existing entrance drive onto Thornton Rd. which will be improved with asphalt and public sidewalks per the specifications of the City Engineering Dept.

Conformance to the General Plan guide;

The site has been designated in the General Plan 2020 as *neighborhoods* and is surrounded by an existing RV Park to the west, and single family land uses to the north, west and south. The recreational use of the site is considered as an accessory use to the Sundance RV Park which is an appropriate land use in this category.

General Plan 2020 Exhibit



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

All RV's and resident vehicle traffic will access the recreation area from one 26 ft. wide common entrance along Thornton Rd. which is located along the eastern boundary of the site. Said entrance is sufficient in width and will adequately handle the ingress and egress of all on-site/off-site traffic. All RV's upon entering the recreation area will park in a gravel surfaced area at the southern half of the property. Twenty four parking stalls are provided in the middle of the site immediately adjacent to the recreation area for residents of the Sundance RV Park who drive to the recreational area.

A Traffic Impact Analysis (TIA) for the site was waived by the City Traffic Engineer due to the relatively low volume of additional daily traffic that will enter the site. It is anticipated that the site will generate less than 100 vehicle trips per day.

The adequacy of the plan with respect to land use;

The proposed RV Park is in compliance with the following *Neighborhoods* Land Use standards as set forth in the General Plan 2020:

Infrastructure and Mobility

- The use is adjacent to Thornton Rd. which is paved arterial street connected to the City wide grid.

- All proposed landscaping along the street frontage will enhance the appearance of the adjacent City Street.

Spatial Form and Design

- The proposed use will provide direct vehicular access to arterial streets.
- Appropriate screening is provided around the perimeter of the site that will further buffer the proposed use from all adjacent uses.

Pedestrian and vehicular ingress and egress, including handicapped accessibility;

Pedestrian ingress/egress will be provided upon the development of the RV storage yard by a sidewalk along Thornton Rd. and by an informal pedestrian connection between the subject site and Sundance RV Park at the north west corner of the site.

Vehicular access to the site will be via one existing two way entrance off of Thornton Rd. The entrance is sufficient in width and will adequately handle the ingress and egress of all on-site/off-site traffic. All on-site drive aisles and parking stalls have been designed to handle all vehicular traffic.

A Public Improvement Permit will have to be submitted and approved and all Thornton Rd. and sidewalk improvements installed prior to operation of the RV Storage Lot.

Architectural design;

N/A

Landscaping;

Landscaping will be planted along Thornton Rd. and within the interior open spaces of the site near the recreational amenities which will further enhance the site's overall appearance.

Provisions for utilities;

The existing bathroom facilities are served by a septic system and water service by Arizona Water Company. No additional water or wastewater service will be required as a result of this request.

Site drainage;

It is proposed that all site drainage be retained within a large on-site retention basin along the western boundary of the site. All site drainage and retention has been reviewed and approved as part of the Final Development Plan review process.

Open space and/or public land dedications;

All additional ROW to be dedicated along Thornton Rd. will reviewed and approved by the City Engineering staff and City Council prior to the development of the RV Storage area.

Grading:

All site grading has been reviewed and preliminarily approved as part of the Final Development Plan review process for the site. A Site Development (Grading) Permit will be required to be submitted and approved prior to construction of the RV storage lot.

CONFORMANCE WITH FINAL DEVELOPMENT PLAN REVIEW CRITERIA

In considering applications for the approval of a Final Development Plan, the Planning and Zoning Commission shall consider the following:

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

All site plan elements have been planned to properly relate to all existing on-site and off-site conditions. The proposed site is will have adequate access via the existing entrance drive to the recreation which will be improved with asphalt and public sidewalks per the specifications of the City Engineering Dept.

Conformance to the City's General Plan:

The site has been designated in the General Plan 2020 as *neighborhoods* and is surrounded by an existing RV Park to the west, and single family land uses to the north, west and south. The recreational use of the site is considered as an accessory use to the Sundance RV Park which is an appropriate land use in this category.

Conformance to the City's Zoning Ordinance:

The Final Development Plan has been reviewed by City Staff and has been found to be in compliance with Chapter 17.48 (Planned Area Development Recreational Vehicle Park Zoning District) except for the following development standards, which the applicant is proposing to vary as follows:

Variation #1:

Allow decomposed granite (DG) surfacing to be installed for the RV storage yard, where asphalt or concrete paving is typically required.

City Staff supports this request due to the proposed infrequent use/nature of RV storage yards. In addition, the proposed DG surfacing complies with City Code Section 17.56.130, which allows storage lots for vehicles that are used on an infrequent basis to be surfaced with material which limits the emissions of dust. Lastly, the proposed DG RV storage yard will allow for greater storm water infiltration requiring less storm water retention.

Variation #2:

Section 17.48.060.D.2. requires that two (2) trees and five (5) shrubs be planted for each twenty feet of street frontage area. The street frontage area includes any unused right-of-way, plus the twenty feet screening wall setback area. The Landscape Plan illustrates the following landscape proposal:

Allow landscaping within the required 260 ft. street frontage area to be planted at a ratio of one (1) tree and three (3) shrubs per each 30 ft. of street frontage.

City Staff feels that the required trees and shrubs within the street frontage of Thornton Rd. would result in all plant materials being too close together to survive. The typical requirement as listed in City Code section 17.52.510 (one (1) tree and three (3) shrubs for each 30 feet of street frontage) is a reasonable amount of plant material that would still provide adequate screening along the ROW without over planting. PAD RV landscaping requirements within the ROW are more than double the typical standard requirement.

Required and Proposed Plant Material within Thornton Rd. ROW:

Required PAD RV ROW Landscaping: - 2 trees & 5 shrubs per 20 ft.	Required Conventional ROW Landscaping: - 1 tree & 3 shrubs per 30 ft.	Proposed ROW Landscaping
26 Trees 65 Shrubs	8 Trees 24 Shrubs	8 Trees 39 Shrubs

Variation #3:

Section 17.48.060.D.4 requires in addition to individual lot landscaping, all areas not used for parking, drive, lot or building are to be landscaped, with a plant ratio of one tree and three shrubs for each 250 square feet of area. This shall also apply to any interior retention or open space areas. The Landscape Plan illustrates the following proposal:

Allow landscaping within the on-site area to be planted at a ratio of two (2) trees & five (5) shrubs for every five (5) parking spaces.

City Staff feels that the amount of required trees and shrubs within the onsite area would result in all plant materials being planted too close together for survival given that a relatively small area of 1.82 acres of land remains where the materials could be planted. A majority of the required on-site landscaping will be provided along the eastern property boundary just north of the 260 ft. Thornton Rd ROW, with some being proposed within the recreational amenities area. All open space areas which include the recreation amenities and required on-site landscaping area make up approx. 5 acres which is 38% open space, which exceeds the 10% open space requirement by City Code.

Required and Proposed Plant Material within On-site Area:

Required PAD RV On-site Landscaping: - 1 tree & 3 shrubs per 250 sq ft	Required Conventional On-site Landscaping: - 2 trees & 5 shrubs for every 5 parking spaces	Proposed On-site Landscaping
317 Trees 951 Shrubs	8 Trees 20 Shrubs	21 Trees 37 Shrubs

ZONING EXHIBIT



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

All RV's and resident vehicle traffic will access the recreation area from one 26 ft. wide common entrance along Thornton Rd. which is located along the eastern boundary of the site. Said entrance is sufficient in width and will adequately handle the ingress and egress of all on-site/off-site traffic. All RV's upon entering the recreation area will park in a gravel surfaced area at the southern half of the property. Twenty four resident parking stalls are provided in the middle of the site immediately adjacent to the recreation area.

A Traffic Impact Analysis (TIA) for the site was waived by the City Traffic Engineer due to the relatively low volume of additional daily traffic that will enter the site. It is anticipated that the site will generate less than 100 vehicle trips per day.

The adequacy of the plan with respect to land use:

The proposed RV Park is in compliance with the following *Neighborhoods Land Use* standards as set forth in the General Plan 2020:

Infrastructure and Mobility

- The use is adjacent to Thornton Rd. which is paved arterial street connected to the City wide grid.

- All proposed landscaping along the street frontage will enhance the appearance of the adjacent City Street.

Spatial Form and Design

- The proposed use will provide direct vehicular access to arterial streets.
- Appropriate screening is provided around the perimeter of the site that will further buffer the proposed use from all adjacent uses.

Pedestrian and vehicular ingress and egress;

Pedestrian ingress/egress will be provided upon the development of the RV storage yard by a sidewalk along Thornton Rd.

Vehicular access to the site will be via one existing two way entrance off of Thornton Rd. The entrance is sufficient in width and will adequately handle the ingress and egress of all on-site/off-site traffic. All on-site drive aisles and parking stalls have been designed to handle all vehicular traffic.

Building location and height;

Two (2) 144 sq. ft. ramadas at approx. 8 ft. tall will be constructed within the recreation amenity area.

Landscaping;

Landscaping will be planted along Thornton Rd. and within the interior open spaces of the site near the recreational amenities which will further enhance the site's overall appearance.

All proposed landscaping will be drought tolerant and be compatible to the existing RV Park plant palette.

As earlier noted, the applicant has requested a variance to provide less than the standard landscaping required of PAD RV Park developments. Staff recommends approval of the requested landscape variance.

Lighting;

N/A

Provisions for utilities;

N/A

Site drainage;

It is proposed that all site drainage be retained within a large on-site retention basin along the western boundary of the site. All site drainage and retention has been preliminarily reviewed and approved by City Engineering Staff. A Site Development Permit will have to be submitted and approved prior to construction of the site drainage and retention facilities. Said permitting and construction will be required prior to construction of the RV storage lot.

Open space:

The site will have 38% open space.

Loading and unloading areas:

N/A

Grading:

Site grading as shown on the Grading & Drainage plan has been reviewed and preliminarily approved by the City Engineering Department. A Site Development Permit will have to be submitted and approved prior to grading the site.

Signage:

N/A

Screening:

New six (6) ft tall CMU walls will be provided on or adjacent to the perimeter boundary of the recreation area. The screen wall along the entire eastern boundary will be setback 20 ft to accommodate landscaping along the ROW which will further screen the site from public view. The screening wall will be required to be constructed prior to construction of the RV Storage Lot.

Setbacks:

All site elements will comply with the required PAD-RV setbacks.

PUBLIC NOTIFICATION/COMMENTS

Notification

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

- A notice was published in the Casa Grande Dispatch on October 22, 2013 for the November 7th Planning & Zoning Commission public hearing.
- Notice was mailed by the City on October 23, 2013 at least 15 days before the day of the hearing to each owner of property situated within 200 hundred feet of the subject property. The names and addresses of the owners were provided by the City of Casa Grande per Pinal County Ownership Data. An affidavit confirming this mailing was supplied by the City.
- A sign was posted by the applicant on October 23, 2013 on the subject site. An affidavit confirming this posting was supplied by the applicant.

Inquiries/Comments

N/A

RECOMMENDED MOTION

Staff recommends the Commission forward a favorable recommendation to the City Council for DSA-13-00109, Preliminary Development Plan for the Sundance RV Park Recreation Area.

Staff Recommends the Commission approve DSA-13-00110, Final Development Plan for the Sundance RV Park Recreation Area, subject to the following conditions:

1. All site and Thornton Rd. improvements must be completed prior to the construction and use of the RV storage lot.

Attachments:

- Exhibit A- Project Narrative
- Exhibit B- Preliminary/Final Development Plan Package
- Exhibit C- TIA Waiver Letter
- Exhibit D- Landscaping Variance Request Letter

Exhibit A- Project Narrative

Sundance RV Park, Recreation/RV Storage PAD Amendment Preliminary/Final Development Plan

NARRATIVE

Introduction:

This request is for rezoning from UR Urban Ranch to PAD Recreational Vehicle Park Overlay Zoning District on 7.51 acres located at 1779 N. Thornton Road. The parcel is owned by Sundance I LLC, the owners of the adjacent Sundance RV Resort. See Vicinity Map attached.

The property is legally described as:

A parcel of land situated in the Northeast quarter of the Southeast quarter of Section 13, Township 6 South, Range 5 East, Gila and Salt River Base and Meridian, Pinal County, Arizona, and more particularly described as follows:

BEGINNING at the East quarter corner of Section 13, Township 6 South, Range 5 East, Gila and Salt River Base and Meridian, Pinal County, Arizona; Thence South 0 degrees 54 minutes West along the East Boundary of Section 13, 489.57 feet; Thence North 89 degrees 06 minutes West 628.17 feet to the centerline of a ditch; Thence North 8 degrees 12 minutes 49 seconds West along the centerline of the ditch, 484.72 feet; Thence South 89 degrees 58 minutes East along the East West quarter Section line 705.13 feet to the POINT OF BEGINNING.

Parcel # 503-34-019

Background:

The property was annexed into the City of Casa Grande on September 15, 2008, Ordinance No.2535, as part of a larger annexation. With the same Ordinance the property was zoned from county zoning GR General Rural to city zoning UR Urban Ranch. Uses existing on the property, at the time of annexation, were developed in accordance to Pinal County regulations. Existing uses include a restroom facility, served by a septic system, shuffleboard courts, bocce ball, horseshoe pits and a remote control race car track.

In February 2012 the adjacent Sundance RV Resort (west of the canal) was rezoned to PAD Recreational Vehicle Park Overlay Zone. The subject parcel was not included in the rezone and remains as a non-conforming use in the UR Zone. The owners desire to rezone the parcel to be consistent with the Sundance RV Resort zoning. In addition, the owners propose to add additional recreational facilities and RV Storage to serve the residents of the Sundance RV Resort.

The General Plan 2020 Land Use Category is Neighborhoods.

Adjacent Surrounding properties include:

North: Residential, R-4 and UR Zoning
West: Sundance RV Resort, PAD RV Zoning
South: Residential, UR Zoning
East: Residential, vacant, UR and PAD Zoning

Major access is provided by Thornton Road currently a two lane paved principal arterial.

Development:

The development of the site will include the addition of pickle ball courts, volley ball courts, and bocce ball. The southern area of the site has been planned for RV storage. The northeast area of the site is reserved for future recreational facilities and/or additional RV storage. See Preliminary/Final Development Plan.

In addition to the new recreational facilities, a wall will be constructed along the east property line with a 25 foot strip of landscape in accordance to City of Casa Grande code requirements. Trees, ramadas and benches are proposed in the recreation area .

An exception to paving is requested for on-site parking spaces and the RV storage area. In accordance to Ordinance # 1397.17.40, "parking areas and access drives that are used on an infrequent basis may be surfaced with material which limits the emissions of dust". The driveway will be surfaced with asphalt; the remainder of the site will be covered with a dust free aggregate.

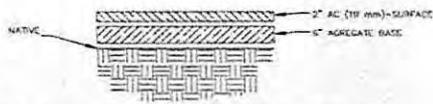
Conclusion:

The recreational facilities will provide active amenities for the winter visitors and full time residents of the Sundance RV Park. The perimeter wall and landscape along Thornton Road will be an attractive improvement to the streetscape.

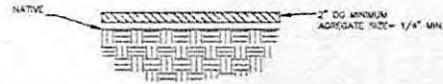
We respectfully request approval of the Sundance RV Park PAD- RV Park Overlay Zoning Amendment and Development Plan to include the 7.51 acre site to allow the development of recreational facilities and RV storage area.

Exhibit B- Preliminary/Final Development Plan Package

13-052



DRIVE AISLE PAVEMENT STRUCTURAL SECTION



GRAVEL PARKING AREAS STRUCTURAL SECTION

DRIVE AISLE AND PARKING SURFACE STRUCTURAL SECTIONS WERE PROVIDED BY THE OWNER.

SUNDANCE RV PARK

A PORTION OF THE SOUTHEAST QUARTER, SECTION 13, T.6 S., R.5 E., GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

VICINITY MAP



STORM WATER RETENTION CALCULATIONS

WEIGHTED RUNOFF COEFFICIENTS
Sundance RV Park

Use	Coefficient	Area (sq ft)	Volume (cu ft)
Commercial/Industrial	0.50	21,812	10,906
Driveway (asphalt)	0.70	77,424	54,197
Impervious (asphalt)	0.80	214,268	171,414
Total		313,504	336,517

RETENTION REQUIRED

Runoff volume calculations based on 100-year, 2-hour storm.
100-year, 2-hour rainfall depth = 3.29 in or 0.26 ft

Catchment Area	Runoff Coeff. (C _p)	Rainfall Depth (ft)	Area (sq ft)	Volume (cu ft)
1	0.59	0.26	323,327	39,713
Total				39,713

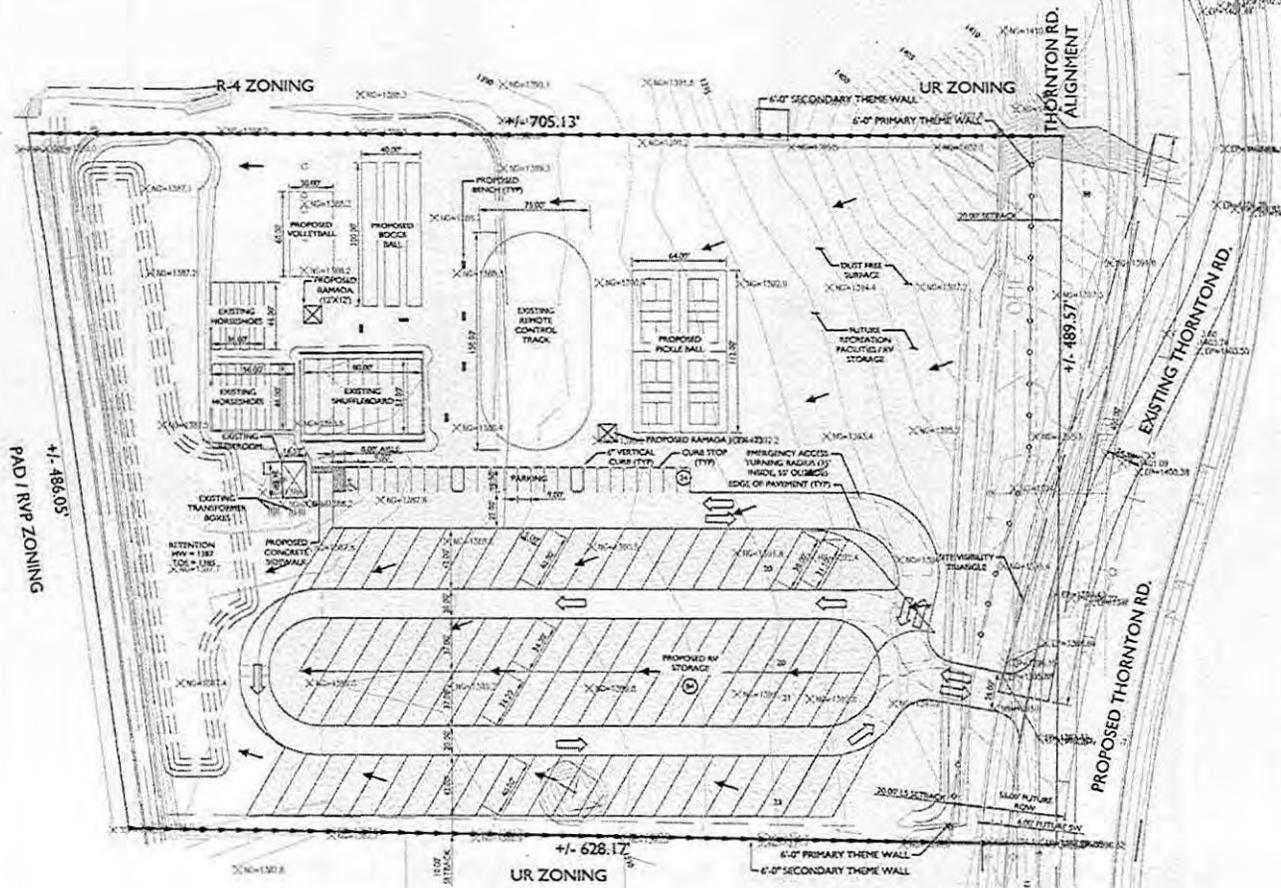
RETENTION PROVIDED

BASIN 1

Elevation	Area (sq ft)	Area (sq ft)	Avg Area (sq ft)	Depth (ft)	Volume (cu ft)
HW	1387.00	12729	12728		
TOE	1389.00	14200	14200	19944.20	39728
BOTTOM	1384.00				39728

RETENTION SUMMARY

Retention Provided	Retention Required	Excess Volume
39728	39713	15
TOTALS	39728	15



BENCHMARK
NO VERTICAL CONTROL DATA PROVIDED FOR THIS PROJECT.
VERTICAL CONTROL DATA PROVIDED BY THE OWNER.

Exhibit C- TIA Waiver Letter



paul hansen
Civil Engineering PLLC

115 S. Main Street
Coolidge, AZ 85128
(520) 723-3561
(520) 723-3739 fax

June 12, 2013

Keith Newman
Planning & Development Department
City of Casa Grande
510 East Florence Blvd
Casa Grande, AZ 85122

RE: Sundance RV Resort – New Recreation Building
Traffic Impact

Dear Mr. Newman,

I spoke with Duane Eitel in the City's Traffic Engineering office and was informed that if a proposed facility generates less than 100 trips per day then a traffic impact study is not required but the owner must provide a letter sealed by an engineer explaining situation.

The proposed 4,000 square foot building will be for recreation. No additional lots will accompany this project and since the resort is a gated community the users will be almost exclusively existing resort residents. The trips generated will be less than 100 trips per day.

I can be reached at 520-705-0299 or larrybhansen@yahoo.com if you have questions.

Sincerely,

Larry B. Hansen, P.E.

cc: Linda Pearce, Project Manager



19 July 2013

TO: City of Casa Grande

FROM: Eric Maceyko, P.E., PTOE, Traffic Engineer

RE: Sundance RV Park Recreational Facility (Project #13-175)
West Side of Thornton Road North of Cottonwood Lane
Trip Generation Estimate



Expires: 6/30/2014

Introduction

Sundance RV Park intends to construct a recreational facility on the west side of Thornton Road north of Cottonwood Lane in Casa Grande. The total site with planned future RV storage areas consists of 7.51 acres and the proposed recreational facility consists of approximately 3.76 acres. The proposed facility consists of recreational areas including: shuffleboard, horseshoes, a remote control track, and pickleball courts.

Results

Table 1 provides the anticipated weekday trip generation for the proposed recreational facility during the day, peak hours of adjacent traffic, and peak hours of generator.

Table 1: Total Trip Generation

Time Period	Total		
	Enter	Exit	Total
Daily	31	30	61
AM Peak Hour	7	4	11
AM Peak Hour of Generator	19	13	32
PM Peak Hour	3	8	11
PM Peak Hour of Generator	8	13	21

Analysis

Figure 1 provides an aerial photograph of the property vicinity and the adjacent streets.

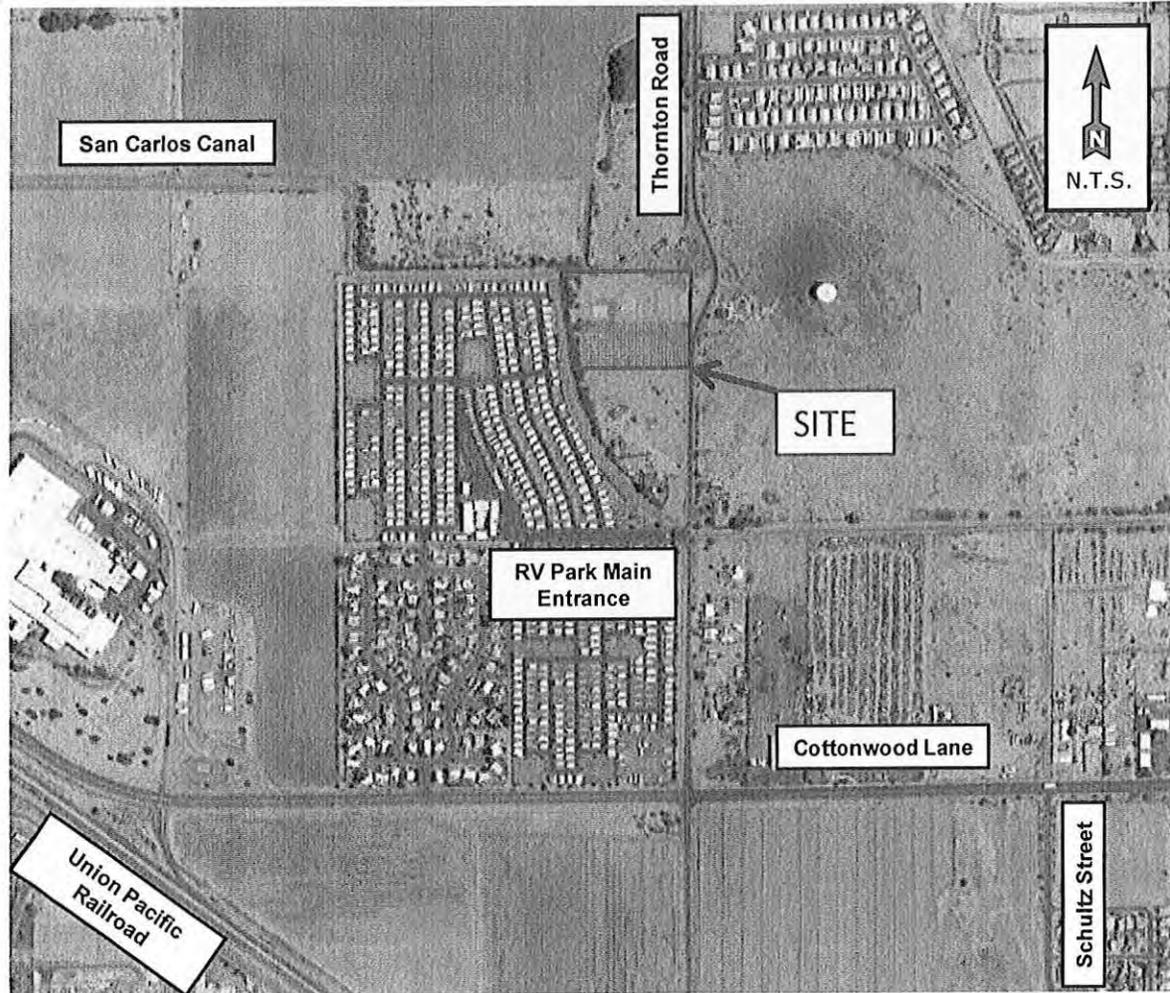


Figure 1: Vicinity Map

Figure 2 provides the proposed site plan. The planned future RV storage areas are not included as part of this study.

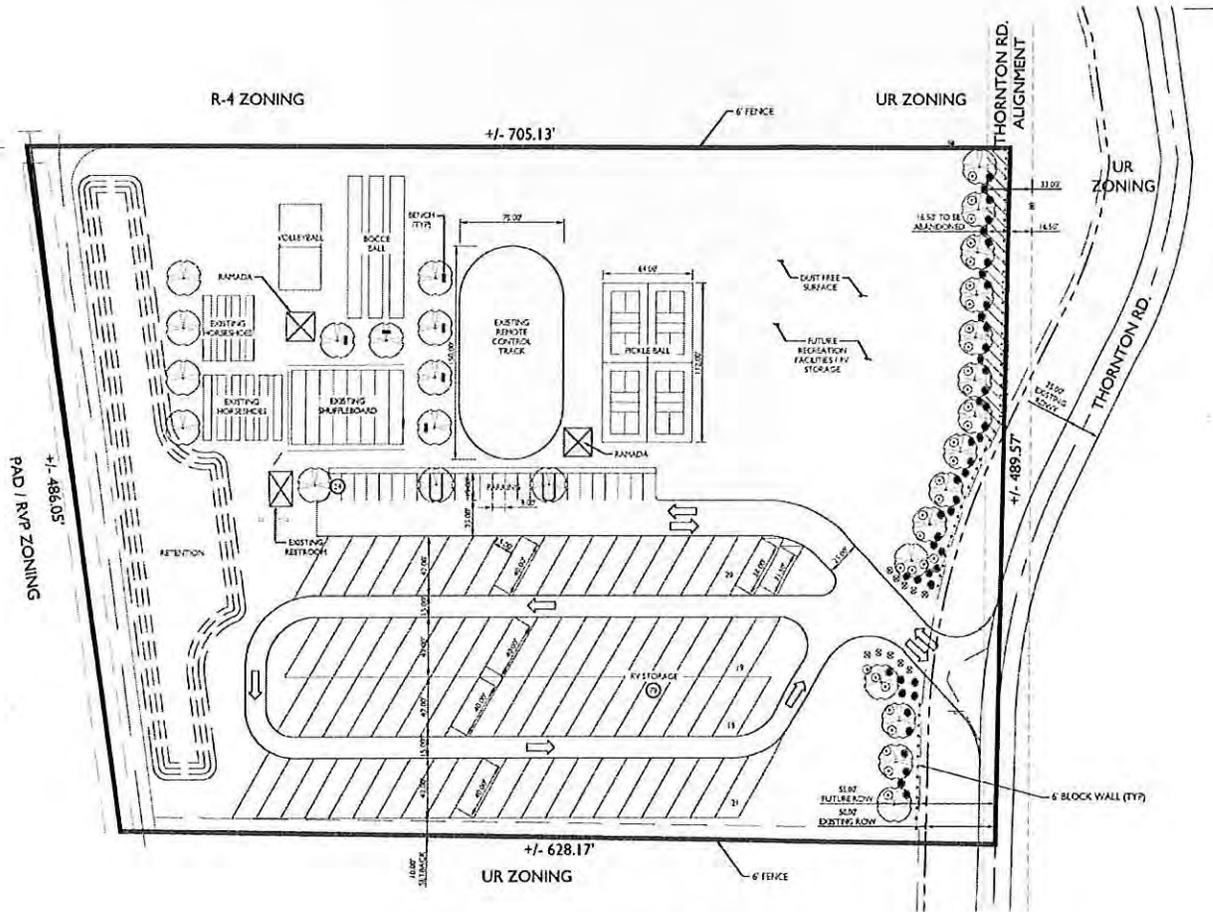


Figure 2: Proposed Site Plan

Proposed Site – Trip Generation

The estimated trip generation for the proposed site was determined through the procedures and data contained within the Institute of Transportation Engineers (ITE) *Trip Generation*, 9th Edition, published in 2012. This document provides traffic volume data from existing developments throughout North America that can be utilized to estimate vehicle trips that might be generated from proposed developments. The traffic data are provided for 172 different categories. The estimated traffic volume is dependent upon independent variables defined by the characteristics and size of each land use category.

Trip Generation provides sufficient data for this analysis. For the proposed recreational facility there are three applicable land use codes: ITE Land Use Code 416, Campground/Recreational Park; ITE Land Use Code 490, Tennis Courts; and ITE Land Use Code 495, Recreational Community Center. Only average rates are provided in *Trip Generation*. The largest volumes considering all three ITE Land Use Codes were utilized as the estimate for generated traffic for the proposed recreational facility. Since the peak hours of the adjacent street traffic may not coincide with the peak hours of traffic for the recreational facility, the peak hour of generator traffic volumes are also provided.

Table 2 summarizes the estimated trip generation utilizing ITE Land Use Code 416, Campground/Recreational Park. The independent variable of Acres was utilized. Daily trip generation was not available for this land use.

Table 2: Trip Generation using ITE Land Use Code 416 – Campground/Recreational Park

Time Period	Thrift Store		
	Enter	Exit	Total
Daily	-	-	-
AM Peak Hour	1	1	2
AM Peak Hour of Generator	1	1	2
PM Peak Hour	3	1	4
PM Peak Hour of Generator	2	2	4

Table 3 summarizes the estimated trip generation using ITE Land Use Code 490, Tennis Courts. The independent variable of Acres was utilized. This land use is specific for tennis court facilities, which are not part of the proposed recreational facility. However, this land use was utilized to estimate trip generation due to the comparable trip peaking behavior and intensity of the land use area. This land use also generates a more conservative estimate of trip generation since the trip generation rates are higher than those reported for ITE Land Use Code 416. The peak hour and peak hour of generator entering and exiting trip generation was not available for this land use.

Table 3: Trip Generation using ITE Land Use Code 490 – Tennis Courts

Time Period	Tennis Courts		
	Enter	Exit	Total
Daily	31	30	61
AM Peak Hour	-	-	3
AM Peak Hour of Generator	-	-	3
PM Peak Hour	-	-	5
PM Peak Hour of Generator	-	-	7

Table 4 summarizes the estimated trip generation using ITE Land Use Code 495, Recreational Community Center. The independent variable of Members was utilized. The estimated membership is based upon the available lots within the Sundance RV Park. **Appendix A** provides a copy of the site plan for the existing Sundance RV Park. The site plan indicates a maximum total of 711 lots can be occupied. An occupancy factor of 1.5 members per lot was applied to obtain 1,067 total members.

ITE Land Use Code 495 is specific for recreational centers with indoor amenities, which are not part of the proposed recreational facility. However, this land use was utilized to estimate trip generation since the purpose of the land use is similar. This land use also generates a more conservative estimate of trip generation since the trip generation rates are higher than those reported for ITE Land Use Code 416 and ITE Land Use Code 490. Daily trip generation was not available for this land use.

Table 4: Trip Generation using ITE Land Use Code 495 – Recreational Community Center

Time Period	Thrift Store		
	Enter	Exit	Total
Daily	-	-	-
AM Peak Hour	7	4	11
AM Peak Hour of Generator	19	13	32
PM Peak Hour	3	8	11
PM Peak Hour of Generator	8	13	21

To provide a conservative analysis, the maximum values of all three ITE Land Use Codes were used to estimate the trip generation. The total estimated traffic generated by the proposed recreational facility is summarized in **Table 5**.

Table 5: Total Trip Generation

Time Period	Total		
	Enter	Exit	Total
Daily	31	30	61
AM Peak Hour	7	4	11
AM Peak Hour of Generator	19	13	32
PM Peak Hour	3	8	11
PM Peak Hour of Generator	8	13	21

Attachment B provides the complete results of these calculations.

Please contact me at (480) 503-2250, extension 125, if you have any questions or would like to discuss this memorandum.

Attachments

- A. Existing Sundance RV Park Site Plan
- B. Proposed Recreational Facility Trip Generation

Exhibit D- Landscaping Variance Request Letter



October 4, 2013

Keith Newman
Planner
City of Casa Grande
Development Center
510 E Florence Boulevard
Casa Grande, AZ 85122

RE: Sundance RV Park Recreational Facility
DSA-13-00109 & DSA-13-00110
Second submittal

Mr. Newman:

In response to the Casa Grande Project (DSA) Review dated September 4, 2013 we are submitting a revised Site Plan for your review.

The Public Works Department provided us with a conceptual layout for the future Thornton Road alignment. We over-laid this alignment on the ALTA survey and incorporated it into the plan. The site visibility triangle has been shown on the plan and a site distance to the north both vertically and horizontally has been verified as requested. The entrance has been realigned to meet Thornton Road at a 90 degree angle.

Percolation tests have been ordered and results will be provided to Cesar Adamos by October 9th.

Parking spaces and drives will be finished with asphalt. RV Parking areas will be finished with decomposed granite as will future development areas.

A sidewalk will be installed providing a connection between the ADA parking stall and the restrooms.

In regards to the landscape requirements for RV PAD's we request a variance as allowed in Section 17.52.320 of the Zoning Code. The number of trees and shrubs required by the RV-PAD along Thornton Road seems excessive. The number of trees required within the 20' setback in front of the wall along Thornton Road would possibly result in the trees being too close together to survive. We are requesting that the typical city standard be utilized in determining the tree and shrub count. The typical standard is one tree and three shrubs for



each thirty feet of street frontage, 17.52.510. The RV Park-PAD Overlay requirement is two trees and five shrubs for every twenty five feet of street frontage, 17.48.060 D.1. This is more than double the standard requirement. The trees provided will have a 25' canopy, will be 30' on center and will adequately screen the recreational area.

Approximately 4 acres of the site will remain as open space or future development area. In accordance to the Zoning Code 17.48.060 D.4., a plant ratio of one tree and three shrubs per 250 square feet of area is required. On four acres this results in over 700 trees and 2100 shrubs.

The proposed use of the site, for recreational facilities and temporary storage, is an ancillary use to an existing RV Park and not an RV Park in itself. We respectfully request a variance to the plant count along Thornton Road frontage and within the site.

Please contact me if you have any questions or require additional information. My e-mail address is: jackie.guthrie@epsgroupinc.com

Sincerely,


Jackie L. Guthrie, ATCP

