



Planning and Zoning
Commission
STAFF REPORT

AGENDA

TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Laura Blakeman, City Planner

MEETING DATE: September 5, 2013

REQUEST

Request by RKA A Inc., for the following land use request located at 1346 E. Florence Boulevard; APN 505-46-005 and APN 505-46-006:

- 1. DSA-13-00099: Conditional Use Permit** to allow for approximately 30 off-site parking spaces for Pet Club located on an adjacent lot at the Casa Grande Shopping Center.

APPLICANT/OWNER

Applicant

RKAA, Inc.
2233 E. Thomas Road
Phoenix, AZ 85016
P: 602-955-3900

Owner

HH-Casa Grande, L.L.C.
15455 N. Greenway-Hayden Loop, Suite
C-2
Scottsdale, AZ 85260
P: 480-794-1887

HISTORY

January 2, 1974 - Per Ordinance #498, the site was incorporated into the City of Casa Grande.

November 10, 1981 – DSA-10-00274: The Final Plat for Casa Grande Shopping Center was recorded in Cabinet A Slide 45.

November 16, 1987 - The site received official zoning of B-2 (General Business) with the adoption of the Zoning Ordinance and map.

June 6, 2013 - DSA-13-00044: Preliminary Plat was approved by the Planning and Zoning Commission for a re-subdivision of Lots 5 & 6.

PROJECT DESCRIPTION

Site Area	Lot 5 – 1.56 acres Lot 2 – 4.63 acres
Current Land Use	Lot 5 – Shopping Center Suites (Big 5, Vacant, Suite, Little Texas Restaurant, Proposed Pet Club relocation) Lot 2 – Office Max, Dollar Tree
Existing Zoning	B-2 (General Business)
Existing General Plan 2020 Land Use	<i>Community Center</i>

Surrounding Land Use and Zoning

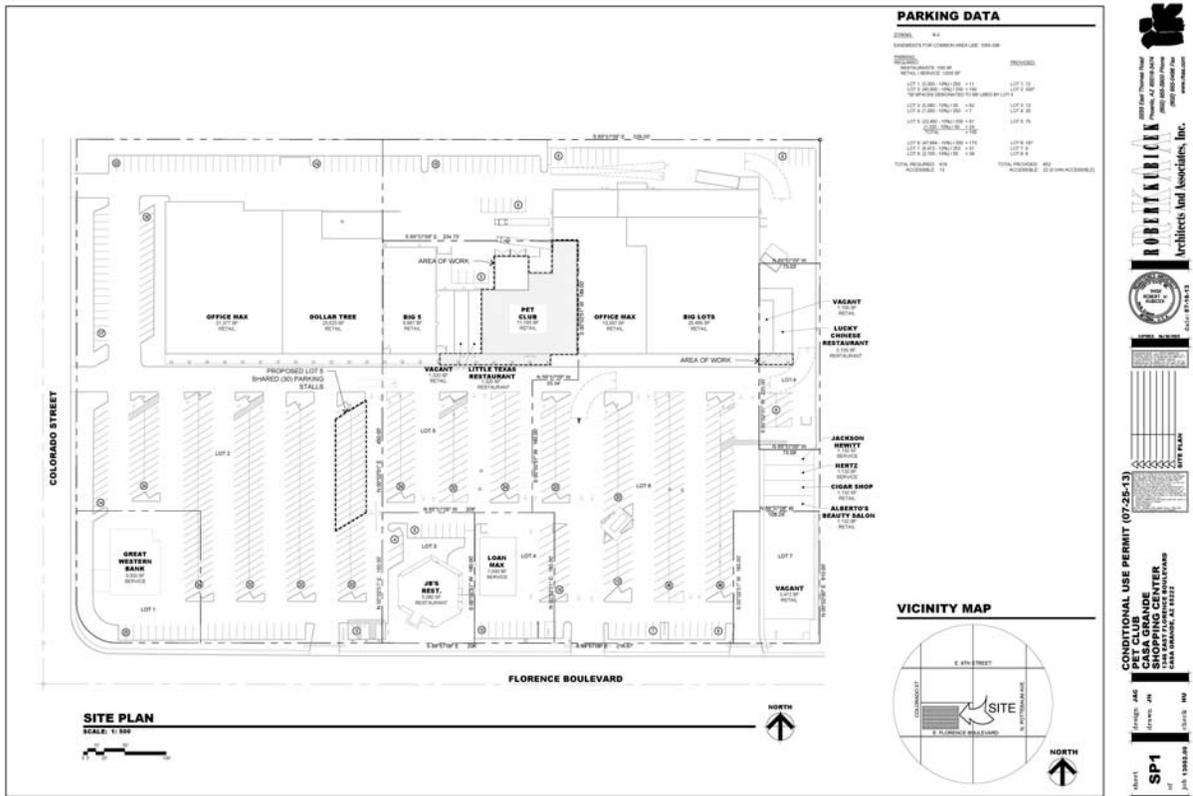
Direction	General Plan 2020 Designation	Existing Zoning
North	<i>Community Center</i>	B-2 (General Business)
East	<i>Community Center</i>	B-2 (General Business)
South	<i>Community Center</i>	PAD (Planned Area Development)
West	<i>Community Center</i>	B-2 (General Business)

General Discussion

The Conditional Use request involves Lots 5 and Lot 2 of the Casa Grande Shopping Center as shown in the aerial depicted below:



The applicant is requesting to expand a tenant space (to relocate Pet Club from Lot 7 to Lot 5) by moving an interior wall east approximately 28.75 feet. Because this requires expanding Lot 5 tenant space, the proposed uses for Lot 5 must be able to meet the minimum number of parking stalls required for the buildings and uses existing on the lot. As shown, on the site parking plan, Lot 5 has 75 parking spaces, however they need 81 parking spaces per the parking code. Because Lot 5 is lacking 30 parking spaces, the applicant is requesting to utilize 30 parking spaces from Lot 2 which currently has 330 parking spaces but only needs 162 parking spaces based on the existing uses of the site. The shopping center has a recorded shared parking agreement for all the lots within the shopping center; however, the City Code requires that all required parking be provided on the same lot as the use unless a Conditional Use Permit for off-site parking is approved.



As indicated on the parking site plan, the shopping center has enough parking spaces to accommodate all current uses on site, however if there is a change in the current land uses for the site, Staff will have to re-evaluate the parking for the site.

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 August 21, 2013 for the September 5th Planning and Zoning Commission public hearing.
- Notice was mailed by the City on August 21, 2013 at least fifteen 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 August 20, 2013 on the subject site. An affidavit confirming this posting was supplied by the applicant.

Inquiries/Comments

City Staff has not received any inquiries regarding this request.

RECOMMENDED MOTION

Staff recommends the Commission approve **DSA-13-00099, the Conditional Use Permit for the Pet Club at the Casa Grande Shopping Center, subject to the following conditions:**

1. All of the off-site parking spaces must be maintained with the requirements and standards contained in the Casa Grande City Code.
2. The covenant that allows Applicant to share parking spaces with the other lots must remain in full force and effect.

Exhibit:

Exhibit A - Conditional Use Permit Resolution & Parking Site Plan

Exhibit A

RESOLUTION NO. DSA-13-00099

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CASA GRANDE GRANTING A CONDITIONAL USE PERMIT FOR PET CLUB, WITHIN THE CASA GRANDE SHOPPING CENTER TO BE LOCATED AT 1330 E. FLORENCE BOULEVARD, A.K.A., A PORTION OF SECTION 21, T6S, R6E, G&SRM, PINAL COUNTY, ARIZONA APN'S 505-45-005 AND 505-46-006.

WHEREAS, applicant, Neil Feaser, with the permission of HH-Casa Grande, LLC., owners, has requested a conditional use permit;

WHEREAS, the conditional use permit is requested for 30 off-site parking spaces located at 1330 E. Florence Boulevard;

WHEREAS, the property is zoned General Business (B-2);

WHEREAS, pursuant to Section 17.56.240 of the Casa Grande City Code, off-site parking is a conditionally permitted use;

WHEREAS, on the 5th day of September 2013, the Planning and Zoning Commission of the City of Casa Grande held a public hearing regarding the request for the conditional use permit;

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. All of the off-site parking spaces must maintain with the requirements and standards contained in the Casa Grande City Code.
- b. The covenant that allows Applicant to share parking spaces with the other lots must remain in full force and effect.

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 _____, 2013.

P & Z Commission Chairman

Planning & Development Director

ATTEST:

APPROVED AS TO FORM:

City Clerk

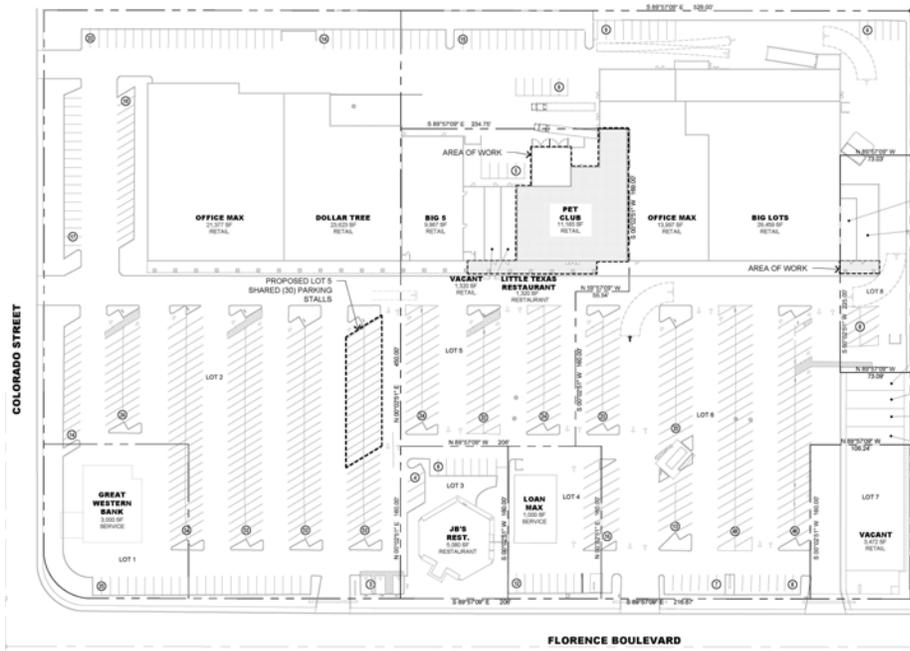
Assistant City Attorney

APPLICANT'S CONSENT TO THE SPECIAL CONDITIONS

Applicant, Neil Feaser, and the current property owner, HH-Casa Grande, LLC, who is represented herein by Chris Hinkson, Manager, hereby consent to the special conditions as enumerated above in Section 2 as they relate to this request for a conditional use permit for off-site parking located at 1330 E. Florence Boulevard.

Neil Feaser
Applicant

Chris Hinkson, Manager
HH-Casa Grande, L.L.C.
15455 N. Greenway-Hayden Loop, Ste. C-2
Scottsdale, AZ 85260
Property Owner



SITE PLAN
SCALE: 1" = 50'



PARKING DATA

REQUIRED	PROVIDED
EASEMENTS FOR COMMON AREA USE: 100-800	
REQUIREMENTS: 5.00 SF RETAIL, SERVICE: 1.00 SF	
LOT 1 (3,500 - 1000) / 500 = 7	LOT 1 12
LOT 2 (3,500 - 1000) / 500 = 7	LOT 2 100'
70 SPACES DESIGNATED TO BE USED BY LOT 1	
LOT 3 (3,500 - 1000) / 500 = 7	LOT 3 12
LOT 4 (3,500 - 1000) / 500 = 7	LOT 4 20
LOT 5 (3,500 - 1000) / 500 = 7	LOT 5 15
LOT 6 (4,700 - 1000) / 500 = 9	LOT 6 100'
LOT 7 (4,700 - 1000) / 500 = 9	LOT 7 10
LOT 8 (3,500 - 1000) / 500 = 7	LOT 8 10
LOT 9 (3,500 - 1000) / 500 = 7	LOT 9 10
LOT 10 (3,500 - 1000) / 500 = 7	LOT 10 10
LOT 11 (3,500 - 1000) / 500 = 7	LOT 11 10
LOT 12 (3,500 - 1000) / 500 = 7	LOT 12 10
LOT 13 (3,500 - 1000) / 500 = 7	LOT 13 10
LOT 14 (3,500 - 1000) / 500 = 7	LOT 14 10
LOT 15 (3,500 - 1000) / 500 = 7	LOT 15 10
LOT 16 (3,500 - 1000) / 500 = 7	LOT 16 10
LOT 17 (3,500 - 1000) / 500 = 7	LOT 17 10
LOT 18 (3,500 - 1000) / 500 = 7	LOT 18 10
LOT 19 (3,500 - 1000) / 500 = 7	LOT 19 10
LOT 20 (3,500 - 1000) / 500 = 7	LOT 20 10
LOT 21 (3,500 - 1000) / 500 = 7	LOT 21 10
LOT 22 (3,500 - 1000) / 500 = 7	LOT 22 10
LOT 23 (3,500 - 1000) / 500 = 7	LOT 23 10
LOT 24 (3,500 - 1000) / 500 = 7	LOT 24 10
LOT 25 (3,500 - 1000) / 500 = 7	LOT 25 10
LOT 26 (3,500 - 1000) / 500 = 7	LOT 26 10
LOT 27 (3,500 - 1000) / 500 = 7	LOT 27 10
LOT 28 (3,500 - 1000) / 500 = 7	LOT 28 10
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LOT 30 (3,500 - 1000) / 500 = 7	LOT 30 10
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LOT 37 (3,500 - 1000) / 500 = 7	LOT 37 10
LOT 38 (3,500 - 1000) / 500 = 7	LOT 38 10
LOT 39 (3,500 - 1000) / 500 = 7	LOT 39 10
LOT 40 (3,500 - 1000) / 500 = 7	LOT 40 10
LOT 41 (3,500 - 1000) / 500 = 7	LOT 41 10
LOT 42 (3,500 - 1000) / 500 = 7	LOT 42 10
LOT 43 (3,500 - 1000) / 500 = 7	LOT 43 10
LOT 44 (3,500 - 1000) / 500 = 7	LOT 44 10
LOT 45 (3,500 - 1000) / 500 = 7	LOT 45 10
LOT 46 (3,500 - 1000) / 500 = 7	LOT 46 10
LOT 47 (3,500 - 1000) / 500 = 7	LOT 47 10
LOT 48 (3,500 - 1000) / 500 = 7	LOT 48 10
LOT 49 (3,500 - 1000) / 500 = 7	LOT 49 10
LOT 50 (3,500 - 1000) / 500 = 7	LOT 50 10
LOT 51 (3,500 - 1000) / 500 = 7	LOT 51 10
LOT 52 (3,500 - 1000) / 500 = 7	LOT 52 10
LOT 53 (3,500 - 1000) / 500 = 7	LOT 53 10
LOT 54 (3,500 - 1000) / 500 = 7	LOT 54 10
LOT 55 (3,500 - 1000) / 500 = 7	LOT 55 10
LOT 56 (3,500 - 1000) / 500 = 7	LOT 56 10
LOT 57 (3,500 - 1000) / 500 = 7	LOT 57 10
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LOT 59 (3,500 - 1000) / 500 = 7	LOT 59 10
LOT 60 (3,500 - 1000) / 500 = 7	LOT 60 10
LOT 61 (3,500 - 1000) / 500 = 7	LOT 61 10
LOT 62 (3,500 - 1000) / 500 = 7	LOT 62 10
LOT 63 (3,500 - 1000) / 500 = 7	LOT 63 10
LOT 64 (3,500 - 1000) / 500 = 7	LOT 64 10
LOT 65 (3,500 - 1000) / 500 = 7	LOT 65 10
LOT 66 (3,500 - 1000) / 500 = 7	LOT 66 10
LOT 67 (3,500 - 1000) / 500 = 7	LOT 67 10
LOT 68 (3,500 - 1000) / 500 = 7	LOT 68 10
LOT 69 (3,500 - 1000) / 500 = 7	LOT 69 10
LOT 70 (3,500 - 1000) / 500 = 7	LOT 70 10
LOT 71 (3,500 - 1000) / 500 = 7	LOT 71 10
LOT 72 (3,500 - 1000) / 500 = 7	LOT 72 10
LOT 73 (3,500 - 1000) / 500 = 7	LOT 73 10
LOT 74 (3,500 - 1000) / 500 = 7	LOT 74 10
LOT 75 (3,500 - 1000) / 500 = 7	LOT 75 10
LOT 76 (3,500 - 1000) / 500 = 7	LOT 76 10
LOT 77 (3,500 - 1000) / 500 = 7	LOT 77 10
LOT 78 (3,500 - 1000) / 500 = 7	LOT 78 10
LOT 79 (3,500 - 1000) / 500 = 7	LOT 79 10
LOT 80 (3,500 - 1000) / 500 = 7	LOT 80 10
LOT 81 (3,500 - 1000) / 500 = 7	LOT 81 10
LOT 82 (3,500 - 1000) / 500 = 7	LOT 82 10
LOT 83 (3,500 - 1000) / 500 = 7	LOT 83 10
LOT 84 (3,500 - 1000) / 500 = 7	LOT 84 10
LOT 85 (3,500 - 1000) / 500 = 7	LOT 85 10
LOT 86 (3,500 - 1000) / 500 = 7	LOT 86 10
LOT 87 (3,500 - 1000) / 500 = 7	LOT 87 10
LOT 88 (3,500 - 1000) / 500 = 7	LOT 88 10
LOT 89 (3,500 - 1000) / 500 = 7	LOT 89 10
LOT 90 (3,500 - 1000) / 500 = 7	LOT 90 10
LOT 91 (3,500 - 1000) / 500 = 7	LOT 91 10
LOT 92 (3,500 - 1000) / 500 = 7	LOT 92 10
LOT 93 (3,500 - 1000) / 500 = 7	LOT 93 10
LOT 94 (3,500 - 1000) / 500 = 7	LOT 94 10
LOT 95 (3,500 - 1000) / 500 = 7	LOT 95 10
LOT 96 (3,500 - 1000) / 500 = 7	LOT 96 10
LOT 97 (3,500 - 1000) / 500 = 7	LOT 97 10
LOT 98 (3,500 - 1000) / 500 = 7	LOT 98 10
LOT 99 (3,500 - 1000) / 500 = 7	LOT 99 10
LOT 100 (3,500 - 1000) / 500 = 7	LOT 100 10

VICINITY MAP

