



**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

AGENDA

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**TO:** PLANNING AND ZONING COMMISSION  
**FROM:** Leila DeMaree, Senior Planner  
**MEETING DATES:** July 1, 2014  
**SUBJECT:** **DSA-13-00116:** Preliminary Plat for Phoenix Mart – Phase 1

**REQUEST**

Request by AZ Sourcing, LLC, for the following land use approval for property generally located north of Florence Boulevard (SR287), south of Cottonwood Lane, between Overfield and Signal Peak Roads:

**DSA-13-00116: Preliminary Plat - Phase 1 for Phoenix Mart** to create three (3) lots on approximately 234 acres. Said property consists of the following APNs: 401-11-008J, 401-11-008B, 401-11-007B, 401-11-009C, 401-11-009D, 401-11-008N, 401-11-008Q, 401-11-008K, a portion of 401-01-045L, 401-11-008P, 401-01-045M, 401-01-045N, 401-01-045P, 401-01-045K, 401-01-049C, a portion of 401-01-049B, a portion of 401-01-049A, a portion of 401-11-008M, and a portion of 401-11-007A.

**APPLICANT / OWNER**

Phoenix Mart/Brad Holyoak 7047 E. Greenway Parkway, Suite 160 Scottsdale, AZ 85254	AZ Sourcing, LLC 7047 E. Greenway Parkway, Suite 190, Scottsdale, AZ 85254
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**HISTORY**

May 20, 2010: DSA-10-00005: The Planning & Zoning Commission forwarded a favorable recommendation to the City Council for **Major General Plan Amendment** request to change the land use designation of 389 acres m.o.l. from *Neighborhoods* to *Business and Commerce*.

June 21, 2010: DSA-10-00005: **Major General Plan Amendment** request to change the land use designation of 389 acres m.o.l. from *Neighborhoods* to *Business and Commerce* was approved by the City Council for the Phoenix Mart, Res. # 4360.3

**PROJECT DESCRIPTION**

<b>Site Area</b>	234 acres
<b>Current Land Use</b>	Vacant land

<b>Existing Zoning</b>	Planned Area Development
<b>Existing General Plan 2020 Land Use</b>	<i>Commerce and Business, Neighborhoods</i>

**LAND USES AND ZONING:**

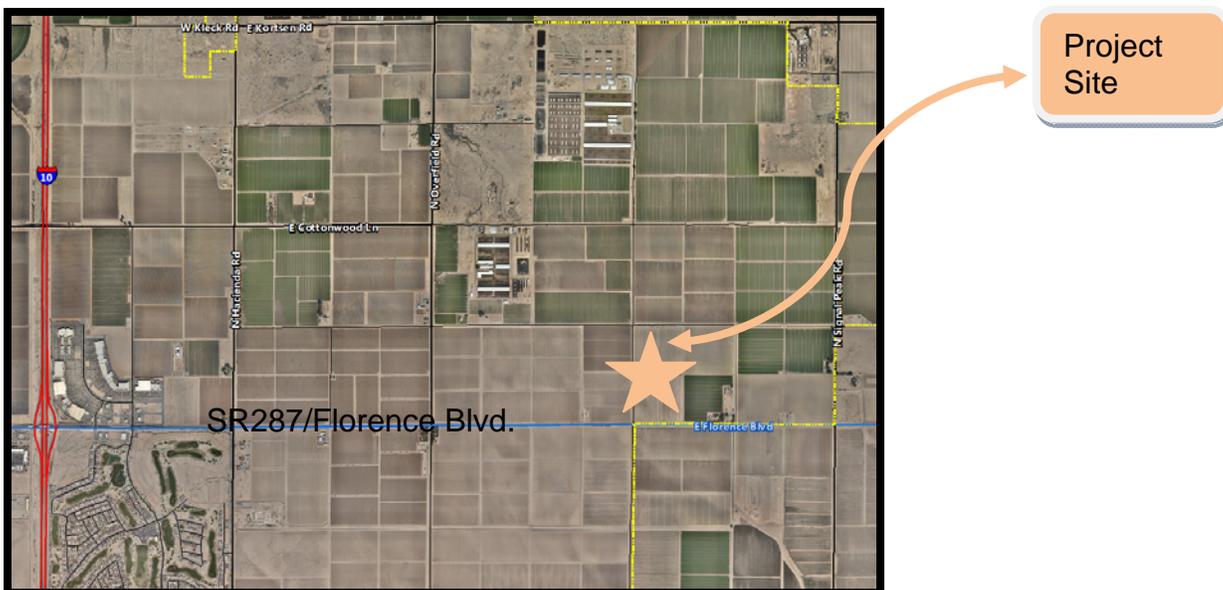
Location	General Plan Land Use	Zoning/Uses
North	<i>Neighborhoods, Commerce and Business</i>	Phoenix Mart Planned Area Development (PAD), Vacant land
South	<i>Neighborhoods</i>	Florence Blvd./SR 287 then Post Ranch Planned Area Development, Vacant land
West	<i>Neighborhoods, Commerce and Business</i>	Phoenix Mart PAD, Vacant land
East	<i>Neighborhoods, Commerce and Business</i>	Urban Ranch, Phoenix Mart PAD

**General Discussion**

This request is for a preliminary plat for the Phoenix Mart - Phase 1 site, to create three (3) large lots within approximately 234 acres out of the 585 acre-site. It is currently vacant land. The proposed lots will be used for the development of the Phoenix Mart site, a mixed-use site, and a high density residential site.

The main entrances to the site will be from Florence Boulevard/ SR 287 via the Toltec Buttes Road new alignment, and two new main entrances (proposed Innovation Loop and Gateway Loop). Approximately 95' half right- of- way (ROW) will be required from the Phoenix Mart site to be dedicated to the Arizona Department of Transportation along the segment of SR/287/Florence Blvd. to accommodate the volume of traffic that will be generated from the Phoenix Mart project. All required public ROW will be dedicated either thru a map of dedication or at a Final Plat process to ADOT and the City of Casa Grande.

**Site Context/Aerial**



## REVIEW FOR ADEQUACY

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

### 1. Lot size, dimensions

The three proposed lots meet lot size and dimension requirements of the Phoenix Mart PAD zone district.

### 2. Setbacks

The Phoenix Mart site and the residential areas within the PAD have different setback requirements. The building setback for the Phoenix Mart is 20' measured from property line or from back of the landscape tracts. Setback requirements will be reviewed by staff at the Final Development Plan process.

### 3. Parking provision

Parking requirements for Phoenix Mart are based upon its own PAD guidelines. The Phoenix Mart site has different parking requirements than the residential and other mixed uses proposed within the 585 acres development site. These parking requirements will be reviewed carefully by staff at Major Site Plan or Final Development Plan stage.

Within the Phoenix Mart area, parking will be shared among various users due to the uniqueness of the use, the various clientele involved, and the enormous size of the Phoenix Mart building itself. Similar to a shopping mall, shared parking is the practical approach to minimize the conversion of and its surrounding users. A CC&R will be necessary to address this arrangement along with the maintenance of other common areas such as landscape tracts and drainage basins.

### 4. Drainage pattern/ developed flows accommodation

The drainage report submitted with this application is still under review by staff. Developed flows will be mitigated within the site. Historic flows will also be addressed to ensure that it is not going to affect neighboring sites but rather conveyed properly according to the City's requirements.

During the Phase 1 development, drainage easements maybe utilized as a temporary approach to mitigate the water run-off until the rest of the sites are developed. Drainage will be addressed accordingly on the Master Drainage Report and Plan.

Similar to the parking situation for the Mart, a cross drainage agreement will be necessary and will be included in the CC&Rs of the Phoenix Mart development site.

### 5. Utility access and provision

Phoenix Mart PAD site will be serviced by the following utility agencies:

- ED2 for electrical service,
- Arizona Water Company for water service,
- City of Casa Grande for sewer service, and
- Southwest Gas Corporation for natural gas service.

The above agencies have provided a "Will Serve" letter to the City indicating their willingness and ability to serve the site.

## 6. Access to / Adequacy of public roads

Phase 1 has proposed two new main access points off of SR287/Florence Blvd. referred to as the Gateway Loop and the Toltec Buttes Road. Toltec Buttes Road extends north of Florence Blvd. and intersects with Phoenix Mart Loop that circles the Mart site. The east Gateway Loop will serve as an entrance to the Mart while the west Gateway Loop will serve as an exit towards SR287/Florence Blvd.

Other ingress and egress locations to the site will be developed at future phases. At build out, the Phoenix Mart area will have accesses from all four (4) sides of the site to Cottonwood Lane, Evans Road, La Brea Street, and Florence Blvd.

SR287/Florence Blvd. has a 33' existing declared ROW. The Small Area Transportation Study identified Florence Blvd. as a major arterial with 140' ROW. A Traffic Impact Analysis (TIA) was required by the City to be submitted along with this Preliminary Plat application to further determine the potential traffic impact as a result of the Phoenix Mart development. The TIA determines that additional ROW is needed along SR287/Florence Boulevard to accommodate traffic along this section of the highway. As a result of that TIA, a 190' ROW is needed along this segment of SR 287/Florence Blvd. to accommodate future traffic generated from this development. The north half of the 190' ROW will be a 95' ROW to be dedicated by Phoenix Mart to ADOT via a separate instrument.

Toltec Buttes Road is a minor arterial with a 92' ROW. The full 92' ROW will be dedicated to the City. Each sides of the Toltec Buttes Road will have a 36' landscape tract which will be maintained by the property owners association. The 36' landscape tract is part of the open space that will accommodate an eight (8') foot sidewalk and another eight (8') wide segment for other utility uses.

## 7. Conformance to the General Plan

The project site has two land use designations: *Commerce and Business and Neighborhoods*. The proposed land uses within the preliminary plat Phase 1 conform to the City's General Plan 2020 which allows the development of the Phoenix Mart site, hotel, mixed uses, and high density residential site.

The proposed Phoenix Mart uses are consistent with the land use categories established for *Neighborhoods and Commerce and Business*, as shown on the map below.

### General Plan 2020 Exhibit



## PUBLIC NOTIFICATION/COMMENTS

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

- On June 19, 2014 the public hearing notice was published in the Casa Grande Dispatch.
- On June 12, 2014 a public hearing notice was mailed to each owner of property situated within 200' radius of the subject property. The names and addresses of the owners were provided by the City of Casa Grande per Pinal County Ownership Data.
- A sign was posted by the applicant on June 12, 2014 on the subject site. An affidavit confirming this posting was supplied by the applicant

### **Inquiries/Comments**

City Staff has received no specific inquiries as a result of the notification, and no objections were made to the Preliminary Plat for Phase 1 request.

## STAFF RECOMMENDATION

Staff recommends approval of **DSA-13-00116**: Phoenix Mart Phase 1 Preliminary Plat subject to the following conditions:

1. No Building Permits for any structures on Lots 1, 2 or 3 will be issued prior to a Final Plat approval and recordation for the lots and streets set forth in the Phoenix Mart Preliminary Plat for Phase 1.
2. Prior to recordation of said Final Plat all required on-site and off-site subdivision improvements shall be financially secured in accordance with Section 16.20.010 of the Subdivision Regulations.
3. Easements shall be recorded for all drainage basins to be located outside of the Preliminary Plat boundaries, which are needed to retain developed flows from the streets or development located within the boundaries of the Preliminary Plat. Said easements shall be recorded prior to issuance of any permits authorizing the construction of any streets, parking lots or structures located on Lots 1, 2 or 3. This requirement shall also be met prior to recordation of the Final Plat for Phase 1.
4. A Water Master Facilities Report shall be submitted and approved by the City and Arizona Water Company prior to the issuance of any permits for construction of water infrastructure within the boundaries of the greater 585 acre Phoenix Mart site. This requirement shall also be met prior to recordation of the Final Plat for Phase 1.
5. A Water Design Report shall be submitted and approved by the City and Arizona Water Company prior to the issuance of any permits for construction of water infrastructure within the boundaries of the Phase 1 Preliminary Plat. This requirement shall also be met prior to recordation of the Final Plat for Phase 1.
6. A Wastewater Design Report shall be submitted and approved by the City prior to the issuance of any permits for construction of wastewater infrastructure within the boundaries of the Phase 1 Preliminary Plat. This requirement shall also be met prior to recordation of the Final Plat for Phase 1.

**Traffic Conditions for Phoenix Mart Preliminary Plat**

7. Prior to recordation of the Final Plat the applicant shall post an adequate financial security with the City that guarantees the installation of the traffic signal and necessary right of way improvements at Toltec Buttes/Florence Blvd. intersection.
8. Prior to recordation of the Final Plat the applicant shall post an adequate financial security with the equal to 25% of the construction cost of a traffic signal at Hacienda Rd. /Florence Blvd.
9. Pavement thickness must meet City Standards.

Exhibits:

- A. List of Property Owners
- B. Preliminary Plat – Phase 1
- C. Legal Description for Phase 1