



Planning and Zoning Commission STAFF REPORT

AGENDA

TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Keith Newman, City Planner

MEETING DATE: July 10, 2013

REQUEST

Request by McCall & Associates Inc., 4307 N. Civic Center Plaza, Scottsdale, AZ, 85251 for the following land use approvals located at 1092 N Jefferson Ave., APN 503-83-018J:

1. **DSA-13-00030: Major Amendment to an approved Major Site Plan for Prowall Building Products Inc.** to construct a 33,840 Sq. Ft. warehouse building.
2. **DSA-13-00031: Final Landscape Plan** to plant landscaping along the Jefferson Ave. frontage north of the existing parking lot and to the east of the proposed warehouse building.

APPLICANT/OWNER APPLICANT

McCall & Associates, Inc.
Mitch Ressler
4307 N. Civic Center Plaza
Scottsdale, AZ 85251
P: (480) 946-0066
F: N/A
Email: mcaarch@earthlink.net

Jefferson 1092 LLC
3652 E Miami Ave.
Phoenix, AZ 85040
P: (602) 437-1976
F: (602) 437-8732
Email: bill.myers@gwbm.com

HISTORY

November 15, 1972: Ordinance No. 449: The site was annexed into the city limits.

July 19, 1999: Ordinance No. 1178.122: The site was rezoned from I-1 (Light Industrial) to I-2 (General Industrial).

March 7, 2002: CGPZ-010-002: The Planning and Zoning Commission approved a Major Site Plan for Prowall Building Products, Inc.

PROJECT DESCRIPTION

Site Area	7.55 acres
Zoning	I-2 (General Industrial)
General Plan Designation	Manufacturing/Industry

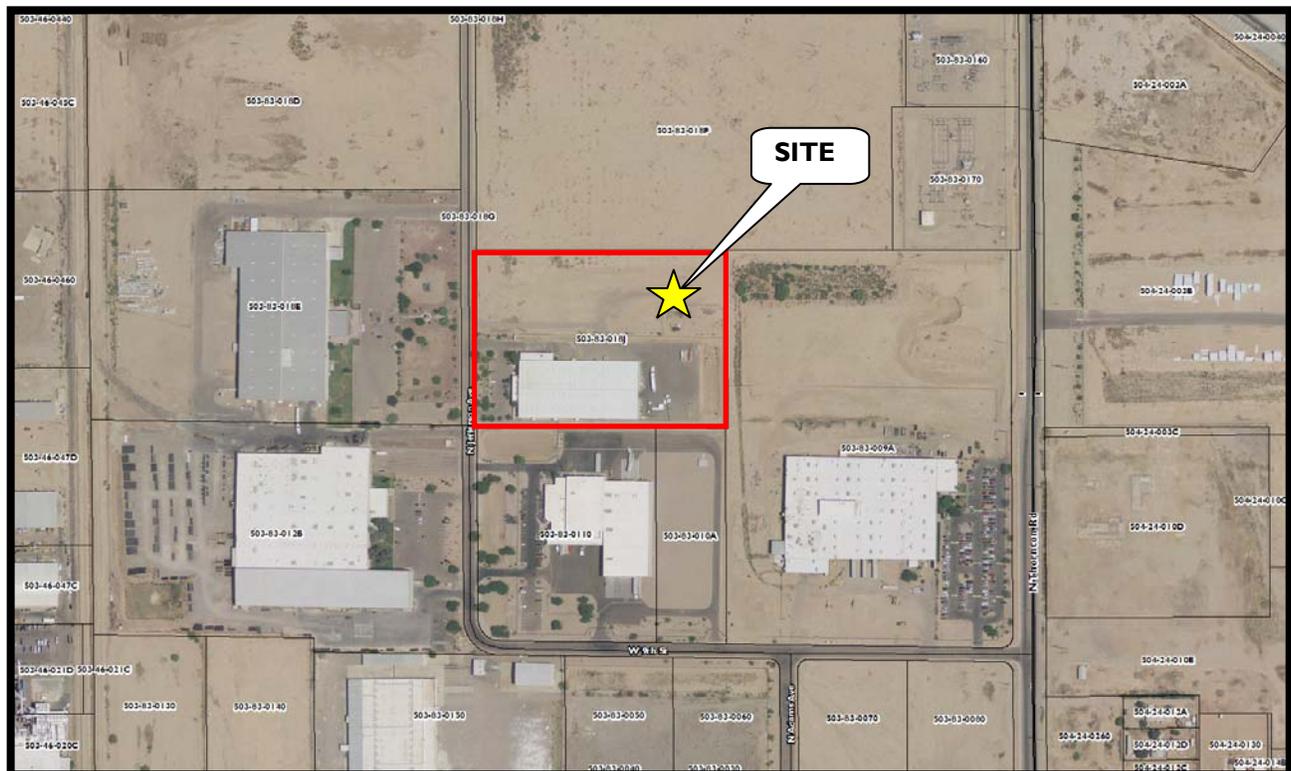
Surrounding Land Use and Zoning

Direction	General Plan Designation	Existing Zoning
North	Manufacturing/Industry	I-2 (General Industrial)
South	Manufacturing/Industry	I-1 (Light Industrial)
East	Manufacturing/Industry	I-1 (Light Industrial)
West	Manufacturing/Industry	I-2 (General Industrial)

Development Standards

<u>Development Standard</u>	<u>Proposed Development</u>	<u>I-2 Standard</u>
Building Height:	25 ft. 8 inches	35 ft max.
Building Area:	33,840 Sq. Ft.	N/A
Parking:	36 spaces	88 (4 ADA) Required for entire site
Landscaping:	23%	7%

SITE CONTEXT/AERIAL



OVERVIEW:

Prowall Building Products, Inc. is requesting the approval of a Major Amendment to the previously approved Major Site Plan/Final Development Plan and a Final Landscape Plan in order to construct a 33, 840 sq. ft. warehouse building at the north east corner of the existing property. The original site plan was approved by the Commission on March 7, 2002 and included the approval of a 54,200 sq. ft. manufacturing facility with

associated parking and landscaping on the south half of the property. The site is 7.55 acres in size and generally located north of northeast corner of Jefferson Ave. and 9th St.

Included with the proposed warehouse building will be the addition of new parking spaces immediately to the east and south, a new retention basin along the eastern most site boundary and new landscaping/retention along the north frontage of Jefferson Ave. The applicant is also adding a concrete pad and metal canopy to the north west corner of the existing building.

Per City Code Section 17.68.090.C modifications to previously approved site plans not in substantial compliance with the original site plan approval must be forwarded to the Planning Commission for review and approval. City staff has determined that the addition of the new 33,840 sq. ft. warehouse building with associated parking, retention and landscaping is not in substantial compliance with the originally approved site plan and that it must be approved by the Commission.

Staff ascertains that the proposed warehouse is in compliance with all City Code standards and will not have a detrimental effect on the surrounding properties.

CONFORMANCE WITH FINAL DEVELOPMENT PLAN REVIEW CRITERIA
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In considering applications for an amendment to an approved Major Site Plan/Final Development Plan, the Planning and Zoning Commission shall consider the following:

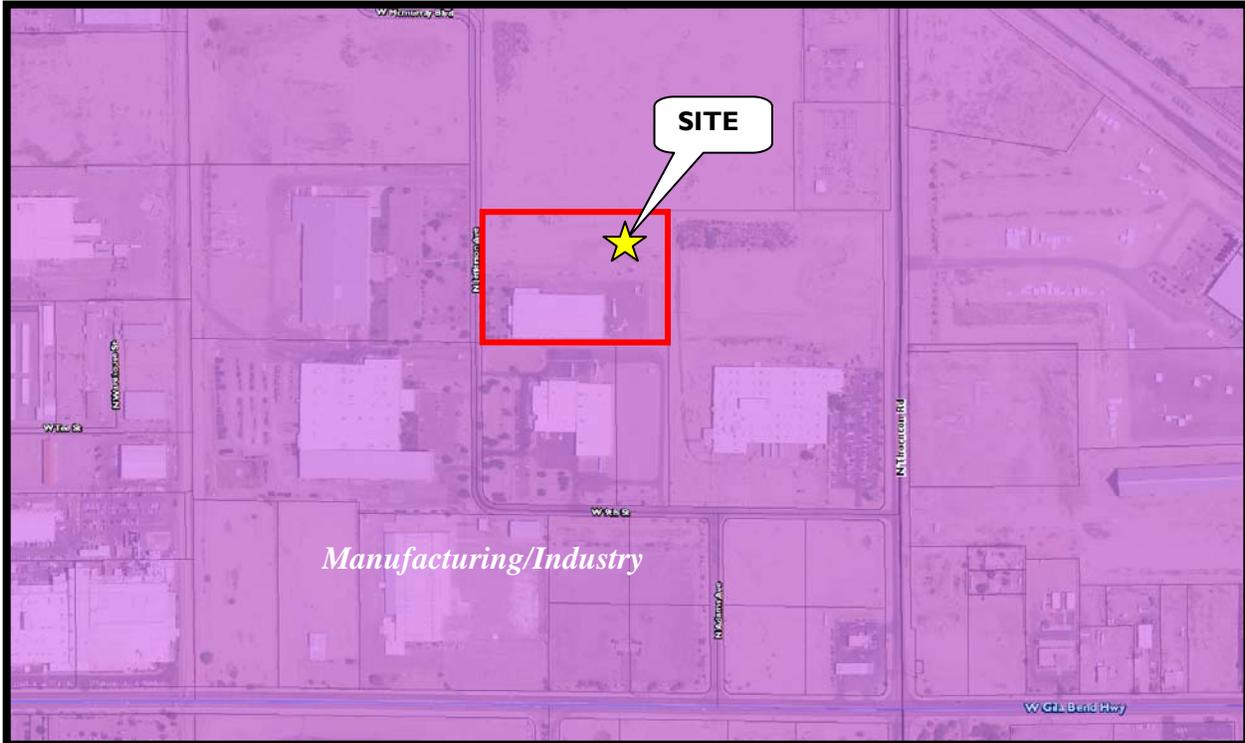
Relationship of the plan elements to conditions both on and off the property;

All amended site plan elements have been planned to properly relate to all existing on-site and off-site conditions. The site has adequate access from an existing entrance located off of Jefferson Ave.

Conformance to the City's General Plan;

The site has been designated in the General Plan 2020 as *Manufacturing/Industry* and is surrounded predominantly by heavy and light industrial land uses. The proposed warehouse building's use is listed in the general plan as an appropriate land use type within the *Manufacturing/Industry* land use category.

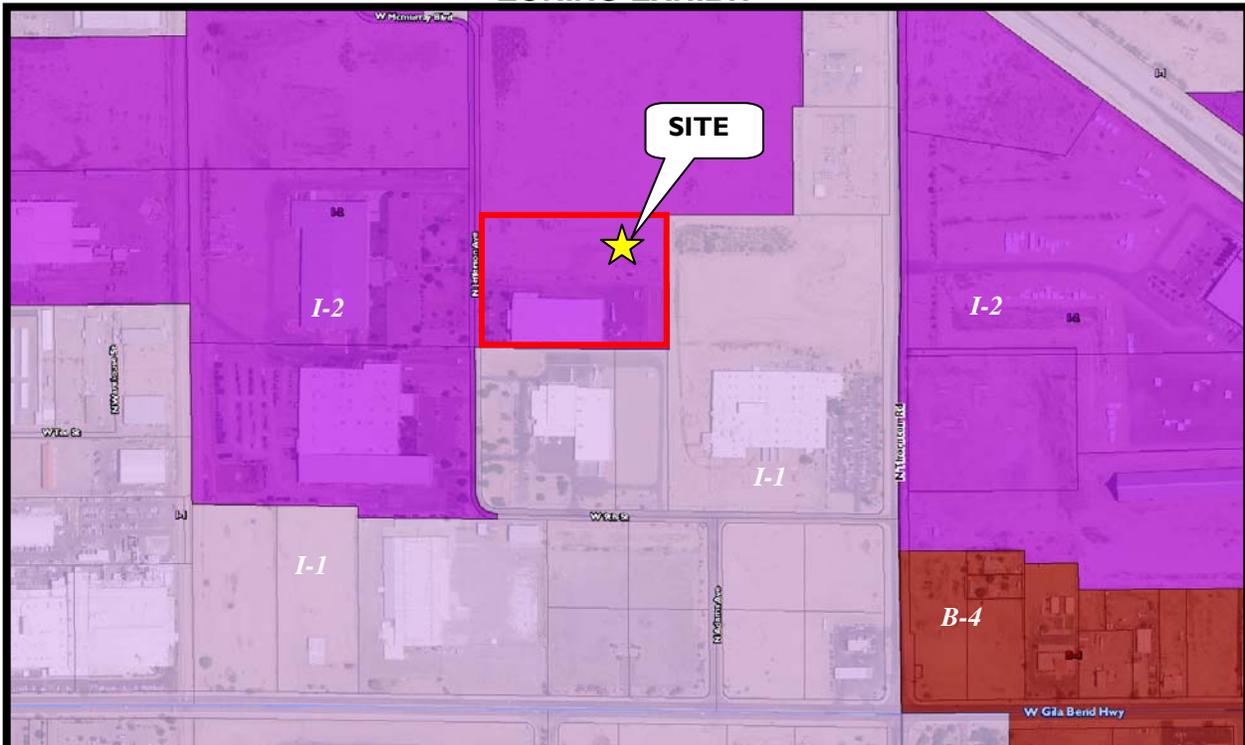
GENERAL PLAN EXHIBIT



Conformance to the City's Zoning Ordinance:

The site is zoned I-2 (General Industrial) for heavy industrial uses. Staff finds that the proposed warehouse building, parking, retention, and landscaping are in compliance with all I-2 Zoning regulations.

ZONING EXHIBIT



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

conditions;

Access to the site is provided by two existing (2) entrances off of Jefferson Ave. All entrances are sufficient in width and will adequately handle the ingress and egress of all on-site/off-site traffic. The majority of all parking will take place in the existing parking lot to the west of the existing main building, with additional parking provided to the south and east of the new warehouse building. Loading and unloading for the warehouse building will take place at the south and east ends of the building via three (3) large roll up doors.

A Traffic Impact Analysis (TIA) was waived by the City Traffic Engineer due to the warehouse building generating less than 100 vehicle trips per day, which is not significant and will allow the site to continue operating at acceptable traffic levels.

The adequacy of the plan with respect to land use;

The site is in compliance with the following *Manufacturing/Industry* Land Use standards as set forth in the General Plan 2020:

- Infrastructure and Mobility:

- o Vehicular access and egress to the street network provided via Jefferson Ave.
- o The site is accessible by existing paved streets constructed to City standards and connected to the citywide grid.
- o The site is connected to an approved water provider and City sewer.

Pedestrian and vehicular ingress and egress;

Pedestrian access is not provided. Sidewalks are not required in the I-2 zone district in accordance with Section 15.32.030.B of the City Code.

Vehicular access to the site as stated is provided by two (2) entrances via Jefferson Ave. All entrances are sufficient in width and will adequately handle the ingress and egress of all on-site/off-site traffic. All on-site drive aisles and parking stalls meet city code standards.

Building location and height;

The new warehouse will be located to the rear of the north portion of the site. The height of the new addition is approx. 25 ft. 8 inches which complies with the 35 ft. maximum required height.

Landscaping;

Per the proposed Final Landscape Plan drought tolerant landscaping materials will be planted along the Jefferson Ave. frontage north of the existing parking lot. This new landscaping was required by Planning Staff in order to complete the landscaping of the street frontage along the western boundary of the property and to further enhance the street/curb appeal of the Prowall Development. In addition to finishing the Jefferson frontage landscaping, landscaping will also be added to the east of the new warehouse adjacent to the new parking stalls. With addition of the new landscaping the site will contain 23% landscaping which far exceeds the 7% coverage required by City Code Section 17.52.480.A.

Normally a Preliminary Landscape Plan that provides information regarding the general type, size and location of landscape materials is submitted with a Major Site Plan for Planning Commission approval. Final Landscape Plans are typically subsequently submitted for administrative review by planning staff and are approved if found to be in substantial compliance with the Preliminary Landscape Plan approved by the Planning Commission. In this case since the applicant was ready to submit a Final Landscape Plan staff allowed them to skip the Preliminary Landscape Plan stage and process a Final Landscape Plan in conjunction with the Major Site Plan application. Staff finds that the Final Landscape Plan complies with all landscaping code requirements.

Lighting;

The new addition will have attached wall lighting in various locations. All proposed light fixtures will be directed to the ground and comply with the City's Light Control Ordinance. A lighting photometric plan has been approved by Staff.

Provisions for utilities;

All existing utilities will be extended from the existing building in order to service the new warehouse.

Site drainage;

New retention basins will be added along the north part of Jefferson Ave. and along the north eastern boundary of the site in order to capture all new developed flows generated by the new warehouse facility. There are existing retention facilities located along the south eastern boundary of the site and along Jefferson Ave that capture runoff from the area under current conditions. Staff has reviewed and approved the proposed Grading and Drainage Plan.

Open space;

N/A

Loading and unloading areas;

All loading and unloading for the new warehouse will take place at the south end of the new building and in its current location for the main building.

Grading;

The new warehouse area will be graded per the grading plan which has been reviewed and approved by City Engineering Staff.

Signage;

N/A

Screening;

N/A

Setbacks;

The proposed warehouse will meet and exceed all setbacks as required per the I-2

Zoning District.

Other related matters:

Refuse

No additional refuse containers are required and or provided. All refuse will remain in its current location at the rear of the building in the loading area. The City Sanitation staff has reviewed and approved the existing location and has confirmed that there is sufficient room to continue adequate trash service.

Building Elevations

The new warehouse will be made of metals panels and match the existing building in color and architectural design.

PUBLIC NOTIFICATION/COMMENTS

Notification

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

A notice was published in the Casa Grande Dispatch on June 25, 2013 for the July 10th Planning & Zoning Commission public hearing.

Notice was mailed by the City on June 25, 2013 at least 15 days before the day of the hearing to each owner of property situated within 200 hundred feet of the subject property. The names and addresses of the owners were provided by the City of Casa Grande per Pinal County Ownership Data. An affidavit confirming this mailing was supplied by the City.

A sign was posted by the applicant on June 25, 2013 on the subject site. An affidavit confirming this posting was supplied by the applicant.

Inquiries/Comments

None received as of the time of writing the staff report.

RECOMMENDED MOTION

Staff recommends approval of DSA-13-00030 & DSA-13-00031.

Attachments:

- Exhibit A- Project Narrative
- Exhibit B- Amended Major Site Plan/Final Development Plan Documents
- Exhibit C- Final Landscape Plan

Exhibit A- Project Narrative

PROJECT NARRATIVE

THE SITE DEVELOPMENT STARTED IN 2002 WITH THE CONSTRUCTION OF A 39,800 SF OFFICE AND MANUFACTURING BUILDING. THE BUILDING WAS EXPANDED TO 54,200 SF IN 2005.

IN 2007, PHASE II DEVELOPMENT INCLUDED 17,881 SF OFFICE / WAREHOUSE BUILDING AND A 13,391 SF STORAGE BUILDING. PHASE II WAS NEVER CONSTRUCTED.

THIS SUBMITTAL IS TO AMEND THE PHASE II SITE PLAN. THE DEVELOPMENT INCLUDES A 33,840 SF WAREHOUSE BUILDING AND ADJACENT VEHICLE CIRCULATION. THE REMAINDER OF THE SITE IS COVERED WITH DECOMPOSED GRANITE WITH THE 15' LANDSCAPE SETBACK ADJACENT TO JEFFERSON STREET TO BE FULLY LANDSCAPED.

Great Western Building Materials

Major Site Plan/PAD Final Dev Plan

DSA-13-00030

1st Submittal 03/18/2013

Planner: K Newman

Exhibit B- Amended Major Site Plan/Final Development Plan Documents

NO.	REVISIONS

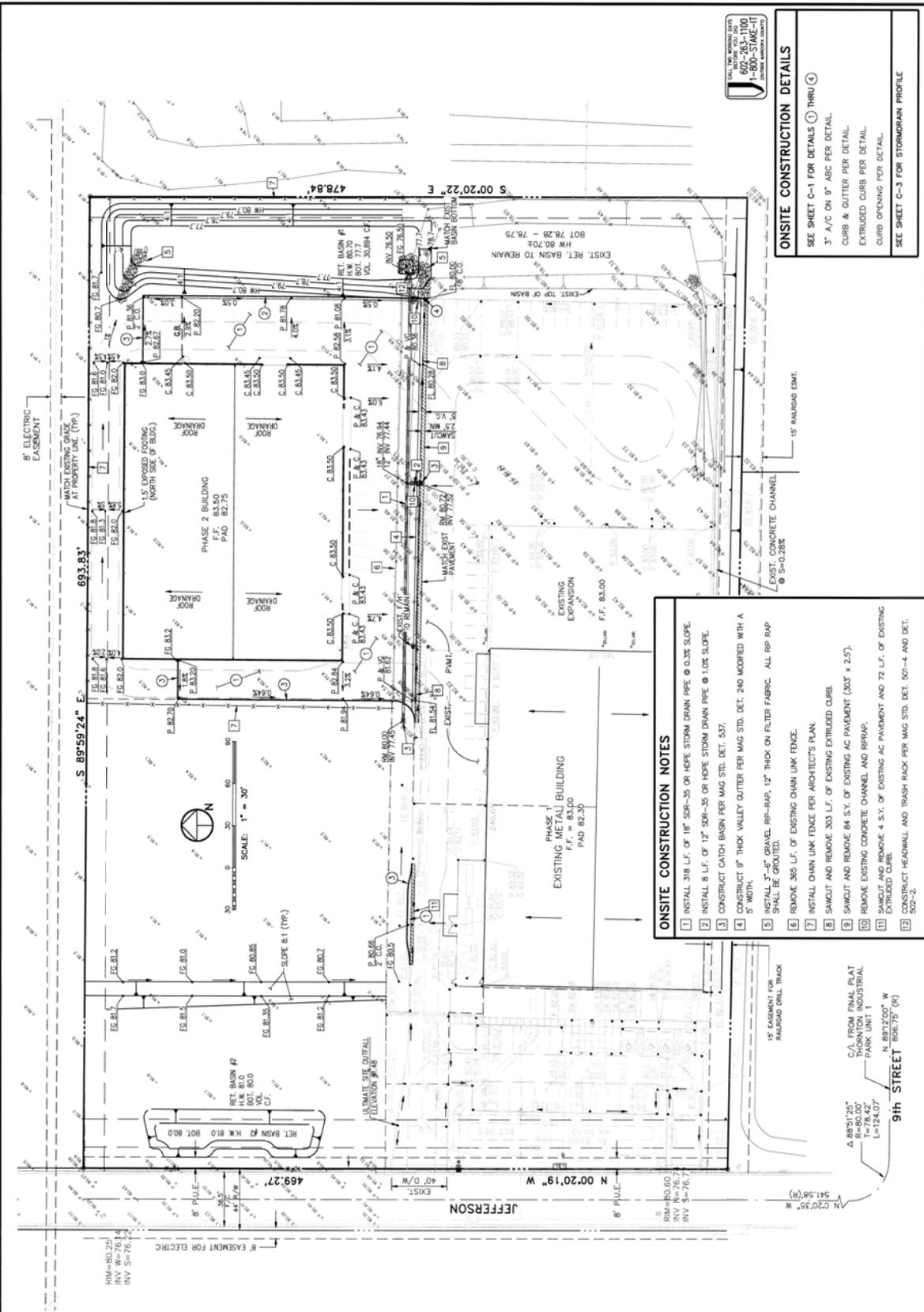
GRADING & DRAINAGE PLAN

PROWALL BUILDING PRODUCTS INC.
 WAREHOUSE ADDITION
 1092 NORTH JEFFERSON AVENUE
 CASA GRANDE, ARIZONA 85222

O'NEILL ENGINEERING, INC.
 2001 West Camelback Road
 Phoenix, Arizona 85015
 (602) 242-0020 FAX: (602) 242-5722
 E-mail address: drawings@oneilleng.com



DATE: FEB. 2013
 JOB NO: 2013.074.001
 DRAWN BY: MWP
 DESIGNED BY: TMO
 CHECKED BY: X
 SCALE: 1"=30'
 SHEET NUMBER: C-2
 OF: 4



- ONSITE CONSTRUCTION NOTES**
1. INSTALL 3/8 L.F. OF 18" SRR-35 OR HOPE STORM DRAIN PIPE @ 0.3% SLOPE.
 2. INSTALL 8 L.F. OF 12" SRR-35 OR HOPE STORM DRAIN PIPE @ 1.0% SLOPE.
 3. CONSTRUCT CATCH BASIN PER MAG STD. DET. 537.
 4. CONSTRUCT 9" THICK VALLEY GUTTER PER MAG STD. DET. 240 MODIFIED WITH A 5" WIDTH.
 5. INSTALL 2" GRAVEL RRP-RAP, 12" THICK ON FILTER FABRIC. ALL RRP RAP SHALL BE GRADED.
 6. REMOVE 365 L.F. OF EXISTING CHAIN LINK FENCE.
 7. INSTALL CHAIN LINK FENCE PER ARCHITECT'S PLAN.
 8. SAWCUT AND REMOVE 303 L.F. OF EXISTING EXTRUDED CURB.
 9. SAWCUT AND REMOVE 84 S.Y. OF EXISTING AC PAVEMENT (303' x 2.5').
 10. REMOVE EXISTING CONCRETE CHANNEL AND IRRRAP.
 11. SAWCUT AND REMOVE 4 S.Y. OF EXISTING AC PAVEMENT AND 72 L.F. OF EXISTING CHANGED CURB.
 12. CONSTRUCT HEADWALL AND TRASH RACK PER MAG STD. DET. 501-4 AND DET. 502-2.

ONSITE CONSTRUCTION DETAILS

SEE SHEET C-1 FOR DETAILS ① THRU ④
 3" A/C ON 9" ABC PER DETAIL
 CURB & GUTTER PER DETAIL
 EXTRUDED CURB PER DETAIL
 CURB OPENING PER DETAIL
 SEE SHEET C-3 FOR STORMDRAIN PROFILE

CALL BEFORE YOU DIG
 602-263-1100
 1-800-STAKE-11
 www.811.com



McCALL & Associates, Inc.
 4377 E. Old Cade Road
 Scottsdale, AZ 85251
 (480) 946-2422
 (480) 946-2432

This drawing is an improvement of the original design. The original design was prepared by the architect. The architect is not responsible for any errors or omissions in this drawing. The architect's responsibility is limited to the original design. The architect is not responsible for any errors or omissions in this drawing. The architect's responsibility is limited to the original design.

PROWALL BUILDING PRODUCTS, INC.
 1022 NORTH JEFFERSON AVENUE
 CASA GRANDE, ARIZONA 85222

PROJECT:
 PROWALL BUILDING PRODUCTS, INC.
 1022 NORTH JEFFERSON AVENUE
 CASA GRANDE, ARIZONA 85222

DATE: 11/11/2008
PROJECT: PROWALL BUILDING PRODUCTS, INC.
 1022 NORTH JEFFERSON AVENUE
 CASA GRANDE, ARIZONA 85222



A31

<p>COLOR / MATERIALS LEGEND</p> <p>COLOR 1 PREPARED PAINTED METAL SPONGING PANELS (COLOR TO MATCH EXISTING BUILDING) NOTE: PREPARED PAINTED METAL SPONGING PANELS (COLOR TO MATCH EXISTING BUILDING) PREMANUFACTURED BUILDING COLOR</p> <p>GENERAL NOTES</p> <p>A. ROOF GUTTERS AND DOWNSPOUTS INSTALLED PER METAL BUILDING MANUFACTURER'S RECOMMENDATION. ALL METAL FINISHES TO BE MATCHED TO MANUFACTURER'S RECOMMENDATION. ALL METAL FINISHES TO BE MATCHED TO MANUFACTURER'S RECOMMENDATION.</p> <p>B. ROOF GUTTERS AND DOWNSPOUTS INSTALLED PER METAL BUILDING MANUFACTURER'S RECOMMENDATION. ALL METAL FINISHES TO BE MATCHED TO MANUFACTURER'S RECOMMENDATION. ALL METAL FINISHES TO BE MATCHED TO MANUFACTURER'S RECOMMENDATION.</p> <p>C. DOWNSPOUTS TO BE INSTALLED TO MATCH CITY OF CASA GRANDE LIGHT CONTROL REQUIREMENTS.</p>	<p>SCALE: 1/16"=1'-0"</p> <p>WEST BUILDING ELEVATION</p>	<p>SCALE: 1/16"=1'-0"</p> <p>SOUTH BUILDING ELEVATION</p>	<p>SCALE: 1/16"=1'-0"</p> <p>EAST BUILDING ELEVATION</p>	<p>SCALE: 1/16"=1'-0"</p> <p>NORTH BUILDING ELEVATION</p>
<p>17</p>	<p>13</p>	<p>14</p>	<p>15</p>	<p>20</p>

Exhibit C- Final Landscape Plan

