



Planning and Zoning  
Commission  
STAFF REPORT

AGENDA

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**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION

**FROM:** James B. Gagliardi, City Planner

**MEETING DATE:** October 2, 2014

**REQUEST**

**Request by Holly James of D.R. Horton Inc.**, for the following land use approval on lots 6, 7, and 8 within Cottonwood Ranch Parcel H located on 1230, 1234, and 1238 E Kingman Street:

**DSA-14-00132: Conditional Use Permit** for the construction of a two-home model sales complex with a parking lot.

**APPLICANT/OWNER**

Holly James  
D.R. Horton Inc.  
20410 N 19th Avenue, Suite 100  
Phoenix, AZ 85027  
P: 480-483-0006  
Email: [hrjames@drhorton.com](mailto:hrjames@drhorton.com)

**HISTORY**

- November 20, 1986: Subject area was annexed into the City of Casa Grande via Ordinance No. 1119 as part of the 319-acre Gilbert Farms annexation and subsequently zoned PAD the same year by Ordinance No. 558.102.
- December 6, 1999: Mayor and City Council approved the revision of the PAD, accepting the preliminary development plan CGPZ-126-099, becoming officially known as the Cottonwood Ranch PAD.
- October 8, 2004: Final Plat approved for Parcel H of Cottonwood Ranch
- December 6, 2012: Conditional use permit issued for a temporary model home complex with a parking lot for lots 48, 49 and 50 within Parcel C.

## PROJECT DESCRIPTION

<b>Site Area</b>	.49 acres (three lots totaling 21,316.42 sq. ft.)
<b>Current Land Use</b>	Vacant platted residential lots ( <i>Neighborhoods</i> Land Use Designation)
<b>Existing Zoning</b>	PAD Cottonwood Ranch

### Surrounding Land Use and Zoning

Direction	General Plan 2020 Designation	Existing Zoning
North	<i>Neighborhoods</i>	UR (Urban Ranch)
East	<i>Neighborhoods</i>	PAD Cottonwood Ranch
South	<i>Neighborhoods</i>	PAD Cottonwood Ranch
West	<i>Neighborhoods</i>	PAD Cottonwood Ranch

### SITE CONTEXT AERIAL



**General Discussion:**

D.R. Horton is requesting the approval of a Conditional Use Permit for the construction of a Model Home Sales Complex in order to sell and build new homes within the Cottonwood Ranch subdivision (Exhibit A). The sales complex is proposed within Parcel H and will consist of two homes constructed upon lots 7 and 8 to be used as a model home and sales office. A temporary parking lot would be constructed upon Lot 6 to the west of the homes (Exhibit B). Upon expiration of the Conditional Use Permit, the homes will be sold and the parking lot will be developed as a single-family home listed for sale.

The two model homes are proposed to be one-story. The sales office will be within in the garage area in one of the houses. There will be a 3 ft. high tubular steel fence along the sidewalk, enhanced landscaping in the front yards, a flag pole, and ADA access to the parking lot. The parking lot will be surfaced with dust-free decomposed granite, providing eight standard parking stalls and one wheelchair accessible stall with an access aisle.

Upon the completion of all sales, the applicant will sell the models, restoring the garage area from the sales office space.

**CONFORMANCE WITH ZONING**

Per City Code Table 17.16.030B temporary model homes and sales offices are allowed as a Conditionally Permitted use in all residential zoning districts. The proposed temporary model home sales complex is within a Planned Area Development zone district, where permitted uses are specifically listed. Since a sales complex is not listed, a Conditional Use Permit is required.

**CONFORMANCE WITH CONDITIONAL USE PERMIT REVIEW CRITERIA**

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

**That the site for the proposed use is adequate in size and topography to accommodate the use, and all yards, spaces, walls and fences, parking, loading and landscaping are adequate to properly relate the use with the land and uses in the vicinity;**

The lots can accommodate the use because they have been designed for single-family homes. The model complex will revert to single-family homes upon the expiration of the Conditional Use Permit. The parking lot will have a dust-free surface, yet, it can be easily reverted back to a single-family home lot. The proposed plan’s setbacks, parking and landscaping are adequate complying with City Code requirements.

**That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;**

The site and its proposed use as a model home complex have adequate access and circulation to manage the traffic it generates. A traffic statement was provided by an engineer estimating that the use generates 29 trips per day on the weekends, with fewer during the weekdays. Access to the complex will be from Kingman St, however, the lots abut Kortsen. Visitors to the complex do not have to travel deep within the subdivision to access the model homes and sales office.

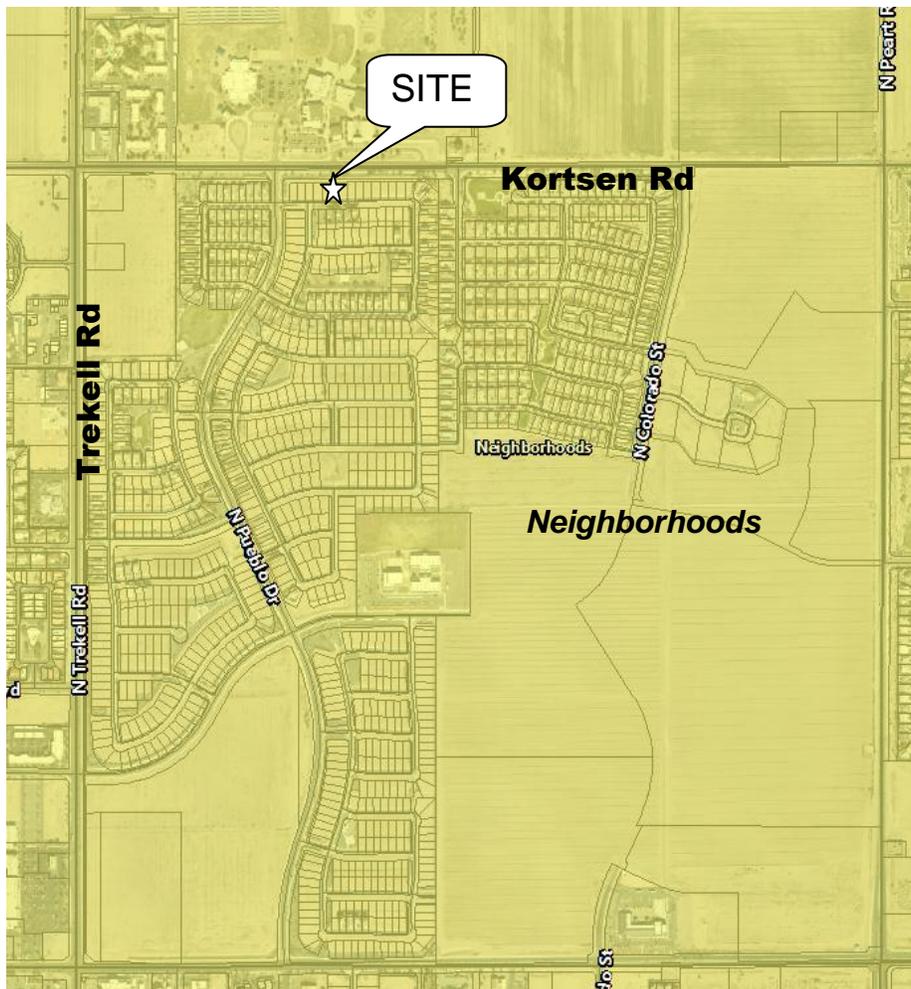
**That the proposed use will have no adverse effect upon the abutting property;**

There will be minimum impact on abutting property because the sales complex has the appearance of other single-family homes, and off-street parking will be provided.

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

The site is within the *neighborhoods* category of the General Plan and conforms to the goals of this land use designation. Residential uses are allowed in said category and the purpose of the model home complex is to promote the development and fulfillment of this residential subdivision.

**General Plan 2020 Map**



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

The required conditions specifically relate to the proposed model home complex use and are designed to protect the public's health, safety and welfare as presented in the Conditional Use Permit resolution (Exhibit C).

<b>PUBLIC NOTIFICATION/COMMENTS</b>
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**Notification**

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

- A notice was published in the Casa Grande Dispatch on September 15, 2014 at least fifteen (15) days before the October 2, 2014 Planning Commission public hearing.
- Notice was mailed by the City on September 17, 2014 at least fifteen (15) days before the October 2, 2014 Planning Commission public hearing, to each owner of property situated within 200 feet of the subject property. An affidavit confirming this is located in the project file.
- A sign was posted by the applicant by September 17, 2014 on the subject site informing the public that this application would be considered by the Planning Commission at the October 2, 2014 meeting. An affidavit confirming this posting was supplied by the applicant.

**Inquiries/Comments**

No inquiries or comments have been received

## STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve **Conditional Use Permit and associated Resolution DSA-14-00132** for a Model Home-Sales Complex with parking lot upon lots 6, 7, and 8 within Parcel H of the Cottonwood Ranch Subdivision subject to the following conditions:

1. The Conditional Use Permit for the model home complex shall expire five (5) years from the issue date of the certificate of occupancy.
2. Upon the expiration of the Conditional Use Permit, all site improvements (*i.e. the parking lot, flag pole, attention flags, front yard fencing, etc.*) shall be removed from the site, and the office shall be converted into a garage with an exterior garage door.
3. Motorized vehicles and or trailers shall not be used as signage for the sale of lots or homes within the subdivision.
4. All signage must comply with section 604.8 of the City Sign Code.
5. The flag pole is limited to a height of 20 ft. per the City Sign Code for residential districts and subject to a building permit and separate planning review.
6. The decomposed compacted granite parking lot surface shall be a minimum of 3” depth.

### **Exhibits:**

Exhibit A – Narrative  
Exhibit B – Site Plan  
Exhibit C – Resolution

## Exhibit A – Narrative



### **COTTONWOOD RANCH PARCEL H Conditional Use Permit Application For a Model Home Complex**

Cottonwood Ranch Parcel H is a part of an approved Planned Area Development (P.A.D.) for a master planned community located at Korsten and Pueblo in the City of Casa Grande. This Conditional Use Permit Application is being submitted in order to gain approval for a new Model Home Sales Complex.

#### **About D.R. Horton, Inc.**

D.R. Horton, Inc. is the largest homebuilder in the nation, and has been recognized as a leader in every aspect of homebuilding. D.R. Horton has not only been recognized by the industry, but also by the families that live in our homes. Our reputation for quality, variety, and affordability has put us at the head of the homebuilding industry. We carefully choose the location of our communities and the design of our homes in order to meet the needs of the homebuyer. We build our homes with a solid commitment to quality. Because we are focused on staying committed to craftsmanship, design and value, we are building some of the finest homes of today.

#### **Conditional Use Permit Application**

D.R. Horton owns lots and has been selling within the Cottonwood Ranch master plan. We are requesting to build a new model home sales complex on lots 6, 7, & 8 of Cottonwood Ranch Parcel H. Model homes will be located on lots 7 and 8, with the parking lot located on lot 6.

The model complex will serve as our new sales center and will include two model homes and a parking lot. This location will provide us a better window to bring in buyers off of Korsten than our current model complex provides. The complex will include standard parking, handicap parking, ADA accessible facilities, iron fencing along the front of the model homes, concrete paths and enhanced landscaping in the front yards, and a flagpole.

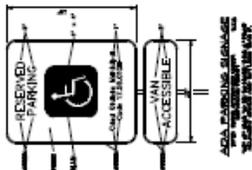
Due to its proximity to the arterial and collector streets, the use will have a minimal traffic impact on the neighborhood and the surrounding homeowners.

When all sales have been completed and closed, we will offer the model homes for sale to homebuyers and will build a home for sale on the parking lot, completing the community.

Exhibit B – Site Plan

COTTONWOOD RANCH - PARCEL "H"

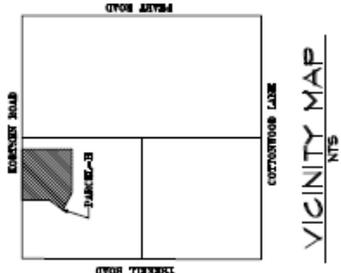
A PORTION OF THE WEST HALF OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE 6TH AND 54TH MERIDIAN, PINAL COUNTY, ARIZONA



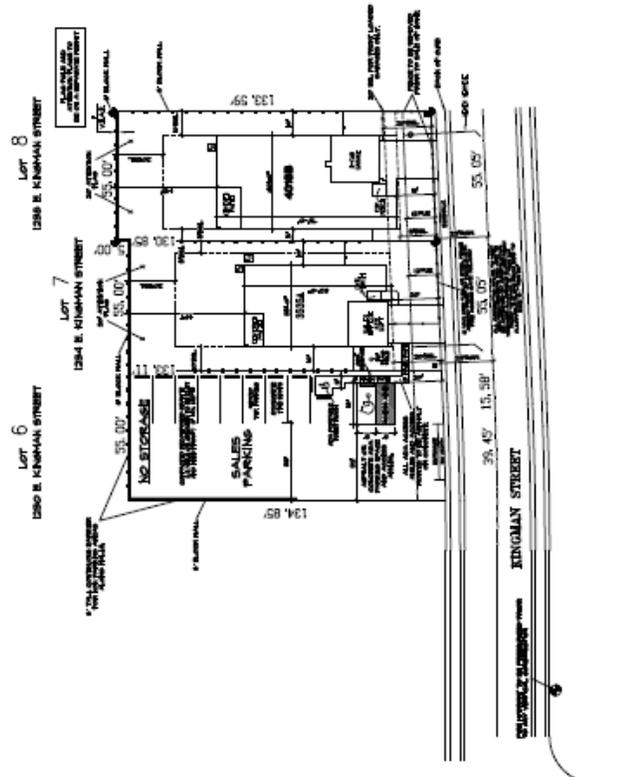
VACATE NOTICE  
 SALES PARKING LOT #1 WILL BE RELEASED FOR  
 HOME CONSTRUCTION AND SUBDIVISION BUILD-OUT



LOCATION MAP  
 NTS



VICINITY MAP  
 NTS



MODEL COMPLEX

COTTONWOOD RANCH PCL-H

Exhibit C – Resolution

RESOLUTION NO. DSA-14-00132

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CASA GRANDE GRANTING A CONDITIONAL USE PERMIT FOR A MODEL HOME COMPLEX WITHIN A PAD (PLANNED AREA DEVELOPMENT) ZONED PROPERTY LOCATED AT 1230, 1234, AND 1238 E KINGMAN STREET WITHIN THE COTTONWOOD RANCH PAD.

WHEREAS, applicant, Holly James, D.R. Horton Inc., has requested a conditional use permit; and

WHEREAS, the conditional use permit is requested for Temporary Model Homes and Temporary Sales Office with a Temporary Parking Lot located upon Lots 6, 7, and 8 of the Cottonwood Ranch Parcel H Subdivision, otherwise known as 1230, 1234, and 1238 E Kingman Street; and

WHEREAS, Temporary Model Homes and Temporary Sales Office with a Temporary Parking Lot are Conditionally Permitted within all conventional residential zoning districts; and

WHEREAS, the property is located within the Cottonwood Ranch Planned Area Development (PAD); and

WHEREAS, because the Cottonwood Ranch PAD does not specifically list the uses that are permitted within the PAD, Temporary Model Homes and Temporary Sales Office and Temporary Parking Lot are considered to be conditional uses within the PAD; and

WHEREAS, on the 2<sup>nd</sup> day of October 2014, the Planning and Zoning Commission of the City of Casa Grande held a public hearing regarding the request for the conditional use permit; and;

WHEREAS, the Planning and Zoning Commission of the City of Casa Grande considered all public comments made at said hearing; and

WHEREAS, the Planning and Zoning Commission of the City of Casa Grande has determined that the proposed use would be appropriate for the location proposed, subject to the conditions set forth in this Resolution;

NOW THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission of the City of Casa Grande, Arizona, as follows:

1. The Planning and Zoning Commission of the City of Casa Grande makes the following findings:

- a. The site for the proposed use is adequate in size and topography to accommodate the use, and all yards, spaces, walls and fences, parking, loading and landscaping is adequate to properly relate the use with the land and the uses in the vicinity;
- b. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;
- c. The proposed use will have no adverse effect upon the abutting property;
- d. The proposed use is in conformance with the General Plan; and
- e. The conditions stated in this approval are necessary to protect the health, safety and general welfare.

2. The Planning and Zoning Commission of the City of Casa Grande approves the conditional use permit request by the Applicant subject to the following special conditions which are deemed necessary by the Commission to protect the public health, safety and general welfare:

- a. This Conditional Use Permit shall expire five (5) years from the issue date of the certificate of occupancy.
- b. Upon the expiration of the Conditional Use Permit all site improvements (*i.e. parking lot, flag pole, attention flags, front yard fencing, etc.*) shall be removed from the site, and the office converted into a garage with an exterior garage door.
- c. Motorized vehicles and or trailers shall not be used as signage for the sale of lots or homes within the subdivision.
- d. All signage must comply with section 604.8 of the City Sign Code.
- e. The flag pole is limited to a height of 20 ft. per the City Sign Code for residential districts and subject to a building permit and separate planning review.
- f. The decomposed compacted granite parking lot surface shall be a minimum of 3" depth.

3. The Planning and Zoning Commission of the City of Casa Grande approves the conditional use permit request by the Applicant subject to the following general conditions:

- a. The right to a use and occupancy permit shall be contingent upon the fulfillment of all general and special conditions imposed by the conditional use permit procedure.
- b. That all of the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his successors and assigns.
- c. That all conditions specifically stated under any conditional use listed in this chapter shall apply and be adhered to by the owner of the land, his successors or assigns.
- d. That all of the special conditions shall be consented to in writing by the applicant.
- e. That the resolution granting the application, together with all consent forms, shall be recorded by the county recorder.

PASSED AND ADOPTED by the Planning and Zoning Commission of the City of Casa Grande, Arizona, this \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
P & Z Commission Chairman

\_\_\_\_\_  
Planning & Development Director

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Assistant City Attorney

APPLICANT’S CONSENT TO THE SPECIAL CONDITIONS

The applicant and owner, hereby consent to the special conditions as enumerated above in Section 2 as they relate to this request for a conditional use permit for Temporary Model Home Sales Complex at 1230, 1234, and 1238 E Kingman St, Casa Grande, AZ.

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Holly James,  
D.R. Horton Inc.