



# Planning and Zoning Commission

## STAFF REPORT

AGENDA

# \_\_\_\_\_

**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION  
**FROM:** Joe Horn, City Planner  
**MEETING DATE:** October 3, 2019

### REQUEST

**Public hearing on a request by Atieva USA, dba Lucid Motors USA Inc.** for the following land use approvals on 496 acres generally located at the Southwest corner of Thornton Road and Peters Road:

- a. **DSA-19-00098: Major Site Plan** to create an auto manufacturing facility.
- b. **DSA-19-00099: Conditional Use Permit** to build a 10' tall screen wall special purpose fence to create a buffer around the existing residential homes on Peters Road. (Planner Joseph Horn)

### APPLICANT/OWNER

<u>Applicant</u>	<u>Owner</u>
Atieva USA Inc. dba Lucid Motors USA Inc 7373 Gateway Blvd Newark, CA 94560 480-652-8521 ryanrickels@lucidmotors.com	Pinal County 31 N Pinal St Florence, AZ 85132 520-509-3555

### HISTORY

<i>January 16, 2007:</i>	<i>Portion of the site annexed into the City and zoned UR (Urban Ranch). CGPZ-197-006</i>
<i>April 2, 2007:</i>	<i>Portion of the site annexed into the City and zoned UR (Urban Ranch). CGPZ-338-006</i>
<i>August 20, 2007:</i>	<i>Portion of the site annexed into the City and zoned UR (Urban Ranch). DSA-07-01364</i>
<i>February 17, 2009:</i>	<i>Portion of the site annexed into the City and zoned UR (Urban Ranch). DSA-08-00057</i>
<i>May 18, 2009:</i>	<i>Portion of the site zoned I-1 (Garden and Light Industrial) from UR (Urban Ranch). DSA-09-00004</i>
<i>February 16, 2010:</i>	<i>Portion of the site zoned I-2 (General Industrial) from UR (Urban Ranch). DSA-09-00091</i>
<i>April 4, 2016:</i>	<i>Portion of the site zoned I-2 (General Industrial) from UR (Urban Ranch). DSA-16-00004</i>
<i>February 6, 2017:</i>	<i>Portion of the site annexed into the City and zoned UR (Urban Ranch). DSA-16-00111</i>
<i>February 6, 2017:</i>	<i>Portion of the site zoned I-2 (General Industrial) from UR (Urban Ranch). DSA-16-00112</i>

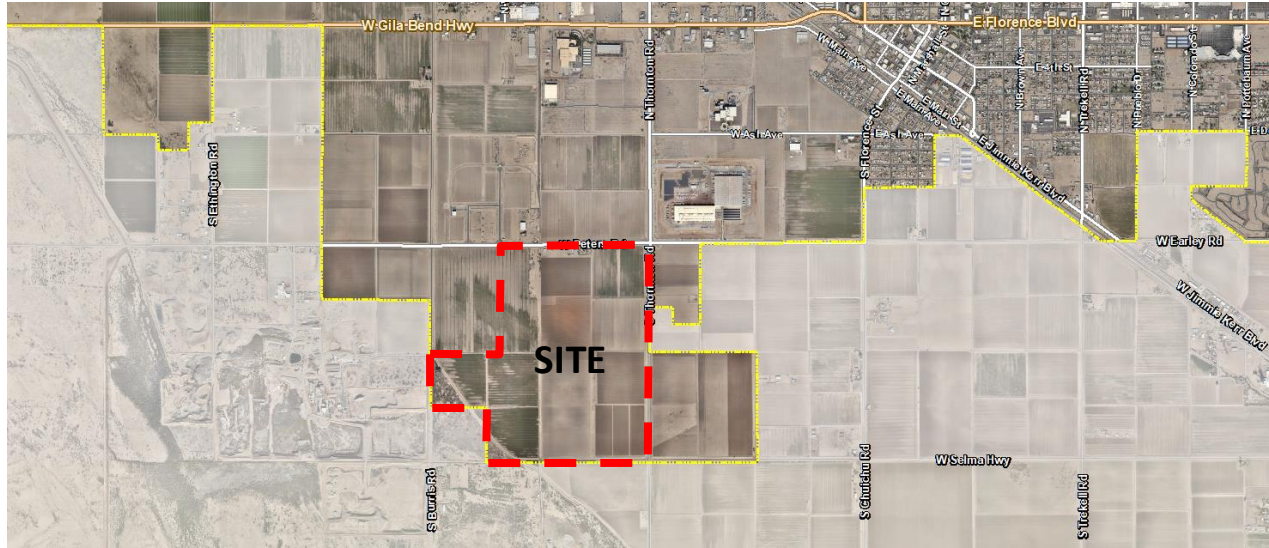
### PROJECT DESCRIPTION

<b>Site Area</b>	496 acres
<b>Zoning</b>	I-2 (General Industrial)
<b>General Plan Designation</b>	Manufacturing/Industry

### SURROUNDING LAND USE AND ZONING

Direction	General Plan Designation	Existing Zoning	Current Uses
North	Manufacturing/Industry	I-2 (General Industrial) UR (Urban Ranch)	Undeveloped Industrial Park Residential Properties
South	Manufacturing/Industry	I-2 (General Industrial)	Undeveloped
East	Manufacturing/Industry	I-2 (General Industrial) I-1 (Garden and Light Industrial)	Undeveloped
West	Manufacturing/Industry	I-2 (General Industrial)	Tractor Supply/Undeveloped

**VICINITY MAP**

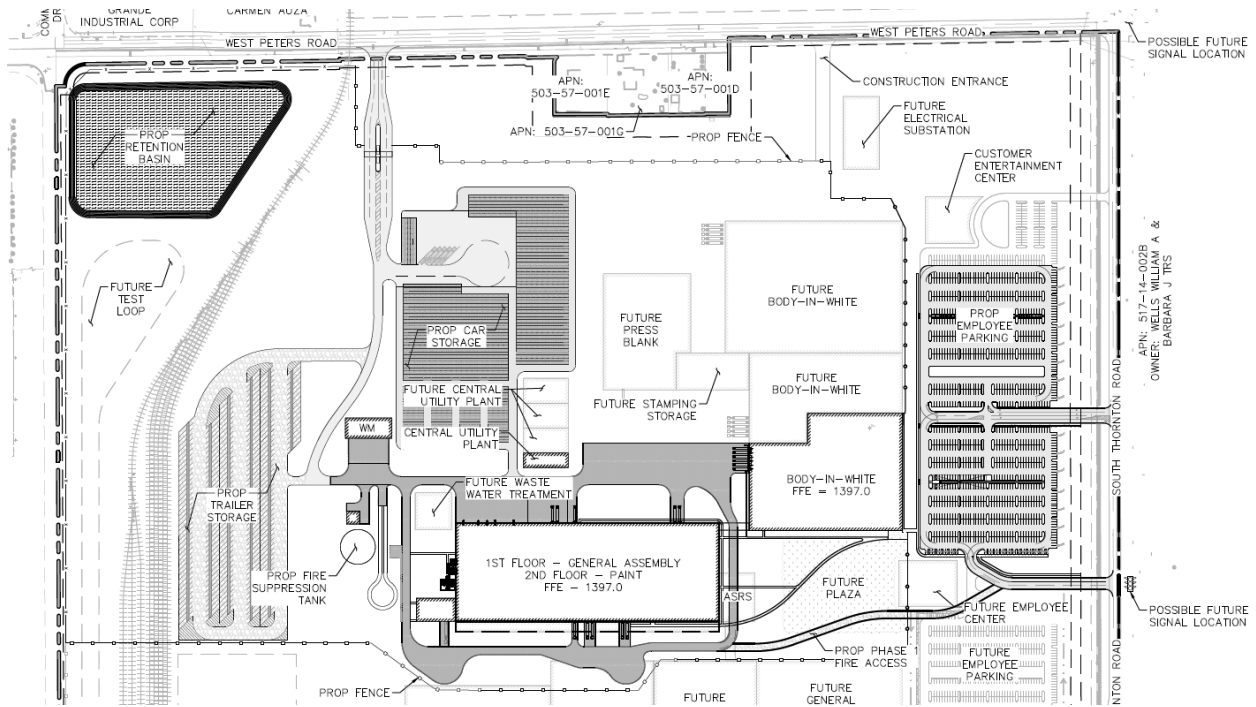


**OVERVIEW**

Lucid Motors is requesting approval of a Major Site Plan to build a world-class luxury electric vehicle factory. The first phase of the project will include 2 buildings comprised of 820,000 sf and associated support structures for utilities, waste management, security, and storage. Future phases will expand all uses and add a Customer Experience Center.

Lucid motors is also requesting approval of a Conditional Use Permit for a special purpose fence as required by the City Code (17.52.180) to construct a 10 foot block. The City Code (17.52.170) allows for a fence/wall to have a maximum height of 6 feet when adjoining residentially zoned properties. Staff and the applicant wanted to provide a larger wall to mitigate any adverse effect on abutting residential properties.

**SITE PLAN**



**CONFORMANCE WITH FINAL DEVELOPMENT PLAN (MAJOR SITE PLAN) REVIEW CRITERIA**

*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 on an undeveloped lot within the I-2 zone district and is compatible and complimentary with conditions both on and off the property. There are 3 homes located just north of the project where the applicant is proposing to provide a 10 foot block wall and additional landscaping to help compatibility and provide a buffer.

**Conformance to the City's Zoning Ordinance:**

The site is zoned I-2 (General Industrial) and auto manufacturing is an appropriate use for the zone district.

**Conformance to the City's General Plan:**

The subject site is designated Manufacturing/Industry within the City's General Plan 2020, which allows I-2 zoning and industrial uses. The proposed project is in conformance with the General Plan.

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

A traffic impact analysis has been provided for this development and all traffic improvements will be completed in accordance with the development agreement and the TIA.

Per the development agreement, the City and County will be jointly responsible for improvements to Thornton Road including 4 lanes of traffic and a 10 foot multi-use path/sidewalk. Thornton Road improvements will be completed from I-8 to Gila Bend Highway based on employment numbers provided by Lucid per the Development Agreement. The City will also be responsible for improvements to Selma Road per the development agreement, however, based on the current design those responsibilities are being reassigned to Peters Road. Phase 1 improvements are not showing the need for any new traffic signals. However, the City has received a matching grant to construct a traffic signal for the Peters and Thornton intersection that will be built in the next year. The City will evaluate the need for a temporary signal at that intersection at the time of Site Development submittal.

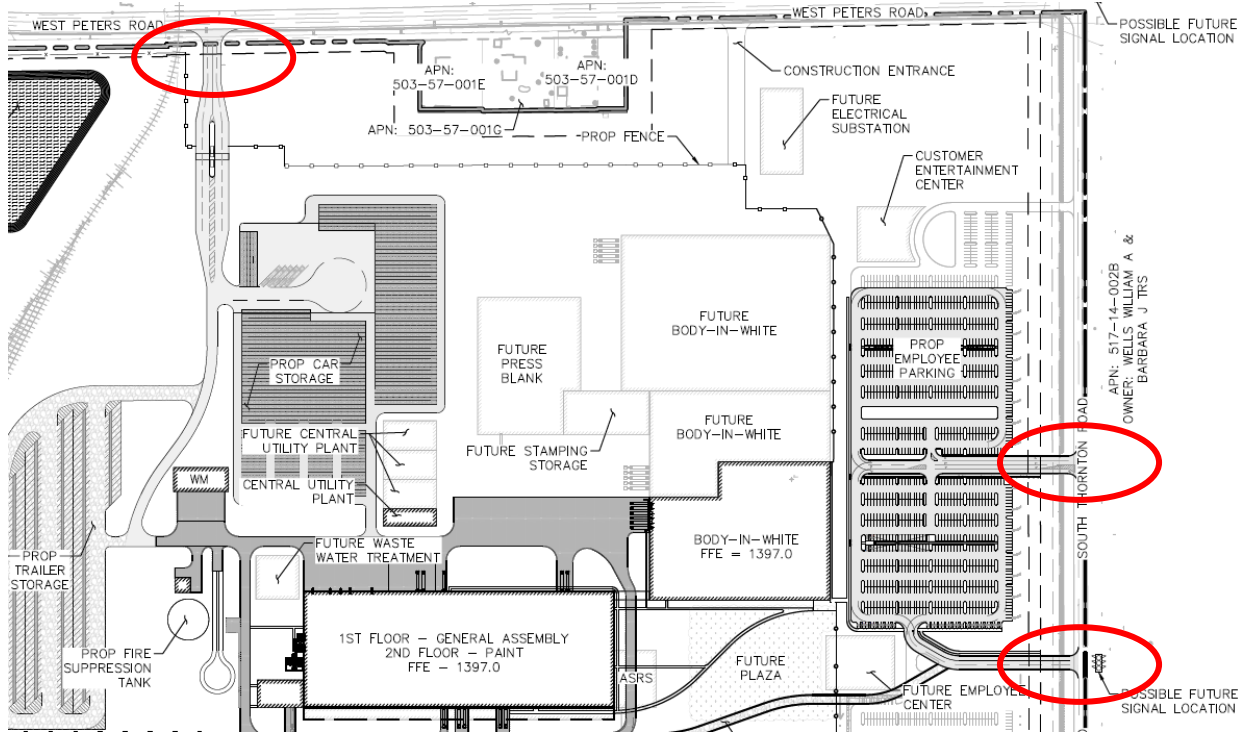
The City will reevaluate and require new traffic reports as each phase is proposed. Additionally, Pinal County has submitted both Preliminary and Final Plats to ensure the City has the correct Right of Way dimensions to provide appropriate roadways.

**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.

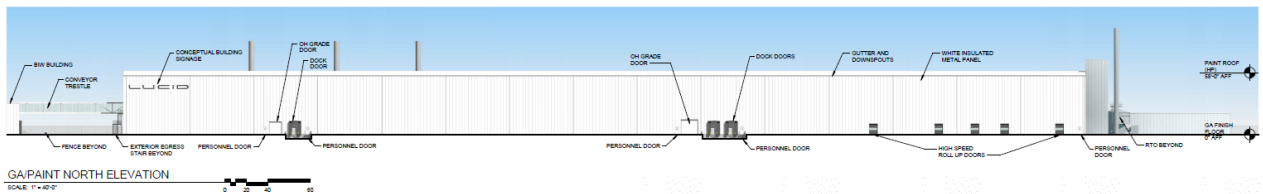
**Pedestrian and vehicular ingress and egress;**

Phase 1 improvements include 2 entrances accessing the employee parking areas along Thornton Road and an additional entrance along Peters Road for delivery and truck traffic. Sidewalks will be added in accordance with future street improvements.



**Building location and height;**

The location of the building meets all the required setbacks. The height of the body-in-white building is proposed to be 30 feet and the general assembly and paint building is proposed to be 58'6" in height, both below the maximum allowed height of 60 feet.



**Landscaping;**

A Preliminary Landscape Plan was submitted with this application and meets the City requirements. A Final Landscape Plan will be required to be submitted in conjunction with the Site Development Permit.

**Lighting;**

The lighting plan conforms to the City’s Light Ordinance by providing full cut-off fixtures and limiting spill-over onto the adjacent properties.

**Provisions for utilities;**

The site has existing water, wastewater and electric services and no additional utility service is proposed.

**Site drainage;**

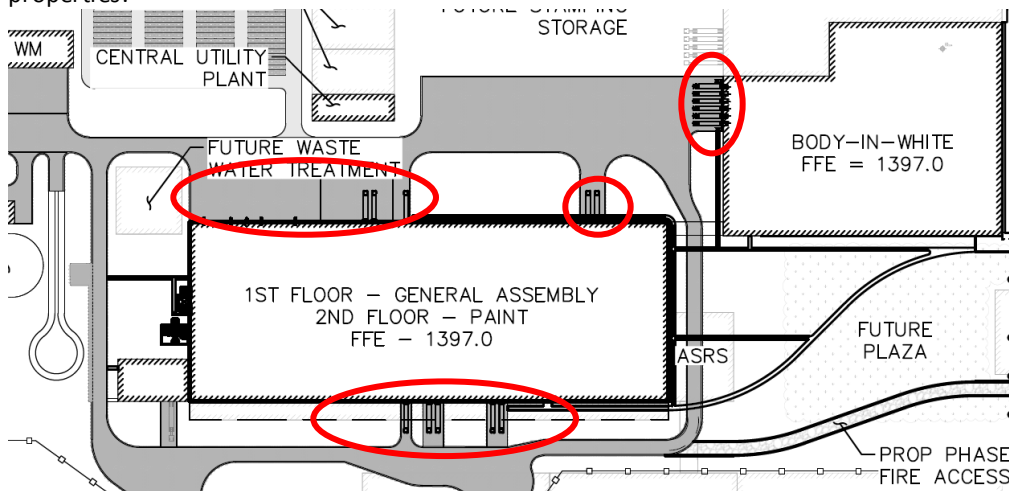
A preliminary drainage report was submitted and reviewed by City Staff. The site is proposing a large retention basin in the northwest corner of the site. The applicant will be required to submit a Final Drainage Report and Grading Plan with their Site Development Permit.

**Open space;**

N/A

**Loading and unloading areas;**

Loading and unloading areas are provided for both buildings on the site and are shown in the plan below. All loading areas are either behind the building and/or at a distance that will not impact any adjoining properties.



**Grading;**

A Grading and Drainage Plan was provided and shows all site grading, PAD grades, and retention areas.

**Signage;**

Signage will need to meet the I-2 zoned signage or provide a Comprehensive Sign Plan. A separate sign permit will be required.

**Screening;**

Screening has been provided for all outdoor storage including a trailer storage area. The landscape areas along Thornton Road will provide gentle berming and landscape to assist in the screening of the employee parking areas. There is a separate CUP for a special purpose fence that will provide a 10 foot black wall and additional landscaping to provide screening for the three residential homes north of the site.

**Setbacks;**

See above evaluation for building location.

**CONFORMANCE WITH CONDITIONAL USE PERMIT**

*In accordance with Section 17.52.180 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of a Special Purpose Fence and Conditional Use Permit:*

**Findings shall be made that the fence is necessary to protect, buffer or improve the premises for which the premises for which the fence is intended and will not detrimentally effect adjacent property;**

Staff and the applicant worked together to ensure that a proper buffer was being provided between the existing residential uses and the proposed manufacturing facility. The applicant will also be providing additional landscape of one tree every 40 feet setback and surrounding the residentially zoned properties.

**That the site for the proposed use is adequate in size and topography to accommodate the use, and 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;**

Staff feels that the site is adequate to accommodate the proposed use and all the above criteria has been reviewed as part of the Major Site Plan.

**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 special purpose fence will have no impact in relation to streets.

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

The 10 foot block wall and adjoinin landscaping is to ensure that the proposed facility will not have an adverse effect upon the two residential homes which abut the north boundary of the property. Staff anticipates that the wall and additional landscpe will curtail any adverse effect upon the abutting property.

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

The subject site is designated Manufacturing/Industry within the City's General Plan 2020, which allows I-2 zoning and industrial uses. The proposed project is in conformance with the General Plan.

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

Staff finds that for the proposed use that there are no particular conditions required to protect public health, safety and general welfare in regards to this application.

**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.
- A notice was posted by the applicant on the subject site. An affidavit confirming this posting was also supplied by the applicant.

**Inquiries/Comments**

Staff has not received any inquiries regarding this request.

**STAFF RECOMMENDATION**

**Staff recommends the Commission approve DSA-19-00098, a Major Site Plan for Lucid Motors with the following**

**conditions:**

- Modify and address any outstanding Public Works review comments in conjunction with the Site Development Permit.

**Staff recommends the Commission approve DSA-19-00099, a Conditional Use Permit to build a 10' tall screen wall special purpose fence to create a buffer around the existing residential homes on Peters Road.**