



PUBLIC NOTICE
CASA GRANDE PLANNING AND ZONING COMMISSION
MEETS
THURSDAY, JUNE 8, 2023- 6:00 PM
COUNCIL CHAMBERS – 510 E. FLORENCE BOULEVARD
(MEMBERS MAY PARTICIPATE TELEPHONICALLY)

A. Call to Order/Pledge

B. Roll Call

C. Changes to the Agenda

D. Approval of Minutes

1. **Consider approving the minutes of the meeting of May 4th, 2023.**

E. Consent Agenda

All items listed with an asterisk (*) are considered routine matters and will be enacted by one motion and one roll call vote of the Commission. There will be no separate discussion of these items unless a Commission Member or member of the public so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence of the agenda.

1. ***Consider a request by Desert Mountain Corporation for a Major Site Plan** to construct a warehouse and storage yard for dust control materials on a 6.2-acre site generally located at 155 and 179 S Industry Way within the Central Arizona Commerce Park. **(DSA-22-00148)** (Planner Joe Horn)

F. Old Business

1. **Hold a public hearing and consider forwarding a recommendation to City Council by DJK-Casa Grande, LLC for a Planned Area Development (PAD) Major Amendment to the Tri-Valley PAD** to allow warehousing, indoor self-storage, and bowling alleys as a Conditional Use Permit within lot 1 of the Tri-Valley Plaza, located at the southeast corner of Florence Blvd and Colorado Street, +/- 9.36 acres. **(DSA-23-00045)** (Planner Jaclyn Sarnowski)

G. **New Business**

1. **Hold a Public Hearing and consider a request on behalf of DR Horton Inc. for a Conditional Use Permit and associated Resolution** to allow a model home sales complex within Carlton Commons located at 18 and 22 S Boniface Ln. **(DSA- 23-00080)** (Planning Intern Cole Hunger)
2. **Hold a Public Hearing and consider a request by Bryan Ledbetter for a Conditional Use Permit and associated Resolutions** for a convenience food restaurant located at 405 E Florence Blvd. (APN #507-03-1260) and off-site parking located on an adjacent lot (APN # 507-031270) **(DSA-23-00115)** (Planning Intern Cole Hunger).
3. **Hold a public hearing and consider forwarding a recommendation to City Council of two requests by Hilgart-Wilson** for approximately +/-39.7 acres generally located on the west side of Burris Road between Peters Road and Selma Highway: (Planner Joseph Horn).
 - a. **DSA-23-00041 - Minor General Plan Amendment** to amend the growth area phase from **Phase II** to **Phase I**.
 - b. **DSA-23-00042 – Zone Change** from Urban Ranch (UR) to General Industrial (I-2).
4. **Hold Public Hearing and consider forwarding a recommendation to City Council on a request by Sun Village Villago for a Major Amendment to a Planned Area Development to create a Manufactured Home Park (DSA-22-00280)** for +/-287 acres generally located south of McCartney Rd between Faldaie Rd. and Pinal Ave.(Planner Joseph Horn).
5. **Hold a public hearing and forward a recommendation to City Council for a request by the City of Casa Grande Planning Department for DSA-23-00066, a Minor Amendment to the Casa Grande 2030 General Plan** to change the roadway classification for Thornton Rd. from minor arterial (110 ft.- right of way) to major collector (80 ft. right of way) for those portions of said roadway north of Kortsen Rd and south of McCartney Rd. (Planner Joseph Horn).
6. **Hold a public hearing and consider forwarding a recommendation to City Council for a request by Arlen Korner for a zone change from General Commercial (B-2) to Central Business (B-3),** for property generally located 1015 E Florence Blvd, (APN # 507-03-001, 003, 004, & 005) +/-1.6 acres **(DSA-23-00081).** (Planner Jaclyn Sarnowski).

7. **Hold a public hearing and consider forwarding a recommendation to City Council** for a request by New Horizon Community Care for a **zone change from Multi-Family (R-3) to Commercial Office (CO)**, located at 2510 N Trekell Rd, +/-1.32 acres **(DSA-23-00104)**. (Jaclyn Sarnowski)
8. **Hold a public hearing and consider forwarding a recommendation to City Council for a request by Associated Architects for a zone change from Community Services (B-4) to Central Business (B-3)**, for property located at 139 W. 1st St, +/- .23 acres. **(DSA-23-00105)** (Jaclyn Sarnowski)
9. **Hold a public hearing and consider a request** by Jim Suor for a **Conditional Use Permit** and associated **Resolution** for an automobile repair service establishment, (Freedom Auto Service) located at 930 E Florence Blvd **(DSA-23-00113)**(Samuel Leonard).
10. **Hold a public hearing and consider a request** by Lorraine Lewis for a **Conditional Use Permit** for a Child Care Facility at 3151 N. Piper Ave. **(DSA-23-00082)**. (Planner Samuel Leonard)
11. **Hold a public hearing and consider a request** by Daniel Kent for a **Conditional Use Permit** for a Convenience Food Restaurant (Sno Shack) in the parking lot at 395 North Sacaton Street. **(DSA-23-00096)** (Samuel Leonard).

H. **Public Comments**

I. **Reports by Planning Director**

1. **Administrative Approvals**

- a. DSA-23-00095 – Minor Amendment to a Major Site Plan for the Casa Grande Airport to amend the taxiway apron location on 3 hangars.
- b. DSA-23-00084 – Minor Amendment to a Major Site Plan for Wright Asphalt to amend the location and sizes of certain buildings and amend the number and sizes of storage tanks on the site.
- c. DSA-22-00284- Minor Site Plan to construct two outdoor soccer fields enclosed within a chain-link fence.
- d. DSA-23-00117- Secondary Driveway Permit for Ribbon driveway to RV Gate 2041 N. Thunderbird Ave.

- e. DSA-23-00125 Secondary Driveway Permit for RV Gate Driveway 2033 N. Thunderbird Ave.
- f. DSA-23-00111 Secondary Driveway Permit for Burke Circle 1017 N. Lehmberg Ave.

2. **Board of Adjustment Decisions**

The Board of Adjustment approved the Villago Marketplace and Villago Village Comprehensive Sign Plan for Super Star Carwash (DSA-23-00057).

3. **City Council Decisions on Planning Commission Recommendations**

- a. City Council approved Ordinance No. 3374, Designating the Valley Pump and Machine Works Signs as a Local Historic Landmark, and Authorizing the City Clerk to Record All Documents Necessary to Effectuate This Ordinance With the Pinal County Recorder's Office
- b. City Council approved Ordinance No. 1178.433, Amending Zoning Ordinance #1178 and its Subsequent Amendments by Changing the Zoning From General Business (B-2) to Central Business (B-3) on Property Generally Located at 1654 North Pinal Avenue, Casa Grande, Arizona.
- c. Resolution No. 5273.19, Adopting a Minor Amendment to the City of Casa Grande General Plan 2030(as Adopted by Resolution No. 5273 and as Previously Amended), by Changing the Land Use Designation From Commerce and Business to Community Corridor for Approximately 120.9 Acres of Property Generally Located Near the Southwest Corner of Cottonwood Lane and Interstate 10, Casa Grande, Arizona
(was removed from the agenda).
- d. Ordinance No. 1178.432, Amending Zoning Ordinance #1178 and its Subsequent Amendments by Changing the Zoning From Urban Ranch (UR) to Casa Blanca Planned Area Development (PAD) on Property Located Generally Near the Southwest Corner of Cottonwood Lane and Interstate 10, Casa Grande, Arizona.
(was removed from the agenda).

4. **Monthly Development Center Reports**

J. **Adjournment**

Note: This meeting is open to the public. All interested people are welcome to attend. Supporting documents and staff reports, which were furnished to the Commission with this Agenda, are available for review in the City Clerk's Office or online at www.casagrandeaz.gov.

Disabled individuals with special accessibility needs may contact ADA Coordinator for the City of Casa Grande at 520-421-8600 or TDD 520-421-8623. If possible, such requests should be made 72 hours in advance.

Posted on June 1st 2023, by 6:00 p.m. at the below locations:

City Hall 510 E. Florence Blvd. Casa Grande, Arizona	Communication Center 520 N. Marshall Casa Grande, Arizona	City Website www.casagrandeaz.gov
--	---	--

Gloria Leija, MMC
City Clerk

Planning and Zoning Commission

D. 1.

Meeting Date: 06/08/2023

Prepared by: Michelle Hall, Administrative Assistant

Subject:

Consider approving the minutes of the meeting of May 4th, 2023.

Attachments

Minutes

Regular Meeting
May 4th , 2023

MINUTES OF A REGULAR MEETING OF THE CASA GRANDE PLANNING AND ZONING COMMISSION HELD ON THURSDAY, May 4th, 2023, AT 6:00 P.M. IN THE COUNCIL CHAMBERS AT CITY HALL 510 E. FLORENCE BOULEVARD, CASA GRANDE, ARIZONA.

A. Call to Order/Pledge

Chairman Benedict called the meeting to order at 6pm.

B. Roll Call

Member Aldrete
Member Vanderheyden
Member Hubbard
Member Peters
Member Estrada
Vice-Chairman Garza
Chairman Benedict

City Staff Present

Paul Tice, Planning and Development Director
James Gagliardi, City Planner
Joseph Horn, City Planner
Jaclyn Sarnowski, City Planner
Samuel Leonard, Assistant City Planner
Cole Hunger, Planner Intern
Mark Graffius, City Assistant Attorney- Via Zoom
Monir Zaman, City Traffic Engineer
Cesar Adamos, Civil Engineer
Michelle Hall, Administrative Assistant

C. Changes to the Agenda

Items G 1. And H 2 were removed from the agenda.

Member Estrada made a motion to approve the removed items.
Member Hubbard seconded the motion.

D. Approval of Minutes

1. Consider approving the minutes of the meeting of April 6th, 2023. And the special meeting of April 20,2023.

Member Peters made a motion to approve the minutes.
Member Hubbard seconded the motion.

E. **Consent Agenda**

All items listed with an asterisk (*) are considered routine matters and will be enacted by one motion and one roll call vote of the Commission. There will be no separate discussion of these items unless a Commission Member or member of the public so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence of the agenda.

1. ***Consider a request by Hilgart-Wilson for DSA-22-00225, the Air Products Preliminary Plat** consisting of 2 lots on +/-39.37 acres of land, Right of Way for Peters Road and Sisler Rd., and necessary utility easements for property located at 1589 W. Peters Rd. (Planner Joseph Horn)
2. ***Consider the following requests by Jason Doty for property located at the northeast corner of Schultz St and 13th St, for +/-2.1 acres, zoned R-2:** (Planner Jaclyn Sarnowski)
 - a. **Preliminary Re-Plat** to create 5 lots, provide additional Right-of-Way, and create necessary utility easements **(DSA-23-00008)**
 - b. **Major Site Plan** approval to allow for the development of 5 four-plex units **(DSA-23-00003)**.
3. ***Consider a request by Rick Engineering for a Preliminary Plat** for Confluence Industrial comprised of two lots and right of way dedication within a +/- 21.48-acre I-1-zoned area at the southwest corner of Jimmie Kerr Blvd and Sunland Gin Rd. **(DSA-23-00046)** (Planner James Gagliardi)

Member Peters made a motion to approve the consent items.

Member Estrada seconded the motion.

Member Aldrete	Aye
Member Vanderheyden	Aye
Member Hubbard	Aye
Member Peters	Aye
Member Estrada	Aye
Vice-Chairman Garza	Aye
Chairman Benedict	Aye

The motion passed 7-0

F. **Old Business**

4. **Hold a public hearing and consider forwarding a recommendation to City Council by DJK-Casa Grande, LLC for a Planned Area Development (PAD) Major Amendment to the Tri-Valley PAD** to allow warehousing, indoor self-storage, and bowling alleys as a Conditional Use Permit within lot 1 of the

Tri-Valley Plaza, located at the southeast corner of Florence Blvd and Colorado Street, +/- 9.36 acres. **(DSA-23-00045)** (Planner Jaclyn Sarnowski)

Item removed from agenda and will be presented at the June meeting.

G. **New Business**

5. **Hold a public hearing and consider requests by Solvay Chemicals, Inc** on 16 acres of land located at 32 South Commerce Drive. (Planner Joseph Horn)

- a. **DSA-22-00082: Conditional Use Permit and associated Resolution** to allow for the production and storage of Hydrogen Peroxide.

Planner Horn presented his staff report and stated that his recommendation was for the Commission to approve the Conditional Use Permit and Associated Resolution (DSA-22-00082) with the conditions he mentioned in his staff report.

- b. **DSA-22-00083: Major Site Plan** to allow for the development of a Hydrogen Peroxide production and storage facility.

Planner Horn stated that his recommendation was for the Commission to approve the Major Site Plan (DSA-22-00083) with the technical modifications mentioned in his staff report.

- c. **DSA-23-00034: Preliminary Plat** to replat Lot 21 of the Central Arizona Commerce Park to provide dedication of rights-of-way for Commerce Drive.

Planner Horn stated that his recommendation was for the Commission to approve the Preliminary Plat to provide necessary rights-of-way for Commerce Dr. (DSA-23-00034) with the technical corrections mentioned in his staff report.

Planner Horn indicated that he would be happy to answer any questions the Commission might have.

Chairman Benedict asked the Commission if they had any questions of staff?

Chairman Benedicta asked the applicant or their representative to come forward.

Todd Anderson 160 Millwood Lane North Augusta, North Carolina 29860. Mr. Anderson stated he was there with his partner Ziad Hadad, both employed by Solvay. Mr. Anderson stated that despite 30 years in the field this was the first time he had to secure industrial land and collaborate with the city. There had been many phone calls and he was helped along the way. Mr. Anderson encouraged the Commission to support city staff and grant approval of the Conditional Use Permit, the Major Site Plan, and the Preliminary Plat.

Chairman Benedict asked the Commission if they had any questions for the applicant?

There were no questions for the applicant.

Chairman Benedict opened the public hearing and asked if there was anyone in the audience that wanted to address the Commission regarding this item.

There were no public comments.

Chairman Benedict closed the public hearing and brought the matter back to the table.

Member Peters stated that this was what the Commerce Park was designed to do to attract these types of businesses.

Vice-Chairman Garza made a motion to approve the Conditional Use Permit and Associated Resolution (DSA-22-00082) with conditions mentioned by staff.

Member Hubbard seconded the motion.

Member Aldrete	Aye
Member Vanderheyden	Aye
Member Hubbard	Aye
Member Peters	Aye
Member Estrada	Aye
Vice-Chairman Garza	Aye
Chairman Benedict	Aye

The motion passed 7-0

Vice-Chairman Garza made a motion to approve the Major Site Plan (DSA-22-00083) with technical modifications mentioned by staff.

Member Peters seconded the motion.

Member Aldrete	Aye
Member Vanderheyden	Aye
Member Hubbard	Aye
Member Peters	Aye
Member Estrada	Aye
Vice-Chairman Garza	Aye
Chairman Benedict	Aye

The motion passed 7-0

Vice-Chairman Garza made a motion to approve the Preliminary Plat for necessary right-of-way (DSA-23-00034) with the technical corrections mentioned by staff.

Member Peters seconded the motion.

Member Aldrete	Aye
Member Vanderheyden	Aye
Member Hubbard	Aye
Member Peters	Aye
Member Estrada	Aye
Vice-Chairman Garza	Aye
Chairman Benedict	Aye

The motion passed 7-0

6. **Public hearing and consider forwarding a recommendation to City Council of a request by Four Leaf Properties for a Zone Change (DSA-23-00054)** from Urban Ranch (UR) to Mobile Home Residential (R-4) for approximately +/-120 acres of land generally located at the southwest corner of Pinal Avenue and Ghost Ranch Road. (Planner Joseph Horn)

Item removed from agenda and will be heard at another date TBD.

7. **Public hearing and consideration of a request by Hillarey Luther** for the following land use approval(s) at 382 East Cornerstone Circle, Casa Grande AZ 8122: (Planner Samuel Leonard)

- a. **Conditional Use Permit and associated Resolution** to allow a 2,212 sq. ft. Accessory Structure. **(DSA-23-00083)**

Assistant Planner Leonard presented his staff report and stated that his recommendation was for the Commission to approve the Condition Use Permit and Associated Resolution for an accessory structure subject to the conditions listed in his staff report.(DSA-23-00083)

Assistant Planner Leonard indicated that he would be happy to answer any questions the Commission might have.

Chairman Benedict asked the Commission if they had any questions of staff?

There were no questions for staff.

Chairman Benedict asked the applicant, or their representative to come forward.

Hillarey Luther with Associate Architects. Ms. Luther stated she wanted to thank assistant planner Leonard for all his help. Ms. Luther asked if there were any questions.

Chairman Benedict asked the Commission if they had any questions for the applicant?

There were no questions for the applicant.

Chairman Benedict opened the public hearing and asked if there was anyone in the audience that wanted to address the Commission regarding this item.

Brenda Jackson stated that this product did not affect her, but she wanted to make a comment. Mrs. Jackson stated that she often hears staff say there were no responses received after the city has put up signs and sent notifications out to the public. She states that people still don't know.

Chairman Benedict closed the public hearing and brought the matter to the table.

Member Peters made a motion to approve the Conditional Use Permit and Associated Resolution to allow the structure with the conditions listed in the staff report (DSA-23-00083).

Member Aldrete seconded the motion.

Member Aldrete	Aye
Member Vanderheyden	Aye
Member Hubbard	Aye
Member Peters	Aye
Member Estrada	Aye
Vice-Chairman Garza	Aye
Chairman Benedict	Aye

The motion passed 7-0

8. **Hold a public hearing and consider forwarding a recommendation to City Council for a request by EPS Group for a Major Amendment to the Mountain View Ranch Planned Area Development (PAD) to allow an increase in the number of lots for Parcels B, C, and D, phases 3 and 4, +/-50.5 acres. (DSA-22-00283) (Planner Jaclyn Sarnowski)**

Planner Sarnowski presented her staff report and stated that her recommendation was for the Commission to forward a recommendation of approval to City Council for the PAD Major Amendment to the Mountain View Ranch PAD to increase the number of lots with the conditions mentioned in her staff report.

Planner Sarnowski indicated that she would be happy to answer any questions the Commission might have.

Chairman Benedict asked the Commission if they had any questions for staff?

Member Vanderheyden asked planner Sarnowski why the applicant wanted to increase the number of lots?

Planner Sarnowski stated the applicant could better explain but basically, but her understanding is that the applicant wanted to take advantage of the new state statute that allows land developers to increase the number of (CAWS) Certificates of Assured Water Supply if they have the approved Acre Feet allocation to do so.

Chairman Benedict asked the applicant, or their representative to come forward.

David Hughes with EPS Group 945 S. Farmer Ave. Tempe Az 85281. Mr. Hughes thanked planner Sarnowski for her help and the Commission for hearing the presentation. Mr. Hughes stated he would be happy to answer any questions. Mr. Hughes quickly stated that planner Sarnowski was correct as to the reason the project wanted to increase the number of lots to meet market demand at this time.

Chairman Benedict asked the Commission if they had any questions of the applicant?

There were no questions for the applicant.

Chairman Benedict opened the public hearing and asked if there was anyone in the audience that wanted to address the Commission regarding this item.

Jacqui Fogelberg 1208 E. Avenida Kino Casa Grande, AZ 85122. Mrs. Fogelberg stated she lives adjacent to this new community and wanted to know what the impact will be on Colorado Street.

Lisa Miller 1298 E. Rodeo Road. Mrs. Miller stated this PAD will affect her. She stated a year ago this sounded like a great idea. However, since then the retention pond has been full, and she is unaware if it is even being maintained. She knows because she lives right across the street from it.

Chairman Benedict closed the public hearing and brought the matter to the table.

Member Estrada asked where the retention pond was on the screen?

Director Tice stated it is on the northeast corner of Rodeo and Colorado and it is city owned. If it is holding water and not draining that is the city's responsibility. In the new retention area will be the HOA's responsibility to maintain.

Chairman Benedict asked if the development would help with the area not retaining water.

Director Tice stated yes, the area will no longer be vacant and the new retention basins to be constructed will help with the water. Less water will go into the city owned retention basin.

Vice-Chairman Garza asked about the half street improvement of Colorado Street if the developer is responsible for doing it.

Planner Sarnowski stated yes, it will be a requirement of the Preliminary and Final Plat.

Director Tice stated the developer does have to finish the improvements of Colorado Street to full width along the frontage of their subdivision.

Chairman Benedict asked if planner Sarnowski could let the public know of the next steps for the development.

Planner Sarnowski stated the next steps would be the Preliminary Plat and Final Plat that would come back before the Commission for approval.

Member Vanderheyden made a motion to forward a recommendation to City Council to approve the Mountain View Ranch PAD (DSA-22-00283).

Member Peters seconded the motion.

Member Aldrete	Aye
Member Vanderheyden	Aye
Member Hubbard	Aye
Member Peters	Aye
Member Estrada	Aye
Vice-Chairman Garza	Aye
Chairman Benedict	Aye

The motion passed 7-0

9. **Hold a public hearing and consider forwarding a recommendation to City Council for the following requests by ABLA Studio** (Planner Jaclyn Sarnowski):

- a. **Minor General Plan Amendment** request to amend the General Plan land use category from Neighborhoods to Community Corridor for +/-30.1 acres, located near the southeast corner of Rodeo Rd and Pueblo Rd. **(DSA-22-00262)**

Planner Sarnowski presented her staff report and stated that her recommendation was for the Commission to forward a recommendation to City Council to approve the Minor General Plan Amendment request to amend the land use category from Neighborhoods to Community Corridor. (DSA-22-00262)

- b. **Zone Change from Planned Area Development (PAD) (Medium Density and Low Density) to PAD (Medium Density)** for Innovations Villas at Colorado PAD, located near the southeast corner of Rodeo Rd and Pueblo Rd +/-30.1 acres. **(DSA-22-00263)**

Planner Sarnowski presented her staff report and stated that her

recommendation was for the Commission to forward a recommendation to City Council to approve the Zone Change request from Planned Area of Development (PAD) Medium and Low-Density to (PAD) for Medium Density Development, for Innovations Villas at Colorado Street PAD with technical corrections and conditions of approval.

- c. **Zone Change request from Planned Area Development (PAD) (Commercial, Senior Living, and Medium Density Residential) to PAD (Commercial and High Density Residential)** for The Village PAD, located at the southeast corner of Rodeo Rd and Trekell Rd, +/-35.26 acres. **(DSA-22-00264)**

Planner Sarnowski presented her staff report and stated that her recommendation was for the Commission to forward a recommendation to City Council to approve the Zone Change request from (PAD) Commercial, Senior Living, and Medium Density Residential to (PAD) for Commercial and High -Density Developments, for the Village PAD with technical corrections and conditions of approval.

- d. **Zone Change request from Planned Area Development (PAD) (Office/Commercial and Low Density Residential) to PAD for (Commercial and Medium Density Residential)** for the Enclave PAD, located approximately +/-1,000 ft south of the southeast intersection of Rodeo Rd and Trekell Rd, +/-31.82 acres. **(DSA-22-00265)**

Planner Sarnowski presented her staff report and stated that her recommendation was for the Commission to forward a recommendation to City Council to approve the Zone Change request from (PAD) Commercial/Office and Low-Density Residential Development to (PAD) for Commercial and Medium Density Developments, for The Enclave PAD with technical corrections and conditions of approval.

Planner Sarnowski indicated that she would be happy to answer any questions the Commission might have.

Chairman Benedict asked the Commission if they had any questions of staff?

Member Peters asked for clarification on all four sites. He wanted to know if there were not enough CAWS or no CAWS.

Planner Sarnowski stated that none of the sites had CAWS.

Chairman Benedict asked the applicant, or their representative to come forward.

Tom Durant with ABLA 22617 S. 220th Street Queen Creek, AZ. Mr. Durant stated they had a neighborhood meeting that had five attendees, they spoke with the attendees and made some adjustments to the site plan. He

stated they would continue to work with the community as they go through the site plan submittal.

Chairman Benedict asked the Commission if they had any questions for the applicant?

There were no questions for the applicant.

Chairman Benedict opened the public hearing and asked if there was anyone in the audience that wanted to address the Commission regarding this item.

Gloria Johnson Storie 1245 E. Laurel Drive and 1180 E. Rodeo Road since the 1970's. Mrs. Storie stated that she had a signed petition and she stood in opposition to this zone change. Mrs. Storie thanked city staff, Matrix Equities, and ALBA staff for listening to her concerns. She went on to state that their major concerns were density, water, and drainage on Pueblo Drive .

Mrs. Storie also stated the lack of traffic infrastructure is a problem. There are four large apartment projects under construction, there is also a large housing project going on at the end of Rodeo and Peart. There are no water certificates available, so these are all rentals using our groundwater. Imagine 2,000 people standing on two city blocks between Trekell and Colorado with their vehicles.

Mrs. Storie in closing quoted from the city's General Plan that encourages the development of vacant land that already has infrastructure. She stated they would work with the city and developers but give them a chance to be heard.

Lisa Miller 1298 E. Rodeo Rd asked that the Commission take their time on their decision. The lack of water assurances should be warning enough. This development is not an appropriate use for this area. Mrs. Miller stated she and her husband had a 30-year plan that included aging in her home; this project would make it hard for them to do that.

Mrs. Miller brought up the retention pond and stated it was full much of the earlier part of this year it was very rainy. However, cement and sidewalks are nice, but they do not absorb water. This project offers nothing positive to the current residents along Rodeo and the surrounding areas. Mrs. Miller stated she was extremely uncomfortable with the proposed 6 lanes outside of her home even with the private frontage road.

Nancy Wood 513 E. Vekol Rd stated she is not close to this project but her concern about the density is how they will deal with the water. Casa Grande has a lot of issues with flooding and water control. Ms. Wood states that we need to investigate providing good water drainage in the city.

Mike Seacats stated that during the rain he had about two inches to go, and his house would have been flooded. It is a real concern. Mr. Seacats states he couldn't even think of what to do with the road people drive 60 miles an hour, it's like a racetrack through there. He is opposed to this plan as it is, and the city really needs to think about congestion. When he thinks of Community Corridors he thinks of pathways and landscaping. He doesn't think of high density. He is opposed to this project, but he isn't opposed to progress.

Craig Miller stated he lives on Rodeo Rd he has lived there for 20 years. Two times a day the fire department uses Rodeo. Mr. Miller states if you put this up, you're going to have fires. Thank you.

Chairman Benedict closed the public hearing and brought the matter to the table.

Director Tice informed the Commission that when they were ready to vote they needed to vote for each PAD separately.

Chairman Benedict asked the Commission if they had any questions.

Member Hubbard asked to see the slide with the frontage road. She asked if there was going to be a median in the middle and one or two lanes on the north side.

Director Tice stated that the frontage road is two lanes, one in each direction. There will be a median between the frontage road and the new Rodeo Rd. will have four lanes with a median. All the homes that currently front onto Rodeo Rd. between Trekell and Colorado will have their own road to back out into and it will be low traffic. The thing to understand is that in accordance with the City's Major Street Plan Rodeo Road is going to be four lanes whether this project goes through or not, we are trying to make it safer with this frontage road.

Member Hubbard asked if there was going to be a sidewalk?

Director Tice stated there will be a sidewalk in the median, one on the frontage road and one on the south side of Rodeo.

Chairman Benedict stated as it is right now the Rodeo Rd, frontage road will not be a through road. It will only be local access only.

Director Tice stated the graphic showed how Rodeo Rd. was going to veer south considerably as it leaves Trekell Rd. to allow for the frontage road between Trekell and Colorado. Director Tice explained the next steps for this developer would be a Major Site Plan and a Preliminary Plat if the zoning is approved. This will be presented at a future public hearing before any development moves forward.

Vice-Chairman Garza asked if the development was going to be responsible for all the improvements.

Director Tice stated that is correct. However, these street improvements are much greater than the normal street improvements that a developer would be required to do. This developer is going to incur improvement costs beyond what the standard requirement is in our code. Accordingly, they will be granted transportation impact fee offsets to reimburse them for the costs that they incur in making the Rodeo Rd. improvements beyond the normal requirements. Essentially, they will get credits that can be used against traffic impact fees owed.

Vice-Chairman Garza stated she could sympathize with the water concerns; however, they are not the regulators of the assured water certificates. It is the state.

Chairman Benedict agreed that something needed to be done to Rodeo Rd backing out onto Rodeo Rd is insane. He stated it must be scary.

Vice-Chairman Garza stated it reminds her of McMurray and of Florence Blvd. people have been doing the exact same thing for 50 plus years. She thought the frontage road was a great solution.

Chairman Benedict stated that they were not directly voting on that solution yet.

Member Peters made a motion to forward to City Council a recommendation to approve the Minor General Plan Amendment with the conditions of approval listed by staff. (DSA-23-00262)

Member Estrada seconded the motion.

Member Aldrete	Aye
Member Vanderheyden	Aye
Member Hubbard	Aye
Member Peters	Aye
Member Estrada	Aye
Vice-Chairman Garza	Aye
Chairman Benedict	Aye

The motion passed 7-0

Member Peters made a motion to forward to City Council a recommendation to approve the Zone Change for (DSA-23-00263) with the technical corrections and conditions noted by staff.

Member Estrada seconded the motion.

Member Aldrete	Aye
Member Vanderheyden	Aye
Member Hubbard	Aye
Member Peters	Aye
Member Estrada	Aye
Vice-Chairman Garza	Aye
Chairman Benedict	Aye

The motion passed 7-0

Member Peters made a motion to forward to City Council a recommendation to approve the Zone Change for (DSA-23-00264) with the technical corrections and conditions listed by staff.

Member Estrada seconded the motion.

Member Aldrete stated he thinks high density is great and it really helps the city achieve its goals. Regarding public transit, the denser we are the better we can provide public transit. Increasing our density throughout the city, especially on infill sites like this, will achieve the goals of the General Plan and improve quality of life for a lot of the residents of Casa Grande.

Member Aldrete	Aye
Member Vanderheyden	Aye
Member Hubbard	Aye
Member Peters	Aye
Member Estrada	Aye
Vice-Chairman Garza	Aye
Chairman Benedict	Aye

The motion passed 7-0

Member Peters made a motion to forward to City Council a recommendation to approve the Zone Change for (DSA-23-00265) with the conditions listed by staff.

Member Estrada seconded the motion.

Member Aldrete	Aye
Member Vanderheyden	Aye
Member Hubbard	Aye
Member Peters	Aye
Member Estrada	Aye
Vice-Chairman Garza	Aye
Chairman Benedict	Aye

The motion passed 7-0

10. **Hold public hearings for a request by Jack Gilmore on behalf of New Castle Dome Ltd Partnership, LLP for a Major General Plan Amendment to the Casa Grande 2030 General Plan** to revise +/-162.54 gross acres of property located near the northeast corner of Cottonwood Ln. and Henness Rd. from the Neighborhoods to Commerce & Business General Plan category. **(DSA-22-00277)** (Planner James Gagliardi)

Planner Gagliardi presented his staff report and stated that his recommendation was for the Commission to forward to City Council a recommendation to approve the Major General Plan Amendment to change the land use from Neighborhoods to Commerce and Business.

11. **Hold a public hearing and consider forwarding a recommendation to City Council by Gilmore Planning and Landscape Architecture for a Zone Change** from UR (Urban Ranch) to Nexus PAD (Planned Area Development) for 323.73 acres of property located near the northeast corner of Cottonwood Ln. and Henness Rd. **(DSA-22-00288)** (Planner James Gagliardi)

Planner Gagliardi presented his staff report and stated that his recommendation was for the Commission to forward to City Council a recommendation to approve the Zone Change from UR to Casa Nexus PAD with the four conditions of record listed in his staff report.

Planner Gagliardi indicated that he would be happy to answer any questions the Commission might have.

Chairman Benedict asked the Commission if they had any questions of staff?

There were no questions for staff.

Chairman Benedict asked the applicant, or their representative to come forward.

Jack Gilmore with Gilmore Planning and Landscape Architecture 2211 N. 7th Street Phoenix, AZ came forward and stated that Planner Gagliardi's presentation was very thorough and it's hard to improve upon that. Mr. Gilmore stated that there are some points he wanted to emphasize. The current General Plan is the basis for a lot of these decisions. The General Plan calls for this type of development to occur at these types of locations which are located in close proximity to the interstate and principal arterials which are appropriate transition between land and uses.

Mr. Gilmore stated they wanted to be good neighbors to Palm Creek and Vista Ranch. They met with the developers of Vista Ranch when they started the project last summer and realigned Henness Road to address the concerns from both sides. They are currently addressing the landscape setback on the north side of Vista Ranch. There is also some concern from Palm Creek

regarding some of the uses, circulation, noise, and traffic is the primary one.

Mr. Gilmore stated they did a Master Circulation Study. The study supported the primary circulation using the principal arterials which are designed to carry a lot of traffic as they are ultimately designed to have three lanes in each direction and a raised median. Mr. Gilmore thought the use of those types of roads would address some of the concerns. The big impact is going to be the interchange at Kortsen. Staff have made it very clear that the ability to handle the traffic generated by the Nexis PAD is going to be reliant on the interchange. Mr. Gilmore stated that they are hopeful that Casa Grande is successful with their grant application. The final design and construction will take a several years.

Mr. Gilmore pointed out they also have the issue of utilities (water and sewer) as they do not have any Certificates of Assured water Supply on the property. They are relying on their client to be able to build the buildings and lease them in 10 years. Everything on this project will be indoors, this is light industrial, light manufacturing and commercial.

Vice-Chairman Garza asked Mr. Gilmore if they had a meeting and if surrounding residents attended that meeting.

Mr. Gilmore stated they did not have a neighborhood meeting. He was however contacted by several residents and received three emails which he responded to. Mr. Gilmore stated that prompted more discussions with Palm Creek management and they are currently trying to set up an open house.

Vice-Chairman Garza asked Director Tice if coordination was required for the projects.

Director Tice stated that the city's process does not require neighborhood meetings, it is discretionary, and the planner can decide. We do notify property owners within 300 feet typically but sometimes up to 500 feet. In the Palm Creek scenario, the residents themselves who are not property owners did not receive notice. A neighborhood meeting was not required at the pre-application stage nor at the development under review stage.

Mr. Gilmore stated when they first started the project, they did reach out to Vista Ranch and Sun Communities. They realized there was a need to address their concerns.

Vice-Chairman Garza stated that the only consideration that the developer has given to the site plan is the landscape buffer.

Mr. Gilmore stated they can't commit to a specific site plan at this time. When they learn more about some of the concerns. He stated they can't really do anything to influence the traffic until they do a specific traffic analysis. The only thing they know is that principal arterials can carry a lot of traffic.

Vice-Chairman Garza stated the principal arterials don't exist right now. The circulation study they provided was more of a paperweight. It does not give the information that we need to make the educated decision of whether on the level of traffic impact that will occur on the existing street network. It talks about Cottonwood Lane being built in 2033. In 10 years, I do not see that happening.

Mr. Gilmore stated he disagreed with that statement. He thinks that is a part of the TIA impact. Staff has made it clear if any of the roads approach failure we will have to incorporate mitigation that could be in the form of traffic signals, and additional lanes. We are going to be very reliant on the interchange.

Vice-Chairman Garza stated she does not see that happening she believes the grant money will go towards widening the I-10 instead.

Chairman Benedict opened the public hearing and asked if there was anyone in the audience that wanted to address the Commission regarding this item.

Linda Wright 1110 N. Henness Rd. Mrs. Wright really appreciated what Vice-Chairman Garza said. She stated that the proposal for Kortsen interchange has not been approved. I-10 is a death trap with truckers and the money should go there. Mrs. Wright went on to say that Florence and Henness are very congested from October through April, and they have a lot of people in their park that is just going to add to the congestion.

Chairman Garza stated she wanted to point out that she did not disagree with the land use she thought it was appropriate. She does not agree with the impacts that will occur to the surrounding arterials.

Ken Lane 1110 N Henness Rd. Mr. Lane stated he has been there for 10 years and has seen the traffic increase over the years. He reported that there are 2,350 lots in Palm Creek and all of them have vehicles and some of them have two. Mr. Lane stated in a 30-minute period he counted 159 cars and by 3 o'clock there were 283. He stated if they were going out, they were coming back in. There is a lot of traffic and no stop lights to control the street, it is unsafe.

Flo Philippi 1110 N. Henness Rd. Mrs. Philippi stated she has lived in Palm Creek since the day it opened December of 1998. Not too long after Mrs. Philippi stated she was in contact with City Council and told them they needed signal lights out there. At the time it was difficult to get onto Henness Rd. The response she received from the Council was that they would look into it.

Mrs. Philippi stated she would hate to see any industrial come to the area due to fumes, noise, and warehouses. She went on to say that Palm Creek is a beautiful Resort and she and her husband have lived there full-time for the past 10 years.

Nancy Wood 513 E. Vekol Rd. Ms. Wood stated that she spends a lot of time

in the city and really enjoys it. She does photography and looks out for wildlife in the area. There are a lot of burrowing owls heavily populated in this area. The developer would need to check for burrows in the development area. Ms. Wood also stated we have a lot of traffic issues in this area that need to be addressed.

Brenda Jackson 1110 N. Henness Rd. Mrs. Jackson stated she disagreed with the concept that the area is meant for this type of development. She is concerned about the light industrial concept. It is problematic for her she stated for everyone to envision the tractor trailers from I-10 coming into the neighborhood many people live there.

Mrs. Jackson wanted everyone to think about diesels and the emissions. She stated that the noise level of the tractor trailers would be insane. It is unacceptable. In addition to the tractor trailers there would be employee traffic. Mrs. Jackson stated they hadn't addressed ingress and egress concerns or what it was going to be. She stated someone dropped the ball and they were not notified about the proposed development.

Chairman Benedict closed the public hearing and brought the matter to the table.

Chairman Benedict asked planner Gagliardi to let everyone know what the next steps were assuming the projects were approved.

Planner Gagliardi stated if the Major General Plan Amendment were approved and nothing else, it would result in the entire parcel being within the same general designation but would stay zoned Urban Ranch that is one scenario. In the scenario where you would vote to approve both the Major General Plan Amendment and PAD zoning would go to City Council for approval or denial. If the General Plan Amendment and PAD zoning are approved by City Council the next step would be that the applicant could submit Major Site Plans for specific buildings and uses which would be subject to Planning Commission consideration this is also the time, we would get more technical reports. Once Major Site Plans are approved, they can enter into permitting which is an administrative process.

Member Aldrete stated the issue with the parcel as planner Gagliardi stated in his presentation is that with the current land use category they are giving up 96 acres of unusable land near our interstate. Member Aldrete stated he was at a lunch and learn a few weeks ago and they were speaking about the current state of transportation in Arizona. Within Maricopa County nearly 80 percent of their jobs were within two miles of the interstate or state highway.

Member Aldrete stated it is incredibly important for us to position our land near the interstate for their highest possible use. Light industrial is an appropriate use in this area, and it will help the city economically. This will create a greater number of jobs to help people who want to continue living here rather than commuting up to Phoenix. Providing space for industrial

development in our city helps the city grow, it helps residents of our city grow, and it helps to provide them with a better quality of life.

Chairman Benedict stated he was a little challenged with residential type developments around the proposed industrial development. He stated he is not sure with all the densities that we are going to solve the traffic issues but being close to the freeway is helpful and important. Chairman Benedict stated he doesn't see all these buildings going up in the next ten years. He wasn't sure that this development would be as far out of sync as the concern is.

Member Hubbard stated that the Commission approved projects on McCartney and asked if Camino Mercado was coming down and then stopping?

Director Tice stated Camino Mercado will dead end north of Cottonwood Rd. Henness will continue north from Cottonwood where it will connect to the section of Henness which is being constructed within the Marabella PAD and then cross McCartney Rd. and continue into the McCartney Center PAD where it will follow the Palomino Parkway alignment.

Member Estrada made a motion to forward a recommendation of approval to City Council to approve the Major Amendment to change the land use from Neighborhoods to Commerce and Business. (DSA-22-00027)

Member Aldrete seconded the motion.

Member Aldrete	Aye
Member Vanderheyden	Aye
Member Hubbard	Nay
Member Peters	Aye
Member Estrada	Aye
Vice-Chairman Garza	Nay

Vice-Chairman Garza stated that she was struggling with the fact that there was not a lot of Community support built regarding the project and community influence. She felt like the coordination wasn't there with all the property owners.

Chairman Benedict	Aye
-------------------	-----

The motion passed 5-2

Member Estrada made a motion to forward a recommendation of approval to City Council to approve the Zone Change from UR to Casa Grande Nexus PAD. DSA-22-00288)

Member Aldrete seconded the motion.

Member Aldrete	Aye
----------------	-----

Member Vanderheyden	Aye
Member Hubbard	Nay
Member Peters	Aye
Member Estrada	Aye
Vice-Chairman Garza	Nay
Chairman Benedict	Aye

The motion passed 5-2

H. **Public Comments**

There were no public comments.

I. **Reports by Planning Director**

12. **Minor Site Plans Administratively Approved**

- a. DSA-23-00077 Minor Site Plan for Sunstate AZ03-147 Spartan, approving the placement of a 90 ft. tall wireless facility disguised as a ballfield light pole and screened equipment area at Vista Grande High School at 1556 N Arizola Rd.

- b. DSA-23-00030 Minor Amendment to Major Site Plan for A&R Towing to add a 3,600 square foot building to their property.

13. **Board of Adjustment Decisions**

- a. The Board of Adjustment approved a variance request by the City of Casa Grande Planning and Development Department to allow a 10-foot Corner Side Yard Setback where a minimum of 20-foot Corner Side Yard Setback is required for R1 zoned property. Said variance would apply to all corner lots within the Western Manor Subdivision.

14. **City Council Decisions on Planning Commission Recommendations**

- a. City Council adopted Ordinance No. 3369, Accepting a Map of Dedication of Public Right-of-Way for Thirty Feet Along West O'Neil Drive and Forty Feet Along North Schultz Street, Located Generally at the Northwest Corner of West O'Neil Drive and North Schultz Street, Casa Grande, Arizona
- b. City Council adopted Ordinance No. 3370, Accepting a Map of Dedication of Public Right-of-Way for Twenty Feet Along East Colorado Street, Located Generally at the Northeast Corner of Colorado Street and Mission Grande Avenue, Casa Grande, Arizona
- c. City Council adopted Ordinance No. 1178.277.01, a Major Amendment to Vista Estates Planned Area Development (PAD) Adopted for Property Generally Located at the Northeast Corner of Selma Highway and Henness Road, Casa Grande, Arizona
- d. City Council adopted Resolution No. 2825.222, Approving the Final Plat for the Re-Subdivision of a Portion of Block 1 of Granada Fig Farm, Unit 2 Subdivision to be Known as Bungalows on Henness Through an Amendment to the Final Plat; Requiring the Provision of a Financial Guarantee Method to Secure the Satisfactory Construction, Installation and Dedication of Required Improvements and the Timing for Completion Thereof; and Authorizing Execution by the City

15. **Monthly Development Center Reports**

J. **Adjournment**

Chairman Benedict adjourned the meeting at 9:17 PM

Submitted this 8th day of June 2023, by Michelle Hall, Administrative Assistant to the Casa Grande Planning & Zoning Commission, subject to the Commission's approval.

Approved on this 8th day of June 2023, by the Casa Grande Planning & Zoning Commission.

Chairman Benedict

Planning and Zoning Commission

E. 1.

Meeting Date: 06/08/2023

Submitted By: Joseph Horn, Planning & Development

SUBJECT

***Consider a request by Desert Mountain Corporation for a Major Site Plan** to construct a warehouse and storage yard for dust control materials on a 6.2-acre site generally located at 155 and 179 S Industry Way within the Central Arizona Commerce Park. **(DSA-22-00148)** (Planner Joe Horn)

DISCUSSION

The proposal is to provide a new industrial facility for Desert Mountain Corporation. The new development will be used for the delivery and transportation of dust control products and materials. The facility includes two new prefabricated metal buildings consisting of a 6,000 sq. ft. workshop, and a 2,000 sq. ft. administrative office building. A rail spur under a separate permit shall also be included in the project. Loading/unloading bays shall be located near the rail spur with a lined containment pond adjacent.

Truck and vehicle traffic will access the site via a gated drive. Vehicle parking shall be located adjacent to the administration office. Truck traffic shall be weighed before entering and exiting the site via a scale. The yard area located behind the site fencing shall be coated in an all-weather material. Vehicle parking and entry drive shall be paved with asphalt.

Site retention shall be provided via existing and expanded landscaped retention basins located along W. Peters Rd. and S. Industry Wy.

RECOMMENDATION

Staff recommends the Commission approve the Major Site Plan (DSA-22-00148) for Desert Mountain Corporation with the following technical corrections and conditions:

- Update TIA with recent and updated traffic data and address any required improvements identified within the TIA.
- Prior to certificate of Occupancy, complete re-plat to combine the two lots into one.

- **At time of Site Development Permit submittal:**

- o Identify/Show the existing retention basin including the existing scupper/spillway located at the southwest corner (SWC) of the property (besides Peters Rd) on the grading and drainage plan
- o Address the half street offsite stormwater flows (Peters Rd) on the drainage report. Said offsite flows should be calculated to ensure the capacity of the existing retention basin (located on the SWC of the property).

Attachments

Staff Report

Site Plan

Narrative



Planning and Zoning Commission

STAFF REPORT

AGENDA

TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: Joe Horn, City Planner
MEETING DATE: June 8, 2023

REQUEST

Consider a request by Desert Mountain Corporation for a Major Site Plan to construct a warehouse and storage yard for dust control materials on a 6.2-acre site generally located at 155 and 179 S Industry Way within the Central Arizona Commerce Park. (DSA-22-00148) (Planner Joe Horn)

APPLICANT/OWNER

Applicant	Owner
Jared Malone Associated Architects 1356 E McKellips Rd Ste 101 Mesa, AZ 85204 480-964-8451 jared@associated-architects.com	Desert Mountain Corporation 6530 Mulligons Farmington, NM 87402

HISTORY

October 19, 2005:	The site was officially annexed into the city limits of Casa Grande, Ordinance 2336
March 19, 2007:	Zone Change from General Rural (GR) to General Industrial (I-2) approved Ordinance No. 1178.299.
June 7, 2007:	Preliminary Plat Phase 1 approved
March 6, 2008:	Preliminary Plat Phase 2 approved
November 3, 2008:	Final Plat approved
February 1, 2010:	A re-subdivision Final Plat approved

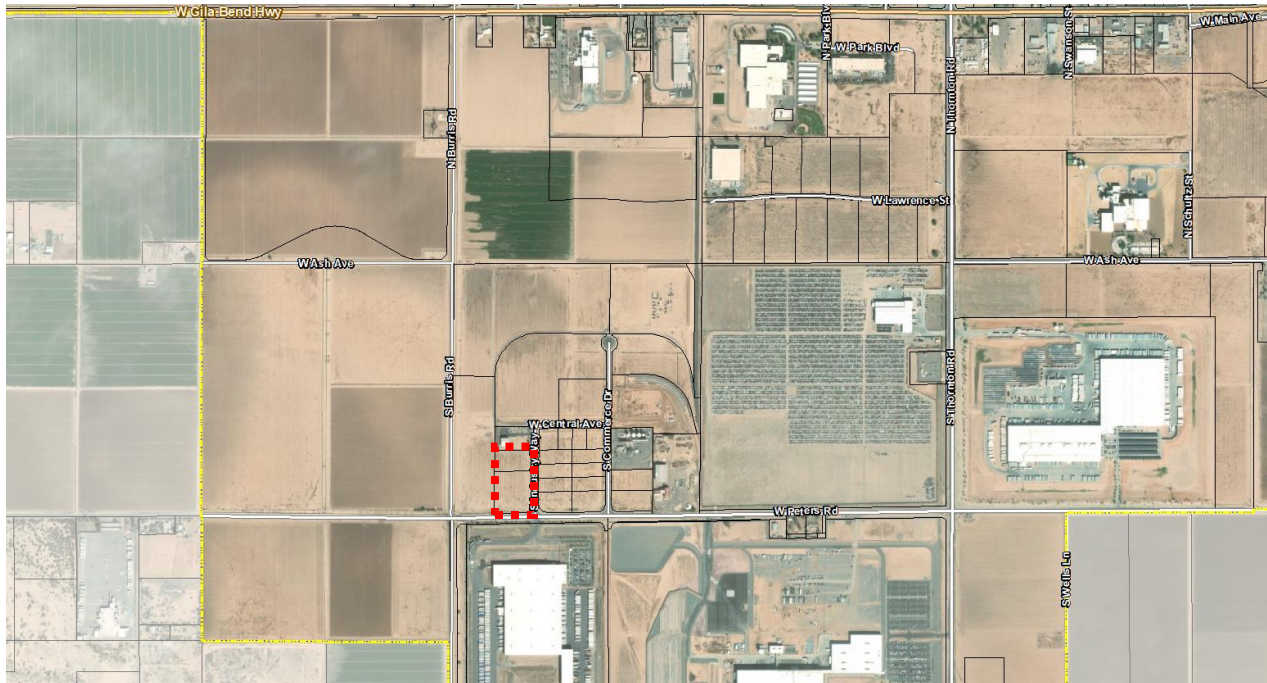
PROJECT DESCRIPTION

Site Area	6.2 acres
Zoning	I-2 General Industrial
General Plan Designation	Manufacturing/Industry

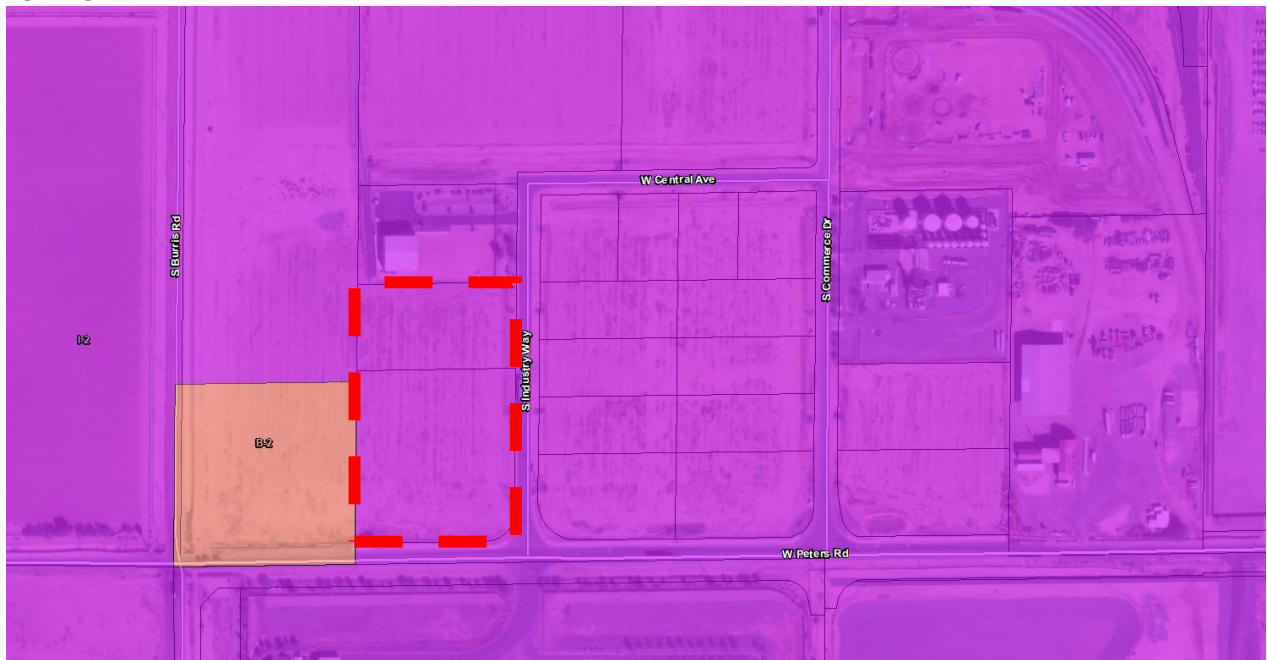
SURROUNDING LAND USE AND ZONING

Direction	General Plan Designation	Existing Zoning	Current Uses
North	Manufacturing/Industry	I-2 General Industrial	Trident Chemical
South	Manufacturing/Industry	I-2 General Industrial	Tractor Supply Dist.
East	Manufacturing/Industry	I-2 General Industrial	Undeveloped
West	Manufacturing/Industry	I-2 General Industrial	Undeveloped

VICINITY MAP



ZONING MAP



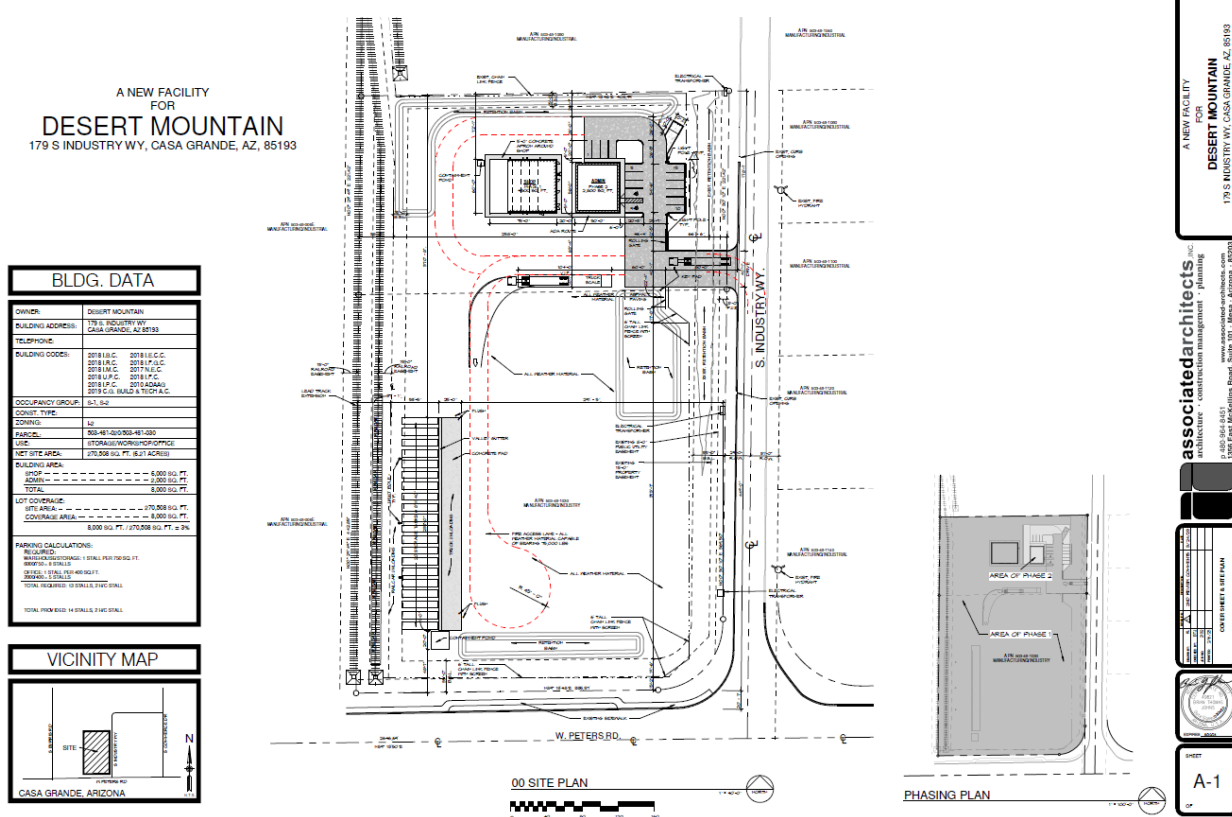
OVERVIEW

The proposal is to provide a new industrial facility for Desert Mountain Corporation. The new development will be used for the delivery and transportation of dust control products and materials. The facility includes two new prefabricated metal buildings consisting of a 6,000 sq. ft. workshop, and a 2,000 sq. ft. administrative office building. A rail spur under a separate permit shall also be included in the project. Loading/unloading bays shall be located near the rail spur with a lined containment pond adjacent.

Truck and vehicle traffic will access the site via a gated drive. Vehicle parking shall be located adjacent to the administration office. Truck traffic shall be weighed before entering and exiting the site via a scale. The yard area

Site retention shall be provided via existing and expanded landscaped retention basins located along W. Peters Rd. and S. Industry Wy.

SITE PLAN



CONFORMANCE WITH FINAL DEVELOPMENT PLAN (MAJOR SITE PLAN) REVIEW 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 Final Development Plan:

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

The property is located within an industrial area of the City, zoned General Industrial (I-2) and is compatible with conditions both on and off the property.

Conformance to the City's Zoning Ordinance:

The proposed use is located within the General Industrial (I-2) zoning district. The plan conforms to all the I-2 zoning standards set forth within the Zoning Code.

Conformance to the City's General Plan:

This use is in conformance with General Plan 2030. The General Plan designation for the site is Manufacturing/Industry which supports the I-2 Zoning and the proposed use.

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

A Traffic Impact Analysis was provided for the request. The existing roads have the capacity to carry the proposed traffic generated from this request.

The adequacy of the plan with respect to land use;

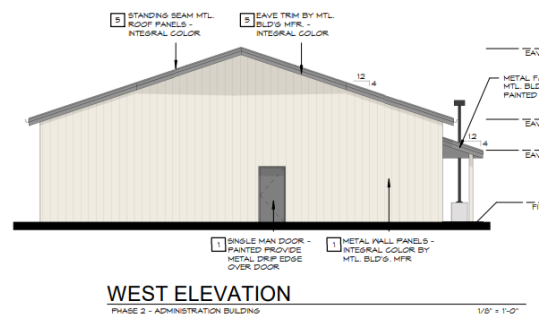
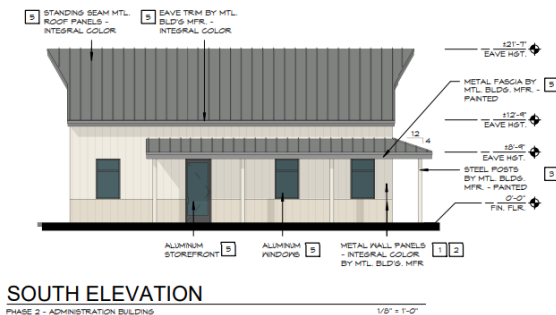
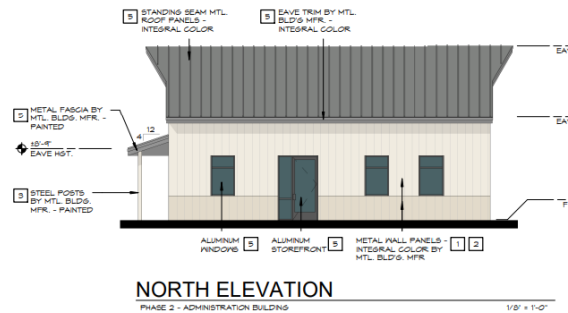
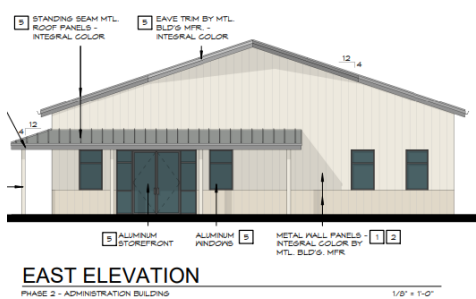
The proposed site plan has been thoroughly reviewed and the site has been determined to be adequate in regards to the proposed uses and design.

Pedestrian and vehicular ingress and egress;

The site is proposing to have a gated entrance from Industry Way. Pedestrian access and sidewalks were not provided within the Central Arizona Commerce Park, however there is existing sidewalk on the north side of Peters Road abutting the site to the south.

Building location and height;

The proposed building has a height of 22', this is below the maximum allowed height of 60 feet for the I-2 zone district. The location of the building meets all standards.



Landscaping;

A Preliminary Landscape Plan was provided with the submittal. Staff is requesting the landscape plan be modified to increase the plant materials along the Peters Road frontage to meet the City requirements.

Lighting;

The lighting plan and design conforms to the City's Light Ordinance by providing full cut-off fixtures and indicates there will be no spill-over onto the adjacent properties.

Provisions for utilities;

All utilities are currently in place within the CAZCP and the project will directly tie into the existing infrastructure. The applicant has been requested to update the construction detail for the proposed sewer tap at the time of Site Development submittal.

Grading and Site drainage;

Preliminary Grading and Drainage plans and reports were submitted and reviewed by City Staff. Staff has

two minor comment that need to be addressed at time of Site Development submittal. Final Reports and plans will be further evaluated at time of the Site Development Permit submittal.

Open space;

Open space is provided in the landscape area and throughout the site and meets all City open space requirements.

Loading and unloading areas;

The southwestern portion of the site will provide loading and unloading areas for materials. This area will also be served by a rail extension.

Signage;

No signage was proposed with this request. A separate sign permit will be required for any proposed signage.

Screening;

The site will have a 6' tall fabric screened chain-link fence around its perimeter. Landscaping will be placed between the roads and the fence to provide additional screening for the site. A pony wall will be used to screen the parking area from Industry Way.

Setbacks;

All setbacks have been met.

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 of time, date, place, and purpose of the public hearing was published in the Casa Grande Dispatch.
- A notice was mailed to each owner of property situated within three hundred feet of the site.
- A notice was posted by the applicant on the subject site.

Inquiries/Comments

Staff has not received any inquiries regarding this request.

STAFF RECOMMENDATION

Staff recommends the Commission approve the Major Site Plan (DSA-22-00148) for Desert Mountain Corporation with the following technical corrections and conditions:

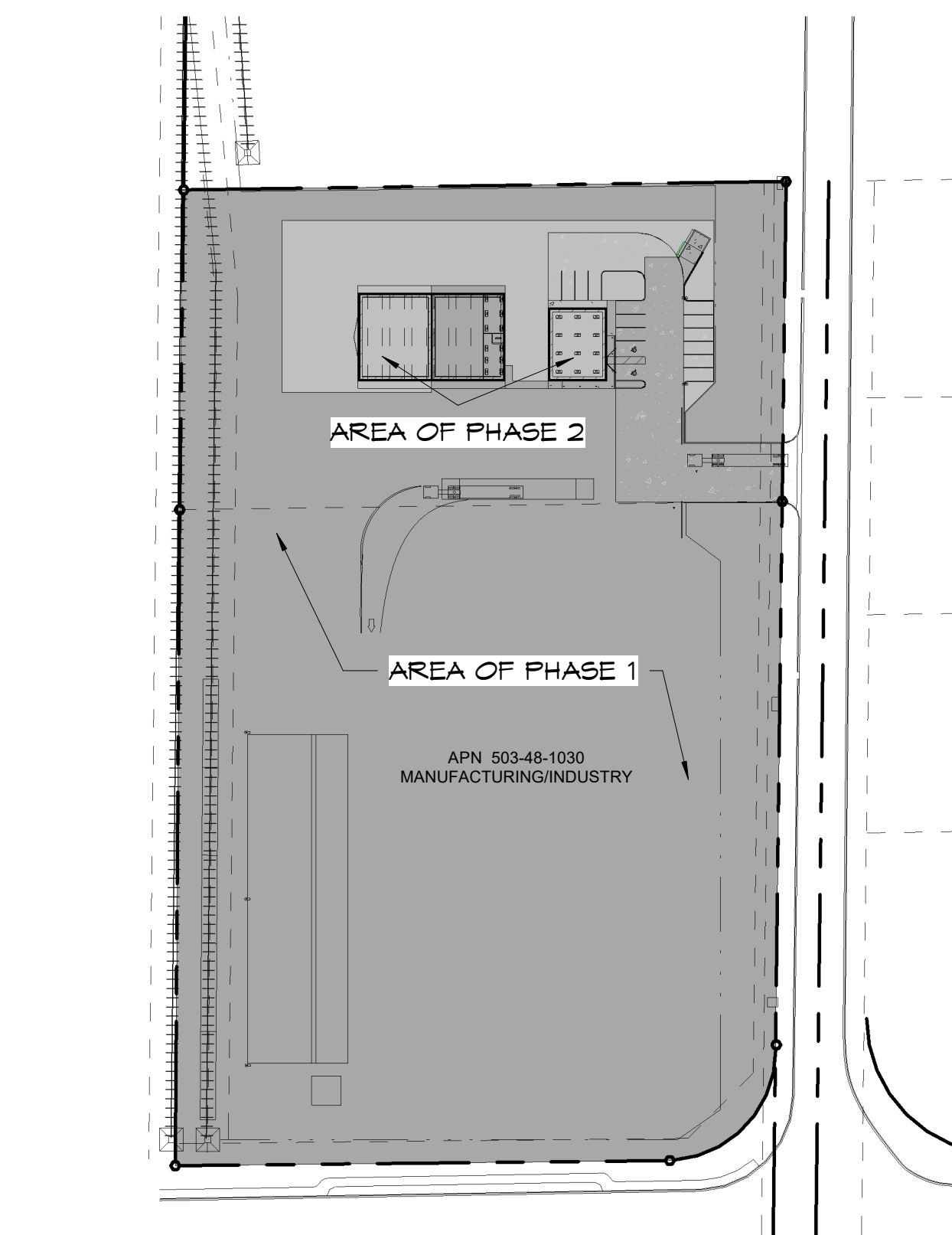
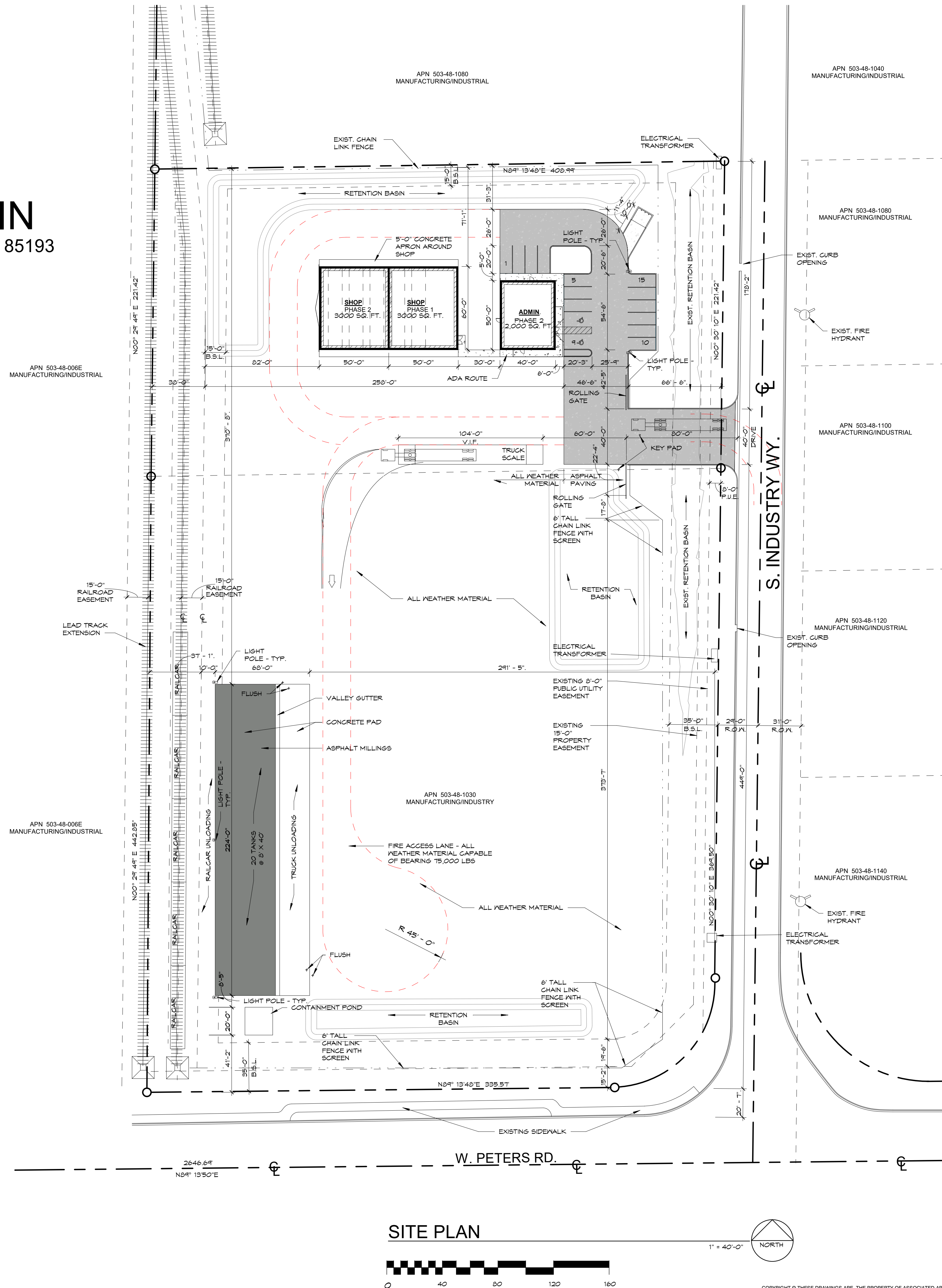
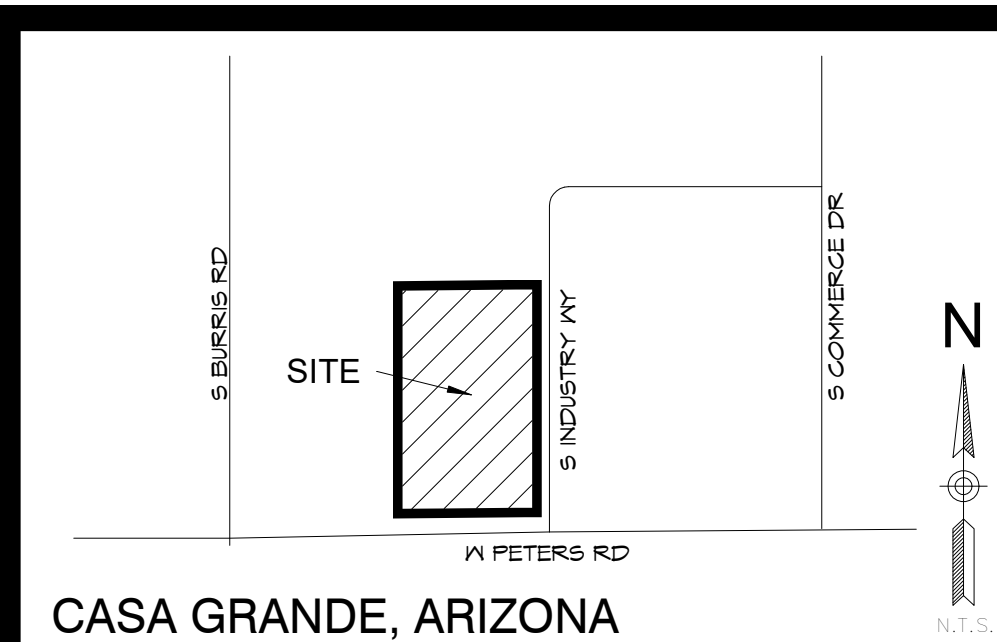
- Update TIA with recent and updated traffic data and address any required improvements identified within the TIA.
- Prior to certificate of Occupancy, complete re-plat to combine the two lots into one.
- **At time of Site Development Permit submittal:**
 - Identify/Show the existing retention basin including the existing scupper/spillway located at the southwest corner (SWC) of the property (besides Peters Rd) on the grading and drainage plan
 - Address the half street offsite stormwater flows (Peters Rd) on the drainage report. Said offsite flows should be calculated to ensure the capacity of the existing retention basin (located on the SWC of the property).

A NEW FACILITY
FOR
DESERT MOUNTAIN
179 S INDUSTRY WY, CASA GRANDE, AZ, 85193

BLDG. DATA

OWNER:	DESERT MOUNTAIN
BUILDING ADDRESS:	179 S. INDUSTRY WY CASA GRANDE, AZ 85193
TELEPHONE:	
BUILDING CODES:	2018 I.B.C. 2018 I.E.C.C. 2018 I.R.C. 2018 I.F.G.C. 2018 I.M.C. 2017 N.E.C. 2018 U.P.C. 2018 I.F.C. 2018 I.P.C. 2010 ADAAG
OCCUPANCY GROUP:	S-1, S-2
CONST. TYPE:	
ZONING:	I-2
PARCEL:	503-481-020/503-481-030
USE:	STORAGE/WORKSHOP/OFFICE
NET SITE AREA:	270,508 SQ. FT. (6.21 ACRES)
BUILDING AREA:	SHOP ----- 6,000 SQ. FT. ADMIN ----- 2,000 SQ. FT. TOTAL ----- 8,000 SQ. FT.
LOT COVERAGE:	SITE AREA: ----- 270,508 SQ. FT. COVERAGE AREA: ----- 8,000 SQ. FT. 8,000 SQ. FT. / 270,508 SQ. FT. = 3%
PARKING CALCULATIONS:	REQUIRED: WAREHOUSE/STORAGE: 1 STALL PER 750 SQ. FT. 6000/750 = 8 STALLS OFFICE: 1 STALL PER 400 SQ. FT. 2000/400 = 5 STALLS TOTAL REQUIRED: 13 STALLS, 2 H/C STALL TOTAL PROVIDED: 14 STALLS, 2 H/C STALL

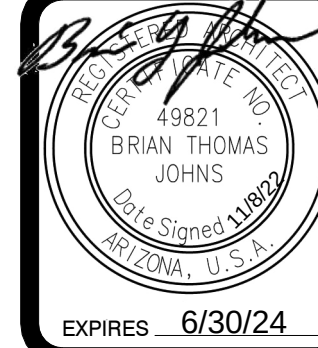
VICINITY MAP



associatedarchitects, INC.
architecture · construction management · planning

www.associated-architects.com
p. 480-964-8451
1356 East McKellips Road, Suite 101 · Mesa · Arizona · 85203

REVISION	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	



SHEET 1
A-1
OF 7

PROJECT NARRATIVE

A New Facility For
Desert Mountain

Location: 155 S Industry Wy.
Casa Grande, Arizona 85193

Parcels: 503-481-020/503-481-030

Use: Storage/Workshop/Office

Zoning: I-2

Description:

A new industrial facility for Desert Mountain Corporation. The new development will be used for the delivery and transportation of product and material. The facility includes a new 8,000 sq. ft. building consisting of a 6,000 sq. ft. prefabricated metal workshop, and a 2,000 sq. ft. prefabricated metal administration building. A rail spur under a separate permit shall also be included in the project. Loading/unloading bays shall be located near the rail spur with a lined containment pond adjacent.

Truck and vehicle traffic will access the site via a gated drive. Vehicle parking shall be located adjacent to the administration office. Truck traffic shall be weighed before entering and exiting the site via a scale. The yard area located behind the site fencing shall be coated in an all weather material. Vehicle parking and entry drive shall be paved with asphalt.

Site retention shall be provided via existing and expanded landscaped retention basins located along W. Peters Rd. and S. Industry Wy.

Planning and Zoning Commission

F. 1.

Meeting Date: 06/08/2023

Submitted By: Jaclyn Sarnowski, Planning & Development

SUBJECT

Hold a public hearing and consider forwarding a recommendation to City Council by DJK-Casa Grande, LLC for a Planned Area Development (PAD) Major Amendment to the Tri-Valley PAD to allow warehousing, indoor self-storage, and bowling alleys as a Conditional Use Permit within lot 1 of the Tri-Valley Plaza, located at the southeast corner of Florence Blvd and Colorado Street, +/- 9.36 acres. **(DSA-23-00045)** (Planner Jaclyn Sarnowski)

DISCUSSION

The applicant is requesting a Major Amendment to the Tri-Valley Planned Area Development (PAD) for lot 1 of the site to add additional Conditional Uses within the PAD. The site is located at the southeast corner of Florence Blvd and Colorado St.

The original PAD approval allowed this property to have all Permitted and Conditional Uses allowed within the B-2 (General Commercial) Zone. In the past, Lot 1 was developed as a Wal-Mart. However, Wal-Mart has since relocated and the prior Wal-Mart building has re-developed into smaller suites, such as Good Will, JoAnn's, Planet Fitness, and an Ace Hardware Store. However, these tenants do not have a need for the depth of the current building. This results in vacant space at the back / south end of the building. The applicant would like to establish additional conditional uses for this space:

- Warehouse limited to less than 40% of the current building
- Bowling Alleys
- Indoor mini storage/self-storage

By establishing these additional uses as a Conditional Use, it allows Staff and the Planning Commission to look at these requests on an individual basis and to potentially establish additional conditions that may be deemed necessary.

Staff finds this request in conformance with the PAD Review Criteria, Section 17.68.290 of the City Code.

Staff Follow-up From April 6th Planning Commission Meeting:

Mr. Dremmer attended the April 6th Planning Commission meeting and expressed

concerns regarding the existing conditions of the rear fencing and landscaping along the south border of the subject property that was adjacent to his home. The Planning Commission voted to table consideration of the PAD amendment until staff had a chance to review the existing wall and landscape condition along the south boundary of the subject property and to give the applicant an opportunity to attend the Planning Commission hearing.

Subsequent to the April 6th Planning Commission meeting, staff met with Mr. Dremler on site to determine if the existing wall and landscaping are in conformance with the existing plans. Staff found that the existing wall and landscaping were **not** in conformance with the existing plans. Code Enforcement has issued a code violation and the applicant is working on remedying these issues.

The inadequate wall height and landscaping will be addressed as a code violation by City staff regardless of the action that the Planning Commission and City Council may take on the requested PAD amendment. The Planning Commission can impose additional wall height and/or landscaping requirements in conjunction with a future CUP request if necessary, depending on the proposed use.

Please see the attached Staff Report for additional details.

RECOMMENDATION

Forward a recommendation to City Council to approve the Major Amendment to the Tri-Valley Planned Area Development (PAD) for Lot 1, establishing additional Conditional Uses within the PAD (DSA-23-00045).

Attachments

Staff Report

PAD Guide

Legal Description

	Planning and Zoning Commission STAFF REPORT	AGENDA # _____
---	--	------------------------------

TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Jaclyn Sarnowski, City Planner

MEETING DATES: Planning Commission: May 4, 2023
City Council: June 19, 2023

REQUEST

Hold a public hearing and consider forwarding a recommendation to City Council by DJK-Casa Grande, LLC for a Planned Area Development (PAD) Major Amendment to the Tri-Valley PAD to allow warehousing, indoor self-storage, and bowling alleys as a Conditional Use Permit within lot 1 of the Tri-Valley Plaza, located at the southeast corner of Florence Blvd and Colorado Street, +/- 9.36 acres. (DSA-23-00045)

APPLICANT/OWNER

David Kempen
DJK-Casa Grande, LLC
2654 W. Central Park Ave, #1
Davenport, IA 52804
563.542.3289
davidkempen@gmail.com

Same

HISTORY

April 5, 1982: City Council approved Ordinance No 822 (NEW #558.59) creating a Planning Commercial Center.

September 19, 1988: City Council approved the final plat for the Tri-Valley Plaza (CGPZ-030-088).

May 3, 1990: Planning and Zoning Commission approved the Final Development Plan for the Tri-Valley Plaza (CGPZ-13-090).

April 14, 2012: The Board of Adjustment approved the Special Use Permit for the Tri-Valley Comprehensive Sign Plan.

April 6, 2023: Planning and Zoning Commission tabled the Tri-Valley Plaza Lot 1 PAD Major Amendment (DSA-23-00045).

PROJECT DESCRIPTION	
Site Area	+/- 9.36 acres
Current General Plan 2030 Designation/Use	Community Corridor / Commercial Development
Existing Zoning	Tri-Valley PAD (Commercial Development)

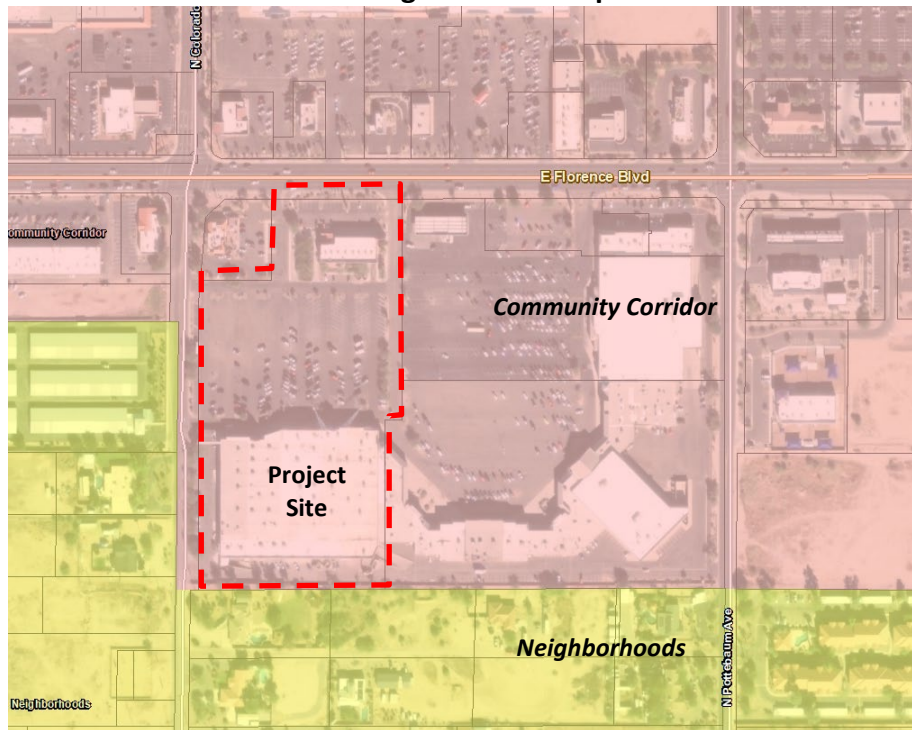
Surrounding Land Use and Zoning

Direction	General Plan 2030 Designation	Existing Zoning/Use
North	<i>Community Corridor</i>	B-2 (General Commercial) / Commercial Development
East	<i>Community Corridor</i>	PAD (Commercial) / Commercial Development
South	<i>Neighborhoods</i>	UR (Urban Ranch) / Single Family Residential Development
West	<i>Community Corridor & Neighborhoods</i>	B-2 (General Commercial), B-4 (Community Services), UR (Urban Ranch / Commercial Development and Single Family Development

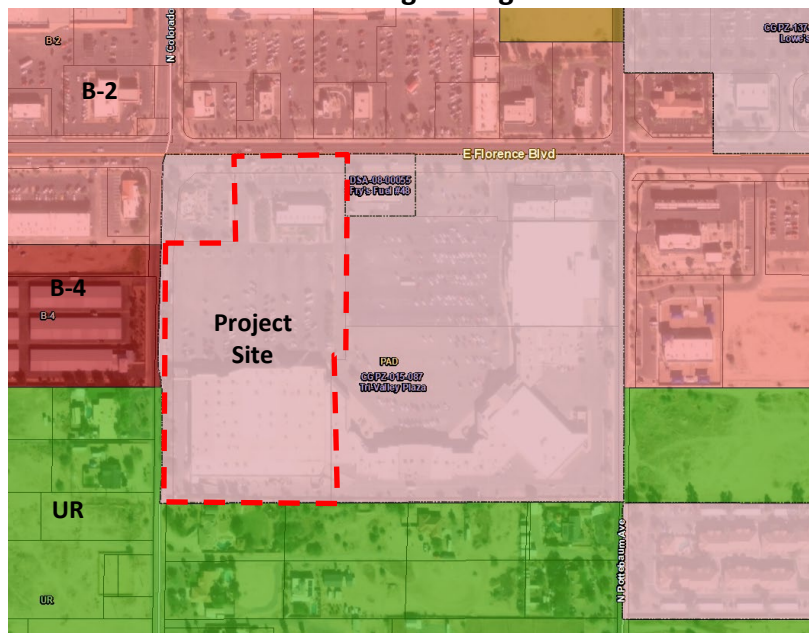
Site Context Aerial



Existing Land Use Map



Existing Zoning



General Discussion:

The applicant is requesting a Major Amendment to the Tri-Valley Planned Area Development (PAD) for lot 1 of the site to add additional Conditional Uses within the PAD. The site is located at the southeast corner of Florence Blvd and Colorado St.

The original PAD approval allowed this property to have all Permitted and Conditional Uses allowed within the B-2 (General Commercial) Zone. In the past Lot 1 was developed as a Wal-Mart. However, Wal-Mart has since relocated and the prior Wal-Mart building has re-developed into smaller suites, such as Good Will, JoAnn's, Planet Fitness, and an Ace Hardware Store. However, these tenants do not have a need for the depth of the current building. This results in vacant space at the back / south end of the building. The applicant would like to establish the following additional Conditional Uses for this space:

- Warehouse limited to less than 40% of the current building
- Bowling alleys
- Indoor mini storage/self-storage

The above additional uses would be limited to the existing building on Lot 1, as shown in the PAD Guide. Please note that this request is to establish the additional uses that are currently not allowed within the PAD. By establishing these additional uses as a Conditional Use, it allows Staff and the Planning Commission to look at these requests on an individual basis and to potentially establish additional conditions that may be deemed necessary.

Staff Follow-up From April 6th Planning Commission Meeting

Mr. Dremler attended the April 6th Planning Commission meeting and expressed concerns regarding the existing conditions of the rear fencing and landscaping along the south border of the subject property that was adjacent to his home. The Planning Commission voted to table consideration of the PAD amendment until staff had a chance to review the existing wall and landscape condition along the south boundary of the subject property and to give the applicant an opportunity to attend the Planning Commission hearing.

Subsequent to the April 6th Planning Commission meeting Planner Jaclyn Sarnowski and Code Enforcement Office Priscilla Garcia met with Mr. Dremler on site to determine if the existing wall and landscaping was in conformance with the site plan and landscape plan. Staff found that the wall along the rear of the site consists of an 8' foot masonry wall for approximately 95' directly adjacent to the unloading area that was created for the Goodwill development under building permit CDP-11-01347. Per the major site plan and other building plans the rest of the fencing should consist of 6' masonry wall. However, there is a portion of the wall that is approximately 5 feet in height.

Additionally, it appears that the landscaping that was originally required along the southern

boundary was either never implemented correctly or subsequently died and removed. The Landscape Plan for lot 1 was amended in 2010 under DSA-11-00056, staff determined that the current planting does not meet the approved plan. Code Enforcement has issued code violation for these wall and landscaping requiring them to be revised to be in conformance with the approved plans. In reviewing the entire site, Code Enforcement will also be reviewing the entire site's landscape plan to determine if it is in conformance with the landscape plan of record. A Code Enforcement violation will also be issued for the other parcels located on the southern border of the site, as there are other sections of the wall that are not in compliance with the Major Site Plan.

The inadequate wall height and missing landscaping will be addressed as a code violation by City staff regardless of the action that the Planning Commission and City Council may take on the requested PAD amendment. The Planning Commission can impose additional wall height and/or landscaping requirements in conjunction with a future CUP request if necessary, depending on the proposed use.

CONFORMANCE WITH PAD REVIEW CRITERIA

According to Section 17.68.290. of the City Code, in considering applications for PAD approval, the Planning Commission shall consider the following:

- ***Interrelationship of the plan elements to conditions both on and off the property.***
The is located at the southeast corner of Florence Blvd and Colorado St. in an already developed commercial center. The request is to add additional uses as a Conditional Use that are currently not allowed within the PAD. The conditional use process would allow for planning staff and the Planning Commission to evaluate each request on a case-by-case basis.
- ***Conformance to the City's General Plan;***
The location of this property is within the Community Corridor land use category, as shown above. PAD is an allowed use within the Community Corridor land use category.

Among several General Plan 2030 goals that this development meets include:

- **GOAL CC-2:** Promote diverse business, retail, and office uses in Community Corridor areas.
- ***Conformance to the City's Zoning Ordinance:***

A PAD is allowable zone district provided its district size is a minimum of five acres.

- ***The adequacy of the plan with respect to land use:***

As discussed above, due to the surrounding land uses, this PAD Amendment is adequate and appropriate for this location.

- ***Pedestrian and vehicular ingress and egress, including handicapped accessibility:***

This will be evaluated at the time of the Conditional Use Process.

- ***Architectural design:***

N/A – this is an existing commercial development, requesting additional uses, subject to a Conditional Use Permit.

- ***Open space:***

N/A – this is an existing commercial development.

PUBLIC NOTIFICATION/COMMENTS

Notification

Public hearing notification efforts for this request are established by the City Code. They include:

- Notification of the April 6, 2023, Planning Commission public hearing was mailed out on Wednesday, March 22, 2023, to all owners of property within 300 ft. An affidavit of this mailing is located within the project file.
- A public hearing notice was posted by the applicant on the subject sites on Monday, Wednesday, March 22, 2023. An affidavit of this posting was supplied by the Applicant.
- Publication in the Casa Grande Dispatch for these items occurred on Tuesday, March 21, 2023.

Inquiries/Comments

Mr. John Dremler called to discuss the PAD Amendment and discussed his concerns with the landscaping and fence between his property and this site, as well as the previous history. Planner Sarnowski explained that these concerns were separate from this request but would look into the history. Mr. Dremler attended the April 6th Planning Commission Meeting and addressed his concerns regarding the existing conditions of the rear fencing and landscaping.

Also, at the April 6, 2023 Planning Commission Mr. Burn asked about parking for a bowling alley. Staff noted that this request is to establish the additional potential uses as a CUP. At the time of the CUP for any particular use, parking will be analyzed at that time.

STAFF RECOMMENDATION

Forward a recommendation to City Council to approve the Major Amendment to the Tri-Valley Planned Area Development (PAD) for Lot 1, establishing additional Conditional Uses within the PAD (DSA-23-00045).

Exhibit:

Exhibit A – PAD Guide

Exhibit B – Legal Description

1325 E Florence Blvd – Tri-Valley Plaza

Proposed PAD Update for Lot 1 of the Tri-Valley Plaza

Applicant:

DJK-Casa Grande, LLC
2654 W. Central Park Ave., #1
Davenport, IA 52804
563-542-3289
davidkempen@gmail.com
February 23, 2023

Below are the proposed changes for Lot 1 of the Tri-Valley Plaza. (New Text is underlined)

The primary intent of the proposed permitted use for this parcel is to find an acceptable use for roughly 8,500 sq ft of vacant space in the back of the 1325 E Florence Blvd. building. The building was originally built as a Walmart that is now converted into a multi-tenant space. Many individual retail tenants do not have a need for the depth of the current building. This results in vacant space at the back / South end of the building. While updating the PAD, we would also like to include a couple of other additional conditional uses in case there is demand in the future for these uses. The proposed changes to the conditional uses would be limited to the old Walmart building at Tri Valley Plaza.

The current Ordinance No. 822 (NEW #558.59) reads:

Section 4.13 Planned Commercial Center (P.C.C.)

4.13.1 Intent

The intent of the Planned Commercial Center (P.C.C.) zone is to provide areas within the community which are primarily retail and service business in character with related hotel, office, cultural institutions, and public uses and where the proposed area of the development is four (4) acres or larger or where the proposed development will exceed 30,000 square feet of floor space. It is also the intent of this Section that Section 4.8 of Ordinance No. 558 as amended continue to apply to smaller.

4.13.2 Permitted Uses

4.13.2.1 Department stores; supermarkets; drug stores; bakeries; meat markets; delicatessens; liquor stores, hardware, paint, and wallpaper stores; camera shops; florist shops; gift shops; hobby shops; stationery stores; apparel stores; shoe stores; variety stores; jewelry stores; stores for sales of gardening supplies and equipment; radio and TV stores; music stores.

4.13.2.2 Eating and drinking establishments.

4.13.2.3 Barber shops; beauty shops; cleaning and laundry agencies and establishments with coin-operated equipment for laundry and dry cleaning; and shoe repair shops.

4.13.2.4 Offices, studios, medical and dental clinics, hospitals, banking facilities.

4.13.2.5 All sales, service, storage, and display shall be within permanent buildings.

4.13.2.6 Other permitted uses specified in the B-1 (Neighborhood Business) and B-2 (General Business) Zoning District.

4.13.2.7 Other similar uses which may be approved by the Planning Commission and City Council through the site-plan approval process.

4.13.3 Conditional Uses

Conditional uses for this Zoning District shall be the same as those in the B-2 (General Business) Zoning District.

In addition, for the area of Lot 1 as shown in Figure 4.13 below, the following uses are allowed as conditional uses:

- Warehouse limited to less than 40% of the current building
- Bowling alleys
- Indoor mini storage/self-storage

Figure 4.13.



4.13.4 Property Development Standards

- 4.13.1.1 Front Yard: 25 Feet
- 4.13.1.2 Lot Coverage, Maximum: 50 percent
- 4.13.4.3 Building Height, Maximum: To be determined by the Fire Chief
- 4.13.4.4 Parking: Section 6.2

4.13.5 Special Requirements

A site plan shall be required, and the Planning and Zoning Commission and City Council may attach conditions to the development. Such conditions may include but are not limited to:

- (a) Requiring street, service road or alley dedications and improvements (or the posting of appropriate bonds)
- (b) Regulation of points of vehicular ingress and egress
- (c) Regulation of signs
- (d) Requiring the dedication of access easements
- (e) Buffering of the development from other uses by use of walls, fences or similar devices
- (f) Landscaping requirements that may exceed those in §6.3 of Ordinance No. 558 as amended
- (g) Method of refuse collection and storage, along with type and location of refuse containers and enclosures
- (h) On-site storm-water retention
- (i) Any other conditions that will enhance the development of the city in an orderly and efficient manner.

4.13.6 Approval of Site Plan

- 4.13.6.1 The owner or owners of any lot that is proposed for use under this zoning district shall submit a development plan to the Planning and Zoning Commission for the use and overall development of the lot.
- 4.13.6.2 The plan shall include building sites, drives and parking areas, individual lot lines, and the proposed use of land and buildings. It shall also show the relationship of the development to the city street system, adjacent and surrounding properties and surrounding use districts.
- 4.13.6.3 The plan, together with the recommendations of the Planning and Zoning Commission, shall be forwarded to the Council for consideration and action. In addition, a report shall accompany the recommendations of the Planning and Zoning Commission, and the report shall state the reasons for approval or disapproval of the proposed development plan.
- 4.13.6.4 The Council shall consider the matter at a public meeting and may require that the applicant modify, alter, adjust, or amend the plan in such manner and to such extent as it may deem appropriate to the public interest.

4.13.7 Amendments to the Site Plan

Any change in the configuration of the proposed buildings of the development plan, proposed area of the development or modification of development requirements shall be submitted to the Zoning Administrator and be approved by the Planning and Zoning Commission and City Council pursuant to the procedures described in §4.13.6.1 through §4.13.6.4 above.

4.13.8 Final Development Plan

The final development plan must be submitted to the Zoning Administrator within one year of the effective date of the rezoning. The development plan and any amendments and all special requirements attached to the plan shall be deemed an official plan, and the City Clerk shall place it on record in the Office of the County Recorder of Pinal County. After recordation, copies of the approved Plan, any amendments and all special requirements shall be forwarded to the Planning Department, Building Department and the City Engineer.

4.13.9 Time Limit

In the event that a final plan of development is not submitted within one (1) year from the effective date of the ordinance establishing the Planned Commercial Center Zoning District on a specific property, or construction does not commence within one (1) year of approval of a Final Development Plan, the property shall revert to its former zoning classification without further action.

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED CASA GRANDE, IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOT 1 AND THE EAST 80.28 FEET OF LOT 2, OF TRI-VALLEY PLAZA, IN THE CITY OF CASA GRANDE, COUNTY OF PINAL, STATE OF ARIZONA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET B, SLIDE 19, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 89° 45' 49" WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 233.88 FEET TO THE NORTHEAST CORNER OF SAID LOT 2;

THENCE CONTINUING SOUTH 89° 45' 49" WEST, A DISTANCE OF 80.28 FEET;

THENCE SOUTH 00° 01' 59" WEST PARALLEL TO THE EAST LINE OF SAID LOT 2, A DISTANCE OF 194.92 FEET TO A POINT ON A LINE BETWEEN SAID LOTS 1 AND 2;

THENCE SOUTH 89° 46' 44" WEST ALONG SAID LINE, A DISTANCE OF 172.54 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, ALSO BEING THE WESTERLY NORTHWEST CORNER OF SAID LOT 1;

THENCE SOUTH 04° 42' 26" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 55.16 FEET;

THENCE CONTINUING ALONG SAID WEST LINE SOUTH 00° 00' 52" WEST, A DISTANCE OF 684.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 89° 46' 36" EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 450.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE NORTH 00° 00' 00" EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 401.84 FEET;

THENCE SOUTH 89° 59' 58" EAST, A DISTANCE OF 41.51 FEET;

THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 532.31 FEET TO THE POINT OF BEGINNING.

Planning and Zoning Commission

G. 1.

Meeting Date: 06/08/2023

Submitted By: Jaclyn Sarnowski, Planning & Development

SUBJECT

Hold a Public Hearing and consider a request on behalf of DR Horton Inc. for a Conditional Use Permit and associated Resolution to allow a model home sales complex within Carlton Commons located at 18 and 22 S Boniface Ln. **(DSA- 23-00080)** (Planning Intern Cole Hunger)

DISCUSSION

This is a request for a Conditional Use Permit to allow the construction of a model home complex to facilitate sales within the Carlton Commons PAD subdivision. This portion of Carlton Common consists of “Z-Lot” parcels. The Model Home Complex consists of a sales office and sales parking, respectively. These properties will serve as the model home complex, sales, and construction office to sell and build the city-approved plans. The sales complex is proposed to be located at Carlton Commons subdivision at 18 & 22 South Boniface Lane.

Per City Code Table 17.16.030B temporary model homes and sales offices are allowed as a conditionally permitted use in all residential zoning districts. The proposed temporary model home sales complex is within a Planned Area Development zone district where single-family residences are allowed.

Staff finds this request is in conformance with the Conditional Use Permit Criteria, outlined in 17.68.120 of the City Code. Please see the attached Staff Report for additional details.

RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the **Conditional Use Permit DSA-23-00080** within the Carlton Commons Subdivision subject to the following conditions:

1. The Conditional Use Permit for the model home complex is considered expired after five (5) years from the issue date of the certificate of occupancy, or the sale of all the undeveloped lots within Carlton Commons, whichever occurs first.
2. Upon the expiration of the Conditional Use Permit, all site improvements

- (i.e., the parking lot, flagpole, attention flags, signage, front yard fencing, etc.) shall be removed from the site by the applicant.
3. Any special modifications that occurred for the sales and construction offices within the model homes shall be reverted for the functioning as single-family residences, particularly the garage spaces, shall be established for the parking of vehicles, upon the expiration of the Conditional Use Permit.
 4. Motorized vehicles and or trailers shall not be used as signage for the sale of lots or homes within the subdivision.
 5. All signage including attention flags must comply with section 604.8 of the City Sign Code and is subject to permitting.
 6. Flag poles are subject to a building permit and separate planning review.
 7. The model homes are subject to separate building permit and planning review.
 8. The decomposed compacted granite parking lot surface shall be a minimum of 3" depth.
 9. Any portable restroom shall be screened from public view.

Attachments

Staff Report
Resolution
Narrative
Site Plan

	Planning and Zoning Commission STAFF REPORT	AGENDA # _____
---	--	------------------------------

TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: Cole Hunger
MEETING DATE: June 8, 2023

REQUEST

Consider a request on behalf of DR Horton Inc. for a Conditional Use Permit and associated Resolution (DSA- 23-00080) to allow a model home sales complex within Carlton Commons, located at 18 and 22 S Boniface Ln

APPLICANT/OWNER

Sheldon Henkel
DR Horton, Inc
2525 W Frye Rd, Ste 100
Chandler, AZ 85224
svhenkel@drhorton.com

HISTORY

March 10, 2004: City Council adopted Ordinance No. 2251 known as the Carlton Farm Annexation, incorporated this site into the City of Casa Grande under CGPZ-069-004.

May 3, 2004: City Council adopted Ordinance No. 1178.203 amended the initial Pinal County General Rural Zoning to Planned Area Development (PAD) on property located south of Doan Rd between Peart Rd. and Henness Rd. Including parcel numbers 505-27-002A, 004A, 007E, 007D, 007F and 505-35-002B, 0070, and 003A (CGPZ-010-004).

May 6, 2004: A Preliminary Plat was approved by the Planning Commission for Carlton Commons, phases 1-3 for 892 lots.

January 3, 2006: Final Plats were approved by City Council under Resolution CGPZ-90-05 for Carlton Commons Phase 1 and CGPZ-91-05 for Carlton Commons Phase 2 (recorded March 14, 2006).

May 1, 2006: Final Plat was approved by City Council under Resolution CGPZ-100-06 for

Carlton Commons Phase 1 – Final Plat of Peart and Doan Replat of Tract A–Z–lots (recorded May 26, 2006).

April 7, 2022: Housing Product for Carlton Commons Phases 1 and 2 was approved by Planning and Zoning Commission (DSA-22-00036).

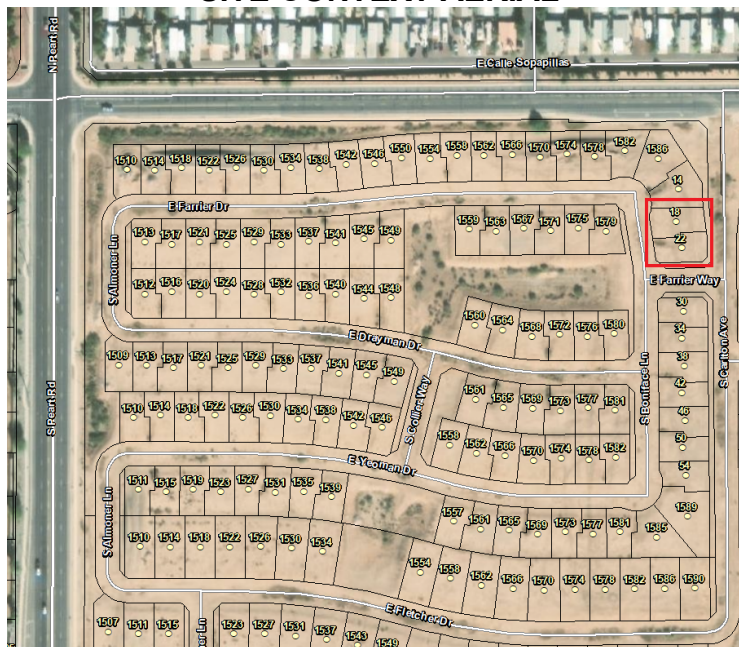
October 6, 2022: Conditional Use Permit (CUP) for a Model Home Complex was approved by Planning and Zoning Commission for 1511, 1515, 1519 E Lardner Dr and 1512 E Currier Dr (DSA-22-00176).

January 5, 2023: A CUP for a Model Home Complex was approved by Planning Commission for 1510, 1514, 1518, and 1522 E Fletcher Dr (DSA-22-00258).

PROJECT DESCRIPTION	
Site Area	10,018 sq. ft.
Current Land Use	Residential lots/Vacant lots
Existing Zoning	Planned Area Development (PAD) Carlton Commons
Existing General Plan 2030 Land Use	Neighborhoods

SURROUNDING LAND USE AND ZONING		
Direction	General Plan 2030 Designation	Existing Zoning
North	Community Corridor/Neighborhoods	Doan St then PAD (Fiesta Grande RV Park); R-1 (Single-Family Residential); and UR (Mesquite School)
East	Neighborhoods	Arizola Rd then R-2/CR (Carlton Commons phase 3)
South	Neighborhoods	Earley Rd then General Rural – County;
West	Neighborhoods	Peart Rd then R-1 (Single Family Residential – Tuscany

SITE CONTEXT AERIAL



General Discussion:

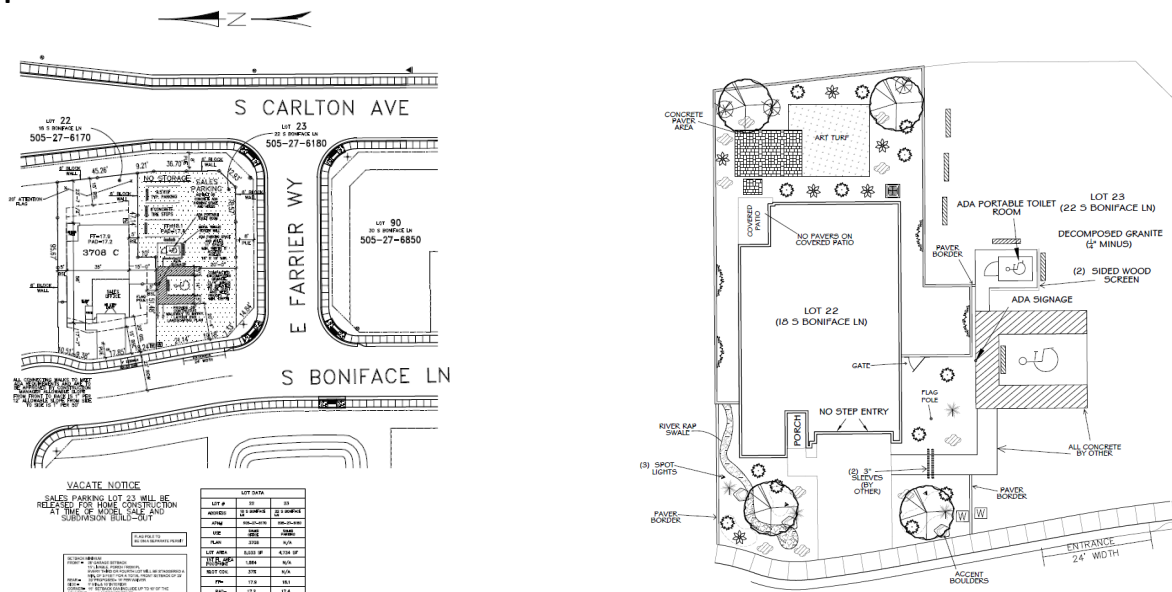
The Carlton Commons PAD was created in 2004 and was required to meet the 2003 PAD Design Guidelines. Accordingly, the housing product was approved on April 7, 2022, in compliance with the 2021 Residential Design Standards for Planned Area Developments, to construct homes within the Carlton Commons subdivision (DSA-22-00036).

This is a request for a Conditional Use Permit to allow the construction of a model home complex to facilitate sales within the Carlton Commons PAD subdivision. This portion of Carlton Common consists of “Z-Lot” parcels. The sales complex is proposed to be located at Carlton Commons subdivision at 18 & 22 South Boniface Lane and consist of a sales office and sales parking respectively. These properties will serve as the model home complex, sales, and construction office to sell and build the city approved plans.

The sales office will be located in the converted garage in the model home and is intended to revert to a functional garage at the time the model home is no longer needed, or the Conditional Use Permit expires. The model home will have landscaping in the front and rear yards. There will be 3 parking spaces and 1 ADA parking spot on the complex site. The ADA parking spot will be paved while the remainder of the parking lot will be surfaced with dust-free decomposed granite. An ADA accessible portable restroom will be located within the sales parking lot.

Upon the expiration of the Conditional Use Permit, or the completion of all developments in the PAD, the model home with sales office will be converted back into its intended use and sold. The parking lot will also be converted back into a single-family residential lot with all improvements removed, leaving no permanent impact on the property.

Proposed Site Plan:



Conformance With Zoning

Per City Code Table 17.16.030B temporary model homes and sales offices are allowed as a conditionally permitted use in all residential zoning districts. The proposed temporary model home sales complex is within a Planned Area Development zone district where single-family residences are allowed.

Conformance With Conditional Use Permit Criteria

Per 17.68.120 of the City Code, with the approval of a Conditional Use Permit, the Commission shall find as follows:

That the site for the proposed use is adequate in size and topography to accommodate the use and that all yards, spaces, walls and fences, parking, loading, and landscaping are adequate to properly relate the use with the land and uses in the vicinity.

The lots can accommodate the use as they have been designed for single-family homes. The model complex will revert to single-family homes upon the expiration of the Conditional Use Permit. The parking lot will have a dust-free surface, yet it can be easily reverted to a single-family home lot. The proposed plan's setbacks, parking, and landscaping are adequate, and they comply with City Code requirements. The construction of the homes is subject to a separate building permit review and approval.

That 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.

This model home complex has adequate access and circulation to manage the traffic it generates. A traffic impact analysis (TIA) was not required with this proposal because this Conditional Use Permit is not planned to generate more than 100 trips a day, which is the trigger for a TIA. The location of the parking lot and the complex's proximity to collector roads will mitigate the traffic generated by this use.

That the proposed use will have no adverse effect upon the abutting property.

There will be minimum impact on abutting properties because the sales complex has the appearance of other single-family homes, and off-street parking will be provided so as not to burden the streets with parking this use generates. Temporary fencing will be present to help limit customers to the sales area to avoid conflict with the street and the public sidewalk.

A potentially adverse effect of model sales homes is signage that is inherent with this type of use. Accordingly, the City Sign Code details what is permitted for model home sales complexes. Signage and flag poles are subject to building permit review and will require removal with the expiration of the Conditional Use Permit.

That the proposed use shall be in conformance with the General Plan.

The site is within the Neighborhoods Land Use category of the General Plan and conforms to the goals of this land use designation. Residential uses are allowed in said category and the

purpose of the model home complex is to promote the development and fulfillment of this residential subdivision.

That the conditions stated in the approval are deemed necessary to protect the public health, safety, and general welfare.

The required conditions specifically relate to the proposed model home complex use and are designed to protect the public's health, safety and welfare as presented in the Conditional Use Permit resolution. Please see the proposed conditions listed in the staff recommendation section.

PUBLIC NOTIFICATION/COMMENTS

Notification

Public notification efforts for this request meet the requirements set out by City Code.

- Publication in the Casa Grande Dispatch at least fifteen (15) days before the Planning Commission public hearing.
- Mailing by the City on at least fifteen (15) days before subject Planning Commission public hearing to each owner of property situated within 200 feet of the subject property. An affidavit confirming this is located in the project file.
- A sign was required with this application

Inquiries/Comments

At the time of this writing, no comments have been received.

STAFF RECOMMENDATIONS

Staff recommends the Planning and Zoning Commission approve the **Conditional Use Permit DSA-23-00080** within the Carlton Commons Subdivision subject to the following conditions:

- a. The Conditional Use Permit for the model home complex is considered expired after five (5) years from the issue date of the certificate of occupancy, or the sale of all the undeveloped lots within Carlton Commons, whichever occurs first.
- b. Upon the expiration of the Conditional Use Permit, all site improvements (i.e., the parking lot, flagpole, attention flags, signage, front yard fencing, etc.) shall be removed from the site by the applicant.
- c. Any special modifications that occurred for the sales and construction offices within the model homes shall be reverted for the functioning as single-family residences, particularly the garage spaces shall be established for the parking of vehicles, upon the expiration of the Conditional Use Permit.
- d. Motorized vehicles and or trailers shall not be used as signage for the sale of lots or homes

within the subdivision.

- e. All signage including attention flags must comply with section 604.8 of the City Sign Code and is subject to permitting.
- f. Flag poles are subject to a building permit and separate planning review.
- g. The model homes are subject to separate building permit and planning review.
- h. The decomposed compacted granite parking lot surface shall be a minimum of 3" depth.
- i. Any portable restroom shall be screened from public view.

Exhibits

Site Plan

Narrative

Resolution

RESOLUTION NO DSA-23-00080

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CASA GRANDE GRANTING A CONDITIONAL USE PERMIT FOR A MODEL HOME SALES COMPLEX WITHIN A PAD (PLANNED AREA DEVELOPMENT) ZONED PROPERTY LOCATED WITHIN THE CARLTON COMMONS PHASE I SUBDIVISION AT 18, AND 22 SOUTH BONIFACE LANE.

WHEREAS, applicant, Sheldon Henkel representing DR Horton Inc., has requested a Conditional Use Permit for a model home sales complex comprised of temporary parking lots and a model home with a temporary sales office located upon lots addressed 18 and 22 South Boniface Lane, within Carlton Commons and;

WHEREAS, a model home sales complex including a sales office and a temporary parking lot is conditionally permitted within all conventional residential zoning districts; and

WHEREAS, the property is located within the Carlton Commons Planned Area Development (PAD) zone; and

WHEREAS, the land use area of the proposed complex is an area within the Carlton Commons PAD that allows single-family residences; and

WHEREAS, because the Carlton Commons PAD does not specifically list a model home sales complex as a use in that particular location, it is considered to be a conditionally permitted use within the PAD; and

WHEREAS, on the 8th day of June 2023, the Planning and Zoning Commission of the City of Casa Grande held a public hearing regarding the request for the Conditional Use Permit; and

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 the 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. The Conditional Use Permit for the model home complex is considered expired after five (5) years from the issue date of the certificate of occupancy, or the sale of all the undeveloped lots within Carlton Commons, whichever occurs first.
 - b. Upon the expiration of the Conditional Use Permit, all site improvements (i.e., the parking lot, flagpole, attention flags, signage, front yard fencing, etc.) shall be removed from the site by the applicant.
 - c. Any special modifications that occurred for the sales and construction offices within the model homes shall be reverted for the functioning as single-family residences, particularly the garage spaces shall be established for the parking of vehicles, upon the expiration of the Conditional Use Permit.
 - d. Motorized vehicles and or trailers shall not be used as signage for the sale of lots or homes within the subdivision.

- e. All signage including attention flags must comply with section 604.8 of the City Sign Code and is subject to permitting.
 - f. Flag poles are subject to a building permit and separate planning review.
 - g. The model homes are subject to separate building permit and planning review.
 - h. The decomposed compacted granite parking lot surface shall be a minimum of 3" depth.
 - i. Any portable restroom shall be screened from public view.
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 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 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 _____, 2023.

P & Z Commission Chairman

Planning & Development Director

ATTEST:

APPROVED AS TO FORM:

City Clerk

Assistant City Attorney

APPLICANT'S CONSENT TO THE SPECIAL CONDITIONS

The applicant and owner, hereby consent to the special conditions as enumerated above in Section 2 as they relate to this request for a Conditional Use Permit for Temporary Model Home Sales Complex within Carlton Commons, Casa Grande, AZ.

Sheldon Henkel
Applicant

Authorized Signatory for DR Horton Inc.
Owner



City of Casa Grande
Planning & Development Services
510 E. Florence Blvd.
Casa Grande, AZ 85122

Subject: Carlton Commons BTR Model Complex Conditional Use Permit

On behalf of DR Horton, DRH Construction Inc., I am requesting a conditional use permit for the following properties located within *Carlton Commons*:

Model Complex:

Lot 22, 18 S. Boniface Ln – Sales Office
Lot 23, 22 S. Boniface Ln – Sales Parking

The above listed properties will serve as the model home complex, sales, and construction office to sell and build our *city approved* plans.

Monday- 12:00pm – 6:00pm
Tuesday-Friday 10:00am – 6:00pm
Saturday & Sunday 10:00am – 6:00pm
Additional hours may be needed to accommodate job necessity.

The complex shall be ADA compliant to include (1) ADA parking space, and (1) ADA accessible portable restroom located within the sales parking lot.

*Dust compression for the entire model complex shall be done in the following ways to reduce impact:
Parking lots shall utilize 1/4" minus or greater decomposed granite, to compress dust within the lots. All model homes shall have complete landscaping packages for each lot, both front yard and rear yard. 6' block walls shall be erected as noted on site plan.*

A flow test will be performed for sufficient water for the fire hydrants.

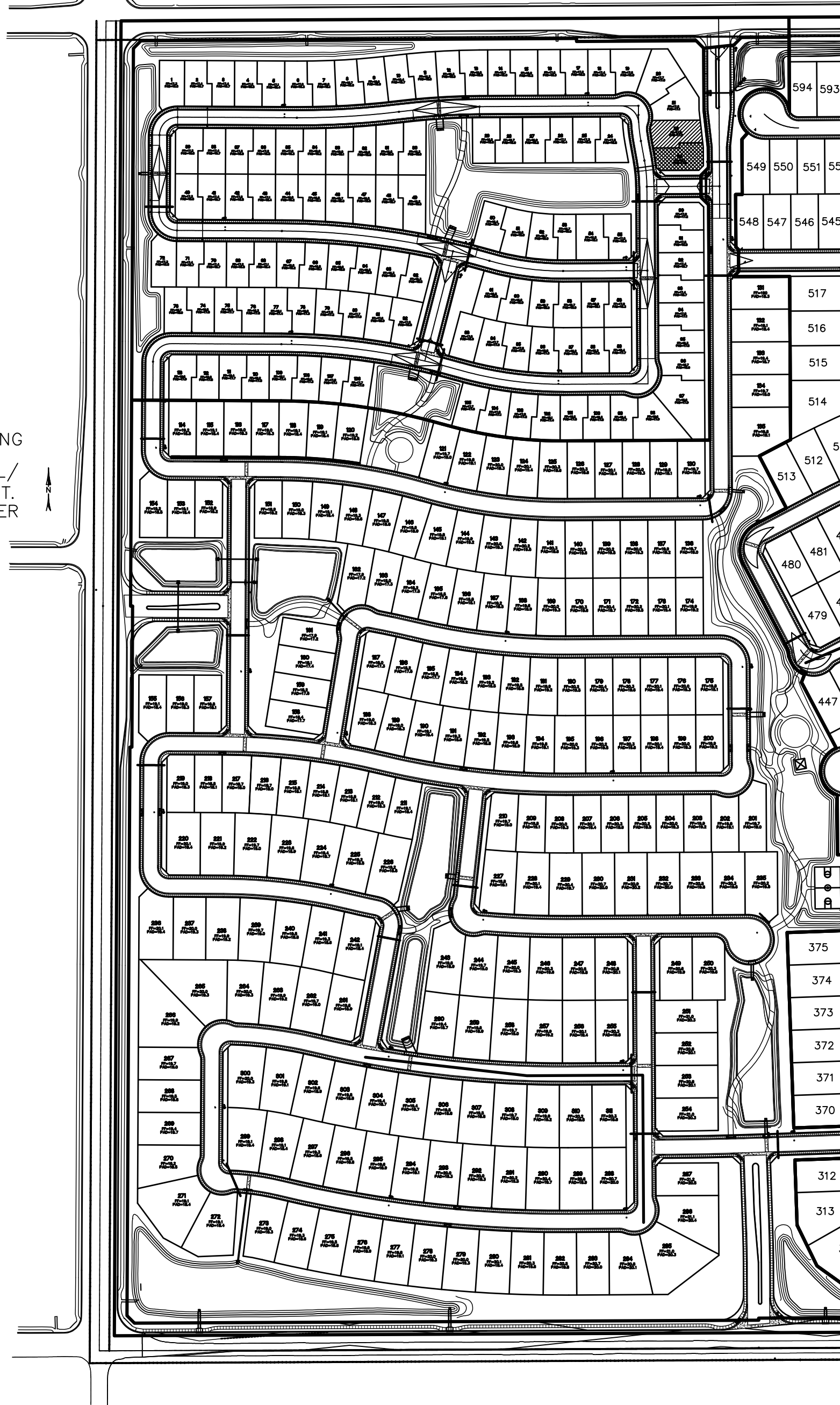
Upon completion of all development, the parking lots shall be developed as a home site, and all model homes shall be sold, leaving no permanent impact on the property.

If you have any questions or need additional information, please contact me at 480-329-9109 or via email svhenkel@drhorton.com

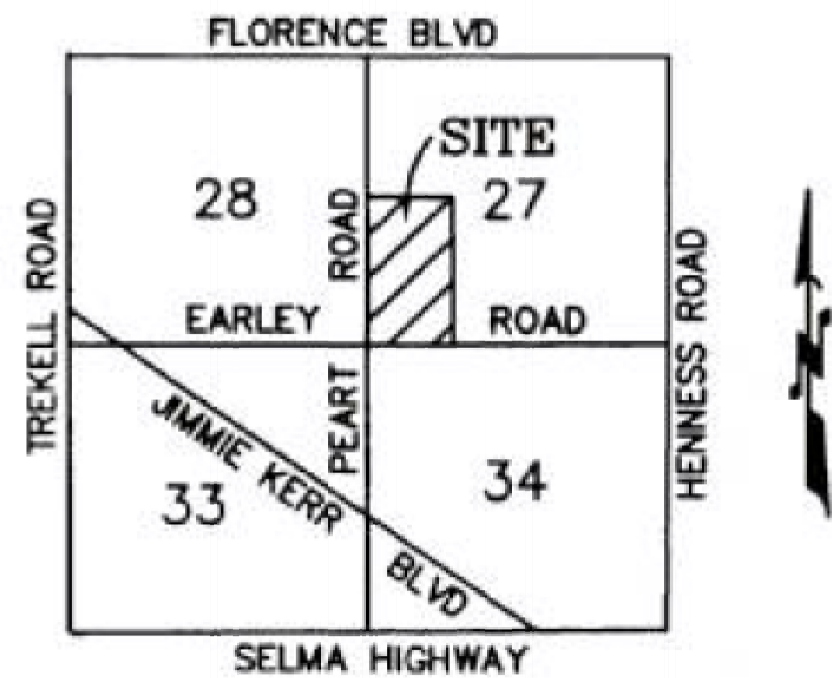
Sincerely,

A handwritten signature in blue ink, appearing to read 'Sheldon Henkel', is written over a light blue horizontal line.

Sheldon Henkel
Architectural Plans Manager
D. R. Horton, Inc.



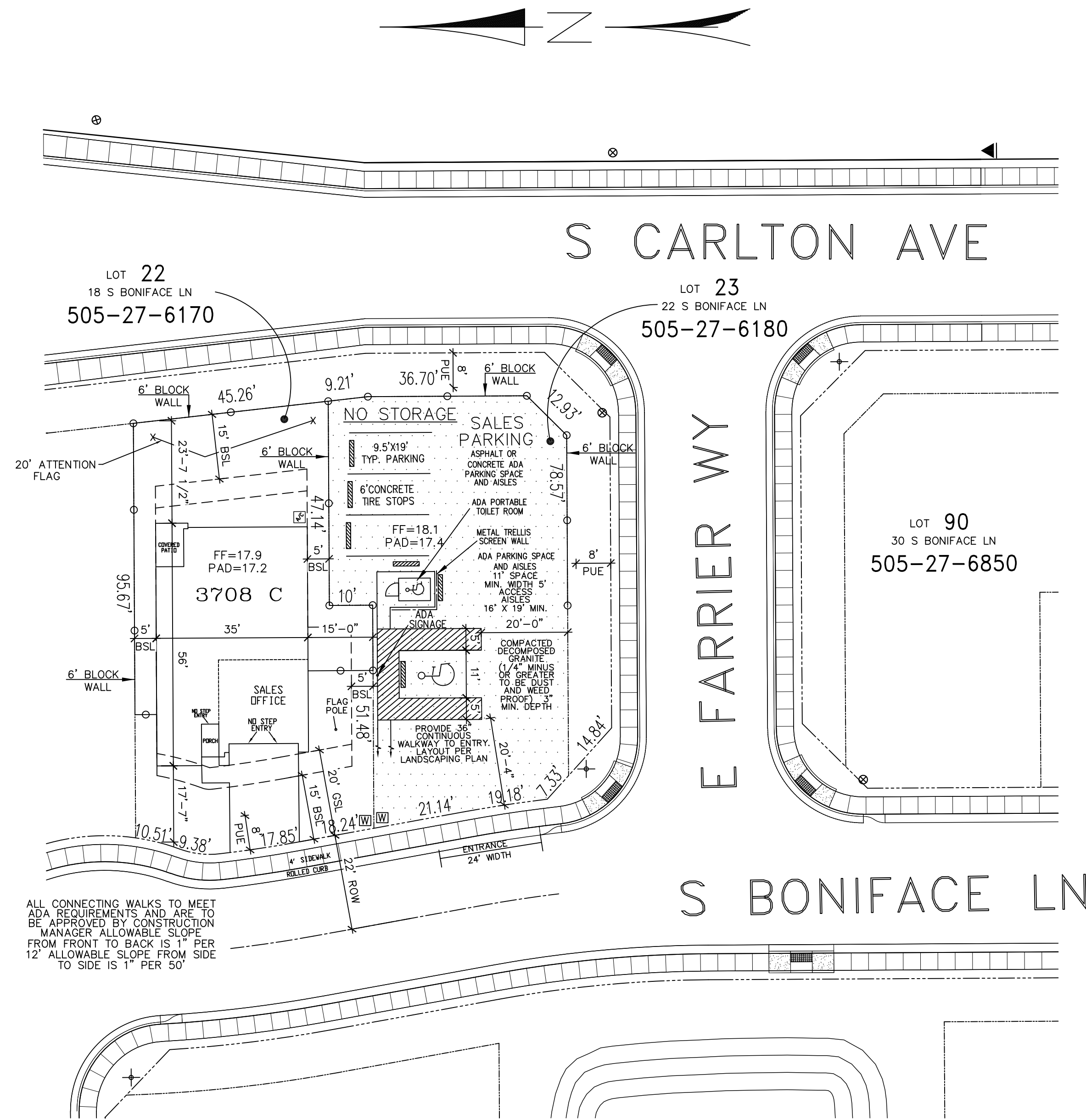
VICINITY MAP
NTS



LOCATION MAP
NTS

CARLTON COMMONS "BUILD TO RENT" PHASE 1A

A PLANNED AREA DEVELOPMENT LOCATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



ALL CONNECTING WALKS TO MEET ADA REQUIREMENTS AND ARE TO BE APPROVED BY CONSTRUCTION MANAGER. ALLOWABLE SLOPE FROM FRONT TO BACK IS 1" PER 12'. ALLOWABLE SLOPE FROM SIDE TO SIDE IS 1" PER 50'.

VACATE NOTICE

SALES PARKING LOT 23 WILL BE RELEASED FOR HOME CONSTRUCTION AT TIME OF MODEL SALE AND SUBDIVISION BUILD-OUT

FLAG POLE TO BE ON A SEPARATE PERMIT

SETBACK MINIMUM
FRONT = 20' GARAGE SETBACK
15' LIVABLE PORCH FROM PL
EVERY THIRD OR FOURTH LOT WILL BE STAGGERED A MIN. OF 3 FEET FOR A TOTAL FRONT SETBACK OF 23'
REAR = 20' PROPOSED - 15' PER WAIVER
SIDE = 5' MIN. & 10' INTERIOR
CORNER = 15' SETBACK CAN INCLUDE UP TO 10' OF THE ADJACENT LANDSCAPE TRACT

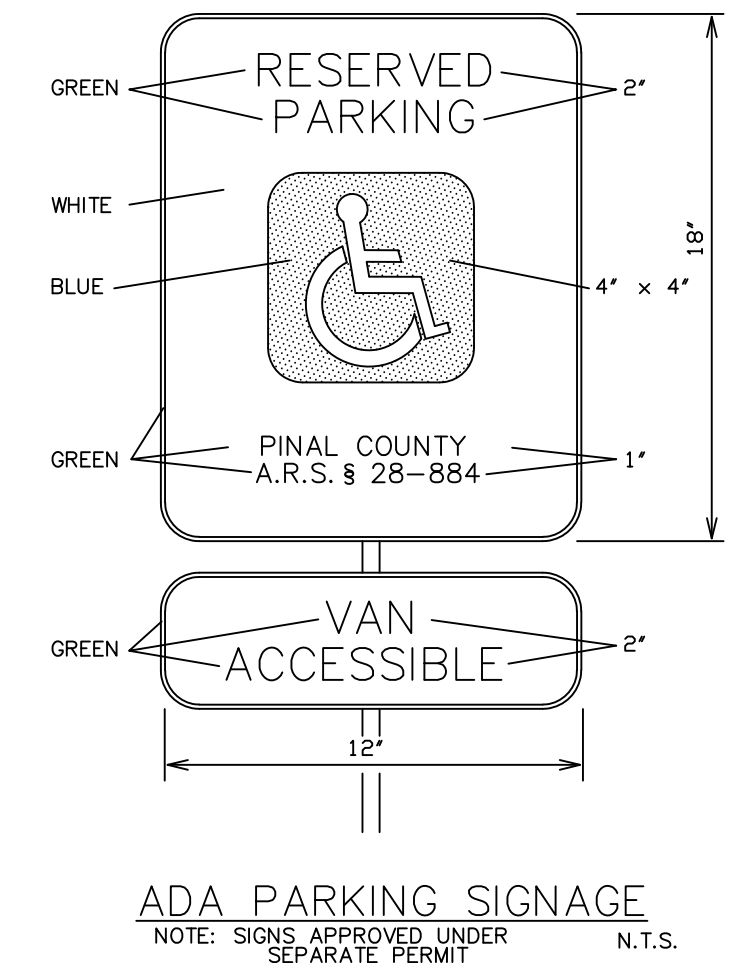
LOT DATA		
LOT #	22	23
ADDRESS	18 S BONIFACE LN	22 S BONIFACE LN
APN#	505-27-6170	505-27-6180
USE	SALES OFFICE	SALES PARKING
PLAN	3708	N/A
LOT AREA	5,033 SF	4,734 SF
1ST FL. AREA FOOTPRINT	1,864	N/A
%LOT COV.	37%	N/A
FF=	17.9	18.1
PAD=	17.2	17.4

MODEL COMPLEX

SCALE 1" = 20'

THESE MODELS ARE TO SELL THE 3708, B35B, B35D, B35E, H30G, H30K PLANS WITHIN CARLTON COMMONS PHASE 1A (LOTS 1-113 ONLY)

CARLTON COMMONS PHASE 1

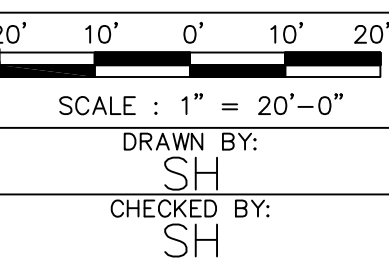


© 2004 CONTINENTAL HOMES, INC., dba D.R. HORTON - CONTINENTAL SERIES
These plans are copyrighted and protected under Sec. 102 of the United States Copyright Act, as amended, 17 U.S.C. Sec. 101 et seq. (the "Act") as both "architectural plans" and as "architectural work." The Act protects these plans and the structures built based on these plans. Among other things, the protection extends to the overall form as well as the arrangement and composition of spaces and elements in the design.
ANY UNAUTHORIZED USE OF THESE PLANS, OR WORKS OR FORMS REPRESENTED IN THESE PLANS, WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGER, WHICH WILL REQUIRE THE INFRINGER TO PAY ALL LEGAL COSTS AND EXPENSES INVOLVED IN BRINGING SUCH LEGAL ACTION.

D·R·HORTON
America's Builder

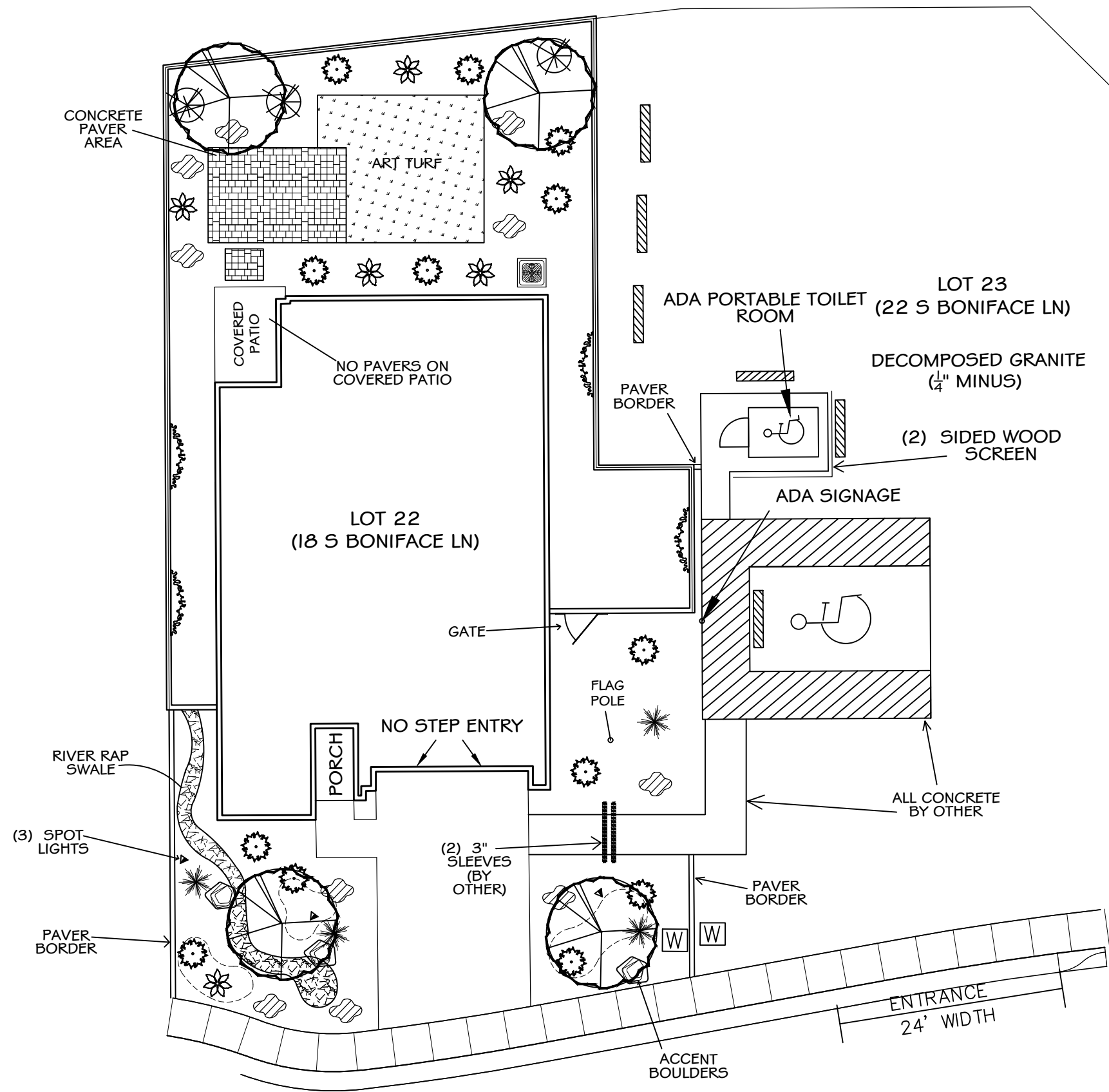
2525 W. Frye Rd., Suite #100
Chandler, Arizona 85224 (480) 791-1490

CARLTON COMMONS "BTR"
MODEL COMPLEX
SITE PLAN



DEVELOPER:
DRH CONSTRUCTION COMPANY
2525 W FRYE RD
SUITE # 100
CHANDLER, AZ 85224
PHONE: (480) 791-1599

DATE:
03/13/2022



S BONIFACE LN

D.R HORTON
CARLTON COMMONS
LANDSCAPE PLAN

Verde POOLS & LANDSCAPE INC.
EST. 1979

520 WEST WARNER ROAD - TEMPE, AZ 85284
(480) 893-3948 - pocoverde.com

PROJECT:	--
DRAWN BY:	--
DATE:	--

Planning and Zoning Commission

G. 2.

Meeting Date: 06/08/2023

Submitted By: Jaclyn Sarnowski, Planning & Development

SUBJECT

Hold a Public Hearing and consider a request by Bryan Ledbetter for a Conditional Use Permit and associated Resolutions for a convenience food restaurant located at 405 E Florence Blvd. (APN #507-03-1260) and off-site parking located on an adjacent lot (APN # 507-031270) **(DSA-23-00115)** (Planning Intern Cole Hunger).

DISCUSSION

The Applicant is requesting a Conditional Use Permit for a Convenience Fast Food Restaurant at 405 E Florence Boulevard. The proposed Conditional Use, Rally's Hamburger Restaurant, will be located on lot APN #507-03-1260 with additional parking located on an adjacent lot APN # 507-03-1270.

The site has been used as a fast-food restaurant since 1986, previously being a Whataburger, and has been zoned as B-2 General Business since 1987. The previous site did not receive a Conditional Use Permit and was considered legal non-conforming. Per Code 17.64.010.E, *Whenever a lawful nonconforming use of a building or structure or land is discontinued for a period of ninety days, any future use of the building or structure or land shall be in conformity with the provisions of this title.* The previously established use was discontinued for more than 90 days, hence the need for the CUP.

Staff finds these requests are in conformance with the Conditional Use Permit Criteria for 17.68.120 and off-site parking requirements per 17.56.260. Please see the attached Staff Report for additional information.

RECOMMENDATION

1. Staff recommends the Planning and Zoning Commission approve the **Conditional Use Permit and associated Resolution for DSA-23-00115A, Convenience Food Restaurant.**
 2. Staff recommends the Planning and Zoning Commission approve the **Conditional Use Permit and associated Resolution for DSA-23-00115B, Off-Site Parking.**
-

Attachments

Staff Report

DSA-23-00115-A Resolution

Resolution No. DSA-23-00115-B

	Planning and Zoning Commission STAFF REPORT	AGENDA # _____
---	--	------------------------------

TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: Cole Hunger, Planning Intern
MEETING DATE: June 8, 2023

REQUEST

Consider a request by Bryan Ledbetter for a **Conditional Use Permit** and associated Resolutions for a convenience food restaurant located 405 E Florence Blvd. (APN #507-03-1260) and off-site parking located on an adjacent lot (APN # 507-03-1270) (**DSA-23-00115**).

APPLICANT/OWNER

Bryan Ledbetter
2572 E Carob Drive
Chandler, AZ 85286
bledbetter@w-retail.com
[602-332-3742](tel:602-332-3742)

HISTORY

March 1920:	Second Unit of New Casa Grande Townsite Final Plat.
March 1920:	Name of Final Plat changed to Myers Second Addition to Casa Grande.
1986:	Fast Food Restaurant (Whataburger) developed on property.
November 16, 1987:	Site zoned as B-2 General Business with Council's passage and adoption of the Official Zoning Ordinance 1178.
February 10, 1998:	Variance Application for reduced setback requirements for existing Whataburger Fast Food Restaurant was approved by the BOA (BOA-002-098).
May 10, 2023:	Conditional Use Permit application submitted for a convenience food restaurant (Rally's) and offsite parking (DSA-23-00115)

PROJECT DESCRIPTION	
Site Area	21,150 sq. ft.
Current Land Use	Commercial/ Convenience Restaurant
Existing Zoning	B-2 General Business
Existing General Plan 2030 Land Use	Downtown

SURROUNDING LAND USE AND ZONING		
Direction	General Plan 2030 Designation	Existing Zoning
North	Downtown	B-3 Central Business
East	Downtown	B-2 General Business
South	Downtown	B-2 General Business/R-2 Multi-Family Residential
West	Open Space	B-3 Central Business

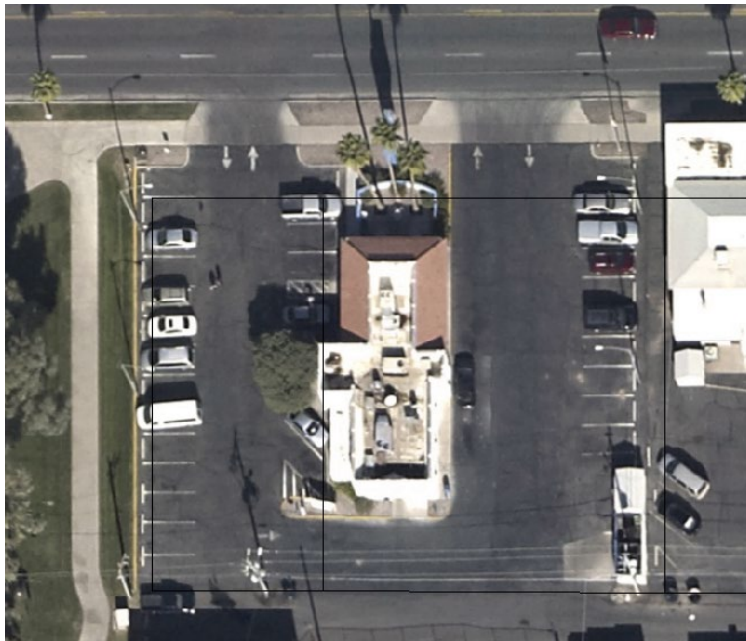
SITE CONTEXT AERIAL

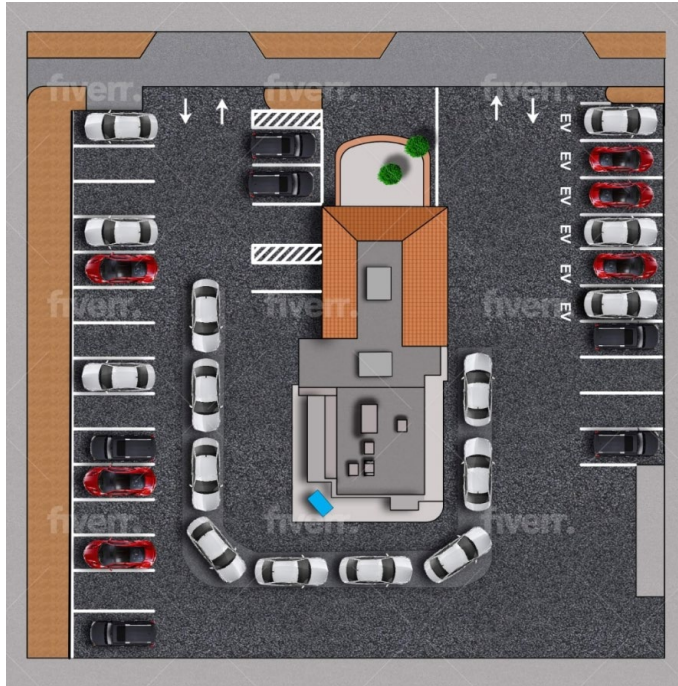


General Discussion:

The Applicant is requesting a Conditional Use Permit for a Convenience Fast Food Restaurant at 405 E Florence Boulevard. The proposed Conditional Use, Rally's Hamburger Restaurant, will be located on lot APN #507-03-1260 with additional parking located on an adjacent lot APN # 507-03-1270.

The site has been used as a fast-food restaurant since 1986, previously being a Whataburger, and has been zoned as B-2 General Business since 1987. The previous site did not receive a Conditional Use Permit and was considered legal non-conforming. Per Code 17.64.010.E, *Whenever a lawful nonconforming use of a building or structure or land is discontinued for a period of ninety days, any future use of the building or structure or land shall be in conformity with the provisions of this title.* The previously established use was discontinued for more than 90 days, hence the need for the CUP.





Conformance With Zoning

Convenience Food Restaurants

Per City Code 17.24.120.D Conditionally Permitted Uses, convenience food restaurants are conditionally permitted in the B-2 Zoning District.

Per the City Code 17.56.210 Off-street queueing requirements, the proposed convenience food restaurant meets the minimum stall count and dimension requirements to ensure no interference with street or parking areas.

Off-Site Parking:

Per City Code 17.24.120.H Conditionally Permitted Uses, off-site parking are conditionally permitted in the B-2 Zoning District.

Conformance With Conditional Use Permit Criteria

Per 17.68.120 of the City Code, with the approval of a Conditional Use Permit, the Commission shall find as follows:

That the site for the proposed use is adequate in size and topography to accommodate the use and that all yards, spaces, walls and fences, parking, loading, and landscaping are adequate to properly relate the use with the land and uses in the vicinity.

The site was previously established as a convenience food restaurant, prior to the 1987 Zoning Ordinance. This CUP is putting the site in compliance with the zoning ordinance.

The site's parking (with the adopting of the CUP), queuing, and setbacks (variance approved in 1998) comply with city code requirements.

That 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.

The Proposed Convenience food restaurant has adequate access and circulation to manage the traffic that it will generate.

That the proposed use will have no adverse effect upon the abutting property.

The location of the existing building has minimal impact on the abutting properties. The site is surrounded by existing commercial development .

That the proposed use shall be in conformance with the General Plan.

The site is within the Downtown Land Use category of the General Plan and conforms to the goals of this land use designation. B-2 General Business zoning is allowed in this land use and convenience fast food restaurants are conditionally permit within this zoning.

In Accordance with City Code Section 17.56.260, any off-site parking which is used to meet the requirements of this title shall be a conditional use as regulated by this title and shall be subject to the conditions listed as follows:

Reasonable pedestrian and vehicular access is required to be provided from off-site parking facilities to the principal use being served

The off-site parking is located adjacent to the parcel that has principal structure and functions as one parcel.

Off-site parking facilities shall not be located more than 500 feet from the site of the principal use being served.

The off-site parking is located immediately adjacent to the principal site, meeting this requirement.

Off-site parking agreements required. The site used for meeting the off-street parking requirements of this chapter shall be under:

- 1. The same ownership as the principal use being served, or**
- 2. Public ownership, or**
- 3. An appropriate legally binding agreement or easement that ensures parking is available for the duration of the use.**

The two parcels are under the same ownership, meeting this requirement.

PUBLIC NOTIFICATION/COMMENTS

Notification

Public notification efforts for this request meet the requirements set out by City Code.

- Publication in the Casa Grande Dispatch at least fifteen (15) days before the Planning Commission public hearing.
- Mailing by the City on at least fifteen (15) days before subject Planning Commission public hearing to each owner of property situated within 200 feet of the subject property. An affidavit confirming this is located in the project file.
- A sign was required with this application.

Inquiries/Comments

At the time of this writing, no comments have been received.

STAFF RECOMMENDATIONS

1. Staff recommends the Planning and Zoning Commission approve the **Conditional Use Permit and associated Resolution for DSA-23-00115A, Convenience Food Restaurant.**
 - a. Detached signage shall be limited to 15' in height.
2. Staff recommends the Planning and Zoning Commission approve the **Conditional Use Permit and associated Resolution for DSA-23-00115B, Off-Site Parking.**

Exhibits

Resolution – Convenience Food Restaurant

Resolution – Off-Site Parking

RESOLUTION NO. DSA-23-00115-A

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CASA GRANDE GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR CONVENIENCE-FOOD RESTAURANT ESTABLISHMENT WITHIN THE GENERAL BUSINESS (B-2) ZONE AT PROPERTY LOCATED AT 405 E FLORENCE BLVD (APN 507-03-1260).

WHEREAS, applicant, Bryan Ledbetter has requested a conditional use permit; and

WHEREAS, the conditional use permit is requested for a convenience-food restaurant establishment, to be located 430 E Florence Blvd within Casa Grande, AZ;

WHEREAS, the property is zoned B-2; and

WHEREAS, the B-2 zone lists convenience-food restaurant establishment as conditionally permitted, subject to obtaining a conditional use permit; and

WHEREAS, on the 8th day of June 2023, the Planning and Zoning Commission of the City of Casa Grande held a public hearing regarding the request for the conditional use permit; and

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 uses, and all yards, spaces, walls and fences, parking, loading, and landscaping is adequate to properly relate the uses 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 by the Applicant subject to the following specific conditions:
 - a. Detached signage shall be limited to 15' in height.
- 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 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 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 _____, 2023.

P & Z Commission Chairman

Planning & Development Director

ATTEST:

APPROVED AS TO FORM:

City Clerk

Assistant City Attorney

APPLICANT'S CONSENT TO THE SPECIAL CONDITIONS

The applicant hereby consents to the special conditions as enumerated above in Section 2 as they relate to this request for a conditional use permit to allow for the use of convenience-food restaurant establishment 405 E Florence Blvd.

Bryan Ledbetter, Applicant

RESOLUTION NO. DSA-23-00115-B

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CASA GRANDE GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR OFF-SITE PARKING WITHIN THE GENERAL BUSINESS (B-2) ZONE AT PROPERTY LOCATED AT 405 E FLORENCE BLVD (APN 507-03-1270).

WHEREAS, applicant, Bryan Ledbetter has requested a conditional use permit; and

WHEREAS, the conditional use permit is requested for off-site parking, to be located 430 E Florence Blvd within Casa Grande, AZ;

WHEREAS, the property is zoned B-2; and

WHEREAS, the B-2 zone lists off-site parking as conditionally permitted, subject to obtaining a conditional use permit; and

WHEREAS, on the 8th day of June 2023, the Planning and Zoning Commission of the City of Casa Grande held a public hearing regarding the request for the conditional use permit; and

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 uses, and all yards, spaces, walls and fences, parking, loading, and landscaping is adequate to properly relate the uses 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 by the Applicant subject to the following specific conditions:
 - a. Reasonable pedestrian and vehicular access is required to be provided from off-site parking facilities to the principal use being served
 - b. Off-site parking facilities shall not be located more than 500 feet from the site of the principal use being served.
 - c. Off-site parking agreements required. The site used for meeting the off-street parking requirements of this chapter shall be under:
 - 1. The same ownership as the principal use being served, or
 - 2. Public ownership, or
 - 3. An appropriate legally binding agreement or easement that ensures parking is available for the duration of the use.
- 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 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 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 _____, 2023.

P & Z Commission Chairman

Planning & Development Director

ATTEST:

APPROVED AS TO FORM:

City Clerk

Assistant City Attorney

Bryan Ledbetter, Applicant

Planning and Zoning Commission

G. 3.

Meeting Date: 06/08/2023

Submitted By: Joseph Horn, Planning & Development

SUBJECT

Hold a public hearing and consider forwarding a recommendation to City Council of two requests by Hilgart-Wilson for approximately +/-39.7 acres generally located on the west side of Burris Road between Peters Road and Selma Highway: (Planner Joseph Horn).

- a. DSA-23-00041 - Minor General Plan Amendment** to amend the growth area phase from **Phase II** to **Phase I**.
- b. DSA-23-00042 – Zone Change** from Urban Ranch (UR) to General Industrial (I-2).

DISCUSSION

Hilgart-Wilson, on behalf of Greenfield CP, LLC, is requesting approval of a Minor General Plan Amendment and a zone change of approximately 40 acres. The site is currently seeking an Annexation with an initial annexation Council hearing being held on May 15th. These requests will be contingent on a successful Annexation into the City.

The General Plan Amendment is to revise the growth area from Phase II to Phase I.

The Zone Change is to amend the zoning designation from UR (Urban Ranch) to I-2 (General Industrial). Currently, the zoning of the property is General Rural within Pinal County, but in association with the processing of the Annexation, the City will be required to set an initial zoning classification of Urban Ranch (UR). The property is located at the northwest corner of Alamo Road and Burris Road. The applicant's requests are intended to accommodate potential industrial prospects.

Staff will evaluate any proposed use at the time of Major Site Plan submittal and apply appropriate measures and standards to mitigate any adverse impact on abutting and surrounding properties.

RECOMMENDATION

Staff recommends the Planning Commission forward a recommendation of approval to City Council of the Minor General Plan Amendment (DSA-23-00041) to amend the Growth Area Phase from Phase II to Phase I.

Staff recommends the Planning Commission forward a recommendation to City Council to approve the Zone Change request (DSA-23-00042) from Urban Ranch (UR) to General Industrial (I-2) to City Council with the following conditions:

1. The Ownership Authorization form shall be signed by the new property owner prior to scheduling these applications for City Council consideration..
2. The zoning is subject to annexation of the property.
3. In accordance with Casa Grande Municipal Code Section 17.68.550, the property owner(s) shall dedicate the necessary right-of-way in accordance with the classification of roadways as set forth in the City's General Plan 2030, as amended and in effect as of the adoption date of this Ordinance. Such dedication shall occur no later than the time of platting or site plan approval or as otherwise provided by the Casa Grande Municipal Code, but shall also be required earlier if requested by the City as part of an existing or proposed public works project. Nothing in this condition alleviates a property owner from compliance with any other dedication requirements set forth in the Casa Grande Municipal Code, as amended from time to time.

Attachments

Staff Report

Narrative/legal/exhibit

	Planning and Zoning Commission STAFF REPORT	AGENDA # _____
---	--	------------------------------

TO: PLANNING AND ZONING COMMISSION
FROM: Joseph Horn, City Planner
MEETING DATES: Planning Commission – June 8, 2023
City Council – July 17, 2023

REQUEST

Hold a public hearing and consider forwarding a recommendation of approval to City Council of two requests by Hilgart-Wilson for approximately +/-39.7 acres generally located on the west side of Burris Road between Peters Road and Selma Highway:

DSA-23-00041 - Minor General Plan Amendment to amend the growth area phase from **Phase II** to **Phase I**.

DSA-23-00042 – Zone Change from Urban Ranch (UR) to General Industrial (I-2).

APPLICANT/OWNER

Cindy Paddock
Hilgart-Wilson
2141 E Highland Avenue
Phoenix, AZ 85016

Douglas Keeling

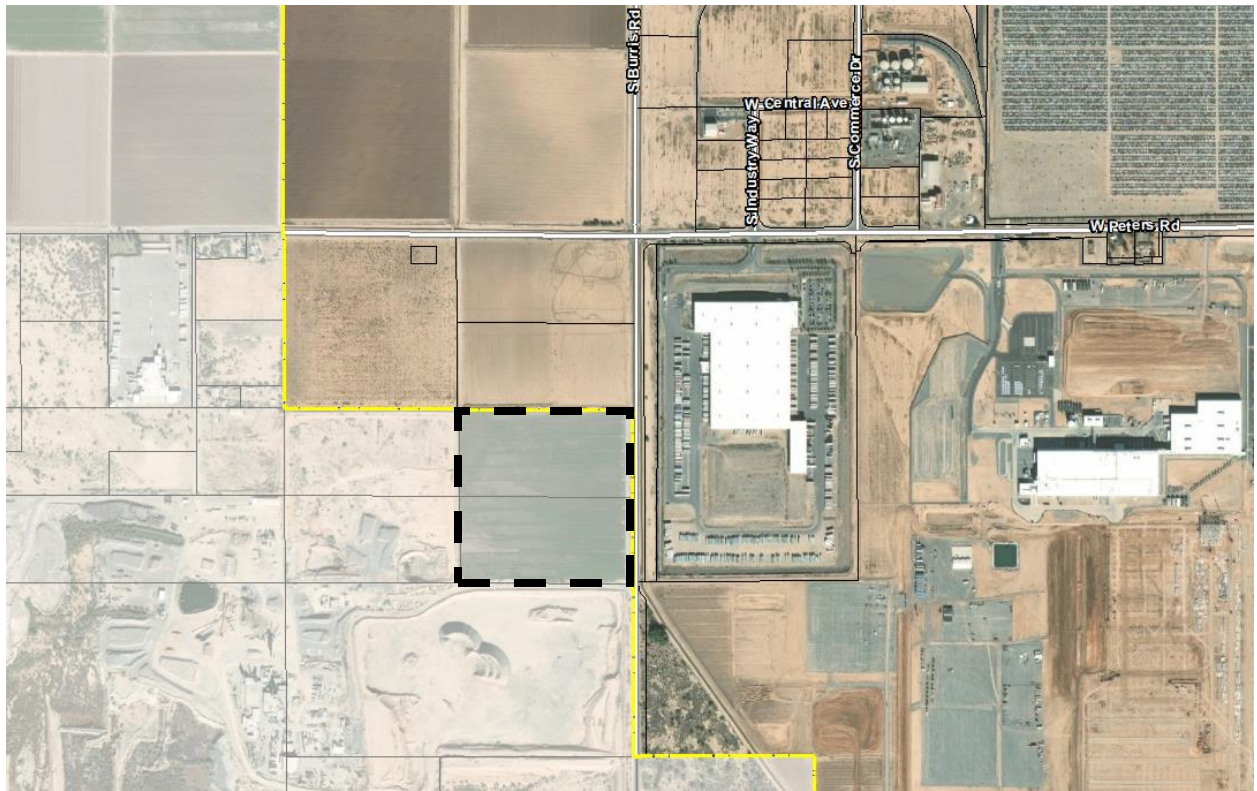
21733 W Clayton Rd.
Casa Grande, AZ 85193

HISTORY

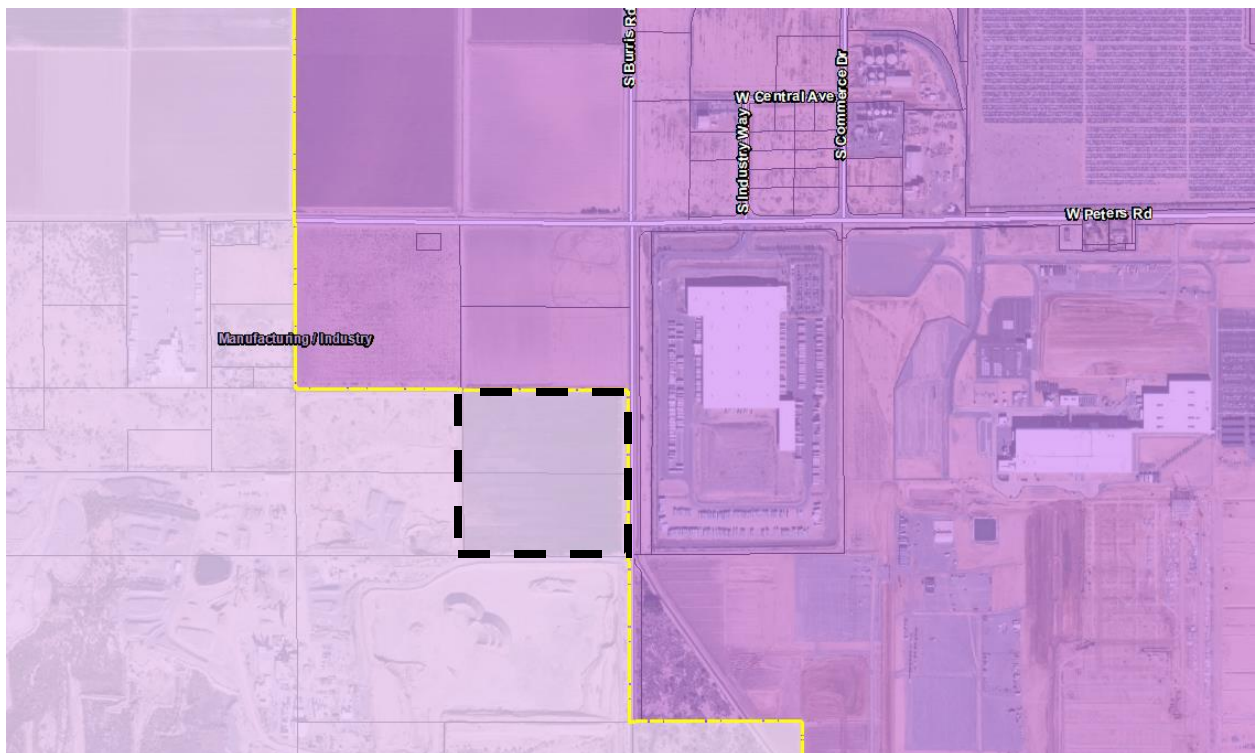
Currently The Site is concurrently processing an annexation.

SURROUNDING LAND USE AND ZONING			
	General Plan Designation	Existing Zoning	Current Uses
Site	Manufacturing/Industry	GR – General Rural (County)	Undeveloped
North	Manufacturing/Industry	I-2 (General Industrial)	Undeveloped
East	Manufacturing/Industry	I-2 (General Industrial)	Tractor Supply Dist.
South	Manufacturing/Industry	GR (General Rural-Pinal County)	Undeveloped
West	Manufacturing/Industry	GR (General Rural-Pinal County)	Undeveloped

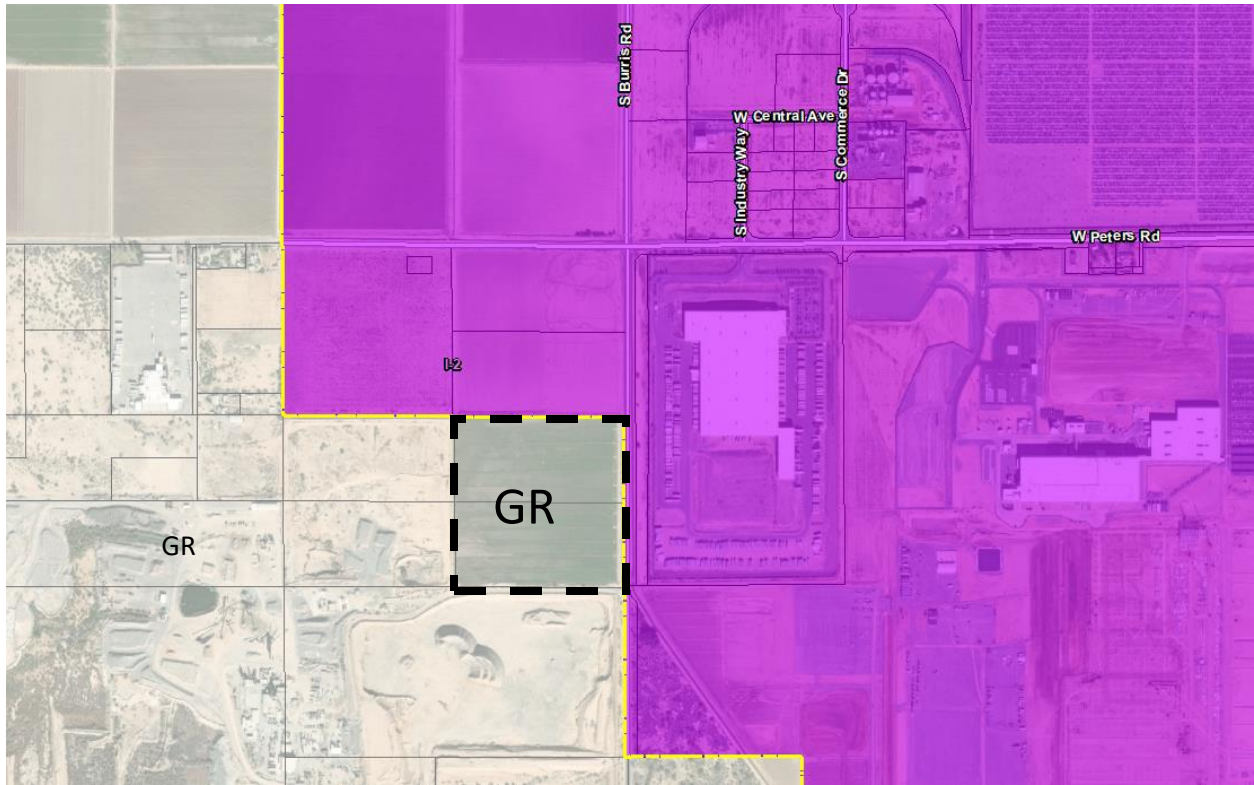
VICINITY MAP



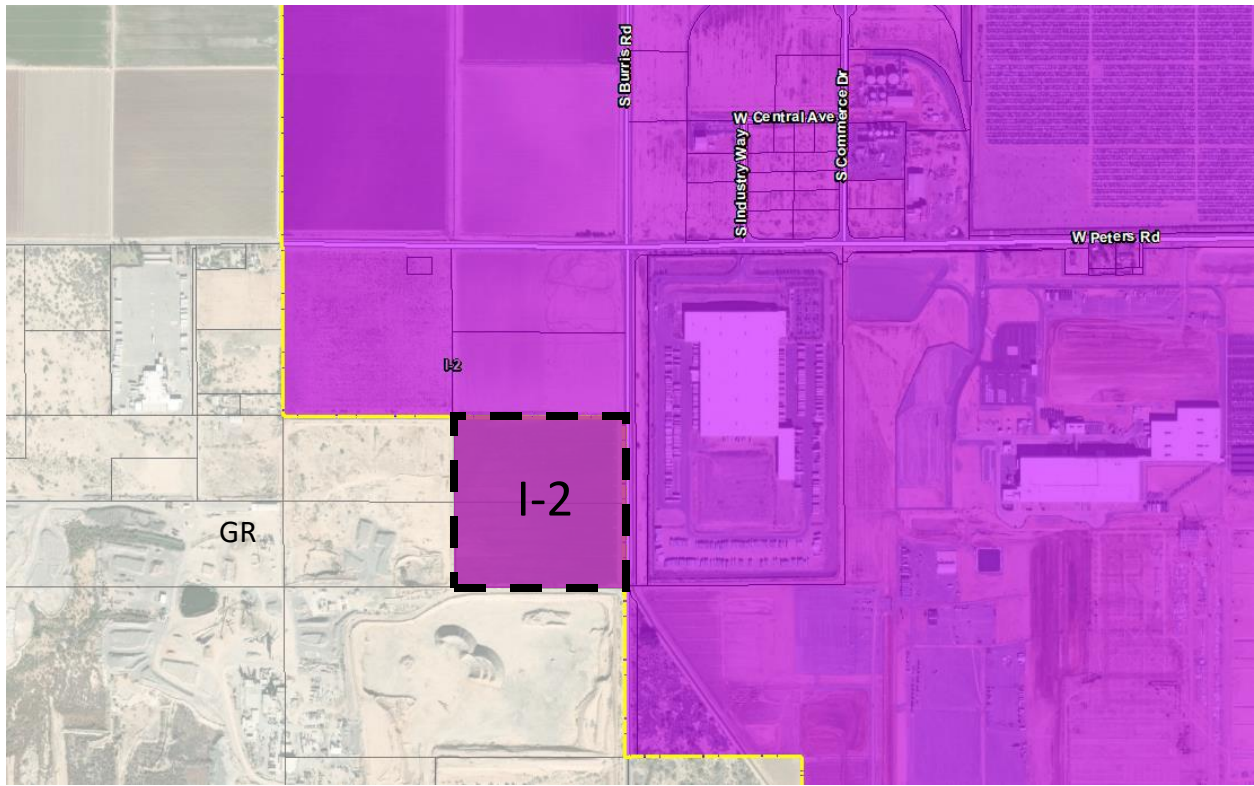
GENERAL PLAN MAP



EXISTING ZONING MAP



PROPOSED ZONING MAP



OVERVIEW

Hilgart-Wilson, on behalf of Greenfield CP, LLC, is requesting approval of a Minor General Plan Amendment and a zone change of approximately 40 acres. The site is currently seeking an Annexation with an initial annexation Council hearing being held on May 15th. These requests will be contingent on a successful Annexation into the City.

The General Plan Amendment is to revise the growth area from Phase II to Phase I.

The Zone Change is to amend the zoning designation to I-2 (General Industrial) from UR (Urban Ranch). Currently the zoning of the property is General Rural within Pinal County but in association with the processing of the Annexation, the City will be required to set an initial zoning classification of Urban Ranch (UR). The Property is located at the northwest corner of Alamo Road and Burris Road. The applicant requests are intended to accommodate for potential industrial prospects.

Staff will evaluate any proposed use at the time of Major Site Plan submittal and apply appropriate measures and standards to mitigate any adverse impact on abutting and surrounding properties.

MINOR GENERAL PLAN - GROWTH AREA REQUEST

The General Plan Amendment request is to reclassify the property from the Growth Area II to Growth Area I category. It is important to note that this property is concurrently processing an annexation into the City. A requirement of an Annexation is to complete an infrastructure and Service Plan to ensure the property being Annexed has the ability to be served by the City. Many of the below review criteria directly relate to the ability of the property to receive necessary services.

The following criteria were used in determining if a property should be included in the Phase I Growth Area:

1. **Whether the property had approved Certificates of Assured Water Supply (CAWS) or could be provided water service by alternative means if development of the site could be accomplished without CAWS.**
The subject property will be developed under Manufacturing and Industry and therefore does not require a CAWS unless subdivided into 6 or more parcels. However, the site would need to provide an extension of water main infrastructure of approximately 650 feet.
2. **Whether the property could be served by the Casa Grande wastewater treatment facility or could be developed using alternative wastewater service.**
Burris Road currently has a 36-inch wastewater line that would be available for any development project to utilize.
3. **Whether the property could be provided fire, police, sanitation, and street maintenance services in a cost-effective manner.**
In conjunction with the annexation, this property has been a infrastructure and Service Plan that evaluates and confirms the City does have the ability to provide the listed services.
4. **Whether the property was in a land use classification that allowed urban-level development.**
This property is in a land use classification that currently underutilizes the property. Minor utility infrastructure expansions will be required but all utilities can be provided to the site.
5. **Whether the property was currently within the City limits or was in the process of being annexed.**
This property is processing an Annexation concurrently with this application.

CONFORMANCE WITH ZONE CHANGES REVIEW CRITERIA 17.68.480
--

In accordance with Section 17.68.480 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of Rezoning requests:

That the proposed use shall be in conformance with the General Plan;

1. The action is consistent with the City's General Plan; including, the following goals, policies and applicable elements:
 - MI-1: Provide and expand the Manufacturing and Industry land use areas to accommodate a variety of industries.
 - Action Step MI-1.1: Identify locations where it would be beneficial to increase the Manufacturing and Industry areas within the City.
 - Goal MI-5: Encourage appropriate and responsible industrial development in appropriate locations.
2. A rezoning conforms to the General Plan if it proposes land uses, densities, or intensities within the range of identified uses, of the General Plan.
 - The requested zoning of General Industrial (I-2) is appropriate in the Manufacturing/Industry land use category.
3. The proposed zone change is necessary and proper at this time to meet the land use needs of the residents of the city.
 - The City's current demand for industrial land is significant, this rezone would expand that available area.

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.
- A notice was mailed to each owner of property situated within three hundred feet of the site.
- A notice was posted by the applicant on the subject site.

Inquiries/Comments

Staff has not received any inquiries at this time.

STAFF RECOMMENDATION

Staff recommends the Planning Commission forward a recommendation of approval to City Council of the Minor General Plan Amendment (DSA-23-00041) to amend the Growth Area Phase from Phase II to Phase I.

Staff recommends the Planning Commission forward a recommendation of approval to City Council of the Zone Change request (DSA-23-00042) from Urban Ranch (UR) to General Industrial (I-2) to City Council with the following conditions:

1. The Ownership Authorization form shall be signed by the new property owner prior to the City Council Hearing
2. The zoning is subject to annexation of the property.
3. In accordance with Casa Grande Municipal Code Section 17.68.550, the property owner(s) shall dedicate the necessary right-of-way in accordance with the classification of roadways as set forth in the City's General Plan 2030, as amended and in effect as of the adoption date of this Ordinance. Such dedication shall occur no later than the time of platting or site plan approval or as otherwise provided by the Casa Grande Municipal Code, but shall also be required earlier if requested by the City as part of an existing or proposed public works project. Nothing in this condition alleviates a property owner from compliance with

any other dedication requirements set forth in the Casa Grande Municipal Code, as amended from time to time.

GREENFIELD COMMERCE PARK

Zone Change

Northwest Corner of Alamo Road and Burris Road Intersection

ZONE CHANGE NARRATIVE

Case Number:

Submittal: February 22, 2023

Development Team

Developer/Applicant:



Greenfield CP, LLC
Duff J. Hearon
1050 East River Rd., Suite #300
Tucson, AZ 85718
Phone: 520-730-1530

Land Planning:



HILGARTWILSON, LLC
Cindy Paddock, AICP
2141 East Highland Ave., Suite #250
Phoenix, AZ 85106
Phone: 602-490-0535

Table of Contents

Introduction..... 1

Existing Conditions and Adjacent Land 1

Existing Land Use..... 1

Existing Zoning 1

Surrounding Property Information..... 2

Description of Request 2

Development Plan 3

Community Facilities and Services 3

 Water 3

 Wastewater 4

 Grading and Drainage..... 4

Phasing..... 5

Summary 5

TABLES

Table 1: Surrounding Property Information

FIGURES

- Figure 1: Vicinity Map
- Figure 2: Property Legal Description
- Figure 3: Existing General Plan Land Uses
- Figure 4: Existing Zoning Districts
- Figure 5: Proposed Zoning Districts
- Figure 6: Master Facility Utility Plan
- Figure 7: Master Drainage/Hydrology Exhibit

Introduction

HILGARTWILSON, on behalf of Greenfield CP, LLC, is requesting approval of a zone change (“Rezone”) to amend the zoning designation of approximately 40 gross acres from GR General Rural within Pinal County to I-2 General Industrial in the City of Casa Grande (“City”) for the future Greenfield Commerce Park (“Site”, “Project”, or “Property”). The Project is located at the northwest corner of Alamo Road and Burris Road within unincorporated Pinal County (“County”) in Section 35, Township 6 South, Range 5 East. Refer to Figure 1, Vicinity Map. Currently, the site is undeveloped and used for agricultural purposes.

An annexation application to annex the Property into the City was submitted on February 10, 2023. The current General Plan Land Use designation is Manufacturing and Industry. A Minor General Plan Amendment to reclassify the Property from the Phase II Growth Accommodation Area to the Phase I Growth Accommodation Area is being submitted concurrently with this zone change request. The approval of this zone change concurrently with the GPA following the annexation of the Property into the City will allow for additional industrial development and employment opportunities, supporting the City’s economy.

Existing Conditions and Adjacent Land

The Property is approximately 40-gross acres located within Section 35, Township 6 South, Range 5 East of the Gila and Salt River Meridian in Pinal County, Arizona. Refer to Figure 2, Property Legal Description. The Property is undeveloped and currently used for agricultural purposes. The Property slopes to the west and northwest and lies within FEMA SFHA Zone X. It is bound by Alamo Road to the south, Burris Road to the east, undeveloped land to the north, and industrial land to the west. The Union Pacific Railroad (“UPRR”) rail line lies approximately 2 miles northeast of the Property abutting the Maricopa-Casa Grande highway. Interstate-8 is located 2 miles southeast of the Project. Irrigation ditches run along the eastern boundary of the Site. The Casa Grande Canal runs north-south directly east of the Site on the east side of Burris Road. A gas line easement may run east/west within the southern half of the Property. There are no other encumbrances associated with the Site.

Existing Land Use

The current General Plan Land Use designation is Manufacturing and Industry. A Minor General Plan Amendment to reclassify the Property from the Phase II Growth Accommodation Area to the Phase I Growth Accommodation Area is being submitted concurrently with this zone change request. Refer to Figure 3, Existing Land Use Exhibit.

Existing Zoning

The Property is currently zoned GR General Rural within Pinal County and the proposed zoning is I-2 General Industrial within Casa Grande. Once the Site is annexed into the City, a comparable zoning district will be applied at which point the Site will be rezoned to I-2. Refer to Figure 4, Existing Zoning Exhibit, and Figure 5, Proposed Zoning Exhibit.

Surrounding Property Information

Several parcels within unincorporated Pinal County border the site to the south and west. Several parcels directly to the north and east lie within City limits. The Site and surrounding area current General Plan designations, zoning, and current land uses are outlined in Table 1, Surrounding Property Information below.

Table 1 Surrounding Property Information

Location	General Plan Growth Accommodation Area/Land Use Designation	Zoning	Current Land Use
Site	Phase 2 Growth Area Manufacturing & Industry	GR General Rural (Pinal County)	Agricultural Land
North	Phase 1 Growth Area Manufacturing & Industry	I-2 General Industrial	Undeveloped Land
East	Phase 1 Growth Area Manufacturing & Industry	I-2 General Industrial	Industrial land use
South	Phase 2 Growth Area Manufacturing & Industry	GR General Rural (Pinal County)	Industrial land use
West	Phase 2 Growth Area Manufacturing & Industry	GR General Rural (Pinal County)	Industrial land use

Description of Request

This request is for a zone change from GR General Rural within the County to I-2 General Industrial to allow for industrial use of the Property. Upon annexation into the City, a zoning district comparable to GR General Rural will be assigned to the Property and it will then be rezoned to I-2. The Project is well located for industrial use, lying within western Pinal County's Arizona Innovation & Technology Corridor ("AITC") and in close proximity of two existing interstate highways, I-10 and I-8, and future I-11, the UPRR rail line and is served by a general aviation airport. Casa Grande is centrally located between the Phoenix and Tucson metropolitan areas and has been attracting many new employment-generating industrial uses from the burgeoning industrial activity in each. An application to annex the Property into the City was filed on February 10, 2023 and an application for a Minor General Plan Amendment to amend the Growth Area Designation from the Phase 2 Growth Accommodation Area to Phase 1 Growth Accommodation Area has been filed in concurrence with this request.

Development standards and permitted uses for the Project will be in conformance with I-2 General Industrial district requirements defined by Chapter 17.36 of the City of Casa Grande Zoning Ordinance.

Development Plan

The Project currently has no identified development plan. Future industrial users wishing to develop the Property will be required to submit a Major Site Plan subject to review and approval by City Staff and the Planning and Zoning Commission. The Major Site Plan shall identify proposed land uses, improvements, and development standards in conformance with the I-2 General Industrial district regulations subject to requirements and procedures as indicated in Chapter 17.68.030 of the City of Casa Grande Zoning Ordinance.

Community Facilities and Services

Utilities and community services for the Project will be provided by the following providers upon annexation:

- Water: Arizona Water Company
- Wastewater: City of Casa Grande
- Electrical: APS
- Communication Service: Cox Communications
- Gas: Southwest Gas Corporation
- Police: City of Casa Grande
- Fire: City of Casa Grande

Water

The Project is located within the Pinal Valley CC&N of Arizona Water Company (“AWC”) but does not currently have adjacent water service. Based on GIS mapping (AWC, 2019) and as-built drawings (AWC, 2008), the nearest existing water infrastructure is a 16-inch water main along Peters Road that terminates approximate 800 LF east of Burris Road. As part of a separate development, this water main is planned to be extended approximately 3,500 feet west to the mid-section line between Burris Road and Ethington Road.

Based on conversations with Arizona Water Company, it is anticipated that a 16-inch water main extension will be required from the intersection of Peters Road and Burris Road, approximately 2,500 feet south along the Project frontage. The existing and proposed water service system is shown in Figure 6, Master Facility Utility Plan.

The water supply infrastructure within this portion of the system is currently at capacity and this project will be required to contribute to supply, treatment, storage, and pumping improvements. In conjunction with the regional stakeholders, AWC is currently undertaking an analysis to construct a new water campus to serve the region. The final location is not determined but it is anticipated that this campus would tie into the water mains along Clayton and Ethington Roads. This campus will utilize groundwater wells to provide additional water supply, as well as storage, pumping capacity and water quality treatment. Participation in this water campus would likely be necessary for the Project to ensure water service capacity.

Wastewater

The Project is located within the City of Casa Grande Sewer service area. The nearest sewer line connection is the 36-inch Burris Road interceptor located at the intersection of Burris Road and Peters Road to the northeast which connects to the Casa Grande Water Reclamation facility. There is an existing 30-inch sewer stub in Burris Road that extends south from the intersection.

The August 2014 Wastewater Master Plan Update & Interceptor Sewer Modeling Final Report identifies a southward extension of the 30-inch sewer to Selma Highway. Due to the large size of this regional sewer line, and relatively minimal sewer flow generated by the project, further discussions with the City of Casa Grande will be required to determine if the cost of the improvements will fall on the developer, if the City will be paying for a portion of this infrastructure, or if a smaller line would be allowed to meet the sewer requirements of this project.

The existing and proposed sewer service system is shown in Figure 6, Master Facility Utility Plan.

Grading and Drainage

Grading and drainage design for the Property will be in conformance with the drainage policies included in the Pinal County Drainage Ordinance, the Pinal County Drainage Design Manuals – Volumes 1 and 2, the Pinal County Floodplain Ordinance, and the City of Casa Grande's Engineering Design Manual for Infrastructure and Development Design; Chapter 7 - Drainage Design Requirements.

The Property and surrounding area predominantly drain to the west and northwest. The Property area is included in the City of Casa Grande Data Collection and Existing Conditions Analysis (DCECA) (Entellus 2020) prepared by Entellus in 2020. The purpose of this report was to document data collection and existing conditions flooding issues in the greater Casa Grande area. Additionally, hydraulic and hydrologic analyses for the Casa Grande area, including the Property, were performed using the HEC-RAS 2D and FLO-2D programs. The results of this study show that some offsite runoff from the east ponds up against the east side of Burris Road and the Casa Grande Canal. This remaining runoff is conveyed north and away from the Property without overtopping Burris Road. The results of the study show there are no offsite drainage impacts from the east. However, there may be minor, localized flows impacting the Property from the undeveloped land to the south. Refer to Figure 7, Master Drainage/Hydrology. While the previous studies indicate that the offsite drainage impacts to the site are limited, further analysis utilizing more detailed topography of the area may reveal more minor localized offsite flows.

FEMA Flood Insurance Rate Map ("FIRM") coverage for the site is provided on FIRM panel 04021C1535E effective December 3, 2008. According to this FIRM panel, the Property resides within FEMA SFHA Zone X. The current effective flood zone for the Property are defined below.

FEMA defines Zone X as follows:

"The flood insurance rate zone that corresponds to areas outside the 500-year floodplains and protected from the 100-year flood by levees".

Implementation of an engineered drainage system will provide the Property with protection against the 100-year storm event. Engineered channels may be designed to convey the more minor localized offsite flows around and/or through the Property to their historical outfall.

It is anticipated that the Project will be developed utilizing retention facilities to store stormwater generated onsite to limit the post-development peak discharges in accordance with Casa Grande's drainage design standards. Retention basins will be designed so stored runoff is disposed of within thirty-six (36) hours either by percolation, drywells, or bleed-off connections into approved drainage ways. Flows from basins shall be in the location and direction of the historic flows.

Phasing

The development of the Project will be phased in accordance with market demand. Specific phasing timing and sequencing is not known at this time. The Property may be developed with a single-user phase or with multiple users and phases. The intent is to install infrastructure and improve the street frontage and access ways adjacent to each phase as they develop. Individual site plans for development will be submitted by individual users for their respective sites to the City to ensure proper and orderly development.

Summary

In conclusion, this requested zone change is consistent with the General Plan land use designation and prevailing development patterns in this rapidly developing employment corridor. The Project will enable the future development of an existing undeveloped agricultural property, adding to the emerging west industrial area in Casa Grande. Its location supports future growth and employment opportunities located within close proximity to regional transportation routes and Downtown Casa Grande. The rezone of this property will aide in the physical growth of Casa Grande through creating employment opportunities to attract permanent residents as well as strengthen the City's position as an emerging regional leader in industrial and employment opportunities.

FIGURES

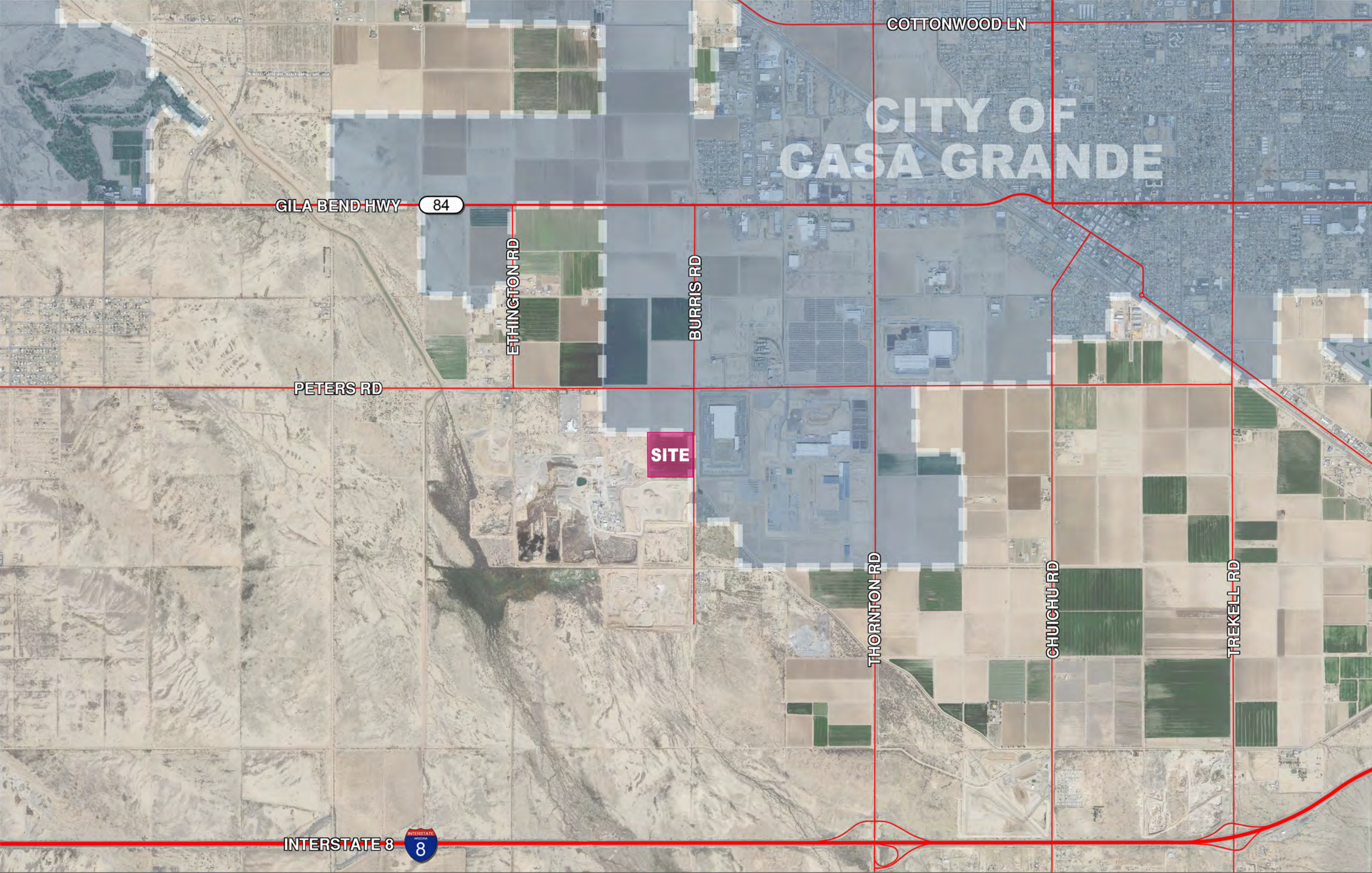


FIGURE 1
VICINITY MAP

FIGURE 2: PROPERTY LEGAL DESCRIPTION

GREENFIELD COMMERCE PARK ANNEXATION LEGAL DESCRIPTION

THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND
THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF
SECTION 35, TOWNSHIP 6 SOUTH, RANGE 5 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

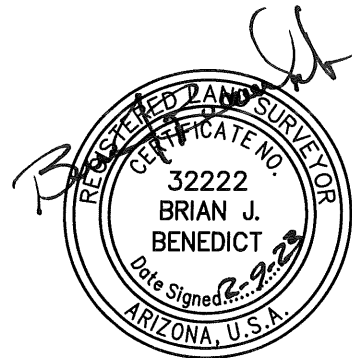
EXCEPT THE WEST HALF THEREOF.

EXCEPT THE EAST 33.00 FEET THEROF.

The above described parcel contains a computed area of 1,689,456 sq. ft.
(38.7846 acres) more or less and being subject to any easements, restrictions,
rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision
regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No.: 2504
Date: February 2023



NE COR SEC 35,
T6S, R5E

ORDINANCE 2336

S89°38'03"E 1289.83'

SECTION 35

N00°20'54"W 1312.69'

CENTER OF SEC 35,
T6S, R5E

1323.73'

N89°55'20"W 1290.73'

N89°55'20"W 2647.45'

E 1/4 COR
SEC 35, T6S, R5E

33'

S00°23'26"E 1306.21'

S00°23'26"E 2612.08'

BURRIS ROAD

ORDINANCE 2435

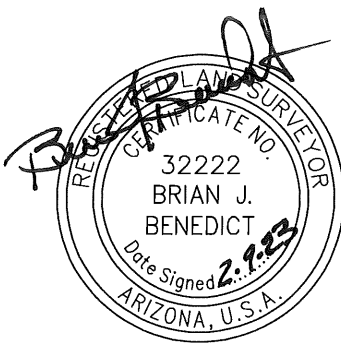
SECTION 36

33'

33.00'

S00°20'27"E 2613.39'

SE COR SEC 35,
T6S, R5E



PROPOSED ANNEXATION



EXISTING CITY LIMITS

PROJ.NO.: 2504

DATE: FEB 2023

SCALE: N.T.S.

DRAWN BY: GS

CHECKED BY: BJB

GREENFIELD COMMERCE PARK

ANNEXATION
CASA GRANDE, ARIZONA

EXHIBIT



HILGARTWILSON

2141 E. HIGHLAND AVE., STE. 250

PHOENIX, AZ 85016

P: 602.490.0535 / F: 602.368.2436

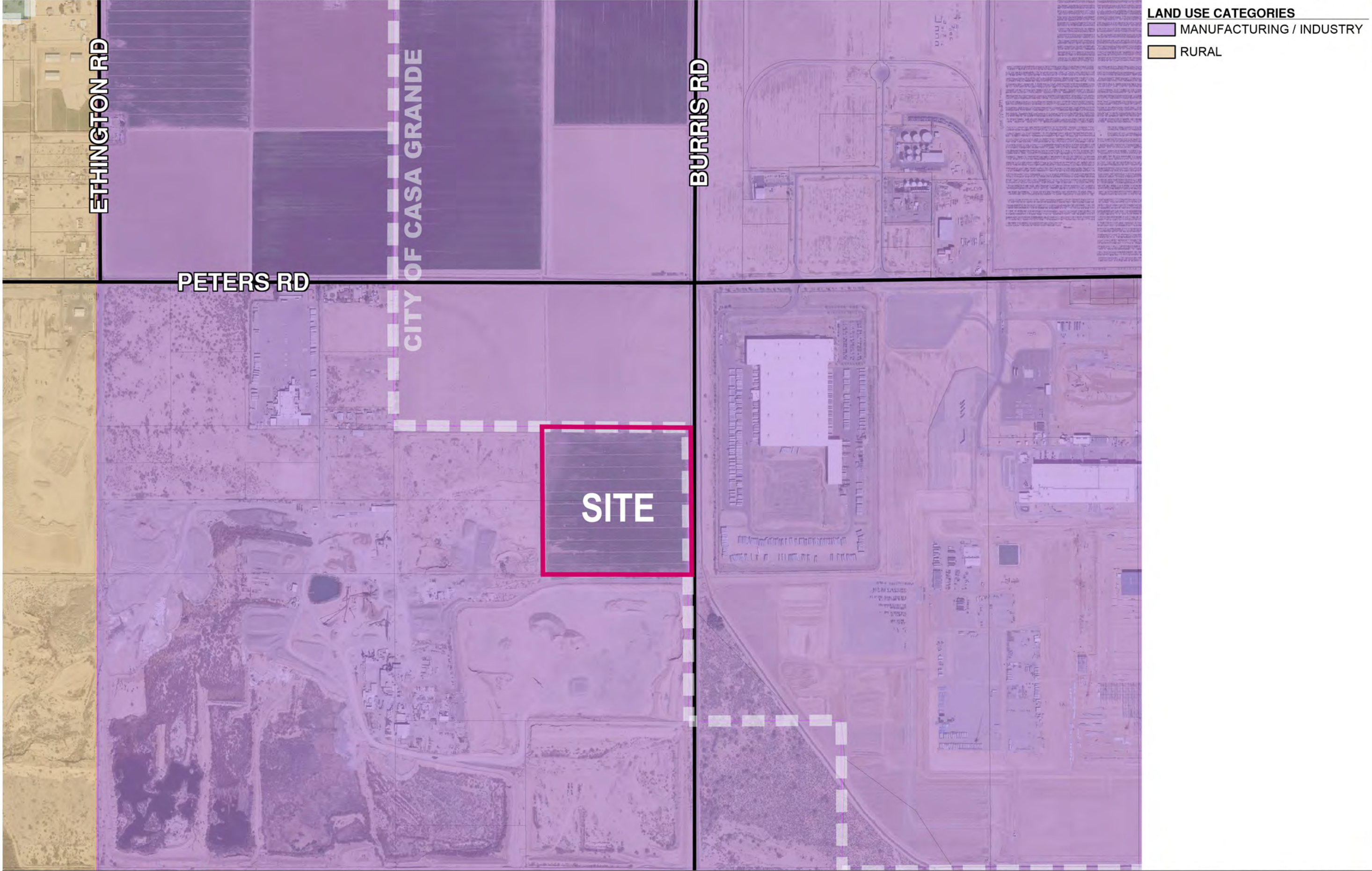


FIGURE 3
EXISTING GENERAL PLAN LAND USES

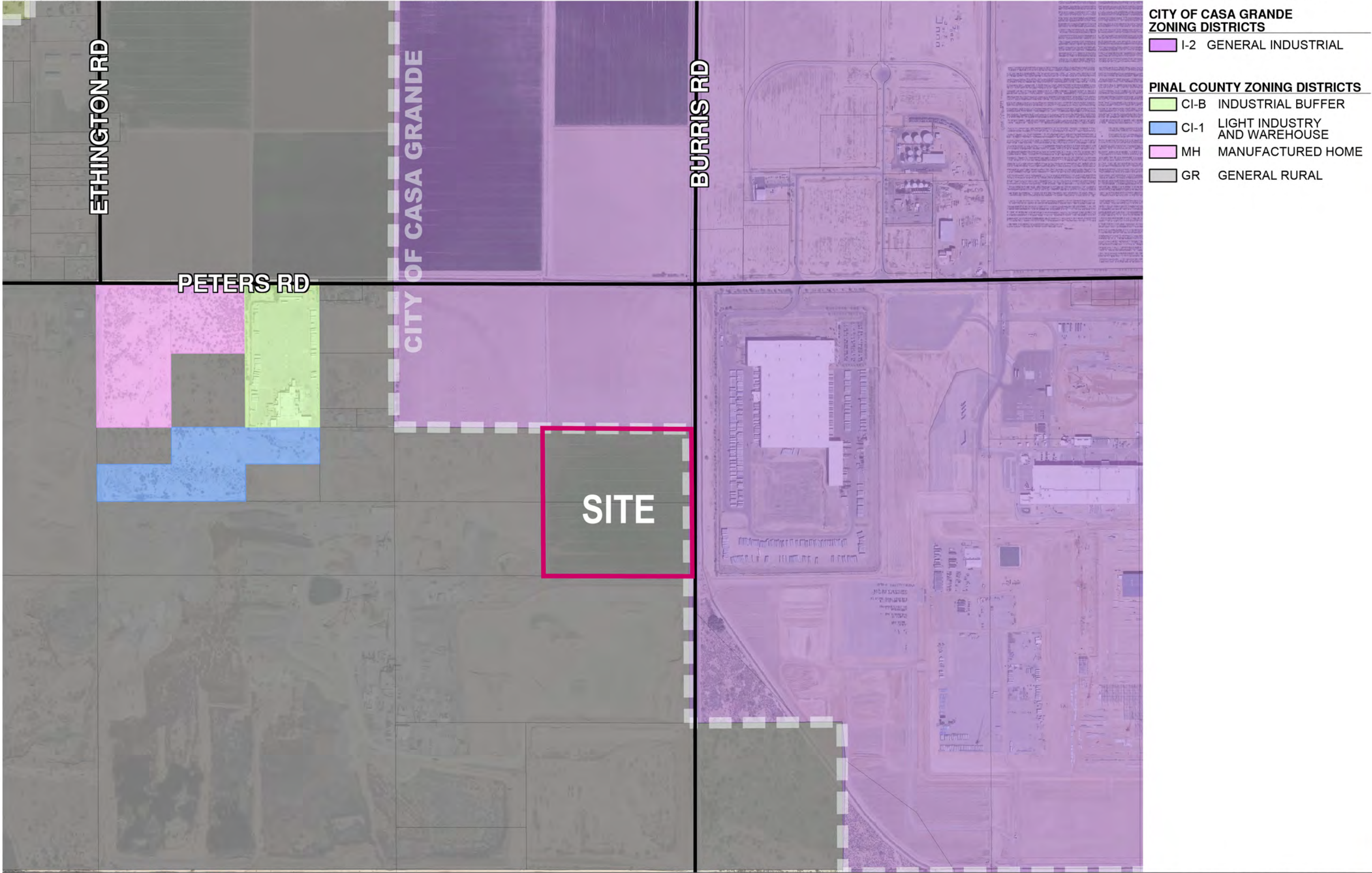


FIGURE 4
EXISTING ZONING DISTRICTS

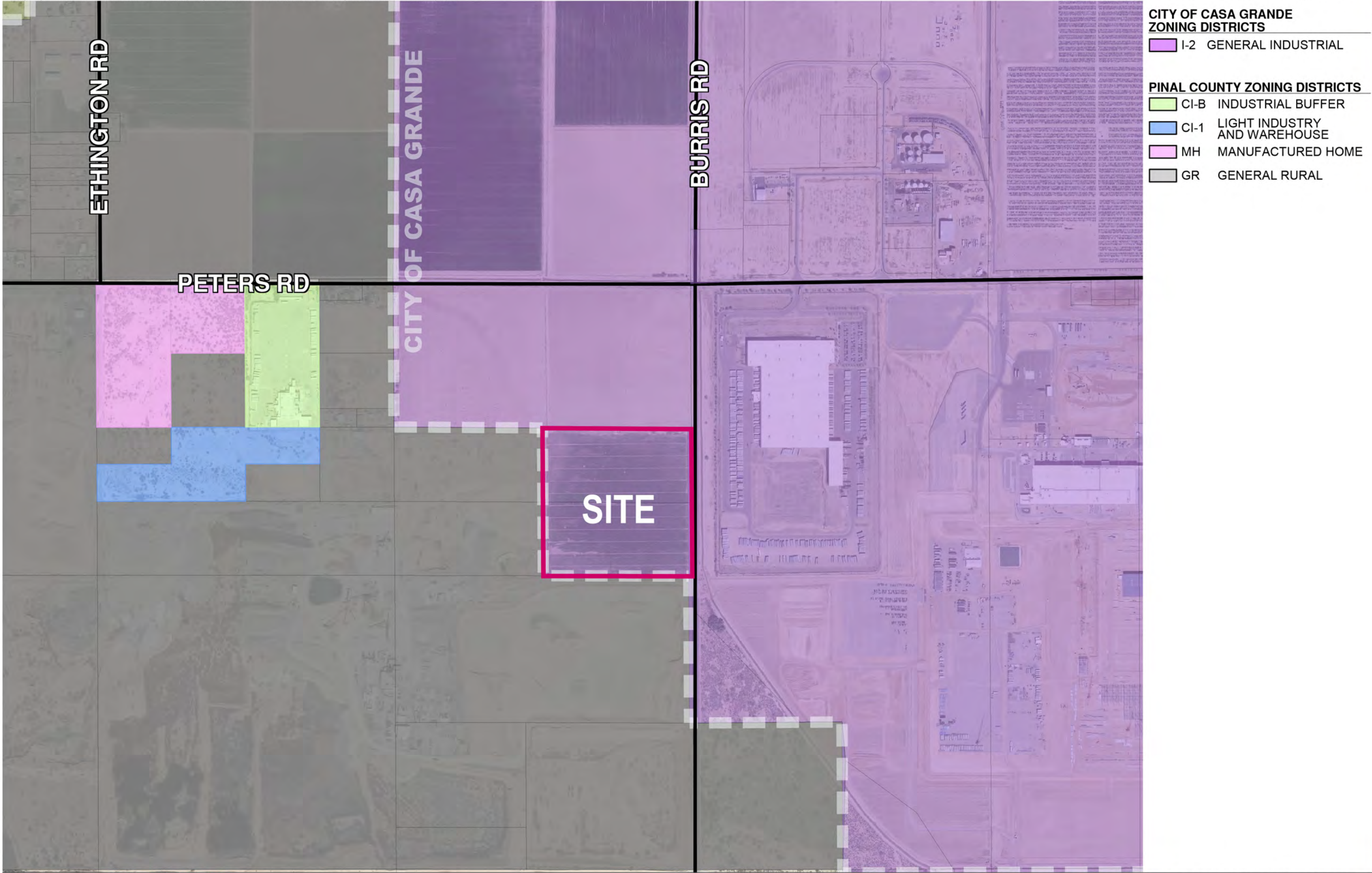
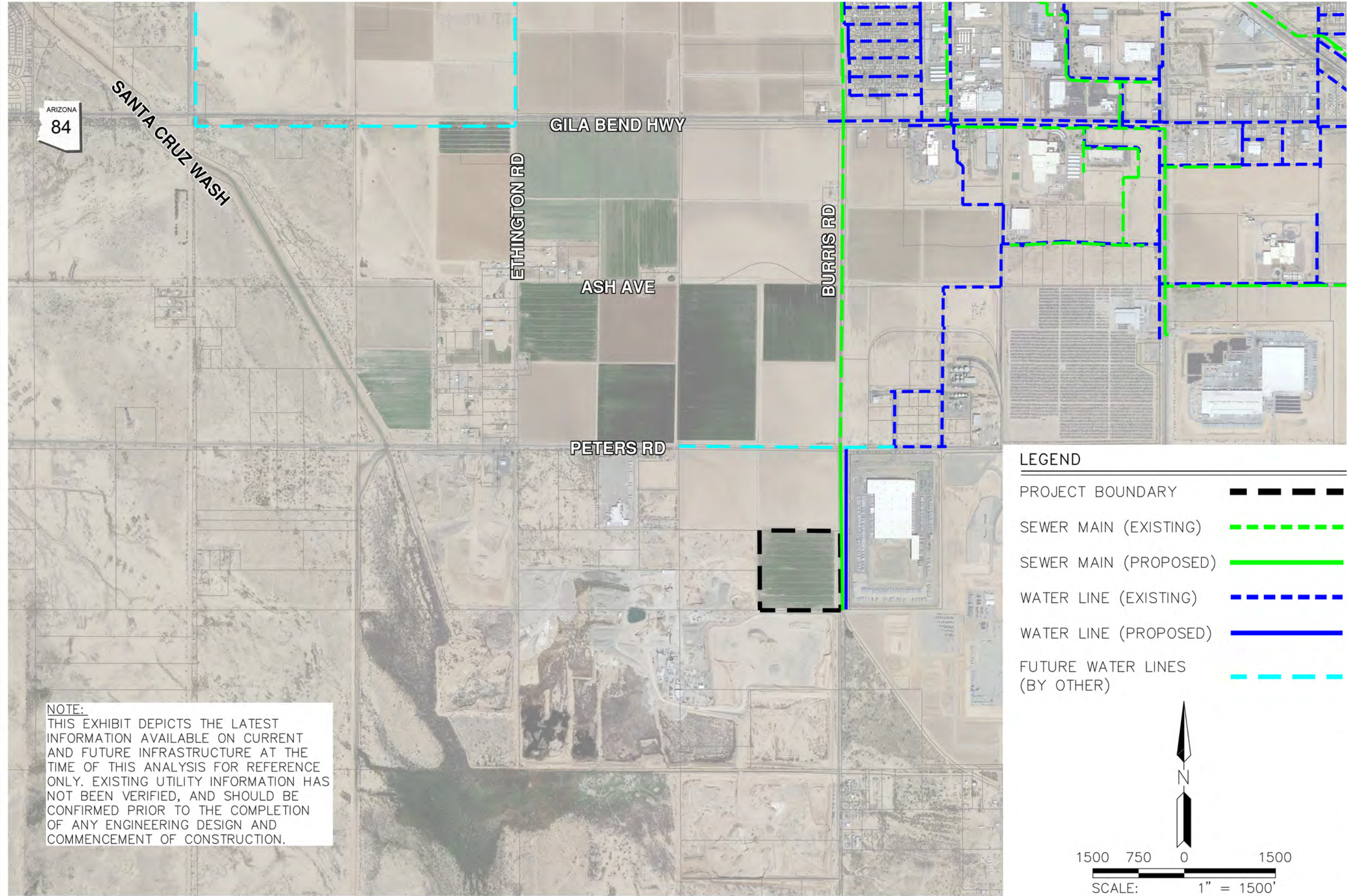


FIGURE 5
PROPOSED ZONING DISTRICTS



NOTE:
THIS EXHIBIT DEPICTS THE LATEST INFORMATION AVAILABLE ON CURRENT AND FUTURE INFRASTRUCTURE AT THE TIME OF THIS ANALYSIS FOR REFERENCE ONLY. EXISTING UTILITY INFORMATION HAS NOT BEEN VERIFIED, AND SHOULD BE CONFIRMED PRIOR TO THE COMPLETION OF ANY ENGINEERING DESIGN AND COMMENCEMENT OF CONSTRUCTION.

LEGEND

PROJECT BOUNDARY	
SEWER MAIN (EXISTING)	
SEWER MAIN (PROPOSED)	
WATER LINE (EXISTING)	
WATER LINE (PROPOSED)	
FUTURE WATER LINES (BY OTHER)	

 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436	
GREENFIELD COMMERCE PARK	
CITY OF CASA GRANDE, ARIZONA	
FIGURE 6 - MASTER FACILITY UTILITY PLAN	
PROJ. NO.:	2504
DATE:	FEBRUARY 2023
SCALE:	1" = 1,500'
DRAWN BY:	AP
CHECKED BY:	KP

© Copyright 2023, HILGARTWILSON, LLC - This plan document set is the sole property of HILGARTWILSON, LLC. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON, LLC employees.



LEGEND

- PROJECT BOUNDARY - - - - -
- BASE FLOOD ELEVATION ~ BFE = XXX ~
- FEMA FLOODPLAIN (EFFECTIVE) [Blue Box]
- FEMA FLOODWAY (EFFECTIVE) [Red Box]
- FLOW ARROW ↑
- 100-YEAR MAXIMUM DEPTH (FT.)
- | | |
|---------|-------------------|
| <0.5 | [Dark Blue Box] |
| 0.5 - 1 | [Medium Blue Box] |
| 1 - 2 | [Light Blue Box] |
| 2 - 3 | [Green Box] |
| 3 - 4 | [Yellow Box] |
| 4 - 5 | [Orange Box] |
| >5 | [Red Box] |

NOTES:

-THE GEOHECRAS 2D IMAGERY INCLUDED WITH THIS EXHIBIT WAS REFERENCED FROM THE CITY OF CASA GRANDE DATA COLLECTION AND EXISTING CONDITIONS ANALYSIS PREPARED BY ENTELLUS IN JANUARY 2020.

 HILGARTWILSON ENGINEER PLAN SURVEY MANAGE 2141 E. HIGHLAND AVE., STE. 250 P: 602.490.0535 / F: 602.368.2436 PHOENIX, AZ 85016 www.hilgartwilson.com	REV.:
GREENFIELD COMMERCE PARK	
CITY OF CASA GRANDE, ARIZONA	
FIG 7: MASTER DRAINAGE/HYDROLOGY EXHIBIT	
 HILGARTWILSON	PROJ NO.: 2504
	DATE: FEB 2023
	SCALE: 1" = 500'
	DRAWN: DM
	DESIGNED: ZK
	APPROVED: BB
	DWG. NO.

Planning and Zoning Commission

G. 4.

Meeting Date: 06/08/2023

Submitted By: Joseph Horn, Planning & Development

SUBJECT

Hold Public Hearing and consider forwarding a recommendation to City Council on a request by Sun Village Villago for a Major Amendment to a Planned Area Development to create a Manufactured Home Park (DSA-22-00280) for +/-287 acres generally located south of McCartney Rd between Faldale Rd. and Pinal Ave.(Planner Joseph Horn).

DISCUSSION

The purpose of this application is to amend the existing Villago Village Planned Area Development guide to create a 1,162 unit all-age Manufactured Home Park on 287 acres of the total Villago Village PAD. The Commercial and Multi-Family portions of the existing PAD are to remain as is. This proposal will be similar to other manufactured-home parks in the City where the residents own the home and the applicant leases the land/spaces. However, Sun Communities may offer some rental units as well.

The conceptual design for Copper Canyon indicates two central amenity areas which will both provide resort-style pools, community clubhouses with fitness centers, sports courts, dog parks and other recreational activities for its residents. Additionally, there are multiple open space areas and paths proposed throughout the community, along with five dedicated internal parks for recreational opportunities and outdoor activities.

Sun Communities intends to develop Copper Canyon in a phased approach, starting with the home sites on the easternmost portion of the property and working to the west and south. Phase I will include approximately 150 to 250 home sites and all necessary infrastructure to serve that particular phase. The most eastern amenity center will be built as part of Phase 1.

The existing PAD currently allows development similar to the City's R-1, R-1a, R-2, R-3, and B-2 use classifications. The original PAD consists of 322 acres of land with a mix of single-family residential, multi-family residential, and commercial uses with a total of 1,022 single-family lots. This proposal will amend 287 acres of the property, leaving the multi-family and commercial areas as is.

RECOMMENDATION

Staff recommends the Commission forward a recommendation to approve DSA-22-00280, a Major Amendment to an approved PAD (Planned Area Development) with the following conditions and technical corrections:

Conditions:

1. In accordance with Casa Grande Municipal Code Section 17.68.550, the property owner(s) shall dedicate the necessary right-of-way in accordance with the classification of roadways as set forth in the City's General Plan 2030, as amended and in effect as of the adoption date of this Ordinance. Such dedication shall occur no later than the time of platting or site plan approval or as otherwise provided by the Casa Grande Municipal Code, but shall also be required earlier if requested by the City as part of an existing or proposed public works project. Nothing in this condition alleviates a property owner from compliance with any other dedication requirements set forth in the Casa Grande Municipal Code, as amended from time to time.
2. A Comprehensive Sign Plan will be required to be approved by the Planning Commission prior to development.

Technical Corrections:

1. Rename the submitted document as the Villago Village PAD and incorporate all existing land uses and acreage prior to City Council Hearing.

Attachments

Staff Report
PAD Guide

	Planning and Zoning Commission STAFF REPORT	AGENDA # _____

TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: Joe Horn, Planner
MEETING DATE: June 8, 2023 Planning Commission Hearing
 July 17, 2023 City Council Hearing

REQUEST

Hold Public Hearing and consider forwarding a recommendation to City Council by Sun Village Villago for a Major Amendment to a Planned Area Development to create a Manufactured Home Park (DSA-22-00280) for +/- 287 acres generally located south of McCartney Rd between Faldales Rd. and Pinal Ave.

APPLICANT/OWNER

Sun Village Villago 27777 Franklin Rd, Suite 200 Southfield, MI 48034 248-598-1884 njefferies@sunriseland.com	VVLAND, LP 7001 N Scottsdale Rd, #1015 Scottsdale, AZ 85253 480-315-2699 myerger@commsw.com
---	---

HISTORY

February 16, 1999:	Portion of the site was annexed into the City.
April 6, 1999:	Preliminary Plat was approved (since expired).
December 6, 1999:	Portion of the site was annexed into the City.
May 2, 2005:	Portion of the site was annexed into the City.
June 20, 2005:	Initial PAD zoning approved by the Mayor & City Council.
June 1, 2006:	Preliminary Plat was approved (since expired).

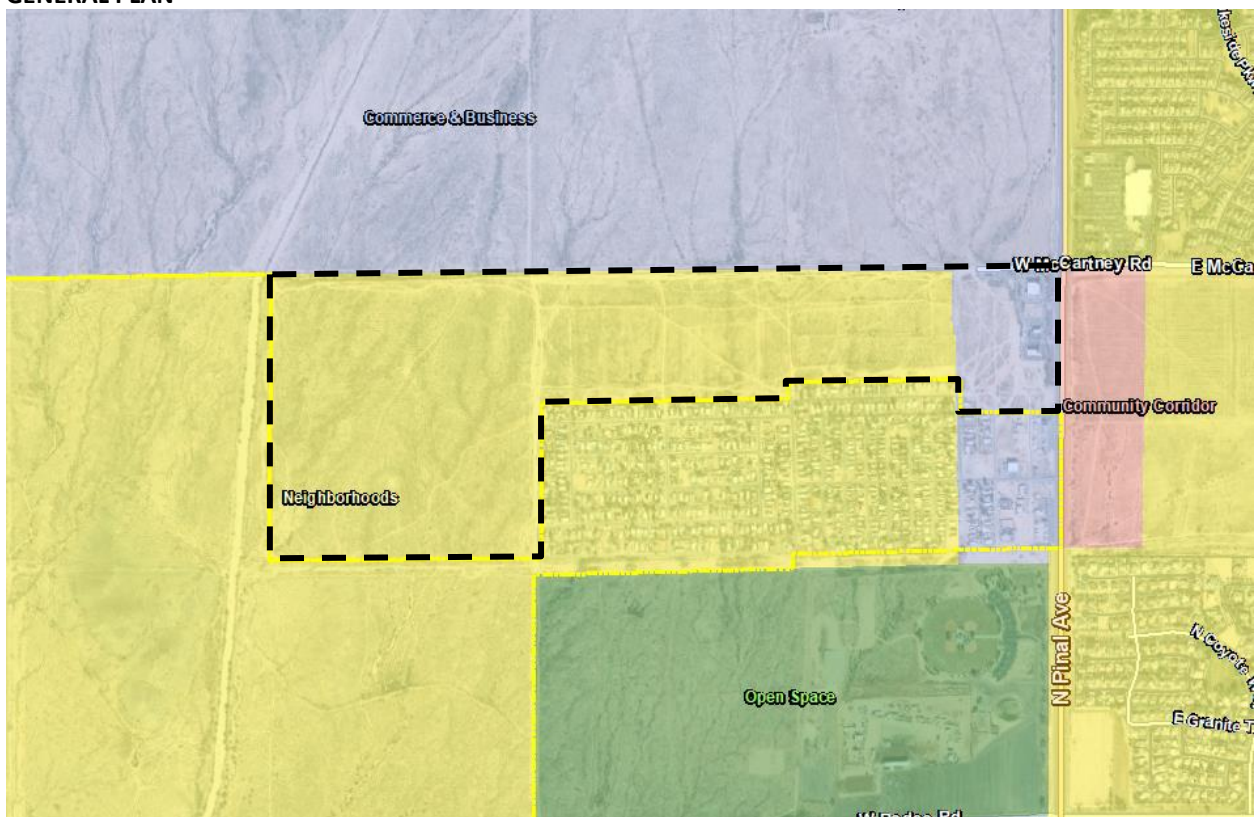
PROJECT DESCRIPTION	
Site Area	287 acres (modified) 322 acres (total)
Existing Zoning	Villago Village PAD
General Plan Designation	Neighborhoods Commerce and Business

SURROUNDING LAND USE AND ZONING			
	General Plan Designation	Existing Zoning	Current Uses
North	Commerce and Business	UR - Urban Ranch	Undeveloped
South	Neighborhoods	GR (General Rural – County) MH (Manu. Housing- County) CB-3 (Commercial – County)	Undeveloped Colonia Del Sol (County)
East	Community Center	McCartney Ranch PAD	Undeveloped
West	Neighborhoods	GR (General Rural – County)	Undeveloped

LOCATION



GENERAL PLAN



ZONING



OVERVIEW

The purpose of this application is to amend the existing Villago Village Planned Area Development guide to create a 1,162 unit all-age Manufactured Home Park on 287 acres of the total Villago Village APD. The Commercial and Multi-Family portions of the existing PAD are to remain as is. This proposal will be similar to other manufactured-home parks in the City where the residents own the home and the applicant leases the land/spaces. However, Sun Communities may offer some rental units as well.

The conceptual design for Copper Canyon indicates two central amenity areas which will both provide resort style pools, community clubhouses with fitness centers, sports courts, dog parks and other recreational activities for its residents. Additionally, there are multiple open space areas and paths proposed throughout the community along with five dedicated internal parks for recreational opportunities and outdoor activities.

Sun Communities intends to develop Copper Canyon in a phased approach, starting with the home sites on the easternmost portion of the property and working to the west and south. Phase I will include approximately 150 to 250 home sites and all necessary infrastructure to serve that particular phase. The easternmost amenity center will be built as part of Phase 1.

The existing PAD currently allows development similar to the City's R-1, R-1a, R-2, R-3, and B-2 use classifications. The original PAD consists of 322 acres of land with a mix of single-family residential, multi-family residential, and commercial uses with a total of 1,022 single-family lots. This proposal will amend 287 acres of the property leaving the multi-family and commercial areas as is.

PAD AMENDMENT REVIEW CRITERIA

In accordance with Section 17.68.290 of the Zoning Code, the Planning and Zoning Commission shall consider the following in review of a PAD Zone/Preliminary Development Plan application:

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

The proposal is not anticipated to have any adverse impact with respect to land use. It abuts the Colonia Del Sol neighborhood to the south that has a mixture of land uses and residential development types including existing manufactured homes, single family stick built homes, and commercial uses. Staff believes this will be a compatible project and may enhance the surrounding area by providing additional access points for the Colonia Del Sol neighborhood and by introducing new housing product on the adjacent land.

Conformance to the City's General Plan;

The proposed area of change in this proposal is located in the Neighborhoods General Plan land use category. The PAD land use zoning is an appropriate zone for the Neighborhoods land use category. The Neighborhoods category allows for density of up to 4.5 du/ac. The applicant is proposing to develop 1,162 dwelling units on 287-acres of the site with a gross density of 4.05 du/ac. Accordingly, staff finds the development to be in compliance with the General Plan density requirements.

In addition, the City's 2030 General Plan projects that over 22,000 new housing units will need to be constructed over the next 30 years to accommodate the growing population in the area, which should include a mix of single-family detached, multi-family apartments and townhomes, manufactured homes, and park models. The proposed community will contribute towards the City's goal of adding the needed new additional housing stock in Casa Grande.

Conformance to the City's Zoning Ordinance:

The proposed PAD guide meets all the requirements of the city zoning code and the 2021 Residential Design Standards for Planned Area Developments. Additional review of the Design Standards will take place with the submittal of a future Major Site Plan.

The adequacy of the plan with respect to land use;

The proposed plan to change this area from traditional single-family homes to manufactured homes is primarily due to the fact that the site does not have a Certificate of Assured Water Supply (CAWS). Not having CAWS severely limits the development potential of this site as there is not a way to subdivide the land. With this being the case, this proposed land use is appropriate for the site.

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 published in the Casa Grande Dispatch.
- Notices were mailed by the City of Casa Grande.
- A sign was posted at the site by the applicant.

Inquiries/Comments

No comments received.

STAFF RECOMMENDATION

Staff recommends the Commission forward a recommendation to approve DSA-22-00280, a Major Amendment to an approved PAD (Planned Area Development) with the following conditions and technical corrections:

Conditions:

1. In accordance with Casa Grande Municipal Code Section 17.68.550, the property owner(s) shall dedicate the necessary right-of-way in accordance with the classification of roadways as set forth in the City's General Plan 2030, as amended and in effect as of the adoption date of this Ordinance. Such dedication shall occur no later than the time of platting or site plan approval or as otherwise provided by the Casa Grande Municipal Code, but shall also be required earlier if requested by the City as part of an existing or proposed public works project. Nothing in this condition alleviates a property owner from compliance with any other dedication requirements set forth in the Casa Grande Municipal Code, as amended from time to time.
2. A Comprehensive Sign Plan will be required to be approved by the Planning Commission prior to development.

Technical Corrections:

1. Rename the submitted document as the Villago Village PAD and incorporate all existing land uses and acreage prior to City Council Hearing.



SUN COMMUNITIES, INC.®

Copper Canyon

PAD AMENDMENT

(Part of the Villago Village PAD)



Submitted to the City of Casa Grande
Pre-Application Meeting: September 8, 2022
3rd Submittal: April xx, 2023

Project Development Team

Applicant/Developer

Sun Communities, Inc

27777 Franklin Road, Suite 200

Southfield, MI 48034

Contact: Nikki Jeffries

njeffries@sunriseland.com

(248) 892-0889

Engineer

Atwell, LLC

4700 East Southern Avenue

Mesa, AZ 85206

Contact: Casey Pennington

cpennginton@atwell-group.com

(480) 586-2116

Landscape/Planning

RVi Planning + Architecture

4900 North Scottsdale Road

Scottsdale, AZ 85251

Contact: Matt Small, PLA, SITES AP

msmall@rviplanning.com

(303) 728-4694

Legal Representative

Rose Law Group

7144 East Stetson Drive, Suite 300

Scottsdale, AZ 85251

Contact: Jordan Rose & Jennifer Hall

jrose@roselawgroup.com

jhall@roselawgroup.com

(480) 505-3938

Traffic/Transportation

Summit Land Management, LLC

7144 East Stetson Drive, Suite 300

Scottsdale, AZ 85251

Contact: Paul Basha, PE, PTOE

pbasha@summitlandmgmt.com

(480) 505-3931

Introduction & Purpose of Request

Atwell, LLC, on behalf of Sun Communities, Inc., submits this application for PAD Amendment to allow for the development of a +283 acre all-age manufactured home community, generally located west of the southwest corner of East McCartney Road and North Pinal Avenue within the City of Casa Grande, Arizona. This property is part of the existing Villago Village PAD and this application is requesting an amendment to that original PAD. The new project will be called Copper Canyon.

Sun Communities is the applicant and developer for the proposed project. Sun is a fully integrated developer and owner/operator of attainably priced residential developments and RV resorts throughout the country and has taken manufactured home communities to the next level. Sun has a proven track record for being a leader in the industry and currently owns and manages twelve communities in the state of Arizona. Sun has experienced on-site managers that live in the communities to ensure they are beautifully maintained and professionally managed.

Sun's proposed Copper Canyon community will help advance the city's long-standing commitment to the revitalization and improvement of the existing Colonia del Sol area, which remains outside City limits. Copper Canyon will be a highly amenitized, master planned community that will include two central amenity centers plus a large network of parks and trails for its residents' recreation and enjoyment. A community of brand-new homes with open space amenities and cohesive design will help provide much needed new attainable housing to residents of Casa Grande while improving the existing Colonia del Sol area.

A pre-application meeting for this proposed project was held on September 8, 2022 with members of City Staff and representatives and consultants for Sun Communities.

Site Information

The Copper Canyon site is currently vacant and is identified as Pinal County Assessor Parcel Numbers (APN's): 503-26-001F; 503-26-01G; 503-26-01H; 503-26-033; 503-26-034; 503-26-035; 503-26-036; 504-31-601; 504-31-604C; and 504-31-605. These parcels are part of the existing Villago Village PAD and currently have existing rights-of-way for both Thornton Road and Cambric Lane bifurcating and separating the parcels. See Figure 1 for Parcel Map.

The site borders vacant land to the north and west. There is existing retail/mixed use commercial to the east which includes a Walgreens, Burger King, Goodwill, and AutoZone store. To the southeast is the Colonial del Sol mobile home neighborhood. The 283-acre site is currently designated as "Neighborhoods" in the City's 2030 General Plan.

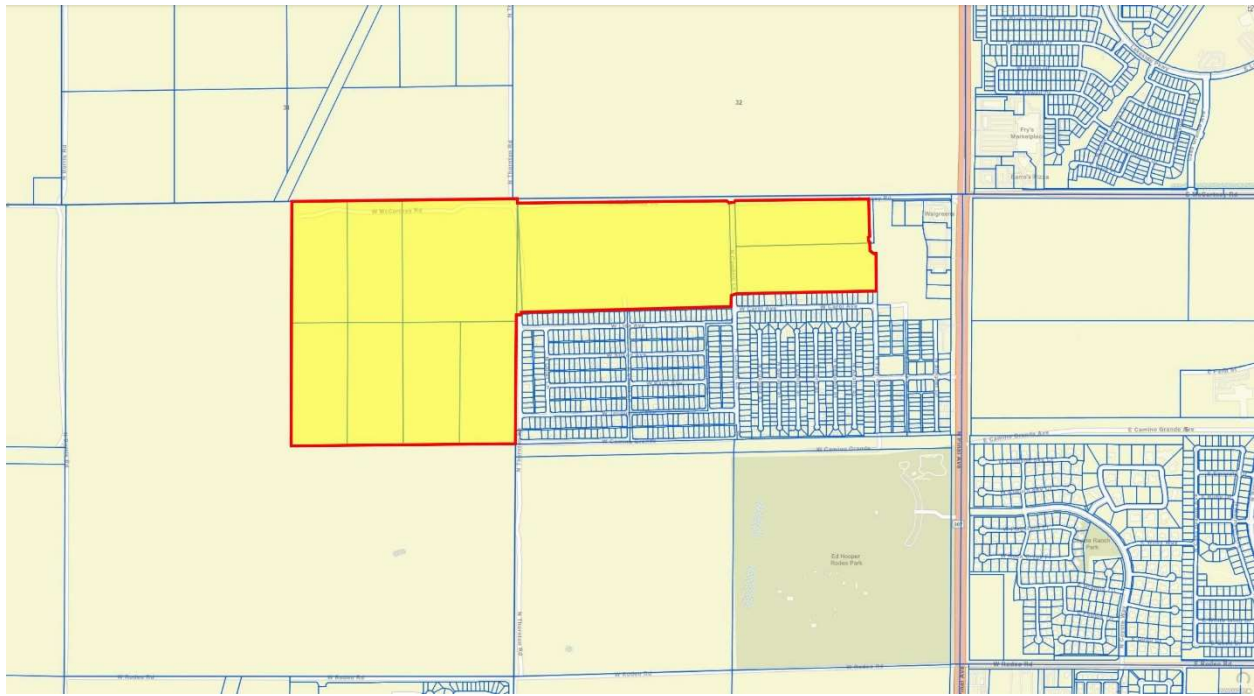


Figure 1 – Pinal County Parcel Viewer Map

Table 1 – Project Data

Project Data	
Current Land Use	Vacant / Undeveloped
Gross Area	283 Acres
Existing General Plan Land Use Designation	Neighborhoods
Existing Zoning	PAD w/ R-1, R-1a, R-2, R-3 & B-2 use classifications
Proposed Zoning	PAD w/ R-4 use classification
Proposed Home Sites	1,162 Home Sites (55' x 110')
Gross Density	4.11 Dwelling Units Per Acre

Existing & Proposed Land Use

The property is currently zoned as Villago Village PAD with R-1, R-1a, R-2, R-3, and B-2 use classifications. The original PAD consists of 322 acres of land with a mix of single-family residential, multi-family residential, and commercial uses with a total of 1,022 single-family lots. This application is proposing to amend the Villago Village PAD to replace the 1,022 single-family lots with a manufactured home community called Copper Canyon, which will consist of 1,162 home sites spanning 283 of the 322 acres in the original PAD. The underlying use classification for the amendment will be R-4 or Manufactured Housing subdivision. The commercial and multi-family uses in the original PAD will remain unchanged and will not be part of the Copper Canyon development. Some of the original property within the Villago Village PAD planned for commercial use has already been developed while some remains vacant.

The Copper Canyon property is shown below outlined in red and overlaid on the City of Casa Grande 2030 General Plan. All 283 acres are within the “Neighborhoods” land use designation in the General Plan, which is compatible with the proposed manufactured home use and density of 4.11 dwelling units per acre. According to page 68 of the General Plan, this land use designation states “no more than 20% of Neighborhoods land area, within a ½ mile radius, shall be used for medium or high-density developments”. The maximum density for low-density single-family is 4.5 dwelling units/acre; therefore, Copper Canyon is considered low-density residential and is compatible with the existing General Plan designation for this site and does not require a General Plan amendment.

In addition, the City’s 2030 General Plan projects that over 22,000 new housing units will need to be constructed over the next 30 years to accommodate the growing population in the area, which should include a mix of single-family detached, multi-family apartments and townhomes, manufactured homes, and park models. The proposed Copper Canyon community will contribute towards the City’s goal of adding much needed new additional housing stock in Casa Grande.

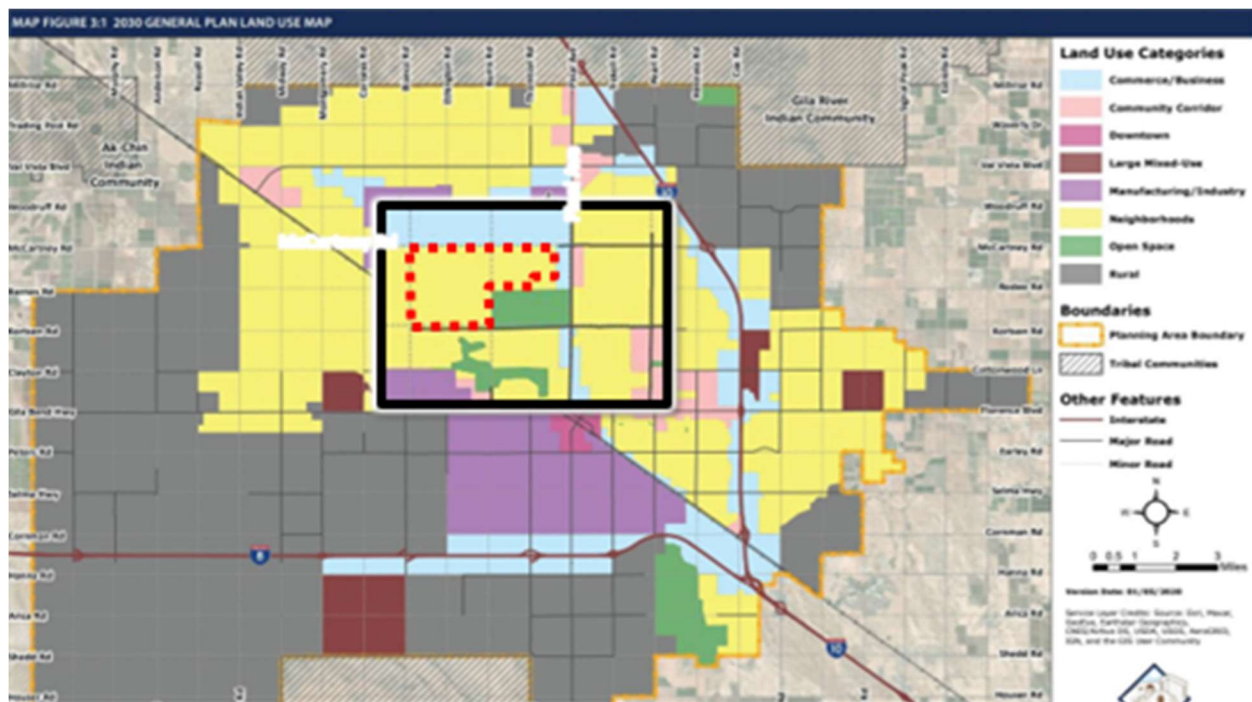


Figure 2 – City of Casa Grande 2030 General Plan Land Use Map

Permitted Uses

The following uses listed below are authorized for development within the Copper Canyon PAD. Definitions of each use is as defined in Title 17 of the City of Casa Grande's code. Any property owner may request an interpretation of analogous uses to the defined list below from the City of Casa Grande Planning and Development Department.

Principally Permitted Use

- Mobile Home
- Public Parks
- Private or jointly owned community center, recreational facilities, pools, tennis courts, spas

Permitted Accessory Uses

- Model Homes, temporary
- Fences
- Greenhouse
- Home occupations
- Private garage
- Tool shed for storage of domestic supplies

Conditionally Permitted Use

- Bed & Breakfast establishments
- Charity dining facilities, homeless shelters, and similar services
- Churches
- Day care centers
- Electrical sub-stations
- Gas regulating stations
- Golf courses
- Public/quasi-public buildings and uses (all building to be located 50' from property lines)
- Recreational Vehicles within a mobile home park
- Recreational Vehicle storage areas
- Schools
- Sewer lift stations
- Temporary sales and office buildings, building incidental to construction work
- Water pump station
- Water tower

Development Standards

Table 2 – Minimum Lot Dimensions

Use	Minimum Lot Depth	Minimum Lot Width
Manufactured/Mobile/Park Model Homes	100'	55'
Other Permitted Use	Minimum area to be determined by building area, parking requirements and required setbacks	Minimum area to be determined by building area, parking requirements and required setbacks

Table 3 – Required Setbacks

Use	Front Setback	Side Setback	Corner Side Setback	Rear Setback
Manufactured/Mobile/Park Model Homes	20'	5'	10'	10'
Schools, civic, cultural, and religious institutions (including their accessory use structures over 675 sf)	50'	50'	50'	50'
Accessory Structures	See below note	See below note	See below note	See below note
Structures for all other principal or conditional uses	20'	10'	20'	20'

Note: Accessory structures shall meet the requirements set forth by Section 17.52.100 of the City of Casa Grande Code

Table 4 – Building Height Requirements

Use	Maximum Building Height
Manufactured/Mobile/Park Model Homes	14'
Other Permitted Principal or Conditional Use	30'
Buildings set back 200' from Property Line	45'

Table 5 – Parking Requirements

Use	Parking Requirement
Manufactured/Mobile/Park Homes (no on-street parking)	2 spaces per unit, plus 1 guest space per 5 units in designated parking areas
Recreation (indoor and outdoor)	1 space per 250 sf of floor area or outdoor area

Open Space

- A minimum of 20% net area within the Copper Canyon PAD shall be maintained as open space.
- Amenities can be counted toward the open space requirement, but not including parking lots, street rights-of-way and non-landscaped areas.
- At least 50% of open space must include outdoor active or passive recreational improvements such as parks, multi-use trails, bike paths, turf areas, etc.
- Accessibility to open spaces shall be within a 1,000' radius of each dwelling unit.

Landscape

All landscape within the Copper Canyon PAD will need to meet the City of Casa Grande minimum requirements as specified in City Code Sections 17.40 and 17.52, Article VI.

Architectural Standards

Architectural styles, materials, forms, features, colors and compatible elements shall be in conformance with Casa Grande standards and guidelines. All residential and non-residential buildings will have a southwest/desert style architecture, color palate and landscaping to tie-in with existing surroundings and create a true sense of community within Copper Canyon. All homes will be one-story ranches with open modern floor plans, and two-to four bedrooms. Most homes will have front porch options as well as space for a carport or garage. Sample home elevations are shown below, but Sun will likely add additional elevations as the project progresses.



Sample Home Elevation 1



Sample Home Elevation 2



Sample Home Elevation 3



Sample Home Elevation 4



Sample Home Elevation 5

Site Plan Layout

Sun is proposing a brand new, master planned all-age manufactured home community with 1,162 home sites on 283 acres. As is typical in MH communities, Sun will own the land and lease home sites to its residents. Usually, Copper Canyon residents will own their homes and lease the land from Sun, but Sun may also offer some rental homes within the community as well. Standard home sites will be 55' wide by 110' deep (6,050 square feet) to allow space for yards, driveways, carports and garages. Corner home sites will be larger along with some more irregularly shaped home sites at the end of cul-de-sacs and near detention areas.

Sun has designed Copper Canyon around two central amenity areas which will both provide resort style pools, community clubhouses with fitness centers, sports courts, dog parks and other recreational games and activities for residents to enjoy. One amenity area will be built with Phase 1 of the project in the eastern portion of the property and the second amenity area will be built in a future phase in the western portion of the project. Both amenity areas will be approximately three acres in size. Additionally, there are multiple open space areas proposed throughout the community along with five dedicated internal parks totaling over 10 acres to offer residents significant recreation and outdoor enjoyment space. Finally, approximately 2.9 miles of internal trails and landscaped walkways will connect the home sites with the amenity areas, parks and open space to encourage pedestrian walkability throughout the community.

Each home site will have a minimum of two driveway parking spaces. All home sites will have space to build a garage or carport if the homeowner so desires. Sun does not allow parking on its internal streets, so guest parking spaces will be located in multiple areas throughout the community to allow for additional parking for guests per the City's minimum requirements of 1 guest space per 5 units in a common parking area. Parking will also be available at the central amenity centers and all five parks. Development Standards for Copper Canyon are shown below in Table 2.

Phasing

Sun intends to develop Copper Canyon in a phased approach, starting with the home sites on the easternmost portion of the property and working to the west and south. At this time, it is assumed that the project will occur in roughly six (6) different phases over time, although this is also somewhat subject to the local market demands and timing of necessary infrastructure. East phase will include approximately 150 to 250 home sites and all necessary infrastructure to serve that particular phase. The easternmost amenity center will be built as part of Phase 1 and the second amenity center is intended to be built with Phase 3 of the development.

Compatibility with Surrounding Area

The proposed MH use fits with the surrounding area and provides much needed residential development to the City of Casa Grande. Low-Density residential development was planned for this area when the original Villago Village PAD was approved and Copper Canyon will also be classified low density residential, as planned for this part of the site. Higher intensity commercial uses remain on Pinal Avenue with future multi-family development planned as a

buffer between the commercial properties and Copper Canyon. In addition, an older mobile home neighborhood is directly south of Copper Canyon.

Access, Circulation & Road Network

The property is located one mile north of Dave White Regional Park & Golf Course and one mile south of the Casa Grande Municipal Airport. It is highly accessible site that is conveniently located at the intersection of North Pinal Avenue and East McCartney Road. Primary access to Copper Canyon will be via the easternmost proposed entrance located along East McCartney Road with two alternative access points further west on East McCartney Road and two access points off Thornton Road. All access points will be identified with monument signage and landscaping.

A detailed Traffic Impact Analysis, in accordance with Casa Grande requirements, was completed and submitted by Sun's consultant, Summit Land Management. This Traffic Impact Analysis evaluated the possibility of removing the three north-south streets of Thornton Road, Cambric Lane, and Tally Ho Lane. These streets currently exist only to the southern property line of the site, but rights-of way for both Thornton Road and Cambric Lane run through the site and Tally Ho Lane currently dead ends at the southeast corner of the site and right-of-way was never dedicated further north through the Copper Canyon site. The TIS evaluated the removal of these streets along with the planned extension of McCartney Road to the western border of Casa Grande using 2040 estimated traffic volumes. This Traffic Impact Analysis determined that in 2040 (including Copper Canyon), all turning movements at the two signalized intersections of Pinal/McCartney and Pinal/Rodeo will operate at level-of-service "D" or better during both peak hours. The Traffic Impact Analysis also determined that in 2040 (with Copper Canyon), all turning movements and approaches at the unsignalized access intersections with McCartney Road will also operate at level-of-service "D" or better during both peak hours, with the exception of northbound left-turns onto McCartney Road. Therefore, none of the three north-south streets of Thornton Road, Cambric Lane, and Tally Ho Lane are necessary to traverse the Copper Canyon residential community.

However, Sun understands the City's desire to create some connectivity for existing and future development as the roads previously mentioned are part of their regional transportation network. On this account, Sun is proposing to maintain the Thornton public ROW, provide ROW for the Tally Ho extension/connection, and provide 50% ROW for Faldale Road on the west side of the site. Faldale and Thornton are part of the City's arterial grid but due to the physical limitations of the area, the City has agreed that reduced sections of 80'-wide rights-of-way is acceptable. Although, the City's notion of reduction in these roads' classification from Arterial to Major Collector does warrant a Minor General Plan Amendment to be processed. In addition to these improvements, Sun Communities intends to improve McCartney Road, west of Pinal Avenue, and will comply with City of Casa Grande's Street improvement standards to build McCartney Road.

All proposed internal roadways will be 29' wide private asphalt roads which will be owned and maintained along with all common areas by Sun Communities.

Drainage

The Site is located at the southwest corner of McCartney Road and State Route 387 (SR387). The offsite watershed that contributes runoff toward the Site is approximately bounded by Val Vista Boulevard to the north, the SR387 to the east, McCartney Road to the south and Scott Drive to the west. Based on current records for Pinal County, as well as the current Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs) #04021C1170E and #04021C1175E dated 12/04/2007, the Site and the contributing watershed fall within FEMA Flood Zone 'X'.

Flood Zone 'X' is defined as: Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

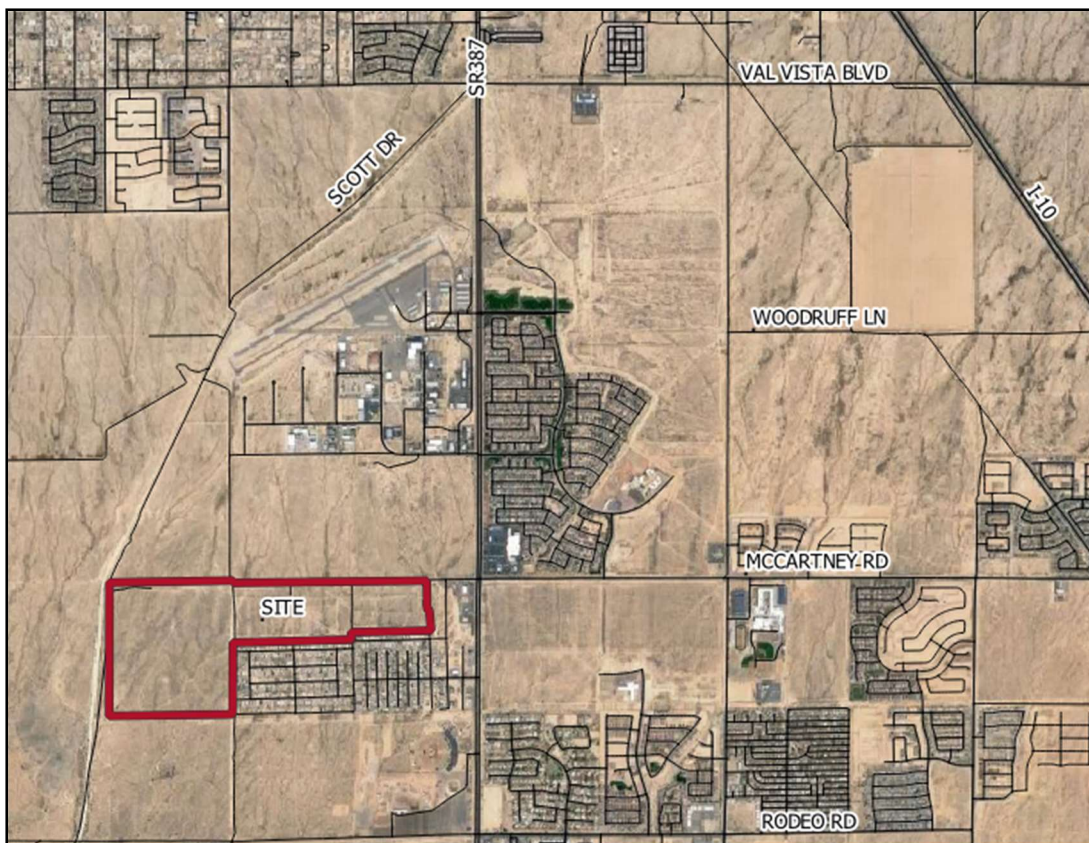


Figure 3 - Site Vicinity Map

Runoff approaches the Site distributed across several small washes north of McCartney Road. Additional runoff is directed to the Site through a channel that runs parallel to the SR387 on the east before crossing to the west side of the SR387 through a box culvert. These flows combine at a roadside ditch along the north side of the McCartney Road alignment, then flow west and discharges to a channel that runs adjacent to Scott Drive, ultimately discharging to the Sant Cruz Wash to the south.

Development of the Site will include design of a channel north of the McCartney Road alignment to collect and convey the 100-year offsite flows to the Scott Drive channel, to provide protection to the Site from offsite runoff while maintaining the existing outfall. A Final Drainage Report containing detailed hydraulic analysis of the washes/channels within the Site based upon the proposed grading for the development will be submitted with final engineering. The finished floor elevations will be set at an elevation at least 12-inches above the nearest 100-year water surface elevation and the emergency outfall location of any retention basin. On-Site drainage for the 100-year 2-hour storm will be fully retained on site in retention basins.

The Final Drainage Report will be submitted to the City of Casa Grande for permitting during final engineering. The drainage design for the Site will be in accordance with the design guidelines provided in the Pinal County Drainage Manual August 2004 and the City of Casa Grande's drainage guidelines.

Utilities

Water

Water for the area will be provided by Arizona Water Company (AZ Water) through their Pinal Valley District. The primary source point for the project will be from a 16" main that is located in McCartney Road at the end of existing road improvements just west of the intersection with Pinal Avenue, at the east end of the project site. AZ Water has indicated they are able to service the project.

The project proposes to extend the 16-inch water main in McCartney Rd, install a 12-inch main in the Thornton Road alignment and install 8-inch waterlines within the local streets to provide for the domestic and fire flow needs of the proposed development.

Sewer

The City of Casa Grande provides sewer service in the project area. There is an existing 27-inch sewer main in the Thornton Road alignment, which bisects the project site, then continues south along the Thornton Road alignment until ultimately reaching the Casa Grande Wastewater Reclamation Facility, near the intersection of Burris Road and Kortsen Road.

The project proposes to install sewer lines, sized as needed, that will connect to the 27-inch sewer main in the Thornton Road alignment.

Electric

Electrical service is provided to the area by Arizona Public Service (APS). There are existing overhead power lines running along the north side of the McCartney Road alignment which will remain in place. There is also an existing overhead line that runs south along the Thornton Road alignment. It is currently anticipated that the overhead lines along Thornton will need to be placed underground and relocated horizontally based on future development.

Gas

Natural gas service is available to the area and is provided by Southwest Gas (SWGAs). Currently, the Colonia subdivision has polyethylene (PE) pipelines throughout, as well as there being a 4"

PE main located in the improved section of McCartney Road just west of Pinal Avenue. It is anticipated to extend the 4" main along with the improvement of McCartney Road to provide natural gas service for the subdivision as needed.

El Paso Natural Gas/Kinder Morgan has a 150-foot easement that runs east and west adjacent south of the southwest portion of the project property with two parallel high pressure gas lines therein. The project will not directly impact these lines or easement.

Communications

Communications service is provided by both CenturyLink/Lumen and Cox Communications. The adjacent Colonia subdivision is currently being served by CenturyLink with underground and overhead copper lines which will be extended as necessary. CenturyLink has underground and overhead fiber optic lines in Pinal Avenue at the intersection with McCartney that could be extended with McCartney Road improvements as necessary.

Cox has facilities at Pinal Avenue and also at Rodeo Road at the intersection with Thornton Road alignment, but no facilities are in the immediate vicinity to the project site. If their cable or internet services are desired, an offsite extension would be necessary to serve the site.

Conclusion

This proposal is compatible with the existing General Plan "Neighborhoods" designation for the site and only requires an amendment to the PAD in order to modify the low-density residential development plan and allow the R-4 use classification. The amendment to the existing Village PAD will allow for necessary upgrades and improvements to foster a new manufactured home community with a highly desired amenity plan. The proposed community will be compatible with the surrounding uses in the area and provide needed attainable housing to the residents of the City of Casa Grande.

Planning and Zoning Commission

G. 5.

Meeting Date: 06/08/2023

Submitted By: Joseph Horn, Planning & Development

SUBJECT

Hold a public hearing and forward a recommendation to City Council for a request by the City of Casa Grande Planning Department for DSA-23-00066, a Minor Amendment to the Casa Grande 2030 General Plan to change the roadway classification for Thornton Rd. from minor arterial (110 ft.- right of way) to major collector (80 ft. right of way) for those portions of said roadway north of Kortsen Rd and south of McCartney Rd. (Planner Joseph Horn).

DISCUSSION

This Minor General Plan amendment request involves modifying the Planned Roadway Network Map found on page 181 of the Casa Grande 2030 General Plan to remove the Minor Arterial roadway designation of Thornton Rd. north of Kortsen and south of McCartney. These areas of Thornton Road would instead be designated as a Major Collector roadway and removed from the General Plan exhibit.

A Minor Arterial roadway requires 110 ft. of right of way, within which would contain a center median, two travel lanes in each direction, bike lanes, curb, gutter, and sidewalks on both sides, and space to accommodate right turn lanes. Parking is not allowed along this roadway. Minor Arterials are intended to be a high-capacity road intended to deliver traffic from collector roads to other arterial roadways. Examples of a complete Minor Arterial roadway in the City include Cottonwood Lane between Pinal Ave. and Henness Rd.; and Trekell Rd. between Florence Blvd. and Kortsen Rd. (Exhibit 2).

A Major Collector requires 80 ft. of right of way, and typically would contain a center median and one travel lane in each direction, bike lanes, curb, gutter and sidewalks on both sides; an alternative design for a Major Collector has 2 travel lanes in each direction without the center median turn lane. Both cross-sections can be constructed within an 80-foot right of way. Like Minor Arterials, Major Collectors also do not allow parking along the roadway. Major Collectors are intended to be a medium-capacity road to deliver traffic from local roads to arterial roads. Examples in Casa Grande of complete Major Collectors include Pueblo Dr. between Cottonwood Ln. and Kortsen Rd.; and McMurray Blvd. from Pinal Ave. to Arizola Rd. (Exhibit 3).

There are two reasons for the requested amendment. The first is that this 1-mile

section of Thornton Rd. is not envisioned to require the carrying capacity that would necessitate the roadway in these areas being an Arterial roadway. The second reason for the amendment is that the alignment shown transverses through the Dave White Golf Course and is not envisioned to ever be extended through that area. The northern terminus of the existing Thornton Rd. will be at the entrance to the Dave White Golf Course. The future northerly extension of Thornton Rd., as a major collector, will be from Rodeo Rd. to McCartney Rd.

A benefit resulting from reducing the right of way from 110 ft. as a Minor Arterial to 80 ft. as a Major Collector, is that it will result in more developable land abutting the roadway that the adjacent developer won't have to dedicate. There will also be reduced roadway improvement costs and lower maintenance costs for the City to ultimately maintain.

This amendment is to ensure that the City is coordinating transportation to meet the needs of the City's residents. The City is attempting to plan a transportation network in a manner that is appropriate for the needs of its residents. In certain instances, it is good practice to ensure we are not under or over planning/constructing the network.

The General Plan provides a roadway map for principle and minor arterial roads in order to plan for the roadway network as the City develops. Typically, when a property goes to develop along one of these planned roadways is when the City would ask for conveyance of property for right of way, matching the "half-street" cross-section. At the time of rezoning of property, the City can also ask for right of way dedication in order to meet the needs of the planned proposed use.

RECOMMENDATION

Staff recommends the Planning Commission move to recommend City Council approve the **Minor General Plan Amendment (DSA-23-00066)** to re-classify Thornton Road, from Kortsen Rd. to McCartney Rd., from a Minor Arterial to a Major Collector.

Attachments

Staff Report

	Planning and Zoning Commission STAFF REPORT	AGENDA # _____
---	---	--

TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: Joe Horn, Planner
MEETING DATE: June 8, 2023 (Planning Commission)
 July 17, 2023 (City Council)

REQUEST

Hold a public hearing and forward a recommendation to City Council for a request by the City of Casa Grande Planning Department for DSA-23-00066, a Minor Amendment to the Casa Grande 2030 General Plan to change the roadway classification for Thornton Rd. from minor arterial (110 ft.- right of way) to major collector (80 ft. right of way) for those portions of said roadway north of Kortsen Rd and south of McCartney Rd.

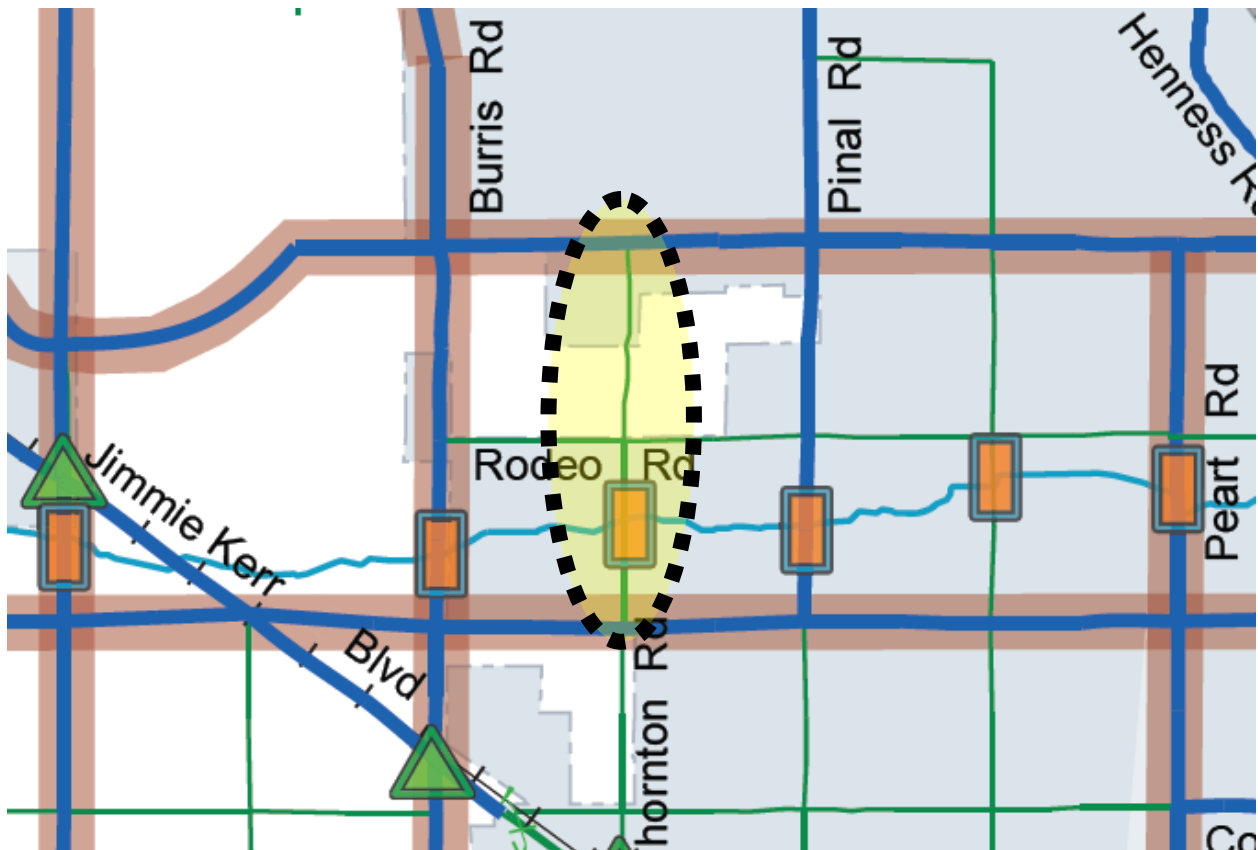
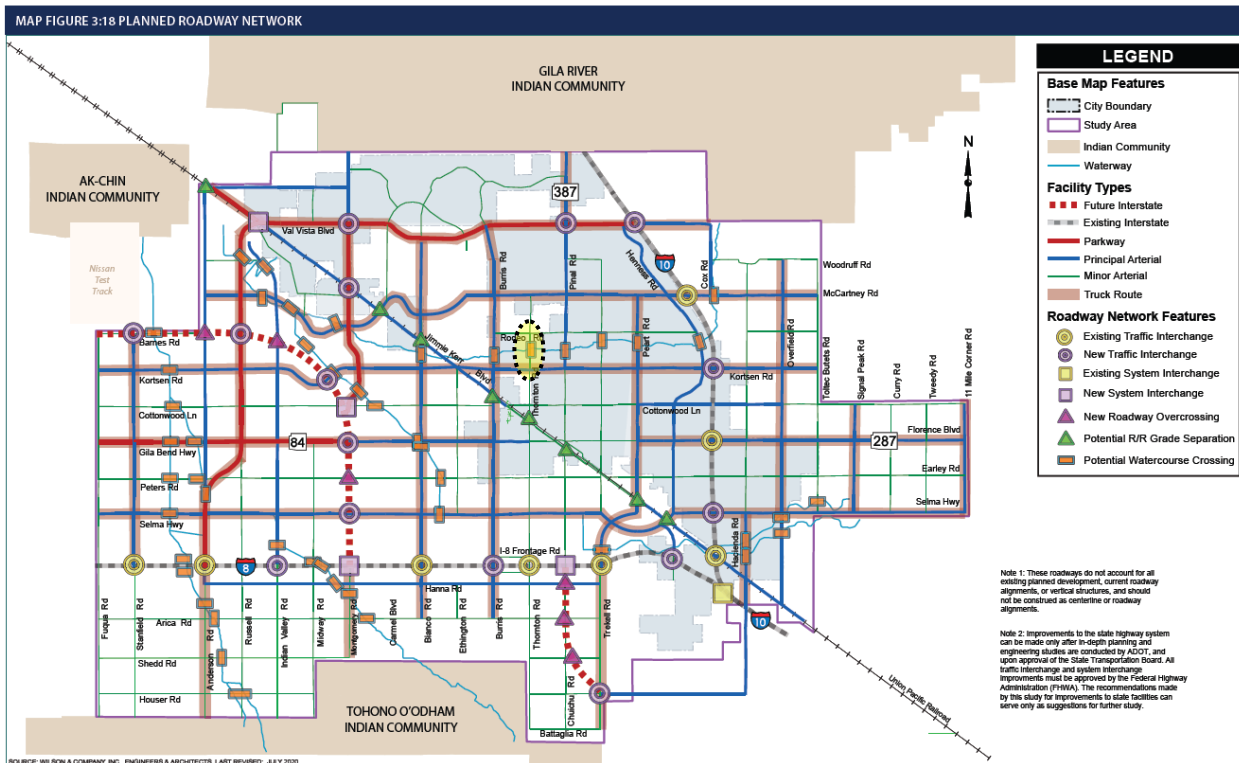
APPLICANT/OWNER

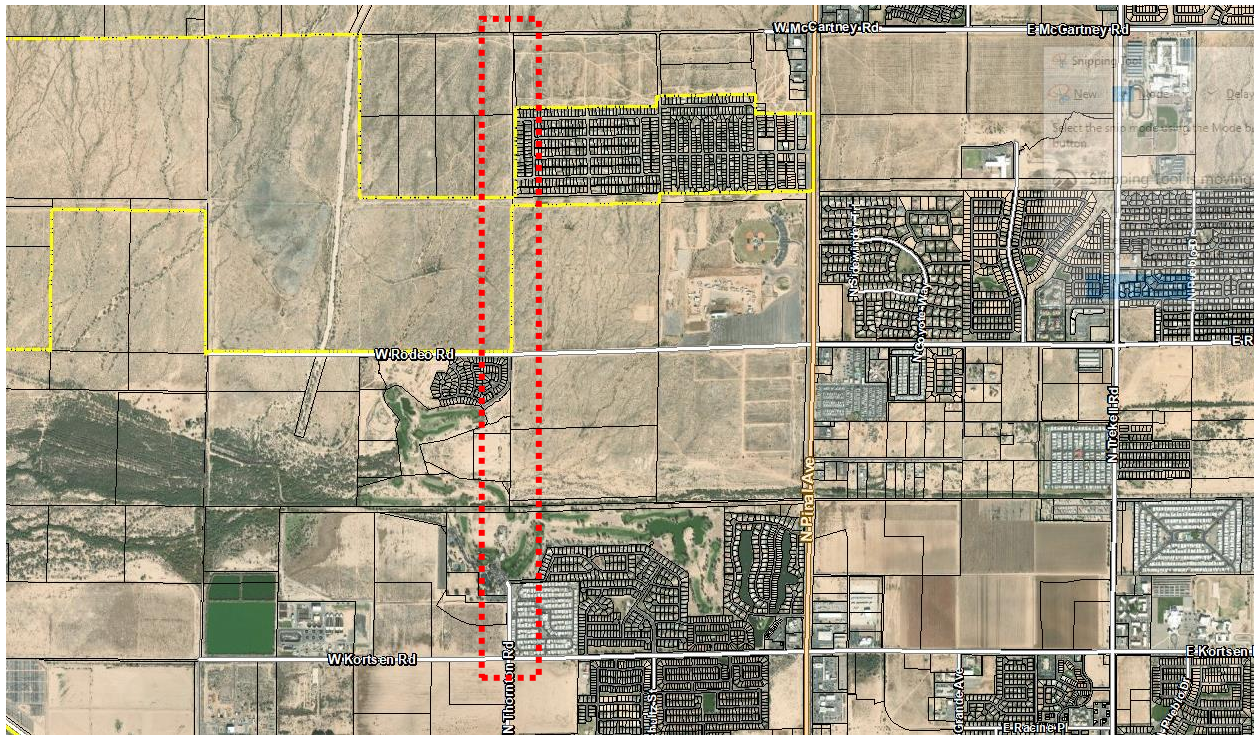
City of Casa Grande c/o Planning Department
 Attention: Joe Horn, Planner
 510 E Florence Blvd.
 Casa Grande, AZ 85122
 520-421-8630
casagrandeplanning@gmail.com

HISTORY

July 2, 2007:	Resolution No. 4033 was adopted by City Council approving the Casa Grande Small Area Transportation Study (SATS), within which identified roadway classifications of specific widths and identified Thornton Rd. as a 110 ft.-wide minor arterial roadway.
June 7, 2021:	Resolution No. 5304 was adopted by City Council approving the 2030 Casa Grande General Plan which incorporated roadway classifications, including Thornton Rd. as a 110 ft.-wide minor arterial roadway.

Exhibit





Overview

This Minor General Plan amendment request involves modifying the Planned Roadway Network Map found on page 181 of the Casa Grande 2030 General Plan to remove the Minor Arterial roadway designation of Thornton Rd. north of Kortsen and south of McCartney. These areas of Thornton Road would instead be designated as a Major Collector roadway and removed from the General Plan exhibit.

A Minor Arterial roadway requires 110 ft. of right of way, within which would contain a center median, two travel lanes in each direction, bike lanes, curb, gutter, and sidewalks on both sides, and space to accommodate right turn lanes. Parking is not allowed along this roadway. Minor Arterials are intended to be a high-capacity road intended to deliver traffic from collector roads to other arterial roadways. Examples of a complete Minor Arterial roadway in the City include Cottonwood Lane between Pinal Ave. and Henness Rd.; and Trekell Rd. between Florence Blvd. and Kortsen Rd. (Exhibit 2).

A Major Collector requires 80 ft. of right of way, and typically would contain a center median and one travel lane in each direction, bike lanes, curb, gutter and sidewalks on both sides; an alternative design for a Major Collector has 2 travel lanes in each direction without the center median turn lane. Both cross-sections can be constructed within an 80-foot right of way. Like Minor Arterials, Major Collectors also do not allow parking along the roadway. Major Collectors are intended to be a medium-capacity road to deliver traffic from local roads to arterial roads. Examples in Casa Grande of complete Major Collectors include Pueblo Dr. between Cottonwood Ln. and Kortsen Rd.; and McMurray Blvd. from Pinal Ave. to Arizola Rd. (Exhibit 3).

There are two reasons for the requested amendment. The first is that this 1-mile section of Thornton Rd. is not envisioned to require the carrying capacity that would necessitate the roadway in these areas being an Arterial roadway. The second reason for the amendment is that the alignment shown transverses through the Dave White Golf Course and is not envisioned to ever be extended through that area. The northern terminus of the existing Thornton Rd. will be at the entrance to the Dave White Golf Course. The future northerly extension of Thornton Rd., as a major collector, will be from Rodeo Rd. to McCartney Rd.

A benefit resulting from reducing the right of way from 110 ft. as a Minor Arterial to 80 ft. as a Major Collector, is

that it will result in more developable land abutting the roadway that the adjacent developer won't have to dedicate. There will also be reduced roadway improvement costs and lower maintenance costs for the City to ultimately maintain.

This amendment is to ensure that the City is coordinating transportation to meet the needs of the City's residents. The City is attempting to plan a transportation network in a manner that is appropriate for the needs of its residents. In certain instances, it is good practice to ensure we are not under or over planning/constructing the network.

The General Plan provides a roadway map for principle and minor arterial roads in order to plan for the roadway network as the City develops. Typically, when a property goes to develop along one of these planned roadways is when the City would ask for conveyance of property for right of way, matching the "half-street" cross-section. At the time of rezoning of property, the City can also ask for right of way dedication in order to meet the needs of the planned proposed use.

General Plan Amendment Review Criteria:

Under the General Plan Amendments section of the Casa Grande 2030 General Plan, any proposed amendment to the text or contents found within the General Plan that does not alter the land use category shall be classified a Minor Amendment. Accordingly, the criteria provided below are to address this request as a Minor Amendment and staff's analysis:

- 1. Describe and detail how each of the General Plan Guiding Principles (from the land use element section) are achieved with the proposed General Plan Amendment.**
N/A
- 2. Describe how the proposed amendment enhances or has no net impact on future water supplies.**
N/A
- 3. Describe how the proposed amendment enhances or has no net impact on mobility and traffic congestion.**
This amendment is to ensure we are planning for an appropriate road classification and not allocating unnecessary resources to constructing an overbuilt road network in areas that do not warrant it. Additionally, it will remove a conflict in land uses where Thornton Road is shown to bisect the Dave White Golf Course.
- 4. Describe how the proposed amendment enhances or has no net impact on the quality and quantity of publicly accessible open spaces and trails.**
N/A
- 5. Describe how the proposed amendment enhances or has no net impact on the natural environment, including air and water quality.**
N/A
- 6. Describe and detail how any of the general plan goals and/or action steps are achieved by the proposed amendment.**
GOAL CTM-1: When considering changes to the Land Use or Transportation elements of this Plan, the City will consider the relationship between land use and need for supportive transportation infrastructure.
GOAL CTM-2: The capacity of the City's transportation system will be in balance with planned and current land uses.
GOAL CTM-6: Reduce the City's cost of construction for new streets when possible, while keeping them practical and safe.

7. Describe how the proposed amendment impacts the General Plan land use pattern. Provide acreages and percentage of impact for each impacted category.

N/A

PUBLIC NOTIFICATION/COMMENTS

Notification

Public hearing notification efforts for this request included:

- Posting of the notice was published in the Casa Grande Dispatch

Inquiries/Comments

None

STAFF RECOMMENDATION

Staff recommends the Planning Commission move to recommend City Council approve the **Minor General Plan Amendment (DSA-23-00066)** to re-classify Thornton Road, from Kortsen Rd. to McCartney Rd., from a Minor Arterial to a Major Collector.

Planning and Zoning Commission

G. 6.

Meeting Date: 06/08/2023

Submitted By: Jaclyn Sarnowski, Planning & Development

SUBJECT

Hold a public hearing and consider forwarding a recommendation to City Council for a request by Arlen Korner for a zone change from General Commercial (B-2) to Central Business (B-3), for property generally located 1015 E Florence Blvd, (APN # 507-03-001, 003, 004, & 005) +/-1.6 acres **(DSA-23-00081)**. (Planner Jaclyn Sarnowski).

DISCUSSION

The request is for a Zone Change from General Commercial (B-2) to Central Business (B-3) for +/- 1.6 acres, generally located at the southwest corner of Florence Blvd and Trekell Rd. The site is requesting to be rezoned to the B-3 zoning district to better align with the City's Community Corridor General Plan Land Use Category. This will allow the redevelopment of the site to bring buildings closer to the street to assist with pedestrian connectivity.

Staff finds this request is in conformance with the zone change review criteria, outlined in 17.68.480. Please see the attached Staff Report for additional details.

RECOMMENDATION

Forward a recommendation to City Council to approve the zone change request from B-2 (General Commercial) to B-3 (Central Business), DSA-23-00081, with the following Conditions of Approval:

1. A Preliminary Re-Plat and Final Re-Plat shall be filed with the City for approval. The Final Plat shall be submitted prior to the issuance of a building permit for a new structure and recorded prior to issuance of Certificate of Occupancy.
2. In accordance with Casa Grande Municipal Code Section 17.68.550, the property owner(s) shall dedicate the necessary right-of-way in accordance with the classification of roadways as set forth in the City's General Plan 2030, as amended and in effect as of the adoption date of this Ordinance. Such dedication shall occur no later than the time of platting or site plan approval or as otherwise provided by the Casa Grande Municipal Code, but shall also be required earlier if requested by the City as part of an existing or proposed public works project. Nothing in this condition alleviates a property

owner from compliance with any other dedication requirements set forth in the Casa Grande Municipal Code, as amended from time to time.

Attachments

Staff Report
Zoning Exhibit
Narrative
Legal Description

	Planning and Zoning Commission STAFF REPORT	AGENDA # _____
---	--	-----------------------

TO: PLANNING AND ZONING COMMISSION
FROM: Jaclyn Sarnowski, City Planner
MEETING DATES: June 8, 2023 (Planning Commission)
July 17, 2023 (City Council)

REQUEST

Hold a public hearing and consider forwarding a recommendation to City Council for a request by Arlen Korner for a zone change from General Commercial (B-2) to Central Business (B-3), for property generally located 1015 E Florence Blvd, (APN # 507-03-001, 003, 004, & 005) +/-1.6 acres (DSA-23-00081).

APPLICANT/OWNER

Applicant	Owner
Arlen Korner 4300 N Miller Rd #120 Scottsdale, AZ 85251 arlen@aztacos.com 602.373.3848	Same

HISTORY

February 2, 1929: Myer's Homesites 1st Unit Plat recorded with County Recorder's Office.

1963: Per Assessor's Office, Commercial Building assessed on the site.

2002: Per Assessor's Office, School/Classroom assessed on the site.

PROJECT DESCRIPTION	
Site Area	1.6 Acres
Zoning	B-2 (General Commercial)
General Plan Designation	Community Corridor

SURROUNDING LAND USE AND ZONING

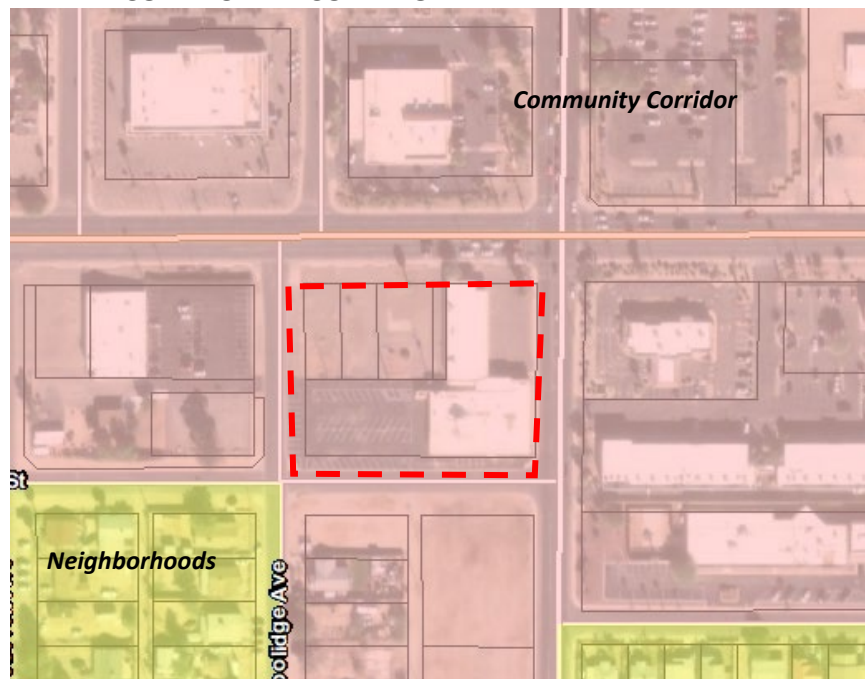
Direction	General Plan Designation	Existing Zoning	Current Uses
North	Community Corridor	B-2 (General Commercial)	Commercial
South	Community Corridor	R-2 (Multi-Family)	Undeveloped and Single Family Residential

East	Community Corridor	B-2 (General Commercial)	Commercial
West	Community Corridor	B-2 (General Commercial) & R-2 (Multi-Family)	Commercial

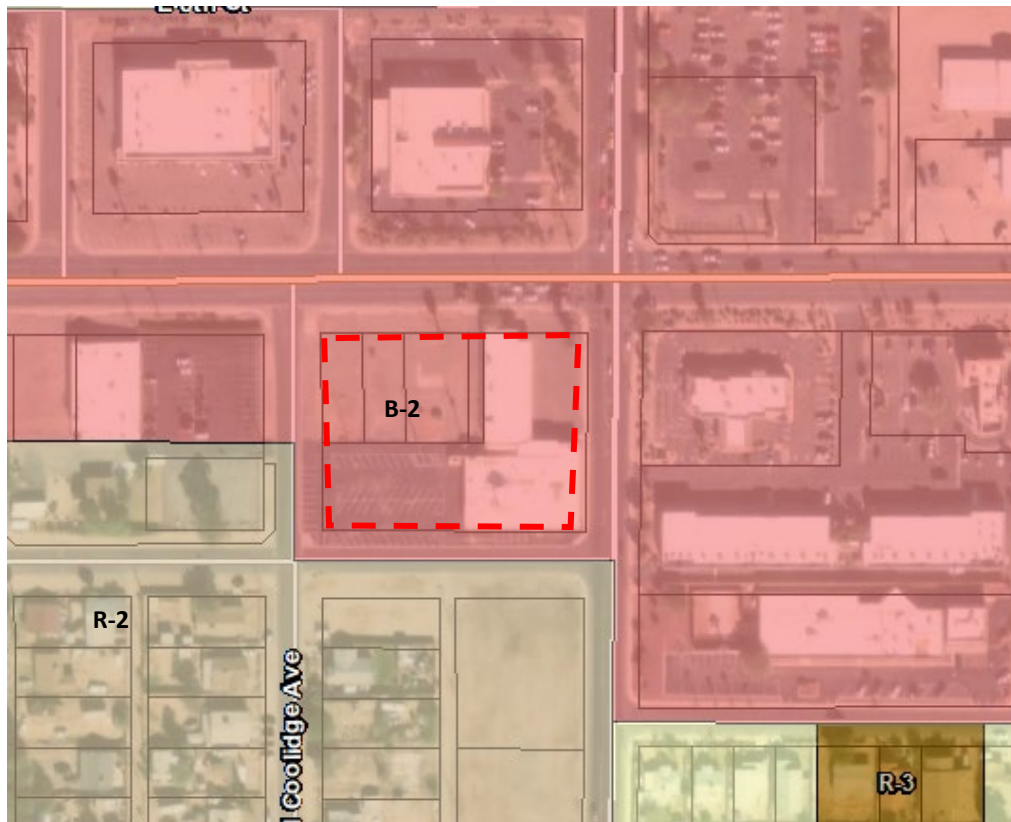
VICINITY MAP



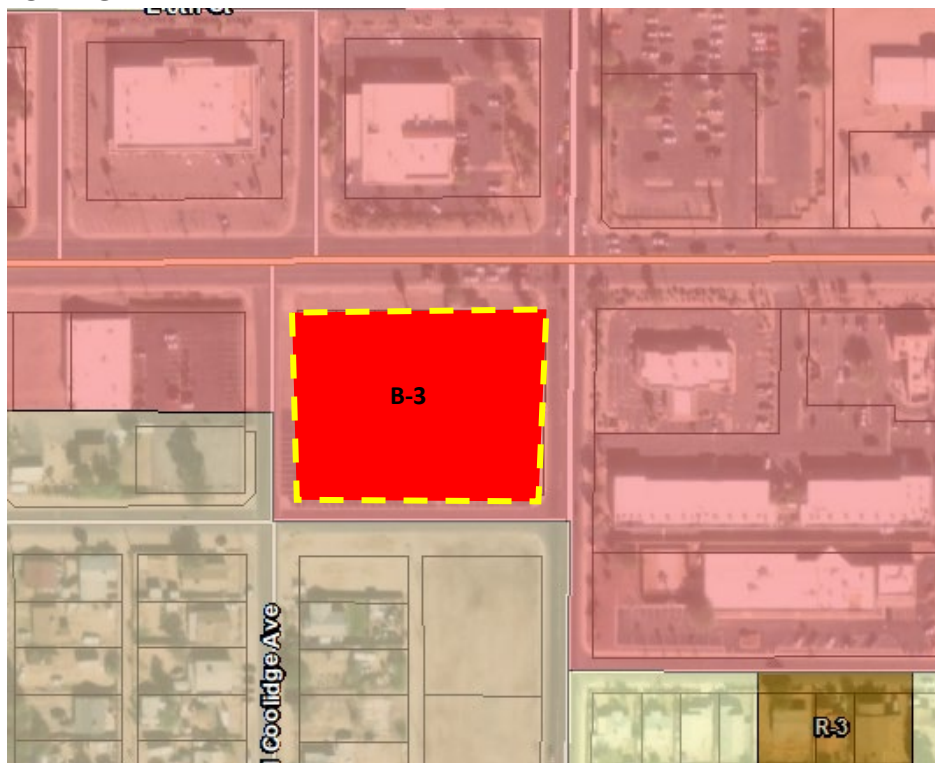
GENERAL PLAN MAP – COMMUNITY CORRIDOR



EXISTING ZONING MAP



PROPOSED ZONING MAP



OVERVIEW

The request is for a Zone Change from General Commercial (B-2) to Central Business (B-3) for +/- 1.6 acres, generally located at the southwest corner of Florence Blvd and Trekeil Rd. The site is requesting to be rezoned to the B-3 zoning district to better align with the City's Community Corridor General Plan Land Use Category. This will allow the redevelopment of the site to bring buildings closer to the street to assist with pedestrian connectivity. The new property owner is considering demolishing the existing building and re-developing the site with new uses. Once a use is determined for the site, re-plat will need to be processed, as there are currently four parcels located on the site.

CONFORMANCE WITH ZONE CHANGES REVIEW CRITERIA 17.68.480

In accordance with Section 17.68.480 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of Rezoning requests:

That the proposed use shall be in conformance with the General Plan;

1. The action is consistent with the City's General Plan; including, the following goals, policies and applicable elements:
 - **GOAL CC-1: Transition Community Corridor areas to become more pedestrian and bicycle-friendly environments, particularly along major street corridors.**
 - CC-1.1: Take action to promote site design featuring reduced front setbacks and building placement that approaches and embraces public sidewalks and streets.*
 - CC-1.2: Encourage connections between buildings, public sidewalks and streets, parking areas, and surrounding land uses where appropriate.*
2. A rezoning conforms to the General Plan if it proposes land uses, densities, or intensities within the range of identified uses, of the General Plan.
 - The requested zoning of B-3 (Central Business) is appropriate in the Community Corridor land use category.
3. The proposed zone change is necessary and proper at this time to meet the land use needs of the residents of the city.
 - The zone change to B-3 will allow for the site to be re-developed to meet the development standards outlined in the Community Corridor land use category of the General Plan as the front setbacks of the B-3 zone will allow the building to be pushed forward to Florence Blvd.
 - In addition, per the 2030 General Plan, the intent of the Community Corridor areas are envisioned to contain diverse activity centers and feature a range of building sizes and land uses. Expanding B-3 zoning to the Community Corridor would help in achieving the vision of the Community Corridor and improve the appearance and economic vitality of the City's corridors.

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.
- A notice was mailed to each owner of property situated within three hundred feet of the site.
- A notice was posted by the applicant on the subject site.

Inquiries/Comments

At the time of writing this report, no inquiries were received.

STAFF RECOMMENDATION

Forward a recommendation to City Council to approve the zone change request from B-2 (General Commercial) to B-3 (Central Business), DSA-23-00081, with the following Conditions of Approval:

1. A Preliminary Re-Plat and Final Re-Plat shall be filed with the City for approval. The Final Plat shall be submitted prior to the issuance of a building permit for a new structure and recorded prior to issuance of Certificate of Occupancy.
2. In accordance with Casa Grande Municipal Code Section 17.68.550, the property owner(s) shall dedicate the necessary right-of-way in accordance with the classification of roadways as set forth in the City's General Plan 2030, as amended and in effect as of the adoption date of this Ordinance. Such dedication shall occur no later than the time of platting or site plan approval or as otherwise provided by the Casa Grande Municipal Code, but shall also be required earlier if requested by the City as part of an existing or proposed public works project. Nothing in this condition alleviates a property owner from compliance with any other dedication requirements set forth in the Casa Grande Municipal Code, as amended from time to time.

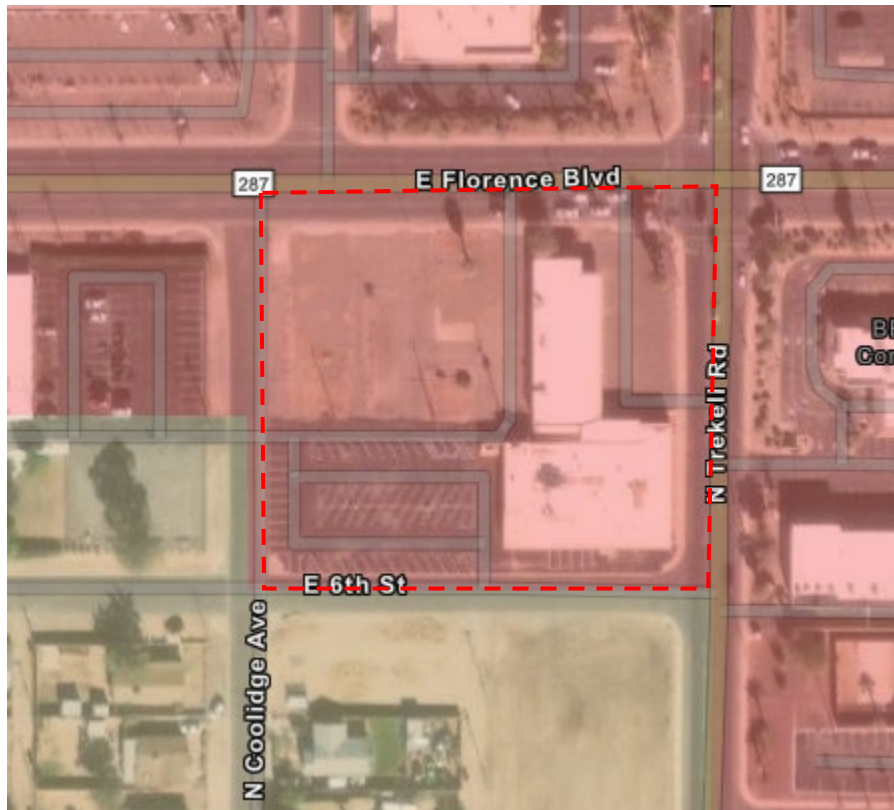
Exhibits:

Land Use Exhibit

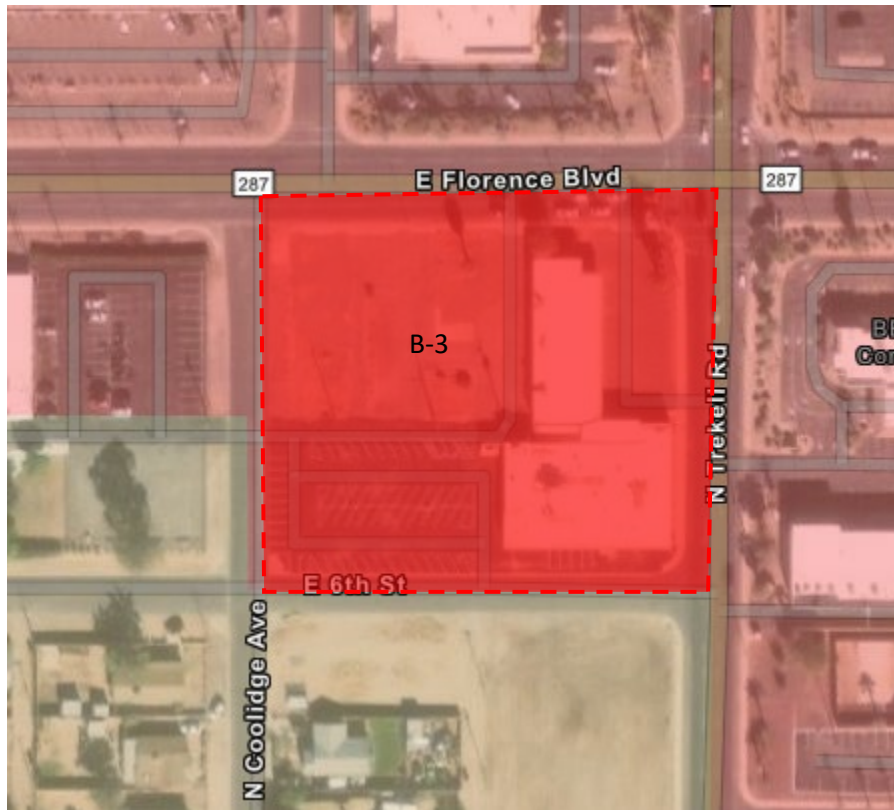
Narrative

Legal Description

Land Use Exhibit – Current Zoning



Proposed Zoning



To Whom It May Concern:

3/27/2023.

Florence & Trekell LLC is requesting a zoning change for parcels APN # 507-03-001; 003; 004; and 005, as shown as parcel A in the photo. This parcel is currently zoned B-2, and we are requesting a change to B-3. The purpose of this, is a reduced setback from the street, which will allow us to increase the parking on our parcel, as well as a possibility of increased visibility of the structure we eventually build. The use of the parcel and structure are still to be determined, as we have several restaurants that are currently looking at the project, to see if this will meet their needs. Thank you.

Arlen Korner

DESCRIPTION

PARCEL 1:

LOTS(S) 1, 2, 3, 4, 5, 13, 14, 15 AND 16, BLOCK 1 OF MYERS HOMESITES 1ST UNIT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 4, PAGE 4 OF MAPS;

EXCEPT THE WEST 20 FEET OF SAID LOT 5.

PARCEL 2:

THAT PORTION OF THE ABANDONED ALLEY AS SET FORTH IN RESOLUTION NO. 754 BY THE CITY CASA GRANDE RECORDED IN DOCKET 362, PAGE 72 LYING SOUTH OF THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOT 16 AND NORTH OF THE WESTERLY PROLONGATION OF THE SOUTH LINE OF LOT 15, BLOCK 1, OF MYERS HOMESITES 1ST UNIT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 4, PAGE 4 OF MAPS.

PARCEL 3:

THAT PORTION OF THE ABANDONED ALLEY AS SET FORTH IN RESOLUTION NO. 754 BY THE CITY OF CASA GRANDE RECORDED IN DOCKET 362, PAGE 72 LYING EAST OF THE SOUTHERLY PROLONGATION OF THE WEST LINE OF THE EAST 5 FEET OF LOT 5, AND WEST OF THE SOUTHERLY PROLONGATION OF THE EAST LINE OF LOT 1, BLOCK 1, OF MYERS HOMESITES 1ST UNIT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 4, PAGE 4 OF MAPS.

PARCEL 5:

LOTS 6 THROUGH 12, INCLUSIVE, BLOCK 1, OF MYERS HOMESITES 1ST UNIT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 4 OF MAPS, PAGE 4.

Planning and Zoning Commission

G. 7.

Meeting Date: 06/08/2023

Submitted By: Jaclyn Sarnowski, Planning & Development

SUBJECT

Hold a public hearing and consider forwarding a recommendation to City Council for a request by New Horizon Community Care for a **zone change from Multi-Family (R-3) to Commercial Office (CO)**, located at 2510 N Trekell Rd, +/-1.32 acres **(DSA-23-00104)**. (Jaclyn Sarnowski)

DISCUSSION

The applicant is requesting a zone change from R-3 (Multi-Family) to CO (Commercial Office) to allow the existing building to be used as a medical office building. The site was originally developed as a medical office building in 1975. Per the 1975 zoning district, office buildings were allowed in the R-3 zoning district. When the zoning code was revised in 1987, office buildings were removed as an allowed use in the R-3 zoning district. In March of 2015, a legal-nonconforming status was given to the site to be used as a medical office building. However, in November of 2015, a Conditional Use Permit was granted to the site for use of an online high school, an allowed use in the R-3 zoning district. Per 17.62.010.C, *when any lawful and nonconforming use of any structure or land in any district has been changed to a conforming use, it shall not hereafter be changed to any nonconforming use*. Therefore, a zone change is needed to allow for the site to be used as a medical office building again. Commercial Office zoning is the ideal zoning district for this site as it allows for compatible commercial zoning adjacent to residential development.

Staff finds this request is in conformance with Section 17.68.480 of the Zoning Code.

RECOMMENDATION

Forward a recommendation to City Council to approve the zone change request from R-3 (Multi-Family) to CO (Commercial Office), DSA-23-000104, with the following Conditions of Approval:

1. In accordance with Casa Grande Municipal Code Section 17.68.550, the property owner(s) shall dedicate the necessary right-of-way in accordance with the classification of roadways as set forth in the City's General Plan 2030, as amended and in effect as of the adoption date of this Ordinance.

Such dedication shall occur no later than the time of platting or site plan approval or as otherwise provided by the Casa Grande Municipal Code, but shall also be required earlier if requested by the City as part of an existing or proposed public works project. Nothing in this condition alleviates a property owner from compliance with any other dedication requirements set forth in the Casa Grande Municipal Code, as amended from time to time.

Attachments

Staff Report

Narrative

Land Use Exhibit

Legal Description

	Planning and Zoning Commission STAFF REPORT	AGENDA # _____
---	--	------------------------------

TO: PLANNING AND ZONING COMMISSION
FROM: Jaclyn Sarnowski, City Planner
MEETING DATES: June 8, 2023(Planning Commission)
July 17, 2023 (City Council)

REQUEST

Hold a public hearing and consider forwarding a recommendation to City Council for a request by New Horizon Community Care for a **zone change from Multi-Family (R-3) to Commercial Office (CO), located at 2510 N Treuell Rd, +/-1.32 acres (DSA-23-00104).**

APPLICANT/OWNER

Applicant	Owner
New Horizon Community Care PO Box 2754 Chandler, AZ 85244 480.722.7130 mindy@nhccservices.org	Pate Family Limited Partnerships 800 N. Kadota Ave Casa Grande, AZ 85122 928.242.0121 cgpatefamily@hotmail.com

HISTORY

1968:	Site was annexed into the City of Casa Grande by Ordinance No. 340, effective on April 21 of that year.
1975:	City Zoning Map from 1975 shows this site as having R-3 (multi-family residential) zoning
1975:	Office building constructed in 1975 (general and medical office use permitted within R-3 zone at the time).
1987:	City Code revised removing office a permitted use from the R-3 zone district.
March 10, 2015:	A Legal Non-Conforming Status was given to the site for a medical office in the R-3 zoning district (DSA-15-00032).
November 5, 2015:	A Conditional Use Permit (CUP) and associated Resolution was given to the site by the Planning Commission for use of an online high school (DSA-15-00118)

PROJECT DESCRIPTION	
Site Area	1.32 Acres
Zoning	R-3 (Multi-Family)
General Plan Designation	Neighborhoods

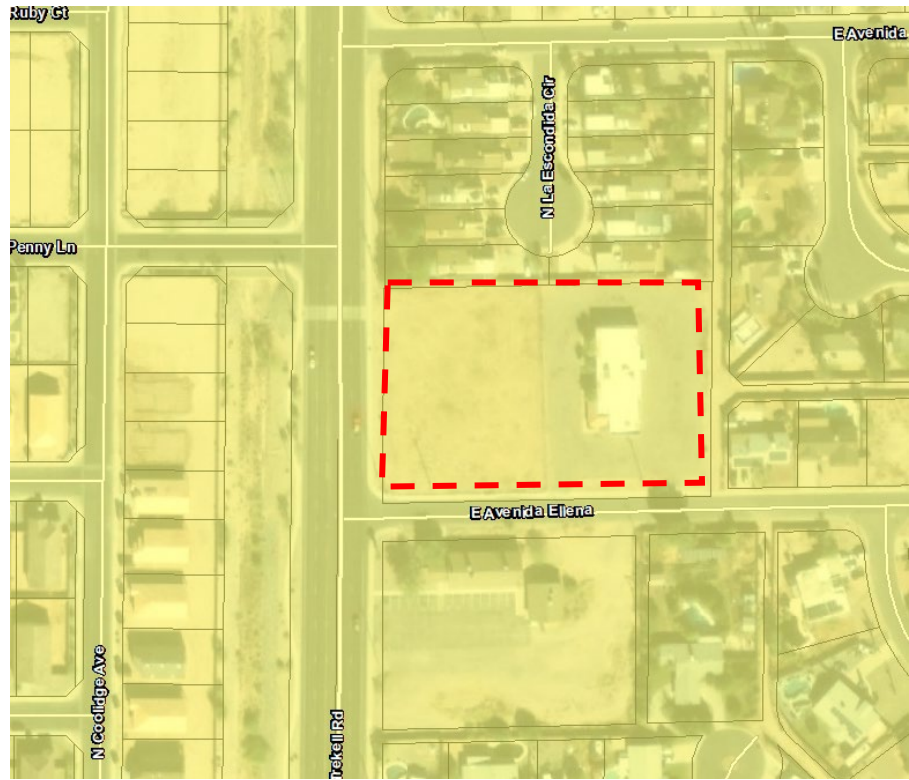
SURROUNDING LAND USE AND ZONING

Direction	General Plan Designation	Existing Zoning	Current Uses
North	Neighborhoods	R-1 (Single-Family Residential)	Residential
South	Neighborhoods	R-1 (Single-Family Residential)	Church
East	Neighborhoods	R-1 (Single-Family Residential)	Residential
West	Neighborhoods	PAD (McCartney Ranch)	Residential

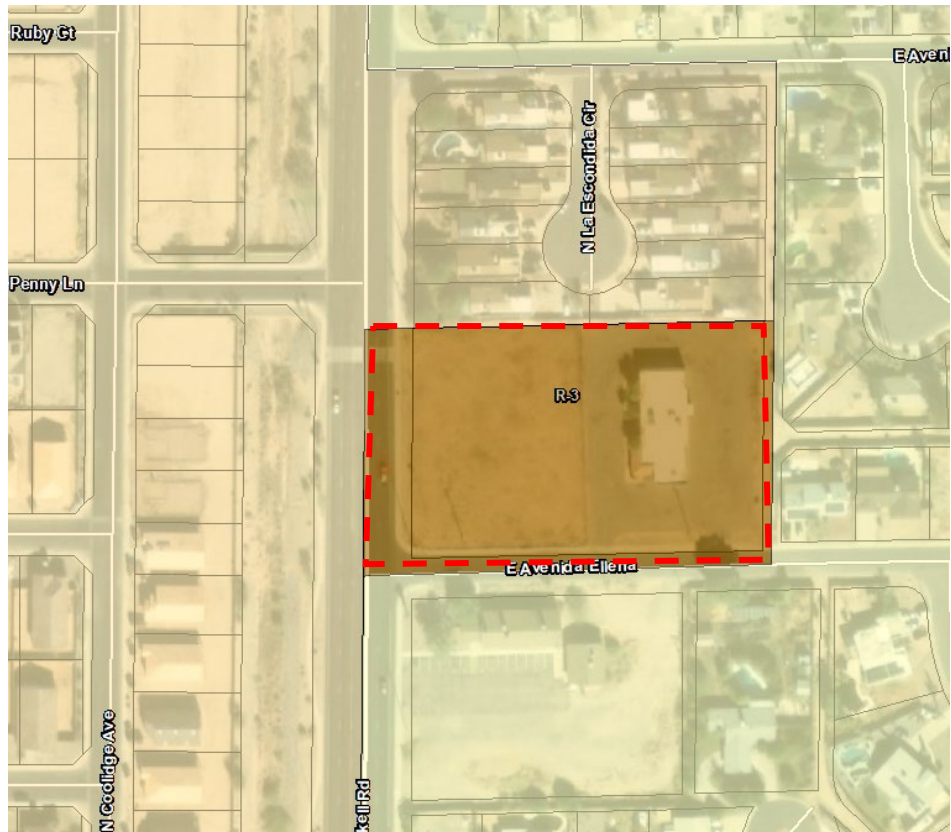
VICINITY MAP



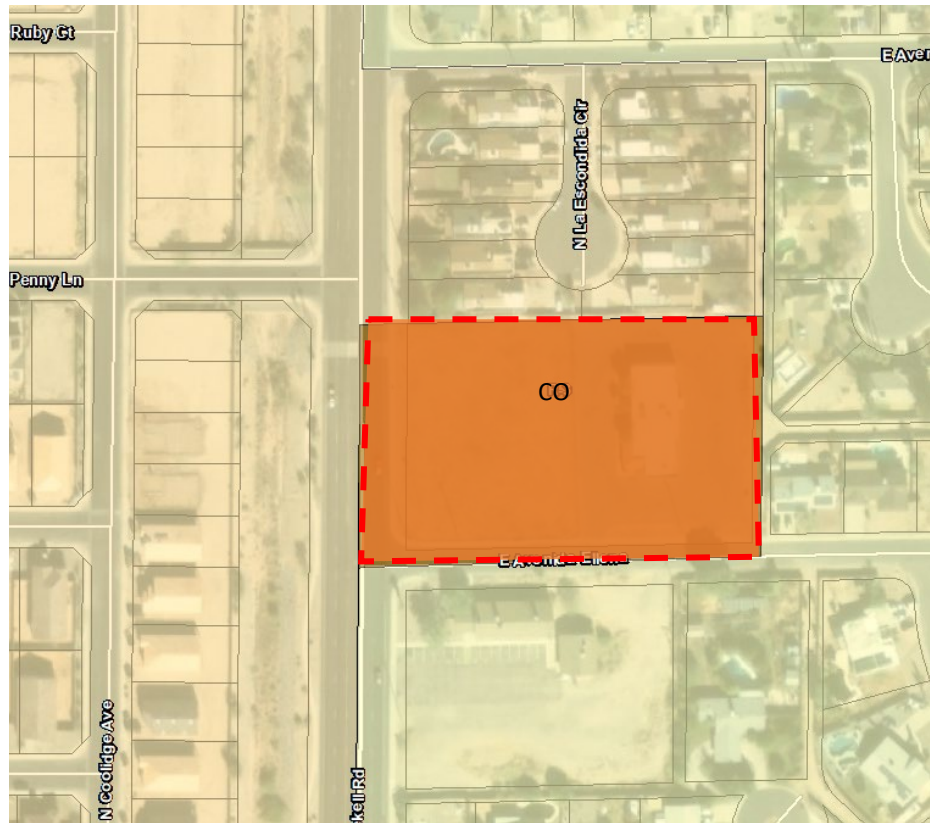
GENERAL PLAN MAP – NEIGHBORHOODS



EXISTING ZONING MAP



PROPOSED ZONING MAP



OVERVIEW

The applicant is requesting a zone change from R-3 (Multi-Family) to CO (Commercial Office) to allow the existing building to be used as a medical office building. The site was originally developed as a medical office building in 1975. Per the 1975 zoning district, office buildings were allowed in the R-3 zoning district. When the zoning code was revised in 1987 office buildings were removed as an allowed use in the R-3 zoning district. In March of 2015 a legal-nonconforming status was given to the site to be used as a medical office building. However, in November of 2015 a Conditional Use Permit was granted to the site for use of an online high school, an allowed use in the R-3 zoning district. Per 17.62.010.C, *When any lawful and nonconforming use of any structure or land in any district has been changed to a conforming use, it shall not hereafter be changed to any nonconforming use.* Therefore, a zone change is needed to allow for the site to be used as a medical office building again. Commercial Office zoning is the ideal zoning district for this site as it allows for compatible commercial zoning adjacent to residential development.

CONFORMANCE WITH ZONE CHANGES REVIEW CRITERIA 17.68.480

In accordance with Section 17.68.480 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of Rezoning requests:

That the proposed use shall be in conformance with the General Plan;

1. The action is consistent with the City's General Plan; including, the following goals, policies and applicable elements:
 - **GOAL N-3: Minimize land use conflicts.**
 - *Action Step N-3.2: Promote compatibility between residential developments of different scale by encouraging the use of physical separation or landscape areas to separate adjacent single and multi-story developments.*
2. A rezoning conforms to the General Plan if it proposes land uses, densities, or intensities within the range of identified uses, of the General Plan.
 - The requested zoning of CO (Commercial Office) is appropriate in the Neighborhoods land use category.
 - The zone change to CO allows the site to be used as it was originally intended, while having the least amount of impact on the adjacent neighborhood.
3. The proposed zone change is necessary and proper at this time to meet the land use needs of the residents of the city.
 - The zone change to CO within the Neighborhoods Land Use Category will allow for the existing site to be in conformance with the zoning code, and hence meet the land use needs of the residents.

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.
- A notice was mailed to each owner of property situated within three hundred feet of the site.
- A notice was posted by the applicant on the subject site.

Inquiries/Comments

At the time of writing this staff report, no comments or inquiries were received.

STAFF RECOMMENDATION

Forward a recommendation to City Council to approve the zone change request from R-3 (Multi-Family) to CO (Commercial Office), DSA-23-000104, with the following Conditions of Approval:

1. In accordance with Casa Grande Municipal Code Section 17.68.550, the property owner(s) shall dedicate the necessary right-of-way in accordance with the classification of roadways as set forth in the City's General Plan 2030, as amended and in effect as of the adoption date of this Ordinance. Such dedication shall occur no later than the time of platting or site plan approval or as otherwise provided by the Casa Grande Municipal Code, but shall also be required earlier if requested by the City as part of an existing or proposed public works project. Nothing in this condition alleviates a property owner from compliance with any other dedication requirements set forth in the Casa Grande Municipal Code, as amended from time to time.

Exhibits:

Narrative

Land Use Exhibit

Legal Description

Project Narrative

Casa Grande Location

2510 N. Trekell Rd Casa Grande AZ 85122

Parcel 505-04-004B

New Horizon Community Care is a nonprofit organization that has been working in the mental health field for over 20 years. We specialize in outpatient behavioral health services serving children, teens and adults throughout the valley. Our mission is to promote mental health and wellness for all individuals and communities. We provide counseling as well as various programs including mentoring and behavior coaching.

Services we plan on offering:

Mentoring: Mentoring is a service that provides support and guidance to individuals struggling with behavioral or mental health issues.

Behavior Coaching: Behavior coaching focuses on helping individuals modify their behaviors, attitudes, and habits in order to achieve personal and professional goals.

Choice Program: CHOICE(Choosing Healing Over Impulse Creates Empowerment) is for clients between the ages of 8-20. We meet the needs of clients who struggle in traditional school settings and help them with social, behavioral, or learning challenges.

The Little Program: Targeted to help children from birth to 7 years of age and their families develop the necessary skills to learn, play, and function well in social settings and in their family unit. We offer individual, group, family support and therapy.

Counseling: New Horizon Community Care Counseling provides mental health support and treatment to individuals who are struggling with behavioral or mental health issues. Our clinicians offer a wide variety of professional and personalized services for people of all ages and genders through individual and/or family/group therapy.

We plan to utilize this property as an outpatient space to provide counseling and services to our clients as well as office space for our staff.

Existing Zoning – R-3



Proposed Zoning: CO (Commercial Office)



EXHIBIT "A"

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SECTION 4 AND THE CENTER LINE OF AVENIDA ELLENA AS RECORDED IN RANCHO GRANDE THREE IN PINAL COUNTY MAPS AND PLATS IN BOOK 15, PAGES 23 THEREOF:

THENCE NORTH ALONG SAID WEST LINE OF SECTION 4, A DISTANCE OF 25.00 FEET TO A POINT;

THENCE NORTH 88 DEGREES 24 MINUTES EAST ALONG A LINE 25.00 NORTH OF AND PARALLEL TO THE CENTER LINE OF AVENIDA ELLENA, A DISTANCE OF 75.91 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88 DEGREES 24 MINUTES EAST, A DISTANCE OF 344.29 FEET TO A POINT;

THENCE NORTH, A DISTANCE OF 235.00 FEET TO A POINT;

THENCE SOUTH 88 DEGREES 24 MINUTES WEST A DISTANCE OF 370 FEET TO A POINT 40 FEET EAST OF THE WEST LINE OF SAID SECTION 4;

THENCE SOUTH ALONG A LINE 50.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 4, A DISTANCE OF 209.29 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET THRU 91 DEGREES 36 MINUTES OF CENTRAL ANGLE, A DISTANCE OF 39.97 FEET TO THE TRUE POINT OF BEGINNING.
APN#504-04-004B.

Planning and Zoning Commission

G. 8.

Meeting Date: 06/08/2023

Submitted By: Jaclyn Sarnowski, Planning & Development

SUBJECT

Hold a public hearing and consider forwarding a recommendation to City Council for a request by Associated Architects for a zone change from Community Services (B-4) to Central Business (B-3), for property located at 139 W. 1st St, +/- .23 acres. (DSA-23-00105) (Jaclyn Sarnowski)

DISCUSSION

The request is for a Zone Change from Community Services (B-4) to Central Business (B-3) for +/- .23 acres, located at 139 W. 1st St. The site is requesting to be rezoned to allow for 0' setbacks, allowed within the B-3 zoning district and to better align with the City's Downtown General Plan Land Use Category. The existing office structure aligns with the downtown zoning district, as the current setbacks front setback is 0' and B-4 requires a 35' front setback. Under the current zoning district, any new additions would have to meet the existing zoning district. By changing the zoning district to B-3, the existing structure would be in conformance with the B-3 zoning district and allow for new construction on the site.

RECOMMENDATION

Forward a recommendation to City Council to approve the zone change request from B-4 (Community Services) to B-3 (Central Business), DSA-23-0015.

Attachments

Staff Report

Zoning Exhibit

Narrative

Legal Description

	Planning and Zoning Commission STAFF REPORT	AGENDA # _____
---	--	------------------------------

TO: PLANNING AND ZONING COMMISSION
FROM: Jaclyn Sarnowski, City Planner
MEETING DATES: June 8, 2023(Planning Commission)
July 17, 2023 (City Council)

REQUEST

Hold a public hearing and consider forwarding a recommendation to City Council for a request by Associated Architects for a zone change from Community Services (B-4) to Central Business (B-3), for property located at 139 W. 1st St, +/- .23 acres. (DSA-23-00105)

APPLICANT/OWNER

Applicant	Owner
Jared Malone 1356 E McKellips Rd, Suite 101 Mesa, AZ 85203 Jared@associated-architects.com 480.964.8451	Shawn Wilson 139 W 1 st St, Suite 201 Casa Grande, AZ 85122 480.622.1350 shawn@mayhemsolutiongroup.com

HISTORY

June 8, 1892: Casa Grande Townsite Plat recorded with County Recorder's Office.

1947: Per Assessor's Office, Mixed Retail with Office Units were assessed on the site

1985: Per Assessor's Office, Commercial Yard Improvements were assessed on the site.

PROJECT DESCRIPTION	
Site Area	.23 Acres
Zoning	B-4 (Community Services)
General Plan Designation	Downtown

SURROUNDING LAND USE AND ZONING

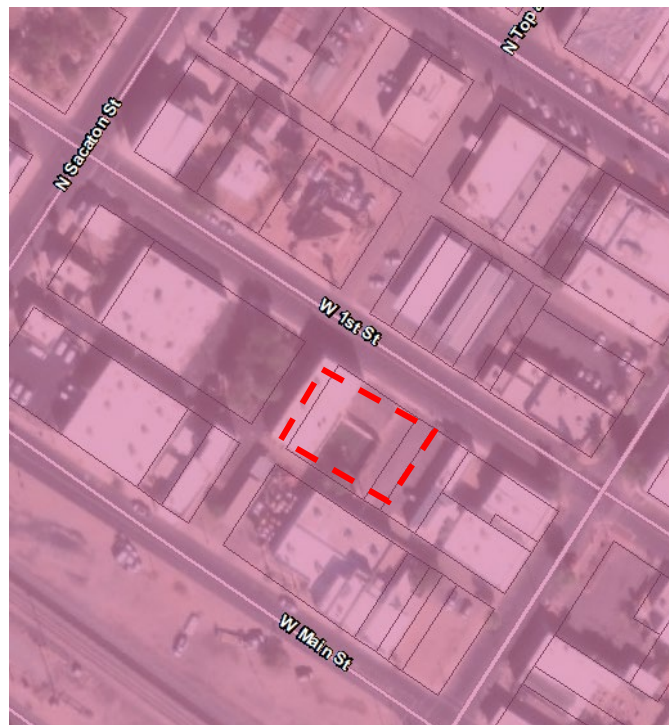
Direction	General Plan Designation	Existing Zoning	Current Uses
North	Downtown	B-3 (Central Business)	Commercial
South	Downtown	B-4 (Community Services)	Commercial
East	Downtown	B-4 (Community Services)	Commercial

West	Downtown	B-4 (Community Services)	Commercial
------	----------	--------------------------	------------

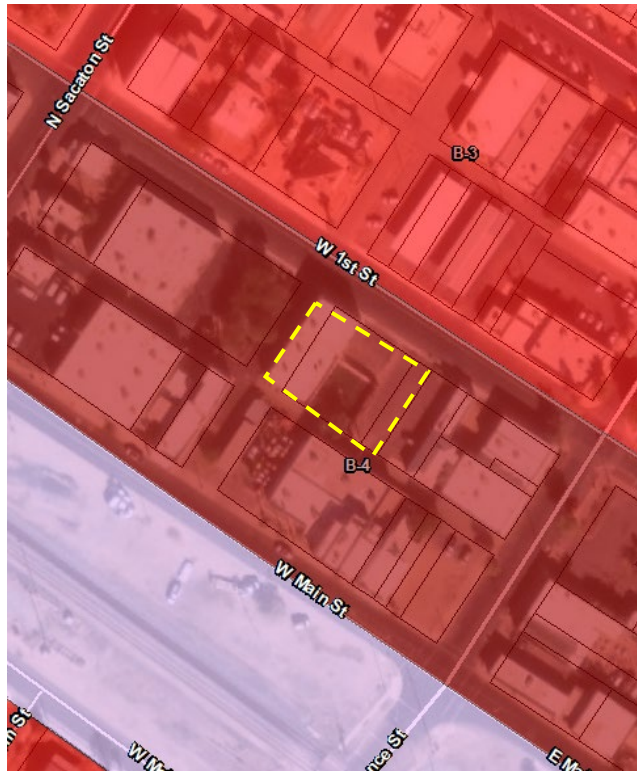
VICINITY MAP



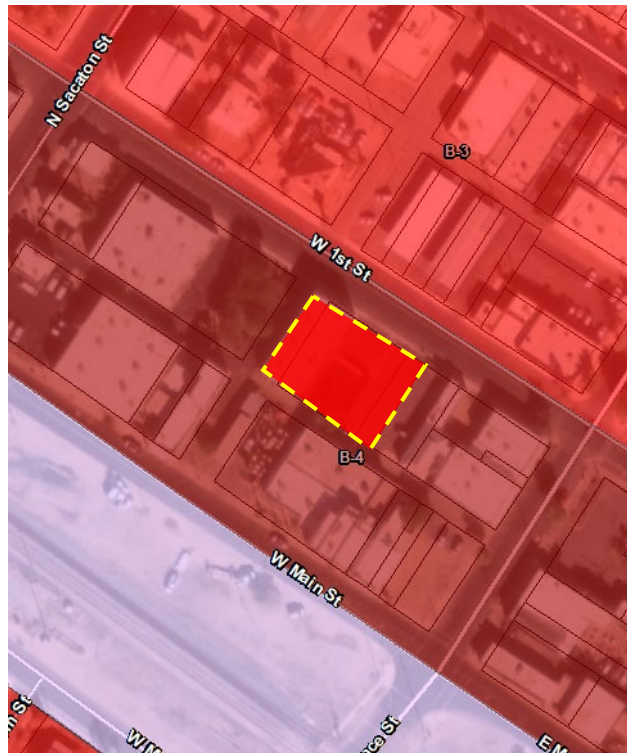
GENERAL PLAN MAP – DOWNTOWN



EXISTING ZONING MAP



PROPOSED ZONING MAP



OVERVIEW

The request is for a Zone Change from Community Services (B-4) to Central Business (B-3) for +/- .23 acres, located at 139 W. 1st St. The site is requesting to be rezoned to allow for 0' setbacks, allowed within the B-3 zoning district and to better align with the City's Downtown General Plan Land Use Category. The existing office structure aligns with the downtown zoning district, as the current setbacks front setback is 0' and B-4 requires a 35' front setback. Under the current zoning district, any new additions would have to meet the existing zoning district. By changing the zoning district to B-3, the existing structure would be in conformance with the B-3 zoning district and allow for new construction on the site.

CONFORMANCE WITH ZONE CHANGES REVIEW CRITERIA 17.68.480

In accordance with Section 17.68.480 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of Rezoning requests:

That the proposed use shall be in conformance with the General Plan;

1. The action is consistent with the City's General Plan; including, the following goals, policies and applicable elements:
 - **GOAL D-1: Develop a strategy for downtown development, redevelopment, and adaptive re-use.**
 - Action Step D-1.14: Encourage the conversion of vacant, and/or under utilized, sites to more intensive urban uses.
2. A rezoning conforms to the General Plan if it proposes land uses, densities, or intensities within the range of identified uses, of the General Plan.
 - The requested zoning of B-3 (Central Business) is appropriate in the Downtown land use category.
3. The proposed zone change is necessary and proper at this time to meet the land use needs of the residents of the city.
 - The zone change to B-3 within the Downtown Land Use Category will allow for the existing site to be in conformance with the zoning code, and hence meet the land use needs of the residents.

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.
- A notice was mailed to each owner of property situated within three hundred feet of the site.
- A notice was posted by the applicant on the subject site.

Inquiries/Comments

Staff has not received any inquiries at this time.

STAFF RECOMMENDATION

Forward a recommendation to City Council to approve the zone change request from B-4 (Community Services) to B-3 (Central Business), DSA-23-0015.

Exhibits:

Land Use Exhibit

Narrative

Legal Description

Existing Zoning



Proposed Zoning



PROJECT NARRATIVE

A New Addition for
Mayhem Solutions Group, LLC

Location: 139 W 1st Street, Casa Grande, AZ 85122

Parcel: 507-07-089A

Building Area: 8,779 sq. ft.

Use: Commercial

Occupancy Group: B

Existing Zoning: B-4

Proposed Zoning: B-3

Description:

Mayhem Solutions Group is a private security provider headquartered at 139 W. 1st Street. The site serves as an office area and storage for equipment, including vehicles in the existing building located on the property. Mayhem is looking to expand their equipment storage space.

The project consists of the addition of a new 2,284 sq. ft. pre-engineered metal building to an existing two-story office building. The new addition will act as a storage space for the owner's equipment. Overhead doors will be included to provide secure storage for vehicles. The new addition will replace a portion of an existing yard that served as an outdoor workout space for a previous tenant. The remainder of the yard will remain. No additional site work or the existing building is part of the scope of work. Parking is provided within the immediate vicinity of the site via on street parking and a public parking lot.

Mayhem Solutions Group is requesting a change of zoning from B-4 to B-3 to allow the new addition to be located adjacent to the property lines. The parcel is adjacent to an existing public parking lot to the East and an Alley to the South and will not adversely impact surrounding parcels. As the parcel falls within the Downtown district, a B-3 zoning would be in accordance with the General Plan for the City of Casa Grande.

A RESULTS OF SURVEY OF
PORTION OF BLOCK 13, CASA GRANDE TOWNSITE

A SUBDIVISION RECORDED IN BOOK 1 OF MAPS, PAGE 11, RECORDS OF PINAL COUNTY AND LOCATED IN THE NORTHWEST QUARTER OF
SECTION 29, TOWNSHIP 06 SOUTH, RANGE 06 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

LEGAL DESCRIPTION

PARCEL 1:
THAT PART OF BLOCK 13, OF CASA GRANDE TOWNSITE,
ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE
COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN BOOK 4 OF
MISCELLANEOUS RECORDS, PAGE 266 AND IN BOOK 1 OF MAPS,
PAGE 11, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 13;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF
SAID BLOCK 13, 48 FEET;

THENCE SOUTHWESTERLY 101 FEET TO A POINT ON THE
NORTHEASTERLY LINE OF AN ALLEY RUNNING THROUGH SAID
BLOCK 13;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF
SAID ALLEY, 48 FEET TO A POINT ON THE NORTHWESTERLY LINE
OF SAID BLOCK 13;

THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID
BLOCK 13, 101 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
THAT PART OF BLOCK 13, OF CASA GRANDE TOWNSITE,
ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE
COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN BOOK 4 OF
MISCELLANEOUS RECORDS, PAGE 266 AND IN BOOK 1 OF MAPS,
PAGE 11, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY BOUNDARY
LINE OF SAID BLOCK 13; 48 FEET SOUTHEASTERLY FROM THE
NORTHWEST CORNER OF SAID BLOCK 13;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF
SAID BLOCK 13, A DISTANCE OF 26 FEET;

THENCE IN A SOUTHWESTERLY DIRECTIONS, PARALLEL WITH THE
WESTERLY BOUNDARY LINE OF SAID BLOCK 13, A DISTANCE OF
101 FEET TO THE NORTHEASTERLY LINE OF AN ALLEY RUNNING
THROUGH SAID BLOCK 13;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF
SAID ALLEY, A DISTANCE OF 26;

THENCE NORTHERLY, PARALLEL WITH THE WESTERLY LINE OF SAID
BLOCK 13, ON A STRAIGHT LINE, A DISTANCE OF 101 FEET,
MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 3:
THAT PART OF BLOCK 13, OF CASA GRANDE TOWNSITE,
ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE
COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN BOOK 4 OF
MISCELLANEOUS RECORDS, PAGE 266 AND IN BOOK 1 OF MAPS,
PAGE 11, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 74 FEET SOUTHEASTERLY FROM THE
NORTHWEST CORNER OF SAID BLOCK 13, ON THE SOUTH LINE OF
NORTH FIRST STREET;

THENCE RUNNING SOUTHERLY 101.15 FEET TO THE NORTH LINE
OF AN ALLEY RUNNING THROUGH SAID BLOCK 13;

THENCE EASTERLY APPROXIMATELY 49.75 FEET ALONG THE NORTH
LINE OF SAID ALLEY;

THENCE NORTHERLY, 101.15 FEET TO THE SOUTH LINE OF NORTH
FIRST STREET;

THENCE WESTERLY ALONG THE SOUTH LINE OF NORTH FIRST
STREET, 49.75 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION LYING WITHING THE FOLLOWING DESCRIBED
PROPERTY:

COMMENCING AT A POINT 97.5 FEET EASTERLY FROM THE
NORTHWEST CORNER OF SAID BLOCK 13, ON A SOUTH LINE OF
NORTH FIRST STREET;

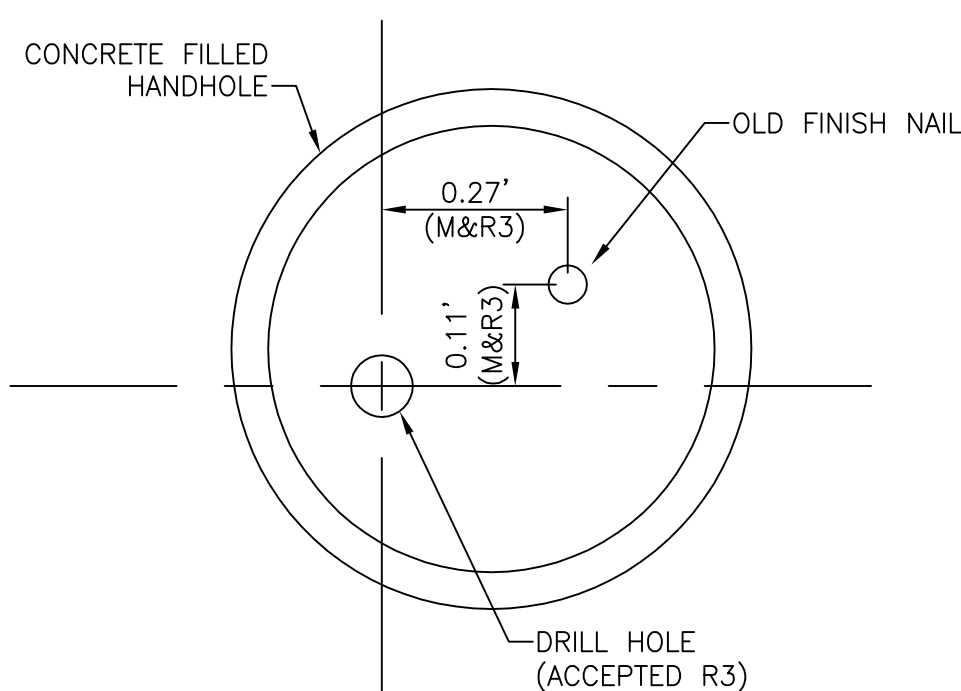
THENCE RUNNING SOUTHERLY 101.15 FEET TO THE NORTH LINE
OF THE ALLEY RUNNING THROUGH SAID BLOCK 13;

THENCE EASTERLY APPROXIMATELY 26.0 FEET ALONG THE NORTH
LINE OF SAID ALLEY;

THENCE NORTHERLY 101.15 FEET TO THE SOUTH LINE OF NORTH
FIRST STREET;

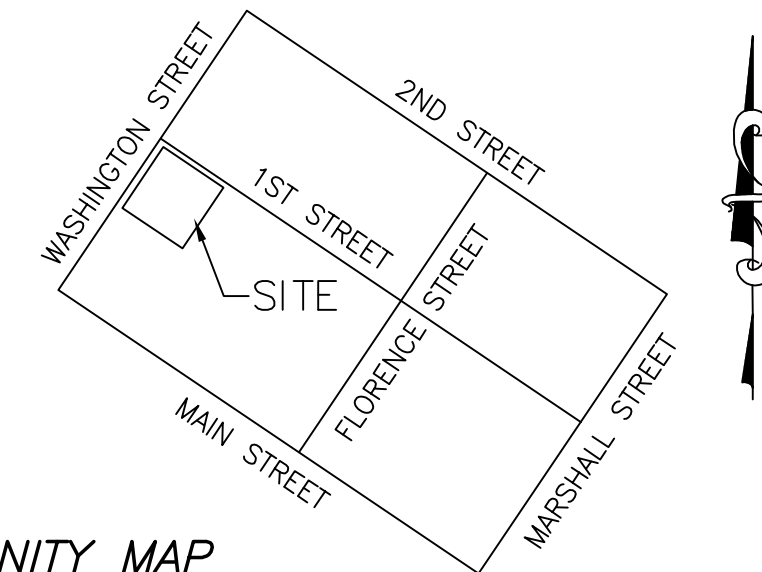
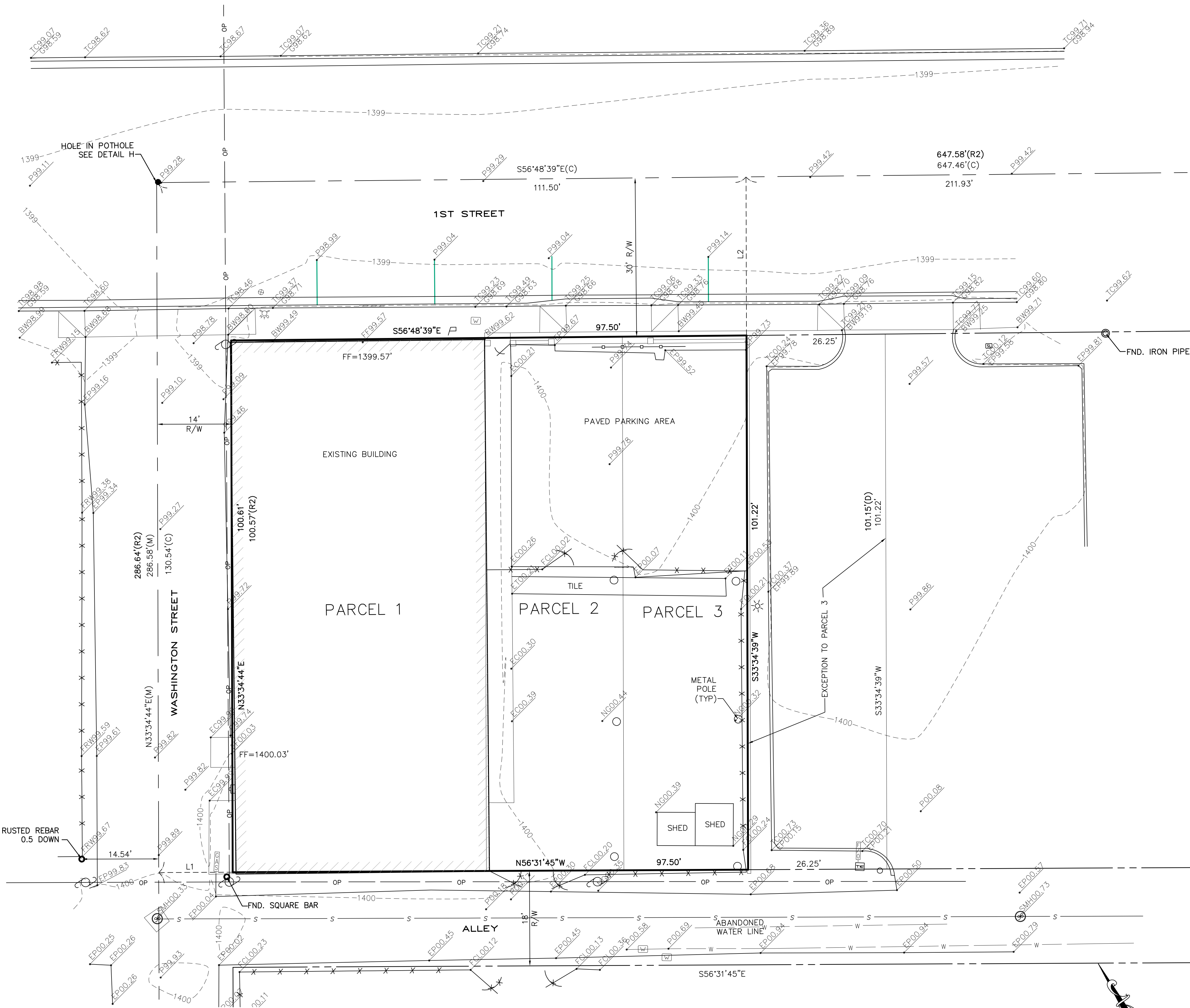
THENCE WESTERLY ALONG THE SOUTH LINE OF NORTH FIRST
STREET 26.0 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,833 SF [0.2257 ACRES] MORE OR LESS.



DETAIL H

NOT TO SCALE



VICINITY MAP

NOT TO SCALE

OWNER

MAYHEM SOLUTIONS GROUP, LLC

LEGEND

---	SECTION LINE
---	MONUMENT LINE
---	PROPERTY LINE
---	OTHERS PROPERTY LINE
---	EASEMENT
---	WROUGHT FENCE
---	CHAINLINK FENCE
---	BRASS CAP IN HANDHOLE
---	BRASS CAP FLUSH
---	IRON PIPE
---	REBAR (AS NOTED)
---	MONUMENT (AS NOTED)
---	ELECTRICAL METER
---	LIGHT POLE
---	STREET LIGHT JUNCTION BOX
---	UTILITY POLE
---	GAS LINE INDICATOR
---	WATER VALVE
---	SEWER MANHOLE
---	FIBER OPTIC LINE INDICATOR
---	TELEPHONE VAULT
---	FIRE HYDRANT
---	WATER METER
---	GATE
---	MAIL BOX
---	SPOT ELEVATION
---	FND. FOUND
---	MCR. MARICOPA COUNTY RECORDER
---	PUE. PUBLIC UTILITY EASEMENT
---	R/W. RIGHT OF WAY
---	(C). CALCULATED BEARINGS/DISTANCES
---	(M). MEASURED BEARINGS/DISTANCES
---	(R#). RECORDED BEARINGS/DISTANCES

REFERENCE DOCUMENTS

(R1) - BOOK 1 OF MAPS, PAGE 11, PCR
(R2) - BOOK 6, PAGE 31, PCR
(R3) - BOOK 6, PAGE 35, PCR
(R4) - FEE 2021-045043, PCR

BASIS OF BEARING

THE MONUMENT LINE OF WASHINGTON STREET AS MONUMENTED
AND SHOWN HEREON BEARING N33°34'44"E.

BENCHMARK

NGS MONUMENT
CZ0995 DESIGNATION - A 278
CZ0995 PID - CZ0995
CZ0995 USGS QUAD - CASA GRANDE WEST (2018)

CZ0995* NAVD 88 ORTHO HEIGHT = 1392.84'

SURVEYOR NOTES

1-FIELDWORK WAS COMPLETED ON 1/24/2023.

2-ALL BEARINGS AND DISTANCES ARE CALCULATED UNLESS
OTHERWISE NOTED.

3-THIS SURVEYOR HAS MADE NO INDEPENDENT SEARCH FOR
TAXES, ASSESSMENTS, RESERVATIONS IN PATENT, EASEMENTS,
RIGHTS OF WAY, ENCUMBRANCES, LIENS, COVENANTS, CONDITIONS
OF RESTRICTIONS OR ANY OTHER RECORD INFORMATION THAT MAY
BE DISCLOSED BY A CURRENT TITLE REPORT OR OTHER
RESEARCH.

SURVEYOR CERTIFICATE

I, SHANE R. BARNETT, A DULY LICENSED
LAND SURVEYOR IN THE STATE OF ARIZONA
DO HEREBY CERTIFY THAT THIS DRAWING IS
BASED ON A SURVEY PERFORMED BY ME OR
UNDER MY DIRECT SUPERVISION AND IS TRUE
AND CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF.



SHANE R. BARNETT
ARIZONA R.L.S. 50618

BARNETT LAND SURVEYING, LLC
201 WEST STANFORD AVENUE
GILBERT, ARIZONA 85233
PHONE: (602) 510-7797
E-MAIL: SHANE@BARNETTSURVEY.COM

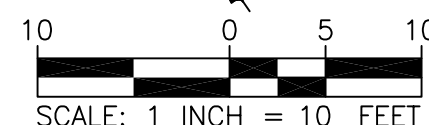
JOB NO: LS23-0102

DRAWN BY: SRB

REVIEW BY: SRB

A RESULTS OF SURVEY OF
PORTION OF BLOCK 13, CASA GRANDE TOWNSITE

DATE: 02/26/2023 REV: - SHEET: 1 OF 1



Planning and Zoning Commission

G. 9.

Meeting Date: 06/08/2023

Submitted By: Samuel Leonard, Planning & Development

SUBJECT

Hold a public hearing and consider a request by Jim Suor for a **Conditional Use Permit** and associated **Resolution** for an automobile repair service establishment, (Freedom Auto Service) located at 930 E Florence Blvd **(DSA-23-00113)**(Samuel Leonard).

DISCUSSION

This is a request for a Conditional Use Permit to allow an Auto Repair Service (major) business with attached block wall. The site was previously a Pep Boys retail auto parts store with an associated auto service area that was established prior to the 1987 zoning code requiring a CUP for Auto Repair Services. Accordingly, this property was considered as a legal non-conforming use. A Mechanical, Plumbing and Electric (MPE) building permit was issued for the conversion of the Pep Boys space to meet the needs of Freedom Auto Service, staff approved this building permit as it did not result in an expansion of the legal non-conforming use. However, the applicant now requests to add a block wall to screen a vehicle storage area, which is intensifying the use and requiring a CUP.

RECOMMENDATION

Staff recommends the Planning Commission approve the **Conditional Use Permit and associated Resolution DSA-23-00113** for Auto Repair Service (minor) subject to the following conditions:

1. The block wall must be built 6' in height and shall be painted to match to the existing color of the building.
2. Fire Department approval is obtained for the new gated auto storage area which may be restricting access to a required fire lane.
3. An Encroachment Permit is required for the portions of the fence within the City's Right-of-Way.

Attachments

DSA-23-00113 - Staff Report

DSA-23-00113 - Resolution

DSA-23-00113 - Narrative

DSA-23-00113 - Site Plan

	Planning and Zoning Commission STAFF REPORT	AGENDA # _____
---	--	--------------------------------

TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: Samuel Leonard, Assistant Planner
MEETING DATE: June 8th, 2023

REQUEST

Hold a public hearing and consider a request by Jim Suor for a **Conditional Use Permit** and associated **Resolution** for an automobile repair service establishment, (Freedom Auto Service) located at 930 E Florence Blvd (**DSA-23-00113**)

APPLICANT / OWNER

James Suor Freedom Auto Service 930 E. Florence Blvd. Casa Grande, AZ 85122	S&S CG Investments LLC / James Suor 861 W. Gila Bend Hwy. Casa Grande, AZ 85122
--	---

HISTORY

1967	Per County Assessor's Office records, the site was developed as a Neighborhood Shopping Center and Commercial Yard Improvements
February 24, 2023,	Certificate of Occupancy Issued for Freedom Auto Service (CDP-23-00181)

PROJECT DESCRIPTION	
Site Area	51,890 sq. ft.
Current Land Use	Auto Repair Service and Commercial
Existing Zoning	B-2
Existing General Plan 2030 Land Use	Community Corridor

SURROUNDING LAND USE AND ZONING		
Direction	General Plan 2030 Designation	Existing Zoning
North	Neighborhoods	R-1
East	Community Corridor	B-2
South	Community Corridor	B-2
West	Community Corridor	B-2

SITE CONTEXT AERIAL



SITE PLAN



GENERAL DISCUSSION

This is a request for a Conditional Use Permit to allow an Auto Repair Service (major) business with attached block wall. The site was previously a Pep Boys retail auto parts store with an associated auto service area that was established prior to the 1987 zoning code requiring a CUP for Auto Repair Services. Accordingly, this property was considered as a legal non-conforming use. A Mechanical, Plumbing and Electric (MPE) building permit was issued for the conversion of the Pep Boys space to meet the needs of Freedom Auto Service, staff approved this building permit as it did not result in an expansion of the legal non-conforming use. However, the applicant now requests to add a block wall to screen a vehicle storage area, which is intensifying the use and requiring a CUP.

CONFORMANCE WITH ZONING

This use meets the definition of Auto Repair Service (major) and requires a Conditional Use Permit in a B-2 Zone district.

This use meets all the requirements for Auto Repair Service (major) per City Code 17.24.120 sections A

CONFORMANCE WITH CONDITIONAL USE PERMIT REVIEW CRITERIA

Per 17.68.120 of the City Code, the Commission, in approving a Conditional Use Permit, shall find as follows:

1. **That the site for the proposed use is adequate in size and topography to accommodate the use and that all yards, spaces, walls and fences, parking, loading, and landscaping are adequate to properly relate the use with the land and uses in the vicinity.**

The site is adequate in size and topography, and properly relates to the uses within the surrounding land uses.

2. **That 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.**

The streets and highways are adequate for the proposed land use.

3. **That the proposed use will have no adverse effect upon the abutting property.**

The proposed use will not create any adverse effect on the abutting properties.

4. **That the proposed use shall be in conformance with the General Plan.**

The General Plan designation is Community Corridor. Vehicle Repair (minor) is Conditionally permitted in B-2 Zoning which is an appropriate land use and zoning in Community Corridor

5. **That the conditions stated in the approval are deemed necessary to protect the public health, safety, and general welfare.**

This use meets all the criteria for a Conditional Use Permit per City Code 17.68.120 and all of the criteria for a major auto repair facility as set forth in 17.24.120.A.

Staff is requiring that Fire Department approval is obtained for the new gated auto storage area which may be restricting access to a required fire lane.

PUBLIC NOTIFICATION/COMMENTS

Notification

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

- Publication in the Casa Grande Dispatch at least fifteen (15) days before the Planning Commission public hearing.
- Mailing by the City on at least 10 (10) days before subject Planning Commission public hearing to each owner of property situated within 300 feet of the subject property. An affidavit confirming this is located in the project file.
- A sign was required with this application.

Inquiries/Comments

No inquiries or comments have been received at the time of this writing.

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve the **Conditional Use Permit and associated Resolution DSA-23-00113** for Auto Repair Service (major) subject to the following conditions:

1. The block wall must be built 6' in height and shall be painted to match to the existing color of the building.
2. Fire Department approval is obtained for the new gated auto storage area which may be restricting access to a required fire lane.
3. An Encroachment Permit is required for the portions of the fence within the City's Right-of-Way.

Exhibits

- A Site Plan
- B Resolution

RESOLUTION NO. DSA-23-000113

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CASA GRANDE GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR AN AUTOMOBILE REPAIR (MAJOR) ESTABLISHMENT WITHIN THE GENERAL BUSINESS (B-2) ZONE AT PROPERTY LOCATED AT 930 E FLORENCE BLVD. (APN 506-09-1020).

WHEREAS, applicant, Jim Suor has requested a conditional use permit; and

WHEREAS, the conditional use permit is requested for an automobile repair establishment to be located upon an area located at 930 E. Florence Blvd. generally located at the northwest corner of Florence Blvd. and Gilbert Ave. within Casa Grande, AZ; and

WHEREAS, the property is zoned B-2; and

WHEREAS, the B-2 zone lists automobile repair (major) establishments as a conditionally permitted use subject to obtaining a conditional use permit; and

WHEREAS, on the 8rd day of June 2023, the Planning and Zoning Commission of the City of Casa Grande held a public hearing regarding the request for the conditional use permit; and

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 uses, and all yards, spaces, walls and fences, parking, loading, and landscaping is adequate to properly relate the uses 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 by the Applicant subject to the following specific conditions:
 - a. The site shall have a block wall that is 6' in height, which shall be painted to match to the existing color of the building, to screen the outdoor storage of vehicles and accessories.
 - b. Fire Department approval is obtained for the new gated auto storage area which may be restricting access to a required fire lane.
 - c. An Encroachment Permit is required for the portions of the fence within the City's Right-of-Way.
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 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 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 _____, 2023.

P & Z Commission Chairman

Planning & Development Director

ATTEST:

APPROVED AS TO FORM:

City Clerk

Assistant City Attorney

APPLICANT'S CONSENT TO THE SPECIAL CONDITIONS

The applicant hereby consents to the special conditions as enumerated above in Section 2 as they relate to this request for a conditional use permit to allow for the use of automobile repair establishment located at 930 E. Florence Blvd.

Jim Suor, Applicant and Owner

Description of Proposed Development

930 E Florence Blvd Suite A:

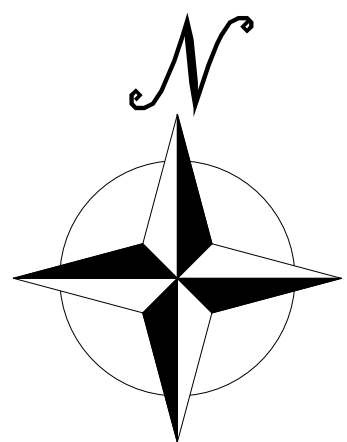
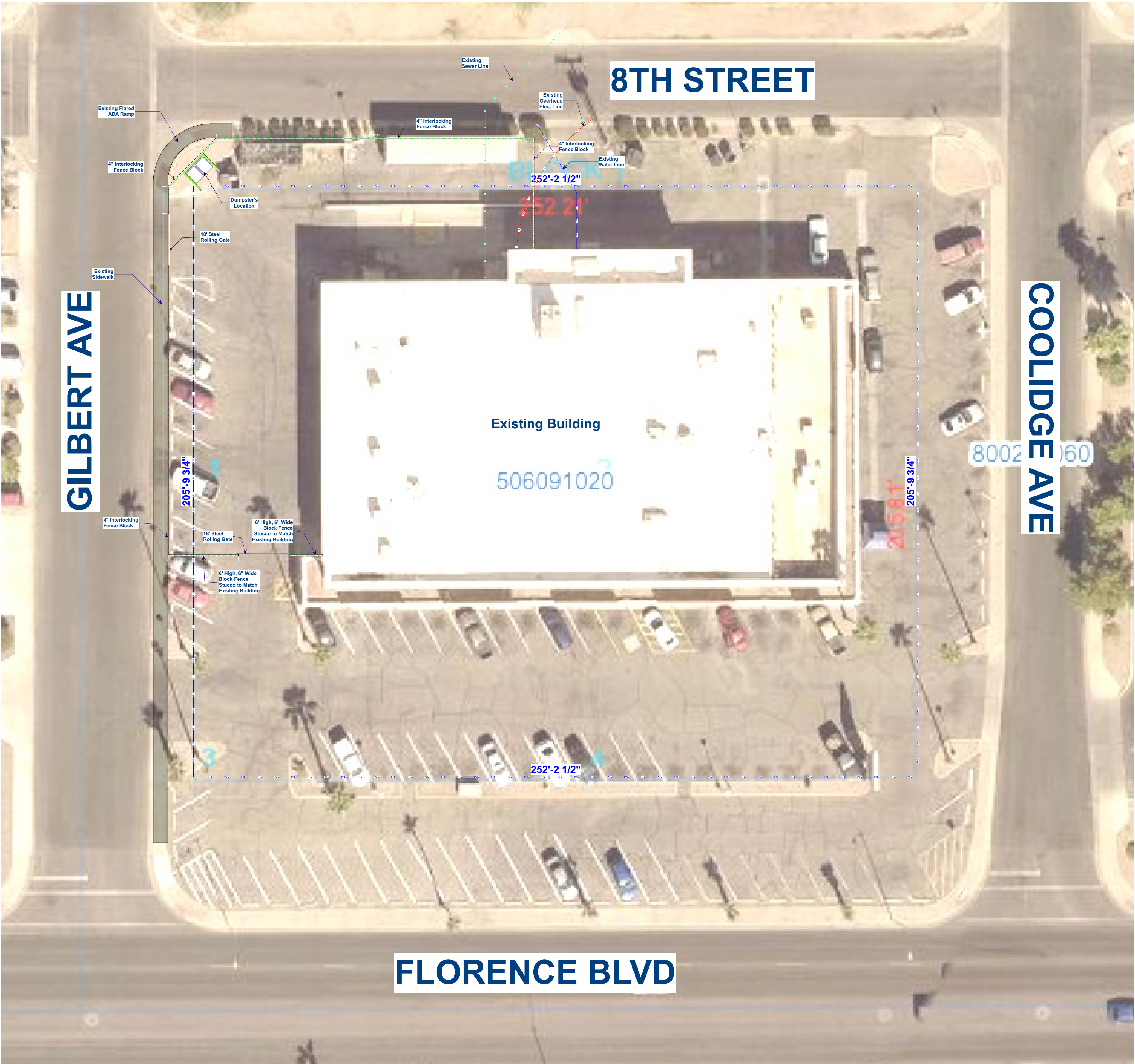
The west end of this building has been operating as a service center since the mid 90's. I am requesting this suite continues to operate as an automotive repair shop. Also part of this conditional use permit is adding block fencing. This fencing will be used to secure the customer vehicles over night. The fence will not affect the current parking for the rest of the building usage. It only secures 12 parking spot behind the proposed fencing. These 12 spots are currently only used for service vehicles.

Jim Suor



VICINITY MAP

Owner: S & G CG Investments
Address: --- E. Florence Blvd
City/St: Casa Grande, Az 85122
Parcel: 506-06-102-0
Legal: Evergreen 2nd Addition, Lts 1 thru 4
Inc Blk 1 & ABND Alley way.
Sec 20-6S-6E



Site -----Plan
Scale -----1"=20'

Planning and Zoning Commission

G. 10.

Meeting Date: 06/08/2023

Submitted By: Samuel Leonard, Planning & Development

SUBJECT

Hold a public hearing and consider a request by Lorraine Lewis for a **Conditional Use Permit** for a Child Care Facility at 3151 N. Piper Ave. **(DSA-23-00082)**. (Planner Samuel Leonard)

DISCUSSION

This is a request for a Conditional Use Permit to allow a Child Care Facility at 3151 N. Piper Ave. This site was formerly used as an administration and conference center for Crossroads Church. Serendipity Learning Center will be moving its childcare business to this site. They will provide a service for approximately 40-60 kids ranging in age from infant to 5 years old. They will have up to 8 staff. Operations will run Monday through Friday between the hours of 6 A.M. and 6 P.M. During the hours of 6 to 9 A.M., then again between 3 to 6 P.M. there will be vehicle traffic dropping off or picking up children. There is expected to be between 4 and 5 cars at any given time during these hours and each car should only be on the premises for 5 to 10 minutes.

Serendipity Learning Center will provide 5,670 sq. ft. of building space, 12,584 sq. ft. in 2 outdoor play areas, 28 parking spaces with 4 ADA compliant parking spaces.

RECOMMENDATION

Staff recommends the Planning Commission approve the **Conditional Use Permit and associated Resolution DSA-23-00082** for a Day Care Facility with the following condition:

Applicant shall submit a Minor Amendment to the approved Major Site Plan for the property (DSA-17-00142) reflecting the existing and proposed play areas as well as update the parking spaces provided. No Certificate of Occupancy for the Day Care shall be issued until the Minor Amendment to the approved Major Site Plan is administratively approved.

Attachments

DSA-23-0082 - Staff Report

DSA-23-00082 - Resolution

	Planning and Zoning Commission STAFF REPORT	AGENDA # _____
---	--	------------------------------

TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: Samuel Leonard, Assistant Planner
MEETING DATE: June 8th, 2023

REQUEST

Hold a public hearing and consider a request by Lorraine Lewis for a Conditional Use Permit for a Child Care Facility at 3151 N. Piper Ave. **(DSA-23-00082).**

APPLICANT / OWNER

Lorraine Lewis
Serendipity Day Care
3151 N. Piper Ave.
Casa Grande, AZ 85122

Adrenalin Motorsports LLC
3151 N. Piper Ave.
Casa Grande, AZ 85122

HISTORY

August 8, 2018 Major Site Plan Approved (DSA-17-00142)

PROJECT DESCRIPTION	
Site Area	18250 sq. ft.
Current Land Use	Commercial Office
Existing Zoning	I-1
Existing General Plan 2030 Land Use	Manufacturing / Industry

SURROUNDING LAND USE AND ZONING		
Direction	General Plan 2030 Designation	Existing Zoning
North	Manufacturing / Industry	I-1
East	Manufacturing / Industry	I-1
South	Manufacturing / Industry	I-1
West	Manufacturing / Industry	I-1

SITE CONTEXT AERIAL



GENERAL DISCUSSION

This is a request for a Conditional Use Permit to allow a Child Care Facility at 3151 N. Piper Ave.

This site was formerly used as an administration and conference center for Crossroads Church.

Serendipity Learning Center will be moving its childcare business to this site. They will provide service to approximately 40-60 kids ranging in age from infant to 5 years old. They will have up to 8 staff. Operations will run Monday through Friday between the hours of 6 A.M. and 6 P.M. During the hours of 6 to 9 A.M. then again between 3 to 6 P.M. there will be vehicle traffic dropping off or picking up children. There is expected to be between 4 and 5 cars at any given time during these hours and each car should only be on the premises for 5 to 10 minutes.

Serendipity Learning Center will provide 5,670 sq. ft. of building space, 12,584 sq. ft. in 2 outdoor play areas, 28 parking spaces with 4 ADA compliant parking spaces.

CONFORMANCE WITH ZONING

17.32.030-A.1. Day Care Centers

Day care centers involved in the care of minor children shall provide:

- a) **A minimum of seventy-five square feet of outdoor play space per child shall be provided, from which at least fifty square feet of fenced-in play space per child shall be provided. Fenced-in outdoor play space shall not include driveways, parking areas or land unsuited, by virtue of other**

usage or natural features, for children's play space; and

Applicant will provide two outdoor play areas. Play area one is existing and is 2,150 sq. ft. Play area two is proposed and will be 10,434 sq. ft. This totals 12,584 sq. ft of total space. This is enough outdoor space for 167 children; far more than is proposed by the applicant.

b) At least two hundred and fifty square feet of lot area per child shall be provided;

The site is comprised of 3 lots for a total of 18,250 sq. ft. This is sufficient lot space for a maximum of 73 children. The applicant is only expecting a maximum of approximately 60 children.

This use meets all the requirements for a Day Care Center per City Code 17.28.030.A.1. sections a and b.

CONFORMANCE WITH CONDITIONAL USE PERMIT REVIEW CRITERIA
--

Per 17.68.120 of the City Code, the Commission, in approving a Conditional Use Permit, shall find as follows:

- 1. That the site for the proposed use is adequate in size and topography to accommodate the use and that all yards, spaces, walls and fences, parking, loading, and landscaping are adequate to properly relate the use with the land and uses in the vicinity.**

The proposed site is adequate in size and topography to accommodate the proposed land use, and is adequate to properly relate the proposed use with other land uses in the vicinity.

- 2. That 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.**

Streets and Highways are adequate to carry the quantity and kind of traffic generated by this use.

- 3. That the proposed use will have no adverse effect upon the abutting property.**

There is a chance that the increased flow of traffic at drop-off and pick-up times could affect the surrounding businesses. However, these times will be spread across two 3-hour periods, one in the morning, 6 to 9 A.M. and another in the evening, 3 to 6 P.M. During these hours there is only expected to be 4 or 5 cars at any given time, and they should only be on the premises for 5 to 10 minutes.

- 4. That the proposed use shall be in conformance with the General Plan.**

The General Plan Designation for this site is Manufacturing & Industry. The Zoning for the site is I-1. Day Care Center is a Conditionally Permitted use in I-1. I-1 is an appropriate zoning category in Manufacturing & Industry.

- 5. That the conditions stated in the approval are deemed necessary to protect the public health, safety, and general welfare.**

This use meets all the criteria for a Conditional Use Permit per City Code 17.68.120

PUBLIC NOTIFICATION/COMMENTS

Notification

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

- Publication in the Casa Grande Dispatch at least fifteen (15) days before the Planning Commission public hearing.
- Mailing by the City on at least fifteen (15) days before subject Planning Commission public hearing to each owner of property situated within 300 feet of the subject property. An affidavit confirming this is located in the project file.
- A sign was required with this application.

Inquiries/Comments

No inquiries or comments have been received at the time of this writing.

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve the **Conditional Use Permit and associated Resolution DSA-23-00082** for a Day Care Facility with the following condition:

Applicant shall submit a Minor Amendment to the approved Major Site Plan for the property (DSA-17-00142) reflecting the existing and proposed play areas as well as update the parking spaces provided. No Certificate of Occupancy for the Day Care shall be issued until the Minor Amendment to the approved Major Site Plan is administratively approved.

Exhibits

- A Site Plan
- B Resolution

RESOLUTION NO. DSA-23-00082

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CASA GRANDE GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A CHILD CARE FACILITY WITHIN THE GENERAL BUSINESS (B-2) ZONE AT PROPERTY LOCATED AT 3151 N. PIPER AVE. (APNs 509-81-182-0, 509-81-183-0, 509-81-184-0).

WHEREAS, applicant, Jim Suor has requested a conditional use permit; and

WHEREAS, the conditional use permit is requested for an Child Care Facility to be located upon an area located at 3151 N. Piper Ave. generally located approximately 1500 feet north of the northwest corner of W. Centennial Blvd. and N. Pinal Ave. within Casa Grande, AZ; and

WHEREAS, the property is zoned I-1; and

WHEREAS, the I-1 zone lists Child Care Facility as a conditionally permitted use subject to obtaining a conditional use permit; and

WHEREAS, on the 8th day of June 2023, the Planning and Zoning Commission of the City of Casa Grande held a public hearing regarding the request for the conditional use permit; and

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 uses, and all yards, spaces, walls and fences, parking, loading, and landscaping is adequate to properly relate the uses 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 health, safety, and general welfare.
2. The Planning and Zoning Commission of the City of Casa Grande approves the conditional use permit by the Applicant subject to the following specific conditions:
 - a. Applicant shall submit a Minor Amendment to the approved Major Site Plan for the property (DSA-17-00142) reflecting the existing and proposed play areas as well as update the parking spaces provided. No Certificate of Occupancy for the Day Care shall be issued until the Minor Amendment to the approved Major Site Plan is administratively approved.
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:
 - b. 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.
 - c. That the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his successors, and assigns.
 - d. 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.
 - e. That the special conditions shall be consented to in writing by the applicant.
 - f. 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 _____, 2023.

P & Z Commission Chairman

Planning & Development Director

ATTEST:

APPROVED AS TO FORM:

City Clerk

Assistant City Attorney

APPLICANT'S CONSENT TO THE SPECIAL CONDITIONS

The applicant hereby consents to the special conditions as enumerated above in Section 2 as they relate to this request for a conditional use permit to allow for the use of a Child Care Facility located at 3151 N. Piper Ave.

Lorraine Lewis, Applicant

Serendipity Learning Center.

- 3151 N. PIPER AVE, SUITE 151. CASA GRANDE, AZ 85122
- Serendipity will be leasing and transferring its child care business with approximately 40-60 kids .. Ranging from infant to 5 yr old .and up to 8 staff members also. The facility will be open from 6am-6pm Monday thru Friday .. During the hours of 6-9am and 3-6pm there will be 4-5 cars dropping off kids usually 5-10min time period.
- Building square footage total is 5670
- Play area 1 (existing area) 2150sq ft
- Play area 2 (new area) 10,434 sq ft
- 70 parking spaces
- 6 handicap parking spaces
-

Planning and Zoning Commission

G. 11.

Meeting Date: 06/08/2023

Submitted By: Samuel Leonard, Planning & Development

SUBJECT

Hold a public hearing and consider a request by Daniel Kent for a **Conditional Use Permit** for a Convenience Food Restaurant (Sno Shack) in the parking lot at 395 North Sacaton Street. **(DSA-23-00096)** (Samuel Leonard).

DISCUSSION

This is a request for a Conditional Use Permit to allow a 49 sq. ft. self-contained SnoShack Shaved Ice stand in the parking lot of The Dance Studio.

The SnoShack will be placed on an 8x8 concrete pad between the parking lot and the public sidewalk. This location meets all required setbacks.

During the school year, the stand will be open on Saturdays and in the late afternoon and evening during the week to coincide with The Studio's regular operating hours. In the summer, it will be open Monday-Saturday during daylight hours. It will not be open after dark when there are no dance classes scheduled.

RECOMMENDATION

Staff recommends the Planning Commission approve the **Conditional Use Permit and associated Resolution DSA-23-00096** for a Convenience Food Restaurant subject to the following conditions:

1. The Dance Studio restrooms in the primary building must be accessible, at all times, to any employee working at the SnoShack when the SnoShack is operating.
2. Parking for The Dance Studio and/or the SnoShack must be on the property at 395 North Sacaton Street, in designated on-street parking along Sacaton St., or some other legal parking arrangement; not on neighboring businesses' parcels.

Attachments

DSA-23-00096 Staff Report

DSA-23-00096 Resolution

DSA-23-00096 - Site Plan



	Planning and Zoning Commission STAFF REPORT	AGENDA # _____
---	--	--------------------------------

TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: Samuel Leonard, Assistant Planner
MEETING DATE: June 8, 2022

REQUEST

Hold a public hearing and consider a request by Daniel Kent for a Conditional Use Permit for a Convenience Food Restaurant (Sno Shack) in the parking lot at 395 North Sacaton Street. **(DSA-23-00096)**

APPLICANT / OWNER

Daniel Kent
 The Studio of Dance
 395 N. Sacaton
 Casa Grande, AZ 85122

Daniel and Amber Kent
 1782 E. Wildflower Ln.
 Casa Grande, AZ 85122

PROJECT DESCRIPTION	
Site Area	5,800 sq. ft.
Current Land Use	Dance Studio
Existing Zoning	B-3
Existing General Plan 2030 Land Use	Downtown

SURROUNDING LAND USE AND ZONING		
Direction	General Plan 2030 Designation	Existing Zoning
North	Downtown	B-3
East	Downtown	B-3
South	Downtown	B-3
West	Downtown	B-3

SITE CONTEXT AERIAL



LOCATION



GENERAL DISCUSSION

This is a request for a Conditional Use Permit to allow a 49 sq. ft. self-contained SnoShack Shaved Ice stand in the parking lot of The Dance Studio.

The SnoShack will be placed on an 8x8 concrete pad between the parking lot and the public sidewalk. This location meets all required Setbacks.

During the school year, the stand will be open on Saturdays and in the late afternoon and evening during the week to coincide with The Studio's regular operating hours. In the summer, it will be open Monday-Saturday during daylight hours. It will not be open after dark when there are no dance classes scheduled.

CONFORMANCE WITH ZONING

This use meets the definition of a Convenience Food Restaurant and requires a Conditional Use Permit in a B-3 Zone district.

This use meets all the requirements for a Convenience Food Restaurant per City Code 17.24.210 sections C and D

CONFORMANCE WITH CONDITIONAL USE PERMIT REVIEW CRITERIA

Per 17.68.120 of the City Code, the Commission, in approving a Conditional Use Permit, shall find as follows:

1. **That the site for the proposed use is adequate in size and topography to accommodate the use and that all yards, spaces, walls and fences, parking, loading, and landscaping are adequate to properly relate the use with the land and uses in the vicinity.**

The proposed building is 7 ft. x 7 ft. for 49 sq. ft. of floor space. There is adequate space on the parcel for this building. This proposed building will not affect any walls, fences, landscaping, or yards.

This use may create a small temporary increase in parking. So, it will be imperative that the tenant ensures that patrons use the correct parking spaces, either on their lot or designated street parking, and do not use neighboring properties' parking.

2. **That 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.**

This site meets all street and highway requirements to carry the quantity and kind of traffic generated by the proposed use.

3. **That the proposed use will have no adverse effect upon the abutting property.**

There are approximately 9 parking spaces on the parcel of the proposed use, 5 at the rear of the property and 4 in the front. Applicant will need to ensure that any and all overflow parking uses designated on street parking spaces, and not neighboring businesses.

4. **That the proposed use shall be in conformance with the General Plan.**

The 2030 General Plan land use designation for this site is Downtown. Restaurants are an appropriate land use for this designation.

5. That the conditions stated in the approval are deemed necessary to protect the public health, safety, and general welfare.

This use meets all the criteria for a Conditional Use Permit per City Code 17.68.120

PUBLIC NOTIFICATION/COMMENTS

Notification

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

- Publication in the Casa Grande Dispatch at least fifteen (15) days before the Planning Commission public hearing.
- Mailing by the City on at least fifteen (15) days before subject Planning Commission public hearing to each owner of property situated within 300 feet of the subject property. An affidavit confirming this is located in the project file.
- A sign was required with this application.

Inquiries/Comments

There has been one comment at the time of preparing this document. The owner of 309, 307, and 305 W. 3rd Ave. claims that they have had a longstanding issue with patrons and employees of The Dance Studio, along with other businesses, using their parking spaces. This takes up parking spaces from the commenter's businesses' customers, as well as creating wear and tear on the parking lot itself. The commenter is concerned that increasing the use of the Dance Studio to include a SnoShack will make this problem worse, due to the increase in traffic.

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve the **Conditional Use Permit and associated Resolution DSA-23-00096** for a Convenience Food Restaurant subject to the following conditions:

1. The Dance Studio restrooms in the primary building must be accessible, at all times, to any employee working at the SnoShack when the SnoShack is operating.
2. Parking for The Dance Studio and/or the SnoShack must be on the property at 395 North Sacaton Street, in designated street parking, or some other legal parking arrangement; not on neighboring businesses' parcels.

Exhibits

- A Site Plan
- B Resolution

RESOLUTION NO. DSA-23-00096

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CASA GRANDE GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR A CONVENIENCE FOOD RESTAURANT WITHIN THE CENTRAL BUSINESS (B-3) ZONE AT PROPERTY LOCATED AT 395 N. SACATON ST. (APN 507-07-036-0).

WHEREAS, applicant, Daniel Kent has requested a conditional use permit; and

WHEREAS, the conditional use permit is requested for an automobile repair establishment to be located upon an area located at 395 N. Sacaton St. generally located at the northeast corner of N. Sacaton St. and W. 3rd St. within Casa Grande, AZ; and

WHEREAS, the property is zoned B-3; and

WHEREAS, the B-3 zone lists Convenience Food Restaurants as a conditionally permitted use subject to obtaining a conditional use permit; and

WHEREAS, on the 8th day of June 2023, the Planning and Zoning Commission of the City of Casa Grande held a public hearing regarding the request for the conditional use permit; and

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 uses, and all yards, spaces, walls and fences, parking, loading, and landscaping is adequate to properly relate the uses 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 health, safety, and general welfare.
2. The Planning and Zoning Commission of the City of Casa Grande approves the conditional use permit by the Applicant subject to the following specific conditions:
 - a) The Dance Studio restrooms in the primary building must be accessible, at all times, to any employee working at the SnoShack when the SnoShack is operating.
 - b) Parking for The Dance Studio and/or the SnoShack must be on the property at 395 North Sacaton Street, in designated street parking, or some other legal parking arrangement; not on neighboring businesses' parcels.
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 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 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 _____, 2023.

P & Z Commission Chairman

Planning & Development Director

ATTEST:

APPROVED AS TO FORM:

City Clerk

Assistant City Attorney

APPLICANT'S CONSENT TO THE SPECIAL CONDITIONS

The applicant hereby consents to the special conditions as enumerated above in Section 2 as they relate to this request for a conditional use permit to allow for the use of Convenience Food Restaurant located at 395 N. Sacaton St.

Daniel Kent, Applicant and Owner

Project Name: The Studio of Dance - SnoShack

Project Narrative

Applicant Information

The Studio of Dance is a private dance studio in Casa Grande that has been in operation for over 30 years. The Studio offers dance instruction for all ages in a variety of dance styles including ballet, tap, jazz, and Folklorico. Our primary target audience is families with children ages 3-17 years and we currently have nearly 39 classes that serve over 400 students. We focus on the safe and proper education of our students and each of our teachers is highly qualified to teach in their field of dance.

Daniel and Amber Kent purchased The Studio in 2015. Since assuming ownership, they have increased the variety of classes and the number of students. In addition, The Studio hosts an annual community Nutcracker performance and partners with The Boys and Girls Club for their most profitable fundraiser, Dancing for Our Stars.

Proposed Development Description

The SnoShack project came about because many of our customers have commented on the lack of services available to them as they wait in our lobby or outside during classes. Many families have multiple students or younger siblings waiting for dancers to finish their classes. Our lobby is small, so most wait outside in their cars. Local businesses in the area are not open in the evening, which is when most of our classes are taught.

We would like to add Sno Shack to provide an additional service for our current customers while drawing more interest to our location. This would allow us a greater reach into our community and draw community members to the downtown area of our city.

As we explored options, we decided to pursue shaved ice because it's a popular treat that's relatively simple, requires a minimal investment, and isn't widely available in Casa Grande. Sno Shack is a brand that provides the concession building, equipment, supplies, and training. The building is 7'x7' and can be mounted to a trailer as shown below.



Rather than a mobile concession stand, we intend to keep the SnoShack on our own property to serve our current customers. We also anticipate some additional traffic as customers stop by for a cold treat.

There is a 10'-wide strip of decomposed granite between our parking lot and the sidewalk along Sacaton where we intend to install the concession stand. We will pour an 8'x8' concrete slab on which the 7'x7' structure will be. Like a food truck or RV, the stand has its own water tanks for fresh and wastewater. We will run an electrical line under the sidewalk from the building for electricity.

During the school year, the stand will be open on Saturdays and in the late afternoon and evening during the week to coincide with The Studio's regular operating hours. In the summer, it will be open Monday-Saturday during daylight hours. It will not be open after dark when there are no dance classes scheduled.

W. 3rd St.

NORTH

Sno Shack faces Sacaton for walk-up service. Cars may park along Sacaton or enter the parking lot as shown.

The Studio of Dance

The outline shows the 8'x8' concrete slab on which the 7'x7' stand will rest. The area of the building is 49 sq. ft.

N. Sacaton St.

10' sidewalk with 4' landscaping along Sacaton. Most customers will park along Sacaton to visit the Sno Shack.

3D

Electricity will be run under the sidewalk on the north side of the building to connect the Sno Shack to the existing electrical. No other utility changes will be needed. Concession stand has self-contained fresh and wastewater, similar to a food truck.

PARCEL NUMBER

507-07-0360

LEGAL PROPERTY DESCRIPTION

Lots 9 and 10, block 6 of CASA GRANDE TOWNSITE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Maps, page 11; EXCEPT 9 feet on the Southwest and rear of Lots 9 and 10.

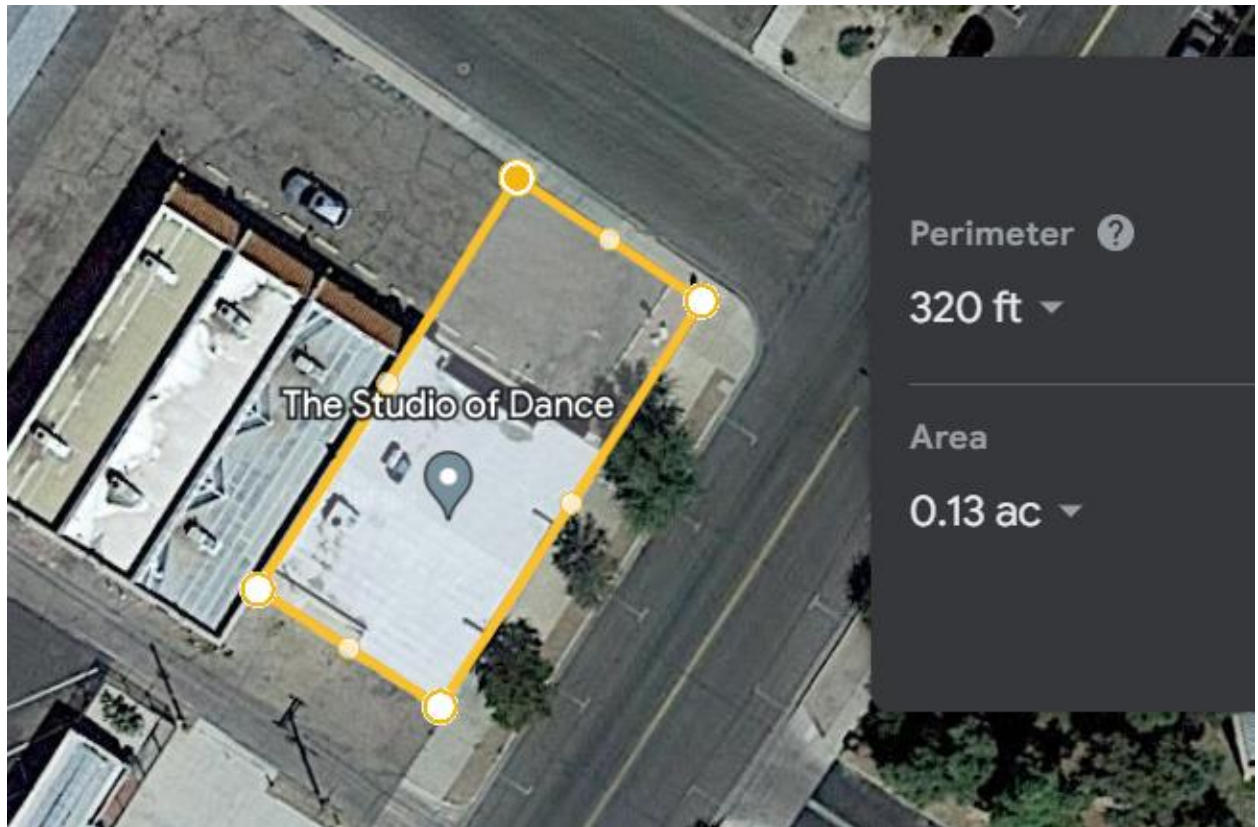


VICINITY MAP



SITE STATISTICS

Zoning & proposed use	Commercial / Real and Improvements
Site area	Property area .13 acres (5,663 sq. ft.)
Total building area	Studio: 2,700 sq. ft.; Proposed concession: 49 sq. ft.
Total number of required and provided ADA-accessible parking spaces	Total parking spaces: 4 + street parking (ADA-accessible: 0)



Property dimensions: 110' x 50'