

AGENDA
Planning and Zoning Commission
Regular Meeting
And
Major General Plan Amendment
Thursday, October 2, 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:**
September 4, 2014
- IV. **Changes to the Agenda:**
- 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)
- 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. (Planner: James Gagliardi).
 - 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. (Planner: James Gagliardi)

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. (Planner: James Gagliardi)

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. (Planner: James Gagliardi)

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)

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)

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**”. (Planner: Leila DeMaree)

VII. Call to the Public:

VIII. Report by Planning Director:

A. Administrative Approvals

1. **DSA-14-00133** – Major Site Plan/Final Development Plan-Minor Amendment –

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

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)

B. Historic Preservation Commission Recruitment

IX. 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 25th day of September 2014, at 11:00 a.m.

Remilie S. Miller
/s/Remilie S. Miller
City Clerk