

	Planning and Zoning Commission STAFF REPORT	AGENDA # _____
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TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: Keith Newman, City Planner
MEETING DATE: December 5, 2013

REQUEST

Request by William Brian Hanger for the following land use approval for Lot 14 of the Donovan M. Kramer Senior Industrial Park at the Airport, Phase II, Casa Grande, AZ 85122:

1. **DSA-13-00029- Preliminary Plat** for the Re-subdivision of Lot 14 into two (2) new lots.

APPLICANT/OWNER

Applicant
William Brian Hanger
3135 S. Price Rd., Suite 115
Chandler, AZ 85248
P: 480-857-9101
Email: bhanger@latigoland.com

Owner
David Beebe
Laramie Land & Holdings, LLC.
1835 W. Chandler Blvd. #20
Chandler, AZ 85224
P: 602-989-5733
Email: davidb@atkoinc.com

HISTORY

July 14, 1980: The Final Plat for the Casa Grande Municipal Airport Industrial Park was approved by the Pinal County Board of Supervisors.

November 2, 1992: Ordinance # 1454 was approved by the Mayor and City Council annexing the property into the City Limits of Casa Grande.

December 18, 2000: The Re-subdivision of the Final Plat for the Casa Grande Municipal Airport Industrial Park creating Phase II was approved by the Mayor and City Council.

January 20, 2009: Ordinance # 1178.327 was approved by the Mayor and City Council changing the zoning of the property to I-1 (Garden & Light Industrial).

PROJECT DESCRIPTION

Site Area	9.785 Acres
Current Land Use	Proposed Lot 1 (Vacant), Proposed Lot 2

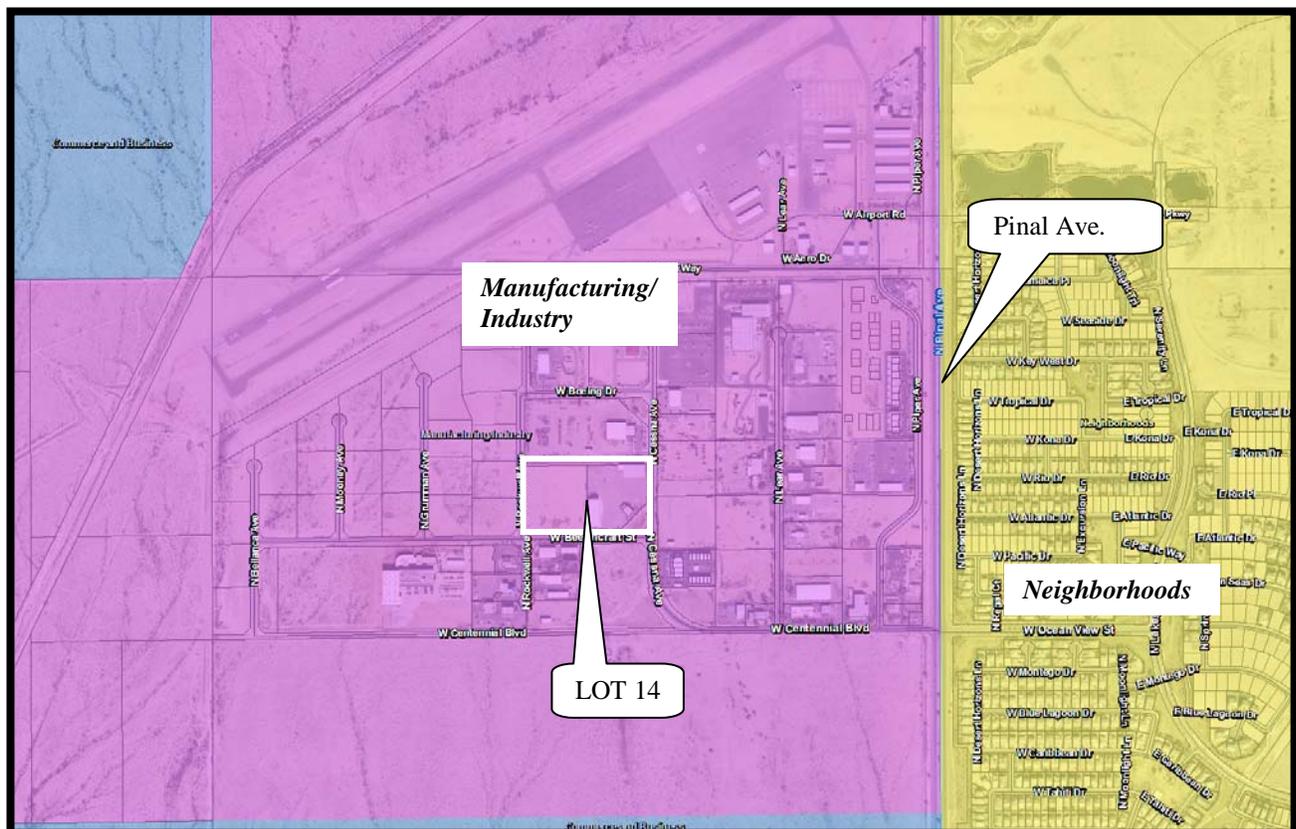
The proposed Preliminary Plat is being processed in order to split existing Lot 14 into two new lots so they can be sold and or developed individually (see *Exhibit C*). A Final Plat for the proposed split of Lot 14 is currently being reviewed by City Staff.

The proposed re-subdivision is being processed in accordance with Section 16.12.290 C. of the City Code. All future development of the new vacant lot will be required to comply with all City Code requirements.

Conformance to the General Plan:

The subject site is designated as *Manufacturing/Industry* in the City's General Plan 2020 which lists industrial/manufacturing uses as an appropriate use in said land use category.

GENERAL PLAN 2020 EXHIBIT



Conformance with Existing and Proposed Zoning:

The site is an all lots immediately surrounding Lot 14 are zoned I-1 (Garden & Light Industrial) which principally permits the existing manufacturing use and other Light Industrial uses as allowed in the City of Casa Grande Zoning Code.

RECOMMENDED MOTION

Staff recommends the Commission approve **DSA-13-00028, Lot 14 of the Donovan M. Kramer Senior Industrial Park at the Airport, Phase II**, subject to the following conditions:

1. Revise the Preliminary Plat to show the location of all electrical lines.
2. Prior to recordation of the Final Plat the Applicant shall provide verification that the Certificate of Assured Water Supply (Certificate # 27-402068.0000) issued for Casa Grande Airpark on 6/20/06 is sufficient to meet the requirements of ARS 45-576 for this re-subdivision.

Exhibits

- Exhibit A- Project Narrative
- Exhibit B- Previously Approved Final Plat
- Exhibit C- Proposed Preliminary Plat

Exhibit A- Project Narrative



February 26th, 2013

Keith Newman
City of Casa Grande Planner

RE: Lot split in the Casa Grande Airpark APN #508-81-114.

Dear Mr. Newman:

Please find the enclosed applications on behalf of David Beebe and Laramie Land & Holdings LLC to obtain a lot split and subsequent re-plat of the Casa Grande Airpark.

Mr. Beebe purchased the 9.79 acre parcel building and operating on half the site for a number of years before the economic downturn. In the best interest of both the City and Mr. Beebe he has a owner operator for the current facility and requires the remaining 5 +/- acres to be separated so that it may either be utilized by a future operation of Mr. Beebe's or sold to another user.

We have engaged Southwest Surveying Inc to conduct a survey and provide legal descriptions for what will become to two lots. Please contact myself at 480-857-9101 or bhanger@latigoland.com should you have any questions.

Thank you,


W. Brian Hanger
Latigo Land & Capital

Exhibit B - Previously Approved Final Plat

STATE OF ARIZONA
 COUNTY OF PINAL
 2011-01-23
 1001
 I, the undersigned, being a duly qualified and licensed Surveyor in and for the State of Arizona, do hereby certify that the above instrument is the true and correct copy of the original as recorded in my office.



**FINAL PLAT OF
 DONOVAN M. KRAMER SENIOR
 INDUSTRIAL PARK AT THE AIRPORT, PHASE II & PARCEL H
 A PORTION OF THE NORTH 1/2 OF SECTION 32, T5S, R6E, G&SRBM, PINAL COUNTY, ARIZONA**

Prepared for:
 City of Casa Grande
 510 E. Florence Boulevard
 Casa Grande, Arizona 85222



LEGAL DESCRIPTION
 A DESCRIPTION OF TRACTS 2-1, 2-2, 2-3, 2-4, 2-5, 2-6, 2-7, 2-8, 2-9, 2-10, 2-11, 2-12, 2-13, 2-14, 2-15, 2-16, 2-17, 2-18, 2-19, 2-20, 2-21, 2-22, 2-23, 2-24, 2-25, 2-26, 2-27, 2-28, 2-29, 2-30, 2-31, 2-32, 2-33, 2-34, 2-35, 2-36, 2-37, 2-38, 2-39, 2-40, 2-41, 2-42, 2-43, 2-44, 2-45, 2-46, 2-47, 2-48, 2-49, 2-50, 2-51, 2-52, 2-53, 2-54, 2-55, 2-56, 2-57, 2-58, 2-59, 2-60, 2-61, 2-62, 2-63, 2-64, 2-65, 2-66, 2-67, 2-68, 2-69, 2-70, 2-71, 2-72, 2-73, 2-74, 2-75, 2-76, 2-77, 2-78, 2-79, 2-80, 2-81, 2-82, 2-83, 2-84, 2-85, 2-86, 2-87, 2-88, 2-89, 2-90, 2-91, 2-92, 2-93, 2-94, 2-95, 2-96, 2-97, 2-98, 2-99, 2-100, 2-101, 2-102, 2-103, 2-104, 2-105, 2-106, 2-107, 2-108, 2-109, 2-110, 2-111, 2-112, 2-113, 2-114, 2-115, 2-116, 2-117, 2-118, 2-119, 2-120, 2-121, 2-122, 2-123, 2-124, 2-125, 2-126, 2-127, 2-128, 2-129, 2-130, 2-131, 2-132, 2-133, 2-134, 2-135, 2-136, 2-137, 2-138, 2-139, 2-140, 2-141, 2-142, 2-143, 2-144, 2-145, 2-146, 2-147, 2-148, 2-149, 2-150, 2-151, 2-152, 2-153, 2-154, 2-155, 2-156, 2-157, 2-158, 2-159, 2-160, 2-161, 2-162, 2-163, 2-164, 2-165, 2-166, 2-167, 2-168, 2-169, 2-170, 2-171, 2-172, 2-173, 2-174, 2-175, 2-176, 2-177, 2-178, 2-179, 2-180, 2-181, 2-182, 2-183, 2-184, 2-185, 2-186, 2-187, 2-188, 2-189, 2-190, 2-191, 2-192, 2-193, 2-194, 2-195, 2-196, 2-197, 2-198, 2-199, 2-200, 2-201, 2-202, 2-203, 2-204, 2-205, 2-206, 2-207, 2-208, 2-209, 2-210, 2-211, 2-212, 2-213, 2-214, 2-215, 2-216, 2-217, 2-218, 2-219, 2-220, 2-221, 2-222, 2-223, 2-224, 2-225, 2-226, 2-227, 2-228, 2-229, 2-230, 2-231, 2-232, 2-233, 2-234, 2-235, 2-236, 2-237, 2-238, 2-239, 2-240, 2-241, 2-242, 2-243, 2-244, 2-245, 2-246, 2-247, 2-248, 2-249, 2-250, 2-251, 2-252, 2-253, 2-254, 2-255, 2-256, 2-257, 2-258, 2-259, 2-260, 2-261, 2-262, 2-263, 2-264, 2-265, 2-266, 2-267, 2-268, 2-269, 2-270, 2-271, 2-272, 2-273, 2-274, 2-275, 2-276, 2-277, 2-278, 2-279, 2-280, 2-281, 2-282, 2-283, 2-284, 2-285, 2-286, 2-287, 2-288, 2-289, 2-290, 2-291, 2-292, 2-293, 2-294, 2-295, 2-296, 2-297, 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2-727, 2-728, 2-729, 2-730, 2-731, 2-732, 2-733, 2-734, 2-735, 2-736, 2-737, 2-738, 2-739, 2-740, 2-741, 2-742, 2-743, 2-744, 2-745, 2-746, 2-747, 2-748, 2-749, 2-750, 2-751, 2-752, 2-753, 2-754, 2-755, 2-756, 2-757, 2-758, 2-759, 2-760, 2-761, 2-762, 2-763, 2-764, 2-765, 2-766, 2-767, 2-768, 2-769, 2-770, 2-771, 2-772, 2-773, 2-774, 2-775, 2-776, 2-777, 2-778, 2-779, 2-780, 2-781, 2-782, 2-783, 2-784, 2-785, 2-786, 2-787, 2-788, 2-789, 2-790, 2-791, 2-792, 2-793, 2-794, 2-795, 2-796, 2-797, 2-798, 2-799, 2-800, 2-801, 2-802, 2-803, 2-804, 2-805, 2-806, 2-807, 2-808, 2-809, 2-810, 2-811, 2-812, 2-813, 2-814, 2-815, 2-816, 2-817, 2-818, 2-819, 2-820, 2-821, 2-822, 2-823, 2-824, 2-825, 2-826, 2-827, 2-828, 2-829, 2-830, 2-831, 2-832, 2-833, 2-834, 2-835, 2-836, 2-837, 2-838, 2-839, 2-840, 2-841, 2-842, 2-843, 2-844, 2-845, 2-846, 2-847, 2-848, 2-849, 2-850, 2-851, 2-852, 2-853, 2-854, 2-855, 2-856, 2-857, 2-858, 2-859, 2-860, 2-861, 2-862, 2-863, 2-864, 2-865, 2-866, 2-867, 2-868, 2-869, 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3-156, 3-157, 3-158, 3-159, 3-160, 3-161, 3-162, 3-163, 3-164, 3-165, 3-166, 3-167, 3-168, 3-169, 3-170, 3-171, 3-172, 3-173, 3-174, 3-175, 3-176, 3-177, 3-178, 3-179, 3-180, 3-181, 3-182, 3-183, 3-184, 3-185, 3-186, 3-187, 3-188, 3-189, 3-190, 3-191, 3-192, 3-193, 3-194, 3-195, 3-196, 3-197, 3-198, 3-199, 3-200, 3-201, 3-202, 3-203, 3-204, 3-205, 3-206, 3-207, 3-208, 3-209, 3-210, 3-211, 3-212, 3-213, 3-214, 3-215, 3-216, 3-217, 3-218, 3-219, 3-220, 3-221, 3-222, 3-223, 3-224, 3-225, 3-226, 3-227, 3-228, 3-229, 3-230, 3-231, 3-232, 3-233, 3-234, 3-235, 3-236, 3-237, 3-238, 3-239, 3-240, 3-241, 3-242, 3-243, 3-244, 3-245, 3-246, 3-247, 3-248, 3-249, 3-250, 3-251, 3-252, 3-253, 3-254, 3-255, 3-256, 3-257, 3-258, 3-259, 3-260, 3-261, 3-262, 3-263, 3-264, 3-265, 3-266, 3-267, 3-268, 3-269, 3-270, 3-271, 3-272, 3-273, 3-274, 3-275, 3-276, 3-277, 3-278, 3-279, 3-280, 3-281, 3-282, 3-283, 3-284, 3-285, 3-286, 3-287, 3-288, 3-289, 3-290, 3-291, 3-292, 3-293, 3-294, 3-295, 3-296, 3-297, 3-298, 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Exhibit C- Proposed Preliminary Plat

