

**AGENDA**  
**Planning and Zoning Commission**  
**Regular Meeting**  
**Tuesday, July 1, 2014, at 6:00 p.m.**  
**City Hall Council Chambers – 510 E. Florence Boulevard, Casa Grande, AZ**

- I. Call to Order/Pledge:**
- II. Roll Call:**
- III. Approval of Minutes:**  
May 1, 2014
- IV. Changes to the Agenda:**
- V. New Business:**
  - A. Request by Jan Hobbs** for the following land use approval on a .36 acre site located at 1101 E. Sunset Drive (APN 505-18-040B):
    - 1. DSA-14-00069:** Zone Change from R-1 (Single Family Residential) to CO (Commercial Office). (Planner: Laura Blakeman)
  - B. Request by Ignacio Roman** for the following land use approval on 2.46 acres of land at 3244 E Cornman Rd (APN # 402-05-020G):
    - 1. DSA-14-00082: Conditional Use Permit** request to allow the placement of a mobile home approximately 1,900 sq. ft. in size on a vacant parcel to serve as this parcel's single-family dwelling within the RR (Rural Ranch) zone district (Planner: Jim Gagliardi).
  - C. Request by Nathan Cottrell of CEG Applied Sciences on behalf of Irving and Lillian Fabricant Trust**, for the following land use approval on 86.5 acres of land generally southeast of Rodeo Rd and Trekell Road (APN #s 505-07-024A, 0230, 0280, 025A, and 0270).
    - 1. DSA-14-00046: Major amendment to the Santa Cruz Crossing Planned Area Development (PAD).** Said amendment includes the following changes:
      - 1. Adding an assisted living facility as a permitted use
      - 2. Removing an office area on the PAD's land-use plan

3. Providing development standards for previously-approved commercial and residential areas.
4. Relocating area shown as “Green Court Homes”, a high-density single-family area, to a more southerly portion of the site as independent living patio homes.
5. Adding two-story senior apartment homes in the northern area of the PAD adjacent to Rodeo Rd and Pueblo Dr.
6. Changing proposed alignment of Pueblo Dr through the site to extend to the south-end of the PAD.
7. Proposed off-site changes to Rodeo Rd, denoting a planned frontage road for residences on the north side of Rodeo Rd  
(Planner: Jim Gagliardi)

**D. Request by Jesse Macias of PM Design Group, Inc on behalf of CST Arizona Stations, Inc**, for the following land use approvals on 4.5 acres of land on the north side of E Florence Blvd, westerly of junction of Camino Mercado and Florence Blvd (APN # 505-07-024):

1. **DSA-14-00026: Zone Change** request from UR (Urban Ranch) to B-2 (General Business) (Planner Jim Gagliardi).
2. **DSA-14-00094: Conditional Use Permit** request to allow a convenience store with more than four gas pumps and an auto wash within a proposed B-2 zone district (Planner Jim Gagliardi).
3. **DSA-14-00028: Major Site Plan** for the development of a 4,650 sq. ft. convenience store with a 3,600 sq. ft. fuel canopy, and a 1,064 sq. ft car wash (Planner Jim Gagliardi).
4. **DSA-14-00027: Preliminary Plat** request to create a single lot (approximately 255 ft. X 642 ft. in size) denoting two phases of development. The plat proposes dedication of additional Right of Way for E Florence Blvd and a northerly extension of Camino Mercado (Planner: Jim Gagliardi).

**E. Request by Brad Holyoak, on behalf of AZ Sourcing, LLC, for the Phoenix Mart development for the following land use approval on 235 acres of land located at the NEC of Florence Blvd./SR287 and Toltec Buttes Road:**

1. **DSA-13-00116: Preliminary Plat - Phase 1** to create three (3) lots for Phase 1 of the Phoenix Mart development site. (Planner: Leila DeMaree).

**VI. Call to the Public:**

**VII. Report by Planning Director:**

**A. Administrative Approvals**

1. **DSA-12-00125** – Minor Site Plan – Premier Auto Canopy Addition, 1648 N. Pinal

Ave, request to construct a 4,250 square foot canopy. Approved April 28, 2014 (Planner: Keith Newman)

2. **DSA-13-00163** – Minor Site Plan – Quail Gardens Apartment, 1650 N. Kadota Ave, request to construct a fence. Approved May 2, 2014 (Planner: Keith Newman)
3. **DSA-14-00025** – Major Site Plan/Final Development Plan-Minor Amendment – Circle K, 1776 E. McCartney Road, request for architectural changes to the building design. Approved May 15, 2014 (Planner: Laura Blakeman)
4. **DSA-14-00031** – Minor Site Plan – Cashway Auto Finance, 241 W. Cottonwood Lane, request to allow used car sales of no more than 5 vehicles at a time. Approved April 24, 2014 (Planner: Laura Blakeman)
5. **DSA-14-00064** – Major Site Plan/Final Development Plan-Minor Amendment – Kuehne-Nagel, Central Arizona Distribution Center, 2592 E. Hanna Road, Suite 130, request to add an outside screened generator and relocation of gate to define new lease area. Approved June 10, 2014 (Planner: Jim Gagliardi)

#### **B. Board of Adjustment Decisions**

1. **DSA-14-00030**: Variance from the following City Code Provision:
  - a. Section 17.24.150: To have a minimum 10 foot front yard setback, whereas the minimum front yard setback is 35 feet. Approved 6-0
2. **DSA-14-00048**: Variance from the following Sign Code Provision:  
Section 603.2 R-1 District: To have three monument signs of 12 square feet, whereas 2 square feet is the maximum. Approved 6-0

#### **VIII. Adjournment:**

This meeting is open to the public. All interested persons are welcome to attend. Supporting documents for this agenda are available for review in the Planning Department and the Casa Grande Public Library.

Disabled individuals with special accessibility needs may contact Administrative Services, ADA Coordinator for the City of Casa Grande at 520-421-8600 or TDD 520-421-8623. If possible, such requests should be made 72 hours in advance.

Posted at Casa Grande City Hall and the Police Dispatch Center, on this 24<sup>th</sup> day of June 2014, at 11:00 a.m.

*Remilie S. Miller*  
/s/Remilie S. Miller, MMC  
City Clerk

**To view the agenda on-line with the attached staff reports go to:**  
<http://casagrandeaz.us/dept/clerk/boards/pzc/>