

Planning and Zoning Commission

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E.2.

Meeting Date: **04/02/2020**

Submitted By: **Jim Gagliardi, Planning & Development**

SUBJECT

6:45 P.M. - Public hearing and consideration of a request by Paradigm Land Design and Bramic Design Group, PLLC on behalf of Piyushkumar Patel for the following land use approvals upon 4.9 acres of land located within Parcel 10 of Casa Grande Crossings Planned Area Development (PAD) zone district, east of Camino Mercado, south of U-Haul:

a. DSA-20-00018: PAD Amendment to the Casa Grande Crossings PAD zone district to:

- i. depict an existing split to Parcel 10, originally approximately 18 acres in size within the PAD, into two parcels upon the Casa Grande Crossings Land Use Map, to be known as 4.9-acre 10-A and 13.14 acre 10-B.
- ii. establish “hotel and convention center” as approved land uses upon a 4.9-acre parcel to be known as 10-A.
- iii. establish development standards for 10-A.

b. DSA-20-00019: Major Site Plan/Final Development Plan for a 55 ft.-2” 116-room hotel and conference center, 213,708 sq. ft. in size upon a 4.9-acre parcel, subject to the approval of DSA-20-00018. (Planner James Gagliardi)

DISCUSSION

Development of a four-story 116-room hotel and convention center is proposed on a parcel south of U-Haul, near I-10 and Florence Blvd, east of Camino Mercado. Two requests are associated with this proposal. The first being an amendment to the site's PAD zoning to add a hotel and convention center use and to provide development standards to suit this use. The second request is for the approval of the Major Site Plan subject to the City Council approval of the PAD amendment.

Attachment 1 is comprised of the staff report, which evaluates the criteria involved with the two requests. It also includes embedded exhibits which provides more detail regarding the project.

RECOMMENDATION

Staff recommends that Planning Commission forward to City Council a recommendation to approve DSA-20-00018 subject to the following Condition of Record:

1. In lieu of right of way of dedication, the existing 33 ft. roadway easement for Cox Road shall be used for public trail purposes for the Casa Grande Linear Park I-10 segment.

Holiday Inn Major Site Plan, DSA-20-00019:

Staff recommends that Planning Commission approve Major Site Plan (Final Development Plan) DSA-20-00019 subject to the following conditions:

1. Approval of this Major Site Plan shall be subject to the approval of the PAD Amendment, DSA-20-00018.
2. Prior to building permit issuance, proof of easement recordation shall be provided for adequate vehicular and pedestrian ingress and egress to the site, utilities, landscaping and drainage. Maintenance responsibility shall also be included.
3. An amendment to the Casa Grande Comprehensive Sign Plan would be required should additional signage or different sign location is to be proposed. Said amendment is considered by Planning Commission.
4. The Site Development Permit shall include dimensions and detail for the trash enclosure that complies with the City's standard refuse design guidelines.
5. Final Design Drainage Report associated with the Site Development permit shall address/ provide the following:
 - a. Hydraulic calculation (capacities) of the proposed drainage structures (curb openings, storm drain inlets/scuppers, stormdrain pipes etc.) need to be provided on the final drainage report/site development submittal.

- b. Provide bleed off calculation of the retention basin 2 & 3. A shallow pit percolation tests shall be performed on the enlarged retention areas to determine natural percolation. Retention basin must drain within 36-hours. If the proposed retention 2 & 3 are temporary, please address on the final drainage report.

Attachments

[Attachment 1 - Staff Report with exhibits](#)

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