

	<b>PLANNING AND ZONING COMMISSION</b>  <b>STAFF REPORT</b>	AGENDA  # _____
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**TO:** PLANNING AND ZONING COMMISSION

**FROM:** James Gagliardi, AICP City Planner

**MEETING DATES:** October 1, 2015 (First Public Hearing)  
October 22, 2015 (Second Public Hearing)

**SUBJECT:** **DSA-15-00086:** Major GPA for “CityGate II”

<b>REQUEST</b>
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**Request by AZ Sourcing, LLC.** for the following land use request for two parcels generally located north and west of Jimmie Kerr Blvd and Tanger Dr. otherwise known as the Shops at Palm Court Planned Area Development, APN’s 511-21-017A, 511-21-017B:

1. **DSA-15-00086: 2020 General Plan Amendment** to allow 36.10 acres currently designated as “Commerce & Business” to be amended to the “Community Center” land use designation.

<b>APPLICANT/OWNER</b>
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Timothy Donhauser AZ Sourcing, LLC 7047 E Greenway Pkwy Suite 190 Scottsdale, AZ 85254 P: 602-358-8531 Email: <a href="mailto:tdonhauser@azsourcing.com">tdonhauser@azsourcing.com</a>	AZ Outlets, LLC  7047 Greenway Pkwy Suite 190 Scottsdale, AZ 85254 P: 602-687-7305 <a href="mailto:emann@azsourcing.com">emann@azsourcing.com</a>
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<b>HISTORY</b>
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*May 2, 2005:* CGPZ-095-005: The site was officially annexed into the City of Casa Grande as part of the “Jimmie Kerr Boulevard Annexation” via Ordinance No. 2319 retaining its county zoning of General Rural.

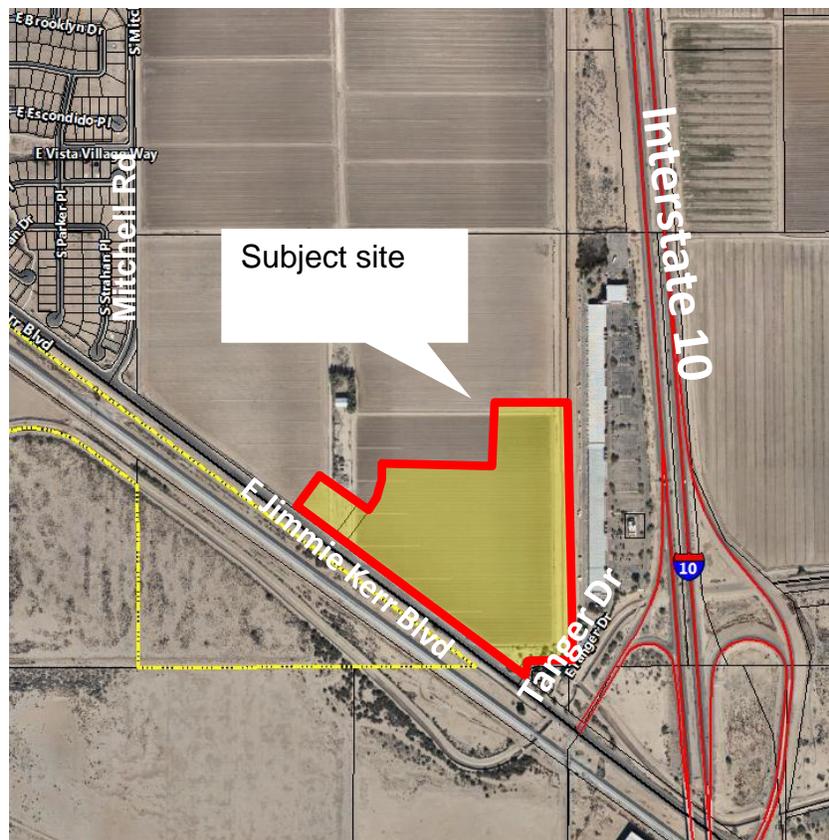
*July 5, 2005:* CGPZ-082-005: Mayor and Council approved the Zone Change from its County designation of General Rural to PAD (Planned

Area Development) for *Shops at Palm Court* by Ordinance No. 1178.227.

*November 3, 2009:* City residents voted to approve the City of Casa Grande General Plan 2020, changing the designation of this project site from Low-Density Residential and Office/Business Park to *Neighborhoods*.

*December 5, 2011:* City Council approves Major General Plan Amendment DSA-11-00140 via Resolution 4360.06 revising the project site from *Neighborhoods* to *Commerce & Business*.

**Site Aerial:**

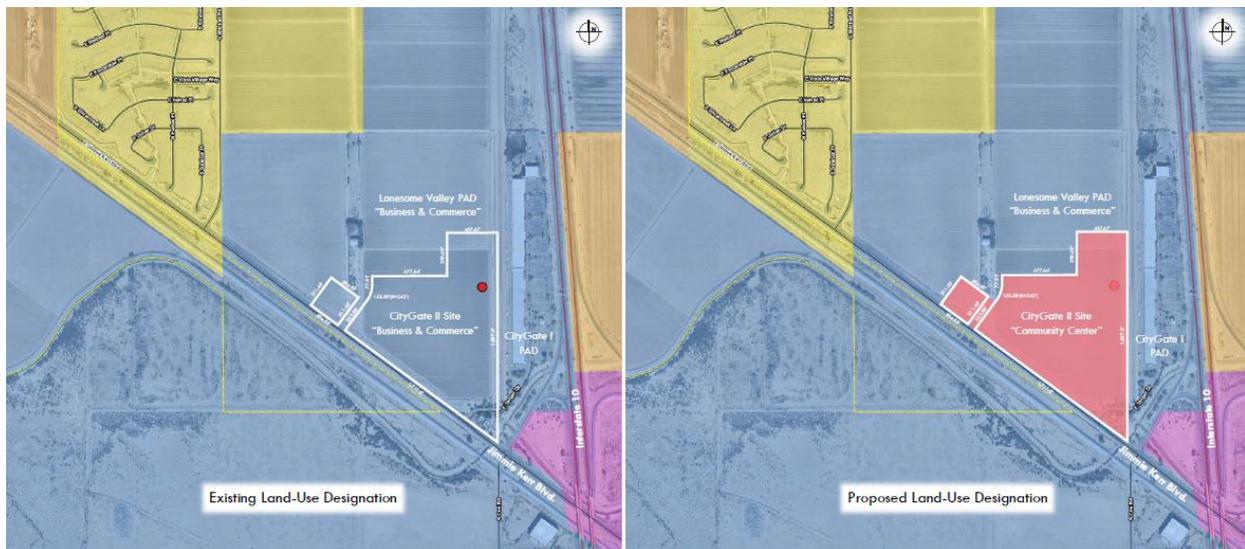


## LAND USES AND ZONING:

Location	General Plan Land Use	Zoning/Uses
North	<i>Commerce &amp; Business</i>	PAD (Planned Area Development), Lonesome Valley Farms Undeveloped
South	<i>Commerce &amp; Business</i>	County-zoned General Rural Undeveloped
West	<i>Commerce &amp; Business</i>	PAD (Planned Area Development) Lonesome Valley Farms Undeveloped
East	<i>Commerce &amp; Business</i>	PAD (Planned Area Development) CityGate – retail shopping center.

## Overview

This request involves approximately thirty-six acres known as the Shops at Palm Court Planned Area Development (PAD), currently undeveloped (Exhibit A). It is immediately west of the CityGate PAD, formerly known as Tanger Outlet Mall. The Shops at Palm Court PAD is approved for commercial and office uses. The request is to amend the site’s land use designation from *Commerce & Business* to *Community Center*.



### PROJECT DATA:

Site Gross Area	= 36.10 Ac. (1,572,516 SqFt)
Existing Zoning	= Planned Area Development ("Shops at Palm Court PAD")
Existing Uses of Land	= Agricultural / Farming & Single Family / Rural Residential
Proposed Zoning	= Planned Area Development ("CityGate II PAD")
Proposed Uses of Land	= Commerical Pads / Hotel / Multi-Family Residential / Large Scale Commerical & Mixed-Use

### Site Vicinity Map:



### General Plan Land-Use Key

<span style="color: green;">■</span>	Agriculture
<span style="color: blue;">■</span>	Commerce and Business
<span style="color: red;">■</span>	Community Center
<span style="color: purple;">■</span>	Manufacturing / Industry
<span style="color: yellow;">■</span>	Neighborhoods
<span style="color: lightgreen;">■</span>	Open Space
<span style="color: orange;">■</span>	Rural

The applicant intends to amend Shops at Palm Court PAD to add multi-family residential uses and rebrand the area as “CityGate II”. The addition of the residential use, coupled with the intent for this area to serve as a southeastern gateway into the

City, is more compatible with the *Community Center* land use designation than its current *Commerce & Business* land use designation.

Per the requirements of the *Commerce & Business* designation, the only type of PAD allowed is “commercial only”. Although multi-family residential could be added to a portion of the site if it were separated from the existing PAD by a rezone to R-3, the site would not achieve the unified standards that a PAD can provide. A PAD within a *Community Center* designation, however, can cohesively apply to both residential and commercial uses for a more seamless mixed-use type of development.

Should the current PAD never be amended and developed as approved, it would comply with either the *Community Center* or *Commerce & Business* designations. The primary difference would be that the *Community Center* designation would promote development that, through its design, emphasized pedestrian connectivity by minimizing the visibility of parking lots and auto-dominated site layouts.

Below is the following effect that the proposed change has on the overall acreage dedicated to the various General Plan land use Categories if this amendment is approved:

Land Use (LU)	Area (ac.)	Amendment Proposed	Revised Area (ac.)	Percentage Change
Agriculture	29,965		29,965	0.00%
<b>Commerce &amp; Business</b>	<b>14,460</b>	<b>-31.6 acres</b>	<b>14,428</b>	<b>(.22%)</b>
<b>Community Center</b>	<b>3,693</b>	<b>+31.6 acres</b>	<b>3,725</b>	<b>0.86%</b>
Manufacturing/Industry	10,439		10,222	0.00%
10,439	72,192		72,409	0.00%
72,192	1,739		1,739	0.00%
Rural	43,017		43,017	0.00%
TOTAL	175,505		175,505	

The amendment would result in a 0.22% decrease of the overall *Commerce & Business* land use designation and increase the total amount of *Community Center* designated acreage by 0.86%.

Staff finds that the proposed *Community Center* land use would be compatible with the surrounding land uses. The majority of the site is surrounded by the *Commerce & Business* land use which supports much the same zone districts and uses as the *Community Center* use. Due to their similar nature, there is suitable site-to-site compatibility with adjacent properties. With the site located near the confluence of Jimmie Kerr Blvd and Interstate 10 at the southeast entrance to the City, the staff and applicant envision that this site can showcase a mixture of uses to provide a sense of arrival to the City of Casa Grande. This area would develop as a dynamic place with a variety of uses versus an auto-dominated development.

## **General Plan Amendment Review Criteria:**

In considering applications for a Major General Plan Amendment, the Planning and Zoning Commission & City Council shall find that the following review criteria set forth in the current City's General Plan are substantially met. Through the narrative provided, the applicant explains how these criteria are met (Exhibit B). Below is further analysis of the criteria:

### **1) That the proposed amendment supports the *Community First Vision* on the General Plan.**

The *Community First Vision*, as described within the General Plan, identifies Casa Grande as a regional center offering both rural and suburban lifestyles. In order to provide amenities for both lifestyles, the following are what the City strives to offer through the 2020 General Plan:

- Quality jobs supporting economic regeneration and diversity
- Accessible and quality health care facilities
- Excellent lifelong education opportunities
- Sustainable, interconnected communities designed to reduce use of non-renewable resources
- Stimulating recreation, culture, shopping, and leisure activities
- Sufficient housing and planned development to meet people's needs
- High quality natural environments and open space accessible to all
- Network of connected, accessible and affordable transportation choices
- Advancement of industry, technology, education and green building design
- A vibrant and celebrated historic downtown
- Integrated and protected rural areas and older neighborhoods through excellent design.

The applicant contends, and staff concurs, that as a *Community Center* designated land use, this site will offer a variety of uses which will be well-connected and integrated. It will offer diverse economic opportunities of commercial development while also having the ability to offer housing opportunities. Because of the shallowness of the site, a *Community Center* layout is conducive here because buildings can line Jimmie Kerr Blvd, minimizing parking visibility while offering shared parking. This site lends itself to the creation of a campus-like setting with strong pedestrian connectivity. Without the amendment, a suburban form would do less to identify this area as an attractive entryway into the City.

### **2) Describe how the proposed amendment furthers Smart Growth principles.**

The General Plan identifies the following Smart Growth principles:

- Mix of land uses
- Take advantage of compact building design
- Create a range of housing opportunities and choices
- Create walkable neighborhoods
- Foster distinctive, attractive communities with a strong sense of place
- Preserve open space, farmland, natural beauty, and critical environmental areas
- Strengthen and direct development towards existing communities
- Provide a variety of transportation choices
- Make development decisions predictable, fair and cost effective
- Encourage community and stakeholder collaboration in development decisions.
- Further the sustainable use of resources and materials.

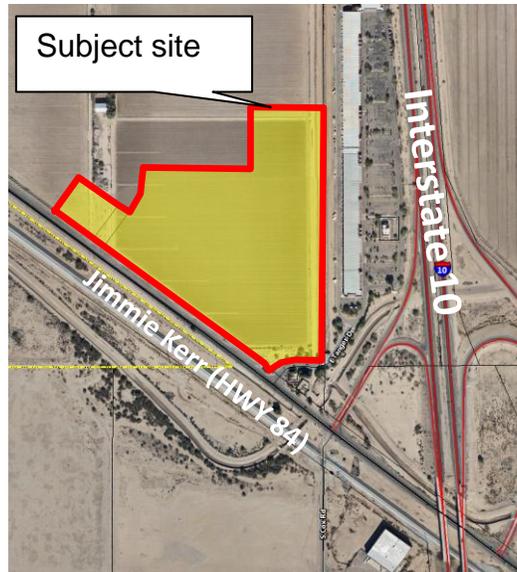
As a *Community Center* land use, there is more assurance for a mixture of uses than *Commerce & Business*, due to the fact that the *Community Center* use allows a residential component in addition to commercial uses within a PAD. The resulting form of the *Community Center* is one that is more walkable than *Commerce & Business* designation. The reason is that in *Community Center*, there is focus on minimizing the visibility of parking lots and siting buildings closer to sidewalks. By having the ability to provide a mixture of uses on a site, there is less need to develop and impact additional land for uses. This thereby saves resources and infrastructure costs.

**3) Describe how the proposed amendment enhances or has no net impact on future water supplies.**

The amendment from *Commerce & Business* to *Community Center* will not likely create a net impact to the future water supply given the fact that both land use designations allow similar uses. The designation simply provides a better fit for the proposed uses of the property.

**4) Describe how the proposed amendment enhances or has no net impact on mobility and traffic congestion.**

The site is located near the intersection of AZ Highway 84 and Interstate 10. As highways, they have a larger carrying capacity than if the site were located on City-level roadways. *Community Center* supports an intense-level of development which is supportable here because of this ideal access to both highways. As the site develops, further traffic impact analysis and measures as stipulated by the City Traffic Engineer and Arizona Department of Transportation (ADOT) will occur to ensure that the development will not result in traffic congestion. Both City Traffic Engineering and ADOT were given the opportunity to comment on this amendment and neither expressed concern.



**5) Describe how the proposed amendment enhances or has no net impact on the quality and quantity of publicly accessible open spaces and trails.**

The Parks & Regional Trails Masterplan identifies a linear park running parallel to Jimmie Kerr at this location, which will be aptly identified at the PAD review, platting, and Major Site Plan stages. The presence of a *Community Center* designed area adjacent to a trail system is a benefit for both the land use and the trail itself. The trail provides a nearby amenity for occupants of this land use, and the land use, with its mixture of businesses and residents, helps ensure this trail amenity be actualized and used.

**6) Discuss if the proposed amendment will result in a higher net cost to the City or its residents for City Services.**

Since the *Community Center* land use designation supports a well-designed mixture of commercial and residential uses, the net cost for city services should be less. This is because there would be less infrastructure required and better consolidation of services as would be needed in a suburban type environment.

**7) Does the proposed amendment require public investment or financing?**

This project does not involve public investment or financing.

**8) Describe how the proposed amendment enhances or has no net impact on the natural environment, including air and water quality.**

Similar uses are allowed in both the *Commerce & Business* and *Community Center* designations; therefore, there is no net impact anticipated. Furthermore, the *Community Center* designation can likely enhance the natural environment because it enables people to live in close proximity to their employment, reducing

the need for additional travel-time and off-site residential development.

**9) Describe how the proposed amendment enhances or has no net impact on the rural character of the city.**

This amendment has no net impact on the rural character of the City because this request combines higher intensity uses in a location that is separated and at a distance from Rural-designated areas. It is in proximity to both an arterial street and I-10 for access. No traffic must travel through a rural area to access this site.

**10) Describe how the proposed amendment results in the creation of jobs for Casa Grande residents.**

The *Community Center* land use category allows for the following land uses and zone districts:

- Higher density residential developments
- Transit supportive and transit ready single use retail and commercial development
- Transit supportive and transit ready vertical and horizontal mixed use commercial, retail and residential developments
- R-2 and R-2 residential
- B-2 and B-3 business zones
- CO commercial office zone
- Planned area developments.

The commercial land uses and zone districts create areas for employment opportunities and sources of tax revenue. This in turn will benefit the economy.

**11) Describe how the proposed amendment provides enhanced educational opportunities for Casa Grande residents.**

Though there is not a direct correlation to the *Community Center* land use and educational opportunities, this land use allows for a cohesive mixture of residential and commercial uses in a well-connected pedestrian setting. Development of this site will provide residents jobs and housing opportunities. Educational opportunities are an indirect benefit of this because residents will have reason to invest their acquired-education toward employment found locally versus needing to seek work elsewhere.

**12) Discuss how the specific goals, policies and strategies are furthered by the proposed amendment.**

The most applicable goal that would be furthered by this proposed amendment is:

**GOAL C-5.3:** *Growth Areas along Interstate 10 and in the Historic Downtown maintain the City's position as the retail center of Pinal County.*

Accordingly, the following are the applicable policies:

**Policy C-5.3.1:** *Support, in those areas identified as Growth Areas along Interstate 10, the development of key commercial retail cores and regional retail services that serve all of Pinal County and the jurisdictions within it.*

**Policy C-5.3.2:** *Explore opportunities to create mixed-use zones anchored by retail development, particularly in the historic downtown.*

**Policy C-5.4.5:** *Consider the opportunities for long-term, high-density residential development in Phase 1 Growth Areas that are designated Community Center on the Land Use Map.*

## PUBLIC NOTIFICATION/COMMENTS

Public hearing notification efforts for this request meet the requirements set out by City Code and ARS 9-461.06E. They include:

- 60-Day Review period for all Governmental Officials, Public Officials, County, School Districts, Public Land Management Agencies, Public Utility Companies, Professional and other organizations began on July 6, 2015. A public hearing notice was also mailed at this time to property owners within 300 ft. of the property stating the two Planning Commission hearing dates and the City Council hearing date. An affidavit of this public notice mailing is in on file.
- On September 16, 2015 the public hearing notice was published in the Casa Grande Dispatch.
- A sign was posted by the applicant by September 16, 2015. An affidavit of this sign posting is on file.

### **Inquiries/Comments**

City Staff received one comment, provided by Jeff Tanler, Statewide Active Management Area Director for the Arizona Department of Water Resources (Exhibit C). His comment was general in nature advising that if the subject property is to be subdivided into six or more parcels with at least one parcel having an area less than 36 acres, it will be necessary to obtain a certificate of assured water supply.

## STAFF RECOMMENDATION

Staff recommends that Planning Commission forward this item to City Council with a recommendation to approve DSA-15-00086, the Major General Plan Amendment for CityGate II to change the land use from *Commerce & Business* to *Community Center*

### Exhibits:

- A. Project Narrative (including Land Use Exhibit)
- B. Applicant's response to the GPA criteria
- C. ADWR letter

## Exhibit A – Project Narrative (including Land Use Exhibit)

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### *I. Introduction/Summary of Request*

CityGate II, approximately 34.46 acres in size, is located in portions of the southeast quarter of Section 2, southwest quarter Section 1, northwest quarter of Section 12, and northeast quarter of Section 11, Township 7 South, Range 6 East of the Gila and Salt River Meridian, Pinal County, Arizona. The property is situated north of Jimmie Kerr Boulevard, east and west of the Tanger Boulevard intersection.

This site will be marketed in conjunction with the existing center to the east, known as CityGate with its frontage along I-10 with over 80,000 daily freeway travelers, which constitute one of the "gateways" into the City of Casa Grande. CityGate I, as distinguished from this new mixed use development proposal is CityGate II, completely refreshed including modified facades, layouts, signage and attractive seasonal features along the freeway. Again, when both sites are developed, they will be known together as CityGate.

The major anchor in this new CityGate II master plan is a 4-5 story commercial building, with up to approximately 500,000 s.f., that will be home to a number of interrelated office, retail and business uses creating an environment that draws patrons from the adjacent freeways, as well as the surrounding communities. Specific uses that could be part of the mix of tenants in this building will include retail activities; restaurant services (including full service restaurants, coffee shops and 'bar and grills'), tourist activities; travel center, martial arts or gymnastics studios; professional services; family entertainment venues (such as a bowling center, laser tag, indoor tracks, video arcade, pool tables, and other ancillary uses), professional entertainment venues, such as a performing arts center or movie theater.

## ***II. Description of Property and Relationship to Surrounding Properties***

The property is generally triangular in shape and is bounded by Jimmie Kerr Boulevard (State Hwy. 84) on the south; the CityGate I PAD to the east; and the "Lonesome Valley" PAD on the north and west sides. The Lonesome Valley PAD changed the residential portion of the former "Shops at Palm Court PAD" to designate the land to the north for commercial and light industrial uses.

An active line of the Union Pacific Railroad parallels the site south of Jimmie Kerr Boulevard. The subject site is generally level with a gentle slope to the northwest. At present, the site has been graded level over the years and has modest scrub growth. No other encumbrances or structures exist on the property.

The General Plan Land Use designations, Land Uses, and existing Zoning for the properties surrounding the subject site are as follows:

### **General Plan Land Use Designation:**

- North: Commerce and Business
- South: Commerce and Business
- East: Rural & Manufacturing/Industry
- West: Commerce and Business

### **Existing Land Use and Zoning:**

- North: Agricultural land currently zoned as the Lonesome Valley PAD and designated for commercial and light industrial uses, and farther north, agricultural land currently zoned B-2 and R-1.

- East: CityGate retail center zoned PAD and then Interstate 10.

- South: Jimmie Kerr Boulevard, then Union Pacific Railroad, then agricultural land which is currently zoned I-1, Garden and Light Industrial

- West: Agricultural land, currently zoned PAD and designated for commercial and light industrial uses, and farther west, a residential development currently zoned PAD.

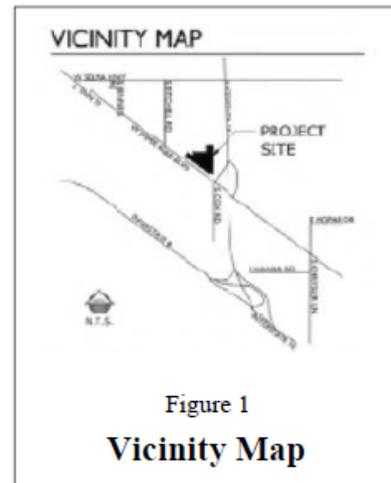


Figure 1  
**Vicinity Map**

### **Topography and Drainage**

The site has a gradual slope from southeast to northwest. The dominant drainage feature in the area is the Arizola Drainage Canal, which is an earthen channel that bisects the site and runs along the west boundary of CityGate II. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), which was revised on November 5, 2010, indicates that nearly the entire project site resides within a flood hazard Zone AO. FEMA defines this flood hazard zone as follows: Areas subject to inundation by 1-percent-annual-chance shallow

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flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet.

Several practical strategies can and have been used to remove proposed physical improvements from an AO physical and regulatory flood hazard zone. Since Zone AO's are usually broad, shallow floodplains, flood protection for structures is often provided by elevating foundations with engineered fill. Based on the FIRM, the average flooding depth designated for the Zone AO crossing the project site is only 1 foot. Accordingly, improvements to the site intended to be protected by engineered fill alone would need to be set a minimum height of 1 foot above the high adjacent grade, depending on federal and local guidelines. This potential strategy would also include sufficient corridors (landscaped tracts, roadways, etc.) around buildings to continue to allow offsite runoff to be appropriately routed through the property or obtain approval of a map amendment. Both a Conditional Letter Of Map Revision & Letter Of Map Revision will be considered, depending on insurance premiums and actual land uses proposed at time of development.

**Access**

Primary access to the site is from Jimmie Kerr Boulevard, which has direct access to Interstate 10 and to north/south arterials leading directly into downtown Casa Grande. Additional access is proposed from Tanger Boulevard before it crosses the Arizola Drainage Canal and potentially from the collector roadway extending north from Jimmie Kerr Boulevard up into the Lonesome Valley PAD as shown in the Conceptual Site Plan, Exhibit.

### *III. Detailed Description of Major General Plan Amendment*

AZ Sourcing seeks approval of a Major General Plan Amendment to change the current Commerce and Business designation to Community Center in conjunction with a companion PAD Amendment to the former Shops at Palm Court PAD to allow a mixed use development.

The property is generally triangular in shape and is bounded by Jimmie Kerr Boulevard (State Hwy. 84) on the south; the CityGate I PAD (previously known as Station I) to the east; and the "Lonesome Valley" PAD on the north and west sides (previously the planned residential portion of The Shops at Palm Court PAD) but now a proposed business park development.

The Casa Grande General Plan currently designates the subject property as "Commerce and Business." While the list of appropriate zoning districts in this category is very similar to the list of appropriate zoning districts for Community Center, the style of development differs. Based on the conceptual design shared with Staff for CityGate II, Staff suggested that the Community Center land use category was more consistent with the proposed site layout and proposed uses than is Commerce and Business. Appropriate zoning districts for Community Center include:

- » R-2, R-3      Multi-Family Residential Zone
- » B-2            General Business Zone
- » B-3            Central Business Service Zone
- » PAD           Planned Area Development
- » CO            Commercial Office Zone

Another reason for requesting this amendment is that multi-family residential units are only allowed in the Commerce and Business land use category when the area is over 60 acres and is adjacent to Neighborhood land use category. While the site meets these criteria and is already zoned PAD, and will continue to be zoned PAD, PAD's in the Commerce and Business land use category can only include non-residential land uses. By formally excluding residential uses from a PAD in the Commerce and Business land use category, any multi-family development in the Commerce and Business land use category must be zoned R-2 or R-3 and conform to the current Zoning Ordinance height limit of 35 ft. In this development, modified floor plates are being proposed to add a few feet to the height of the multi-family residential buildings to increase interior ceiling heights and upgrade the quality of the living experience. This can only be accomplished if the residential uses are included in the PAD and this is therefore the basis for this General Plan amendment.

Both the Commerce and Business and the Community Center land use categories are appropriate for this location. The fact that all of the proposed uses can be located in either land use category suggests that this General Plan amendment is a minor shift in focus of the overall mix of uses rather than a major change in policy. All of the sites attributes, such as direct arterial road access, connections to potable water and sanitary sewer, and proximity to interstate freeway and public safety services; are attributes called for in either land use category.

# LAND - USE EXHIBIT



**PROJECT DATA:**

Site Gross Area	= 36.10 Ac. (1,572,516 SqFt)
Existing Zoning	= Planned Area Development ("Shops at Palm Court PAD")
Existing Uses of Land	= Agricultural / Farming & Single Family / Rural Residential
Proposed Zoning	= Planned Area Development ("CityGate II PAD")
Proposed Uses of Land	= Commerical Pads / Hotel / Multi-Family Residential / Large Scale Commerical & Mixed-Use

**Site Vicinity Map:**



**General Plan Land-Use Key**



## Exhibit B-Applicant's Response to the GPA criteria

### *IV. Major General Plan Amendment Analysis*

This Major General Plan Amendment is for approximately 34 acres to change the land use designation from Commerce and Business to Community Center. This amendment proposes no adverse impact over the current designation, both of which call for higher intensity of development and mix of uses. The Community Center designation simply brings in the housing element and is more descriptive of the mixed use master plan being proposed with office, retail, multifamily and hotel uses. In our view, the proposed General Plan amendment is consistent with the visions of the Casa Grande General Plan 2020. Responses to how this request meets the amendment criteria are provided below.

#### **1. Describe how the proposed amendment furthers the General Plan Vision.**

One objective for the Commercial Center land use category is to avoid strip commercial types of land use patterns, which must be primarily accessed by car that are typically seen along major arterials. While the anticipated layout of this development does have commercial uses fronting onto Jimmy Kerr, the site is more shallow than typical commercial developments and is designed to have a campus setting of compatible uses with pedestrian connections between the various elements along with opportunities for shared parking.

The proposed amendment also broadens the General Plan's vision by offering economic growth through a well planned development that supports multiple functions of employment, retail services, housing, hotel and entertainment uses all in a campus setting that will in turn create a destination point within Casa Grande for the entire community at one of the main entry corridors from Interstate 10.

#### **2. The proposed amendment furthers Smart Growth principles by performing the following:**

- a. Broadening the mix of land uses by including a high density residential living component synergistically integrated into the balance of uses that allow one to live, work and play in the same project.
- b. Fosters a distinctive and attractive community feeling with a strong sense of place through establishing a "village-like" destination.
- c. Strengthen and direct the development towards adjacent communities by providing additional jobs and economic opportunities.
- d. Make development decisions predictable, fair and cost effective by planning ahead for future needs in the vicinity.
- e. Further the sustainable use of resources and materials through the design and reduction of water use and traffic impact.

**3. Describe how the proposed amendment enhances or has no net impact on future water supplies.**

The proposed amendment will reduce water demand because the property is currently irrigated for farming uses which requires more water demand than a residential use. Moreover, the existing designation of commerce and business would allow the same range of overall uses; it is just that Community Center is a better fit for the planned project.

**4. Describe how the proposed amendment enhances or has no net impact on mobility and traffic congestion.**

The proposed amendment will not impede traffic flow along Jimmy Kerr Blvd. Jimmy Kerr Blvd. is designated as a Principal Arterial and connects to both I-10 on the east and downtown Casa Grande on the west. The mix of uses allowed under Commerce and Business and Community Center are similar and call for higher density development. Moreover, with the multifamily element allowed in Community Center, even vehicular trips will be captured within the master plan rather than impacted external transportation arteries. A traffic study associated with the proposed PAD has been submitted (copy attached), which reflects that the PAD will not result in any adverse traffic impacts and that Jimmy Kerr Blvd. and other streets in the area have been designed to accommodate the trips associated with the development envisioned by the General Plan for this location.

**5. Describe how the proposed amendment enhances or has no net impact on the quality and quantity of publicly accessible open spaces and trails.**

There will be no net impact on the quality or quantity of open space and trails as the park area/open space amenities are allocated in the proposed companion PAD amendment (see Exhibit "C", an illustrative representation of the anticipated PAD land use mix) adjacent to the City planned trail system.

**6. Discuss if the proposed amendment will result in a higher net cost to the City or its residents for City Services.**

City costs to service this development will remain largely unaffected from the previously approved land-uses in the "Shops at Palm Court PAD" because the land-uses are similar.

**7. Does the proposed amendment require public investment or financing.**

The proposed amendment will not require any public investment or financing.

**8. Describe how the proposed amendment enhances or has no net impact on the natural environment, including air and water quality.**

Since the list of allowed or appropriate land uses in the Commerce and Business and the Commercial Center are similar, this amendment is projected to have a neutral effect on the natural environment.

**9. Describe how the proposed amendment enhances or has no net impact on the rural character of the City.**

Approval of this request consolidates higher intensity uses in a location that is well away from any land designated for Rural uses and is in proximity to both an arterial street and the I-10 Freeway for access rather than causing traffic to go thru any rural area. (NOTE: The east side of the I-10 freeway is designated for Rural land uses.)

**10. Describe how the proposed amendment results in the creation of jobs for Casa Grande residents.**

Since the list of allowed or appropriate land uses in the Commerce and Business and the Commercial Center are similar, this amendment is projected to have a neutral effect on the creation of jobs. There will however be more housing available for employees and/or residents of Casa Grande with the addition of multifamily directly incorporated into the proposed land-uses. That said, the CityGate master plan has the potential to create thousands of new jobs in the office, business, retail services and hotel elements.

**11. Describe how the proposed amendment provides enhanced educational opportunities for Casa Grande residents.**

The future property tax revenue generated by the mixed commercial land-uses will support education in the local school district. The retail and hotel elements will produce significant sales tax revenues over time that the City may choose to invest in its own educational offerings.

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**12. Discuss how the specific goals, policies and strategies are furthered by the proposed amendment.**

The subject property is located in an area that appears to be designated by the City as a part of its Phase 1 Growth Area, in which the City desires development to occur between 2009 and 2024. These areas have existing infrastructure and are in the path of growth as well as being near planned infrastructure investments. The City also desires that areas designated in Phase 1 be the types of places residents would enjoy and that are walkable. Several goals and policies which support this amendment include;

GOAL C-5.3: Growth Areas along Interstate 10 and in the Historic Downtown maintain the City's position as the retail center of Pinal County.

Policy C-5.3.1:

Support, in those areas identified as Growth Areas along Interstate 10, the development of key commercial retail cores and regional retail services that serve all of Pinal County and the jurisdictions within it.

Policy C-5.3.2:

Explore opportunities to create mixed-use zones anchored by retail development, particularly in the historic downtown.

Policy C-5.4.5:

Consider the opportunities for long-term, high-density residential development in Phase 1 Growth Areas that are designated Community Center on the Land Use Map.

## Exhibit C – Comment from ADWR



**DOUGLAS A. DUCEY**  
Governor

**THOMAS BUSCHATZKE**  
Director

**ARIZONA DEPARTMENT of WATER RESOURCES**  
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Phoenix, Arizona 85012-2105  
602.771.8500  
azwater.gov

September 1, 2015

City of Casa Grande Planning Division  
Attn: James Gagliardi  
510 E. Florence Blvd.  
Casa Grande, AZ 85122

RE: Casa Grande General Plan Amendment, City Gate II

Dear Mr. Gagliardi:

I am responding to your request for comments for the City Gate II proposed General Plan Amendment. As described in your documentation, the General Plan Amendment requests the Commerce and Business zoning designation be changed to Community Center designation.

The subject property is located within the Certificate of Convenience and Necessity boundary of Arizona Water Company, Pinal Valley System.

If the subject property is to be subdivided, it will be necessary to prove an assured water supply. The Arizona Department of Real Estate definition of a subdivision is six or more parcels with at least one parcel having an area less than 36 acres. This includes residential or commercial subdivisions, stock cooperatives, condominiums, and all lands subdivided as part of a common promotional plan (including golf courses, parks, schools, and other amenities).

For additional information regarding assured water supply requirements, please contact Richard Obenshain, manager of the Assured and Adequate Water Supply Program, at 602-771-8622. Additional program information may also be found on the ADWR website at <http://www.azwater.gov/AzDWR/WaterManagement/AAWS/OAAWSLaunch.htm>.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Tannler".

Jeff Tannler  
Statewide Active Management Area Director

cc: Richard Obenshain, Assured Water Supply Program Manager  
Michelle Moreno, Public Information Officer