

AGENDA ITEM _____
DATE _____

Regular Meeting
November 6, 2014

**MINUTES OF A REGULAR MEETING OF THE CASA GRANDE
PLANNING AND ZONING COMMISSION HELD ON THURSDAY,
NOVEMBER 6, 2014 AT 6:00 P.M. IN THE COUNCIL CHAMBERS AT
CITY HALL, 510 E. FLORENCE BOULEVARD, CASA GRANDE,
ARIZONA.**

I. Call to Order/Pledge:

Chairman Lavender called the meeting to order at 5:59 p.m.

Chairman Lavender announced that Member Joel Braunstein has resigned his position with the Planning and Zoning Commission.

II. Roll Call:

Members Present:

Chairman Jeffrey Lavender
Vice-Chairman Mike Henderson
Member David Benedict
Member Fred Tucker
Member Stephen Gentzkow

Absent:

Member Ruth Lynch	Excused
Member Joel Braunstein	Resigned

City Staff Present:

Paul Tice, Planning and Development Director
Jim Gagliardi, Planner
Mark Graffius, Assistant City Attorney
Terrence McKeon, Deputy Public Works Director
Duane Eitel, Traffic Engineer
Melanie Podolak, Administrative Assistant

III. Approval of Minutes:

October 2, 2014
October 16, 2014

Member Benedict moved to approve the minutes dated October 2, 2014, and October 16, 2014, Member Tucker seconded, a voice call vote was called, and all were in favor.

IV. Changes to the Agenda:

There were no changes to report.

V. New Business:

- A. Request by Layton Construction on behalf of Phoenix Mart, LLC, for the following land use approval at 3528 E. Phoenix Mart Loop, Casa Grande, AZ, generally located north of Florence Boulevard/SR 287 and east of Toltec Buttes Road, (APN #s: portion of 401-11-008K; 401-11-008J; 401-11-007B; 401-11-008B; 401-01-045M, 401-01-045N, 401-01-045P): (Senior Planner: Leila DeMaree)**

- 1. DSA-13-00121: Final Development Plan/Major Site Plan for the development of approximately 1.589 million sq. ft. building on a 73.33 acre-site m.o.l. within Lot 1 (135.1 acres) of Phase 1, of the Phoenix Mart PAD.**

Paul Tice, Planning and Development Director, came forward and presented a brief overview of the case as stated in the Staff Report. Director Tice noted this request is for a 1.589 million square foot building to be located within lot 1, phase 1 of the Phoenix Mart development. He stated the building will not encompass all of lot 1. The remaining portion of the lot is planned for future buildings. Director Tice then overviewed the history of the site and the review criteria for a Final Development Plan/Major Site Plan highlighting the new street construction that will be associated with phase 1 of this development. Toltec Buttes Road will be an arterial street that will run north and south. The entry "H" road will function as the primary entrance to the site, and the Loop Road will go around the perimeter of lot 1. Director Tice stated all the roads will be constructed and in place prior to the opening of the Phoenix Mart. He pointed out that the building will be situated in the middle of lot 1, and will be 40 feet tall with a 99.5 foot tower. Graphics will be located along the outside of the building and will be addressed at the Comprehensive Sign Plan submittal. Director Tice readdressed transportation noting that the applicant has submitted a Traffic Impact Analysis (TIA) which was reviewed and approved by City Staff and the Arizona Department of Transportation (ADOT). He noted that as each parcel develops the applicant must submit an updated TIA for review. Director Tice stated the TIA that was approved for lot 1, phase 1 requires a traffic signal at Toltec Buttes Road and Florence Boulevard, but does not require any lane expansion on Florence Boulevard. The applicant has to provide turn lanes at the entrance of the "H" road and at Toltec Buttes Road. Director Tice pointed out that the TIA also indicated the need for a traffic signal at Hacienda Road and Florence Boulevard. The traffic signal at Toltec Buttes Road and Florence Boulevard will be funded 100% by Phoenix Mart/AZ Sourcing and they will also contribute 25% of the cost for the traffic signal at Hacienda Road and Florence Boulevard. The remaining 75% of the traffic signal will be paid for by the Mission Royale Community Facilities District which has adequate funding in place to finance the

signal. Director Tice explained the extension of the water, wastewater and electric infrastructure that will be required for this project site, pointing out the challenges faced by the applicant and the time associated with these issues. He noted the Preliminary Landscape Plan is being considered under this request, and the applicant has met all the requirements except for the number of required trees. Director Tice stated per city code 1,833 trees are required but the applicant's landscape plan is only showing 1,533 trees, therefore staff has added a condition addressing the shortage of 300 trees. Director Tice explained that the eight (8) loading docks will be located at the north end of the building and will be screened by an eight (8) foot wall. He concluded by stating conditions of approval have been added and were distributed to the Commissioners' prior to the start of the meeting. Staff received general inquires from the public; no objections were voiced.

Member Gentzkow questioned the graphic around the building and if they are permanent and will be maintained.

Director Tice stated it is his understanding that the graphics will be permanent. He noted the graphics will be addressed in their Comprehensive Sign Plan submittal.

Vice-Chairman Henderson questioned the new building requirements for first responders by providing electronic media communication.

Director Tice stated that providing electronic media communication to first responders is part of the newly adopted 2012 building codes. He explained that the building does not meet the fire codes exiting requirements as it is designed today. The applicant is proposing alternative fire code standards which is known as a performance based designed. A consultant was hired and today has submitted their smoke model findings which will be reviewed by the Fire Marshall and Chief Building Official.

Chairman Lavender questioned the time-line for the traffic signal for Hacienda Road and Florence Boulevard.

Director Tice noted that condition 10 requires the applicant to post with the City 25% of the cost of the traffic signal prior to obtaining their C of O. He stated the City has adequate money from the Mission Royale Community Facilities District to construct the signal and the intent is to construct the traffic signal at the same time the Phoenix Mart opens for business.

Chairman Lavender questioned why we are waiting on the construction of the signal when the money is already available.

Director Tice replied the area does not warrant a signal right now.

Duane Eitel, Traffic Engineer, explained there are 8 warrants that go into the determination for the need of a traffic signal. The warrants take into consideration the

amount of traffic, accidents, congestion etc. He stated presently the area does not need a traffic signal.

Chairman Lavender called the applicant forward.

Jeremy Schoenfelder, 7047 E. Greenway Parkway, representative for AZ Sourcing/Phoenix Mart, came forward to address the Commission. Mr. Schoenfelder introduced Rob Grayson with Layton Construction who is the design/build contractor for the project.

Vice-Chairman Henderson questioned the telecommunication data.

Mr. Schoenfelder stated they are working with several companies to provide fiber to the building, but one has not been selected yet.

Chairman Lavender made a call to the public; no one came forward.

Vice-Chairman Henderson made a motion to forward a favorable recommendation to the City Council regarding DSA-13-00121 Final Development Plan/Major Site Plan for the development of approximately 1.589 million square foot building located within Lot 1 of Phase 1, of the Phoenix Mart PAD, with the conditions as stated below:

1. Prior to issuance of the Certificate of Occupancy (CofO), the following roadways shall be fully constructed and accepted by the City:
 - Toltec Buttes Road from SR 387/Florence Blvd. intersection to the intersection of the proposed Phoenix Mart Loop to the north.
 - The Phoenix Mart Loop
2. Prior to issuance of the Certificate of Occupancy, the following main entrance driveways shall be fully constructed:
 - Innovation Loop
 - Gateway Loop
3. Prior to the issuance of the Certificate of Occupancy, a Final Landscape Plan shall be approved by the Planning and Zoning Commission and the Landscaping installed per that plan:
 - Florence Blvd frontage
 - Toltec Buttes Road
 - Phoenix Mart Loops
 - Innovation and Gateway Loops
4. Address the City Engineer's technical comments on the Water Report Wastewater Report within the Construction Document (CD) submittal process.
5. For the applicant to work with Sanitation Division on the Mart's solid waste management and include solution(s) within the Construction Document (CD).

6. Final Water Report will need approval by both City and Arizona Water Company during the Engineering Permitting process that authorizes the construction of the water mains.
7. Coordinate with ED2 on the final Utility area needed at the north part of the Mart and incorporate final dimension of the utility area within the Construction Document (CD).
8. The required number of trees within the Mart site is short by 300. This deficiency shall be added to the required number of trees along the Phoenix Mart Loop Road and Toltec Buttes Road street frontage for the Mart distributed evenly. Show the 300 trees on the landscape calculation during the submission of the Final Landscape Plan for the arterial roads (Phoenix Mart Loop and Toltec Buttes Road).
9. Prior to issuance of the C of O, the Traffic Signal at Toltec Buttes and Florence Blvd., as required by the Traffic Impact Analysis (TIA), shall be installed, unless otherwise directed by ADOT.
10. Prior to issuance of the C of O, the 25% of the cost for the Traffic Signal at Hacienda Rd. and Florence Blvd., as required by the TIA, shall be escrowed with the City.
11. A Final Plat, conforming with the Preliminary Plat, shall be approved and recorded prior to the issuance of the Building Permit.

Member Benedict seconded the motion.

The following roll call vote was recorded:

Member Gentzkow	Aye
Member Tucker	Aye
Member Benedict	Aye
Vice-Chairman Henderson	Aye
Chairman Lavender	Aye

The motion passed 5 – 0.

B. Request by Greg Davis of Iplan Consulting for Meritage Homes the following land use approval within Mission Royale Planned Area Development (PAD) Family Community. (Planner James Gagliardi):

1. **DSA-14-00043: Housing Product** to add new single-family models to the approved housing product within the Mission Royale PAD, introducing new floor plans, elevations, and color schemes.

James Gagliardi, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Mr. Gagliardi stated the request is to introduce seven (7) new housing styles for the already approved 177 platted lots located at the northeast section of Phase 3 Parcel 4 in the family portion of the Mission Royale subdivision. The homes range from 2,100 to 4,100 square feet in size. He then overviewed the review criteria for housing product, noting the applicant is proposing nine (9) new color schemes, as well as a variety of roofing colors, and variation of roof ridge lines. He mentioned that adjacent homes can not have the same elevation. Mr. Gagliardi stated several e-mails were received expressing their concern that this is not the right time in the market to construct new homes when so many other homes are for sale. Mr. Gagliardi commented that this is a market driven decision by Meritage as to when they want to pull building permits. He stated without approval of this housing product this evening the applicant will still be able to rely on existing approved housing products, but this request adds diversity to their already approved catalog of homes for the subdivision.

Chairman Lavender called the applicant forward.

Greg Davis, 3317 S. Higley Road, Gilbert, applicant with Iplan Consulting, came forward to address the Commission. Mr. Davis stated they are not going to build the homes tomorrow; they just want to be prepared so when the time is right they can start construction.

Vice-Chairman Henderson questioned the driving force behind getting the new housing product approved now.

Mr. Davis replied that the reason these seven plans are being added is because over the last 10 years they have seen a significant change in the way people buy and live in homes, therefore they continually update their plans. He stated these plans represent the research they have done in the last three to four years.

Vice-Chairman Henderson commented that the pop-out designs look nice but birds nest in them; he suggested that a 45 degree top be put on them to prevent the nesting birds.

Mr. Davis stated they will take the suggestion into account.

Member Gentzkow questioned the size of their current largest home.

Mr. Davis replied the largest floor plan they currently have is about 4,265 square foot; the proposed plans are within the same range as the currently approved plans.

Chairman Lavender made a call to the public.

Scott Ferguson, 208 S. La Amador Trail, Casa Grande, came forward to address the Commission. Mr. Ferguson stated this future expansion ties into the Phoenix Mart traffic issues. He expressed his concerns with Florence Boulevard not being expanded to four lanes, and the traffic signal at Hacienda Road and Florence Boulevard. Mr.

Ferguson requested staff look at these issues prior to the development of the Phoenix Mart and the construction of the new homes.

Vice-Chairman Henderson asked Mr. Ferguson if he uses Mission Parkway or the Hacienda Road entrance.

Mr. Ferguson replied he uses Hacienda or Early Road. He also noted that Hacienda Road is dirt once it goes past the new development area, he questioned if there are any plans to pave the road.

Mr. Eitel commented that construction by Mission Royale in the area will warrant the need for a traffic signal. He then mentioned that the city is trying to pave one mile of dirt road a year and are currently working on a priority list. Mr. Eitel stated it will be a few years before Hacienda Road gets paved.

Chairman Lavender stated he understands the warrants needed in order for a traffic signal to be installed, but since the money is already available why is the city waiting. The construction for the Phoenix Mart is going to increase the traffic substantially. He questioned if the construction was factored into the need for the signal at Hacienda and Early Road.

Mr. Eitel replied "yes" the construction was factored in when deciding when the signal was needed. He stated the city will build the signal as soon as possible.

Director Tice explained that Mission Royale is part of a Community Facility District which was assessed an additional tax to pay for streets and traffic signals. All obligations have now been met and this tax will soon be removed from their tax bills.

Chairman Lavender made another call to the public; no one came forward.

Member Tucker made a motion to approve case DSA-14-00043 Housing Product to add new single-family models to the approved housing product within the Mission Royale PAD. Member Gentzkow seconded the motion.

The following roll call vote was recorded:

Member Gentzkow	Aye
Member Tucker	Aye
Member Benedict	Aye
Vice-Chairman Henderson	Aye
Chairman Lavender	Aye

The motion passed 5 – 0.

C. Request by Alan Beaudoin-LVA Urban Design Studio, on behalf of Craig Scott of Marathon Farming Investments, for the following land use approval

on approximately 445 acres of land within the Overfield Farms Planned Area Development (PAD), generally bounded by Hacienda Rd to the west and Overfield Rd to the east, Casa Bonita Rd alignment to the south and Lakeland Dr alignment to the north (APN # 401-10-001F, 401-10-003C, 401-10-003E, 401-09-007A, 401-09-007B). (Planner James Gagliardi):

1. DSA-14-00083: Major amendment to the Overfield Farms PAD. Said amendment includes the following changes:

- a. Refining 445 acres of the 3,714-acre Overfield Farms PAD as Alcea at Overfield Farms defining specific development standards for this area.
- b. Inclusion of development master plans including land use; landscape and open space; streets; pedestrian, bicycle, and trails; drainage; water; wastewater; and phasing.
- c. Re-arranging locations of previously approved land uses.

James Gagliardi, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Mr. Gagliardi stated this request is a Major Amendment to the already approved Overfield Farms Planned Area Development (PAD). The PAD, was approved in 2007 and consists of 3,700 acres, and owned by 12 families. One of the families (the Scott's) are choosing to move forward with modifications to their ownership area for future development. He stated their area is 445 acres and will be know as Alcea at Overfield Farms. Mr. Gagliardi explained that the applicant is proposing to increase the number of units within the low density residential area by 124 units, reduce the medium density residential by 343 units, reduce the high density residential by 19 units and also reduce the commercial site by 30 acres. The applicant is also proposing to break up the low density residential area into three categories; LDR-6 which will have 639 lots, with a required 6,000 square foot minimum lot area, with 55 foot lot width. The LDR-7 category will be lots with a minimum area of 7,000 square feet, and a 60 foot lot minimum. The third category will be known as LDR-8, which will have a minimum lot area of 8,500 square feet, and a minimum lot width of 70 feet. Mr. Gagliardi stated the applicant has also provided a landscape and open space master plan, streets master plan, pedestrian, bicycle and trails master plan, preliminary drainage, wastewater and water plan as well as their Phasing Plan. He noted the applicant plans to develop the site in three phases. The first phase is projected to be the southeast corner of Hacienda Road and Cottonwood Lane. The second phase is also on the south side of Cottonwood Lane; east of phase one and Phase three will be on the north side of Cottonwood Lane. Mr. Gagliardi overviewed the review criteria for a PAD Amendment, stating the proposed density is less then what was previously approved for this site. He then noted the applicant is requesting three deviations from the requirements to conform to zoning. The first deviation request is from the zoning PAD design standards which requires that for every lot below 7,000 square feet there needs to be the same number of lots over 8,000 square feet. Staff supports the applicant's deviation because the intent behind the request is to ensure an average lot

size of 7,000 square feet, and the average lot size for their single family lots is 7,064 square feet. The second deviation request is to side yard setbacks. Currently the side yard setback is required to be 10 feet on both sides. The applicant is requesting a five/ten setback and staff is in support of this request seeing it already exist in the current Overfield Farms PAD. The last deviation the applicant is requesting is multi-family buildings adjacency. Mr. Gagliardi explained the standard is when you have multi-family building proposed next to a single family development the multi-family building is limited to two-stories. The applicant is proposing two-stories for multi-family only if the development is within 75 feet of the single family area, but they are asking for three-stories if they provide a setback of 75 feet; staff feels this request meets the intent by providing the 75 foot buffer. Mr. Gagliardi discussed the impact of this request on the anticipated traffic. He stated instead of constructing Cottonwood Lane as a major arterial road with six (6) lanes, the applicant is proposing to provide 110 feet of right-of-way that will include the sidewalk tracts and 18 additional feet to be used as landscaping. Mr. Gagliardi noted the applicant contacted staff and has identified that on the south side of Cottonwood Lane, the 30 foot tract is only intended for a specific area to accommodate an irrigation channel. Also, noted was Cottonwood Lane has a landscape median therefore staff is requesting the applicant revise the cross-section to show the raised landscape median. Staff has received letters and e-mails in support of this request.

Vice-Chairman Henderson asked staff to expand on the 75 foot buffer between multi-family and single family developments.

Mr. Gagliardi explained that having the 75 foot buffer is no different then having a street separating the homes from the multi-family building.

Vice-Chairman Henderson commented that you can still see into the back yard. He questioned if there is anything that can be done to make the buffer larger.

Mr. Gagliardi stated the applicant can address how they plan to treat the setback.

Director Tice explained that without the exception the building setback is 25 feet, and can be 24 feet tall. The applicant is requesting a building setback of 75 feet and the height 36 feet; staff feels this is an appropriate trade-off.

Member Benedict questioned if the buildings could have a 25 foot buffer to the two-story building and then the same building be stepped up to three stories.

Director Tice stated you could have a two-story building and then a three-story building but it is not typical for multi-family use. He commented that you usually see this type of building constructed for office or commercial use.

Mr. Gagliardi noted that the PAD guide states the setback from the rear property line is 20 feet, not a 25 foot separation from single family to multi-family. He then stated the current standards are any multi-family adjacent to a single family lot is limited to a height

of two stories unless a minimum 75 foot setback is between the single family residential property line and any building exceeding two stories.

Director Tice cited that staff interpretation is that the entire building would have to be setback 75 feet.

Member Gentzkow questioned the phasing for the high density residential, and if it will be market driven.

Mr. Gagliardi stated the high density residential is an outlier of phase one, and may be developed later depending on the market.

Vice-Chairman Henderson questioned the timing of phase one.

Mr. Gagliardi stated he will let the applicant address their timing plan. He commented the timing could correspond with the timing of the Phoenix Mart and the availability of the utility infrastructure.

Chairman Lavender called the applicant forward.

Mark Reddie, 120 S. Ash Avenue, Tempe representative with LVA Design Studio, LLC, came forward to address the Commission. Mr. Reddie introduced Darrell Wilson their Civil Engineer and Craig Scott owner/representative for Marathon Farming Investments. Mr. Reddie showed a PowerPoint presentation to the Commission explaining there are a number of different property owners, and that the Overfield Farms PAD will not be built as one large master plan community; it will be built in various phases by various potential developers. Mr. Reddie pointed out that Mr. Gagliardi has not received the updated Phasing and Land Use Plan. The updated plan places the multi-family area north of the commercial section in phase 3. Mr. Reddie stated this detailed plan allows them to market their product as each phase is developed. He then addressed comments made by the Commission. Mr. Reddie addressed the building height for the multi-family area, stating usually the setback is one to one foot ratio, and they are proposing a four to one foot ratio; they have a 55 foot setback for an additional 12 feet in height. He commented if City Council approval is obtained they will start to market this project and hope to see something happening within a couple of years; however the market will dictate the timing. They are trying to position themselves to be able to take advantage of the market as quickly as possible. Mr. Reddie concluded by stating as the Alcea plan developed they made sure they were in conformance with the overall Overfield PAD, added an enhanced level of detail, and kept in constant communication with all the adjacent property owners, mentioning they have received letters of support from all of the owners. Mr. Reddie stated they are in agreement with staff's technical modification request.

Member Gentzkow questioned if any other community has regulations that require more than the one to four foot ratio setback.

Mr. Reddie stated every community is different; he was just speaking in general terms as to what he has seen as it relates to additional building height, when you have conflicting land uses and need an additional buffer. He commented he has not seen any that have more than the four to one ratio.

Chairman Lavender made a call to the public; no one came forward.

Vice-Chairman Henderson made a motion to forward a favorable recommendation to the City Council regarding DSA-14-00083 Major Amendment to the Overfield Farms PAD, the amendments include: Refining 445 acres of the 3,714-acre Overfield Farms PAD as Alcea at Overfield Farms defining specific development standards for this area, inclusion of development master plans including land use; landscape and open space; streets; pedestrian, bicycle, and trails; drainage; water; wastewater; and phasing, and re-arranging locations of previously approved land uses, with the technical conditions as stated below:

1. Revise Cottonwood Lane Cross-section to reflect tract on south side of Cottonwood Lane to vary between 15 ft. and 30 ft.
2. Modify Cottonwood Lane's Plan View Cross Section to reflect a raised, landscaped median.

Member Benedict seconded the motion.

The following roll call vote was recorded:

Member Gentzkow	Aye
Member Tucker	Aye
Member Benedict	Aye
Vice-Chairman Henderson	Aye
Chairman Lavender	Aye

The motion passed 5 – 0.

D. Request by Ben Lee of Water Works Engineers for Arizona Water Company for the following land use approval at 1300 N Henness Rd. (James Gagliardi):

1. **DSA-14-00171: Major Amendment to a Major Site Plan** to modify the existing site plan to show the placement of new equipment and storage tanks and arsenic treatment vessels for Arizona Water's well site filtration facility.

James Gagliardi, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Mr. Gagliardi stated the zone change for this site was approved October of this year and the applicant has also appeared before the Board of Adjustment and received Variance setback approvals for the expansion of their facility. Mr. Gagliardi then overviewed the review criteria for a Major Site Plan highlighting the

adequacy of the plan, landscaping and site drainage. He stated the adjacent properties to the south are two park model homes. The applicant had installed a wall and landscaping in 2005 to serve as a buffer; none of this will be disturbed with this expansion. Mr. Gagliardi noted as a condition of approval the applicant is required to provide a drainage plan to staff for evaluation. No public comments were received by staff.

Chairman Lavender called the applicant forward.

James Wilson, 9045 E. Telefax Circle, Mesa, Senior Engineer with Arizona Water Company, came forward to address the Commission. Mr. Wilson mentioned there is a 15 foot buffer between the tree line and the wall on the south portion of their site. He then stated the facility has five wells that pump into it, and the plant treats then treats the water. Mr. Wilson stated no additional traffic or noise will be generated with this expansion. He noted they do not have plans for further expansion at this location.

Vice-Chairman Henderson questioned if Arizona Water has other locations to support future expansion.

Mr. Wilson stated they have other properties within the city that are slatted for future use. One site is located at Cottonwood Lane and Peart Road and another sites location is Thornton Road and Hwy 84.

Member Benedict asked Mr. Wilson if he is in agreement with the condition.

Mr. Wilson replied they are in agreement with the condition of approval.

Chairman Lavender made a call to the public.

Gordon Beck, 275 San Louis Rey Trail, , came forward to address the Commission. Mr. Beck stated he is a member of the Board of Adjustment and at their October meeting he expressed his concern with the additional chlorine tanks and the potential hazards if the chlorine becomes gas. Mr. Beck wanted to make sure all the EPA requirements are being met before anything gets approved.

Chairman Lavender made another call to the public; no one came forward.

Director Tice stated staff will look at the EPA requirements at the time of permit submittal.

Member Benedict made a motion to approve case DSA-14-00171 Major Amendment to a Major Site Plan, to modify the existing site plan to show the placement of new equipment, storage tanks, and arsenic treatment vessels, with the condition as below:

1. A drainage report is to be submitted and approved, and the site plan modified to reflect any drainage facilities required by the drainage report.

Member Gentzkow seconded the motion.

The following roll call vote was recorded:

Member Gentzkow	Aye
Member Tucker	Aye
Member Benedict	Aye
Vice-Chairman Henderson	Aye
Chairman Lavender	Aye

The motion passed 5 – 0.

E. Request by Alex Gonzalez of Evergreen Development Company for the following land use approvals on 2.06 acres, generally located south of E Florence Blvd, west of Mission Parkway. (Planner James Gagliardi):

- 1. DSA-14-00188: Conditional Use Permit** to allow 18 parking spaces to be used off-site on an adjacent lot to meet the 35-space on-site parking requirement for the approved Raising Cane's Chicken Restaurant.
- 2. DSA-14-00189: Minor Amendment to Major Site Plan (DSA-14-00150)** to reflect the new lot lines.

James Gagliardi, Planner, came forward and presented a brief overview of the cases as stated in the Staff Report. Mr. Gagliardi stated the Conditional Use Permit (CUP) request entails the undeveloped parcel between the Walgreen's and Culver's at the Mission Royale pad area on the south side of east Florence Boulevard. The applicant is requesting to use 18 off-site parking spaces to meet the requirement of 35 parking spaces; they are also requesting a Minor Site Plan to reflect the new lot lines. Mr. Gagliardi stated the site is 2.06 acres and was approved through a Major Site Plan (MSP) for the construction of two buildings. Pad A is for a convenience food restaurant, and Shops A are for a two tenant building. He stated at the time these request were proposed the site was one lot, where 86 parking spaces were provided to meet the needs of both developments. The applicant has since requested through a Preliminary Plat (PP) to divide the lot into two lots. The lot division now causes lot 7 not to have sufficient parking so they need to use parking from lot 6. Mr. Gagliardi stated staff analyzed this request and concluded that the uses proposed for lot 6 only require 43 parking spaces where 69 are available, and lot 7 needs 35 parking spaces, but only 17 spaces are available. Staff concluded that the needed 18 parking spaces for lot 7 can be taken from lot 6 without any adverse affects. Mr. Gagliardi overviewed the review criteria for a CUP. He then pointed out that typically Minor Amendments to a Major Site Plan are done administratively, with the Planning Director and Planning Commission Chairman reviewing the submittal. However, this was brought before the Commission because it correlates to the recent changes with the creation of two lots; the lots still

meet all required criteria. Mr. Gagliardi mentioned there are easements in place for access and parking. No public comments were received by staff.

Chairman Lavender called the applicant forward.

Alex Gonzalez, 2390 E. Camelback Road, Phoenix, applicant with Evergreen Development Co., came forward to address the Commission.

Chairman Lavender made a call to the public; no one came forward.

Member Tucker made a motion to approve Resolution DSA-14-00188, Conditional Use Permit to allow 18 parking spaces to be used off-site on an adjacent lot, with the conditions as stated below:

1. All of the off-site parking spaces must be maintained with the requirements and standards contained in the Casa Grande City Code.
2. The off-site parking spaces on Lot 6 used to meet the parking requirement for Lot 7 shall not be further than 300 ft. away from the restaurant use on Lot 7.
3. An easement, or covenant, shall be recorded that reserves 18 of the parking stalls located on Lot 6 of Mission Plaza at Mission Royale for the restaurant use located on Lot 7 of Mission Plaza at Mission Royale (2469 E Florence Blvd). Said easement, or covenant, shall remain in full force and effect as long as the restaurant located upon Lot 7 needs said off-site parking spaces to meet City Code parking requirements.

Member Benedict seconded the motion.

The following roll call vote was recorded:

Member Gentzkow	Aye
Member Tucker	Aye
Member Benedict	Aye
Vice-Chairman Henderson	Aye
Chairman Lavender	Aye

The motion passed 5 – 0.

Member Tucker made a motion to approve case DSA-14-00189 Minor Amendment to a Major Site Plan, to reflect the new Lot lines. Member Benedict seconded the motion.

The following roll call vote was recorded:

Member Gentzkow	Aye
Member Tucker	Aye
Member Benedict	Aye

Vice-Chairman Henderson Aye
Chairman Lavender Aye

The motion passed 5 – 0.

VI. Call to the Public:

There were no comments received from the public.

VII. Report by Planning Director:

A. Administrative Approvals

B. Board of Adjustment Decisions

1. **DSA-14-00140** – Variance – Glen Jones Auto, 1932 N. Pinal Avenue – Request from Section 603 of the sign code to allow:
 - a. Three (3) detached signs where one (1) is permitted
 - b. To allow a sign to be 160 ft. from another detached sign where a distance of 300 ft. is required. Approved October 14, 2014. (Planner: James Gagliardi)

2. **DSA-14-00158** - Variance – Arizona Water Company, 1300 N Henness Road -Request from Table 17.20.140 of the City Code to allow:
 - a. A front setback of 10 ft. where 20 ft. is required
 - b. A rear setback 5 ft. where 20 ft. is required
 - c. A side setback of 6.5 ft. where 10 ft. is required from the south-side property line. Approved October 14, 2014. (Planner: James Gagliardi)

Director Tice updated the Commissioners' on the Board of Adjustment cases. He also briefly addressed the monthly building and land permit reports that were distributed to the Commissioners' prior to the meeting. He stated if this is a report the Commissioners' would like to receive on a monthly basis, staff will place the topic on the next agenda to open it up for discussion.

Chairman Lavender mentioned the next meeting will be held on December 4, 2014. He questioned the date of the January 2015 meeting.

Staff informed the Commission that the January meeting will be held on Tuesday, January 6, 2015, due to the holiday conflict.

VIII. Adjournment:

Vice-Chairman Henderson motioned for adjournment, Member Gentzkow seconded, a voice call vote was called and all were in favor.

Chairman Lavender called for adjournment at 7:58 p.m.

Submitted this **13th day of November 2014**, by Melanie Podolak, Administrative

Assistant to the Casa Grande Planning and Zoning Commission, subject to the Commission's approval.

Approved this 4th day of December 2014, by the Casa Grande Planning & Zoning Commission.


Chairman Lavender

	Planning and Zoning Commission STAFF REPORT	AGENDA # _____
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TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Leila DeMaree, Senior Planner

MEETING DATE: November 6, 2014

REQUEST

Request by PhoenixMart, LLC, for the following land use approval at 3528 E. Phoenix Mart Loop, Casa Grande, AZ, generally located north of Florence Boulevard/SR 287 and east of Toltec Buttes Road, (APN #s: portion of 401-11-008K; 401-11-008J; 401-11-007B; 401-11-008B; 401-01-045M, 401-01-045N, 401-01-045P): (Senior Planner: Leila DeMaree)

- 1. DSA-13-00121: Final Development Plan/Major Site Plan** for the development of approximately 1.589 million sq. ft. building within Lot 1 (135.1 acres) of Phase 1, of the Phoenix Mart PAD.

APPLICANT/OWNER

Layton Construction
 4686 E. Van Buren St. Suite 100
 Phoenix, AZ 85008
 P: 602-840-8655
 Email: bgrayson@laytonconstruction.com

PhoenixMart, LLC
 7047 E. Greenway Pkwy
 Scottsdale, AZ 85254
 P: 602-663-9219

HISTORY

- December 17, 2007* **Annexation** of the Phoenix Mart site as part of the "Overfield Farms Annexation", Ordinance # 2488.
- June 21, 2010* **Major General Plan Amendment** approval changing the land use designation of the 389 acres m.o.l. within the Phoenix Mart site from *Neighborhoods* to *Business and Commerce*, DSA-10-00005, Resolution # 4360.3.
- December 5, 2011* **Major General Plan Amendment** approval changing the land use designation of the 70 acres m.o.l. from *Neighborhoods* to *Commerce and Business*, and the 103 acres m.o.l. from *Commerce and Business* to *Neighborhoods*, DSA-11-00143, and Resolution # 4360.04
- January 17, 2012* **Planned Area Development (PAD) and Preliminary Development Plan (PDP)** approval of the Phoenix Mart zoning district and development guidelines by amending the Storey Farms PAD and a

March 11, 2014

Temporary Use Permit approval by the Board of Adjustment for the Phoenix Mart entrance monument signs and logo.

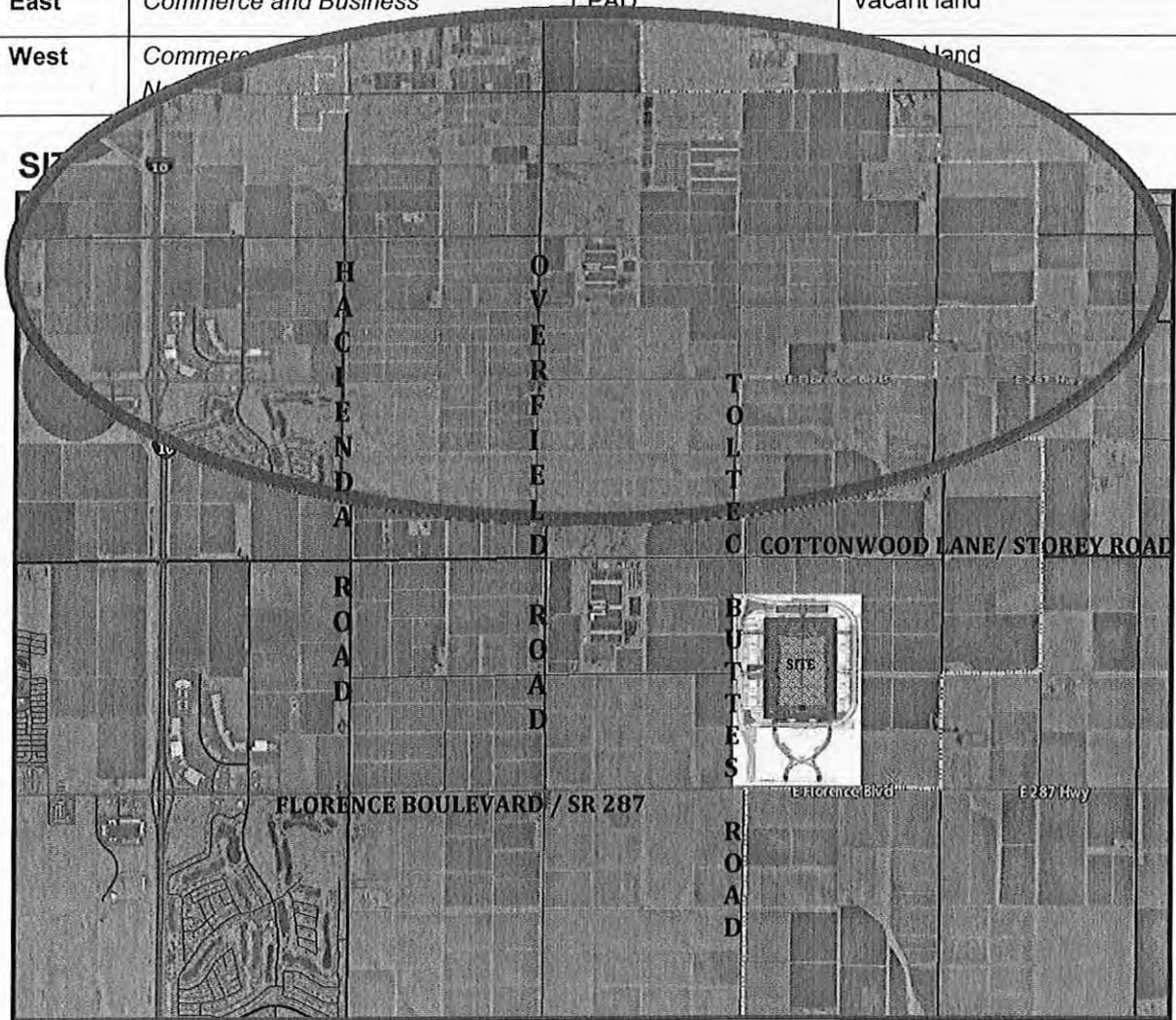
PROJECT DESCRIPTION		REQUIREMENT	PROVIDED
Lot Area		➤ None	➤ 135.1 acres (Lot1) or 5,884,956 sq.ft.
Mart Site Area			➤ 3,902,901 S.F. or 89.59 Acres
Zoning	Planned Area Development (PAD)		
General Plan Designation	<i>Commerce and Business</i>		
Lot Coverage		➤ 65% Maximum	➤ 40.7%
Building Height	Tilt-up wall	➤ 75', additional height up to 200' is subject to CUP	➤ 40' Top of Parapet (T.O.P.)
Architectural Feature	Tower element	➤ 150', additional height	➤ 99.5' top of tower
Setback		➤ 20' from property line ➤ 550' from the edge of the Mart building to the nearest residential zoned property family residential	➤ Front = 350' ➤ Left Side yard= 675' ➤ Right Side yard = 555' ➤ Rear yard = 575' ➤ 570' to the nearest residential zoned property

Parking Requirements	# Required	# Provided
Parking Stalls: (1 space per 600 sq. ft. of net floor area)	➤ 2,650 spaces	➤ 2,998 spaces
ADA Parking: (20 spaces plus one for every 100 spaces over 1,000)	➤ 37 spaces	➤ 40 spaces
Bike Racks:	➤ Unspecified	➤ 4 racks

Loading docks: (8 spaces per Phoenix Mart PAD)	> 8 spaces	> 8 spaces
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SURROUNDING LAND USE AND ZONING

Direction	General Plan Designation	Existing Zoning	Current Uses
North	<i>Neighborhoods</i> (currently processed for MGPA to be changed to <i>Commerce and Business</i>)	PAD (Planned Area Development)	Vacant land/Agricultural
South	<i>Commerce and Business</i>	PAD	Vacant land/Agricultural
East	<i>Commerce and Business</i>	PAD	Vacant land
West	<i>Commerce and Business</i>	PAD	Vacant land



OVERVIEW

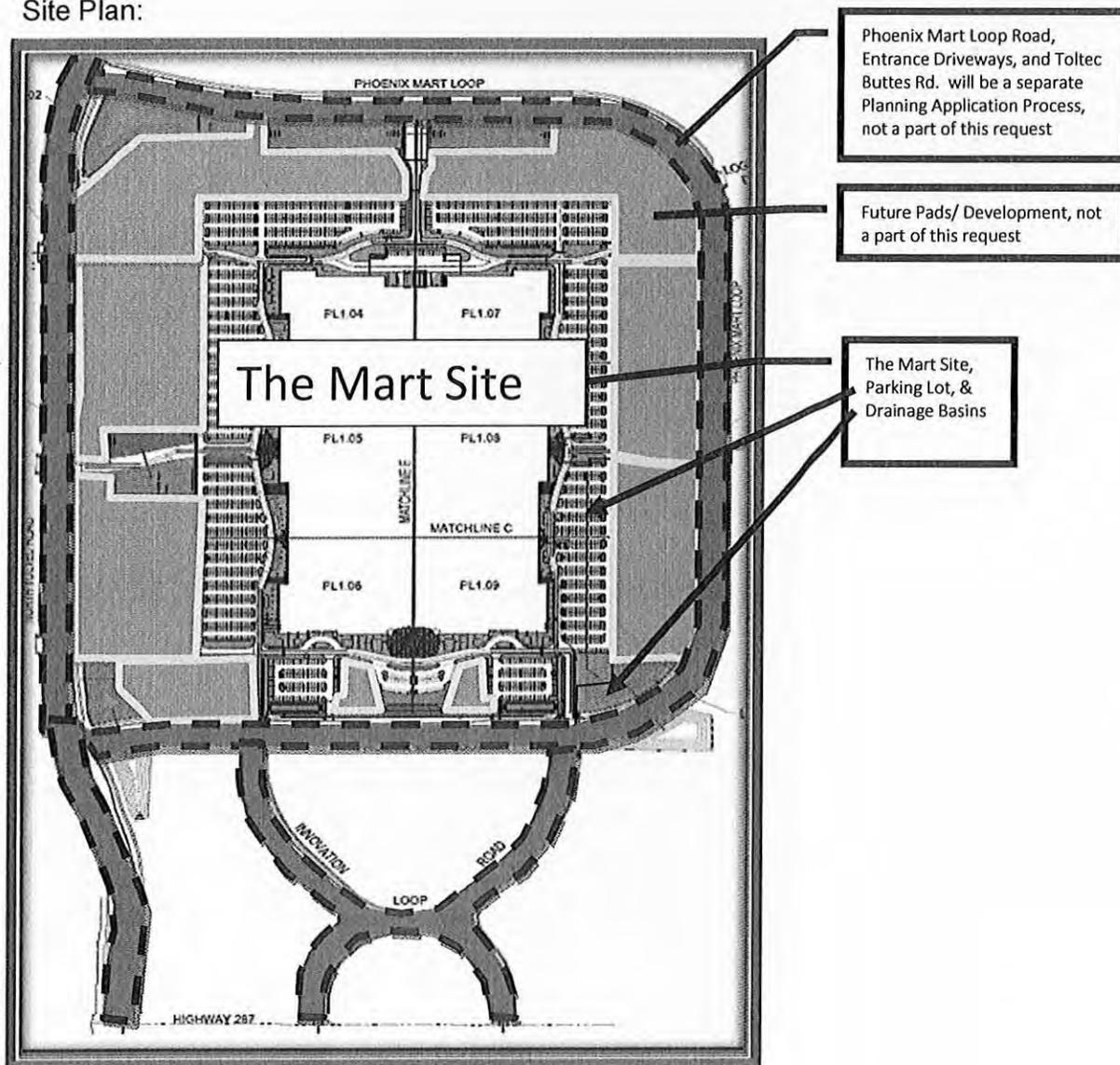
The application under consideration is a Final Development Plan/Major Site Plan for the PhoenixMart site (The Mart), (See Exhibit A – Applicant Narrative and Exhibit B – Final Development Plan/Major Site Plan). The Mart site is approximately 73.33 acres located within the proposed Lot 1 (135.1 acres) of the 585 acres Phoenix Mart PAD site.

The Phoenix Mart PAD site (585 acres) will be developed in Phases. The Mart will be developed in Phase 1. Other areas scheduled to be developed within Phase 1 is the Loop

road (Phoenix Mart Loop), a portion of the Toltec Buttes Road, and main ingress/egress along Florence Boulevard under a separate consultant and planning application. The area of Lot 1 that is not included in the Mart site will be referred to as Future Pads or Future Development, please see Site Plan below.

Toltec Buttes Road, Phoenix Mart Loop and the main entrances (Innovation Loop and Gateway Loop) servicing the Mart, were included on the approved Preliminary Plat and the right of way for these streets will be dedicated with the approval of a Final Plat for Phase 1. The construction of these streets will be reviewed and approved via a separate Engineering Permit application process (Public Improvement Permit). The construction of the Mart building will be handled by Layton Construction. Following this Final Development Plan/Major Site Plan request is an At-Risk Grading Permit for the Mart site which will be reviewed and approved by City Staff. The At-Risk Grading Permit enables the Mart site contractor to start moving dirt, which is tentatively scheduled to happen by the end of November 2014 or early December 2014.

Site Plan:



CONFORMANCE WITH FINAL DEVELOPMENT PLAN/ MAJOR SITE PLAN REVIEW, 17.68.070

In accordance with Section 17.68.070 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of Final Development Plan/ Major Site Plan application:

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

The Mart serves as the anchor facility for the entire 585 acres Phoenix Mart PAD. The Mart building is approximately 1.6 million square feet in size. It will include spaces for about 1700 vendor stalls and the "Exhibition Hall" within the Mart.

Future land uses (i.e., hotels, warehouses, offices, restaurants, residential dwellings) will be constructed within the remaining area of the PhoenixMart development to provide the necessary support to compliment main economic function of the Mart.

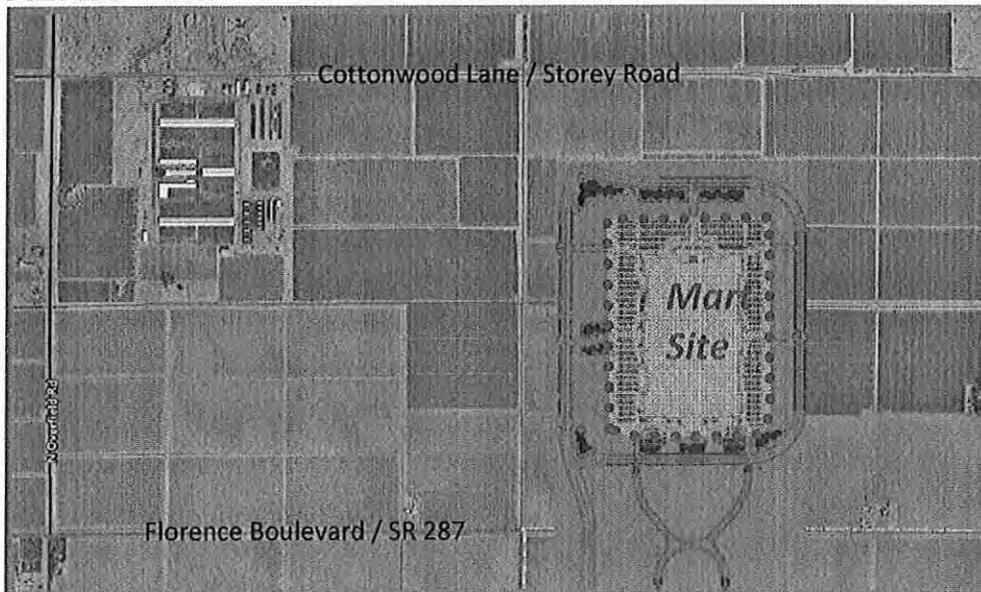
The 585 acre-site of Phoenix Mart is surrounded by the Overfield Farms PAD, a *Neighborhoods* land use designation. It is bordered to the south by Post Ranch PAD which is also a *Neighborhoods* land use designation. These two PADs were approved mainly for residential developments and some neighborhood commercials.

Phoenix Mart is about 2.5 miles from the Interstate 10 via Florence Blvd. The close proximity of a principal arterial (Florence Blvd., SR 287) and the Interstate system (I-10) to the Mart, are a vital transportation factor for this type of development, to help move goods and people in and out of the site.

Also close to the Mart is the existing Promenade Regional Mall which in itself is an Activity Center for the City, similar to the Mart.

Currently, majority of the area near the project site are either used for agricultural purposes or simply left as vacant land, as shown on the aerial map below.

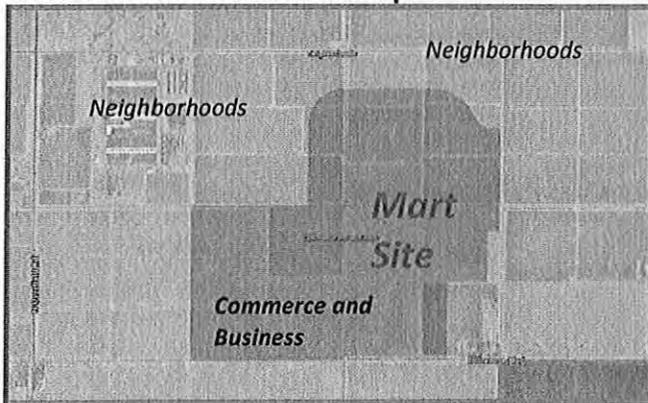
AERIAL MAP



Conformance to the City's General Plan;

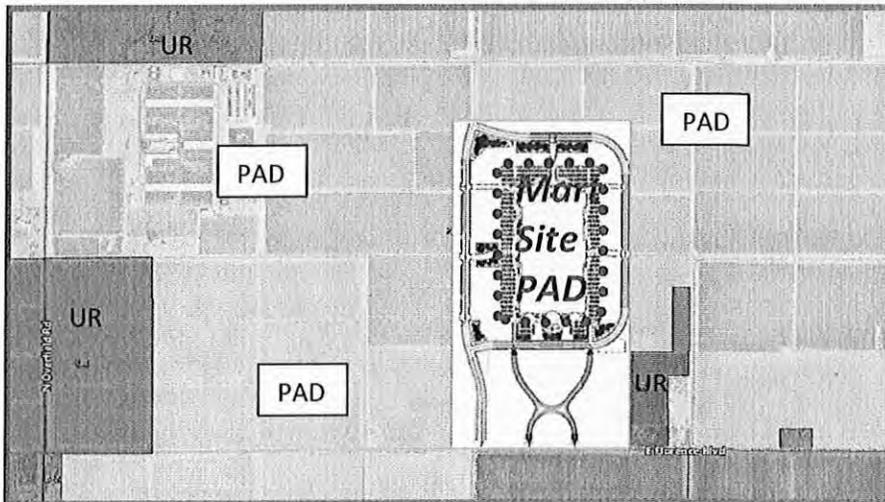
As shown on the General Plan 2020 Land Use Map below, the designation for the site is *Commerce and Business*. The proposed PhoenixMart is one of a kind project in the Country. PhoenixMart was modeled from two other existing developments located in Yiwu, China and Dubai, United Arab Emirates. All the land uses proposed within the Mart conform to the *Commerce and Business* land use category in the City's General Plan 2020. The PAD site serves as a destination for potential investors (more revenue to the City), invites visitors to come to the community (increase retail sales), and serves as an "activity center" for the Region.

General Plan Land Use Map:



Conformance to the City's Zoning Ordinance;

The proposed Mart is allowed within the PhoenixMart PAD as a principally permitted use and the proposed Site Plan conforms to all applicable Phoenix Mart PAD and/or City Zoning requirements.



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

Phase 1:

A Traffic Impact Analysis (TIA) submitted by Phoenix Mart for the initial Phase of the Mart Development was approved by ADOT and City Staff in July 2014. The report considered a 2014 Phase 1 scenario and 2019 buildout scenario. The 2014 Phase 1 scenario showed a volume of traffic on Florence Boulevard between 9,017 and 13,048 daily trips, respectively. Many of these trips associated with The Mart development are completed internally, due to the mix of residential and non-residential uses. When taking into consideration internal capture, the 2014 Phase 1 scenario of the proposed site is expected to generate 7,070 external trips daily, with 722 external trips in the AM peak hour and 843 external trips in the PM peak hour. When taking into consideration internal capture, the 2019 scenario of the proposed site is expected to generate 6,401 external trips daily with 682 external trips in the AM peak hour and 803 external trips in the PM peak hour.

The existing intersections and site access intersections are expected to operate at a satisfactory level of service (LOS) upon the buildout of the initial Phase of the Phoenix Mart with the following mitigations:

1. Eastbound left-turn lanes are recommended at the Florence Boulevard intersections of Toltec Buttes Road and the Phoenix Mart main East Entrance.
2. A westbound right-turn lane is recommended at the intersections of Florence Boulevard/Phoenix Mart main East Entrance and Florence Boulevard/Toltec Buttes Road. The westbound right-turn lane at Toltec Buttes Road should extend west to the West Entrance to provide a weaving/merging opportunity.
3. Traffic Signals should be installed at the intersections of Florence Boulevard/Hacienda Road (Traffic signal #1) and Florence Boulevard/Toltec Buttes Road (Traffic signal #2).

Traffic signal #1 is financed solely by Phoenix Mart, while Traffic signal #2 will be financed by the Community Facility District of Mission Royale (75%) in accordance with their Development Agreement and by Phoenix Mart (25%).

Buildout:

1. At buildout, the total trip generation is calculated at 81,198 daily trips with 5,824 occurring in the AM peak and 8,584 in the PM peak hour. 16,585 of the total daily trips are expected to be internal trips with 64,613 external trips on an average weekday. In order to properly mitigate this level of traffic the following improvements were likely be necessary: Florence Boulevard (SR 287) is expected to be a six-lane principal arterial facility.
2. Toltec Buttes Road and Storey Road/Cottonwood Lane are expected to be four-lane minor arterial facilities.
3. Remaining roadways within the proposed Phoenix Mart development are expected to be four-lane major collector facilities, with the exception of the access roads along La Brea Street on the east side of the site which are expected to be three-lane major collector facilities.

Internal Roadway:

The Phoenix Mart Loop Road surrounds the proposed Mart to the north, east and south, and intersects with Toltec Buttes Road to the west. Between the Phoenix Mart Loop Road and Toltec Buttes Road, there are seven (7) total private driveways to the Mart as demonstrated on the site plan (Exhibit B).

All public rights of ways will be dedicated to the City at the Final Plat stage.

Parking:

Parking requirements for the site are a combination of the PhoenixMart PAD and the City Code as follows:

- 1) Per the Mart PAD: One (1) space per 600 square feet of net floor area.
- 2) Per the Mart PAD: Provision of Bike Racks. Quantity not specified.
- 3) Per the Mart PAD: Eight (8) Berths at max.
- 4) Per the City Code: 20 ADA parking space for the first 1,000 and over 1000 regular parking spaces plus one (1) space for every 100 spaces over 1000.

The Final Development Plan/Major Site Plan for the Mart provides 2,998 standard parking stalls; four (4), eight (8) load bike racks on the east and west sides of the Mart and one (1) at each locations to the north and south entrances; 40 ADA compliant stalls and eight (8) loading docks for a total of 3,038 total parking spaces as shown on the Project Description matrix.

The adequacy of the plan with respect to land use;

The 73.33 acre-site Mart is more than adequate in size to accommodate the proposed 1.6 million sq. ft. PhoenixMart building. It represents 49.7% of land coverage whereas 65% is the maximum allowed. The 73.33 acres Mart site is within the proposed 135.1 acres Lot 1. The remaining 61.77 acres on Lot 1 are the Future Pads immediately surrounding the main Mart building as supporting land uses suited for *Commerce and Business* land use category.

Pedestrian and vehicular ingress and egress;

The Mart site can be accessed at numerous points within the proposed Phoenix Mart Loop Road, which serves as a collector road, see Site Plan. The main ingress/egress to the Mart from Florence Blvd/SR 287 will be via the proposed Gateway and Innovation Loop Roads. A secondary route to the Mart is via the Toltec Buttes Road. Toltec Buttes Road will provide a south-north connection from Florence Boulevard to Cottonwood Lane, just west of the Mart. A portion of the Toltec Buttes will be constructed as part of Phase 1 from Florence Boulevard until it intersects the north Phoenix Mart Loop. Toltec Buttes Road will be extended to Cottonwood Lane/Storey Road at a future Phase development.

Delivery trucks and trash pickup are routed towards the northern end of the Mart building, where the eight (8) loading docks and the compactor and trash enclosures are located. The route for the delivery of goods, trash pick-up and recyclable materials is separated from the smaller vehicles for enhanced safety.

Building Location, Height & Elevations;

Building Location and Height

The 1.65 million sq. ft. building is located almost at the center of the 585 acres PAD site. It is west of the Toltec Buttes Road, between Cottonwood Lane and Florence Blvd.

The Mart's highest point is the tower feature at the south elevation with a proposed maximum height of 99.5' feet. The PAD allows architectural features up to 150' in height. The Mart's building height measured to the top of the parapet is 40' high and the allowed is 75'

high.

Elevations

The building's exterior wall will be made of tilt-up concrete construction, painted with an earth tone finish as shown on the material's board. The exterior walls will have some embellishments and articulations such as tower elements, reveals and recessed panels providing movement across the entire face of the building, enhancing the appearance of the building as shown on the elevation sheets (See Exhibit C - Elevations). The main entrance is located at the south side of the building, with secondary entrances at the east and west sides of the building. Loading docks are located on the north side of the building. The design of the Mart complies with the Development Guideline on the Phoenix Mart Planned Area Development.

Landscaping;

The Landscape Plan for the site (See Exhibit D – Landscape Plan) indicates that landscaping represents 16% of the site net area, where 10% is the minimum required by Section 17.52.480.B. of the Zoning Code. The landscape area is approximately 11.7 acres. The landscape and hardscape for the Mart is designed to create a pedestrian friendly experience and encourage visitors to spend time exploring the project. The "City Walk" is the theme for this experience. The landscape area also includes large potted plants and tree gates to soften the hardscape and provide natural shade to the project.

Street landscaping provided is required to meet Section 17.52.510. All trees and shrubs are within the Arizona list of approved plants. The initial size of trees will be 24"- box trees. Shrubs will be a minimum of five (5) gals. Accent and groundcover plants are a combination of 5 gals and 1 gal. plant materials. A portion of the landscape area will be covered with Bermuda Grass and/or crushed rocks. Turf area within the site shall not exceed 10% of the landscapable area. Landscaping on public rights of ways (Florence Boulevard, Toltec Buttes Road, Loop Roads, etc.) will be a separate review and approval and not a part of this request.

There are more than enough trees and shrubs provided on site to meet the parking lot tree requirement set forth in Section 17.52.530. The retention basins will be landscaped with trees, shrubs, and ground cover materials. River rocks will be used on retention basins as needed for rip rapping. The Landscape Plan shows compliance with the landscaping code requirements.

Lighting;

On-site lighting is proposed with 25' foot high light poles utilizing full cut-off LED fixtures within the parking areas and around the Mart building.

Exterior wall lighting fixtures are fully shielded and located just above the doors of the Mart. These lighting fixtures will also serve as security lights. The lighting of the Mart is contained within the site and has no impact on the neighboring residential sites (existing and proposed).

Provisions for utilities;

Utility services will be provided by the following agencies: Arizona Water Company for water service; City of Casa Grande for the wastewater service; Southwest Gas Company for the natural gas; Century Link for the telephone and data services; and Electrical District #2 (ED2) for electricity. A substation for ED2 is proposed at the NWC of the 585 acres-site of the

Phoenix Mart PAD. There are irrigation existing canals on the Phoenix Mart site under the jurisdiction of the Hohokam Irrigation District. These canals will be re-routed through an underground piping system in coordination with the Hohokam Irrigation District.

Water;

The Basis of Design Report Water System Analysis for Phoenix Mart (Oct. 2014) indicates that the site will tie into a 16" water main on Evans Road and SR 287 west of Toltec Buttes Road, a 12-inch water main in Cottonwood Lane, La Brea Street and SR 287 east of Toltec Buttes Road. Infrastructure improvements within the Mart site will include a 12- inch water main within Toltec Buttes Road, Phoenix Mart Loop and Innovation Loop. These infrastructure improvements will be constructed with the on-site improvements for Phoenix Mart, which is a separate contract. Public Works Staff had reviewed the report(s) and indicated that technical comments need to be addressed by the applicant in conjunction with the Final Design Report submittal in conjunction with the Engineering Permits that will be required to be submitted for review and approval prior to construction of the water mains. This Final Design Report will also be reviewed and approved by the Arizona Water Company.

Initial water supply to the Mart will come from a water main at Hacienda Road and SR 287 which will be extended to the Mart site. A new well is also necessary to support the water demand for the Mart. A future water campus (water tanks) is located at the NWC of the Phoenix Mart development to supply for the entire 585 acres-site.

Wastewater;

A sewer line will be extended from the west side of the Interstate 10 along Kortsen Road. It will be brought down to the northern boundary line of the 585 acres Phoenix Mart Site. The design and construction of this sewer line will be managed by the City of Casa Grande, under a joint funding agreement with Phoenix Mart. Other future developments east of the Interstate can benefit in this sewer line extension in conjunction with the development of their properties.

Solid waste;

PhoenixMart is in discussion with the Sanitation Division for the appropriate number of dumpsters and compactors needed for the solid waste and recycling demands of the 1.6 million sq. ft. Mart building. The current site plan shows only four (4) dumpsters located to the north of the Mart building. These four dumpsters are not sufficient to meet the demands of the Mart. The final number of dumpsters and compactors will be finalized and incorporated in the Construction Document, Final Site Development Permitting process.

Grading and Drainage;

Grading of the site and an onsite collection of water runoff is demonstrated on the proposed grading and drainage plan. A Master Drainage Report is under review by City Staff in conjunction with the At-Risk Grading Permit process. All retention sites will be shown and recorded as easements at the Final Plat process.

Open Space;

Landscape area provided within the Mart site included the parking islands, retention sites, and the City Walk area just outside the Mart building. Some amenities for the City Walk and open spaces are shown on the attached Landscaping, Exhibit D and Manufacturer Cut Sheets,

Exhibit E.

Loading and unloading areas:

The Mart has provided eight (8) loading docks to the north of the building, and eight (8) are required on the PAD.

Signage:

A comprehensive sign plan is under review for the site. This is a separate planning application for the site. There are two monument signs and a PhoenixMart logo constructed along the frontage of Florence Blvd. These signs were approved by the Board of Adjustment via a Temporary Use Permit (TUP) process. The TUP is good for 12 months from the date of the BOA approval. A separate comprehensive sign plan will be brought before the Planning and Zoning Commission (Commission) for review and approval in the near future. Once the comprehensive sign plan is approved by the Commission, the temporary permit status of the existing monuments signs will be converted to permanently permitted signs.

Screening:

Screening on the Mart site only applies at the loading area to the north of the Mart building. It will be screened with an eight (8') ft. block wall and accessed through a wrought iron gate on the west and east side of the loading docks. The screened area will also house the utility area and dumpsters.

Setbacks:

The Mart setback requirement is 20' on all sides measured from back of the landscape easement or tract where applicable. The Mart has provided the following setbacks from the property line:

- Front = 350'
- Left Side yard= 675'
- Right Side yard = 555'
- Rear yard = 575'

The Mart building is also setback at 570' from the nearest residential zoned property, while the PAD requirement is 550' from an existing single family residential located at the southeast corner of the Mart along Florence Blvd./SR 287.

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 October 21, 2014.
- A notice of time, date, place and purpose of the public hearing was posted at the City Hall and Police Dispatch Center on October 21, 2014.
- A notice was mailed on October 21, 2014 by the Project Planner to each owner of property situated within three hundred feet of the site. An affidavit confirming this mailing is on file.
- Two signs were posted by the applicant on the subject site on October 22, 2014. An

affidavit confirming this posting was also supplied by the applicant.

Inquiries/Comments

Staff has received some general inquiries regarding this application. There was no objection received by staff on this request.

STAFF RECOMMENDATION

Staff recommends the Commission approve the Final Development Plan/Major Site Plan (DSA-13-00121) for the Mart site with the following conditions:

1. Prior to issuance of the Certificate of Occupancy, the following roadways shall be fully constructed and accepted by the City:
 - Toltec Buttes Road from SR 387/Florence Blvd. intersection to the intersection of the proposed Phoenix Mart Loop to the north.
 - The Phoenix Mart Loop
2. Prior to issuance of the Certificate of Occupancy, the following main entrance driveways shall be fully constructed:
 - Innovation Loop
 - Gateway Loop
3. Prior to the issuance of the Certificate of Occupancy, a Final Landscape Plan shall be approved and the Landscaping installed per that plan:
 - Florence Blvd frontage
 - Toltec Buttes Road
 - Phoenix Mart Loops
 - Innovation and Gateway Loops
4. Address the City Engineer's technical comments on the Water Report Wastewater Report within the Construction Document (CD) submittal process.
5. For the applicant to work with Sanitation Division on the Mart's solid waste management and include solution(s) within the Construction Document (CD).
6. Final Water Report will need approval by both City and Arizona Water Company during the Engineering Permitting process that authorizes the construction of the water mains.
7. Coordinate with ED2 on the final Utility area needed at the north part of the Mart and incorporate final dimension of the utility area within the Construction Document (CD).

Exhibits:

- Exhibit A – Applicant Project Narrative
- Exhibit B – Major Site Plan Set
- Exhibit C – Elevations
- Exhibit D - Landscape Plan
- Exhibit E - Manufacturers Cut Sheets

	Planning and Zoning Commission STAFF REPORT	Agenda # _____
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TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: James Gagliardi, AICP, Planner
MEETING DATE: November 6, 2014

REQUEST

Request by Greg Davis of Iplan Consulting for Meritage Homes the following land use approval within Mission Royale Planned Area Development (PAD) Family Community. (Planner James Gagliardi):

- 1. DSA-14-00043: Housing Product** to add new single-family models to the approved housing product within the Mission Royale PAD, introducing new floor plans, elevations, and color schemes.

APPLICANT/OWNER

Greg Davis-Iplan Consulting
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 480-227-9850
greg@iplanconsulting.com

Meritage Homes
 8800 E Raintree Dr Suite 300
 Scottsdale, AZ 85260
 480-515-8100
Adam.ventis@meritagehomes.com

HISTORY

- October 2, 1989:* The site was annexed with the passage of Ordinance No. 1178.18 and zoned UR with the annexation.
- October 5, 2000:* Zone change (CGPZ-069-000) from UR to PAD for Mission Royale.
- September 1, 2005:* The Planning and Zoning Commission approved the Housing Product request for the "Provence Series 310-315" and "Montage Series 510-622" for Meritage Homes at Mission Royale.
- June 1, 2006:* The Planning and Zoning Commission approved the Housing Product request for Hacienda Builders for Mission Royale

Phase 3 Parcel 1.

November 30, 2006:

Planning Staff administratively approved the Housing Product request for additional product "Provence 453/454" for Meritage Homes at Mission Royale.

February 5, 2009:

The Planning and Zoning Commission approved the Housing Product Design for Mission Royale Parcels 2, 3 and 6 for plan number 140-1810.

PROJECT DESCRIPTION

Meritage Homes plans to construct new houses within the family portion of the Mission Royale PAD (Exhibit A). As a PAD, house plans are subject to the housing product submittal per the PAD Residential Design Standards. As explained in the applicant's narrative, seven new floor plans have been submitted—each with three elevations and varying color schemes (Exhibit B). This new housing product is to only be used within Phase 3 Parcel 4 of the Mission Royale subdivision. Within this parcel, there are 177 lots upon which these models can be constructed. To ensure further differentiation between models, the PAD design standards require that no home with the same front elevation or color schemes be located adjacent to or across from one another.

SITE CONTEXT/AERIAL



Of the seven new floor plans submitted, four plans are one-story and three are two-story ranging from 2,308 sq. ft. to 4,147 sq. ft. Spanish colonial, ranch territorial and craftsman are three different elevations that will be offered per plan. The following models numbers are included for consideration (Exhibit A):

145.2300
145.2400
145.2350
145.2400
245.3580
245.3740
245.4190

The home plans are 45 ft. in width and are compatible with the lots within this parcel and therefore comply with the PAD's development standards. The applicant provided a lot-fit analysis showing how the proposed models are to fit upon the platted lots given their required setbacks within the family portion of the Mission Royale PAD.

Residential Design Standards:

When reviewing housing product, the criteria below must be met to be compliant with the Residential Design Standards for Planned Area Developments:

1. Floor plans and elevations

- **A minimum of five home floor plans, each with three distinct elevations is required per project.**

Seven floor plans have been submitted, exceeding this requirement (Exhibit A).

- **A minimum of five distinct home color schemes is required per project.**

Nine color schemes have been provided, each providing four palates to be applied among the bodies of the houses, their shutters, trims and garage doors, and front doors. These color schemes range between earthy greens, browns, and greys.

- **Diversity and uniqueness in elevations shall be demonstrated within each PAD.**

Among the seven floor plans and the three elevation types that apply to each, staff finds that there is adequate diversity and uniqueness demonstrated.

- **Emphasis must be placed on the front elevations of homes. Main entries must face the street.**

All models have much emphasis on the front elevation with regard to covered porches and distinct window articulation. The entries of all the homes face the street. These elevations are further diversified by the provision of quality accent features such as varying door-styles, light fixtures, and windows. For those homes that feature stone, there are three different stone types proposed of varying color and texture (Exhibit C).

- **Window pop-outs, windowsills, recessed windows and/or similar architectural embellishments are required on all windows.**

All windows are articulated with windowsills. A couple of the models also provide recessed windows.

2. Roofs

- **A variety of home roofing colors, shapes, and/or textures is required per project. Typically, concrete tile shall be required for all sloped roofs.**

Six different concrete-tile roofing colors are being offered of varying textures (Exhibit C).

- **Variation in roof ridge lines and designs required.**

The layout of the home design allows for variations in roof ridge lines and design.

- **Unique roof colors shall be matched to each home color scheme.**

With nine color schemes and six roofing colors there will be much opportunity to provide diversity of roofs paired with the color schemes.

3. Garages

- **On lots where side-entry garages can be accommodated, at least one floor plan per parcel or product type must be designed with a standard side entrance garage.**

Model number 245.3740 has been modified to provide a standard side-entry garage. Other models provide a single-car side entry garage with a double-car front-loaded garage; however this model offers the side-entry garage as its primary garage with a single-car front loaded garage.

- **No front-loaded garage shall extend forward of a home's livable area or covered front porch by more than ten feet.**

None of the models proposed provide a front-loaded garage that extends past the home's livable area or front porch by more than ten feet.

- **At least one floor plan per parcel or product type shall have the livable area of the home forward of the garage.**

Three of the seven models have livable area forward of the garage.

- **Front-loaded garage doors shall not exceed fifty percent of the house width.**

None of the houses have front-loaded garages which exceed 50% of the house width.

4. Patio covers

- **Rear or side yard covered patios or covered courtyards are required on every home.**

The models include covered patios or recessed porches.

- **Where possible, covered patio areas should be incorporated into the architecture of the homes.**

Two of the models provide a patio area incorporated into the architecture of the home.

- **Patio cover columns and roofs shall be constructed of the same materials used on the remainder of the home.**

The illustrations indicate that the same material shall be used (Exhibit B).

5. Additions and modifications

The housing product guide includes options for several of the homes to have living space in lieu of the secondary garages. In these cases, a primary two-car front loaded garage remains. Other options shown are all compatible to the overall floor plan and aesthetic of the home.

Public Notification/Comments:

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

- A notice was published in the Casa Grande Dispatch on October 21, 2014 at least fifteen (15) days before the November 6, 2014 Planning Commission public hearing.
- Notice was mailed by the City on October 22, 2014 at least fifteen (15) days before November 6, 2014 Planning Commission public hearing, to each owner of property situated within 200 feet of the Parcel 4. An affidavit confirming this mailing has been placed in the folder.
- A sign was posted by the applicant by October 22, 2014 on the subject site informing the public that this application would be considered by the Planning Commission at the November 6, 2014 meeting. An affidavit confirming this posting was supplied by the applicant.

Inquiries/Comments

At the time of this writing, there have been no comments or inquiries received.

RECOMMENDED MOTION

Staff recommends the Commission approve the **Housing Product DSA-14-00043** for Phase 3 Parcel 4 of the Mission Royale Subdivision.

Exhibits

- Exhibit A – Housing Product
- Exhibit B – Narrative
- Exhibit C – Accent features

Exhibit A – Housing Product

Exhibit A – Housing Product, The Seven Plans with Three Elevations (Spanish Colonial, Ranch Territorial, and Craftsman)

Plan No. 145.2300

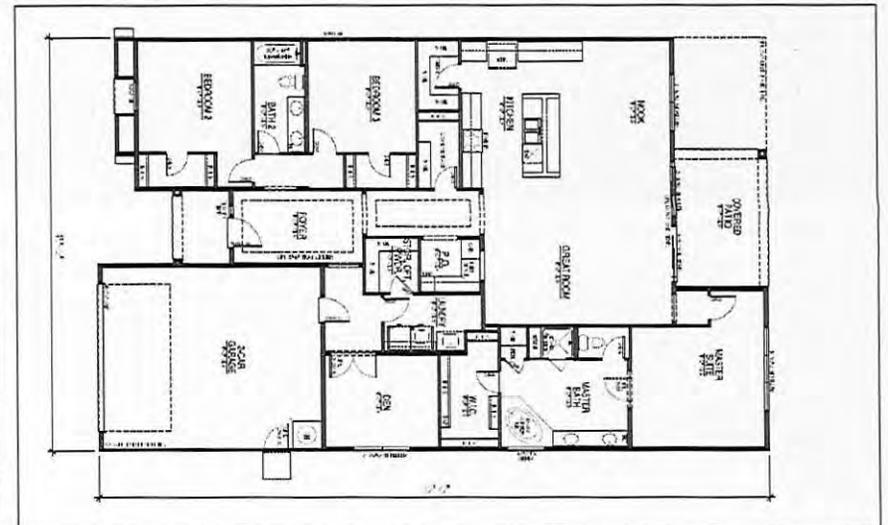
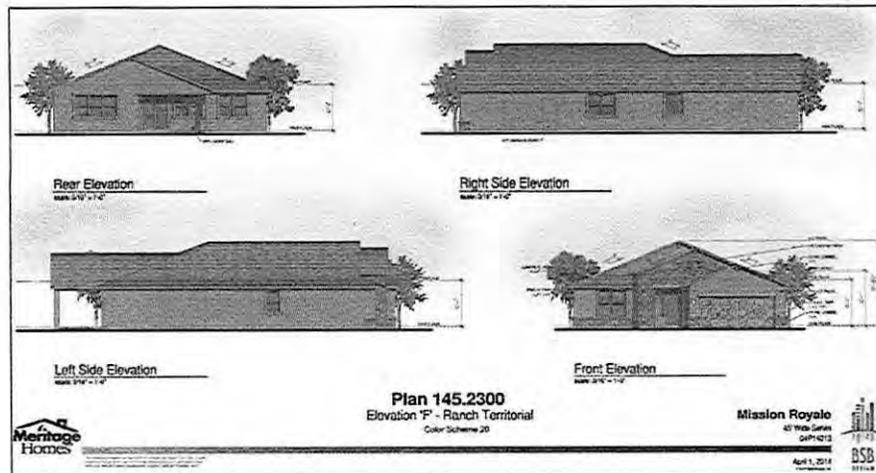
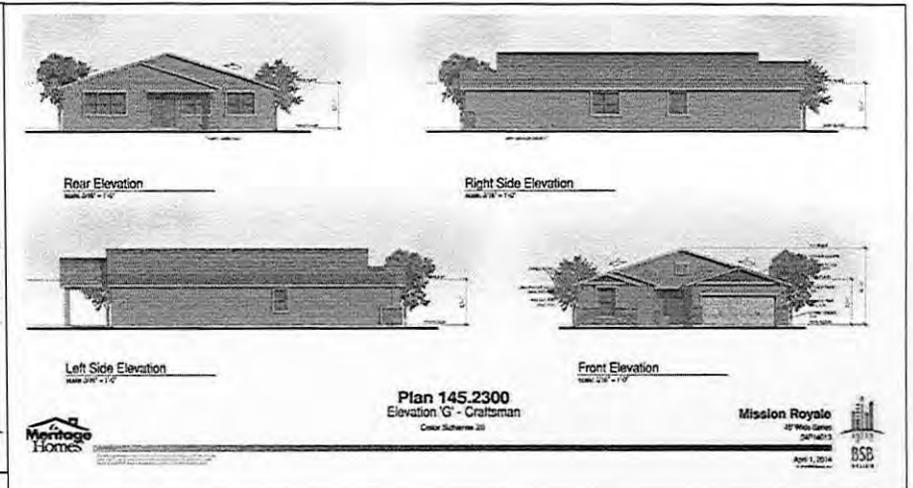


Exhibit A – Housing Product, The Seven Plans with Three Elevations (Spanish Colonial, Ranch Territorial, and Craftsman)

Plan No. 145.2340

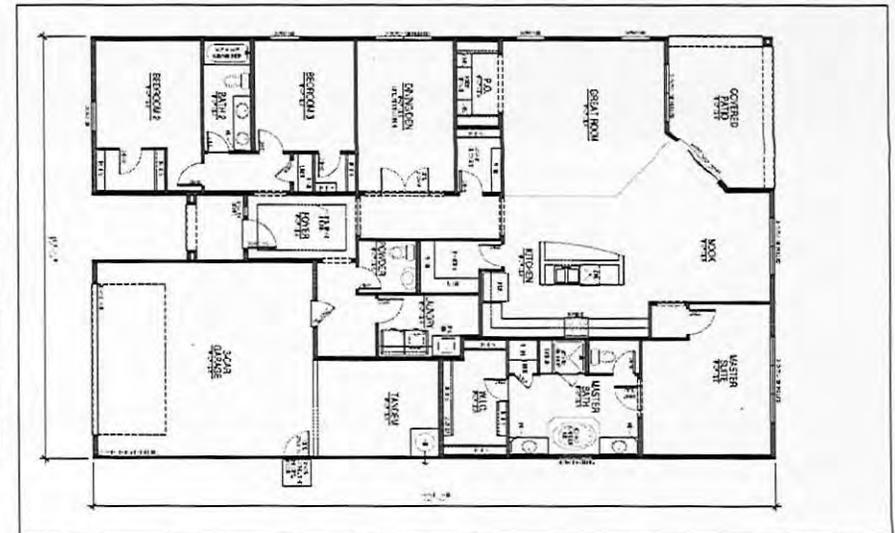
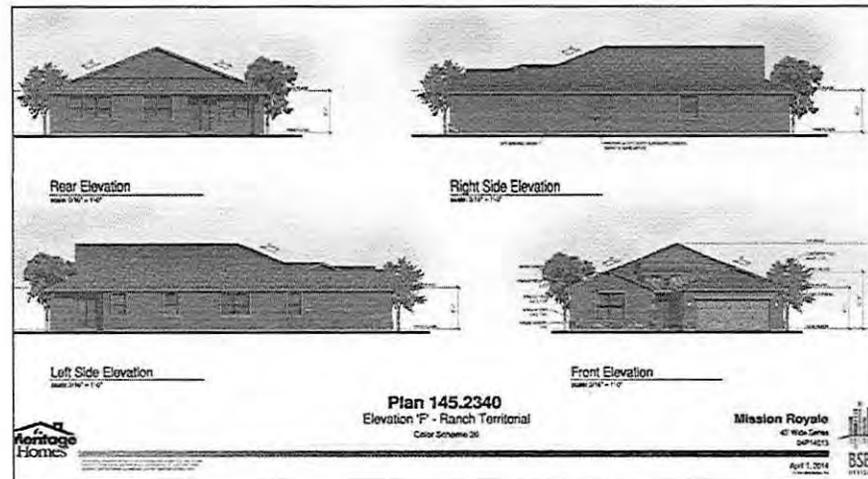
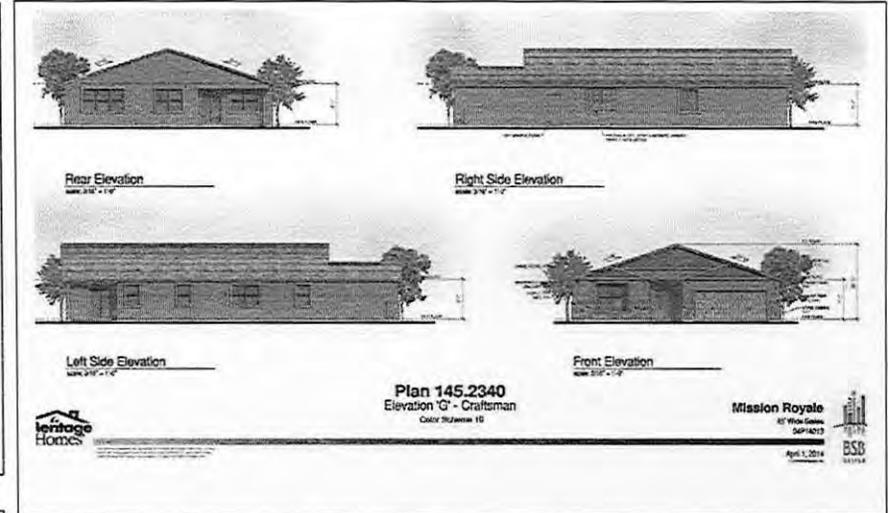
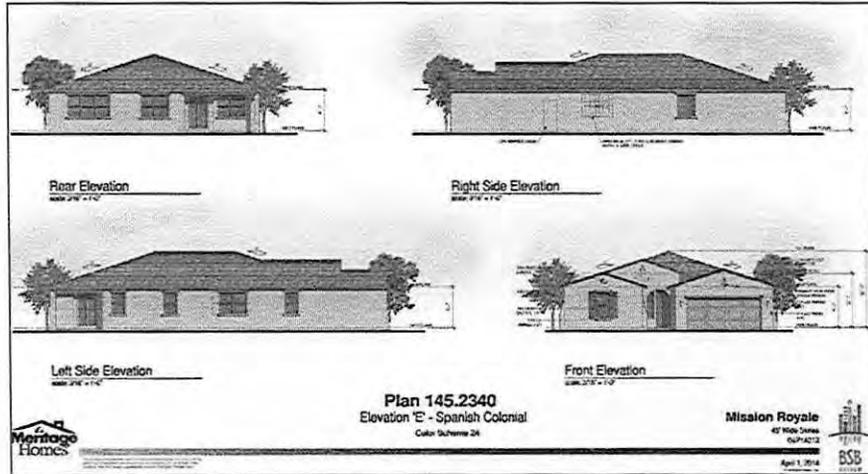


Exhibit A – Housing Product, The Seven Plans with Three Elevations (Spanish Colonial, Ranch Territorial, and Craftsman)

Plan 145.2350

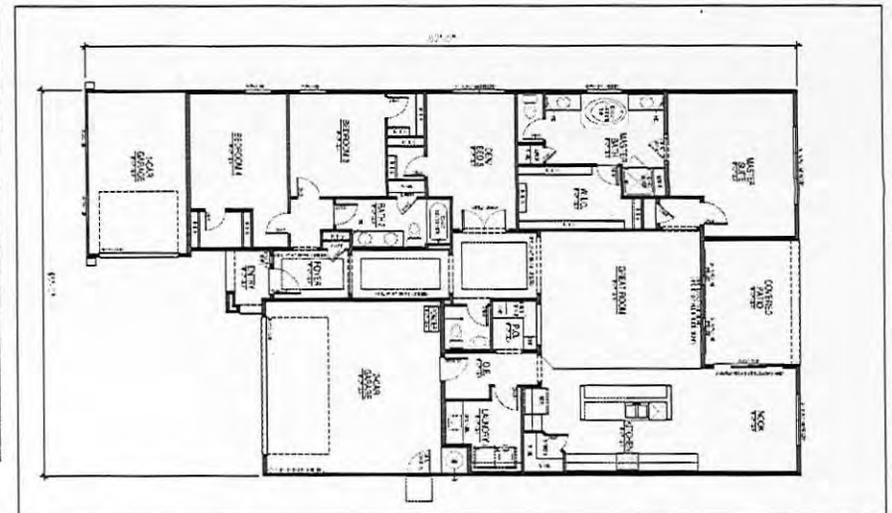
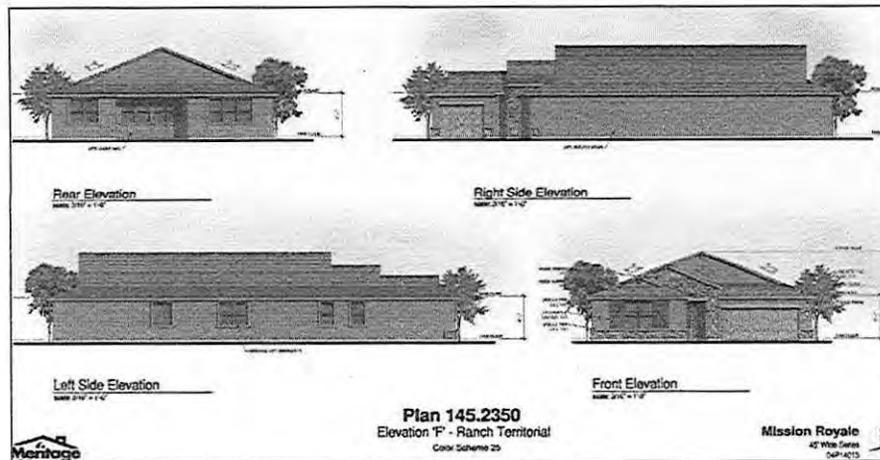
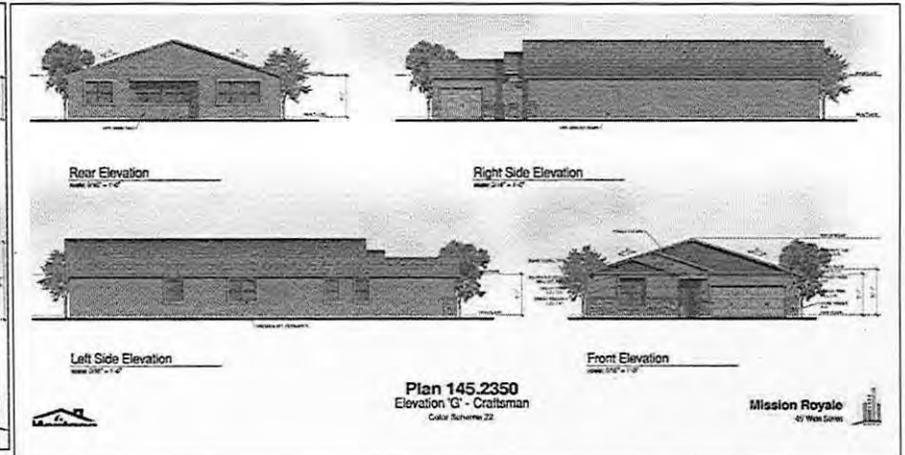
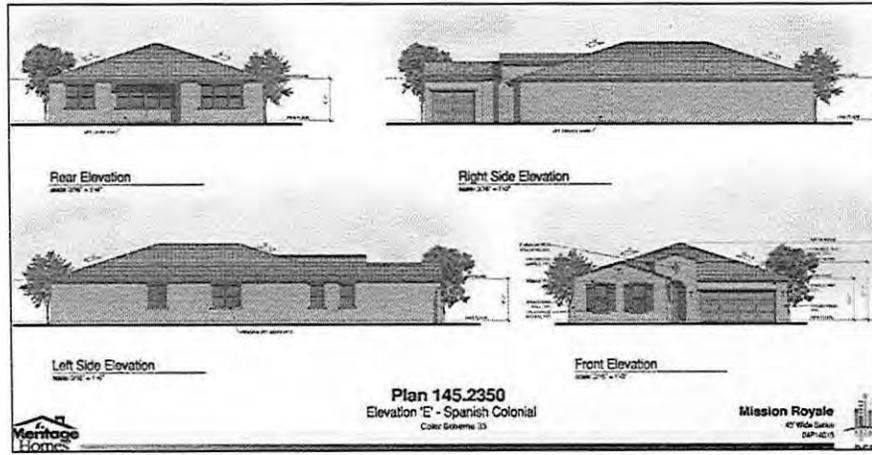


Exhibit A – Housing Product, The Seven Plans with Three Elevations (Spanish Colonial, Ranch Territorial, and Craftsman)

Plan No. 145.2400

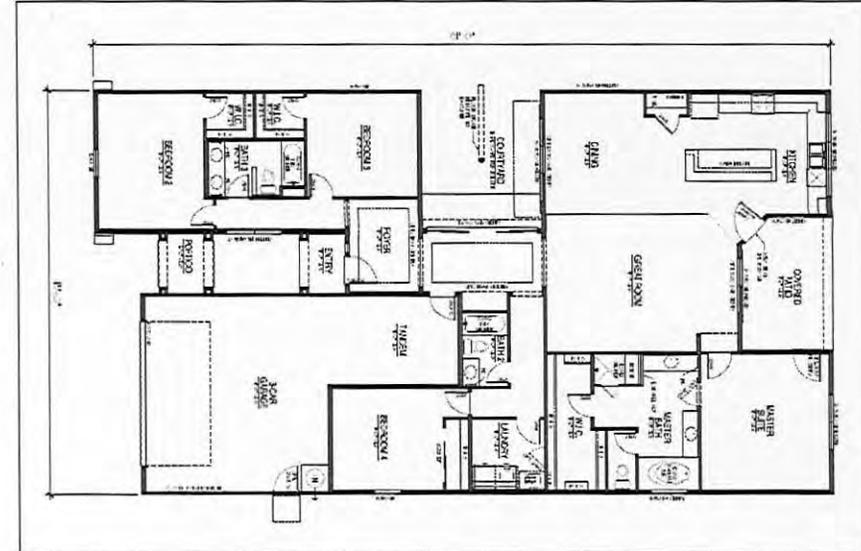
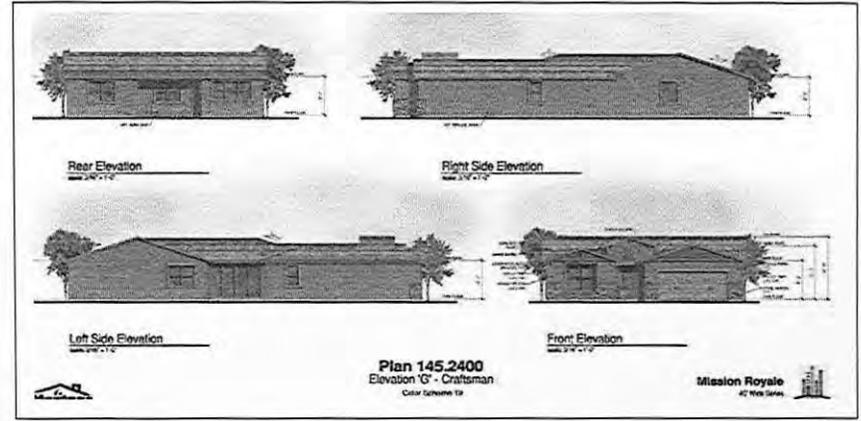


Exhibit A – Housing Product, The Seven Plans with Three Elevations (Spanish Colonial, Ranch Territorial, and Craftsman)

Plan No. 245.3580

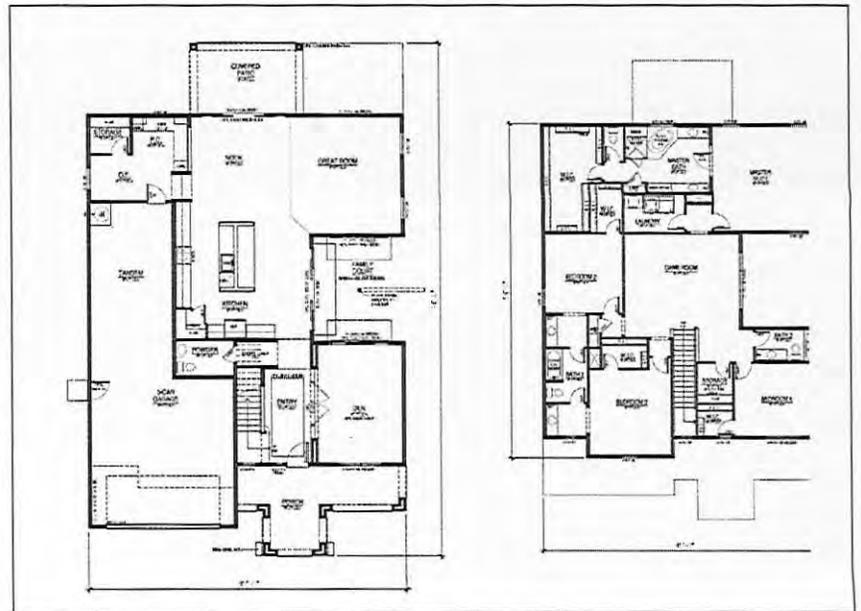
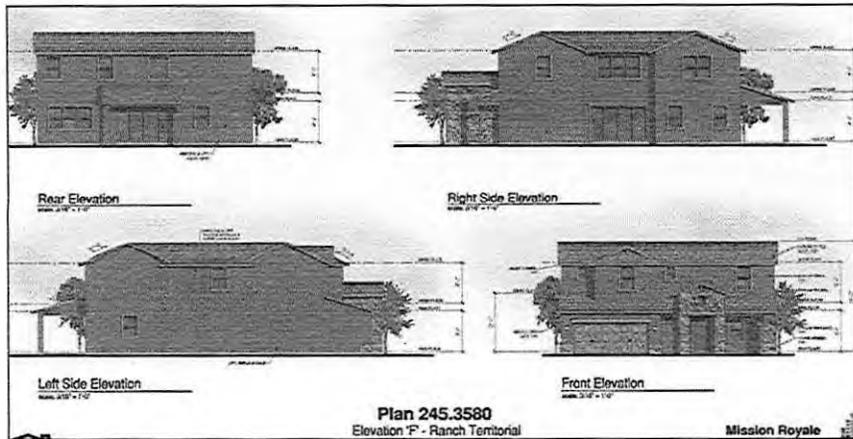
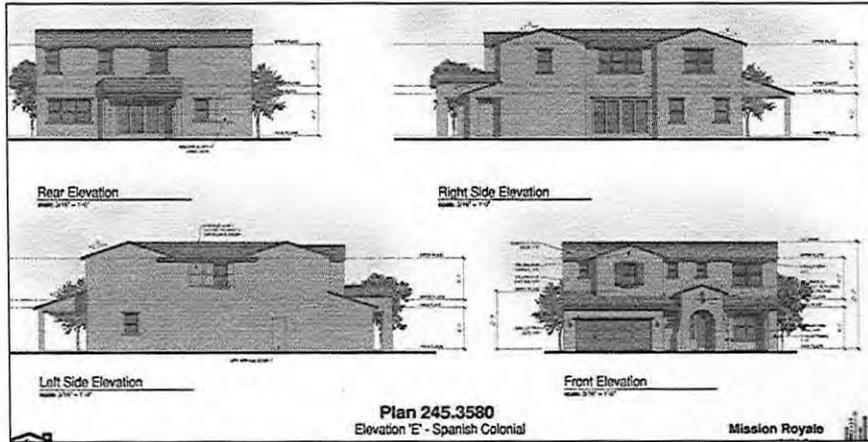


Exhibit A – Housing Product, The Seven Plans with Three Elevations (Spanish Colonial, Ranch Territorial, and Craftsman)

Plan No. 245.3740

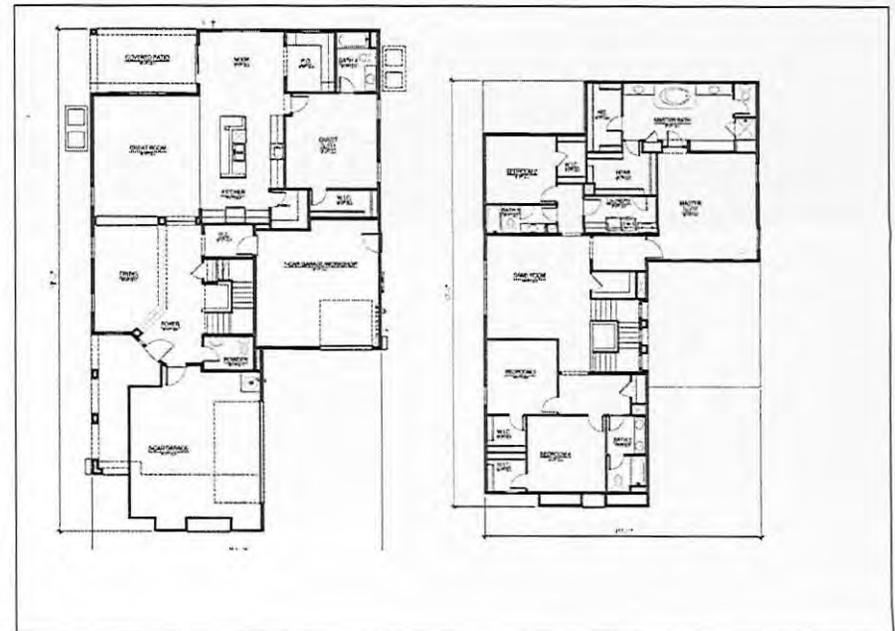
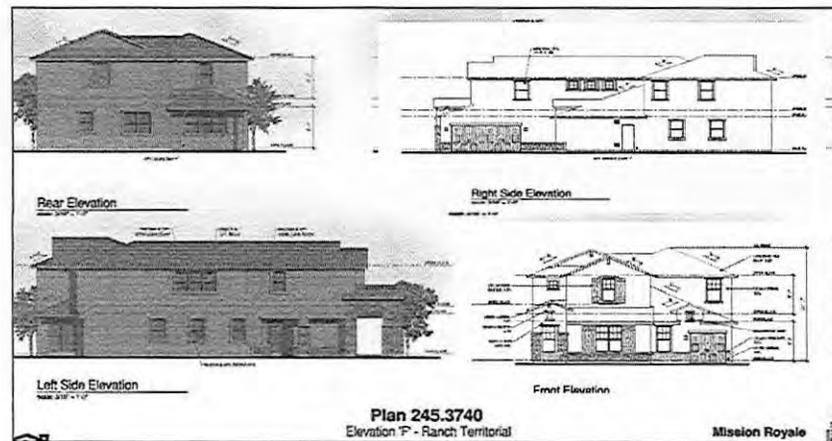
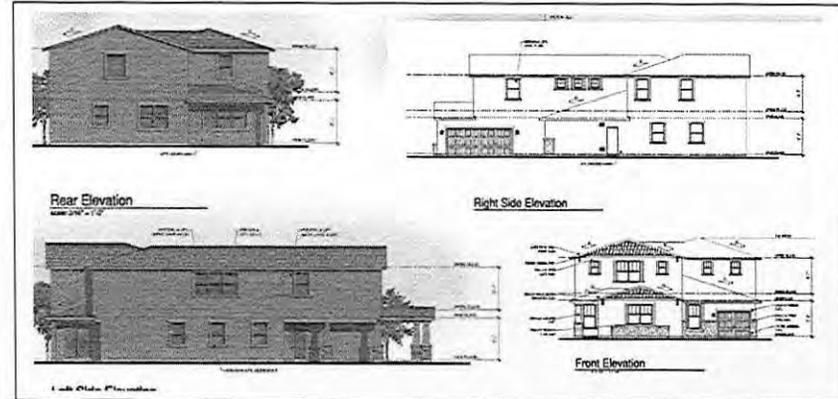


Exhibit A – Housing Product, The Seven Plans with Three Elevations (Spanish Colonial, Ranch Territorial, and Craftsman)

Plan No. 245.4190

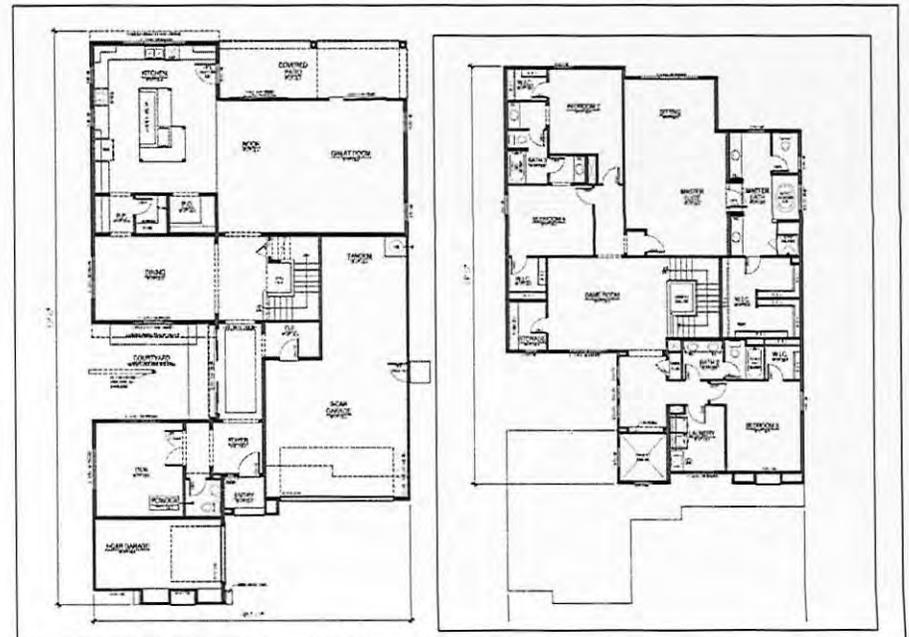
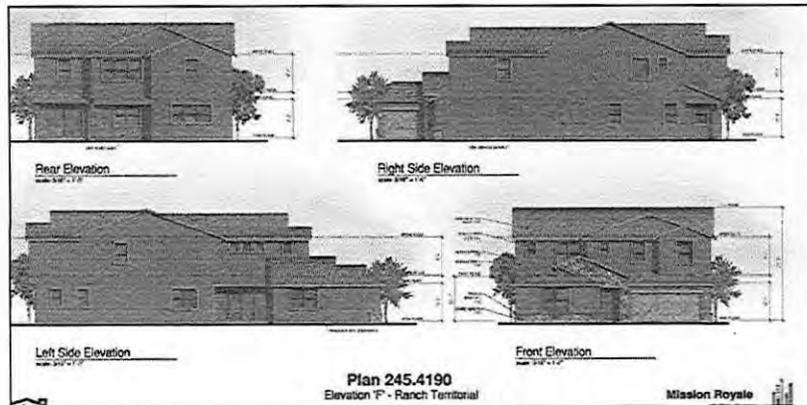


Exhibit B – Narrative

Narrative

Meritage Homes proudly presents a housing product line for Mission Royale to serve a diverse range of families for the growing community. The line up is comprised of seven (7) home plans that each offer three (3) elevation treatments that offer visual variety while offering a community continuity. The 45 foot wide home plans are proposed for Parcel 4 within the Mission Royale PAD located at the Southeast corner of Early and Hacienda Roads. Housing product dimensions will comply with the standards outlined in the Mission Royale PAD that was amended by Meritage Homes in 2014.

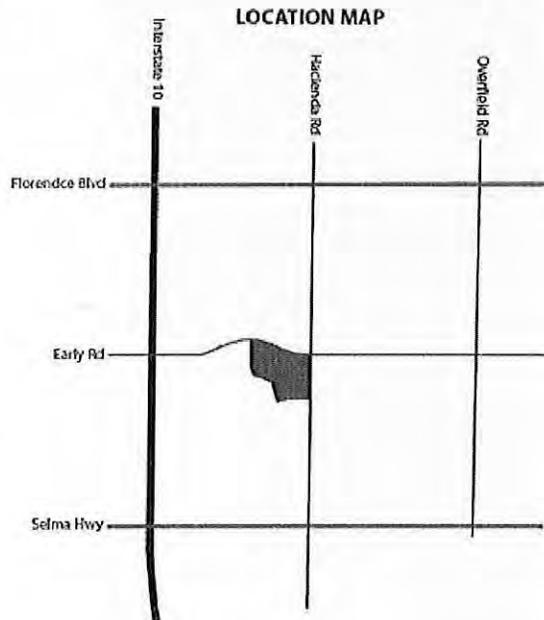
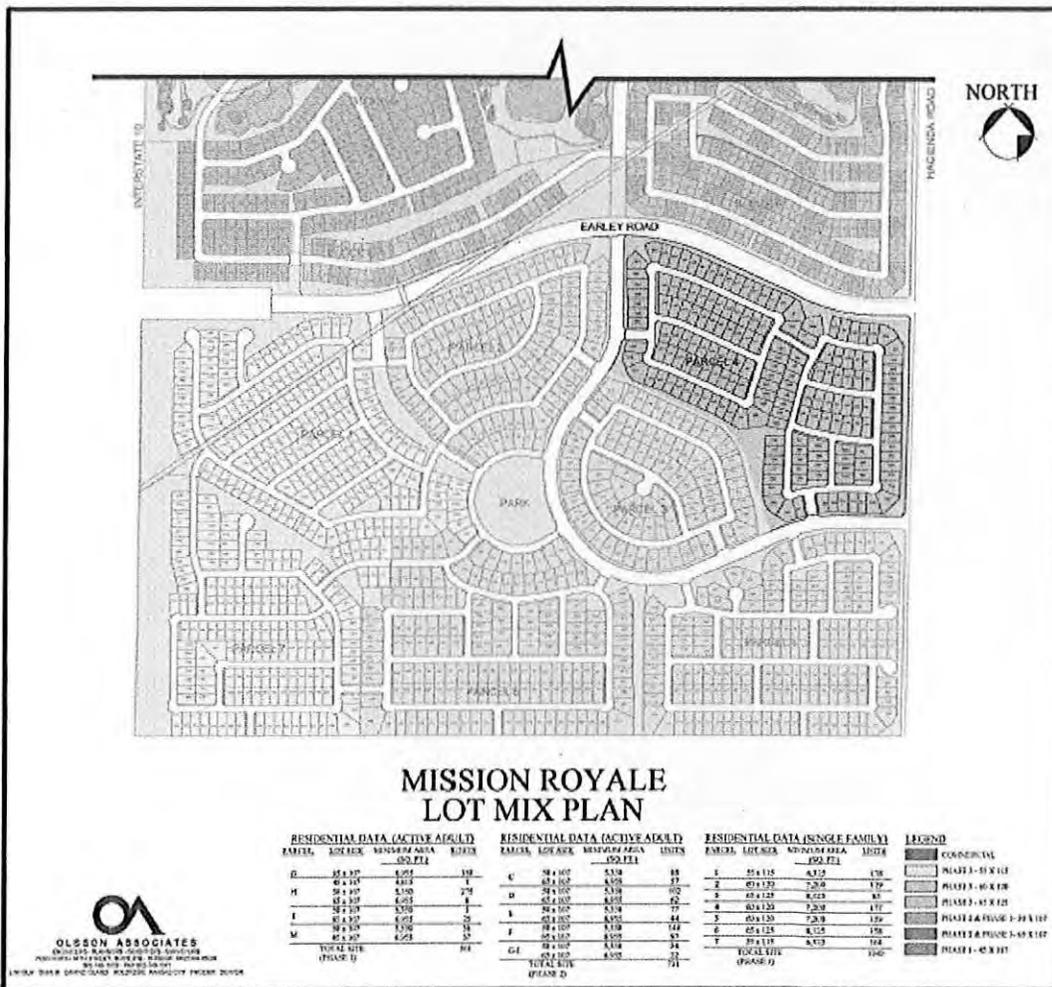


TABLE: Single-Family Home Minimum Setbacks for Phase 3 Family Community

Typ. Lot Size	Staggered Front Setback	Min. Rear Setback	Side Setback (Corner)	Accessory Building Setback	Perimeter Wall
60' x 120'	15' – 18' & 20' – 23'	20'	5' & 10' (5' & 10' Tract)	5'	15'

Parcel 4 is made up of 177 lots with a standard lot measuring 60 feet by 120 feet (minimum 7,200 square feet) as part of the PAD. These lots are in the middle of the size offering in the Single Family lots offered in Mission Royale, with others sized at 55 feet by 115 feet, and others at 65 feet by 125 feet. Parcel 4 is among the Single Family parcels found south of Early Road, unlike the Active Adult parcels located north of Early Road.



Housing Product

The housing product Meritage is putting forward offers a range of lifestyle choices. The seven (7) plans offered include four (4) single-story homes and three (3) two-story homes. The sizes of the home range from 2,308 square feet to 4,147 square feet. All the plans offer a minimum of 3 bedrooms and as many as 5 bedrooms. Garage sizes range from 2 cars to 4 cars with no more than a 2-car garage door facing the street to deemphasize the presence of garages to the streetscape.

TABLE: Housing Product

Plan	Square Footage	Stories	Garage stalls	Elevations
145.2300	2308	1	2 Front Entry	E, F, G
145.2340	2342	1	2 F/E + 1 Tandem	E, F, G
145.2350	2356	1	2 F/E + 1 S/Entry	E, F, G
145.2400	2407	1	2 F/E + 1 Tandem	E, F, G
245.3580	3582	2	2 F/E + 1 Tandem	E, F, G
245.3740	3744	2	2 F/E + 1 S/Entry	E, F, G
245.4190	4147	2	2 F/E + 1 T + 1 S/E	E, F, G

The streetscape is enhanced by the offering of three (3) elevations per plan. Each plan offers elevation styles of Spanish Colonial (E), Ranch Territorial (F), and Craftsman (G). These styles offer a mix of durable and contemporary facade treatments to offer variety while complementing the community character. Other details that change with each elevation is significant massing, roof lines and accent features. Accent features reenforce the theme with quality doors, windows, detailing and light fixtures.

Exhibit C- Accent features

Exhibit C – Accents

<p>5687 Brown Gray Range Brown, Gray Range Ref. Emi. SRI A Ref. A Emi. A SRI CRRC: .15 .91 13 .16 .92 15 0918-0028</p>	<p>5689 Brown Range Brown Range Ref. Emi. SRI A Ref. A Emi. A SRI CRRC: .15 .91 13 .16 .92 15 0918-0028</p>
<p>5690 Powder Bronze Blend Powder Gray, Gold Blend Ref. Emi. SRI A Ref. A Emi. A SRI CRRC: .17 .91 16 .19 18 0918-0060</p>	<p>3687 Brown Gray Range Brown, Gray Range Ref. Emi. SRI A Ref. A Emi. A SRI CRRC: .15 .91 13 .16 .92 15 0918-0028</p>
<p>3689 Brown Range Brown Range Ref. Emi. SRI A Ref. A Emi. A SRI CRRC: .15 .92 14 .17 .93 17 0318-0026</p>	<p>Profile: Capistrano Product No: 3499 Name: Powder Bronze Blend Description: Powder Gray, Gold Blend</p>

<p>CORONADO ITALIAN VILLA DAKOTA BROWN 1/2" mortar joints</p>
<p>CORONADO FRENCH COUNTRY VILLA VERONA 1" full smooth brushed</p>
<p>CORONADO CANYON LEDGE DAKOTA BROWN Dry stacked</p>

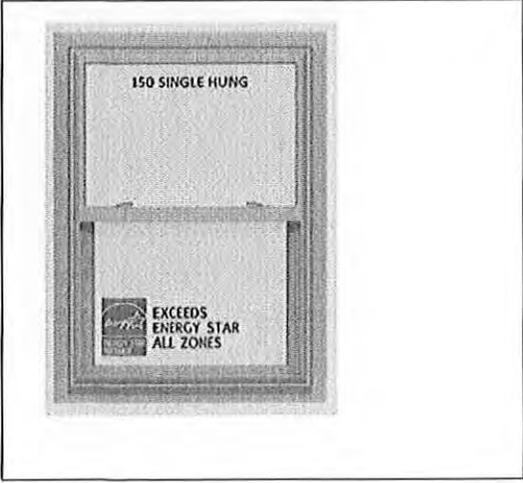
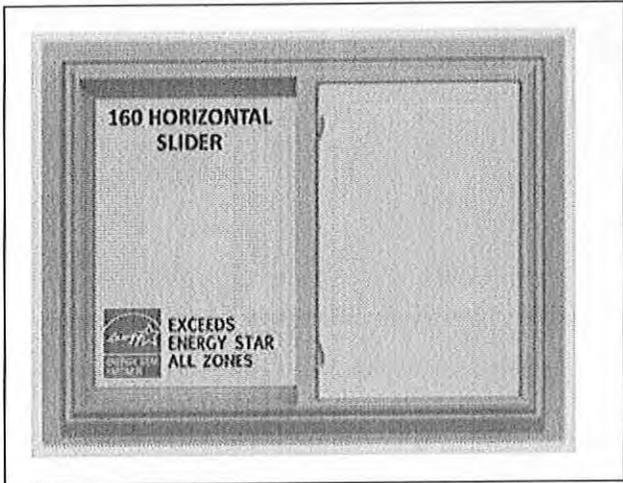
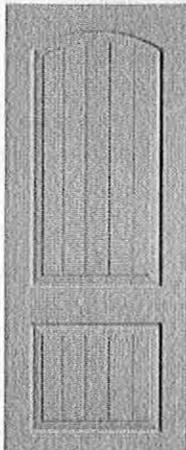


Exhibit C – Accents

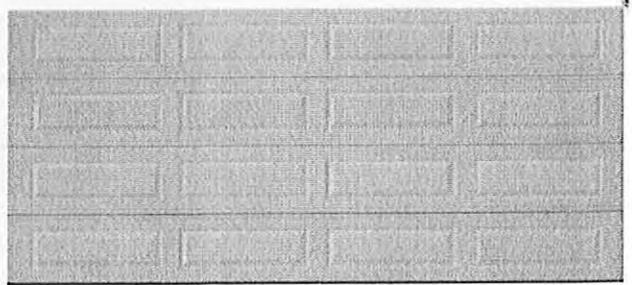
Spanish Colonial



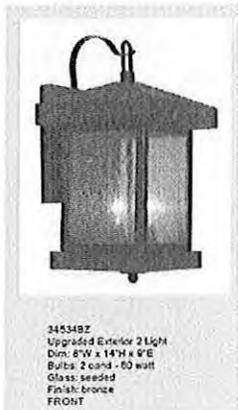
15044BZ
 Upgraded Exterior 3 Light
 Dim: 9.5"W x 25"H x 10"E
 Bulbs: 3 cand - 60 watt
 Glass: seeded
 Finish: bronze
 FRONT



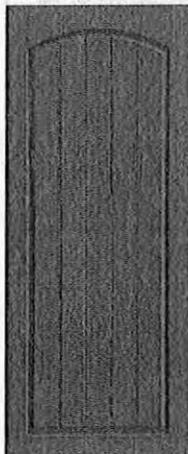
Spanish Colonial



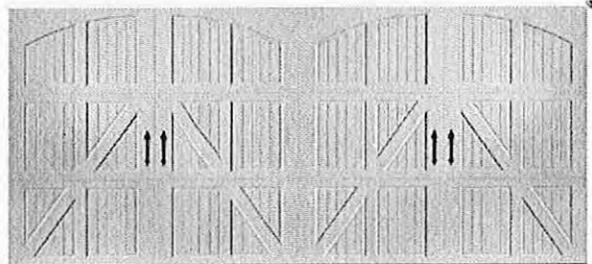
Ranch Territorial



34534BZ
 Upgraded Exterior 2 Light
 Dim: 8"W x 14"H x 9"E
 Bulbs: 2 cand - 60 watt
 Glass: seeded
 Finish: bronze
 FRONT



Ranch Territorial



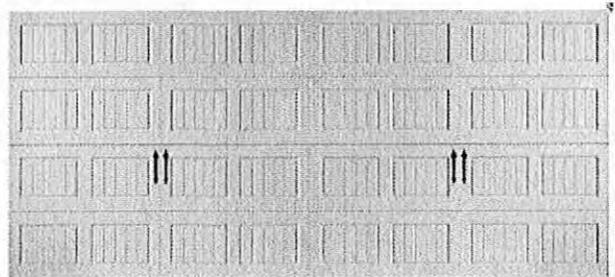
Craftsman



4638BZ
 Wall Lantern 2 Light
 Dim: 8.5"W x 13"H x 10.5"E
 Bulbs: 2 cand - 60 watt
 Glass: seeded
 Finish: bronze
 FRONT



Craftsman



	Planning and Zoning Commission STAFF REPORT	AGENDA # _____
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TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: James Gagliardi, AICP, Planner

MEETING DATE: November 6, 2014

REQUEST

Request by Alan Beaudoin-LVA Urban Design Studio, on behalf of Marathon Farming Investments, for the following land use approval on approximately 445 acres of land (APN # 401-10-001F, 401-10-003C, 401-10-003E, 401-09-007A, 401-09-007B):

1. **DSA-14-00083: Major amendment to the Overfield Farms Planned Area Development (PAD) (Exhibit A). Said amendment includes the following changes:**
 1. Refining 445 acres of the 3,714-acre Overfield Farms PAD as Alcea at Overfield Farms specifying development standards for this area.
 2. Inclusion of development master plans including land use; landscape and open space; streets; pedestrian, bicycle and trails; drainage; water; wastewater; and phasing.
 3. Re-arranging locations of previously-approved land uses.

APPLICANT/OWNER

Alan Beaudoin—LVA Design Studio, LLC	Marathon Farming Investments
120 S Ash Avenue	PO Box 11248
Tempe, AZ 85281	Casa Grande, AZ 85122
602-490-0535	520-424-3593
abeaudoin@lvadesign.com	

HISTORY

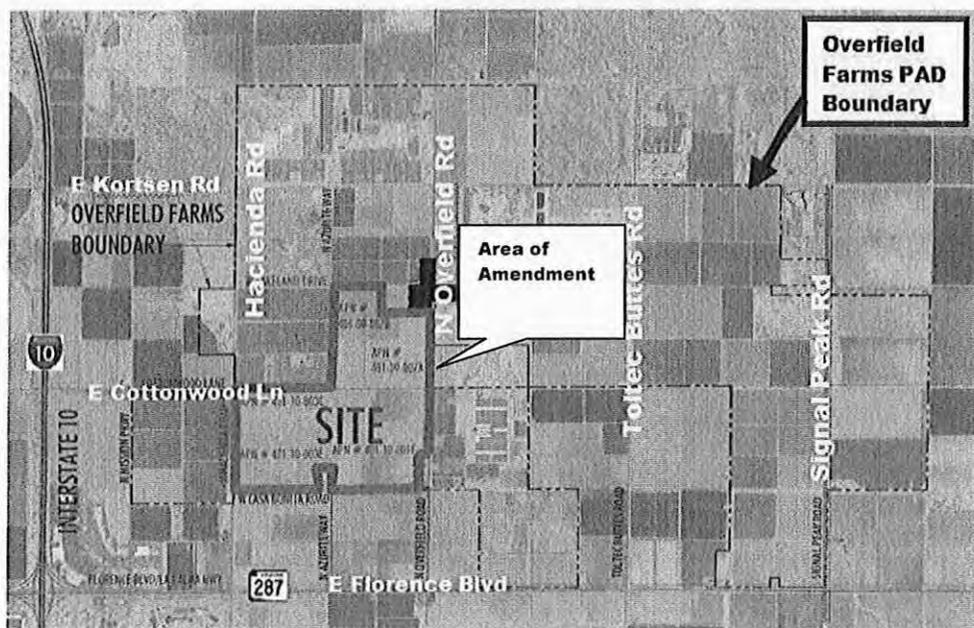
December 17, 2007: The City Council adopted Ordinance No. 2488 annexing 4,890 acres property into the City of Casa

Grande. At the same hearing, 3,714 acres of this land was zoned as Overfield Farms PAD via Ordinance No. 1178.313.

PROJECT DESCRIPTION	
Site Area	445 acres
Zoning	Planned Area Development (PAD) Overfield Farms
General Plan Designation	<i>Neighborhoods</i>

SURROUNDING LAND USE AND ZONING			
Direction	General Plan Designation	Existing Zoning	Current Uses
North	<i>Neighborhoods</i>	Overfield Farms PAD / UR	Undeveloped / Single-family residence
South	<i>Neighborhoods</i>	UR	Single family residences / Agriculture
East	<i>Neighborhoods</i>	Overfield Farms PAD/UR	Undeveloped
West	<i>Neighborhoods</i>	Overfield Farms PAD	Undeveloped

SITE AERIAL

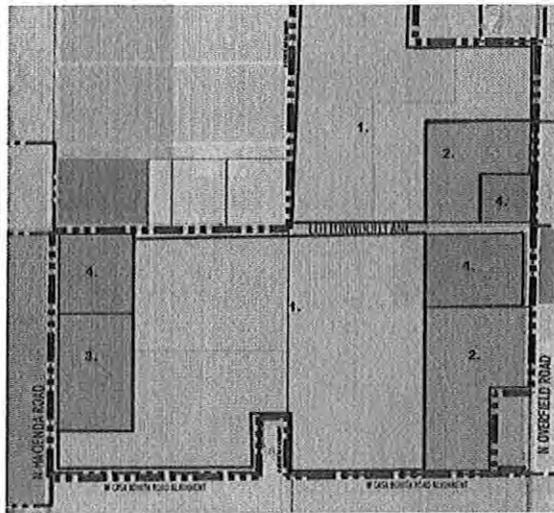


Overview

The Overfield Farms 3,714 acre PAD was approved in 2007. The land use plan for the Overfield Farm PAD provides areas for residential uses of varying densities, office/business park uses, as well as commercial uses. It also includes two school sites and a fire house. Development upon any portion of the PAD has yet to occur. The PAD is made up twelve different ownership entities. Per the narrative supplied by the applicant (Exhibit B)—one of the ownerships, the Scott family, would like to refine their 445-acre area to specify the development standards and phasing for their portion to prepare it for development, while maintaining compatibility with the Overfield Farms PAD. The proposed amendment for the 445 acres owned by the Scott family is to be known as “Alcea at Overfield Farms” and will serve as an appendix to the approved Overfield Farms PAD. As other entities within the PAD refine their ownership areas, these will be additional appendices to the PAD. This is regarded as a sensible step to ensure that the spirit of the PAD is well-captured by refining each area as it is staged for development.

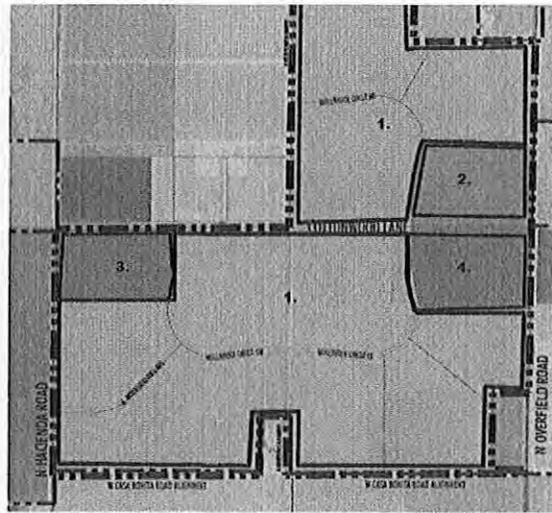
The amendment includes a series of Master Development Plans, including land use, landscape & open space, streets, pedestrian, bicycle & trails, drainage, water, wastewater, and phasing. These master plans define a much higher level of detail and certainty regarding overall planning and infrastructure provisions for the Alcea property than is provided within the overall Overfield Farms PAD.

Amendment area of PAD as existing:



LEGEND	
1.	LOW DENSITY RESIDENTIAL, 307 ACRES, 1228 UNITS, 4 DUs
2.	MEDIUM DENSITY RESIDENTIAL, 60 ACRES, 480 UNITS, 8 DUs
3.	HIGH DENSITY RESIDENTIAL 26 ACRES, 416 UNITS, 16 DUs
4.	COMMERCIAL, 56 ACRES

Amendment area PAD as proposed:



LEGEND	
1.	LOW DENSITY RESIDENTIAL 372 ACRES, 1352 UNITS, 3.63 DUs
2.	MEDIUM DENSITY RESIDENTIAL 22 ACRES, 197 UNITS, 3.63 DUs
3.	HIGH DENSITY RESIDENTIAL 25 ACRES, 397 UNITS, 15.88 DUs
4.	COMMERCIAL, 26 ACRES

An amendment is necessary because the applicant proposes to rearrange the land uses as shown for their ownership area of the PAD. The amount of commercial land use is being reduced from 56 acres to 26 acres.

Overall, there is also a decrease in the proposed number of dwelling units within the Alcea portion of Overfield Farms:

Density Type	Amendment Area as Existing	Amendment Area as Proposed	Unit increase/decrease
Low Density Residential	1228 units	1352 units	+124 units
Medium Density Residential	480 units	137 units	- 343 units
High Density Residential	416 units	397 units	-19 units
Total	2124 units	1,886 units	238 unit decrease

Though there is an increase in the number of single-family dwelling units proposed, there is a reduction in both the medium and high density residential categories. The amendment entails creating three categories of low-density residential land use, each prescribing minimum lot areas and minimum lot widths specific to each category. These categories are identified as areas LDR-6, LDR-7, and LDR-8 on the proposed land use master plan (Exhibit C) and will provide residential diversity within the community, including a variety of lot sizes within each phase of development. The three proposed low density residential designations serving the 1352 proposed single-family units are noted as follows:

- LDR-6: Minimum lot size of 6,000 sq. ft., minimum lot width of 55 ft.
- LDR-7: Minimum lot size of 7,000 sq. ft., minimum lot width of 60 ft.
- LDR-8: Minimum lot size of 8,500 sq. ft., minimum lot width of 70 ft.

Though there are a variety of single-family lot sizes within the existing Overfield Farms PAD, the majority of the lots are 6,000 sq. ft., with a small percentage being estate lots over 21,000 sq. ft. in size. Within Alcea, the 26-acre commercial area proposes a list of permitted uses similar to those commercial uses allowed within the other commercial areas of Overfield Farms. It recognizes the existence of the present agricultural uses, and identifies that this use will be phased out as Alcea develops. The list of conditionally-permitted uses is more specified than the existing PAD. Alcea lists the conditional uses, whereas the currently approved PAD simply references conditionally-permitted uses within the City Code (Pg. 37-39. Exhibit A).

To ensure well-coordinated development to the benefit of the developer and the City, the PAD amendment introduces a consortium of master development plans to ensure cohesive fulfillment of the PAD over three phases and multiple years of implementation. These include:

- Land use master plan (Figure 4, Exhibit A)
- Landscape and open space master plan (Figure 5, Exhibit A)
- Streets master plan (Figure 8, Exhibit A)
- Pedestrian, Bicycle and Trails Master Plan (Figure 9, Exhibit A)
- Drainage Master Plan (Figure 11, Exhibit A)
- Water Master Plan (Figure 12, Exhibit A)
- Wastewater Master Plan (Figure 13, Exhibit A)
- Phasing Master Plan (Figure 14, Exhibit A)

Code Criteria

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;

Overfield Farms, and particularly Alcea at Overfield Farms, is flat agricultural land largely occupied by dairy farms, different by contrast to many areas on the west-side of Interstate 10, the more urbanized area of the City, which has more desert-type characteristics. With the absence of desert vegetation, Overfield Farms provides a “blank slate” to incorporate agrarian principles with extensive trail and park systems which is part of the Overfield Farms’ original scope.

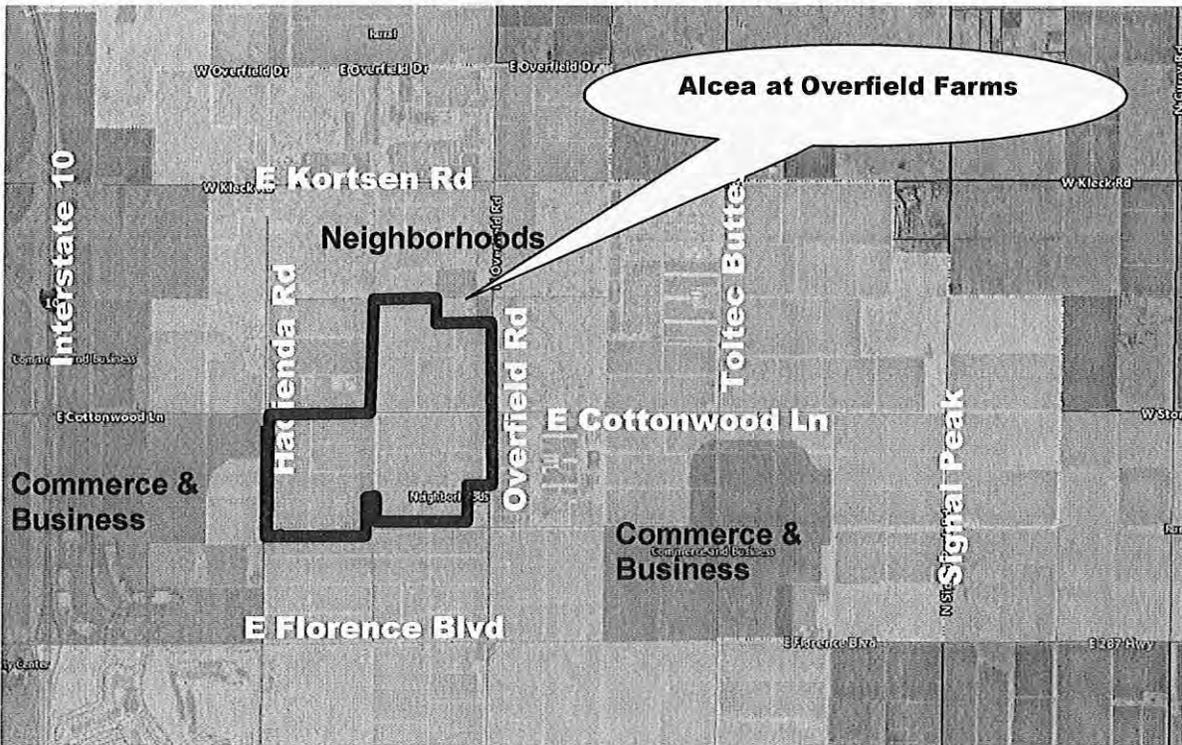
Since this amendment refines characteristics for only 445 acres of the 3,714-acre PAD, an examination was made to determine what affects the changes proposed within Alcea at Overfield Farms has on the overall PAD. Though new standards are proposed for Alcea including a specified but complementary theme, landscaping, open spaces, housing types, etc.; the sheer size of the PAD lends itself to varying styles to prevent sameness over such a large area. Regardless of these refinements, the relationship with the remainder of the PAD is maintained with regard to density as well as connectivity of streets, trails, utilities and drainage infrastructure.

Conformance to the City's General Plan;

The General Plan 2020 Land Use designation for the site is *Neighborhoods*. This land use provides for an assortment of residential neighborhoods with a range of densities. The primary objective is to have a mix of residential neighborhoods that are well designed places.

Overall density is proposed to decrease with the amendment. Currently there are a maximum of 2,124 planned dwelling units within the area of the Overfield Farms PAD that is to be amended as Alcea. Alcea at Overfield Farms is proposed to have a maximum of 1,886 dwelling units. The existing PAD was approved for 14,856 dwelling units with a requirement that the overall density shall not exceed 4 dwelling units per acre. The *Neighborhoods* land use category of the 2020 General Plan's also has an overall target density of 4 dwelling units per acre. By reducing the number of dwelling units within the amended portion of the PAD it ensures that this requirement is met.

For commercial development, the General Plan requires that the floor area ratio shall be no greater than .35 within the *Neighborhoods* land use designation. Alcea calls for a floor area ratio maximum of .30; therefore the amendment also meets the commercial target of the General Plan. A floor area ratio of .30 also maintains a less dense environment, which is ideal for developments at the edges of the City so there is a better transition from the rural landscape that borders the community



Conformance to the City's Zoning Ordinance: PAD Design Standards;

In addition to the zoning criteria for Planned Area Developments, a development agreement was executed at the time of annexation that restricts minimum single-family residential lot width to 55 ft. As a PAD, this property is subject to Section 17.40.015 of the City Code under Planned Area Developments. This section requires PAD's to comply with the 2003 edition of "Design Standards for Planned Area Developments",

adopted via Resolution No. 2694.2, and made part hereof in this ordinance. These standards cover various requirements such as open space allotment, front yard landscaping, housing product, and lot sizes and setbacks. Though Alcea generally complies with the requirements, the applicant is asking for deviation from the standards that pertain to the required balance of lot size mix, side yard setbacks, and multi-family building height.

Within the *Design Standards for Planned Area Developments*, it is stated that the Planning and Zoning Commission and Council may find that departure from some of these standards is warranted if it can be demonstrated that the development proposal is so unique to the City that strict conformance with all of the design standards would be counter-productive to achieving the diversity, creativity, and sustainability sought in the PAD. Council may alternatively approve the use of unlisted requirements if the desired diversity objectives are achieved.

Below is the list of modifications to the *Design Standards for Planned Area Developments*, citing which particular section and standard that the applicant is requesting be modified, the proposed modification, and the applicant justification for the requested change. Following each is the staff response and recommendation:

Design Standards for Planned Area Developments

Section 2: Single-family lot sizes:

- ***For every single-family lot less than 7,000 sq. ft. in area, an equal number of lots that are at least 8,000 sq. ft. in area shall be provided.***

Proposed Modification: For every single-family lot less than 7,000 sq. ft. in area and equal number of lots greater than 7,000 sq. ft. shall be provided, including a minimum of 40% of the lots greater than 7,000 sq. ft. to be at least 8,500 sq. ft.

Applicant Justification: *The intent of the Alcea master plan is to provide a wide range of housing product types and price ranges to ensure a diverse community, with opportunities for various lifestyle choices, demographic and economic backgrounds. The residential standards require a minimum of three different lots sizes. This will ensure a diverse mix of product types and price ranges, creating a sustainable community that is attainable for a wide variety of potential buyers of various income levels.*

Staff Response and Recommendation: The intent of this PAD design standard is to ensure that the average lot size is at least 7,000 sq. ft. This is assumed because lots within a PAD per the Design Standards can be as small as 6,000 sq. ft. For every 6,000 sq. ft. lot, there would have to be an equal number of lots that are at least 8,000 sq. ft. Below is a table of the Low Density Residential categories proposed within Alcea with their respective lot sizes and density within each category:

Low Density Residential Categories	Minimum lot area in sq. ft.	No. of lots	No. of net acres	Dwelling units per net acre
LDR-6	6,000	639	160	3.99
LDR-7	7,000	408	107	3.81
LDR-8	8,500	304	94	3.23
Average:	7,064			3.74

Whereas there are 639 lots within the LDR-6 category, with a minimum lot area of 6,000 sq. ft.; there are 712 lots that are at least 7,000 sq. ft. and an overall average lot size of 7,064 sq. ft. within Alcea. The intent of this standard is met; therefore, staff recommends approval of this modification

Section 3: Setbacks:

- *A minimum 10 foot side yard setback shall be provided for every lot to allow for adequate access to the rear yard*

Proposed Modification: A minimum of a 5 foot side yard setback shall be provided on one side for every lot within the single-family residential categories with a total side setback for both side yards to be 15 ft.

Applicant Justification: *A five foot side setback on one side with a ten foot side setback on the other are the minimum setbacks allowed within the approved Overfield Farms PAD.*

Staff Response and Recommendation: Setbacks proposed for Alcea are provided on Page 40 within Exhibit A. As the applicant carries forward the existing Overfield Farms allowance for side yard setbacks of 5 ft. on one side and 10 ft. on the other within the Low Density Residential areas, staff also agrees that 5 ft. and 10 ft. side yard setbacks allow adequate access to the back yard; which is the intent of that particular standard. Staff recommends support for this exception. Many PADs have been allowed these reduced setbacks, but staff would not support this if other PAD design standards were being deviated such the requirement to vary front setbacks every three homes, or a house product submittal that offered less than 5 different floor plans as is required. There will be enough variety among the other standards that the single-family neighborhoods will be of high quality design and appearance. Additionally, the allowance for 5 ft. on one side allows for more flexible housing choices for the various types of home buyers that Alcea is intended to attract.

Section 4: Multi-family & single-family attached development

- *Multi-family buildings adjacent to single-family residential parcels are limited to a height of two stories.*

Proposed Modification: Multi-family buildings adjacent to single-family residential parcels are limited to a height of two stories *unless a minimum 75 foot setback is provided* between the single-family residential property line and any building exceeding two-stories.

Applicant Justification: *The adjacency of a multi-family building to a single-family residential parcel is irrelevant when a setback of 75 ft. is provided. If this setback is not provided; then the adjacent multi-family building will comply with the design standard requirement as-is.*

Staff Response and Recommendation: Staff agrees with the applicant. Spacing of 75 ft. provides a sufficient buffer and diminishes any negative impact of this relationship and alleviates the relative adjacency between the two uses.

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

Parking requirements within the PAD are per Section 17.53 of the City Code.

A Traffic Impact Analysis (TIA) has been prepared by CivTech and reviewed by the City Traffic Engineer. The TIA evaluates proposed on-site and off-site roadways, including trip generation rates, level of service, number of lanes, and future traffic signals to serve the area. The street network serving Alcea and the local streets proposed therein comply with the Small Area Transportation Study (SATS), except as specifically modified within the PAD and the associated Traffic Impact Analysis. Modifications to the SATS are allowed if they are determined acceptable by the City Traffic Engineer.

The TIA and PAD classifies Cottonwood Ln as a minor arterial (110 ft. wide) (Exhibit D). The designation of Cottonwood Ln in the SATS manual, however, identifies it as a principal arterial of 140 ft. wide (Exhibit E). The TIA for Alcea indicates that at full build-out of the project and all surrounding developments (including PhoenixMart), the total volume on Cottonwood Lane is approximately 32,000 vehicles per day, within the performance threshold of a 4-lane minor arterial road. Additionally, the traffic report prepared for the PhoenixMart project indicates that at full build-out, the total traffic along Cottonwood Lane would be 29,781 vehicles (Exhibit F). Both traffic reports confirm that Cottonwood Lane is well within the performance threshold for a 4-lane minor arterial roadway. The SATS manual depicts Cottonwood to be a principal arterial in part because it does not account for an interchange at Kortsen Rd and Interstate 10. To comply with the intent of the SATS manual, staff supports a cross-section for Cottonwood that provides for four lanes of traffic and 110 ft. of right of way that a minor arterial typically would have; however, the sidewalks on both sides of the street that would typically be within the right of way are to go into tracts adjacent to both sides of the right of way. Moving the public sidewalk into tracts allow for 18 feet of unused right of way to remain between the roadway curb and the outside edge of the right of way. This 18 foot area can be used to accommodate an additional travel lane, allowing

Cottonwood Lane to be increased from 4 to 6 lanes in the future if that becomes necessary. Thus the cross-section proposed by the applicant has the ability to function as a principal arterial, meeting the intent of the SATS guide.

The adequacy of the plan with respect to land use;

The proposed land use map (Exhibit C) proposes an arrangement of uses that places the most intense uses such as commercial and high-density residential adjacent to major roads, while single-family residential is placed internally within Alcea. This allows for an organized transition of uses from most intense next to roadways to least intense internal to the development. It is also compatible with the land uses upon the adjacent areas of the PAD.

Pedestrian and vehicular ingress and egress;

The PAD proposes an internal street network found acceptable by staff. More specified circulation will be reviewed at the time of individually developed parcels. The site proposes a trail system that will connect the existing trail system within the Overfield Farms PAD.

Building location, height & Building Elevations;

All low-density residential areas within Alcea are proposed to be a maximum height of 30 ft. medium and high density residential areas as well as the commercial area is proposed to have a maximum height of 35 ft. The particular locations of buildings are detailed within the proposed development standards (Exhibit G). Elevations will be provided within housing product submittals for the single family residential areas to be considered by Planning Commission. The PAD guide suggests a traditional farmhouse style theme. For multi-family and commercial development, elevations will be submitted as part of the Final Development Plan review, also to be considered by Planning Commission.

Landscaping;

A landscaping master plan, plant pallet, and landscape cross section has been proposed for the PAD (Exhibit H). As each parcel develops, specific landscape plans will be provided and reviewed for adherence to the PAD and City Code in conjunction with the Preliminary Plat review for single-family areas and along with the Final Development Plan review for multi-family and commercial developments. Per the *Design Standards for Planned Area Developments*, a landscape package will be provided at the time of housing product review for individual front yard landscaping.

Lighting;

Parking lot and building lighting standards will be evaluated in conjunction with future Final Development Plan submittals. Streetlights will be evaluated in conjunction with the submittal of future Preliminary Subdivision Plats.

Provisions for utilities;

The site may be serviced by the following utility providers:

- o Sanitation Services (trash & sewer) - City of Casa Grande
- o Water - Arizona Water Company
- o Electricity - ED2 District
- o Gas - Southwest Gas
- o Communications - Cox Cable
- o Qwest Communications

Site drainage;

The preliminary drainage report has been accepted by the City Drainage Engineer. Within the PAD amendment, a Preliminary Drainage Plan (See Exhibit I) has been provided identifying flow directions and conceptual basin locations. None of the area is within a floodplain or floodway.

Open space;

The PAD proposes open space through the provision of four neighborhood parks, a series of mini parks, with perimeter landscaping, buffer areas, entry monuments and trails. It is also adjacent to a planned Community Park with the Overfield Farms PAD. Within the single-family residential districts, a minimum of 15% of the net parcel area will be designated as open space, which meets the minimum amount required for PADs. Along Cottonwood lies a T-4 Community Trail recognized within the City of Casa Grande Trails Plan to be placed within a 30-foot wide corridor. This will double as the 10 ft. sidewalk being provided within the tract adjacent to the right of way (Exhibit H).

Loading and unloading areas;

This will be reviewed during individual site development.

Grading;

See *site drainage*, above.

Signage, Walls;

Monument and entry signage is proposed with this PAD with the intent to use block wall

of earth-tone colors (Exhibit J), as well as split rail fencing. Sign permits will be required at time of individual site development. A Comprehensive Sign Plan is required to be considered by the Planning Commission as an amendment to Alcea at Overfield Farms for all or a portion of the property which will determine the number, size and design of entryway signs as well as for signage within commercial areas.

Screening:

Screening will be reviewed during individual site development.

Setbacks

Setbacks as proposed (See Exhibit G) are adequate to provide sufficient space between structures.

PUBLIC NOTIFICATION/COMMENTS

Notification

Public hearing notification included:

- A notice of time, date, place, and purpose of the public hearing was published in the Casa Grande Dispatch on October 21, 2014 (originally sent on August 19, 2014, prior to the applicant requesting item be postponed for further refinement).
- A notice was mailed on October 22, 2014 to the property owners within 300 ft. of the PAD. An affidavit confirming this mailing is within the project file. (A notice was originally mailed August 20, 2014; however the applicant requested the item be postponed for further refinement.)
- A notice was posted by the applicant in three locations around the subject site since August 13, 2014, and updated by October 22, 2014. An affidavit confirming this posting was also supplied by the applicant.

Inquiries/Comments

To date no comments or inquires have been made except the enclosed letters of support from some of the property owners within the Overfield Farms PAD (Exhibit K).

STAFF RECOMMENDATION

Staff recommends the Commission forward a recommendation to approve the Major Amendment to a PAD Zone/Preliminary Development plan (DSA-14-00083) for Alcea at Overfield Farms PAD to City Council

Exhibits

- A – PAD Guide
- B – Project Narrative
- C – Land Use Plan
- D – Street Cross Sections
- E – SATS
- F – CivTech Engineering Memo regarding TIA
- G – Development Standards
- H – Landscaping
- I – Drainage
- J – Monument signage, fences, walls
- K – Letters of support

Exhibit A – PAD Guide

Provided as a separate document

Exhibit B – Project Narrative

1.0 Introduction and Overview

1.1 Amendment Property Description and Location

Alcea at Overfield Farms is a 445-acre property that represents approximately 12% of the overall 3,714-acre Overfield Farms Planned Area Development (PAD). The Alcea property is generally defined as including portions of the southeast quarter of Section 18 and the north half of Section 19, Township 6 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona, and located to the northeast, southeast, and southwest corners of Cottonwood Lane and the N. Azurite Way alignment in Casa Grande, Arizona. A more precise legal description of the property is provided in **Appendix E, Alcea Amendment Area Legal Description. Figure 1, Alcea Property and Overfield Farms PAD Boundary**, also shows the precise location of the property in relation to the Overfield Farms PAD and surrounding area.

1.2 Purpose and Intent of Amendment

The Overfield Farms PAD is a 3,714-acre collection of properties located east of Interstate-10 and generally between Overfield Drive on the north and Florence Boulevard on the south. The collection of properties spans approximately four miles from west to east and represents a collection of twelve property ownership entities. The planning process for Overfield Farms occurred in 2007 and involved land use planning, annexation, and the adoption of some basic development standards.

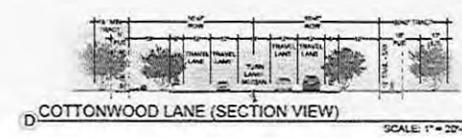
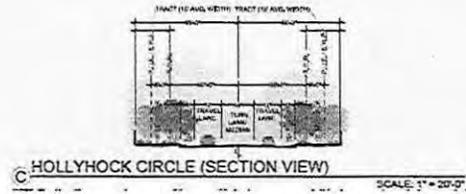
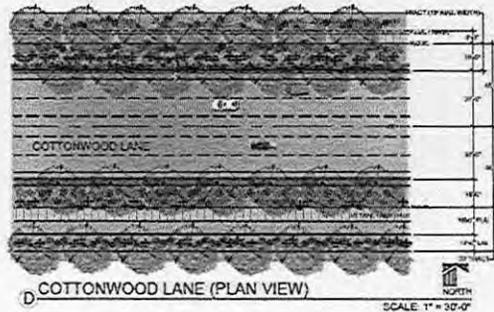
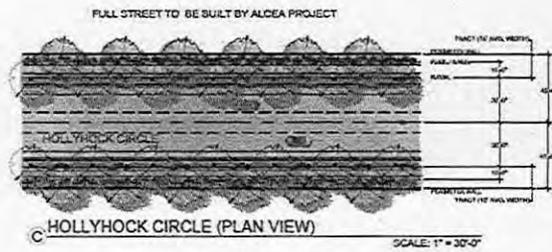
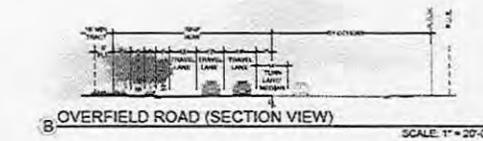
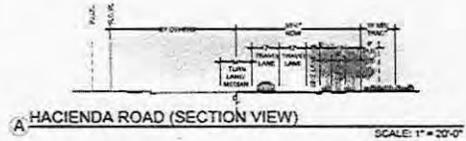
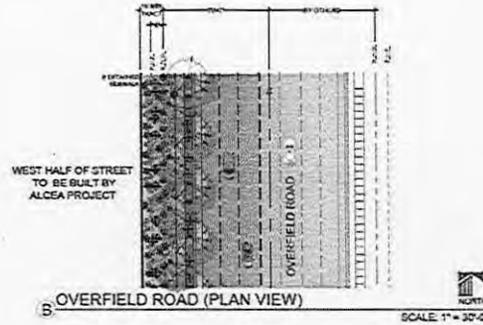
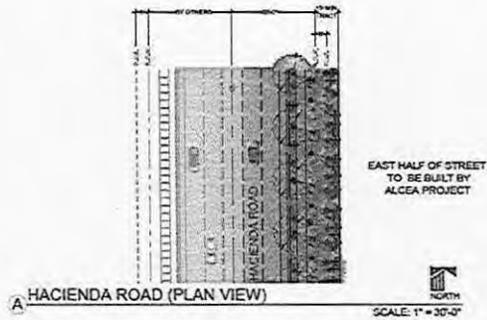
One of the participating families, the Scott family, would like to take the next step in the planning, entitlement and development process through a refinement of the Overfield Farms PAD with the specific intent of promoting a series of master plans that will position the property for development. This process will include an Amendment to the Overfield Farms PAD to introduce Alcea at Overfield Farms, and will include a refined development plan and associated master plans designed for the commencement and phasing of development over the next several years.

The proposed Amendment to the Overfield Farms PAD will include a series of Development Master Plans (DMP's) for the Alcea property, and refined regulatory development standards that will guide the development of the property on a phased basis. The actual housing product submittal will be presented to the Planning Commission at a later time when individual parcels develop. The DMP's proposed for this amendment are defined below:

- **Land Use Master Plan:** The intent of the Land Use Master Plan is to refine the property development parcels and land use designations, clearly define a balance of uses, define the land use densities and intensities for each development parcel, including the definition of minimum lot sizes associated with the single-family residential development parcels, and establish the planned limits on residential unit count and density for the property. The Land Use Master Plan will be utilized for the programming of infrastructure to be constructed in support of the community.
- **Landscape and Open Space Master Plan:** The intent of this DMP is to define the overall open space and recreation plan, the community theme and landscape plan for the development. This will include the location and designation of parks, trail connections, entry monuments, amenity areas, theme walls and landscape material palette for the Alcea community. The DMP will demonstrate how low water use

plant materials will be utilized, the relationship between retention areas, drainage facilities, recreation areas, neighborhoods, trails and non-residential areas and how the landscape architecture design concepts strengthen these relationships.

- Streets Master Plan: The intent of this DMP is to identify the proposed location, alignment, classification and treatment of future roadways. The master plan will include all primary roadway cross sections, including number of traffic lanes and widths, center turn lanes/medians, bicycle lanes, landscaping, roadway right-of-way and public utility easements.
- Pedestrian, Bicycle and Trails Master Plan: The intent of this DMP is to illustrate adequacy of safe, convenient and accessible non-vehicular connections between neighborhoods, parks, commercial services and public places. The Plan will demonstrate connectivity to planned trails and recreational facilities located within and adjacent to the boundaries of the project, and will provide details such as the location of pedestrian sidewalks and trails, bicycle lanes, landscape treatment, and other multi-modal circulation elements.
- Drainage Master Plan: The intent of the Drainage Master Plan is to define off-site flows, promote a plan to manage storm water flows onto and through the property, and address on-site stormwater retention for the project.
- Water Master Plan: The intent of the Water Master Plan is to define the regional water main distribution lines and service facilities necessary to support the domestic water needs of the property in the context of the overall Overfield Farms PAD.
- Wastewater Master Plan: The intent of the Wastewater Master Plan is to define the regional sewer service routes and identify the necessary extension of sewer services to the development.
- Phasing Master Plan: The intent of the Phasing Master Plan is to clearly identify the development phasing strategy for the overall development of the Alcea property, including the phasing of all necessary infrastructure and utilities to serve the property, as well as ensure a balanced mix of uses to maximize market absorption within each phase of development.



ALCEA

FIGURE 10

Street and Trail Cross Sections

KEY MAP

PROJECT TEAM	
Owner: C/O Mr. Greg Sault / Mr. Colin Ault Marathon Planning Investments	PO Box 11240 Cottonwood, AZ 85221 Phone: (520) 424-3833
Land Planner: C/O Alan Strasser LVA Urban Design Studio, LLC	120 S. Ash Avenue Tempe, AZ 85281 Phone: (480) 994-0994 Fax: (480) 994-7332
LVA Urban Design Studio: C/O Carol Wilson Project Manager	1611 S. Camelback Rd. Suite 275 Phoenix, AZ 85016 Phone: (602) 430-0638
Landscape Architect: C/O Laura Thayer LVA Urban Design Studio, LLC	120 S. Ash Avenue Tempe, AZ 85281 Phone: (480) 994-0994 Fax: (480) 994-7332

APPROVALS

CITY OF CANYONVILLE REPRESENTATIVE: _____

CITY OF CANYONVILLE REPRESENTATIVE: _____

PRELIMINARY - NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
Date: 10/15/14 Project No. 1335.1

LVA

urban design studio

land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

Exhibit D - Street Cross Sections

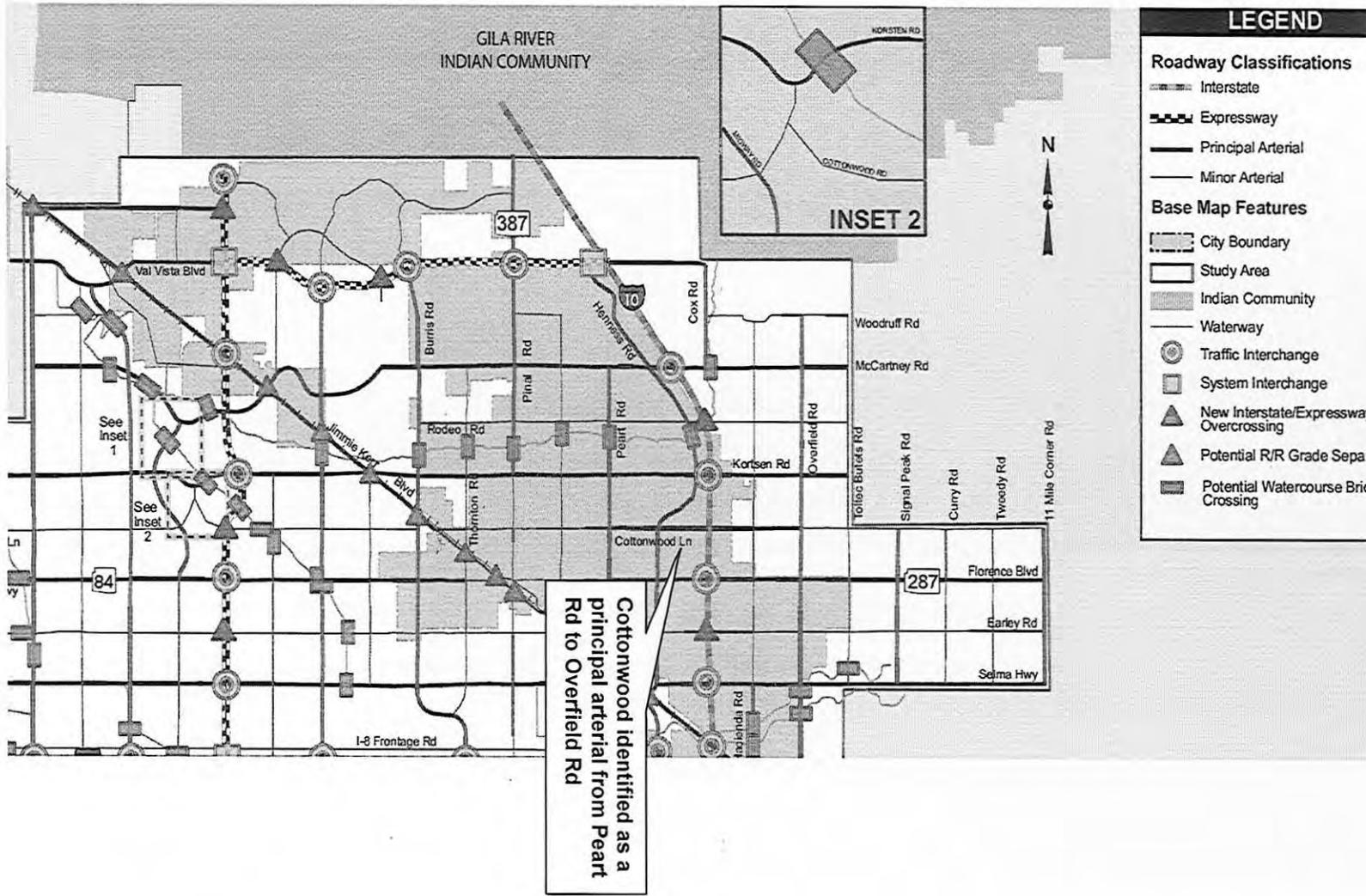


Exhibit E - SATS

Exhibit F – CivTech Engineering Memo regarding TIA



October 1, 2014

Mr. Darrell Wilson
HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016

RE: Cottonwood Road Future Traffic Volumes and Proposed Roadway Classification

Mr. Wilson,

CivTech has reviewed the traffic volumes proposed within Alcea development traffic impact analysis (TIA) and compared the findings with the future traffic volumes presented within the Phoenix Mart TIA and the future traffic volumes presented in the Kortsen Road traffic interchange (TI) design concept report (DCR).

According to the Phoenix Mart TIA, prepared by Kimley-Horn and Associates, Phoenix Mart will add 7,110 cars to Cottonwood Road at buildout. The Phoenix Mart TIA does not provide information for the total anticipated traffic along Cottonwood Road in the future but it does provide the traffic that can be attributed to the development of the site.

Traffic modeling was completed by Jacobs Engineering for the Kortsen Road TI DCR using a future horizon year of 2040. The DCR projects a total volume of 22,671 daily vehicles in 2040. This total may or may not include the traffic from Phoenix Mart. More information would be required from the study's author to determine the inclusion of the Phoenix Mart development. In the most conservative view, assuming the DCR traffic projections do not contain any traffic from Phoenix Mart, the total projected traffic along Cottonwood Road would be 29,781 vehicles. This includes the 22,671 vehicles projected by the Kortsen Road TI DCR as well as the 7,110 vehicles projected from Phoenix Mart. This traffic volume is within the performance threshold of a 4-lane minor arterial roadway. Phoenix Mart has proposed to construct the half street improvements along Cottonwood which indicate that at its ultimate condition, Cottonwood will only provide 4-lanes.

The Alcea TIA conservatively estimates a total future traffic volume of approximately 32,000 vehicles per day at build out. This volume is also within the performance threshold of a 4-lane minor arterial roadway.

The three studies utilized for this comparison were prepared by three different consulting engineering companies, each representing a different Client. Since the results of these studies have consistent findings for future traffic volumes along Cottonwood Road, it is recommended that Cottonwood Road be designed as a 4-lane minor arterial roadway within the vicinity of the Alcea site.

Respectfully,

A handwritten signature in black ink, appearing to read "Dawn D. Cartier", written over a horizontal line.

Dawn D. Cartier
President

CivTech Inc. • 10605 North Hayden Road • Suite 140 • Scottsdale, Arizona 85260
Office 480.659.4250 • Fax 480.659.0566

Exhibit G –Development Standards

Residential:

<i>Table 6: Single-Family Residential (LDR PAD) Development Standards</i>			
Standard	LDR-8 PAD	LDR-7 PAD	LDR-6 PAD
Minimum Lot Area (sq. ft.)	8,500	7,000	6,000
Minimum Lot Width (feet)	70	60	55
Perimeter Building Setbacks (feet) (perimeter of district only)			
Street (front, rear, or side)	15	15	15
Rear Property Line (1-Story/2-Story)	15/20	15/20	15/20
Side Property Line (1-Story/2-Story)	10/15	10/15	10/15
Interior Building Setbacks (feet)			
Front Yard (1) (2)	15	15	10
Front-Loaded Garage (from back of sidewalk)	20	20	20
Minimum Side	5	5	5
Total Both Sides (3)	15	15	15
Side Adjacent to a Public Street (4)	10	10	10
Rear (5)	20	15	15
Maximum Building Height (feet)	30	30	30
Maximum Lot Coverage (6)	45%	50%	55%
Landscape Setback Backing or Siding Public Street (feet)	8	8	8
Minimum Open Space (7)	15%	15%	15%

Footnotes:

(1) Front porches and side entry garages can encroach into the front setback by up to five (5) feet, so long as a minimum of ten (10) feet is provided.

(2) Front yard setbacks are to be staggered by at least three (3) feet for every third or fourth home per Casa Grande's Residential Design Standards for Planned Area Developments.

(3) A maximum three (3) foot encroachment within a side yard of eight (8) feet or greater is permitted for bay windows, entertainment niches, chimneys, or other architectural elements.

(4) A minimum five (5) foot setback is permitted if a minimum eight (8) foot landscaped tract is provided between a corner lot and the adjacent public right-of-way.

(5) Rear covered patios can encroach up to ten (10) feet of the rear property line.

(6) Lot coverage means the percentage of the lot occupied by a principal building and any accessory buildings (not including non-enclosed patios or other open architectural appurtenances), by dividing the total gross floor area by the total area of the lot.

(7) Minimum open space is based on net parcel area for each applicable LDR designation. Open space can be cumulative for multiple parcels within each phase so long as the overall requirements are met collectively within each phase of development.

Table 7: Medium Density Residential (MDR PAD) Development Standards		
Standard per Use Type	Residential Attached	Residential Detached / Cluster
Average Lot Area (sq. ft.) (1)	3,500	3,500
Minimum Lot Width (feet)	30	35
Perimeter Building Setbacks (feet) (perimeter of district only)		
Street (front, rear, or side)	20	20
Rear Property Line (1-Story/2-Story+)	15/20	15/20
Side Property Line (1-Story/2-Story+)	10/15	10/15
Interior Building Setbacks (feet)		
Front Yard	10	10
Front-Loaded Garage w/parking in driveway	20	20
Side (for attached sides, no setback required)	5	5
Street Side (2)	10	10
Rear	10	10
Maximum Building Height (feet)	35	35
Maximum Lot Coverage (3)	65%	65%
Maximum Gross Density (du/ac)	8.0	8.0
Landscape Setback Abutting a Perimeter Public Street (feet)	8	8
Common Open Space (net parcel area)	5%	5%

Footnotes:

(1) Average lot area is defined by dividing the gross parcel area, minus perimeter right-of-way, by the total number of residential units.

(2) A minimum five (5) foot setback is permitted if a minimum eight (8) foot landscaped tract is provided between a corner lot and the adjacent public right-of-way.

(3) Lot coverage means the percentage of the lot occupied by a principal building and any accessory building (not including non-enclosed patios or other open architectural appurtenances), by dividing the total gross floor area by the total area of the lot.

Table 8: High Density Residential (HDR PAD) Development Standards			
Standard per Use Type	Multi-Family Residential (single lot)	Residential Attached	Residential Detached / Cluster
Average Lot Area (sq. ft.) (1)	N/A	3,500	3,500
Minimum Lot Width (feet)	None	30	35
Perimeter Building Setbacks (feet)			
Street (front, rear, or side)	20	20	20
Rear Property Line (1-Story/2-Story+)	20/20	15/20	15/20
Side Property Line (1-Story/2-Story+)	20/20	10/15	10/15
Interior Building Setbacks (feet)			
Front Yard	N/A	10	10
Front-Loaded Garage w/parking in driveway	20	20	20
Side (for attached sides, no setback required)	N/A	5	5
Street Side	N/A	10	10
Rear	N/A	10	10
Maximum Building Height (feet)	35	35	35
Maximum Lot Coverage (2)	65%	65%	65%
Maximum Gross Density (du/ac)	16	12	10
Landscape Setback Abutting a Perimeter Public Street (feet)	15	8	8
Common Open Space (gross project area)	5%	5%	5%

Footnotes:

(1) Average lot area is defined by dividing the gross parcel area, minimum perimeter right-of-way, by the total number of residential units.

(2) Lot coverage means the percentage of the lot occupied by a principal building and any accessory building (not including non-enclosed patios or other open architectural appurtenances), by dividing the total gross floor area by the total area of the lot.

Commercial:

Table 9: Commercial (COMM PAD) Development Standards	
Standards	Commercial
Minimum Lot Area	None
Building Setbacks (feet)	
Perimeter Adjacent to a Property Line	20
Perimeter Adjacent to a Street	20
Interior Front, Side and Rear	0
Loading Docks Facing Residential Use or District	50
Landscape Setback (feet)	
Abutting a Street (feet)	20
Abutting a Residential Use or District	20
Abutting Non-Residential Use or District	20
Maximum Building Height (feet)	35
Maximum Floor Area Ratio	0.30

PURPOSE AND INTENT

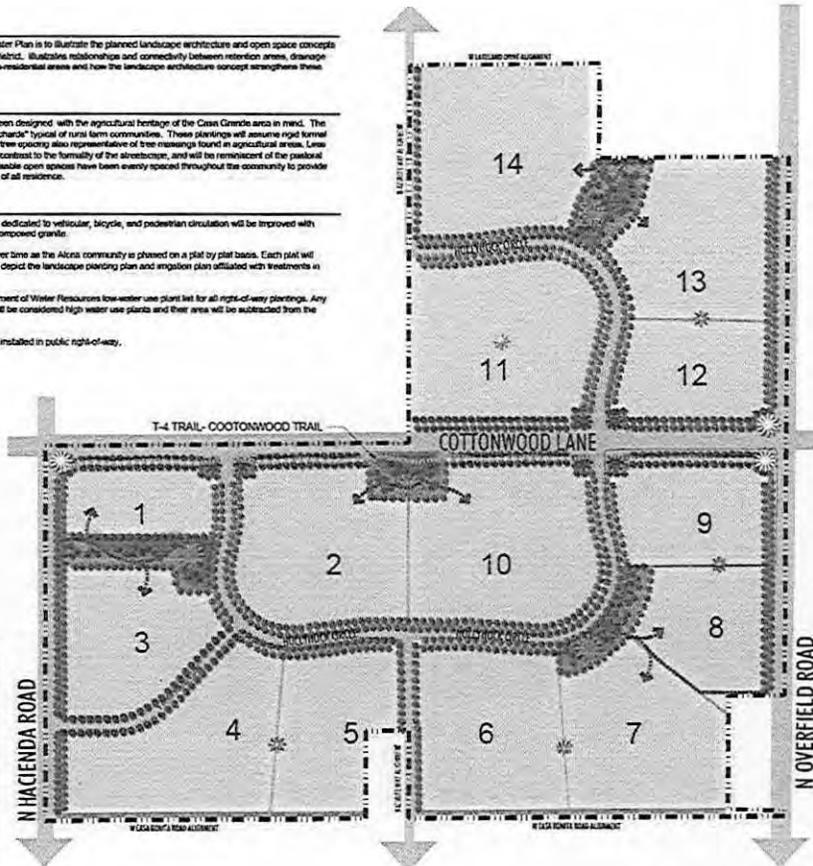
The purpose of the Alcea Landscape and Open Space Master Plan is to illustrate the planned landscape architecture and open space concepts to be implemented throughout the Planned Community District. It illustrates relationships and connectivity between recreation areas, garage facilities, recreational areas, neighborhoods, trails, and non-residential areas and how the landscape architecture concept strengthens these relationships.

PLAN CONCEPT

The Alcea Landscape and Open Space Master Plan has been designed with the agricultural heritage of the Cross Grande area in mind. The proposed streetscape area intended to be symbolic of "orchards" typical of rural farm communities. These plantings will assume rigid formal order/corner patterns representative of orchards with the tree spacing also representative of tree spacings found in agricultural areas. Less formal plantings in recreational open spaces will provide a contrast to the formality of the streetscape, and will be reminiscent of the pastoral landscape edge that is also typically found in rural areas. Linear open spaces have been evenly spaced throughout the community to provide active and passive amenities within close walking distance of all residence.

LANDSCAPE NOTES

1. All tracts and land area within the public right-of-way not dedicated to vehicular, bicycle, and pedestrian circulation will be improved with landscape inclusive of trees, shrubs, groundcover and decomposed granite.
2. Landscape improvements will be constructed/planted over time as the Alcea community is phased on a plot by plot basis. Each plot will include a corresponding landscape plan that is intended to depict the landscape planting plan and irrigation plan affiliated with treatments in accordance with Note 1 above.
3. Plant materials will be selected from the Arizona Department of Water Resources low-water use plant list for all right-of-way plantings. Any other plantings that are not selected from the ADWR list will be considered high water use plants and their area will be subtracted from the allowed turf area in Note 3 above.
4. No new turf or other water intensive landscaping will be installed in public right-of-way.



ALCEA

FIGURE 5

Landscape and Open Space Master Plan

LEGEND

- PRIMARY ENTRY MONUMENTATION LOCATION
SEE DETAIL 1, SHEET L-2
- SECONDARY ENTRY MONUMENTATION LOCATION
SEE DETAIL 2, SHEET L-2
- MAJOR AMENITY AREA - NEIGHBORHOOD PARK
MULTIPLE HANDBALL, TOT LOT, SPORT COURT
- MINI PARK
RAMBLA WITH TOT LOT, OPEN PLAY LANE
- NEIGHBORHOOD TRAIL
- T-4 TRAIL - STORY LANE COMMUNITY TRAIL
- THEMED STREET TREE

PROJECT TEAM

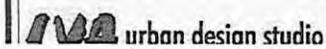
Owner: City of Casa Grande / Mr. Galt Marathon Farming Investments	PO Box 11248 Casa Grande, AZ 85122 Phone: (520) 424-2553
Land Planner: C/O Alan Truesler LVA Urban Design Studio, LLC	1222 S. 19th Avenue Tempe, AZ 85281 Phone: (480) 964-0304 Fax: (480) 964-7332
Engineer: C/O Grant Wilson Hickel & Moore LVA PARTNERSHIP	9021 E. Camelback Rd. Suite 270 Phoenix, AZ 85028 Phone: (602) 480-0255
Landscape Architect: C/O Alan Truesler LVA Urban Design Studio, LLC	1222 S. 19th Avenue Tempe, AZ 85281 Phone: (480) 964-0304 Fax: (480) 964-7332

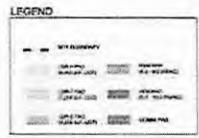
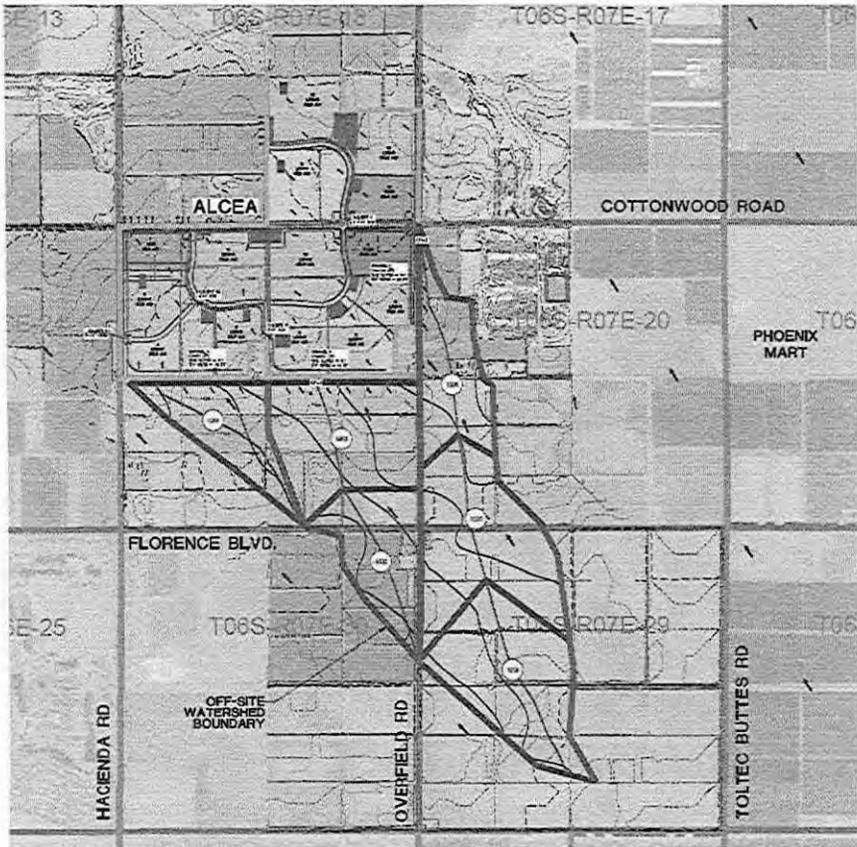
APPROVALS

CITY OF CASA GRANDE REPRESENTATIVE: _____

CITY OF CASA GRANDE REPRESENTATIVE: _____

PRELIMINARY - NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
Date: 05/26/14 Project No: 2225.1





ALCEA



FIGURE 11
Preliminary Drainage Plan

LEGEND

PROPERTY BOUNDARY	— — — — —
CITY OF CASA GRANDE LIMITS	— — — — —
EXISTING 7' CONTOURS	- - - - -
OFF-SITE WATERSHED BOUNDARY	— — — — —
OFF-SITE FLOW DIRECTION	→
ON-SITE DRAINAGE CORRIDOR	— — — — —
PROPOSED CULVERT CROSSING	X-C
CONCEPTUAL RETENTION/SPREADER BARRIERS LOCATIONS	■

NOTE: RETENTION BARRIERS LOCATIONS AND CONCEPTUAL RETENTION/SPREADER BARRIERS LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE LATER IN THE DESIGN PROCESS.

PROJECT TEAM

Owner: C/O Mr. Greg Scott / Mr. Galin Dink Mediterranean Farming Investments	PO Box 11046 Casa Grande, AZ 85122 Phone: (520) 424-0593
Land Planner: C/O Ann Brinkman LVA Urban Design Studio, LLC	120 S. Ash Avenue Tempe, AZ 85281 Phone: (480) 964-0264 Fax: (480) 964-7332
Engineer: C/O Dennis Johnson Hagerstrom LVA Urban Design Studio, LLC	2143 E. Highland Ave. Suite 200 Phoenix, AZ 85016 Phone: (602) 450-0208
Landscape Architect: C/O Lauren Truitt LVA Urban Design Studio, LLC	120 S. Ash Avenue Tempe, AZ 85281 Phone: (480) 964-0264 Fax: (480) 964-7332

APPROVALS

CITY OF CASA GRANDE REPRESENTATIVE: _____ Date: _____

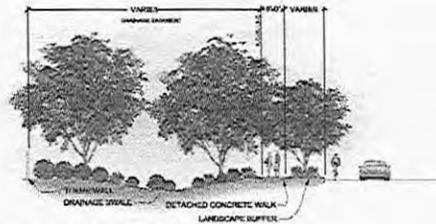
CITY OF CASA GRANDE REPRESENTATIVE: _____ Date: _____

PRELIMINARY - NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

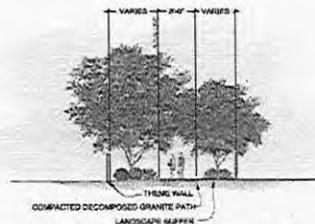
Date: 05/20/14 Project No. 1335.1



Exhibit I - Drainage



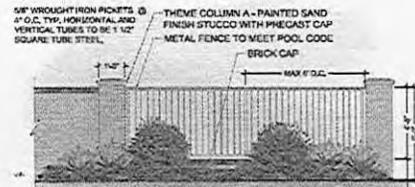
TYPICAL DRAINAGE CHANNEL SECTION
SCALE: NOT TO SCALE



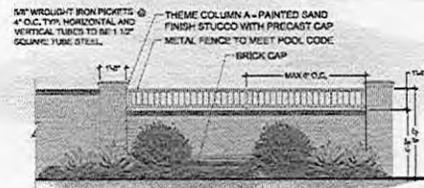
TYPICAL MULTI-USE TRAIL SECTION



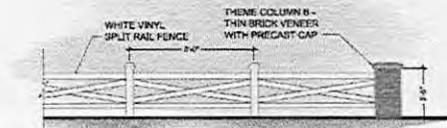
3 COMMUNITY THEME WALL NTS



Option One
COMMUNITY VIEW WALL/FENCE NTS



Option Two
COMMUNITY VIEW WALL/FENCE NTS



5 SPLIT RAIL FENCE NTS

ALCEA



FIGURE 7
Theme Walls and Typical
Landscape Cross Sections

PROJECT TEAM

Client: City of Cary, North Carolina Cary Urban Planning Department	Project Team: CVA Urban Design Studio, LLC 120 E. Main Avenue Troy, NC 27381 Phone: (405) 994-7332
Lead Planner: LVA Urban Design Studio, LLC 120 E. Main Avenue Troy, NC 27381 Phone: (405) 994-7332	Engineer: LVA Urban Design Studio, LLC 120 E. Main Avenue Troy, NC 27381 Phone: (405) 994-7332
Architect: LVA Urban Design Studio, LLC 120 E. Main Avenue Troy, NC 27381 Phone: (405) 994-7332	Contractor: LVA Urban Design Studio, LLC 120 E. Main Avenue Troy, NC 27381 Phone: (405) 994-7332

APPROVALS

DATE OF LANDSCAPE ARCHITECTURE REVIEW: _____

DATE OF LANDSCAPE ARCHITECTURE REVIEW: _____

PRELIMINARY - NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, LLC
Date: 05/20/14 Project No: 12513

LVA urban design studio
land planning • development entitlements • landscape architecture

Exhibit J – Monument Signage, Fences, Walls

Exhibit K- Letters of Support



TRIPLE 'D' DAIRY

July 7, 2014

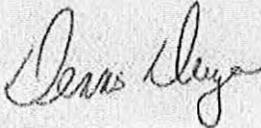
Casa Grande Planning & Zoning

Re: ALCEA PAD

Dear Sirs:

We have reviewed the ALCEA planned area development and any concerns we had have been addressed. We are in full support of this plan.

Sincerely,



Dennis Dugan

Triple D Dairy



Pat Dugan

Du-Brook Dairy



Casey Dugan

Desperado Dairy



Dan Dugan

Dan Dugan Dairy

STOREY & HACIENDA, L.L.C.

3402 N. 191ST AVENUE
LITCHFIELD PARK, ARIZONA 85340

August 31, 2014

Mr. Craig Scott
Mr. Colin Scott
Marathon Farming Investments, LLC
PO Box 11248
Casa Grande, AZ 85230-1248

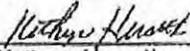
RE: Alcea Planned Area Development, City of Casa Grande, Pinal County, Arizona.

Dear Messrs. Scott:

This letter is to inform you that on behalf of Storey & Hacienda, LLC, I have reviewed Alcea PAD files. As one of your neighbors immediately west of Hacienda, I appreciate the chance to comment on your proposed development.

After reviewing the plans, I think that the project, if approved, would be an asset to the immediate neighborhood. I have no objections to the project. Please feel free to share this letter with Casa Grande city officials.

Sincerely,
Storey & Hacienda, L.L.C.



By: Kathryn Herseth
Its: Manager

TELEPHONE 623-853-0032

	Planning and Zoning Commission STAFF REPORT	Agenda # _____
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TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: James Gagliardi, AICP, Planner
MEETING DATE: November 6, 2014

REQUEST

Request by Ben Lee of Water Works Engineers for Arizona Water Company for the following land use approval at 1300 N Henness Rd (James Gagliardi):

1. **DSA-14-00171: Major Amendment to a Major Site Plan** to modify the existing site plan to show the placement of new equipment and storage tanks and arsenic treatment vessels for Arizona Water's well site filtration facility.

APPLICANT/OWNER

Ben Lee, Water Works Engineers
 7580 N Dobson RD #200
 Scottsdale, AZ 85256
 Phone: 480-661-1742 X112
 Email: benl@wwengineers.com

Arizona Water Company
 3805 N Black Canyon Hwy
 Phoenix, AZ 85015
 Phone: 602-240-6860
 Email: jwilson@azwater.com

HISTORY

- October 2, 1989: The developed site was annexed into the City limits of Casa Grande with Ordinance No. 1178.18 known as the "I-194 Ordinance" and subsequently zoned UR.
- May 5, 2005: Conditional Use Permit and Site Plan approved (CGPZ-088-005) by the Planning & Zoning Commission for the allowance of a well site and arsenic treatment facility upon a UR-zoned property.
- May 10, 2005: Variance approved by the Board of Adjustment (BOA-01-005) allowing for an 8 ft. rear yard and 8 ft. side yard setback where 50 ft. is required to accommodate the facility.

October 6, 2014: Variance approved by the Board of Adjustment (DSA-14-00158) approving relief from setbacks to the R-1 zone district allowing a front setback of 10 ft. where 20 ft. is required, a rear setback 5 ft. where 20 ft. is required, and a side setback of 6.5 ft. where 10 ft. is required from the south-side property line.

October 20, 2014: City Council approved Ordinance No. 1178.366 changing the zoning of the property from UR (Urban Ranch) to R-1 (Single-family residential) allowing for less restrictive setbacks to help accommodate existing and proposed equipment on the property.

PROJECT DESCRIPTION

Site Area	.74 acres
Current Land Use	Arizona Water Company Well Site and Treatment facility
Existing Zoning	R-1 with a Conditional Use for well-site
Existing General Plan 2020 Land Use	<i>Neighborhoods</i>

Surrounding Land Use and Zoning

Direction	General Plan Designation	Existing Zoning	Current Uses
North	<i>Neighborhoods</i>	PAD – Palm Creek	Manufactured housing
South	<i>Neighborhoods</i>	PAD – Palm Creek	Manufactured housing
East	<i>Neighborhoods</i>	PAD – Palm Creek	Manufactured housing
West	<i>Neighborhoods</i>	R-2 (multi-family residential)	Single family residences

to the south of the site between the subject property and the residential area of Palm Creek RV Park.

2. Conformance to the City's zoning ordinance

The site was recently zoned R-1(single-family residential) from UR (Urban Ranch). The use of the site is approved through a Conditional Use Permit, which applies in either zone district.

3. Conformance to the City's general plan

The subject site is designated as *Neighborhoods* in the City's General Plan 2020. Though the General Plan does not provide specifics for utility-type purposes such as water tanks and treatment facilities, the site's use is designed to serve the community; and particularly supporting residential properties, which is the primary use found within the Neighborhoods category.

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

No Traffic Impact Analysis was needed for this application based upon the finding that the proposed expansion would not result in any significant traffic generation. The trips required by Arizona Water Company are not increasing due to the expansion.

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

The area is bordered by a principal arterial road (Henness) to the west, and the Palm Creek RV Park to the north, east, and south. There is an eight-foot wall that provides screening and a barrier between the uses and structures of the well site and Palm Creek. To the north and east of the site are Palm Creek's maintenance facility and tennis courts. There are not particular compatibility issues from those two directions. The biggest area of concern is to the south of the well site, where there are leased park models for seasonal residents of Palm Creek. Necessary steps were taken in 2005 in conjunction with approval of the original site plan to alleviate the impact that the equipment could have on the adjacent resident's enjoyment of their space. The condition of approval for that Site Plan was that the 8 ft. wall be constructed and that palm trees be planted with trunks as tall as the wall. Further steps were taken at that time to provide additional screening by planting evergreens in addition to the palm trees. This serves as added benefit because as the palm trees grew, their canopies became much taller than the wall; therefore they no longer specifically screen the site. The stoutness of the evergreens, however, sufficiently buffers the well site from the RV Park. This landscaping is not proposed to be disturbed. There will not be any increased noise as a result of the additional equipment. The Board of Adjustment approved the recent variances to the setbacks with the condition that if there is any noise beyond the limits of the enclosed site, the City, with the cooperation of the applicant, shall determine the most suitable noise mitigation to be implemented by the applicant (Exhibit C).

6. Pedestrian and vehicular ingress and egress

No additional vehicular access points, or modifications to the existing access, are being proposed with this amendment. As a well site and treatment facility there is no need for pedestrian access, a public sidewalk is adjacent to the site and is not affected by this proposal.

7. Building location and height

A conditional use within the R-1 Zone District requires front and rear setbacks of 20 ft. and side setbacks of 10 ft. The Board of Adjustment recently approved variances to allow the new equipment and treatment tanks to be placed 6.5 ft. from the south side property line, 5 ft. from the rear property line, and 10 ft. from the front property line. These variances were justified because the existing equipment is placed the same feet away as the variances being requested for the new equipment. The maximum height of the equipment is 17 ft.

8. Landscaping

The Major Site Plan identifies the types and sizes of existing trees and shrubs that surround the site. No additional landscaping is proposed, nor is any going to be displaced by the result of the proposed project.

9. Lighting

No lighting is proposed with the project, however a photometric plan was provided and no light emission occurs beyond the property boundary.

10. Provisions for utilities

The site is served by APS to provide power needed to run pumps and filtration equipment.

11. Site drainage

The site was developed prior to annexation into the City and there is no existing drainage report on file. This expansion of the facility necessitates that a drainage report be submitted and evaluated to determine if retention is required and to identify how any developed flows will be retained. The surface is gravel; so there already is a high degree of permeability on the site, and the equipment also consists of containment at their base which is used to catch some water run-off. As a condition of approval, however, a drainage report is to be submitted, and any modifications necessary to the site be made to support the findings of the drainage report.

12. Open space

N/A

13. Loading and unloading areas

No formal loading and unloading areas are proposed. Any loading activity will occur within the confines of the walls of the facility.

14. Grading

A grading plan has been provided (Exhibit D) however may need to be modified per the findings of the Drainage Report.

15. Signage

No signage is proposed with this Major Site Plan.

16. Screening

The site is currently screened with an 8 ft. masonry wall. Additionally, there is landscaping along the south side of the property and along Henness Rd.

17. Setbacks

See discussion under "building location and height".

18. Other related matters

Elevations have been provided (Exhibit E) that provide detail of what the proposed treatment facility expansion looks like. There was a concern expressed by the Board of Adjustment regarding the management of the chemical handling at the site. There are state and federal agencies that monitor Arizona Water facilities. Locally, the fire department also monitors the storage and handling of hazardous chemicals, but did not have any comment regarding this site.

<p>Public Notification/Comments</p>
--

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

- A notice was published in the Casa Grande Dispatch on October 21, 2014 at least fifteen (15) days before for the November 6, 2014 Planning Commission public hearing.
- Notice was mailed by the City on October 22, 2014 at least ten (10) days before the November 6, 2014 Planning Commission public hearing to each owner of property situated within 200 feet of the subject property. An affidavit confirming this is located in the project file.
- A sign was posted by the applicant before October 22, 2014 on the subject site informing the public that this application would be considered by the Planning Commission at November 6, 2014 meeting. An affidavit confirming this posting was supplied by the applicant.

Inquiries/Comments

At the time of this writing, no comments have been received. Palm Creek management was notified directly by staff of Arizona Water Company's plans and they have not provided comment.

RECOMMENDED MOTION

Staff recommends the Commission approve the **Major Site Plan Amendment DSA-14-00171** for the Arizona Water Company Arsenic Treatment Facility Site at 1300 N Henness Rd, subject to the following condition:

1. A drainage report is to be submitted and approved, and the site plan modified to reflect any drainage facilities required by the drainage report.

Exhibits

- Exhibit A- Major Site Plan
- Exhibit B- Project Narrative
- Exhibit C- Board of Adjustment minutes
- Exhibit D – Grading Plan
- Exhibit D – Elevations

Project Narrative

Project Description

The Hennes Water Facility (Site) is owned and operated by Arizona Water Company (Company) and has been serving the City of Casa Grande community since 1980. Currently the Site consists of an Arsenic Removal Facility (ARF), water storage reservoir, onsite well, a booster pump station and ancillary equipment. The Hennes Water Facility is an essential part of the City's potable water infrastructure.

The Company must increase water production at the site to maintain a safe and reliable supply of drinking water to satisfy the community's growing water demand. The Company is currently in the design process to expand the ARF capacity to satisfy the community's growing water demand. Expansion of the ARF includes the addition of four arsenic treatment vessels, backwash and sludge handling facility, chemical storage and feed facility, and ancillary equipment necessary to comply with the United States Environmental Protection Agency (USEPA) Safe Drinking Water Act requirements. The ARF expansion design integrates the necessary equipment and also considers the minimum space required for operation and maintenance of the ARF, the onsite well, booster pump station, and the ancillary equipment within the Site.

B. Request by Ben Lee of Water Works Engineers, on behalf of Arizona Water Company for the following land use approval for a new water treatment and equipment within the R-1 zone district at 1300 N Henness Rd (APN # 505-23-002J):

1. **DSA-14-00158: Variance request** from Table 17.20.140 of the City Code to allow:
 - a. A front setback of 10 ft. where 20 ft. is required
 - b. A rear setback 5 ft. where 20 ft. is required
 - c. A side setback of 6.5 ft. where 10 ft. is required from the south-side property line. (Planner: James Gagliardi)

James Gagliardi, Planner came forward to present a brief overview of the case as stated in the Staff Report. Mr. Gagliardi read the Variance requests into the record. He explained the well site, arsenic treatment facility is located adjacent to Palm Creek RV Resort and was annexed into the City in 1989, therefore the use has been "grand fathered" in as a legal non-conforming use. Since this time Arizona Water Company has applied for and received a Conditional Use Permit (CUP), Variance, and their Zone Change request has received first reading by City Council and the 2nd reading of the Ordinance granting the Zone Change request will be considered by City Council on October 20th and become effective on November 18, 2014. Mr. Gagliardi stated the applicant requested the zone change from Urban Ranch (UR) to Residential (R-1) to make the site more conforming to the setback requirements of their existing and proposed structures. Mr. Gagliardi mentioned that the applicant is only proposing a new chemical storage and feed area. The remaining structures included in this request already exist and will only be expanded. He then overviewed the criteria for a Variance

mentioning the south side of this site that abuts the RV resort was mitigated in 2005, during the CUP process. The applicant planted trees and constructed a wall to address the visual impact to the abutting lots. Mr. Gagliardi read the conditions into the record. No public comments were received by staff.

Member Beck asked what chemicals were stored/used on site. He then stated the chemicals can cause a public hazard.

Mr. Gagliardi commented he did not know the specific names of the chemicals but stated the chemicals used are to extract the arsenic from the water. He indicated that the applicant could probably better address this issue for the Board.

Vice-Chairman Zeibak questioned if the Fire Department reviewed the access, setbacks and chemical storage.

Mr. Gagliardi replied the Fire Department reviewed the request; no comments were received.

Member Shaw-Rhodes questioned the noise and if any one from Palm Creek RV has commented. She then questioned the thickness of the wall.

Mr. Gagliardi stated no complaints regarding the noise were received from Palm Creek RV. He mentioned the applicant stated the noise is similar to a vacuum; this request will not intensify the noise. Mr. Gagliardi deferred the wall thickness question to the applicant.

Member Wright questioned the on-site retention.

Director Tice cited that if this Variance is approved the applicant will then need to go through the Major Site Plan (MSP) process, which is heard by the Planning and Zoning Commission. The MSP will address the access and drainage issues. Director Tice noted the MSP request is tentatively scheduled for the November 6, 2014, Planning Commission meeting.

Member Wright commented that the site has been through the original approval in 2005, and the drainage was not addressed at that time. He questioned how they can be assured the drainage will be addressed at MSP review.

Mr. Gagliardi stated drainage will be reviewed by the Planning Commission at the MSP stage. He pointed out most of the site is largely covered with pervious material, and the Engineer who reviewed this request did not have comments.

Member Beck questioned who will monitor the noise.

Mr. Gagliardi commented the best form of noise monitoring is complaint driven. When staff receives a complaint we ask Code Enforcement to go to the site and if the

complaint in valid then a notice will be sent to the property owner.

Vice-Chairman Zeibak made a call for the applicant to come forward.

James Wilson, 9094 E Halifax, Mesa, Senior Engineer with Arizona Water Company, came forward to address the Board. Mr. Wilson thanked staff and stated they are in agreement with the conditions. He then addressed the Boards questions. Mr. Wilson stated the chemicals they currently have on-site is ferric chloride, which is a coagulant that is added to the water to bond with the arsenic so it can be filtered out of the water. They also have hydrochloric acid, which improves the efficiency of the process and sodium hydrochloride bleach for disinfection. These chemicals have been on-site since 2005. Mr. Wilson then addressed the noise citing they have only received one complaint from Palm Creek and it was on a weekend when they were conducting on-site repairs and Palm Creek was holding a tennis tournament. When the complaint about the dust and noise was received they shut down working at the site until the tournament was over. He mentioned when they discharge their water it is directed to go into the Palm Creek RV Resorts ponds. Mr. Wilson stated the noise is like a vacuum and comes from the pumps; they are not requesting additional pumps so the noise level will be the same. He also added that the expansion should cut down on the site visits, which presently are daily; they have a weekly chemical delivery and waste removal visit.

Member Beck asked if there are any EPA restrictions and monitoring of the on-site chemicals.

Mr. Wilson stated there are restrictions. They have a compliance officer that monitors and tracks all the required information. He noted they do use secondary containment which is one of the requirements; it is a tank within a tank. They are proposing to demolish the existing chemical storage area and construct a new one which will incorporate a concrete spill containment area.

Member Beck questioned if the chemicals can become gas.

Mr. Wilson replied that if the hydrochloric acid or ferric chloride mixed with the chlorine it could release chlorine gas, but they have separate containment areas, so they will not combine. He noted they have been operating seven of these facilities and had no cross contamination issues. The facilities are regulated by ADEQ and EPA.

Vice-Chairman Zeibak questioned the height of the wall that abuts to Palm Creek RV Resort.

Mr. Wilson stated the wall is 8 feet tall and 8 inches thick.

Vice-Chairman Zeibak made a call to the public; no one came forward.

Member Shaw-Rhodes made a motion to approve DSA-14-00158 Variance to allow a front setback of ten (10) feet where twenty (20) feet is required, and a rear setback of

five (5) feet where twenty (20) feet is required and to allow a side setback of six and a half (6.5) feet where ten (10) feet is required from the south-side property line, with the following conditions:

1. This variance is for relief of setbacks from R-1 development standards, to become enacted by ordinance on November 18, 2014. If this property does not become R-1 zoned by ordinance, a new variance request shall be required to seek relief to setbacks within the UR zone.
2. If the equipment makes noise beyond the limits of the enclosed site, the City, with the cooperation of the applicant, shall determine the most suitable noise mitigation to be implemented by the applicant.

Chairman Garcia seconded the motion.

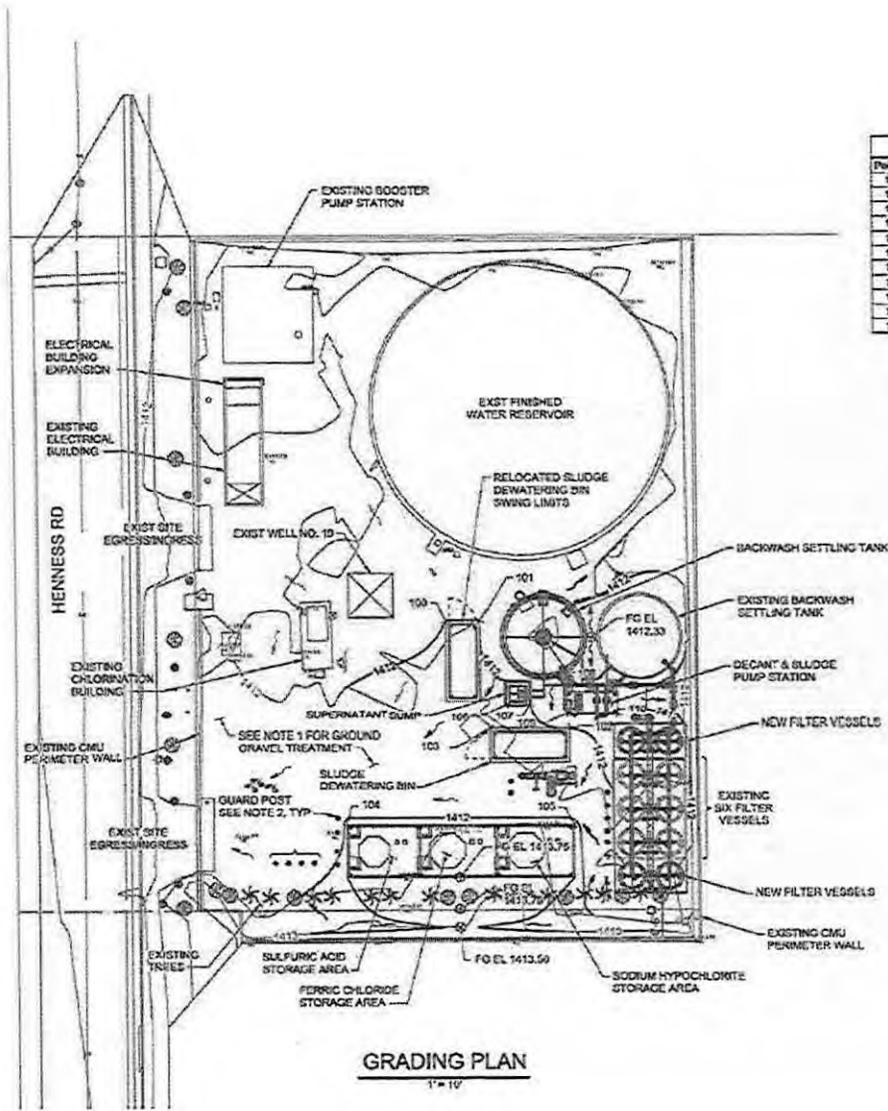
Member Beck asked that planning staff go over safety issues with chemicals and the EPA evacuation plan.

Director Tice stated he will ask the Fire Department to take a close look at the containment areas in conjunction with the Major Site Plan review.

The following roll call vote was recorded:

Member Shaw-Rhodes	Aye
Member Wright	Aye
Member Beck	Aye
Vice-Chairman Zeibak	Aye
Chairman Garcia	Aye

The motion passed 5 – 0.



GRADING PLAN
1" = 10'



NOTES

1. GROUND GRAVEL TREATMENT SHALL BE REPLACED IN KIND.
2. FIELD LOCATE GUARD POST. LOCATION SHALL BE APPROVED BY ENGINEER PRIOR TO INSTALLATION.

POINT TABLE

Point ID	Northing	Eastng	FG	Description
100	23245.74	36580.54	1412.00	SLUDGE DEWATERING BIN 40W8750
101	23245.74	36588.87	1412.00	SLUDGE DEWATERING BIN 40W8750
102	23216.40	36624.90	1412.00	SLUDGE DEWATERING BIN 40W8751
103	23216.40	36599.05	1411.00	SLUDGE DEWATERING BIN 40W8751
104	23171.60	36580.00	1412.25	CHEMICAL FACILITY
105	23171.60	36625.00	1412.25	CHEMICAL FACILITY
106	23279.10	36607.66	1412.00	SUPERNATANT SUMP
107	23219.10	36614.66	1412.00	SUPERNATANT SUMP
108	23240.26	36610.15	1412.00	CTR OF BACKWASH SETTLING TANK 2
109	23315.03	36623.00	1412.15	DECANT AND SLUDGE PUMP STATION
110	23215.04	36641.72	1412.15	DECANT AND SLUDGE PUMP STATION

LEGEND

- DRAINAGE ARROW
- PROPOSED CONTOURS
- EXISTING CONTOURS



Planning and Zoning
Commission

STAFF REPORT

AGENDA

TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: James Gagliardi, AICP, Planner
MEETING DATE: November 6, 2014

REQUEST

Request by Alex Gonzalez of Evergreen Development Company for the following land use approvals on 17.2547 acres, generally located south of E Florence Blvd, west of Mission Parkway:

1. **DSA-14-00188: Conditional Use Permit** to allow 18 parking spaces to be used off-site on an adjacent lot to meet the 35-space on-site parking requirement for the approved Raising Cane's Chicken Restaurant.
2. **DSA-14-00189: Minor Amendment to Major Site Plan (DSA-14-00150)** to reflect the new lot lines.

APPLICANT/OWNER

Alex Gonzalez,
Evergreen Development Co.
2390 E Camelback Rd
Phoenix, AZ 85016
P: 602-808-8600
Email: agonzalez@evgre.com

Florence Blvd & 1-10 LLC
17550 N Perimeter Dr No. 180
Scottsdale, AZ 85255
P: 480-458-2455

HISTORY

- October 2, 1989:* The site was annexed with the passage of Ordinance No. 1178.18 and zoned UR with the annexation.
- October 5, 2000:* Zone change (CGPZ-069-000) from UR to PAD for Mission Royale.
- May 12, 2005:* PAD Amendment (CGPZ-093-005) to modify allowed uses within the commercial area known as Parcel B of Mission Royale
- August 7, 2014:* Conditional Use Permit and Major Site Plan Approval (DSA-

14-00049 and DSA-14-00050) for a convenience food restaurant and multi-tenant building.

October 2, 2014

Preliminary Plat (DSA-14-00141) conditionally approved for the re-subdivision of Parcel 3 of Parcels 3 & 5 of Mission Plaza at Mission Royale into three new lots.

PROJECT DESCRIPTION	
Site Area	17.26 acres
Current Land Use	Neighborhoods (Commercial)
Existing Zoning	PAD

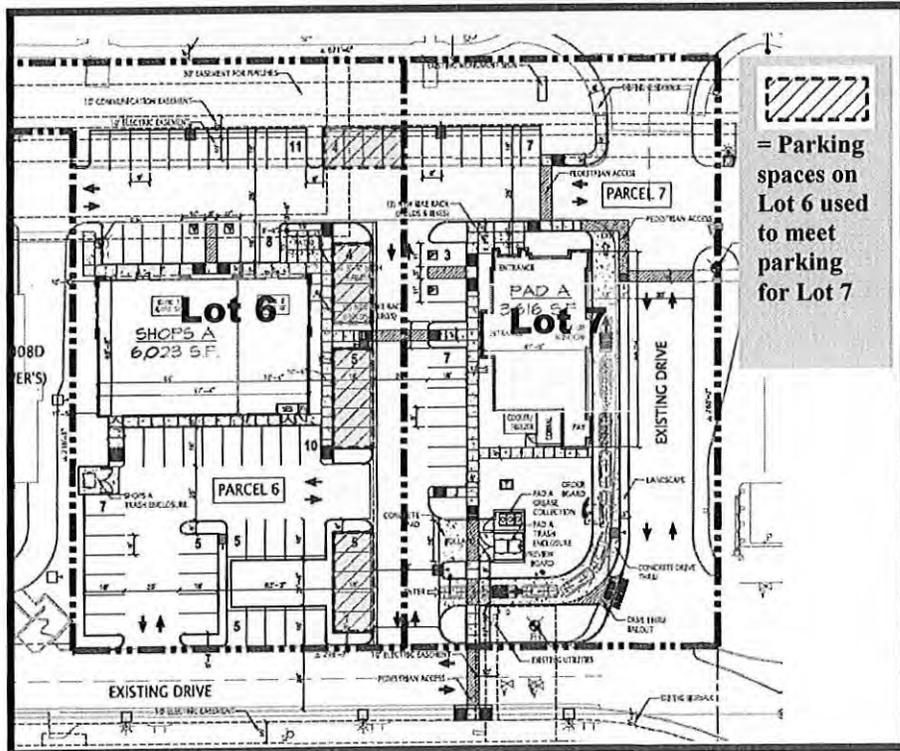
Surrounding Land Use and Zoning

Direction	General Plan 2020 Designation	Existing Zoning
North	<i>Commerce & Business</i>	PAD (Casa Grande Regional Shopping Center)
East	<i>Neighborhoods</i>	PAD (Mission Royale)
South	<i>Neighborhoods</i>	PAD (Mission Royale)
West	<i>Neighborhoods</i>	PAD (Mission Royale)

General Discussion

The preliminary plat recently presented to the Planning & Zoning Commission was to re-subdivide a 17.26-acre parcel within the commercial portion of the Mission Royale Planned Area Development into three lots. Two of the three lots have development proposed, consisting of a multi-tenant building upon proposed lot 6 and a convenience restaurant (Raising Cane's Chicken) upon proposed lot 7. A Major Site Plan recently was approved for this development. The preliminary plat was approved with two conditions. The first condition was that a minor amendment to the recently approved Major Site Plan be submitted to reflect the new lot lines. The second condition was that a Conditional Use Permit application be approved to allow parking on lot 6 to be used to meet the parking requirement for the convenience food restaurant on lot 7. The City Code requires that required parking be provided on the same lot as the use, unless a Conditional Use Permit for off-site parking is approved. The multi-tenant building on lot 6 has an off-street parking requirement of 43 parking spaces where 69 parking spaces have been provided—26 more spaces than is required. The convenience restaurant on lot 6 has an off-street parking requirement of 35 parking spaces, where only 17 have been provided on lot 7. The Conditional Use Permit would allow 18 parking spaces on lot 6 to be used to meet the total 35 off-street parking space requirement needed for the convenience restaurant as shown on the amended Major Site Plan (Exhibit A).

SITE CONTEXT/AERIAL



Parking Analysis:

Total Parking Required:

PAD A (Parcel 7)

Convenience Food Restaurant, 3,616 sq. ft.

one parking space per 50 sq. ft. of public service area: 1,750 sq. ft

-Required: 35 parking spaces

-Provided: 17 parking spaces, including two required wheelchair accessible spaces

-Conditional Use Permit to allow 18 spaces on Parcel 6 to be used to meet 35-space parking requirement for Parcel 7 (See legend).

Shops A (Parcel 6), Multi-tenant 6,023 sq. ft.

Suite 1: 4,010 sq. ft General Retail, one parking space per 250 sq. ft.

-Required: 16 parking spaces

Suite 2: 2,013 sq. ft Restaurant with 225 sq. ft. patio
one parking space per 50 sq. ft public service area (1,250 sq. ft) & one space per 200 sq. ft. of patio (225 sq. ft)

-Required: 27 parking spaces

-Total Required for Shops A (Parcel 6): 43 spaces

-Total Provided on Parcel 6: 69 spaces, including two required wheelchair accessible spaces

-Total Provided for Parcel 6: 51 spaces (18 spaces of the 69 provided on Parcel 6 are to be used to meet the parking requirement of Parcel 7 through a Conditional Use Permit, see legend).

CONFORMANCE WITH CONDITIONAL USE PERMIT CRITERIA (DSA-14-00188)

In Accordance to City Code Section 17.56.240, any off-site parking which is used to meet the requirements of this title shall be a conditional use as regulated by this title and shall be subject to the conditions listed as follows:

Off-site parking shall be developed and maintained in compliance with all requirements and standards of this title.

The parking as proposed are on a paved, striped surface 9 ft. X 18 ft. standard parking dimensions. As a condition of approval, these parking spaces must be maintained with the requirements and standards contained in the Casa Grande City Code.

Reasonable access from off-site parking facilities to the use being served shall be provided.

The 14 of the 18 parking spaces upon lot 7 to be used to fulfill the off-street parking requirement upon lot 6 exists across a 25-foot drive aisle from the convenience restaurant use with a striped cross-walk across the drive aisle. The other four spaces upon lot 6 are directly in-line with parking spaces upon lot 7 just on the other side of the property line; therefore reasonable access is assured.

The site used for meeting the off-site parking requirements of this title shall be under the same ownership as the principal use being served, under public ownership, or shall have guaranteed permanent use by virtue of a perpetual lease filed with the city clerk and county clerk.

There is a cross-parking agreement between the lots. Resolution DSA-14-00188 for this Conditional Use Permit will be filed by the City Clerk, and will also be recorded with the County Clerk (Exhibit B).

Off-site parking for nonresidential uses shall not be located more than three hundred feet from the site of the principal use being used.

The furthest off-site parking space from the use is approximately 100 ft. from the building; therefore this requirement is met. As a condition of approval, however, it shall be stipulated that no off-site parking space from the use shall be located no more than 300 ft. away.

Any use which depends upon off-site parking to meet the requirements of this title shall maintain ownership or prove a long term irrevocable lease agreement for parking utilization of the off-site location.

In order to meet this requirement staff will require that in conjunction with the Final Plat an easement, or a Private Covenant, be created that reserves 18 of the parking stalls on Lot 6 for the use of the restaurant located on Lot 7.

COMFORMANCE WITH MINOR AMENDMENT TO MAJOR SITE PLAN CRITERIA (DSA-14-00189)

In Accordance with 17.68.090 of the City Code: Procedure for amendment to site plans, any amendment or modification to an approved site plan shall be submitted for approval. All amendments shall be shown on a revised site plan drawing. Amendments to major site plans previously approved by the planning and zoning commission may be approved by the planning director and the chairperson of the commission upon finding by the planning director and chairperson of the commission that the amended site plan is in substantial compliance with the originally approved site plan.

The minor amendment is to show the recently approved Major Site Plan as two lots and

providing the data table to reflect site information as it pertains to the individual lots. No other changes are proposed; therefore it is believed to be within *substantial compliance* of the Major Site Plan (Exhibit A). Though this can be approved administratively with the Planning Director and Planning and Zoning Commission Chairman's signature, as a companion item to the Conditional Use Permit, the minor amendment to the Major Site Plan is has provided to the Planning Commission for consideration.

PUBLIC NOTIFICATION/COMMENTS

Notification

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

- A notice was published in the Casa Grande Dispatch on October 21, 2014 at least fifteen (15) days before the November 6, 2014 Planning Commission public hearing.
- Notice was mailed by the City on October 22, 2014 at least ten (15) days before the November 6, 2014 Planning Commission public hearing, to each owner of property situated within 200 feet of the subject property. An affidavit confirming this is located in the project file.
- A sign was posted by the applicant by October 22, 2014 on the subject site informing the public that this application would be considered by the Planning Commission at the November 6 meeting. An affidavit confirming this posting was supplied by the applicant.

Inquiries/Comments

At the time of this writing, no inquires or comments have been made.

RECOMMENDED MOTION

Staff recommends that Planning Commission approve:

DSA-14-00188 – Conditional Use Permit subject to the following conditions:

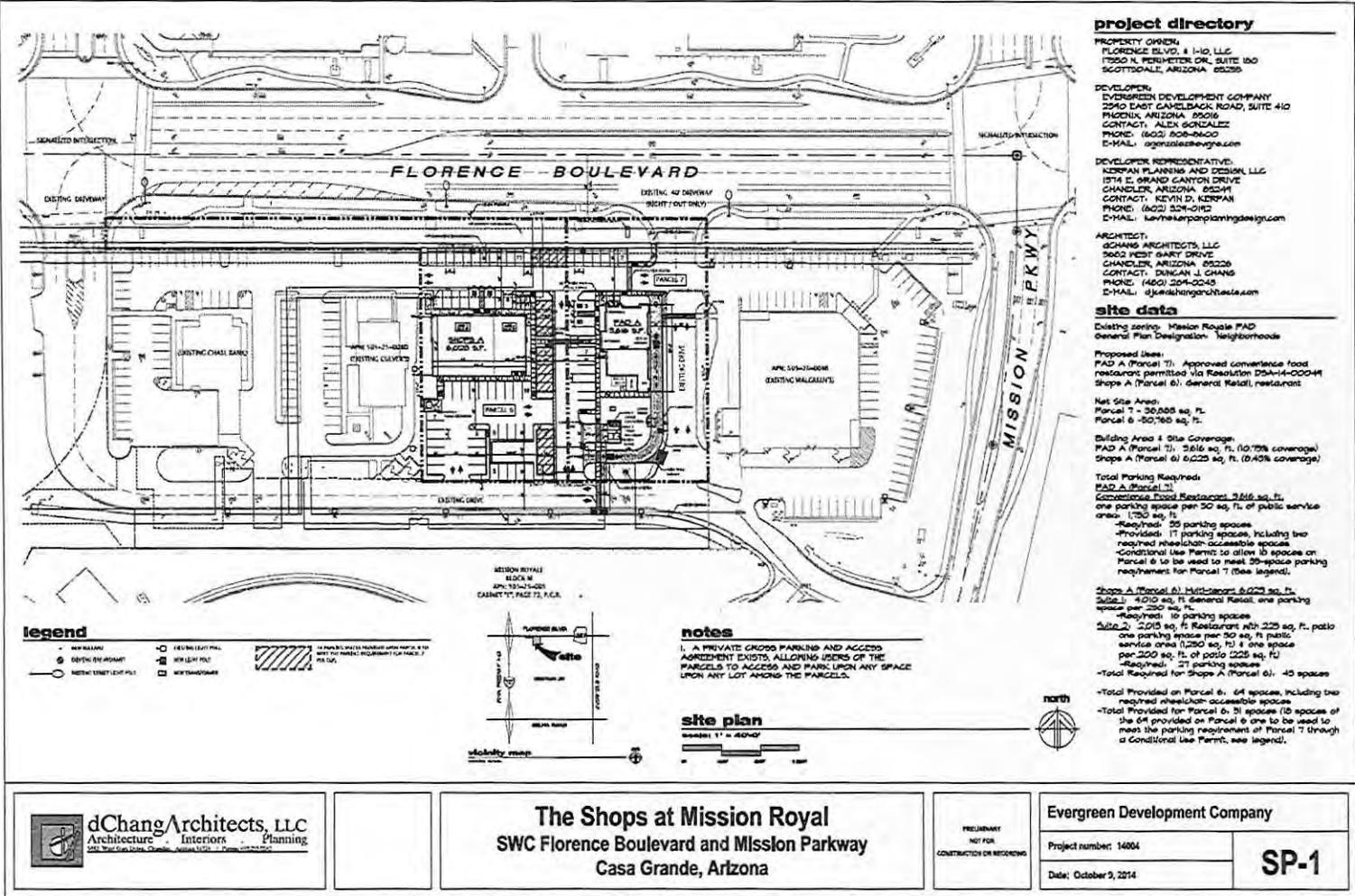
1. All of the off-site parking spaces must be maintained with the requirements and standards contained in the Casa Grande City Code.
2. The off-site parking spaces on Lot 6 used to meet the parking requirement for Lot 7 shall not be further than 300 ft. away from the restaurant use on Lot 7.
3. An easement, or covenant, shall be recorded that reserves 18 of the parking stalls located on Lot 6 of Mission Plaza at Mission Royale for the restaurant use

located on Lot 7 of Mission Plaza at Mission Royale (2469 E Florence Blvd). Said easement, or covenant, shall remain in full force and effect as long as the restaurant located upon Lot 7 needs said off-site parking spaces to meet City Code parking requirements.

DSA-14-00189 – Minor Amendment to the Major Site Plan

Exhibits

- Exhibit A- Major Site Plan (amended)
- Exhibit B- Resolution DSA-14-00188



project directory

PROPERTY OWNER:
 FLORENCE BLVD. & I-10, LLC
 17550 N. PERIMETER DR., SUITE 100
 SCOTTSDALE, ARIZONA 85258

DEVELOPER:
 EVERGREEN DEVELOPMENT COMPANY
 2540 EAST CAMELBACK ROAD, SUITE 410
 PHOENIX, ARIZONA 85016
 CONTACT: ALIXA GONZALEZ
 PHONE: (602) 508-0400
 E-MAIL: agonzales@evgr.com

DEVELOPER REPRESENTATIVE:
 KERPAN PLANNING AND DESIGN, LLC
 1874 E. GRAND CANYON DRIVE
 CHANDLER, ARIZONA 85224
 CONTACT: KEVIN D. KERPAN
 PHONE: (602) 524-0142
 E-MAIL: kevin@kerpanplanningdesign.com

ARCHITECT:
 dCHANG ARCHITECTS, LLC
 3002 WEST SHAWY DRIVE
 CHANDLER, ARIZONA 85226
 CONTACT: DUNCAN J. CHANG
 PHONE: (480) 204-0045
 E-MAIL: djchang@changers.com

site data

District series: Mission Royal PAD
 General Plan Designation: Neighborhoods

Proposed Uses:
 PAD A (Parcel 7): Approved convenience food restaurant permitted via Resolution DSA-14-0004H
 Shops A (Parcel 6): General Retail restaurant

Net Site Area:
 Parcel 7 = 30,825 sq. ft.
 Parcel 6 = 50,765 sq. ft.

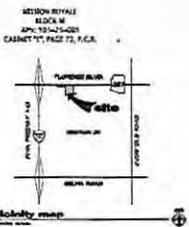
Building Area & Site Coverage:
 PAD A (Parcel 7): 3,616 sq. ft. (10.75% coverage)
 Shops A (Parcel 6): 6,225 sq. ft. (12.45% coverage)

Total Parking Required:
 PAD A (Parcel 7):
 Convenience Food Restaurant 3,616 sq. ft.
 one parking space per 50 sq. ft. of public service area: 1,730 sq. ft.
 -Required: 35 parking spaces
 -Provided: 17 parking spaces, including two required wheelchair accessible spaces
 -Conditional Use Permit to allow 18 spaces on Parcel 6 to be used to meet 25-space parking requirement for Parcel 7 (see legend).

Shops A (Parcel 6):
 Multi-story 6,225 sq. ft.
 Site 1: 4,010 sq. ft. General Retail: one parking space per 250 sq. ft.
 -Required: 16 parking spaces
 Site 2: 2,215 sq. ft. Restaurant with 225 sq. ft. patio
 one parking space per 50 sq. ft. public service area (1,250 sq. ft.) & one space per 250 sq. ft. of patio (225 sq. ft.)
 -Required: 27 parking spaces
 -Total Required for Shops A (Parcel 6): 43 spaces
 -Total Provided on Parcel 6: 64 spaces, including two required wheelchair accessible spaces
 -Total Provided for Parcel 6: 81 spaces (18 spaces of the 64 provided on Parcel 6 are to be used to meet the parking requirement of Parcel 7 through a Conditional Use Permit, see legend).

legend

NEW WALL	EXISTING LIGHT PAINT	AS SHOWN ON ALL PREVIOUS APPROVALS & TO BE USED FOR FUTURE REQUIREMENTS FOR PARCELS 6 & 7 PER U.S.
EXISTING SITE WORK	NEW LIGHT PAINT	
EXISTING STREET LIGHT POLE	NEW SIGNAGE	



notes

1. A PRIVATE CROSS PARKING AND ACCESS AGREEMENT EXISTS, ALLOWING USERS OF THE PARCELS TO ACCESS AND PARK UPON ANY SPACE UPON ANY LOT AMONG THE PARCELS.

site plan
 SCALE: 1" = 400'

Exhibit A- Major Site Plan (amended)

dChang Architects, LLC
 Architecture Interiors Planning
 1000 West Camelback Road, Suite 1100 • Phoenix, AZ 85015

The Shops at Mission Royal
 SWC Florence Boulevard and Mission Parkway
 Casa Grande, Arizona

PRELIMINARY
 NOT FOR
 CONSTRUCTION OR RECORDING

Evergreen Development Company	
Project number: 14084	SP-1
Date: October 5, 2014	



DESIGN ETHIC
LANDSCAPE ARCHITECTURE
1111 N. CENTRAL AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.DESIGNETHIC.COM



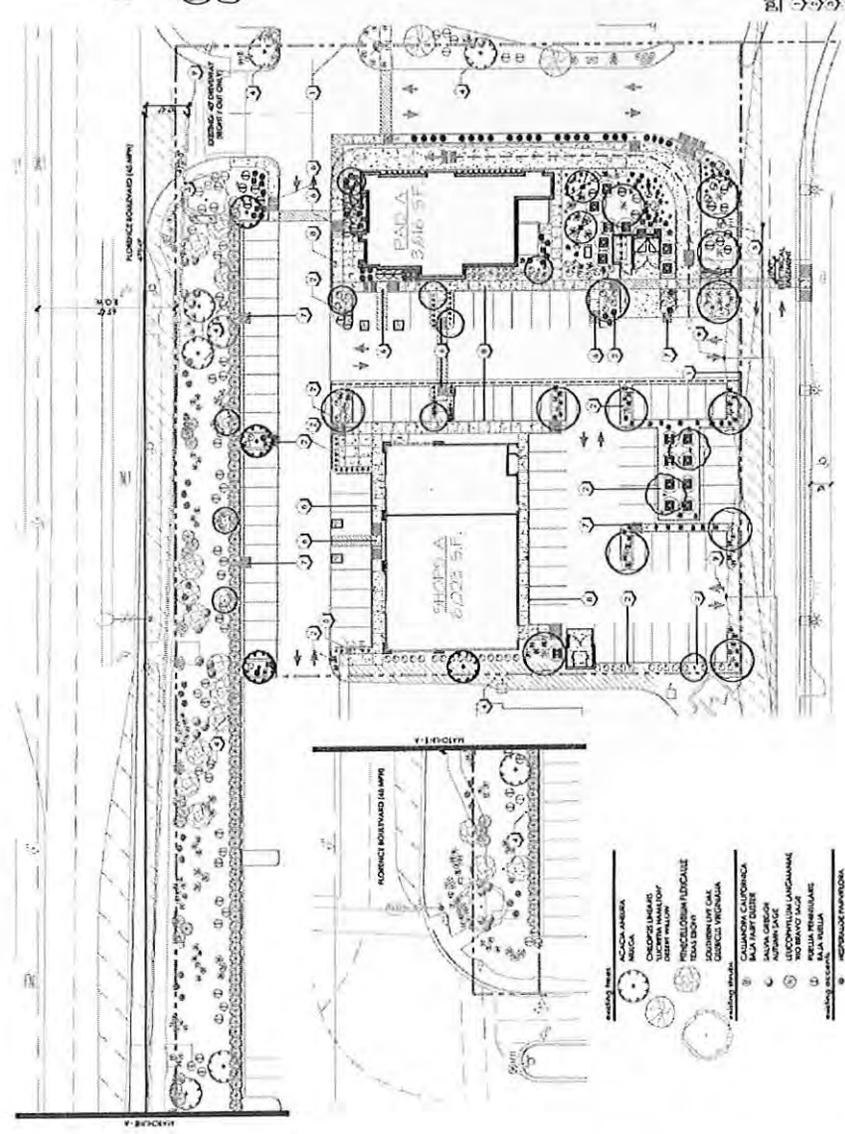
Professional Seal
Landscape Architect
No. 12345
State of Colorado

THE SHOPS AT MISSION ROYAL & MISSION PARKWAY CASA GRANDE, ARIZONA

PLANTING PLAN

PROJECT: THE SHOPS AT MISSION ROYAL & MISSION PARKWAY
DATE: 8/14/15
DRAWN BY: B. PAUL
CHECKED BY: B. PAUL
PROJECT NO.: 2015-015

- 1. PROPERTY LINE / RIGHT OF WAY LINE
- 2. OCCUPYING GRANITE IN ALL PLANTING AREAS
- 3. EXISTING PAVEMENT TO REMAIN
- 4. EXISTING UTILITY AND PROPOSED IMPROVED UTILITY
- 5. NEW TYPICAL AND PLANT MATERIAL SCHEDULE
- 6. ACCESSORY PUMP SEE CIVIL ENG. PLANS
- 7. SEE LIGHTING SEE ARCH. PLANS
- 8. SEE IRRIGATION SEE ARCH. PLANS
- 9. SEE VEHICLE TRACKS



PLANTING SCHEDULE

- 1. ALCAJA ANBERIA
- 2. CASAPALMA CALIFORNICA
- 3. FICUS BENTONIANA
- 4. FICUS MICROCARPA
- 5. FICUS TERNATA
- 6. FICUS VULGARIS
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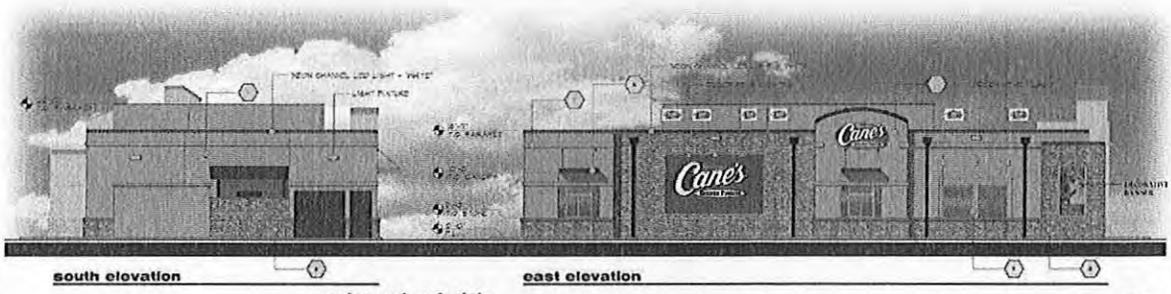
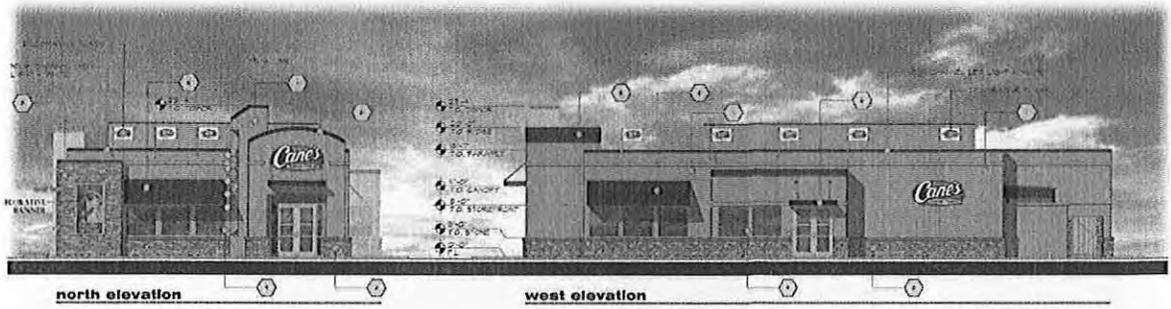
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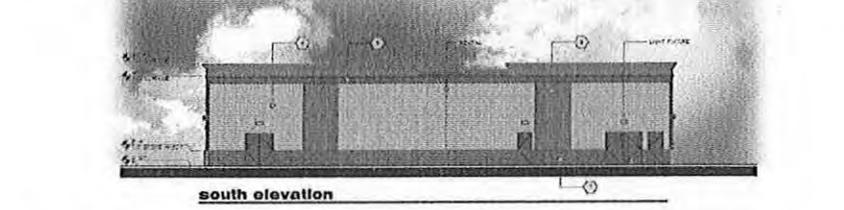
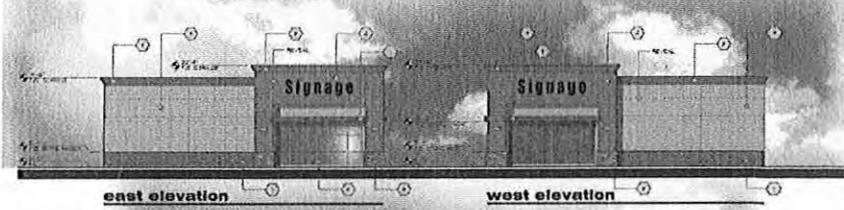
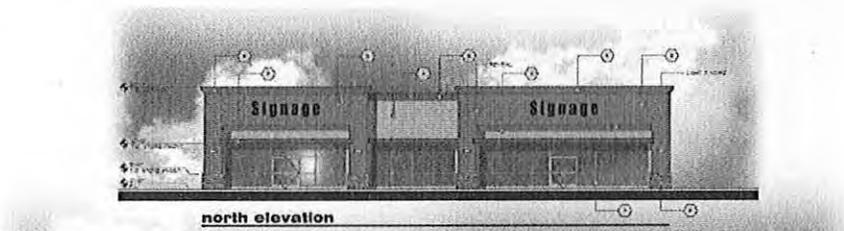


SCALE 3/16" = 1'-0"
0 5 10 15

color and materials

1	2	3	4	5	6	7	8	9	10
[Color swatch]									

pad a
conceptual elevations



SCALE 3/16" = 1'-0"
0 5 10 15

project directory

DEVELOPER
 EVERGARDEN DEVELOPMENT COMPANY
 2500 EAST GARDENIA ROAD, SUITE 410
 PHOENIX, ARIZONA 85028
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DEVELOPER REPRESENTATIVE
 SUSTAIN PLANNING AND DESIGN LLC
 374 E GRAND CANYON DRIVE
 CHANDLER, ARIZONA 85226
 CONTACT: ADYIN D. HOSSEIN
 PHONE: (602) 524-0100
 EMAIL: adyind@spdesignllc.com

ARCHITECT
 MCKINSHAW ARCHITECTS LLC
 3422 WEST BANY DRIVE
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 CONTACT: DUSTIN J. OWENS
 PHONE: (480) 244-0248
 EMAIL: djowens@mckinshaws.com

color and materials

1	2	3	4	5	6	7	8	9	10
[Color swatch]									

shops a
conceptual elevations

Exhibit B – Resolution DSA-14-00188

RESOLUTION NO. DSA-14-00188

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CASA GRANDE GRANTING A CONDITIONAL USE PERMIT FOR OFF-SITE PARKING PROVIDED ON PARCEL 6 (2461 E FLORENCE BLVD) TO APPLY TO THE OFF-STREET PARKING REQUIREMENT OF PARCEL 7 (2469 E FLORENCE BLVD) OF THE RE-SUBDIVISION OF PARCELS 3 & 5 OF MISSION PLAZA AT MISSION ROYALE

WHEREAS, applicant Evergreen Development Company, has requested a conditional use permit;

WHEREAS, the conditional use permit is requested for 18 off-site parking spaces located on Lot 6 of Mission Plaza at Mission Royale (2461 E Florence Blvd.) to meet the off-street parking requirement for the restaurant use located on Lot 7 of Mission Plaza at Mission Royale (2469 E Florence Blvd);

WHEREAS, the property is zoned PAD (Mission Royale).

WHEREAS, pursuant to Section 17.56.240 of the Casa Grande City Code, off-site parking is a conditionally permitted use;

WHEREAS, on the 6th day of November 2014, the Planning and Zoning Commission of the City of Casa Grande held a public hearing regarding the request for the conditional use permit;

WHEREAS, the Planning and Zoning Commission of the City of Casa Grande considered all public comments made at said hearing; and

WHEREAS, the Planning and Zoning Commission of the City of Casa Grande has determined that the proposed use would be appropriate for the location proposed, subject to the conditions set forth in this Resolution;

NOW THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission of the City of Casa Grande, Arizona, as follows:

1. The Planning and Zoning Commission of the City of Casa Grande makes the following findings:

- a. The site for the proposed uses are adequate in size and topography to accommodate the uses, and all yards, spaces,

walls and fences, parking, loading and landscaping is adequate to properly relate the uses with the land and the uses in the vicinity;

- b. The site for the proposed uses relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;
- c. The proposed uses will have no adverse effect upon the abutting property;
- d. The proposed uses are in conformance with the General Plan; and
- e. The conditions stated in this approval are necessary to protect the health, safety and general welfare.

2. The Planning and Zoning Commission of the City of Casa Grande approves the conditional use permit by the Applicant subject to the following specific conditions which are deemed necessary by the Commission to protect the public health, safety and general welfare::

- a. All of the off-site parking spaces must be maintained with the requirements and standards contained in the Casa Grande City Code.
- b. The off-site parking spaces on Lot 6 used to meet the parking requirement for Lot 7 shall not be further than 300 ft. away from the restaurant use on Lot 7.
- c. An easement, or covenant, shall be recorded that reserves 18 of the parking stalls located on Lot 6 of Mission Plaza at Mission Royale for the restaurant use located on Lot 7 of Mission Plaza at Mission Royale (2469 E Florence Blvd). Said easement, or covenant, shall remain in full force and effect as long as the restaurant located upon Lot 7 needs said off-site parking spaces to meet City Code parking requirements.

3. The Planning and Zoning Commission of the City of Casa Grande approves the conditional use permit request by the Applicant subject to the following general conditions:

- a. The right to a use and occupancy permit shall be contingent upon the fulfillment of all general and special conditions imposed by the conditional use permit procedure.
- b. That the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his successors and assigns.
- c. That all conditions specifically stated under any conditional use listed in this chapter shall apply and be adhered to by the owner of the land, his successors or assigns.

- d. That the special condition shall be consented to in writing by the applicant.
- e. That the resolution granting the application, together with all consent forms, shall be recorded by the county recorder.

PASSED AND ADOPTED by the Planning and Zoning Commission of the City of Casa Grande, Arizona, this ____ day of _____, 2014.

P & Z Commission Chairman

Planning & Development Director

ATTEST:

APPROVED AS TO FORM:

City Clerk

Assistant City Attorney

APPLICANT and OWNER'S CONSENT TO THE SPECIAL CONDITIONS

The applicant and owner, hereby consent to the special conditions as enumerated above in Section 2 as they relate to this request for a conditional use permit for off-site parking on Lot 6 to be used to meet the parking requirement for Lot 7 on the Re-Subdivision of Parcels 3 & 5 of Mission Plaza at Mission Royale.

Alex Gonzalez for Evergreen Development Company
Applicant & Property Owner