

AGENDA
Planning and Zoning Commission
Regular Meeting
Thursday, November 6, 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:**
 - October 2, 2014
 - October 16, 2014
- IV. **Changes to the Agenda:**
- V. **New Business:**
 - A. **Request by Layton Construction on behalf of PhoenixMart, LLC, for the following land use approval at 3528 E. Phoenix Mart Loop, Casa Grande, AZ, generally located north of Florence Boulevard/SR 287 and east of Toltec Buttes Road, (APN #s: portion of 401-11-008K; 401-11-008J; 401-11-007B; 401-11-008B; 401-01-045M, 401-01-045N, 401-01-045P): (Senior Planner: Leila DeMaree)**
 - 1. **DSA-13-00121: Final Development Plan/Major Site Plan** for the development of approximately 1.589 million sq. ft. building on a 73.33 acre-site m.o.l. within Lot 1 (135.1 acres) of Phase 1, of the Phoenix Mart PAD.
 - B. **Request by Greg Davis of Iplan Consulting for Meritage Homes the following land use approval within Mission Royale Planned Area Development (PAD) Family Community. (Planner James Gagliardi):**
 - 1. **DSA-14-00043: Housing Product** to add new single-family models to the approved housing product within the Mission Royale PAD, introducing new floor plans, elevations, and color schemes.
 - C. **Request by Alan Beaudoin-LVA Urban Design Studio, on behalf of Craig Scott of Marathon Farming Investments, for the following land use approval on approximately 445 acres of land within the Overfield Farms Planned Area Development (PAD), generally bounded by Hacienda Rd to the west and Overfield Rd to the east, Casa Bonita Rd alignment to the south and Lakeland Dr alignment to the north (APN # 401-10-001F, 401-10-003C, 401-10-003E, 401-09-007A, 401-09-007B). (Planner James Gagliardi):**

1. DSA-14-00083: Major amendment to the Overfield Farms PAD. Said amendment includes the following changes:

- a. Refining 445 acres of the 3,714-acre Overfield Farms PAD as Alcea at Overfield Farms defining specific development standards for this area.
- b. Inclusion of development master plans including land use; landscape and open space; streets; pedestrian, bicycle, and trails; drainage; water; wastewater; and phasing.
- c. Re-arranging locations of previously approved land uses.

D. Request by Ben Lee of Water Works Engineers for Arizona Water Company for the following land use approval at 1300 N Henness Rd. (James Gagliardi):

- 1. DSA-14-00171: Major Amendment to a Major Site Plan** to modify the existing site plan to show the placement of new equipment and storage tanks and arsenic treatment vessels for Arizona Water's well site filtration facility.

E. Request by Alex Gonzalez of Evergreen Development Company for the following land use approvals on 2.06 acres, generally located south of E Florence Blvd, west of Mission Parkway. (Planner James Gagliardi):

- 1. DSA-14-00188: Conditional Use Permit** to allow 18 parking spaces to be used off-site on an adjacent lot to meet the 35-space on-site parking requirement for the approved Raising Cane's Chicken Restaurant.
- 2. DSA-14-00189: Minor Amendment to Major Site Plan (DSA-14-00150)** to reflect the new lot lines.

VI. Call to the Public:

VII. Report by Planning Director:

A. Board of Adjustment Decisions

- 1. DSA-14-00140 – Variance – Glen Jones Auto, 1932 N. Pinal Avenue –**
Request from Section 603 of the sign code to allow:
 - a. Three (3) detached signs where one (1) is permitted
 - b. To allow a sign to be 160 ft. from another detached sign where a distance of 300 ft. is required. Approved October 14, 2014. (Planner: James Gagliardi)
- 2. DSA-14-00158 - Variance – Arizona Water Company, 1300 N Henness Road -**
Request from Table 17.20.140 of the City Code to allow:
 - a. A front setback of 10 ft. where 20 ft. is required
 - b. A rear setback 5 ft. where 20 ft. is required

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

- c. A side setback of 6.5 ft. where 10 ft. is required from the south-side property line. Approved October 14, 2014. (Planner: James Gagliardi)

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 30th day of October 2014, at 11:00 a.m.

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