

AGENDA ITEM \_\_\_\_\_  
DATE \_\_\_\_\_

Regular Meeting  
February 5, 2015

**MINUTES OF A REGULAR MEETING OF THE CASA GRANDE  
PLANNING AND ZONING COMMISSION HELD ON THURSDAY,  
FEBRUARY 5, 2015 AT 6:00 P.M. IN THE COUNCIL CHAMBERS AT  
CITY HALL, 510 E. FLORENCE BOULEVARD, CASA GRANDE,  
ARIZONA.**

**I. Call to Order/Pledge:**

Vice-Chairman Henderson called the meeting to order at 6:00 p.m.

**II. Roll Call:**

**Members Present:**

Vice-Chairman Mike Henderson  
Member Ruth Lynch  
Member Fred Tucker  
Member Stephen Gentzkow

**Absent:**

Chairman Jeffrey Lavender	Excused
Member David Benedict	Excused

**City Staff Present:**

Paul Tice, Planning and Development Director  
Jim Gagliardi, Planner  
Joe Horn, Planner  
Melanie Podolak, Administrative Assistant  
Mark Graffius, Assistant City Attorney  
Duane Eitel, Traffic Engineer

**III. Approval of Minutes:**

December 4, 2014

Member Lynch moved to approve the minutes dated December 4, 2014, Member Gentzkow 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 Holly James of D.R. Horton Inc,** for the following land use approval within Mission Valley PAD (Units 1 and 2):

- 1. DSA-14-00216: Housing Product** to add 10 new floor-plans for single-family homes to apply to 113 lots proposing three elevations per floor-plan with various 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 new housing product is for 113 undeveloped platted lots located within the Mission Valley subdivision, phases 1A, 5 and 6. The applicant is proposing 10 new floor plans, two of which will be two-story homes, and three proposed elevation styles. Mr. Gagliardi noted the homes will range from 1,500 to 3,200 square feet on lots that range from 5,800 to over 8,000 square feet. He commented that two-story homes are not permitted on lots less than 6,000 square feet. Mr. Gagliardi then stated that the Housing Product review criterion is subject to the 1999 Planned Area Development (PAD) Design Standards. He cited that per the residential design standards, there shall not be any more than three consecutive similar rear home elevations for homes that back on an arterial or collector roadway, and there shall not be any more than two consecutive similar front elevations adjacent or across the street. He pointed out that all the models will have covered rear patios. Mr. Gagliardi stated the applicant meets the 1999 PAD Residential Design Standards and the Mission Valley PAD standards. Public comments were received by staff; comments received were: the market is saturated, no two-story homes and general questions. Staff recommends approval.

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

Holly James, 20410 N. 19<sup>th</sup> Avenue, Phoenix, applicant/representative for D.R. Horton, Inc., came forward to address the Commission. Ms. James reiterated that covered rear patios will be standard on all proposed models.

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

Member Gentzkow made a motion to approve case DSA-14-00216 Housing Product to add 10 new floor-plans within the Mission Valley PAD, Units 1 and 2. Member Tucker seconded the motion.

The following roll call vote was recorded:

Member Gentzkow	Aye
Member Tucker	Aye
Member Lynch	Aye

Vice-Chairman Henderson

Aye

The motion passed 4 – 0.

**B. Request by Casa Grande Development Group, LLC** for the following land use approval on approximately 3.01 acres of land otherwise known as 1988 E Florence Blvd (APN: 505-23-002X):

- 1. DSA-14-00192: Major Amendment to a Major Site Plan** for the construction of a 21,702 square foot retail store with approximately 15,000 sq. ft. fenced outdoor storage and display area.

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 for a Tractor Supply Retail Store, located west of the Shops at Palm Creek access drive, west of the LA Fitness. The proposed site is 3 acres of a 20 acre parcel. He noted the request is for a 21,702 square foot retail store with a 15,000 square foot fenced display area, and 6,675 square feet of outdoor display. Mr. Gagliardi overviewed the review criteria for a Major Site Plan, noting the site is located within the General Plan's Community Center Land Use Designation. The Community Center land use category requires developments be closer to the street to create an "urban" environment in which the buildings rather than parking lots are the dominant feature of the development, but in this case the applicant has the building set-back because they are proposing a future parcel to the south of the site between Florence Boulevard and their retail store. Mr. Gagliardi noted the applicant has been able to indicate conceptually that a business can fit on the vacant pad site with adequate parking. Once the future front building pad is constructed this Tractor Supply site will meet the design intent of the Community Center form. Mr. Gagliardi then discussed the vehicular ingress and egress points, noting the original concept for this site was to have a drive-way lining up with the existing drive-way to the west, but this proposal closes that drive-way and moves it to the south. Staff reviewed the request and found that the majority of the traffic will be coming from the south, so feels this is an appropriate request. Mr. Gagliardi noted the conditions of approval stated in the staff report have been revised. The revised conditions were read into the record. No public comments were received by staff.

Member Lynch noted the Traffic Impact Analysis (TIA) which states that in 2018 the level of service will require additional review. She questioned if improvements are needed, who will bear the cost.

Director Tice explained that the city collects impact fees on all new developments and if additional improvements are needed on Florence Boulevard the fees collected can pay for any needed traffic improvements. He noted that as the remainder of this 20 acre site develops each proposal will be evaluated to see if they are impacting the traffic in the area enough to warrant a traffic signal.

Member Lynch questioned if Tractor Supply will contribute to the construction of the signal when one is warranted.

Director Tice replied that a majority of the impact fee collected is earmarked for traffic improvements. He noted that Tractor Supply will pay impact fees for transportation improvement. Director Tice did mention that some developments such as Valero have been required to contribute an additional 25% towards the traffic signal because their development impacts the traffic beyond the ordinary.

Member Gentzkow questioned if the Commission decision is to determine whether the site is appropriate for the Tractor Supply store, not the 3.7 acres that is being split off of the 20 acre site.

Mr. Gagliardi stated the request if for the Major Site Plan for the Tractor Supply. The creation of the 3 acre parcel for this project will not be subject to further review by the Planning Commission because they will not be triggering the platting requirements of creating four or more lots. He stated it is very important that Tractor Supply creates the new parcel for the reason that the parcel lines is how staff bases the setbacks, and the amount of landscaping required. Mr. Gagliardi noted that the additional portion of the site will be used as a drainage basin for all the development that occurs between the access drive and Henness Road.

Vice-Chairman Henderson questioned the TIA and traffic flow. He stated most of the traffic will come from the west and if they miss their turn or the left turn lane is full, the customer will have to turn around. He asked if this issue was addressed in the TIA.

Duane Eitel, City Traffic Engineer, stated the TIA does not take into account the number of vehicles that might miss their turn. He noted a left turn lane will be added and the length is determined by the projected amount of customers that will be making a left turn into the development.

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

David Long, 155 W. New York Ave, Southern Pines, North Carolina representative for Casa Grande Development Group LLC., came forward to address the Commission.

Vice-Chairman Henderson questioned if approved, when they plan on starting construction.

Mr. Long replied they will like to start construction in a month.

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

Member Tucker made a motion to approve case DSA-14-00192 Major Amendment to a Major Site Plan for the construction of a 21,702 square foot retail store with

approximately 15,000 square feet fenced outdoor storage and display area, with the conditions stated as below:

1. Proof of parcel creation for TSC site in accordance with the Major Site Plan shall be provided prior to the issuance of a building permit.
2. The sidewalk on the west side of the Commons at Palm Creek access driveway be installed prior to a Certificate of Occupancy for the TSC building.
3. Satisfactorily address the outstanding review items pertaining to the drainage report and drainage plan to be evaluated by the City Engineer

Member Lynch seconded the motion.

The following roll call vote was recorded:

Member Gentzkow	Aye
Member Tucker	Aye
Member Lynch	Aye
Vice-Chairman Henderson	Aye

The motion passed 4 – 0.

**C. Request by United Engineering Group** for the following land use approval on approximately 104 acres located south of McCartney Rd acres, generally located south of where Palomino Parkway terminates at McCartney Rd:

1. **DSA-14-00163: Major Amendment to the Marabella PAD. Said amendment includes the following changes:**
  - a. Realignment of proposed Henness Rd
  - b. Removing commercial land uses
  - c. Providing new lot sizes and dimensions for single-family lots

James Gagliardi, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Mr. Gagliardi stated the Marabella subdivision is located south of McCartney Road, west of I-10, south of the McCartney Center PAD. The applicant is requesting to remove the commercial uses and replacing it with additional single family residential. They are also requesting to rearrange and resize lots from 7,150 – 8,450 square feet to 6,325 – 17,000 square feet and to realign Henness Road to be located entirely within their PAD. Mr. Gagliardi noted the request also include the revision of one of the development standards for the rear yard set-back. Currently it is approved to allow a 15 foot setback, 20 feet for perimeter lots, and the request is to allow a 10 foot setback for 50 % of the width of the home and the first floor rear patio

and keeping the 20 feet for perimeter lots. Mr. Gagliardi then overviewed the review criteria for PAD Zone/Preliminary Development Plan, noting that in 2013 there was a General Plan Amendment to remove the Commerce and Business designation out of the Marabella PAD and place the entire site within the Neighborhood land use designation. The request to remove the commercial out of the PAD will place the subdivision in conformance with the General Plan. Mr. Gagliardi then addressed conformance with the City's Zoning Ordinance, citing this PAD is subject to the 2003 PAD Design Standards, which includes the balance of lot sizes and side setbacks. He stated the applicant is requesting a deviation to these two design standards. The applicant asks that the lots range be an average in doing it this way it will create an average lot size of 7,439 square feet. Staff recommends that the PAD be revised to note that it will comply with the PAD Residential Design Standards that require that for every lot less than 7,000 square feet an equal number of lots of at least 8,000 square feet are provided. Mr. Gagliardi cited that staff is in agreement with the proposed side yard setback of 10 feet on one side and 5 feet on the other, because it aligns with many of the standard zone districts and is the same as is required in the current approved Marabella PAD. Mr. Gagliardi then addressed the lots that are adjacent to McCartney Road and the Fire Station to the west citing as a condition of approval staff is requesting the applicant revise the PAD to stipulate that only single-story houses are approved for lots adjacent to McCartney Road and the Fire Station. Mr. Gagliardi briefly discussed the pedestrian and vehicular ingress and egress stating the current PAD proposed two access points other than Henness Road onto McCartney Road. After the access points were evaluated, staff is recommending the local access point onto McCartney Road east of Henness Road be noted as a right-in/right-out access, and the access point west of Henness Road be eliminated. He then stated staff has also reviewed the sewer lines that will serve the subdivision and has determined the current lines are sufficient. A letter of opposition regarding the sewer line was received by staff. Staff recommends a favorable recommendation be forwarded to City Council, with the revised conditions that were read into the record.

Member Tucker questioned if staff took into consideration the build-out of McCartney Center in their determination that the sewer lines are adequate for the new development.

Mr. Gagliardi stated the sewer line was designed to handle the capacity for the entire McCartney Center and is estimated to handle 25% of the development on the north side of Marabella. The developer will have to provide additional sewer lines to meet the capacity required for Marabella, so for that reason they are proposing an additional 10 inch sewer line.

Member Lynch expressed her concern with the access point on McCartney Road being so close to the fire station. She stated she understands it is proposed to be right-in/right-out, but without a median, people will continue to turn left.

Mr. Gagliardi stated the access point that staff is asking the applicant to remove is the one closer to the fire station. He noted that at final build out of McCartney Road there will be a median constructed.

Member Lynch commented that she does not see the need for two access points so close together.

Director Tice explained that staff had the same concern as to whether or not we should have any access points on McCartney Road other than the Henness Road access. In speaking with the applicant they have indicated that they are trying to address the design standards of having more than one access point into the subdivision and to not have cul-de-sac's or dead-end streets that are greater than what is allowed by the subdivision code or fire code. Director Tice stated there are other ways to achieve the design standards, therefore staff has added the condition that a note be placed on the PAD stating the street lay-out is conceptual, and the actual street lay-out and lotting design will be determined at the time of preliminary plat approval.

Member Tucker commented that he foresees a lot of complaints and problems with building homes adjacent to the fire station and he feels commercial/office would be a better fit for that area.

Director Tice stated the issue with the homes adjacent to the fire station has been discussed with the applicant. Staff feels an office use would be a better fit but the applicant has indicated that the single family market is the market they need to hit for their property. Director Tice stated therefore staff has tried to address the issues by requiring the homes to be single-story homes so the lights will not flash in the windows. He commented that anyone purchasing a home will know there is a fire station adjacent to their lot.

Member Tucker stated the area abutting the fire station should be used for a transitional type area.

Member Gentzkow commented the developer is the one taking the risk buy building homes adjacent to the fire station.

Vice-Chairman Henderson questioned the sewer lines.

Mr. Gagliardi stated the 10 inch line is a future proposed sewer line, with the idea that it will eventually tie in with the development to the south. He noted there are other design solutions for the sewer line that will be discussed with the applicant if needed.

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

Chris Morgan, 3205 W Ray Road, Chandler, representative for the United Engineering Group, came forward to address the Commission. Mr. Morgan stated they agree that a fire station by single family homes could be an issue but keeping the homes to one-

story will help, along with possibly installing triple pane windows to reduce the noise and other construction measure that can be taken. He commented that being ½ mile away or being next door you still are going to hear the sirens. He then addressed the sewer lines stating this is just a proposal and they are still working on the final sewer lines with city staff. Mr. Morgan stated they have also been in discussions with Kinder Morgan to see if they can obtain a crossing to go underneath their gas lines and tie in with the Mission Ranch sewer system; both this development and Mission Ranch are owned by the same group. Mr. Morgan discussed the access points off of McCartney Road. He stated they are ok with the access being right-in/right-out. Mr. Morgan explained they are constrained by the 404 wash along the west access point, and they have to try to limit the number of times they cross the wash. In speaking with planning they suggested that this access point be gated and be used only as an emergency access point. He also mentioned that the access point to the east encompasses a Kinder Morgan gas line easement, and again, they are trying to limit the number of crossing over this easement. Mr. Morgan stated they are in agreement with all the revised conditions except condition number five. He gave a brief history of the property and the road alignment for Henness Road, citing the effect of the realignment is a net loss area of development of 3.8 acres. They then looked at how to develop the property and roughly keep the same density. Mr. Morgan stated they intend to stay with the intent of the rule of an average lot size of 7,000 square foot lots, which their proposed average lot size is 7,349 square feet. They have tried to get as many of the lots to back up or front to open space, to give the feeling of openness. Mr. Morgan asked the Commission to consider that they have met the intent of the lot size rule and not enforce condition five.

Member Gentzkow questioned how many lots they have that are 17,000 square feet.

Mr. Morgan stated approximately two or three lots are 17,000 square feet. He pointed out that they have to deal with the shape of the property, the major road that runs through the middle of the site, the gas line and the 404 wash, so in any scenario they are going to have some lots that are much larger then the other lots.

Member Gentzkow commented that many years ago he owned a home that backed up to a fire station and they were never disturbed.

Vice-Henderson asked Mr. Morgan to explain why they need to re-route Henness Road.

Mr. Morgan explained that there are two tight curves that create site distance issues, and there are also access points pulled right off of that, so in looking at the design they met with staff and everyone feel it is safer to align the road to a straighter view.

Director Tice explained the original design of Henness Road had it leaving this development and continuing onto an adjacent site then re-entering this development. This means the only way the road would get constructed is if both developers are ready to develop at the same time, which is not a likely scenario. He stated this design puts the arterial road into one development, so when this development happens the city can

coordinate the construction of the road and make sure it is constructed in a continuous fashion versus the original plan that has a disconnect between the two developments. Director Tice mentioned that the road alignment was part of the General Plan request two years ago and was approved.

Mr. Eitel stated staff has spent a lot of time looking at the alignment and feel this is a better proposal.

Vice-Chairman Henderson commented the applicant changed their plan to benefit the city. He asked if there is a middle ground.

Member Lynch questioned the intent for requiring the "lot exchange".

Director Tice stated the intent is not to get an average lot size of 7,000 square feet. The intent is to have a larger lot feel and not a tight urban design.

Vice-Chairman Henderson asked Mr. Morgan how many lots they are going to lose.

Mr. Morgan replied they will lose approximately 20 lots. They have 110 lots under 7,000 square feet, and 36 lots that are over 8,000 square feet. Mr. Morgan pointed out their original approval was for 278 lots with six acres of commercial, they now have 296 lots and removed the commercial area. He stated they also are providing 19.9% open space where the PAD requires only 15%, this shows they are trying to keep the open feel for their community. Mr. Morgan commented that if the condition is upheld they will have to re-plot their lots.

Vice-Chairman Henderson addressed staff. He stated since we had the applicant change the lay out of Henness Road, rather than making the lot size one for one could we make it a one for .8?

Director Tice stated the applicant makes very valid points, with the land they lost with the realignment of Henness Road and with the amount of open space they are incorporating into their project design. The Commission has the prerogative to modify the conditions recommended by staff, and make a different recommendation to the City Council. The City Council has the ultimate ruling on the request, but at this point staff is not willing to recommend modification of condition five regarding compliance with the lot size standards as required by the PAD Residential Design Standards.

Member Gentzkow commented that he feels the applicants request is reasonable.

Member Lynch stated if the lots sizes are changed for this applicant then the Commission sets precedence for other developers.

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

Member Lynch made a motion to forward a favorable recommendation to the City Council regarding DSA-14-00163 Major Amendment to the Marabella PAD, with the conditions as stated below:

1. Revise the PAD to stipulate that only single-story houses are approved for lots adjacent to McCartney Rd and the fire station.
2. Eliminate the local street access point onto McCartney Rd west of Henness Rd.
3. The local street access point onto McCartney Rd. east of Henness Rd. to be noted as a right-in/right-out access.
4. A note to be placed on the PAD land use plan that states "This plan illustrates a conceptual street layout and lotting configuration. Actual street lay-out and lotting design will be determined at the time of preliminary plat approval."
5. The PAD amendment shall be revised to note that it will comply with the Residential PAD Guideline which requires that for every lot less than 7,000 sq. ft. an equal number of lots of at least 8,000 sq. ft. be provided.

Member Tucker seconded the motion.

The following roll call vote was recorded:

Member Gentzkow	Nay
Member Tucker	Aye
Member Lynch	Aye
Vice-Chairman Henderson	Aye

The motion passed 3 – 1.

**D. Request by Nathan Cottrell of CEG Applied Sciences on behalf of Irving and Lillian Fabricant Trust**, for the following land use approval on 86.5 acres of land generally southeast of Rodeo Rd and Trekell Road (APN #s 505-07-024A, 0230, 0280, 025A, and 0270):

1. **DSA-14-00214: Major amendment to the Santa Cruz Crossing Planned Area Development (PAD).** Said amendment includes the following changes:
  - a. Adding an assisted living facility as a permitted use
  - b. Adding B-1 and B-2 uses to area previously identified for office uses
  - c. Providing development standards for previously-approved commercial and residential areas.

- d. Identifying an area previously shown as "Green Court Homes", a high-density single-family area, as independent-living patio homes.
- e. Adding two-story senior apartment homes

James Gagliardi, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Mr. Gagliardi mentioned that a similar request for Santa Cruz Crossing was heard by Commission last year. The Santa Cruz Crossing is located at the southeast corner of Trekell and Rodeo Roads. He stated the applicants request is similar to last years request with the substantial difference being that the applicant is no longer proposing to realign the drainage channel, and they are proposing limited commercial use in an area shown for office uses. Mr. Gagliardi pointed out the detailed changes as:

- Single family dwelling units will decrease from 216 units to 171 units,
- Patio Homes will decrease 64 units to 36 units (elderly)
- Addition of two-story senior apartment homes (125 units)
- Addition of an assisted living facility with 125 units
- Adding Commercial uses to office uses.

Mr. Gagliardi stated this development is subject to the 2003 PAD Residential Design Standards, and the applicant is intending to meet all the design standards with the exception of the side yard setback. The standard requirement is to have a 10 foot side yard setback and the applicant is requesting a 5 foot setback on one side and a 10 foot setback on the other side; staff feels this is acceptable since these are the side yard setback requirements approved with the current Santa Cruz PAD. He then showed the new street detail for the frontage of Rodeo Road, which is a minor arterial street. Mr. Gagliardi explained that currently the residents have to back-out of their drive-way onto Rodeo Road, and the developer of Santa Cruz Crossing is proposing to develop a frontage road to help accommodate the traffic situation. Mr. Gagliardi then overviewed the review criteria for a PAD Zone/Preliminary Development Plan. He noted that per the General Plan policy C-4.7.3 connectivity between developments should be provided. Staff is therefore requesting the applicant to connect to both Colorado Street and Pueblo Drive. Mr. Gagliardi stated that Colorado Street is a major arterial road and there should be north/south connectivity, which will link the eventually link the neighborhoods to the north to the south. Staff is also recommending that a pedestrian/bike connection be provided from the Santa Cruz PAD to the section of Pueblo Drive located to the south to serve as a linear trail connection. This connection will link the Gas Line Regional Trail to the Santa Cruz Regional Trail via Pueblo Dr. Mr. Gagliardi then addressed the pedestrian and vehicular ingress/egress stating staff is requesting that proposed Santa Cruz Dr. /Pueblo Dr. connection be modified as either a 90 degree intersection or connected via a roundabout. He explained this will help mitigate traffic concerns as vehicles may be entering Pueblo Drive from the north and traveling west to Trekell Road or visa versa. Mr. Gagliardi discussed the drainage for the area, citing that the City Council denied the original request because at that time the

developer was proposing to realign the drainage channel. The applicant has since revised their plans and does not propose to realign the drainage channel; it will remain in its current location. No public comments were received by staff. A neighborhood meeting was held in November, which was very lightly attended, and those who attended did not express any concerns with the developer's proposal. Mr. Gagliardi stated staff has revised the conditions since the writing of the staff report; the revised conditions were read into the record. Staff recommends a favorable recommendation be forwarded to City Council, with the revised conditions.

Member Lynch stated that at the last meeting one of the major confusions was the frontage road along Rodeo Road. She commented that she came away from the meeting believing the residents wanted a two-way frontage road, but the developer is still proposing a one-way road.

Mr. Gagliardi stated the frontage road is being proposed as a one-way road. He explained that between the processes going from the Planning Commission to the City Council with the last application review the applicant did provide a two-way frontage road option for evaluation by city staff. Once staff evaluated the two-way option it was determined that the one-way street configuration would be the safest and most appropriate. Mr. Gagliardi explained the road is wider than a typical one-way road to account for parking on one side.

Member Lynch asked if the neighbors expressed their concerns with the one-way road at the neighborhood meeting.

Mr. Gagliardi replied "no". He explained that if this request is approved the applicant will then submit a Major Site Plan for the Assisted Living Facility, which is identified as phase 1. At this time the developer will be responsible to construct the frontage road. Mr. Gagliardi commented at that point staff could hold another neighborhood meeting to address their concerns with the frontage road. He mentioned that the City Traffic Engineer finds the one-way frontage road to be the best design alternative at this time.

Member Gentzkow questioned if there will be on-street parking for the Rodeo Road residents.

Mr. Gagliardi replied "yes". The street cross section provides a sidewalk, on-street parking and landscaping. He also explained that Rodeo Road will be expanding to the south, citing the applicant is proposing to do a full street improvement. The applicant will be developing infrastructure north of the center line where typically they would only have to do this on the half street adjacent to their development.

Vice-Chairman Henderson asked staff to further explain the 90 degree versus the roundabout.

Mr. Gagliardi explained the current configuration has a curve at which point Santa Cruz and Pueblo Drives connect, but if the road was straightened out to a 90 degree angle or

a roundabout is installed it would slow the speeds of the vehicles, and help to create an actual intersection of these two streets.

Member Gentzkow asked if Pueblo Drive north will continue into the Rancho Grande subdivision.

Mr. Gagliardi stated yes, Pueblo Drive will go through to the Rancho Grande subdivision.

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

Nathan Cottrell, 12409 W. Indian School Road, Avondale, applicant with CEG Applied Sciences, came forward to address the Commission. Mr. Cottrell stated when their project was brought before the City Council concerns with the drainage and possibly flooding the neighborhood were expressed. Mr. Cottrell explained that the drainage channel is man made, but with this proposal they have addressed the City Council concerns and left the drainage channel where it is presently located. He then discussed Rodeo Road, citing the road will have two lanes in each direction, and divided by a median. He stated they are flexible with the proposed frontage road. Mr. Cottrell stated city staff expressed their concern with the safety of having a two-lane frontage road, citing that at night it will look as if a car is driving on the wrong side of the street when in fact they are on the frontage road. Mr. Cottrell stated they are in agreement with staff's revised conditions.

Vice-Chairman Henderson made a call to the public.

Tammy Deno, resident of the apartments on Trekell Road and Cordova Avenue, came forward to address the Commission. Ms. Deno expressed her concerns with various issues none of which pertained to the proposed project. Ms. Deno was directed by Vice-Chairman Henderson to speak with city staff members regarding her concerns and they will direct her to appropriate department.

John Baker, 1262 E. Rodeo Road, came forward to address the Commission. Mr. Baker stated he is in favor of this project but is not in agreement with the frontage road being one-way, he suggested a three to four foot divider wall be constructed to mitigate the headlight issue and then the road can be constructed as a two-way street. He asked where the entry will be on the frontage road onto Rodeo Road.

Mr. Cottrell came forward and pointed out the frontage access point on Pueblo, Amarillo and Colorado.

Mr. Baker questioned if there will be a wall around the proposed development.

James Swank, 29134 Roadside Drive, Agoura Hills, CA, representative for Integra Development partners of Fabricant Trust, came forward to address the Commission.

Mr. Swank explained that the development will only have a fence around their apartment site.

Mary Ann Martinez, 1198 E. Rodeo Road, came forward to address the Commission. Ms. Martinez stated her concern is with the drainage; they do not want the water to back up into their development.

Mr. Cottrell come forward and stated there is a concrete drainage basin and they will be installing a pipe and catch basin to catch all the water. He commented the drainage in the area will be a lot better then it is now.

Member Lynch commented that she feels a decorative wall to shield the headlights along the Rodeo Road frontage would be a good solution. She stated the one-way road will be an issue.

Mr. Cottrell stated they are willing to work with staff but safety is their first concern.

Director Tice mentioned that the Commission will see the frontage road design in conjunction with the review of the Major Site Plan for phase one of this development. Staff will hold another neighborhood meeting in conjunction with the phase one improvements.

Member Lynch made a motion to forward a favorable recommendation to the City Council regarding DSA-14-00214 Major Amendment to the Santa Cruz Crossing PAD, with the conditions as stated below:

1. The PAD Land Use Plan shall be amended to show the following:
  - a. A pedestrian trail connection to the existing Pueblo Drive at the southern boundary of the PAD.
  - b. A street connection for Colorado St at the southern boundary of the PAD.
  - c. The curved road labeled as Pueblo Dr/Santa Cruz Rd that extends from Rodeo to Trell be revised to either:
    1. Create a 90° intersection with one another
    2. Provide a roundabout connecting these two streets.
  - d. A note to be placed on the PAD land use plan that states "This plan illustrates a conceptual street layout and lotting configuration. Actual street lay-out and lotting design will be determined at the time of preliminary plat approval."

Member Tucker seconded the motion.

The following roll call vote was recorded:

Member Gentzkow	Aye
Member Tucker	Aye
Member Lynch	Aye
Vice-Chairman Henderson	Aye

The motion passed 4 – 0.

**E. DSA-15-00007:** AN ORDINANCE OF THE CITY OF CASA GRANDE, ARIZONA, AMENDING THE OFF-STREET PARKING TABLE 17.56.220.B OF THE CITY OF CASA GRANDE MUNICIPAL CODE AS FOLLOWS:

1. Amending the use type "Outdoor Sales (Plant Nurseries, Building Materials, Equipment Rental and similar uses)" including its off-street parking requirement to read as follows:

"Plant Nurseries, Building Materials Sales, Equipment Rental, and Similar Uses":

- a. One (1) space per 300 square feet of office and/or inside retail sales area, plus
  - b. One (1) space per 1,000 square feet of outdoor storage, sales and/or display area between 0-10,000 square feet
  - c. One (1) space per 2,000 square feet of outdoor storage sales, and/or display area over 10,000 square feet
2. Amending the parking requirement for "Restaurants, Bars, Cafes, and Similar Uses" to read as follows:
    - a. One (1) space per 100 square feet of floor area, plus
    - b. One (1) space per 200 square feet of outdoor serving (patio) area
  3. Amending the parking requirement for "Retail Sales and Service Establishments" to read as follows:
    - a. One (1) space per 250 square feet of floor area, plus
    - b. One (1) space per 500 square feet of accessory outdoor sales and/or display area

- c. One (1) space per 1,000 square feet of accessory fenced outdoor storage area
4. Add the use and parking requirement for "Swap Meets, Flea Markets" to read as follows:
  - a. One (1) space per 300 square feet of designated vendor area.

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 for a code text amendment to change City Code 17.56.220B, Off-Street Parking table citing that currently there has been development activity that has prompted the city to look at the parking table for four particular use types. Mr. Gagliardi briefly overviewed the proposed changes stating the requested changes are in-line with industry standards. He also pointed out that Swap Meets and Flea Markets are listed in our zoning code and are allowed as a Conditional Use in certain zone districts, but are not referenced in our parking table. He stated it is a good practice to have all the uses listed in the zoning code to also be referenced within the parking table. Mr. Gagliardi explained the change for Restaurants, Cafes, Bars and Similar Uses, stating the requested change will keep the parking calculation standard for the entire building, and not just the public floor area. He stated in doing the parking calculations this way, when a restaurant closes and another restaurant moves into the existing building, there will be no change in the number of parking stalls required versus under the current code where staff has to look at the public floor area to determine the parking. No public comments were received by staff. Staff recommends a favorable recommendation be forwarded to City Council.

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

Member Tucker made a motion to forward a favorable recommendation to the City Council regarding DSA-15-00007 an ordinance of the City of Casa Grande, Amending the Off-Street Parking table 17.56.220.B of the City of Casa Grande Municipal Code. Member Gentzkow seconded the motion.

The following roll call vote was recorded:

Member Gentzkow	Aye
Member Tucker	Aye
Member Lynch	Aye
Vice-Chairman Henderson	Aye

The motion passed 4 – 0.

**VI. Call to the Public:**

There were no comments received from the public.

**VII. Elections:**

Chair  
Vice-Chair

Vice-Chairman Henderson called for nomination for Chairperson. Member Lynch nominated Hayden Henderson as Chairperson; Member Gentzkow seconded the motion; there were no further nominations. Member Tucker motioned to close nominations; all were in favor. Vice-Chairman Henderson closed the nominations. Vice-Chairman Henderson called for Aye's for Hayden Henderson as Chairperson, all present stated Aye, motion passed 4-0. Hayden Henderson was elected as the Planning and Zoning Chairman until January 2016.

Chairman Henderson called for nomination for Vice-Chairperson. Member Tucker nominated Brett Benedict as Vice-Chairman, Member Lynch seconded the motion; there were no further nominations. Member Lynch motioned to close nominations, all were in favor. Chairman Henderson closed the nominations. Chairman Henderson called for Aye's for Brett Benedict as Vice-Chairman, all present stated Aye, motion passed 4 - 0 , Brett Benedict was elected as the Planning and Zoning Vice-Chairman until January, 2016.

**VIII. Report by Planning Director:**

**A. Administrative Approvals**

1. **DSA-14-00134** - Minor Amendment to Major Site plan for Dominion Square Coffee Kiosk at 3860 N Pinal Avenue, a 500 sq. ft. coffee kiosk to be placed on pad lot. Approved: December 10, 2014. Planner: James Gagliardi
2. **DSA-14-00136** – Minor Site Plan for Hexcel 1214 W. Gila Bend Hwy, for a modular building addition. Approved: January 7, 2015. Planner: Paul Tice
3. **DSA-14-00212** – Major Site Plan/Final Dev Plan – Minor Amendment for T-Mobile (Securlock Storage Facility) Wireless Telecommunication Facility, 517 N. Colorado St, for the tower location. Approved: December 4, 2014. Planner: Laura Blakeman

Director Tice briefed the Commission on the above projects.

**B. Monthly Development Center Reports:**

The reports were distributed to the Commissioners.

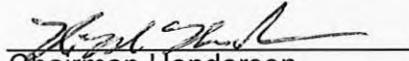
**IX. Adjournment:**

Member Tucker motioned for adjournment, Member Lynch seconded; a voice call vote was called and all were in favor.

Chairman Henderson called for adjournment at 8:20 p.m.

Submitted this **19<sup>th</sup> day of February 2015**, by Melanie Podolak, Administrative Assistant to the Casa Grande Planning & Zoning Commission, subject to the Commission's approval.

Approved this 5 day of March 2015, by the Casa Grande Planning & Zoning Commission.

  
Chairman Henderson



Planning and Zoning  
Commission

Agenda # \_\_\_\_\_

STAFF REPORT

**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION  
**FROM:** James Gagliardi, AICP, Planner  
**MEETING DATE:** February 5, 2015

REQUEST

**Request by Holly James of D.R. Horton Inc.,** for the following land use approval within Mission Valley Planned Area Development (PAD) (Units 1 and 2):

1. **DSA-14-00216: Housing Product** to add 10 new floor-plans for single-family homes to apply to 113 lots proposing three elevations per floor-plan with various color schemes.

APPLICANT/OWNER

Holly James  
D.R. Horton Inc.  
20410 N 19th Avenue, Suite 100  
Phoenix, AZ 85027  
P: 480-483-0006  
Email: [hrjames@drhorton.com](mailto:hrjames@drhorton.com)

HISTORY

March 1, 1999: The site was annexed into the city limits of Casa Grande through Ordinance number 1899.

January 18, 2000: Zone Change from General Rural to Planned Area Development approved by City Council through Ordinance Number 1178.137.

February 3, 2005: CGPZ-47-05: Housing product for Phase 5 was approved

April 2, 2009: DSA-09-00010: Housing product was approved for Mission Valley phases 5 and 6 by the Planning Commission.

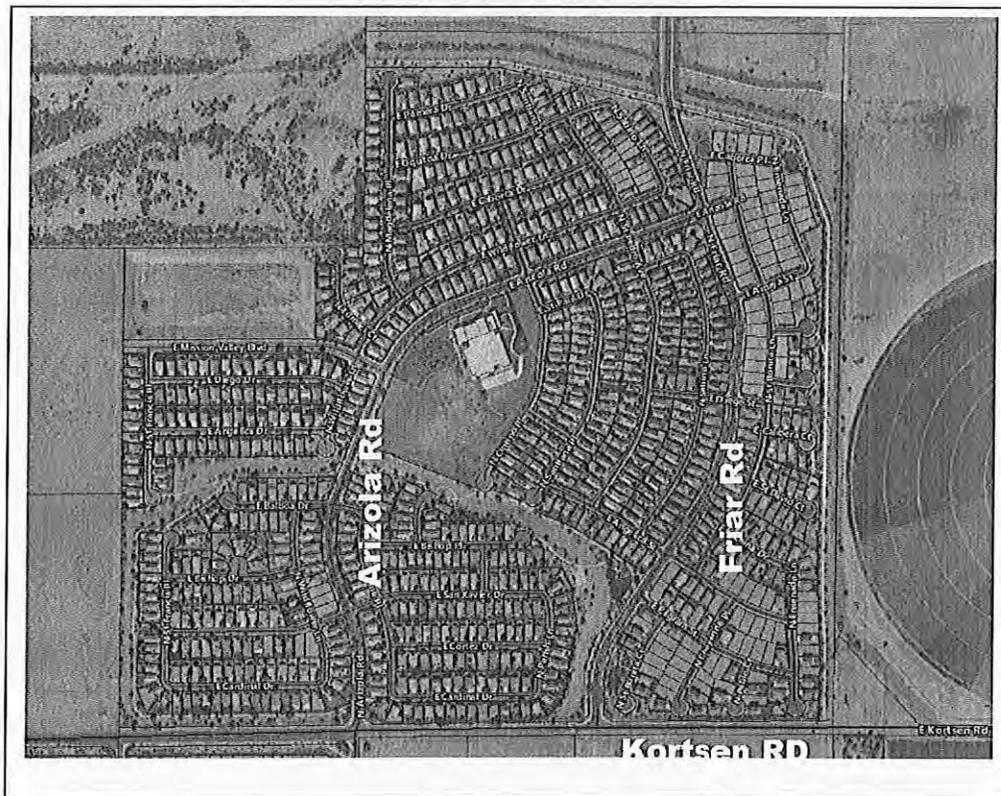
March 15, 2010:

DSA-10-00018: Administrative approval to allow the housing product approved for Mission Valley phase 6 to be applicable upon Mission Valley phase 1A

### PROJECT DESCRIPTION

D.R. Horton owns 113 unbuilt platted lots within phases 1A, 5, and 6 of the Mission Valley Planned Area Development (PAD). Single-family residential PADs approved after 1999 are subject to Residential Design Standards, which requires homebuilders to submit housing product for consideration by the Planning Commission. These design standards require that particular design objectives are met as discussed below. As explained in the applicant's narrative, ten new floor plans have been submitted—each with three elevations and varying color schemes (Exhibit A). Three of these plans were previously approved during past housing product submittals, but under different plan numbers.

### SITE CONTEXT/AERIAL



The housing product submitted, Exhibit B, provides for ten new floor plans. Eight of these plans are one-story and two are two-story ranging from 1,566 sq. ft. to 3,207 sq. ft. Four of the home plans are provided for lots that are 50 ft. in width. Six floor plans are provided for lots that are 60 ft. in width. Mission, Mediterranean, and Craftsman/ranch are three

different elevations offered per plan otherwise labeled as 'A', 'B', and 'C' on the plans. The following models numbers are included for consideration (Exhibit B):

3524 3543 4010 4015 4030  
3256 3575 4012 4020 4090

The home plans range between 35 ft. and 40 ft. in width provided on lots shown to be compatible with the setbacks and development standards found within the Mission Valley PAD, stated as follows:

Front setback: 15 ft. for livable space, or side entry garage, 20 ft. for garages, every third or fourth garage to be staggered to 23 ft.

Corner setback: 15 ft.

Side setbacks: 5 ft. on both sides for single-story homes, 5 ft. /10 ft. for two story homes (This housing product submittal shows a 5 ft. /10 ft. or a 10 ft. /10 ft. on all its plans)

Rear setbacks: 20 ft.

Height: 35 ft.

#### **Residential Design Standards:**

When reviewing this housing product, the criteria below must be met to be in compliance with the 1999-version of the Residential Design Standards for Planned Area Developments:

##### **1. Elevations and roofs**

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

Ten floor plans have been submitted with three distinct elevations, exceeding this requirement (Exhibit B).

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

20 exterior color combinations have been provided, to be applied among the bodies of the houses, their shutters, trims and garage doors, and front doors.

- **There shall not be any more than two consecutive similar front home elevations**

The Mission Valley PAD has a more restrictive requirement which is that no identical elevation is allowed adjacent to or across the street from one another. Also, the Mission Valley Unit II PAD requires that all side elevations facing a public right of way in Phase 5 shall have at least one large window. D.R. Horton has verified that this will be provided.

- **There shall not be any more than three consecutive similar rear home elevations for homes back on an arterial or collector roadway.**

This standard is met.

- **A variety of home roofing materials, colors, shapes, and/or textures is required per project. All roofing shall be of durable, long-lasting materials.**

Varied concrete roofing styles and colors have been proposed.

## **2. Additional Requirements for PAD Residential Architecture**

The design standards also list six additional architecture requirements, which the applicant is required to comply with at least four of the six. These requirements are listed below. Those that are bolded are the standards that the applicant is meeting.

- 1. Incorporate a variety of durable exterior materials and finishes such as shingles, brick, stone and masonry.** *The three elevations provided with each floor plan all provide durable exterior materials. The Craftsman/ranch elevation provides ledge stone as a standard. The Mission and Mediterranean elevations provide for wrought iron accents. All covered patios have stucco columns and there are standard stucco eaves on all elevations.*
- 2. Provide significant architectural features such as covered front entries, front porches, and bay windows on at least fifty percent of the homes.** *The Mission style elevation features gable and hip roofs with wrought iron enhancements and louvered shutters. The Mediterranean style elevation consists of dominant hip roofs with mixed gables providing multiple roof lines. Also provided with this elevation are prominent towered front entries, unique pop outs, stylized wrought iron details and arched windows. The Craftsman/ranch elevation features clipped gable roofs tapered columns and paneled shutters.*
- 3. Reduce the number of front-loaded garages by using side-loaded and/or rear yard detached garages on thirty percent or more of the homes.** *The applicant is required to meet four of the six requirements, and therefore has chosen not to apply this criterion to their housing product submittal.*

4. **De-emphasize front-loaded garages by recessing garage doors, recessing the second story over garages on multi-story homes, providing at least twenty feet of non-garage home frontage and/or other effective methods.** *On eight of the ten models, the garage is either recessed from the home or at the same plane. On the two-story models, the 2<sup>nd</sup> story is recessed over the garage on one plan; on the other plan, a decorative ledge is provided giving a visual separation of space.*
5. **Exceed the mandatory requirements for the number of required distinct elevations and home color schemes.** There are 20 color schemes provided where only three are required.
6. **Applicant's choice to provide extra creativity and design innovation.** *Rear covered patios are standard on many of the plans, color blocking is provided on all front elevations, window pop-outs are included on all windows, including the side and rear elevations painted with an accent color. Also provided is with each home are premium-finished driveways, adding more visual interest and uniqueness to the properties (Exhibit C).*

### 3. Other items

Within the Mission Valley PAD, individual-lot landscaping is reviewed as part of the housing product submittal. It is required to be installed within 30 days of occupancy. The landscaping provided is acceptable, providing one tree and twelve shrubs per lot (Exhibit C).

### **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 January 20, 2015 at least fifteen (15) days before the February 5, 2015 Planning Commission public hearing.
- Notice was mailed by the City on January 20, 2015, at least 15 days before the Planning Commission public hearing, to each owner of property situated within 200 feet of the subject lots. An affidavit confirming this mailing has been placed in the folder.
- Signs were posted by the applicant prior to fifteen days within the Mission Valley neighborhood announcing the Planning Commission meeting. An affidavit confirming the posting of these signs has been provided by the applicant.

**Inquiries/Comments**

At the time of this writing, two inquires have been received, and were generally encouraged that building appears to be slated to resume in this subdivision. The primary concern is the desire to not have two-story homes constructed; although the PAD does not prohibit the construction of two-story homes on lots larger than 6,000 sq. ft..

**RECOMMENDED MOTION**

Staff recommends the Commission approve the **Housing Product DSA-14-00216** for the Mission Valley Housing Product.

**Exhibits**

- Exhibit A – Narrative
- Exhibit B – Housing Product excerpt submittal
- Exhibit C – Landscape and driveways

## Exhibit A – Narrative



# Mission Valley

## Housing Product Review Submittal

*Mission Valley* is located at Korsten & County Road in the City of Casa Grande. D.R. Horton will be building on a portion of the remaining lots within Mission Valley Phase 1A, 5 and 6.

This Design Review Booklet is being submitted in order to gain approval of product as illustrated in this document. This document will illustrate the design, diversity, and quality D.R. Horton intends to build within this community.

### **About D.R. Horton**

D.R. Horton is the largest homebuilder in the Phoenix metropolitan area and the largest homebuilder in the nation, and has been recognized as a leader in every aspect of homebuilding. D.R. Horton has not only been recognized by the industry, but also by the families that live in our homes. Our reputation for quality, variety, and affordability has put us at the head of the homebuilding industry. We carefully choose the location of our communities and the design of our homes in order to meet the needs of the homebuyer. We build our homes with a solid commitment to quality. Because we are focused on staying committed to craftsmanship, design and value, we are building some of the finest homes of today.

### **Diversity**

Our goal is to "provide a variety of subdivision and housing designs which lend visual interest and distinctive character and identity to the community." The designs of the homes as well as the design of the subdivision itself are critical to the success of a "visually diverse" community. Following is a description of how we have incorporated diversity elements into the subdivision and housing designs at Mission Valley.

### **Subdivision Design**

D.R. Horton owns 113 finished lots within the Mission Valley community. Our homes will blend seamlessly with the current homes. There are large areas of open space areas, enhancing the community and providing homes with open space behind them. Plat maps with the 113 lots highlighted has been included in this submittal.

### **Architectural Diversity and Housing Design**

D.R. Horton's proposed homes have architectural diversity while still maintaining a cohesive architectural theme and character. The home product that is proposed at Mission Valley incorporates many architectural elements that will help create a diverse and aesthetically pleasing street scene. We will not allow two identical home elevations to be located on adjacent lots within the community. As illustrated on the enclosed product elevations and floor plans, and other miscellaneous feature exhibits, the homes include design elements that create diversity within the development. A variety of architectural design features will be incorporated to promote diversity from home to home including:

- a variety of home sizes ranging from 1,566 square feet to 3,207 square feet;
- a mixture of one and two-story homes;
- 10 different floor plans with 3 elevations per plan;
- 20 exterior building color combinations;
- no identical elevations will be allowed adjacent to or across the street from each other;
- no more than three homes in a row are to have the same rear elevation when backing to an arterial or collector roadway;
- within Phase 5, all side elevations facing a public right of way will have at least one large window per the Mission Valley Unit 2 PAD;
- elevations with varied roof lines;
- building footprint offsets with living areas and front porches which project beyond the face of the garages;
- architectural projections and detailing on all elevations;
- varied concrete roofing styles and colors;
- ground mounted mechanical equipment;
- accent materials such as stone veneers and special stucco finishes at accent color locations per plan
- varied raised panel garage door styles per elevation, and optional glass-top sections and carriage style doors

The following items will be standard at *Mission Valley*:

- rear covered patios are standard;
- all covered patios will have stucco columns standard;
- window pop-outs are included on all windows including side and rear elevations and will be painted accent color;
- standard ledgestone on Elevation C of all plans offered
- standard color blocking on all front elevations
- standard stucco eaves on all elevations (current CDR layouts do not reflect this structural element)

D.R. Horton is proposing a total of 10 floor plans with three elevations containing specific design considerations. Our Mission style, Elevation A, features gable and hip roofs with wrought iron enhancements and louvered shutters. Our Mediterranean style, Elevation B, features dominant hip roof planes with mixed gables to provide multiple roof lines for character. Prominent towered front entries, unique rounded pop outs, decorative wrought iron details and large arched windows provide architectural elements specific to this elevation. Our Craftsman/Ranch style, Elevation C, features clipped gable roofs with mixed gables, wrought iron railing details at covered porches, tapered columns and windows with paneled shutters provide architectural detail. Ledgestone will also be standard on this elevation. We have included within this document a streetscape of various elevations of the

submitted plans, typical plot plans, floor plans and elevations for the ten proposed plans. Also included are the 20 exterior color schemes, roof tile colors, garage door styles, driveway surfaces, landscaping packages, and window and exterior lighting cut sheets.

Of the tens plans presented, three were previously approved for Mission Valley Phase 1A, 5 and 6 but under different plans numbers: 3575\* (2748), 4030\* (4013), 4090\* (4019) (previously approved DSA-09-00010 and DSA-10-00018 enclosed). The typical plot plans, floor plans and elevations have been provided with updated plan numbers in this submittal.

\*New Plan Numbers due to internal restructuring but plans remained the same.

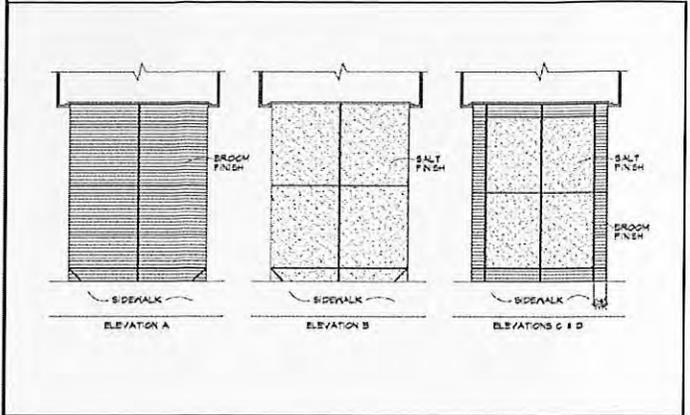
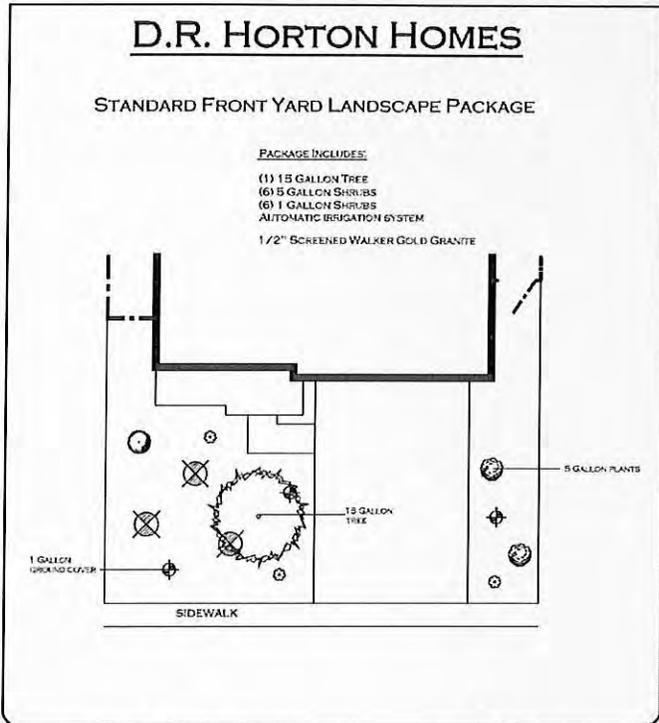
**Garage Treatment**

Many of our homes give special attention to the juxtaposition of the livable portion of the houses to the garages. Most of the floor plans and elevations submitted for Mission Valley have been designed to de-emphasize the garages by recessing them behind the front faces of livable areas and/or front porches. All garage doors on all of the plans are recessed, enhancing shadow detail and lessening the garage doors impact. Front porches, dramatic entries, and interesting front elevations are also incorporated into the design of the homes.

In order to minimize the impact of garages, D.R. Horton offers garage doors with raised panels and offer glass top sections as an option. We offer three choices of glass top sections. In addition, we offer optional "carriage-style" garage doors, each with three choices of glass top sections.

**Exhibit B-Housing Product Excerpt**  
Provided as a separate document

## Exhibit C – Landscaping and Driveways

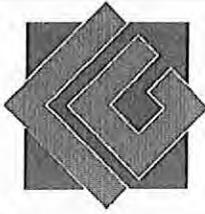


330 W. WARNER RD.  
 TERRE, AR 68284  
 PLANT PLACEMENT  
 WILL VARY.  
 PLANT SELECTION CHOSEN  
 BY CONTRACTOR WILL VARY  
 DUE TO AVAILABILITY AND  
 SEASONALITY.

D.R. HORTON HOMES  
 STANDARD LANDSCAPE







# Planning and Zoning Commission

AGENDA

# \_\_\_\_\_

## STAFF REPORT

**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION

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

**MEETING DATE:** February 5, 2015

### REQUEST

**Request by Casa Grande Development Group, LLC** for the following land use approval on approximately 3.01 acres of land otherwise known as 1988 E Florence Blvd (APN: 505-23-002X):

1. **DSA-14-00192: Major Amendment to a Major Site Plan** for the construction of a 21,702 sq. ft. retail store with approximately 15,000 sq. ft. fenced outdoor storage and display area.

### APPLICANT/OWNER

Casa Grande Development Group, LLC  
155 W New York Avenue Suite 200  
Southern Pines, NC 28388  
P: 910-695-3694  
Email: [gavin@baselinedevelopment.com](mailto:gavin@baselinedevelopment.com)

Vanderbilt  
7500 E McDonald Dr Suite 100A  
Scottsdale, AZ 85250  
P: 303-373-6029

### HISTORY

- June 5, 1999: Ordinance No. 1280 was approved by City Council, annexing the site into the City of Casa Grande as part of the Northeast Annexation.
- October 2, 1989: Initial City Zoning of UR was established via Ordinance No. 1178.18.
- January 6, 2005: CGPZ-015-05, Major Site approval for the Commons at Palm Creek providing for a neighborhood shopping center and restaurant uses.
- February 22, 2005: The current zoning of B-2 was established via Ordinance 1178.218.
- November 1, 2007: Major amendment to approved Major Site Plan for the Commons at Palm Creek revising the approved layout to

remove some retail space and identify the placement of a hotel.

June 7, 2007:

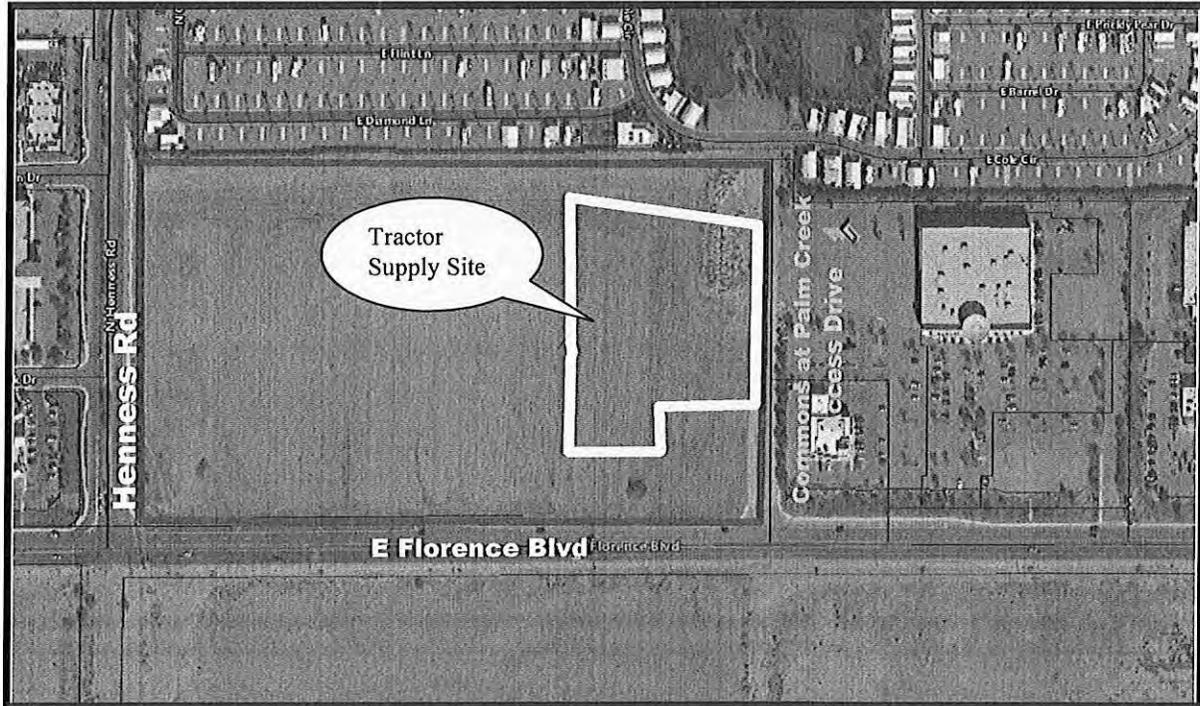
Major amendment to Major Site Plan approved, DSA-07-1387, for the construction of the Commons at Palm Creek, for LA Fitness and attached retail.

PROJECT DESCRIPTION	
Site Area	20.77 acres (of which 3.13 acres will be developed as the site on a separate parcel)
Current Land Use	Community Center (Undeveloped)
Existing Zoning	B-2 (General Business)

**Surrounding Land Use and Zoning**

Direction	General Plan 2020 Designation	Existing Zoning
North	<i>Neighborhoods</i>	PAD (Palm Creek RV Park)
East	<i>Community Center</i>	B-2
South	<i>Community Center</i>	PAD (Copper Sky Marketplace)
West	<i>Community Center</i>	B-2

**SITE CONTEXT AERIAL**



## **General Discussion:**

The Applicant is requesting major site plan approval for the construction of the Tractor Supply Company (TSC) retail store (Exhibit A). This farm and ranch supply store is planned to be 21,702 sq. ft. with additional area for outdoor storage, sales and display. On the side of the building, a 15,015 sq. ft. fenced storage area is proposed with a pass-through for the loading of merchandise. A 1,250 sq. ft. hay forage shed also lies within this area. A 6,675 sq. ft. outdoor merchandise display area is planned in front of the building. This 3.13-acre site will be developed out of a larger 20.77-acre parcel that sits between the access driveway west of LA Fitness and Henness Road. The 3.13 acres for Tractor Supply Company will be established as its own parcel with access to Florence via the Commons at Palm Creek access driveway. Areas to the front of the site (south) and to the west are reserved for future B-2 zoned development which would require future major site plan approval prior to development. An area to the north of the store serves as an area for common drainage retention as this block develops.

This request is considered a Major Amendment to a Major Site Plan, because an existing Major Site Plan had been approved for this area in 2007 approving for development of a hotel, retail stores and pad sites. However, that plan has since expired. Major Site Plans expire after one year of their date of approval per Section 17.68.080 of the City Code.

### **Compliance with Major Site Plan Review Criteria**

Section 17.68.070 of the Zoning Code sets forth various review criteria that need to be evaluated in conjunction with the consideration of a Major Site Plan application. Staff's analysis of how the proposed Major Site Plan complies with each of these criteria is as follows:

#### **1. Relationship of the plan elements to conditions both on and off the property**

The site gains its access from a 55 ft.-wide driveway that comes off of E Florence Blvd. Not only is this drive poised to serve Tractor Supply Company, but serves as the primary entrance for Vantage Bank, LA Fitness and other planned uses to east and west of it. Given that this site does not front a public street, this driveway functions much like a street would abutting a property. To relate to this, a sidewalk is proposed along the west-side of the driveway, and a 15 ft. landscape buffer provided between the sidewalk and the proposed store. To accommodate for future development to the south of the site, the plan also provides conceptual detail of how a pad lot would appear when developed – to assure that the proposed layout is compatible with future businesses (Exhibit A).

## 2. Conformance to the city's zoning ordinance

The site is zoned B-2 (General Business). Tractor Supply Company is classified as a *Retail sales and service establishment* use which is permitted within the B-2 zone.

Per City Code Section 17.58.080, all materials, merchandise, etc., shall be stored within an opaquely screened wall or fence no less than 6 ft. tall. This plan provides for an 8 ft. screened wall around its outdoor storage area to meet the intent of this code section. The code also requires that merchandise offered for sale can be displayed beyond the confines of the fenced area; however, the area devoted to outdoor display shall not be greater than 10% of the floor area of the principal use, unless such merchandise is a type customarily displayed outdoors. This plan was reviewed to ensure that this section of the code was met. As a business with a lot of storage, sale, and display beyond their principal building, the Major Site Plan for this Tractor Supply store illustrates how this outdoor display will be handled in a manner that meets this code requirement.

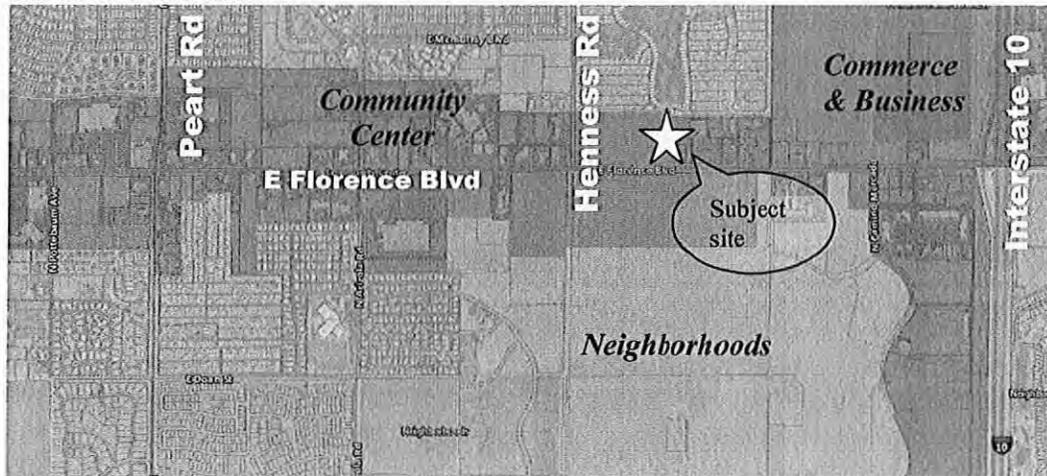
The building is 21,702 sq. ft. and provides 6,675 sq. ft. of outdoor display area. Because the code limits outdoor display of goods to an area not exceeding 10% of the floor area of the building unless the goods displayed are customarily sold outdoors, extra attention was spent to ensure that only 2,170 sq. ft. of this outdoor display area consisted of goods not customarily sold outdoors and the remaining area is allocated for items that are. City Staff and the applicant agreed on a list of items customarily sold at Tractor Supply Company determining which items would be considered customarily sold outdoors, therefore exempt from the 10% outdoor sale area limitation (Exhibit B). This detail has been further detailed on the site plan.

## 3. Conformance to the City's General Plan

The subject site is designated as *Community Center* in the City's General Plan 2020, which allows commercial uses, much like the *Commerce & Business* land use designation found within the General Plan. The main distinction of these two designations is how the form of commercial development is to appear within areas designated as *Community Center* vs. the form within *Commerce & Business*. The *Community Center* designation extends from downtown Casa Grande, along the Florence Blvd corridor to near the junction of Interstate 10. The purpose of this is to ensure that this is where the highest mixture of uses and activity is to be. As such, the *Community Center* land use designation promotes the design and layout of sites that relate more to pedestrians rather than the automobile. Access to buildings from the street should be conducive to pedestrian accessibility to establish a city form which is dense and urban vs. one that is suburban. An urban form is created when buildings are placed closer to streets because this creates a denser appearance and closer connectivity for people to walk rather than being exclusively reliant on automobiles.

Due to the size and nature of Tractor Supply Company, orienting this building closer to the street was problematic. If the building would have been sited immediately adjacent to Florence Blvd, there would be available land behind it for future development but there was concern that would leave this future development area not viewable to pedestrians or automobiles. Leaving a future pad site between Tractor Supply Company and Florence is more conducive to development such as a bank or restaurant, which can likely be better designed to meet the design intent of the *Community Center* form. The Major Site Plan provides for conceptual detail showing this future pad site between Tractor Supply Company and Florence, denoting where a future building can be placed. Staff feels that with the future placement of this building between the TSC store and Florence Blvd., the intent of the *Community Center* land use designation will be met.

#### General Plan 2020



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

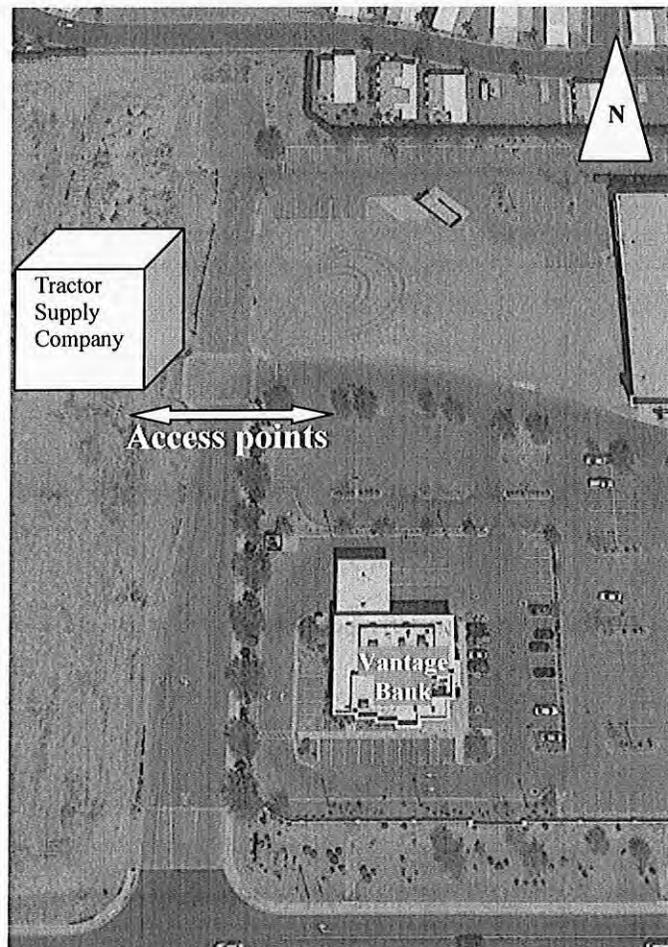
A Traffic Impact Analysis was prepared by United Civil Group for Tractor Supply Company analyzing the existing level of service provided by streets and access points impacted by the proposed development. Should the level of service worsen to an *E* or *F* classification, then steps would be required to mitigate this unacceptable level of service. The City Traffic Engineer did not require the TSC development to take any measures to mitigate the potential future unacceptable levels of service due to the fact that the TIA found that the existing right-turn and left-turn lanes at *The Commons at Palm Creek* development have adequate storage lengths to accommodate the increase in traffic from the proposed development. The study does recognize, however, that future steps will have to be taken by 2018 to address the LOS at these entryways. As Major Site Plans get submitted for additional development within the Commons at Palm Creek, their TIAs will determine what mitigation strategies will need to occur.

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

As this site lies within *Community Center* land use designation, the General Plan requires focus be placed on three aspects to Major Site Plan development: appropriate zoning, infrastructure and mobility, and spatial form/design. The existing B-2 zoning and Major Site Plan adequately accommodates the tenets of the land use designation by providing for a new sidewalk along the west side of the access drive, providing bicycle parking per the requirement of Major Site plan features, and allowing for future pad site development between the site and Florence to occur.

**6. Pedestrian and vehicular ingress and egress**

Currently the access drive has an access point to the undeveloped land that aligns with the access point to the east that serves the developed property where LA Fitness and Vantage Bank are located.



To accommodate the placement of the building, this access point will be eliminated on the Tractor Supply Company side of the drive aisle and a new access point further to the south is provided. Though access points often should be aligned for optimal flow of traffic through a site, this allows for future development to be constructed to the south accommodating the *Community Center* land use form. Also this departure of aligned access points was previously proposed on a formerly approved Major Site Plan when more intense development was proposed on the TSC site. Since this access drive terminates at the Palm Creek RV Park, just a few hundred feet to the north, and the site's primary users will come from the south, the need for aligned driveways isn't as necessary as if it were a continual road with traffic coming from both directions. Furthermore, the new access point provides for an aligned outlet to future development west of the Tractor Supply Company site.

A new 5 ft. wide sidewalk will be installed along the west-side of the driveway from Florence Blvd to Tractor Supply Company. This sidewalk is not on the Tractor Supply Company site, however, but is to be installed and maintained by the owner of access drive, per the terms of their CCRs per Pinal County Reception No. 2009-1091143. The sidewalk would require installation prior to a Certificate of Occupancy for the TSC building.

## **7. Building location and height**

A 3.13-acre parcel will be created out of the 20.77-acre parcel; and providing proof of parcel creation prior to the issuance of building permit issuance is to be a condition of approval of this Major Site Plan. The location of the building is situated on the site so that the closest distances from the building to its proposed property lines are as follows:

Front setback: 35 ft. required, 120 ft. provided

Side setback: 0 ft. /15 ft. required, 25 ft. /75 ft. provided

Rear setback: 15 ft. required, 60 ft. provided.

The maximum height in the B-2 zone is 35 ft.; the proposed height of this building is 24 ft.

## **8. Landscaping**

A preliminary landscape plan was provided and found to meet the landscaping criteria as set forth in the Article VI of 17.52 of the City Code (Exhibit C). A final landscape plan will be reviewed in conjunction with the review of the building permit. Commercial sites require two trees and five shrubs for every three parking spaces. 114 parking spaces are to be provided with 76 trees and 190 shrubs being provided as required. Landscape islands are also sufficiently provided, with landscaped islands provided every ten parking spaces. This site also provides a landscape area of 13.1% where only 10% is required. No

landscaping is proposed to be provided along Florence Blvd at this time, as the site does not abut Florence Blvd. The Florence Blvd. landscaping will be installed in conjunction with the development of the pad site that is located between Tractor Supply Company and Florence Blvd. A 15 ft. landscape buffer has been provided on the eastern edge of the Tractor Supply site between the store and the new sidewalk on the western side of the drive aisle. This matches the landscape buffer adjacent to the sidewalk on the opposite side of the drive aisle.

## **9. Lighting**

A photometric plan has been submitted showing no bleed of light onto other sites (Exhibit D).

## **10. Provisions for utilities**

Water is to be provided by Arizona Water, and waste water is to tie into the City of Casa Grande's sewer line. Both preliminary reports were found adequate by City Engineering and Public Works. Final design wastewater and water reports have been submitted in conjunction with the Site Development Permit, which is currently under review.

## **11. Site drainage/Grading**

A preliminary drainage report has been submitted for the site as well as a grading and drainage plan (Exhibit E). There are outstanding review items that still need to be addressed. As a condition of approval, the following items must be resolved between the applicant and City Engineering prior to issuance of the building permit:

### Drainage Report:

- a. C2 values listed in Table 1 are for "Hillslopes or Sonoran desert" and are not appropriate for this use. In particular, runoff coefficients for "Pad F" areas need to reflect future conditions at buildout.
- b. Revise Table 3, or provide a separate table, to reflect total required volumes and the actual volumes to be provided by design.

### Drainage Plan:

- a. A sewer stub to Pad F should be provided for in these plans.
- b. Approval of water service plans must be obtained from Arizona Water Company. AZWC typically does not own and maintain onsite firelines, and requires that they be protected using appropriate backflow prevention devices. Ensure that the headloss through the device is such that minimum fireflow and pressure is available.
- c. Include labeling of retention basin useable-volumes to be provided as well as the required volumes.

- d. Provide elevations of existing scupper on Florence to confirm that it will flow into retention basin.
- e. Plans show a 1-foot "slope easement" along west property line – to who is this easement to be dedicated to, and for what reason? If this is not dedicated under Final Plat, please provide to the City documentation of the dedication.
- f. Plans show partial boundaries of a proposed drainage easement on the southwestern portion of the site –who is this easement to be dedicated to, and for what purpose?
- g. As the City does not maintain onsite retention systems, provide notation as to who will be the party responsible for maintaining retention basins and drywells.

## **12. Open space**

N/A

## **13. Loading and unloading areas**

Loading and unloading areas are provided behind the building. A mobile loading dock is detailed on the Major Site Plans and its Elevations (Exhibit F) to allow for more maneuverability at the rear of the building.

## **14. Signage**

Signage is subject to an approved Comprehensive Sign Plan for the Commons at Palm Creek. Within this approved sign plan, a monument sign can be placed adjacent to Florence Blvd. The monument sign and wall signage will be reviewed per the terms of that sign plan at the time of sign permit submittal.

## **15. Screening**

The placement of landscaping along the eastern edge of the site and along the property's rear, northern boundary will screen the site for properties to the north and east; however, no screening is proposed at this time along Florence Blvd as this there is to be another parcel between the Tractor Supply Site and Florence Blvd.

## **16. Setbacks**

No storage of any type shall be permitted within the one-half of the required front or side street setback neither nearest the street nor within any required interior side or rear setback. Also parking spaces are to be no closer than 3 ft. from the side and 4 ft. from front property lines. These setbacks, as well as the building setbacks as addressed under "*building location and height*", above,

are met. The fenced storage areas, as well as the display areas, are outside of all setbacks.

### **17. Parking**

The City Code requires that one parking space per 250 sq. ft. be provided for *retail sales and service establishments*, and one parking space 300 sq. ft. of outdoor sales and display areas. Fenced storage areas are permitted to have one parking space per 1,000 sq. ft. This results in the need to provide 114 parking spaces for this 21,000 sq. ft. retail building. 114 parking spaces have been provided. However, a pending code text amendment may result in a lowering of this required number, if approved by City Council.

### **18. Other related matters**

At the time of this writing the applicant still needs to resolve the following minor technical corrections identified on a recent staff review letter:

- a. Though five wheel chair spaces are indicated in the parking table, only four wheel chair spaces are graphically shown on the plan. Please revise site plan to show five.
- b. On the site plan, revise note "5 ft. sidewalk to be constructed at the time of TSC development to be maintained by the Commons at Palm Creek" to read "5 ft. sidewalk to be constructed at the time of TSC development to be maintained per the terms found within the document recorded at reception number #2009-101143." (Verify if that is the correct reception number)
- c. Place a note by the fenced outdoor area detail shown on the elevations page indicating that the elevation is the same on all sides as the east-side is not shown.

## **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 was published in the Casa Grande Dispatch on January 20, 2015 for the February 5, 2015 Planning and Zoning Commission public hearing.
- Notice was mailed by the City of Casa Grande on January 20, 2015, fifteen days before the day of the hearing to each owner of property situated within 200 hundred feet of the subject property. The names and addresses of the owners were provided by the City of Casa Grande per Pinal County Ownership Data. An affidavit confirming this mailing was supplied by the City.

- A sign was posted by the Applicant by January 20, 2015 on the subject site. An affidavit confirming this posting has been supplied.

### **Inquiries/Comments**

Staff has received no inquiries or comments.

<b>RECOMMENDED MOTION</b>
---------------------------

**Staff recommends that approval of the Major Site Plan DSA-14-00192 with the following technical corrections and conditions:**

### **Technical Corrections:**

- a. Though five wheel chair spaces are indicated in the parking table, only four wheel chair spaces are graphically shown on the plan. Please revise site plan to show five.
- b. On the site plan, revise note "5 ft. sidewalk to be constructed at the time of TSC development to be maintained by the Commons at Palm Creek" to read "5 ft. sidewalk to be constructed at the time of TSC development to be maintained per the terms found within the document recorded at reception number #2009-101143." (Verify if that is the correct reception number)
- c. Place a note by the fenced outdoor area detail shown on the elevations page indicating that the elevation is the same on all sides as the east-side is not shown.

### **Conditions:**

1. Proof of parcel creation for the Tractor Supply Company site in accordance with the Major Site Plan shall be provided prior to the issuance of a building permit.
2. The sidewalk on the west side of the Commons at Palm Creek driveway be installed prior to a Certificate of Occupancy for the TSC building.
3. Revise the Drainage Report to be reviewed by the City Engineer that satisfactorily addresses the following:
  - a. C2 values listed in Table 1 are for "Hillslopes or Sonoran desert" and are not appropriate for this use. In particular, runoff coefficients for "Pad F" areas need to reflect future conditions at buildout.

- b. Revise Table 3, or provide a separate table, to reflect total required volumes and the actual volumes to be provided by design.
- 4. Revise Drainage Plan to be reviewed by the City Engineer that satisfactorily addresses the following:
  - a. A sewer stub to Pad F should be provided for in these plans.
  - b. Approval of water service plans must be obtained from Arizona Water Company. AZWC typically does not own and maintain onsite firelines, and requires that they be protected using appropriate backflow prevention devices. Ensure that the headloss through the device is such that minimum fireflow and pressure is available.
  - c. Include labeling of retention basin useable-volumes to be provided as well the required volumes.
  - d. Provide elevations of existing scupper on Florence to confirm that it will flow into retention basin.
  - e. Plans show a 1-foot "slope easement" along west property line – to who is this easement to be dedicated to, and for what reason? If this is not dedicated under Final Plat, please provide to the City documentation of the dedication.
  - f. Plans show partial boundaries of a proposed drainage easement on the southwestern portion of the site –who is this easement to be dedicated to, and for what purpose?
  - g. As the City does not maintain onsite retention systems, provide notation as to who will be the party responsible for maintaining retention basins and drywells.

### **Exhibits**

- Exhibit A- Major Site Plan
- Exhibit B- List of outdoor items sold
- Exhibit C- Landscape Plan
- Exhibit D- Photometric Plan
- Exhibit E- Grading & Drainage Plan
- Exhibit F- Elevations



## Exhibit B – List of Outdoor Items Sold

The list below are typical items on outdoor display at Tractor Supply, but not limited to these items. The merchandise in bold, below, represents typical items limited to an outdoor display area not to exceed ten percent of the floor area of the building

Items Typically Displayed in the Permanent Trailer and Equipment Display Areas: The following items may not appear in all stores as merchandise mix varies by region and by season.

### A. TRAILERS

Open Trailers  
Closed Trailers

### B. 3-POINT EQUIPMENT

Plows	Fertilizer Spreaders	Seeder
Box/Grader Blades	Cultivators	Bale Carriers
Rakes	Harrows	Sprayers w/tanks
Scoops	Tillers	Rotary Cutters
Finish Mowers		

Items Typically Displayed in the Permanent Sidewalk Display Areas: The following items may not appear in all stores as merchandise mix varies by region and by season.

### A. LAWN AND GARDEN EQUIPMENT

<b>Push Lawn Mowers</b>	<b>Chippers and Shredders</b>
Riding Lawn Mowers	<b>Log Splitters</b>
<b>Garden Carts</b>	<b>Mow-n-Vacs</b>
<b>Snow Blowers</b>	All-Terrain Vehicles/Utility Vehicles

### B. FENCING MATERIALS

Gates – small selection may show seasonally

### C. PET AND LIVESTOCK EQUIPMENT

**Dog Kennels**  
**Dog Houses**

### D. 3-POINT EQUIPMENT

Plows	Fertilizer Spreaders	Seeder
Box/Grader Blades	Cultivators	Bale Carriers
Rakes	Harrows	Sprayers w/tanks
Scoops	Tillers	Rotary Cutters
Finish Mowers		

### E. MISCELLANEOUS/SEASONAL

Go Karts	Pedal Boats	Dirt Bikes
<b>Wheel Barrows</b>	<b>Bagged Pine Shavings</b>	Bulk Propane
<b>Bagged Feed</b>	<b>Bagged Fertilizer</b>	<b>Tool Rental</b>

\* Bold = outdoor display items that are limited to an area not to exceed ten percent of the ground floor area of the building.



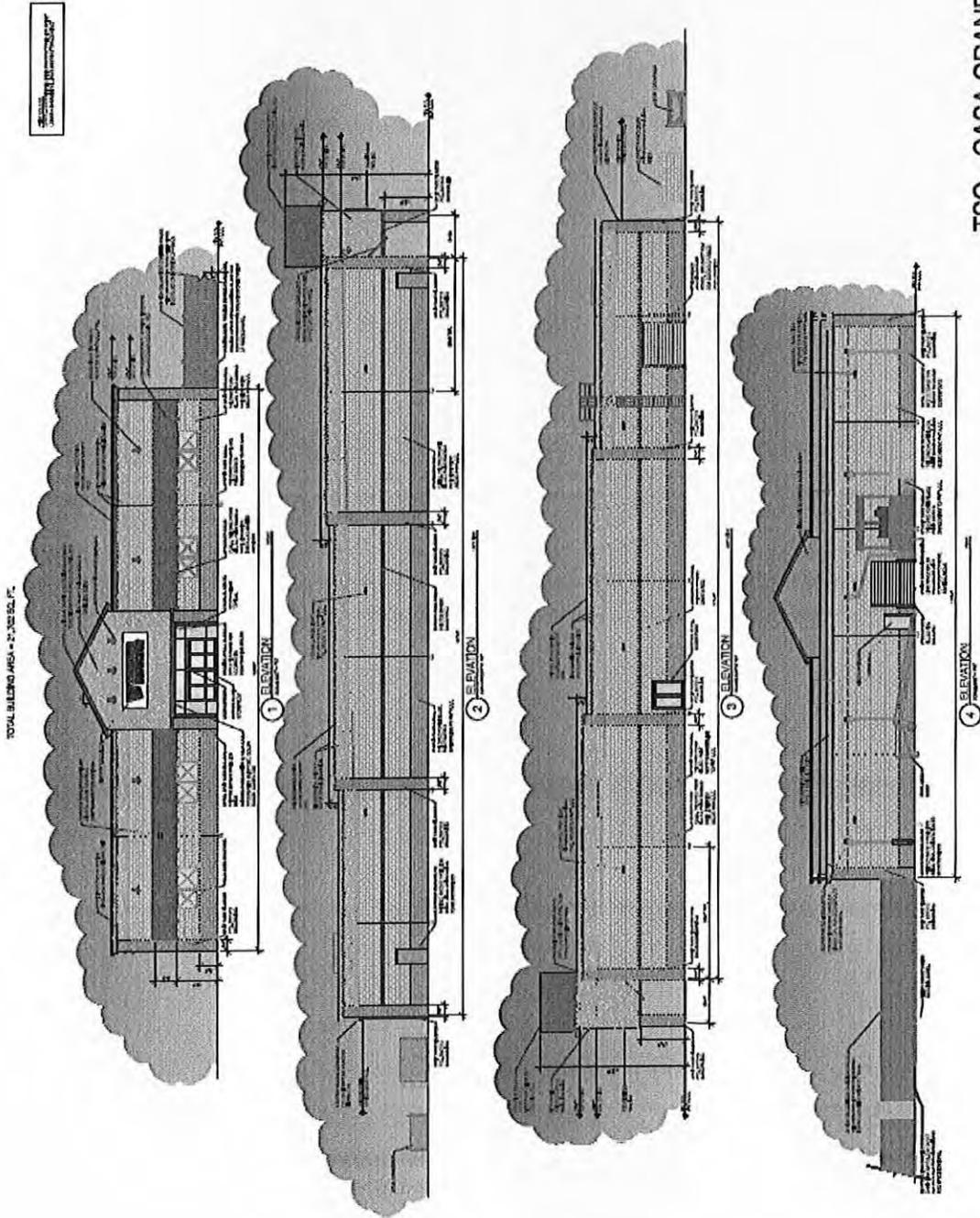




Exhibit F - Elevations



TSC - CASA GRANDE, AZ





**Planning and Zoning Commission**

**STAFF REPORT**

AGENDA

# \_\_\_\_\_

**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION

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

**MEETING DATE:** February 5, 2015

**REQUEST**

**Request by United Engineering Group** for the following land use approval on approximately 104 acres located south of McCartney Rd acres, generally located south of where Palomino Parkway terminates at McCartney Rd (APN #s 505-03-004A, 505-03-0030, 505-03-006A, 505-03-007C):

1. **DSA-14-00163: Major Amendment to Marabella PAD. Said amendment includes the following changes:**
  - a. Realignment of proposed Henness Rd
  - b. Removing commercial land uses
  - c. Providing new lot sizes and dimensions for single-family lots

**APPLICANT/OWNER**

United Engineering Group	RMG Marabella, LLLP
3205 W Ray Rd Suite 1	8800 Gainey Center Dr Suite 255
Chandler, AZ 85226	Scottsdale, AZ 85285
480-705-5372	520-424-3593
<a href="mailto:abeaudoin@lvadesign.com">abeaudoin@lvadesign.com</a>	<a href="mailto:mary@ronmcrae.com">mary@ronmcrae.com</a>

**HISTORY**

June 5, 2000: The property was annexed via Ordinance No. 1178.145.

April 19, 2006: The City Council adopted Ordinance No. 1178.262 rezoning 104 acres from UR (Urban Ranch) to the Marabella PAD (Planned Area Development) property

into the City of Casa Grande.

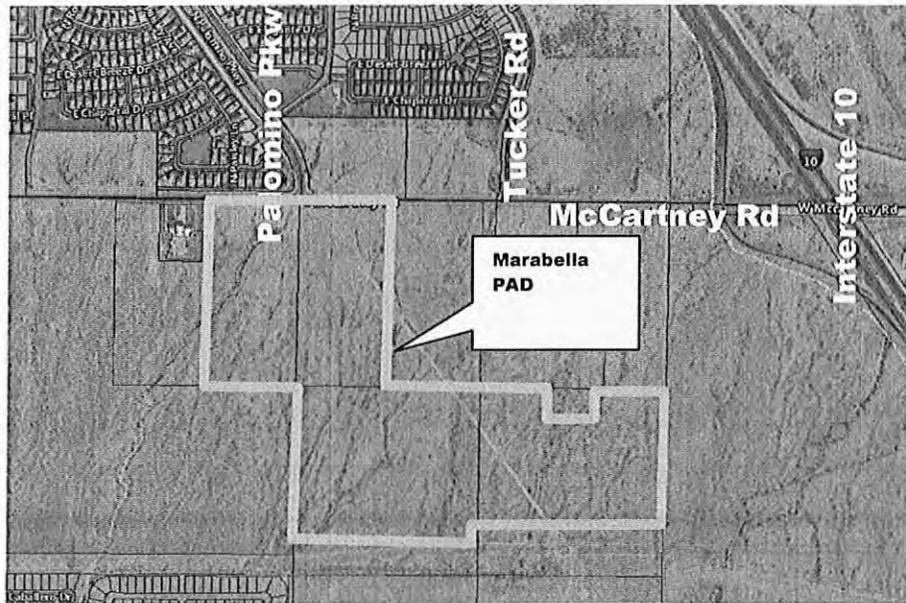
November 4, 2013:

Per Resolution No. 4630.13, the General Plan was amended, the "Commerce and Business" land use designation from an area that lied within the Marabella PAD, and re-designated it as a "Neighborhoods" land use designation.

PROJECT DESCRIPTION	
Site Area	104 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>	McCartney Center PAD	single-family residential / undeveloped commercial
South	<i>Neighborhoods</i>	UR	undeveloped land
East	<i>Commerce and business</i>	UR	undeveloped land
West	<i>Neighborhoods</i>	UR	undeveloped/ City of Casa Grande Fire station.

**SITE AERIAL**



## Overview

An amendment to the Marabella Placed Area Development (PAD) has been proposed (Exhibit A). The Marbella PAD was approved in 2006 providing for 278 single-family lots ranging from a minimum lot size of 7,150 sq. ft. to lots over 8,450 sq. ft. in size. Approximately 5 acres within the northeastern portion of the PAD was designated for commercial use with B-1 uses allowed. The PAD shows the alignment of future Hennes Road alongside an existing gas line easement. This would result in the road entering the PAD from the SE, then exiting the PAD for a segment, then re-entering the PAD as it continued in a northwesterly direction, tying into the existing Palomino Parkway at McCartney Rd.

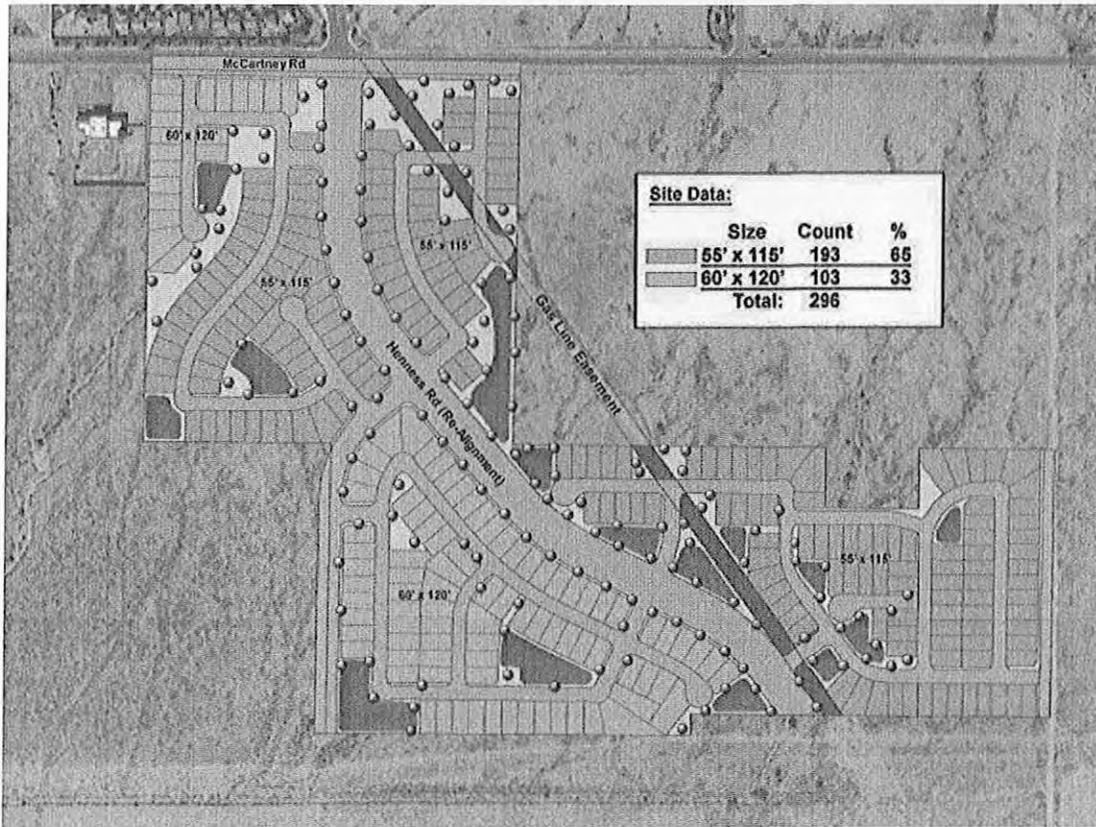
### Existing PAD:



An amendment is necessary because the applicant proposes to remove commercial uses out of the PAD. This meets the intent of the amendment to the General Plan that was approved in 2013, replacing the *Commerce & Business* land use designation from this PAD and replacing it with *Neighborhoods*, a land use designation with a residential-emphasis. In the place of commercial uses, 18 additional single-family lots are proposed, for a total of 296 single-family dwelling units within the PAD which have been generally re-arranged and resized. Additionally, Hennes Rd is proposed to deviate from its alignment alongside the gas line easement in order to remain entirely within the

PAD as it meets Palomino Parkway at McCartney Rd. Additional connections to future neighborhoods to the south, north, and east are also shown in this revision, as well as more specificity regarding trails and open space.

**Proposed amendment:**



The PAD revision also proposes a change to lot sizes and setbacks as described in this table:

Dwelling Unit Comparison

Existing		Proposed	
Unit number	Lot size	Unit number	Lot size
105	65'X110'	193	55' X 115'
173	60' X 120'	103	60' X 120'
Development Standards		Development Standards	
Front	15 ft. /18 ft. for front-loaded garages (every 3 <sup>rd</sup> /4 <sup>th</sup> home staged 3 ft.)	Front	15 ft. /18 ft. for front-loaded garages (every 3 <sup>rd</sup> /4 <sup>th</sup> home staged 3 ft.)
Side	5 ft. / 10 ft.	Side	5 ft./10ft.
Rear	15 ft. (20 ft. for perimeter lots)	Rear	15 ft. – 10 ft. for 50% the width of the home and first floor rear patios. (20 ft. for perimeter lots)
Height	30 ft.	Height	30 ft.
Density	2.9 du/acre	Density	2.84 du/acre

**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;***

Marabella is a flat, currently undeveloped area. It is relatively undisturbed in its natural desert-state except for a 60 ft.-wide gas-line easement that traverses the site from a southeast to northwest direction. The only areas adjacent the site that have been developed is the McCartney Center neighborhood to the north, and the Casa Grande Fire Department to the west. The plan proposes working with the existing conditions by proposing an open-space spine and multi-use pathway identified as the "T-12 (Pipeline) Trail" within the Casa Grande Parks Master Plan alongside this pipeline, and aligning Henness to intersect at McCartney Rd where Palomino Parkway terminates. Historic drainage flows from a northeast to southwest direction across this site. The primary channel, which flows from the north through McCartney Center then exiting Marabella to the west, is shown to be an open space amenity.

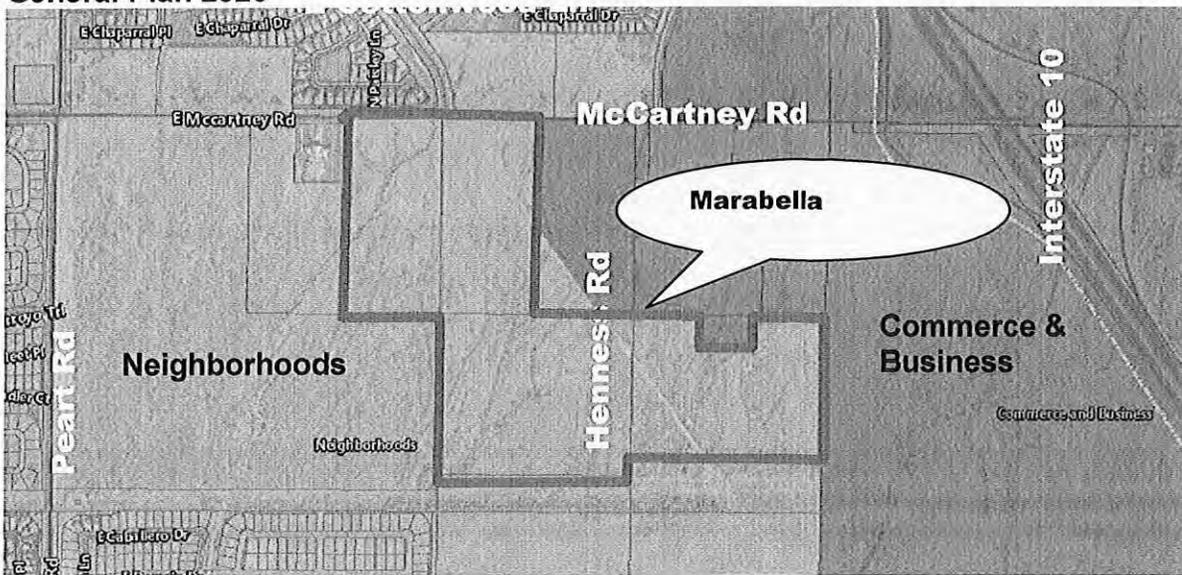
Currently, the PAD provides an open space buffer between the single-family lots and McCartney Rd as well as between the lots and the western boundary of the PAD adjacent to the fire station. The proposed amendment does not show a buffer in these areas. A landscaped open space tract is recommended in these areas to help mitigate the potential off-site impacts. Buffering lots adjacent to major arterial roads by open space is a way to help mitigate impacts from road noise, lights, and pollution. The proposed amendment shows this type of buffer provided for lots adjacent to Henness Rd, another major arterial within the PAD, and similarly should be offered for those lots adjacent to McCartney Rd. The concern for lots adjacent to the Casa Grande Fire Department to the west is that when trucks are dispatched, sirens and lights can be a detriment to these future homeowners. Added open space between the fire station and this area would help bolster use-to-use compatibility. A condition of approval is that the plan be revised to provide a 15 ft. to 20 ft. open space buffer between lots and McCartney Rd and between lots abutting the fire station.

**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.

As previously mentioned, a General Plan Amendment was approved in 2013, removing *Commerce & Business* out of the Marabella PAD, making it exclusively designated as *Neighborhoods*. The *Neighborhoods* land use category has an overall target density of 4 dwelling units per acre. The proposed density of this PAD is 2.9; thereby meeting the intent of the General Plan.

**General Plan 2020**



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

This PAD is subject to the 2003 edition of "*Design Standards for Planned Area Developments*"; adopted via Resolution No. 2694.2. These standards cover various requirements such as open space allotment, front yard landscaping, housing product, lot sizes, and setbacks.

Within the *Design Standards for Planned Area Developments*, it is stated that the Planning and Zoning Commission and Council may depart from some of these standards 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.

Marabella proposes to comply with many of the requirements, however, the applicant is asking for deviation from the standards that pertain to the required balance of lot sizes and side-yard setbacks.

Within "*Section 2: Single-family lot sizes*" of the PAD Design Standards, there is a requirement that states:

- ***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.***

The applicant proposes to modify this requirement for the Marabella PAD. Currently, Marabella has no lot less than 7,150 sq. ft. in size. The proposed amendment entails offering two single-family residential types—lots with a minimum area of 55 ft. X 115 ft. (6,325 sq. ft.) and lots with a minimum area of 60 ft. X 120 ft. (7,200 sq. ft.) (Exhibit B). Within both areas, there will be lots that are significantly larger in size than the minimums—some lots exceeding 17,000 sq. ft. along cul-de-sacs and knuckles—raising the overall average lot size for the PAD to 7,439 sq. ft. In PADs where half the lots are 6,000 sq. ft. and the other half of the lots are 8,000 sq. ft., this particular PAD design standard is met, and the resulting mean lot size would be 7,000 sq. ft. The applicant contends that the intent of this particular PAD design standard is similarly met with this proposal, because although there aren't an equal number of lots at least 8,000 sq. ft. for every lot less than 7,000 sq. ft., the average lot size will be 7,439 sq. ft.; thereby meeting the intent of this standard. The applicant further notes that the PAD standards require 15% minimum open space whereas Marabella proposes 21.7%, much of which is in the forms of trails, tot lots, and parks—creating an openness and public space amenity. The applicant feels that this adds further justification to the two deviations to the PAD Design Standards because the loss of lot space is made up for the gain in community space.

However, staff would disagree and believes that the PAD should be amended to reflect that the lot mix will comply with the PAD residential guidelines regarding lot sizes.

Within *Section 3: Setbacks* of the PAD Design Standards, there is a requirement that states:

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

In both the current and proposed Marabella PAD, the side yard setback is varied from this standard in that the minimum side yard setback is 5 ft. on one side and a minimum of 10 ft. on the other side. The applicant feels this deviation is justified because it is the standard side yard setback currently approved for Marabella, and it is also a common deviation in many single-family residential PADs. If this PAD were instead a traditionally-zoned single-residential neighborhood in Casa Grande, the side yard would similarly be 5 ft. /10ft.

Based upon the fact that the current approved PAD for the Marabella development allows side yard setbacks of 5 ft. /10 ft. staff is recommending that this deviation from the residential PAD standards be allowed to be continued with the amended PAD...

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

A Traffic Circulation Study was reviewed and found acceptable by the City Traffic Engineer. Future reviews of development within the PAD will explore possible contribution to traffic signal costs to McCartney Rd.

One of the significant changes to the Marabella PAD is the re-alignment of Hennes Rd and the cross-sections provided for it (Exhibit C). The amendment proposes an "enhanced parkway" design with an abundance of landscaping along it. Sidewalks, bike lanes and vehicle travel lanes will initially be developed near the edges of the right of way, with future travel lanes and the median provided in the center at a point in the future. Both Hennes Rd and McCartney are to be 140 ft. wide, major arterial roads.

Cross sections of local streets have also been provided in the PAD.

***The adequacy of the plan with respect to land use;***

The proposed land use map (Exhibit B) proposes an arrangement which places the single-family residential areas with smaller lots and greater density closer to major roads and closer to adjacent land uses that are more intense. The single-family residential areas with larger lots and less density are placed more internal to the PAD as well adjacent to less-intense land use designations. This is a good transition and arrangement of uses with respect to the plan.

**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 well-planned pedestrian connectivity to neighborhoods by detailing "paseos" linking one residential area to another (Exhibit D). Staff has concern with the vehicular ingress and egress onto McCartney Road, however. The PAD amendment proposes vehicular outlets onto McCartney Rd east and west of Henness Rd from local streets within the PAD's northern residential areas. As a condition of approval, these outlets onto McCartney should be eliminated, as intersections onto a major arterial road should be limited. Accesses to these neighborhoods are alternatively gained off of points along Henness Rd.

**Building location, height & Building Elevations;**

Elevations will be submitted as part of a housing product package to be considered for approval by Planning Commission meeting the PAD residential design standards and the development standards as set forth within this PAD. Building location and height are discussed in more detail on Table 1 on page 16 of the PAD (Exhibit A). The proposed PAD requests that the rear setback for lots be revised to allow a ten foot rear yard setback for 50% of the width of the house and for first-floor covered patios. Otherwise the rear setback would remain at 15 ft., except all perimeter lots are to have a 20 ft. setback.

**Landscaping;**

Landscaping detail has been proposed for the PAD (Exhibit E). 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. 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;**

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 - APS
- o Gas - Southwest Gas
- o Communications - Cox Cable/CenturyLink

**Site drainage; Grading;**

The preliminary drainage report has been accepted by the City Drainage Engineer. Within the PAD amendment, a Preliminary Drainage Plan (Exhibit F) 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 22.32 acres of open space, seven more acres than the minimum required for open space requirements of PADs. Many of the recreation areas provided will be within 400 ft. of the dwelling units, the furthest distance from a dwelling unit and a recreation area being 800 ft. The open space concept plan can be seen on Page 20 within Exhibit A.

**Loading and unloading areas;**

NA

**Signage, Walls; Screening**

Marabella will have a wall around the perimeter of the development. It will be constructed of unit-type concrete materials and stone unit or veneer accents. The entrances will also be accented with increased vegetation as shown upon page 18 of the PAD Guide (Exhibit 1).

**Setbacks**

Setbacks as proposed (discussed above) are adequate to provide sufficient space between structures.

<b>PUBLIC NOTIFICATION/COMMENTS</b>
-------------------------------------

**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 January 20, 2015.
- A notice was mailed on January 20, 2015 to the property owners within 300 ft. of the PAD. An affidavit confirming this mailing is within the project file.
- A notice was posted by the applicant at the subject site prior to fifteen days of the public hearing. An affidavit confirming this posting was also supplied by the applicant.

## **Inquiries/Comments**

One email was provided expressing opposition to the Marabella PAD, citing concerns of the draw to the sewer system that the McCartney Center PAD utilizes (Exhibit F). Staff does not see this as an applicable concern because the PAD identifies the placement of a separate 15" sewer line along McCartney Rd as well as a 10" line down Henness Rd) for the service of the Marabella PAD.

<b>STAFF RECOMMENDATION</b>
-----------------------------

**Staff recommends the Commission forward a recommendation to approve the Major Amendment to a PAD Zone/Preliminary Development plan (DSA-14-00163) for Marabella PAD to City Council with three conditions:**

- 1. Revise the plan to provide a 15 ft. to 20 ft. open space buffer between lots and McCartney Rd and between lots abutting the fire station.**
- 2. The access points onto McCartney Rd from local streets east and west of Henness, be eliminated.**
- 3. The PAD amendment shall be revised to comply with the Residential PAD Guideline which requires that for every lot less than 7,000 sq. ft. an equal number of lots of at least 8,000 sq. ft. be provided.**

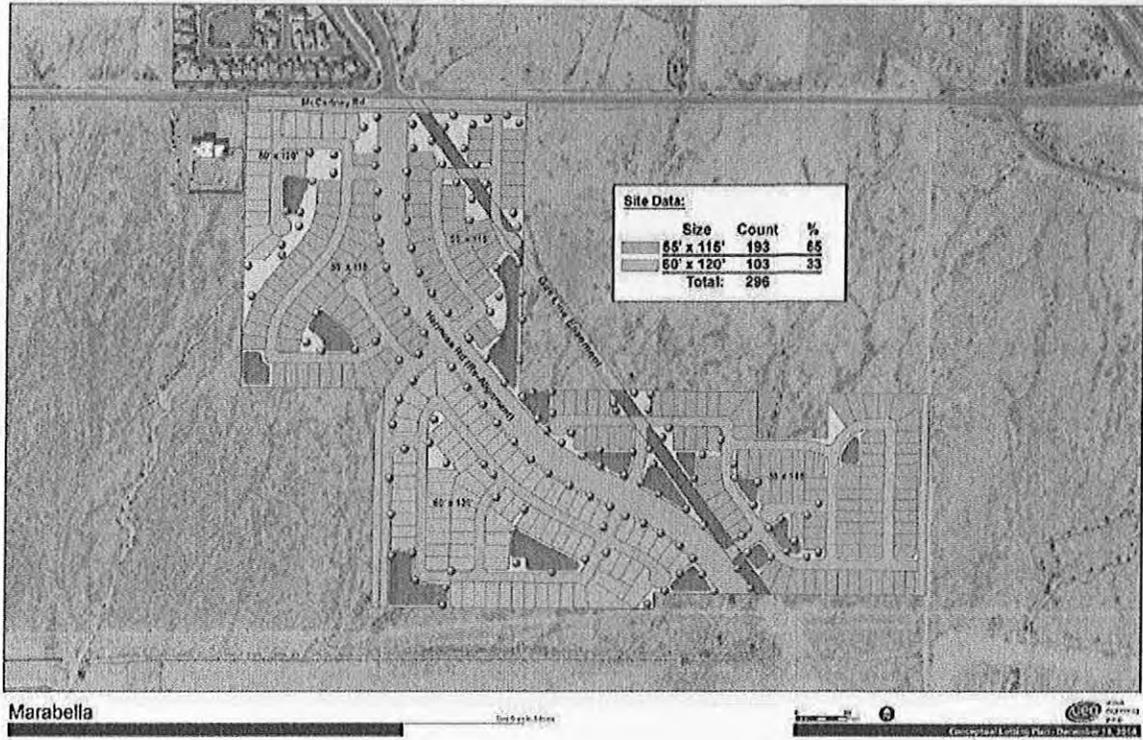
## **Exhibits**

- A – PAD Guide
- B – Proposed land use map
- C – Street cross sections
- D – Paseos and parks
- E – Landscaping
- F – Drainage
- G – Letter of opposition

**Exhibit A – PAD Guide**

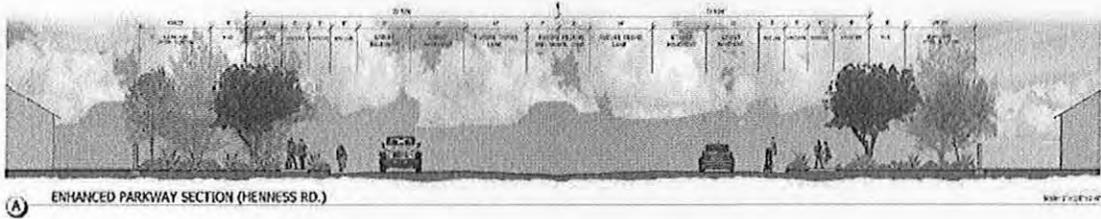
Provided as a separate document

# Exhibit B – Proposed land use map

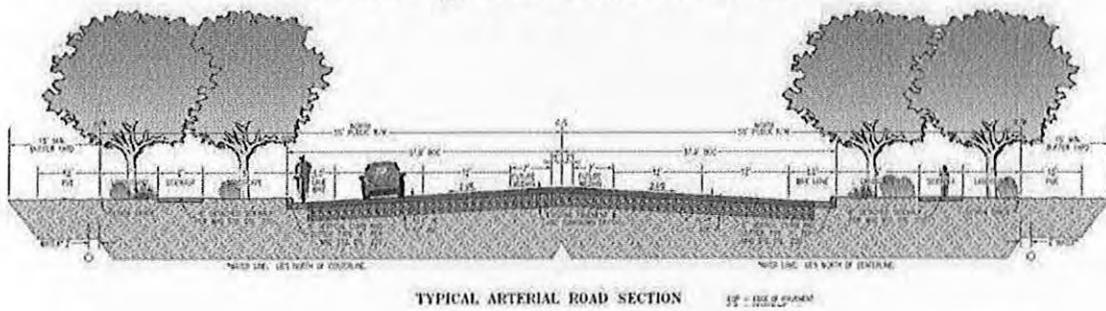


## Exhibit C – Street cross sections

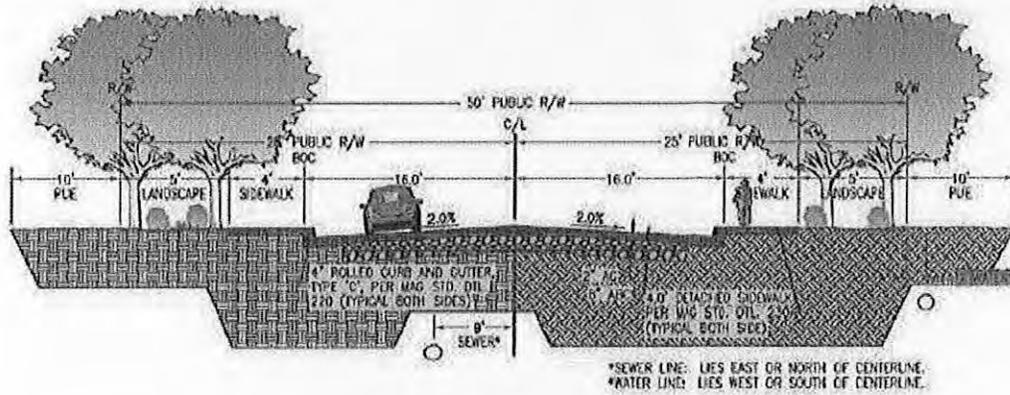
### Exhibit 5 – Conceptual Enhanced Parkway (Henness Road)



### Exhibit 6 - Typical Arterial Road R.O.W. Section

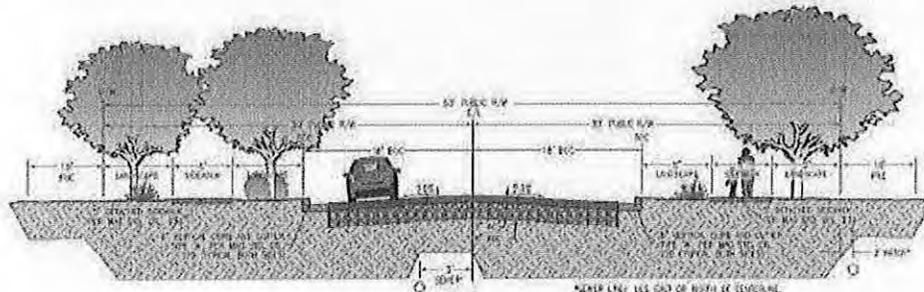


**Exhibit 7 - Typical Local Street R.O.W. Section**



**TYPICAL LOCAL STREET**  
(NOT TO SCALE)

C/L - CENTERLINE  
R/W - RIGHT OF WAY  
BOC - BACK OF CURB  
PUE - PUBLIC UTILITIES



**\*ALTERNATIVE MINOR COLLECTOR  
AT ENTRANCES ONLY**

C/L - CENTERLINE  
R/W - RIGHT OF WAY  
BOC - BACK OF CURB  
PUE - PUBLIC UTILITIES

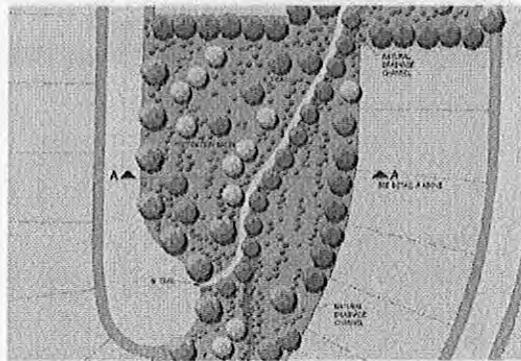
**Exhibit 8 - Alternative Minor Collector Street R.O.W Section**

## Exhibit D- Paseos and parks



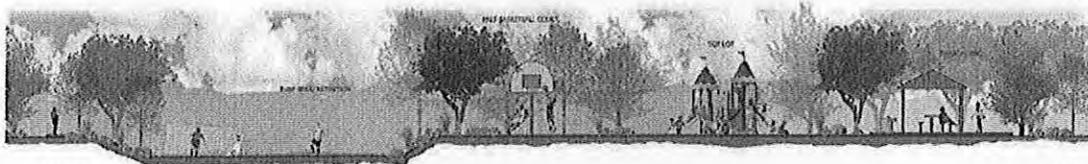
**A** TYPICAL PASEO ELEVATION

Scale: 1/8" = 1'-0"



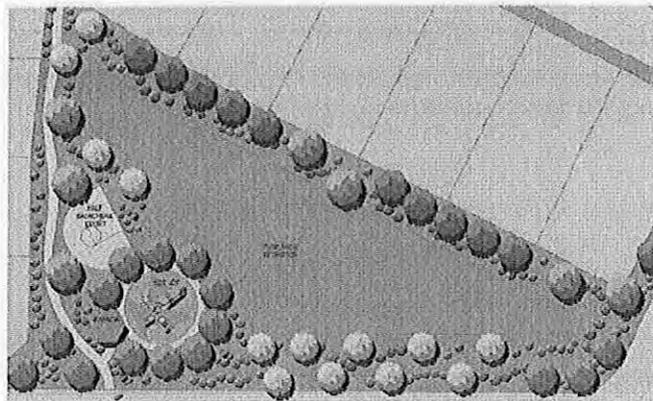
**B** TYPICAL PASEO PLAN

Scale: 1" = 1'-0"



**A** CONCEPTUAL PARK ELEVATION

Scale: 1/8" = 1'-0"



**B** CONCEPTUAL PARK PLAN

Scale: 1" = 1'-0"



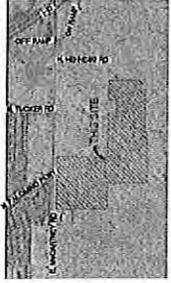
# Exhibit F – Drainage

**MARABELLA**  
CASA GRANDE, ARIZONA

**EXHIBIT 2: DRAINAGE AREA EXHIBIT**

PROJECT NUMBER: 15929  
SHEET: 1 OF 1  
DATE: 11/11/11  
DRAWN BY: [blank]  
CHECKED BY: [blank]

united engineering group  
**ueg**  
2010 N. M. 70th  
CHANDLER, AZ 85226  
PH: 480.551.1100  
FAX: 480.551.1101  
WWW.UEG.COM



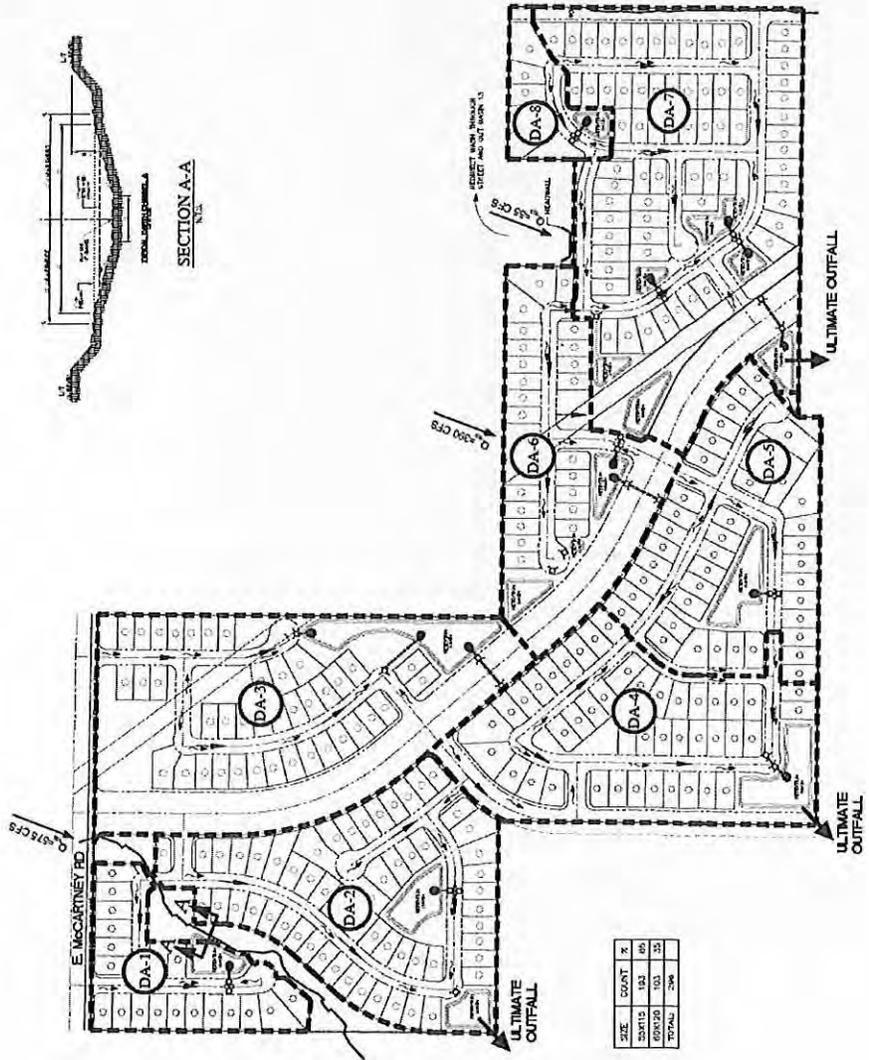
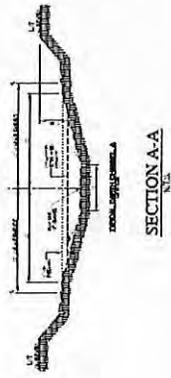
**LEGEND**

- PROJECT BOUNDARY
- EXISTING DRAINAGE BOUNDARY
- DRAINAGE AREA BOUNDARY
- DIRECTION OF FLOW
- DRAINAGE AREA ID

**DA**

**SEWERAGE CHARACTERISTICS**  
SOLIDIFICATION: 1.5  
SLOPE: 0.01  
SPEED: 2.0  
SLOPE: 0.01

AREA	NET VOL. REQUIRED (CU FT)	NET VOL. REQUIRED (GAL)
DA-1	493,334	762,885
DA-2	34,323	43,325
DA-3	62,719	79,229
DA-4	122,507	143,120
DA-5	70,841	89,063
DA-6	16,824	21,486
DA-7	14,121	17,753
DA-8	10,241	12,807



SIZE	COUNT	%
50X15	83	65
60X20	03	2
TOTAL	208	

## **Exhibit G- Letter of Opposition**

**I object to this Plan.**

**I designed and built the sewer line in McCartney Road.**

**There is "NO" capacity in this sewer line for this or any other development except for McCartney Center PAD.**

**I object to the City allowing landowners who did not pay a penny for this sewer line to take away the capacity that is solely for the use of McCartney Center PAD.**

**Tom Eggert  
602.315.6777**



**Planning and Zoning Commission**

**STAFF REPORT**

AGENDA

# \_\_\_\_\_

**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION

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

**MEETING DATE:** February 5, 2015

**REQUEST**

**Request by Nathan Cottrell of CEG Applied Sciences on behalf of Irving and Lillian Fabricant Trust**, for the following land use approval on 97 acres of land located southeast of Rodeo Rd and Trekell Road (APN #s 505-07-024A, 0230, 0280, 025A, and 0270).

- 1. DSA-14-00214: Major amendment to the Santa Cruz Crossing Planned Area Development (PAD) (Exhibit A).**

**APPLICANT/OWNER**

Nathan Cottrell—CEG Applied Sciences  
12409 W Indian School Rd Suite C303  
Avondale, AZ 85392  
P: 623-536-1993  
Email: [nate@cottrellengineering.com](mailto:nate@cottrellengineering.com)

Irving and Lillian Fabricant Trust  
427 Larkspur Ave  
Corona Del Mar, CA 92625  
P: 949-234-0300

**HISTORY**

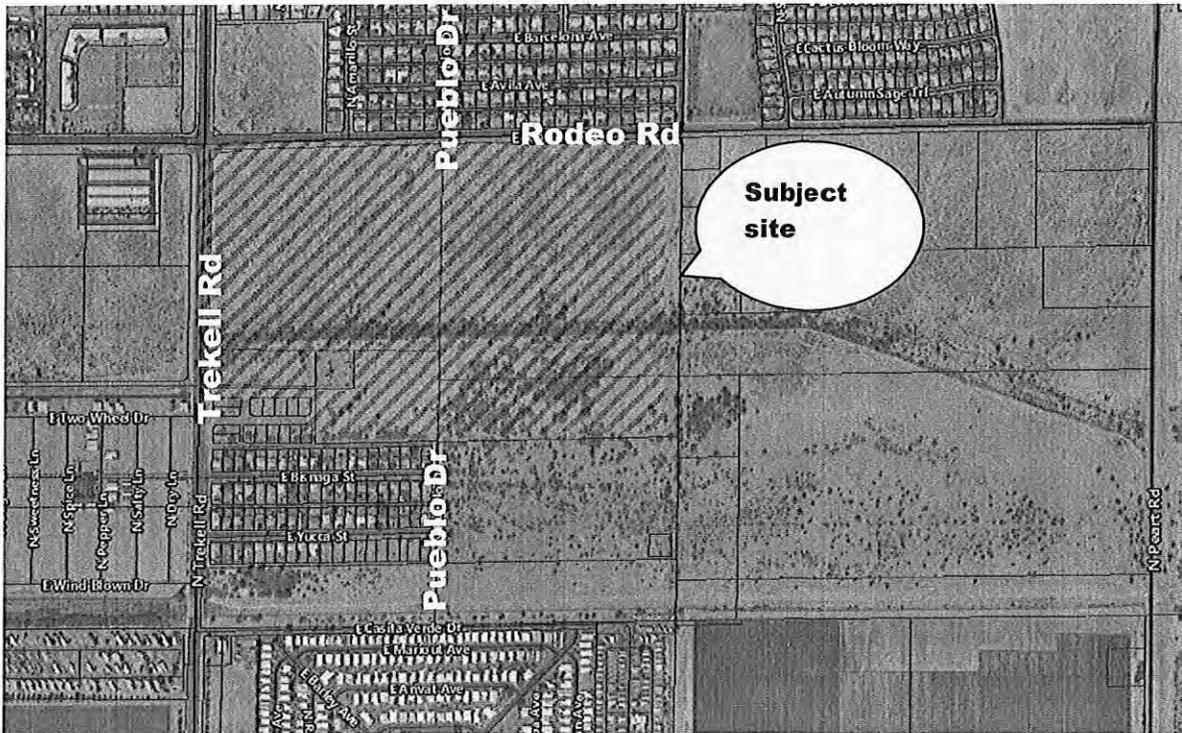
- April 21, 1968: The City Council adopted Ordinance No. 340 annexing property into the City of Casa Grande, initially zoned UR (Urban Ranch).
- May 15, 2006: The City Council approves Ordinance No. 1178.269 approving the rezoning from UR to PAD (CGPZ-79-006) and approving a Santa Cruz Crossing PAD.
- August 18, 2014: Proposed major amendment to the Santa Cruz Crossing PAD, DSA-14-00046, was recommended for approval by the Planning Commission but denied by City Council

PROJECT DESCRIPTION	
Site Area	97 acres
Zoning	Planned Area Development (PAD) Santa Cruz Crossing
General Plan Designation	<i>Neighborhoods</i>

**Surrounding Land Use and Zoning**

Direction	General Plan Designation	Existing Zoning	Current Uses
North	<i>Neighborhoods</i>	B-2, R-3, R-1	Undeveloped, single-story apartments, single family homes
South	<i>Neighborhoods</i>	UR, R-1	Undeveloped, Single family homes
East	<i>Neighborhoods</i>	Arroyo Linda PAD	Undeveloped
West	<i>Neighborhoods</i>	B-1, B-2	Undeveloped

**SITE AERIAL**



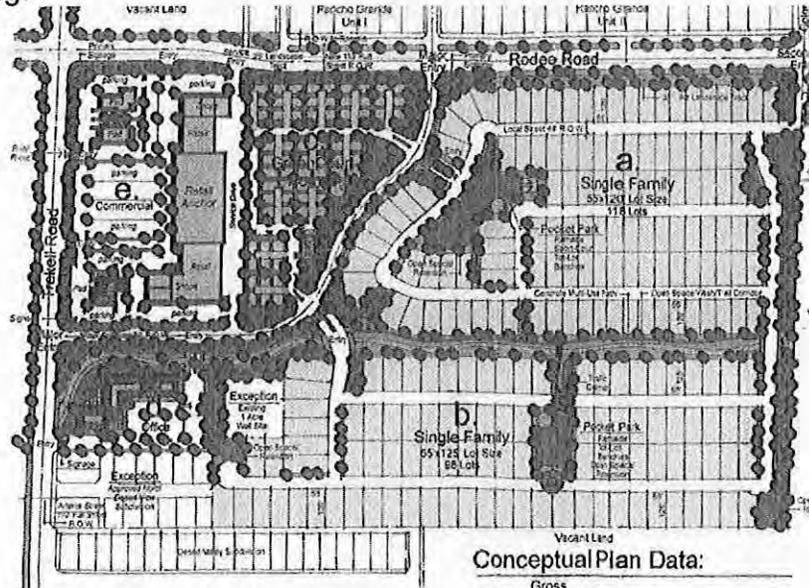
## Overview

A major amendment to the Santa Cruz Crossing Planned Area Development (PAD) has been requested (Exhibit B). The proposed changes to the existing PAD involve the following:

- Adding an assisted living facility as a permitted use
- Adding B-1 and B-2 uses to area previously identified for office uses
- Providing development standards for previously-approved commercial and residential areas.
- Identifying an area previously shown as "Green Court Homes", a high-density single-family area, as independent-living patio homes.
- Adding two-story senior apartment homes.
- Providing additional detail for a planned frontage road along the north side of Rodeo Rd.

The Santa Cruz Crossing PAD was approved in 2006 and allows for a variety of land uses. The largest portion of the PAD is allocated for single-family residential land use in the eastern half of the PAD. This portion allows for 216 dwelling units among 64.5 acres. Adjacent to this, to the west, is a higher-density residential land use known as "green court homes" allowing for 64 dwelling units on 8 acres. Further west, abutting Trezell Rd on the northwest portion of the PAD is an 18-acre area for commercial land use. To the south of this along Trezell Rd is a 6-acre area for office land use.

PAD as Existing:



PAD Illustrative Plan for:

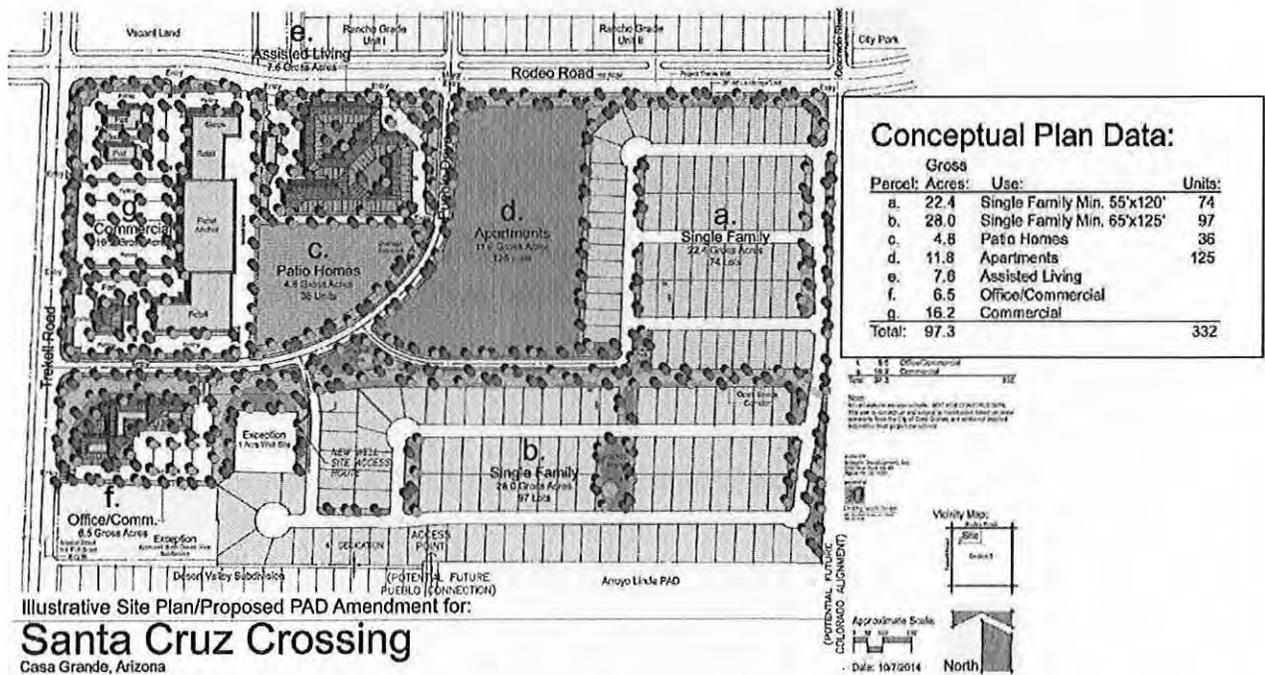
**Santa Cruz Crossing**  
Casa Grande, Arizona

NOTE:  
All dimensions are approximate. NOT FOR CONSTRUCTION.  
This plan is conceptual and subject to modification based on the requirements of the City of Casa Grande and additional information from project consultants.  
\*The commercial parcel has a net area of 15.5 acres with existing improved P.O. of 3.3 acres. The remaining 2.2 acres is excluded to the project's local sewer line.

A request to amend this PAD was recommended for approval by the Planning Commission but denied by City Council in August of 2014. In that proposed amendment, the east-west drainage channel—a tributary to the North Branch of the Santa Cruz River—was proposed to be relocated along the southern portion of the property. City Council denied the amendment due to concerns that this relocation would cause an adverse relationship to properties to the south, and there was a desire to not see this established drainage location disturbed. This new request proposes to leave the drainage channel in its present location.

The primary intent of the proposed amendment is to add an assisted living facility use to the PAD, projected to have approximately 125 units. As part of that assisted living use, there would be also be adult day care and accessory uses commonly associated with an assisted-living facility. In so doing, the applicant is refining other areas to accommodate this new land use. The number of proposed single-family dwelling units has reduced from 216 units to 171 units, and areas have been identified to provide 36 age-restricted patio homes, and 125 age-restricted two-story apartments.

PAD as proposed:



The original PAD provided plans for the development of a frontage road along the north-side of Rodeo Rd. With this amendment, further detail is provided for this improvement (Exhibit C), to be installed by the developer of Santa Cruz Crossing. The applicant also proposes specific development standards and uses for the commercial land use area as these are currently missing from the existing PAD. Proposed for the commercial area are permitted and conditional uses that are the same the permitted and conditional uses within the B-2 zone district. The PAD proposes that the assisted living facility use and

the two-story age-restricted apartment home use be subject to the standard R-3 zoning standards. The single-story age-restricted patio homes are to be subject to the standard R-2 standards. An area that was previously identified as "office uses" have now been expanded to also allow restaurant uses and specifies that pharmacies and urgent care uses would be permissible within Commercial Office development standards.

To ensure compliance with the standards set forth in the PAD, Major Site Plans (Final Development Plans) would be required at the time of development for the non-single-family residential portions of the PAD. A Preliminary and Final Plat will be submitted for approval prior to the development of the single-family residential areas to ensure compliance with the PAD standards in this area. Platting is proposed to coincide with each phase of development as shown within the phasing plan on Exhibit D.

Also added to the illustrative site plan, are potential connections to neighborhoods to the south (Exhibit A, figures 3-A and 5). The Desert Valley subdivision would be connected via Pueblo Dr, and the undeveloped Arroyo Linda PAD would be connected by an extension of Colorado St. Both streets can be found crossing Rodeo Dr to the north from the Rancho Grande subdivision. Staff regards providing north-south connectivity as an important contribution to the City's street network. A connection is desired for Pueblo Dr, in particular, since Pueblo Drive presently terminates at the northern boundary of the Desert Valley subdivision—at the south boundary line of Santa Cruz Crossing PAD. At the present, the applicant is only showing these connections as conceptual. Furthermore, Pueblo Dr isn't shown as a direct north-south thoroughfare. If the connection were provided, as shown, the street would not be a continuous right of way through the site. It is staff's recommendation that the PAD show direct, complete, north-south connections to the neighborhoods to the south for both Pueblo Dr and Colorado St.

This PAD amendment is subject to the approval by City Council, in accordance with Section 17.68.320 of the City Code.

#### **CONFORMANCE WITH PAD ZONE/PRELIMINARY DEVELOPMENT PLAN REVIEW CRITERIA 17.68.290**

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

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

The Arroyo Linda PAD, approved in October of 2006, lies directly to the east and a portion to the south of the Santa Cruz Crossing PAD. The proposed Santa Cruz Crossing PAD amendment provides an east-west street connection near the northern area of both PADs from Colorado St. There are also opportunities to share open space and trail connections along their mutual borders, given that the east west drainage

channel—a tributary to the North Branch of the Santa Cruz River—bisects both land areas.

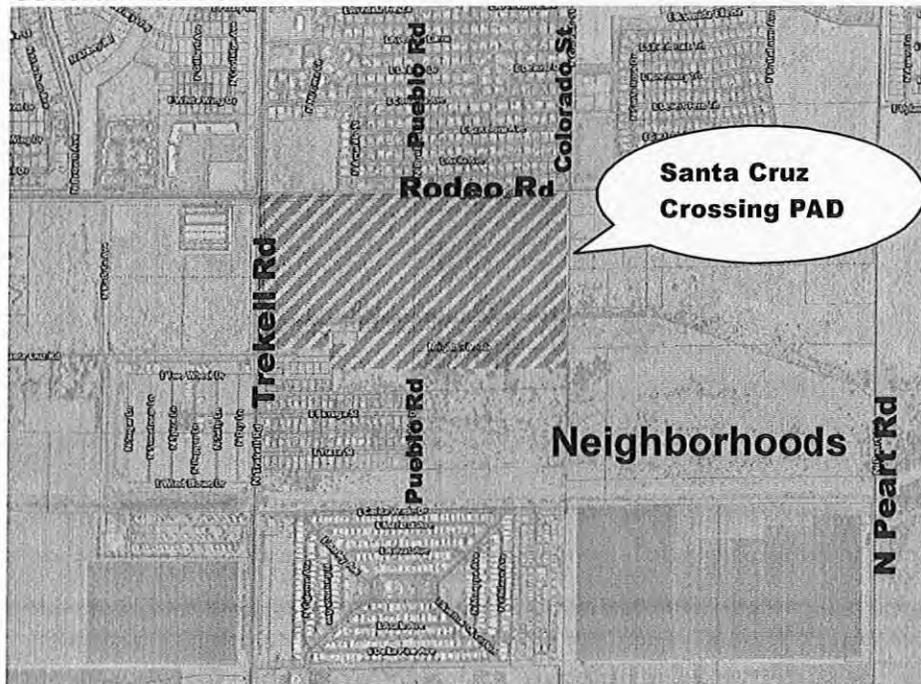
**Conformance to the City's General Plan;**

The General Plan 2020 Land Use designation for the site is *Neighborhoods*. This land use provides for a variety of residential neighborhoods with a range of densities. The primary objective is to provide a mix of residential neighborhoods that are well designed places. Staff finds that the proposed amendment could be better designed by improving upon the north-south street connectivity.

Overall density is proposed to increase with the amendment from 280 to 332 dwelling units. Within the Neighborhoods category, development up to 4.5 dwelling units may be permitted on sites between 40 and 160 acres. 332 dwelling units among 86.5 net acres provides a density of less than 4 dwelling units per acre, thereby meeting the goal of Neighborhoods category. Within the individual land use areas for apartment homes and patio homes, the densities proposed are 11.8 and 4.8, respectively. Per the General Plan, these individual areas would be allowed to have a density of up to 18 dwelling units per acre.

Policy C-4.7.3 within the General Plan pertains to the provision of connectivity between new developments so that they are integrated into the existing community fabric. The strategy associated with this policy is to encourage developments to be interconnected by roads, trails and shared use paths. This PADs failure to provide direct, clear connections to Pueblo and Colorado conflicts with this policy.

**General Plan 2020**



**Conformance to the City's Zoning Ordinance;**

The proposed amendment to Santa Cruz Crossing PAD is in compliance with the Zoning Ordinance. The development standards and uses as proposed relate and refer to the City of Casa Grande Zoning Ordinance.

**Zoning Map**



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

A master circulation study was submitted with this request and was found acceptable by the City Traffic Engineer. It is a traffic impact analysis on a broader scale to address general potential impacts a PAD can have on the surrounding street network. More in-depth traffic impact analysis reports are reviewed at the time of individual site development. As discussed within the PAD, as individual sites within the PAD develop, the adjacent portion of Rodeo will be improved to provide a frontage road to serve the residents on the north side of Rodeo. Improvements to Trebell Rd will also be made, as well as additional alley dedication along the south boundary. The Desert Valley

subdivision to the south has a platted east-west alley along its northern boundary but does not meet the current standard 20 ft. alley width. The additional dedication for this alley will make it an acceptable width to accommodate utilities and service vehicles.

The proposed amendment lacks in providing direct north-south connections within the existing street network, however. Section 16.16.210 of City's subdivision code requires that the arrangement of streets shall provide for the continuation of streets between adjacent properties when such continuation is necessary for convenient movement of traffic, effective fire protection, for efficient provision of utilities, and where such continuation is in accordance with the city general plan. Because there is a policy within the General Plan requiring better connectivity among developments, the PAD amendment as currently proposed is deficient in meeting the intent of this section of the subdivision code.

**The adequacy of the plan with respect to land use;**

In addition to the proposed assisted living facility, the PAD provides a mixture of land uses ranging from commercial, high density residential to low density residential. The uses have been arranged so that the most intense uses are adjacent to major roads, while senior apartments and patio homes serve as a transitional buffer for the low-density residential uses. This is determined to be an adequate arrangement of land use. It is also compatible with adjacent neighborhoods' existing and proposed land uses.

**Pedestrian and vehicular ingress and egress;**

The PAD proposes an internal street network. More specified circulation will be reviewed at the time of individually developed parcels. The site proposes a trail system providing pedestrian connectivity within the development. The existing and proposed amended PAD provides for offsite improvements to the north-side of Rodeo Rd. As discussed above, a frontage road will be provided for the houses along Rodeo Road buffering these residents from the primary traffic along Rodeo (Exhibit C).

**Building location, height & Building Elevations;**

No buildings are proposed at this time. They will be reviewed at the Major Site Plan stage. The development standards for the commercial, community center, apartment homes, patio homes, and assisted living facility default to standard relevant zone districts (Exhibit E). The single-family portions will be subject to housing product review, requiring its elevations to be considered for approval by the Planning Commission. The table below indicates what the setbacks and heights for each area are per the standard zone districts.

Land Use Areas	Maximum Height	Front Setback	Side Setback	Rear Setback	Special Setbacks (30 ft. setback from the perimeter of the PAD)
Area A & B Single Family Residential	28 ft.	<ul style="list-style-type: none"> <li>• 20 ft. to 23 ft. for front load garages.</li> <li>• 15 ft. for side-load garages, living areas or porches</li> </ul>	<ul style="list-style-type: none"> <li>• 5 ft. and 10 ft.,</li> <li>• 15 ft. corner side setbacks</li> </ul>	<ul style="list-style-type: none"> <li>• 20 ft.</li> <li>• 10 ft. for open patio covers</li> </ul>	NA
Area C: Senior Patio Homes (R-2 standards)	35 ft.	20 ft.	<ul style="list-style-type: none"> <li>• 5 ft. and 10 ft. if single-family</li> <li>• 10 ft. if two-four-family or townhouse cluster</li> </ul>	20 ft.	30 ft. from well site
Area D: Senior Apartments (R-3 standards)	35 ft. (Though, a maximum of two-stories)	20 ft.	20 ft.	20 ft.	20 ft. between buildings
Area E: Assisted Living Facility (R-3 standards)	35 ft.	20 ft.	10 ft.	20 ft.	30 ft. from well site
Area F: Office/Commercial CO standards with limited additional commercial uses	35 ft.	20 ft.	10 ft.	10 ft.	30 ft. from well site
Area G: Commercial Retail (B-2 Standards)	35 ft.	35 ft.	<ul style="list-style-type: none"> <li>• 15 ft. aggregate</li> <li>• 25 ft. corner side</li> </ul>		45 ft. from residential area

The residential development standards comply with the City's Residential Design Standards for PAD Developments and indicated on pages 18-21 of the PAD Guide (Exhibit A) and will be reviewed for compliance during the review of their respective plats and housing product review. The one deviation proposed are side setbacks of 5 ft. and 10 ft.; however, this is no less restrictive than previously approved within the Santa Cruz Crossing PAD, and many residential PADs have been approved and developed

with this deviation. All other PAD residential design standards will be provided, including the requirement that for every lot below 7,000 sq. ft. there will be an equal number of lots over 8,000 sq. ft.

**Landscaping;**

A landscaping plan has been proposed for the PAD (Exhibit F) as well as street cross sections provided for streets adjacent to landscape tracts with a proposal of drought-tolerant plants citing the *Low Water Use / Drought Tolerant Plant List for Pinal County Active Management Area by Arizona Water*". The drainage channel through the site will have added landscaping along it to enhance it as an amenity for the residents of the neighborhood. This PAD will be subject to the City's landscaping standards.

**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- APS
- o Gas- Southwest Gas
- o Cox Cable
- o Qwest Communications

**Site drainage;**

The preliminary drainage report has been accepted by the City Drainage Engineer. A drainage exhibit has been provided within the PAD and identifies the drainage channel that traverses the site (Exhibit G). Though to remain in its current location, this channel is proposed to be improved for better erosion protection and higher flow-capacity. Any drainage as the result of development within the Santa Cruz PAD must be retained separately and cannot contribute to this historic flow.

**Open space;**

The PAD proposes a 16.2% net open space provision, where 15% is the goal for PAD developments.

**Loading and unloading areas;**

This will be reviewed during individual site development.

**Grading:**

See *site drainage*, above.

**Signage:**

Monument and entry signage is proposed with this PAD with the intent to use block wall of earth-tone colors (Exhibit H). Sign permits will be required at time of individual site development. A comprehensive sign package for all the land areas except the single-family residential portions are to be presented and considered for approval by the Planning Commission at the time of these individual developments.

**Screening:**

Screening will be reviewed during individual site development, however the PAD accounts for the provision of decorative entry signage and walls as shown in Exhibit H.

**Setbacks**

Refer to the **Building location, height & Building Elevations** for information on proposed setbacks.

<b>PUBLIC NOTIFICATION/COMMENTS</b>
-------------------------------------

**Notification**

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

- An informational neighborhood meeting was held on November 12, 2014, with notice sent out to property owners within 300 ft. of the PAD. Those who attended expressed no objections.
- A notice of time, date, place, and purpose of the public hearing was published in the Casa Grande Dispatch on January 18, 2015.
- A notice was mailed on January 20, 2015 to the property owners within 300 ft. of the PAD.
- Signs were posted by the applicant on the subject site 15-days before the public hearing. An affidavit confirming this posting has been supplied by the applicant.

**Inquiries/Comments**

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

## STAFF RECOMMENDATION

Staff recommends that Planning Commission forward a recommendation to City Council to **approve** DSA-14-00214 with the following condition:

1. The PAD Land Use Plan shall be amended to amendment provide direct connections for Pueblo Drive and Colorado Street from Rodeo Rd. to the southern boundary of the PAD.

### Exhibits

- A – PAD Guide
- B – Project Narrative
- C – Rodeo Rd cross-section
- D – Phasing Plan
- E – Development standards
- F – Landscaping
- G – Drainage
- H – Entry signage & walls

**Exhibit A – PAD Guide**

Provided as separate document

## Exhibit B – Project Narrative



November 18, 2014

### **SANTA CRUZ CROSSING PAD NARRATIVE REVISION TO PAD CGPZ-079-06**

Attached here is a concept for a new development at the southeast corner of Trekkell Road and Rodeo Road in Casa Grande, Arizona. The development is roughly 93-acres in size and is undeveloped desert with a historic wash (North Branch of the Santa Cruz Wash) running through the site east to west.

Surrounding the site on the north, south and southwest are single family home developments of varying age. To the east and west are vacant desert parcels, similar to the site itself. On the opposite corner of Trekkell and Rodeo is a retail development. This neighborhood lends itself very nicely to the proposed Santa Cruz Crossing development: that being a mixed use development with assisted living residences, single family homes, and some commercial space at the intersections.

As you can see on the attached concept graphics, the eastern half of the site (51.0-acres) will be standard single family homes with a typical density of 3.3-3.5 du/acre. The commercial portion of the development will occupy roughly 19.1-acres of the site along Trekkell Rd. to the west so that it may utilize the retail benefits of the arterial road and intersection. The remaining 20.2-acres of the site will be senior living and senior apartments and townhomes. This will be split into an Senior Living center (7.6-acres) where the residents require the most care. Senior Apartment Homes (10.1-acres) and Senior Patio Homes (4.2-acres) will occupy the rest of the assisted living areas and provide residents with varying levels of care and lifestyle.

The overall site was rezoned in 2006 by the previous owners under CGPZ-079-06 Planned Area Development (PAD). This PAD indicated 66.5-acres of single family homes at 3.4 du/acre, 8.1 acres of more compact "GreenCourt Homes" at 7.9 du/acre, and 24.6-acres combined of office and commercial uses. This PAD was approved in 2006, but none of the developments were ever constructed.

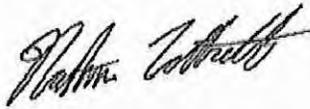
P.O. Box 2368 \* Glendale, AZ 85311 \* Phone (623) 536-1993

The current proposal is to update that PAD with the newly proposed developments. It is our belief that the new proposal offers a similar use to the previous PAD, similar densities, and will provide a similar style/feel to the development. With that being said, our intent is to submit an update to the PAD as soon as practical and progress forward with approval of it by the City of Casa Grande.

Attached to this letter is a graphic of the proposed PAD update. As well as the cover and graphic from the previous PAD for a reference.

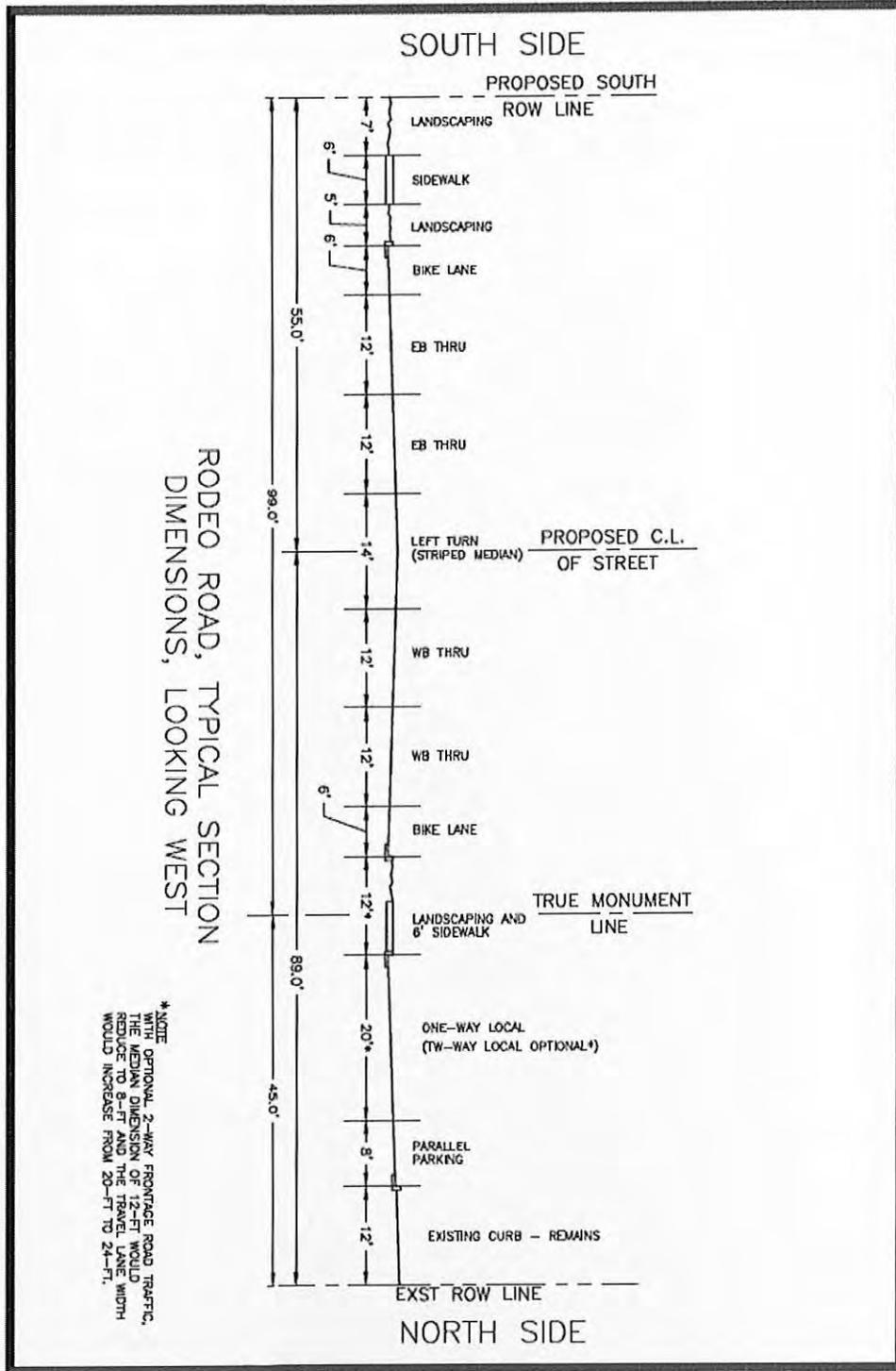
If you have any questions, please feel free to contact my office.

Respectfully,

A handwritten signature in black ink, appearing to read "Nathan Cottrell". The signature is written in a cursive, flowing style.

Nathan Cottrell, PE

Project Engineer



\*NOTE  
WITH OPTIONAL 2-WAY FRONTAGE ROAD TRAFFIC,  
THE MEDIAN DIMENSION OF 12-FT WOULD  
REDUCE TO 8-FT AND THE TRAVEL LANE WIDTH  
WOULD INCREASE FROM 20-FT TO 24-FT.

Exhibit C - Rodeo Rd Cross Section

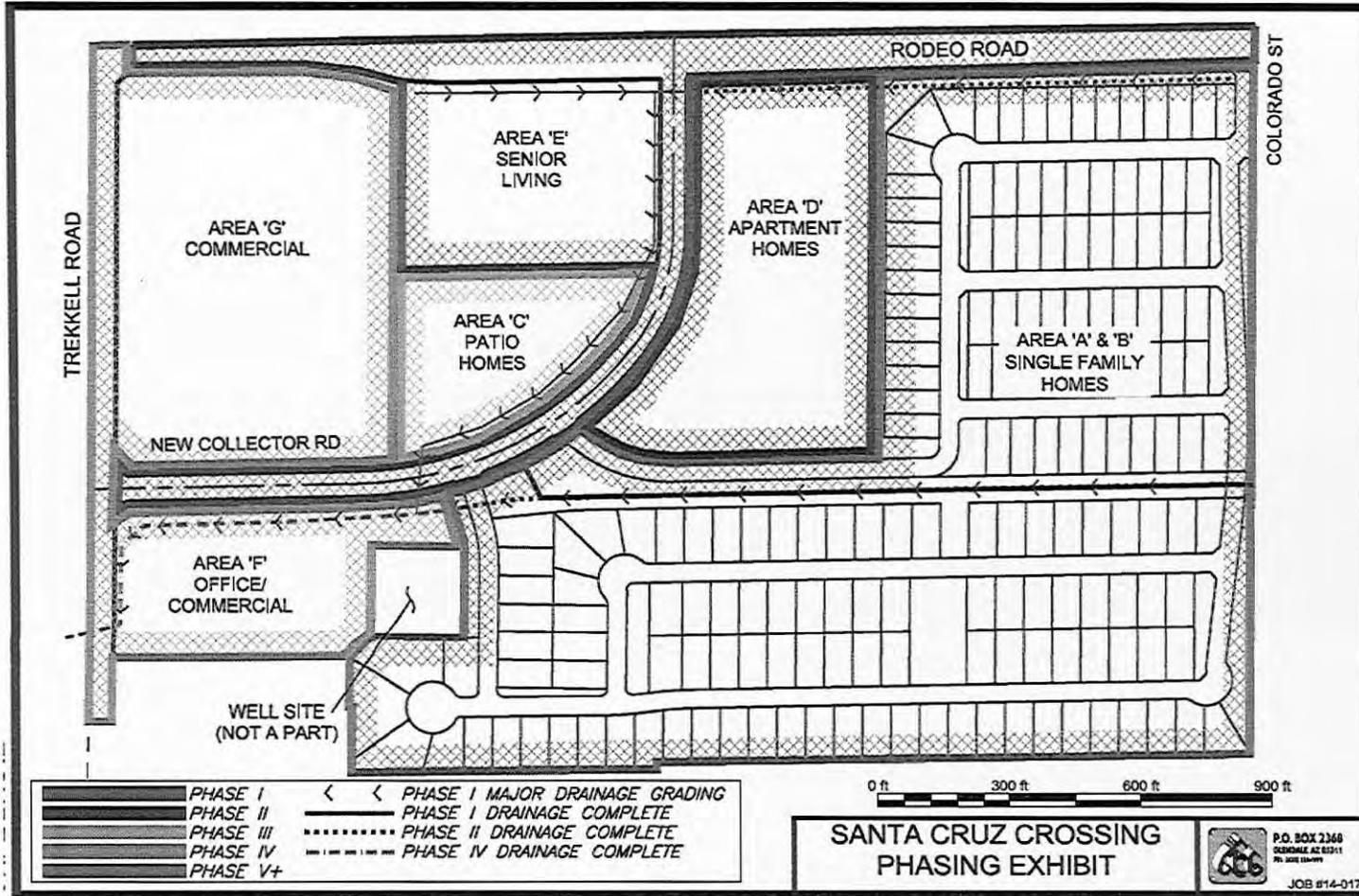


Exhibit D -- Phasing Plan

## Exhibit E –Development Standards

### 8.0 Proposed Development Standards

#### PAD – AREAS 'A' & 'B'

Specific building setback and height standards are being proposed at this time for the two single family lot components within Santa Cruz Crossing. These standards are as follows:

Front Setback:	20' to 23' for front load garages (every 3 <sup>rd</sup> or 4 <sup>th</sup> home will have a minimum front yard setback stagger of at least 3'). 15' for side load garages, living areas or front porches.
Side Setback:	5' and 10' (15' total), Architectural elements including pot shelves, shadow boxes around doors and windows, bay windows, entertainment units and fireplaces will be allowed to encroach into the 10' side setback by a maximum of 3'.
Corner Side Setback:	15', Adjacent landscape tracts of at least 10' in width may be included as up to 10' of this required setback.
Rear Setback:	20', Patio covers open on three sides may encroach a distance of up to 10' from the rear property line.
Building Height:	28'

Model homes, and the associated temporary sales office, temporary parking surface, and other items directly related to the sale of single family homes shall be an Allowed Use provided that the temporary parking surface is a 3" minimum aggregate base course or otherwise approved by the City, with accommodation for ADA. Signage and flag poles associated with the model complex is to follow City Sign Code standards. The model home complex expires within 5 years of the date of Certificate of Occupancy Issuance. At five years from the Certificate of Occupancy issuance, the associated parking lot, signage, flag poles, and fencing associated with the model complex is to be removed and spaces are to be converted into single-family homes with a functional garage. An extension beyond five years can be issued through the approval of a conditional use permit.

All other development standards will be in accordance with the current provisions of the Casa Grande Zoning Code, this PAD and current residential design standards.

#### PAD – AREA 'C'

Area 'C' shall follow current City of Casa Grande zoning district Residential zone R-2 with potential age restrictions.

#### PAD – AREA 'D'

Area 'D' shall follow current City of Casa Grande zoning district Residential zone R-3 with potential age restrictions.

## 8.0 Proposed Development Standards (cont'd)

### PAD – AREA 'E'

Area 'E' shall follow current City of Casa Grande zoning district Residential zone R-3, with a specific Allowed Use for Assisted Living homes and Adult Day Care.

### PAD – AREA 'F'

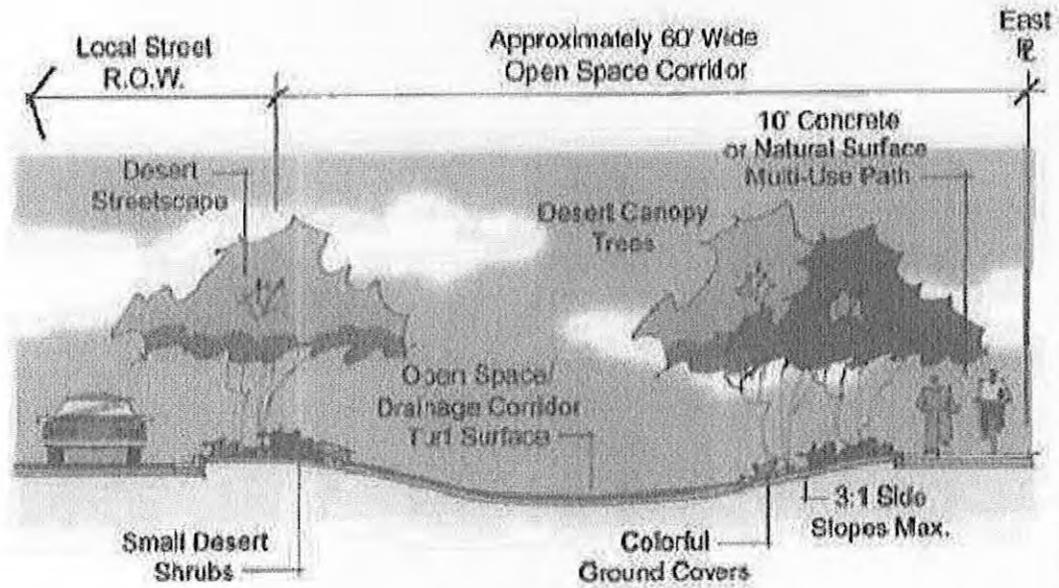
Area 'F' shall follow current City of Casa Grande zoning district General Business zone B-2 with specific Allowed Uses for proposed development as described in this PAD in section 3.0.

### PAD – AREA 'G'

Area 'G' shall follow current City of Casa Grande zoning district C-O and B-2 with specific Allowed Uses for medical/professional office, neighborhood scale urgent care facility, restaurant as described in this PAD in section 3.0.

All districts abutting the well-site shall have a minimum of 30' building setback from the well – site boundary. The building setback around the perimeter of the development shall be as indicated here, or match the height of the building (whichever is greater).

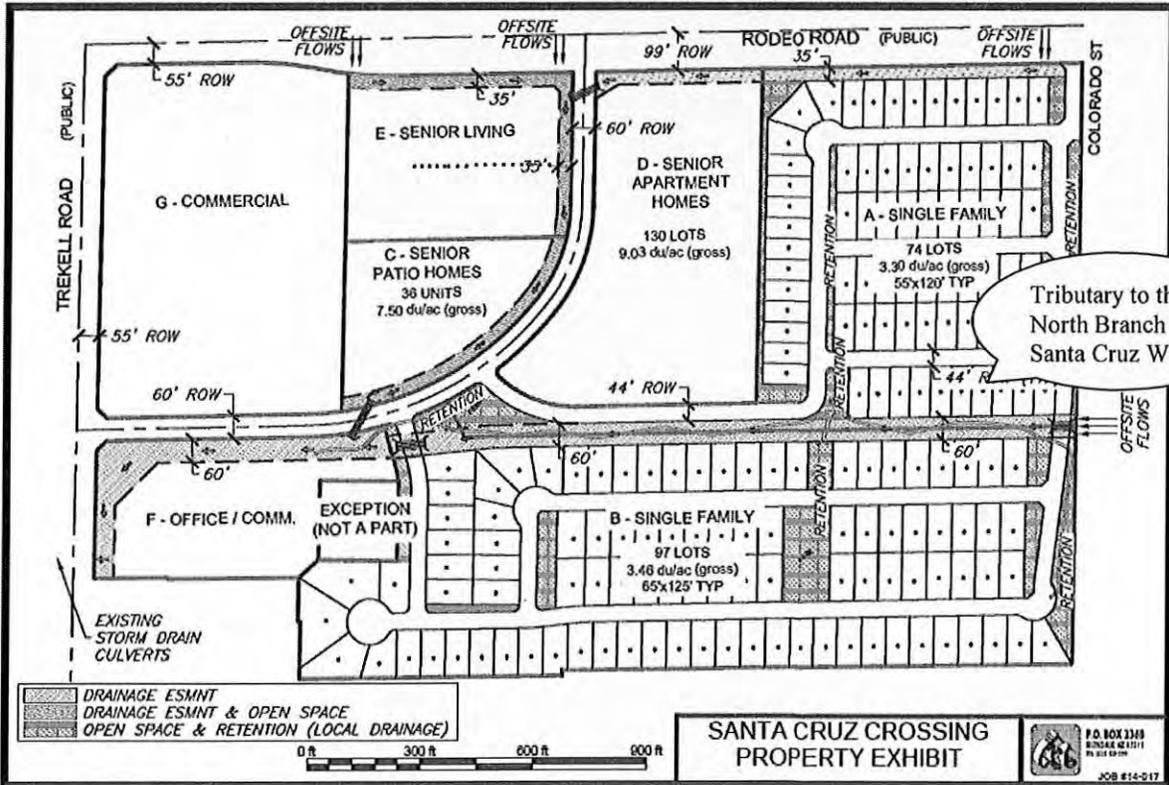
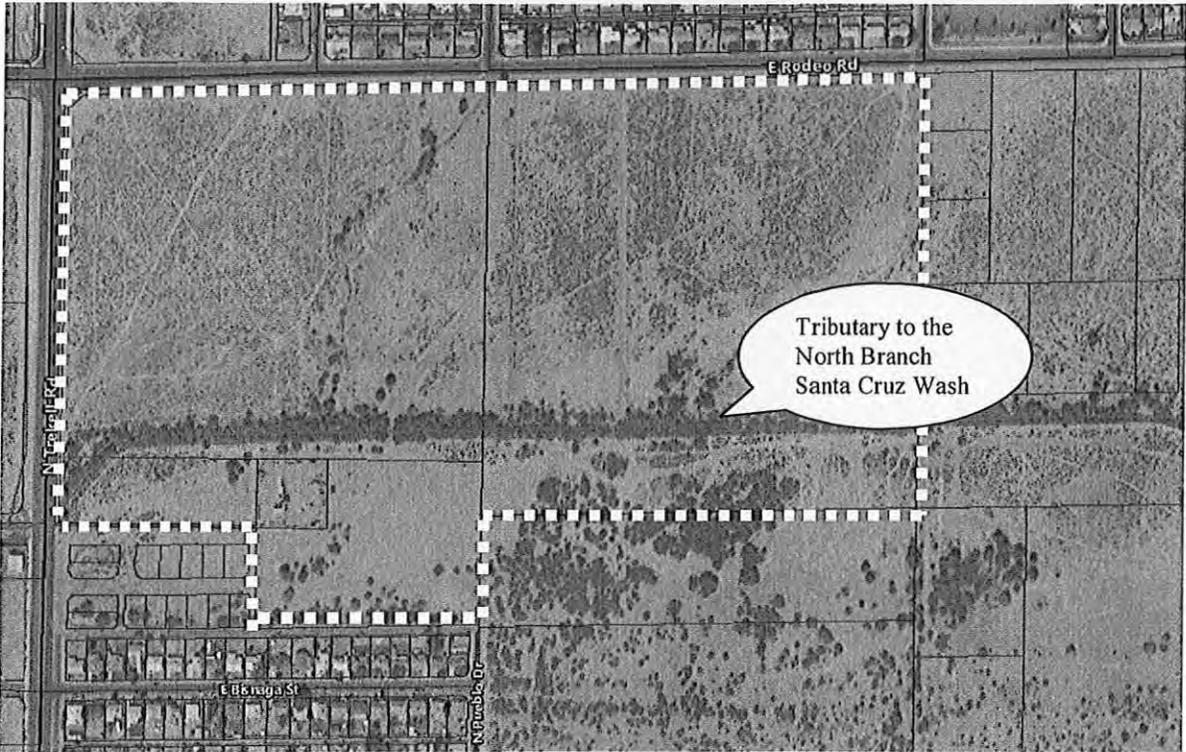




## Santa Cruz Crossing

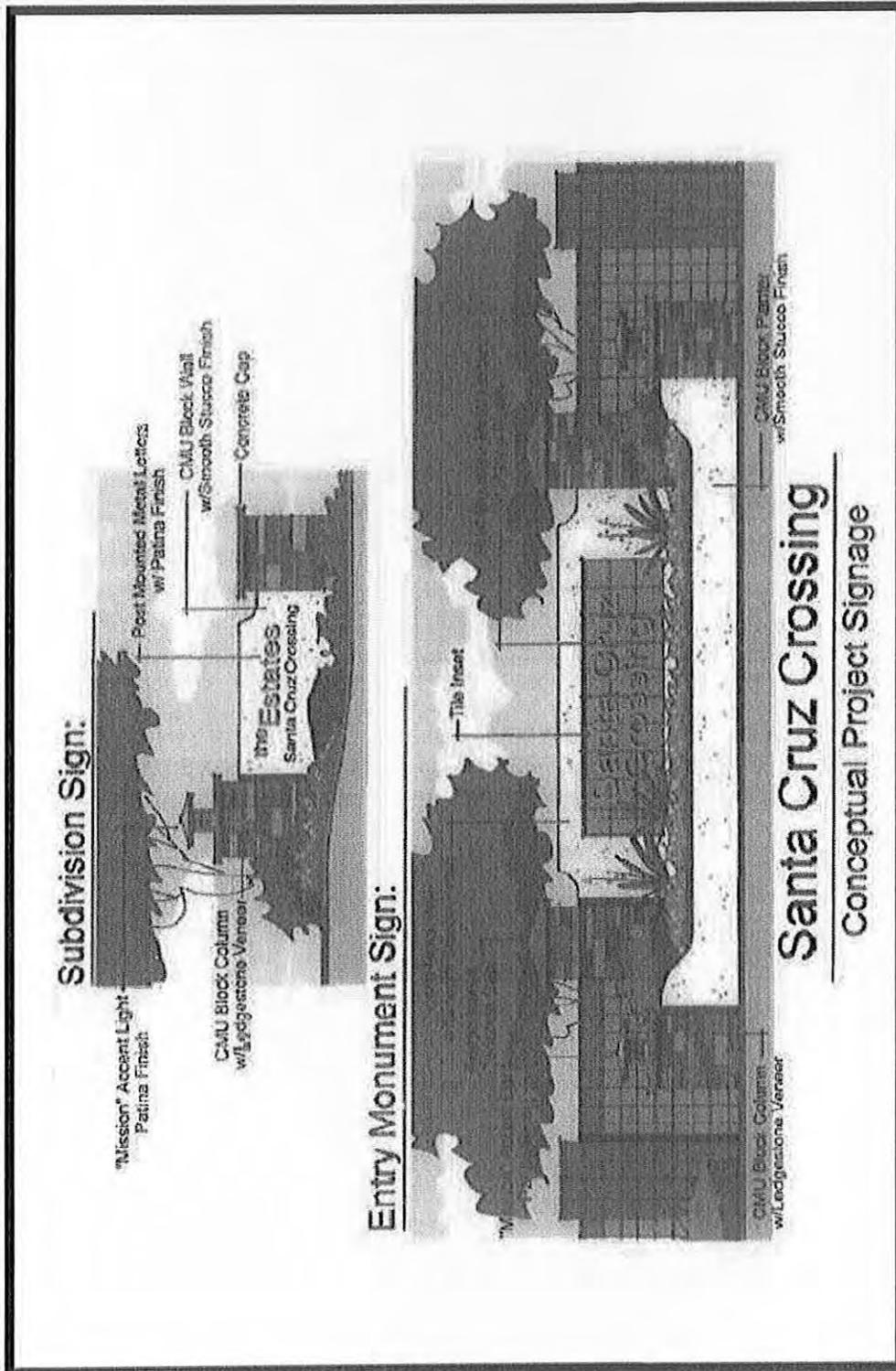
Conceptual Trail/Open Space  
Corridor Section

# Exhibit G-Drainage

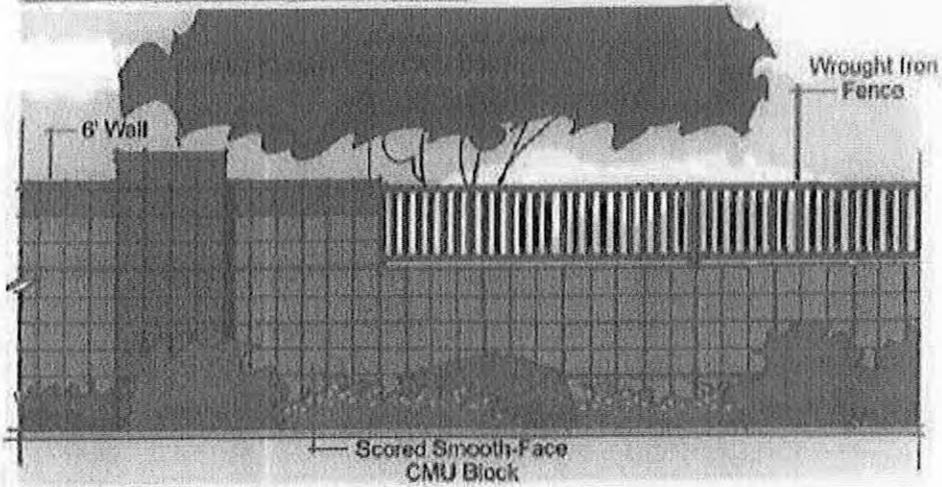


Tributary to the North Branch Santa Cruz Wash

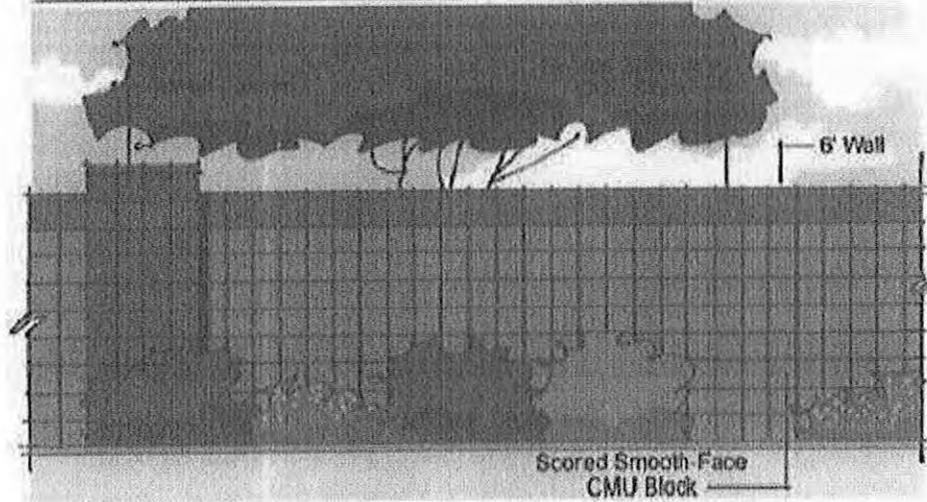
Exhibit H – Entry Signage & walls



**View Fence:**



**Perimeter Wall:**



**Santa Cruz Crossing**  
**Conceptual Project Walls**



Planning and Zoning  
Commission  
STAFF REPORT

AGENDA

# \_\_\_\_\_

**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION  
**FROM:** James Gagliardi, AICP, Planner  
**MEETING DATE:** February 5, 2015  
**SUBJECT:** DSA-15-00007– Zoning Text Amendment amending the off-street parking table 17.56.220B of the City of Casa Grande Municipal Code to refine parking standards for particular uses.

**REQUEST**

**Request by,** City of Casa Grande for the following Zoning Text Amendment:

DSA-15-00007: AN ORDINANCE OF THE CITY OF CASA GRANDE, ARIZONA AMENDING THE OFF-STREET PARKING TABLE 17.56.220.B OF THE CITY OF CASA GRANDE MUNICIPAL CODE CONCERNING PARKING REQUIREMENTS FOR OUTDOOR SALES, RESTAURANTS, CAFES, BARS AND SIMILAR USES, RETAIL STORE AND SERVICE ESTABLISHMENTS, RESTAURANTS, AND SWAP MEETS, FLEA MARKETS (Exhibit A).

**BACKGROUND & ORDINANCE PROPOSAL**

The off-street parking table found within 17.56.200 of the City Code lists the minimum number of on-site parking spaces required for particular use types. The required number of parking spaces tends to be based on commonly accepted standards known by researching the requirements in comparable communities, analyzing the parking demand generated by particular uses, examining typical maximum occupancy loads for uses within spaces, and standards as recommended by the National Parking Association. Having a minimum number of required on-site parking spaces ensures that a particular use can successfully function without resulting in parking problems—such as vehicles parking off-site on other properties. An insufficient number of parking spaces can adversely impact adjacent businesses and create parking congestion along public streets. Conversely, the off-street parking requirement should not be so large that there is an excess of rarely-used parking spaces. This can result in an unnecessary amount of pavement upon areas of the property that could be better used for more attractive amenities such as landscaping and natural drainage. Excessive amounts of unused paved parking spaces also contribute to the urban heat island effect.

Recent development proposals have prompted City Staff to closely examine particular off-street parking requirements for certain uses within the Municipal Code. The intent of this amendment is to clarify and revise the parking requirement for:

- *“Retail Store and Service Establishments”*
- *“Outdoor Sales (Plant Nurseries, Building Materials, Equipment Rental and Similar Uses)”*
- *“Swap Meets, Flea Markets”*
- *“Restaurants, Bars, Cafes, and Similar Uses”*

*“Retail Store and Service Establishments”*, is a specific use type within the off-street parking table. Its on-site parking requirement appears appropriate and consistent with the industry standard of one parking space per 250 sq. ft. of floor area. However, the parking table does not clearly specify how to treat a retail store’s outdoor sales and display area, which is often accessory to the retail store use. As a result, another use type found among the parking table identified as *“Outdoor Sales (Plant Nurseries, Building Materials, Equipment Rental and Similar Uses)”* is applied to the outdoor merchandising area for a retail store. The requirement for this use type is one parking space per 300 sq. ft. Staff contends that an amendment is necessary to provide a more appropriate and clear application as to the intent of the Code.

Since *“Retail Store and Service Establishments”* and *“Outdoor sales (Plant Nurseries, Building Materials, Equipment Rental and Similar Uses)”* are listed as separate use types, it is believed that the intent of the City Code is to apply their two respective standards for distinctly different uses. *“Outdoor Sales (Plant Nurseries, Building Materials, Equipment Rental and Similar Uses)”*, better applies to sites that have different characteristics than retail stores, such as plant nurseries, building materials sales, equipment rental and similar uses as parenthetically indicated. This use type typically has a more a predominant use of outdoor display and storage, with a subordinate building associated with it. Whereas with *“Retail Store and Service Establishments”*, the primary use is that of retail store, housed within a building, with the potential for accessory, subordinate, outdoor display and sales. The proposed amendment will add specificity to the parking requirement for both uses.

Staff recommends that the City of Casa Grande Zoning Code be amended, as shown within Exhibit A, for retail store and service establishments as follows:

Retail Store and Service Establishments	<ul style="list-style-type: none"> <li>a. One (1) space per 250 square feet of floor area, <b>plus</b></li> <li><b>b. One (1) space per 500 square feet of accessory outdoor sales and/or display area</b></li> <li><b>c. One (1) space per 1,000 square feet of accessory fenced outdoor storage area</b></li> </ul>
---	---

Staff recommends that the City of Casa Grande Zoning Code be amended, as shown within Exhibit A, for outdoor sales follows:

<p>Outdoor Sales (Plant Nurseries, Building Materials Sales, Equipment Rental, and Similar Uses</p>	<p>a. One (1) space per 300 square feet of <del>sales and/or display area</del> <b>office and/or inside retail sales area, plus</b></p> <p>b. <b>One (1) space per 1,000 square feet of outdoor storage, sales and/or display area between 0-10,000 square feet</b></p> <p>c. <b>One (1) space per 2,000 square feet of outdoor storage sales, and/or display area over 10,000 square feet</b></p>
---	--

Examples of similar requirements of other jurisdictions are provided below:

**Buckeye, AZ**

*"Retail sales"*

1 space per 300 sq. ft.

*"Building Materials Sales", "Plant Nurseries"*

1 space per 200 sq. ft. of building. and 1 space per 750 sq. ft. of outdoor sales display area 3,000 sq. ft. or less, or

1 space per 1,000 sq. ft. outdoor sales and display area over 3,000 sq. ft.

**Lake Havasu City, AZ**

*"General merchandise"*

4 spaces for each 1,000 sq. ft. of gross sales area, plus 1.6 spaces for each 1,000 sq. ft. of storage area

*"Building materials, hardware stores, and plant nurseries"*

3 spaces for each 1,000 sq. ft. of indoor display area, plus 1 space for each 1,000 sq. ft. of outdoor display area

**Pinal County, AZ**

*"Commercial, Sales/Services"*

One per 250 sq. ft. of total indoor floor area; plus one per 5,000 sq. ft. of outside display area

The above recommended changes help clarify how off-street parking standards are to apply to the two distinct use-types; however, this creates a problem with an off-street parking standard to a “*Swap Meet, Flea Market*” use. This use is listed within Table 17.16.030B of the City Code—the table of permitted uses for Office, Commercial and Industrial Zone Districts. However, this use is *not* listed on the off-street parking table. Presently, the most applicable parking requirement for this use would be “Outdoor Sales (Plant Nurseries, Building Materials, Equipment Rental and *Similar Uses*)”. The proposed revision to outdoor sales as described above would change how parking is applied for “*Swap Meet, Flea Market*”. Therefore, this zoning text amendment proposes to include this use on the parking table, just as it is stated on the table of permitted uses within commercial districts. The applicable off-street parking requirement would be one parking space per 300 sq. ft. of designated vendor area, similar to how it would be applied if “Outdoor Sales (Plant Nurseries, Building Materials, Equipment Rental and *Similar Uses*)” were not amended. Staff recommends that the City of Casa Grande Zoning Code be amended, as shown within Exhibit A, to include a Swap Meet, Flea Market use type among the off-street parking table as follows:

<p><b>Swap Meet, Flea Market</b></p>	<p><b>a. One (1) space per 300 square feet of designated vendor area.</b></p>
--------------------------------------	---

The last of the proposed changes to the parking table involves a change to how parking standards are to be applied to “*Restaurants, Bars, Cafes, and Similar Uses*”. Presently, the off-street parking requirement for this use is *one parking space per 50 sq. ft. of indoor public floor area*. This would tend to exclude the area designated for the kitchen, hallways, restrooms, management office, and server-stations. The proposed change to this on-site parking standard is *one parking space per 100 sq. ft. of floor area*. The result of this change would be that the parking calculation for this use would be based on the floor area of the entire area, not just the public area. Presently, the off-street parking requirement for restaurant spaces could change as different restaurants occupy a space. A site could be developed as a restaurant, and have a design that entails a relatively small public floor area and the amount of required parking would reflect this public floor area. As time passes, this restaurant could close or be interiorly remodeled and provide a larger seating area, thus rendering the initial amount of required off-street parking inadequate. This could prompt amendments to approved Major Site Plans even when the use doesn’t change within the building, but simply when the floor area allocated for public area has changed. The other problem is how *public* floor area vs. *non-public* floor-area is interpreted. Different interpretations of this can result in inconsistent amounts of required parking being stipulated for a restaurant use. The recommended change would stream-line this calculation and it provides more consistency with how parking is calculated for restaurants. One parking space per 100 sq. ft. of floor area is how many other jurisdictions calculate parking for its restaurant uses including Tucson, AZ; Prescott, AZ; and Colorado Springs, CO.

Staff recommends that the City of Casa Grande Zoning Code be amended, as shown for Exhibit A, for restaurants as follows:

Restaurants, Cafes, Bars and Similar Uses	a. One (1) space per <del>50</del> <b>100</b> square feet of indoor public floor area, plus b. One (1) space per 200 square feet of outdoor serving (patio) area
---	---

**PUBLIC NOTIFICATION/COMMENTS**

A display ad was published in the Casa Grande Dispatch on January 18, 2015, providing public notice of a Public Hearing on this proposed Zoning Code Text Amendment at the Planning and Zoning Commission's February 5, 2015 meeting.

At the time of writing, no public comments have been received by staff.

**STAFF RECOMMENDATION**

Staff recommends that the Planning and Zoning Commission forward a favorable recommendation for adoption of the proposed text amendment Ordinance to the Mayor and City Council.

**Attachment:**

Exhibit A – Proposed Ordinance, amending table 17.16.030B of the City of Casa Grande Municipal Code and exhibit.

## Exhibit A

ORDINANCE No. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF CASA GRANDE, ARIZONA AMENDING THE OFF-STREET PARKING TABLE 17.56.220.B OF THE CITY OF CASA GRANDE MUNICIPAL CODE CONCERNING PARKING REQUIREMENTS FOR OUTDOOR SALES, RESTAURANTS, CAFES, BARS AND SIMILAR USES, RETAIL STORE AND SERVICE ESTABLISHMENTS, RESTAURANTS, AND SWAP MEETS, FLEA MARKETS; ESTABLISHING THE SEVERABILITY OF THE VARIOUS SECTIONS OF THE ORDINANCE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, occasionally off-street parking standards require revision to reflect current best practices and commonly accepted parking standards; and

WHEREAS, The Casa Grande General Plan 2020 articulates a vision of a sustainable community as well as encourages the retention of Casa Grande's historical rural character; and

WHEREAS, having a parking standard that requires significantly more parking than is actually needed to support a land use will result in the creation of large underutilized parking lots that will add to the urban heat island effect, increase storm water run-off, reduce opportunities to introduce landscaped and pervious ground cover, and create an urban form that runs contrary to the General Plan vision; and

WHEREAS, the Mayor and Council of the City of Casa Grande believe that amending the City's off-street parking table within the zoning code to refine the description and parking requirement of "Outdoor Sales (Plant Nurseries, Building Materials, Equipment Rental and Similar Uses)", "Restaurants, Cafes, Bars and Similar Uses", "Retail Store and Service Establishments" will further the orderly development of the city; and

WHEREAS, the Mayor and Council of the City of Casa Grande believe that amending the City's off-street parking table within the zoning code to include a parking requirement for "Swap Meets, Flea Markets" will provide clarifying reference to other sections of City Code where it is so included; and

WHEREAS, after providing all due notice, providing the opportunity for public comment at a public hearing, and upon the recommendation of the Planning and Zoning Commission, the Council finds that amending the zoning code would be in the best interests of the City of Casa Grande.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Casa Grande as follows:

**SECTION 1.** Title 17, Table 17.56.220.B (Off-Street Parking Required for Nonresidential Uses) of the Casa Grande City Code is hereby amended by:

- A. Amending the use type “Outdoor Sales (Plant Nurseries, Building Materials, Equipment Rental and similar uses” including its off-street parking requirement as referenced in Exhibit A to read it its entirety as follows:

<p>Plant Nurseries, Building Materials Sales, Equipment Rental, and Similar Uses</p>	<ul style="list-style-type: none"> <li>a. One (1) space per 300 square feet of office and/or inside retail sales area, plus</li> <li>b. One (1) space per 1,000 square feet of outdoor storage, sales and/or display area between 0-10,000 square feet</li> <li>c. One (1) space per 2,000 square feet of outdoor storage sales, and/or display area over 10,000 square feet</li> </ul>
--	---

- B. Amending the parking requirement for “Restaurants, Bars, Cafes, and Similar Uses” as referenced in Exhibit A to read in its entirety as follows:

<p>Restaurants, Cafes, Bars and Similar Uses</p>	<ul style="list-style-type: none"> <li>a. One (1) space per 100 square feet of floor area, plus</li> <li>b. One (1) space per 200 square feet of outdoor serving (patio) area</li> </ul>
--	--

- C. Amending the parking requirement for “Retail Sales and Service Establishments” as referenced in Exhibit A to read in its entirety as follows:

<p>Retail Store and Service Establishments</p>	<ul style="list-style-type: none"> <li>a. One (1) space per 250 square feet of floor area, plus</li> <li>b. One (1) space per 500 square feet of accessory outdoor sales and/or display area</li> <li>c. One (1) space per 1,000 square feet of accessory fenced outdoor storage area</li> </ul>
--	--

- D. Including the use and parking requirement for “Swap Meets, Flea Markets” as referenced in Exhibit A to read in its entirety as follows:

<p>Swap Meet, Flea Market</p>	<ul style="list-style-type: none"> <li>a. One (1) space per 300 square feet of designated vendor area.</li> </ul>
-------------------------------	---

**SECTION 2.** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

**SECTION 3.** The effective date of this Ordinance shall be \_\_\_\_\_, 2015.

PASSED AND ADOPTED by the Mayor and Council of the City of Casa Grande, Arizona, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_

Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_

City Clerk

\_\_\_\_\_

City Attorney

**Exhibit A**  
 (“ → ” Denotes area of Table being amended)

Table 17.56.220

<b>B. Nonresidential Uses.</b>	
<b>Use Type</b>	<b>Off-Street Parking Spaces Required</b>
Automobile Sales	a. One (1) space per 200 square feet of indoor floor area, plus b. Two (2) spaces per 20 outdoor vehicle display spaces
Automobile Washing Establishment: -Automatic Drive- Through - Self-Service	a. Three (3) spaces or one for each employee on maximum shift, in addition to stacking space a. Two (2) spaces per stall not including washing or drying spaces
Bowling Alley	a. Four (4) spaces per alley, plus b. Two (2) spaces per billiard table, plus c. One (1) space per pinball and/or electronic game machine d. One (1) space per each five visitor gallery seats
Church	a. One (1) space per four seats based upon design capacity of main assembly hall
Community or Recreation Center	a. One (1) space per 200 square feet of floor area
Convenience Store	a. Two (2) spaces per service stall but no less than four (4) spaces
Court Clubs, (Raquetball, Handball, Tennis)	a. One (1) space per 200 square feet of floor area, plus 3 spaces per court
Dancehalls, Skating Rinks or Similar Uses	a. One (1) space per 300 square feet of floor area
Day Care Centers	a. One (1) space per 200 square feet of floor area
Elderly (Senior Citizens) Housing	a. One (1) space per unit
Furniture Stores Over 20,000 Square Feet	a. Three (3) spaces per 1,000 square feet of floor area
Golf Courses	a. One (1) space per 200 square feet of main building floor area, plus b. One (1) space for every two practice trees in driving range, plus c. Four (4) spaces per each green in the playing area

Hospital	a. One (1) space per bed
Manufacturing and Industrial Uses	<p>a. One (1) space/750 square feet for the first 20,000 square feet of floor area, plus</p> <p>b. One (1) space/1,000 square feet for floor area between 20,001 and 100,000, plus</p> <p>c. One (1) space/1,500 square feet of floor area over 100,000 square feet, or</p> <p>d. One (1) space per employee on the shift with the highest number of employees, whichever is greater.</p> <p>e. Office space shall be calculated using the parking standard for general office.</p> <p>f. Building area dedicated exclusively to warehousing/storage shall be calculated at one (1) space per 1,500 square feet of floor area.</p> <p>g. Manufacturing or industrial uses with verifiable unique manufacturing characteristics that would require fewer parking spaces than those otherwise required by this table may propose alternative parking ratios, based on the unique characteristics of that industry. Use of the alternative parking standards shall require:</p> <ol style="list-style-type: none"> <li>1. Approval by the Planning and Development Director;</li> <li>2. Demonstration that there is adequate room on the site to provide the parking required by provisions a.-f., if such parking is needed in the future; and</li> <li>3. A recorded agreement between the City and the property owner, verifying that the property owner will provide additional on-site parking, up to the minimum required by provisions a.-f., if needed due to future employee and/or customer parking demand as determined by the City.</li> </ol>
Medical, Dental, Health Offices/Clinics	One (1) space per 200 square feet of floor area
<p>Motels, Hotels</p> <p>-Restaurants, Bars, Dining Rooms</p> <p>-Commercial Areas</p> <p>-Public Assembly Areas</p>	<p>a. One and one-tenth (1.1) spaces per each guest room, plus</p> <p>b. One (1) space per employee on maximum shift, plus</p> <p>c. Spaces for accessory uses as follows:</p> <p>d. One (1) space per 60 square feet</p> <p>e. One (1) space per each 400 square feet of floor area</p>

	<p>f. One (1) space for each five seats based upon design capacity, except that</p> <p>g. Total off-street parking for public assembly may be reduced by one space for every four guest rooms.</p>
Nursing Homes, Rest Homes or Similar Uses	<p>a. Four (4) spaces, plus</p> <p>b. One (1) space for each three beds, plus</p> <p>c. One (1) space for each employee on maximum shift</p>
Offices (Except Medical and Dental) -Floor Area 0- 5,000 square feet -Floor Area 5,000-20,000 square feet -Floor Area over 20,000 square feet	<p>a. Minimum of four (4) spaces and</p> <p>b. Four (4) spaces per 1,000 square feet</p> <p>c. Three and one-half (3.5) spaces per 1,000 square feet</p> <p>d. Three (3) spaces per 1,000 square feet</p>
 Outdoor Sales (Plant Nurseries, Building Materials Sales, Equipment Rental, and Similar Uses	<p>a. One (1) space per 300 square feet of sales and/or display area- <b>office and/or inside retail sales area, plus</b></p> <p>b. <b>One (1) space per 1,000 square feet of outdoor storage, sales and/or display area between 0-10,000 square feet</b></p> <p>c. <b>One (1) space per 2,000 square feet of outdoor storage sales, and/or display area over 10,000 square feet</b></p>
 Restaurants, Cafes, Bars and Similar Uses	<p>a. One (1) space per <del>50</del> <b>100</b> square feet of indoor public floor area, plus</p> <p>b. One (1) space per 200 square feet of outdoor serving (patio) area</p>
 Retail Store and Service Establishments	<p>a. One (1) space per 250 square feet of floor area, <b>plus</b></p> <p><b>b. One (1) space per 500 square feet of accessory outdoor sales and/or display area</b></p> <p><b>c. One (1) space per 1,000 square feet of accessory fenced outdoor storage area</b></p>
Schools -Elementary and/or Junior	<p>a. One and one-half (1.5) spaces for each classroom, library, lecture hall and cafeterias, plus</p>

<p>High</p> <p>-Senior High</p> <p>-Business or Similar School</p>	<p>b. One (1) space per each three fixed seats in the main area of public assembly, or</p> <p>c. One (1) space for each 21 square feet of area available for public assembly if fixed seats are not provided.</p> <p>a. One and one-half (1.5) spaces for each classroom or lecture hall, plus</p> <p>b. One (1) space per each five students, plus</p> <p>c. One (1) space for each non-teaching employee, plus</p> <p>d. One (1) space per each three fixed seats in the area of public assembly, or</p> <p>e. One (1) space per 21 square feet of area available for public assembly if fixed seats are not provided.</p> <p>f. One (1) space for each 150 square feet of floor area</p>
<p><b>Swap Meet, Flea Market</b></p>	<p><b>a. One (1) space per 300 square feet of designated vendor area.</b></p>
<p>Theater, Auditorium or Similar Place of Public Assembly</p>	<p>a. One (1) space per four seats based upon design capacity</p>
<p>Warehousing, Storage or Handling of Bulk Goods</p>	<p>a. One (1) space per 1,000 square feet of gross floor area for a building between 0 and 150,000 square feet.</p> <p>b. One (1) parking space per 2,000 square feet of gross floor area for a building between 150,001 and 500,000 square feet.</p> <p>c. One (1) parking space per 2,500 square feet of gross floor area over 500,000 square feet.</p>



(Ord. 1397.17.42 § 1, 2012; Ord. 1397.17.36 § 16, 2009)