

AGENDA ITEM _____
DATE _____

Regular Meeting
January 2, 2014

**MINUTES OF A REGULAR MEETING OF THE CASA GRANDE
PLANNING AND ZONING COMMISSION HELD ON THURSDAY,
JANUARY 2, 2014 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 Lavender called the meeting to order at 6:00 p.m.

II. Roll Call:

Members Present:

Chairman Jeffrey Lavender
Vice-Chairman Mike Henderson
Member Joel Braunstein
Member Ruth Lynch
Member Fred Tucker

Absent:

Member David Benedict

City Staff Present:

Paul Tice, Planning and Development Director
Leila DeMaree, Senior Planner
Laura Blakeman, Planner
Jim Gagliardi, Planner
Melanie Podolak, Administrative Assistant
Mark Graffius, Assistant City Attorney
Duane Eitel, Traffic Engineer

III. Approval of Minutes:

December 5, 2013

Vice-Chairman Henderson moved to approve the minutes dated December 5, 2013, Member Tucker seconded, a voice call vote was called, and all were in favor.

IV. Elections:

Chair
Vice-Chair

Chairman Lavender called for nomination for Chairperson. Member Tucker nominated Jeff Lavender as Chairperson; Member Braunstein seconded the motion; there were no further nominations. Member Braunstein motioned to close nominations, Vice-Chairman Henderson seconded, and all were in favor. Chairman Lavender closed the nominations. Chairman Lavender called for Aye's for Jeff Lavender as Chairperson, all present stated Aye, motion passed 5 – 0. Jeff Lavender was elected as the Planning and Zoning Chairman until January 2015.

Chairman Lavender called for nomination for Vice-Chairperson. Member Braunstein nominated Mike Henderson as Vice-Chairman, Member Lynch seconded the motion; there were no further nominations. Vice-Chairman Henderson motioned to close nominations, Member Tucker seconded, all were in favor. Chairman Lavender closed the nominations. Chairman Lavender called for Aye's for Mike Henderson as Vice-Chairman, all present stated Aye, motion passed 5 – 0. Mike Henderson was elected as the Planning and Zoning Vice-Chairman until January, 2015.

V. Changes to the Agenda:

There were no changes to report,

VI. Unfinished Business:

A. Request by Arizona Water Company, for the following land use approval for property located at 1882 E. Florence Boulevard:

- 1. DSA-13-00142: Conditional Use Permit** to allow for a **Well Site #30** and a special purpose fence (8' feet in height).

Laura Blakeman, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Ms. Blakeman stated the existing well site is located in-between two medical buildings; one to the east and the other to the west. The proposal is to replace the current chain link fence on the north side and the partial 6 foot chain link and block fence on the south, on the east and west side of the site with an 8 foot high block fence. The fence will have a rolling and man gate on the east side. Ms. Blakeman stated a well site is permitted in the Urban Ranch (UR) zone as long as a Conditional Use Permit (CUP) is granted. However, in researching the site staff had not found any prior CUP approvals, therefore this request will cover the Well Site #30 and the 8 foot high block fence. She pointed out that the well site predates the adjacent medical buildings. Ms. Blakeman overviewed the review criteria for a CUP pointing out that the 8 foot high fence will assist in screening the site. The site has access from the north off of Salk Drive, and the site will have no adverse impact on the adjacent properties. She mentioned that staff received communication from the property owner to the west. He expressed his concerns with the service drive isle being blocked by Arizona Water Company personnel, the storm water retention from the adjacent site and

the aesthetics of the block wall. Ms. Blakeman stated staff has received a letter from Arizona Water Company citing that their service vehicles will be parked totally within their site during their regular maintenance. However, they receive chemical deliveries twice a month and the trucks are too large to park within the site so the drive isle will be partially blocked during these deliveries. She also noted that engineering staff has looked into the drainage issue and have found that it appears that the adjacent medical building to the east was graded in a way that allows the runoff from their roof top to run into the service drive where it flows south and then turns west onto the Arizona Water Company's well site and into the drainage basin associated with the medical building to the west. The approved Grading and Drainage Plan for this office building (Patel Office Building) called for this drainage to flow south down the service drive and then turn to the east to flow into the storm drain constructed in the parking lot. Staff will be following up with the owner of the Patel Office Building regarding this drainage issue. Ms. Blakeman then addressed the aesthetics of the block wall, stating that since the location of the site is along Florence Boulevard to the north approximately 25 feet, staff believes that a condition of approval should be added. The added condition is as follows:

"The 8' block wall shall be designed to include split face cmu (concrete masonry unit) or a similar design that includes smooth and textured surface materials to be reviewed and approved by Staff prior to issuance of a building permit."

Ms. Blakeman concluded by stating staff has not received any additional public comments.

Vice-Chairman Henderson questioned if the drainage issue will be resolved.

Ms. Blakeman commented that the city is looking into the matter, and will be contacting the owner of the medical building to the east to discuss the drainage issue. She noted that all drainage must be retained on-site.

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

James Wilson, Senior Engineer for Arizona Water Company, 3805 N Black Canyon Highway, Phoenix, came forward to address the Commission. Mr. Wilson stated he has reviewed the conditions of approval and the company is agreeable to the conditions as stated.

Chairman Lavender made a call to the public; no one came forward.

Member Braunstein made a motion to approve Resolution DSA-13-00142, Conditional Use Permit to all for a Well Site #30, and a special purpose fence (8' feet in height), with the conditions as stated below:

1. Any expansion of the site will require a new conditional use permit review.
2. The fence shall be limited to a maximum of 8 feet in height.

3. The 8' block wall shall be designed to include split face cmu (concrete masonry unit) or a similar design that includes smooth and textured surface materials to be reviewed and approved by Staff prior to issuance of a building permit.

Member Tucker seconded the motion.

The following roll call vote was recorded:

Member Tucker	Aye
Member Lynch	Aye
Member Braunstein	Aye
Vice-Chairman Henderson	Aye
Chairman Lavender	Aye

The motion passed 5 – 0.

B. Request by Jack Gilmore for the following land use approval for property located at the Southwest corner of I-8 and I-10:

1. **DSA-13-00123: Major Amendment** to the Casa Grande Mountain Ranch Planned Area Development (PAD) due to the following changes: Loss of Open Space from 154 acres to 150 acres; Changes to the proposed arterial or collector roadway transportation circulation system. The amendment also includes the addition of four acres of Urban Ranch zoned property, and to adjust the northern boundary lines of the original PAD to accommodate the 20 acres-site for the future interchange at Interstate 8 and Henness Road alignment.

Leila DeMaree, Senior Planner came forward and presented a brief overview of the case as stated in the Staff Report. Ms. DeMaree stated the amendment requests are to adjust the northern boundary line to provide the needed area for the future I-8 and Henness Road Interchange, correct the number of acres that were designated for the interchange right-of-way, include four acres of Urban Ranch zone land that was obtained in a "land swap", and reduce the open space area from 154 acres to 150 acres. Ms. DeMaree noted the approved density for the site will stay four dwelling units per acre. She then overviewed the review criteria as stated in the report. Ms. DeMaree noted staff received a number of calls. One of the callers was Mr. Mark Davenport who owns the property at 11213 W. Monte Carlo Lane. Mr. Davenport expressed his concern with flooding issues in their subdivision, Mountain View Estates. He also questioned if an Archeological study was required for this project site. Staff explained the request to Mr. Davenport and mentioned that unless federal funds are involved there is no code requirement requiring an Archeological study. Ms. DeMaree stated staff also received a call from Ms. Billie Weingarter, 2392 S. Lamb Road. She asked what the request was for and also expressed her concerns with flooding issues on her

property. Another call was received from Mr. Danbury who lives in Israel but owns property east of this site. Mr. Danbury questioned what the applicant's plans were and what the future plans were for I-8 and I-10; staff explained the request to Mr. Danbury and informed him there were no future plans close to his property. Ms. DeMaree concluded by stating this request is for an amendment of an existing PAD, and any drainage design will be addressed in the once the site develops.

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

Jack Gilmore, 2211 N. 7th St, Phoenix, representative, for the property owner came forward to address the Commission. Mr. Gilmore commented that this application is more of a fine tuning/clean-up of the perimeter boundaries. He stated his client, George Chasse has been working for the past 3 ½ years on the change of access report for the Henness Road and I-8 Interchange. As a result of his effort it was discovered that the right-of-way needed to be provided for the interchange, so this application cleans up the boundaries and accounts for the exchange of land.

Vice-Chairman Henderson stated he read it was under consideration that the interchange could be constructed by the developer.

Mr. Gilmore replied "yes" it is the intent that the developers construct the interchange. He explained that the next case tonight coincides with this project and both are being presented to the market as the "center point of the southwest". He stated these two projects will be a southern gateway into the City of Casa Grande, with the opportunity to live, work and play right at the system interchange.

Chairman Lavender made a call to the public; no one came forward.

Member Tucker made a motion to forward a favorable recommendation to the City Council regarding DSA-13-00123 Major Amendment to the Casa Grande Mountain Ranch Planned Area Development (PAD). Vice-Chairman Henderson seconded the motion.

The following roll call vote was recorded:

Member Tucker	Aye
Member Lynch	Aye
Member Braunstein	Aye
Vice-Chairman Henderson	Aye
Chairman Lavender	Aye

The motion passed 5 – 0.

VII. New Business:

A. Request by Jack Gilmore of Gilmore Planning and Landscape Architecture,

2211 N. 7th Street, Phoenix, AZ 85006, for the following land use approval, at the NWC of I-10 and I-8:

- 1. DSA-13-00136: Zone Change** request from **Urban Ranch (UR, 91 acres m.o.I.)** and from **Garden and Light Industrial Zone (I-1, 429 acres m.o.I.) to Planned Area Development (PAD)**. **The request also involves the approval of a Preliminary Development Plan for the Regional Gateway Commerce Center.**

Leila DeMaree, Senior Planner came forward and presented a brief overview of the case as stated in the Staff Report. Ms. DeMaree stated this request is for a Regional Gateway Commerce Center that is approximately 525 acres. Of the 525 acres, 477 acres will be for the land uses and 48 acres will be right of way for Henness Road, Cornman Road and the interior roadway network. Ms. DeMaree overviewed the review criteria for a zone change as stated in the report. She noted the PAD will provide approximately 25% of landscaping and open space. Ms. DeMaree stated staff received a phone call from Mr. Jack Henness. Mr. Henness owns the property to the northeast of this project site and had questions regarding this request and the conceptual roadway alignment that abuts his property. Mr. Henness stated there has been no discussion between the applicant and him regarding this proposed road alignment. Staff assured Mr. Henness that this plan is conceptual and when the site develops he will receive notification. Ms. DeMaree addressed the revised conditions that were handed out prior to the meeting; the conditions are:

- “4. Revise the Site Development Standards to reflect a 30’ minimum building front setbacks from property line.
5. Revise the PAD document to reflect a 30’ minimum landscape setback from property line fronting streets.”

Vice-Chairman Henderson questioned if the AZ Sourcing project and this development will be “pulling the same way”.

Director Tice stated the AZ Sourcing site located north of Jimmie Kerr Boulevard and I-8, has the Station I as well as their 34 acre development to the west known as the Station II. The Station II is proposed to be an intense urban commercial type of development and the development of this site will create a significant commercial activity center in this area of the city. Director Tice commented that the two projects compliment each other from a land use perspective; however there is no transportation connectivity between the two sites due to the barrier caused by the railroad. He noted the only way there can be connectivity is to construct a new crossing over the railroad tracks.

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

Jack Gilmore, 2211 N. 7th St, Phoenix, representative, for the property owner came forward to address the Commission. Mr. Gilmore stated the projects location is very important for the City of Casa Grande with the chance to generate corporate office users as well as attract National Corporate Developers. Mr. Gilmore commented this is a hundred million dollar project and will be developed in phases. He stated that Mr. Chasse has been aggressively marketing both projects to National Developers.

Vice-Chairman Henderson questioned how long it will take to begin building.

Mr. Gilmore replied it is a point and time condition, they believe the market will follow the I-10 corridor. When the Phoenix Mart starts their renovation of the old Tanger Outlets it will draw attention and develop interest in this area.

Member Lynch questioned if they are proposing to plant the large scale trees throughout the entire development so that once the last phase is under construction, it would appear to have the same age as established in phase one. Member Lynch commented it is great idea; the property will have a unified appeal.

Mr. Gilmore stated Member Lynch is correct. He explained they are promoting phased development, where they will get the street improvements in and establish a street tree pattern so that in 5 to 10 years the trees will evolve in a same growth pattern. Mr. Gilmore stated it is a great marketing for the project.

Chairman Lavender made a call to the public; no one came forward.

Vice-Chairman Henderson made a motion to forward a favorable recommendation to the City Council regarding DSA-13-00136 Zone Change request from Urban Ranch (UR, 91 acres m.o.l.) and from Garden and Light Industrial Zone (I-1, 429 acres m.o.l.) to Planned Area Development (PAD), with the conditions as stated below:

1. A Master Circulation Study shall be submitted for review and approval by ADOT and the City prior to final approval of the PAD.
2. A Traffic Impact Analysis, complying with both the Small Area Transportation Study (SATS) and ADOT requirements shall be submitted with each Final Development Plan/Major Site Plan application. Said Traffic Impact Analysis shall be subject to review and approval by both ADOT and the City
3. Other minor technical changes with any engineering reports will be addressed and completed prior to final approval of the PAD.
4. Revise the Site Development Standards to reflect a 30' minimum building front setbacks from property line.
5. Revise the PAD document to reflect a 30' minimum landscape setback from property line fronting streets.

Member Braunstein seconded the motion.

The following roll call vote was recorded:

Member Tucker	Aye
Member Lynch	Aye
Member Braunstein	Aye
Vice-Chairman Henderson	Aye
Chairman Lavender	Aye

The motion passed 5 – 0.

B. Request by Diversified Partners LLC (Alexandra Schuchter), for the following land use approval for property located at 2024 E. Florence Boulevard:

- 1. DSA 13-00154: Preliminary Plat** for The Commons at Palm Creek. The request is to create three lots within the existing Commons at Palm Creek retail center site.

Jim Gagliardi, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Mr. Gagliardi stated the site location is the property surrounding the existing LA Fitness building. The applicant is proposing to create 3 lots within the existing 8.37 acre retail center site. Mr. Gagliardi mentioned that any future development on this site will require the submission of a Major Site Plan for each development. Mr. Gagliardi then overviewed the review criteria for a Preliminary Plat, noting that the site's CC&R's have shared access and parking agreements amongst all the lots. He also pointed out that only lot 3 has direct access onto Florence Boulevard, the other two points of ingress/egress are off of lot 1, which takes you to an access drive to the west then over to Florence Boulevard. Mr. Gagliardi stated no public comments were received by staff.

Vice-Chairman Henderson asked what the parking plan is and what the 70 foot right-of-way addition is for, citing there is very little protection for people coming in and out of the eastern access between Florence Boulevard and these three proposed lots. Vice-Chairman Henderson questioned if something is being done to mitigate this issue.

Vice-Chairman Henderson stated the access for the east most drive that goes directly to Florence Boulevard, does not have a decel lane. He commented there needs to be a decel lane or signage to direct people down to the next area that has a decel lane that will turn into this site.

Duane Eitel, City Traffic Engineer, stated in the future the city will be improving Florence Boulevard and at that time issues will be addressed, but staff has not currently looked at

this specific issue. Mr. Eitel stated that now that it has been brought to our attention staff will look at the area.

Vice-Henderson stated this is a bigger issue then we are making it.

Mr. Eitel stated he will look into the issue and see if there is some type of signage that might be available for placement.

Member Braunstein asked for clarification of the request. Is the request to subdivide the lot, and are the photos depicted just for visual purposes.

Mr. Gagliardi stated yes, showing photos of businesses has a benefit of letting the public know the conceptual layout of what may or may not be constructed on the respected lots. He noted when a Major Site Plan request is submitted for the lot is when you will know what will be constructed. Mr. Gagliardi stated once the MSP is under review it will allow staff the opportunity to request and review the traffic impact analysis (TIA) for the area.

Member Lynch questioned the lot configurations of lot 1 and 2.

Mr. Gagliardi deferred the question to the applicant. He mentioned that this is a very large site, and the LA Fitness building located on lot 2, has an additional 15 feet behind the building.

Vice-Chairman Henderson stated that behind the 15 feet there are hedges that abut homes.

Mr. Gagliardi stated that the LA Fitness is already constructed. There is about 45 feet from the north lot line of lot 2, before you get to the north boundary of lot 1.

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

Alexandra Schuchter, 7500 E. McDonald Dr, Scottsdale, with Diversified Partners, came forward to address the Commission. Ms. Schuchter explained that the lots are configured they way they are due to ownership; all lots are owned by different parties.

Vice-Chairman Henderson asked Ms. Schuchter to address the traffic issues.

Ms. Schuchter stated this site has been developed for six years, and the traffic statement that was completed when the site was originally developed was what used to develop the site. She commented that as far as the current traffic issues, it is not something that was addressed when developing this preliminary plat.

Vice-Chairman Henderson commented the traffic is still an issue.

Ms. Schuchter replied that any new construction on this site will have to submit a traffic impact statement or analysis, and at that time the traffic issues will be addressed.

Chairman Lavender made a call to the public; no one came forward.

Member Braunstein made a motion to approve case DSA-13-00154 Preliminary Plat for The Commons at Palm Creek. Member Tucker seconded the motion.

Vice-Chairman Henderson stated he will be voting no due to the intersection being dangerous and we do not have a commitment for fixing it.

The following roll call vote was recorded:

Member Tucker	Aye
Member Lynch	Aye
Member Braunstein	Aye
Vice-Chairman Henderson	Nay
Chairman Lavender	Aye

The motion passed 4 – 1.

C. Request by Linda Russo-AAM, LLC-Mission Royale Adult Village HOA, for the following land use approval for property located at 52 N Alamosa Avenue No. 2:0

- 1. DSA 13-00165: Major Amendment to a PAD - Mission Royale.** The request is to revise the PAD landscaping requirements along street frontages and within the planting strip in front of homes.

Jim Gagliardi, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Mr. Gagliardi stated the request is to amend the active adult section of the Mission Royale PAD. The text amendment will revise the required plant list for the planting strip area in front of the homes; the area between the curb and sidewalk. Due to the narrow planting strip, a lot of the trees have watering issue as well as the oversize canopies tend to dwarf over the street and adjacent property into the other trees. The applicant has expressed their concern that as the trees mature they can cause damage to the curb and sidewalks, and has indicated that through the lifetime of this development countless trees had to be replaced. Mr. Gagliardi explained that the current text within the PAD indicated there will be a minimum of one 15 gallon tree and two five gallon shrubs or accent plants. The applicant is proposing to provide three options:

Option 1: A minimum of three five-gallon shrubs or large succulents.

Option 2: A minimum of two five-gallon shrubs or large succulents and at least one accent plant or ornamental grass.

Option 3: One 15-gallon tree with a minimum of two five-gallon shrubs or large succulents.

Mr. Gagliardi stated staff is proposing and the applicant is in agreement to take exhibit F of the PAD guide and update it to provide more drought tolerant trees. The exhibit will be updated and be known as exhibit N and referred to throughout the active adult PAD to allow the landscaping listed. Mr. Gagliardi stated staff has received several inquiries from the public regarding this request. The majority of inquirers were in support of this request; however two inquirers stated they are not in support of the request.

Member Braunstein questioned if the planting requirements are a city requirement, PAD requirement or a HOA requirement.

Mr. Gagliardi explained that the zoning of the property sets forth the landscaping requirements. He noted this subdivision has an HOA where they are bound by the agreement setup between the property owners and the HOA. Mr. Gagliardi gave an example of one of the agreements stated in the PAD, it states that the HOA will maintain the landscaping in the planting strip, but the homeowner adjacent to the planting strip must provide the water to the irrigation system.

Member Braunstein questioned what the reason was for placing landscaping requirements on the home owner.

Mr. Gagliardi stated it was a design requirement with the intention of having a tree canopy streetscape. He commented that a tree canopy streetscape works well for parkways and wider streets, but on local narrow streets it does not work.

Vice-Chairman Henderson asked if there is an assumption that this requirement will fall into place for dead trees and new properties or is the HOA going to change all the trees in the planting strip.

Mr. Gagliardi deferred the question to the applicant.

Member Lynch commented that one of the concerns was because the trees were causing damage to the sidewalk, but one of the options still allows the one 15 gallon tree to be planted, so the issue is still present, unless the new trees have different growth patterns.

Mr. Gagliardi explained that some of the planting strips are wider than others, and they could accommodate a tree with lateral root growth. There are also other areas within the Mission Royale active adult community where the planting strip is narrow, and it would not accommodate a tree, that is why there are three proposed options for the planting strips.

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

Hugh Renard, 45 N. Seville Lane, Casa Grande, representative for the HOA, came forward to address the Commission. Mr. Renard stated for over 10 years they have been dealing with the tree issue. The community has lost approximately 230 trees; 130 trees were lost within the last year alone and the expenses are mounting. Mr. Renard explained the tree loss is due to winds, freezing temperatures, and lack of watering in some locations. In the smaller planting strips the trees get so large they are cracking the curbs and sidewalks, and the city is absorbing the expense of the repairs. Mr. Renard stated that the home owners are required to plant a tree in their front yard, and the PAD requires a tree in the planting strip. If the tree is planted away from the home so it does not damage the home then it puts the two trees within 13 to 16 feet of each other causing a conflict. Mr. Renard commented he is speaking on the behalf of several residents and they are in favor of this request.

Chairman Lavender asked Mr. Renard to address Vice-Chairman Henderson's question about the existing trees and how it is going to be handled.

Mr. Renard stated they do not plan on removing any of the existing trees unless it is a tree the city has to remove because it is damaging the curb or sidewalk. Mr. Renard mentioned that when the trees grow they block the sidewalk so walkers have to walk in the street to avoid the branches.

Chairman Lavender made a call to the public; no one came forward.

Member Lynch made a motion to approve case Major Amendment to a PAD - Mission Royale Active Adult Community with the conditions as stated below:

1. Create an Exhibit N, updating the plant materials list found in Exhibit F to allow the following plant types and minimum sizes:

Allowable Trees

Sissoo Tree (15 Gallon)
Western Honey Mesquite (15 Gallon)
Velvet Mesquite (15 Gallon)
Southern Live Oak (24" Box)
Arizona Ash (15 Gallon)
Mexican Fan Palm (13' Ht.)

Shrubs -5 gallon minimum

Yellow Oleander
Chihuahuan Sage
"Green Cloud" Texas Sage
Bougainvillea "B. Karst
Red Bird of Paradise
'Petite Pink' Oleander
Feathery Cassia

Desert Ruellia
Octopus Agave
Red Yucca
Yellow Bells

Little John Bottlebrush

Groundcover - 1 gallon minimum

Trailing Purple Lantana
Jr. Yellow Lantana
Desert Carpet Acacia
Angelita Daisy

"Ornamental Grasses"

(Excluding Fountain Grass (*Pennisetum sataceum*) and Pampas Grass
(*Cortaderia Selliana*)
Regal Mist
Deer Grass

Note: Alternative trees, shrubs, groundcover and ornamental grasses may be substituted from this list with the prior approval of the City Planning Department. Substituted plant materials shall comply with the "Low Water Use Drought Tolerant Plant List: Official Regulatory List for the Arizona Department of Water Resources, Pinal Active Management Area"

2. Revise proposed amendment to 6.1 F to reference Exhibit N to read:

The developer shall install front yard desert landscaping on each residential lot and within the strip in front of every home or for every twenty-five linear feet of non-home frontage using the material listed in Exhibit N. Thus, Mission Royale complies with the Design Standards requirement that front yard landscaping be installed by the developer within 30 days of occupancy.

3. Revise proposed amendment to the last paragraph of 6.4 C to reference Exhibit N, remove reference to "succulents" and to revise option no. 2 to increase number of plant material to read :

To further de-emphasize front loaded garages, all local streets within the development will have a five foot wide landscape strip in between the curb and sidewalk. This landscape will be improved by the homebuilder in addition to the front yard landscaping that will be provided. Within the strip in front of every home or for every twenty-five linear feet of non-home frontage, there will be three options from landscaping materials listed within Exhibit N: 1. A minimum of three five-gallon shrubs; 2. A minimum of two five-gallon shrubs and at least two plant materials chosen from among the shrubs, groundcover, and ornamental grasses categories; 3. One 15-gallon tree with a minimum of two five-gallon shrubs. Materials for the strip area shall be selected using the

materials listed in Exhibit N, and for their potential to provide a shade canopy, low litter potential, minimal lateral root growth. To maximize a consistent street tree theme, no more than one tree type will be planted in this strip within each parcel. The five-foot planter strip, as well as all other rights-of-way landscaping within the Property (except that within collector or arterial roadway medians), will be maintained entirely by the Homeowner's Association (in the case of rights-of-way landscaping adjacent to the commercial parcel, landscape maintenance responsibilities may be transferred to a separate property management company).

Member Tucker seconded the motion.

The following roll call vote was recorded:

Member Tucker	Aye
Member Lynch	Aye
Member Braunstein	Aye
Vice-Chairman Henderson	Aye
Chairman Lavender	Aye

The motion passed 5 – 0.

VIII. Call to the Public:

There were no comments received from the public.

IX. Report by Planning Director:

A. Administrative Approvals

- 1. DSA-13-00157** – Major Site Plan/Final Development Plan – Minor Amendment for Odyssey Preparatory Academy to removed the architectural band on the exterior elevation, reduce the window size along the north elevation, replace shingle roof with a tile roof and the brick on the building's exterior was changed to synthetic stone. Approved December 17, 2013 (Planner: Laura Blakeman)
- 2. DSA-12-00107** – Major Site Plan/Final Development Plan – Minor Amendment for Nothins Easy LLC to modify the wall height. Approved December 17, 2013. (Planner: Keith Newman)
- 3. DSA-13-00073** – Major Site Plan/Final Development Plan – Minor Amendment for Casa Grande Congregation of Jehovah's Witnesses Parsonage to construct a new 2,270 square foot two(2) unit parsonage within a future expansion area behind the existing Jehovah's Witness Church building at 1967 N. Casa Grande Avenue. Approved December 16, 2013. (Planner: Keith Newman)

Director Tice noted three administrative approvals were given for MSP/FDP – Minor Amendments.

Member Braunstein asked Director Tice to address item three (DSA-13-00073).

Director Tice explained an existing Jehovah Witness Church requested to add a duplex on their site for a Parsonage; any resident of the duplex would be associated with the Church.

Director Tice mentioned that the Phoenix Mart will not be on the agenda for next month. The Final Development Plan and Preliminary Plat application were slated to be heard in February, but they are still under review.

X. Adjournment:

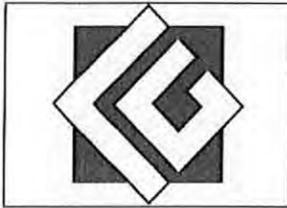
Vice-Chairman Henderson motioned for adjournment, Member Braunstein seconded; a voice call vote was called and all were in favor.

Chairman Lavender called for adjournment at 7:30 p.m.

Submitted this 9th day of January 2014, by Melanie Podolak, Administrative Assistant to the Casa Grande Planning & Zoning Commission, subject to the Commission's approval.

Approved this 6th day of February, 2014, by the Casa Grande Planning & Zoning Commission.


Chairman Lavender



Planning and Zoning
Commission
STAFF REPORT

AGENDA

TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Laura Blakeman, City Planner

MEETING DATE: January 2, 2014

REQUEST

Request by Arizona Water Company, for the following land use approval for property located at 1882 E. Florence Boulevard:

- 1. DSA-13-00142: Conditional Use Permit** to allow for a **Well Site #30** and a special purpose fence (8' feet in height).

STAFF RECOMMENDATION

Staff recommends approval of Resolution DSA-13-00142 (Conditional Use Permit) for a Well Site and Special Purpose Fence for Well Site #30.

APPLICANT/OWNER

Arizona Water Company
PO Box 29006
Casa Grande, AZ 85122
P: 520-836-8785
Email: rmurrieta@azwater.com

Same as applicant

HISTORY

January 3, 1983 – Per Ordinance #874, the site was incorporated into the City of Casa Grande.

November 16, 1987 - The site received official zoning of UR (Urban Ranch) with the adoption of the Zoning Ordinance and map.

PROJECT DESCRIPTION

Site Area	.23 acres
Zoning	UR (Urban Ranch
General Plan Designation	Community Center

Surrounding Land Use and Zoning

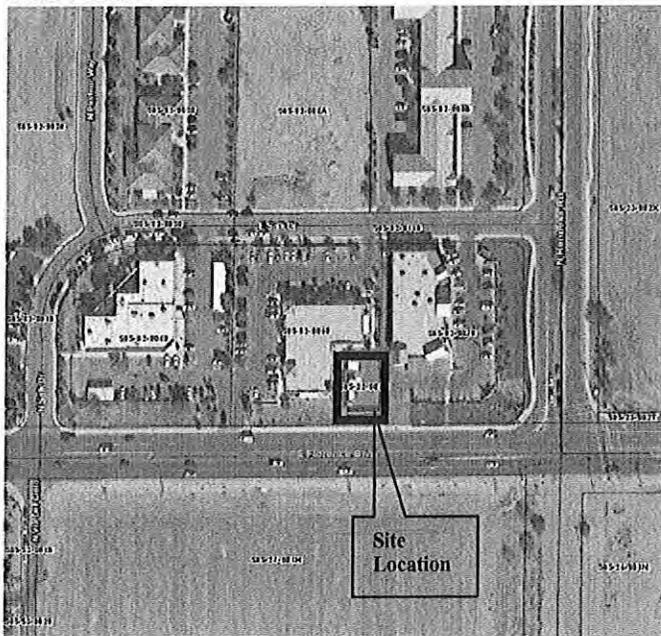
Direction	General Plan Designation	Existing Zoning	Current Uses
North	Community Center	PAD (Planned Area Development)	Rightway Healthcare
South	Community Center	PAD (Planned Area Development)	Florence Boulevard, Vacant land
East	Community Center	PAD (Planned Area Development)	Arizona Advanced Urology, Dermatology Specialists, Cancer Support Center
West	Community Center	PAD (Planned Area Development)	Biltmore Cardiology, Molar Magic

Development Standards:

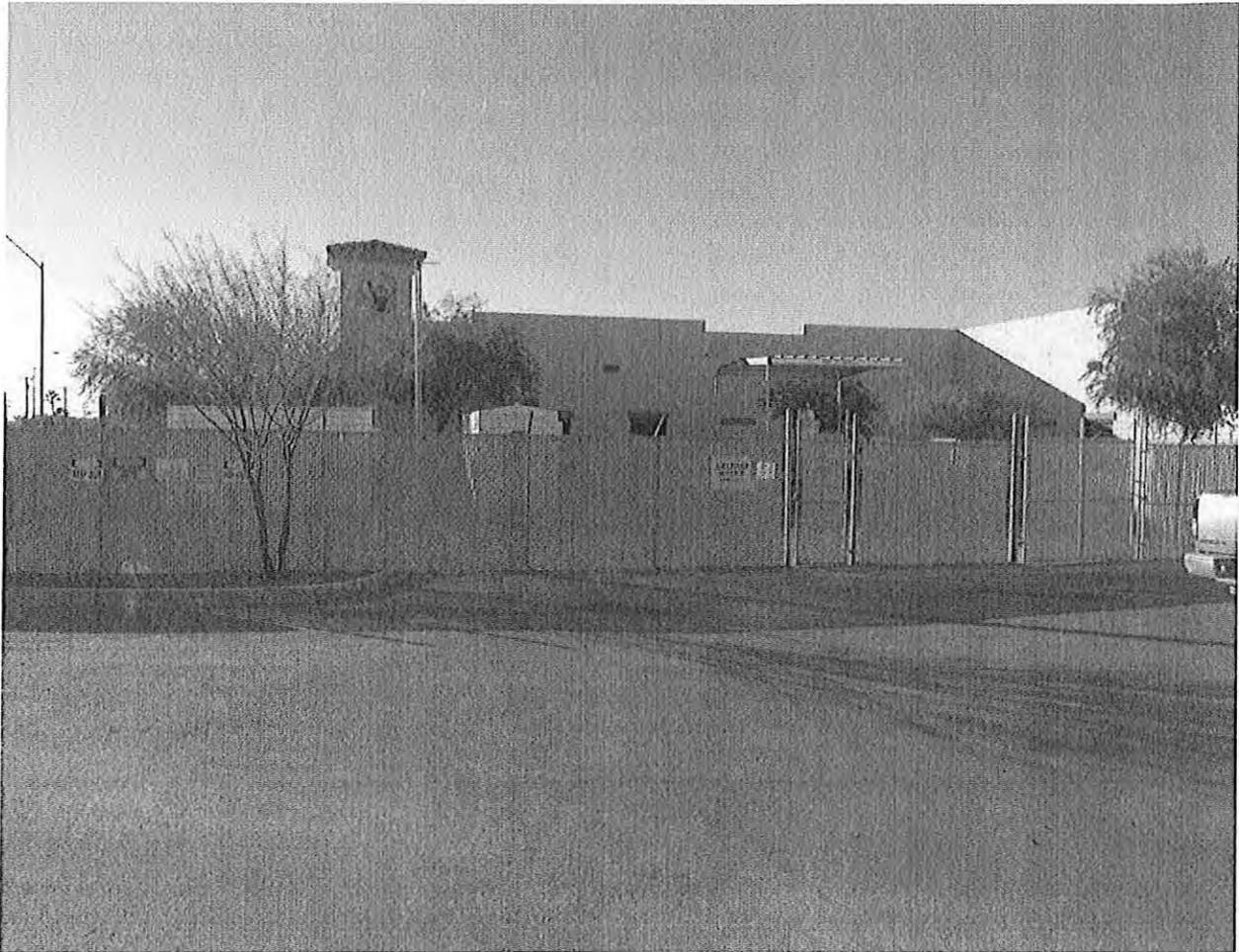
	Proposed Development	City Code requirements (UR)
Fence Height	8' ft.	6' feet maximum (<i>CUP required for Special Purpose Fences</i>)
Site Acreage:	.23 acres	1.25 ac.

Arizona Water Company has an existing well site and water pumping station facility located at 1882 E. Florence Boulevard. The property is currently fenced with a six-foot high chain link fence. In response to City Officials, encouraging community upgrades, Arizona Water Company is requesting to replace the existing fence with a new eight-foot high cmu block wall and redwood slat rolling gate.

Site Aerial:



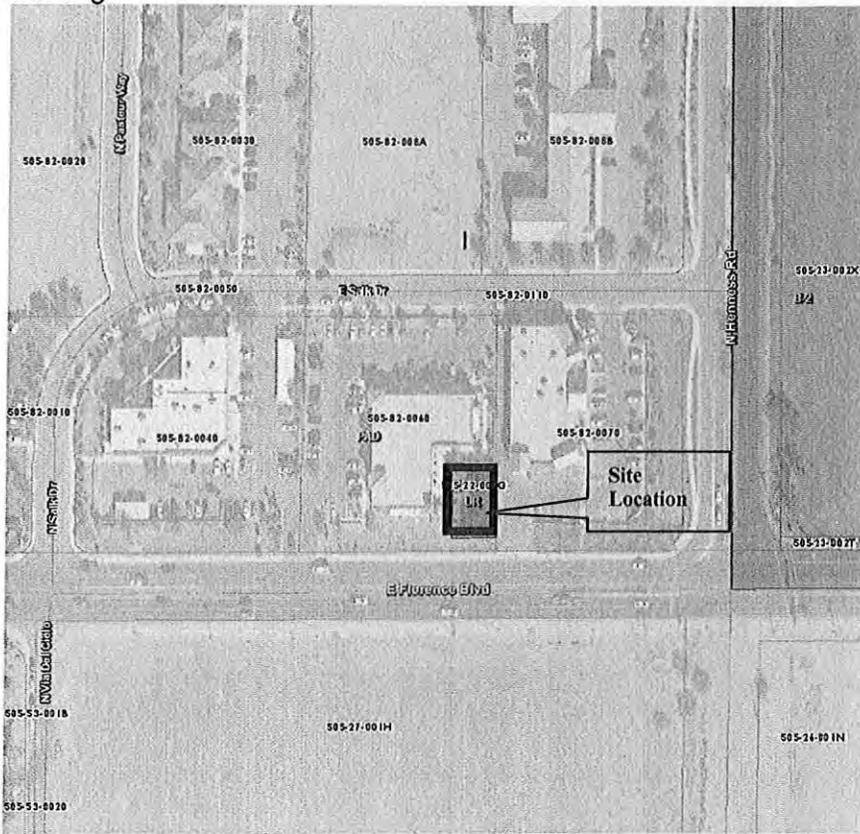
Site Photo:



The site is zoned UR (Urban Ranch) and water pump stations are conditionally permitted in an Urban Ranch Zoning District.

The Urban Ranch Zoning is primarily a residential zoning district and per City Code Section 17.52.160, all areas zoned residential, no fence or wall shall be erected or maintained more than six feet in height. Because the use of the site is a well pumping station for Arizona Water Company, the 6 foot high fence requirement limits their ability to conceal equipment within the site. There is a provision in the City Code that allows for a "Special Purpose Fence". Per 17.52.180, Fences for special purposes and fences differing in construction, height or length may be permitted in any district by issuance of conditional use permit approved by the planning and zoning commission. Findings shall be made that the fence is necessary to protect, buffer or improve the premises for which the premises for which the fence is intended and will not detrimentally effect adjacent property. Based on this provision, Arizona Water Company is requesting a special purpose fence to construct an 8 foot high block fence (8x8x16 concrete masonry unit).

Zoning:



CONFORMANCE WITH CONDITIONAL USE PERMIT REVIEW CRITERIA

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

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;

The existing site is bounded by a 6 foot high chain link fence that contains equipment within the site. The site is sufficient in size to accommodate the following equipment:

- Water well
- 6'x6'x7' high chlorinator shed
- 15' high radio antenna
- 5'x12'x6' high electrical cabinet
- 3' high electrical transformer box
- 20' high utility pole
- 12' high site light

Staff finds that the proposed fence will screen the site from public view and screen the majority of the equipment contained within the site.

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;

The site will be manned by Arizona Water Company personnel. Per City Code Section 15.32.060, there is no increase in traffic related to the existing and continued use of this site; therefore this request does not trigger any requirement for dedication of adjacent street right-of-way nor does it require a Traffic Impact Analysis as the use of the site will generate less than 100 vehicle trips per day.

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

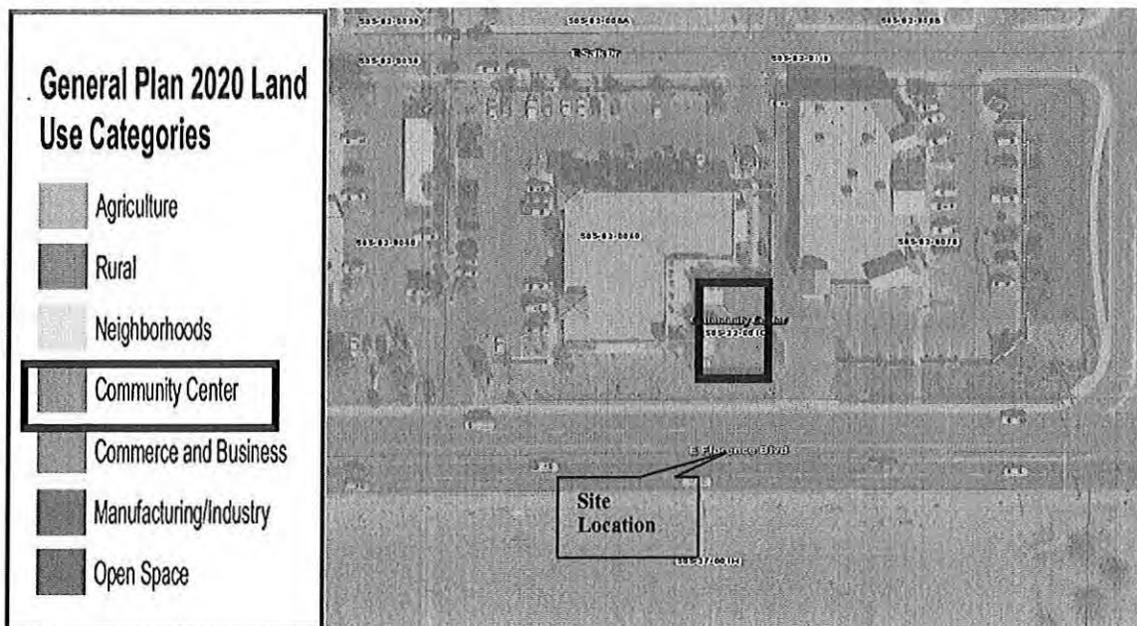
The site is surrounded by commercial uses that are permitted uses within the Casa Grande Medical Campus PAD. Staff is not aware of any adverse effects upon abutting property, as the adjacent sites are built out.

The new 8 foot high cmu fence will assist in buffering noise and screen the equipment from adjacent properties.

As part of the Conditional Use Permit process, a meeting notice was sent to property owners within 200' feet of the site. Staff is not aware of any adverse effects upon abutting properties and City Staff has not received any objections or inquiries to the proposed request.

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

The site is located in the *Community Center* Land Use category. This category allows for a mix of commercial, retail and higher density residential developments. The land use category broadly addresses development connected to an approved water provider and underground utilities therefore Staff believes this project complies with the General Plan land use category.



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

N/A.

PUBLIC NOTIFICATION/COMMENTS

Notification

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

- A notice was published in the Casa Grande Dispatch on November 19, 2013 for the December 5th, Planning and Zoning Commission public hearing.
- Notice was mailed on November 20, 2013 at least fifteen days before the day of the hearing to each owner of property situated within 200 hundred feet of the subject property. An affidavit confirming this is located in the project file.

Inquiries/Comments

City Staff received concern from an adjacent property owner that the Arizona Water Company trucks were blocking the service drive aisle on the adjacent property to the east. Arizona Water Company has submitted a letter to Staff stating that their trucks will not block the service drive aisle.

STAFF RECOMMENDATION

Staff recommends the Commission approve **Resolution DSA-13-00142, the Conditional Use Permit for a Well Site and Special Purpose Fence** subject to the following conditions:

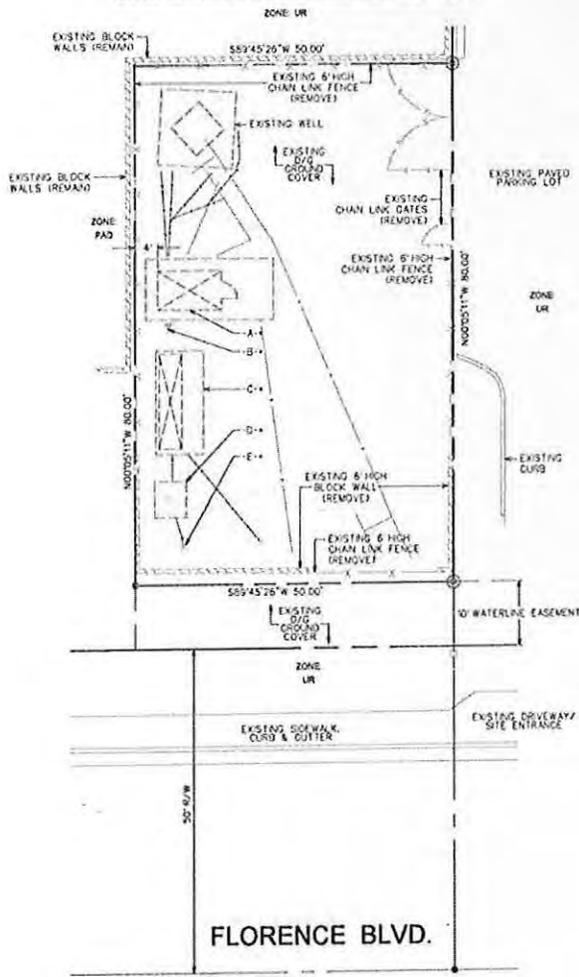
1. Any expansion of the site will require a new conditional use permit review.
2. The block wall shall be 8 feet in height.

Exhibits:

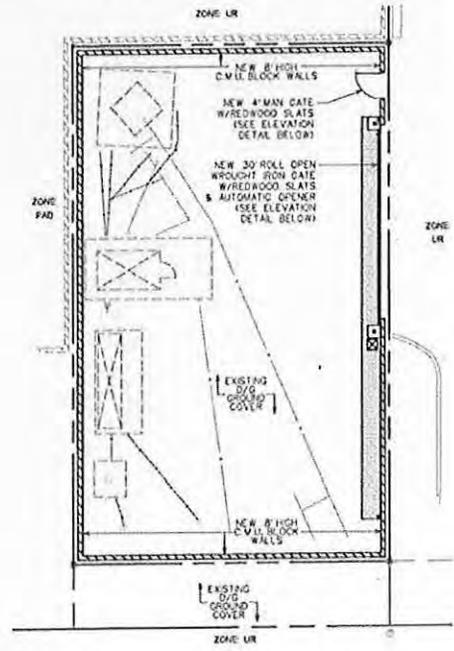
Exhibit A – Site Plan

Exhibit A

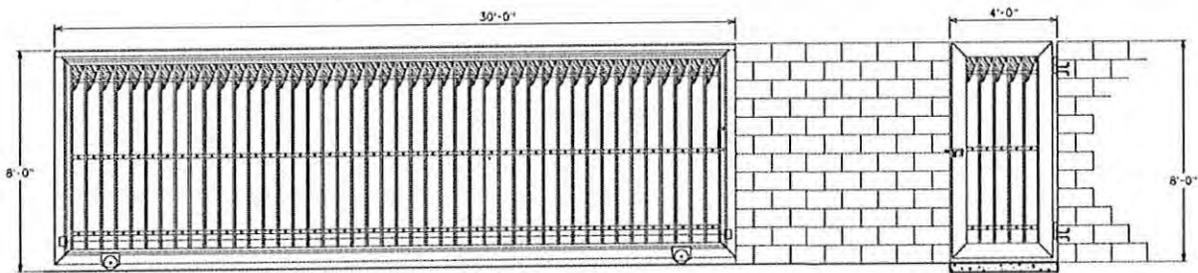
EXISTING SITE PLAN



PROPOSED SITE PLAN



FLORENCE BLVD.
(ST. HWY. 287)



ROLLING GATE, BLOCK WALL, MAN GATE ELEVATION DETAIL

	Planning and Zoning Commission STAFF REPORT	AGENDA # _____
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TO: PLANNING AND ZONING COMMISSION

FROM: Leila DeMaree, Senior Planner and Housing Manager

MEETING DATE: January 2, 2014

SUBJECT: DSA-13-00123: Major PAD Amendment for the Casa Grande Mountain Ranch

REQUEST

Request by Jack Gilmore for the following land use approval located at the Southwest corner of I-8 and I-10, Casa Grande, AZ 85122:

DSA-13-00123: Major Amendment to the Casa Grande Mountain Ranch Planned Area Development (PAD) due to the following changes: Loss of Open Space from 154 acres to 150 acres; Changes to the proposed arterial or collector roadway transportation circulation system; The amendment also includes the addition of four acres of Urban Ranch zoned property, and to adjust the northern boundary lines of the original PAD to accommodate the 20 acres-site for the future interchange at Interstate 8 and Henness Road alignment.

STAFF'S RECOMMENDATION

Staff recommends approval of **DSA-13-00123**, a Major Amendment to the Casa Grande Mountain Ranch PAD and the addition of four acres of Urban Ranch (UR) zoned property to the PAD.

APPLICANT/OWNER

Jack Gilmore 2211 N. 7 th St. Phoenix, AZ 85006 P: 602-266-5622 Email: jgilmore@getgilmore.com	Casa Grande Mountain Ranch Limited Partnership 5740 Via Los Ranchos Paradise Valley, AZ 85253 P: 602-952-2200
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HISTORY

April 18, 1990: The site was part of the South Mountain Annexation, a 5,722 acre-site annexation into the City limits of Casa Grande through Ordinance # 1322.

June 18, 2007: The site received zoning of Planned Area Development (PAD) with the adoption of Ordinance # 1178.304.

PROJECT DESCRIPTION

Site Area	758 acres
Zoning	Casa Grande Mountain Ranch PAD
General Plan 2020 Designation	<i>Neighborhoods, Commerce and Business</i>

Surrounding Land Use and Zoning:

Direction	General Plan Designation	Existing Zoning	Current Uses
North	<i>Commerce and Business</i>	Urban Ranch and Garden and Light Industrial (I-1), (currently proposed as a PAD for the Regional Commerce Gateway Center)	Interstate 8 then vacant land
South	<i>Open Space and Neighborhoods</i>	Single Family Residential (R-1) and Urban Ranch (UR)	Undeveloped land, Casa Grande Mountains
East	<i>Commerce and Business, Neighborhoods, and County Jurisdiction</i>	Urban Ranch, Single Family Residential (R-1), and Suburban Homestead (SH)- County Jurisdiction	Vacant land, Single Family Residential homes developed in the County
West	<i>Open Space; Rural</i>	Urban Ranch	Open space - Casa Grande Mountain Park and Trails

Development Standards:

There are no changes to the development standards originally approved in 2007 for the Casa Grande Mountain Ranch PAD.

Overview:

The site is 758 acres m.o.l. and located at the SWC of Interstate 8 and 10 see Alta Survey, Exhibit B and Site Aerial. The request for an amendment to the approved PAD is outlined under Section 17.68.330 of the City Code.

Section 17.68.330 of the City Code requires a major amendment to the PAD when the following situation occurs: There is loss of Open Space area; there is a change to the arterial or collector roadway transportation circulation system; there is change of land uses, and there is increase in the density.

The approved density of Casa Grande Mountain Ranch PAD is four (4 du/ac) dwelling unit per acre. There is no change in the approved density.

The noticeable changes on the Land Use Plan occurred at the following:

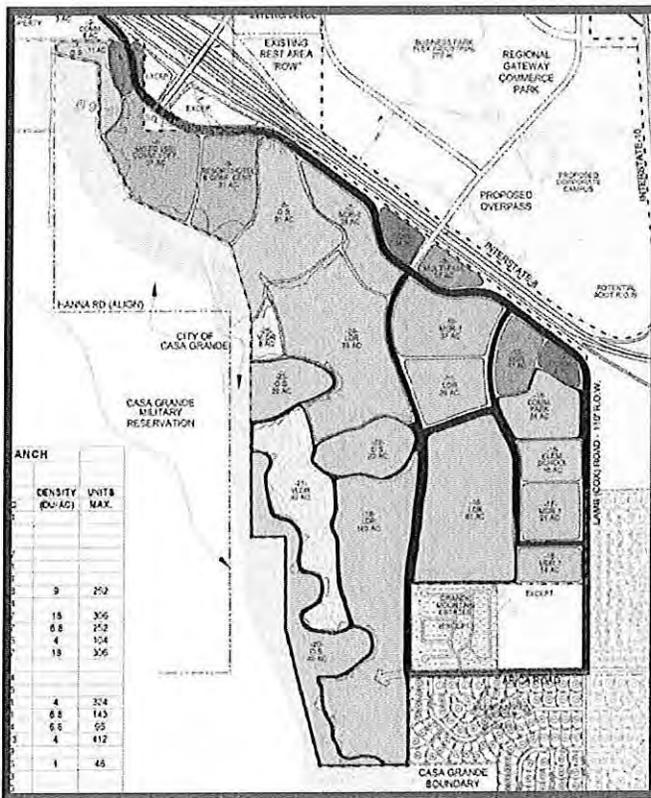
- The northern boundary line of the PAD was adjusted to accommodate or preserve the area needed by the Arizona Department of Transportation for the future I-8 and Henness Road interchange. A four-acre site zoned Urban Ranch is also added to the CGMR PAD (see, Exhibit T).

Discussions with ADOT authorities and adjacent land owners took place within the past years on the future Henness Road interchange. As a result of that discussion, both parties determined that the land area needed for the future ADOT right-of-way will be reduced from 34 acres to approximately 20 acres.

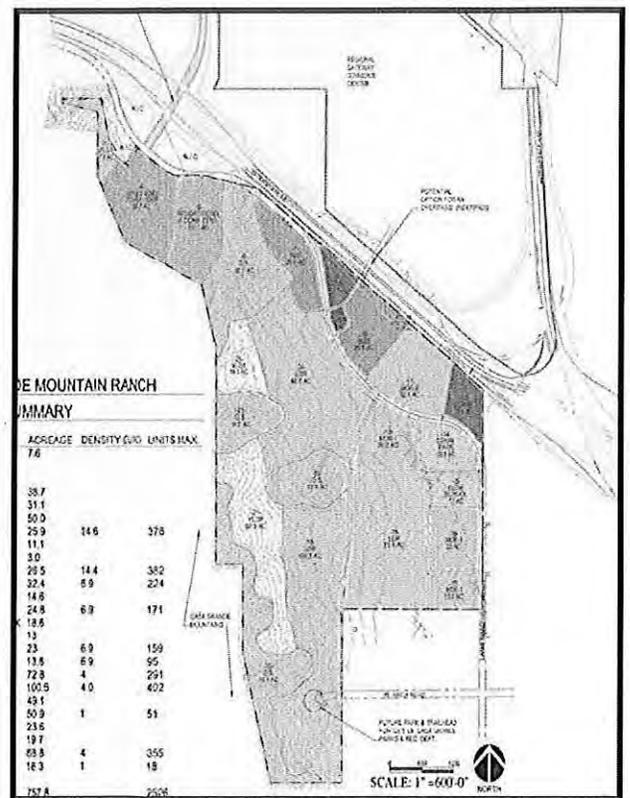
- The Open Space (OS) area was reduced from approved 154 acres to proposed 150 acres. A loss of four (4) acres of OS.
- On the proposed Master Land Use Plan below, the location of the arterial or collector roadway transportation circulation system close to the I-8 has been moved a little further south of the north property line.

Master Land Use Plan:

2007 Approved Master Land Use Plan

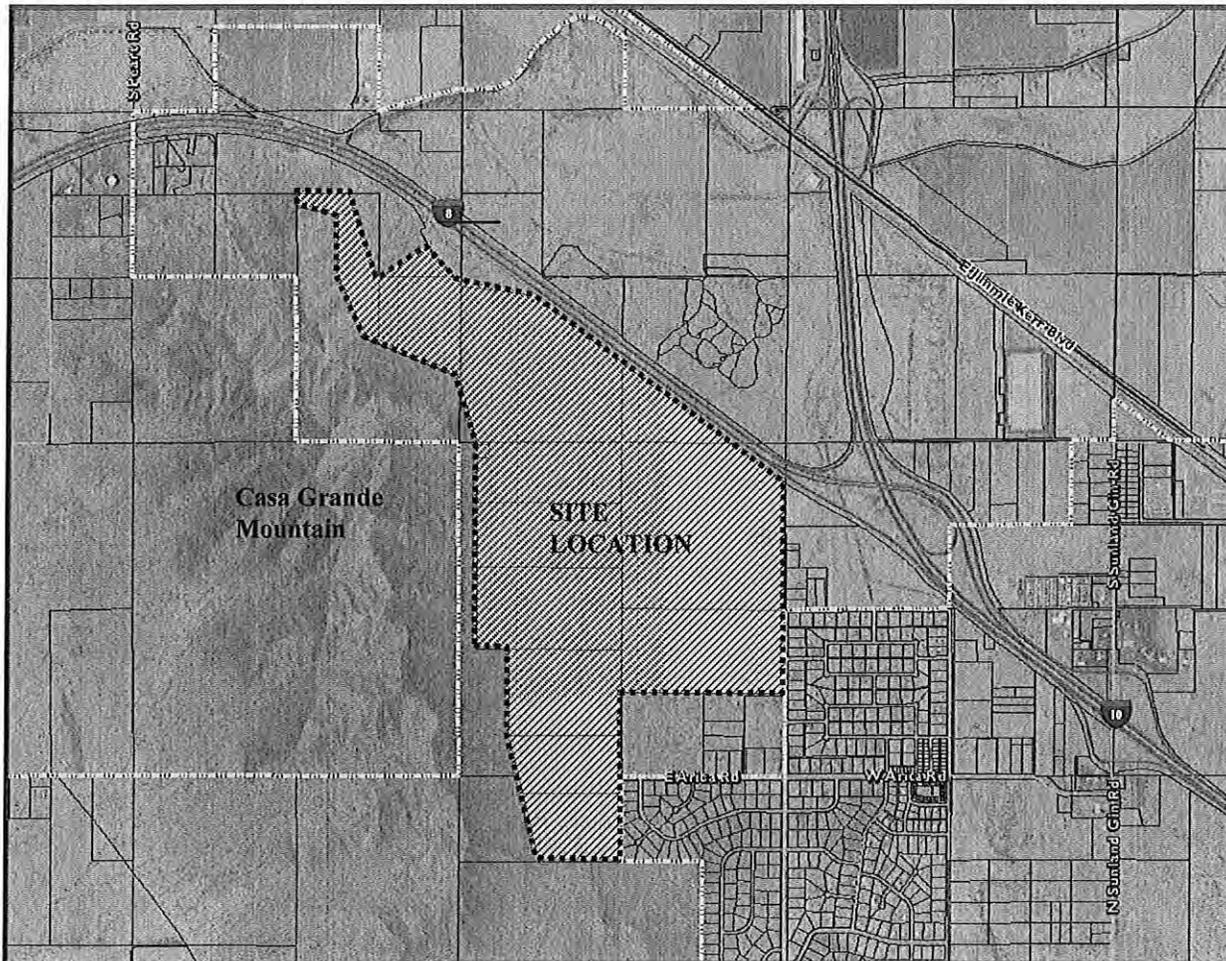


2013 Proposed Master Land Use Plan



Land Use Comparison	Approved 2007	Proposed 2013	Difference
Open Space	154	150	-4 ac.
Mixed Use/ Commercial	37	39	2
Resort/Hotel and Conference Center	31	31	0
High Density Residential	34	52	18
Commercial	31	29	-2
Medium Density Residential-2	28	32	4
Medium Density Residential-1	72	62	-10
Community Park	24	19	-5
School	15	13	-2
Low Density Residential	288	262	-26
Very Low Density Residential	54	69	15
Total Area (acres)	768	758	
Gross Residential Area (acres)	669	659	
# of Residential Units	2561	2526	-35 units
Density	4	4	0
% of Open Space (Gross Res. Dev)	27%	26%	
Total residential area in acres	669	659	-10 ac.

Site Aerial:



Conformance to the City's General Plan

In 2007, the land use classification of the site was Master Planned Community (MPC). Two years later in 2009, the City updated its General Plan 2020 and adopted a new set of land use classifications. These new land use classifications are the following: *Neighborhoods, Agriculture, Commerce and Business, Community Center, Open Space, Rural, and Manufacturing/Industry*. The site's new land use classification was changed from MPC to *Commerce and Business and Neighborhoods*; see Exhibit E&F. The request for a Major amendment to the PAD complies with these land use categories.

CONFORMANCE WITH THE PAD ZONE REVIEW CRITERIA

In reviewing applications for a PAD per Sections 17.68.290.B & D and 17.68.280 of the City Code, the Planning and Zoning Commission shall find that the proposed Major Amendment to the PAD Zone and associated Preliminary Development Plan complies with the following review criteria:

1. Interrelationship with the plan elements to conditions both on and off the property:
 - a) Does the PAD-Preliminary Development Plan provide adequate mitigation for any potentially detrimental use to use relationships (e.g., commercial use adjacent to single-family homes)?

The applicant and property owner have considered all of the conditions on and of the property. The arrangement of the land uses within the PAD was carefully planned. Commercial land uses are located close to the future Henness Road alignment ramp exits and along the frontage road close to the I-8. Commercial land uses are ideal when placed close to highway access points. The low and very low density residential land uses are located further from the interstate and closer to the Casa Grande Mountains. The multi-family and the medium density land uses coupled with the roadway network will serve as the transition between the highway and the very low density/intensity uses.

- b) Is the proposed development consistent with any City approved master plan (i.e. Community Services Master Plan, Regional System Trail Master Plan, Airport Master Plan, etc.) that applies to the site?

The proposed development is consistent with City's Community Services Master Plan and the Small Area Transportation Study (SATS). The Henness Road Interchange is identified within the SATS. The CGMR PAD also included a trail network that links with the City's Regional Park within the Casa Grande Mountains.

- c) Are safe pedestrian walkways and connectivity provided within an appropriate walking distance of proposed amenities and adjacent development?

Aside from sidewalks along the local streets network, a proposed multi-use trail traverses the future development to provide a safe pedestrian connectivity within the site.

- d) Are the proposed land uses arranged to be complimentary to each other both within the proposed site and abutting properties?

The arrangements of land uses are logical and complimentary to each other within the site and its abutting properties. This PAD also compliments the proposed Regional Gateway Commerce Center, also owned by the same property owner. Both sites are planned to create the live, work and play environment concept.

The property abuts the east side of the Casa Grande Mountains and approximately 126 acres of the site have been designated as Open Space (16.6%) of the total gross site area. Majority of the Open Space area are on the hillsides with over 15% slopes.

Because the west side of the PAD site sits on the hillsides, about 69 acres are planned for very low density residential lots, (Estates lots) to take advantage of the topography of the land that provides panoramic views to the north and east of the site.

2. Conformance with the City's General Plan:

The proposed CGMR PAD conforms with the City's General Plan. The PAD has the appropriate land uses within a Neighborhoods and Commerce and Business land use categories.

A 12-acre elementary school site is proposed at this PAD.

3. The impact of the plan on the existing and anticipated traffic and parking conditions:

ADOT has been involved in the preservation of the future Henness Road interchange discussion. The future link to the major arterial system is in conformance with the SATS. Parking conditions will be reviewed at Final Development Plan/Major Site planning process.

4. The adequacy of the plan with respect to land use.

The CGMR PAD has adequate land uses suited to the site. These land uses are recommended within the City's General Plan 2020.

5. Pedestrian and vehicular ingress and egress, including handicapped accessibility:

- a) Are proposed ingress and egress points lining up with the proposed and/or existing egress and ingress points of the abutting properties?

The road network of the PAD will ultimately connect to the Lamb Road and Arica Road to the east and south of the site, creating that continuity of transportation system within the site and abutting properties.

- b) Are vehicular ingress and egress adequate within and around the project site?

A more detailed planning will come at a later stage of the project to address the ingress and egress. This is usually reviewed at the Final Development Plan/Major Site Plan stage or at Final Platting process of the project.

The future Henness Road Interchange is an important element for the ingress and egress points to the site. The project owner considered the location of the interchange and

incorporated it in planning the PAD site by preserving the area needed for the ADOT right-of-way.

6. Architectural design:

Section 17 of the CGMR PAD outlined a Mandatory PAD Residential Architectural Standards of housing products. The Standards will dictate the housing design in order to preserve the visual unity throughout the neighborhoods and established a consistency in architectural and landscape theme. Exhibits J, J.1 and J.2 in the originally approved CGMR PAD illustrate the residential character for housing products within the future development.

7. Landscaping:

The site will provide at least 15% of Open Space. The PAD also has provisions for onsite landscaping requirements. The PAD has included a Master Plant Schedule on the original PAD approved in 2007. The PAD further stated that "All native trees above six (6") inches caliper shall be included within the inventory along with recommendations for salvage potential based on the health and physical structure of the specimen".

8. Provisions for utilities:

Has the applicant shown how utilities will be provided on the site and the name of the utility companies providing the services?

The applicant has demonstrated how utilities will be brought to the site and have submitted "Will Serve" letters from companies having jurisdiction on the site.

9. Grading and Site drainage:

a) Is there a Preliminary Drainage Report provided? N/A.

b) Are areas with unique or significant natural features preserved and incorporated into the design of the project such as hilly slopes and natural washes?

Hilly slopes are part of the Open Space amenities of the PAD and will not be disturbed unless necessary and/or part of the development design. The Very Low Density Residential areas are also located along the hilly sides of the mountains for estate lots.

There are a series of existing drainage washes that carry storm runoff down the mountain slope. Additional drainage analysis will be required to determine what portions of these washes shall remain in place or be modified to increase the development potential for the property.

10. Open space and/or public land dedications:

a) Are open spaces integrated into the PAD-PDP to serve both as amenities to residents/users and as a means for alternative transportation modes, such as walking, biking and/or drainage facilities?

Open Spaces are part and well integrated into the PAD to serve as amenities to future residents, and as a means for alternative transportation modes.

b) Is there adequate amount of amenities dedicated for public use?

The above items have been addressed by staff.

11. Other related matters:

- a) That the proposed land use will not depreciate surrounding property values.
No. The proposed land use will not depreciate surrounding property values. When fully developed, the land uses will compliment the abutting properties.
- b) Will the approval of this project overburden the existing City infrastructures and other public facilities?

No. The approval of this project will not overburden the existing City infrastructures and other public facilities. The site is currently vacant and undeveloped.

PUBLIC NOTIFICATION/COMMENTS

Notification

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

1. A notice of time, date, place, and purpose of the public hearing was published in the Casa Grande Dispatch on December 17, 2013.
2. A notice was mailed on December 17, 2013 to each owner of property situated within 200 hundred feet of the site. An affidavit confirming this mailing is within the project file.
3. A notice was posted by the applicant on the subject site on December 16, 2013. An affidavit confirming this posting was also supplied by the applicant.

Inquiries/Comments

As a result of the sign posting, Staff received a call from Mr. Mark Davenport) on 10/25/13. Mr. Davenport, who owns the property at 11213 W. Monte Carlo Lane, was concerned about flooding issues at their subdivision, Mountain View Estates, and how the proposed amendment will impact their property. Mountain View Estates subdivision is in the County located southeast of the project site.

Staff explained to Mr. Davenport that the request is for the amendment of the PAD to make adjustments on the northern boundary lines of the PAD site. Staff offered to Mr. Davenport to visit the Planning office and take a look at the entire file including the existing PAD that was approved in 2007. This will allow Mr. Davenport to see what the site is planned for. Mr. Davenport also informed staff that he bought his property two (2) years ago.

Another call from Ms. Billie Weingarter, 2392 S. Lamb Rd. was received on 10/28/13 asking what the amendment was for. Staff explained to Ms. Weingarter what the request was for. Ms. Weingarter was also asking about drainage and potential flooding in their subdivision. Staff explained that this request is not about approving a construction plan but just an amendment to the existing PAD zoning that was approved in 2007. Drainage will be dealt with at Final Development Plan process or Final Platting of the subdivision, to make sure that future development of the site will not negatively impact (flooding issues) the adjacent properties.

STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission forward a favorable recommendation for DSA-13-00123, the Major Amendment to the Casa Grande Mountain Ranch PAD and adding the four-acre site zoned Urban Ranch to the Casa Grande Mountain Ranch PAD.

Attachment: Amended CGMR PAD Document

	Planning and Zoning Commission STAFF REPORT	AGENDA # _____
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TO: PLANNING AND ZONING COMMISSION

FROM: Leila DeMaree, Senior Planner and Housing Manager

MEETING DATE: January 2, 2014

SUBJECT: **DSA-13-00136: Zone Change from Urban Ranch (96 ac.) and Garden and Light Industrial Zone (429 ac.) to Planned Area Development (PAD) and Preliminary Development Plan (PDP) for the Regional Gateway Commerce Center (525 acres).**

REQUEST

Request by Jack Gilmore of Gilmore Planning and Landscape Architecture, 2211 N. 7th Street, Phoenix, AZ 85006, for the following land use approval, at the NWC of I-10 and I-8:

DSA-13-00136: Zone Change request from **Urban Ranch (UR, 96 acres m.o.i.)** and **Garden and Light Industrial Zone (I-1, 429 acres m.o.i.)**, to **Planned Area Development (PAD)**. The request also involves the approval of a **Preliminary Development Plan (PDP)** for the Regional Gateway Commerce Center.

STAFF'S RECOMMENDATION

Staff recommends approval of **DSA-13-00136, Zone Change** request from **Urban Ranch (UR, 96 acres m.o.i.)** and from **Garden and Light Industrial Zone (I-1, 429 acres m.o.i.)**, to **Planned Area Development (PAD)** and the **Preliminary Development Plan** for the Regional Gateway Commerce Center subject to conditions.

APPLICANT/OWNER

Jack Gilmore 2211 N. 7 th St. Phoenix, AZ 85006 P: 602-266-5622 Email: jgilmore@getgilmore.com	Casa Grande Mountain Ranch Limited Partnership 5740 Via Los Ranchos Paradise Valley, AZ 85253 P: 602-952-2200
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HISTORY

- April 18, 1990: The project was part of the South Mountain Annexation, a 5,722 acre-site annexation into the City limits of Casa Grande through Ordinance # 1322. Initial zoning of Garden and Light Industrial (I-1, 429 ac. mo.I.) and Urban Ranch (UR, 5 acres m.o.I.) was assigned to the site under Ordinance # 1178.36.
- March 1, 2013 The 91-acre project site was part of the 96.5 acres Chasse Annexation into the City limits of Casa Grande through Ordinance # 2797, (DSA-11-00148) with an

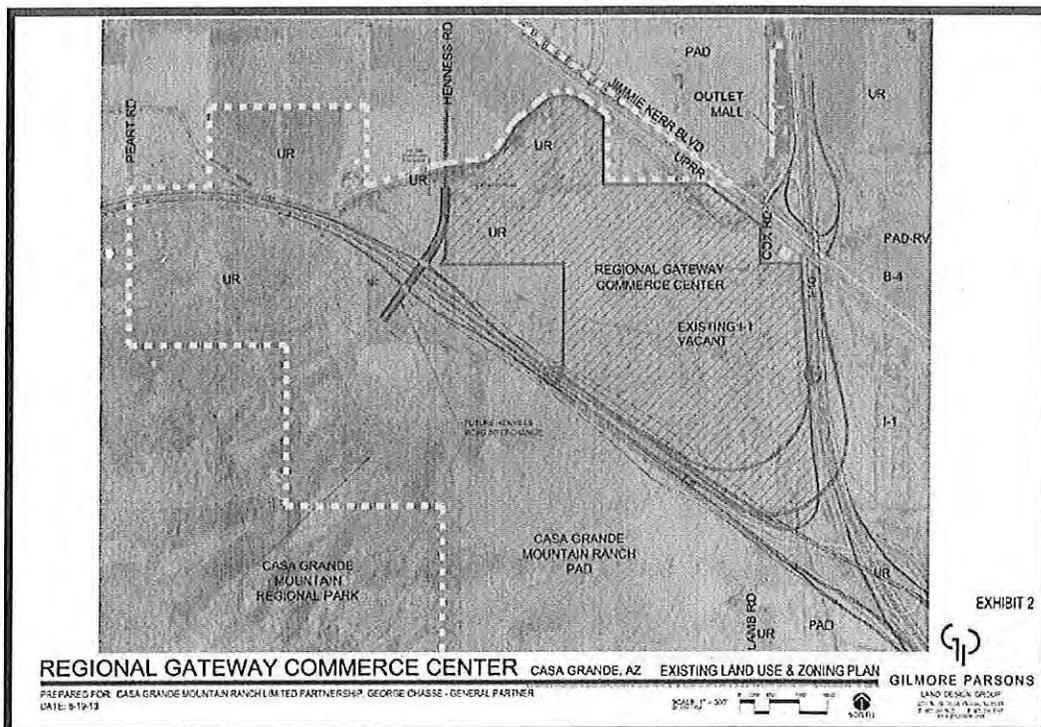
initial zoning of Urban Ranch (91 acres m.o.l).

PROJECT DESCRIPTION	
Site Area	525 acres
Zoning	Garden and Light Industrial (I-1, 434 acres m.o.l.) and Urban Ranch (UR, 96 acres m.o.l.)
General Plan 2020 Designation	Commerce and Business

Land Use and Zoning:

Direction	General Plan Designation	Existing Zoning	Current Uses
North	Commerce and Business, Neighborhoods	County Jurisdiction, Urban Ranch, and PAD	Irrigation Canal then the Union Pacific Rail Road, the Jimmie Kerr Blvd., then a vacant residential subdivision (400' m.o.l. from the project), and former Outlet Mall
South	Neighborhoods, Commerce and Business	Urban Ranch (UR); PAD	Interstate 8 then Undeveloped land, Casa Grande Mountains
East	Commerce and Business and Manufacturing / Industry	Urban Ranch (UR), Garden and Light Industrial Zone (I-1)	Vacant land, Single Family Residential homes developed in the County, Interstates 8 and 10
West	Commerce and Business, Neighborhoods	Urban Ranch	Undeveloped land

EXISTING LAND USE AND ZONING PLAN:



PROJECT OVERVIEW:

The site is 525 acres m.o.l., located at the NWC of Interstates 8 and 10 as shown on the map above. The request is to change the existing Urban Ranch (UR) and Garden and Light Industrial (I-1) zoning districts to Planned Area Development (PAD) with a Preliminary Development Plan (PDP), and is processed under Section 17.68.280, and 17.68.290 B and D of the City Code.

The Planned Area Development zoning district will allow various land uses to support and enhance the economic development potentials of the site, as described within the City's General Plan. In the Commerce and Business land use category, corporate office oriented campuses, business parks, light industrial that occurs within buildings, and mix commercial are ideal land uses along the junction of Interstates 8 and 10. The site serves as an economic gateway to the City.

The proposed Regional Gateway Commerce Center (RGCC) PAD will compliment and support the Casa Grande Mountain Ranch PAD, a planned residential community located immediately to the south of this project site. When combined, these projects will be the "Center Point of the Southwest", providing a unique community environment for "live, work, and play".

The site is proposed to be developed in three (3) phases, see Exhibit 5 of the PAD document. However, timing for the development of each phase will depend upon market demands.

The development standards and design guidelines proposed within this RGCC PAD are designed to uphold a high level aesthetic quality, while providing flexibility in architectural design and recognizing the unique character of this location.

Master Land Use Plan:

The RGCC will be developed in accordance with all land use regulations and development standards applicable to the City of Casa Grande Zoning Ordinance, as amended, for development of property within a PAD, except as modified in the PAD document. All other development standards will be in accordance to City Code requirements.

In the following Land Use Summary, of the total 525 acres site area, about nine (9) acres (2% of the total area) will be for Commercial, 44 acres (8%) will be for Business Park, 25 acres (about 4%) will be for Light Industrial, 194 acres (37%) for Office/Light Industrial, 35 acres (7%) for Garden Office, 162 acres (31%) for Corporate Office, nine (9) acres (2%) for Central Park/open spaces, and 47 ac. (9%) for the project right of way (Heness Rd, Cornman Rd., and interior local roads.

Permitted uses are outlined within Section 4.1 of the PAD document. Some of the uses have performance standards to meet at the Final Development Plan/Major Site Plan approval process.

The Master Land Use Plan of the Regional Gateway Commerce Center (RGCC) PAD is designed to compliment the land uses within the Casa Grande Mountain Ranch (CGMR) PAD. Both PADs will benefit from the future location of the Henness Road/ I-8 interchange.

LAND USE SUMMARY

LAND USE	Area in Acres	%
Commercial	9.0 Ac	2
Business Park	44.0 Ac	8
Light Industrial	25.0 Ac	4
Office / Light Industrial	194.0 Ac	37
Garden Office	35.0 Ac	7
Corporate Office	162.0 Ac	31
Central Park/Open Space	9.0 Ac	2
Subtotal Land Use Area:	478.0 Ac	91%
Cornman Road Loop ROW	28.0 Ac	
Hennes Road ROW	3.0 Ac	
Interior Local ROW	16.0 Ac	
Subtotal Proposed Project ROW	47.0 Ac	9%
Total Site Area	524.9 Ac	100%

SITE DEVELOPMENT STANDARDS

The Regional Gateway Commerce Center shall be developed in accordance with the proposed standards within the PAD. These site development standards are outlined on Section 7 of the PAD document. When development standards are silent, the City's Code and Development Standards shall apply.

Dimension Requirements and Bulk Regulations:

The PAD document provides the dimension requirements and bulk regulations for the RGCC site.

The general lot area, height, and setback regulations for the Project shall be in accordance with the following PAD Standards:

<u>Bulk Regulations:</u>	Commercial	Business Park	Light Industrial	Garden Office	Corporate. Office
Minimum Site Area:	N/A	NA			5 ac.
Minimum Lot Width:	150'	150'	150'	150'	500'
Minimum Lot Depth:	200'	200'	250'	200'	800'
Maximum Building	N/A	40%	50%	35%	NA

Coverage:					
Maximum Building Height ⁽¹⁾ :	35'	35'	55'	40'	100'

Minimum Building Setbacks⁽²⁾: from Property Line (PL)

Front :	20'	25'	30'	25'	75'
Interior	15'	15'	15'	15'	40'
Side ⁽³⁾ :					
Rear :	15'	15'	15'	15'	60'
Street Side :	20'	20'	20'	25'	80'

PAD Perimeter Setback

	Equal to Building Height.				
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Minimum Landscape Setbacks: from PL to Parking

All Streets:	20'	20'	20'	25'	30'
Side:	10'	10'	10'	10'	10'
Rear:	10'	10'	10' ⁽⁴⁾	10'	25'

Minimum On-Site Landscape

	10%	15%	10%	25%	30%
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- (1) Maximum Building Height shall be to the top of parapet walls, mechanical screening, and architectural embellishments, such as cupolas, domes, monuments, and towers. Parapet walls, mechanical screening, elevator penthouses and architectural embellishments shall be limited to 10' above the roof line. Reference building height shall be the curb elevation at or near the center of the adjacent front property line.
- (2) Parking, circulation and maneuvering shall be allowed within Minimum Building Setbacks, but shall not be allowed within Minimum Landscape Setbacks.
- (3) Driveways and walkways shall be permitted to cut across Minimum Landscape Setbacks.
- (4) For rail served property, the landscape setback may be reduced to 0'.

Off-Street Parking

All required parking for all structures shall be satisfied on-site in conformance with Section 17.56 of the City of Casa Grande's Zoning Ordinance. In cases that shared parking on adjacent parcels is needed, a shared parking study shall be submitted to be approved by the ADC and the City of Casa Grande at the time of Final Development Plan/Major Site Plan approval process.

Site Design, Grading, Drainage, Dry and Wet Utilities, Circulation Pattern:

The site's design within this PAD document is very conceptual in nature. A more detail information for the site will take place at the Final Development Plan/Major Site Plan or at the Preliminary/Final Plat application processes. Once the Final Development Plan is submitted, it shall be accompanied with a final report and plan that addresses the following: grading,

drainage; provision of dry and wet utilities; and transportation aspect of the site.

- Roadway Design: The City has established that Henness Road will become a principal arterial with six (6) lanes of traffic within a 140' wide right-of-way. Cornman Road will be designated as a minor arterial with four (4) lanes of traffic within a 110' right-of-way. Traffic counts associated with the ultimate development may warrant additional lanes between Henness Road and the Cornman Road loop intersection. A Traffic Impact Analysis will be submitted with the Final Development Plan/Major Site Plan Application.

Street improvements for Henness Road, Cornman Road, and the other internal streets will meet the City of Casa Grande's design standards at the time of construction. These improvements will include: paving, curbing, landscaping, drainage facilities, sidewalks, street lighting, utilities, and traffic signals (if warranted). Specific details will be resolved with the Engineering Staff as part of the Final Development Plan/Major Site Plan Approval process.

- Site Grading & Drainage:
The entire site drains to the north, and this general pattern will be maintained. For retention, a common retention basin will be constructed within Central Park, an open space located near the center of the development. This retention basin will provide full 100-yr, 2-hr storm event retention for the corporate office park area and the adjacent internal rights-of-way. All other areas within the development are generally commercial/office or industrial and will be required to provide their own 100-yr 2-hr storm event retention for their individual lot and its adjacent right-of-way.
- Offsite Drainage: Historic offsite flows from south of Interstate 8 will be routed in drainage channels within easements through the development and will be discharged in historic locations. These flows currently are impeded by the irrigation canal and railroad tracks along the north of the development. The flows will still create some ponding issues at these locations, but the ponding will be addressed with basins, channels, and overshoots where possible to ensure the flood safety of any proposed adjacent buildings. Storm water retention will be distributed around the individual parcels, and where justified, in subsurface storage tanks. Drywells will be installed throughout these areas as part of the solution. Refer to **Exhibit 10** for the Conceptual Grading and Drainage Plan.
- Coordination with Regional Utility Providers: The site development of Phase 1 will address solutions for water service, waste water, and power, natural gas, and cable services. Site development will require that these utility providers be included in the design review process. Appropriate team members will submit documents for review and approval as an integral step in the permitting process.

DESIGN GUIDELINES:

The Regional Gateway Commerce Center has established an Architectural Design Guidelines for the Commercial and Business Park, Industrial, and Corporate Office land uses proposed within the PAD site. When development standards are silent, the City's Code and Development Standards shall apply.

These Architectural Design Guidelines are intended to serve interested lot developers, tenants, and their design teams with general design criteria for the project. These Guidelines shall be considered and implemented, and written approval issued by the Architectural Design Committee (ADC) for the Regional Gateway Commerce Center. This approval by the ADC shall occur prior to the submittal to the City of Casa Grande for Site Plan Approval.

Conformance to the City's General Plan

The site is currently designated as Commerce and Business in the City's 2020 General Plan. The proposed land uses within the Regional Gateway Commerce Center and the request to rezone the Urban Ranch and Garden and Light Industrial zoning districts are in conformance with the General Plan.

CONFORMANCE WITH THE PAD ZONE REVIEW CRITERIA

In reviewing applications for a PAD per Sections 17.68.290.B & D and 17.68.280 of the City Code, the Planning and Zoning Commission shall find that the proposed Zone Change to the PAD Zone and associated Preliminary Development Plan complies with the following review criteria:

1. Interrelationship with the plan elements to conditions both on and off the property:
 - a) Does the PAD-PDP provide adequate mitigation for any potentially detrimental use to use relationships (e.g., commercial use adjacent to single-family homes)?

The applicant and property owner have considered all of the conditions on and off the property. The placement of land uses within the PAD was carefully planned to conform with the intent of the General Plan. There are no residential land uses proposed within the PAD site. The commercial and industrial land uses proposed in RGCC PAD are designed to compliment the Casa Grande Mountain Ranch (CGMR) PAD, a residential planned area development just south of the I-8. Both sites are owned by the Casa Grande Mountain Ranch LLP. The efforts made by the property owner to preserve the area intended for the future Henness Road interchange will benefit not only this PAD site but also the adjacent properties and the community as a whole.

- b) Is the proposed development consistent with any City approved master plan (i.e. Community Services Master Plan, Regional System Trail Master Plan, Airport Master Plan, etc.) that applies to the site?

The proposed development is consistent with the Small Area Transportation Study (SATS). The Henness Road Interchange is identified within the SATS.

- c) Are the proposed land uses arranged to be complimentary to each other both within the proposed site and abutting properties?

The arrangements of land uses are logical and complimentary to each other within the proposed site. The properties adjacent to the proposed PAD are generally vacant and

currently being used for agricultural purposes however they have similar land use category in the General Plan as Commerce and Business and are anticipated to develop in the future with land uses that would be very compatible with those proposed within the Regional Gateway Commerce Center (RGCC) PAD. The properties are currently in the County.

2. Conformance with the City's General Plan:

The proposed RGCC PAD conforms with the City's General Plan. The PAD has the appropriate land uses within a Commerce and Business land use category as illustrated within the PAD document.

3. The impact of the plan on the existing and anticipated traffic and parking conditions:

The site is currently vacant and undeveloped. ADOT has been involved in the preservation of the future Henness Road interchange discussion. The future link to the major arterial system is in conformance with the SATS. Parking conditions will be reviewed at Final Development Plan/Major Site planning process.

4. The adequacy of the plan with respect to land use.

The RGCC PAD has adequate land uses suited to the site (See Land Use Summary Table). These land uses are recommended within the City's General Plan 2020 for Commerce and Business category to capture the interstate traffic and promote the economic viability of the community.

5. Pedestrian and vehicular ingress and egress, including handicapped accessibility:

- a) Are proposed ingress and egress points lining up with the proposed and/or existing egress and ingress points of the abutting properties?

As described in the PAD document, the conceptual roadway and circulation network within the PAD site will provide access to abutting properties to prevent land locking the adjacent properties see Exhibit 4 in the PAD document. The ultimate ingress and egress of the PAD site is through the future Henness Road interchange and the extension of Henness Road to the north to connect to Jimmie Kerr Blvd.

- b) Are vehicular ingress and egress adequate within and around the project site?

A Master Circulation Study is required to be submitted and approved prior to final approval of this PAD. This study will set forth the street network that will be created to provide adequate access to the uses proposed as well as the phasing and trigger points for access construction. A more detailed Traffic Impact Analysis will be required in conjunction with each Final Development Plan/Major Site Plan to address the specific ingress/ egress and roadway improvements that will be needed for each new development.

The future Henness Road Interchange is an important element for the ingress and egress points to the site. The project owner considered the location of the interchange and incorporated it in planning the PAD site by preserving the area needed for the ADOT right-of-way.

6. Architectural design:
The PAD provided conceptual architecture and design guidelines for the future development of each land uses, see Exhibits 8a, 8b, and 8c. These guidelines will help create the character of the site.

7. Landscaping:
The site has a Center Park to use as an Open Space. In addition, the PAD has provisions for onsite landscaping requirements and along roadway frontages.

8. Provisions for utilities:
Has the applicant shown how utilities will be provided on the site and the name of the utility companies providing the services?

The applicant has demonstrated how utilities will be brought to the site and have submitted "Will Serve" letters from companies having jurisdiction on the site. Detail plans on how to bring the sewer and water line into the site will be addressed at the Final Development Plan/Major Site Plan stage of development.

9. Grading and Site drainage:
Grading and Site drainage will be addressed during the Final Development Plan/Major Site Plan application process.

10. Open space and/or public land dedications:
a) Are open spaces integrated into the PAD-PDP to serve both as amenities to residents/users and as a means for alternative transportation modes, such as walking, biking and/or drainage facilities?

Open Spaces are part and well integrated into the PAD. A nine acre (9) Center Park is proposed within the PAD. In addition, ample landscaping areas within the site will be counted towards the open space requirements of the site.

11. Other related matters:
a) That the proposed land use will not depreciate surrounding property values.
No. The proposed land use will not depreciate surrounding property values. When fully developed, the land uses will compliment the abutting properties.
b) Will the approval of this project overburden the existing City infrastructures and other public facilities?

No. The approval of this project will not overburden the existing City infrastructures and other public facilities. The site is currently vacant and undeveloped. Development of the future Henness Rd. Interchange will be the developers' cost unless Federal funding is available.

PUBLIC NOTIFICATION/COMMENTS

Notification

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

1. A notice of time, date, place, and purpose of the public hearing was published in the Casa Grande Dispatch on December 17, 2013.
2. A notice was mailed on December 17, 2013 to each owner of property situated within 200 hundred feet of the site. An affidavit confirming this mailing is within the project file.
3. A notice was posted by the applicant on the subject site on December 17, 2013. An affidavit confirming this posting was also supplied by the applicant.

Inquiries/Comments

As a result of the notices sent out to property owners, Staff received a call from Mr. Jack Henness who owns a property adjacent to the project site. Mr. Henness was concern about potential impact to their property with the Cornman Road alignment and the Rail Spur proposed within the RGCC PAD site abutting the Henness property.

Staff explained to Mr. Henness what the request is for. Staff added that roadway alignment shown on the PAD is conceptual, and will be addressed in the future during platting or final development plan processes. Staff also informed Mr. Henness that he will be included in the notification process once the site is coming forward for other future planning applications.

STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission forward a favorable recommendation of **DSA-13-00136, Zone Change** request from **Urban Ranch (UR, 96 acres m.o.I.)** and from **Garden and Light Industrial Zone (I-1, 429 acres m.o.I.)** to **Planned Area Development (PAD) (525 acres m.o.I.)** and the **Preliminary Development Plan** for the **Regional Gateway Commerce Center** with the following stipulations:

1. A Master Circulation Study shall be submitted for review and approval by ADOT and the City prior to final approval of the PAD.
2. A Traffic Impact Analysis, complying with both the Small Area Transportation Study (SATS) and ADOT requirements shall be submitted with each Final Development Plan/Major Site Plan application. Said Traffic Impact Analysis shall be subject to review and approval by both ADOT and the City
3. Other minor technical changes with any engineering reports will be addressed and completed prior to final approval of the PAD.

| Attachment: RGCC PAD Document dated December 16, 2013. (Hard copy provided)



Planning and Zoning Commission

AGENDA

STAFF REPORT

TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: Jim Gagliardi, City Planner
MEETING DATE: January 2, 2014

REQUEST

Request by Diversified Partners LLC (Alexandra Schuchter) for the following land use request:

- 1. DSA-13-00154: Preliminary Plat for the Commons at Palm Creek** to create three lots within the existing retail center site. (APN: 505-23-002Y)

APPLICANT/OWNER

Diversified Partners LLC (Alexandra Schuchter) 7500 E McDonald Dr #100A Scottsdale, AZ 85250	Vanderbilt Group LLC 2401 W Bell Rd Phoenix, AZ 85023
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HISTORY

June 5, 1999: Ordinance No. 1280 was approved by City Council, annexing the site into the City of Casa Grande as part of the Northeast Annexation.

October 2, 1989: Initial City Zoning of UR was established via Ordinance No. 1178.18.

February 22, 2005: The current zoning of B-2 was established via Ordinance 1178.218.

June 7, 2007: Major site plan approved, DSA-07-1387, for the construction of the Commons at Palm Creek.

PROJECT DESCRIPTION

Site Area	8.37 acres
Current Land Use	Fitness center
Existing Zoning	B-2 (General Business)
Existing General Plan 2020 Land Use	Community Center

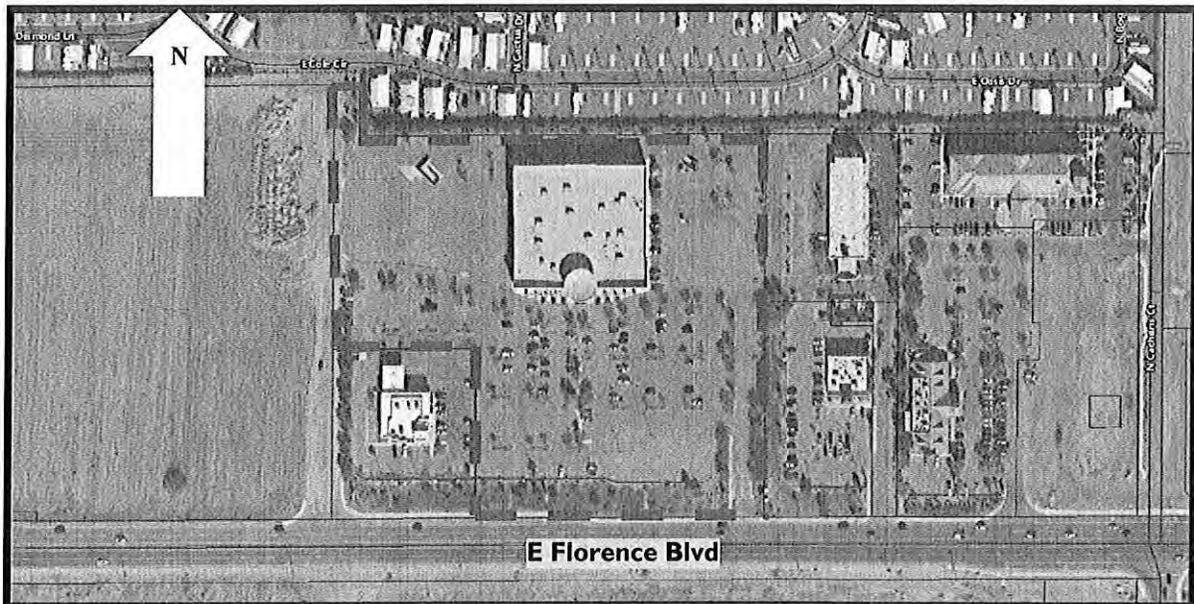
Surrounding Land Use and Zoning

Direction	General Plan 2020 Designation	Existing Zoning / Use
North	<i>Neighborhoods</i>	PAD (Palm Creek RV Resort)
East	<i>Community Center</i>	B-2 (Hotel, Restaurant)
South	<i>Community Center</i>	B-2 (bank); PAD (Copper Sky Marketplace) / undeveloped
West	<i>Community Center</i>	B-2 (undeveloped)

General Discussion

The subject parcel is known as The Commons at Palm Creek and consists of 8.37 acres. It presently contains one building occupied by L.A. Fitness, approved by Major Site Plan DSA-07-01387 (See Exhibit A). The applicant is requesting to subdivide this property into three lots for the purpose of future sale and development (See Exhibit B). Lot 1 would be 3.84 acres for potential retail and restaurant uses, Lot 2 would be 3.55 acres consisting of the present building, and Lot 3 would be 1.72 acres for potential restaurant and retail uses. Seventy feet of right of way would also be dedicated to Florence Blvd through a future Final Plat application, once the Preliminary Plat is approved. Development on these lots would require major site plan review and approval. 20.77 acres between the proposed subdivision and Henness Rd to the west is under the same ownership but not proposed for platting at this time. A 1.70-acre parcel consisting of a bank to the southwest of the proposed subdivision is under different ownership and excepted from this request.

SITE CONTEXT/AERIAL



Drainage, traffic, sewer, and water reports were submitted with this preliminary plat application, and there were no issues raised by the reviewing departments.

The proposed subdivision is being processed in accordance with Section 16.12 of the City Code. The applicant has subsequently submitted a Final Plat currently under staff review. Pending City Planning and Zoning Commission approval of the Preliminary Plat, the Final Plat request will be heard by City Council.

REVIEW FOR ADEQUACY

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

1. Lot size, dimensions

The three proposed lots meet lot size and dimensions required of the B-2 zone district.

2. Setbacks

The existing building and parking upon proposed Lot 2 meets setback requirements of the B-2 zone district. Conceptualized building placement on proposed Lots 1 and 3 are shown to be able to meet setbacks as well.

3. Parking provision

472 overall parking spaces currently exist among the entire proposed subdivision with a conceptual layout of retail and restaurant uses taking into account the existing fitness center. The proposed layout reveals that a total of 392 parking spaces would be required. City Code necessitates that parking be met on the same lot as the use. A parking table was provided on the preliminary plat showing that each of the proposed lots meets or exceeds the City Code's parking requirement (See Exhibit C). Additionally, per the site's CC&R's, shared parking and access agreements allow shared parking among the lots.

4. Drainage pattern/ developed flows accommodation

The drainage report submitted with this application, in addition to the past drainage report approving of the fitness facility's major site plan presents no issues with the proposed layout of lots. The Commons at Palm Creek recorded CC&R's contains a cross drainage agreement.

5. Utility access and provision

This proposed subdivision shows no apparent issues with ability to provide utilities to the proposed lots. Additional review would occur at the time of major site plan review for the development of the proposed lots.

6. Access to / Adequacy of public roads

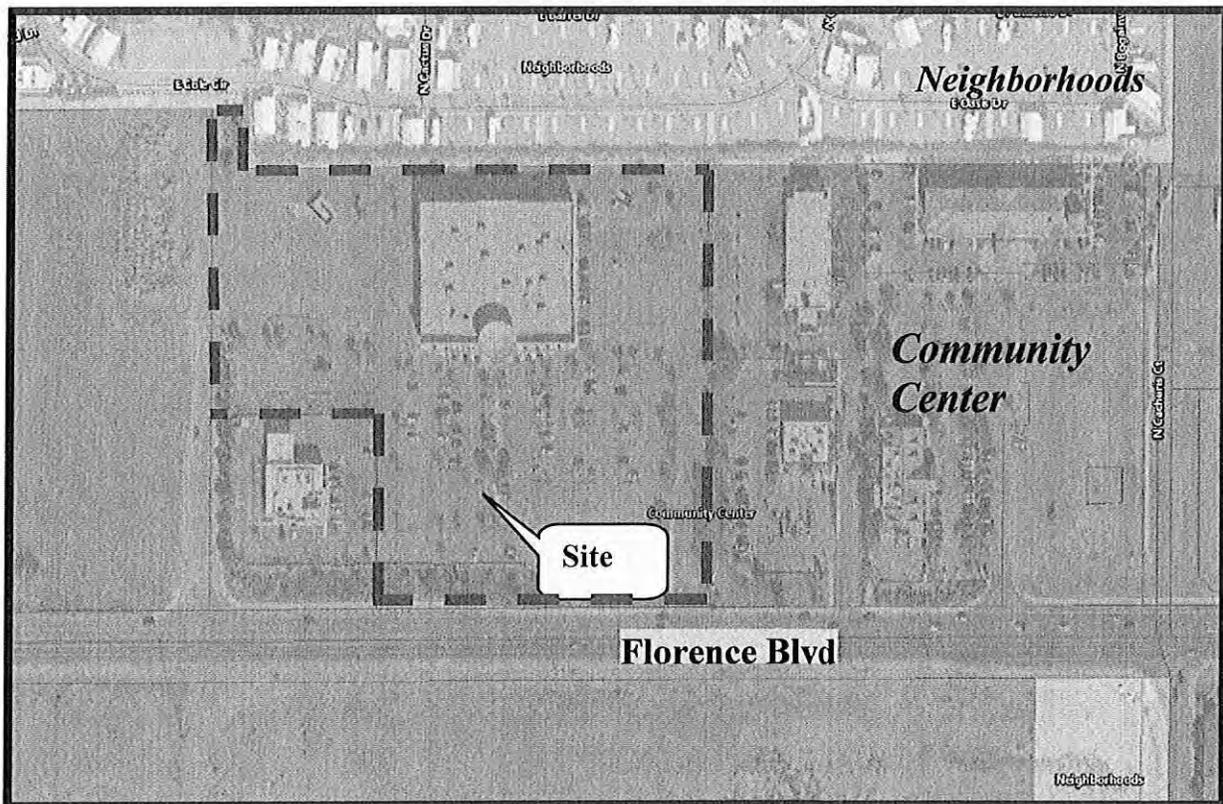
The site has two main access points to E. Florence Blvd. One is a western access drive providing access from Florence to proposed Lot 1. The other is an

ingress/egress directly onto Florence Blvd at the southeast corner of proposed Lot 3. The recorded CC&R's for the site contains cross access agreements to assure that all three lots, as well as the existing bank parcel can use both of the existing Florence Blvd. access points. As part of the subdivision request, 70 ft. of Florence Blvd is proposed to be dedicated to meet the Florence Blvd 140 ft. arterial road classification as shown in the Small Area Transportation Plan (SATS).

COMFORMANCE TO THE GENERAL PLAN

The subject site is designated as *Community Center* in the City's General Plan 2020. Major site plan review would entail assuring compliance with this land use designation. The creation of proposed Lot 3 which proposes a pad building shows a layout that ascribes to the goal of the Community Center, proposing a building be placed close to the right of way. This promotes a walkable relationship to the pedestrians along public roads and the built environment.

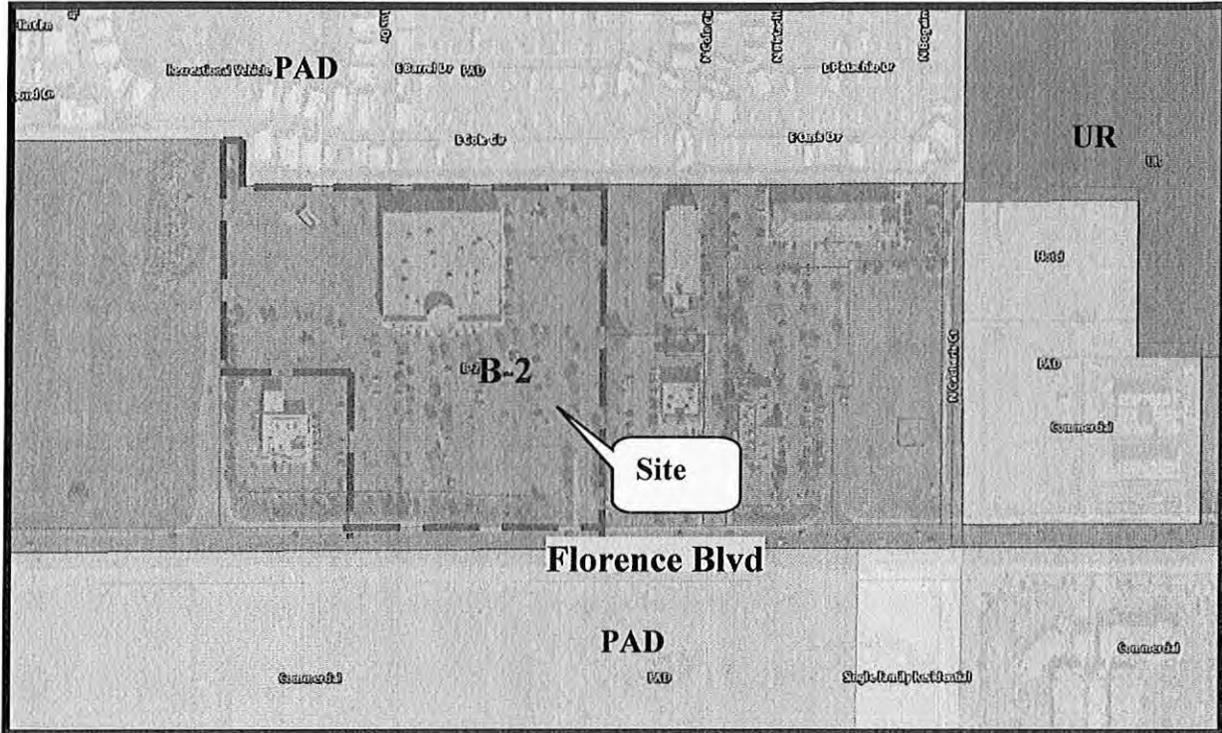
GENERAL PLAN 2020 EXHIBIT



CONFORMANCE WITH ZONING

The proposed and existing uses are compliant with B-2 zoning.

ZONING EXHIBIT



PUBLIC NOTIFICATION/COMMENTS

Notification

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

- A notice was published in the Casa Grande Dispatch on December 17, 2013 for the January 2, 2014 Planning and Zoning Commission public hearing.
- Notice was mailed by the City on December 16, 2013 at least fifteen days before the day of the hearing to each owner of property situated within 200 hundred feet of the subject property. An affidavit confirming this is located in the project file.
- A sign was posted by the applicant on the subject site. An affidavit confirming this posting is located within the file.

Inquiries/Comments

At the time of this writing, no inquiry or comment has been received.

RECOMMENDED MOTION

Staff recommends the Commission approve **DSA-13-00154, Preliminary Plat for the Commons at Palm Creek**, to create three lots within the existing retail center site (APN: 505-23-002Y).

Exhibits

- Exhibit A- L.A. Fitness Major Site Plan
- Exhibit B- Preliminary Plat
- Exhibit C- Parking Table

Exhibit C – Parking Table

PARKING QUANTITIES

LA FITNESS (45,000 S.F.):

HEALTH CLUB G.F.A. (36,473 S.F.) AT 1/200 S.F. = 183 SPACES
 (5) RACQUETBALL COURTS AT 3 PER COURT = 15 SPACES
 (1) BASKETBALL COURT AT 3 PER COURT = 3 SPACES

TOTAL = 201 SPACES

SHOPS A (18,800 S.F.):

RESTAURANT: GROSS AREA 5,450 S.F. AT 1/100 = 55 SPACES
 RETAIL: (13,350 S.F.) AT 1/250 S.F. = 54 SPACES

TOTAL = 109 SPACES

SHOPS B (5,000 S.F.):

RESTAURANT: GROSS AREA 1,500 S.F. AT 1/100 = 15 SPACES
 RETAIL: (3,500 S.F.) AT 1/250 S.F. = 14 SPACES

TOTAL = 29 SPACES

PAD B (5,300 S.F.):

RESTAURANT: GROSS AREA 5,300 S.F. AT 1/100 = 53 SPACES
 PATIO (600 S.F.) AT 1/200 = 3 SPACES

TOTAL = 56 SPACES

TOTAL PARKING REQUIRED 392 SPACES
 TOTAL PARKING PROVIDED: 472 SPACES

ACCESSIBLE SPACES REQUIRED: 9 SPACES
 ACCESSIBLE SPACES PROVIDED: 14 SPACES

PARCEL	USE	GROSS SQUARE FOOTAGE	NET SQUARE FOOTAGE	GROSS ACREAGE	NET ACREAGE	PARKING REQUIRED	PARKING PROVIDED
LOT 1	COMMERCIAL	167,487	162,855	3.84	3.74	135	212
LOT 2	COMMERCIAL	154,798	146,678	3.55	3.37	201	201
LOT 3	COMMERCIAL	75,223	55,096	1.72	1.26	56	59
TOTAL		397,508	364,629	9.11	8.37	392	472



Planning and Zoning Commission

STAFF REPORT

AGENDA

TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Jim Gagliardi, City Planner

MEETING DATE: January 2, 2014

REQUEST

Request by Linda Russo-AAM, LLC-Mission Royale Adult Village HOA, for the following land use approval for property located with the Mission Royale PAD

1. **DSA 13-00165: Major Amendment to a PAD--Mission Royale.** The request is to revise the PAD landscaping requirements along street frontages and within the planting strip in front of homes within the Active Adult community.

APPLICANT/OWNER

Linda Russo—AAM, LLC-Mission Royale
Adult Village HOA
53 N Alamosa Ave No. 2
Casa Grande, AZ 85194
P: 602-520-421-9191
Email: lrusso@aamaz.com

Meritage Homes of Arizona, Inc.
17851 N 85th St No. 300
Scottsdale, AZ 85225
P: 480-515-8117
Email: jeff.grobstein@meritagehomes.com

HISTORY

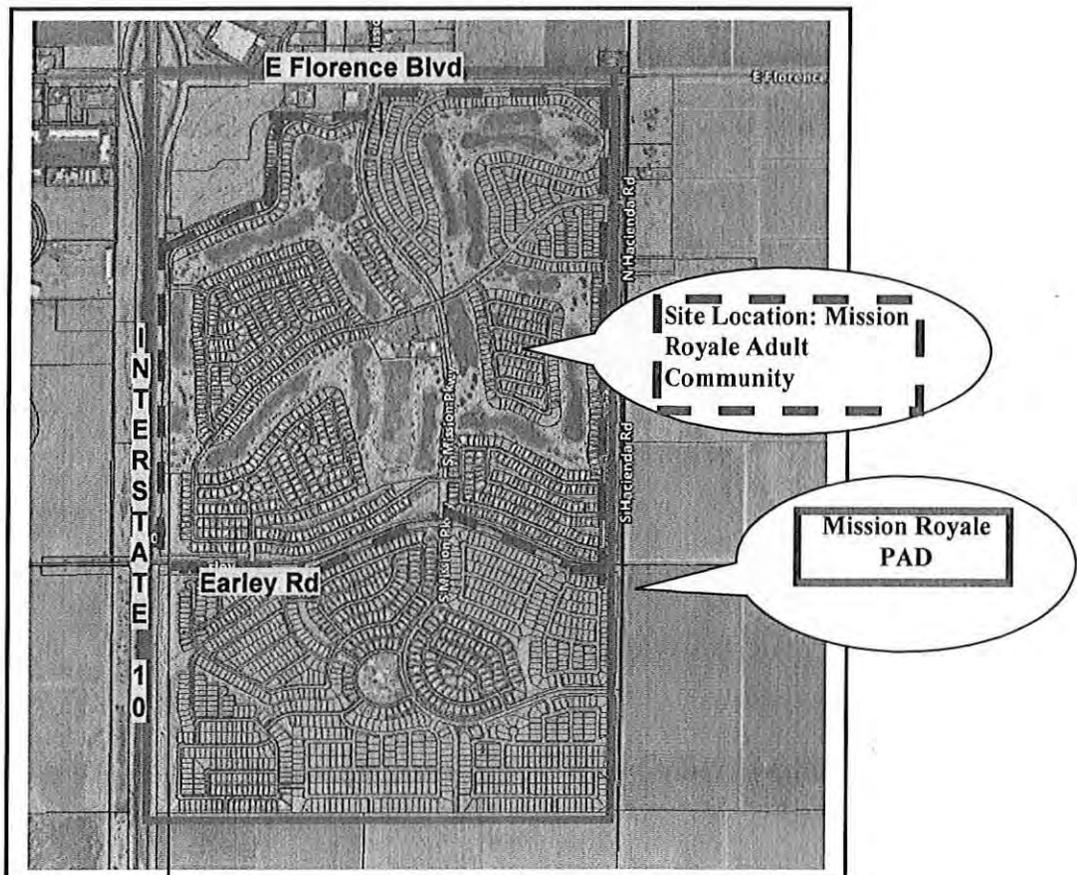
- October 2, 1989: The City Council adopted Ordinance No. 1178.018 annexing property into the City of Casa Grande, initially zoned UR (Urban Ranch).
- November 20, 2000: The City Council approves Ordinance No. 1178.158 approving the rezoning of Mission Royale from UR to PAD (CGPZ-069-00) and approving a Preliminary Development Plan (PAD Guide).
- February 7, 2005: CGPZ-001-005 Mission Royale PAD amendment approved by City Council via Ordinance No. 1178.217.
- June 6, 2005: CGPZ-093-005 Mission Royale PAD amendment, approved by City Council via Ordinance 1178.228

PROJECT DESCRIPTION	
Site Area	Active Adult Community: 525 acres
Zoning	Planned Area Development (PAD) Mission Royale
General Plan Designation	<i>Neighborhoods</i>

Surrounding Land Use and Zoning

Direction	General Plan Designation	Existing Zoning	Current Uses
North	<i>Commerce & Business</i>	Casa Grande Regional Shopping Center PAD	shopping center
South	<i>Neighborhoods</i>	Mission Royale (Family Community portion) PAD / Nichols Ranch PAD	Single family homes
East	<i>Neighborhoods</i>	Urban Ranch / Hacienda Highlands PAD	Single family homes / Vacant land
West	<i>Commerce & Business</i>	Urban Ranch	Interstate 10 / Vacant land

SITE AERIAL



Overview

Mission Royale is a planned area development (PAD) primarily comprised of two single family residential communities: the active adult community, north of Earley Rd; and the family community, south of Earley Rd. A commercial area of the PAD is adjacent to Florence Blvd. on the north.

The subject of this proposed PAD text amendment pertains to two sections of text within PAD's preliminary development plan affecting the active adult community. Both section 6.1.f and the last paragraph of section 6.4.c relate to the required landscaping. The applicant has reported that many trees within planting strips adjacent to homes have been replaced due to poor health over the last few years. The landscaping in the strip areas in front of the homes are maintained by the Homeowners Association (HOA), but watering of the landscaping is the responsibility of the homeowner. Due to the high vacancy rate of homes during the summer time, these planting strips necessitate hardier vegetation than a Willow Acacia tree, which is what has been historically planted in this area.

At the present, these two sections of the PAD state the following:

Page 21, 6.1 f:

The developer shall install front yard desert landscaping using the material listed in Exhibits E and H on each residential lot. Thus, Mission Royale complies with the Design Standards requirement that front yard landscaping be installed by the developer within 30 days of occupancy.

Page 26, last paragraph of 6.4 c:

To further de-emphasize front loaded garages, all local streets within the development will have a five foot wide landscape strip in between the curb and sidewalk. This landscape will be improved by the homebuilder in addition to the front yard landscaping that will be provided. Within the strip in front of every home or for every twenty-five linear feet of non-home frontage, there will be a minimum of one 15-gallon tree and two 5-gallon shrubs or accent plants. Trees for the strip area will be selected for their potential to provide a shade canopy, lot litter potential and minimal lateral root growth. To maximize a consistent street tree theme, no more than one tree type will be planted in this strip within each parcel. The five-foot planter strip, as well as all other rights-of-way landscaping within the Property (except that within collector or arterial roadway medians), will be maintained entirely by the Homeowner's Association (in the case of rights-of-way landscaping adjacent to the commercial parcel, landscape maintenance responsibilities may be transferred to a separate property management company).

6.1 f presently addresses the developer's obligation to landscape front yards but omits reference to the planting strips. 6.4 c references landscaping material found within Exhibit E & H; but Exhibits E & H contain no such information. *Exhibit F*, however, does

contain a landscaping materials list. Exhibit F lists Acacia Willow as a 15-gallon tree option.

To provide more options of hardy vegetation, and to reduce the number of trees to being replaced within the planting strip, the applicant is proposing the following changes:

Proposed Change to Page 21, 6.1 f:

The developer shall install front yard desert landscaping on each residential lot and within the strip in front of every home or for every twenty-five linear feet of non-home frontage using the material listed in Exhibit F. Thus, Mission Royale complies with the Design Standards requirement that front yard landscaping be installed by the developer within 30 days of occupancy.

Proposed Change to Page 26, last paragraph of 6.4 c:

To further de-emphasize front loaded garages, all local streets within the development will have a five foot wide landscape strip in between the curb and sidewalk. This landscape will be improved by the homebuilder in addition to the front yard landscaping that will be provided. Within the strip in front of every home or for every twenty-five linear feet of non-home frontage, there will be three options: 1. A minimum of three five-gallon shrubs or large succulents; 2. A minimum of two five-gallon shrubs or large succulents and at least one accent plant or ornamental grass; 3. One 15-gallon tree with a minimum of two five-gallon shrubs or large succulents. Materials for the strip area shall be selected using the materials listed in Exhibit F, and for their potential to provide a shade canopy, low litter potential, minimal lateral root growth. To maximize a consistent street tree theme, no more than one tree type will be planted in this strip within each parcel. The five-foot planter strip, as well as all other rights-of-way landscaping within the Property (except that within collector or arterial roadway medians), will be maintained entirely by the Homeowner's Association (in the case of rights-of-way landscaping adjacent to the commercial parcel, landscape maintenance responsibilities may be transferred to a separate property management company).

In accordance with §17.68.320 of the City Code, this is a major change that shall be decided upon by the Planning and Zoning Commission, and not City Council as it does not affect loss of open space, a revised circulation plan, or an increase in density.

CONFORMANCE WITH PAD ZONE/PRELIMINARY DEVELOPMENT PLAN REVIEW CRITERIA 17.68.290

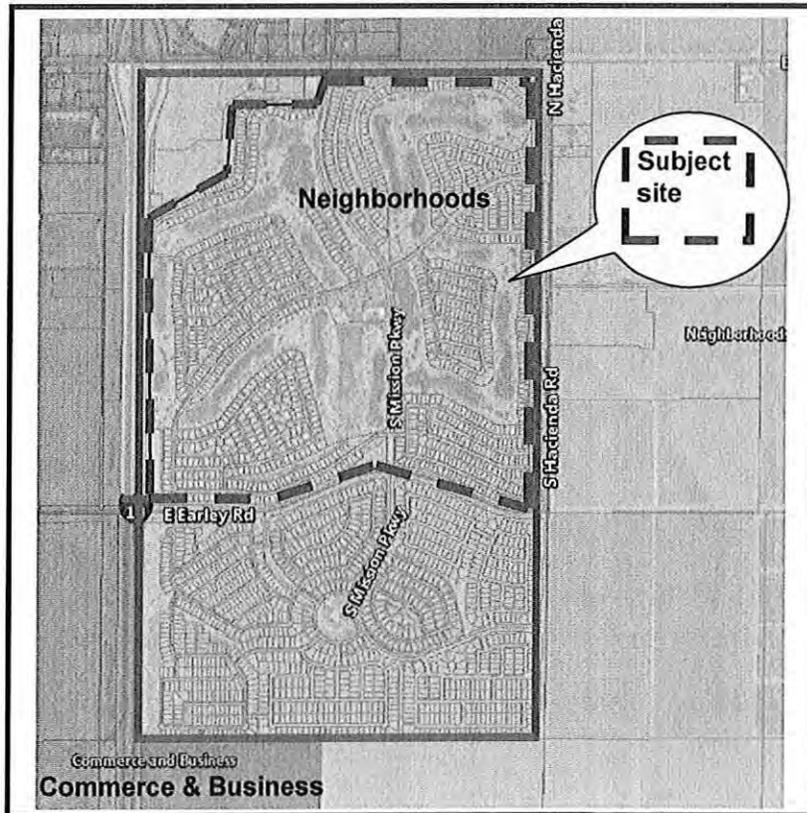
In accordance with Section 17.68.290 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of a PAD Zone/Preliminary Development Plan application:

Relationship of the plan elements to conditions both on and off the property;

The overall site has drought tolerant landscaping along parkways and open space. Staff is recommending that Willow Acacia be removed altogether from the plant material list as it's seen as a problematic tree. Also recommended is updating the plant materials for the referencing Exhibit to include plant material options that are found within the approved landscape plans for Mission Royale's parkways and open spaces. Incorporating plant material found within other locations of the PAD ensures symmetry and consistency of a landscape theme throughout the community. Staff is also recommending separating shrubs from groundcover on the referencing plant materials list, and adding an ornamental grasses section.

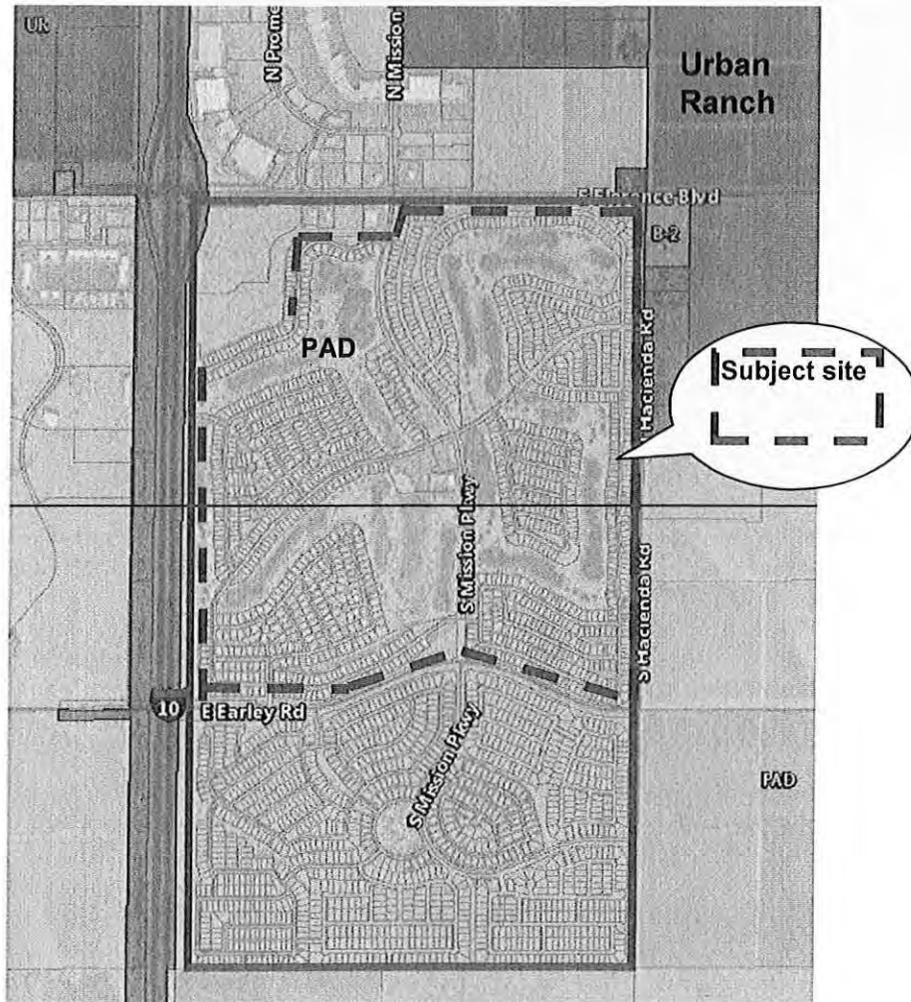
Conformance to the City's General Plan;

The General Plan 2020 Land Use designation for the site is *Neighborhoods*. This land use provides for a variety of residential neighborhoods with a range of densities. The primary objective is to provide a mix of residential neighborhoods that are well designed places. Staff finds that the revision of the text within the PAD upholds the uniform design of this neighborhood.



Conformance to the City's Zoning Ordinance;

The site is zoned PAD (Planned Area Development) and complies with the development regulations found within the Mission Royale PAD.



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

N/A.

The adequacy of the plan with respect to land use;

N/A.

Pedestrian and vehicular ingress and egress;

N/A.

Building location, height & Building Elevations;

N/A.

Landscaping;

The request will remove the requirement of one 15 gallon tree within the planting strip and instead provide the following three options as proposed by the applicant:

1. *A minimum of three five-gallon shrubs or large succulents;*
2. *A minimum of two five-gallon shrubs or large succulents and at least one accent plant or ornamental grass;*
3. *One 15-gallon tree with a minimum of two five-gallon shrubs or large succulents.*

Staff is advising that these options be revised. The term "large succulents" is to be removed as it's not clearly definable. Staff is also recommending that a minimum of two accent plants or grasses are provided in option no. 2. Also, to not affect the Family Community portion of the PAD, a new "Exhibit N" is proposed that will reference an updated plant material list reflective of hardy landscaping and plant materials found within other areas of the Mission Royale PAD. Exhibit N will be using the plant material list shown on existing Exhibit F, but updated to reflect the proposed changes for the Adult Community.

Lighting;

N/A.

Provisions for utilities;

N/A.

Site drainage;

N/A.

Open space;

N/A.

Loading and unloading areas;

N/A.

Grading;

N/A.

Signage:

See the sign discussion in the report.

Screening:

N/A.

Setbacks

N/A.

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 on December 17, 2013.
- A notice was mailed on December 17, 2013 to the property owners within the Active Adult community of the Mission Royale PAD, as well as to properties within 200 ft. of the PAD.
- A notice was posted by the applicant in three locations around the subject site on December 17, 2013. An affidavit confirming this posting was also supplied by the applicant.

Inquiries/Comments

City Staff received several inquiries on this request and Staff explained the purpose of the proposed amendment.

STAFF RECOMMENDATION

Staff recommends the Commission approve the Major Amendment to a PAD Zone/Preliminary Development plan (DSA-13-00165) for Mission Royale PAD landscaping within the Active Adult Community with the following modifications:

1. Create an *Exhibit N*, updating the plant materials list found in Exhibit F to allow the following plant types and minimum sizes:

Allowable Trees

Sissoo Tree (15 Gallon)
Western Honey Mesquite (15 Gallon)
Velvet Mesquite (15 Gallon)
Southern Live Oak (24" Box)
Arizona Ash (15 Gallon)
Mexican Fan Palm (13' Ht.)

Shrubs -5 gallon minimum

Yellow Oleander
Chihuahuan Sage
"Green Cloud" Texas Sage
Bougainvillea "B. Karst
Red Bird of Paradise
'Petite Pink' Oleander
Feathery Cassia
Desert Ruellia
Octopus Agave
Red Yucca
Yellow Bells
Little John Bottlebrush

Groundcover - 1 gallon minimum

Trailing Purple Lantana
Jr. Yellow Lantana
Desert Carpet Acacia
Angelita Daisy

"Ornamental Grasses"

(Excluding Fountain Grass (*Pennisetum setaceum*) and Pampas Grass (*Cortaderia Selliana*)
Regal Mist
Deer Grass

Note: Alternative trees, shrubs, groundcover and ornamental grasses may be substituted from this list with the prior approval of the City Planning Department. Substituted plant materials shall comply with the "Low Water Use Drought Tolerant Plant List: Official Regulatory List for the Arizona Department of Water Resources, Pinal Active Management Area"

2. Revise proposed amendment to 6.1 F to reference Exhibit N to read:

The developer shall install front yard desert landscaping on each residential lot and within the strip in front of every home or for every twenty-five linear feet of non-home frontage using the material listed in Exhibit N. Thus, Mission Royale complies with the Design Standards requirement that front yard landscaping be installed by the developer within 30 days of occupancy.

3. Revise proposed amendment to the last paragraph of 6.4 C to reference Exhibit N, remove reference to "succulents" and to revise option no. 2 to increase number of plant material to read :

To further de-emphasize front loaded garages, all local streets within the development will have a five foot wide landscape strip in between the curb and sidewalk. This landscape will be improved by the homebuilder in addition to the front yard landscaping that will be provided. Within the strip in front of every home or for every twenty-five linear feet of non-home frontage, there will be three options from landscaping materials listed within Exhibit N: 1. A minimum of three five-gallon shrubs; 2. A minimum of two five-gallon shrubs and at least two plant materials chosen from among the shrubs, groundcover, and ornamental grasses categories; 3. One 15-gallon tree with a minimum of two five-gallon shrubs. Materials for the strip area shall be selected using the materials listed in Exhibit N, and for their potential to provide a shade canopy, low litter potential, minimal lateral root growth. To maximize a consistent street tree theme, no more than one tree type will be planted in this strip within each parcel. The five-foot planter strip, as well as all other rights-of-way landscaping within the Property (except that within collector or arterial roadway medians), will be maintained entirely by the Homeowner's Association (in the case of rights-of-

way landscaping adjacent to the commercial parcel, landscape maintenance responsibilities may be transferred to a separate property management company).

Exhibits

- A – Project Narrative
- B – Pg. 21 of the Mission Royale PAD, 6.1 F
- C – 6.4 C
- D – PAD Exhibit F

Exhibit A – Project Narrative



3275 W. Ina Road
Suite 220
Tucson, Arizona 85741

MAIN 520-225-6800
FAX 520-225-6932

TO: Jim Gagliardi - Planner
City of Casa Grande

PROJECT NAME: Mission Royale

FROM: Matt Stuart
Meritage Homes

DATE: December 12, 2013

RE: Requested PAD Amendment

Jim,

Meritage Homes is requesting an Amendment to the "Mission Royale – A Meritage Community" Planned Area Development (PAD). The text amendment looks at revising the language associated with sections 6.1.f – Front Yard Landscaping and 6.4.c – De-emphasize Front-loaded Garages. Both sections share a common topic regarding the strip area in front of the home and the required landscaping.

The text amendment revises the required plant list for the strip area in front of the homes from "a minimum of one 15 gallon tree and two 5 gallon shrubs or accent plants" to "three (3) options: 1. A minimum of three five-gallon shrubs or large succulents; 2. A minimum of two five-gallon shrubs or large succulents and at least one accent plant or ornamental grass; 3. One 15-gallon tree with a minimum of two five-gallon shrubs or large succulents."

The reasons for the requested text amendment are as follows:

- Over the last few years over 350 trees have been replaced due to poor health;
- Currently, the landscaping in the strip areas in front of the homes are maintained by the Homeowners Association (HOA), but watering of the landscaping is the responsibility of the homeowner – creating a high level of difficulty controlling and accurately maintaining the strip areas;
- The strip area is restrictive in size, making it difficult for a 15 gallon tree to successfully develop and mature, and;
- The larger trees currently required are creating unforeseen damages to sidewalks and other surrounding built environs within the community.

Page 1 of 2

Memorandum
December 12, 2013

If there are any questions regarding our request, please do not hesitate to contact.

Sincerely,

Matt Stuart

Asst. Forward Planner
Meritage Homes Construction, Inc.
520-225-6884
matt.stuart@meritagehomes.com

Exhibit B – Page 21 Mission Royale PAD 6.1 F

f. Front Yard Landscaping

The developer shall install front yard desert landscaping using the material listed in Exhibits E and H on each residential lot. Thus, Mission Royale complies with the Design Standards requirement that front yard landscaping be installed by the developer within 30 days of occupancy.

Exhibit C 6.4 C

c. De-emphasize Front-loaded Garages

The final housing product will utilize various methods, including maximizing livable area on front elevations, extending livable area forward of the garage plane, reducing the visual impact of three car garages, using front porches, offering side-entry garages, emphasizing front entryways, and enhanced landscaping, to de-emphasize garage dominance. These methods are discussed in detail below.

There are two primary typical lot widths within Mission Royale: 50 feet and 65 feet. The majority (at least three floor plans per parcel) of the floor plans for the 50 foot wide lots will be designed to the maximum width allowed by the setbacks. The majority (at least four floor plans per parcel) of the floor plans for the 65 foot wide lots will have at least 20 feet of non-garage front elevation. Mission Royale will also have typical 45-foot lots within one parcel. All homes on the 45-foot wide lots will be designed to the maximum width allowed by the setbacks.

At least one floor plan per parcel will have the livable area of the home, covered front porch or covered front entryway extending a minimum of five feet forward of the garage. Front entry garages will never extend more than fifteen feet forward of a home's livable area, covered front porch or covered front entryway. Front-loaded, non-tandem, garages for three or more cars will not be allowed on any lots within Mission Royale. Front porches and front entry towers on some of the homes will help to de-emphasize front-entry garages.

Though not a standard feature, at least one floor plan on the 65-foot wide lots will offer the option of a side-entry garage. All homes within this development will emphasize the front entryway of the home. Front entrances will always face the street.

To further de-emphasize front loaded garages, all local streets within the development will have a five foot wide landscape strip in between the curb and sidewalk. This landscape will be improved by the homebuilder in addition to the front yard landscaping that will be provided. Within the strip in front of every home or for every twenty-five linear feet of non-home frontage, there will be a minimum of one 15-gallon tree and two 5-gallon shrubs or accent plants. Trees for the strip area will be selected for their potential to provide a shade canopy, lot litter potential, and minimal lateral root growth. To maximize a consistent street tree theme, no more than one tree type will be planted in this strip within each parcel. The five-foot planter strip, as well as all other rights-of-way landscaping within the Property (except that within collector or arterial roadway medians), will be maintained entirely by the Homeowner's Association (in the case of rights-of-way landscaping adjacent to the commercial parcel, landscape maintenance responsibilities may be transferred to a separate property management company).

Exhibit D – PAD Exhibit F

PLANT LIST

SYMBOL	PLANT NAME	SIZE
TREES		
	WILLOW ACACIA	15 GALLON
	CHILEAN MESQUITE	24" BOX
	MONDEL PINE	24" BOX
	ARIZONA ASH	15 GALLON
	BLUE PALO VERDE	24" BOX
	MEXICAN FAN PALM	13' TR. HT
SHRUBS and GROUNDCOVER		
	YELLOW OLEANDER	5 GALLON
	CHIHUAHUAN SAGE	5 GALLON
	TRAILING PURPLE LANTANA	1 GALLON
	TR. YELLOW LANTANA	1 GALLON
	"GREEN CLOUD" TEXAS SAGE	1 GALLON
	BOUGAINVILLEA 'B. KARST	5 GALLON
	RED BIRD OF PARADISE	5 GALLON
	'PETITE PINK' OLEANDER	5 GALLON
	FEATHERY CASSIA	5 GALLON
	DESERT RUELLIA	5 GALLON
	OCTOPUS AGAVE	5 GALLON
	RED YUCCA	1 GALLON
'DESERT CARPET' ACACIA	1 GALLON	
YELLOW BELLS	5 GALLON	
	2" DECOMPOSED GRANITE-3/4" MINUS-'WALKER GOLD'	
	TURF SEED BY SEASON	
	4" CONCRETE HEADER (AROUND TURF AREAS)	