

	PLANNING AND ZONING COMMISSION STAFF REPORT	AGENDA # _____
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TO: PLANNING AND ZONING COMMISSION

FROM: Joseph Horn, City Planner

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

SUBJECT: **DSA-15-00088:** Major General Plan Amendment for Barnes Industrial Acres

REQUEST

Request by Vernon Barnes for the following land use approval:

- **DSA-15-00088: 2020 General Plan Amendment** to allow +/- 320 acres currently designated as “Neighborhoods” to be amended to the “Manufacturing/Industry” Land Use Designation.

APPLICANT/OWNER

Roy Pitullo
442 West Korsten Road #201
Casa Grande, AZ 85122
Email: roy@reataland.com

Vernon Barnes
3095 S Trell Road
Casa Grande, AZ 85122
barnesharvesting@live.com

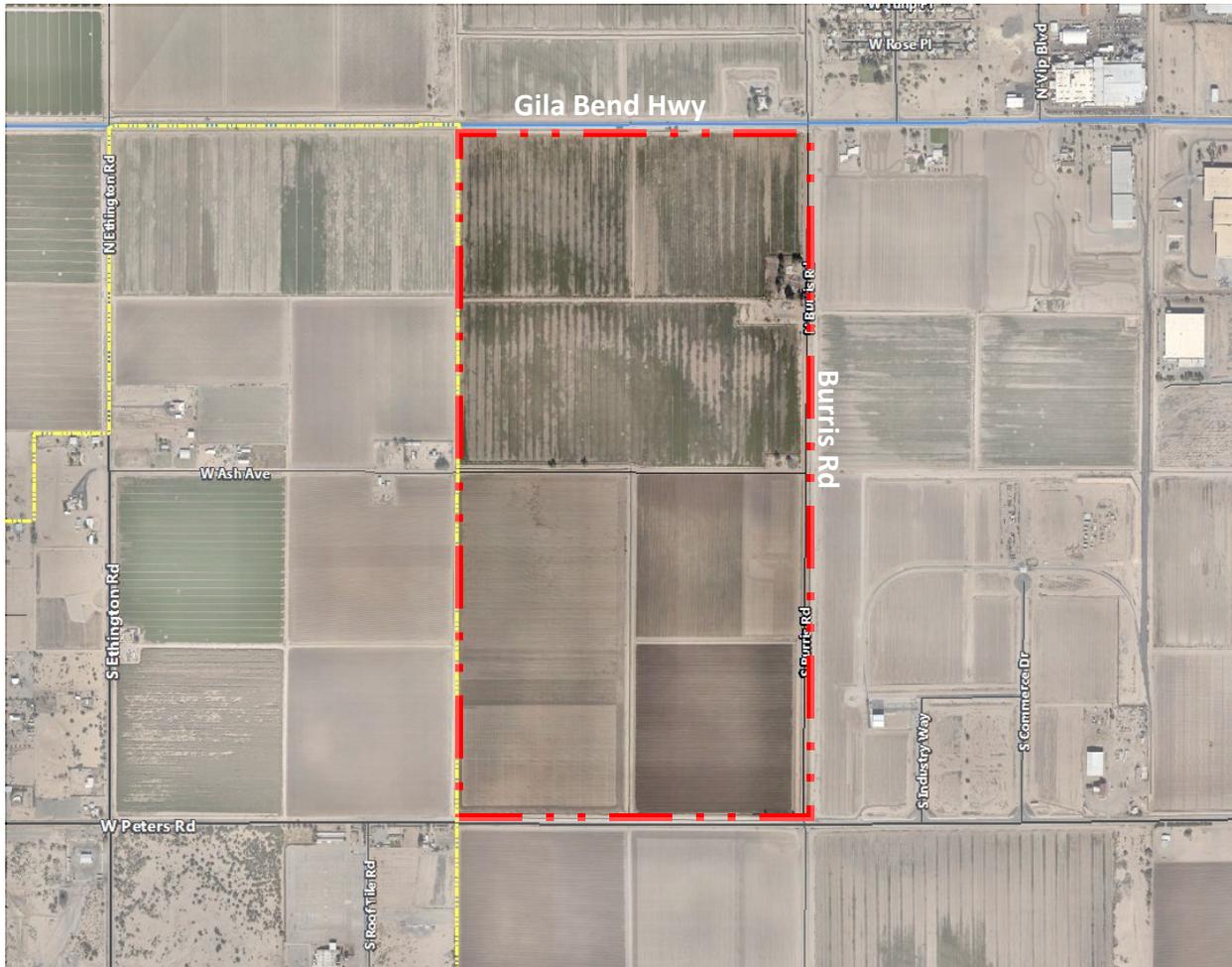
HISTORY

September 19, 2005: Zone Change from UR (Urban Ranch) to PAD (Planned Area Development) Acacia Farms – CGPZ-141-005.
Pre-Plat for Acacia Farms - CGPZ-142-005

September 19, 2005: City Council passed and adopted Ordinance 2336 which Annexed the property into the City of Casa Grande. CGPZ-156-005

April 2, 2007 Final Plat was approved but was never recorded - CGPZ-092-006

AERIAL MAP:



LAND USES AND ZONING:

	General Plan Designation	Existing Zoning	Current Uses
Site	<i>Neighborhood</i>	PAD (Acacia Farms)	Undeveloped land
North	<i>Neighborhood</i>	PAD (Copper Creek Village) & B-4 Community Services Zone	Undeveloped land
East	<i>Manufacturing/Industrial</i>	I-1 Garden and Light Industrial I-2 General Industrial	Undeveloped land
South	<i>Manufacturing/Industrial</i>	I-2 General Industrial	Undeveloped land
West	<i>Agriculture</i>	GR General Rural (Pinal Co.)	Undeveloped land

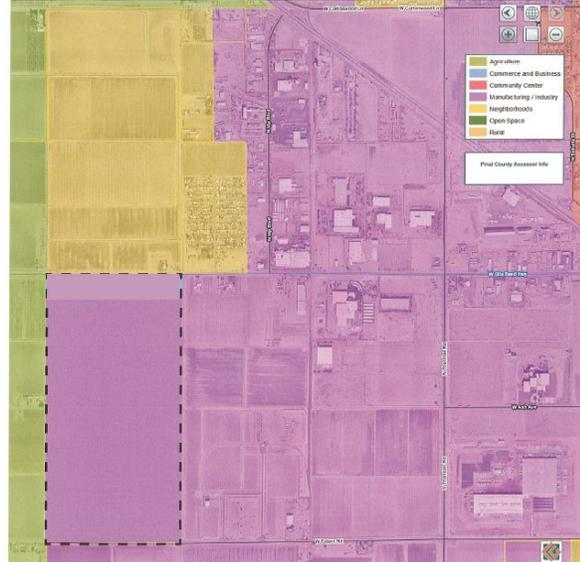
Overview

This request involves 320 acres of undeveloped land. The site is located south of Gila Bend Hwy. and west of Burris Rd.

CURRENT GENERAL PLAN 2020



PROPOSED LAND USE



PROJECT NAME: BARNES INDUSTRIAL ACRES
LOCATION: SOUTHWEST CORNER OF BURRIS ROAD & HIGHWAY 84 (320 ACRES)

CURRENT ZONING: PAD
CURRENT LAND USE: NEIGHBORHOODS
PROPOSED LAND USE: MANUFACTURING/INDUSTRY AND COMMERCE/BUSINESS

If this amendment is approved it would have the following effect on the over-all acreage dedicated to the various General Plan land use categories within the Planning Area Boundary:

Land Use (LU)	Area (ac.)	Amendment Proposed	Revised Area (ac.)	Percentage Change
Manufacturing/Industry	10,439	+320	10,759	+2.97%
Neighborhoods	72,192	-320	71,872	(0.44%)

The amendment would increase the total amount of *Manufacturing/Industry* land use designated lands by 2.97% and decrease the total amount of *Neighborhoods* designated lands by 0.44%.

However, there is another Major General Plan Amendment request for Barnes Industrial Acres that is proposing to remove the “*Neighborhoods*” Land Use (320 acres) and change it to the “*Manufacturing/Industry*” land use category. The impact of this proposed change on the over-all acreage dedicated to the *Manufacturing/Industry* and *Neighborhoods* land use categories within the City’s Planning Area Boundary would be as follows:

Land Use (LU)	Area (ac.)	Barnes Industrial Acres/Maratea	Revised Area (ac.)	Percentage Change
Manufacturing/Industry	10,439	+103	10,542	.98%
Neighborhoods	72,192	-103	72,089	(.14%)
TOTAL	175,505			

The above matrix shows that the General Plan amendments associated with Maratea and Barnes Industrial Acres applications will have a very minimal impact upon the inventory of land available to develop within both the Manufacturing/Industry and Neighborhoods land use categories. The change in *Neighborhoods* land use is (.14%) and the change in *Manufacturing/Industry* is .98%.

The over-all impact upon the various land use categories contained within the General Plan 2020 is as follow:

Land Use (LU)	Area (ac.)	Category Percentage	Revised Area (ac.)	Percentage Change	Revised Category Percentage
Manufacturing/Industry	10,439	5.95%	10,542	.05%	6.00%
Neighborhoods	72,192	41.13%	72,089	(.05%)	41.07%
TOTAL	175,505	100%			100%

Staff finds that the proposed “Manufacturing/Industry” land use would be compatible with the surrounding land uses as the site is located in the city’s industrial corridor. In addition, a future industrial development would better utilize the existing large 36” sewer main that has been recently constructed within Burriss Rd. Additionally, the current Neighborhoods designation would not be compatible with the adjoining uses and zoning of I-2. To place residential in these areas would require extra-ordinary development techniques to use to ensure use to use compatibility such as but not limited to, additional landscape and buffer areas.

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 as follows:

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

Applicant response:

The change of the land use designation on the subject property from Neighborhoods to Manufacturing/Industry fits the direction and vision of the community by providing an opportunity for quality jobs.

Staff Response:

The city has seen an increased demand in industrial uses over the past year. This amendment would provide additional land and opportunities to increase that in an area that is primarily dedicated to industrial uses.

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

Smart growth principles are not always applicable to the Manufacturing/Industry Land Use category. However, throughout the development process there are many opportunities to ensure that smart growth principles are utilized. Examples of this would be providing beneficial trail connectivity, the use of sustainable materials, and creating proper buffers between non-compatible land uses.

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

Depending on the end user the impact on future water supplies could be balanced very favorably as all end users are looking for ways to conserve water. Also, due to the submittal of the Maratea General Plan Amendment, both the Neighborhoods and Manufacturing/Industry land use categories have very minimal change in the amount of acreages dedicated to that particular use.

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

The site is located in an industrial corridor and borders on Burris Road a Principle Arterial and which connects to State Highway 84. These roadway connections will be able to provide appropriate access to future industrial development that may occur on this site.

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 subject property is located along the west side of Burris Road. To the east side of Burris Road is a planned extension of the regional trail system. During development stages the city can ensure that the site is properly connected and is considered an asset to the open space and trail system.

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

A higher net cost to the City or its residents for City Services is not anticipated. Any future industrial development on this site will be subject to the payment of Impact Fees which will be used to off-set any fiscal impact the new development might have on the City. Development of this site will require that at a minimum half-street

improvements be made to Burris Road to handle the new traffic associated with the new industrial developments.

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

No public investment or funds or investment is anticipated.

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

Due to the submittal of the Maratea General Plan Amendment, both the Neighborhoods and Manufacturing/Industry land use categories have very minimal change in the amount of acreages dedicated to that particular use. Also, future development would be required to follow all environmental impact regulations.

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

Due to the submittal of the Maratea General Plan Amendment, both the Neighborhoods and Manufacturing/Industry land use categories have very minimal change in the amount of acreages dedicated to that particular use.

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

Applicant response:

The economic impact of the change in designation to Manufacturing/Industrial is enormous. A property this size, this well equipped, and this well located has the potential to provide hundreds of quality jobs.

Staff Response:

Staff concurs, the potential for jobs creation is very substantial for this property.

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

Manufacturing/Industrial in its core does not directly affect educational opportunities. However, the creation of jobs impacts all aspects of the cities revenues and indirectly affects all city services including education.

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

This requested amendment will help provide quality development opportunities for Manufacturing/Industrial projects. In turn, this can enhance the quality of life in Casa Grande.

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.
- On September 16, 2015 the public hearing notice (display ad) was published in the Casa Grande Dispatch.
- On July 6, 2015 a public hearing notice was mailed to each owner of property situated within three hundred feet of the subject property.

Inquiries/Comments

City Staff received one comment, provided by Jeff Tanler, Statewide Active Management 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 prove an assured water supply.

STAFF RECOMMENDATION

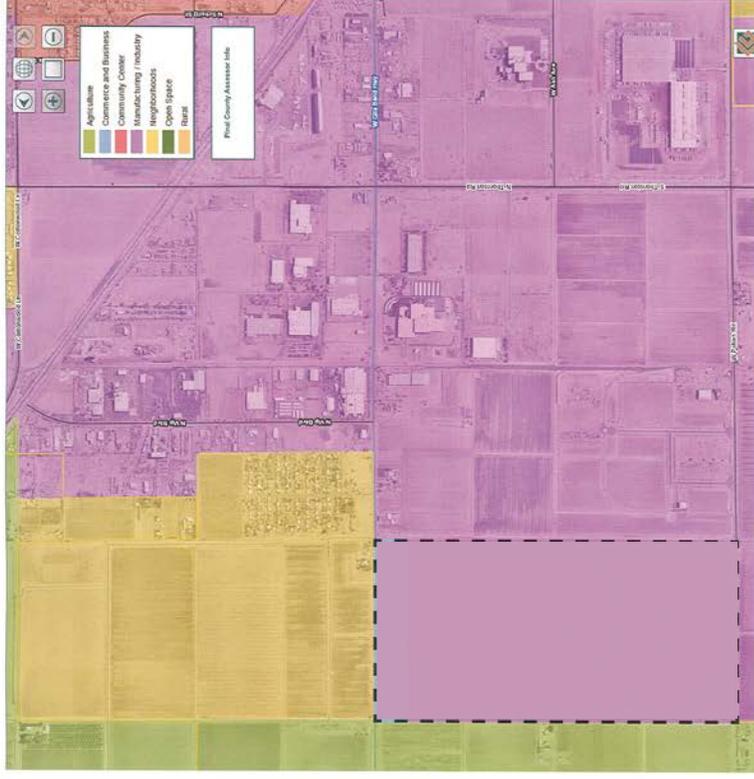
Staff recommends a favorable recommendation regarding DSA-15-00088, the Major General Plan Amendment to change the land use from *Neighborhoods to Manufacturing/Industry*.

Exhibit:

- A. Proposed General Plan Amendment Map
- B. Barnes Industrial Acres Narrative

Exhibit A

PROPOSED LAND USE

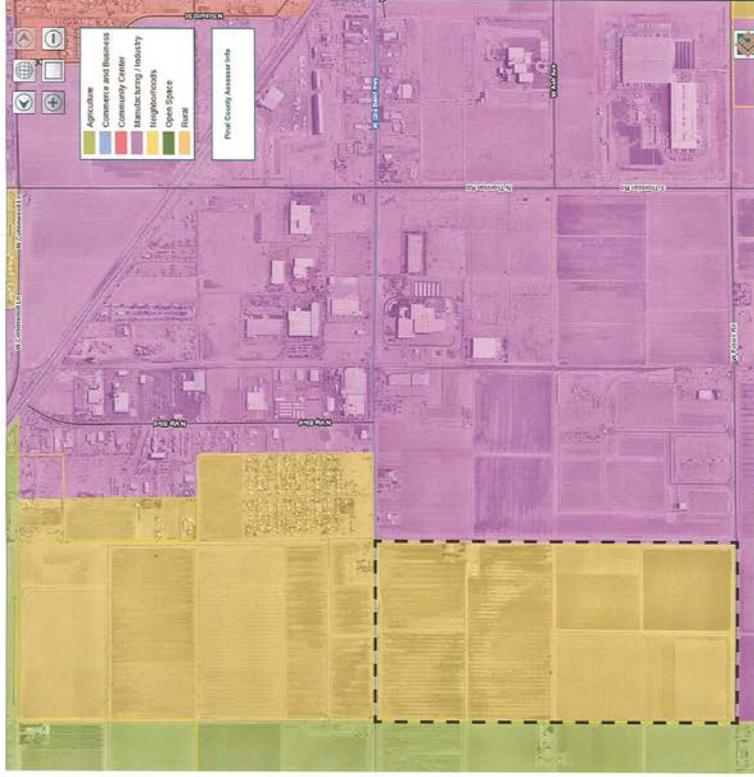


CURRENT ZONING: PAD

CURRENT LAND USE: NEIGHBORHOODS

**PROPOSED LAND USE: MANUFACTURING/INDUSTRY
AND COMMERCE/BUSINESS**

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PROJECT NAME: BARNES INDUSTRIAL ACRES

**LOCATION: SOUTHWEST CORNER OF BURRIS ROAD
& HIGHWAY 84 (320 ACRES)**

Exhibit B



The change of the land use designation on the Subject Property from Neighborhoods to Manufacturing/Industry and Commerce/ Business fits the direction and vision of the community by providing an opportunity for quality jobs.

The Subject is surrounded of Heavy Industrial properties, a 30 inch sewer main, State Highway 84 and Burris Road, which is designated as a Principal Artery.

Development of roads and other off-sight improvements will enhance Casa Grande's transportation system. They are paid for by private users and developers.

The economic impact of the change in designation to Industrial/Commercial is enormous. A property this size, this well equipped and this well located has the potential to provide hundreds of quality jobs.

The property is currently farmed and has grandfathered irrigation water rights.

Applying for Heavy Industrial (I-2) and Commercial (B-4) zoning is the next step after the General Plan Amendment is complete.



Reata Land & Cattle Company
Roy Pittullo, Broker

Phone: (520) 251-0349 • 442 W. Kortsen Road Suite #201 • Casa Grande, AZ 85122
www.ReataLand.com