

AGENDA ITEM \_\_\_\_\_  
DATE \_\_\_\_\_

Regular Meeting  
October 2, 2014

**MINUTES OF A REGULAR MEETING OF THE CASA GRANDE  
PLANNING AND ZONING COMMISSION HELD ON THURSDAY,  
OCTOBER 2, 2014 AT 6:00 P.M. IN THE COUNCIL CHAMBERS AT  
CITY HALL, 510 E. FLORENCE BOULEVARD, CASA GRANDE,  
ARIZONA.**

**I. Call to Order/Pledge:**

Chairman Lavender called the meeting to order at 6:00 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

**Absent:**

**City Staff Present:**

Paul Tice, Planning and Development Director  
Leila DeMaree  
James Gagliardi, Planner  
Melanie Podolak, Administrative Assistant  
Mark Graffius, Assistant City Attorney  
Duane Eitel, Traffic Engineer

**III. Approval of Minutes:  
September 4, 2014**

Vice-Chairman Henderson moved to approve the minutes dated September 4, 2014, Member Benedict seconded, a voice call vote was called, and all were in favor.

**IV. Changes to the Agenda:**

There were no changes to report.

**V. Unfinished Business:**

**A. Request by Randy Pulliam, PMG Design Group, for the following land use approval:**

- 1. DSA-14-00044: Major Site Plan/Final Development Plan** for a proposed 6,972 square foot O'Reilly Auto Parts store located at 1426 E. Florence Boulevard. (Planner: Laura Blakeman)

Paul Tice, Planning and Development Director, noted that at the August Planning Commission meeting the project was postponed to this meeting so staff and the applicant could have more time to work on an acceptable design that would meet the Community Center Land Use form of the General Plan. He then stated the applicant has met with staff and has since re-submitted a redesign of the site plan which staff feels comfortable with, however the applicant missed the re-submittal deadline for this meeting. Director Tice asked for a motion to table the project to the December 4, 2014, Planning Commission meeting.

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

Member Benedict made a motion to continue case DSA-14-00044 O'Reilly Auto Parts store to the December 4, 2014, Planning Commission meeting, Vice-Chairman Henderson seconded the motion.

The following roll call vote was recorded:

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

The motion passed 7 – 0.

**VI. New Business:**

**A. Request by Nak Song for the following land use approval on Lot 14 of the Los Portales Subdivision, otherwise known as 2088 N Saint Andrews Dr:**

- 1. DSA-14-00151 Housing Product** to add new a new single-family model-type to the approved housing product within the Los Portales Planned Area Development, modifying approved Plan No. 155.2860 by expanding its

square footage by 658 sq. ft. and proposing a new but comparable color palate to apply to one house on one lot.

James Gagliardi, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Mr. Gagliardi stated the request is to construct a home that is a different housing product to what has previously been approved for the Los Portales subdivision. He noted that the subdivision is within a PAD therefore all housing product must be approved by the Planning Commission. He also explained that the original builder is out of business so all the empty lots are being sold to either developers or to individuals that want to construct their own home. Mr. Gagliardi stated Mr. Song purchased lot 14 which is .25 acres, and is requesting to build a custom home on the lot. He mentioned the custom home is compatible with the existing homes in the subdivision. Mr. Gagliardi stated the proposed home is introducing round windows, a new color scheme and a recessed back patio. He then overviewed the review criteria for Housing Products. Staff received several phone inquires, but no concerns were expressed.

Chairman Lavender made a call for the applicant to come forward.

Nak Song, 3943 N. Creosote Ct, Casa Grande, applicant/owner, and Steve Brock, 301 E. Markley Dr, Casa Grande, came forward to address the Commission. Mr. Brock spoke on behalf of Mr. Song. Mr. Brock stated Mr. Song is from Korea, and was a home and commercial builder in Korea, Illinois and Scottsdale.

Member Benedict asked if this Housing Product is approved could others within the subdivision use the product.

Mr. Gagliardi replied technically yes, but they would have to receive approval from the Housing Product owner (Mr. Song) and the HOA.

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

Member Tucker made a motion to approve case DSA-14-00151 Housing Product for 2088 N. Saint Andrews Drive, Member Benedict seconded the motion.

The following roll call vote was recorded:

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

The motion passed 7 – 0.

**B. Request by Scott Audsley of McDonalds USA LLC**, for the following land use approval on approximately 1.17 acres, located at 790 N Promenade Parkway within the Promenade Shopping Center:

- 1. DSA-14-00098: Major Site Plan** for a 5,252 sq. ft. McDonalds Restaurant upon a pad site and modifying the parking arrangement to accommodate the business operation.

James Gagliardi, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Mr. Gagliardi stated the project is located at the Promenade Shopping Center between the Mimi's Café and Olive Garden. The property is currently an empty pad site that is approximately 1.17 acres. The applicant is proposing to construct a 5,252 square feet McDonalds, with 56 parking spaces including two handicap assessable spaces. Mr. Gagliardi mentioned that the proposed McDonalds will be a modern style restaurant, with outdoor seating and a front covered patio. He then overviewed the review criteria for a Major Site Plan, noting the Traffic Impact Analysis (TIA) was accepted by both Arizona Department of Transportation (ADOT) and City Staff. Mr. Gagliardi pointed out that the sidewalk along the west side of the site, will remain and a cross walk will be added to provide pedestrian connectivity. No public comments were received by staff.

Chairman Lavender commented that last month the Commission approved a fast food chicken restaurant across the street and their hours of operation were restricted; he questioned if the hours of operation will be restricted for this restaurant.

Mr. Gagliardi explained that within this district a restaurant is allowed and does not require a Conditional Use Permit (CUP), like the site across the street. He stated it was recognized that other restaurants located within this site do not have their hours of operation restricted.

Chairman Lavender made a call for the applicant to come forward.

Scott Audsley, 17550 N. Perimeter Dr, Scottsdale, Construction Manager for McDonalds, came forward to address the Commission. Mr. Audsley stated the new restaurant will be franchised owned, and will be their latest and greatest prototype. Mr. Audsley mentioned they are hoping to break ground in May and opened by the summer of 2015.

Member Braunstein questioned if this restaurant will be owned by the same person who owns the other McDonalds in town.

Mr. Audsley replied that this restaurant has not been franchised yet, but there are two in the running, both of which already own a McDonalds in town.

Vice-Chairman Henderson questioned the hours of operation.

Mr. Audsley stated they will be opened 24 hours, unless business dictates otherwise.

Member Lynch commented she is thrilled they will have a patio at this restaurant.

Member Braunstein expressed his concern with the number of fast food restaurants located within our community. He commented this is not the direction that development needs to go.

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

Member Lynch made a motion to approve case DSA-14-00098 Major Site Plan for McDonalds Restaurant, with the condition as stated below:

1. Any peripheral existing landscaping removed by the new construction will have to be replaced within the same or nearest adjacent area.

Member Benedict seconded the motion.

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.

**C. Request by Holly James of D.R. Horton**, for the following land use approval on lots 6,7, and 8 within Cottonwood Ranch Parcel H located on 1230,1234, and 1238 Kingman Street:

1. **DSA-14-00132: Conditional Use Permit** for the construction of a two-home model sales complex with a parking lot.

James Gagliardi, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Mr. Gagliardi stated the model homes will be located within the Cottonwood Ranch on lots 7 and 8, with lot 6 to be used as the parking area. He stated the Conditional Use Permit (CUP), if approved, will expire in five years, and the office will be converted back into a garage and the homes will be sold. The temporary parking lot will then be removed and a single-family home will be constructed on the lot. Mr. Gagliardi then overviewed the review criteria for a CUP. Mr. Gagliardi read the conditions of approval into record. No public comments were received by staff.

Chairman Lavender made a call for the applicant to come forward.

Holly James, 20410 N. 19<sup>th</sup> Avenue, Phoenix, representative for D.R. Horton Inc., came forward to address the Commission. Ms. James stated they will shut down their other model home complex once these two are constructed and open for business.

Member Benedict questioned why they are placing the model homes in the middle of the block directly in front of existing occupied homes rather than using the vacant lots on the corner?

Ms. James explained that D.R. Horton does not own the other vacant lots on this side of the street and therefore cannot construct the model home complex on the corner lots although that would have been their preference.

Vice-Chairman Henderson commented that he is thrilled they are building in this area.

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

Member Lynch made a motion to approve Resolution DSA-14-00132 Conditional Use Permit for the construction of a two-home model sales complex with parking on lots 6, 7, and 8 within Cottonwood Ranch Parcel H, with the conditions as stated below:

1. This Conditional Use Permit shall expire five (5) years from the issue date of the certificate of occupancy.
2. Upon the expiration of the Conditional Use Permit all site improvements (i.e. parking lot, flag pole, attention flags, front yard fencing, etc.) shall be removed from the site, and the office converted into a garage with an exterior garage door.
3. Motorized vehicles and or trailers shall not be used as signage for the sale of lots or homes within the subdivision.
4. All signage must comply with section 604.8 of the City Sign Code.
5. The flag pole is limited to a height of 20 ft. per the City Sign Code for residential districts and subject to a building permit and separate planning review.
6. The decomposed compacted granite parking lot surface shall be a minimum of 3" depth.

Vice-Chairman Henderson seconded the motion.

The following roll call vote was recorded:

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

The motion passed 7 – 0.

**D. Request by Alex Gonzalez of Evergreen Development Company** for the following land use approval on 17.2547 acres, generally located south of E Florence Blvd, west of Mission Parkway:

- 1. DSA-14-00141: Preliminary Plat** to re-subdivide a portion of Parcel 3 of the re-subdivision of Parcels 3&5 of Mission Plaza at Mission Royale into 3 new lots to accommodate development within the commercial portion of the Mission Royale Planned Area Development.

James Gagliardi, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Mr. Gagliardi noted the Major Site Plan approval was reviewed and approved by the Commission at the August meeting and one of the conditions of approval was that the property must go through the Preliminary and Final Plat approval process. He stated the request tonight is to subdivide parcel 3 into three new lots and a tract. Mr. Gagliardi then overviewed the review criteria for a Preliminary Plat, noting the creation of two separate lots (lots 6 and 7). However lot 7, which is the Raising Kane restaurant site, is too small to accommodate the required number of parking spaces. Therefore the applicant will need to apply for and obtain a CUP prior to final approval of the Preliminary Plat that will allow 18 of the required parking for the Raising Kane restaurant to be provided off-site on lot 6. Staff received one public inquiry, however no issues were expressed.

Member Gentzkow questioned if there will be a problem with the parking if one of the lots are sold.

Mr. Gagliardi explained that a cross-parking agreement is in place so both owners/tenants will know they can use each others parking areas. He pointed out that the City Code requires, regardless of any cross-parking agreement, a CUP by Resolution; the CUP Resolution is then recorded and runs with the property.

Chairman Lavender made a call for the applicant to come forward.

Omar Cervantes, 3115 S. Price Road, Chandler, representative for Evergreen Development Co, came forward to address the Commission.

Vice-Chairman Henderson asked Mr. Cervantes if he is in agreement with the conditions.

Mr. Cervantes replied "yes".

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

Vice-Chairman Henderson made a motion to approve case DSA-14-00141 Preliminary Plat to resubdivide a portion of Parcel 3 of the resubdivision of Parcels 3 and 5 of Mission Plaza at Mission Royale into 3 new lots, with the conditions as stated below:

1. Final approval of the preliminary plat shall not occur until the Major Site Plan DSA-14-00050 has been amended to identify the area as two separate lots.
2. Final approval of the preliminary plat shall not occur until a Conditional Use Permit is approved, allowing off-site parking spaces to be used on one lot for the fulfillment of the on-site parking requirement for the other lot.

Member Lynch seconded the motion.

The following roll call vote was recorded:

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

The motion passed 7 – 0.

**E. Request by Luis Rocha**, for the following land use approval on approximately 41 acres, located on the southwest corner of Hwy 84 and Thornton Road.

1. **DSA-13-00117: A Resubdivision Preliminary Plat** of Lots 1-18 of Casa Grande Business Park – Unit I and of Lot 14 of the Casa Grande Business Park – Unit III into two new lots and 16.978 acres of vacant unplatted land. (Exhibit A) (Planner: Paul Tice)

Paul Tice, Director, came forward and presented a brief overview of the case as stated in the Staff Report. Director Tice stated this request is to re-subdivide 18 lots that are located within Unit I and lot 14 located within Unit III of the Casa Grande Business Park to create two large industrial lots. One lot will be for the existing building that the applicant is proposing to convert into a commercial bakery and the other lot will be located on the corner of Thornton Road and Gila Bend Highway which is vacant land

and will be used for possible future expansion or sale to another industrial user. He noted the re-subdivision will also include the vacation of lots on the south portion of the property as well as the vacation of north and west Park Ave, which are both platted streets. Director Tice pointed out the public sewer that runs in the right-of-way noting the applicant will dedicate sewer easements to the City for these existing public sewer mains. Also noted were there are two zoning districts for the area, therefore the re-subdivided lots 1 and 2 will be in the Garden and Light (I-1) zone and the vacated area will be within the General Industrial (I-2) zone. Director Tice overviewed the conformance to the General Plan and Subdivision Regulations. Staff received one general inquiry from a caller, however no issues were expressed.

Vice-Chairman Henderson questioned if the drainage area to the north of the existing building will be a limitation.

Director Tice explained that there is plenty of room between the existing building and the retention basin to construct parking or a building expansion.

Member Gentzkow questioned when the vacated property is platted would the I-2 zoning be available.

Director Tice stated the zoning for the property will not change; the request is to vacate the lot line.

Chairman Lavender made a call for the applicant to come forward.

Nate Cottrell, 12409 W. Indian School Road, Avondale, representative for the applicant, came forward to address the Commission. Mr. Cottrell stated their client has been involved with this site for many years, and has worked with staff to clear up zoning that would allow a bakery at this location. He explained the re-plat is to clean up a lot of things that were left hanging or unfinished. Mr. Cottrell stated they are in agreement with all of staff's conditions.

Vice-Chairman Henderson commented that the temporary fencing on the corner of Gila Bend Hwy and Thornton Road to keep the trucks from parking on the lot was a wonderful idea.

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

Member Benedict made a motion to approve case DSA-13-00117 Resubdivision Preliminary Plat of Lots 1 – 18 of the Casa Grande Business Park Unit III into two new lots and 16.978 acres of vacant unplatted land, with the conditions as stated below:

1. Modify the plat to reflect that the Park Blvd North access to Highway 84 will remain as a public street. Revise the legal description and area of Lot 1 accordingly.
2. Include a plat note that indicates the maintenance responsibility for the new

- 50 ft. access easement located on proposed Lot 1 & 2.
3. Confirm that the radius for the drive access to Thornton Rd. will be contained within the 50 ft. access easement.
  4. Modify the plat to provide appropriately sized easements for the utilities existing within the right of way to be abandoned. (Terry McKeon, Public Works).
  5. Modify the Drainage Report to address the following review comments by Public Works:
    - a. The drainage report submitted does not describe if this is a preliminary or final report. This report does not fulfil the requirements. A detailed drainage report (s) is/are required for final approval as it may impact the land use and plat. Provide complete hydrological and hydraulic analysis of the site in future drainage report/s. Additional comments on new elements of revised design may be raised on successive submittals. Please go to Casa Grande website for City's design criteria and standards.
    - b. The offsite watershed area must be delineated, "potential offsite flows entering project site" must be quantified and conveyance infrastructures (channels, culverts etc.) must be designed to convey offsite flow similar to pre-development conditions. The exhibit provided does not quantify flows or size infrastructure to convey flows.
    - c. Please provide calculations of the existing temporary retention basin at south which has been stated to handle 100-year storm event.
      - i. Provide calculations for temporary retention basin.
      - ii. In addition, the "vacated plat only undisturbed, no proposed work (vacant, previously filled farm field" is part of the proposed site and should be provided with temporary (or permanent) retention basin to prevent flows from entering to the areas (or retention basins 2, 3) of WS #2 and #3.
      - iii. The Retention basin 3 is located at upstream of watershed # 3. Appropriate steps should be taken at final design to route onsite flows to proposed basins.
    - d. Please state the responsible party in the report for the maintenance of the retention basin for proper vector control (EDM 702.1.4.3).

Member Tucker seconded the motion.

The following roll call vote was recorded:

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

The motion passed 7 – 0.

**F. Request by H & M Architects/Engineers Inc.,** for the following land use approvals for a 663,617 sq. ft. product distribution center on approximately 100 acres, located on the southeast corner of Peters and Burris Roads.

- 1. DSA-14-00149: A Final Landscape Plan**
- 2. DSA-14-00150: A Major Site Plan** (Planner: Paul Tice)

Paul Tice, Director, came forward and presented a brief overview of the cases as stated in the Staff Report. Director Tice stated the request is for a Tractor Supply Product Distribution Center located on 100 acres. The building is proposed to be 663,617 square feet and employ 90 people per each of the two shifts, with future building plans of a potential 369,400 square feet building addition. The future expansion will add a third shift. Director Tice explained that typically with a Major Site Plan (MSP) it is accompanied by a Preliminary Landscape Plan, which is then followed up with a Final Landscape Plan for staff review and approval, but sometimes applicants want to move forward more rapidly so staff allows them to skip the Preliminary Landscape Plan and go right to the Final Landscape Plan. The Final Landscape plan is then referred to the Commission for action which is the case in this instance. Director Tice stated the distribution center will not use access from Burris Road nor will they be making any improvements to Burris Road. He noted there will be a left turn lane on Peters Road feeding the only access point to the facility; staff will review the specific road plans in conjunction with the submittal of a Public Improvement Permit application. Director Tice stated the site allows for heavy truck circulation and storage, and will also provide 356 truck/trailer parking spaces with a total of 592 parking spaces. He then stated the applicant was required to provide a TIA, and the level of service for the area is a "B", consequently no additional roadway improvements are required other than the left turn lane. Director Tice then overviewed the requirements for landscaping noting per City Code the site is required to have 7% of landscaping coverage, and the applicant is proposing 27% of landscaping; most of the landscape plantings are located along the Peters and Burris Road frontages with the bulk of the landscaped area being the retention basins which will be covered with crushed decomposed granite. The entire site will have a security fence with screening. No public comments were received by staff.

Vice-Chairman Henderson expressed his concern with the employees and trucks having only one access point to the site.

Director Tice stated the access point was evaluated through the TIA. He also stated the site has plenty of queuing area on site.

Duane Eitel, City Traffic Engineer, stated staff does not see it as an issue; Peters Road does not have a lot of traffic. He mentioned Wal-Mart has about 20 trucks per hour and this project will not have as many trucks going in and out of their site.

Member Lynch questioned if the entrance is four lanes; two in and two out.

Director Tice noted the access is 60 feet wide, so there is plenty of room to stripe individual lanes; left and right turn. He stated the final plan for the access will be shown at the site development permit, construction drawings.

Member Benedict questioned if there are any public safety concerns with only having one access point.

Director Tice stated the Fire Department did not express any concerns with the access point nor did they ask for an emergency or secondary entrance to Peters Road; they do have access to the security gates.

Vice-Chairman Henderson questioned if there will be some means such as communication to allow first responders access to the site/building.

Director Tice stated communication devices for first responders are part of the newly adopted 2012 Building Code requirement.

Chairman Lavender expressed his concerns with the increase of truck traffic on Pinal Avenue.

Mr. Eitel stated like the Wal-Mart truck drivers go from the distribution center to Thornton Road to Cottonwood Lane. He noted the city is making improvements to Thornton Road.

Chairman Lavender noted that the City has asked Wal-Mart to have their drivers avoid going through the community.

Mr. Eitel stated they have spoke with representatives from the Wal-Mart Distribution Center on numerous occasions, and they have present staff figures showing that by routing the drivers around the city it adds on significant mileage which in turn cost them millions of dollars per year. He mentioned that we cannot stop the trucks from using the city roadways.

Chairman Lavender made a call for the applicant to come forward.

Clay Teter, 5401 Virginia Way, Brentwood, TN, Vice-President of Real Estate for Tractor Supply Company, and Brad Anderson, 50 Security Drive, Jackson, TN, Design Build Partner with H & M Architects/Engineers, came forward to address the Commission.

Mr. Teter stated they are a retail store company that operates stores throughout the U.S. They sell "lifestyle supplies" such as feed and food for livestock and pets, fencing materials, etc. They currently operate 1,361 stores, with 17 stores in Arizona. This distribution center will support their company's growth. Mr. Teter noted in the next two

weeks they will be opening five new stores in Arizona. He thanked all city staff for their help and guidance through the process.

Mr. Anderson stated they will have 31 receiving doors on the west side of the building and 33 shipping doors on the east side. Mr. Anderson then addressed the Commissioners question regarding the access point to the site. He explained there will be two lanes entering the site and two lanes exiting. One lane in will be dedicated for truck traffic which will go west of the facility to a guard house; there will also be a dedicated car entrance which will turn east to the employee parking lot. Mr. Anderson stated the two exits consist of a left turn and right turn lane; they will also have a dedicated left turn lane going into the facility. He noted they will have approximately 10 to 12 trucks per hour.

Member Tucker questioned the number of employees.

Mr. Teter stated that at full build out they will have a total of 260 employees. They will start with two shifts, 90 employees per shifts.

Vice-Henderson asked what locations will be severed by this distribution center.

Mr. Teter stated this distribution center will serve Arizona, Utah, the western half of New Mexico, Southern California and Nevada. He noted the trucks will leave the site, head to Thornton Road then on towards the Interstate.

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

Member Braunstein made a motion to approve cases DSA-14-00149 Final Landscape Plans and DSA-14-00150 Major Site Plan for a 663,617 sq. ft. product distribution center, with the conditions as stated below:

1. Prior to issuance of a Certificate of Occupancy, a Map of Dedication application for the Peters and Burris Road right-of-way dedication shall be submitted, approved by City Council and recorded.
2. The Final Landscape Plan shall be revised to reflect:
  - a. The number of parking stalls required.
  - b. The number of parking stalls provided; including regular, ADA and truck parking stalls.
  - c. The number of trees and shrubs required and provided to comply with the requirements of 17.52.530 and the tabular calculations revised accordingly to remove the reference to "On-Site Trees" and "On-Site Shrub" categories and replace with "Parking Area Trees Required (1/5 parking spaces)" and "Parking Area Shrubs Required (3/5 parking spaces)".

3. The Major Site Plan cover sheet needs to be revised to accurately reflect the number of parking stalls required and provided; broken down by regular, ADA and truck parking stalls.
4. The most recent version of The Final Drainage Report (dated 9/19/14) needs to be reviewed by Public Works and Development Center Engineering staff to confirm that their review comments have been adequately addressed.
5. The most recent version of The Water and Sewer Demand Report (dated 9/19/14) needs to be reviewed by Public Works and Development Center Engineering staff to confirm that their review comments have been adequately addressed.

Member Benedict seconded the motion.

The following roll call vote was recorded:

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

The motion passed 7 – 0.

**G. 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**”.

Chairman Lavender noted tonight is only the presentation for this request. The vote will take place at the second meeting to be held on October 16, 2014.

Leila DeMaree, Senior Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Ms. DeMaree stated per State Law Major General Plan Amendment requests are done once a year, involves a specific public participation process that requires two meetings; one for a public hearing and the other for the decision. Ms. DeMaree then stated the request is to change 111 acres from the Neighborhood Land Use category to Commerce and Business, she noted the area is currently zoned Planned Area Development (PAD). The site is bordered to the north,

west and east by the Overfield Farms PAD. Ms. DeMaree overviewed the uses allowed under the Commerce and Business land use, citing the intent of this request is to provide additional services and job creation for the community. No public comments were received by staff.

Vice-Chairman Henderson stated in the original presentations there was a very substantial area within the Phoenix Mart which was very high density; he questioned if this is indicating a general trend away from putting a residential component within the Phoenix Mart project site.

Ms. DeMaree replied the next step for the Phoenix Mart is to amend the PAD changing the land use within the Commerce and Business to suit their needs.

Vice-Chairman Henderson then asked at that time will we see a reduced emphasis on the housing product as opposed to the commercial and industrial activity.

Ms. DeMaree replied "yes".

Member Braunstein questioned what phase of the development this area will be in.

Ms. DeMaree stated this request will be under phase II and phase III.

Chairman Lavender made a call for the applicant to come forward.

Jeremy Schoenfelder, 7047 E Greenway Parkway, Scottsdale, representative for AZ Sourcing, came forward to address the Commission.

Vice-Chairman Henderson asked Mr. Schoenfelder if the housing product within the Phoenix Mart PAD will be removed.

Mr. Schoenfelder explained that the northwest corner of the proposed property has a pipeline so the area became a separate development in and of itself. He then stated that the north portion of the site was previously residential, but they are seeing more of a demand in light office therefore they are going to cater to the demand they are seeing within their activities. Mr. Schoenfelder stated they feel there currently are plenty of planned subdivisions in the community and they will let those builders do what they do best.

Vice-Chairman Henderson questioned if the Commerce and Business pertains to the Phoenix Mart or will be built out as a general business environment.

Mr. Schoenfelder stated it will be used for both.

Member Braunstein questioned when this project is going to start.

Mr. Schoenfelder commented that they meet with city staff on a regular basis as a group including the utility companies. He stated their goal is to have equipment on site in November, and activity on the main building late 2015, early 2016.

Vice-Chairman Henderson questioned if the first phase will be the presentation building.

Mr. Schoenfelder stated the anchor project is the Phoenix Mart building and it will be constructed first.

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

No action taken.

**VII. Call to the Public:**

There were no comments received from the public.

**VIII. Report by Planning Director:**

**A. Administrative Approvals**

1. **DSA-14-00133** – Major Site Plan/Final Development Plan-Minor Amendment – Sundance RV Resort Recreation Area, 1703 N. Thornton Road. Request to expand the pickle ball court, relocate the fence to the west due to existing outcropping on the northeast corner of the site and relocate the landscaping plant material to the west adjacent to the relocated fence. Approved August 29, 2014 (Planner: Laura Blakeman)
2. **DSA-14-00135** – Minor Site Plan – Southeast Directional Drilling Office Expansion, 3117 N. Cessna Ave. Request to allow internal floor area expansion of office use and additional parking spaces to accommodate the office use. Approved August 28, 2014 (Planner: James Gagliardi)
3. **DSA-14-00156** - Major Site Plan/Final Development Plan-Minor Amendment – City of Casa Grande Fire Station 504, 1637 E. McCartney Road. Request to install solar parking canopies. Approved September 12, 2014 (Planner: Laura Blakeman)

Director Tice updated the Commission.

**B. Historic Preservation Commission Recruitment**

Director Tice informed the Planning Commission that the Historic Preservation Commission has two vacancies, one of which must be filled by either a past or present Planning Commission member. He encouraged the Commissioners' to contact the City Clerk if they are interested in filling the vacancy.

Chairman Lavender reminder the Commissioners' to keep their staff report for the October 16, 2014, meeting to be held at the Main Library at 6:00 p.m.

**IX. Adjournment:**

Vice-Chairman Henderson motioned for adjournment, Member Braunstein seconded: a voice call vote was called and all were in favor.

Chairman Lavender called for adjournment at 8:03 p.m.

Submitted this 9<sup>th</sup> day of October 2014, by Melanie Podolak, Administrative Assistant to the Casa Grande Planning & Zoning Commission, subject to the Commission's approval.

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

  
Chairman Lavender



Planning and Zoning  
Commission  
STAFF REPORT

AGENDA

# \_\_\_\_\_

**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION

**FROM:** Laura Blakeman, City Planner

**MEETING DATE:** October 2, 2014

**REQUEST**

**Request by Randy Pulliam, PMG Design Group, for the following land use approval:**

- 1. DSA-14-00044: Major Site Plan/Final Development Plan** for a proposed 6,972 square foot O'Reilly Auto Parts store located at 1426 E. Florence Boulevard.

**Discussion**

This request was tabled at the August 7<sup>th</sup> Planning Commission meeting. The request was tabled to allow the applicant additional time to work with Staff on the redesign of the site to meet the "Community Center" land use form.

The request was tabled to the October Planning Commission meeting; however the applicant was not able to make the re-submittal deadline for the October meeting.

Based on a revised site plan submitted to Staff and meetings with the applicant, Staff believes that the revised site plan is sufficient to meet the "Community Center" land use form. The applicant is working on updating the additional reports and documents to reflect the latest site plan.

The applicant has informed Staff that the re-submittal will be submitted within the next week. Staff would like to request the Major Site Plan/Final Development Plan for the O'Reilly Auto Parts store be tabled to the December 4<sup>th</sup> Planning Commission meeting.

	<b>Planning and Zoning Commission</b>  <b>STAFF REPORT</b>	Agenda # _____
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**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION  
**FROM:** Jim Gagliardi, City Planner  
**MEETING DATE:** October 2, 2014

**REQUEST**

**Request by Nak Song** for the following land use approval on Lot 14 of the Los Portales Subdivision, otherwise known as 2088 N Saint Andrews Dr:

1. **DSA-14-00151 Housing Product** to add a new single-family model-type to the approved housing product within the Los Portales Planned Area Development, modifying approved Plan No. 155.2860 by expanding its square footage by 658 sq. ft. and proposing a new but comparable color palate to apply to one house on one lot.

**APPLICANT/OWNER**

Nak Song  
 3943 N Creosote Ct  
 Casa Grande, AZ 85122  
 Phone: 520-374-2576  
 Email: [sung\\_nak@yahoo.com](mailto:sung_nak@yahoo.com)

**HISTORY**

- April 21, 2003: The City Council approved Ordinance No. 1178,188 rezoning the site from R-1 (Single-Family Residential) to PAD (Planned Area Development).
- August 4, 2005: CGPZ-174-005: The Planning & Zoning Commission approved Housing Product for Brown Family Communities for the Los Portales PAD
- August 1, 2013: The Planning & Zoning Commission approved a custom home on Lot 6 within the Los Portales PAD (2130 N St Andrews Dr).

## PROJECT DESCRIPTION

The Los Portales single-family residential subdivision is within a PAD. As such, its housing product must first be approved by the Planning and Zoning Commission. With the exception of a custom home approved by Planning Commission in August of 2013 for lot 6, nine lots north of the subject site, the housing product for this PAD is over nine-years old, and approved under the Unified Building Code. To be compliant with the recently adopted International Building Code and to construct a home that is more in-line with contemporary housing styles, the applicant requests the approval of a one story, 4,523 sq. ft. custom housing product plan for lot 14 of the Los Portales subdivision (Exhibit A).

## SITE CONTEXT/AERIAL



Though the housing product proposed for this lot is customized, it is similar to an approved model, known by plan no.155.2860. The primary difference is that this new home proposes to be 658 sq. ft. larger. The increase in size is the result of a widened central hallway and a larger master bedroom. The larger footprint is preferred by the applicant because Lot 14 is one of the larger lots within the subdivision at one-quarter of an acre in size. The home complies with setbacks, height and other development standards of the PAD. The other change is that the applicant proposes slightly different colors for the exterior finish than what has been specifically approved in the existing housing product guide. The body of the house is proposed to be brown ("Rocky Ridge"), and the trim is proposed as a cream ("Nature Trail") from Behr Brand paint. The applicant has also provided the specifics for the front elevation's stone veneer, the outdoor lighting fixtures, garage door, and exterior gate. The colors and other finishes appear to be compatible with the existing housing product but slightly different from that which has been formerly

approved.

The Los Portales subdivision has 19 different single family housing product plans that have been approved by the Planning & Zoning Commission. Approved housing product helps ensure quality development, offering a variety of styles while staying within character of the overall architectural theme. With the approval of this proposal, there will be 20 different single-family housing product plans for this subdivision, offering variety while staying within the established appearance of the development.

The City expects to see more custom housing product design review applications as individual properties are being purchased from production home builders.

### **Residential Design Standards:**

When reviewing housing product, the criteria below must be met to be compliant with the Residential Design Standards for Planned Area Developments:

#### **1. Floor plans and elevations**

- **A minimum of five distinct home color schemes is required per project and within each definitive housing price range or product type.**

Twenty-seven color schemes have been previously approved for the PAD. The applicant proposes a twenty-eighth scheme, proposing brown and cream colors for the house. These colors are similar to other approved schemes, but vary slightly to match the owner's preference and paint availability.

- **Diversity and uniqueness in elevations and color schemes shall be demonstrated within each PAD.**

The new home product proposes stone veneer on the front elevation with a wood-grain garage door and steel gate offering further diversity and uniqueness within the PAD.

- **Homes with the same front elevation or color schemes shall not be located adjacent to (side by side) or across from each other.**

There is presently an empty lot to the south of the proposed home site. The home to the north, and the home across the street from this lot are both different plans and color schemes. This criterion is further met as this house proposes a color scheme not previously provided.

- **Emphasis must be placed on the front elevations of homes. Main entries must face the street.**

There is a covered front entry, recessed windows, and stone veneer along the base of the front elevation. The front door faces the street. As this plan is a modification of a previously approved plan, this elevation has already been assured to be compliant with this standard.

- **Window pop-outs, windowsills, recessed windows and/or similar architectural embellishments are required on all windows, except as approved by the Planning and Zoning Commission**

There is a recessed window in the front of the home, and all the other windows have stucco pop-outs. Since this plan is a modification from a previously approved plan, this criterion has already been addressed.

## 2. Roofs

- **A variety of home roofing colors, shapes, and/or textures is required per project. Typically, concrete tile shall be required for all sloped roofs**

A terracotta red concrete tile roof type is chosen for this house. It is a muted hue and is compatible to other roof colors in the neighborhood.

- **Variation in roof ridge lines and designs required**

The layout of the home design allows for variations in roof ridge lines and design.

- **Unique roof colors shall be matched to each home color scheme**

The roof tile color was chosen to complement the color group for the exterior paint colors of the home. It is unique without clashing with other approved roof colors.

- **No buildings within a PAD shall have roof-mounted or wall-mounted mechanical equipment.**

The proposed home will have 2 ground-mounted HVAC units.

## 3. Garages

- **No front-loaded garage shall extend forward of a home's livable area or covered front porch by more than ten feet**

There is a livable portion of the home that extends forward of the front-loaded garage.

- **At least one floor plan per parcel or product type shall have the livable area of the home forward of the garage.**

There is livable area forward of the garage.

- **Front-loaded garage doors shall not exceed fifty percent of the house width**

The front-loaded garage makes up less than 50% of the frontage of the house.

#### **4. Patio covers**

- **Rear or side yard covered patios or covered courtyards are required on every home.**

The home's rear patio is covered, as it's architecturally a part of the home.

- **Where possible, covered patio areas should be incorporated into the architecture of the homes.**

The patio is incorporated into the architecture of the home.

- **Patio cover columns and roofs shall be constructed of the same materials used on the remainder of the home.**

N/A

#### **5. Additions and modifications**

N/A

### **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 September 15, 2014 at least fifteen (15) days before the October 2, 2014 Planning Commission public hearing.
- Notice was mailed by the City on September 17, 2014 at least fifteen (15) days before the October 2, 2014 Planning Commission public hearing, to each owner of property situated within 200 feet of the subject property. An affidavit confirming this is located in the project file.
- A sign was posted by the applicant by September 17, 2014 on the subject site informing the public that this application would be considered by the Planning Commission at the October 2, 2014 meeting. An affidavit confirming this posting was supplied by the applicant.

**Inquiries/Comments**

A couple of phone calls were received asking for clarification; but the callers expressed no concerns.

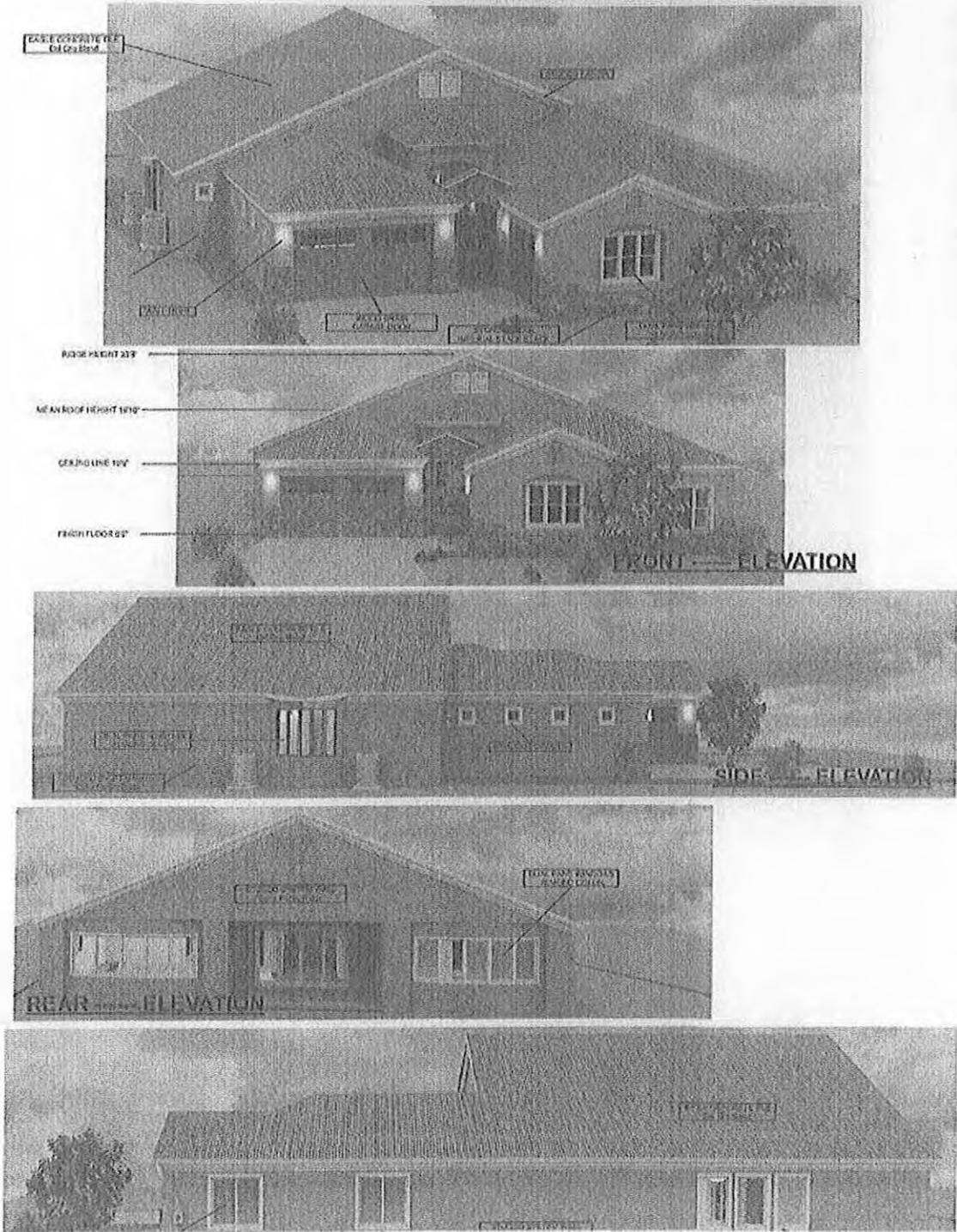
<b>RECOMMENDED MOTION</b>
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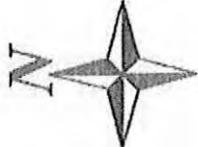
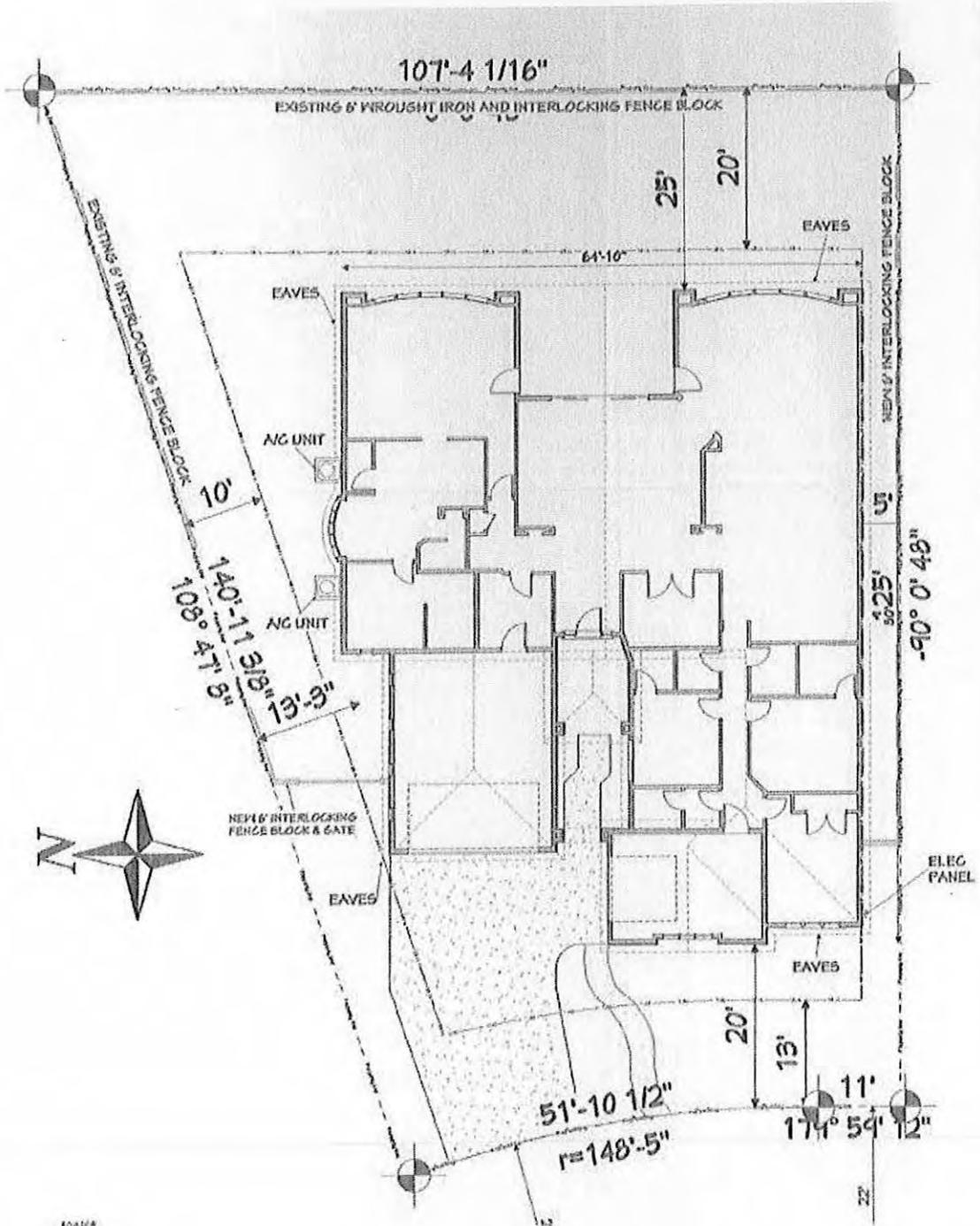
Staff recommends the Commission approve the **Housing Product DSA-14-00051** for lot 14 of the Los Portales Subdivision, 2088 N St Andrews Dr.

**Exhibits**

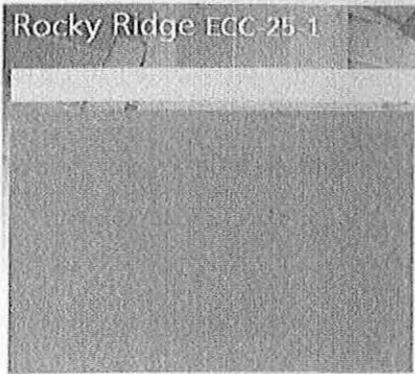
Exhibit A – Housing Product

Exhibit A

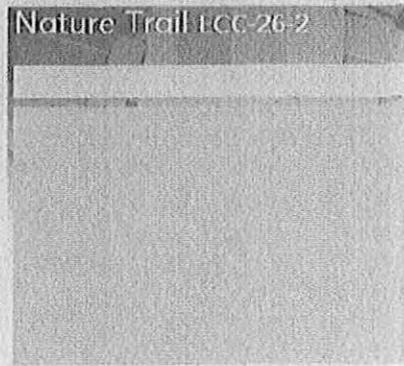




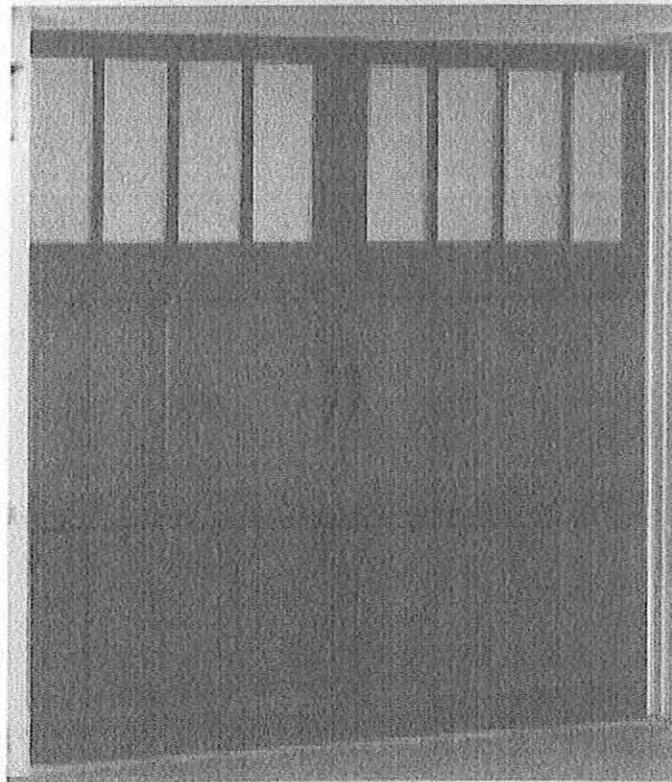
**SITE PLAN**  
 SCALE 1/16"=1'

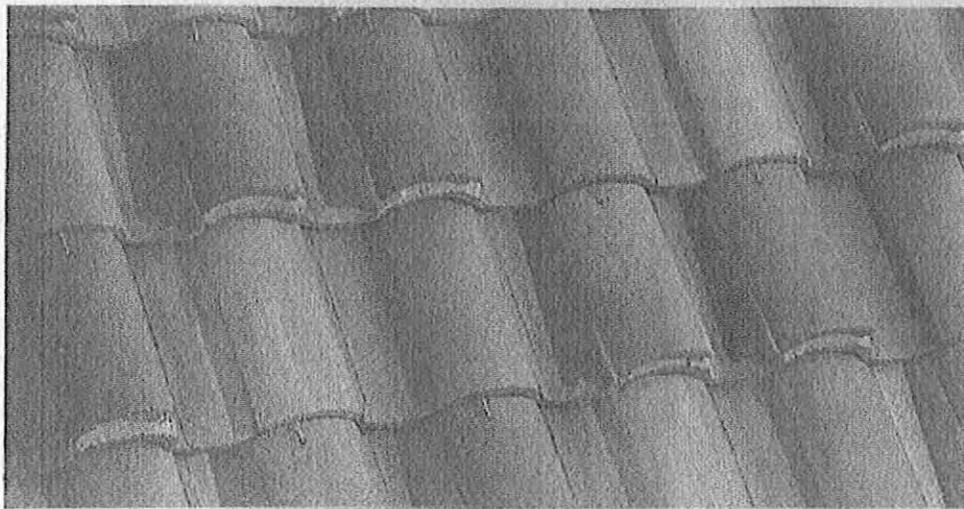


BODY PAINT

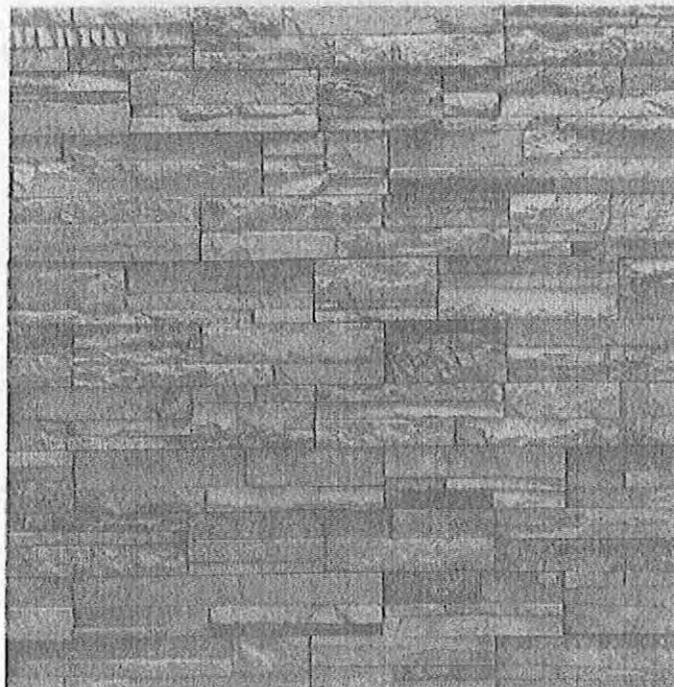


TRIM PAINT





**EAGLE ROOF TILE  
DEL ORO BLEND**



**imperial stack stone pizarra**



Garage Carriage Light  
Townhouse Outdoor Sconce,  
Tannery Bronze



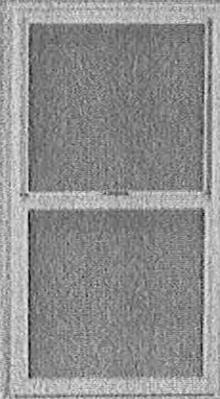
CUSTOM STEEL GATE

# Paramount Windows®

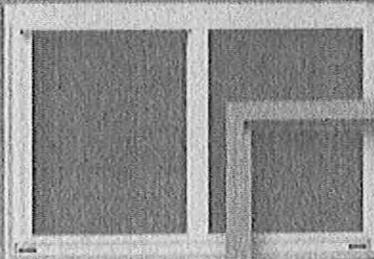
## 4250 Titan Aluminum Windows Features and Benefits



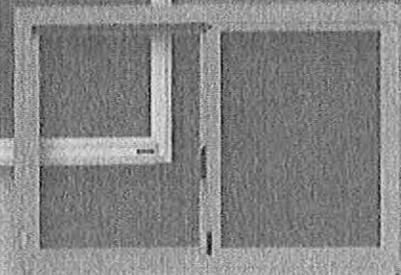
4250 Series Single Hung  
(Interior)



4250 XO Series Horizontal Slider  
(Exterior)

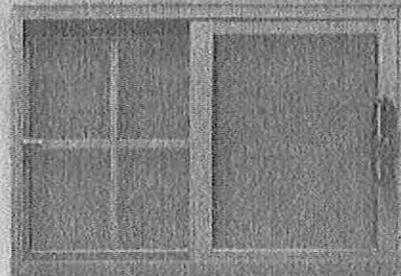


4250 XO Series  
Horizontal Slider (Interior)



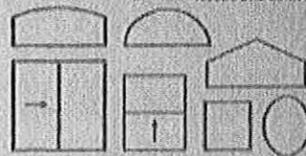
Cam Lock

Luxor Sliding Glass Door (Interior)

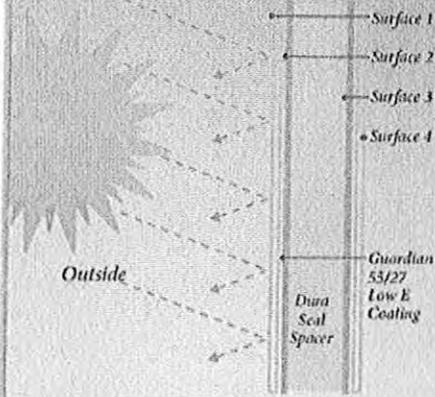


- 2 3/4" Frame depth
- 1 1/2" Nail fin setbacks
- Gasket seals at sill
- Integral limit latch
- Lifetime warranty
- Easy screen removal and installation
- Extruded Aluminum Glazing Bead (Won't shrink, crack or discolor)
- Tubular sill construction — XO Series (Added strength and rigidity) (Improved sealing characteristics)
- Adjustable dual one-piece brass rollers
- AAMA/NFRC tested and certified.
- 3/4" over all "Duraseal" insulated glass units.
- Warm edge technology for enhanced thermal performance

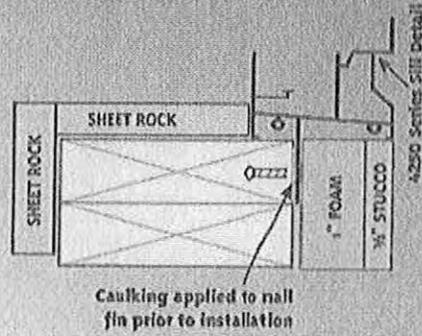
Frame Colors Available in White, Bronze, Adobe and Satin Finish



### Guardian 55/27 Low E Coating



### Paramount's 4250 Series Nail On Window Installation



U value and Solar Heat Gain Coefficient Range		
	U Value	SHGC
Aluminum frames with Low E Glass (Dura Seal spacer)	.50 to .52	.25 to .26
Aluminum frames with clear glass (Dura Seal spacer)	.65 to .66	.66 to .69

All Titan Windows Are  
Commercially-Rated  
LC-25 or Better

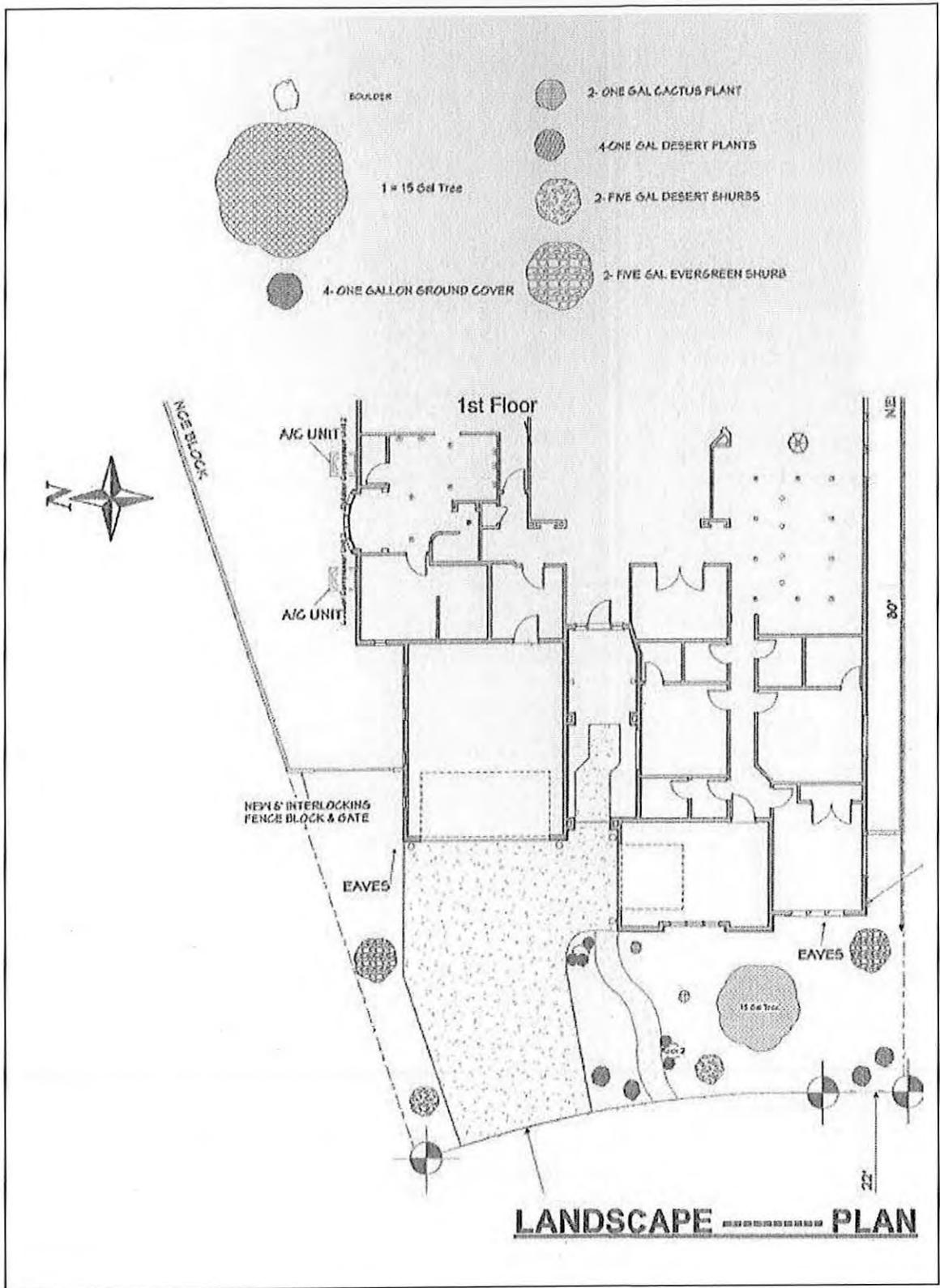
### 4250 Series Dimensions

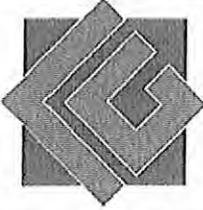
Net sizes on all Paramount Titan Series products are 3/8" under call-out size. This formula holds true for fixed, stacked, mulled, sliders and single hungs. Net sizes on Luxor doors are 1/2" under call-out on width and 1/4" under call-out on height.



### Paramount Windows

550 West Southern Avenue  
Tempe, Arizona 85282  
1-877-WINDOWS  
ParamountWindowsAZ.com



	<b>Planning and Zoning Commission</b>  <b>STAFF REPORT</b>	Agenda # _____
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**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION  
**FROM:** Jim Gagliardi, City Planner  
**MEETING DATE:** October 2, 2014

<b>REQUEST</b>
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**Request by Scott Audsley of McDonalds USA LLC**, for the following land use approval on approximately 1.17 acres, located at 790 N Promenade Parkway within the Promenade Shopping Center:

1. **DSA-14-00098: Major Site Plan** for a 5,252 sq. ft. McDonalds Restaurant upon a pad site and modifying the parking arrangement to accommodate the business operation.

<b>APPLICANT/OWNER</b>
------------------------

Scott Audsley-McDonalds USA LLC  
 17550 N Perimeter Dr #400  
 Scottsdale, AZ 85016  
 Phone: 480-341-5344  
 Email: [scott.audsley@us.mcd.com](mailto:scott.audsley@us.mcd.com)

<b>HISTORY</b>
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- July 5, 1989: Ordinance No. 1280 was adopted by City Council, annexing this site as part of a 5.88-acre area.
- August 1, 2005: The City Council approved CGPZ-109-05, the zone change from Urban Ranch (UR) to Planned Area Development (PAD) for the "Casa Grande Regional Shopping Center" PAD via Ordinance No. 1178.236.
- January 19, 2006: The Planning and Zoning Commission approved CGPZ-035-06, the Major Site Plan for The Promenade at Casa Grande.
- July 6, 2006: The Planning and Zoning Commission approved CGPZ-187-06, the Preliminary Plat for The Promenade at Casa Grande.

November 20, 2006: The City Council approved CGPZ-264-06, the Final Plat for The Promenade at Casa Grande.

February 20, 2007: The City Council approved CGPZ-292-06, the major PAD Amendment for "Casa Grande Regional Shopping Center" PAD adopting Ordinance No. 1178.236.1.

### PROJECT DESCRIPTION

<b>Site Area</b>	51,400 sq. ft. (1.17 Acres)
<b>Current Land Use</b>	Empty pad site with 24 existing paved parking spaces
<b>Existing Zoning</b>	PAD-Casa Grande Regional Shopping Center
<b>Existing General Plan 2020 Land Use</b>	<i>Commerce &amp; Business</i>

### Surrounding Land Use and Zoning

<b>Direction</b>	<b>General Plan 2020 Designation</b>	<b>Existing Zoning</b>
<b>North</b>	<i>Commerce &amp; Business (pad site with parking lot)</i>	PAD – Casa Grande Regional Shopping Center
<b>East</b>	<i>Commerce &amp; Business (Olive Garden pad site)</i>	PAD – Casa Grande Regional Shopping Center
<b>South</b>	<i>Neighborhoods</i>	PAD – Mission Royale (Commercial)
<b>West</b>	<i>Commerce &amp; Business (Mimi's Café pad site)</i>	PAD – Casa Grande Regional Shopping Center

## SITE CONTEXT/AERIAL



### General Discussion

The applicant is requesting the approval of a Major Site Plan to construct a 5,251 sq. ft. McDonald's restaurant, 23 ft.-4 in. in height, consisting of a covered patio and a drive-thru (Exhibit A). The 1.17-acre pad site is known as Lot 18 within the Promenade at Casa Grande Subdivision. As part of the Promenade shopping center, there are cross-access, drainage, and parking agreements upon this pad site. Currently it serves as parking area for surrounding businesses. There is a large portion of the lot that is currently unimproved to accommodate development of a building. The remaining portion of the lot 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 new landscaping and parking added around the building. The

proposed location of the drive-thru access and the dumpster, north of the building, replaces the existing parking area, with a new parking layout proposed to the east, aligning with the Olive Garden's parking layout adjacent to the site. The existing sidewalk to the west of the proposed building is also being modified to accommodate the drive-thru lane to the west of the proposed 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 Promenade Shopping Center and subject to its covenants conditions and restrictions. The shopping center was laid out to accommodate various retail and restaurant uses. The proposed convenience-food restaurant use on the subject site is compatible with the surrounding uses and development.

**2. Conformance to the city's zoning ordinance**

This site is subject to the allowed uses and development standards of the Casa Grande Regional Shopping Center PAD. A convenience-food restaurant is a permitted use within the PAD. Below is a table of the applicable development standards:

<u>Development Standard</u>	<u>Proposed Development</u>	<u>Casa Grande Regional Shopping Center PAD Development Guideline/City Code requirements</u>
<b>Building Height:</b>	Top of Parapet: 23 ft..-4 in.	Maximum of 45 ft.
<b>Setbacks:</b>	Front: 52 ft. Side: 45 ft. Rear: 15 ft. (from dumpster) Parking: 12.5 ft.	Front: 30 ft. Side: 15 ft. Rear: 15 ft. Parking: 4 ft.
<b>Gross Site Acreage:</b>	1.58 acres	0.84 net acres minimum
<b>Landscape Area</b>	9.4% of lot area	7% of lot area
<b>Parking:</b>	65 parking spaces plus 2 wheelchair accessible spaces	22 spaces required, 1 wheel chair accessible spaced

**3. Conformance to the City's General Plan**

The subject site is designated *Commerce & Business* within the City's General Plan 2020, which primarily accommodates commercial uses, especially within a regional shopping center context. It supports a mix of building forms and heights and consistent architectural styles. This site and its proposed development are found to be in conformance with this land use category.

**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. The TIA was reviewed by both the City Traffic Engineer, and Arizona Department of Transportation (ADOT), since this portion of E Florence Blvd is State Highway 287. The TIA assumes the McDonalds restaurant as well as a future planned restaurant within the Promenade. ADOT responded with no comment; and the City Traffic Engineer found that the impact this restaurant has on the overall level of service does not warrant any modifications or implementations to the current street system. The only area where level of service was affected was at the Mission Parkway and Florence Intersection, where the level of service changed from a B to a C. No work is warranted unless the level of service as a result of development is at a D or below. This intersection will be further monitored with future development proposals.

In addition to a TIA, the site provides for bicycle parking to accommodate additional forms of transportation.

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

The restaurant use is compatible to the existing and planned uses within the Promenade Shopping Center and the Florence Blvd corridor.

**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 is proposed joining the existing north-south sidewalk along the access drive from Florence Blvd to the restaurant. The existing north-south sidewalk to the west of the proposed building will be modified to accommodate the planned drive-thru. The drive-thru will have its point of ingress and egress contained within the respective lot.

**7. Building location and height**

See no. 2 "conformance to the city's zoning ordinance".

**8. Landscaping**

A preliminary landscaping Plan was submitted with this application, with a final one required at the time of building permit. Landscaping already exists on the site, previously reviewed and approved as part of the Major Site Plan establishing the Promenade (CGPZ-035-006). This proposal provides 16 new trees around the building and over one hundred new shrubs (Exhibit B). The

existing landscaping adjacent to Florence conforms to the previously approved plan. It is a condition of approval that any peripheral existing landscaping removed by the new construction will have to be replaced within the same or nearest adjacent area.

**9. Lighting**

All new wall mounted exterior lighting will use fixtures that fully shield the direct rays in accordance with the standards found within the PAD as well as 15.48.050 of the Zoning Code (Exhibit C). The PAD requires lighting levels in the parking area to be between 3 and 5 foot candles minimum maintained at grade and decrease to between 1 and 2-foot candles minimum at the edge of the parking lot.

**10. Provisions for utilities**

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

**11. Site drainage**

A Drainage Plan/Report has been approved for this development. The site was designed for drainage to flow into an area retention basin. This area is within zone X per the FIRM map.

**12. Open space**

N/A

**13. Loading and unloading areas**

Any unloading activity will occur on the north-side of the building, through a service door provided on the north elevation. The dumpster location is also proposed to north of the building, and evaluated for site-distance concerns. Its enclosure is required to be constructed per City Standards.

**14. Grading**

Site grading will include the existing dirt pad site as well as the existing parking area to the north to accommodate the new parking configuration. This will be accomplished through the review of a site development permit following approval of the Major Site Plan. It will accommodate the existing drainage pattern of the overall shopping center.

**15. Signage**

Signage for McDonalds will be reviewed through a sign permit and be required to comply with the approved comprehensive sign plan for the Promenade.

**16. Screening**

The PAD requires screening walls to be designed of materials, exterior treatments and colors similar or compatible with the architectural theme and buildings within the center. There is an existing screen wall and landscaping in compliance with the previously approves Major Site Plan for the shopping center.

**17. Setbacks**

See no. 2 "conformance to the city's zoning ordinance".

**18. Other related matters**

This property is subject to the private conditions, covenants and restrictions of The Promenade Shopping Center. The elevations provided depict a modern clean-line style for McDonalds, utilizing block and decorative metal. Main colors are earth-tone shades of red; however light grey and yellow are also included (Exhibit D).

**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 o September 15, 2014 at least fifteen (15) days before the October 2, 2014 Planning Commission public hearing.
- Notice was mailed by the City on September 17, 2014 at least ten (10) days before the October 2, 2014 Planning Commission public hearing, to each owner of property situated within 200 feet of the subject property. An affidavit confirming this is located in the project file.
- A sign was posted by the applicant by September 17, 2014 on the subject site informing the public that this application would be considered by the Planning Commission at the October 2, 2014 meeting. An affidavit confirming this posting was supplied by the applicant.

**Inquiries/Comments**

N/A

**RECOMMENDED MOTION**

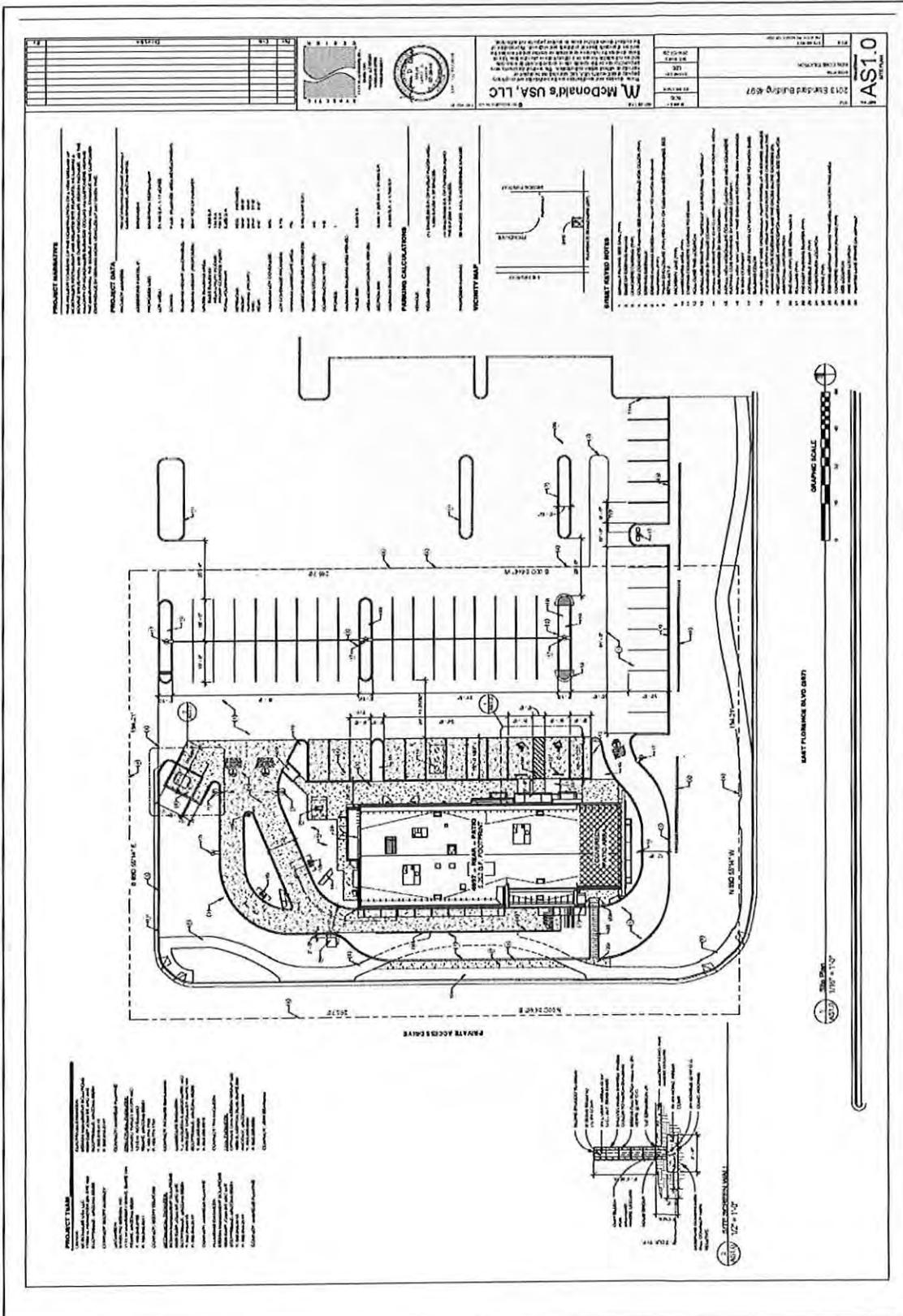
Staff recommends the Commission approve the **Major Site Plan DSA-14-0098** for the McDonalds at 790 N Promenade Parkway with the following condition:

1. Any peripheral existing landscaping removed by the new construction will have to be replaced within the same or nearest adjacent area.

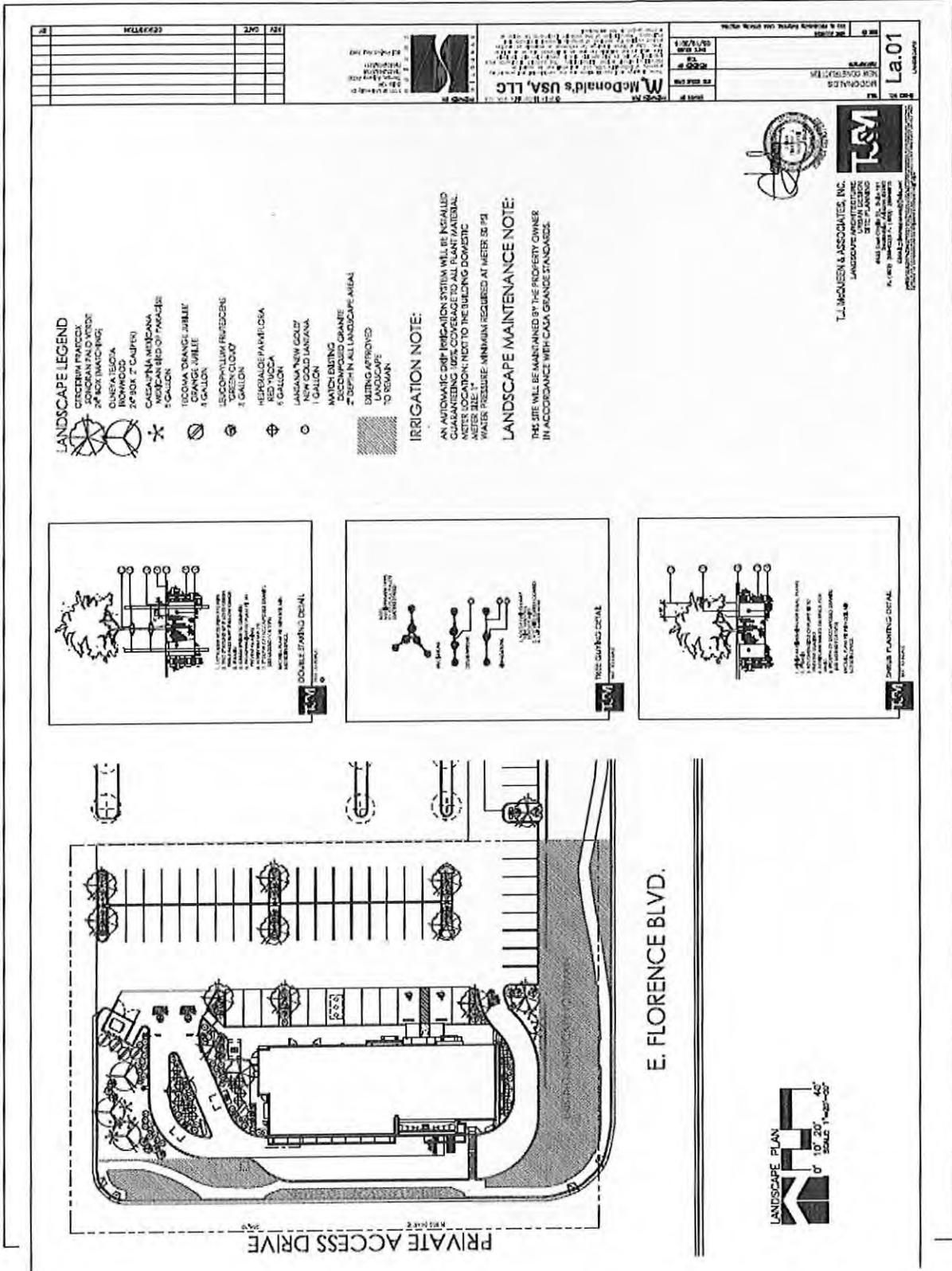
**Exhibits**

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

# Exhibit A



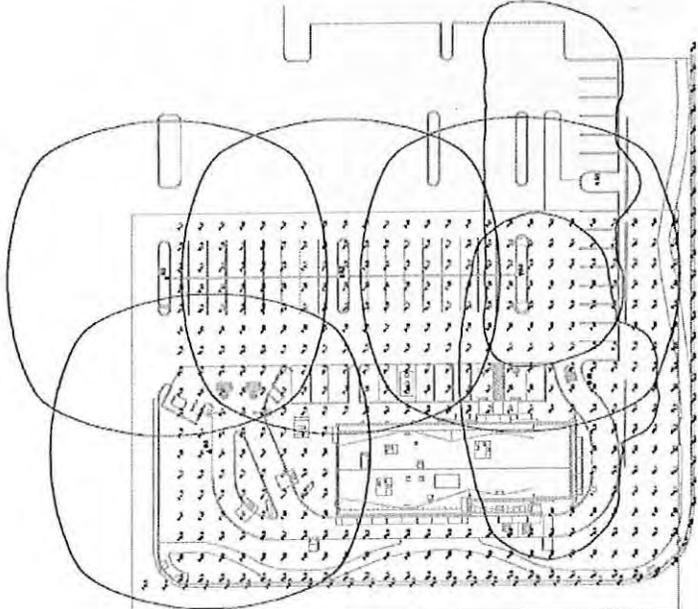
# Exhibit B



# Exhibit C

	MCDONALDS OASA GRANDE AZ	Drawing No. 1-107 Scale 1/8" = 1'-0" Date May 20, 2014	1 of 1
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DIMENSIONS		FINISHES	
1	Overall Building Footprint	1	As Shown
2	Overall Building Height	2	As Shown
3	Overall Building Area	3	As Shown
4	Overall Building Volume	4	As Shown
5	Overall Building Perimeter	5	As Shown
6	Overall Building Depth	6	As Shown
7	Overall Building Width	7	As Shown
8	Overall Building Length	8	As Shown
9	Overall Building Height	9	As Shown
10	Overall Building Area	10	As Shown
11	Overall Building Volume	11	As Shown
12	Overall Building Perimeter	12	As Shown
13	Overall Building Depth	13	As Shown
14	Overall Building Width	14	As Shown
15	Overall Building Length	15	As Shown
16	Overall Building Height	16	As Shown
17	Overall Building Area	17	As Shown
18	Overall Building Volume	18	As Shown
19	Overall Building Perimeter	19	As Shown
20	Overall Building Depth	20	As Shown
21	Overall Building Width	21	As Shown
22	Overall Building Length	22	As Shown
23	Overall Building Height	23	As Shown
24	Overall Building Area	24	As Shown
25	Overall Building Volume	25	As Shown
26	Overall Building Perimeter	26	As Shown
27	Overall Building Depth	27	As Shown
28	Overall Building Width	28	As Shown
29	Overall Building Length	29	As Shown
30	Overall Building Height	30	As Shown
31	Overall Building Area	31	As Shown
32	Overall Building Volume	32	As Shown
33	Overall Building Perimeter	33	As Shown
34	Overall Building Depth	34	As Shown
35	Overall Building Width	35	As Shown
36	Overall Building Length	36	As Shown
37	Overall Building Height	37	As Shown
38	Overall Building Area	38	As Shown
39	Overall Building Volume	39	As Shown
40	Overall Building Perimeter	40	As Shown
41	Overall Building Depth	41	As Shown
42	Overall Building Width	42	As Shown
43	Overall Building Length	43	As Shown
44	Overall Building Height	44	As Shown
45	Overall Building Area	45	As Shown
46	Overall Building Volume	46	As Shown
47	Overall Building Perimeter	47	As Shown
48	Overall Building Depth	48	As Shown
49	Overall Building Width	49	As Shown
50	Overall Building Length	50	As Shown
51	Overall Building Height	51	As Shown
52	Overall Building Area	52	As Shown
53	Overall Building Volume	53	As Shown
54	Overall Building Perimeter	54	As Shown
55	Overall Building Depth	55	As Shown
56	Overall Building Width	56	As Shown
57	Overall Building Length	57	As Shown
58	Overall Building Height	58	As Shown
59	Overall Building Area	59	As Shown
60	Overall Building Volume	60	As Shown
61	Overall Building Perimeter	61	As Shown
62	Overall Building Depth	62	As Shown
63	Overall Building Width	63	As Shown
64	Overall Building Length	64	As Shown
65	Overall Building Height	65	As Shown
66	Overall Building Area	66	As Shown
67	Overall Building Volume	67	As Shown
68	Overall Building Perimeter	68	As Shown
69	Overall Building Depth	69	As Shown
70	Overall Building Width	70	As Shown
71	Overall Building Length	71	As Shown
72	Overall Building Height	72	As Shown
73	Overall Building Area	73	As Shown
74	Overall Building Volume	74	As Shown
75	Overall Building Perimeter	75	As Shown
76	Overall Building Depth	76	As Shown
77	Overall Building Width	77	As Shown
78	Overall Building Length	78	As Shown
79	Overall Building Height	79	As Shown
80	Overall Building Area	80	As Shown
81	Overall Building Volume	81	As Shown
82	Overall Building Perimeter	82	As Shown
83	Overall Building Depth	83	As Shown
84	Overall Building Width	84	As Shown
85	Overall Building Length	85	As Shown
86	Overall Building Height	86	As Shown
87	Overall Building Area	87	As Shown
88	Overall Building Volume	88	As Shown
89	Overall Building Perimeter	89	As Shown
90	Overall Building Depth	90	As Shown
91	Overall Building Width	91	As Shown
92	Overall Building Length	92	As Shown
93	Overall Building Height	93	As Shown
94	Overall Building Area	94	As Shown
95	Overall Building Volume	95	As Shown
96	Overall Building Perimeter	96	As Shown
97	Overall Building Depth	97	As Shown
98	Overall Building Width	98	As Shown
99	Overall Building Length	99	As Shown
100	Overall Building Height	100	As Shown



DATE

Exhibit D





Planning and Zoning  
Commission  
STAFF REPORT

AGENDA

# \_\_\_\_\_

**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION

**FROM:** James B. Gagliardi, City Planner

**MEETING DATE:** October 2, 2014

**REQUEST**

**Request by Holly James of D.R. Horton Inc.**, for the following land use approval on lots 6, 7, and 8 within Cottonwood Ranch Parcel H located on 1230, 1234, and 1238 E Kingman Street:

**DSA-14-00132: Conditional Use Permit** for the construction of a two-home model sales complex with a parking lot.

**APPLICANT/OWNER**

Holly James  
D.R. Horton Inc.  
20410 N 19th Avenue, Suite 100  
Phoenix, AZ 85027  
P: 480-483-0006  
Email: [hrjames@drhorton.com](mailto:hrjames@drhorton.com)

**HISTORY**

- November 20, 1986: Subject area was annexed into the City of Casa Grande via Ordinance No. 1119 as part of the 319-acre Gilbert Farms annexation and subsequently zoned PAD the same year by Ordinance No. 558.102.
- December 6, 1999: Mayor and City Council approved the revision of the PAD, accepting the preliminary development plan CGPZ-126-099, becoming officially known as the Cottonwood Ranch PAD.
- October 8, 2004: Final Plat approved for Parcel H of Cottonwood Ranch
- December 6, 2012: Conditional use permit issued for a temporary model home complex with a parking lot for lots 48, 49 and 50 within Parcel C.

**PROJECT DESCRIPTION**

<b>Site Area</b>	.49 acres (three lots totaling 21,316.42 sq. ft.)
<b>Current Land Use</b>	Vacant platted residential lots ( <i>Neighborhoods</i> Land Use Designation)
<b>Existing Zoning</b>	PAD Cottonwood Ranch

**Surrounding Land Use and Zoning**

<b>Direction</b>	<b>General Plan 2020 Designation</b>	<b>Existing Zoning</b>
<b>North</b>	<i>Neighborhoods</i>	UR (Urban Ranch)
<b>East</b>	<i>Neighborhoods</i>	PAD Cottonwood Ranch
<b>South</b>	<i>Neighborhoods</i>	PAD Cottonwood Ranch
<b>West</b>	<i>Neighborhoods</i>	PAD Cottonwood Ranch

**SITE CONTEXT AERIAL**



**General Discussion:**

D.R. Horton is requesting the approval of a Conditional Use Permit for the construction of a Model Home Sales Complex in order to sell and build new homes within the Cottonwood Ranch subdivision (Exhibit A). The sales complex is proposed within Parcel H and will consist of two homes constructed upon lots 7 and 8 to be used as a model home and sales office. A temporary parking lot would be constructed upon Lot 6 to the west of the homes (Exhibit B). Upon expiration of the Conditional Use Permit, the homes will be sold and the parking lot will be developed as a single-family home listed for sale.

The two model homes are proposed to be one-story. The sales office will be within in the garage area in one of the houses. There will be a 3 ft. high tubular steel fence along the sidewalk, enhanced landscaping in the front yards, a flag pole, and ADA access to the parking lot. The parking lot will be surfaced with dust-free decomposed granite, providing eight standard parking stalls and one wheelchair accessible stall with an access aisle.

Upon the completion of all sales, the applicant will sell the models, restoring the garage area from the sales office space.

**CONFORMANCE WITH ZONING**

Per City Code Table 17.16.030B temporary model homes and sales offices are allowed as a Conditionally Permitted use in all residential zoning districts. The proposed temporary model home sales complex is within a Planned Area Development zone district, where permitted uses are specifically listed. Since a sales complex is not listed, a Conditional Use Permit is required.

**CONFORMANCE WITH CONDITIONAL USE PERMIT REVIEW CRITERIA**

*The Commission, in approving a Conditional Use Permit, shall find as follows:*

**That the site for the proposed use is adequate in size and topography to accommodate the use, and all yards, spaces, walls and fences, parking, loading and landscaping are adequate to properly relate the use with the land and uses in the vicinity;**

The lots can accommodate the use because they have been designed for single-family homes. The model complex will revert to single-family homes upon the expiration of the Conditional Use Permit. The parking lot will have a dust-free surface, yet, it can be easily reverted back to a single-family home lot. The proposed plan's setbacks, parking and landscaping are adequate complying with City Code requirements.

**That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;**

The site and its proposed use as a model home complex have adequate access and circulation to manage the traffic it generates. A traffic statement was provided by an engineer estimating that the use generates 29 trips per day on the weekends, with fewer during the weekdays. Access to the complex will be from Kingman St, however, the lots abut Kortsen. Visitors to the complex do not have to travel deep within the subdivision to access the model homes and sales office.

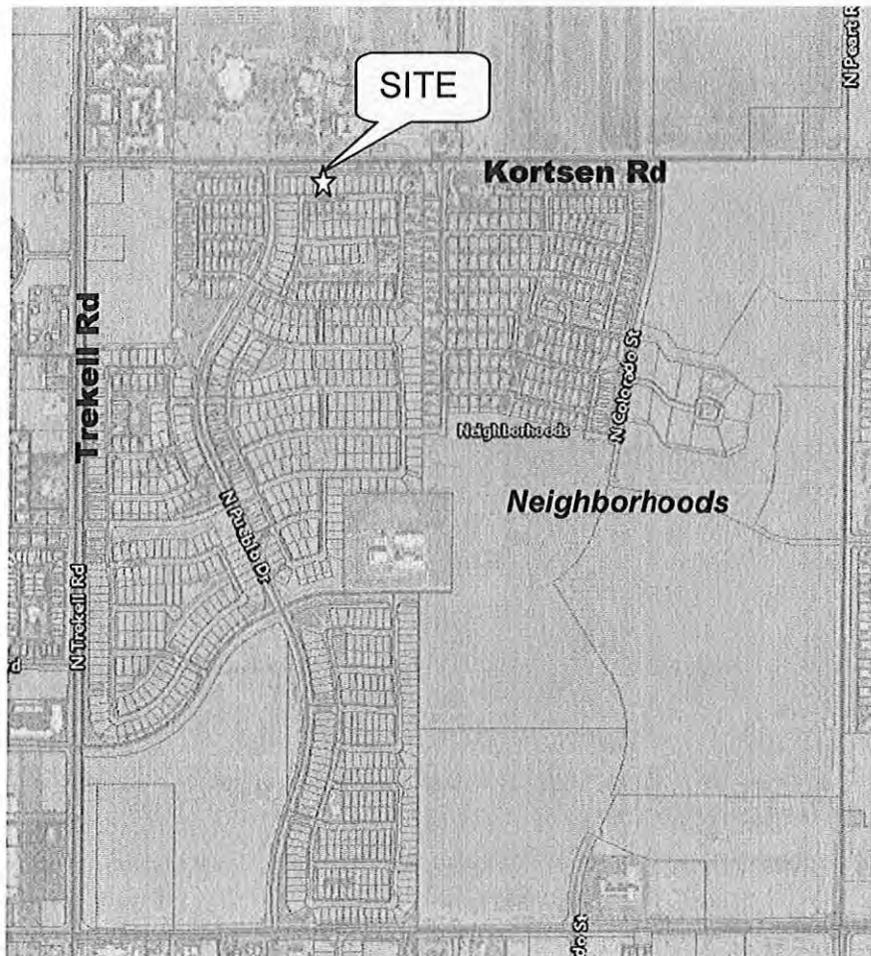
**That the proposed use will have no adverse effect upon the abutting property;**

There will be minimum impact on abutting property because the sales complex has the appearance of other single-family homes, and off-street parking will be provided.

**That the proposed use shall be in conformance with the General Plan;**

The site is within the *neighborhoods* category of the General Plan and conforms to the goals of this land use designation. Residential uses are allowed in said category and the purpose of the model home complex is to promote the development and fulfillment of this residential subdivision.

**General Plan 2020 Map**



**That the conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare.**

The required conditions specifically relate to the proposed model home complex use and are designed to protect the public's health, safety and welfare as presented in the Conditional Use Permit resolution (Exhibit C).

**PUBLIC NOTIFICATION/COMMENTS**

**Notification**

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

- A notice was published in the Casa Grande Dispatch on September 15, 2014 at least fifteen (15) days before the October 2, 2014 Planning Commission public hearing.
- Notice was mailed by the City on September 17, 2014 at least fifteen (15) days before the October 2, 2014 Planning Commission public hearing, to each owner of property situated within 200 feet of the subject property. An affidavit confirming this is located in the project file.
- A sign was posted by the applicant by September 17, 2014 on the subject site informing the public that this application would be considered by the Planning Commission at the October 2, 2014 meeting. An affidavit confirming this posting was supplied by the applicant.

**Inquiries/Comments**

No inquiries or comments have been received

## STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve **Conditional Use Permit and associated Resolution DSA-14-00132** for a Model Home-Sales Complex with parking lot upon lots 6, 7, and 8 within Parcel H of the Cottonwood Ranch Subdivision subject to the following conditions:

1. The Conditional Use Permit for the model home complex shall expire five (5) years from the issue date of the certificate of occupancy.
2. Upon the expiration of the Conditional Use Permit, all site improvements (*i.e. the parking lot, flag pole, attention flags, front yard fencing, etc.*) shall be removed from the site, and the office shall be converted into a garage with an exterior garage door.
3. Motorized vehicles and or trailers shall not be used as signage for the sale of lots or homes within the subdivision.
4. All signage must comply with section 604.8 of the City Sign Code.
5. The flag pole is limited to a height of 20 ft. per the City Sign Code for residential districts and subject to a building permit and separate planning review.
6. The decomposed compacted granite parking lot surface shall be a minimum of 3" depth.

### **Exhibits:**

- Exhibit A – Narrative
- Exhibit B – Site Plan
- Exhibit C – Resolution

Exhibit A – Narrative



**COTTONWOOD RANCH PARCEL H**  
**Conditional Use Permit Application**  
**For a Model Home Complex**

Cottonwood Ranch Parcel H is a part of an approved Planned Area Development (P.A.D.) for a master planned community located at Korsten and Pueblo in the City of Casa Grande. This Conditional Use Permit Application is being submitted in order to gain approval for a new Model Home Sales Complex.

**About D.R. Horton, Inc.**

D.R. Horton, Inc. is the largest homebuilder in the nation, and has been recognized as a leader in every aspect of homebuilding. D.R. Horton has not only been recognized by the industry, but also by the families that live in our homes. Our reputation for quality, variety, and affordability has put us at the head of the homebuilding industry. We carefully choose the location of our communities and the design of our homes in order to meet the needs of the homebuyer. We build our homes with a solid commitment to quality. Because we are focused on staying committed to craftsmanship, design and value, we are building some of the finest homes of today.

**Conditional Use Permit Application**

D.R. Horton owns lots and has been selling within the Cottonwood Ranch master plan. We are requesting to build a new model home sales complex on lots 6, 7, & 8 of Cottonwood Ranch Parcel H. Model homes will be located on lots 7 and 8, with the parking lot located on lot 6.

The model complex will serve as our new sales center and will include two model homes and a parking lot. This location will provide us a better window to bring in buyers off of Korsten than our current model complex provides. The complex will include standard parking, handicap parking, ADA accessible facilities, iron fencing along the front of the model homes, concrete paths and enhanced landscaping in the front yards, and a flagpole.

Due to its proximity to the arterial and collector streets, the use will have a minimal traffic impact on the neighborhood and the surrounding homeowners.

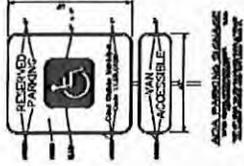
When all sales have been completed and closed, we will offer the model homes for sale to homebuyers and will build a home for sale on the parking lot, completing the community.

20410 North 19<sup>th</sup> Avenue ■ Suite 100 ■ Phoenix ■ Arizona ■ 85027  
o: 480/483.0006 ■ f: 480/368.1088 ■ e: hrjames@drhorton.com  
CHI Construction Co ROC 034532-B ■ DRH Construction, Inc. ROC 256153-A; 113105-B ■ DRH Southwest Construction, Inc. ROC 187502-B

Exhibit B – Site Plan

COTTONWOOD RANCH - PARCEL "H"

A PORTION OF THE WEST HALF OF SECTION 16, TOWNSHIP 6 SOUTH,  
RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

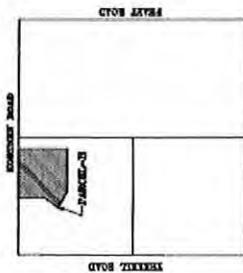


VACATE NOTICE  
TRAFFIC SIGNALS, LOT 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

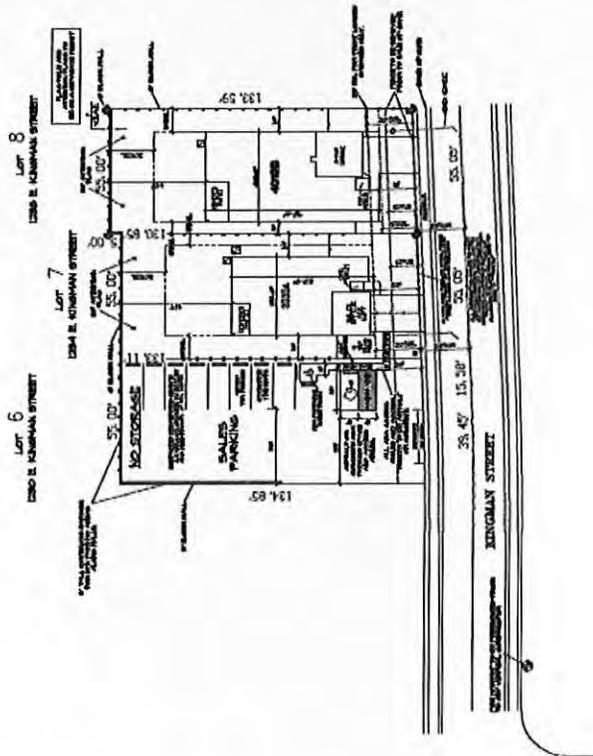


↑  
PARKING  
MODEL

LOCATION MAP  
NTS



VICINITY MAP  
NTS



MODEL COMPLEX  
NTS

COTTONWOOD RANCH PCL-H

Exhibit C – Resolution

RESOLUTION NO. DSA-14-00132

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CASA GRANDE GRANTING A CONDITIONAL USE PERMIT FOR A MODEL HOME COMPLEX WITHIN A PAD (PLANNED AREA DEVELOPMENT) ZONED PROPERTY LOCATED AT 1230, 1234, AND 1238 E KINGMAN STREET WITHIN THE COTTONWOOD RANCH PAD.

WHEREAS, applicant, Holly James, D.R. Horton Inc., has requested a conditional use permit; and

WHEREAS, the conditional use permit is requested for Temporary Model Homes and Temporary Sales Office with a Temporary Parking Lot located upon Lots 6, 7, and 8 of the Cottonwood Ranch Parcel H Subdivision, otherwise known as 1230, 1234, and 1238 E Kingman Street; and

WHEREAS, Temporary Model Homes and Temporary Sales Office with a Temporary Parking Lot are Conditionally Permitted within all conventional residential zoning districts; and

WHEREAS, the property is located within the Cottonwood Ranch Planned Area Development (PAD); and

WHEREAS, because the Cottonwood Ranch PAD does not specifically list the uses that are permitted within the PAD, Temporary Model Homes and Temporary Sales Office and Temporary Parking Lot are considered to be conditional uses within the PAD; and

WHEREAS, on the 2<sup>nd</sup> day of October 2014, the Planning and Zoning Commission of the City of Casa Grande held a public hearing regarding the request for the conditional use permit; and;

WHEREAS, the Planning and Zoning Commission of the City of Casa Grande considered all public comments made at said hearing; and

WHEREAS, the Planning and Zoning Commission of the City of Casa Grande has determined that the proposed use would be appropriate for the location proposed, subject to the conditions set forth in this Resolution;

NOW THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission of the City of Casa Grande, Arizona, as follows:

1. The Planning and Zoning Commission of the City of Casa Grande makes the following findings:

- a. The site for the proposed use is adequate in size and topography to accommodate the use, and all yards, spaces, walls and fences, parking, loading and landscaping is adequate to properly relate the use with the land and the uses in the vicinity;
- b. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;
- c. The proposed use will have no adverse effect upon the abutting property;
- d. The proposed use is in conformance with the General Plan; and
- e. The conditions stated in this approval are necessary to protect the health, safety and general welfare.

2. The Planning and Zoning Commission of the City of Casa Grande approves the conditional use permit request by the Applicant subject to the following special conditions which are deemed necessary by the Commission to protect the public health, safety and general welfare:

- a. This Conditional Use Permit shall expire five (5) years from the issue date of the certificate of occupancy.
- b. Upon the expiration of the Conditional Use Permit all site improvements (*i.e. parking lot, flag pole, attention flags, front yard fencing, etc.*) shall be removed from the site, and the office converted into a garage with an exterior garage door.
- c. Motorized vehicles and or trailers shall not be used as signage for the sale of lots or homes within the subdivision.
- d. All signage must comply with section 604.8 of the City Sign Code.
- e. The flag pole is limited to a height of 20 ft. per the City Sign Code for residential districts and subject to a building permit and separate planning review.
- f. The decomposed compacted granite parking lot surface shall be a minimum of 3" depth.

3. The Planning and Zoning Commission of the City of Casa Grande approves the conditional use permit request by the Applicant subject to the following general conditions:

- a. The right to a use and occupancy permit shall be contingent upon the fulfillment of all general and special conditions imposed by the conditional use permit procedure.
- b. That all of the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his successors and assigns.
- c. That all conditions specifically stated under any conditional use listed in this chapter shall apply and be adhered to by the owner of the land, his successors or assigns.
- d. That all of the special conditions shall be consented to in writing by the applicant.
- e. That the resolution granting the application, together with all consent forms, shall be recorded by the county recorder.

PASSED AND ADOPTED by the Planning and Zoning Commission of the City of Casa Grande, Arizona, this \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
P & Z Commission Chairman

\_\_\_\_\_  
Planning & Development Director

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Assistant City Attorney

APPLICANT'S CONSENT TO THE SPECIAL CONDITIONS

The applicant and owner, hereby consent to the special conditions as enumerated above in Section 2 as they relate to this request for a conditional use permit for Temporary Model Home Sales Complex at 1230, 1234, and 1238 E Kingman St, Casa Grande, AZ.

\_\_\_\_\_  
Holly James,  
D.R. Horton Inc.



Planning and Zoning  
Commission

STAFF REPORT

AGENDA

# \_\_\_\_\_

**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION  
**FROM:** Jim Gagliardi, City Planner  
**MEETING DATE:** October 2, 2014

REQUEST

**Request by Alex Gonzalez of Evergreen Development Company** for the following land use approval on 17.2547 acres, generally located south of E Florence Blvd, west of Mission Parkway:

**DSA-14-00141: Preliminary Plat** to re-subdivide a portion of Parcel 3 of the re-subdivision of Parcels 3&5 of Mission Plaza at Mission Royale into 3 new lots to accommodate development within the commercial portion of the Mission Royale Planned Area Development.

APPLICANT/OWNER

Alex Gonzalez,  
Evergreen Development Co.  
2390 E Camelback Rd  
Phoenix, AZ 85016  
P: 602-808-8600  
Email: [agonzalez@evgre.com](mailto:agonzalez@evgre.com)

Florence Blvd & 1-10 LLC  
17550 N Perimeter Dr No. 180  
Scottsdale, AZ 85255  
P: 480-458-2455

HISTORY

- October 2, 1989:* The site was annexed with the passage of Ordinance No. 1178.18 and zoned UR with the annexation.
- October 5, 2000:* Zone change (CGPZ-069-000) from UR to PAD for Mission Royale.
- May 12, 2005:* PAD Amendment (CGPZ-093-005) to modify allowed uses within the commercial area known as Parcel B of Mission Royale
- August 7, 2014:* Conditional Use Permit and Major Site Plan Approval (DSA-14-00049 and DSA-14-00050) for a convenience food restaurant and multi-tenant building.

<b>PROJECT DESCRIPTION</b>
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<b>Site Area</b>	17.26 acres
<b>Current Land Use</b>	Neighborhoods (Commercial)
<b>Existing Zoning</b>	PAD

**Surrounding Land Use and Zoning**

Direction	General Plan 2020 Designation	Existing Zoning
<b>North</b>	<i>Commerce &amp; Business</i>	PAD (Casa Grande Regional Shopping Center)
<b>East</b>	<i>Neighborhoods</i>	PAD (Mission Royale)
<b>South</b>	<i>Neighborhoods</i>	PAD (Mission Royale)
<b>West</b>	<i>Neighborhoods</i>	PAD (Mission Royale)

**General Discussion**

The applicant proposes to re-subdivide a 17.26-acre lot into three lots and a tract (Exhibit A). Presently this lot is known as Parcel 3 of the Resubdivision of Parcel 3&5, Mission Plaza at Mission Royale; where a 2.06-acre portion of this parcel recently received approval by the Planning & Zoning Commission for a multi-tenant building and a convenience food restaurant (DSA-14-00049 and DSA-14-00050) (Exhibit B). A condition of approval was that prior to building permit issuance for these buildings, a preliminary and final plat to re-subdivide the property must occur. This condition is necessary because the 2.06-acre portion is proposed to be placed into separate ownership from the remainder of the platted parcel. Instead of proposing a subdivision of the 17.26-acre parcel into two lots, the applicant is proposing three lots and a tract. The largest of the three lots would be that portion of land that has not been considered for development. This lot is proposed to be 13.92 acres. The other two lots would be a division of the 2.06-acres recently approved for development, placing the convenience food restaurant on one lot (.8926 acres) and the multi-tenant building on another lot (1.65 acres). A 1.27-acre tract is proposed to provide common access and landscaping.



## REVIEW FOR ADEQUACY

In reviewing a preliminary plat, the following items are typically reviewed to assure adequacy with development regulations:

### 1. Lot size, dimensions

The three proposed lots meet lot size and dimensions required of the PAD zone district. The largest of the three lots being proposed is currently undeveloped and has no existing site plan approval. It will be evaluated for setbacks, parking and other development standards upon submittal of a Major Site Plan. It is over 13.9 acres in size, however, and has access to Florence Blvd and Mission Parkway through existing cross access agreements, so it can easily accommodate future development. The two lots proposed with the recently-approved Major Site Plan are further analyzed below.

### 2. Setbacks

In reviewing preliminary plats, it's ideal to have conceptual building proposals to assess whether basic building footprints can fit on a lot while meeting the required setbacks resulting from the proposed lot lines. This helps ensure that the creation of lots does not unintentionally create setback encroachment issues. The recently approved Major Site Plan proposes two buildings upon a 2.06-acre area. The preliminary plat request proposes these two buildings to be on separate lots, with a dividing lot line between them. The PAD requires interior side-yard setbacks to be a minimum of 10 ft. As two lots, the interior side setback would be 35 ft. between both buildings and their proposed dividing property line; therefore the required setback is amply accommodated. The front, rear, and opposite side setbacks will not be affected by the plat request. A condition of approval of this preliminary plat, however, is that the applicant shall amend the Major Site Plan to delineate this property line on the major site plan to identify the area as two separate lots.

### 3. Parking provision

The City Code requires that parking for a use must be provided on the same lot as the use unless a Conditional Use Permit has been issued allowing an adjacent site with excess parking spaces to be permanently reserved for the benefit of the lot with an insufficient number of parking spaces. The Major Site Plan (DSA-14-00050) approving the convenience food restaurant and multi-tenant building provides for 86 parking spaces, where 78 spaces would be required based on the proposed uses.

As a 2.06-acre lot, the parking requirement was met by the following analysis:

Convenience Food Restaurant: 1,750 sq. ft. of public serving area @ one parking space required per 50 sq. ft. of public serving area = 35 parking spaces

Multi-tenant building, Suite 1:	4010 sq. ft. of retail @ one parking space required per 250 sq. ft. = 16 spaces
Multi-tenant building Suite 2:	1,250 sq. ft. of public serving area for restaurant @ one parking space required per 50 sq. ft. of public serving area = 25 spaces
Multi-tenant building Suite 2 Patio:	225 sq. ft. patio @ one parking space required per 200 sq. ft. of patio = 2 spaces
Total parking required: 78 spaces	
Total parking provided: 86 spaces	

The proposal for two lots creates a shortfall in the number of required parking spaces for the lot with the convenience restaurant. This restaurant requires 35 parking spaces and the proposed lot configuration only provides for 17 parking spaces. The multi-tenant lot requires 43 spaces where 69 spaces are provided.

The Mission Royale PAD requires that there be shared parking among lots established within private conditions, covenants and restrictions (CC&R's) among all the commercial properties within the Mission Royale development. Regardless of the shared parking agreement, a Conditional Use Permit must be obtained allowing parking spaces off-site to be used to fulfill the onsite parking requirement. Therefore, it is condition of approval of this preliminary plat that a Conditional Use Permit shall be approved reserving 18 spaces on the lot with the multi-tenant building for the benefit of the convenience-food restaurant lot.

**4. Drainage pattern/ developed flows accommodation**

The drainage report submitted with this application, in addition to the past drainage report approving this site's Major Site Plan presents no issues with the proposed layout of lots. A shared drainage statement will be provided on the final plat.

**5. Utility access and provision and other necessary easements.**

This proposed subdivision shows no apparent issues with ability to provide utilities to the proposed lots. The final plat will include a statement including cross access for utility access. The final plat also must include an easement for the existing signage that benefits off-site parcels not considered with this subdivision. Presently there are signs for Chase and Culvers that are upon this proposed plat.

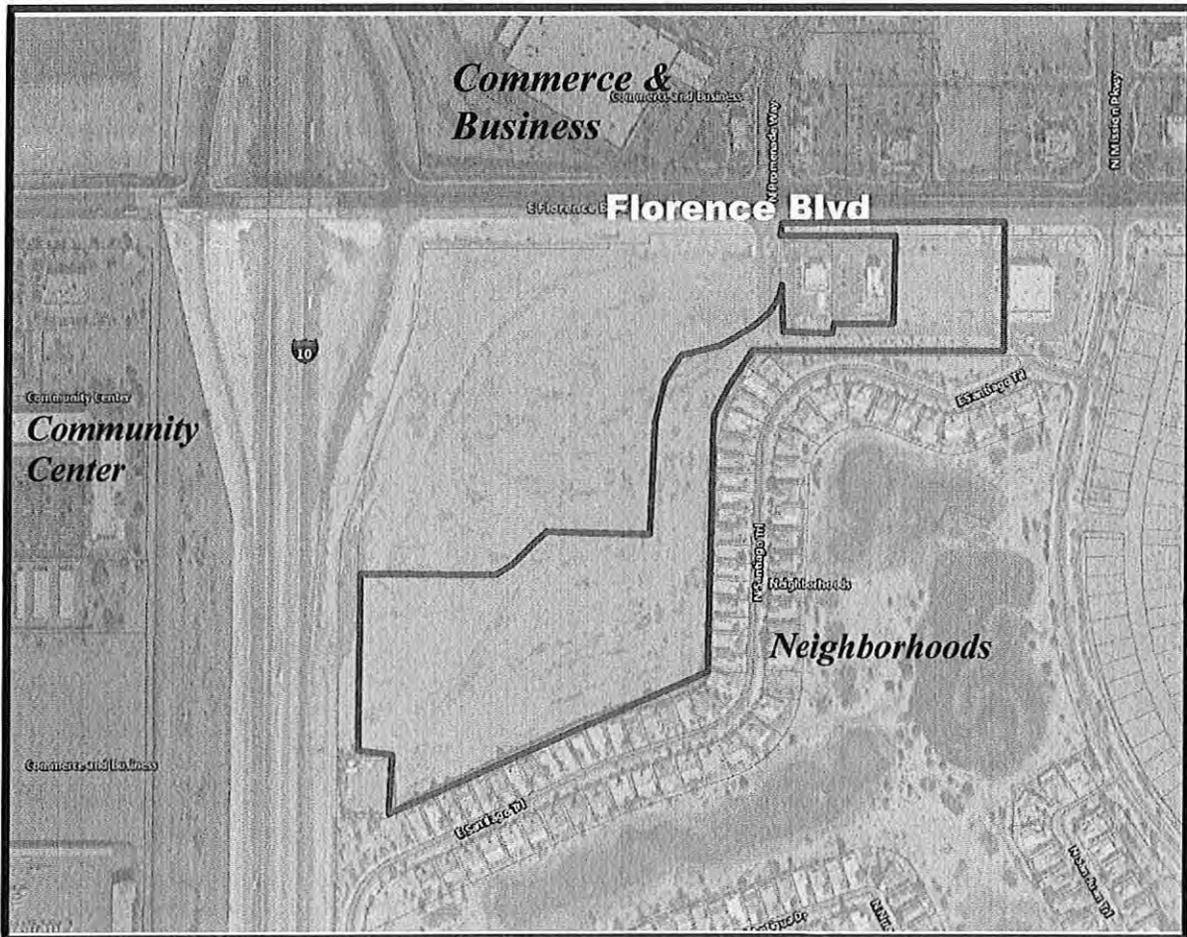
6. Access to / Adequacy of public roads

There are existing cross access easements allowing access across all areas within the commercial area of Mission Royale. The access for these lots to Mission Parkway and Florence Blvd is accommodated by east-west drive aisle that runs to the south of the businesses along Florence Blvd.

**COMFORMANCE TO THE GENERAL PLAN**

The designated land use per the General Plan for the subject area is *Neighborhoods*. This land use category was previously considered upon the property's zoning for the commercial area of the Mission Royale PAD, but also generally accommodates neighborhood and community commercial and service development on sites up to 20 acres. The floor area ratio is to have a maximum of 0.35. As two separate lots, the buildings proposed thereon do not exceed the 0.35 floor area ratio. The lot with the multi-tenant building would have a floor area ratio of .11 and the lot with the convenience food restaurant would have a floor area ratio of .092.

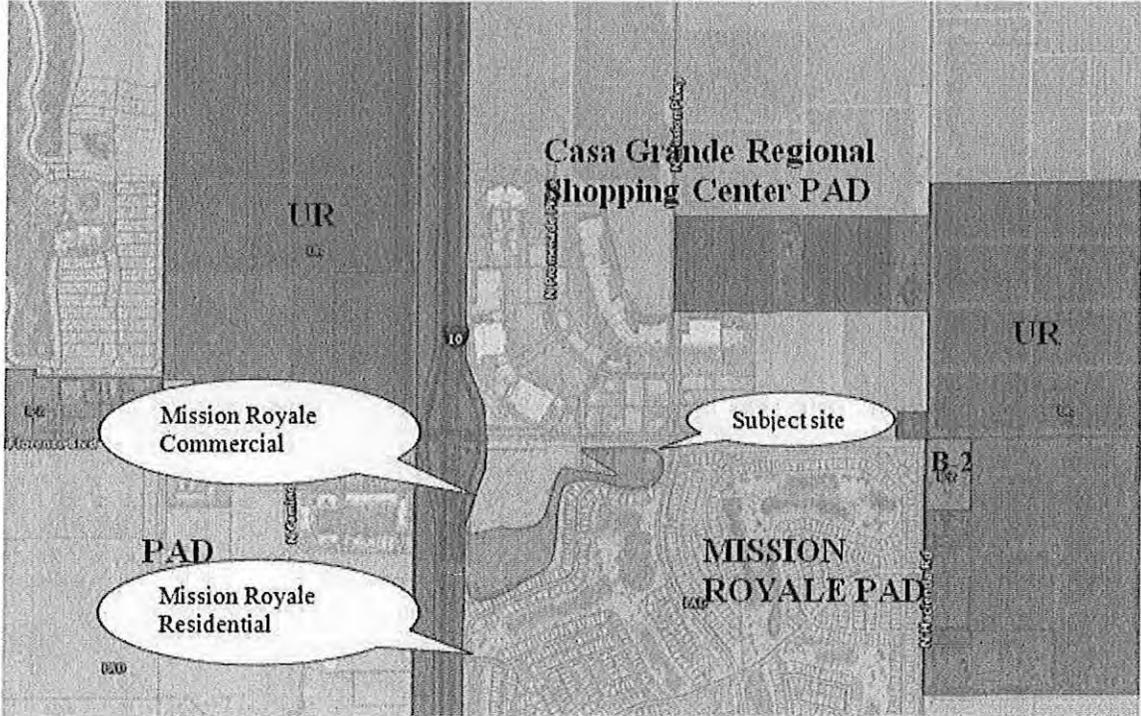
**GENERAL PLAN 2020 EXHIBIT**



**CONFORMANCE WITH ZONING**

The proposed and existing uses are compliant with the PAD zoning.

**ZONING EXHIBIT**



## PUBLIC NOTIFICATION/COMMENTS

### Notification

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

- A notice was published in the Casa Grande Dispatch on September 15, 2014 at least fifteen (15) days before the October 2, 2014 Planning Commission public hearing.
- Notice was mailed by the City on September 17, 2014 at least ten (10) days before the October 2, 2014 Planning Commission public hearing, to each owner of property situated within 200 feet of the subject property. An affidavit confirming this is located in the project file.
- A sign was posted by the applicant by September 17, 2014 on the subject site informing the public that this application would be considered by the Planning Commission at the October 2, 2014 meeting. An affidavit confirming this posting was supplied by the applicant.

### Inquiries/Comments

At the time of this writing, one email inquiry was received.

## RECOMMENDED MOTION

Staff recommends the Commission approve DSA-13-00141, Preliminary Plat to re-subdivide a portion of Parcel 3 of the re-subdivision of Parcels 3&5 of Mission Plaza at Mission Royale with the following conditions:

1. Final approval of the preliminary plat shall not occur until the Major Site Plan DSA-14-00050 has been amended to identify the area as two separate lots.
2. Final approval of the preliminary plat shall not occur until a Conditional Use Permit is approved, allowing off-site parking spaces to be used on one lot for the fulfillment of the on-site parking requirement for the other lot.

### Exhibits

- Exhibit A- Preliminary Plat
- Exhibit B- Major Site Plan DSA-14-00050





	<b>Planning and Zoning Commission STAFF REPORT</b>	<b>AGENDA</b>  # _____
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**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION

**FROM:** Paul Tice, Planning & Development Director

**MEETING DATE:** October 2, 2014

**REQUEST**

**Request by Luis Rocha**, for the following land use approval on approximately 41 acres, located on the southwest corner of Hwy 84 and Thornton Road.

- 1. DSA-13-00117: A Resubdivision Preliminary Plat** of Lots 1-18 of Casa Grande Business Park – Unit I and of Lot 14 of the Casa Grande Business Park – Unit III into two new lots and 16.978 acres of vacant unplatted land. (Exhibit A) (Planner: Paul Tice)

**APPLICANT/OWNER**

**Applicant**

Luis E Rocha  
2991 Doherty Street  
Corona, CA 92879

P: 321.663.4305

**Owner**

Project Bake IV  
1073 W. Park Blvd.  
Casa Grande, AZ 85122

P: 321.663.4305

**HISTORY**

September 3, 1985 - The Final Plat for Casa Grande Business Park Unit I was approved by the City Council and recorded. (Exhibit B)

February 18, 1986 - The Final Plat for Casa Grande Business Park Unit II was approved by the City Council and recorded. (Exhibit C)

December 15, 2003 – The Final Plat for Casa Grande Business Park Unit III was approved by the City Council and recorded. This plat re-subdivided and re-arranged the lotting pattern established with the Unit II plat. (Exhibit D)

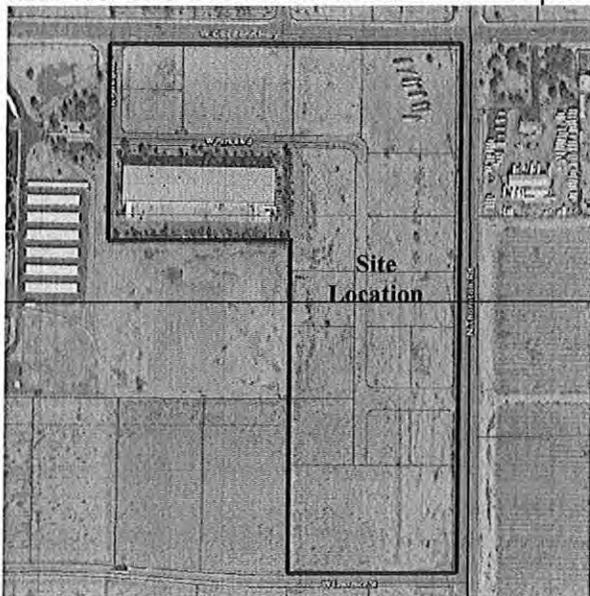
PROJECT DESCRIPTION	
<b>Site Area</b>	Total Site Area = 41.384 acres Proposed Lot 1 = 13.273 acres Proposed Lot 2 = 8.041 acres Area to be vacated and left unplatted = 15.376 acres ROW to be dedicated = 4.695 acres
<b>Current Land Use</b>	Existing manufacturing building located on existing Lot 18 – Unit I
<b>Existing Zoning (See Zoning Exhibit)</b>	Lots 1,2,3,4,5,6,7,16,17 & 18 of Unit I are zoned I-1 (Light and Garden Industrial) Lots 8,9,10,11,12,13,14 & 15 Unit I and Lot 14 – Unit III are zoned I-2 (General Industrial)
<b>Existing General Plan 2020 Land Use</b>	<i>Manufacturing &amp; Industry land use category</i>

#### Surrounding General Plan Land Use Categories and Zoning

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

#### General Discussion

The preliminary plat request involves a Re-Subdivision of Lots 1-18 of the Casa Grande Business Park – Unit I and Lot 14 of the Casa Grande Business Park Unit III to create 2 new lots and 15.376 acres of vacant unplatted land as illustrated on Exhibit A.



The proposed Preliminary Plat involves vacating and Re-subdividing the entire Casa Grande Business Park – Unit I Final Plat along with vacating Lot 14 of the Casa Grande Business Park – Unit III Final Plat. As a result of the approval of this Preliminary Plat the applicant will be able to proceed with the filing of a new Final Plat that will:

1. Create two (2) new large industrial lots:
  - a. 13.273 acre Lot 1
  - b. 8.041 acre Lot 2
2. Vacate the existing, but unconstructed, Park Blvd. and Park Blvd. North right of way. The portion of Park Blvd. North that is constructed and provides Highway 84 access to both this property and the adjacent National Vitamin property will remain as a dedicated public street at this time.
3. Vacate all of the existing platted lots within the Casa Grande Business Park – Unit I plat and Lot 14 of the Casa Grande Business Park – Unit III plat, creating 15.376 acres of vacated unplatted property.

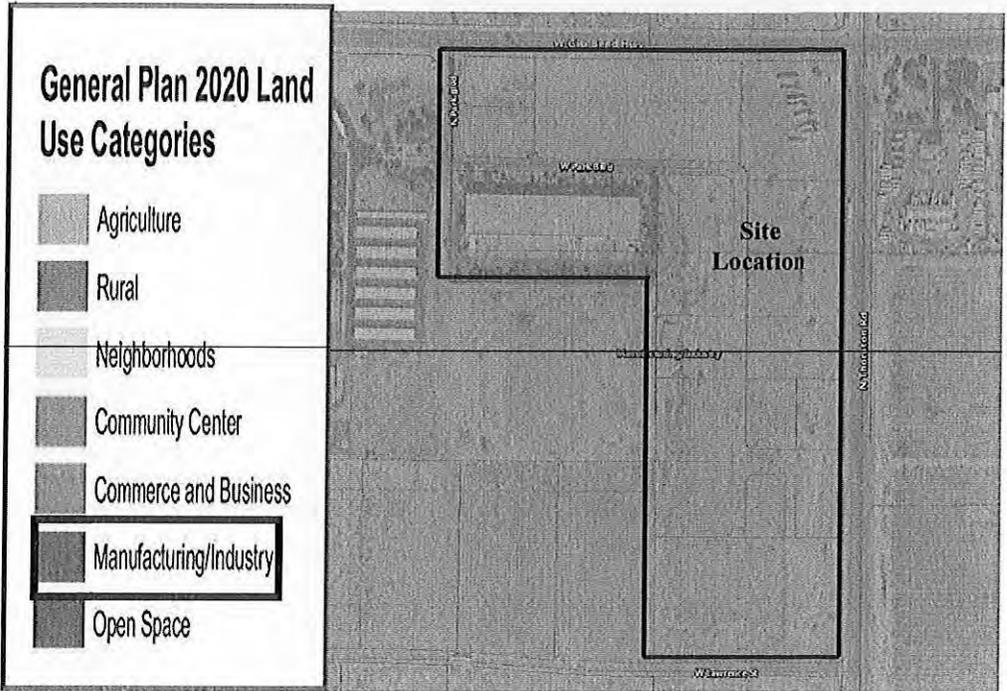
The reason for the re-subdivision is two-fold:

- 1) The applicant wishes to convert the existing manufacturing building to a commercial bakery and build additions to the building to accommodate new product storage and loading facilities. This new industrial bakery development would encroach into the existing Park Blvd. right of way and existing platted lot lines. The proposed Lot 1 is designed to accommodate the expanded bakery facility. Proposed Lot 2 is to accommodate a future industrial user that the applicant might sell the property to.
- 2) The lots within the Casa Grande Business Park - Unit I range from .8 to 1.5 acres a size which is too small for most modern industrial developments. Accordingly, the applicant plans on eventually re-platting these lots in the future into sites which are more appropriately sized for today's industrial users. Vacating these current platted lots and converting the land back to unplatted status is the first step in creating a new set of industrial lots in this area.

Pending Planning Commission's approval of the Preliminary Plat, a Final Plat will be submitted and scheduled for final approval by the City Council.

#### **Conformance to the General Plan**

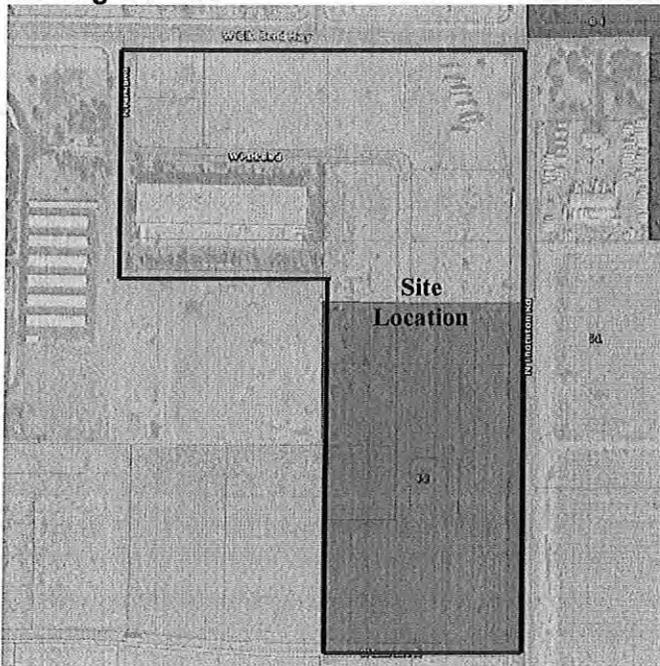
The subject site is designated as *Manufacturing & Industry* in the City's General Plan 2020; accordingly, the proposed industrial lots conform to the General Plan.



**Conformance with Existing Zoning**

The subject site currently is zoned I-1 (Garden and Light Industrial) and I-2 (General Industrial). The area proposed for Lots 1 & 2 is located within the I-1 zone district and the area to be vacated and converted to unplatted land lies within the I-2 zone district.

**Zoning Exhibit**



1) I-1 Zone Development Standards

a. Access Requirements

- i. Section 17.32.050 requires that access to industrial developments shall be from arterial streets or streets specifically designed for such development. Lot 1 has direct access to Highway 84 (Principal Arterial) from Park Blvd. North and will have access to Thornton Rd. (Minor Arterial) via a 50 ft. access easement that will be shared by Lots 1 & 2. Lot 2 will have direct access to Thornton Rd. and will have access to Highway 84 via the 50 foot access easement. The Preliminary Plat should be modified to detail when the private access drive will be constructed and who will have maintenance responsibility.

b. Lot Width and Area Requirements

Section 17.32.070 sets forth the following requirements for lots within the I-1 zone district:

- i. Minimum lot width shall be 100 feet.  
ii. Minimum lot area shall be determined by building area, parking requirements and required setbacks.

Proposed Lot 1 has 653.94 ft. of frontage on Highway 84 and proposed Lot 2 has 601.11 ft. of frontage on Highway 84 and 783.57 ft. of frontage on Thornton Rd. Both lots are adequately sized to accommodate required building setbacks, parking, landscaping and drainage facilities.

**Conformance with Subdivision Regulations**

Sections 16.12.020; 16.12.030 and 16.12.040 of the Subdivision Regulations set forth the submittal, drawing and supporting materials required for Preliminary Plats. Staff finds that the proposed Preliminary Plat complies with all relevant requirements.

<b>PUBLIC NOTIFICATION/COMMENTS</b>
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**Notification**

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

- A notice was published in the Casa Grande Dispatch on September 13, 2014.
- Notice was mailed by the City on September 10, 2014 at least ten days before the day of the hearing to each owner of property situated within 200 hundred feet of the subject property. An affidavit confirming this is located in the project file.
- A sign was posted by the applicant on September 16, 2014 on the subject site. An affidavit confirming this posting was supplied by the applicant.

## Inquiries/Comments

City Staff received some general inquiries from surrounding property owners regarding this request.

<b>RECOMMENDED MOTION</b>
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Staff recommends the Commission approve **DSA-13-00117, the Re-Subdivision Preliminary Plat for Project Bake IV** subject to the following technical corrections:

1. Modify the plat to reflect that the Park Blvd North access to Highway 84 will remain as a public street. Revise the legal description and area of Lot 1 accordingly.
2. Include a plat note that indicates the maintenance responsibility for the new 50 ft. access easement located on proposed Lot 1 & 2.
3. Confirm that the radius for the drive access to Thornton Rd. will be contained within the 50 ft. access easement.
4. Modify the plat to provide appropriately sized easements for the utilities existing within the right of way to be abandoned. (Terry McKeon, Public Works).
5. Modify the Drainage Report to address the following review comments by Public Works:
  - a. The drainage report submitted does not describe if this is a preliminary or final report. This report does not fulfil the requirements. A detailed drainage report (s) is/are required for final approval as it may impact the land use and plat. Provide complete hydrological and hydraulic analysis of the site in future drainage report/s. Additional comments on new elements of revised design may be raised on successive submittals. Please go to Casa Grande website for City's design criteria and standards.
  - b. The offsite watershed area must be delineated, "potential offsite flows entering project site" must be quantified and conveyance infrastructures (channels, culverts etc.) must be designed to convey offsite flow similar to pre-development conditions. The exhibit provided does not quantify flows or size infrastructure to convey flows.
  - c. Please provide calculations of the existing temporary retention basin at south which has been stated to handle 100-year storm event.
    - i. Provide calculations for temporary retention basin.
    - ii. In addition, the "vacated plat only undisturbed, no proposed work (vacant, previously filled farm field" is part of the proposed site and should be provided with temporary (or permanent) retention basin to prevent flows from entering to the areas (or retention basins 2, 3) of WS #2 and #3.
    - iii. The Retention basin 3 is located at upstream of watershed # 3. Appropriate steps should be taken at final design to route onsite flows to proposed basins.
  - d. Please state the responsible party in the report for the maintenance of the retention basin for proper vector control (EDM 702.1.4.3).

**Exhibits:**

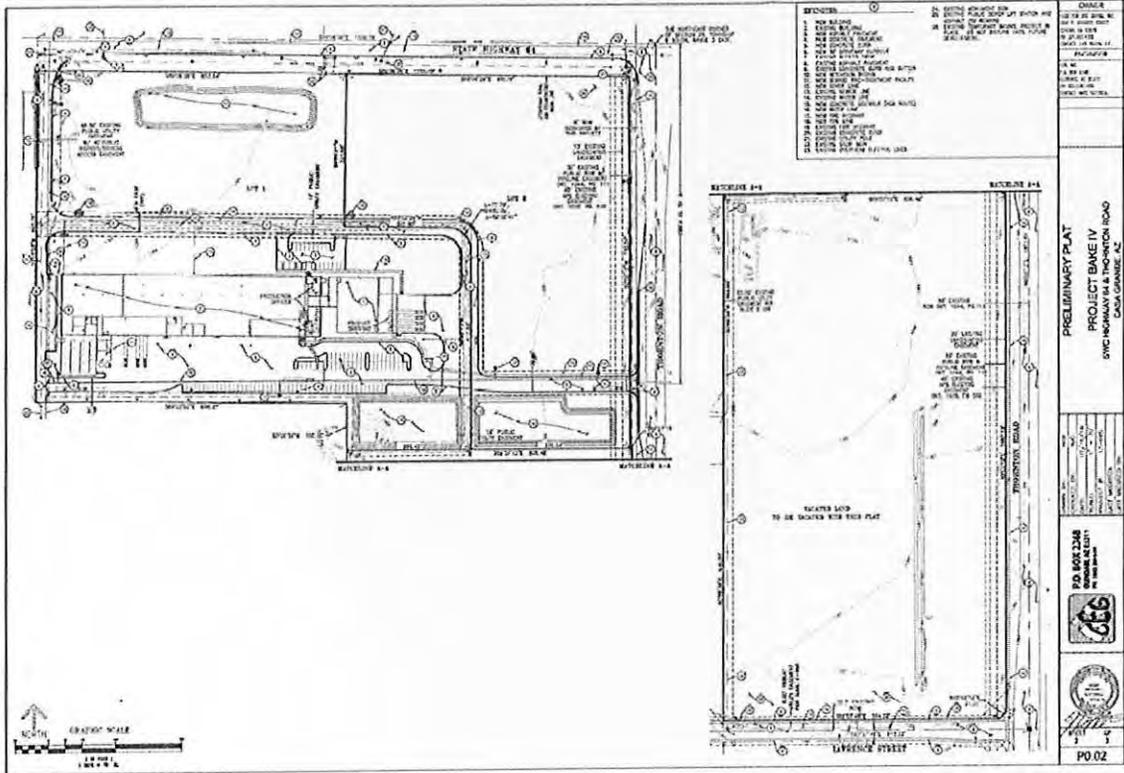
Exhibit A - Preliminary Plat for Project Bake IV

Exhibit B – Casa Grande Business Park – Unit 1 Final Plat

Exhibit C – Casa Grande Business Park – Unit II Final Plat

Exhibit D – Casa Grande Business Park – Unit III Final Plat (Re-Subdivision)





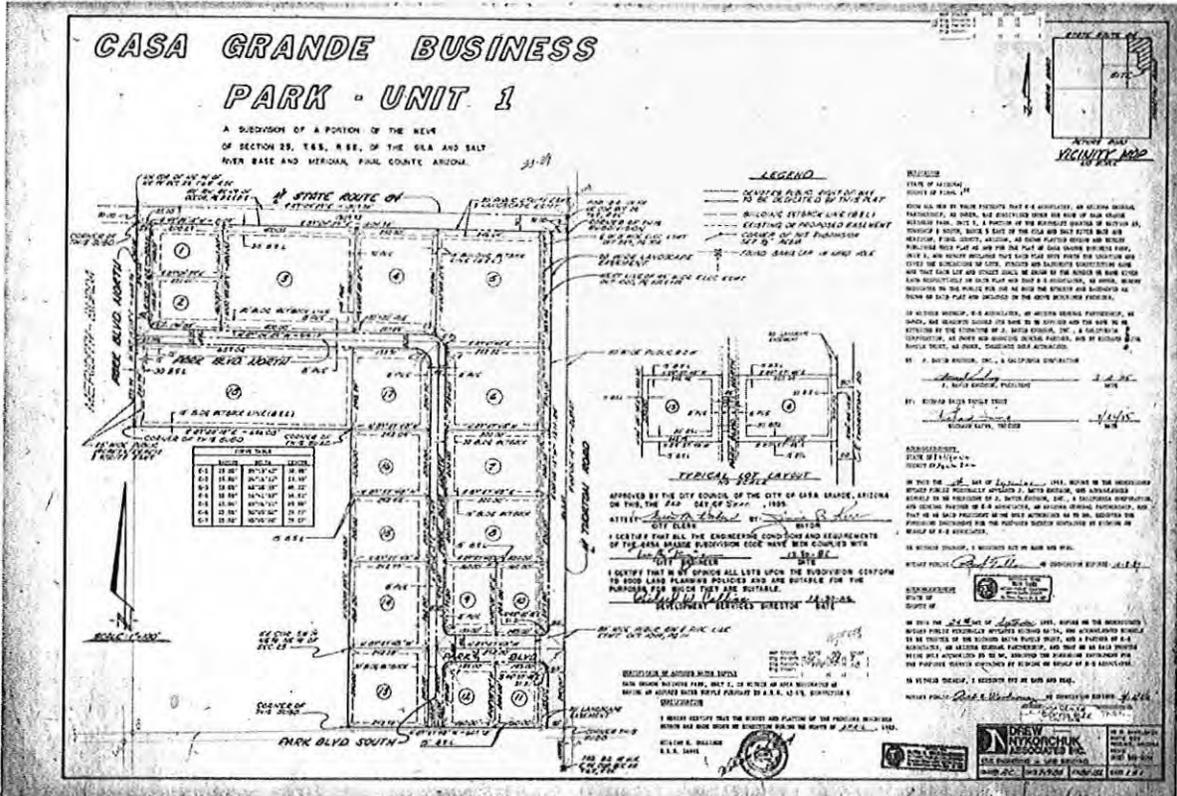
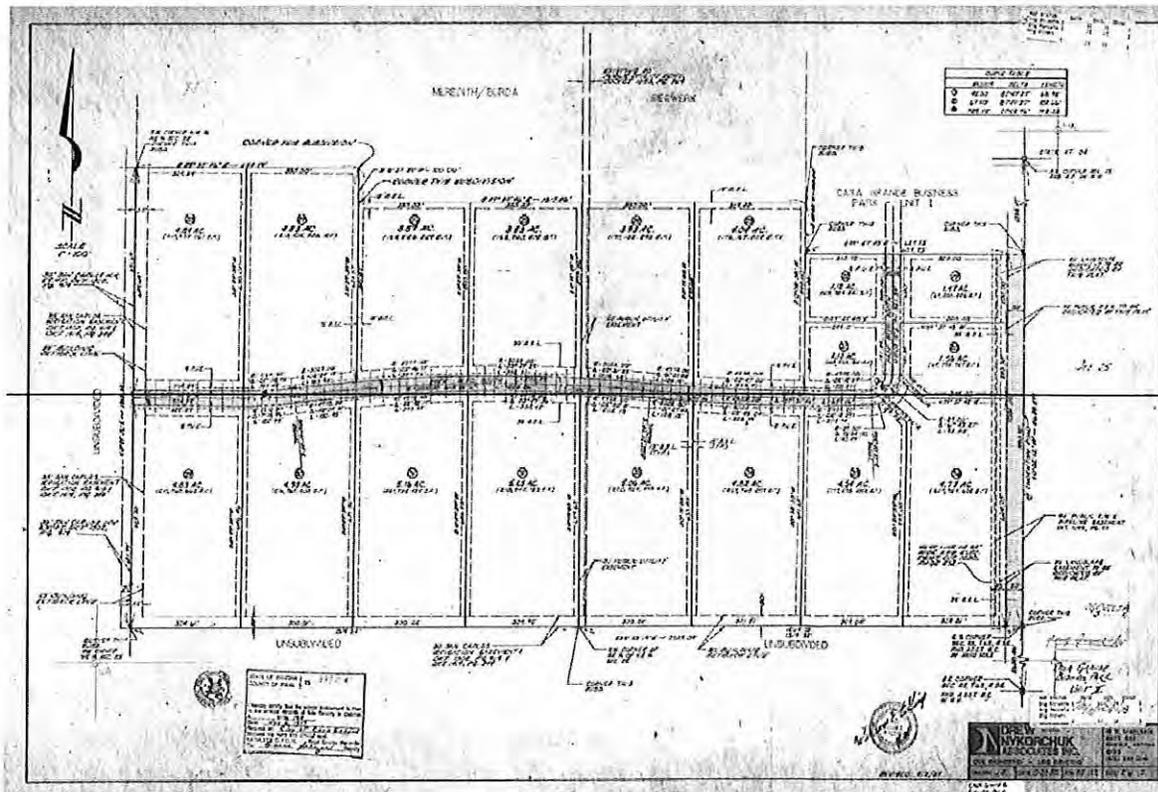
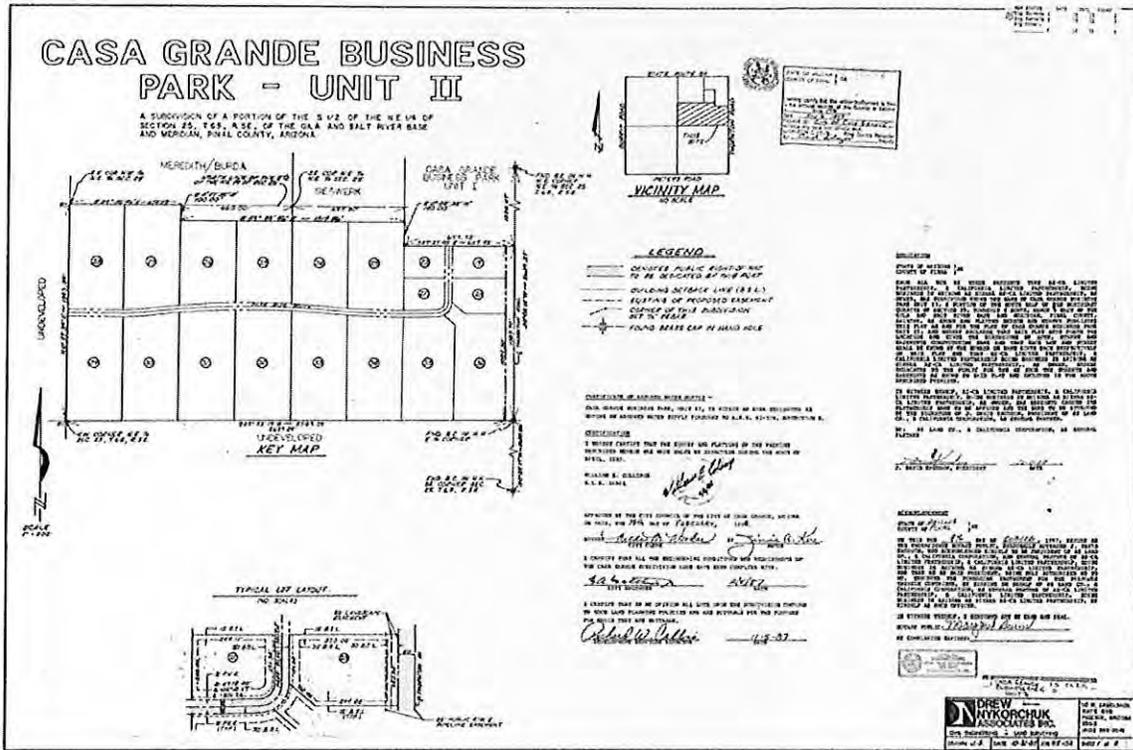


Exhibit C





	<b>Planning and Zoning Commission</b>	AGENDA
	<b>STAFF REPORT</b>	# _____

**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION

**FROM:** Paul Tice, Planning & Development Director

**MEETING DATE:** October 2, 2014

**REQUEST**

**Request by H & M Architects/Engineers Inc.,** for the following land use approvals for a 663,617 sq. ft. product distribution center on approximately 100 acres, located on the southeast corner of Peters and Burris Roads.

1. **DSA-14-00149: A Final Landscape Plan**
2. **DSA-14-00150: A Major Site Plan** (Planner: Paul Tice)

**APPLICANT/OWNER**

H & M Architects/Engineers  
 50 Security Drive  
 Jackson, TN 38305  
 P: 731.660.3165  
 Email: jkirkland@hmcompany.com

Tractor Supply Company  
 5401 Virginia Way  
 Brentwood, TN 37027  
 P: 615.440.4764

**HISTORY**

January 16, 2007: City Council adopted Ordinance No. 2435 annexing said property into the City of Casa Grande and granting an initial zoning of Urban Ranch (UR).

February 16, 2010: City Council adopted Ordinance 1178.336 rezoning the property from Urban Ranch (UR) to General Industrial (I-2).

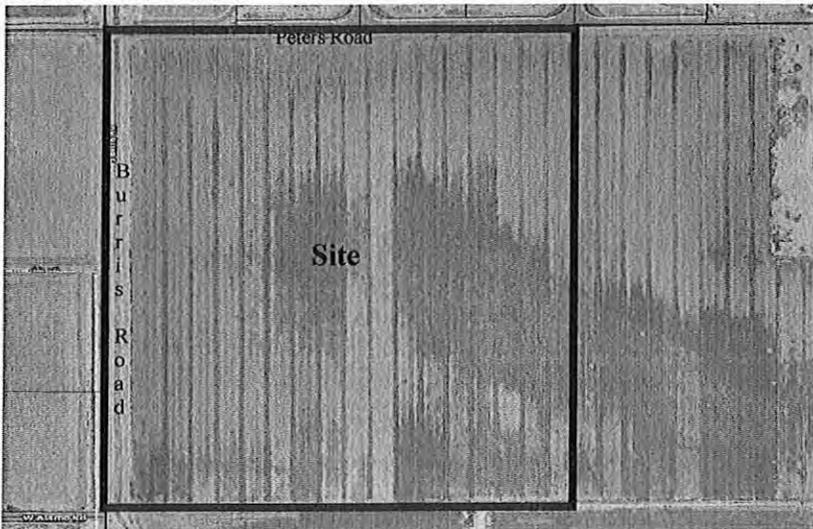
<b>PROJECT DESCRIPTION</b>	
<b>Site Area</b>	100 acres – Gross 85.10 acres - Net
<b>Zoning</b>	I-2 (General Industrial)
<b>General Plan Designation</b>	<i>Manufacturing and Industry</i>
<b>Building Size</b>	663,617 sq. ft.
<b>Building Height</b>	40 ft.

<b>Parking:</b>	Required (Based upon "Warehouse, Storage or Handling of Bulk Goods" use category: <ul style="list-style-type: none"> <li>➤ 384 spaces; 7 of which are to be ADA compliant</li> </ul> Provided : <ul style="list-style-type: none"> <li>➤ 228 Regular Spaces</li> <li>➤ 8 ADA Spaces</li> <li>➤ 356 Truck Spaces</li> <li>➤ 592 Total Spaces</li> </ul>
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**Surrounding Land Use and Zoning**

Direction	General Plan Designation	Existing Zoning	Current Uses
<b>North</b>	<i>Manufacturing &amp; Industry</i>	<ul style="list-style-type: none"> <li>➤ B-2 (General Business) - NE Corner of Burris and Peters</li> <li>➤ I-2 (General Industrial)</li> </ul>	<ul style="list-style-type: none"> <li>➤ Vacant land</li> <li>➤ Central Arizona Commerce Park</li> </ul>
<b>South</b>	<i>Manufacturing &amp; Industry</i>	I-2 (General Industrial)	Vacant land
<b>East</b>	<i>Manufacturing &amp; Industry</i>	I-2 (General Industrial)	Vacant land
<b>West</b>	<i>Manufacturing &amp; Industry</i>	<ul style="list-style-type: none"> <li>➤ I-2 (General Industrial)</li> <li>➤ GR (General Residential - County Area)</li> </ul>	Vacant land

**SITE LOCATION**



## **Overview**

The applications under consideration are a Major Site Plan and Final Landscape Plan for a Tractor Supply Distribution Center. The Final Landscape Plan is being forwarded to the Planning Commission for review and approval as the applicant has chosen to forego the Preliminary Landscape Plan that typically is part of the Major Site Plan submittal and instead submit a Final Landscape Plan which is typically reviewed and approved administratively by staff. The 663,617 sq. ft. building is proposed to be constructed on a 100 acre site located at the Southeast corner of Peters and Burris Roads. See the Project Narrative (Exhibit A) for further details regarding this development proposal.

### **CONFORMANCE WITH MAJOR SITE PLAN REVIEW/FINAL DEVELOPMENT PLAN CRITERIA 17.68.070**

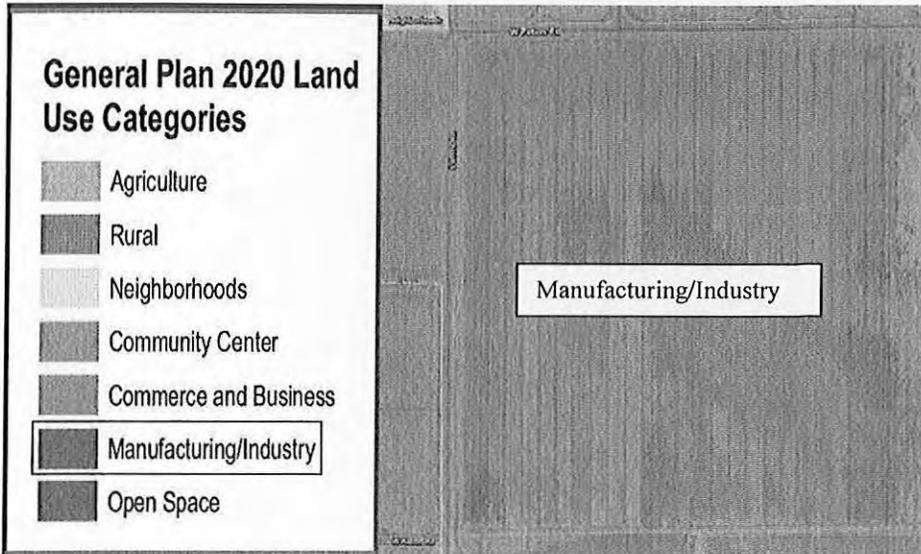
*In accordance with Section 17.68.070 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of Major Site Plan application:*

#### ***Relationship of the plan elements to conditions both on and off the property;***

The 100 acre site is located in the southeast corner of the Peters and Burris Road intersection and is located within an area planned for Manufacturing and Industrial development within the General Plan. The site and surrounding properties are zoned I-2 and the Central Arizona Commerce Park has been developed on the north side of Peters Road across from the site. Due to the General Plan land use classification, surrounding zoning, current and future planned industrial development in the vicinity staff finds that the proposed Tractor Supply Distribution Center will be compatible and appropriate land use for this area.

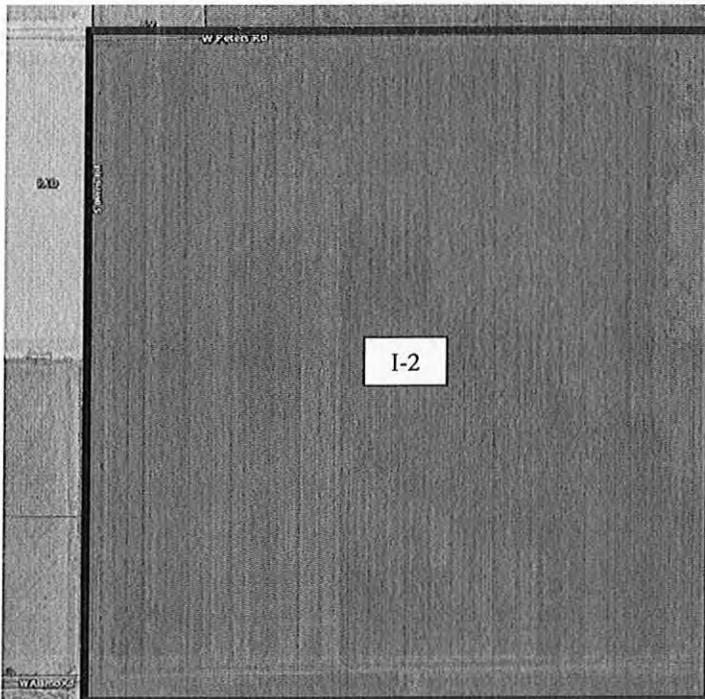
#### ***Conformance to the City's General Plan;***

As noted above the General Plan 2020 Land Use designation for the site is *Manufacturing and Industry*. The proposed distribution center is allowed within this land use classification.



**Conformance to the City's Zoning Ordinance:**

The site is zoned I-2 (General Industrial). The proposed distribution center is allowed within the I-2 zone as a principally permitted use under the "Warehouse" land use classification.



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

Access to the site is from Peters Road, a minor arterial. This complies with Section 17.32.050 of the Zoning Code which requires that access to industrial developments shall be from arterial streets or streets specifically designed for such development.

The applicant has submitted a Traffic Impact Study that indicates that all study intersection turning movements are anticipated to operate at a LOS B or better under the proposed lane and stop controls provided with the existing proposal (See Exhibit B). A westbound left turn lane is proposed at the intersection of Industrial Way/Peters Rd. that can be stripped on the existing roadway asphalt. The applicant is proposing to dedicate 70 feet of right of way along their Burris Rd. frontage and 55 ft. of right of way along their Peters Rd. to comply with the City's right of way standards for Principal and Minor Arterials. In accordance with a Development Agreement approved by the City Council all half street improvements to Burris and Peters Rd., other than the aforementioned left-turn lane on Peters Rd., will be the responsibility of the property seller and/or the City.

Parking requirements for the site are based on "Warehousing, Storage or Handling of Bulk Goods" parking category as follows:

- 1) One (1) space per 1,000 square feet of gross floor area for a building between 0 and 150,000 square feet.
- 2) One (1) parking space per 2,000 square feet of gross floor area for a building between 150,001 and 500,000 square feet.
- 3) One (1) parking space per 2,500 square feet of gross floor area over 500,000 square feet.

This formula results in the requirement to provide 384 parking stalls including 7 of which are ADA compliant. The Major Site Plan provides 228 standard parking stalls; 8 ADA compliant stalls and 356 truck parking spaces for a total of 592 total parking spaces.

**The adequacy of the plan with respect to land use;**

The 100 acre site is more than adequate in size to allow the construction of the proposed 663,617 sq. ft. product distribution center, parking, landscaping and drainage facilities. In fact the site is designed to accommodate a future building addition in the 300,000 sq. ft. range on the west side of the proposed distribution center. This future addition will require the approval of an amended Major Site Plan.

**Pedestrian and vehicular ingress and egress;**

The site plan proposes one primary entrance to Peters Road. This proposed access is 60 foot in width and designed to accommodate a significant volume of semi-truck traffic. Additionally, the site is designed with internal drive aisles and adequate truck parking and queuing areas to ensure that no semi-truck traffic will back-up into Peters Road or need to park along the adjacent roadways while waiting to get into the facility.

**Building location, height & Building Elevations;**

The project entails the construction of a 663,617 sq. ft. product distribution building with a maximum height of 40 feet which complies with the maximum allowable building height of 55 ft. in the I-2 zone district. (See Exhibit C – Major Site Plan; Sheet A-3.1sd).

The building's exterior will be tilt-up concrete construction painted with a two tone finish. The main entrance is located at the north side of the building. Loading docks are located on both the east and west sides of the building.

### **Landscaping;**

The Final Landscape Plan for the site (See Exhibit D – Final Landscape Plan) indicates that landscaping represents 27% of the site net area where 7% is the minimum required by Section 17.52.480.A. of the Zoning Code. Both the Burris and Peters Rds. contain the minimum number of trees and shrubs required by Section 17.52.510 and the shrubs and ground cover within these frontage landscaped areas represent 60% groundcover ratio. There are more than enough trees and shrubs provided on site to meet the parking lot tree requirement set forth in Section 17.52.530 although the landscaping tabular information on the cover sheet of the Landscape Plan needs to be revised to reflect this requirement and calculation. The retention basins will be covered with Santa Fe Gold decomposed granite with some trees planted along the top of the slope will be landscaped along the perimeter of some of the basins. The majority of the landscaping with live plant material is located along the roadway frontages, Peters and Burris Roads. The Final Landscape Plan shows compliance with the landscaping code requirements.

### **Lighting;**

On-site lighting is proposed with 30' foot high light poles utilizing full cut-off LED fixtures. A Photo-Metric Plan has been provided that indicates that the lighting is designed to have 0 foot-candles at the site perimeter boundaries. (See Exhibit C – Major Site Plan; Sheets E-1.0P thru E-1.10P). The lighting design complies with the provisions of City Code section 15.48.050.

### **Provisions for utilities;**

A water and sewer report was submitted by the applicant. This report indicates that the site will tie into water at the existing 16 inch main in Peters Road which will be extended to the site boundary by the property seller. A 27 inch wastewater main is also going to be extended to the site by the property seller and be located within the Peters Rd. right of way. An 8 inch private wastewater line will be constructed on-site to service the distribution center; this will be a private line that will be owned and maintained by the property owner. The most recent version of this report (dated 9/19/14) needs to be reviewed by Public Works and Development Center Engineering staff to confirm that their review comments have been adequately addressed.

**Site drainage & Grading:**

A Final Drainage Report was submitted by the applicant, the subject property is located in Flood Zone X, areas determined to be outside the 0.2% annual chance floodplain. The site will utilize the onsite basin to retain the 100-year, 1-hour storm. Offsite flows will be either retained on site or passed through into existing adjacent channels and historic discharge points. The most recent version of this report (dated 9/19/14) needs to be reviewed by Public Works and Development Center Engineering staff to confirm that their review comments have been adequately addressed.

**Open space:**

See Landscaping section.

**Loading and unloading areas:**

The product distribution building has a high number of loading docks (31 on the east elevation and 33 on the west) as you would expect in this type of facility. All loading berths meet City code standards.

**Signage:**

Two attached signs are proposed for this development on the north building elevation (Exhibit C- Major Site Plan; Sheet A-3.1sd):

- 1) 9' X 27' – 243 sq. ft. Main Building Sign
- 2) 3' X 10' – 30 sq. ft. Office Sign

These signs comply with the sign code requirements for 1-2 zoned properties. A plan note has been added indicating that these signs are subject to a separate Sign Permit approval.

**Screening:**

The building includes a 47,824 sq. ft. covered area for outside storage of products located on the west elevation. This area is to be screened through the use of a 12 foot high chain link fence with vinyl slat infills that will match the color of the building (Exhibit C- Major Site Plan; Sheet A-3.1sd).

The entire boundary of the site will be enclosed by a 6 ft. chain link fence with a 3 strand barb wire security top. This fence will contain a knitted polyethylene material that will provide 88% screening (Exhibit E).

**Setbacks:**

The I-2 Zone District established the following minimum building setbacks for the site:

Front	35
Interior Side and Rear	15

The proposed site plan shows compliance with the required 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 of time, date, place, and purpose of the public hearing was published in the Casa Grande Dispatch on September 13, 2014.
- A notice was mailed on September 10, 2014 to each owner of property situated within three hundred feet of the site. An affidavit confirming this mailing is within the project file.
- A notice was posted by the applicant on the subject site on September 17, 2014. An affidavit confirming this posting was also supplied by the applicant.

**Inquiries/Comments**

Staff has received not inquiries regarding these applications.

**STAFF RECOMMENDATION**

**Staff recommends the Commission approve the Major Site Plan (DSA-14-00150) and Final Landscape Plan (DSA-14-00149) for Tractor Supply Distribution Center with the following condition:**

1. Prior to issuance of a Certificate of Occupancy, a Map of Dedication application for the Peters and Burris Road right-of-way dedication shall be submitted, approved by City Council and recorded.
2. The Final Landscape Plan shall be revised to reflect:
  - a) The number of parking stalls required.
  - b) The number of parking stalls provided; including regular, ADA and truck parking stalls.
  - c) The number of trees and shrubs required and provided to comply with the requirements of 17.52.530 and the tabular calculations revised accordingly to remove the reference to "On-Site Trees" and "On-Site Shrub" categories and replace with "Parking Area Trees Required (1/5 parking spaces)" and "Parking Area Shrubs Required (3/5 parking spaces)".

3. The Major Site Plan cover sheet needs to be revised to accurately reflect the number of parking stalls required and provided; broken down by regular, ADA and truck parking stalls.
4. The most recent version of The Final Drainage Report (dated 9/19/14) needs to be reviewed by Public Works and Development Center Engineering staff to confirm that their review comments have been adequately addressed.
5. The most recent version of The Water and Sewer Demand Report (dated 9/19/14) needs to be reviewed by Public Works and Development Center Engineering staff to confirm that their review comments have been adequately addressed.

**Exhibits:**

- Exhibit A – Applicant Project Narrative
- Exhibit B – Traffic Impact Analysis – Executive Summary
- Exhibit C – Major Site Plan Set
- Exhibit D – Final Landscape Plan
- Exhibit E - Details on Enviro Privacy Fence Screen

**PROJECT NARRATIVE**  
**TRACTOR SUPPLY COMPANY**  
**Casa Grande, Arizona**  
**August 13, 2014**

**General Narrative:**

Tractor Supply Company is proposing to build a Regional Distribution Center in Casa Grande, Arizona at the south east quadrant of the intersection of Peters Road and Burris Road.

Tractor Supply Company is the largest operator of rural lifestyle retail stores in the United States. The company operates over 1,300 retail stores in 48 states, employs more than 19,000 team members and is headquartered in Brentwood, Tenn. Its stock is traded on the NASDAQ exchange under the symbol "TSCO".

The company was founded in 1938 as a mail order catalog business offering tractor parts to America's family farmers. Today Tractor Supply is a leading edge retailer with annual revenues of approximately \$5.2 billion.

Tractor Supply stores are primarily located in rural areas and the outlying suburbs of major cities. The typical Tractor Supply store has 15,000-24,000 square feet of inside selling space with a similar amount of outside space used to display agricultural fencing, livestock equipment and horse stalls.

Stores supply the unique products to support their customers' rural lifestyle, from welders and generators to animal care products and men and women's work wear. You can also find pet supplies, animal feed, power tools, riding mowers, lawn and garden products and more. Each store team includes welders, farmers and horse owners who collectively provide an exceptional depth of knowledge and resources.

Tractor Supply is committed to understanding and fulfilling the needs of those who enjoy the rural lifestyle: folks who frequently describe themselves as hobby farmers and hobby ranchers. It is estimated that the "hobby" or "pleasure" farmer consumer segment spends more than \$5.5 billion annually on farm supplies. Today less than 10 percent of the company's customers classify themselves as full-time farmers or ranchers. In fact, Tractor Supply's largest customer segment does not farm at all. They are more aptly described as rural or suburban homeowners, or "self-reliants." When asked, customers often describe Tractor Supply as "a store you can trust."

Tractor Supply is continuing to grow with new stores and improved product offerings. The Tractor Supply mission and values motivate and inspire team members and give the organization a unified focus for the future.

The store growth of Tractor Supply Company in this region of the country has generated the need for this new Regional Distribution Center.

**Project Description:**

Tractor Supply Company proposes to build a Regional Distribution Center in at the south east corner of Peters Road and Burris Road in Casa Grande, Arizona. The initial building square footage is 663,617 ft<sup>2</sup> with an expansion capability of 369,400 ft<sup>2</sup>. The project proposes to have approximately 90 employees per shift over 2 shifts projecting to eventually have 3 shifts. The project is providing 228 employee parking spaces plus 8 ADA handicap spaces. The project is also providing 390 trailer spaces with the future capability of 304 additional trailer spaces. The building construction is proposed to be tilt up concrete panel wall construction with a mechanically attached type A TPO Membrane roof. The building clear height is 36'-9". The site utilities are proposed to be brought to the site by the developer. Water, Sanitary Sewer, Natural Gas, and Electric will all be provided on the north boundary of the site on Peters Road. There are also proposed road improvements in the front of the site in Peters Road to be provided by the developer.

**Site Description:**

The site is an existing agricultural field that will be developed for a distribution center building, with associated auto parking lots, roadways, truck docks and truck dock maneuvering areas. The site will be graded for a potential future expansion, along with associated pavements.

The site is very flat and presently slopes down from south to north with a slight tilt to the northwest at an overall rate of approximately 0.5%. Natural discharge from the site is into roadside swales along West Peters Road that borders the north property line.

The west property line is bounded by an irrigation canal and South Burris Road. East and South of the site are adjacent agricultural fields. The adjacent east property is very flat and slopes northerly. The adjacent south property appears to slope northwesterly.



**TRAFFIC IMPACT ANALYSIS  
SETTER PARCEL  
PETERS ROAD/BURRIS ROAD**

**Executive Summary**

The purpose of this traffic study is to evaluate the current and future transportation system within the project study area surrounding the site without and with the Setter Parcel project and analyze traffic operations at the project study intersections.

**Existing and Future Traffic Data Without Project**

In order to document current traffic volumes, traffic counts were taken at the existing intersection of Peters Road/Thornton Road.

The traffic counts included turning movement counts during the weekday AM and PM peak hours. Since the traffic count was conducted in the summer, an adjustment factor was applied to the traffic data in order to account for seasonal variations in traffic within the project area.

All of the turning movements at the intersection of Peters Road/Thornton Road currently operate at an adequate level of service (LOS) and are anticipated to continue doing so in 2015, without traffic from the project.

**Future Traffic Data With Project**

The intersections of Peters Road/Thornton Road and Peters Road/Industry Way are expected to operate at an adequate LOS B or better during the AM and PM peak hours of 2015, with traffic from the project.

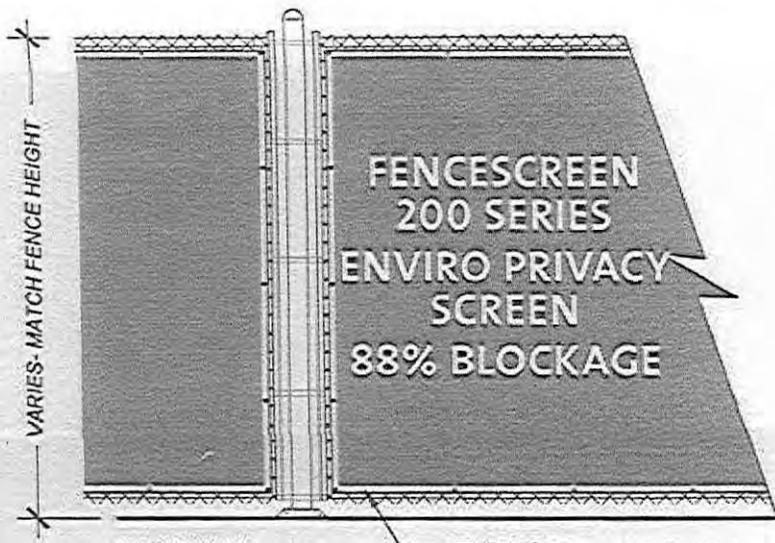
**Turn Lane Calculations**

A westbound left turn lane is warranted into the project site at the intersection of Peters Road/Industry Way. It is recommended that the westbound left turn lane provide a minimum of 150 feet of vehicle storage space in order to accommodate trucks.

**Recommendations**

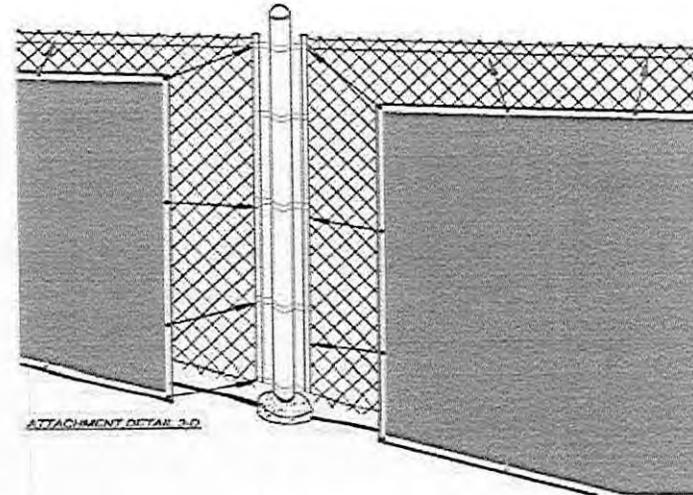
A westbound left turn lane providing 150 feet of vehicle storage space is recommended for vehicles turning into the project site at the intersection of Peters Road/Industry Way. With approximately 800 feet between Industry Way and Commerce Drive, a new westbound left turn lane on Peters Road at Industry Way is not expected to impact operations at Commerce Drive and can be striped on the existing pavement cross section on Peters Road.

A new STOP sign is recommended for northbound vehicles exiting the project site at the intersection of Peters Road/Industry Way.

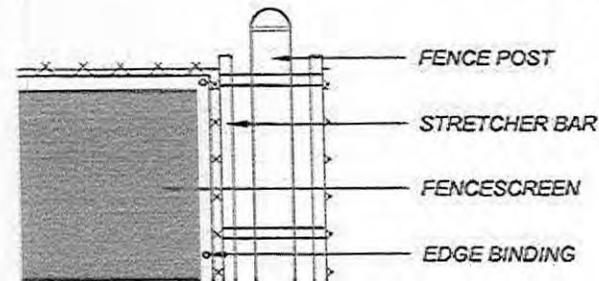


ELEVATION VIEW

FENCESCREEN PANELS WITH 2" POLYPROPYLENE WEBBING FOR EDGE REINFORCEMENT.  
 3/8" BRASS GROMMETS @ 24" O.C.  
 ATTACH TO FENCE WITH FENCESCREEN ATTACHMENT TIES OR GALV. HOG RINGS.



ATTACHMENT DETAIL 3-D



ATTACHMENT ENLARGEMENT

FENCE POST  
 STRETCHER BAR  
 FENCESCREEN  
 EDGE BINDING

**NOTE:**  
 1. INSTALL PER FENCESCREEN MANUFACTURER RECOMMENDATIONS.  
 2. REFER TO STRUCTURAL PLANS FOR ALL FOOTING SIZES.

**AVAILABLE COLORS:**  
 GREEN, BLACK, BROWN, TAN, ROYAL BLUE, WHITE, GRAY,  
 ORANGE, RED, NAVY BLUE



DRAWINGS NOT TO SCALE

**FENCESCREEN SPECIFICATIONS**

**MATERIAL COMPOSITION: KNITTED (HDPE) HIGH DENSITY POLYETHELENE**

PROPERTIES	TEST METHOD	RESULTS
WEIGHT	ASTM D-5041	145 GRAMS/SQ. METER
MATERIAL BREAK STRENGTH		500 LBS. PER FT.
MATERIAL COMPOSITION		KNITTED POLYETHELENE
SHADE PERCENTAGE		88%

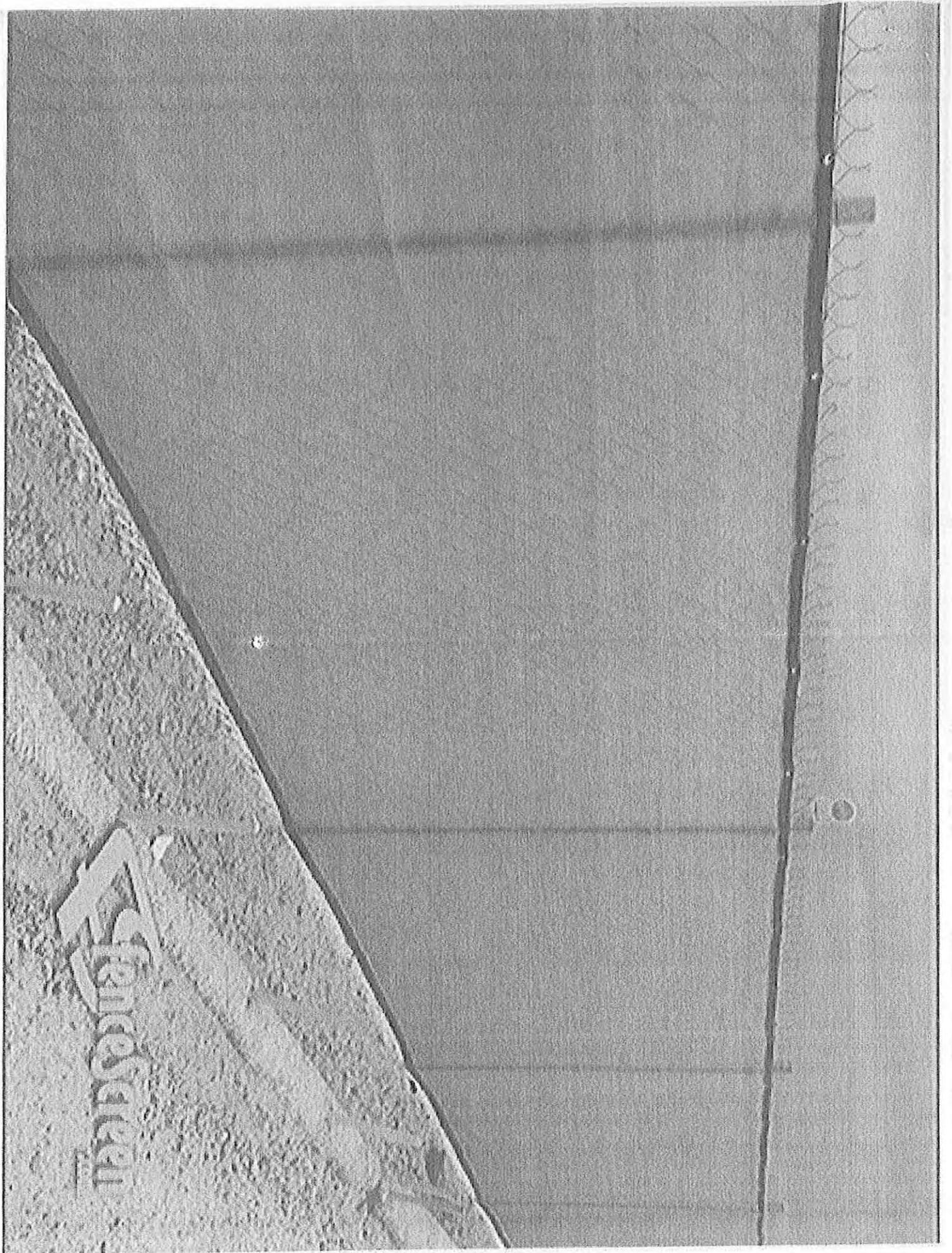
DETAIL NAME:

**ENVIRO PRIVACY SCREEN  
 200 SERIES**



DRAWING # **ENVIRO PRIVACY 200**

**PHONE: 1.888.313.6313  
 WWW.FENCESCREEN.COM**



	<b>PLANNING AND ZONING COMMISSION</b>  <b>STAFF REPORT</b>	<b>AGENDA</b>  # _____
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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

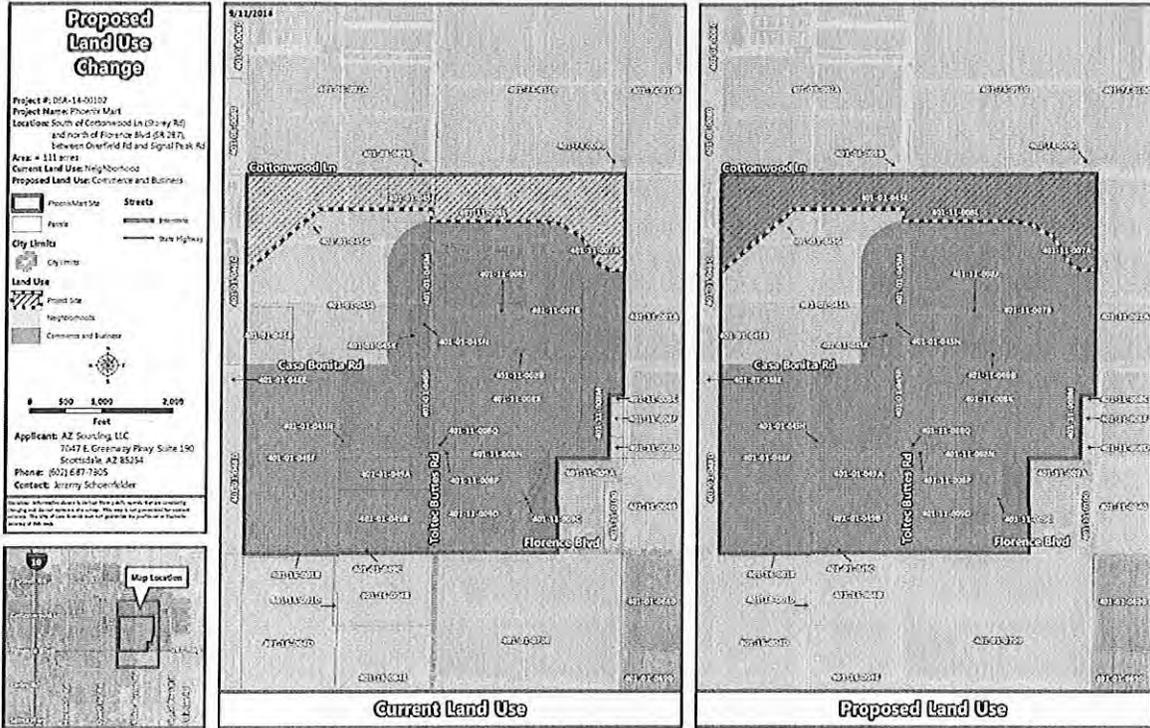
Aerial Context:



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