

	Planning and Zoning Commission STAFF REPORT	AGENDA # _____
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TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: Joe Horn, City Planner
MEETING DATE: September 3, 2015

REQUEST

Request by Erin Sheehan of Evergreen-McCartney & Pinal SWC, LLC., for the following land use request:

- 1. DSA-15-00101: PAD Major Amendment** to eliminate the required minimum lot width of 150 feet for four parcels (APN's 503-41-701B, 504-31-703, 504-31-702, and 504-31-705A) within the Villago Village PAD, located at the southwest corner of Pinal Ave. and McCartney Rd. (Planner Joe Horn)

APPLICANT/OWNER

Erin Sheehan Evergreen Commercial Reality, LLC. 2390 E. Camelback Road, Ste 410 Phoenix, AZ 85016 P: 602-567-7170 Email: esheehan@evgre.com	Dana Dragon for Evergreen-McCartney & Pinal SWC, LLC 2390 E. Camelback Road, Ste 410 Phoenix, AZ 85016 P: 602-567-7170 ddragon@evgre.com
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HISTORY

<i>June 20, 2005</i>	Initial PAD zoning approved by the Mayor & City Council. <i>CGPZ-054-005</i>
<i>June 1, 2006</i>	Preliminary Plat approved by the Planning & Zoning Commission. <i>CGPZ-321-006</i>
<i>August 8, 2006</i>	Major Site Plan approved by Planning & Development Director. <i>CGPZ-042-006</i>
<i>October 15, 2007</i>	Final Plat approved by the Mayor & City Council. <i>CGPZ-321-006</i>
<i>May 5, 2011</i>	PAD/Preliminary Development Plan Amendment approved by the Planning & Zoning Commission. <i>DSA-11-00072</i>
<i>May 5, 2011</i>	Re-subdivision Preliminary Plat approved by the Planning & Zoning Commission. <i>DSA-11-00073</i>

PROJECT DESCRIPTION

Site Area	5.78 acres
Zoning	PAD (Planned Area Development)
General Plan Designation	<i>Neighborhoods</i>

Surrounding Land Use and Zoning

Direction	General Plan Designation	Existing Zoning	Current Uses
North	Commerce & Business	UR (Urban Ranch)	Vacant Land
South	Neighborhoods	PAD (Planned Area Development)	Vacant land
East	Neighborhoods	PAD (Planned Area Development)	Vacant land
West	Neighborhoods	PAD (Planned Area Development)	Vacant land

CONTEXT MAP



Overview

Villago Village is a planned are development (PAD) comprised of single family residential, multi-family residential, and a commercial area.

The subject of this proposed PAD amendment pertains to the commercial area of the PAD. Specifically, four of the seven parcels within the commercial area (2 parcels are developed and one is a separate owner).

The applicant is requesting the approval to the commercial portion of the Villago Village PAD by proposing to eliminate the minimum lot width requirement of 150 feet. Currently the PAD refers to the B-2 (General Business) for development standards as seen below:

Page 12

“Other development standards, including parking and signage, for the Commercial parcel shall be the same as those provided under the B-2 zoning district and other applicable sections of the Casa Grande Municipal Code.”

Proposed Page 12 revision:

“Other development standards include parking and signage, for the Commercial parcel shall be the same as those provided under the B-2 zoning district and other applicable sections of the Casa Grande Municipal Code”, except for parcels 504-31-705A, 504-31-702, 504-31-703, and 504-31-701B (as identified in Appendix 4.0), which parcels shall have no minimum lot width.”

By eliminating the minimum lot width development standard, the applicant feels that the site could be more attractive for development. A Re-Plat and a Major Site Plan, reviewed by Planning and Zoning Commission, would still be required for any potential development project. All setback, landscape, parking and site drainage requirements would still need to be met and would be the dictating factor driving the lot dimensions for the approval of any future development.

In accordance with §17.68.320 of the City Code, this is a major change that shall be decided upon by the Planning and Zoning Commission, and not City Council as it does not affect loss of open space, a revised circulation plan, or an increase in density.

CONFORMANCE WITH PAD ZONE/PRELIMINARY DEVELOPMENT PLAN REVIEW CRITERIA 17.68.290

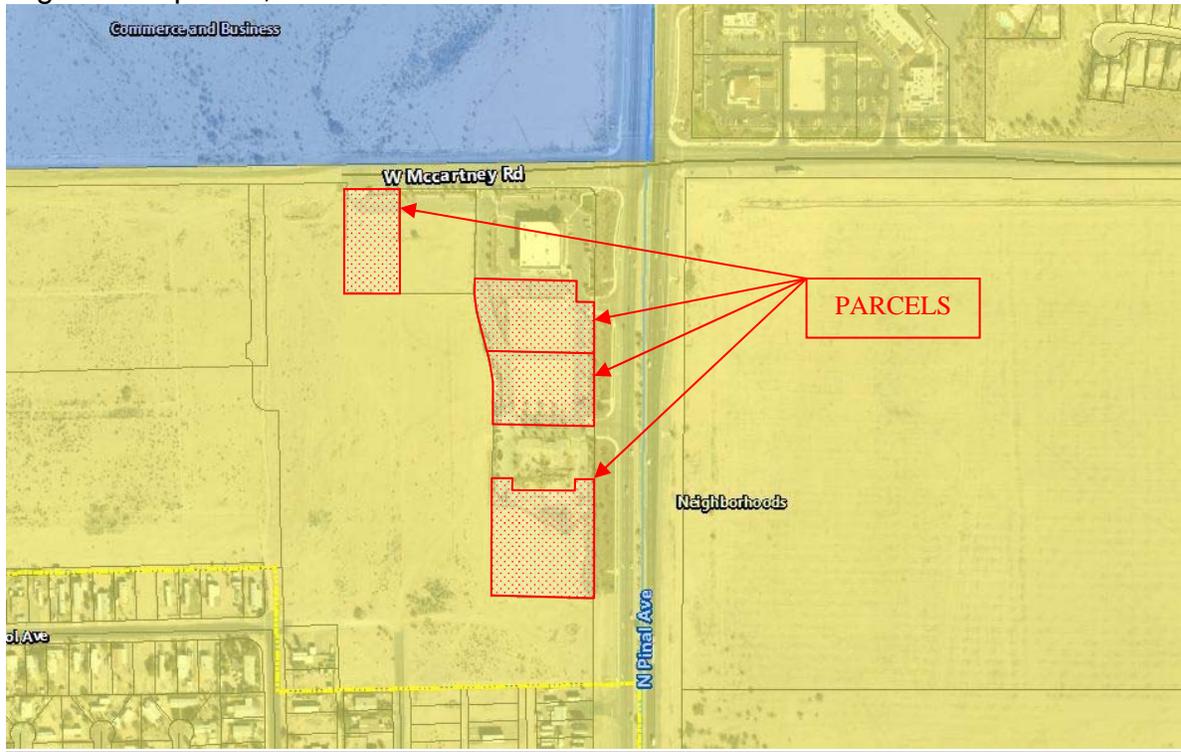
In accordance with Section 17.68.290 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of a PAD Zone/Preliminary Development Plan application:

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

All proposed plan elements will properly relate to on-site and off-site conditions.

Conformance to the City's General Plan;

The General Plan 2020 Land Use designation for the site is *Neighborhoods*. All commercial uses are appropriate within the Neighborhoods land use category. All existing uses will be compatible with the existing and future land uses within the Villago Village development, and is in conformance with the intent of the General Plan.



Conformance to the City's Zoning Ordinance;

The site is zoned PAD (Planned Area Development) and complies with the development regulations found within the Villago Village PAD.

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

N/A

The adequacy of the plan with respect to land use;

N/A

Pedestrian and vehicular ingress and egress;

N/A

Building location, height & building elevations;

Building location will be dictated by setbacks, landscape requirements, parking, and site drainage requirements for all future developments.

Landscaping;

N/A

Lighting;

N/A

Provisions for utilities;

N/A

Site drainage;

N/A

Open space;

N/A

Loading and unloading areas;

N/A.

Grading;

N/A.

Signage;

N/A

Screening;

N/A.

Setbacks;

All setbacks will remain the same.

PUBLIC NOTIFICATION/COMMENTS

Notification

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

- A notice of time, date, place, and purpose of the public hearing was published in the Casa Grande Dispatch on August 19, 2015.
- A notice was mailed on August 10, 2015 to each owner of property situated

within three hundred feet of the site. An affidavit confirming this mailing is within the project file.

- A notice was posted by the applicant on the subject site on August 17, 2015. An affidavit confirming this posting was also supplied by the applicant.

Inquiries/Comments

Staff has not received any inquiries regarding this request.

STAFF RECOMMENDATION

Staff recommends the Commission approve the PAD Amendment (DSA-15-00101) for Villago Village:

Exhibits

- A – Project Narrative**
- B – Page 12 amended text**
- C – PAD Appendix 4.0 (Parcel Map)**
- D – PAD Land Use Map**

Exhibit A

Villago Village SWC McCartney & Pinal PAD Amendment Project Narrative July 21, 2015

Villago Village is a 10.3 acre commercial development that is a part of the Villago Master Plan. The site currently includes Walgreens and Auto Zone which are open and operating and five vacant pads for future development .

The development strategy for the commercial portion of Villago Village has changed since the development began ten years ago. We are still actively seeking new users for the vacant parcels at the property and in order for our property to be more desirable, we are proposing to eliminate the minimum lot width of 150 feet, as required by the B-2 zoning district. The minimum lot width change would apply to all parcels currently owned by Evergreen-McCartney & Pinal SWC, L.L.C. (parcel 504-31-705A, 504-31-702; 504-31-703 and 504-31-701B). At the time a user is identified for any of these parcels, a new site plan will be filed with the City for approval and if applicable, a parcel revision will also be filed with the City for approval.

Exhibit B

The minimum building setbacks and maximum height for the Commercial parcel are as follows:

Front Setback:	35'
Side Setback:	15'
Corner Setback:	25'
Rear Setback:	15'
Residential Setback:	45'
Maximum Height:	35'

Other development standards, including parking and signage, for the Commercial parcel shall be the same as those provided under the B-2 zoning district and other applicable sections of the Casa Grande Municipal Code, except for parcels 504-31-705A, 504-31-702, 504-31-703 and 504-31-701B (as identified in Appendix 4.0), which parcels shall have no minimum lot width.

The architectural style, building materials, colors, landscape theme, etc., shall complement the same elements as developed within the single-family residential portions of **Village Village**. Development of the commercial parcel, or any portion thereof, shall require review and approval through the Major Site Plan Review process. This process will review architectural design, landscape, signage, open space, parking, access, etc. At the time of the submittal of a site plan for Major Site Plan Review of the first phase or portion within this parcel, a comprehensive design guideline will be developed to address issues related to the entire commercial parcel such as design theme, landscape theme, signage, open space, shared access and parking.

3.4 Residential Subdivision Design

The residential design relies on a unique approach that is critical to the success of a sustainable, attractive, and pedestrian-friendly community. **Village Village** has been designed to provide connectivity throughout the community and to adjacent areas with internal open space, trails, and parks strategically located for easy access and high visibility.

There are two minor entries and one major entry providing access into the community that will include landscaped medians and entry monuments. The entry monuments will feature signage and landscaping consistent with the theme of **Village Village**. Pedestrian-friendly movement throughout the development is a significant goal of the circulation concept, and therefore the local streets are designed to discourage cut-thru traffic and streetscapes are designed to have landscape tracts adjacent to corner lots.

The locations, types and materials used for the perimeter walls for each residential area or parcel will be designed by the homebuilder whom develops the parcel. However, the different wall styles shall all be consistent with a common theme of the neighborhood. Wall and fence heights shall be limited to a maximum height of six (6) feet, except for commercial bordering

Exhibit C



Exhibit D



Area Summary

Area of LDR	Area (Acres)
Artisanal Street F/W	278.00
HDR and Commercial Street A.F.O.W.	14.96
Total Gross Area	27.30
Open Space	2.37
Total Gross Area	352
Open Space	43.15, 4%

Site Data

Parcel	Lot Size	Lots
1	67' x 125'	309
2	55' x 120'	150
3	55' x 120'	137
4	55' x 120'	136
5	57' x 120'	156
6	67' x 120'	143
Total:		1,132

Lot Analysis

50' x 120'	6,000 sf lots	282
55' x 120'	6,600 sf lots	332
60' x 120'	7,200 sf lots	382
65' x 120'	7,800 sf lots	432
70' x 120'	8,400 sf lots	482
Total:		1,912



Villago Village

ILLUSTRATIVE MASTER PLAN