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|  | Planning and Zoning Commission STAFF REPORT | AGENDA # _____ |
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TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Joe Horn, City Planner

MEETING DATE: March 5, 2015

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| REQUEST |
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Request by Fairways, Casa Grande, AZ, for the following land use approval located at 2054 N. Thornton Road; APN's 504-05-0040:

1. **DSA-15-00018: PAD Major Amendment** to allow a change from 20' perimeter setbacks to 10' in the Fairways Planned Area Development, 2054 N. Thornton Rd, for lots 47-60 adjacent to Thornton Rd. and lots 1-8 adjacent to Links Way.

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| APPLICANT/OWNER |
|------------------------|

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|--------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| George McGavin 2054 N. Thornton Road Casa Grande, AZ 85122 P: 520-421-0667 Email: fairwaysaz@gmail.com | Fairways 2054 N. Thornton Road Casa Grande, AZ 85122 P: 520-421-0667 |
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| HISTORY |
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|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <i>January 7, 1974</i> | Ordinance 502 adopted by City Council – Annexation into Casa Grande |
| <i>May 16, 1996:</i> | CGPZ-015-096: The site received a zone change from R-1(Single Family Residential) to the currently approved PAD (Planned Area Development). |

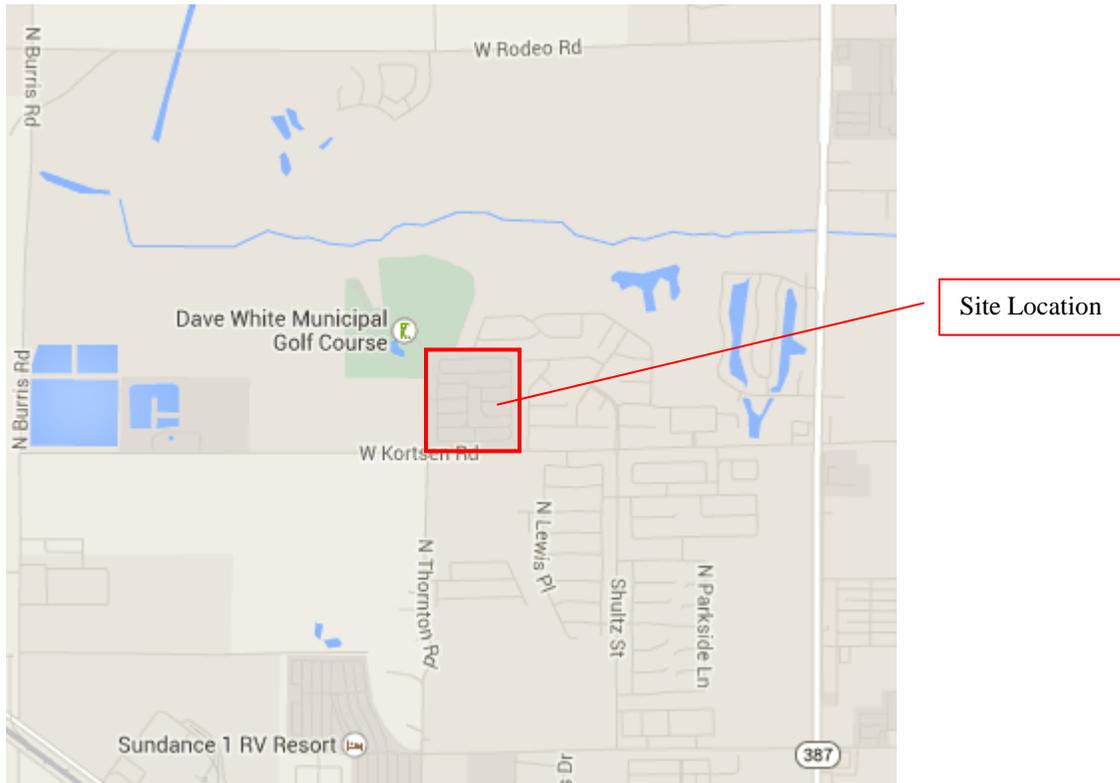
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| PROJECT DESCRIPTION |
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|---------------------------------|--------------------------------|
| Site Area | 39.91 acres |
| Zoning | PAD (Planned Area Development) |
| General Plan Designation | <i>Neighborhoods</i> |

Surrounding Land Use and Zoning

| Direction | General Plan Designation | Existing Zoning | Current Uses |
|-----------|--------------------------------|-------------------------------------------------------------------|----------------------------|
| North | <i>Neighborhoods</i> | PAD(Planned Area Development) | Casa Grande Links |
| South | <i>Neighborhoods</i> | R-1 (Single Family Residential) | Vacant land |
| East | <i>Commerce & Business</i> | PAD (Planned Area Development) | Vacant land |
| West | <i>Neighborhoods</i> | R-3 (Multi-Family Residential) R-1 (Single Family Residential) | Vacant land Vacant land |
| | <i>Open Space</i> | Open Space | Dave White Golf Course |

VICINITY MAP



SITE AERIAL



Overview

Fairways is an active adult manufactured home park located north of West Korsten Road and east of North Thornton Road. The Resort offers land leases to residents for short and long term stays. There are a total of 206 lots.

The subject of this proposed PAD amendment pertains to the Proposed Plan section of the PAD General Development Guide and to Figure 3 and Figure 4. The applicant has requested, in the spirit to more closely match perimeter setbacks approved for other Manufactured Home PAD's in Casa Grande, and to meet the desire of their residents, that the perimeter lots that are adjacent to Thornton Road and Links Way shall have a 10' setback as opposed to the current 20' setback.

At present the PAD General Development Guide states the following:

“Lots that back onto the perimeter property line shall maintain a 20’ setback in accordance with PAD requirements. “

Proposed Change

*Lots that back onto the perimeter property line shall maintain a 20’ setback in accordance with PAD requirements. ***With the exception of lots adjacent to Thornton Road #47-60 and lots #1-8 that are adjacent to the Links Way, which shall have a 10’ setback.***

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 FINAL DEVELOPMENT PLAN (MAJOR SITE PLAN)
REVIEW CRITERIA 17.68.070**

In accordance with Section 17.68.070 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of Final Development Plan:

Relationship of the plan elements to conditions both on and off the property;

Since Fairways has been in operation, the project has blended well with its surroundings and offers additional housing opportunities for residents of Casa Grande.

Staff is supporting the request of a 10 foot perimeter setback to the lots that are adjacent to Thornton Road and Links Way. Since these lots back up to what is essentially a short dead-end street and the golf course there will be no adverse visual impact upon surrounding property owners. Originally the applicant proposed to have the perimeter setback along Kortsen Road reduced to 10 feet as well but staff indicated we could not support that request due to the potential adverse impact of placing residential structures closer to Korsten Road, which is a classified as a Principal Arterial and truck route that may be expanded to 6 lanes.

Conformance to the City's General Plan:

The General Plan 2020 Land Use designation for the site is *Neighborhoods*. Fairways is an appropriate land use for the site as suggested in the General Plan, and permits higher density residential developments.

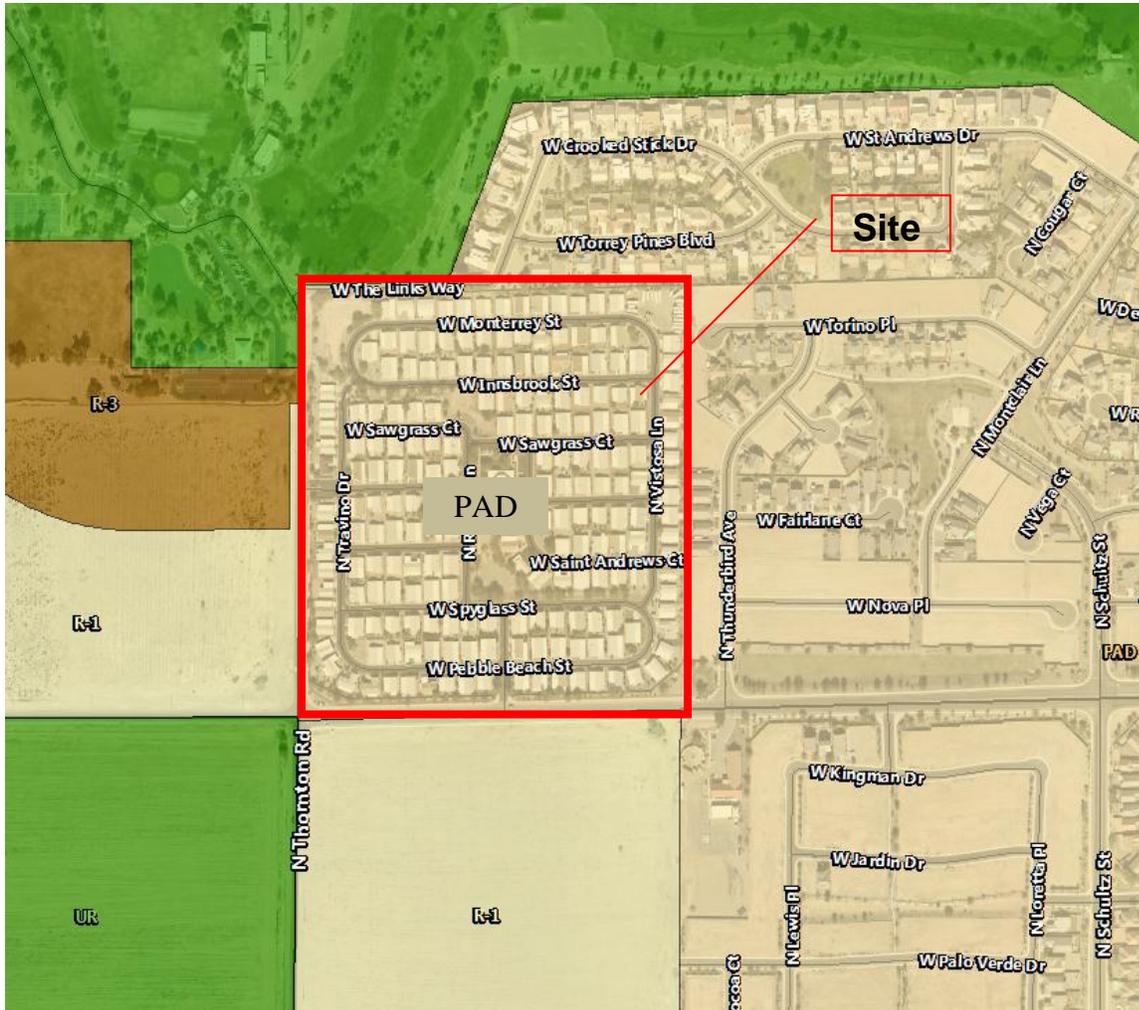


Conformance to the City's Zoning Ordinance;

The site is zoned PAD (Planned Area Development). The PAD Zoning for the site was established to suit the density and design for the Fairways. The site is approved for 206 lots with a typical size of 4800 square feet (60' x 80') and an overall density of 5.56 dwelling units per acre as defined in the approved PAD guide.

Below is a like comparison with similar property types and uses:

| Project | Front | Rear | Side | Perimeter |
|------------------|---------------|---------------|--------------|---------------------------------------------------------------------------------|
| Fiesta Grande | 5 ft. | 5 ft. | 5 ft. | 5 ft. |
| Palm Creek | 5 ft. | 5 ft. | 5 ft. | 10 ft. |
| Rancho Val Vista | 5 ft. | 10 ft. | 5 ft. | 20 ft. |
| Sundance | 5 | 5 | 5 | Varies 10 - 50 |
| Fairways | 10 ft. | 10 ft. | 5 ft. | 10 ft. Thornton Rd. & Links Way 20 ft. All other perimeter areas |



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;

N/A

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;

N/A

Screening:

The majority of the site has been screened by a six (6') foot masonry perimeter wall.

Setbacks:

The request will permit Lots #47-60 and #1-8 to utilize a 10' rear setback. All other lots remain with the current setbacks.

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 February 15, 2015.
- A notice was mailed on February 13, 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 February 17, 2015. An affidavit confirming this posting was also supplied by the applicant.

Inquiries/Comments

Staff has not received any inquiries regarding this request.

STAFF RECOMMENDATION

Staff recommends the Commission approve the PAD Amendment (DSA-15-00018) for Fairways with the following conditions:

- 1) All structures shall be limited to a maximum height of 12 ft.

Exhibit A – Typical Lot with Minimum Setbacks

Exhibit A

Present Figure 5:

Proposed Figure 5:

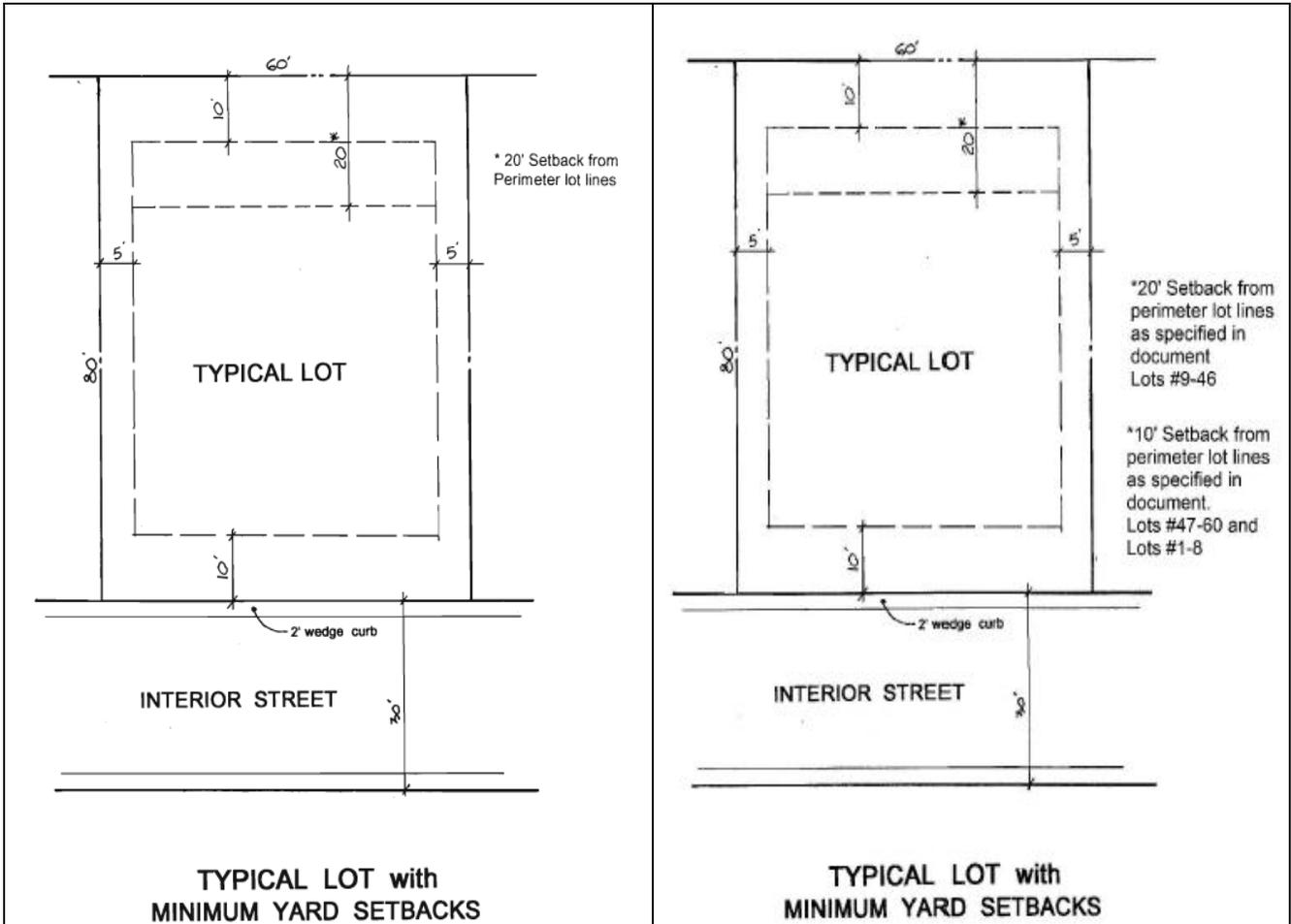
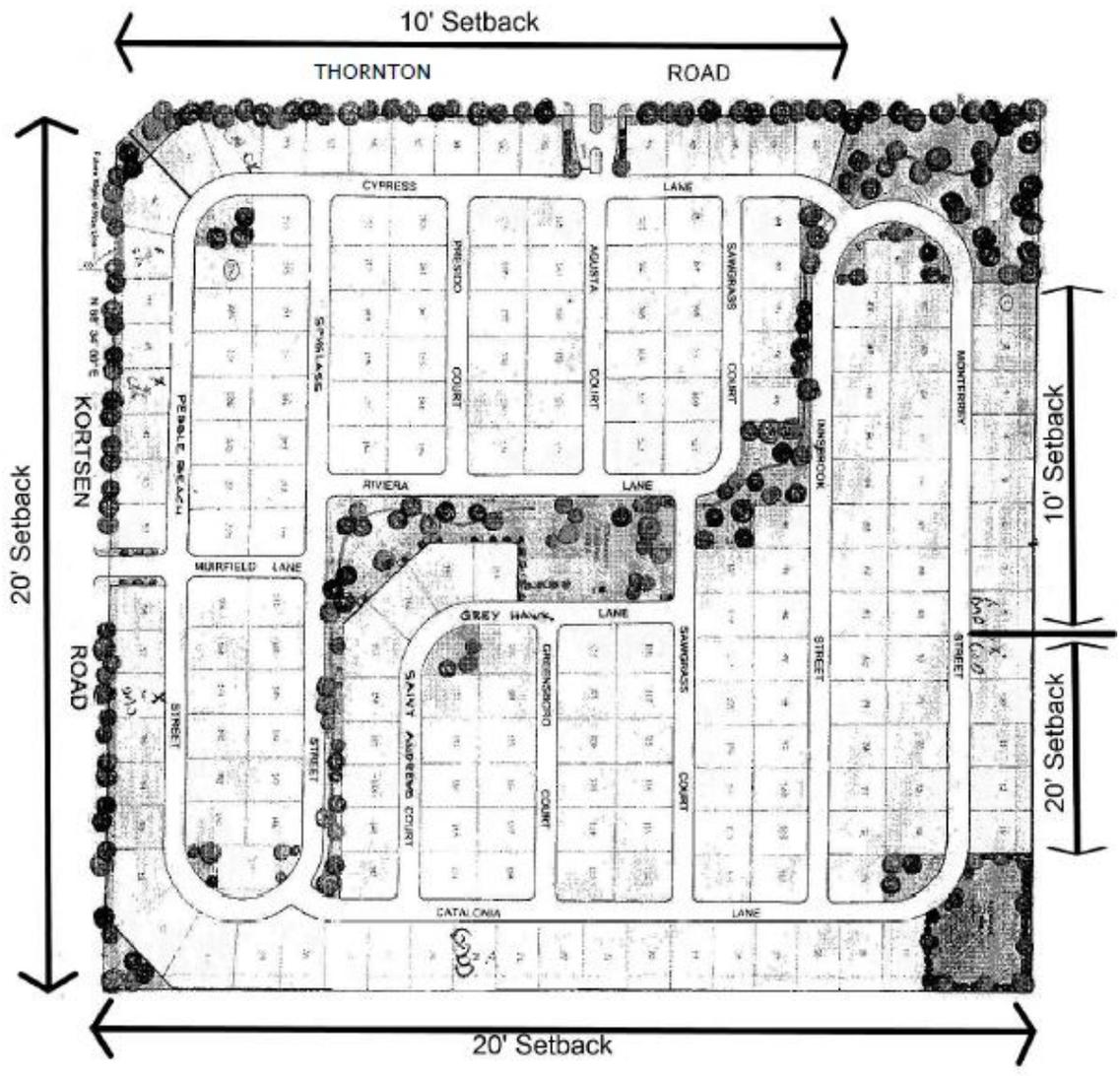


Exhibit B – Site Plan with Setbacks

Exhibit B



SITE PLAN