

	PLANNING AND ZONING COMMISSION STAFF REPORT	AGENDA # _____
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TO: PLANNING AND ZONING COMMISSION

FROM: Laura Blakeman, City Planner

MEETING DATES: September 5, 2013 (First Public Hearing)
September 19, 2013 (Second Public Hearing)

SUBJECT: **DSA-13-00066:** Major GPA for “Casa Grande Commons”

REQUEST

Request by Rose Law Group, for the following land use approval on 175 acres, m.o.l. located south of Kortsen Road and east of Interstate 10; APN’s 505-13-002A, a portion of 505-13-003A, a portion of 505-13-004F, and a portion of 505-13-004H.

1. **DSA-13-00066: Major General Plan Amendment** to change the land use designation from “*Neighborhoods*” to “*Commerce and Business*”.

APPLICANT/OWNER

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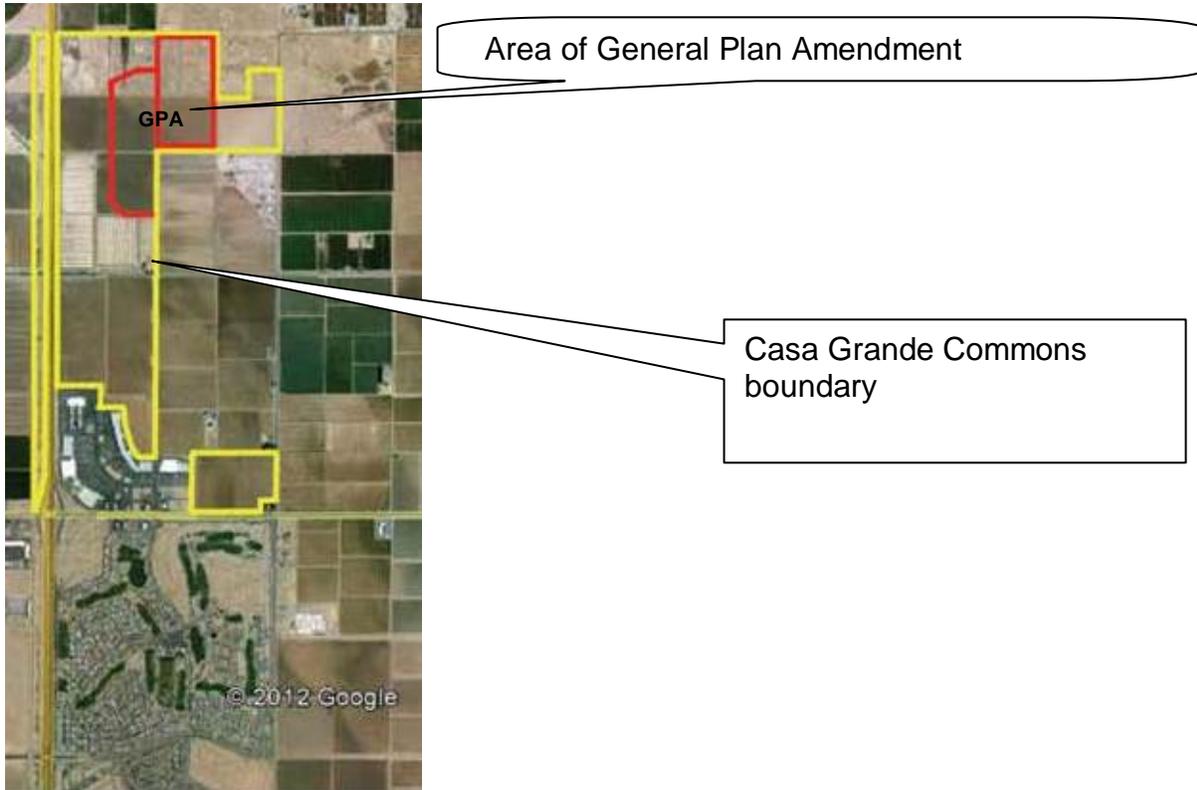
HISTORY

- July 5, 1989: The City Council approved a 5.88 square mile expansion of the city limits adopting Ordinance No. 1280. This annexation included the project site.
- July 18, 2005: The City Council approved CGPZ-158-05, the annexation of the “Westcor Annexation” adopting Ordinance No. 2328.
- August 1, 2005: The City Council approved CGPZ-109-05, the zone change from Urban Ranch (UR) to Planned Area Development (PAD) for the “Casa Grande Regional Shopping Center” PAD adopting Ordinance

No. 1178.236.

February 20, 2007: The City Council approved CGPZ-292-06, the major PAD Amendment for “Casa Grande Regional Shopping Center” PAD adopting Ordinance No. 1178.236.1. The proposed amendment allowed the addition of low-density residential, medium-density residential, high-density residential, commercial, office/business park, and regional commercial uses.

AERIAL MAP:



LAND USES AND ZONING:

Location	General Plan Land Use	Zoning/Uses
North	<i>Neighborhood, Commerce and Business</i>	UR (Urban Ranch), PAD (Planned Area Development)
South	<i>Neighborhood, Commerce and Business</i>	PAD (Planned Area Development)
West	<i>Neighborhood, Commerce and Business</i>	PAD (Planned Area Development)
East	<i>Neighborhoods</i>	PAD (Planned Area Development)

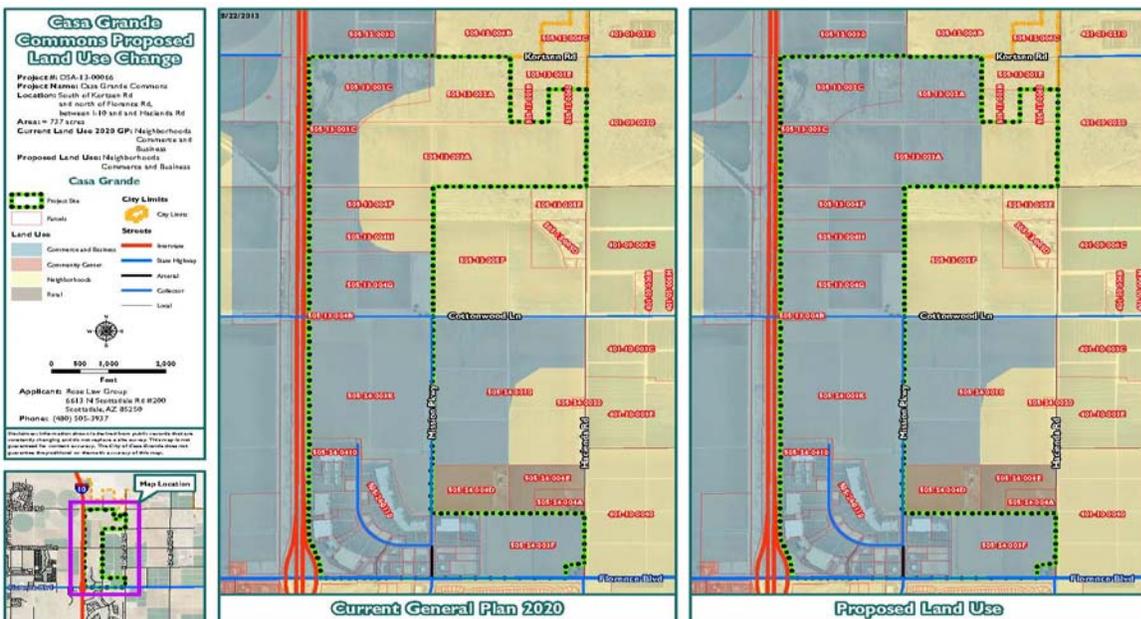
Overview

This request involves parcel numbers 505-13-002A, 505-13-003A and 505-13-004F, and 505-13-004H, portions of the Casa Grande Regional Shopping Center PAD, approximately 175 acres. The site is located south of Kortsen Road, east of Interstate 10 and north of Cottonwood Lane.

If approved, the impact of this proposed change on the over-all acreage dedicated to the various General Plan land use categories within the City's Planning Area Boundary would be as follows:

Land Use (LU)	Area (ac.)	Amendment		Revised Area (ac.)	Percentage Change
		Existing	Proposed		
Agriculture	29,965			29,965	0.00%
Commerce and Business	14,201	0	175	14,376	1.21%
Community Center	3,693			3,693	0.00%
Manufacturing/Industry	10,439			10,439	0.00%
Neighborhoods	72,451	175	0	72,276	(.24%)
Open Space	1,739			1,739	0.00%
Rural	43,017			43,017	0.00%

The amendment would add about 1.21% to the total amount of *Commerce and Business* land use designated lands and decreases the total amount of *Neighborhoods* designated lands by about 0.24%. The decrease in the *Neighborhoods* land uses is very negligible due to the total amount of land designated as *Neighborhoods* in the entire planning boundary.



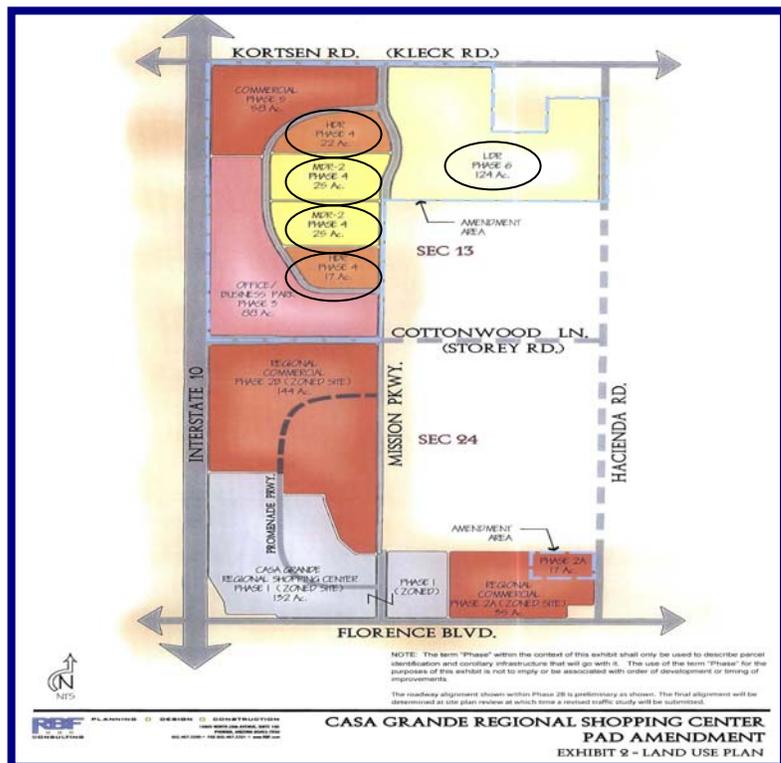
Currently, there is another Major General Plan Amendment request for the Marabella Subdivision that is proposing to remove the “Commerce and Business” Land Use (27 acres and change it to the “Neighborhoods” land use category. The impact of this proposed change on the over-all acreage dedicated to the *Commerce and Business* and *Neighborhoods* land use categories within the City’s Planning Area Boundary would be as follows:

Land Use (LU)	Area (ac.)	Amendment		Revised Area (ac.)	Percentage Change
		Existing	Proposed		
Commerce and Business – CG Commons (adding 175 acres) Marabella (removing 75 acres) 175-75 = 100 acres	14,201	0	100	14,301	0.70 %
Neighborhoods – CG Commons (removing 175 acres) Marabella (adding 27 acres) 175 – 27 = 148	72,451	0	-148	72,303	(0.20%)

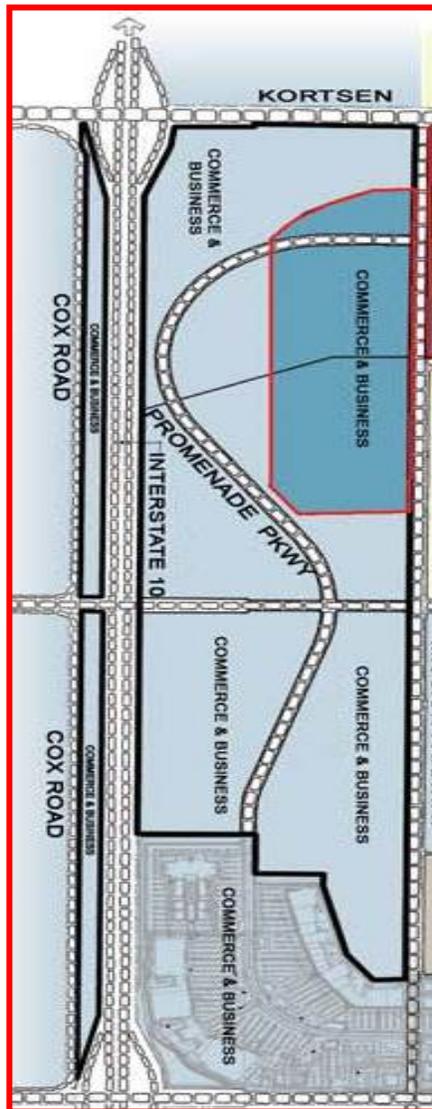
The above matrix shows a very minimal percentage change in land uses between Marabella and Casa Grande Commons. The change in Neighborhoods land use is .70% and the change in Commerce and Business is .20%.

The specific location of this request is the residential portion of the existing Casa Grande Shopping Center PAD (defined in the oval circle on the graphic shown on the right).

The PAD Zoning designates residential land uses in this area of the subject site. If the Major General Plan Amendment is approved, the developer has the opportunity to submit a zone change request to change the existing residential land use to commercial land uses.



Staff's Analysis:



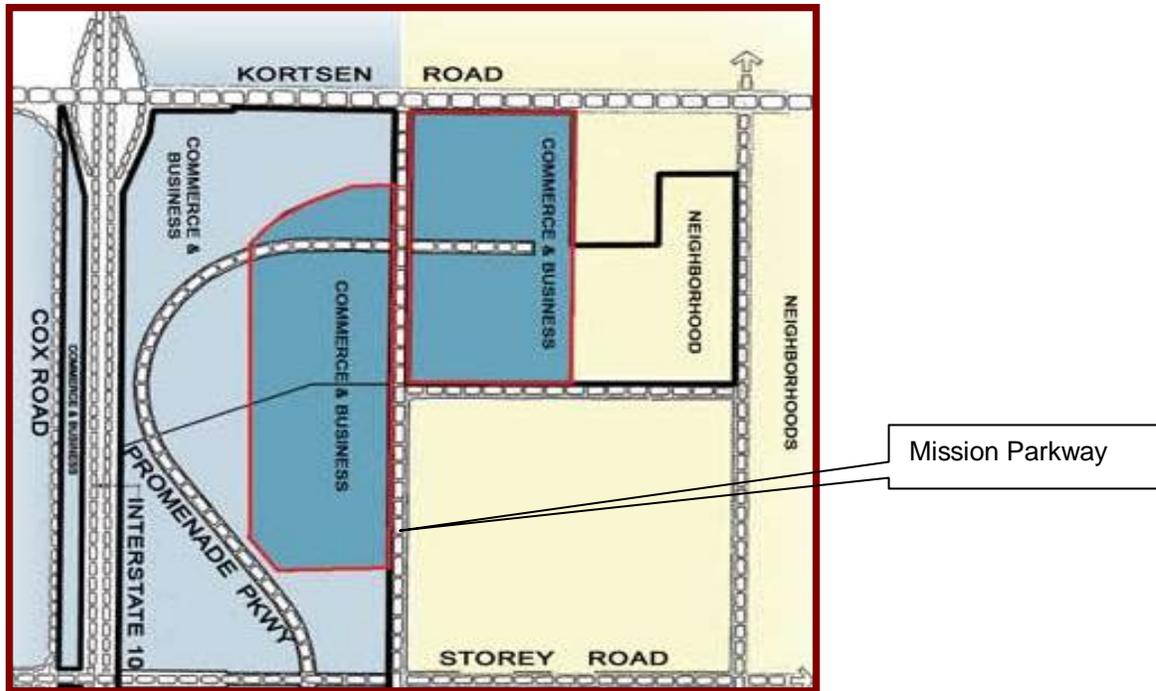
Staff finds that the proposed “*Commerce and Business*” land use, west of the future Mission Parkway, would be compatible with the surrounding land uses as the site is surrounded by *Commerce and Business* land use on the south, west and north portions of the property. In addition, the *Commerce and Business* land use area shows a proposed future extension of Promenade Parkway, most likely a Major Collector roadway to serve future land uses in this area. According to the existing PAD, the land south of the site is zoned for office/business park uses. The land to the west is zoned for commercial and office/business park uses. The land to the north of the site is zoned for commercial.

The proposed “*Commerce and Business*” land use is divided by the future Mission Parkway road extension. Staff finds

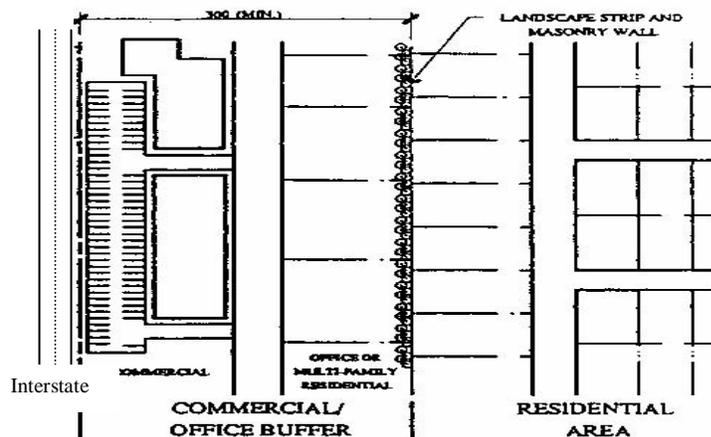
that the proposed “*Commerce and Business*” land use location would be compatible with the future Mission Parkway extension, a Major Collector and the future Kortsen Road extension, a Principal Arterial on the north. The location of the *Commerce and Business* land use provides good land use compatibility as it abuts future roadways that generate a lot of traffic. Currently the General Plan 2020 shows this area as *Neighborhoods* land use, which is predominately residential land uses, however residential land uses are not compatible when abutting major roadways that cause increased traffic, noise and limited visibility.



Staff finds that the future Mission Parkway serves as a good buffer between the proposed *Commerce and Business* land use and the existing *Neighborhoods* land use. This roadway serves as a physical separation of land uses and minimizes conflicts between the land uses.



Staff finds that the *Commerce and Business* land use category abutting the existing *Neighborhoods* land use category has no physical separation, such as a roadway, however, at the time the site is planned for development, Staff will analyze the site design to ensure that there is a buffer and/or a good transition of land uses. See example below:



General Plan Amendment Review Criteria:

In considering applications for a Major General Plan Amendment, the Planning and Zoning Commission & City Council shall find that the following review criteria set forth in the current City's General Plan are substantially met as follows:

1) That the proposed amendment supports the *Community First Vision* on the General Plan.

- a. *The proposal will further the following "Community First" vision elements as set forth in the General Plan"*
 - i. *Will provide opportunity for development of commercial land uses that will provide quality jobs and careers for the citizens of Casa Grande.*
 - ii. *The proximity of the new "Commerce and Business" land use to the future residential development in this area of the City will foster the creation of a sustainable, interconnected community where people choose to live, work and play, with full range of local services and facilities, designed in ways that reduce the use of non-renewable resources.*
 - iii. *The proposed "Commerce and Business" land use will provide additional opportunities for the creation of recreational, cultural, shopping and leisure activities to the residents located in this area of Casa Grande.*

2) Describe how the proposed amendment furthers Smart Growth principles.

- a. *The proposed Major General Plan Amendment will adhere to the Smart Growth principles in meeting the criteria of the Commerce and Business land use, which addresses land use mix, spatial form and design, density and intensity, and infrastructure and mobility.*

3) Describe how the proposed amendment enhances or has no net impact on future water supplies.

- a. *Water supply will be designed by the developer to address water use and fire protection needs within the area at the time of the Final Development Plan/Major Site Plan. The developer for the project will coordinate the design with Arizona Water Company in developing their water system, which will be owned and operated by Arizona Water Company.*

4) Describe how the proposed amendment enhances or has no net impact on mobility and traffic congestion.

- a. *Traffic will be analyzed at the Final Development Plan/Major Site Plan stage, and the project will address traffic volumes associated with the proposed project.*
- 5) Describe how the proposed amendment enhances or has no net impact on the quality and quantity of publicly accessible open spaces and trails.**
 - a. *The Open Space area compliance will be evaluated in conjunction with the future PAD Final Development Plan application.*
- 6) Discuss if the proposed amendment will result in a higher net cost to the City or its residents for City Services.**
 - a. *The costs associated with the extension of a sewer line and trash service that will be required to service the project will be offset by the fees for service and/or impact fees that will be generated from the project.*
- 7) Does the proposed amendment require public investment or financing?**
 - a. *The proposed General Plan Amendment will allow for the site to be developed for commerce and business land uses, which encourage employment uses, and generate revenue for the City and will not require public investment or financing.*
- 8) Describe how the proposed amendment enhances or has no net impact on the natural environment, including air and water quality.**
 - a. *At this time, there are no plans to review for the project; therefore the impacts of the development will be determined at the Final Development Plan stage.*
- 9) Describe how the proposed amendment enhances or has no net impact on the rural character of the city.**
 - a. *According to the General Plan 2020, the area is proposed for Commerce and Business land uses and does not affect the future “rural” land use areas of the City. Currently, there is 43,017 acres reserved for “Rural” land use in the planning area boundary.*
- 10) Describe how the proposed amendment results in the creation of jobs for Casa Grande residents.**

The Commerce and Business land use category allows for the following land uses:

- a. *Single or “big box” retail*

- b. *Enclosed or open-air regional retail shopping centers.*
- c. *Campus-style developments including offices, enclosed, light manufacturing, flex-space, lodging and commercial services*
- d. *Medical campus/hospital*
- e. *Freeway, rail, and auto-oriented retail or commercial.*
- f. *Transit terminals and park and ride facilities.*

These land uses proposed for the site compile a broad mix of land uses that will create employment opportunities for the local residents and benefit the economy.

PUBLIC NOTIFICATION/COMMENTS

Public hearing notification efforts for this request meet the requirements set out by City Code and ARS 9-461.06E. They include:

- 60-Day Review period for all Governmental Officials, Public Officials, County, School Districts, Public Land Management Agencies, Public Utility Companies, Professional. And other organizations.
- On August 21, 2013 the public hearing notice (display ad) was published in the Casa Grande Dispatch.
- On August 21, 2013 a public hearing notice was mailed to each owner of property situated within three hundred feet of the subject property.

Inquiries/Comments

City Staff has not received any inquiries on this request.

STAFF RECOMMENDATION

Staff recommends a favorable recommendation regarding DSA-13-00066, the Major General Plan Amendment to change the land use from “*Neighborhoods*” to “*Commerce and Business*” located south of Kortsen Road, east of Interstate 10 and north of Cottonwood Lane.

Exhibit:

- A. General Plan Amendment Package

CASA GRANDE COMMONS

Prepared for
Walton Arizona, LLC

Walton
Investing on Solid Ground®

Prepared by
Rose Law Group pc

ROSE | LAW GROUP
pc

Casa Grande, Arizona
submitted on May 31, 2013

*General Plan
Amendment
Application*

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Introduction

The Casa Grande Regional Shopping Center was originally approved in 2005 and establishes the framework for the development of commercial and residential land uses for property located along the east side of Interstate 10 (the “Interstate”), between Florence Boulevard and Kortsen Road. See Casa Grande Ordinance No. 1178.236, approved August 1, 2005, and amended under Ordinance No. 1178.236.1 on March 22, 2007. This project lies in a regionally significant growth and commerce corridor and with the recently completed widening of the Interstate, the new interchange planned for Kortsen, the progressing development of Phoenix Mart, and the success of the Casa Grande Promenade, the corridor’s prominence is expanding.

In 2011, the Casa Grande Regional Shopping Center was acquired by Walton International Group (“Walton”), in addition to the 46.8 acres on the west side of the Interstate, just east of Cox Road and between Florence Boulevard and Kortsen Road. See **Exhibit A – Vicinity Map**. To unify both the east and west sides of the Interstate, Walton will combine both sides in a cohesive development plan through a PAD Amendment, and rebrand the project as “Casa Grande Commons” – establishing a common theme for both sides of the Interstate. Before the PAD Amendment can be completed, a Major General Plan Amendment is necessary to adjust the placement of Neighborhood-designated land lying east of the Interstate as set forth below. The PAD Amendment will be submitted for concurrent review with this application following the completion of additional design work.

Request

Since the original Casa Grande Regional Shopping Center approvals (now known as “Casa Grande Commons”), the citizens of Casa Grande approved the new 2020 General Plan. The new General Plan redefined all of the land use categories to create fewer categories and provide greater flexibility. When the 2020 General Plan was approved, the Casa Grande Commons amendment reclassified Casa Grande Commons under two land use designations: (1) Commerce and Business and (2) Neighborhoods. See **Exhibit B – GPA Project Context**. Additionally, the Neighborhoods designation was applied to the multi-family and low density zoned parcels on both sides of Mission Parkway, north of Storey Road as the underlying PAD zoning allows for single-family residential development (which is not permitted in the Commerce and Business General Plan category). See **Exhibit C – GPA**.

It is still the intent of the Applicant to develop higher-density residential product west of Mission Parkway, as originally contemplated in the existing zoning and provided for in the Neighborhoods category, but with the increased traffic and commerce, this is not an ideal location for single family development. Instead, as the future interchange at Kortsen develops, Kortsen will carry significant traffic counts thereby making the intersection of Kortsen and Mission Parkway primely positioned for commercial and office development and to serve as a main entry point to the Casa Grande Commons project. Therefore, this amendment seeks to reclassify 175 acres of Neighborhoods to Commerce and Business to adapt to these changing conditions.

Conformance with General Plan Amendment Determination Criteria

As is set forth below, this General Plan Amendment application meets all the criteria required for approval as outlined in the Casa Grande General Plan 2020:

1) *Describe how the proposed amendment furthers the General Plan Vision.*

Casa Grande Commons has been designed with the “Community First” vision described in the 2020 General Plan. Specifically, by incorporating urban density product in this commerce corridor through the replacement of Neighborhood acreage with Commerce and Business, the proposed project offers a variety of affordable housing opportunities positioned within close proximity of quality jobs and careers while ensuring that single-family residential develops adjacent to less intense uses. These designations will ensure the maximum opportunity for residential and commercial opportunities with minimal travel required as all of the uses are integrated in one location.

2) *Describe how the proposed amendment furthers Smart Growth principles to:*

- a. *Mix land uses*
- b. *Take advantage of compact building design*
- c. *Create a range of housing opportunities and choices*
- d. *Create walkable neighborhoods*
- e. *Foster distinctive, attractive communities with a strong sense of place*
- f. *Preserve open space, farmland, natural beauty and critical environmental areas*
- g. *Strengthen and direct development towards existing communities*
- h. *Make development decisions predictable, fair and cost effective*
- i. *Encourage community stakeholder collaboration in development decisions*
- j. *Further the sustainable use of resources and materials*

Casa Grande Commons offers a variety of land uses from multi-family and single-family residential opportunities to commercial office buildings, retail, healthcare and automotive uses. The amendment will not eliminate the mixture of land uses- but will shift them to more appropriate locations. By replacing 175 acres of Neighborhood with Commerce and Business at the Kortsen/Mission Parkway intersection, the amendment provides for appropriate buffers and transitions that will facilitate more efficient development while creating the opportunity for the full spectrum of residential products to be developed within the limits provided in the Density and Intensity requirements set forth in on page 82 of the General Plan. Without this change, and because the Neighborhood designation exceeds 160 acres, at least 16 acres would have to provide for acre + residential lots (see page 72 of the General Plan) in future development. That density is not appropriate at this Interstate/arterial road convergence. To create walkable neighborhoods with a sense of place, it is important to provide for an appropriate massing of uses, transitioning away from the high-intensity commerce corridor. This amendment will

facilitate that by concentrating neighborhood development east of the Interstate, where similar neighborhood developments are planned.

The Density and Intensity thresholds provided for within the Commerce and Business and Neighborhoods sections for the General Plan (see pages 82 and 72, respectively) provide for predictable limits for the neighboring property owners, community and City while providing for flexibility in development decisions. These parameters are important to ensure that the future rezoning applications implementing the General Plan categories achieve the desired balances, which will further the long term sustainability of the project.

- 3) *Describe how the proposed amendment enhances or has no net impact on future water supplies.*

By changing 175 acres of Neighborhood to Commerce and Business, at a location that is adjacent to an existing, regional mall, there will be no net impact on future potable water supplies.

- 4) *Describe how the proposed amendment enhances or has no net impact on mobility and traffic congestion.*

As mentioned above, Casa Grande Commons is ideally located adjacent to Interstate 10 with a future interchange planned for Kortsen Road. There is no change to the existing General Plan circulation patterns. The Applicant will still be required to develop the perimeter roadways to accommodate any additional traffic generated by the project such that there will be no net impact on mobility and congestion.

- 5) *Describe how the proposed amendment enhances or has no net impact on the quality or quantity of publicly accessible open spaces and trails.*

Casa Grande Commons abuts the Interstate and there are currently no trails or open space corridors through it or designated on the General Plan. However, an internal open space system will be developed to enhance the walkability of the project and will include providing trail amenities within the gas line easement that traverses the property at a diagonal, from south to north. The design of Casa Grande Commons will promote a pedestrian and bike-friendly community by incorporating the Casa Grande street sections that provide for multi-modal transportation.

- 6) *Discuss if the proposed amendment will result in a higher net cost to the City or its residents for City Services.*

The development of Casa Grande Commons, and other project within Growth Area Phase 1, will generate the necessary tax revenue and demand to support a variety of City Services such as the proposed Kortsen Road interchange.

7) *Does the proposed amendment require public investment or financing.*

Changing 175 acres of Neighborhood to Commerce and Business does not require any public financing or investment from the public.

8) *Describe how the proposed amendment enhances or has no net impact on the natural environment, including air and water quality.*

Casa Grande Commons is a mixed use development that will consist of a variety of housing opportunities along with commercial, retail and medical complexes. The increase of Commerce and Business acreage at this location will help to centralize a core business and commercial district which lessens the impact of traffic to the region by focusing it to a unified location. Future development will comply with and maintain all regulatory requirements for environmental, air and water quality.

9) *Describe how the proposed amendment enhances or has no net impact on the rural character of the City.*

Located along a major, existing, developed regional thoroughfare and retail corridor, this project will have no negative impact on the rural character of the City as it does not lie within a rural area. Casa Grande Commons is adjacent to Interstate 10; therefore, it was designed with higher intensity uses along the Highway tapering the intensity of the proposed land uses as the project moves east.

10) *Describe how the proposed amendment results in the creation of jobs for Casa Grande residents.*

It is consistently stated in the General Plan that the City desires new businesses to relocate or expand to Casa Grande. The creation of projects such as Casa Grande Commons provides the City with an example of a shovel ready site that can accommodate nearly any new company's needs. The Casa Grande Commons development plan contemplates the development of major, job creating developments such as the regional auto mall and the regional hospital, medical office campus along with a variety of office complexes and retail. With the approval of this amendment (and the PAD Amendment that will follow), Casa Grande will be in a position to attract new industries to the region bringing new job and career opportunities to existing and future residents.

11) *Describe how the proposed amendment provides enhanced educational opportunities for Casa Grande residents.*

The encroachment of the Neighborhood designation within the current Commerce and Business area west of Mission Parkway may impede the enhanced educational opportunities for Casa Grande residents because major educational facilities would not have enough space to locate within the area of the current Commerce and Business designation. Conversely, if designated as Commerce and Business, this property will be appropriately sized and located to accommodate either a higher education institution and/or a regional hospital/medical campus that could open

the door to other medically-oriented educational entities such as specific medical training schools. With its multiple and direct Interstate access points, this development has a strong possibility of attracting other educational institutions and vocational training companies to locate within Casa Grande.

12) *Discuss how the specific goals, policies and strategies are furthered by the proposed amendment.*

Please see the next section of this narrative that addresses Casa Grande Common's enhancement of specific goals, policies and strategies described in the 2020 General Plan.

Enhancement of General Plan Goals and Policies

This General Plan Amendment Application is in conformance with the following Goals and Policies outlined in the Casa Grande General Plan 2020. The specific goals and policies listed below are enhanced by the proposed amendment.

Land Use Element

Policy C-4.1.1 Support infill development in areas where infrastructure capacity and services are already in place and available

Casa Grande Commons is an expansion of the existing Casa Grande Promenade and the Interstate 10 corridor development. The site is adjacent to existing roadways, Florence Boulevard and Kortsen Road. There is available sewer and water infrastructure close by, which is planned to be utilized via offsite extensions.

Goal C-4.7: Support a wide variety of housing choices in Casa Grande

Policy C-4.7.1 Encourage variety in neighborhood design and development patterns

The residential component of Casa Grande Commons will be provided for in both the Commerce and Business and Neighborhood categories and will consist of two types of lifestyle opportunities – higher density multi-family housing in the form of townhouses, four-plex units, apartments, and condominiums and more traditional single family detached neighborhoods. With the variety of housing products available through the two distinct residential districts, virtually any lifestyle at any budget is made possible.

Policy C-4.7.2 Provide areas that are transit and pedestrian friendly.

Strategy: Encourage higher density and intensity developments along planned transit corridors.

Interstate 10 is the most significant transit corridor in the State and in Casa Grande. Additionally, Casa Grande Commons also borders Florence Boulevard and Kortsen Road, major east/west transit corridors. Being adjacent to major transportation routes provides several opportunities for ingress/egress,

reducing the impact on any one roadway. For this reason, we are requesting to re-designate 175 acres of Neighborhood to Commerce and Business to encourage higher density and intensity development in this key transit corridor.

Policy C-4.11.1 *Encourage development and infrastructure investments that promote livable, compact, walkable, and transit-supportive environments.*

With the high density residential parcels located central to the project, the residents' commuting options are greatly increased. The close proximity to office and retail developments provides for multi-modal transportation such as bicycle and pedestrian options. It is conceivable that a person living in a townhome in the multi-family parcel, working in an office located along Kortsen Road, and shopping in Casa Grande Promenade could reach all destinations without the use of an automobile. There are few opportunities for this elsewhere in the City.

Growth Areas

Policy C-5.1.1 *The Phase 1 Growth Area is established by the presence of existing infrastructure and utility extensions.*

Strategy: *The City will encourage the next wave of development to occur within Phase 1 Growth Areas where there is available in-place, adjacent or nearby infrastructure.*

Casa Grande Commons is located in Phase P-1 and P-2 as identified in the General Plan 2020 – Growth Area Phases exhibit. With the project abutting Interstate 10, the continuing success of the Casa Grande Promenade, and the future Kortsen Road interchange, Casa Grande Commons is ideally situated to capitalize on new growth- it is in the center of it all.

Goal C-5.3: *Growth Areas along Interstate 10 and in the Historic Downtown maintain the City's position as the retail center of Pinal County.*

Policy C-5.3.1 *Support, in those areas identified as Growth Areas along Interstate 10, the development of key commercial retail cores and regional retail services that serve all of Pinal County and the jurisdictions within it.*

Casa Grande Commons is ideally positioned and sized to provide regional retail and commercial office options for Pinal County. It is adjacent to Interstate 10 and major east/west arterial roads, providing convenient commuting options for Casa Grande and County residents. For these reasons, approval of this amendment request will implement the Growth Area policies within the General Plan.

Environmental Planning

Policy C-8.1.4 *Designate residential land uses in areas that are not subject to high noise levels.*

Strategy: *Discourage any new single-family residential development in the adverse noise environment by the Casa Grande Municipal Airport, interstate Highways, and Railroads.*

This General Plan Amendment requests the conversion of 175 acres of Neighborhoods land use to Commerce and Business to convert the development pattern of the northeast portion of the property from low density residential development to low intensity commercial and office development. It is important to re-designate this acreage from Neighborhood to Commerce and Business to prevent single family development from being subject to high noise level activities associated with the Interstate and future parkway corridor that is slated for Kortsen Road.

Community Mobility

Policy C-10.1.4 Provide transportation facilities to support the commercial activities planned for the Commerce and Business, and Manufacturing / Industry land use categories.

The land plan included with the PAD Amendment associated with this request will include a central collector to limit the impact on the peripheral roads due to the increased volume of traffic created by the new commercial development. This centralized collector road allows residents of Casa Grande Commons to access the office and retail developments without traveling on the project exterior roadways. The exterior roadways experience less internal generated trips, freeing up volume for off-site trips to the various aspects of the development.

The development of Casa Grande Commons, and other projects within Growth Area Phase 1, will generate the necessary tax revenue and demand to support the proposed Kortsen Road interchange, creating another east/west link across Interstate 10 and alleviating the traffic loads on the Florence Boulevard interchange.

Community Amenities

Goal C-11.2: A range of health care facilities are available and accessible to residents.

Policy C-11.2.2 Continue to support the development of public health care services and facilities in appropriate locations accessible to Casa Grande residents.

Casa Grande Commons project is positioned to become the hub for retail and health care services for Pinal County. The northern half of the project has been identified as an ideal location for a regional hospital and medical office campus, and support uses as it has direct access to Kortsen Road and the future Interchange. This access and visibility is vital to the success of any hospital or health services campus. Without revising the Neighborhoods portion to Commerce and Business, it is unlikely that an emergency-oriented hospital campus will develop at this location. With the change, and due to the size of the property, virtually all medical support offices and businesses could locate adjacent to the regional hospital to create a central medical campus with accessibility to all residents of the Casa Grande and the County.

Housing

Goal C-12.1: *Provide a variety of housing choice for all income levels, generations, and household demographics.*

Policy C-12.1.1 *The land use strategy of this general plan provides for a mix of residential uses at various densities within the various land uses categories, including single family, attached ownership units, such as townhomes and multi-family complexes.*

The Casa Grande Commons project will offer a wide variety of housing options between the multi-family and single family options- with the Commerce and Business portions limited to 30% multi-family residential, and the provision for single family within the remaining Neighborhoods category, a wide variety of uses and densities are possible and promised, which include both attached ownership units, townhomes, and rental complexes.

Policy C-12.1.3 *Provide housing at a variety of price points*

As discussed with the previous policy, because the housing options are varied, so too are the potential price points. The higher density products allowable in the Commerce and Business parcels allows for apartment and condominium developments, both having significantly lower housing costs than typical large lot single family units. With the option to develop rental properties, nearly any family at any income level will be able to find affordable housing within Casa Grande Commons.

Economic Development

Policy C-13.1.1 *Diversify the current employment base with an emphasis on attracting basic industries.*

The City desires new businesses to relocate or expand to Casa Grande. The creation of projects such as Casa Grande Commons provides the City with an example of a shovel ready site that can accommodate nearly any new company's needs. By eliminating the Neighborhood "carveout" within the central portion of the property, the Casa Grande Commons development plan can be diversified to accommodate major, job creating developments such as the regional auto mall and the regional hospital and medical office campus. With the supporting PAD acting as the blueprint that new business can use in a relocation or expansion strategy, Casa Grande will be in a position to attract new industries to the region.

Policy C-13.3.3 *Identify and promote sites for future commercial cores and regional retail development.*

Strategy: *Promote the Commerce and Business growth areas located along Interstate 10 as the next cycle of retail and commerce development.*

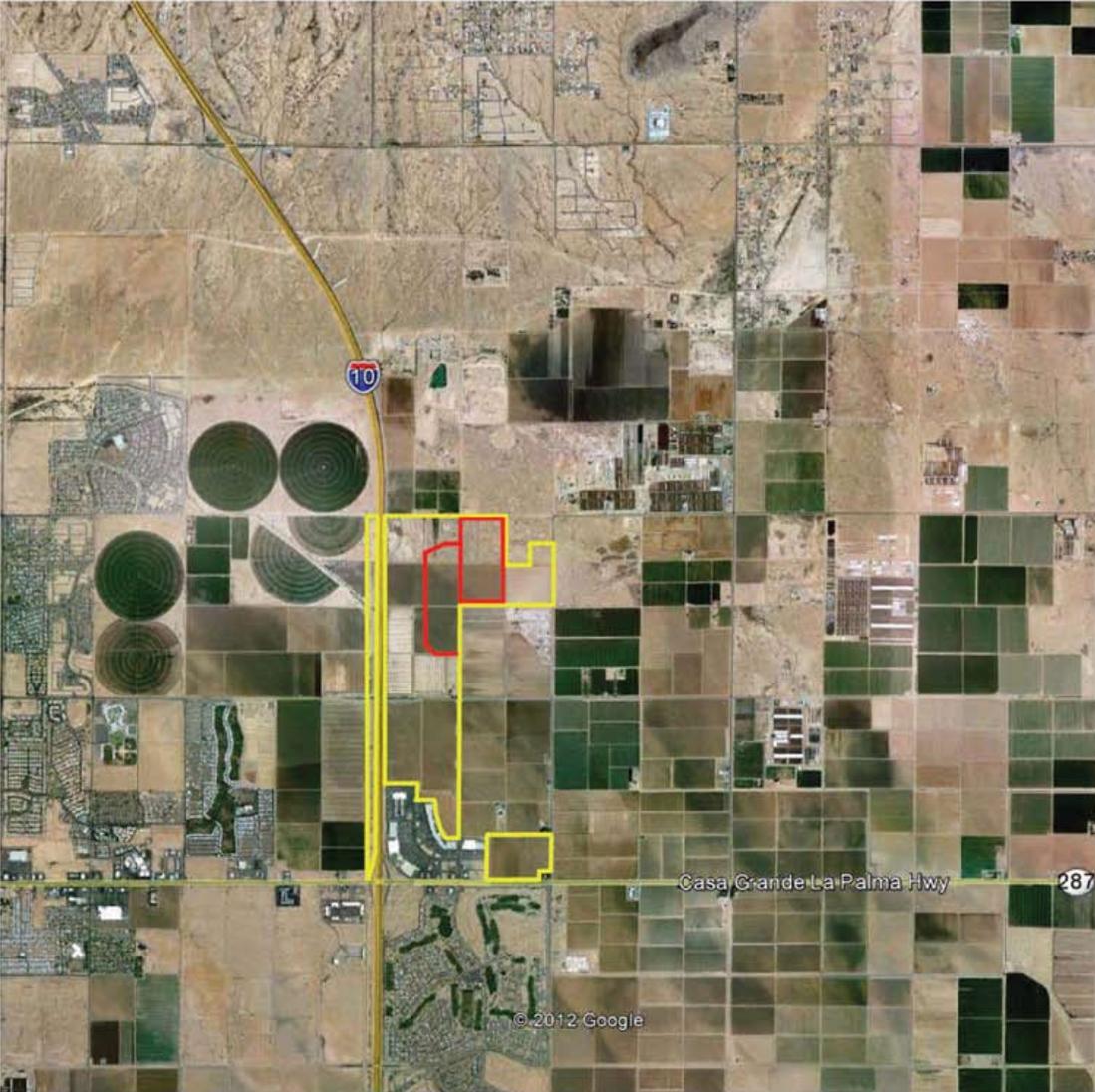
Strategy: *Facilitate and promote the retention and expansion of automotive sales centers in Casa Grande.*

Casa Grande Commons is located along the Interstate and is ideally situated to provide for the development of regional employment, health and commercial facilities such as a hospital, auto mall, retail centers, and large scale office complexes that will implement this policy if the targeted Neighborhood acreage is revised to the Commerce and Business designation. The site has direct access to major transportation corridors and existing utility infrastructure and can accommodate a free-way visible and freeway-accessible auto mall. The retail nature of Phase 1 and 2 create the ability to expand on the success of the Casa Grande Promenade, creating a regional mall, similar to the offerings of a Chandler Fashion Center.

Conclusion

This General Plan Amendment is necessary to position the various land uses in a manner conducive to an orderly development pattern. With the property located adjacent to Interstate 10 and Florence Boulevard, and the future Kortsen Road interchange, the expansion of the Commerce and Business land use category is the most sensible land use design to develop this property to its maximum potential. This request meets all of the criteria required for approval of a Major General Plan Amendment as well as enhances specific goals and policies outlined in the 2020 Casa Grande General Plan.

EXHIBIT A - VICINITY MAP
CASA GRANDE COMMONS, GPA



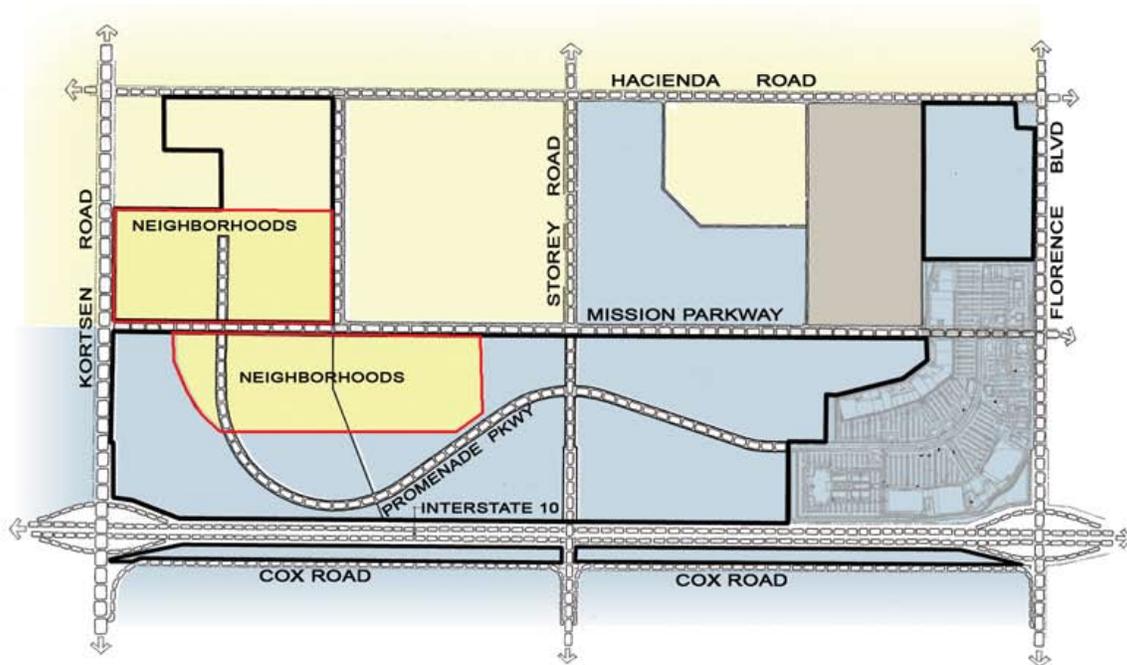
LEGEND

-  GPA BOUNDARY
-  CASA GRANDE COMMONS



NOT TO SCALE

EXHIBIT B - GPA PROJECT CONTEXT
CASA GRANDE COMMONS, GPA



SITE STATISTICS DATA

EXISTING USE OF LAND - VACANT
 EXISTING ZONING OF THE SUBJECT AREA - PAD
 SITE AREA - 175 ACRES (7,623,000 SQUARE FEET)

LEGEND

-  GPA BOUNDARY
-  EXISTING GPA LAND USE 175 ACRES (NEIGHBORHOODS)



NOT TO SCALE

EXHIBIT C - GPA

CASA GRANDE COMMONS, GPA

