

**City Council Study Session**

**AGENDA ITEM: 2.**

**Meeting Date:** 08/19/2019  
**Recommended by:** Paul Tice, Planning & Development Director  
**Prepared by:** Joseph Horn, Planner  
**Finance Director Review:** Celina Morris  
**City Attorney Review:** Brett Wallace  
**Approved by:** Larry Rains      **Date Submitted:** 08/13/2019  
**Type of Action Requested:** Other

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**SUBJECT:**

Briefing on a proposed Ordinance amending the maximum building height in the Garden and Light Industrial (I-1) and General Industrial (I-2) zone districts

**RECOMMENDATION:**

N/A

**DISCUSSION:**

Throughout the past couple of years, the City has put great effort into attracting new industrial development. A common concern from prospects has been the maximum allowed building height in the industrial districts. This code-text amendment will assist in attracting industrial users. It is also intended to ensure that the City of Casa Grande is pursuing the best planning practices, hence providing the City with an advantage when competing with communities in the region and throughout the country. Potentially adding to and enhancing the strong economic base the City of Casa Grande has already created.

The reason that communities typically regulate building height falls into the following two categories:

- Fire Protection - buildings are typically limited to a height which the community can provide effective fire protection. The proposed industrial building heights can be provided with adequate fire protection as:
  - Casa Grande has the ability to reach up to 100 feet with its current aerial equipment
  - Current Fire Code requires all building over 5,000sf to provide fire sprinkler and alarm systems
- Community Character - the height of buildings can significantly impact the character and appearance of a community. The architectural design, bulk, and scale of buildings can have a positive or negative impact upon the community character. The proposed ordinance only allows additional building height, up to a maximum of 75 feet, for I-2 zoned buildings if steps are taken to design and site buildings and provide landscaping in a manner that results in a positive impact upon the community character. These specific building and site design requirements include:
  1. Increased building setbacks an additional 3 feet for every 1 foot of height exceeding 60 feet.
  2. Increasing the street frontage landscaping an additional 10 feet of depth. Additional landscape area shall include an amount equal to or greater than one tree and three shrubs for each thirty feet of frontage, and vegetative groundcover occupying a minimum of sixty percent.
  3. The building and its appurtenances shall be designed, constructed and/or colored in order to correspond with the aesthetic, view-shed and other characteristics of the area in which they are to be located.

The specific existing and proposed I-1 & I-2 zone building height regulations are as follows:

### **Garden and Light Industrial (I-1)**

**Existing Code:** Table 17.32.060

B. The maximum height of a structure shall be 35 feet

**Proposed Code:**

**B. Building Height**

Maximum building height: 45 feet.

### **General Industrial (I-2)**

**Existing Code:** Table 17.36.060

B. The maximum height of any building shall be 55 feet, except that buildings over 35 feet in height must be approved by the city and shall be subject to additional fire protection precautions as determined by the city.

**Proposed Code:**

**B. Building Height**

Maximum building height: 60 feet. Additional building height, up to a maximum of 75 feet, maybe achieved through compliance with the following development standards:

1. Increased building setbacks an additional 3 feet for every 1 foot of

- height exceeding 60 feet.
2. Increasing the street frontage landscaping an additional 10 feet of depth. Additional landscape area shall include an amount equal to or greater than one tree and three shrubs for each thirty feet of frontage, and vegetative groundcover occupying a minimum of sixty percent.
  3. The building and its appurtenances shall be designed, constructed and/or colored in order to correspond with the aesthetic, view-shed and other characteristics of the area in which they are to be located.

### **Associated Code Revisions to Table 17.60.030.B**

**Existing Code:** Table 17.16.030.B. Wireless Facilities in Business and Industrial Zone Uses

\* Height is 35 feet or less

\*\* Height limit is 35 feet or less

\*\*\*The maximum height of any facility shall be 55 feet, except that buildings over 35 feet in height must be approved by the city and shall be subject to additional fire protection precautions as determined by the city fire department.

**Proposed Code:**

\* The maximum height of any wireless facility in the B-4 zone district shall comply with the maximum building height, unless a Conditional Use Permit is approved authorizing additional height.

\*\* The maximum height of any wireless facility in the I-1 zone district shall comply with the maximum building height, unless a Conditional Use Permit is approved authorizing additional height.

\*\*\* The maximum height of any wireless facility in the I-2 zone district shall comply with the maximum building height, unless a Conditional Use Permit is approved authorizing additional height.