

	Planning and Zoning Commission STAFF REPORT	AGENDA # _____
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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
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HISTORY

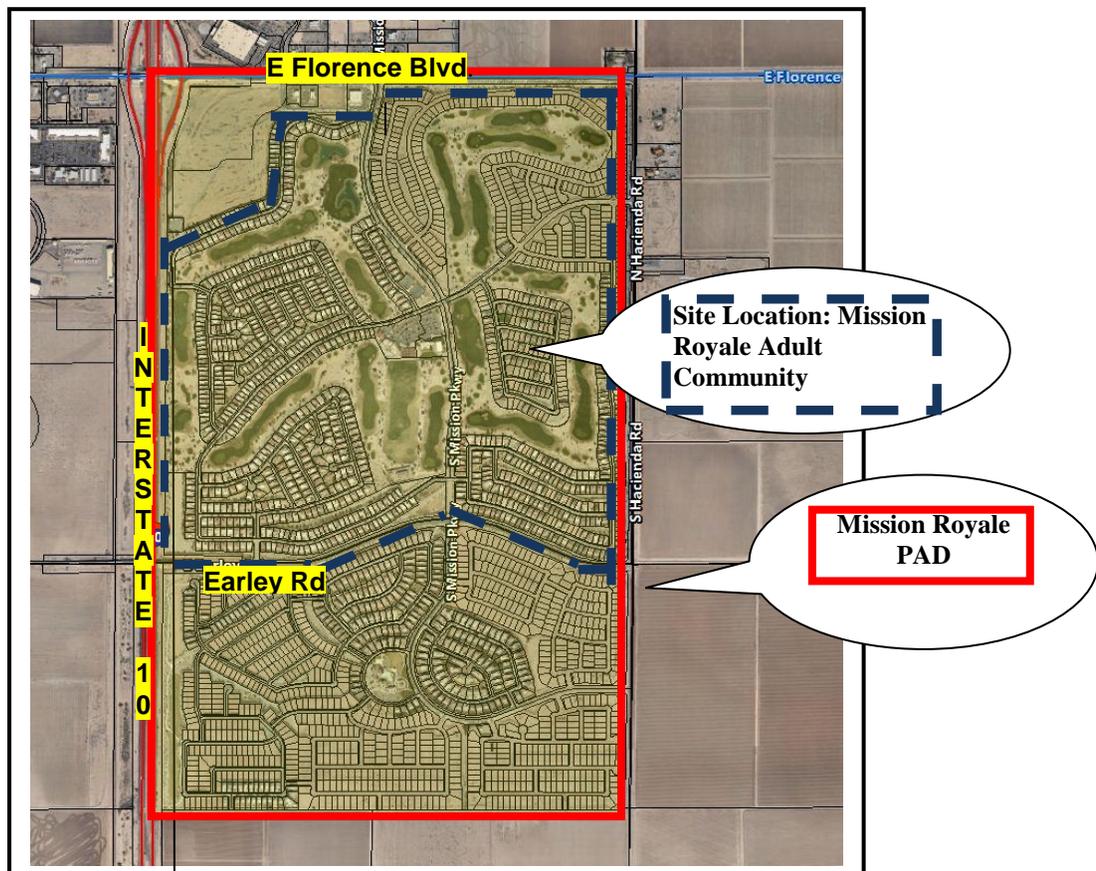
- October 2, 1989: The City Council adopted Ordinance No. 1178.018 annexing property into the City of Casa Grande, initially zoned UR (Urban Ranch).
- November 20, 2000: The City Council approves Ordinance No. 1178.158 approving the rezoning of Mission Royale from UR to PAD (CGPZ-069-00) and approving 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	Interstate10 / 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

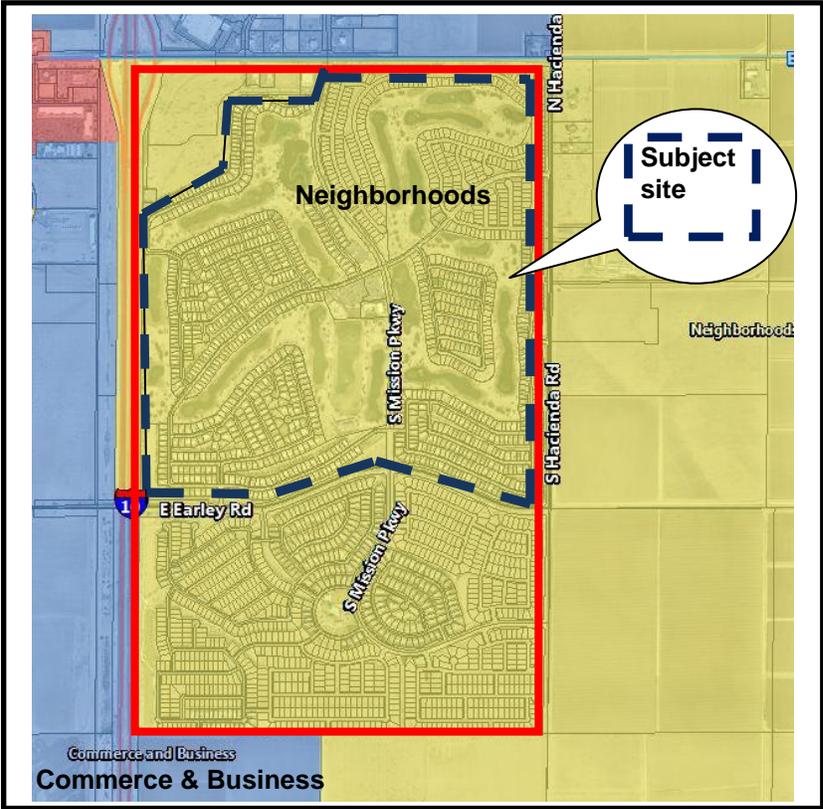
In accordance with Section 17.68.290 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of a PAD Zone/Preliminary Development Plan application:

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.

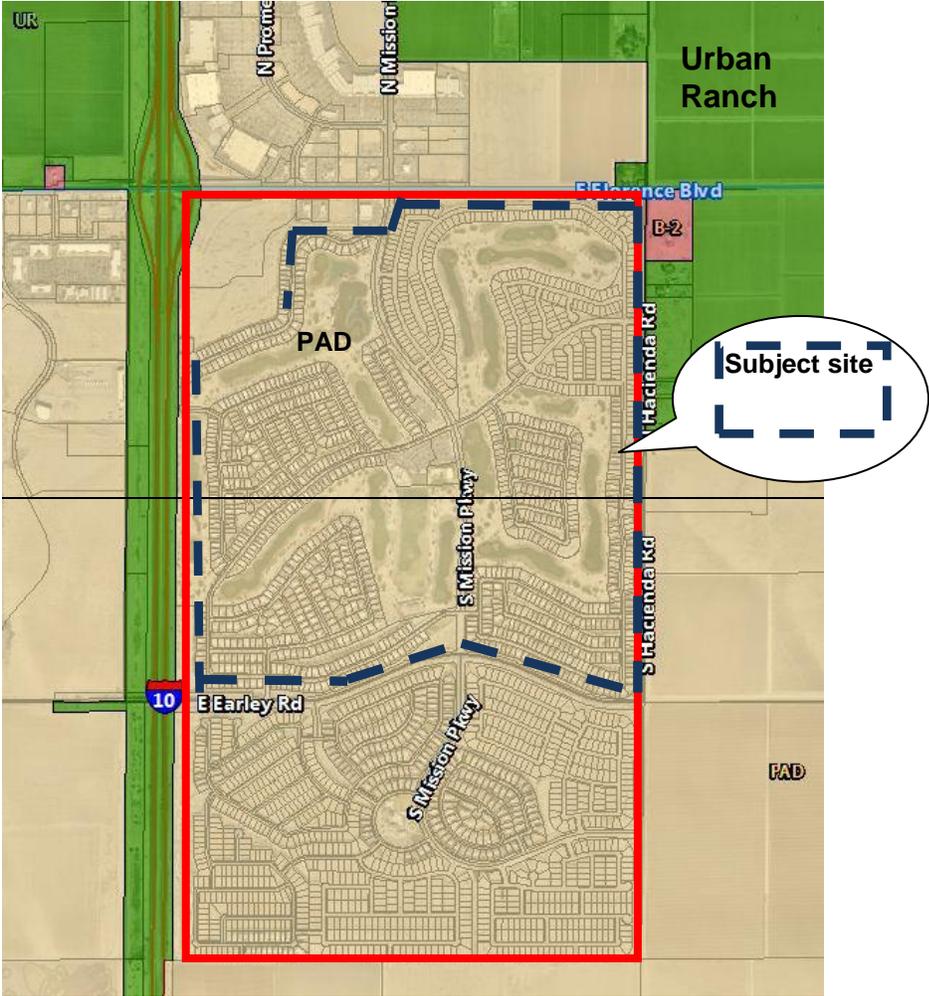
Conformance to the City's General Plan;

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 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).

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



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Tucson, Arizona 85741

MAIN 520-225-6800
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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)	