

	<b>PLANNING AND ZONING COMMISSION</b>  <b>STAFF REPORT</b>	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-13-00068:** Major GPA for “Marabella”

<b>REQUEST</b>
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**Request by United Engineering Group**, for the following land use approval on 27 acres, m.o.l. located south of McCartney Road and west of Interstate 10; APN’s 505-03-003, 505-03-006A and 505-03-007C.

1. **DSA-13-00068: Major General Plan Amendment** to change the land use designation from “**Commerce and Business**” to “**Neighborhoods**”.

<b>APPLICANT/OWNER</b>
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United Engineering Group 3205 W. Ray Road, Suite 1 Chandler, AZ 85226 P: 480-705-5372 Email: <a href="mailto:shamill@unitedeng.com">shamill@unitedeng.com</a>	RMG Marabella, LLLP 8800 N. Gainey Drive, Suite 255 Scottsdale, AZ 85258 480-609-1200
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<b>HISTORY</b>
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*July 5, 2000:* CGPZ-005-000: The site was officially annexed into the city limits of Casa Grande by Ordinance Number 1981.1.

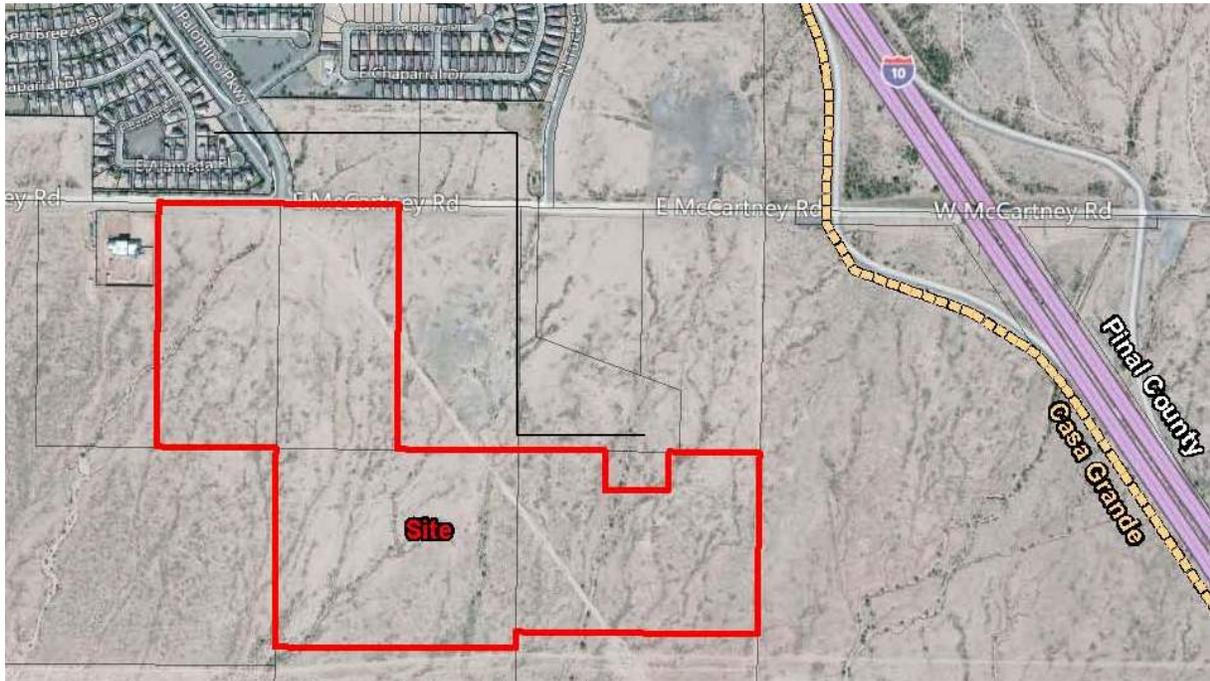
*March 20, 2006:* CGPZ-363-005: Mayor and Council approved the Zone Change from UR (Urban Ranch) to PAD (Planned Area Development) for Marabella by Ordinance #1178.262.

*February 2, 2006:* CGPZ-364-005: The Planning Commission approved the Preliminary Plat for Parcels 1 – 3. (Expired)

March 6, 2006: CGPZ-362-005: Mayor and Council approved a Minor General Plan Amendment from Low Density Residential to Commercial (3 acres) by Resolution 3095.36.

November 3, 2009: City residents voted to approve the City of Casa Grande General Plan 2020 designating the project site as *Neighborhoods/Commerce & Business*.

**AERIAL MAP:**



**LAND USES AND ZONING:**

Location	General Plan Land Use	Zoning/Uses
North	<i>Neighborhoods</i>	PAD (Planned Area Development), McCartney Center Residential Subdivision
South	<i>Neighborhoods</i>	Urban Ranch, Vacant land
West	<i>Neighborhoods</i>	Urban Ranch, Fire Station #504, Vacant land
East	<i>Neighborhoods, Commerce and Business</i>	Urban Ranch, Vacant land, Interstate 10

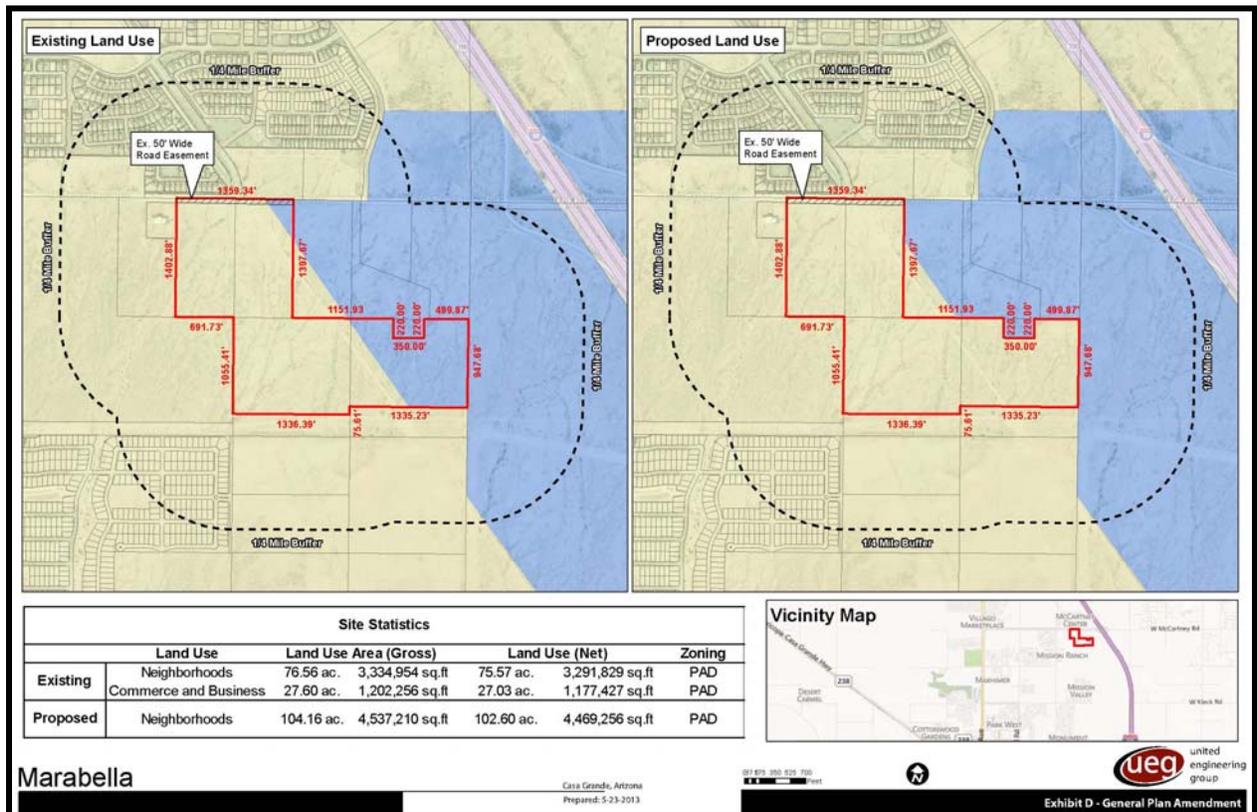
**Overview**

This request involves parcel numbers 505-03-003, 505-03-006A and 505-03-007C, portions of the Marabella PAD, approximately 27 acres. The site is located south of McCartney Road and Interstate 10 to the east.

If this amendment is approved it would have the following effect on the proposed change on the over-all acreage dedicated to the various General Plan land use categories within the 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%
<b>Commerce and Business</b>	<b>14,201</b>	<b>-27</b>	<b>0</b>	<b>14,174</b>	<b>(0.19%)</b>
Community Center	3,693			3,693	0.00%
Manufacturing/Industry	10,439			10,439	0.00%
<b>Neighborhoods</b>	<b>72,451</b>	<b>0</b>	<b>27</b>	<b>72,478</b>	<b>0.037%</b>
Open Space	1,739			1,739	0.00%
Rural	43,017			43,017	0.00%
<b>TOTAL</b>	<b>175,505</b>			<b>175,505</b>	

The amendment would decrease about 0.19% to the total amount of *Commerce and Business* land use designated lands and increase the total amount of *Neighborhoods* designated lands by about 0.037%.



Currently, there is another Major General Plan Amendment request for Casa Grande Commons that is proposing to remove the “*Neighborhoods*” Land Use (175 acres and

change it to the “*Commerce and Business*” 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		
<b><i>Commerce and Business</i></b> – CG Commons (adding 175 acres) Marabella (removing 75 acres) 175-75 = 100 acres	<b>14,201</b>	<b>0</b>	<b>100</b>	<b>14,301</b>	<b>0.70 %</b>
<b><i>Neighborhoods</i></b> – CG Commons (removing 175 acres) Marabella (adding 27 acres) 175 – 27 = 148	<b>72,451</b>	<b>0</b>	<b>-148</b>	<b>72,303</b>	<b>(0.20%)</b>

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 -0.20%.

During the 2020 General Plan Update, this site was designated as *Neighborhoods* and *Commerce and Business* land use categories. The PAD zoning for the site (Marabella) is residential with a small component of commercial at the northeast corner of the site. The site should have been designated as “*Neighborhoods*” land use as the “*Neighborhoods*” land use category represents residential and allows for neighborhood scale commercial uses. If the major general plan amendment is approved, this will bring the existing zoning into compliance with the General Plan 2020.

Staff finds that the proposed “*Neighborhoods*” land use would be compatible with the surrounding land uses as the majority of the site is surrounded by *Neighborhoods* on the north, west and south sides of the property. Staff finds that the *Commerce and Business* land use category abutting the existing *Neighborhoods* land use category to the east will be analyzed at the site design to ensure that there is a buffer and/or a good transition of land uses.

A component of this Major General Plan Amendment request is the proposed re-alignment of the principal arterial (Hennes Road) that will run through the middle of the development. The traffic engineer is supportive of this alignment; however the specific details will be reviewed at the platting stage.

## **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 neighborhood commercial land use that will provide jobs for the citizens of Casa Grande.*
  - ii. *The "Neighborhoods" land use in this area of the City will foster the creation of a sustainable, interconnected community where people choose to live, with access to a range of local services and facilities.*
  - iii. *The proposed "Neighborhoods" land use will provide additional opportunities for the creation of recreational/open space areas.*

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

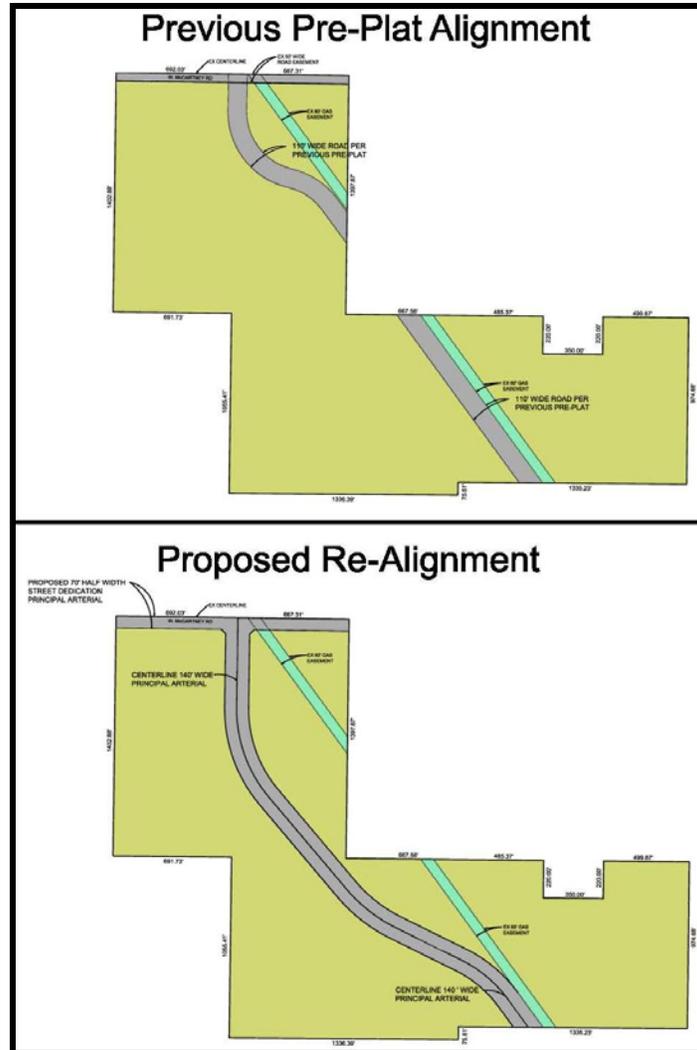
- a. *The proposed Major General Plan Amendment will adhere to the Smart Growth principles in meeting the criteria of the Neighborhoods land uses, which address land use mix, spatial form and design, density and intensity, and infrastructure and mobility.*

### **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. 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. *As part of this request, the applicant has provided an exhibit to show the possible re-alignment of "Hennes Road" through this area and the Traffic Engineer is supportive of this request, however the traffic will be analyzed at the Final Development Plan stage and 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, 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 Neighborhood land uses, which do not require public*

*investment or financing.*

**8) Describe how the proposed amendment enhances or has not net impact on the natural environment, including air and water quality.**

- a. *At this time, there are no final development 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 Neighborhood 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 Neighborhoods land use category allows for the following land uses:*

- a. *Single use retail, service or office development*  
b. *Neighborhood and community retail development*  
c. *Horizontal and vertical mixed-use retail/office/residential developments*

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

<b>PUBLIC NOTIFICATION/COMMENTS</b>
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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.

<b>STAFF RECOMMENDATION</b>
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Staff recommends a favorable recommendation regarding DSA-13-00068, the Major General Plan Amendment to change the land use from *Commerce and Business* to *Neighborhoods* located south of McCartney Road and west of Interstate 10.

Exhibit:

- A. Project Narrative (includes GP Exhibit)

<b>UNITED ENGINEERING GROUP</b>			
<b>Major General Plan Amendment Narrative</b>			
Casa Grande, Arizona			
			<b>May 30, 2013</b>
Prepared for  8800 N. Gainey Center Drive Suite 255 Scottsdale, AZ 85258			
<b>3205 W. RAY RD., SUITE 1   CHANDLER, AZ 85226   480-705-5372</b>			

**MAJOR GENERAL PLAN AMENDMENT**

**NARRATIVE**

**FOR**

**MARABELLA**

**Submitted to**

**City of Casa Grande, Arizona**

**May 30, 2013**

**PROPERTY OWNER**

**RMG MARABELLA, LLLP**

Attn: Ronald H. McRae  
8800 N. Gainey Center Drive  
Suite 255  
Scottsdale, AZ 85258  
(480) 609-1200

**AGENT/ENGINEER**

**UNITED ENGINEERING GROUP, LLC**

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UEG Project No. 15929

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**EXHIBITS**

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- A. Vicinity Map
- B. Ownership Map
- C. General Plan Amendment Exhibit
- D. Henness Road Re-alignment

## 1.0 PURPOSE OF REQUEST

Marabella (the *Project*) is a property containing 104.16 acres and is located on the south side of McCartney Road, ½ mile west of Interstate 10. (See *Exhibit A – Vicinity Map*) The project has recently changed hands and is currently owned by RMG Marabella, LLLP (*The Owners*), an entity of the McRae Group of Companies. The tax parcel numbers making up this project are 505-03-003, 505-03-004A, 505-03-006A and 505-03-007C. (See *Exhibit B – Ownership Map*)

The project has an existing PAD which was approved in 2006. The PAD contains 278 single family residential lots and a 6.61 acre commercial parcel. The overall project density is 2.9 du/ac with lot sizes of 60' x 120' and 65' x 110'. The Preliminary Plat for this project was originally approved in 2006 as well, but has since expired.

Since Marabella's original approvals in 2006 the surrounding area and the City have undergone significant changes. During the acquisition of Marabella, The Owners expressed some concerns with the alignment of Henness Road as it is identified in the current Marabella PAD and on the General Plan. Since the preliminary plat for this project has expired, The Owners are proposing to re-align Henness Road through the project in order to increase the flow of traffic, improve the safety of the road and eliminate extra processing and offsite requirements for the city staff at the time of construction.

In addition to the road re-alignment, the City of Casa Grande updated the General Plan in 2009, with two new designations for the subject site: 1) Neighborhoods and 2) Commerce and Business. (See *Figure 1 – Casa Grande 2020 General Plan Map*) The addition of the Commerce and Business category to the underlying land uses has caused a compliance concern with the zoning on the approved Marabella PAD, which is primarily residential.

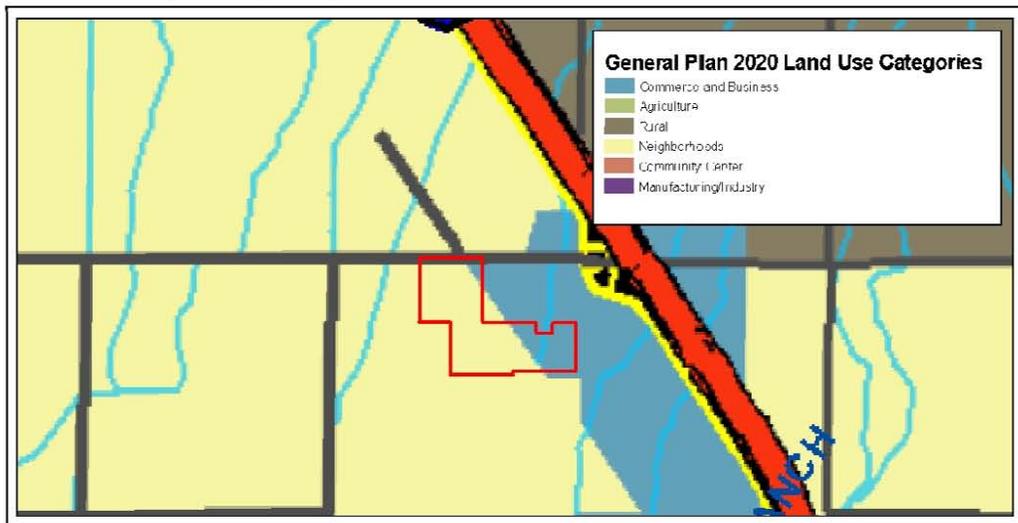


Figure 1 – Casa Grande 2020 General Plan Map

The purpose of this request is to amend the City of Casa Grande General Plan with a major amendment, re-aligning Henness Road and removing the Commerce and Business designation from that portion of the project.

## 2.0 RELATIONSHIP TO SURROUNDING PROPERTIES

The surrounding properties in the area include a recently constructed Fire Station on the northwest side of the project, single family homes to the north and primarily vacant desert land on the east, west and south. Other subdivisions in the area, McCartney Center, Mission Ranch, Arroyo Vista and Mountain View Ranch have all been active and are in various stages of construction. These subdivisions are all zoned PAD and designated as Neighborhoods in the 2020 General Plan.

The surrounding General Plan land use designations are as follows:

- North: Neighborhoods
- South: Neighborhoods
- East: Commerce and Business
- West: Neighborhoods

The surrounding zoning districts are as follows:

- North: Planned Area Development (PAD)
- South: Planned Area Development (PAD) & Urban Ranch (UR)
- East: Urban Ranch (UR)
- West: Urban Ranch (UR)

Refer to **Figure 2 – Casa Grande Zoning Designation Map** for a map of the subject site and surrounding properties.



Figure 2 – Casa Grande Zoning Designation Map

### 3.0 MAJOR GENERAL PLAN AMENDMENT JUSTIFICATION

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#### 3.1 Henness Road Re-alignment

The current Roadway Classification Map for Casa Grande shows the Henness Road alignment running generally along the gas line easement, parallel to Interstate 10. The existing Marabella PAD shows an alignment very similar to this running through the project, aligning with Palomino Parkway at the northern property line (McCartney Road). The Owners, however, believe this current alignment could be approved upon and since a new preliminary plat for this project will eventually be needed, are proposing to re-align Henness Road as it traverses the project. The proposed re-alignment increases the radius of the road creating better sight distances and improving the overall safety for drivers. This design also pulls Henness Road completely onsite for the entire north-south stretch of the Marabella property. This eliminates any need for multiple road dedications, off-site easements and potential development and/or cost sharing agreements for the developer or the City. (See Exhibit C – Henness Road Re-alignment)

The proposed re-alignment will remain at the same ROW width and will enter and exit in the same locations at the north and south boundaries of the project, thus no further off-site alignments or studies will be required as part of this request.

##### 3.1.1 Goals and Policies

Casa Grande's Community Mobility Element sets goals and policies that establish the footprint for a transportation network that is safe and enhances the quality of life for visitors and residents.

This request to re-align Henness Road complies with the following General Plan goals and policies:

- GOAL C-10.1: Casa Grande's transportation system will be compatible with Land Uses described on the Land Use Map
  - Policy C-10.1.1: When considering changes to the Land Use or Community Mobility elements of this Plan, the City will evaluate the compatibility between land use demands, and transport infrastructure.
    - ✓ Strategy: *As new development occurs, the City will continue to identify opportunities to transition from substandard transportation facilities to those that meet future mobility needs.*
- Justification: The re-alignment of Henness Road, will transition to a better, safer alignment with longer sight distances and curvilinear design to control traffic speeds.

- GOAL C-10.2: Use partnership and other financing techniques to reduce the cost of new street construction and, when practical and possible, ongoing street maintenance.
  - Policy C-10.2.1: Reduce the cost of construction for new streets when possible, practical, and safe.
    - ✓ Strategy: *Require, when appropriate, new developments to dedicate rights-of-way for construction of transportation facilities within and adjacent to the development.*
    - ✓ Strategy: *Require new developments to construct or provide financial assurance, equivalent to the cost of construction for new transportation facilities.*
    - ✓ Strategy: *Continue to work with private, state and federal entities in the funding of transportation improvements.*
  
- Justification: The new alignment of Henness Road will be dedicated as the project moves forward with construction. The alignment will be contained solely on the Marabella project, maximizing the City's assurances that the ROW will be available for conveyance and construction.
  
- GOAL C-10.3: A City with well designed streetscapes that are safe, attractive, sustainable, and low maintenance.
  - Policy C-10.3.5: Roadway improvements should reflect the character, function, form and aesthetics associated with the adjacent land uses.
    - ✓ Strategy: *Establish a stakeholder involvement process for major roadway improvement projects, to obtain broad based input on integrating design features with the context of adjacent land uses.*
  
- Justification: Per the approved PAD for Marabella, Henness Road will contain landscaping and other aesthetic features that reflect the overall character of the Marabella project. No changes are being proposed to the existing landscape concepts, ROW widths or other features that were promised as part of the original approvals.

### 3.2 Current Land Use

In 2006, when the project was originally approved, the General Plan designation for the area was Low Density Residential. In 2009, the City of Casa Grande adopted the 2020 General Plan. The newly adopted General Plan contains two designations for this site: Neighborhoods and Commerce and Business. **(See Exhibit D – General Plan Amendment Exhibit)**

#### 3.2.1 Neighborhoods

As a result of the 2020 General Plan, 76.56 of the 104.16 acres of the Marabella site is now designated as “Neighborhoods”. Per the 2020 General Plan, the main objectives for the Neighborhoods category are:

*“The primary objective is to provide for a mix of neighborhoods that are designed to create places of character for residents as opposed to areas designed to meet a particular land use density. An appropriate level of commercial areas within this land use category are promoted and intended to be of neighborhood scale, integrated into the fabric of the community. Retail, service and park developments shall be accessible from residential neighborhoods by bicycles, pedestrians, designed to encourage pedestrian circulation internal to the site.”*

Planned Area Developments are allowed under the Neighborhoods designation as well as smaller neighborhood commercial zones such as the ones contain in the approved Marabella PAD. The project conforms to the objective of this Neighborhoods category, justifying this request to amend the General Plan.

#### 3.2.2 Commerce and Business

The 2020 General Plan also added the Commerce and Business designation to 27.60 acres of the Marabella site, a large portion of which is currently approved for single family residential use. The objectives for the Commerce and Business designation are:

*“This category supports the economic development principles of the General Plan and provides designated areas for existing, expanding and new commerce and light manufacturing that occurs within buildings and services necessary to support them.*

*This land use designation will provide for highly visible and accessible areas for intense commercial, retail and light manufacturing occurring within buildings, and the services necessary to support them.*

*As employment and commercial centers are located along freeways and principal arterials, this land use category allows a broad mix of complimentary land uses*

*appropriate to their location. These areas also serve to support future transit and transportation interchanges.*

*Because these areas are employment centers and revenue generating uses, they should be accessible to transit and provide interconnected environments.”*

Appropriate land uses within the Commerce and Business category include, Single use or “big box” retail, Enclosed or open-air regional retail shopping centers, campus-style developments including offices, light manufacturing, flex-space, lodging and commercial services, medical campus/hospital, freeway, rail, and auto-oriented retail or commercial, transit terminals and park and ride facilities.

Although Planned Area Developments are an allowed use under this General Plan designation as well, the approved Marabella PAD consists primarily of residential uses and is not optimal in meeting the objective of the Commerce and Business category.

### **3.2.3 Goals and Policies**

The 2020 General Plan for the City of Casa Grande takes a “Community First” approach in its goals and policies. The City pays special mind to its historical roots and rural character, yet integrates a plan for continued growth and development. We believe that despite being approved before the 2020 General Plan was adopted, the City will find that the existing project still meets these goals and policies. As further justification for this request to amend the general plan, we are providing a few examples of the goals, policies and strategies of the current General Plan and their relationship to the Marabella PAD.

- GOAL C-3.1: Conserve rural landscapes
  - Policy C-3.1.1: Conserve rural development patterns.
    - ✓ Strategy: *Direct housing and commercial developments to areas designated Neighborhoods on the land use map.*
- Justification: The approved Marabella PAD meets this goal and should be designated as Neighborhoods per this strategy.
- 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
    - ✓ Strategy: *Encourage a range of neighborhood types, densities, and building design within Planned Area Developments and throughout the City and its Planning Area.*

- ✓ *Strategy: Encourage the design of commercial buildings that reflect differences between neighborhoods, by being sensitive to scale and massing. For example, a large commercial “big box” style development would be inappropriate within a compact, walkable residential environment unless scaled down in massing and design to match the character of the neighborhood.*
  
- Justification: The approved Marabella PAD reflects this goal and strategies however the commercial portion of the Marabella PAD is smaller in scale and not intended for a “big box” user. This makes the Commerce and Business land use designation inappropriate for this property.
  
- GOAL C-4.8: Encourage compatible land uses within the Planning Area.
  - Policy C-4.8.1: Minimize land use conflicts
    - ✓ *Strategy: Require physical separation such as fences, berms, parks and open space, or landscape areas in order to buffer high traffic volume transportation corridors from single family residential areas.*
  
- Justification: These types of buffer requirements are already implemented for the single family areas, within the Commerce and Business land use designation, on the approved PAD for Marabella. Most other uses within the Commerce and Business category would not implement this type of design as high traffic and visibility is a key feature for Commerce and Business use.

### 3.3 Summary

To summarize, given the statements and justifications above, the approved Marabella project still conforms to the goals and policies set forth by the City in its 2020 General Plan and is a development that will provide a high quality of life for its future residents. However, due to the project being on hold since 2009, The Owners have identified several visionary changes that should take place to bring Marabella up to date. This request to amend the General Plan is reflective of that change in vision. The intent of this amendment request is to 1) re-align Henness Road as it traverses the Marabella project; 2) remove the Commerce and Business land use designation on 27.60 acres of the project and 3) transition the Commerce and Business areas to Neighborhoods.

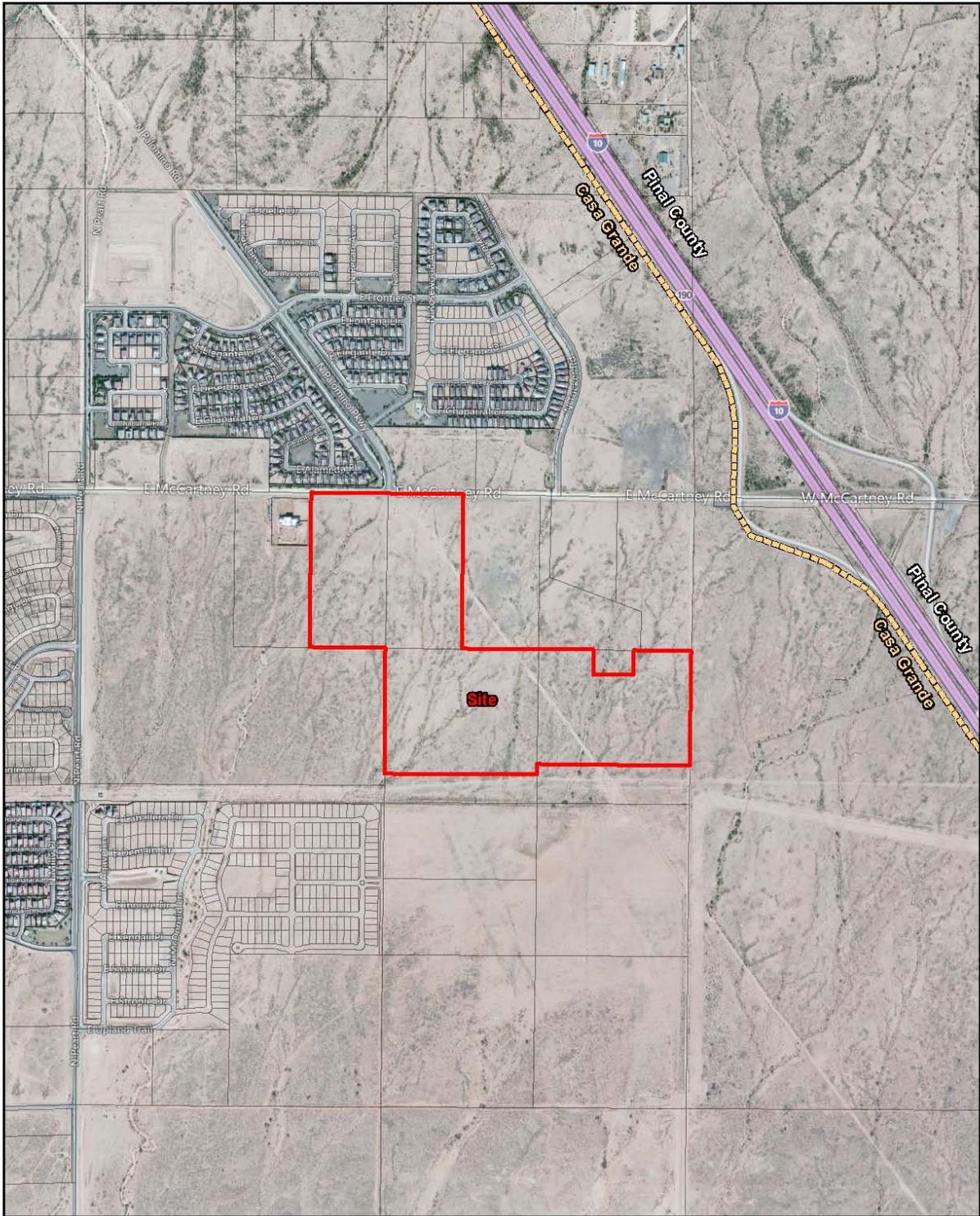
# EXHIBITS

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*Major General Plan  
Amendment*

*United Engineering Group*

*Marabella*



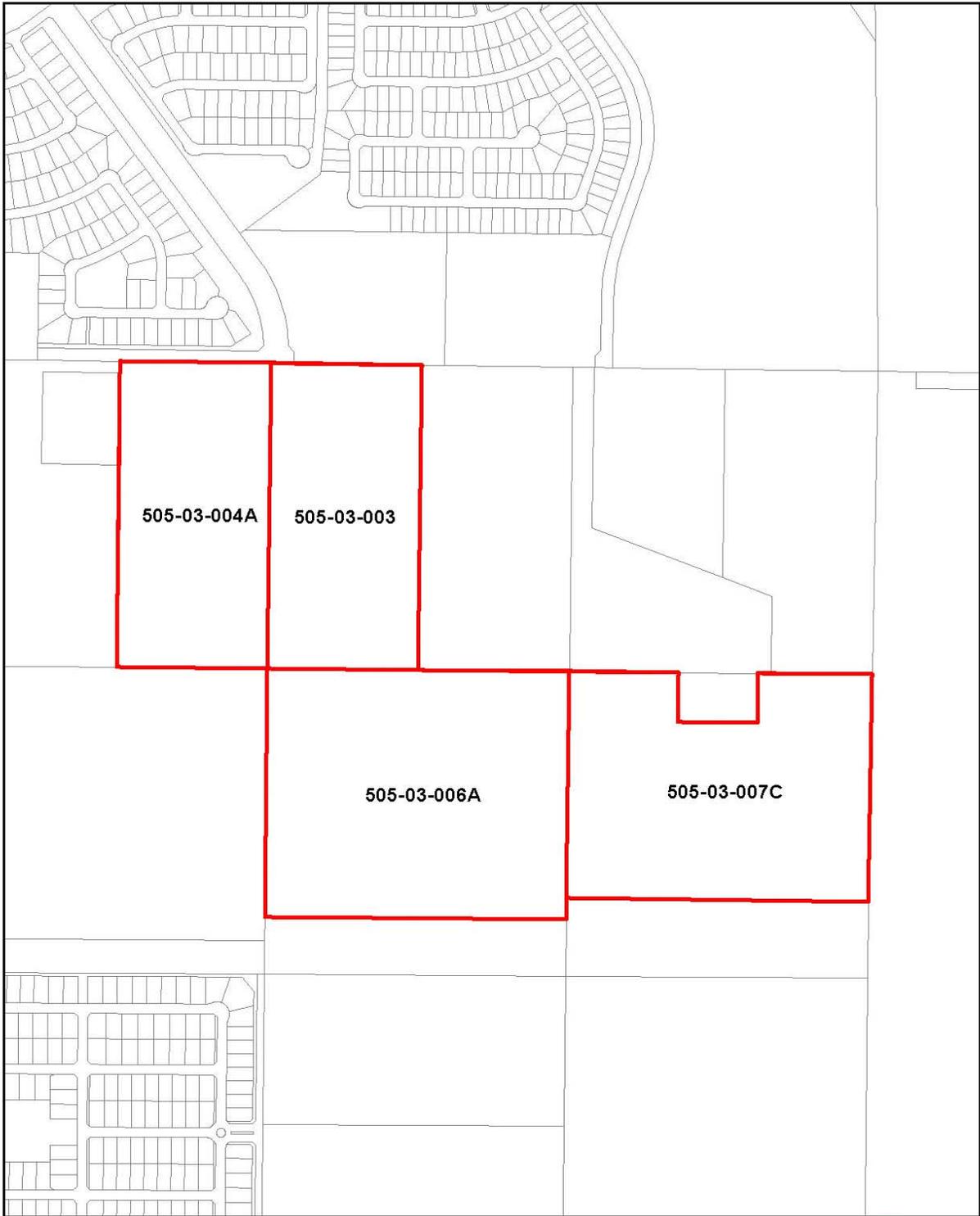
**Marabella**

Casa Grande, Arizona



**ueg** united engineering group

Exhibit A - Vicinity Map



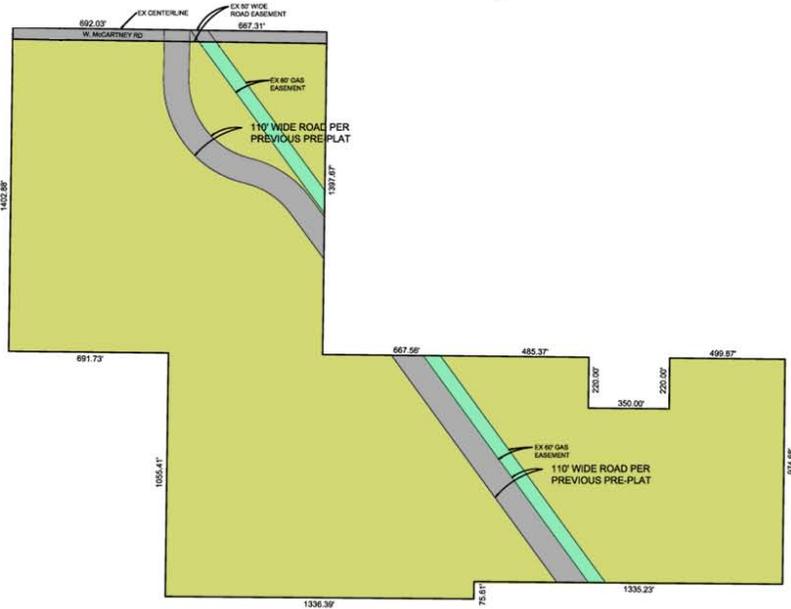
**Marabella**

Casa Grande, Arizona

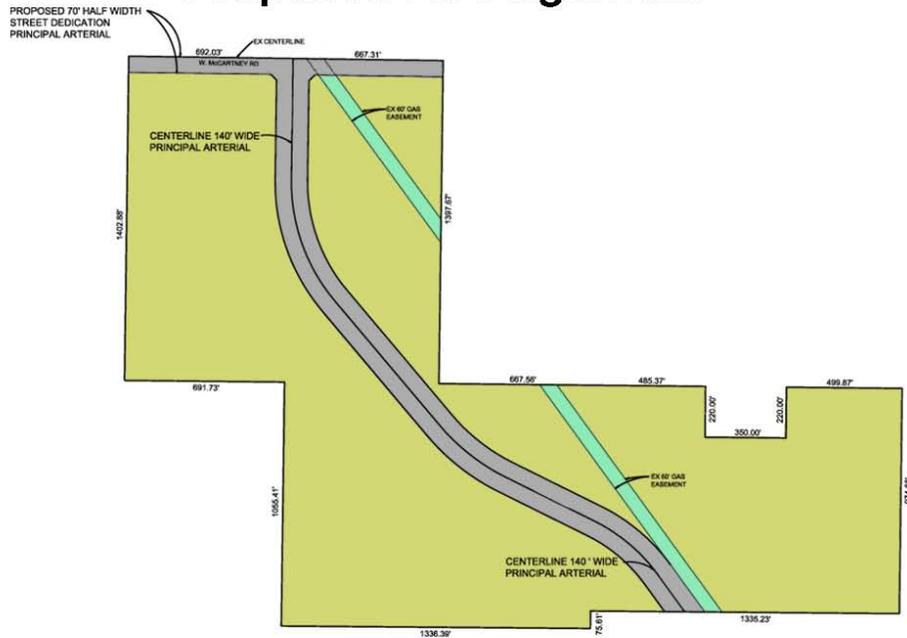


Exhibit B - Ownership Map

## Previous Pre-Plat Alignment



## Proposed Re-Alignment



Marabella

Casa Grande, Arizona



**ueg** united engineering group

Exhibit C - Henness Road Re-alignment

