	<b>Planning and Zoning Commission</b>  <b>STAFF REPORT</b>	<b>AGENDA</b>  # _____
---	--	------------------------------

**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION  
**FROM:** Joe Horn, City Planner  
**MEETING DATE:** July 7, 2022

**REQUEST**

**Hold public Hearing and consider a request by Geosyntec** for the following land use approvals to allow for a chemical production facility generally located on the northwest corner of Clayton Road and Burris Road.

1. **DSA-22-00014: Conditional Use Permit and associated Resolution**
2. **DSA-22-00015: Major Site Plan**

**APPLICANT/OWNER**

Applicant	Owner
Lori Carter Geosyntec 8217 Shoal Creek Blvd. Suite 200 Austin, TX 78757 512-293-8592 lcarter@geosyntec.com	Syed M. Hassan Chang Chun (Arizona) LLC 3133 W Frye Road, Suite 101 Chandler, AZ 85226 563-594-9696 S_hassan@ccpgp.com

**HISTORY**

*April 19, 2021: The site was officially annexed into the city limits of Casa Grande, Ordinance 3259*  
*April 19, 2021: Zone change from Urban Ranch (UR) to I-2 (General Industrial)*

**PROJECT DESCRIPTION**

<b>Site Area</b>	84.4 acres
<b>Zoning</b>	I-2 General Industrial
<b>General Plan Designation</b>	Manufacturing/Industry

**SURROUNDING LAND USE AND ZONING**

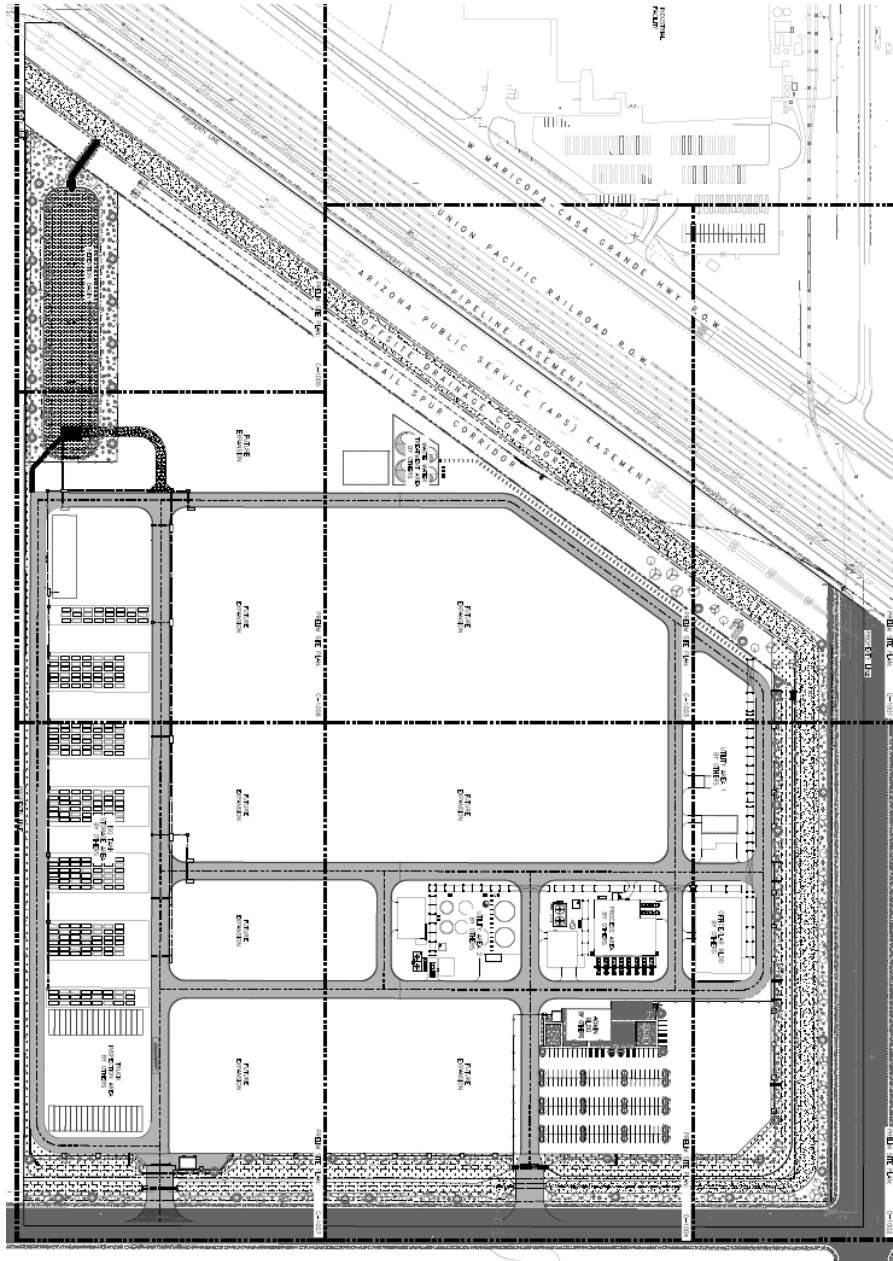
Direction	General Plan Designation	Existing Zoning	Current Uses
<b>North</b>	Manufacturing/Industry	I-2 (General Industrial)	Rail and Frito Lay
<b>South</b>	Manufacturing/Industry	PAD (Fiore)	Undeveloped
<b>East</b>	Manufacturing/Industry	GR (General Rural – County)	Undeveloped
<b>West</b>	Manufacturing/Industry	I-2 (General Industrial)	Proposed Kohler and Walbridge

**VICINITY MAP**



The first phase of the facility is anticipated to be operational by Fourth Quarter 2022. There are two subsequent phases planned that will expand the facility through 2026.

**SITE PLAN**



**CONDITIONAL USE PERMIT**

A Conditional Use Permit is required to allow for the processing of goods or products provided it conforms to City requirements (17.58.010 through 17.58.140) regarding emissions, toxic or noxious materials, or odors within the I-2 (General Industrial) zone district. Below is a brief outline of the items covered in 17.58.010 through 17.58.104, an attachment of the full section has been included as an exhibit.

**Chapter 17.58  
MISCELLANEOUS STORAGE STANDARDS AND HANDLING OF HAZARDOUS WASTE**

**Sections:**

- 17.58.010** Glare and lighting facilities.
- 17.58.020** Surface-water ponding to be retained where possible.
- 17.58.030** Storage and exterior display requirements.
- 17.58.040** Exterior incineration or storage of trash prohibited.
- 17.58.050** Provision of refuse containers required.
- 17.58.060** Public-street frontage.
- 17.58.070** Emission of particulate matter to be in compliance.
- 17.58.080** Bulk storage to comply with certain requirements.
- 17.58.090** Discharge of hazardous waste to comply with certain requirements.
- 17.58.100** Emission of odors.
- 17.58.110** Emission of noise.
- 17.58.120** Electrical disturbance.
- 17.58.130** Liquid or solid waste.
- 17.58.140** Radioactivity.

**CONFORMANCE WITH CONDITIONAL USE PERMIT REVIEW CRITERIA 17.68.120**

*In accordance with Section 17.68.120 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of a Conditional Use Permit:*

**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 finds that the site is adequate to accommodate the proposed development and complies with applicable City Code requirements regarding setbacks, screening, parking, loading, and landscape.

**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;**

A Traffic Impact Analysis (TIA) was prepared for this development, and it concluded that along with the required half-street improvements along Clayton and Burris, turn lanes shall be warranted. See below analysis for the recommendations and requirements. Additionally, the City and County, in a joint agreement, and as defined in a Development Agreement with Kohler/Vikrell development will be constructing the following roads to provide access to the first phase of the Pinal Tech Park development:

1. Ethington, from Clayton to Gila Bend Hwy., as a two-lane double chip seal road.
2. Clayton from Ethington to Burris, as a two-lane double chip seal road.
3. Burris from Clayton to Gila Bend Hwy., as a two-lane double chip seal road. When warranted by a TIA submitted by Kohler.
4. Ethington from Clayton to Maricopa-Casa Grande Hwy. as full half street principle arterial improvements along the Kohler frontage when Kohler reaches 200 employees.

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

The site is located in an I-2 (General Industrial) zone district. As stated in the City code (17.36.010) "The purpose of the I-2 General Industrial Zone is to provide for the development of industries which, because of the nature of their operation, appearance, traffic generation, or emission, would not be compatible with land uses in other zoning districts, but which, nevertheless, are necessary and desirable activities in the city". This zone district provides an appropriate area for this intended use. In addition, staff has requested the applicant provide a decorative block wall along all street frontages to mitigate unsightly uses located in the park have similar or more intense appearances and uses (Oil recycling facility, Asphalt facility...).

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

This use is in conformance with General Plan 2020. The General Plan designation for the site is Manufacturing/Industry which supports the I-2 Zoning. As stated in the City code (17.36.010) "The purpose of the I-2 General Industrial Zone is to provide for the development of industries which, because

of the nature of their operation, appearance, traffic generation, or emission, would not be compatible with land uses in other zoning districts, but which, nevertheless, are necessary and desirable activities in the city". This zone district provides an appropriate area for this intended use.

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

Staff is recommending the site be screened along the Peters Road frontage with a decorative block wall to enhance the impact along the road and surrounding area.

**CONFORMANCE WITH FINAL DEVELOPMENT PLAN (MAJOR SITE PLAN) REVIEW CRITERIA 17.68.070**

*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 within an industrial area of the City and is compatible with conditions both on and off the property.

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

The proposed use is located within the I-2 (General Industrial) zoning district. The plan conforms to all the I-2 zoning standards set forth within the Zoning Code.

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

This use is in conformance with General Plan 2030. The General Plan designation for the site is Manufacturing/Industry which supports the I-2 Zoning.

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

A Traffic Impact Analysis (TIA) was prepared for this development, and it concluded that along with the required half-street improvements along Clayton and Burris, turn lanes shall be warranted at the following locations:

- Due to the projected right-turn volumes along Clayton Road, a WB right-turn lane is warranted at Access B (primary access) per Pinal County guidelines.
- Access A (Truck Access) does not meet the warrants for a WB right-turn lane. However, based on the number of semi-trucks that will be using this site access, CivTech (traffic Engineer) recommends a WB right-turn lane to be constructed to allow trucks to slow down and turn off Clayton Road safely.
- Due to the high projected left-turn volumes along Clayton Road, a left-turn lane is warranted at Access B per Pinal County guidelines.

The City, per the approved development agreement with the Kohler/Vikrell project, will be providing chip seal improvements along Clayton, Ethington, and when warranted Burris Road that will help provide access during construction.

**The adequacy of the plan with respect to land use;**

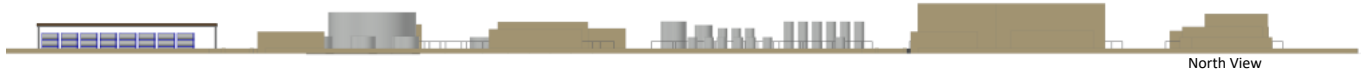
The proposed site plan has been thoroughly reviewed and the site has been determined to be adequate in regards to the proposed uses and design.

**Pedestrian and vehicular ingress and egress;**

The site is proposed to have two entrances into the facility off of Clayton Road. The primary entrance will provide employee traffic while the entrance to the west will be primarily for truck traffic. Staff has requested the applicant modify the site plan to provide pedestrian access out to either Clayton or Burris.

**Building location and height;**

The proposed buildings and equipment are located throughout the site and meet all required setbacks. The administration building is shown at 62' tall which exceeds the maximum allowed height in the I-2 zone district unless additional landscape is provided along the street frontages. The project is accounting for this additional landscape areas. The potential Phase 2 of the project may introduce cooling towers that exceed the maximum height for the zone district. However, those towers are exempt from the height restrictions as they have been determined to be part of the manufacturing process.



**Landscaping;**

The site's preliminary landscape plan appears to meet the quantity requirements of the City Landscape Code. Further analysis will be required at the time of the Final Landscape Plan submittal.

**Lighting;**

The lighting plan and design conforms to the City's Light Ordinance by providing full cut-off fixtures and indicates there will be no spill-over onto the adjacent properties.

**Provisions for utilities;**

Water is to be provided by Arizona Water Company. Sewer will be connected directly into the City's line located in Burriss Road. Electricity is provided by APS and will run along Clayton Road.

**Site drainage;**

Grading and Drainage plans were submitted and reviewed by City Staff. Retention areas have been provided throughout the site and meet City requirements. The initial analysis indicates that there are very high volume off-site flows impacting the site. To address these flows the project is proposing a concrete drainage swale to convey the flows around the site. Due to the potential unsightliness of the concrete channel staff has requested the landscape be pushed forward of the channel to help screen any adverse impact. The applicant is continuing to analyze the flows and is hoping that the channel could be revised to be an earthen, providing a more natural appearance. This analysis will be addressed with the submittal of a Final Drainage Report and Grading Plan with their Site Development Permit.

**Open space;**

The proposed development meets all City open space requirements.

**Loading and unloading areas;**

Loading and unloading areas are located throughout the site in conjunction with their needs. There is a tank storage area located on the west side of the property that will be the primary location for truck traffic and loading and unloading of supplies.

**Grading;**

Grading and Drainage plans were submitted and reviewed by City Staff. Applicant will be required to submit a Final Drainage Report and Grading Plan with their Site Development Permit.

**Signage;**

No signage is indicated within the submittal. Any proposed signage will need to be in conformance with the City's sign code and a separate Sign Permit will be required.

**Screening;**

The applicant will be providing an 8-foot-high decorative block wall along Burriss Road and Clayton Road to

enhance the aesthetics of the industrial project. The remaining perimeter will be screened by a chain link fence with fabric screening or similar.

**Setbacks;**

All setback requirements have been met.

**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.

**Inquiries/Comments**

Staff has not received any inquiries regarding this request.

**STAFF RECOMMENDATION**

**Staff recommends the Commission approve the Conditional Use Permit and Associated Resolution (DSA-22-00014) with the following conditions.**

- Provide an 8-foot-tall decorative block wall along all abutting street frontages (Clayton Road and Burris Road).

**Staff recommends the Commission approve the Major Site Plan (DSA-22-00015) with the following condition(s) and technical modifications:**

Conditions

- Provide a pedestrian access out to Clayton and/or Burris to the facility.