



Planning and Zoning Commission STAFF REPORT

AGENDA

TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: James Gagliardi, AICP, City Planner

MEETING DATE: October 1, 2015

REQUEST

Request by Meritage Homes, for the following land use approval on lots 1280-1288 of Mission Royale Block D located at 2607-2647 E Questa Trail:

1. **DSA-15-00119: Conditional Use Permit** for the construction of an eight-house model-home sales complex with a temporary parking lot (Planner: James Gagliardi).

APPLICANT/OWNER

Dana Petty – Meritage Homes
 3275 W Ina Rd #220
 Tucson, AZ 85741
 Phone: 520-225-6813
 Email: dana.petty@meritagehomes.com

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 5, 2015: New housing product approved for Block D of Mission Royale, DSA-15-00051, for eleven floor plans and four elevations and twelve color schemes per plan.

PROJECT DESCRIPTION

Site Area	1.26 acres (nine lots totaling 55,042 sq. ft.)
Current Land Use	Vacant platted residential lots

	(<i>Neighborhoods</i> Land Use Designation)
Existing Zoning	PAD Mission Royale (Active Adult)

Surrounding Land Use and Zoning

Direction	General Plan 2020 Designation	Existing Zoning
North	<i>Neighborhoods</i>	PAD Mission Royale
East	<i>Neighborhoods</i>	PAD Mission Royale
South	<i>Neighborhoods</i>	PAD Mission Royale
West	<i>Neighborhoods</i>	PAD Mission Royale

SITE CONTEXT AERIAL



General Discussion:

Recently, Planning Commission approved new housing product for Meritage Homes, allowing for the development of new single-family homes within the Active Adult portion of Mission Royale. This is a request for a Conditional Use Permit to allow the construction of an eight-home model home sales complex with a parking lot in order to sell and build new homes within the Mission Royale subdivision (Exhibit A). The sales complex is proposed within Parcel D and will consist of a temporary parking lot upon lot 1280 (2607 E Questa Trail). Lot 1281 will be the sales office inside one of the homes (2611 E Questa Trail). The area where the garage is typically located will be used as an office and the design center. The front of the home will be altered for the sales center. Upon the expiration of the Conditional Use Permit, the homes will be sold. The sales office will be remodeled back to that of a single-family home. This includes a functioning garage being restored within this home (Exhibit B). The parking lot will be sold as a lot for the placement of a single-family house.

All homes within the Active-Adult community are single-story. There will be a 3 ft. high tubular steel fence along the meandering sidewalk in front of the homes (Exhibit C). Each home will have enhanced landscaping in the front yards with paver pathways leading to each model. A flagpole will be located near the parking lot. The parking lot will have an ADA, and ADA parking spot and access aisle with wheelchair accessible access from this parking spot to the complex. Though this spot will be paved, the remainder of the parking lot will surfaced with dust-free decomposed granite accommodating a total of seven spaces (Exhibit D).

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 single-family residences are allowed. Since a sales complex is not specifically listed, a Conditional Use Permit is required as would be in other residential areas.

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, and they comply with City Code requirements. The construction of the homes is subject to a separate building permit review and approval.

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;

This model home complex has adequate access and circulation to manage the traffic it generates. A traffic impact analysis (TIA) was not required with this proposal because this Conditional Use Permit is not planned to generate more than 100 trips a day, which is the trigger for a TIA. The presence of the parking lot and the complex's proximity to collector roads within the development help mitigate the traffic generated by this use.

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. Additionally, this area of Mission Royale is still undergoing development. The sales complex provides a means to promote the lots available for sale and it will expedite the completion of the subdivision. This helps promote the actualization of the neighborhood faster than if the sales complex were not there.

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.

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 E).

PUBLIC NOTIFICATION/COMMENTS

Notification

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

- Publication in the Casa Grande Dispatch on September 22, 2015 at least fifteen (15) days before the October 1, 2015 Planning Commission public hearing.
- Mailing by the City on September 22, 2015 at least fifteen (15) days before

subject 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 23, 2015 on the subject site informing the public that this application would be considered by the Planning Commission at the subject Planning Commission hearing. An affidavit confirming this posting was supplied by the applicant.

Inquiries/Comments

No inquiries or comments have been received at the time of this writing.

STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve the **Conditional Use Permit and associated Resolution DSA-15-00119** for a Model Home-Sales Complex within Mission Royale Parcel D subject to the following conditions:

1. The Conditional Use Permit for the model home complex is considered expired after five (5) years from the issue date of the certificate of occupancy, or the sale of all the undeveloped lots within the Mission Royale Active Adult Community, whichever occurs first.
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 and the front elevation restored to match that of the approved Standard Plan Model 1700.
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. Flag poles are 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 – Model home elevations
- Exhibit D – Parking lot detail
- Exhibit E – Resolution

Exhibit A – Narrative



Mission Royale

Mission Royale (Active Adult) is a part of an approved Planned Area Development (P.A.D.) located near Florence Blvd. and Mission Parkway in a highly desirable Casa Grande submarket. Mission Royale is an Active Adult retirement community consisting of new energy efficient single family homes offering an abundance of social and recreational amenities within a close-knit community setting.

This Conditional Use Permit Application is being submitted in order to gain approval for a new Model Home Sales Complex.

Retire Like Nobody's Business

Enjoy your favorite activities on your time. However you approach the future, we are here to help you achieve those goals. Whatever retirement means to you, you'll find it within our Meritage Active Adult community. Approximately 211 sunny days and 85 partly sunny days a year, Mission Royale is the perfect setting for pursuing your passions.

Conditional Use Permit Application

Meritage Homes owns lots within blocks C, D, & F of Mission Royale's Master Planned Community. We are requesting to build a new model home complex on lots 1281-1288 of Mission Royale Parcel D:

- Parking lot 1280
- Sales Office lot 1281
- Model lots 1282-1288

The complex will include standard parking, handicap parking, ADA accessible facilities, paver pathways leading to each model with enhanced landscaping in the front yards, and a flagpole located near the parking lot.

At community close-out, we will convert the sales office to a residence; offer the model homes and parking lot for sale to complete this phase of the community.

Exhibit B – Site Plan

MISSION ROYALE BLOCK D Casa Grande, Arizona Model Complex Site Plan For Lots 1280 to 1288

A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 6 EAST, OF THE GLA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



VICINITY MAP

NET 10/20/24

OWNER / DEVELOPER:
MIRAGE HOMES
1000 W. 10TH STREET
SUITE #300
SCOTTSDALE, ARIZONA 85225
PHONE: (480) 303-6700

CONVERSION PLAN NOTES:
SALES OFFICE ITEMS THAT WILL BE TORN OUT AT CONVERSION:

- SALES OFFICE
- PARKING LOTS / BUMPER CURBS
- SIGNAGE
- ALUMINUM HANDICAPING WALKS
- FLAG POLES
- REPLACE / FIX FRONT YARD LANDSCAPE AS NEEDED

BASIS OF BEARING:
THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 6 EAST, OF THE GLA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, SAID LINE BEARS S00°26'06" W

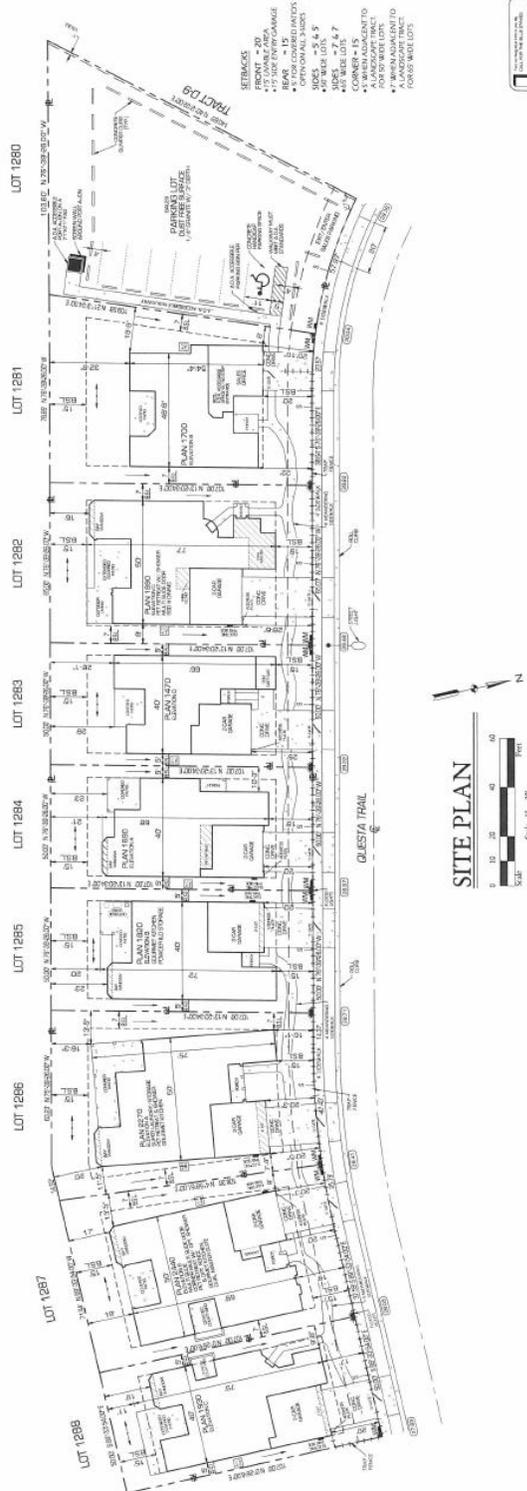


Exhibit C – Model home elevations

(Note: the garage area will be modified to be a sales office during the period of the Conditional Use Permit, as shown below)



Right Elevation

SCALE: 1/8"=1'-0" (24x36) N.T.S. (1/4")



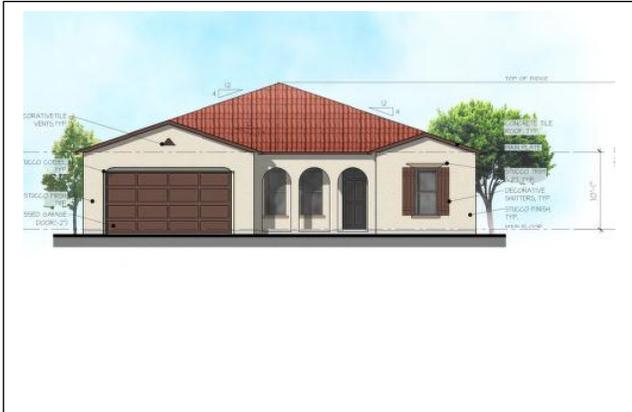


Exhibit D – Parking lot detail

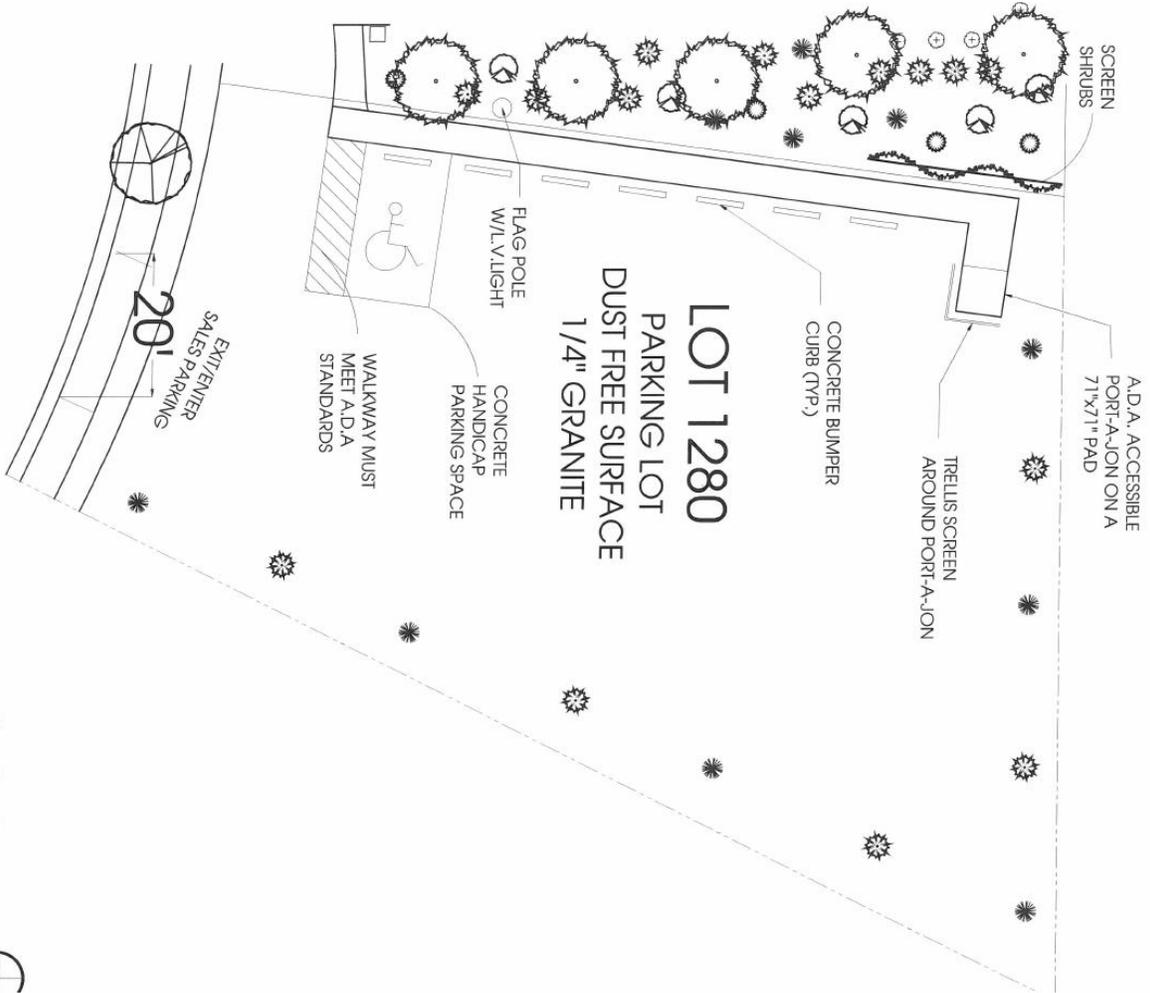


Exhibit E – Resolution

RESOLUTION NO. DSA-15-00119

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 LOTS 1280-1288 OF PARCEL D OF MISSION ROYALE WITHIN THE MISSION ROYALE PAD.

WHEREAS, applicant, Dana Petty, Meritage Homes, 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 1280 through 1288 of the Mission Royale Phase 2 Parcel D Subdivision, otherwise known as 2607, 2611, 2619, 2623, 2627, 2631, 2631, 2635, 2639, and 2643 E Questa Trail; 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 Mission Royale Planned Area Development (PAD); and

WHEREAS, Mission Royale PAD is zone district that primarily allows single-family residences; and

WHEREAS, because the Mission Royale PAD does not specifically list Temporary Model Homes and Temporary Sales Office and Temporary Parking Lot as a use, it is considered to be a conditional use within the PAD; and

WHEREAS, on the 1st day of October 2015, 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 the 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. The Conditional Use Permit for the model home complex is considered expired after five (5) years from the issue date of the certificate of occupancy, or the sale of all the undeveloped lots within the Mission Royale Active Adult Community, whichever occurs first.
- 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 and the front elevation restored to match that of the approved Standard Plan Model 1700.
- 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. Flag poles are 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 _____, 2015.

P & Z Commission Chairman

Planning & Development Director

ATTEST:

APPROVED AS TO FORM:

City Clerk
APPLICANT’S CONSENT TO THE SPECIAL CONDITIONS

Assistant City Attorney

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 within Parcel D of Mission Royale, Casa Grande, AZ.

Dana Petty,
Meritage Homes