

	<b>Planning and Zoning Commission</b>  <b>STAFF REPORT</b>	AGENDA  # _____
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**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION

**FROM:** Joe Horn, City Planner

**MEETING DATE:** June 4, 2015

**REQUEST**

**Request by Andrea Pedersen and Tim Daugherty of Studio DPA on AZ Sourcing,** for the following land use approvals for property located generally north of Florence Boulevard/SR 287, south of Cottonwood Lane, between Toltec Buttes Rd. and Phoenix Mart Loop (Planner Joseph Horn)

1. **DSA-15-00015: Final Landscape Plan** for PhoenixMart Streetscape Phase I: Toltec Buttes Road, Phoenix Mart Loop, Innovation Loop, Gateway Loop, and Highway 287(Florence Blvd.)
2. **DSA-15-00036: Final Landscape Plan** for PhoenixMart

**APPLICANT/OWNER**

<p>Andrea Pedersen and Tim Daugherty  PO Box 7999  Tempe, AZ 85281  P: 602-568-6606  Email: asp@studiodpa.com</p>	<p>AZ Sourcing  7047 E. Greenway Parkway, Suite 190  Scottsdale, AZ 85254  P: 602-457-6779  rkobierowski@azsourcing.com</p>
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**HISTORY**

November 5, 2014	Phoenix Mart Final Development Plan for the Mart building on Lot 1 was approved under DSA-13-00121.
November 17, 2014	A Major General Plan Amendment was approved changing the land use designation of the 111 acres m.o.l. of the 585 acres Phoenix Mart site from Neighborhoods to Commerce and Business under DSA-14-00190.
May 18, 2015	A Major PAD Amendment was approved revising the Land Uses, Land Use Categories, and various Design Standards. DSA-14-00190 (pending a second reading and 30 day cure period).

In Review

A Final Plat is currently under review. The PhoenixMart PAD is a proposed 585-acre multi-use and multi-phased commercial, business and residential Planned Area Development (“PAD”) located on the north side of SR 287 (aka Florence Blvd.) at Toltec Buttes Road. Proposed uses will include various business, retail, hotel, office and employment.

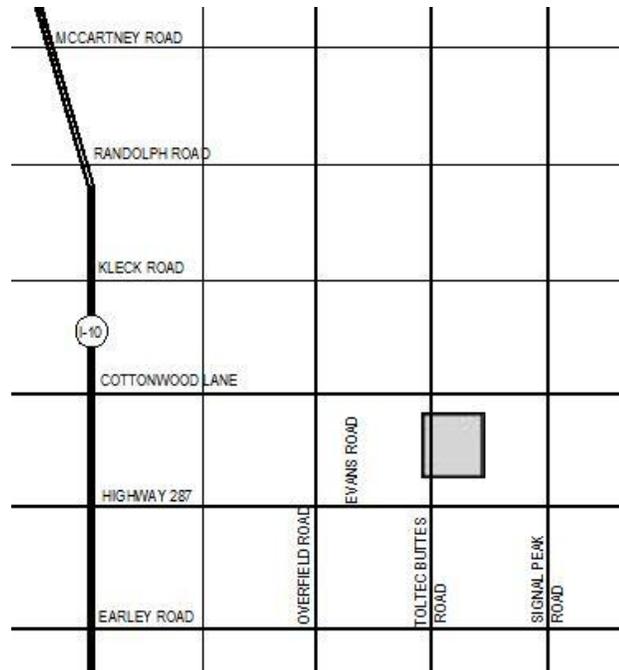
**PROJECT DESCRIPTION**

<b>Site Area</b>	Portions of 585 acres (Generally Phase 1)
<b>Zoning</b>	PAD
<b>General Plan Designation</b>	Commerce and Business

**Surrounding Land Use and Zoning**

Location	General Plan Land Use	Zoning/Uses
North	<i>Neighborhoods</i>	Overfield Farms Planned Area Development, Vacant land
South	<i>Neighborhoods</i>	Florence Blvd./SR 287 then Post Ranch Planned Area Development; County Jurisdiction, Vacant land
West	<i>Neighborhoods</i>	Evans Road (dirt road), Overfield Farms Planned Area Development (PAD), Dairy, Vacant land
East	<i>Neighborhoods</i>	La Brea Street, Overfield Farms PAD, Urban Ranch

**VICINITY MAP**



## **OVERVIEW**

A unique and cohesive theme for Phoenix Mart has been created with the intent of establishing Phoenix Mart as a destination location. The theme is defined by a comprehensive series of community elements including signature landscape features, conceptual wall designs, signage, and landscape treatments. The goal is also to provide a unique and comfortable pedestrian environment using shade trees and pedestrian amenities, color and plant variety.

## **CONFORMANCE WITH FINAL LANDSCAPE PLAN REVIEW CRITERIA**

The Landscape Plan is required to comply with the landscape standards set forth within the NALTEC (PhoenixMart) PAD and Section 17.52 of the Zoning Code. Staff finds that the Final Landscape Plan complies, or does not comply, with these standards as follows: Areas that currently do not comply are (highlighted below):

- a. Percent of aesthetic turf for phase I – NALTEC PAD has a 15% limit on the amount of aesthetic turf that can be included within the landscape area of Phase I of the project. The amount of turf grasses that can be used within this PAD was increased from the standard 10% limitation to the new higher 15% limit with the most recent PAD amendment. However, the landscape design for Lot 1 and the associated streetscape landscaping contains 559,848 sq. ft. (12.8 acres) of turf which represents 24.1% of the total landscape area. This turf area needs to be reduced to comply with the 15% maximum standard. One solution to address this issue would be to modify some of the areas of “aesthetic turf” to qualify for classification as “recreational turf” which has no limit under the PAD.
- b. Number of trees per parking spot - The PhoenixMart site (Lot 1) is not large enough to accommodate the amount of trees necessary to meet the city requirement of 2 trees per 3 parking spaces. To conform to the tree requirement, the applicant was granted a landscape variance in conjunction with the approval of the Final Development Plan allowing the streetscape area to be move heavily planted as a means to meet the tree requirement. The Landscape Plans for the streetscape need to have 66 additional trees in order to fulfill the requirements of the landscape variance.

All other areas of evaluation comply with the required criteria.

Landscape Requirement	Required or permitted	Streetscape Plan	PhoenixMart (Lot 1) Plan
Provide Landscape Tract between residential and arterial or collector roads*	22'	Provided	N/A
Provide Landscape Tract between residential and non-residential uses*	22'	Provided	N/A
Provide Landscape tract with 8' sidewalk along Florence Blvd*	26'	Provided in ROW	N/A
Maximum % aesthetic turf for Phase 1*	15% (349,785 sf)	12.2% (283,154 sf)	24.1% (559,848 sf) 11.9% (276,694 sf)
Maximum % ornamental trees 15% of all trees (1233)*	184	179	N/A
Number of trees per streetscape frontage 1/30'	966	966	N/A
Note: Staff permitted 1/25' streetscape frontage to offset lack of area to plant trees in Phoenix Mart area			
Number of shrubs per streetscape linear frontage 3/30'	2898	24,475	N/A
Number of Trees per 3 parking spaces (2)	1824	259	1,758 (Need 66) 1,499
Number of shrubs per 3 parking spaces (5)	4560	N/A	28073
Tree Size	15 Gal	15 Gal	
Shrub Size	1 Gal	1-5 Gal	
Streetscape berming	Yes	No	N/A
Note: Staff has not required berming due to amount of shrubs provided			
Natural topping of landscape areas	Yes	½" DG	
Automatic Irrigation System	Yes	Provided	

\*Per PAD

**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 May 17, 2015.
- A notice was mailed on May 20, 2015 to each owner of property situated within three hundred feet of the site. An affidavit confirming this mailing is within the

project file.

- A notice was posted by the applicant on the subject site on May 15, 2015. An affidavit confirming this posting was also supplied by the applicant.

### **Inquiries/Comments**

Staff has not received any inquiries regarding this request.

<b>STAFF RECOMMENDATION</b>
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**Staff recommends the Commission approve the Final Landscape Plan  
DSA-15-00015 PhoenixMart streetscape with the following technical changes”**

1. Clarify ownership and maintenance responsibility by adding notes:
  - a. “Landscaping within the right of way shall be maintained by the property owners association, in accordance with the covenants, conditions, and restrictions (CC&R’s)”
  - b. “Public sidewalks within landscape tracts shall be owned and maintained by the City”
2. Add 66 required trees to meet the requirements of the landscape variance granted in conjunction with approval of the Final Development Plan for the Phoenix Mart site (Lot 1).
3. Reduce aesthetic turf amount to meet 15% maximum allowed. Show Aesthetic and Recreational turf as two distinct areas (hatch).

**Staff recommends the Commission approve the Final Landscape Plan  
DSA-15-00036 PhoenixMart with the following technical changes”**

1. Reduce aesthetic turf amount to meet 15% maximum allowed. Show Aesthetic and Recreational turf as two distinct areas (hatch).

Exhibit A – Landscape Rendering

