



Planning and Zoning
Commission
STAFF REPORT

AGENDA

TO: PLANNING AND ZONING COMMISSION

FROM: Laura Blakeman, City Planner

MEETING DATE: November 5, 2015

SUBJECT: DSA-15-00123: Major PAD Amendment
DSA-15-00100 Zone Change

REQUEST

Request by Michael Nagel, for the following land use approvals for parcels located generally west of Peart Road, south of Florence Boulevard and east of Pottebaum Avenue:

1. **DSA-15-00123: Major PAD Amendment** to remove a 2.39 acre site (APN 505-30-025A) from the Plumb Plaza PAD.
2. **DSA-15-00100: Zone Change** to allow a change in zoning from PAD (Plumb Plaza) to R-3 (Multi-family Residential) for Parcel 505-30-025A and a change in zoning from UR (Urban Ranch) to R-3 (Multi-family Residential) for Parcel 505-30-025B.

APPLICANT/OWNER

Michael Nagel
1165 Smith Avenue #J
Campbell, CA 95008
P: 480-891-7069
Email: nagel_m@hotmail.com

Same as applicant

HISTORY

March 7, 1986: Ordinance No. 1087: The site was annexed into the City limits of Casa Grande.

November 3, 1986: CGPZ-048-086: Parcel number 505-30-025A was zoned UR (Urban Ranch).

November 16, 1987: Parcel number 505-30-025B received official zoning of UR (Urban

Ranch) with the adoption of the Zoning Ordinance and map.

- July 17, 2002: Ordinance No. 1178.179: The Zone Change request was approved by the City Council to change the zoning from UR (Urban Ranch) to PAD (Planned Area Development) for the Plumb Plaza PAD. The PAD included Parcel number 505-30-025A.
- April 17, 2006: CGPZ-022-006: A Major General Plan amendment was approved by the City Council to change the land use designation from Low Density Residential to High Density Residential (2010 General Plan) for Parcels 505-30-025A and 505-30-025B.
- July 6, 2009: Resolution 4360: The 2020 General Plan was approved by the City Council, designating the property as “Community Center” Land use.
- November 3, 2009: Resolution 4360: The 2020 General Plan was adopted by the citizens of Casa Grande.

PROJECT DESCRIPTION

Site Area	4.6 acres
Zoning	PAD (Plumb Plaza PAD) – 505-30-025A UR (Urban Ranch) – 505-30-025B
Zone Change request	R-3 (Multi-Family Residential)
General Plan Designation	<i>Community Center</i>
APN's	505-30-025A 505-30-025B

Surrounding Land Use and Zoning:

Direction	General Plan Designation	Existing Zoning	Current Uses
North	<i>Community Center</i>	PAD (Planned Area Development)	J. Warren Funeral Services
South	<i>Neighborhoods</i>	PAD	The Colony Apartments, Silver Mesa Apartments
East	<i>Community Center</i>	UR	Residential
West	<i>Community Center</i>	UR	Vacant Land

Site Aerial:



Overview:

In 2002, the Plumb Plaza PAD included the north parcel (Parcel 25A) of the subject site. The Plumb Plaza PAD permitted commercial/office land uses for the subject site (See Exhibit A – Plumb Plaza PAD). However, under the 2010 General Plan at the time, the site was designed as Low Density Residential.

In 2006, the owner, Mr. Nagel, submitted a Major General Plan Amendment, to change the land use designation from Low Density Residential to High Density Residential. This Major General Plan amendment was approved and included both parcels owned by Mr. Nagel (Parcels 505-30-025A and 505-30-025B). During the Major General Plan Amendment process, there was concern expressed by the Warren's, the property owners to the north and the party responsible for the creation of the Plumb Plaza PAD, about the impact of residential land use adjacent to the J. Warren Funeral Services site. During the Major General Plan Amendment public hearing at the City Council meeting on April 2006, Mr. Nagel stated that "he met with Mr. Jerry Warren and they were in agreement to work together. Mr. Nagel stated that he would like to build town homes designed for the first time owner" (See Exhibit B – City Council Minutes).

In July 2009 the 2020 General Plan was approved by the City Council, designating both parcels owned by Mr. Nagel as "Community Center" Land use, which allows higher density residential. Subsequently, in November 2009, the 2020 General Plan was adopted by the citizens of Casa Grande.

In July of this year, Mr. Nagel submitted his request for a zone change on both properties that he owns and later submitted for a Major PAD Amendment for his northern parcel, as requested by City Staff. As part of the public notification process, Staff received concerns from the Warren's who were being represented by Jackie Guthrie. The concerns were based on the fact that the J. Warren Funeral Home has outdoor services that they provide to their clients such as meals, gatherings, weddings, etc. The Warren's indicated that they were concerned that these outdoor activities provided by the Funeral Home would be adversely affected with the new higher density residential development proposed abutting their property. The Warren's indicated that their main concerns were noise, diminished view shed, height of buildings and the maximum density allowed for the R-3 zoning. Staff and the applicant's representatives, Rose Law Group and Jackie Guthrie representing the Warren's met on several occasions to discuss these concerns. As a result of these meetings some Conditions of Record have been created that will result in mitigating the potential undesirable impacts that any future residential development on the subject property might have upon the Warren Funeral Home. The Conditions of Record are intended to be adopted in association with the Zone Change approval and be applied to any Major Site Plan that is submitted for the subject property in the future. Staff has been informed by the representative of the applicant and the Warren's that the Conditions of Record are acceptable.

The Zone Change Conditions of Record are listed below and shown on the graphic below:

1. A minimum 30' landscape setback shall be provided along the western 350' of the north property line and shall include two rows of minimum 36" box trees planted in a triangulated pattern. One-half of the trees shall be an evergreen species.
2. An 8' block wall (CMU or similar material approved by staff) shall be provided along the western 350' of the north property line.
3. Building setbacks for buildings with a north-south orientation shall be a minimum of 30' from the north property line; building setbacks for buildings with an east-west orientation shall be a minimum of 75' from the north property line along the western 350' of the north property line.
4. North facing patios and/or balconies are prohibited along the western 350' of the north property line.
 - a. Maximum building height shall be two stories and 30'. (Note: Building height shall be measured per City Code Section 17.12.210.)
5. Housing product shall be designed for individual unit sales such as townhomes, condominiums, etc.



**CONFORMANCE TO THE PAD ZONE/PRELIMINARY DEVELOPMENT PLAN
REVIEW CRITERIA 17.68.290**

There are no review criteria for the Major PAD Amendment, as the request involves removing a 2.39 acre site out of the Plumb Plaza PAD. The remainder of the Plumb Plaza PAD stays intact with the original approved commercial land uses and development standards.

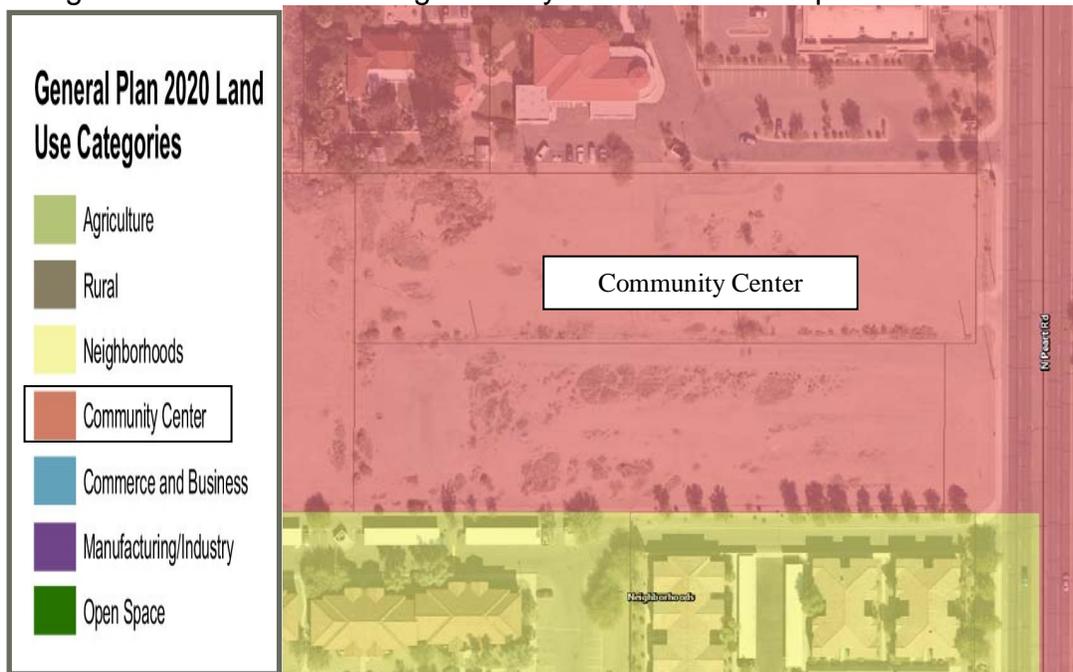
CONFORMANCE WITH ZONE CHANGE REVIEW CRITERIA

In considering applications for Zone Changes per City Code 17.68.480, the Planning and Zoning Commission shall consider the following:

1. The action is consistent with the City's General Plan; including, the goals, policies and applicable elements.

Conformance to the City's General Plan

The site's General Plan 2020 land use designation is *Community Center*. The requested R-3 (Multi-family Residential) zoning district complies with this land use designation as it allows for high density residential development.



2. A rezoning conforms to the General Plan if it proposes land uses, densities or intensities within the range of identified uses, densities and intensities of the General Plan.

- The R-3 (Multi-Family Residential) zoning is a permitted zoning district in the *Community Center* land use category of the General Plan.
- The land use designation allows for residential development at net densities between four and 20 dwelling units per gross acre.
- The *Community Center* land use supports high density residential developments.

Staff has determined that a zone change to R-3 (Multi-Family Residential) would be appropriate as the zone change request would be in conformance with the General Plan 2020.

Staff finds that high density residential land use is a more appropriate land use for this location rather than commercial/office as the site is setback 636 feet from Florence Boulevard. Commercial development typically has frontage on a Major Arterial and located in an urban surrounding with other commercial/office developments that serve

the immediate area.

Staff finds that the proposed high density residential land use provides a good transitional land use because the site is situated between commercial uses to the north and the apartments to the south and southwest of the subject site.

Staff finds that the proposed Conditions of Record assist in making the proposed site compatible to the J. Warren Funeral Home facility to the north.

3. The proposed zone change is necessary and proper at this time to meet the land use needs of the residents of the city.

- The rezoning will designate the site for higher density residential housing which is designed to allow for owner occupied units which will provide additional housing opportunities in the future as needed.

4. Conformance to the City's Zoning Ordinance;

The north portion of the site, APN 505-30-025A is currently zoned PAD (Plumb Plaza) and if the zone change is approved, the parcel will be zoned R-3 (Multi-Family Residential).

The south portion of the site, APN 505-30-025B is currently zoned UR (Urban Ranch) and if the zone change is approved, the parcel will be zoned R-3 (Multi-Family Residential).

Existing Zoning Exhibit



Proposed Zone Change Exhibit:



If the Zone Change is approved, both parcels will have one zoning category of R-3 and make it easier for Staff to administer development standards for the subject site.

PUBLIC NOTIFICATION/COMMENTS

Notification

Public hearing notification efforts for this request meet those requirements set out by City Code. They include:

1. A notice of time, date, place, and purpose of the public hearing was published in the Casa Grande Dispatch on October 21, 2015.
2. A notice was mailed on October 16, 2015 to each owner of property situated within three hundred feet of the site. An affidavit confirming this mailing is within the project file.
3. A notice was posted by the applicant on the subject site on August 31, 2015. An affidavit confirming this posting was also supplied by the applicant.

Inquiries/Comments

City Staff received concerns from the J. Warren Funeral Home, as they are adjacent to the proposed site. Staff, the applicant's representative (Rose Law Group), and the Warren's representative (Jackie Guthrie) have discussed the concerns as stated in the Staff Report and Staff believes that the concerns have been addressed through the Conditions of Record associated with the Zone Change approval.

City Staff received a letter from the Management Company of The Colony at Casa Grande (Exhibit C – Letter of Opposition, The Colony at Casa Grande). The letter states their opposition of additional multi-family development located at this site due to the existing multi-family residential development in the area.

STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission forward a favorable recommendation to the City Council for DSA-15-00123, The Major PAD Amendment to remove a 2.39 acres site from the Plumb Plaza PAD.

Staff recommends the Planning and Zoning Commission forward a favorable recommendation to the City Council for DSA-15-00100, the Zone Change, from PAD (Plumb Plaza) to R-3 (Multi-family Residential) for Parcel 505-30-025A and a change in zoning from UR (Urban Ranch) to R-3 (Multi-family Residential) for Parcel 505-30-025B, with the following Conditions of Record:

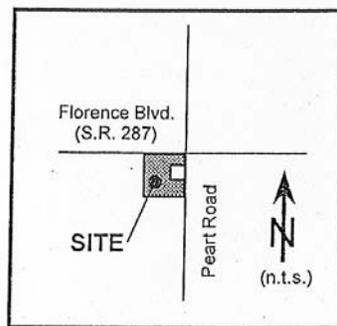
1. A minimum 30' landscape setback shall be provided along the western 350' of the north property line and shall include two rows of minimum 36" box trees planted in a triangulated pattern. One-half of the trees shall be an evergreen species.
2. An 8' block wall (CMU or similar material approved by staff) shall be provided along the western 350' of the north property line.
3. Building setbacks for buildings with a north-south orientation shall be a minimum of 30' from the north property line; building setbacks for buildings with an east-west orientation shall be a minimum of 75' from the north property line along the western 350' of the north property line.
4. North facing patios and/or balconies are prohibited along the western 350' of the north property line.
 - a. Maximum building height shall be two stories and 30'. (Note: Building height shall be measured per City Code Section 17.12.210.)
5. Housing product shall be designed for individual unit sales such as townhomes, condominiums, etc.

Exhibit A – Plumb Plaza PAD
Exhibit B – City Council Minutes – 4-17-06
Exhibit C – Letter – The Colony at Casa Grande

Plumb Plaza

A Commercial Planned Area Development

Located at the Southwest corner of
Florence Boulevard and Peart Road



Preliminary Development Plan

and

Development Guide

Zoning Application #:

CGPZ-18-02

Date submitted / revised:

March 4, 2002 / April 22, 2002

*Ordinance 1178, 179
effective 7-17-02*

PURPOSE OF REQUEST:

The purpose of this application is to request a zone change from UR (Urban Ranch) to PAD (Planned Area Development) on approximately 9.73 acres located at the southwest corner of Florence Boulevard (also known as State Route 287) and Peart Road in the east Casa Grande area. The rezoning is requested to allow for the development of the "Plumb Plaza" commercial center.

Additionally, this application includes a request for Major Site Plan Review and approval for phase I of this commercial center. This proposed use is for the J. Warren Funeral Services/mortuary business.

DESCRIPTION OF PROPOSAL:

Project Description:

As stated above, this application requests a zone change from UR to PAD for the purposes of developing a commercial center to be tentatively known as "Plumb Plaza". The uses to be allowed within this commercial center are general retail, business, commercial and office uses that are typically listed as permitted and conditionally-permitted uses within the B-1 and B-2 zoning districts. A specific list of the uses that will be allowed to occur within this commercial center are noted within the 'Use Regulations' section of this Development Guide.

This Development Guide proposes to establish the framework for the development of this commercial center, and the land use exhibit included with this PAD submittal indicates the boundaries for this commercial center.

Development of any phase or portion of this project will undergo the Major Site Plan Review process by the City of Casa Grande (including, but not limited to, any pad site development). The Major Site Plan Review process will address the specific details of the building design and appearance, site layout, access, signs, landscaping, parking arrangement, etc. This initial submittal includes an application for Major Site Plan Review for the Phase I development.

The subject site is generally rectangular in shape, with a 1.67-acre exception that is comprised of two properties, one of which is presently a veterinarian clinic. The site has 650' of frontage along Florence Boulevard, and 515' of frontage along Peart Road (exclusion parcel is not included in this total). The two existing residential uses will remain until those portions of the subject site develop for commercial uses. One of these existing uses is a site-built home (Pottebaum home) located to the southwest corner of the subject site. This residential use is actually a life estate which will eventually be utilized as part of the funeral home activities. The other residential use is a manufactured home (double-wide) which may be replaced with a newer manufactured home (5 years or newer) prior to development for commercial uses. Although this

application seeks to rezone the entire site for commercial uses (as a Planned Area Development – PAD), the parcels containing the existing residential uses will be allowed to retain the development standards of the Urban Ranch zoning district until the respective parcels/phases are developed for commercial uses. This commercial development will require review and approval of the proposed development through the Major Site Plan Review process for any new development.

An existing water tank located along Peart Road will be relocated to the west-end of the Warren property. The existing well site will be modified so that the well head and all plumbing is located underground (except for meters).

Principal access to the subject site is from Florence Boulevard (also known as State Route 287) and from Peart Road (proposed median cut). Driveways from this commercial development onto these roadways will utilize existing curb-cuts where possible, and will also be 'shared' where possible so as to eliminate unnecessary access points. These interior drives will also facilitate connection to properties to the west of Plumb Plaza, pending agreements with those respective property owners. Roadway improvements and driveway locations will be determined in consultation with the City of Casa Grande, and the Arizona Department of Transportation (ADOT) where required (for Florence Blvd./S.R. 287). Interior circulation, parking and loading areas will be paved, with common parking areas and cross access agreements/easements provided so as to avoid unnecessary traffic onto the adjacent arterial streets. Additional information regarding the circulation system (on and off-site) for the Plumb Plaza commercial center is included in the 'Circulation' section of this Development Guide.

Street-lights exist along both Florence Boulevard and Peart Road, and will be supplemented with additional lighting along these perimeter street frontages as required by the City of Casa Grande and/or ADOT. Interior parking lot and security lighting designed to reflect downward and will comply with the City of Casa Grande Light Control Ordinance.

Fire protection (including hydrants and building sprinkling) will be provided in accordance with the code requirements of the City of Casa Grande Fire and Building Departments.

Retention and drainage will meet applicable City of Casa Grande requirements. Major retention areas are indicated to occur along the perimeter of the site, particularly adjacent to the perimeter arterial roadways. A buffer will also be established along the south and west property lines to the existing residential zoning/uses to the west and south. All retention areas will be landscaped in accordance with City of Casa Grande requirements. A conceptual drainage study is included with this PAD request and will be refined as each phase or portion of this development undergoes the Major Site Plan Review process.

Deed restrictions and maintenance agreements will be required to maintain building exteriors, landscaping, signs, parking areas, etc.

Use Regulations:

The principal uses to be allowed within the Plumb Plaza commercial center are all of the principally permitted uses in the B-1 and B-2 zoning districts, except for the auto repair businesses, car wash establishments, and adult entertainment uses.

In addition, the following uses will also be allowed to occur within Plumb Plaza: business, technical and vocational schools, greenhouses, monument sales and engraving (engraving done within an enclosed building) and caretaker's quarters, attached or detached, will be permitted.

As noted previously, the site presently contains two existing residential uses that will remain until those portions of the subject site develop for commercial uses.

The existing site-built home (Pottebaum home) located to the southwest corner of the subject site will retain its current use as a life estate until such time as this use no longer occurs. At such time this home will be utilized as part of the funeral home activities. Given the age of this residence (built in 1949) and its local significance as the home of the Pottebaum family, this residence shall retain its present exterior appearance and will seek designation as a Local Historic Landmark through the Casa Grande Historic Preservation Commission and City Council. This designation will insure its future integrity as a significant historic landmark to Casa Grande. No structural connections between the Pottebaum home and the mortuary will occur, although covered walkways will be allowed to be developed.

Residential use of the existing manufactured home (double-wide) located on the southern-most portion of Plumb Plaza ("Roach" property) will be also be allowed to continue until such time that the property is fully developed for commercial uses (that portion requiring Major Site Plan Review). The existing manufactured home may be replaced with a newer model (5 years old or newer) manufactured home until such time that this portion of Plumb Plaza is developed fully for commercial uses. Additionally, the existing, or any new manufactured home placed upon this portion of Plumb Plaza, may be relocated within this portion of Plumb Plaza (the "Roach" property) to facilitate the partial development as for commercial uses (such as, but not limited to, expansion of the funeral/mortuary services and/or development of a nursery/greenhouse on the rear portion of the "Roach" property). The existing dead trees surrounding the existing manufactured home will be removed from the property in a timely manner.

As noted previously, development of any phase or portion of the Plumb Plaza commercial center will require review and approval through the Major Site Plan Review process (including, but not limited to, any pad site development).

Development Standards:

The proposed minimum development standards for the Plumb Plaza commercial center are as follows:

Lot Size	Determined by building area, parking and setbacks
Lot Width	100'
Lot Depth	150'
Perimeter setback (PAD boundary)	20'
Front Yard setback	30'
Rear Yard setback	15'
Side Yard setback	Total of 15'
Corner Yard setback	30'
Residential zone boundary setback	50'
Maximum height (above grade)	2 stories / 35' *

* An additional 4' will be allowed for parapet walls per City code.

Note that the parcels containing the existing residential uses will be allowed to retain the development standards of the Urban Ranch zoning district until the respective parcels/phases are developed for commercial uses.

Architecture:

The architectural theme for the Plumb Plaza commercial center will generally be characterized as a contemporary southwestern-type style, utilizing a combination of muted desert colors, stuccoed exteriors, colored accents, exposed/colored split and smooth-faced block, painted masonry/concrete, and tile/flat canopies. Roofs will largely be a combination hip and shed design, and will be of metal construction or tiled. roof and arched elements Colors and architectural elements may vary slightly between buildings within the Plumb Plaza commercial center in order to provide for variation in the appearance throughout the center and to avoid 'sameness'. Colors will achieve a Light Reflectivity Value (L.R.V.) of no greater than 50%.

All four elevations/sides of any pad buildings and the 'corner side' elevation of any building having visibility from Peart Road and/or Florence Boulevard will be architecturally 'finished'.

No proposed buildings shall have any roof-mounted mechanical equipment (HVAC, evaporative coolers, etc.) or antennas, unless such equipment is completely screened by a continuous parapet wall. All ground-mounted equipment and/or units shall be screened behind a low decorative wall or with landscaping.

Trash/dumpster enclosures are to meet City requirements, and are to be of masonry block construction, colored to complement the buildings within the Plumb Plaza

commercial center, and will have gates. All dumpsters will be kept within enclosures, and such enclosures will be located per City requirements.

All transformers, back-flow preventers, utility boxes and other utility-related equipment will be painted to complement the building (where allowed), and where ground-mounted, such equipment shall also be screened with landscaping. Additionally, all utilities running through the site (and any utilities that need to be relocated) will be placed underground.

Conceptual building elevations included as an Exhibit to this Development Guide are for the Phase I development (funeral services/mortuary) only. Details regarding specific architecture and design, colors, treatments, etc., for additional/later phases will be submitted as part of the application for Major Site Plan Review for that particular phase or portion of the development.

Landscaping and Screening:

Landscaping within Plumb Plaza is highlighted by two palm tree-lined interior boulevards that serve as the focal points for the entries into this development.

Additional landscaping will adhere to City of Casa Grande requirements, and will generally utilize the landscaping theme established with other commercial centers in the area such as the Casa Grande Marketplace (Walgreens/Home Depot) located at the northeast corner of Florence Boulevard and Peart Road. Landscaping along both Florence Boulevard and Peart Road will maintain a minimum depth of 20' (plus any unused right-of-way). 3' high screening walls (type, color and treatment to match the architectural theme within the center) and/or berms will be provided to screen the view of parking areas from either Florence Boulevard and/or Peart Road. Landscaping will also be placed along the south and west property lines as a buffer to the existing residential zoning/uses to the south. Landscaping within the commercial center and along adjacent rights-of-way will be privately maintained.

A Conceptual Landscape Plan is included as an Exhibit to this Development Guide for the Phase I development only. The specific landscape plan for additional phases or portions of the development will be submitted as part of the application for Major Site Plan Review for that particular phase or portion of the development.

A six-foot decorative screening wall shall be placed along the rear of the Pottebaum property, adjacent to the Warren's property, at such time as the Pottebaum property is developed for commercial uses. No other screening walls are proposed along the perimeter or within the interior of this site.

Signs:

Sign structures (detached, attached and directional) will be designed to be compatible with the buildings within the commercial center.

Detached signs will consist of a total of three large signs, as depicted in the application materials. Two such detached signs are proposed along the Florence Boulevard frontage. One Florence Boulevard sign will be placed towards the west end of the Florence Boulevard frontage, within the proposed landscaped entry drive and shall be utilized for the funeral services/mortuary business. This sign has a column design with a maximum height of 12' (from adjacent curb level), with a sign area of 32 square feet. The second Florence Boulevard sign will be located towards the center of the Florence Boulevard frontage and will be a shared-tenant monument-style sign with a maximum height of 18' and a total sign area of approximately 185 square feet. The sole Peart Road detached sign is similar in appearance to the single-tenant sign along Florence Boulevard, but with a maximum height of only 8' (measured from the level of the electrical panel installed for the water pump) and a maximum sign area of approximately 20'. All detached signs are double-faced and internally lit.

Attached and directional signs will be provided in accordance with City of Casa Grande requirements.

Details regarding specific detached and attached sign structures will be submitted as part of the application for Major Site Plan Review for any phase or portion of the development.

CONFORMANCE TO ADOPTED LAND USE PLANS:

City of Casa Grande General Plan: The Casa Grande General Plan Update designates the subject site for Commercial uses. Therefore, this request, as a Planned Commercial development, is in conformance with the General Plan.

SITE CHARACTERISTICS:

The subject site is generally rectangular in shape, with a 1.67-acre exception that is comprised of two properties, one of which is presently a veterinarian clinic. The site has 650' of frontage along Florence Boulevard, and 515' of frontage along Peart Road (exclusion parcel is not included in this total). The two existing residential uses will remain until those portions of the subject site develop for commercial uses. One of these existing uses is a site-built home (Pottebaum home) located to the southwest corner of the subject site. This residential use is actually a life estate which will eventually be utilized as part of the funeral home activities and will seek designation as a Local Historic Landmark. The other residential use is a manufactured home (double-wide) which may be replaced with a newer manufactured home (5 years or newer) prior

to development for commercial uses. Although this application seeks to rezone the entire site for commercial uses (as a Planned Area Development – PAD), the parcels containing the existing residential uses will be allowed to retain the development standards of the Urban Ranch zoning district until the respective parcels/phases are developed for commercial uses. This commercial development will require review and approval of the proposed development through the Major Site Plan Review process for any new development.

An existing water tank located along Peart Road will be relocated to the west-end of the Warren property. The existing well site will be modified so that the well head and all plumbing is located underground (except for meters).

Overhead electrical lines running through the site will be placed underground, where possible. Overhead electrical lines along the Florence Boulevard and Peart Road frontages (belonging to Arizona Public Service) will remain, but may be relocated as necessary. All utilities running through the site will be placed underground.

RELATIONSHIP TO SURROUNDING PROPERTIES:

The primary character of the area is existing commercial uses to the north, east and west, with multi-family residential uses to the south. The land uses and zoning of the surrounding properties are as follows:

- North: Property directly to the north is largely undeveloped, with the exception of the abandoned a former general/feed store (the "Co-Op"), which exists directly at the northwest corner of Florence and Peart. This area is zoned B-2.
- South: Directly to the south the property is vacant and zoned Urban Ranch UR). To the southwest is an apartment complex, zoned R-3.
- West: Areas to the west are generally undeveloped/vacant desert and are zoned UR. Further to the west is the Tri Valley Plaza commercial center.
- East: A Circle K convenience store is located directly at the southeast corner of Florence and Peart and is zoned B-2. To the south of the Circle K are scattered single-family residential uses, zoned Urban Ranch (UR).

Also within the vicinity of the subject site is a Walgreen's drug store and a Home Depot at the northeast corner of Florence and Peart. A City fire station is located to approximately ¼-mile to the north of the subject site.

CIRCULATION:

Principal access to the subject site is from Florence Boulevard (also known as State Route 287) and from Peart Road (proposed median cut). The intersection of these roadways is signalized.

Driveways from this commercial development onto these roadways will utilize existing curb-cuts where possible, and will also be 'shared' where possible so as to eliminate unnecessary access points. These interior drives will also facilitate connection to properties to the west of Plumb Plaza, pending agreements with those respective property owners.

Florence Boulevard (a.k.a. State Route 287) is a 5-lane (2 each direction, plus a center turn-lane) improved roadway. No additional improvements are proposed to Florence Boulevard, except for any deceleration/turn lanes as may be required by the City and/or ADOT. Additionally, sidewalk will need to be installed adjacent to Florence Boulevard. The half-street right-of-way dedication for Florence Boulevard adjacent to the subject site is 60'. No additional right-of-way is to be dedicated unless required by ADOT.

Peart Road is a 5-lane (2 each direction, plus a center turn-lane) roadway recently improved by the City of Casa Grande and Pinal County. No additional improvements are proposed, except for any deceleration/turn lanes as may be required by the City. Additionally, sidewalk will need to be installed adjacent to Peart Road. The half-street right-of-way dedication for Peart Road adjacent to the subject site is 55'. No additional right-of-way is to be dedicated at this time.

Roadway improvements and driveway locations will be determined in consultation with the City of Casa Grande, and the Arizona Department of Transportation (ADOT) where required (for Florence Blvd./S.R. 287). A traffic study will be submitted and reviewed by the City of Casa Grande prior to issuance of any building permits for any phase or portion of this development, to determine the traffic impact of this project and any need for additional traffic and roadway improvements.

All on-site circulation, parking and loading areas will be paved, with vertical curbing not less than six inches in height provided as a barrier to landscaping, retention and building areas. Common parking areas and cross access agreements/easements provided so as to avoid unnecessary traffic onto the adjacent arterial streets.

Loading provisions will be in accordance with City requirements, and will be appropriately screened to minimize noise.

PHASING:

The project is expected to be completed as several phases. The initial phase is the funeral services/mortuary operation proposed for the interior of the development. A

Major Site Plan Review application is being processed concurrently with this PAD/rezoning request.

All phases or portions of this development will be subject to the Major Site Plan Review process prior to issuance of any building permits (including, but not limited to, the development of all anchor and major tenant buildings and all pad site development).

Additionally, final drainage, traffic and sewer reports and plans, meeting with the approval of the City Engineer, are required prior to issuance of any building permits.

PUBLIC UTILITIES AND SERVICES:

Utilities:

Water will be provided by the Arizona Water Company.

Sewer will be provided by the City of Casa Grande. This development may be subject to sewer payback fees which may be off-set by development impact fees.

Electricity for the site will be provided by Arizona Public Service. Phone will be provided by U.S. West. Natural gas will be supplied by Southwest Gas. Cable television service will be provided by Cox Cable.

Overhead electrical lines running through the site will be placed underground, where possible. Overhead electrical lines along the Florence Boulevard and Peart Road frontages (belonging to Arizona Public Service) will remain, but may be relocated as necessary. All utilities running through the site will be placed underground.

Services:

Police and fire protection will be provided by the City of Casa Grande.

Refuse collection will be provided by either the City of Casa Grande or a private company such as Waste Management or United Waste Systems.

This development, as a commercial (non-residential) use, will not have any adverse impact on the elementary and high school districts.

L.10

Public Hearing

Resolution No. 3095.47

**Major General Plan Amendment (CGPZ-22-06 - Cielo Vista Homes)
Changing the Land Use Designation from Low Density
Residential (LDR) to High Density Residential (HDR) on Property
Located West of Peart Road and South of Florence Boulevard**

Planning & Development Director Miller highlighted the below information, as appeared in his request for Council Action form.

It is recommended that Council approve the Major General Plan Amendment, subject to the following condition:

1. The Plumb Plaza PAD shall be amended to allow for a multi-family land use as planned by this Major GPA.

Request by Michael and Malka Nagel/Mirazwi Living Trust for a Major General Plan Amendment from Low-Density Residential (LDR) to High Density Residential (HDR) on ~4.6 acres located west of Peart Road and south of Florence Blvd. The subject site will potentially be used for the future development of Cielo Vista Homes and lies within Section 28, T6S, R6E, G&SRM, Pinal County, AZ; APN's 505-30-025A and -025B.

This subject site is undeveloped and zoned UR (Urban Ranch) and PAD (Plumb Plaza Planned Area Development). Zoning and development of surrounding properties is as follows:

<u>Location</u>	<u>Zoning</u>	<u>Current/Proposed Use</u>
North	PAD (Planned Area Development)	Plumb Plaza PAD (commercial)
South	PAD	Los Olivios De Granada PAD (apartments)
West	UR (Urban Ranch)	Undeveloped
East	UR	Residences then Fiesta Grande (RV)

The 2010 General Plan states that a change in land use to High Density Residential (HDR) requires a Major General Plan Amendment (Major GPA) when the HDR area is adjacent to areas designated as LDR. As the subject area is adjacent to LDR designated areas to the west and east, this Major GPA is required.

Two parcels make up the proposed HDR area planned for multi-family housing. The north parcel is zoned for commercial/office uses as part of the Plumb Plaza PAD and the south parcel is zoned for single-family residential use. Combined, the two parcels are essentially tucked between the commercial development occurring to the north and the two existing apartment complexes to the south and southwest. Both parcels have direct access to Peart Road, an arterial roadway. The adjacent intense uses make single-family development on the site unlikely and the commercial/office benefit of the site is somewhat diminished by not having direct exposure to Florence Blvd. Based on compatibility with surrounding uses, accessibility, and the marketability of the subject area, the HDR land use is proposed.

Staff contends that the proposed land use change is compatible with surrounding land uses and planned future development. The Planning and Zoning Commission will have ample opportunity to review the details of any development on the site when Zone Change/PAD Amendment and Major Site Plan requests are submitted. Council approval of the future Zone Change/PAD Amendment will also be required.

Staff as of this writing has received no public comment.

Staff finds that:

1. The requested change is suitable in area and compatible with planned or existing surrounding land uses;
2. The request will have a minimal impact on the City-wide balance and mixture of land uses;
3. The proposed use is will not be detrimental to adjacent properties or residents;
4. The site has adequate access from Peart Road to accommodate High Density Residential uses; and
5. The site's proximity to the signalized Florence Boulevard intersection facilitates vehicular accessibility;
6. The site will be in close proximity to an existing City neighborhood park to the south; and
7. Approval of this request will facilitate the marketable development of the subject area.

On March 16, 2006 the Planning and Zoning Commission gave a favorable recommendation for this request with a 7 – 0 vote.

Discussion

Director Miller noted that Jerry Warren of J. Warren Funeral Services expressed opposition to the General Plan amendment.

At this time, Mayor Walton called for a public hearing on this matter.

Michael Nagle voiced that he met with Mr. Jerry Warren, and they are have agreed to work together. He noted that he would like to build town homes designed for the first time owner.

There being no further comments, Mayor Walton closed the public hearing.

City Clerk Leija read by title only Resolution No. 3095.47, adopting a Major Amendment to the City of Casa Grande General Plan 2010, adopted by Resolution No. 3095 and subsequent amendments thereto, by changing the land use designation from Low Density Residential (LDR) to High Density Residential (HDR) on property located west of Peart Road and south of Florence Boulevard, Casa Grande, Arizona.

Mayor Pro Tempore Gugenberger moved for passage Resolution No. 3095.47. Council Member Varela seconded the motion and the following roll call was recorded:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Council Member Peterson		
Council Member Varela		
Council Member Miller		
Council Member Powell		
Council Member Norris		
Mayor Pro Tempore Gugenberger		
Mayor Walton		

Mayor Walton then declared Resolution No. 3095.47 passed and adopted.

Exhibit C – Letter – The Colony at Casa Grande

The Colony at Casa Grande
Friedman & Friedman Management Co. LLC
9051 Echelon Point Drive, #4002
Las Vegas, Nevada 89149

September 17th, 2015

Laura Blakeman, City Planner, City of Casa Grande,
The Development Center
510 East Florence Boulevard,
Casa Grande, Arizona 85122

RE: Zoning Change Request Nagel #DSA-15-00100

Dear Ms. Blakeman;

We are the owners of the multi-family complex, The Colony at 351 N Peart Road. This letter is to set forth our objection to the above zoning change case.

By virtue of the City's delineation of the difference between R-2 and R-3, this site is requesting a change from PAD and UR to HIGH density R-3 multi-family housing.

As of this writing, there is a high saturation of Multi Family in the area with 756 units within an area of less than 1 mile that currently provide an attractive, functional and safe residential environment. These units are contained within our complex and the complexes of Silver Mesa, Acacia Lofts, Las Brisas, Cypress Point, Cottonwood Crossing and Pueblo Grande.

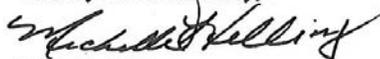
We have owned The Colony for 3 1/2 years, through strong effort we have only achieved reasonable occupancy in the last sixty days, and have invested heavily to produce and maintain a quality product for the City of Casa Grande.

The increased unit count will not only dilute the market with unnecessary units, thereby reducing the high economical use of the land, it will also stretch City and Police services and increase City costs to cover the increased population density. It will also cause increased vehicular traffic to Peart Road and Florence Boulevard posing additional risk to the general public and bicyclist.

This saturation most likely will result in increased vacancies for all R-2 and R-3 in the direct area and thereby inviting crime and the resulting situations/environment that evolve in semi-empty neighborhoods along with the devaluation of the properties currently operating.

Adding another high density complex does not add value to the existing, primary residential use for the area and does not promote a viable community while retaining the land use dynamic already in place.

Thank you and sincerely,



Michelle Hilling,
Director of Operations-Corporate Compliance
Friedman & Friedman Management Co. LLC

Telephone: 602-863-1321(Direct) Facsimile: 602-334-1493