MINUTES OF A SPECIAL MEETING OF THE CASA GRANDE PLANNING AND ZONING COMMISSION HELD ON THURSDAY, AUGUST 4, 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

Absent:
Member Miller

City Staff Present:
Paul Tice, Planning and Development Director
Jim Gagliardi, Planner
Laura Blakeman, Planner
Mark Graffius, Assistant City Attorney
Linda Harris, Administrative Assistant
Duane Eitel, Traffic Engineer

III. Approval of Minutes:
July 14, 2016

Member Tucker moved to approve the minutes dated July 14, 2016, Vice-Chairman Benedict 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 Gino Tarantini for the following land use approval(s) for properties located generally south of Cottonwood Lane on both sides of the N. Lewis Street intersection (APN #’s 504-15-001G, 504-15-001H & 504-15-001J):

1. **DSA-16-00038: Zone Change** from I-1 (Garden & Light Industrial) and R1a (Single Family Residential) to 1-2 (General Industrial).
2. **DSA-16-00039: Zone Change** from R-3 (Multi-Family Residential) to B-4 (Community Services).
3. **DSA-16-00040: Zone Change** from R1a (Single Family Residential) to R-3 (Multi-Family Residential) (Planner Joseph Horn – Paul Tice)

Paul Tice, Planning Director came forward and presented a brief overview of the case as stated in the Staff Report. Director Tice stated this is a zone change request for three parcels located on the south of Cottonwood Lane to the west of Lewis St. and to the east of Thornton Rd. The railroad corridor is along the south boundary of the site. Director Tice explained that the first parcel (Parcel 1) being presented is the zone change from R1a (Single Family Residential) to R3 (Multi Family Residential) which is located at the southeast corner of Lewis St. and Cottonwood Lane. The second parcel (Parcel 2) is the zone change from R-3 (Multi-Family Residential) to B-4 (Community Services) which is located at the southwest corner of Cottonwood Lane and Lewis St. The third parcel (Parcel 3) is the zone change from I-1 (Garden & Light Industrial) and R1a (Single Family Residential) to I-2 (General Industrial) which is located between Thornton Rd. and Lewis St. in the Shultz Street extension.

Director Tice explained that this property has undergone a series of zone changes over the last 30 plus years. In reviewing the history, Staff found that in 1986 this property was zoned much the way it is being currently proposed. Director Tice stated that in 1999-2000 a rezoning was requested for residential zoning and the Cottonwoods neighborhood was constructed. When the City adopted the 2010 General Plan, the General Plan modified the future land use categories for these properties, which placed Parcels 2 & 3 located to the west of Lewis St. in the Industrial and Manufacturing land use category and Parcel 1 into the Community Center land use category. Director Tice stated that the current zoning for all three (3) parcels it out of alignment to the General Plan and this zone change would bring the current zoning back into conformance with the 2010 General Plan.

Director Tice explained that the Zone Change request was first submitted in May 2015 with a different proposal. This proposal was to zone a section of the land along Lewis St. and Shultz St., which is the border to the Cottonwoods, into the B-4 (Community Services) zone. The B-4 zone allows a mixture of commercial and some warehouses. The proposal was also to change the zoning for the remainder of the site into I-2 (Garden & Light Industrial) zone.

Director Tice stated that Staff held a neighborhood meeting on that proposal. At this neighborhood meeting five residents of the adjacent Cottonwoods subdivision attended
and expressed the following concerns in regards to the proposed industrial development.

- Noise
- Lighting
- Visual appearance of the industrial buildings
- Traffic on Lewis Street
- Reduced property values ability to re-sell homes
- Negative impact on quality of life

Director Tice stated that, after the neighborhood meeting, Staff also received a petition signed by 22 residents expressing the same concerns. As a result of these concerns, Staff met with the applicant and developed some specialized development standards to help mitigate potential negative impacts the future industrial development of this property might have on the adjoining residential neighborhood.

Director Tice overviewed some of the mitigating features that Staff imposed for the I-2 (General Industrial-Parcel 3) site which includes:

- The applicant develop a landscape buffer that is 30 ft. wide measured from the curb line of Lewis St. with a specific number of trees and behind this landscape buffer, an 8 ft. high block wall would be built. Staff agreed with the applicant that because the wall is so high, it would look better to stagger every 120 ft rather than every 60 feet as is currently proposed. This condition was modified accordingly. The block wall would be along the entire Lewis St. frontage adjacent to the existing subdivision and landscape buffer.
- Modifying the land uses that might be typically found in the I-2 (General Industrial) zone. Staff eliminated the types of land uses in the I-2 zone that potentially could have an adverse impact, such as junk yards, scrap metal yards etc.
- Staff wrote some specific noise standards to address the neighbors’ concerns. These standards would be a Condition of Record.
- Limited the height of the buildings that might be placed along the eastern boundary of the I-2 (General Industrial) district. The maximum building height would be 35 ft. within 200 ft. of Lewis St. in the I-2 district, which has a standard maximum building height of 55 ft.
- Limited the access of the industrial development-prohibited access of any of the industrial development onto Lewis St. or Shultz St. This forces all access to Cottonwood or Thornton. The site is 103 acres so it could have multiple access points on to Thornton Rd. for example.

Director Tice explained that when looking at proposed zoning, it would allow construction of land uses are consistent with the land use categories of the General Plan. Staff also looks at goals and policies of the General Plan that inform us to consider the compatibility of land uses as we take zoning actions. That is one of the reasons why Staff took the compatibility issue very seriously and came up with
customized development standards to make sure that we are minimizing any land use conflicts between varying land use types.

Director Tice explained that Staff took some effort to make sure that Parcel 1 (R-3 site) is compatible. The south boundary of the R-3 site is Saguaro St. across from which are single family homes that face Saguaro St. As a result, Staff has proposed some Conditions of Record to create a good land use buffer along the south boundary along Saguaro St. These proposed Conditions of Record include:

- A minimum of 15ft. landscape setback shall be provided along the south property line. The size of the trees at initial planting to be 36 inch box tree type specified a number and specified that half of them should be Evergreen.
- Required a 6 ft. block wall be placed behind the landscape setback along the entire Saguaro St. frontage as well.
- Prohibited 2nd and 3rd floor balconies along the south boundary

Director Tice explained that the R-3 parcel has been a multi-family site in the past, but is currently zoned as R-1. There was a preliminary plat created for 37 single family lots that comply with the R1a development standards. Staff did not feel that the proposed development of Parcel 1 as a single family subdivision is a very compatible land use given the surrounding land uses to the north and to the west. Staff believes that the R-3 (Multi-Family Residential) is a nice transitional land use category from the single family up to industrial to the north. With implementation of these three conditions in conjunction with the development of the R-3 site that compatibility with the adjacent single family neighborhood would be achieved.

Director Tice explained that Staff encouraged the applicant to apply for the B-4 zoning along Cottonwood Lane instead of I-2 since this site is one of the entryways into the City and this zoning would eliminate the heavy industrial land uses up against the major entryways to the city.

Director Tice stated that notices were mailed out with the original proposal and also with the modified proposal. No additional public comments have been received.

Director Tice stated that Staff recommends the Commission forward a favorable recommendation to City Council to approve the zone change request DSA-16-00038 from I-1 (Garden & Light Industrial) and R1a (Single Family Residential) to I-2 (General Industrial) with the Conditions of Record as stated in the staff report.

Director Tice stated that Staff recommends the Commission forward a favorable recommendation to City Council to approve the zone change request DSA-16-00039 from R-3 (Multi Family Residential) to B-4 (Community Services)

Director Tice stated that Staff recommends the Commission forward a favorable recommendation to City Council to approve the zone change request DSA-16-00040 from R1a (Single Family Residential) to R-3 (Multi-Family Residential) with the
Conditions of Record as stated in the staff report.

Member Gentzkow questioned if the 35 ft. maximum building height on the I-2 applies to all buildings, such as towers or anything else that would infringe on the neighborhood.

Director Tice replied that it does not. He explained that there are exceptions in the zoning code that exempt building height requirements for things such as cooling towers and equipment that is needed for processing; such as the silos at the yogurt facility or the cream cheese plant. Those would be exempt from the height requirement.

Member Gentzkow questioned what the maximum height would be for the equipment that meets this exemption.

Director Tice replied that there is no maximum height in the code.

Member Gentzkow commented that there is then a possibility that the neighborhood could be infringed on.

Director Tice agreed.

Member Tucker questioned if there was a park that was supposed to be built on the original submittal for the Cottonwoods Subdivision, or was it on another phase.

Director Tice replied that that unlike a PAD, an R-1a (Single Family Residential) does not have any requirements for open space to be incorporated into subdivision design.

Member Tucker commented that with the additional multi-family housing with parcel 1, it will be adding higher density housing and most likely more children and no place for them to play.

Director Tice replied that in the R-3 (Multi-Family Residential) standards there are specific requirements for open space for every apartment development.

Member Tucker asked if that would be available to existing homeowners.

Direct Tice replied that it would be designed for residents of the apartments.

Chairman Henderson made a call for the applicant to come forward.

Duran Thompson, 351 E. Los Alamos, Mesa came to podium to address the Commission. Mr. Thompson stated that he was representing Gino Tarintini on this project. He did not have any additional information to add. He expressed their gratitude to the Planning Staff for their efforts on the project.

Member McBride asked Mr. Thompson if there has been any interest shown for any potential businesses and if so, what type of businesses.
Mr. Thompson replied they are hoping for a better response. He expressed that their main reason for requesting these zone changes was to be in compliance with the General Plan. They have no specific development interest as of now.

Member McBride explained that he was most interested in the R-3 zone at the entrance to the residential at Cottonwood Lane as the residents don’t want the wrong type of businesses up against their door.

Mr. Thompson replied that the R-3 zone would be mostly multi-family. He stated that currently there no end users planned.

Director Tice stated that the R-3 (Multi-Family Residential) is limited to resident uses only.

Vice-Chairman Benedict questioned if the buffer along Lewis St. proceeds into the B-4 (Community Services) zone.

Director Tice replied that it is only required along the I-2 zone.

Chairman Henderson asked if there is a reason why this was done that way.

Director Tice explained that there is a landscape frontage requirement of 15 ft. without the wall. Staff included the additional landscape standards along the I-2 because that is where we thought there would be a potential for land use conflicts. Staff did not feel that it was necessary with the B-4 because it is more standard commercial development. There is a 15 ft. landscape street frontage area that will be built along B-4 on both Cottonwood Ln. and Lewis St.

Chairman Henderson made a call to the public.

Charles Newberry, 816 W. Ocotillo St. came to podium to express his concerns regarding potential towers. Mr. Newberry stated that if a business is built in the Industrial zone that has antennas for calling dispatch etc., then it is going to interfere with their lives. He stressed that it will cause interference with his cell phones, TVs and computers.

Chairman Henderson asked Mr. Newberry if he is experiencing electronic or visual interference with the existing towers.

Mr. Newberry replied that he is getting interference from both electronic and visual. He stated that he can hear people talking on the radio. He is also picking up interference from other businesses.
Chairman Henderson asked Mr. Newberry if he is aware that this issue is regulated by the Federal Communication Commission (FCC) and not the city. Chairman Henderson stated that he does have another opportunity to complain if he is having difficulty.

Mr. Newberry stated that he talked to the city and nobody would listen to his complaints. He emphasized that there is no concern for the people that live there and this is going to degrade their home values which are at a low point now.

Chairman Henderson stated that the FCC has very strict rules and they will respond to him regarding his issues with electronic interference.

Mr. Newberry replied that he called them and nothing was done. He stated that they have had to change TV servers and phone service etc. Mr. Newberry expressed his concerns with apartments being built in the front, stating that there will be more kids and no place for them to play. He stated that they are playing in the streets now. He stated that the R-3 zone was originally planned for houses and a park. He explained that there are cars racing down the streets. There will be semis driving down Cottonwood, which is a terrible road to drive on now.

Chairman Henderson thanked Mr. Newberry for his comments.

Rodney Mahon 807 W. Ocotillo St. came to podium to address his concerns. Mr. Mahon stated that he is opposed to the R-3 zoning as this will bring in low income apartments and duplexes that will hurt their property values and increase the crime rate. He stated that previously there was going to be a park for the kids to play. He noted that the kids play in the street now. Mr. Mahon emphasized that he is against the industrial park.

Mark Benedetto, 815 W. Saguaro St. came to podium to address the Commission. Mr. Benedetto expressed his concerns regarding the R-3 zone change. He asked about road access to the site and also the I-2 industrial site. He stated that the roads are narrow there.

Chairman Henderson emphasized that anything that is proposed to be built there will come to the Planning Commission for review and in some cases the City Council. Chairman Henderson stated that there will be traffic consideration. He stated that the City Traffic Engineer attends these meetings and is aware of what is being proposed.

Director Tice replied that on the R-3 (Multi-Family Residential) site Staff does not know where access would come from at this time. He explained that when there is a specific development proposed a Major Site Plan application would be required and the public would be notified and be given a chance to review and comment on the proposal. A Traffic Impact Analysis would be required to be submitted with the Major Site Plan. Director Tice stated that it is not likely that access would come off of Lewis St. or Saguaro St. Director Tice explained that on the industrial site, there will be no access
allowed to Lewis St. or Schultz St. This is a specific condition of approval of the zone change.

Mr. Benedetto questioned what effect this will have on the value of their homes.

Chairman Henderson replied that this question was difficult to answer as it is market driven.

Mr. Benedetto asked if the purpose for the blocks walls is for noise control.

Director Tice replied that it would be for both noise control and to reduce adverse visual impact to the neighborhood from both the industrial uses that might be constructed along the Lewis St. and Shultz Rd. frontage and the multi-family apartments that might be constructed on the R-3 (Multi-Family Residential) zoned site.

Barbara Daniel, 816 W. Melrose Dr. came to podium. She questioned if the block wall and landscape buffer that is proposed is only going to cover a portion of the B-4 (Community Services) off of Cottonwood St. and what is going to protect the residents of all the rest of the houses on Lewis St. and Shultz St. from industrial noise, traffic and the visual impact.

Director Tice replied that an 8 ft. block wall and landscape buffer will be required along the entire length of Lewis St. and Shultz St. adjacent to the proposed industrial area.

Ms. Daniel questioned what could potentially be built in the R-3 zone such as low income apartments, duplexes etc. She stated that the single family residents that currently live there all have landscaped yards and no place for the kids to play because there are no parks.

Director Tice replied that the R-3 zone allows a variety of different residential types. He explained that what could be expected are apartments or townhomes and they will have specific landscape requirements in the code. This requirement applies to all rent levels. There is nothing currently being proposed but when there is, there will be a public notification process.

Member McBride commented that there is a West Park in this general area and asked for clarification on how far this park is.

Director Tice replied that he did not know.

Member Gentzkow commented that the I-1 zone has been in place for quite some time. He questioned what the height restriction is for this zone district. He stated that the Airport is zoned I-1 and there are some storage and towers that are taller out there.

Director Tice replied that the height requirement in the I-1 zone is 35 ft. He stated that Staff is imposing the I-1 height requirement along the entire Lewis St. and Schultz St.
frontage to be 200 ft. back and allow the I-2 height requirement of 55 ft. more towards the interior of the site.

John McGuire, 941 E. Penny Lane came to podium to address the Commission. Mr. McGuire commented these situations are no win situations but he thinks that the Planning Department has gone through pretty extreme lengths to make the group of residents happy. He noted that the applicant has done what he was asked to do in trying to get his zoning back into compliance with the General Plan. Mr. McGuire stated that possibly some goodwill could be earned if the applicant thought about making some provisions to address some of the recreational concerns such as an offsite addition to the neighborhood for a park. Mr. McGuire stated that he was in support of the zone changes that Staff has recommended for approval.

Mr. McBride commented that this area across Cottonwood Lane is already industrial. There are junk yards and large storage lots there. It does not appear that it is going to change the appearance of the whole area. Member McBride stated the he feels for the residents’ that will now be across the street but there are many mitigating things to bring it back. He stated that it did not seem very out of order to him.

Member Tucker commented that he does feel for the residents’ but he also feels for the developer. The Commission has to look at both sides to determine what is right for the Community. He encouraged the residents to stay engaged because it is their neighborhood and they will have input along the way. Their input is important.

Vice-Chairman Benedict commented that these owners to have right to develop in certain ways. He stated that he appreciates that the Planning Department worked hard with the applicant to try to mitigate these issues. He stated that it is a difficult situation but somewhere in this area but there will be residential abutting some kind of industrial. Vice-Chairman Benedict stated that he feels that Director Tice has done a good job to try to mitigate these issues. He stated that he would encourage everyone to be involved in the plans when they come later.

Member Gentzkow commented that when the residential community was built there was a buffer there to protect them. He stated that he would like to see the 35’ height requirement and the block wall but any other structures, towers or silos there is no protection for the height.

Member Henderson replied that there is the protection that we have to have an approved design plan.

Member Gentzkow commented that he has reservations with the height exemption for these other structures.

Director Tice noted that the Commission could modify Condition 3 when making their motion to add that associated equipment are limited to 35 ft. within the 200 ft. area.
Member Gentzkow questioned if it will go up to 50 ft. further in.

Director Tice replied that the condition limiting height would only be applicable to the first 200 ft. along the frontage road.

Member McBride commented that the persons attending the meeting represent the homeowners. He stated that Mr. Tarantini worked very well with the City on trying to get the zoning back into compliance with the General Plan. He suggested to the homeowners that if they talked to Mr. Tarantini about their concerns over park issues, then maybe something can be done to help with their concerns.

Vice-Chairman Benedict made a motion to forward to the City Council a favorable recommendation regarding Zone Change request DSA-16-00038, from I-1 (Garden & Light Industrial) and R1a (Single Family Residential) to I-2 (General Industrial) subject to the following Conditions of Record and modifying Condition 3 to add “and associated equipment”:

1) That a minimum 30 foot landscaped setback containing 1 tree per 20 feet of street frontage be provided with the development of the parcels abutting Lewis Street. The area of the Lewis/Schultz St. right of way west of the street curb line can be used in achieving this landscaped setback.

2) That an 8’ high block wall shall be required along western border of the 30’ landscape area. Said wall shall be uniform in color and be staggered 3’ (towards and away from landscape area) every 120’ of length.

3) Buildings and associated equipment located within 200 feet of the Cottonwood Lane, Lewis St. or Schultz St. right of ways shall be limited to a maximum building height of 35’.

4) Uses within the I-2 Zone be limited those set forth in Exhibit D.

5) The maximum noise level standards shall comply with Exhibit E.

6) No access to the site will be permitted from Lewis St/Schultz St.
   (Except for required emergency access)

7) All Conditions of Record shall be implemented at time of Major Site Plan review

Member McBride seconded the motion.

The following roll call vote was recorded:

Member McBride  Aye
Member Gentzkow  Aye
Member Tucker    Aye
Vice-Chairman Benedict  Aye
Chairman Henderson   Aye

The motion passed 5 – 0.

Member McBride made a motion to forward to the City Council a favorable recommendation regarding Zone Change request DSA-16-00039, from R-3 (Multi-Family Residential) to B-4 (Community Services).

Vice-Chairman Benedict seconded the motion.

The following roll call vote was recorded:

Member McBride  Aye
Member Gentzkow  Aye
Member Tucker    Aye
Vice-Chairman Benedict  Aye
Chairman Henderson   Aye

The motion passed 5 – 0.

Member Tucker made a motion to forward to the City Council a favorable recommendation regarding Zone Change request DSA-16-00040, from R1a (Single-Family Residential) to R-3 (Multi-Family Residential) subject to the following Conditions of Record:

1) A minimum 30’ landscape setback shall be provided along the south property line and shall include two rows of minimum 36” box trees planted in a triangulated pattern. One-half of the trees shall be an evergreen species.

2) An 6 ft. block wall (CMU or similar material approved by staff) shall be provided along the south property line Saguarito Street frontage; said wall to be located on north boundary of the Saguarito Street landscaping. Second and third story south facing balconies are prohibited along the south property line.

Member Gentzkow seconded the motion.

The following roll call vote was recorded:

Member McBride  Aye
Member Gentzkow  Aye
The motion passed 5 – 0.