TO: CASA GRANDE PLANNING AND ZONING COMMISSION  
FROM: Laura Blakeman, City Planner  
MEETING DATE: July 1, 2014  

REQUEST

Request by Jan Hobbs for the following land use approval on a .36 acre site located at 1101 E. Sunset Drive (APN 505-18-040B):

1. DSA-14-00069: Zone Change from R-1 (Single Family Residential) to CO (Commercial Office).

APPLICANT/OWNER

Jan Hobbs  
9057 N. Bobwhite Lane  
Casa Grande, AZ 85122  
P: 520-483-6915  
Email: jlıgnoul@amfam.com

Daniels Daniel J & Dixie L. Living Trust  
1611 W. Mesa Drive  
Payson, AZ 85541

HISTORY

March 22, 1968: The site was annexed into the City limits of Casa Grande with Ordinance No. 340.

June 18, 1957: DSA-10-00407: The Final Plat for Sunset Subdivision was recorded.

1963: The single family residence and guest house was built in 1963 according to the Pinal County Assessor’s office records.

November 16, 1987: The site received initial zoning of R-1 (single family residential) with the adoption of the zoning ordinance.

PROJECT DESCRIPTION

<table>
<thead>
<tr>
<th>Site Area</th>
<th>.36 acres (15,682 sq. ft.)</th>
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<tbody>
<tr>
<td>Zoning</td>
<td>R-1 (single family residential)</td>
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<td>Direction</td>
<td>General Plan Designation</td>
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<tr>
<td>North</td>
<td>Neighborhoods</td>
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<tr>
<td>South</td>
<td>Neighborhoods</td>
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<tr>
<td>East</td>
<td>Neighborhoods</td>
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<tr>
<td>West</td>
<td>Neighborhoods</td>
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</tbody>
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SITE AERIAL
Overview

The site houses a 1,959 square foot single family home and an 832 square foot guest house (see Exhibit A). According to Pinal County records, both structures were built in 1963. The applicant, Jan Hobbs would like to convert the single family residence into an office for her insurance company (see Exhibit B). Because the site is zoned as a single family residence, the site would require a zone change process to change the land use classification from residential to commercial.

The below exhibit shows the site zoning and the surrounding uses:
Surrounding Area and Land Use Compatibility

The western boundary of the site is adjacent to Trekell Road (Minor Arterial; the north side of the site is bordered by Sunset Dr. (Local Street); the site is bordered on the south by a vacant property and on the east by a single family home. The site sits in a section of the Trekell Rd. corridor located between Cottonwood Lane and McMurray Blvd. that is characterized by a mixer of zone districts and land uses.

In order to determine the most appropriate zoning classification for the property, Staff considered the use to use relationship/compatibility with all surrounding properties (see above aerial). Staff determined that a professional office would be an appropriate land use in this location as it will act a buffer between the residential neighborhood and the adjacent minor arterial roadway. The Commercial Office (CO) district is intended to provide for well-designed and attractive professional, administrative, and business offices of a residential scale and character. The locations of the CO zone district should be on sites that serve the nearby residential and commercial areas. Based on the current and future land uses in the vicinity of the subject site, the proposed CO zoning would meet the above criteria.

The Commercial Office District zoning was established with the following parameters:

Principally Permitted Uses are as follows:

- Professional, semi-professional, administrative and business offices;
- Banks and similar financial institutions;
- Medical, dental and chiropractic offices, but not including hospitals or medical facilities;
- Studios for photography, commercial arts, or other professional work.
- Medical marijuana dispensaries within the overlay area defined by Section 17.52.610.

From the above list of permitted uses, it is important to note that the medical marijuana dispensary would not be a permitted use at this location, as this site is not within the overlay area as defined by Section 17.52.610.

Conditionally Permitted Uses are as follows:

- Business, technical or vocational school(s).

Conditional uses, because of special requirements or characteristics, may be allowed only after review by the commission and granting of conditional approval imposing certain conditions. Typically, as part of the Conditional Use Permit, conditions are imposed on the site to ensure that the particular use of the site is compatible with other existing or permitted uses surrounding the site.

At this time, there are no requests for a Conditional Use Permit and any future requests
would require a public hearing process.

Permitted Accessory Uses are as follows:

- Accessory residential uses, single-family, when occupied by the owner or lessee, or a watchman employed on the premises, and when such occupancy is directly associated to a developed and occupied permitted use, and is located within, or attached to, the principal building(s) of the permitted use. (No freestanding building, manufactured or mobile home, or recreational vehicle shall be permitted for such use.)
- Restaurant, cafes, snack shops, coffee shops, and similar eating/refreshment establishments; provided, that it is located within, or attached to, the principal building(s) of the permitted use;
- Day care centers, subject to the provisions of Section 17.24.030(D) (B-1 zoning district — day care center), and provided that it is located within, or attached to, the principal building(s) of the permitted use;
- Business signs, consistent with the city sign code;
- Trash receptacles, consistent with Section 17.58.050, and constructed, designed and colored to complement the associated development.

The accessory uses referencing restaurants, cafes, etc. and day care centers would require additional parking requirements to be met, as well as building code requirements.

### CONFORMANCE WITH ZONE CHANGE REVIEW CRITERIA

In considering applications for Zone Changes per City Code 17.68.480, the Planning and Zoning Commission shall consider the following:

1. The action is consistent with the City’s General Plan; including, the goals, policies and applicable elements.
   - The requested Commercial Office (CO) rezoning will allow for the type of neighborhood commercial land use, as set forth within the General Plan Neighborhood land use category.

2. A rezoning conforms to the General Plan if it proposes land uses, densities or intensities within the range of identified uses, densities and intensities of the General Plan.
   - The Commercial Office (CO) zoning is a permitted zoning district in the Neighborhood land use category of the General Plan.
   - The Neighborhood land use supports single commercial sites up to 30 acres and designed at a neighborhood scale.

### PUBLIC NOTIFICATION/COMMENTS
Notification

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

1. A notice of time, date, place, and purpose of the public hearing was published in the Casa Grande Dispatch on June 14, 2014.
2. A notice was mailed on June 16, 2014 to each owner of property situated within three hundred feet of the site. An affidavit confirming this mailing is within the project file.
3. A notice was posted by the applicant on the subject site on May 20, 2014. An affidavit confirming this posting was supplied by the applicant.

Inquiries/Comments

Staff received a call from Mr. Ron Kortsen, who lives to the north of the project site. Mr. Kortsen is opposed to the request. The primary reason for opposition is due to traffic. Drivers constantly use his driveway and destroy some of the landscaping in his front yard. He states that the traffic is worse during school hours and on weekends when yard sales are going on. Mr. Kortsen stated that there will be more traffic if the rezoning is approved from residential to a commercial office use.

Mr. Kortsen’s second concern is drainage. When it rains the water backs up onto Sunset from Trekell road. The depth of the water that ends up on Sunset is topping over the existing curb.

City Staff received an email from Mr. Larry Webb (see Exhibit E).

After receiving several calls regarding the zone change request, the applicant agreed to postpone the request from the June Planning Commission meeting to the July meeting. The postponement was requested in order to schedule a neighborhood meeting to provide details on the proposed request and to address neighborhood concerns.

The meeting was held on June 18th at 6 p.m. at the City Hall Council Chambers. At the meeting there were several residents in attendance (see Exhibit F). The following are the main concerns heard at the neighborhood meeting:

- Incompatible land uses (residential/commercial)
- Impact of commercial land uses on the neighborhood lifestyle
- Increased traffic with commercial use

Based on the concerns from the residents on the types of land uses that would be permitted in the Commercial Office zoning district, the applicant, Jan Hobbs has agreed that the Zone change request be limited to professional office uses only.
If the zone change is approved, specific site design issues will be addressed at the Minor Site Plan review process that will require Planning Commission approval. As part of the Minor Site Plan process, the applicant will have to provide information on traffic and drainage etc.

**STAFF RECOMMENDATION**

Staff recommends a favorable recommendation to the Commission for the Zone Change request from R-1 (single family residential) to CO (commercial office) with the following conditions:

1. The uses on this property shall be limited to professional offices only.
2. Landscaping shall be provided along the Sunset Drive frontage that meets the following:
   a) A three (3) foot screening wall shall be provided to assist in screening the parking from the view residential properties to the east and north.
   b) A landscaped area, with a minimum width of 8 feet, shall be provided between the screening wall and the public sidewalk.
   c) The Sunset Dr. landscaped area shall contain ground cover and/or shrub plantings that result in achieving 60% coverage with live plantings.
   d) The existing palm tree shall be incorporated into the new landscape design if possible.
3. If the existing wall and Italian cypress trees located along the Trekell Rd. frontage are removed a new landscape plan shall be submitted for approval that meets the following:
   a) A three (3) foot screening wall shall be provided to assist in screening the parking from Trekell Rd.
   b) New trees shall be provided at a ratio of 1 tree/30 feet of frontage.
   c) Groundcover and/or shrub plantings shall be installed to achieve 60% ground coverage.
4. The building’s architecture shall remain residential in character.
5. Any Minor or Major Site Plan submitted for the site shall be approved by the Planning Commission.
6. The signage shall be restricted as follows:
   a. Detached signs shall be limited to one low profile monument style sign no greater than 6 feet in height and 18 square feet in sign area. Landscaping shall be provided around the base of the sign. The supporting structure shall be constructed and colored to complement the development.
   b. Attached wall signage shall be limited to .5 square feet of sign area for each one linear foot of building elevation. Said signs shall be limited to the west elevation facing Trekell Road.
7. The detached accessory structure shall not be used for office purposes.

**Exhibits**

A – Aerial of Site
B – Conceptual Site Plan
C – Existing Front Yard View
D – Conceptual Proposed Changes – Front Yard View
E – Email from Mr. Larry Webb
F – Neighborhood Meeting Attendance
Exhibit A – Aerial of Site
Exhibit B – Conceptual Site Plan

New Wall

New concrete proposed for parking lot.

Parking under carport
Exhibit D – Conceptual Proposed Changes – Front Yard View
Mr. Tice,
I am adamantly opposed to rezoning the property on E Sunset Dr. from residential to commercial. There is an abundance of commercial property available in Casa Grande.

I will additionally plan on attending the open meetings.

Best regards,

Larry Webb
President
Quemetco Metals Limited, Inc.
602 South Swanson St.
Casa Grande, AZ 85122

Office: 520-426-9385 ext. 7105
Fax: 520-426-9419
Mobile: 520-233-4755
# Exhibit F – Neighborhood Meeting Attendance

## Neighborhood Meeting Sign in Sheet

**Date:** June 18, 2014  
**Project:** Zone Change – R-1 (Single Family Residential) to CCl (Commercial Office) for 1101 E. Sunset Drive

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>EMAIL</th>
<th>PHONE #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brian Kravitz</td>
<td>1441 E. Melrose Ave</td>
<td><a href="mailto:bkrover@rhrinc.com">bkrover@rhrinc.com</a></td>
<td>530-540-8344</td>
</tr>
<tr>
<td>Denise Hobbs</td>
<td>1444 E. Melrose Ave</td>
<td><a href="mailto:denise.hobbs@rhrinc.com">denise.hobbs@rhrinc.com</a></td>
<td>530-540-8347</td>
</tr>
<tr>
<td>Mark McPhail</td>
<td>1502 W. Trenton St</td>
<td><a href="mailto:mmpal@rhrinc.com">mmpal@rhrinc.com</a></td>
<td>530-540-8347</td>
</tr>
</tbody>
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**Date:** June 18, 2014  
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<th>NAME</th>
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<th>PHONE #</th>
</tr>
</thead>
<tbody>
<tr>
<td>3033 Eagle</td>
<td>935 E 1st Ave</td>
<td><a href="mailto:Eagle123@gmail.com">Eagle123@gmail.com</a></td>
<td>530-123-4567</td>
</tr>
<tr>
<td>David Hobbs</td>
<td>504 E 3rd St</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Valerie Roberts</td>
<td>506 E 4th Ave</td>
<td><a href="mailto:Valerie345@gmail.com">Valerie345@gmail.com</a></td>
<td>530-765-4321</td>
</tr>
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