TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Laura Blakeman, City Planner

MEETING DATE: May 5, 2016

REQUEST

Request by Alexxander Calderon, RKAA Architects, Inc., for the following land use approvals on a .39 acre site located at 1306 E. Florence Boulevard:

1. DSA-16-00016: Conditional Use Permit for a proposed convenience food restaurant within a B-2 zone district.

2. DSA-16-00014: Minor Site Plan for the development of a 1,985 square foot Dunkin Donuts building and a 247 square foot outdoor patio area.

3. DSA-16-00015: Preliminary Plat for Casa Grande Shopping Center a re-subdivision of Lot 2.

APPLICANT/OWNER

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HISTORY

January 2, 1974 - Per Ordinance #498, the site was incorporated into the City of Casa Grande.

November 16, 1987 - The site received official zoning of B-2 (General Business) with the adoption of the Zoning Ordinance and map.
November 10, 1981 – DSA-10-00274: The Final Plat for Casa Grande Shopping Center was recorded in Cabinet A Slide 45.

September 5, 2013 – DSA-13-00099: Conditional Use Permit approved to allow for 30 off-site parking spaces (from Lot 2 of Casa Grande Shopping Center) for Pet Club at the Casa Grande Shopping Center.

**PROJECT DESCRIPTION**

| Site Area                          | 4.63 acres (Lot 2 – Casa Grande Shopping Center)  
|                                    | Dunkin Donuts site .39 acres                       |
| Zoning                             | B-2 (General Business)                             |
| General Plan Designation           | Community Center                                   |
| Building Height                    | Dunkin Donuts Building – 25’                       |
| Parking:                           | 19 total spaces required by City Code as           |
|                                    | Follows:                                           |
|                                    | One space per 100 square feet of floor area, plus  |
|                                    | 1 space per 200 square feet of outdoor serving     |
|                                    | (patio) area                                       |
|                                    | (1 handicap parking space included in total        |
|                                    | number of parking spaces)                          |
|                                    | Provided – 21 spaces, including 2 handicap         |
|                                    | spaces                                            |

**Surrounding Land Use and Zoning**

<table>
<thead>
<tr>
<th>Direction</th>
<th>General Plan Designation</th>
<th>Existing Zoning</th>
<th>Current Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Community Center</td>
<td>B-2 (General Business)</td>
<td>Office Max Vacant Building</td>
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<td></td>
<td></td>
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<td>(MOR Furniture – Proposed), Casa Grande Shopping</td>
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<td>Center</td>
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<tr>
<td>South</td>
<td>Community Center</td>
<td>PAD (Planned Area</td>
<td>Tri-Valley Plaza</td>
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<td></td>
<td></td>
<td>Development)</td>
<td></td>
</tr>
<tr>
<td>East</td>
<td>Community Center</td>
<td>B-2</td>
<td>JB’s Restaurant</td>
</tr>
<tr>
<td>West</td>
<td>Community Center</td>
<td>B-2</td>
<td>Great Western Bank</td>
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Overview

The proposed request is for the development of a 1,985 square foot Dunkin Donuts building and associated site improvements. The Dunkin Donuts site is being proposed with an outdoor patio area (247 square feet) located at the south end of the building and a drive through lane that wraps around the northwest side of the building. The proposed site improvements will be built on a .39 acre site. The .39 acre site will be a re-subdivision of Lot 2 of the Casa Grande Shopping Center plat, which will create a separate lot for Dunkin Donuts.

CONFORMANCE WITH SITE PLAN REVIEW CRITERIA 17.68.070

In consideration of a Minor Site Plan, it is the policy of the Planning Department, that the review criteria for Major Site Plans as set forth in Section 17.68.070 of the Zoning Code will be applied to the review of Minor Site Plans. Accordingly, the Planning and Zoning Commission shall consider the following in review of the Minor Site Plan application:

Relationship of the plan elements to conditions both on and off the property;
The site is proposed to be located in an area that has existing commercial developments within the Casa Grande Shopping Center and will be located along the Florence Boulevard corridor.

The proposed Dunkin Donuts site is currently part of a 4.63 acre site. The site will be re-platted to create a separate .39 acre lot to accommodate the Dunkin Donuts and its associated site improvements.

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

The General Plan 2020 Land Use designation for the site is Community Center. The Community Center land use category allows the most intense development in terms of commercial intensity in Casa Grande. This land use encourages a mix of land uses and appropriate intensities that can reduce the need to travel by car. The intent of the built environment provides a variety of vertical and horizontal mixed uses with mobility geared toward pedestrian access and to create a more urban and less suburban type of development form.

Typically, an example of the Community Center form would involve bringing the building closer to the streets, where the sidewalk is adjacent to the street and provides direct pedestrian connectivity to the buildings. Building scale and architectural elements are the main focus in the community center form. The applicant has designed the site to allow partial conformance to the “Community Center” form by locating the building closer to the southern portion of the site and adding a patio on the south side of the building. The applicant has stated that the building cannot be moved closer to the south as this does not allow for the most efficient design for their site. If the building was moved closer to the south, it would eliminate the existing two way traffic flow within the existing shopping center. In addition, the site is zoned B-2 (General Business), which requires a front setback of 35 feet from the property line to the building. This setback contradicts the “Community Center” form.

Staff is recommending a couple of ideas to achieve the “Community Center” form. The first idea is the addition of a sidewalk that starts at the Florence Boulevard sidewalk and connects to the site, allowing for direct pedestrian access to the Dunkin Donuts site. The second idea recommends that the canopy located on the south elevation/entrance of the building be extended to allow for a shaded patio. Staff finds that these proposed site changes will meet the “Community Center” form. Staff has added a condition for the applicant and Staff to work together to achieve the final design.

As part of the Community Center land use category, the following is supported with these requests:

**Infrastructure and Mobility**

- Paved streets constructed to City standards and connected to the City-wide grid at key access points.
- Development that is connected to an approved water provider and City sewer.
• Services that are within this land use category meet or exceed City norms.
• Utilities that are provided underground.

Spatial Form and Design

• A primary entrance to the building is connected by a sidewalk.

In addition, the proposed Dunkin Donuts building and associated site improvements are appropriate land uses allowed in the Community Center land use designation.

Conformance to the City's Zoning Ordinance:

The site is zoned B-2 (General Business). The B-2 zoning allows a convenience food restaurant with approval of a Conditional Use Permit.
The impact of the plan on the existing and anticipated traffic and parking conditions:

Access to the site is from Florence Boulevard, which is classified as a minor arterial in this area, and Colorado Street, a major collector. According to the Traffic Impact Study, February 2016, submitted by CivTech, all study intersections and site access points are anticipated to operate at an overall LOS C or better. All turn lanes associated with site traffic provide sufficient length for projected queue storage needs. Deceleration lanes are not proposed due to the acceptable levels of service at all study intersections.

The Dunkin Donuts development is anticipated to generate 1,802 daily trips with 222 occurring during the AM peak hour and 95 trips occurring during the PM hour.

Parking requirements for the site are based on code requirements of one space for 100 square feet of floor area. Based on this calculation the building is 1,985 square feet and the required number of parking spaces is 18 spaces (code allows 10% of the floor area to be deducted from total of square footage). The patio area requires one space for 200 square feet of outdoor serving (patio) area, which requires one space (247 sq. feet of patio). The total required parking spaces are 19. The applicant is providing 21 parking spaces which exceed the minimum parking requirements.

Staff is requesting that a bike rack be added to the site plan, as there was one called out in the original site plan, however, the current site plan does not show a location for a bike rack.

The adequacy of the plan with respect to land use:

In evaluating the City Code requirements and .39 acres of the site for development, there is sufficient land area to accommodate the proposed convenience food restaurant, and associated site improvements.

Pedestrian and vehicular ingress and egress:

According to the proposed site plan the site will have a primary entrance located off of Florence Boulevard and a secondary entrance off of Colorado Street. The site's proposed circulation is two way traffic flows, with a minimum of 26 ft. of width for drive aisle access around the site and to match the traffic flow within the shopping center.

The drive through area is proposed as 12 feet wide and wrapping around the building allows for sufficient car stacking for drive-thru window access.

Landscaping:
The preliminary landscape plan for the site (See Exhibit B) indicates that the site is generally in compliance with landscaping requirements for on-site landscaping; however a final landscape plan will need to be submitted prior to the building permit being issued.

The applicant is requesting a landscape variance from 17.52.480C, which requires an average width of fifteen feet of landscaped area throughout the street frontage. The variance is being requested due to the 10 feet of existing street frontage landscaping and providing an additional 5 feet would change the design of the site. The re-design of the site would make the site inconsistent with the alignment of the two way traffic flow for the center and inconsistent with the existing landscaping within the center.

**Building location, height & Building Elevations:**

The Dunkin Donuts building will be approximately 25 feet in height with the main entrance located at the east side of the site. The patio area located at the south portion of the building will be designed for several tables enclosed with a 3 ½ foot high fence. The fence details were not provided, and Staff is requesting as a condition of approval that the fencing details be provided (materials, colors, etc.) to understand how the fence will be integrated into the patio area to provide architectural cohesiveness within the site.

The building’s exterior will be a combination of varying construction materials such as cement board siding, cultured stone wainscoting, EFIS finish, cornice molding elements and metal canopies. All roof mounted equipment will be screened and located behind mechanical walls.

**Lighting:**

All existing site lighting will remain within the shopping center. The Dunkin Donuts site plan shows an existing light to the west and east of the site. These lights are 25’ foot tall pole lights with a 3 foot base. The proposed building will incorporate attached decorative lighting to complement the buildings exterior and provide lighting for security measures.

**Provisions for utilities:**

The water and sewer report submitted by Cypress Civil Development dated April 4, 2016 states that there is an existing 8-inch water line in the access drive east of the building that connects a 12-inch public water main in Florence Boulevard right-of-way. Two existing fire hydrants are connected to the 8-inch water line.

The project shall connect a new 1-inch meter and backflow preventer to the existing 8-inch water line and a new 1-1/4 water line will provide domestic water service from the meter to the building. The project will use existing landscaping system for the development to irrigate onsite landscaping.
There is an existing 8-inch sewer main in the access drive north of the project that connects to an existing public sewer in Colorado Street.

The sanitary public sewer for the building shall connect to the existing 8-inch sewer for the Casa Grande Shopping Center via a 4-inch sewer pipe sloped at a minimum 2% slope.

The sewer line is considered as onsite private. No public sewer extensions are required for the Dunkin Donuts project.

**Site Drainage & Grading:**

The drainage statement submitted by Cypress Civil Development dated April 11, 2016, states that the off-site flows are handled by adjacent roadways and engineered drainage channels. Runoff generated by the southern parking lot of the Casa Grande Shopping Center development is conveyed as shallow sheet flow west to the existing retention basin adjacent to Colorado Street. In the existing condition, the project site consists of 100% impervious parking lot. In the proposed condition the project adds approximately 2,465 square feet of landscape area, decreasing the amount of impervious area and reducing the total volume of runoff to the existing surface retention basins. The proposed project is not impacted by any off-site flows.

**Open space:**

See landscaping section of the Major Site Plan/Final Development Plan.

**Loading and unloading areas:**

N/A.

**Signage:**

As part of the re-submittal package for the project, Staff noticed the proposal for a 20 foot tall detached pylon sign for the Dunkin Donuts site. Signage is a separate review and permitting per the B-2 sign code requirements, however Staff has added a condition of approval regarding the height of the detached sign. The condition of approval is added to bring the signage in conformance within the “Community Center” land use category. As new developments locate within the “Community Center” land use area, Staff continues to implement the “Community Center” form on a case by case basis. Typically, the “Community Center” form signage ranges from 8’ to 15’ feet in height.

**Screening:**

Per 17.52.430, landscaped areas along street frontages shall be contoured or berm to provide variations in grade, visual relief, parking lot screening, and a more pleasing aesthetic value. The site sits approximately 3 feet lower than Florence Boulevard;
therefore there is no issue of vehicle lights interfering with the traffic on the street. However, the landscape plan does not show contour or berming; therefore Staff is adding a condition of approval that contours, berming, low walls or other forms of visual relief be provided and shown on the landscape plan.

**Setbacks:**

The B-2 Zoning established the following setbacks for the site:

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<tbody>
<tr>
<td>Front</td>
<td>35</td>
</tr>
<tr>
<td>Sides</td>
<td>15</td>
</tr>
<tr>
<td>Rear</td>
<td>15</td>
</tr>
<tr>
<td>Corner side</td>
<td>25</td>
</tr>
<tr>
<td>Maximum height</td>
<td>35</td>
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The proposed site plan shows compliance with the required setbacks.

**Other Related Matters:**

**Refuse**

Refuse will be stored within an enclosure located northwest of the Dunkin Donuts building. The refuse location and container specifications meet city requirements and have been approved by the Sanitation Department with a condition that allows the gate to be secured in an open position.

**CONFORMANCE WITH THE CONDITIONAL USE PERMIT CRITERIA 17.68.120B:**

The Commission, in approving a Conditional Use Permit, shall find as follows:

1. 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 is adequate to properly relate the use with the land and the uses in the vicinity;

   The proposed lot is .39 acres, and meets the minimum lot width for a B-2 zoned site. The site is large enough to accommodate the Dunkin Donuts building and associated site improvements.

2. 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;

   See "the impact of the plan on the existing and anticipated traffic and parking conditions" under the Site Plan Review Criteria.
3. The proposed use will have no adverse effect upon the abutting property;

The location of the proposed building and the associated site improvements will have no impact on the abutting properties, as the site is located in a shopping center and surrounded by commercial development.

4. The proposed use is in conformance with the General Plan; and

See General Plan discussion in the report above.

5. The conditions stated in this approval are necessary to protect the health, safety and general welfare.

N/A.

**CONFORMANCE WITH PRELIMINARY PLAT REVIEW CRITERIA:**

In reviewing a preliminary plat, the following items are considered to assure adequacy with development regulations:

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

The Dunkin Donuts parcel will be sufficient in size to meet the minimum lot width of 150 feet per the B-2 zoning district. See Zoning discussion in the report above for additional information.

**Conformance to the City’s Subdivision Regulations:**

The preliminary plat is a re-subdivision of Lot 2 of Casa Grande Shopping Center. The re-subdivision creates a 2-lot plat. The plat will create Lot 2A and Lot 2B. Lot 2B is the Dunkin Donuts site and Lot 2A is the remainder of the area.

The preliminary plat shows compliance with the minimum lot width requirements for the B-2 zoning for Lots 2A and 2B, as well as adequate area to accommodate the existing and proposed uses.

The preliminary plat shows that the shopping center has enough parking spaces to accommodate all current uses on site, including the proposed Dunkin Donuts site. Staff has also evaluated the 30 parking spaces (within Lot 2) that are designated for the Pet Club within the shopping center. If there is a change in the current land uses for the site, Staff will have to re-evaluate the parking for the site.

**Drainage Pattern/Developed Flows Accommodation**

See Site Grading and Drainage in the report above.
Utility Access and Provision and Other Necessary Easements

The following are the agencies to provide utilities to the development:

- Water: Arizona Water
- Power: APS
- Sewer: City of Casa Grande
- Gas: Southwest Gas

All easements are being shown on the preliminary plat or will be added as a condition of approval. See Utility Provisions in the report above for more detail.

Access and Adequacy of Public Road and Infrastructure

See The Impact of the Plan on the Existing and Anticipated Traffic and Parking Conditions and Pedestrian and Vehicular Ingress and Egress in the report above.

General Plan:

See Conformance to the City’s General Plan in the report above.

PUBLIC NOTIFICATION/COMMENTS

Notification

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

- Public hearing notice was published in the Casa Grande Dispatch on April 20, 2016.
- Public hearing notices were mailed on April 18, 2016 to each owner of property situated within two hundred feet of the site. An affidavit confirming this mailing is within the project file.
- A notice was posted by the applicant on the subject site on April 20, 2016. The applicant supplied an affidavit confirming this posting.

Inquiries/Comments

City Staff has not received any comments on these requests.

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve the Conditional Use Permit and associated Conditional Use Resolution (DSA-16-00016) for the Dunkin Donuts Convenience Food Restaurant with the following condition:

1. Free standing signage on the site shall be limited to a maximum of 15 ft.
Staff recommends the Planning Commission approve DSA-16-00014 – Minor Site Plan subject to the following technical modifications:

Technical Modifications:

1. The easements shall be shown on the site plan.

2. The site plan notes shall include: Refuse container: The gate locking cane shall have holes drilled into the ground to secure them in the open position.

3. The preliminary landscape plan shall be revised to show the correct property boundary.

4. The preliminary landscape plan shall include a note: Per 17.52.430, landscaped areas along street frontages shall be contoured, bermed, include a low-wall or other types of visual relief to provide variations in grade, visual relief, parking lot screening, and a more pleasing aesthetic value.

5. Submit a revised utility plan showing the revised sewer sizing.

6. The sign location on the site plan shall be relocated to the site.

7. Provide landscaping in the parking island that is being created for this project and show details on the landscape plan. Provide an agreement between property owners for the construction of the landscape island.

8. The drainage statement shall reflect the correct acreage.

9. The project narrative shall reflect the correct acreage and building square footage.

10. The water and sewer design report shall reflect the correct building square footage.

11. The Traffic Impact Analysis report shall reflect the correct building square footage.

12. The site plan shall be amended to show the canopy extension and sidewalk connectivity from Florence Boulevard to the site.

13. The site plan shall be amended to show a striped pedestrian walkway from the sidewalk along Florence Boulevard to the building.

14. The building elevations shall be revised to show the outdoor patio area.
15. The site plan shall call out the overall site dimensions.

16. The site plan shall be amended to show a bike rack.

17. The outdoor patio fence details shall be provided in regards to materials, color, etc.

Staff recommends the Planning Commission approve the Preliminary Plat (DSA-15-00015) with the following technical modification:

Technical Modifications:

1. All easements shall be shown on the preliminary plat.

Exhibits

A – Site Plan  
B – Landscape Plan  
C – Elevations  
D – Preliminary Plat
Exhibit C – Elevations