

	Planning and Zoning Commission STAFF REPORT	AGENDA # _____
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TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: James Gagliardi, AICP, City Planner
MEETING DATE: November 5, 2015

REQUEST

Request by Nathan Cottrell of CEG Applied Sciences, for the following land use approval:

- 1. DSA-15-00037: Major Site Plan** for the placement of a single-story 102-bed assisted living facility with memory care within the Santa Cruz Crossing Planned Area Development Zone (PAD)

APPLICANT/OWNER

Nathan Cottrell—CEG Applied Sciences 12409 W Indian School Rd Suite C303 Avondale, AZ 85392 P: 623-536-1993 Email: nate@cottrellengineering.com	Irving and Lillian Fabricant Trust 427 Larkspur Ave Corona Del Mar, CA 92625 P: 949-234-0300
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HISTORY

- April 21, 1968: The City Council adopted Ordinance No. 340 annexing property into the City of Casa Grande, initially zoned UR (Urban Ranch).
- May 15, 2006: The City Council adopted Ordinance No. 1178.269 approving the rezoning from UR to PAD, CGPZ-79-006, establishing Santa Cruz Crossing PAD.
- May 6, 2015: Ordinance No. 1178.269.1 was adopted by City Council for a Major Amendment to the Santa Cruz Crossing PAD, DSA-14-00214, to refine development standards, re-arrange placement of land uses, and to include the use of an assisted living facility.
- August 6, 2015: A preliminary plat comprised of seven lots within Santa Cruz Crossing, DSA-15-00038, was conditionally approved by the Planning & Zoning Commission.

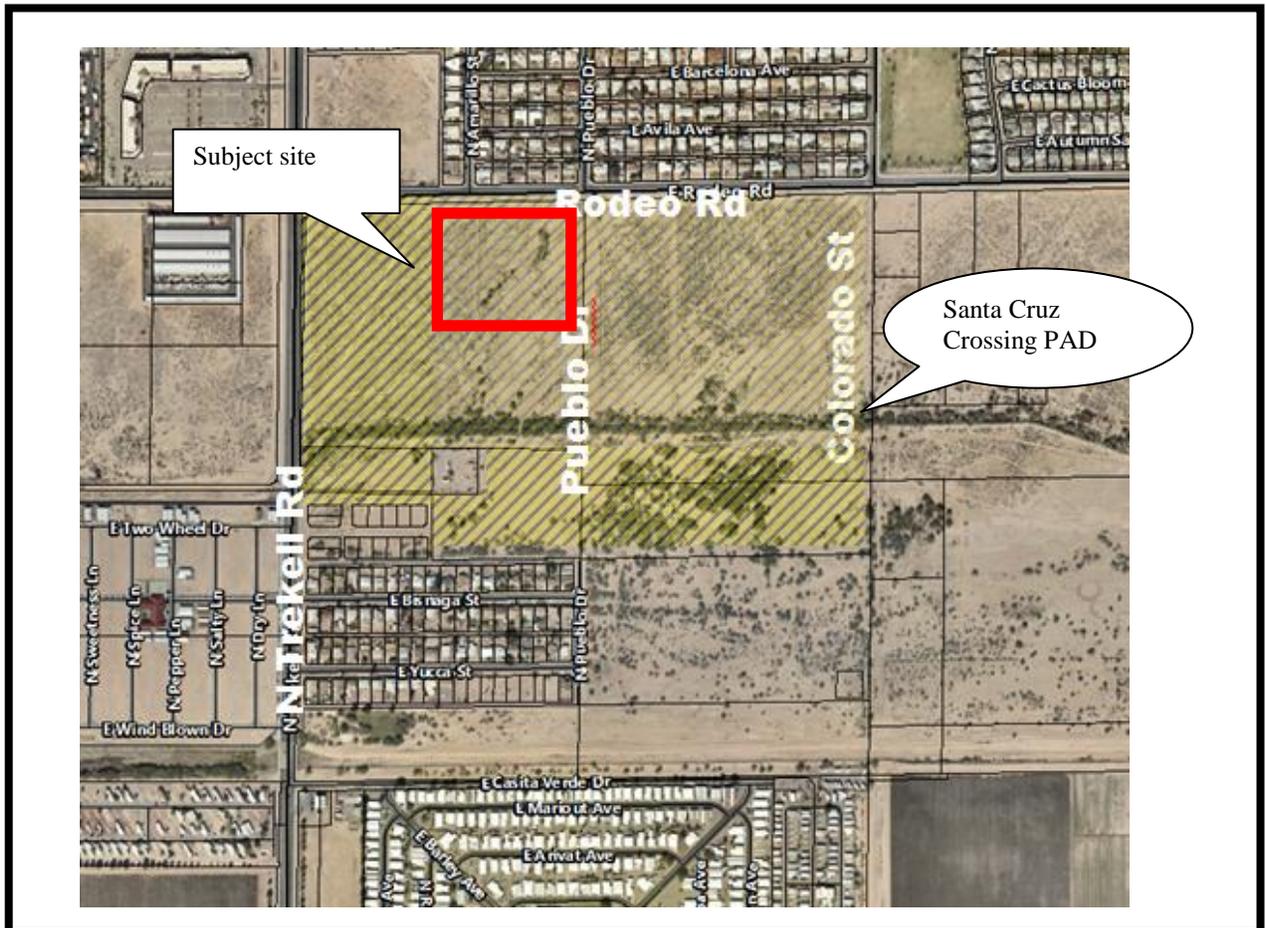
PROJECT DESCRIPTION

Site Area	5.94 acres
Current Land Use	Undeveloped (designated as an assisted living facility use)
Existing Zoning	PAD – Santa Cruz Crossing

Surrounding Land Use and Zoning

Direction	General Plan 2020 Designation	Existing Zoning/Use
North	<i>Neighborhoods</i>	R1 / single-family dwellings
East	<i>Community Center</i>	Santa Cruz Crossing PAD / undeveloped
South	<i>Community Center</i>	Santa Cruz Crossing PAD/ undeveloped
West	<i>Community Center</i>	Santa Cruz Crossing PAD / undeveloped

SITE CONTEXT AERIAL



General Discussion:

The Applicant is requesting Major Site Plan (Final Development Plan) approval for the construction of a 102-bed assisted living facility with memory care (Exhibit A). The building is proposed as a single-story 82,619 sq. ft. building. There is also a maintenance building proposed on the site approximately 3,000 sq. ft. in size (Exhibit B). Covered herein is the review of the Major Site Plan for this development (Exhibit C). Recently, the Santa Cruz Crossing PAD was amended to add an assisted living facility as an allowed use within this area. It is to be located on proposed Lot 1 of the Santa Cruz Crossing Subdivision. A Final Plat to be considered by City Council is soon to be submitted.

Compliance with Major Site Plan Review Criteria

Section 17.68.070 of the Zoning Code sets forth various review criteria that need to be evaluated in conjunction with the consideration of a Major Site Plan application. Staff's analysis of how the proposed Major Site Plan complies with each of these criteria is as follows:

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

The site is considerably flat, and is currently undeveloped desert terrain. To the north, across Rodeo Rd., is an established single-family residential neighborhood. This Major Site Plan proposes a single-story building which helps with compatibility, considering these nearby residences are single-story. The plan also provides access to Rodeo Rd. and future Pueblo Dr., which will be installed in conjunction with the development of this assisted living facility site. Also to be implemented at the time of the assisted living facility is the two-way Rodeo Rd. frontage road along the north side of Rodeo. Roadway improvements, including the frontage road will be installed upon approval of a Public Improvement Permit.

2. Conformance to the City's zoning ordinance

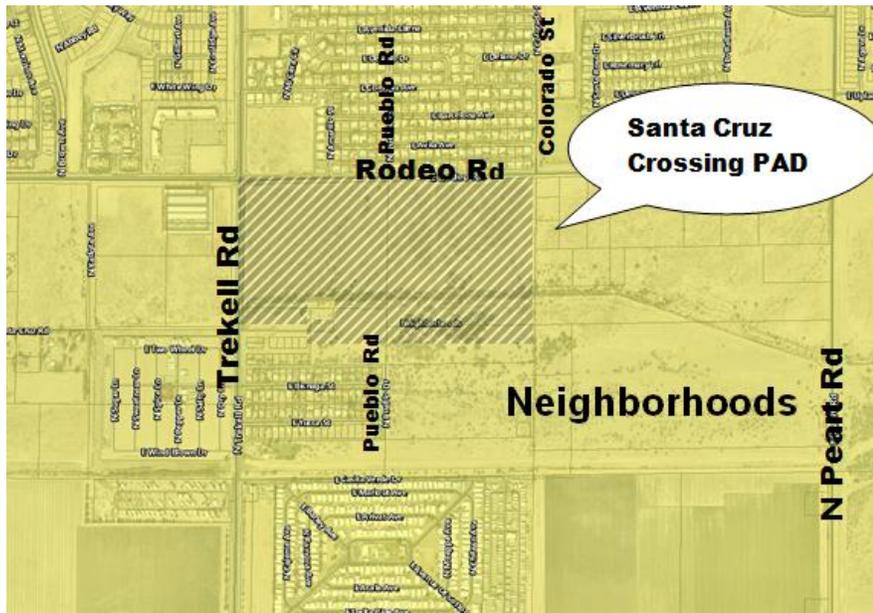
The site is zoned PAD. Specifically designated for this area of the PAD is an assisted-living facility use and associated uses. The PAD requires that the development standards of the standard zoning designation of R-3 apply. As such, this site is required to meet a front, corner side, and rear setback of 20 ft., and a side setback of 10 ft. However, due to the fact this site is along the northern perimeter of the PAD, the building setback from the north property line is to be the same as the building's height of 28 ft. All of the required setbacks are met, with 35 ft. between the building and the northern property line.



3. Conformance to the City's General Plan

The subject site is designated as *Neighborhoods* in the City's General Plan 2020, which allows service uses such as an assisted living facility. Within the *Neighborhoods* land use designation, a maximum floor area ratio (FAR) for commercial-related development is 0.35. Development of this site would result in an FAR of 0.33; therefore the intent of the General Plan is met.

General Plan 2020



4. The impact of the plan on the existing and anticipated traffic and parking conditions

A Traffic Impact Analysis (TIA) was prepared by United Civil Group for Santa Cruz Crossing analyzing the existing level of service provided by streets and access points impacted by the proposed development. As required as part of the PAD approval, the creation of a two-way frontage road with a screen wall along the north side of Rodeo Rd from Amarillo St. to Colorado St. will be installed in coordination with the development of this site. As other developments within the Santa Cruz Crossing PAD are proposed, future TIA's will evaluate what measures are required to maintain an acceptable level of service.

5. The adequacy of the plan with respect to land use

This Major Site Plan has been reviewed to ensure compatibility of this land use in the context of surrounding uses. As discussed above, the fact the development is single-story (Exhibit B) and amply meeting its required setbacks helps to ensure adequacy with respect to land use. The site also proposes 6 ft. high masonry walls along the west property line and the south property line, separating this use from the future commercial designated property to the west, and the future age-restricted patio home designated property to the south.

6. Pedestrian and vehicular ingress and egress

There are two access drives proposed onto Rodeo Rd and one access drive proposed onto Pueblo Dr. There are sidewalk connections from these streets to the site. Also identified on the site plan is a future access easement that will allow cross access between this site and the proposed use to the south, an age-restricted patio home site. This easement will be established at the time of Final Plat approval.

7. Building location and height

The location of the building is situated on the site so that the closest distances from the building to its proposed property lines are as follows:

Front setback: 28 ft. required, 35 ft. provided
Corner side setback: 20 ft. required, 89 ft. provided
Side setback: 10 ft. required, 10 ft. provided (from maintenance building)
Rear setback: 20 ft. required, 43 ft. provided.

The maximum height in this zone is 35 ft. The proposed height of this building is 28 ft.

8. Landscaping

A preliminary landscape plan was provided and found to meet the landscaping criteria as set forth in the Article VI of 17.52 of the City Code (Exhibit D). A final landscape plan will be reviewed administratively by Planning staff in conjunction with the review of the building permit. This site requires two trees and five shrubs for every three parking spaces. Seventy-four parking spaces are to be provided with 49 trees and 123 shrubs being provided as required. Landscape islands are also sufficiently provided, with landscaped islands provided every ten parking spaces. This site also has a landscape area of that is comprised of 29% of the site area where only 15% is required.

9. Lighting

A photometric plan has been submitted showing no bleed of light onto other sites (Exhibit E).

10. Provisions for utilities

Water is to be provided by Arizona Water, and waste water is to tie into the City of Casa Grande's sewer line. Both preliminary reports were found adequate by City Engineering and Public Works. Final design wastewater and water reports have been submitted.

11. Site drainage/Grading

A preliminary drainage report has been submitted for the site as well as a grading and drainage plan (Exhibit F). There are outstanding review items that still require changes to the drainage report. As a condition of approval, the following items must be resolved between the applicant and City Engineering prior to issuance of the building permit:

Drainage Report:

- a. Provide a completed hydrological and hydraulic analysis of the site. The offsite peak flow coming out of Retention Basin of Basin A near CP2 should be calculated after applying 100-year 1 hour retention and combined with the proposed flow from CP2-WS and CP2A. The calculated 204cfs from Basin A shall be combined at CP2 flow of 73cfs and appropriate channels and culverts shall be redesigned to accommodate the combined flow.
- b. Please show by calculations that the 100-year flow does not exceed 8-inch depth over roadway at Rodeo Rd at any point for a culvert designed for 25-year storm.
- c. The maximum side slope of stormwater channel is limited to 4:1 for dirt-lined channels. Alternative material can be proposed for steeper slopes.

- d. Provide calculations for required retention (estimated) for each development areas on site in a tubular form with appropriate labels and calculate peak flows from onsite into the wash. Provide peak flow calculations for post development conditions after applying required retention volume.
- e. Provide maximum peak flow at site existing storm drain culverts across Trekell road for pre-development and post development conditions. Also calculate capacity of existing storm drain culverts.
- f. Trekell Road is a crowned road and CP8OFF and CP9OFF will tend to go to the low point at existing Storm Drain Culverts across Trekell Rd and should be combined with flows exiting the site.

12. Open space

The PAD provides a matrix of what percentage of open space each use designation is to provide. This site was listed within the PAD to provide .35 acres of “non-usable” open space. This site meets this amount.

13. Loading and unloading areas

Loading and unloading areas are provided on the west side of the building, out of view from rights of way. This is also the area for the dumpster enclosure.

14. Signage

The Santa Cruz Crossing PAD requires that signage is to be subject to the approval of a Comprehensive Sign Plan approved by Planning and Zoning Commission. Prior to signage being permitted in association with this assisted living facility site, a Comprehensive Sign Plan will need to be submitted and approved. Signage is subject to an approved Comprehensive Sign Plan.

15. Screening

15 ft. landscaping areas will border the site along Rodeo Rd. and Pueblo Dr. Additionally, a 6 ft. masonry wall will border the site to the south and to the west.

16. Setbacks

See No. 7 “building location and height”, above

17. Parking

The PAD references the City Code for parking requirements. An assisted living facility use requires the following parking:

Nursing Home: 1 parking space for every 3 beds plus 4 parking spaces plus number of spaces that equal number of employees on maximum shift

102 beds/3 =34 spaces + 4 spaces =38 spaces

Maximum employees per shift = 35 spaces

Total required parking= 73 parking spaces

Accessible parking required = 3

The site plan is providing 74 parking spaces, including 4 accessible parking spaces; however there are some errors in the parking table provided on the site plan. As a technical modification, this will need to be corrected.

18. Other related matters

At the time of this writing the applicant still needs to resolve the following minor technical corrections identified on a recent staff review letter:

1. Amend the parking table to show exactly as follows:

Required Parking:

Nursing Home: 1 parking space for every 3 beds plus 4 parking spaces plus number of spaces that equal number of employees on maximum shift

102 beds/3 =34 spaces + 4 spaces =38 spaces

Maximum employees per shift = 35 spaces

Total required parking= 73 parking spaces

Accessible parking required = 3

Total provided parking = 74 parking spaces (including 4 accessible parking spaces)

2. Remove the following typo from the bottom of the parking table:

“Total Parking Provided 7 SPCS”

3. Include the following on the site plan:

- a. Label the widths of the sidewalks along Pueblo and Rodeo. It appears that the Rodeo sidewalk needs to be made wider as sidewalks along minor arterials are 6 ft.
- b. It is still difficult to determine property lines. Especially along the eastern boundary. Please note with a specially denoted property line hatching or an indicator such as “PL” intermittently.
- c. Revise info regarding Pueblo Dr. ROW. It is not 36 ft. as shown. Pueblo Dr. is to have ROW of 60 ft.

- d. Label height/ material of wall surrounding infinity track.

Also, as a requirement of the PAD, development is to be platted. As a condition of approval, a final plat will have to be approved and recorded prior to the issuance of a building permit. Also, All Phase 1 improvements as required by the PAD and Preliminary Plat approval shall be installed and approved by the City prior to issuance of a Certificate of Occupancy.

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 was published in the Casa Grande Dispatch on October 20, 2015 for the November 5, 2015 Planning and Zoning Commission public hearing.
- Notice was mailed by the City of Casa Grande on October 20, 2015, to each owner of property situated within 200 feet of the subject property. The names and addresses of the owners were provided by the City of Casa Grande per Pinal County Ownership Data. An affidavit confirming this mailing was supplied by the City.
- A sign was posted by the applicant by October 21, 2015 on the subject site. An affidavit confirming this posting has been supplied.

Inquiries/Comments

Staff has received no inquiries or comments at the time of this writing.

RECOMMENDED MOTION

Staff recommends that approval of the Major Site Plan DSA-15-00037 with the following technical corrections and conditions:

Technical Corrections:

1. Amend the parking table to show exactly as follows:

Required Parking:

Nursing Home: 1 parking space for every 3 beds plus 4 parking spaces plus number of spaces that equal number of employees on maximum shift

102 beds/3 =34 spaces + 4 spaces =38 spaces

Maximum employees per shift = 35 spaces
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- c. Revise info regarding Pueblo Dr. ROW. It is not 36 ft. as shown. Pueblo Dr. is to have ROW of 60 ft.
- d. Label height/ material of wall surrounding infinity track.

4. Revise the Drainage Report to the satisfaction of the City Engineer addresses the following:

- a. Provide a completed hydrological and hydraulic analysis of the site. The offsite peak flow coming out of Retention Basin of Basin A near CP2 should be calculated after applying 100-year 1 hour retention and combined with the proposed flow from CP2-WS and CP2A. The calculated 204cfs from Basin A shall be combined at CP2 flow of 73cfs and appropriate channels and culverts shall be redesigned to accommodate the combined flow.
- b. Please show by calculations that the 100-year flow does not exceed 8-inch depth over roadway at Rodeo Rd at any point for a culvert designed for 25-year storm.
- c. The maximum side slope of stormwater channel is limited to 4:1 for dirt-lined channels. Alternative material can be proposed for steeper slopes.
- d. Provide calculations for required retention (estimated) for each development areas on site in a tubular form with appropriate labels and calculate peak flows from onsite into the wash. Provide peak flow calculations for post development conditions after applying

required retention volume.

- e. Provide maximum peak flow at site existing storm drain culverts across Trekell road for pre-development and post development conditions. Also calculate capacity of existing storm drain culverts.
- f. Trekell Road is a crowned road and CP8OFF and CP9OFF will tend to go to the low point at existing Storm Drain Culverts across Trekell Rd and should be combined with flows exiting the site.

Conditions:

1. Final Plat must be approved and recorded prior to an issuance of a building permit.
2. All Phase 1 improvements as required by the PAD and Preliminary Plat approval shall be installed and approved by the City prior to issuance of a Certificate of Occupancy.

Exhibits

- Exhibit A- Narrative
- Exhibit B- Building Elevations
- Exhibit C- Site Plan
- Exhibit D- Preliminary Landscape Plan
- Exhibit E- Photometric Plan
- Exhibit F- Drainage & Grading Plan

Exhibit A – Narrative

March 12, 2015



SANTA CRUZ CROSSING REVISION TO PAD CGPZ-079-06 MAJOR SITE PLAN

Attached here is a concept for a new development at the southeast corner of Trekkell Road and Rodeo Road in Casa Grande, Arizona. The development is roughly 93-acres in size and is undeveloped desert with a historic wash (North Branch of the Santa Cruz Wash) running through the site east to west.

Surrounding the site on the north, south and southwest are single family home developments of varying age. To the east and west are vacant desert parcels, similar to the site itself. On the opposite corner of Trekkell and Rodeo is a retail development. This neighborhood lends itself very nicely to the proposed Santa Cruz Crossing development: that being a mixed use development with assisted living residences, single family homes, and some commercial space at the intersections.

As you can see on the attached concept graphics, the eastern half of the site (47.2-acres) will be standard single family homes with a typical density of 3.3-3.5 du/acre. The commercial portion of the development will occupy roughly 19.25-acres of the site along Trekkell Rd. to the west so that it may utilize the retail benefits of the arterial road and intersection. The remaining 20.84-acres of the site will be senior living and senior apartments and townhomes. This will be split into an Senior Living center (5.93-acres) where the residents require the most care. Senior Apartment Homes (8.83-acres) and Senior Patio Homes will occupy the rest of the assisted living areas and provide residents with varying levels of care and lifestyle.

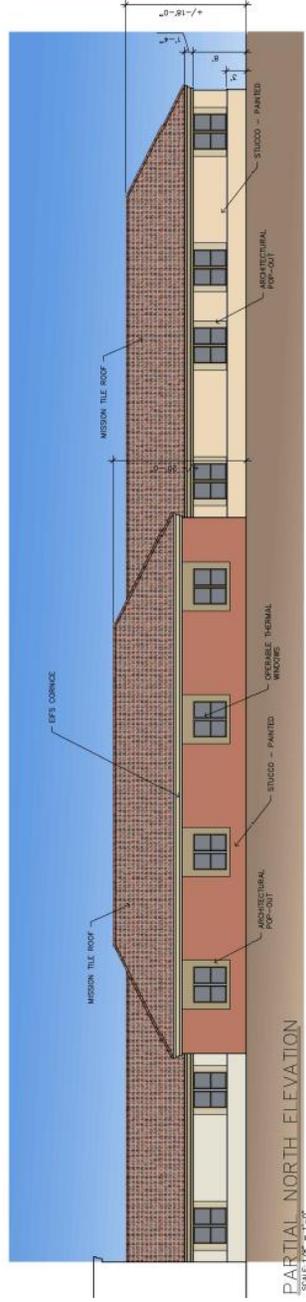
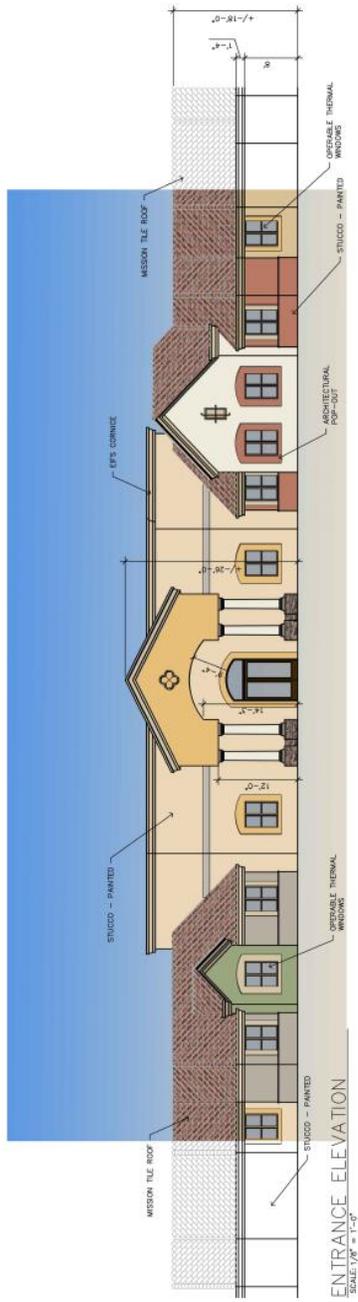
The overall site was rezoned in 2006 by the previous owners under CGPZ-079-06 Planned Area Development (PAD). This PAD indicated 66.5-acres of single family homes at 3.4 du/acre, 8.1 acres of more compact "GreenCourt Homes" at 7.9 du/acre, and 24.6-acres combined of office and commercial uses. This PAD was approved in 2006, but none of the developments were ever constructed.

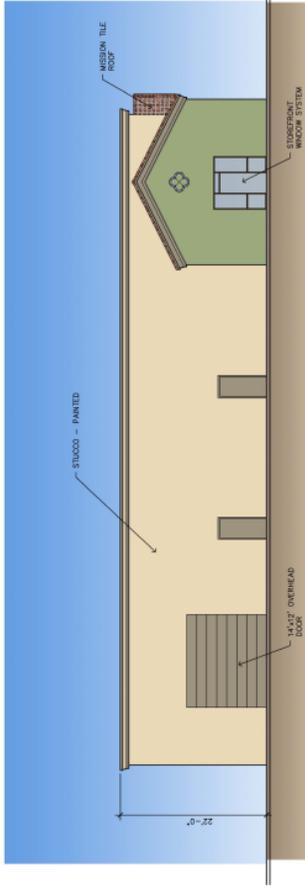
If you have any questions, please feel free to contact my office.

Respectfully,

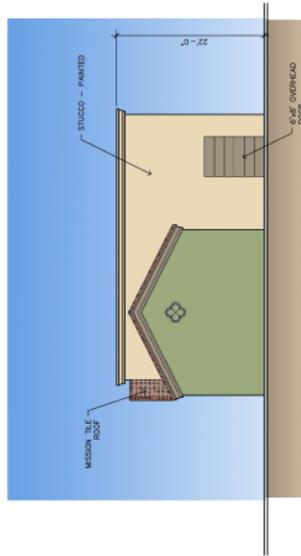
A handwritten signature in black ink, appearing to read 'Nathan Cottrell', written in a cursive style.

Nathan Cottrell, PE
Project Engineer

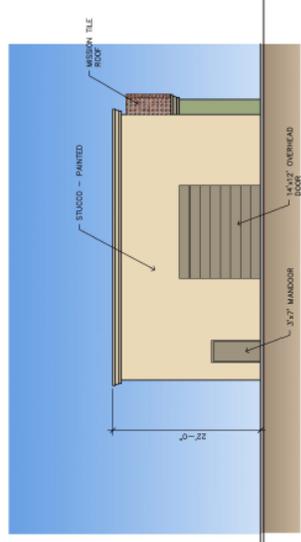




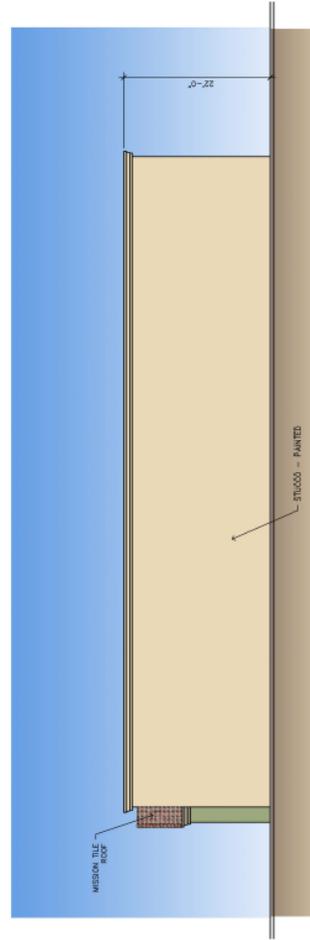
EAST ELEVATION
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"

MAINTENANCE BUILDING

Exhibit C – Site Plan

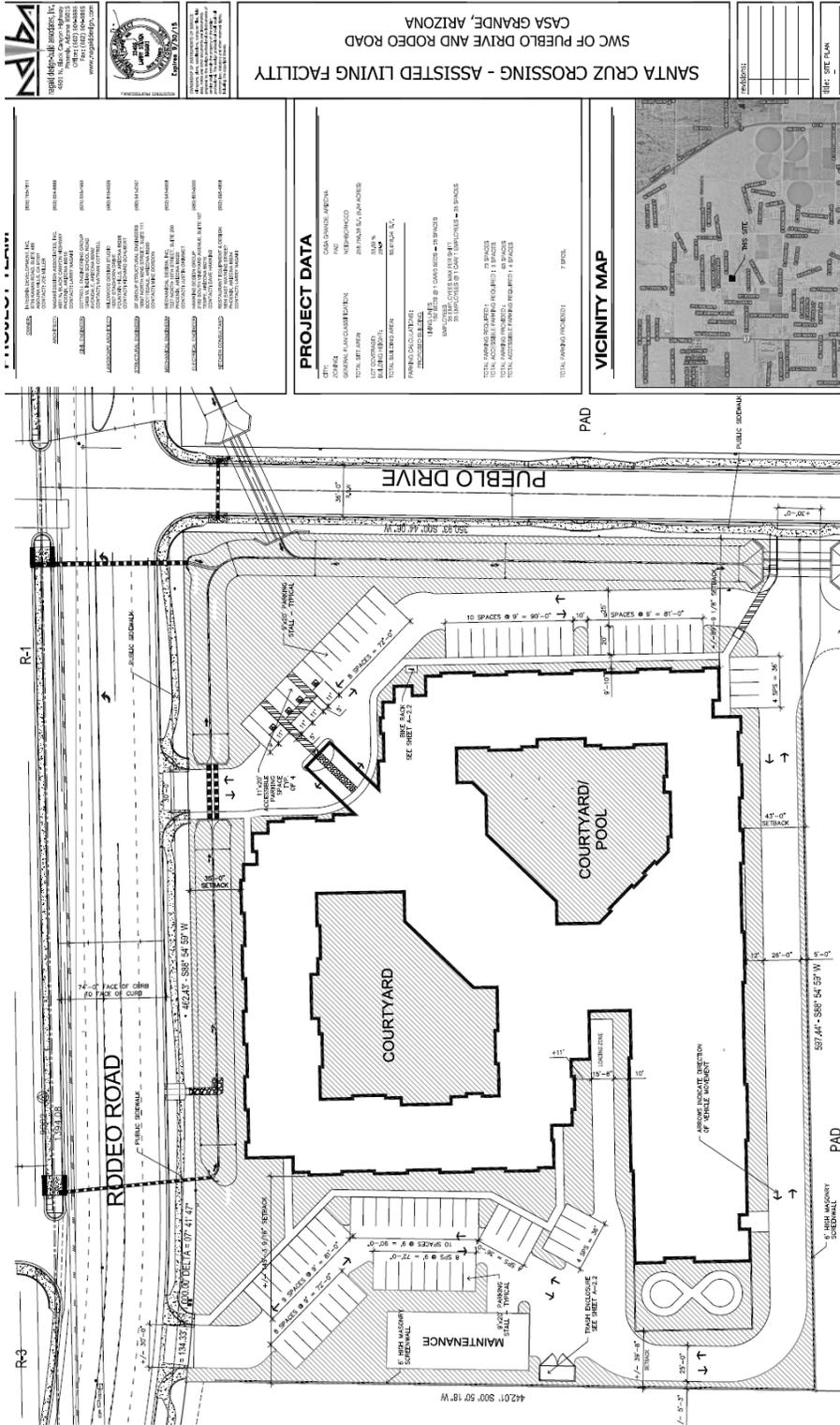
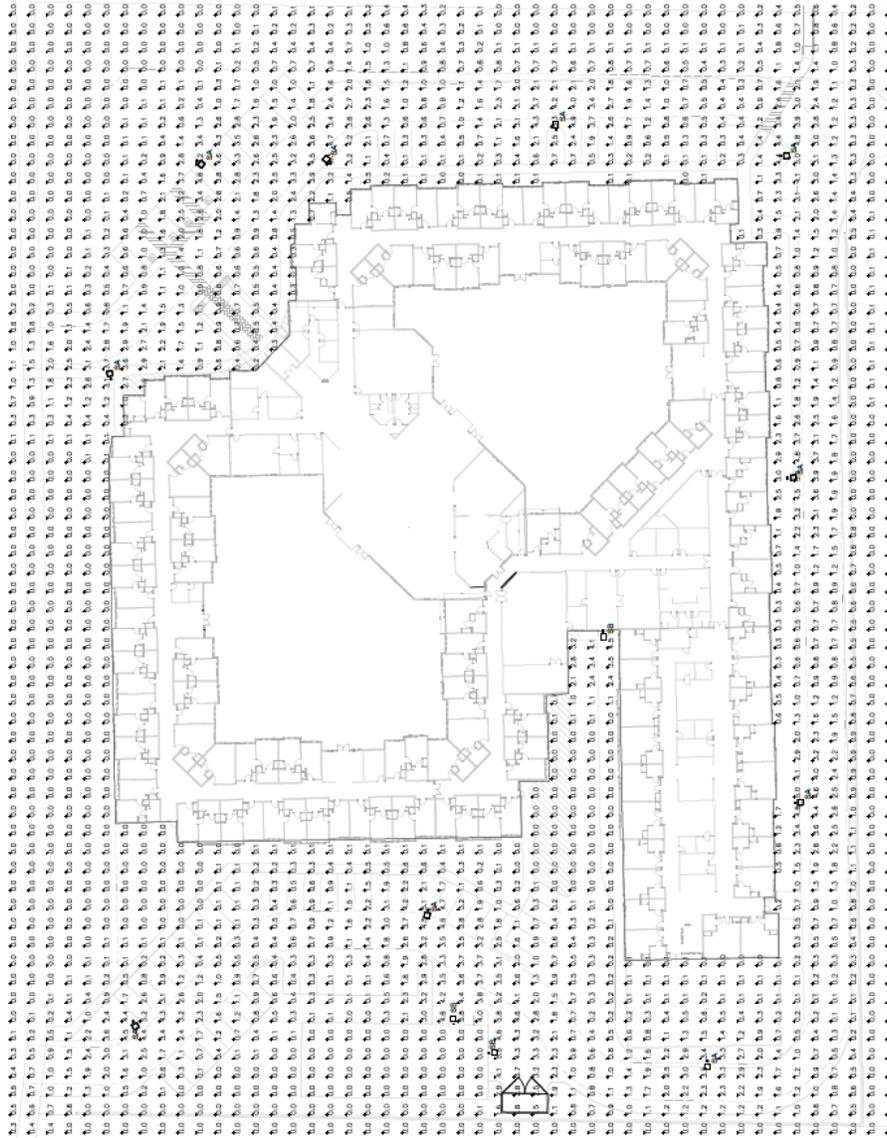


Exhibit E – Photometric Plan

DATE	10/22/2014	BY	WJ
REVISION		DATE	10/22/2014

Symbol	Legend	City	Form Number	Description	Notes	Quantity	Material	Unit	Notes
□	1	3	100-100-100-100	100-100-100-100	100-100-100-100	1	100-100-100-100	100-100-100-100	100-100-100-100
□	2	3	100-100-100-100	100-100-100-100	100-100-100-100	1	100-100-100-100	100-100-100-100	100-100-100-100

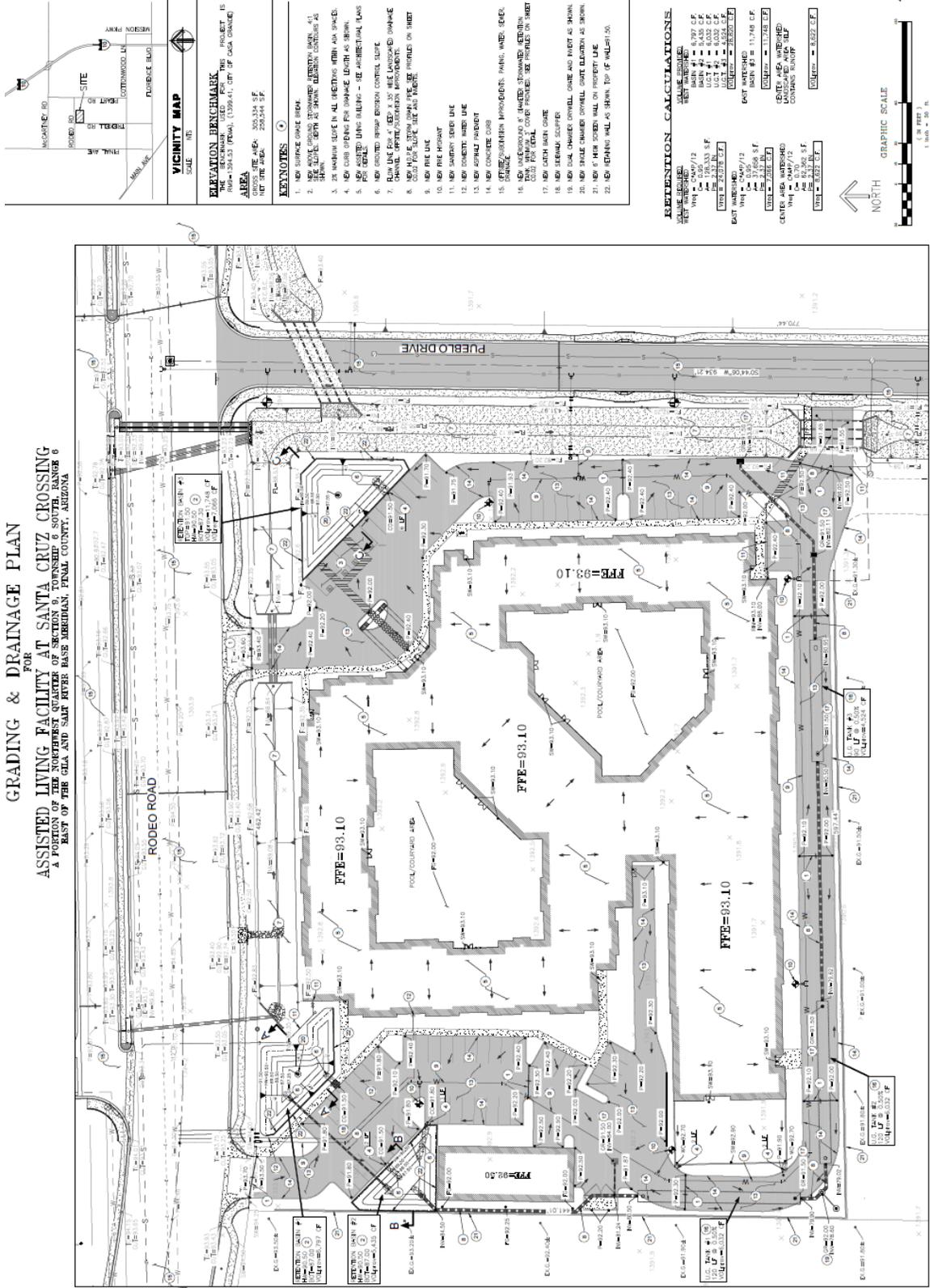


PHOTOMETRIC PLAN
SCALE: 1/8" = 1'-0"

DESIGN REVIEW SUBMITTAL
NOT FOR CONSTRUCTION



Exhibit F – Grading & Drainage Plan



GRADING & DRAINAGE PLAN
 FOR
ASSISTED LIVING FACILITY AT SANTA CRUZ CROSSING
 A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 6
 EAST OF THE GILA AND SALT RIVER BASE MERIDIAN, PINAL COUNTY, ARIZONA



VICINITY MAP
 SIZE: 1/8" = 100'

ELEVATION BENCHMARK
 THE BENCHMARK IS THE PROJECT IS
 RM-1394.53 (F.M.), (1399.41, CIP OF DATA GRADED)

AREA
 TOTAL AREA: 100,000.00 SF
 IMP. AREA: 200,000.00 SF
 TOTAL IMP. AREA: 300,000.00 SF

- KEYNOTES**
1. NEW SURFACE GRADE BENCH.
 2. NEW ABOVE GRADE STORMWATER TREATMENT BASIN AT 1399.41, CIP OF DATA GRADED. CONSIDER AS SHOWN.
 3. 2% MINIMUM SLOPE IN ALL DIRECTIONS WITH 6" DIA SPACES.
 4. NEW CURB OPENING FOR STORMWATER DRAINAGE AS SHOWN.
 5. NEW 6" DIA. DRAINAGE MANHOLE - SEE ARCHITECTURAL PLANS FOR EXACT LOCATION.
 6. NEW 6" DIA. DRAINAGE CONTROL STRUCTURE.
 7. PLAN LINE FOR 4' DIA. X 30' HOLE UNDESIGNED (UNMADE) CHANNEL. OPTIMIZE/DESIGNER IMPROVEMENT.
 8. SEE PLAN FOR SLOPE, SET AND FINISH POINTS ON SHEET.
 9. NEW PAVEMENT.
 10. NEW PAVEMENT HOUSING.
 11. NEW SANDWICH SEEP LINE.
 12. NEW CONCRETE WALKWAY.
 13. NEW ASPHALT PAVEMENT.
 14. NEW CONCRETE CURB.
 15. OFFICE/STORAGE IMPROVEMENTS. PARKING WHEN REVIEWED.
 16. NEW UNDERGROUND 4" DIA. STORMWATER DRAINAGE. SEE PLAN FOR EXACT LOCATION. COVER PROVIDED. SEE NOTES ON SHEET.
 17. NEW 6" DIA. DRAINAGE CONTROL STRUCTURE.
 18. NEW 6" DIA. DRAINAGE CONTROL STRUCTURE.
 19. NEW 6" DIA. CHANGED DRAINAGE CONTROL STRUCTURE AS SHOWN.
 20. NEW 6" DIA. CHANGED DRAINAGE CONTROL STRUCTURE AS SHOWN.
 21. NEW 6" DIA. NEW SCREEN WALL ON PROJECT LINE.
 22. NEW 6" DIA. NEW SCREEN WALL AS SHOWN. TOP OF WALL @ 1399.50.

RETENTION CALCULATIONS

NO.	DESCRIPTION	AREA (SQ. FT.)	DEPTH (FT.)	VOLUME (CU. YD.)
1	RETENTION WALL	1,000.00	4.00	1,000.00
2	RETENTION WALL	1,000.00	4.00	1,000.00
3	RETENTION WALL	1,000.00	4.00	1,000.00
4	RETENTION WALL	1,000.00	4.00	1,000.00
5	RETENTION WALL	1,000.00	4.00	1,000.00
6	RETENTION WALL	1,000.00	4.00	1,000.00
7	RETENTION WALL	1,000.00	4.00	1,000.00
8	RETENTION WALL	1,000.00	4.00	1,000.00
9	RETENTION WALL	1,000.00	4.00	1,000.00
10	RETENTION WALL	1,000.00	4.00	1,000.00
11	RETENTION WALL	1,000.00	4.00	1,000.00
12	RETENTION WALL	1,000.00	4.00	1,000.00
13	RETENTION WALL	1,000.00	4.00	1,000.00
14	RETENTION WALL	1,000.00	4.00	1,000.00
15	RETENTION WALL	1,000.00	4.00	1,000.00
16	RETENTION WALL	1,000.00	4.00	1,000.00
17	RETENTION WALL	1,000.00	4.00	1,000.00
18	RETENTION WALL	1,000.00	4.00	1,000.00
19	RETENTION WALL	1,000.00	4.00	1,000.00
20	RETENTION WALL	1,000.00	4.00	1,000.00
21	RETENTION WALL	1,000.00	4.00	1,000.00
22	RETENTION WALL	1,000.00	4.00	1,000.00

