

	<b>Planning and Zoning Commission</b>  <b>STAFF REPORT</b>	AGENDA  # _____
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**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION

**FROM:** Laura Blakeman, City Planner

**MEETING DATE:** December 5, 2013

**REQUEST**

**Request by Michael Scarbrough, MD Partners, LLC**, for the following land use approval for property located at 1776 E. McCartney Road:

- 1. DSA-13-00118: Major Site Plan/Final Development Plan** for a proposed 4,450 square foot Circle K retail convenience store and fuel center located on 2.17 acres at the northwest corner of Tucker Road and McCartney Center, within the McCartney Center PAD.

**APPLICANT/OWNER**

Michael Scarbrough MD Partners, LLC 11811 N. Tatum Boulevard Suite 1051 Phoenix, AZ 85028 P: 602-684-5210 Email: mike@mdpartnersaz.com	Circle K Stores Inc. 1130 W. Warner Road Tempe, AZ 85284 P: 602-728-4047
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**HISTORY**

- August 4, 2000: The City Council adopted Ordinance No. 1981.1 annexing said property into the City of Casa Grande.
- August 4, 2000: The City Council approved the initial zoning of UR (Urban Ranch) on the site per Ordinance 1178.145.
- August 21, 2000: CGPZ-67-00: The City Council approved the Zone Change from UR (Urban Ranch) to PAD (Planned Area Development) for McCartney Center per Ordinance 1178.153.
- October 20, 2004: CGPZ-93-04: The City Council approved the Major PAD Amendment to the McCartney Center PAD to allow "Large Single

Retail Use” and/or “Large Multiple Use Shopping Center” as allowable future land uses for Parcels D and E per Ordinance 1178.153.1.

September 5, 2013: DSA-13-00053: The Planning and Zoning Commission approved the Major Amendment to an approved PAD Zone/Preliminary Development Plan for modifications to the Comprehensive Sign Plan.

PROJECT DESCRIPTION	
Site Area	2.17 acres
Zoning	PAD (Planned Area Development)
General Plan Designation	<i>Neighborhoods</i>
Building Height	<i>Convenience Store (C Store) – 23’ 8” Canopy – 18’</i>
Parking:	<u>18 total spaces required by City Code as Follows:</u>  One space per 250 square feet of floor area, 1 space for handicap parking  Provided – 25 spaces, including 1 handicap space, 3 vendor parking spaces and a bike rack

**Surrounding Land Use and Zoning**

Direction	General Plan Designation	Existing Zoning	Current Uses
North	<i>Neighborhoods</i>	PAD (Planned Area Development)	Vacant land
South	<i>Commerce &amp; Business</i>	UR (Urban Ranch)	McCartney Road, Vacant land
East	<i>Commerce &amp; Business</i>	PAD (Planned Area Development)	Tucker Road, Vacant land
West	<i>Neighborhoods</i>	PAD (Planned Area Development)	Vacant land

**SITE AERIAL**



## Overview

The McCartney Center PAD is a mixed-use development that includes single-family residential, multi-family residential and commercial land uses as well as a site reserved for a school. The proposed area for the Final Development Plan/Major Site Plan is a portion of Parcel C of McCartney Center, located at the northwest corner of McCartney Road and Tucker Road.



Parcel	Land Use	Gross Acres	Est. Units	Gross DU/AC
A	Commercial	6.8		
B	Commercial	11.1		
<b>C</b>	<b>Commercial</b>	<b>10.2</b>		
D	Commercial	24.8		
E	Commercial	21.8		
F	Commercial	6.0		
G	Multi-Family	14.8	265	17.9
H	Multi-Family	10.4	186	17.9
Parcels AA – HH (HH - future School Site	Residential	206.8	617	3.0

Parcel C is designated for commercial land use per the PAD development guide. At the time the McCartney Center Planned Area Development was established, the development standards were included in the PAD.

The proposed request is for the development of a convenience store (Circle K) and Fuel Canopy. The proposed site improvements will be built on a 2.17 acre site located at the northwest corner of McCartney Road and Tucker Road.

The Circle K building will be approximately 24 feet in height and located to the northern

portion of the site. The fuel canopy is approximately 18 feet in height and located south of the proposed building. The fuel area is proposed for 10 gasoline dispensing pumps. The proposed Circle K facility will be operated 24 hours a day, 7 days a week.

### **CONFORMANCE WITH MAJOR SITE PLAN REVIEW/FINAL DEVELOPMENT PLAN CRITERIA 17.68.070**

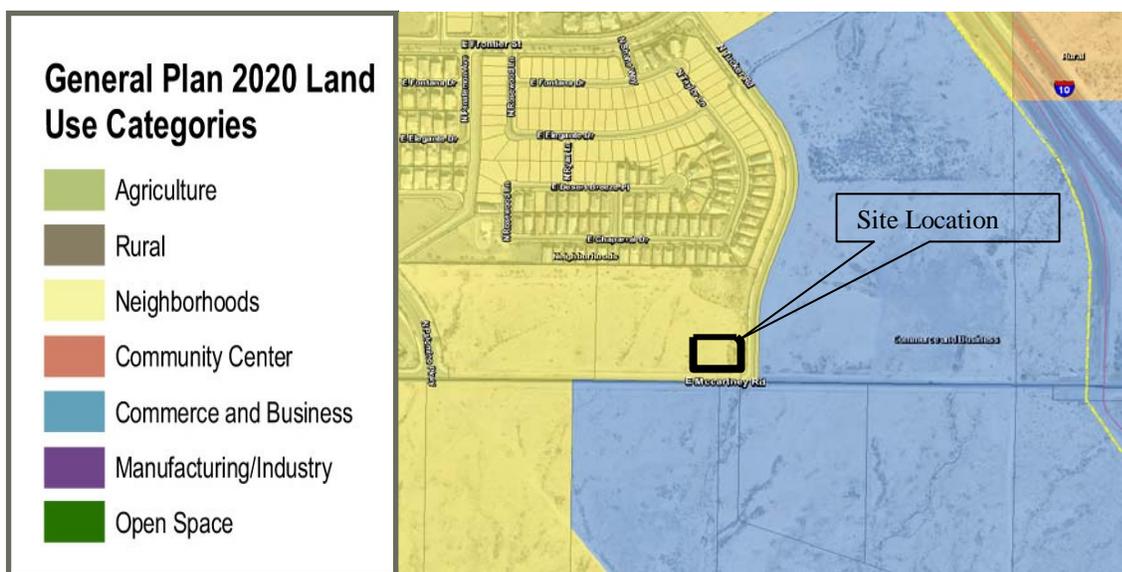
*In accordance with Section 17.68.070 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of Major Site Plan application:*

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

The site is located within a portion of Parcel C of McCartney Center PAD, which is 2.17 acres of the 9.42 acre site. The 2.17 acres provides sufficient area to accommodate the proposed request. The PAD Zoning for the property established the commercial land use for this site. The site is located north of McCartney Road, a principal arterial road and west of I-10 interstate. The proposed development will abut vacant land and the closest residential homes are approximately 309 feet from the proposed convenience store building. The site is located in a prime location for commercial development as it is located along a principal arterial, McCartney Road and in close proximity to I-10. The proposed convenience store and gasoline availability will provide services to residents in the area, which currently do not exist today.

#### ***Conformance to the City's General Plan;***

The General Plan 2020 Land Use designation for the site is *Neighborhoods*. This land use is primarily for residential land uses, however it allows for single commercial sites up to 30 acres. The proposed commercial uses (Circle K and Gas Station) are permitted land uses in the Neighborhood land use designation.



**Conformance to the City's Zoning Ordinance;**

The site is zoned PAD (Planned Area Development). The original PAD Zoning for the site was established in 2000. This site was designated for commercial development at the time the McCartney Center Planned Area Development was established.

**The impact of the plan on the existing and anticipated traffic and parking conditions;**

Access to the site is from McCartney Road, a principal arterial. According to the Traffic Impact Study, July 13, 2013, submitted by CivTech, all study intersection turning movements are anticipated to operate at a LOS B or better under the proposed lane and stop controls provided with the existing proposal. A westbound deceleration lane is proposed along McCartney Road and allows for approximately 100 feet of storage. Per the ITE Trip Generation Handbook, 2<sup>nd</sup> Edition, 10% of daily trips to the gas station, 62% for the AM peak hour and 56% for the PM peak hour are anticipated to be pass-by trips, or trips made by vehicles already using the roadway network.

The proposed development is expected to generate 3,256 total daily new trips, with 204 occurring in the AM peak hour and 271 occurring in the PM peak hour. Of the total trips generated only 2,932 daily trips are anticipated to be added to the roadway network, with 78 new AM peak hour trips and 221 new PM Peak hour trips.

Parking requirements for the site are based on code requirements of one space for 250 square feet of floor area. Based on this calculation the building is 4,450 square feet and the required number of parking spaces is 18 spaces. The applicant is providing 25 parking spaces which exceed the minimum requirements. The site will also accommodate a bicycle rack and 3 vendor parking spaces located on the west side of the building.

The final development plan shows a fuel canopy area just south of the convenience store. The fuel area will provide 10 gasoline dispensing pumps. The site will be operated 24 hours a day, 7 days a week.

**The adequacy of the plan with respect to land use;**

In evaluating the City Code requirements and 2.17 acres of the site for development, there is sufficient land area to accommodate the proposed convenience store and fuel station.

**Pedestrian and vehicular ingress and egress;**

According to the proposed site plan the site will a primary entrance located off of McCartney Road and a secondary entrance off of Tucker Road. The site's proposed circulation is two way traffic flows, with a minimum of 37 ft. of width for drive aisle access around the canopy.

**Building location, height & Building Elevations:**

The convenience store is located on the northern portion of the site. The building is single story and approximately 23 feet high and 4,450 square feet in size (See Exhibit C - Elevations).

The majority of the building's exterior will be a combination of stucco construction integrated with stone veneer, cmu veneer, stucco score lines and cornice molding elements. The main entrance is located at the south side of the building and all roof mounted equipment will be screened and located behind mechanical walls.

The gas canopy is located to the south of the convenience store and will provide 10 gasoline dispensing pumps. The canopy is 18' feet in height and approximately 6,511 square feet. The canopy columns will be designed with stucco construction and stone veneer, integrating architectural elements of the main building. The canopy colors will match the colors used on the convenience store as to provide an architectural cohesiveness within the site.

**Landscaping:**

The preliminary landscaping plan for the site (See Exhibit B – Preliminary Landscape Plan) indicates that the site is providing 34% of landscaped area and 62% of groundcover. The preliminary plan shows compliance with the code requirements, however the specific breakdown of the calculations will be provided with a final landscape plan at the time of building permit submittal.

The retention basin located to the east and the drainage channel that parallels Tucker Road will be landscaped along the perimeter of the basin and channel. Besides the onsite landscaped area, the majority of the landscaping is located along the roadway frontages, Tucker and McCartney Roads.

**Lighting:**

There is an existing street light located at the Tucker and McCartney Road intersection that will be relocated due to the street widening improvements that will need to be completed with this request.

On-site site lighting is proposed with 20' foot high light poles. The lighting has been dispersed throughout the site to provide adequate visibility. The proposed buildings will incorporate attached decorative lighting to complement the buildings exterior and provide lighting for security measures.

The lighting for the fuel canopy is will consist of LED luminaire lights that are flushed mounted to underneath the fuel canopy.

All lighting is designed with full-cutoff fixtures and complies with the provisions of City Code section 15.48.050.

**Provisions for utilities;**

The preliminary water and sewer report submitted by Zell Company LLC, dated September 12, 2013 stated that the site will tie into water at the existing 12 inch main in McCartney Road and extend a 6 inch fire line onsite. A 6 inch private sewer line will connect in to the existing sewer main in McCartney Road.

**Site drainage & Grading;**

The preliminary drainage report submitted by Greenberg Farrow dated July 16, 2013, the subject property is located in Flood Zone X, areas determined to be outside the 0.2% annual chance floodplain. The site will utilize the onsite basin to retain the 100-year, 1-hour storm. No offsite flows currently impact this site from the north as the offsite flows from the north are intercepted and carried in existing channels through the residential neighborhoods. The offsite flows from the east are collected in an existing channel along the west side of Tucker Road. As part of development of this site, the existing channel will be extended and widened along the west side of Tucker Road to the intersection with McCartney Road. Culverts will be installed underneath McCartney Road to allow the runoff to continue in its historic pattern.

**Open space;**

See landscaping section of the Major Site Plan/Final Development Plan.

**Loading and unloading areas;**

N/A.

**Signage;**

The site plan shows a proposed detached sign located at the McCartney Road entrance, however no sign details were provided. The detached sign is subject to the requirements of the Major Pad Amendment that was approved in October 2013.

The fuel canopy elevations show conceptual signage on all four sides of the canopy. Because the PAD guide for McCartney Center did not address canopy signage, nor does the City Sign Code, Staff has added a condition of approval that will establish signage requirements for the fuel canopy. Based on the plan submitted, the proposed canopy elevations will meet this code requirement. All signage requires a separate permit.

**Screening;**

The site is not proposing any boundary screening as the location is set a distance of 309 feet from the residential properties to the north.

A 3 foot screen wall is proposed along the south side of the site (McCartney Road frontage) and continues east and north paralleling the drainage channel along the west side of Tucker Road. The 3 foot wall will assist in screening the parking areas from view along the McCartney and Tucker road street frontages.

**Setbacks:**

The PAD guide established the following setbacks for the site:

Front	35
Sides	10
rear	15
Corner side	25
Maximum height	35

The proposed site plan shows compliance with the required setbacks.

<b>PUBLIC NOTIFICATION/COMMENTS</b>
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**Notification**

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

- Neighborhood meeting held at Fire Station #504 on May 30, 2013.
- A notice of time, date, place, and purpose of the public hearing was published in the Casa Grande Dispatch on November 19, 2013.
- A notice was mailed on November 20, 2013 to each owner of property situated within three hundred feet of the site. An affidavit confirming this mailing is within the project file.
- A notice was posted by the applicant on the subject site on November 20, 2013. An affidavit confirming this posting was also supplied by the applicant.

**Inquiries/Comments**

Comments received from the neighborhood meeting that involve city code requirements, were the following: traffic, lighting, landscaping, and aesthetics. These items were addressed in the review of the Final Development Plan/Major Site Plan and the proposed site plan meets code requirements. Further details of these items are mentioned earlier in the Staff Report.

City Staff received a phone call from the managing agent of property located east of Tucker Road, "Parcel D" of McCartney Center PAD, which is currently vacant and

approved for commercial land uses. The agent requested further information on the proposed development and the Agent was sent the site plan and staff report at the finalization of the Staff Report.

<b>STAFF RECOMMENDATION</b>
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**Staff recommends the Commission approve the Major Site Plan/Final Development Plan (DSA-13-00118) for Circle K with the following condition:**

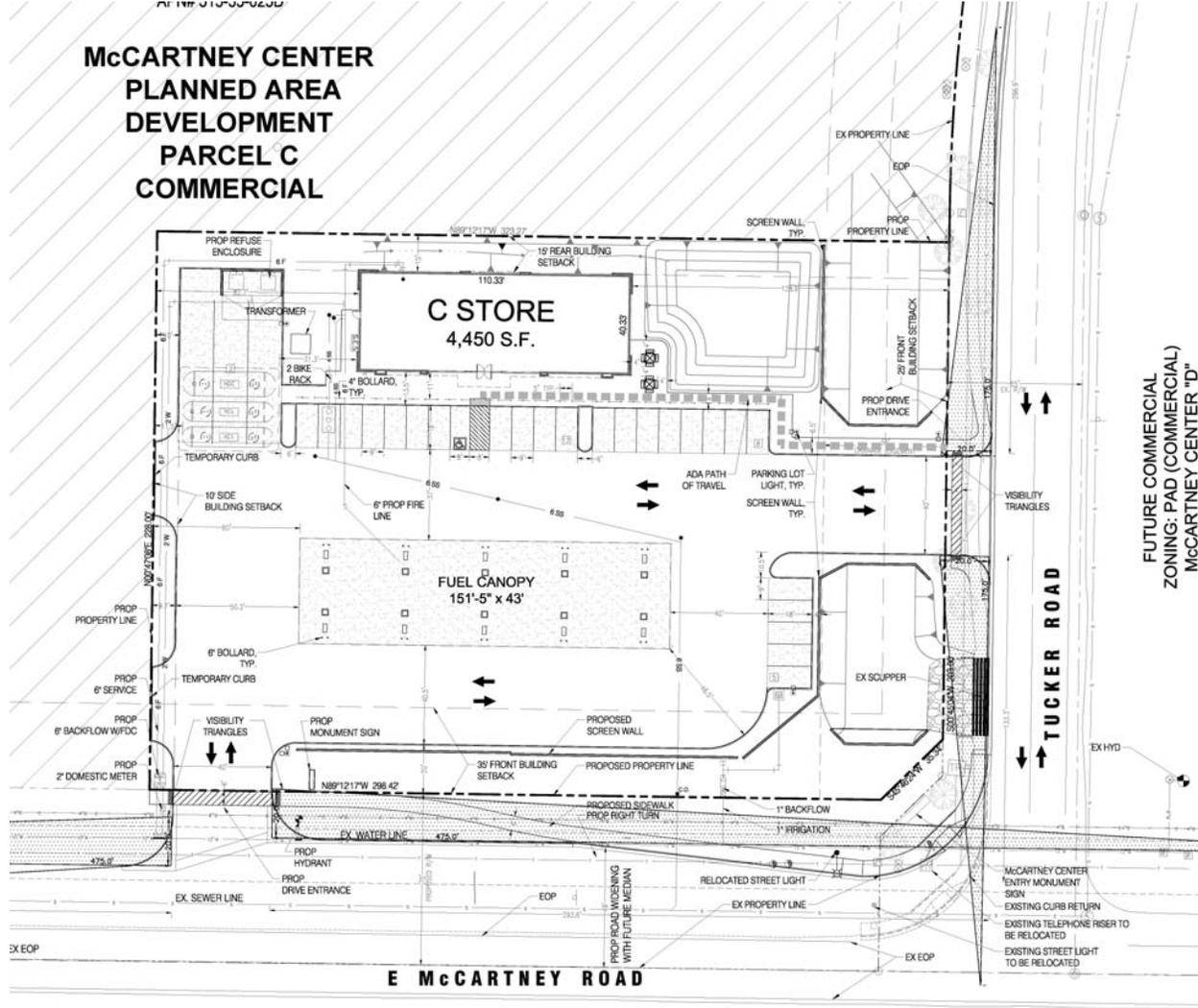
1. Prior to issuance of the building permit, the Map of Dedication for the McCartney Road right-of-way dedication shall be recorded.
2. Canopy signage shall be a maximum of 0.25 square feet per linear foot for each elevation.

**Exhibits**

- A – Site Plan
- B – Landscape Plan
- C – Elevations

# Exhibit A – Site Plan

## McCARTNEY CENTER PLANNED AREA DEVELOPMENT PARCEL C COMMERCIAL

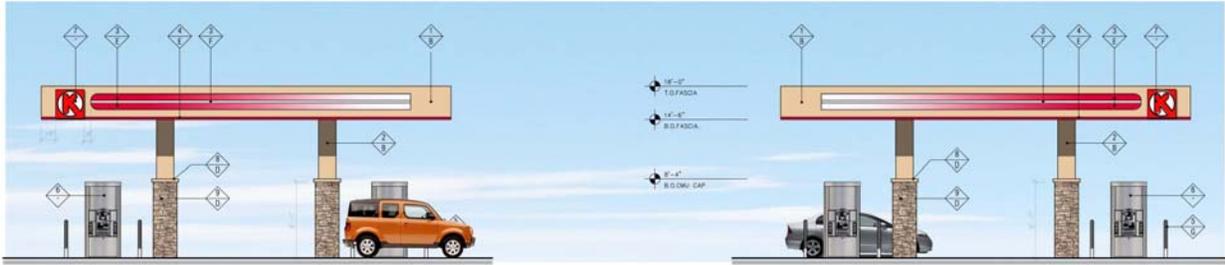


# Exhibit B – Preliminary Landscape Plan



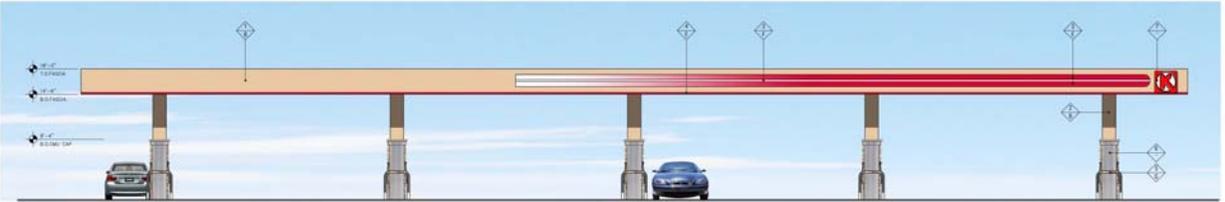
# Exhibit C – Elevations





4 "SIDE" EAST ELEVATION  
SCALE: 3/16" = 1'-0"

3 "SIDE" WEST ELEVATION  
SCALE: 3/16" = 1'-0"



2 "FRONT" SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"



1 "REAR" NORTH ELEVATION  
SCALE: 3/16" = 1'-0"