MINUTES OF A REGULAR MEETING OF THE CASA GRANDE
PLANNING AND ZONING COMMISSION HELD ON THURSDAY,
SEPTEMBER 1, 2016 AT 6:00 P.M. IN THE COUNCIL CHAMBERS AT
CITY HALL, 510 E. FLORENCE BOULEVARD, CASA GRANDE,
ARIZONA.

I. Call to Order/Pledge:

Chairman Henderson called the meeting to order at 6:00 p.m.

II. Roll Call:

Members Present:
Chairman Mike Henderson
Vice-Chairman David Benedict
Member Fred Tucker
Member Stephen Gentzkow
Member Mikel McBride
Member Miller

Absent:

City Staff Present:
Leila DeMaree, Sr. Planner
Jim Gagliardi, Planner
Joseph Horn, Planner
Mark Graffius, Assistant City Attorney
Linda Harris, Administrative Assistant
Duane Eitel, Traffic Engineer

III. Approval of Minutes:
August 4, 2016
Vice-Chairman Benedict moved to approve the minutes dated August 4, 2016, Member Tucker seconded, a voice call vote was called, and all were in favor

IV. Changes to the Agenda:
There were no changes to the agenda.
V. New Business:

A. Request by Phuongduc Bui and Trang M Huynh for the following land use approval:

1. **DSA-16-00064: Zone Change Request** from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) for property located at the southwest corner of Kortsen Road and Casa Grande Avenue, A.K.A. Parcel number 504-09-024R, approximately 3.77 acres (Planner Joseph Horn)

Joseph Horn, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Mr. Horn stated the applicant is requesting a zone change for a 3.77 acre site from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential). Mr. Horn explained that the site is located at the southwest corner of Kortsen Rd. and Casa Grande Avenue. The R-3 (Multi-Family Residential) provides for high density housing and multiple family structures and directly related complimentary uses. The R-3 zone is designed to allow a highly economical use of the land while creating an attractive, functional and safe residential environment. Mr. Horn explained that the surrounding uses to the east, west and south are primarily churches and to the north across Kortsen Rd. there is an undeveloped pad known as the Elaine Farms PAD. Mr. Horn further explained that the zone change is consistent with the City’s General Plan as the area for the proposed request lies within the Phase 1 (Primary Growth Areas) of the General Plan 2020 which Staff does encourage and support growth in the area. Mr. Horn stated that Staff did note that the Master Plan for Trails shows that a trail runs through the site and at the time of the Major Site Plan, Staff will review for possible accommodation of the Elaine Farms Spur Trail, which might move farther west than where the site is. Mr. Horn explained that the property is within the City’s Neighborhoods General Plan Land Use designation which allows for R-3 (Multi-Family Residential) zoning. Mr. Horn explained that residential densities up to 18 dwelling units per acre are permitted on single site developments of less than 25 acres and is in conformance with the citywide target of 4 dwelling units per acre. He stated that Staff feels that the zone change could be beneficial as the site is well suited for the multi-family residential as Kortsen Rd. is classified as a principle arterial and Casa Grande Ave. is a major collector. He noted that the city could also benefit as there is limited inventory of multi-family residential at the current time.

Mr. Horn stated that Staff received one inquiry from an adjoining property asking if there was an associated site plan. Staff informed them there was not a site plan as of yet but that there would be another review process involving public notification and the opportunity to have input at time of site plan submittal.

Mr. Horn stated that Staff recommends the Commission forward a favorable recommendation to City Council for the Zone Change request (DSA-16-00064) from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential). Mr. Horn asked for questions.
Chairman Henderson made a call for the applicant to come forward.

Connie Rush, 1128 E. Sunset Dr., Casa Grande came to podium to address the Commission. Ms. Rush stated that she was representing the owner who was in the audience.

Chairman Henderson asked Ms. Rush if there was anything that she would like to add to the presentation and as a realtor what is her sense regarding the market need for the proposed type of housing.

Ms. Rush replied that she thinks we need a higher end apartment complex and that it would be a benefit to the city.

Chairman Henderson made a call to the public.

Member McBride made a motion to forward to the City Council a favorable recommendation regarding Zone Change request DSA-16-00064 from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential).

Member Gentzkow seconded the motion.

The following roll call vote was recorded:

<table>
<thead>
<tr>
<th>Member</th>
<th>Aye</th>
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<tbody>
<tr>
<td>Member Miller</td>
<td>Aye</td>
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<tr>
<td>Member McBride</td>
<td>Aye</td>
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<tr>
<td>Member Gentzkow</td>
<td>Aye</td>
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<tr>
<td>Member Tucker</td>
<td>Aye</td>
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<tr>
<td>Vice-Chairman Benedict</td>
<td>Aye</td>
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<tr>
<td>Chairman Henderson</td>
<td>Aye</td>
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</tbody>
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The motion passed 6 – 0.