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STAFF REPORT

CASE NUMBER: ZON25-03

To: Planning and Zoning Commission

Through: Rick Williams, Planning and Zoning Manager

From: Derek Scheerer, Senior Planner

Meeting Date: June 9, 2025

REQUEST SUMMARY

PUBLIC HEARING: ZON25-03 – Rezone/Zoning Map Amendment: A request by Tim Rasnake of Archicon Architecture and Interiors, LC, on behalf of Terrible C's gasoline service stations, and property owner El Dorado Porter 27, LLC, to rezone approximately 3.55 acres of land from the existing Neighborhood Commercial (NC) zoning to the General Commercial (GC) zoning district, generally located at the southeast corner of W. Bowlin Rd. and N. Porter Rd. **DISCUSSION AND ACTION.**

APPLICANT/PROPERTY OWNERS

Tim Rasnake
 Archicon Architecture and Interiors, LC
 5055 E. Washington St., Ste. 200
 Phoenix, AZ 85034

El Dorado Porter 27, LLC
 7600 E. Doubletree Ranch Rd., Ste. 300
 Scottsdale, AZ 85258

COUNCIL PRIORITIES CONSIDERED

- Well Planned Quality Growth and Development
- Economic Development

PROJECT DATA

Site Gross Acres	3.55 +/- gross acres
Site Address	N/A
Existing Site Use	Vacant Lot
Proposed Site Use	Gasoline Station with Convenience Store
Existing General Plan Land Use	Commercial (C)
Existing Zoning	Neighborhood Commercial (NC)

SURROUNDING ZONING/LAND USE

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Master Planned Community (MPC)	Single-Family Residential (CR-3)	Residential
East	High Density Residential (HDR)	Multiple Unit Residential (RM)	Residential
South	High Density Residential (HDR)	Multiple Unit Residential (RM)	Residential
West	Mixed-Use (MU)	Light Industry and Warehouse (CI-1)	Office

ANALYSIS

Details of the Request

The applicant is requesting to rezone the subject site from the existing Neighborhood Commercial (NC) zoning to the General Commercial (GC) zoning district, to develop a gasoline service station with convenience store and car wash. The requested rezone application is to permit the proposed car wash use on the site as a by-right land use. Further, the request, if approved, will be required to adhere to the prevailing City zoning and applicable codes, which will be processed separately through a Development Review Permit (DRP). Before the submission of the DRP, the requested processes noted below are required to obtain land use entitlement for the proposed development.

1. A rezone from the existing Neighborhood Commercial (NC) zoning district to the General Commercial (GC) zoning district within the current City Zoning Code.

In tandem and being reviewed concurrently with this zone change application, the applicant has submitted a DRP application that is currently under review by city staff. As noted in the application Narrative, and subsequent to zoning approval, the applicant intends to develop the site with a ten (10) pump gasoline service station with an approximately 6,284 square foot convenience store and 600 square foot car wash. The proposed convenience store with attached car wash will be centrally located within the site with two (2), 5-pump under canopy fuel islands located north and south of the convenience store. Access to the site will be via N. Porter Rd. and W. Bowlin Rd.

CITIZEN PARTICIPATION

Prior to recommending approval of the Rezoning request, the applicant has submitted the public participation report to show the materials used to inform surrounding property owners of the proposed request required by the city's Zoning Code. The Public Participation Plan included one (1) neighborhood meeting, one (2) round of notification letters sent to all property owners within 600 feet of the subject area, two (2) public notice signs within the subject area, and a legal notice published in the Casa Grande Dispatch. A timeline of the participation event is shown below (refer to Exhibit D – Citizen Participation Report).

- | | | |
|----------------|---|--|
| • May 2, 2025 | - | Signs Posted |
| • May 2, 2025 | - | 1 st Notification letters sent |
| • May 6, 2025 | - | Newspaper notice published in the Casa Grande Dispatch |
| • May 22, 2025 | - | Neighborhood meeting held |
| • June 9, 2025 | - | Planning and Zoning Commission (Public Hearing) |

PUBLIC COMMENT

At the time of writing this report, staff has received four (4) emails providing public comment in opposition to the request. Opposition to the request cite traffic and congestion concerns, noise, light, and air pollution concerns, and the site's proximity to schools in the area. Staff has included these letters of opposition as Exhibit E to this report. In response to the community concerns discussed at the neighborhood meeting, the applicant has provided detailed responses that have been included in their Citizen Participation Report, which is attached to this report as Exhibit D.

REQUIRED FINDINGS

As required by Sec. 18.175.040 of the City's Zoning Code, the Planning & Zoning Commission shall make the following findings in their recommendation to the City Council:

1. The amendment is consistent with the General Plan.

Staff Analysis: *The proposed Rezone/Zoning Map Amendment adheres to the General Plan's future land use designation for the site, Commercial (C). In 2020, under Minor General Plan Amendment case # GPA20-04, the site was designated as Commercial from a previous Public Institutional (P) designation. This change was in support of the REV at Porter development that saw this southeast corner of W. Bowlin Rd. and N. Porter Rd., the intersection of two (2) major arterial roads, evolve into a commercial corner to serve the needs of the residential developments in the area.*

2. Any change in District boundaries is necessary to achieve the balance of land uses desired by the city, consistent with the General Plan, and to increase the inventory of land within a given Zoning District; and

Staff Analysis: *The Rezone/Zoning Map Amendment will allow for the proposed gas station with convenience store and car wash use of the site. The proposed project will advance the development of a commercial corner in a well-traveled area of the city.*

3. The amendment will promote the growth of the city in an orderly manner and protect the public health, safety, peace, comfort, and general welfare.

Staff Analysis: *The request will not impact the health, safety and general welfare of the area and will promote growth in an orderly manner.*

CONCLUSION

Staff recommends **approval** of Rezone/Zoning Map Amendment **case # ZON25-03**, as amended by the Planning and Zoning Commission.

ATTACHMENTS

Exhibit A: Conditions of Approval

Exhibit B: Project Narrative

Exhibit C: Zone Change Map

Exhibit D: Citizen Participation Report

Exhibit E: Letters of Opposition

-- End of staff report --