

	<b>Planning and Zoning Commission</b>  <b>STAFF REPORT</b>	<b>AGENDA</b>  # _____
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**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION  
**FROM:** Keith Newman, City Planner  
**MEETING DATE:** September 5, 2013

<b>REQUEST</b>
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**Request by Jeff Schneidman**, for the following land use approval located at 655 W. Cottonwood Lane, Casa Grande, AZ 85122, (APN 504-17-078H):

1. **DSA-13-00112: Zone Change** from I-1 (Garden & Light Industrial Zone) to B-2 (General Business Zone) for a thrift retail store.

<b>APPLICANT/OWNER</b>
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**Applicant**

Jeff Schneidman  
9141 E. Hidden Spur Trail  
Scottsdale, AZ 85255  
P: 602-274-7955

**Owner**

Schuff Family Foundation  
14412 N. Cotton Lane  
Surprise, AZ 85388  
P: 623-975-4194

<b>HISTORY</b>
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March 22, 1968: Ordinance # 321 was adopted by the Mayor and City Council annexing the site into the City of Casa Grande and zoning the site TH-1 (Single Family Trailer Court).

July 20, 1970: Ordinance # 365 was adopted by the Mayor and City Council rezoning the site from TH-1 (Single Family Trailer Court) to (I-1) Garden & Light Industrial.

<b>PROJECT DESCRIPTION</b>
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<b>Site Area</b>	2.14 acres
<b>Current General Plan 2020 Land Use</b>	<i>Community Center</i>
<b>Existing Zoning</b>	I-1 (Garden & Light Industrial)
<b>Proposed Zoning</b>	B-2 (General Business)







**PUBLIC NOTIFICATION/COMMENTS**

**Notification**

Public hearing notification efforts for this request meet the requirement set out by City Code:

- A notice was published in the Casa Grande Dispatch on August 21, 2013
- A notice was sent to all property owners within 200 ft. of the site on August 21, 2013.
- A public hearing sign was posted on the site on August 20, 2013.

**Inquiries/Comments**

N/A

**STAFF RECOMMENDATION**

Staff recommends the Commission approve **DSA-13-00112, Zone Change** from I-1 (Garden & Light Industrial Zone) to B-2 (General Business Zone) for a thrift retail store.

**Exhibits:**

Exhibit A – Zone Change Exhibit

Exhibit A – Zone Change Exhibit

