

**City of Casa Grande, Arizona  
Notice of Public Hearing  
Planning Commission Meeting**

Notice is hereby given that the Planning and Zoning Commission will hold a public hearing at its regularly scheduled meeting on **Thursday, June 1, 2017 at 6:00 P.M.** in the City Council Chambers at City Hall, located at 510 E. Florence Blvd. to consider the following:

**A. Request by Brown Homes LLC**, for the following land use approval at 786 and 792 West Kingman Drive of Desert Sky Ranch:

1. **DSA-17-00049: Conditional Use Permit** for the construction of a one unit model-home sales complex with a temporary parking lot. (Planner: Joe Horn)

**B. Request by Gino Tarantini** for the following land use approval for property located generally at the southeast corner of Val Vista Blvd and Thornton Road, approximately 14 acres (APN #'s 509-46-001A):

1. **DSA-17-00053: Zone Change** from PAD (Planned Area Development) to R-3 (Multi-Family Residential). (Planner: Joe Horn)

**C. Request by Bowman Consulting** for the following land use approval for the undeveloped portion of Villago, including approximately 1,246.3 acres located south of Val Vista Blvd, north of McCartney Rd, and east of Pinal Ave

1. **DSA-16-00078: Major Amendment to Villago PAD.** Said amendment includes the following changes:
  - a. Modify the circulation study including the realignment of Trezell Rd
  - b. Remove Office/Business Park land uses
  - c. Modify the Medium Density Residential location
  - d. Address the updated Casa Grande Municipal Airport Noise Contour Map
  - e. Modify development standards of the Single Family Residential

**Please note: The consideration of this application is being continued from the May 4th Planning Commission meeting. A procedural issue with the Planning Commission's vote and recommendation to City Council requires that the Planning Commission take additional action.**

**D. A request by Omar Cervantes of XCL Engineering LLC on behalf of Arizona Water Company** for the following land use approvals within the Mission Royale Planned Area Development (PAD):

- 1. DSA-17-00043 – Minor Site Plan** to expand the Arizona Water Well Site and Treatment Facility for water treatment, storage, and pumping facilities onto an additional 4.73 acres to the north and to the east of the existing .6-acre site known as 2346 E Santiago Trail. The expansion would entail an additional access road for Arizona Water Company access to the site from the north (off of Promenade Way), an extension of an 8 ft. high CMU wall, and landscaping. (Planner James Gagliardi)
- 2. DSA-17-00048 – Preliminary Plat** to re-plat the 13.92-acre Parcel 3 of the Re-Subdivision of Parcel 3 Mission Plaza at Mission Royale into two parcels: Lot 8, a 9.19-acre lot for future development, and Lot 3, a proposed lot for the Arizona Water Well Site & Treatment Facility, incorporating the existing .6 acre well site parcel into a new 5.33-acre lot. (Planner James Gagliardi).

**E. Request by Roy Dawson** for the following land use approval on an Urban Ranch (UR) zoned property at 3320 E Ropers Rd:

- 1. DSA-17-00047 – Conditional Use Permit** to allow:
  - a. A manufactured home as a single-family residence within the UR zone per Table 17.60.030A of the City Code.
  - b. A 900 sq. ft. accessory building, where 675 sq. ft. is the maximum size permitted unless a Conditional Use Permit is granted per 17.52.080 of the City Code.
  - c. An accessory building to be taller than the principle structure as allowed with the issuance of a Conditional Use Permit per 17.52.080 of the City Code (Planner James Gagliardi).

**F. Request by Brown Homes** for the following land use approvals within Parcel AA of the McCartney Center Subdivision:

- 1. DSA-17-00054—Housing Product** for design review of seven new single-family home floor plans consisting of three elevations and eight color schemes per plan to apply to 94 empty lots within Parcel AA per the McCartney Center Planned Area Development Zoning (PAD). (Planner James Gagliardi)
- 2. DSA-17-00060 – Conditional Use Permit** for a Model Home and Sales Complex featuring two model homes with a sales office, parking lot and staging area located at the Northeast Corner of Fontana Dr. and Rosewood Ln. (Planner James Gagliardi)

**G. DSA-17-00063:** A request by Sam Clegg for property located at 1205 E. Sunset Drive:

1. To allow a second driveway whereas City Code Section 17.56.100 limits single family uses to one drive access per property.
2. To allow the improved parking area to exceed fifty percent of the front yard, whereas City Code Section 8.12.050 limits the improved parking area to a maximum of fifty percent of the front yard. (Planner Laura Blakeman)

Posted at Casa Grande City Hall and the Police Dispatch Center, on this 15<sup>th</sup> day of May, 2017, at 5:00 p.m.

*Gloria Leija*  
/s/ Gloria Leija, MMC  
City Clerk