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# CityGate II

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## Project Narrative Major General Plan Amendment

Case No. \_\_\_\_\_

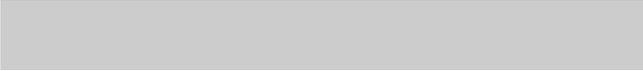


**AZ Outlet Investment, LLC & Earl, Curley and Lagarde**  
June 2015

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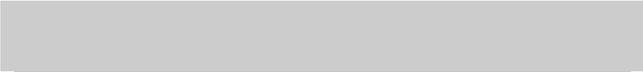
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## ***I. Introduction/Summary of Request***

CityGate II, approximately 34.46 acres in size, is located in portions of the southeast quarter of Section 2, southwest quarter Section 1, northwest quarter of Section 12, and northeast quarter of Section 11, Township 7 South, Range 6 East of the Gila and Salt River Meridian, Pinal County, Arizona. The property is situated north of Jimmie Kerr Boulevard, east and west of the Tanger Boulevard intersection.

This site will be marketed in conjunction with the existing center to the east, known as CityGate with its frontage along I-10 with over 80,000 daily freeway travelers, which constitute one of the “gateways” into the City of Casa Grande. CityGate I, as distinguished from this new mixed use development proposal is CityGate II, completely refreshed including modified facades, layouts, signage and attractive seasonal features along the freeway. Again, when both sites are developed, they will be known together as CityGate.

The major anchor in this new CityGate II master plan is a 4-5 story commercial building, with up to approximately 500,000 s.f., that will be home to a number of interrelated office, retail and business uses creating an environment that draws patrons from the adjacent freeways, as well as the surrounding communities. Specific uses that could be part of the mix of tenants in this building will include retail activities; restaurant services (including full service restaurants, coffee shops and ‘bar and grills’), tourist activities; travel center, martial arts or gymnastics studios; professional services; family entertainment venues (such as a bowling center, laser tag, indoor tracks, video arcade, pool tables, and other ancillary uses), professional entertainment venues, such as a performing arts center or movie theater.



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flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet.

Several practical strategies can and have been used to remove proposed physical improvements from an AO physical and regulatory flood hazard zone. Since Zone AO's are usually broad, shallow floodplains, flood protection for structures is often provided by elevating foundations with engineered fill. Based on the FIRM, the average flooding depth designated for the Zone AO crossing the project site is only 1 foot. Accordingly, improvements to the site intended to be protected by engineered fill alone would need to be set a minimum height of 1 foot above the high adjacent grade, depending on federal and local guidelines. This potential strategy would also include sufficient corridors (landscaped tracts, roadways, etc.) around buildings to continue to allow offsite runoff to be appropriately routed through the property or obtain approval of a map amendment. Both a Conditional Letter Of Map Revision & Letter Of Map Revision will be considered, depending on insurance premiums and actual land uses proposed at time of development.

### **Access**

Primary access to the site is from Jimmie Kerr Boulevard, which has direct access to Interstate 10 and to north/south arterials leading directly into downtown Casa Grande. Additional access is proposed from Tanger Boulevard before it crosses the Arizola Drainage Canal and potentially from the collector roadway extending north from Jimmie Kerr Boulevard up into the Lonesome Valley PAD as shown in the Conceptual Site Plan, Exhibit.

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### ***III. Detailed Description of Major General Plan Amendment***

AZ Sourcing seeks approval of a Major General Plan Amendment to change the current Commerce and Business designation to Community Center in conjunction with a companion PAD Amendment to the former Shops at Palm Court PAD to allow a mixed use development.

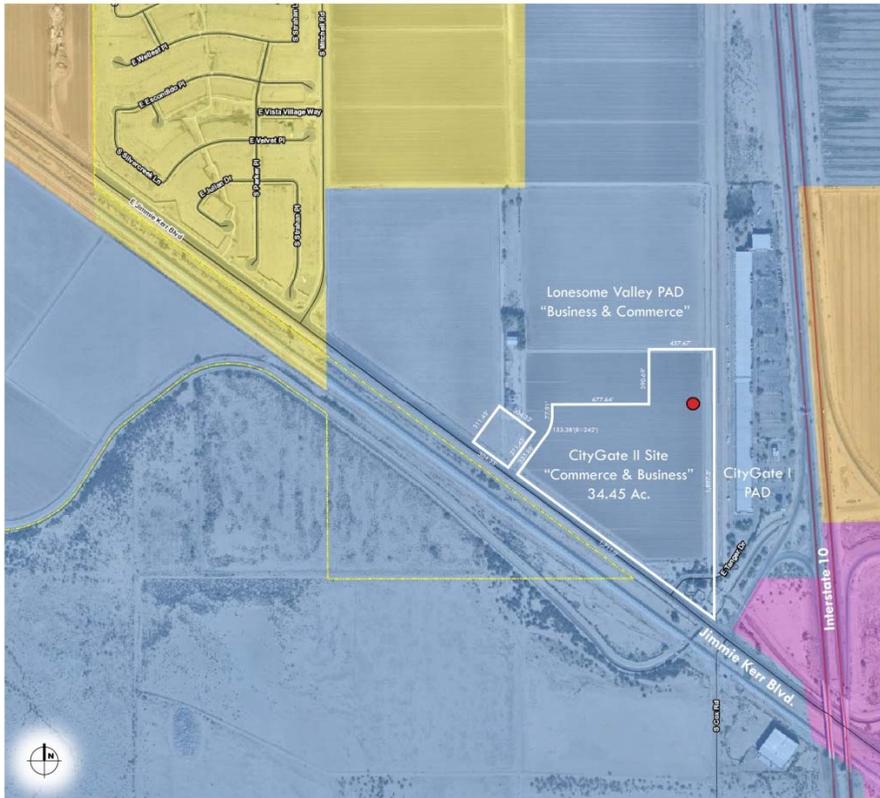
The property is generally triangular in shape and is bounded by Jimmie Kerr Boulevard (State Hwy. 84) on the south; the CityGate I PAD (previously known as Station I) to the east; and the "Lonesome Valley" PAD on the north and west sides (previously the planned residential portion of The Shops at Palm Court PAD) but now a proposed business park development.

The Casa Grande General Plan currently designates the subject property as "Commerce and Business." While the list of appropriate zoning districts in this category is very similar to the list of appropriate zoning districts for Community Center, the style of development differs. Based on the conceptual design shared with Staff for CityGate II, Staff suggested that the Community Center land use category was more consistent with the proposed site layout and proposed uses than is Commerce and Business. Appropriate zoning districts for Community Center include:

- » R-2, R-3      Multi-Family Residential Zone
- » B-2            General Business Zone
- » B-3            Central Business Service Zone
- » PAD           Planned Area Development
- » CO             Commercial Office Zone

Another reason for requesting this amendment is that multi-family residential units are only allowed in the Commerce and Business land use category when the area is over 60 acres and is adjacent to Neighborhood land use category. While the site meets these criteria and is already zoned PAD, and will continue to be zoned PAD, PAD's in the Commerce and Business land use category can only include non-residential land uses. By formally excluding residential uses from a PAD in the Commerce and Business land use category, any multi-family development in the Commerce and Business land use category must be zoned R-2 or R-3 and conform to the current Zoning Ordinance height limit of 35 ft. In this development, modified floor plates are being proposed to add a few feet to the height of the multi-family residential buildings to increase interior ceiling heights and upgrade the quality of the living experience. This can only be accomplished if the residential uses are included in the PAD and this is therefore the basis for this General Plan amendment.

Both the Commerce and Business and the Community Center land use categories are appropriate for this location. The fact that all of the proposed uses can be located in either land use category suggests that this General Plan amendment is a minor shift in focus of the overall mix of uses rather than a major change in policy. All of the sites attributes, such as direct arterial road access, connections to potable water and sanitary sewer, and proximity to interstate freeway and public safety services; are attributes called for in either land use category.



**EXHIBIT "A":**

**Existing General Plan Land-Use Map**

- Agriculture
- Commerce and Business
- Community Center
- Manufacturing / Industry
- Neighborhoods
- Open Space
- Rural

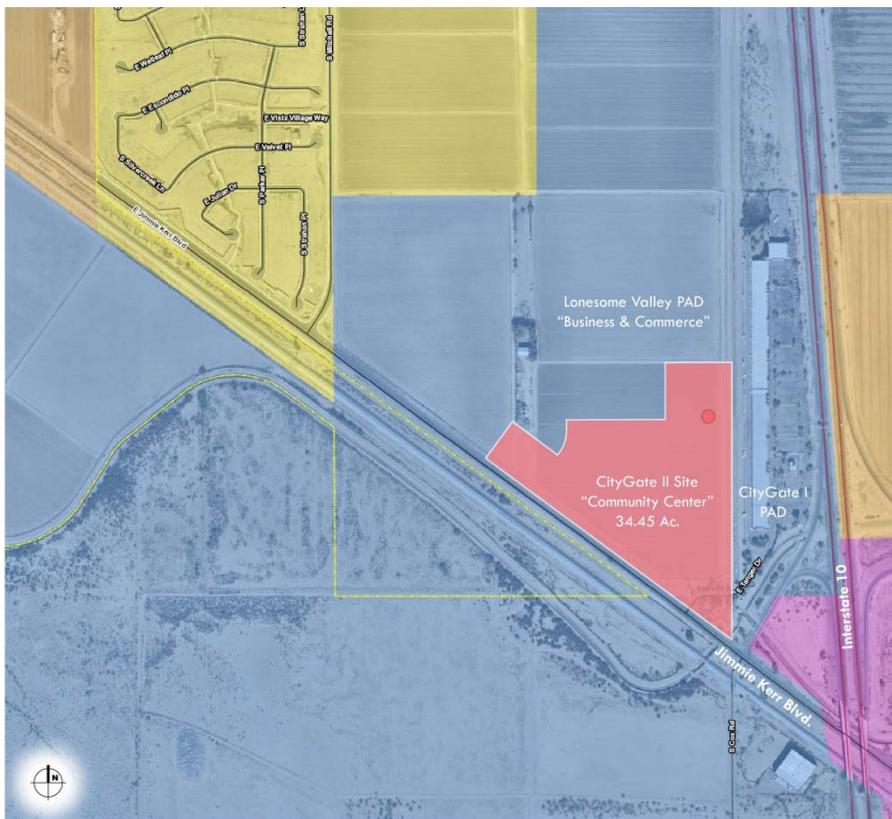
**PROJECT DATA:**

Site Net Area: 34.45 Ac. (1,500,542 Sqft)  
 Site Gross Area: 36.10 Ac. (1,572,397 Sqft)

**EXISTING LAND USES:**

Agricultural / Farming:  
 33.35 Ac. (1,452,726 Sqft)  
 Single Family / Rural Residential:  
 1.1Ac. (47,676 Sqft)

Date: 6/18/15



**EXHIBIT "B":**

**Proposed General Plan Amendment Land-Use Map**

- Agriculture
- Commerce and Business
- Community Center
- Manufacturing / Industry
- Neighborhoods
- Open Space
- Rural

**PROJECT DATA:**

Site Net Area: 34.45 Ac. (1,500,542 Sqft)  
 Site Gross Area: 36.10 Ac. (1,572,397 Sqft)

**PROPOSED LAND USES:**

Existing Land - Use:  
 Commerce & Business = 34.45 Ac.  
 Proposed Land - Use:  
 Community Center = 34.45 Ac.

\*Note: See Exhibit "C" for Land-Uses to be included in new Community Center General Plan designation

Date: 6/18/15

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## ***IV. Major General Plan Amendment Analysis***

This Major General Plan Amendment is for approximately 34 acres to change the land use designation from Commerce and Business to Community Center. This amendment proposes no adverse impact over the current designation, both of which call for higher intensity of development and mix of uses. The Community Center designation simply brings in the housing element and is more descriptive of the mixed use master plan being proposed with office, retail, multifamily and hotel uses. In our view, the proposed General Plan amendment is consistent with the visions of the Casa Grande General Plan 2020. Responses to how this request meets the amendment criteria are provided below.

### **1. Describe how the proposed amendment furthers the General Plan Vision.**

One objective for the Commercial Center land use category is to avoid strip commercial types of land use patterns, which must be primarily accessed by car that are typically seen along major arterials. While the anticipated layout of this development does have commercial uses fronting onto Jimmy Kerr, the site is more shallow than typical commercial developments and is designed to have a campus setting of compatible uses with pedestrian connections between the various elements along with opportunities for shared parking.

The proposed amendment also broadens the General Plan's vision by offering economic growth through a well planned development that supports multiple functions of employment, retail services, housing, hotel and entertainment uses all in a campus setting that will in turn create a destination point within Casa Grande for the entire community at one of the main entry corridors from Interstate 10.

### **2. The proposed amendment furthers Smart Growth principles by performing the following:**

- a. Broadening the mix of land uses by including a high density residential living component synergistically integrated into the balance of uses that allow one to live, work and play in the same project.
- b. Fosters a distinctive and attractive community feeling with a strong sense of place through establishing a "village-like" destination.
- c. Strengthen and direct the development towards adjacent communities by providing additional jobs and economic opportunities.
- d. Make development decisions predictable, fair and cost effective by planning ahead for future needs in the vicinity.
- e. Further the sustainable use of resources and materials through the design and reduction of water use and traffic impact.

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

The proposed amendment will reduce water demand because the property is currently irrigated for farming uses which requires more water demand than a residential use. Moreover, the existing designation of commerce and business would allow the same range of overall uses; it is just that Community Center is a better fit for the planned project.

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

The proposed amendment will not impede traffic flow along Jimmy Kerr Blvd. Jimmy Kerr Blvd. is designated as a Principal Arterial and connects to both I-10 on the east and downtown Casa Grande on the west. The mix of uses allowed under Commerce and Business and Community Center are similar and call for higher density development. Moreover, with the multifamily element allowed in Community Center, even vehicular trips will be captured within the master plan rather than impacted external transportation arteries. A traffic study associated with the proposed PAD has been submitted (copy attached), which reflects that the PAD will not result in any adverse traffic impacts and that Jimmy Kerr Blvd. and other streets in the area have been designed to accommodate the trips associated with the development envisioned by the General Plan for this location.

**5. Describe how the proposed amendment enhances or has no net impact on the quality and quantity of publicly accessible open spaces and trails.**

There will be no net impact on the quality or quantity of open space and trails as the park area/open space amenities are allocated in the proposed companion PAD amendment (see Exhibit "C", an illustrative representation of the anticipated PAD land use mix) adjacent to the City planned trail system.

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

City costs to service this development will remain largely unaffected from the previously approved land-uses in the "Shops at Palm Court PAD" because the land-uses are similar.

**7. Does the proposed amendment require public investment or financing.**

The proposed amendment will not require any public investment or financing.

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

Since the list of allowed or appropriate land uses in the Commerce and Business and the Commercial Center are similar, this amendment is projected to have a neutral effect on the natural environment.

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

Approval of this request consolidates higher intensity uses in a location that is well away from any land designated for Rural uses and is in proximity to both an arterial street and the I-10 Freeway for access rather than causing traffic to go thru any rural area. (NOTE: The east side of the I-10 freeway is designated for Rural land uses.)

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

Since the list of allowed or appropriate land uses in the Commerce and Business and the Commercial Center are similar, this amendment is projected to have a neutral effect on the creation of jobs. There will however be more housing available for employees and/or residents of Casa Grande with the addition of multifamily directly incorporated into the proposed land-uses. That said, the CityGate master plan has the potential to create thousands of new jobs in the office, business, retail services and hotel elements.

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

The future property tax revenue generated by the mixed commercial land-uses will support education in the local school district. The retail and hotel elements will produce significant sales tax revenues over time that the City may choose to invest in its own educational offerings.

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

The subject property is located in an area that appears to be designated by the City as a part of its Phase 1 Growth Area, in which the City desires development to occur between 2009 and 2024. These areas have existing infrastructure and are in the path of growth as well as being near planned infrastructure investments. The City also desires that areas designated in Phase 1 be the types of places residents would enjoy and that are walkable. Several goals and policies which support this amendment include;

GOAL C-5.3: Growth Areas along Interstate 10 and in the Historic Downtown maintain the City's position as the retail center of Pinal County.

Policy C-5.3.1:

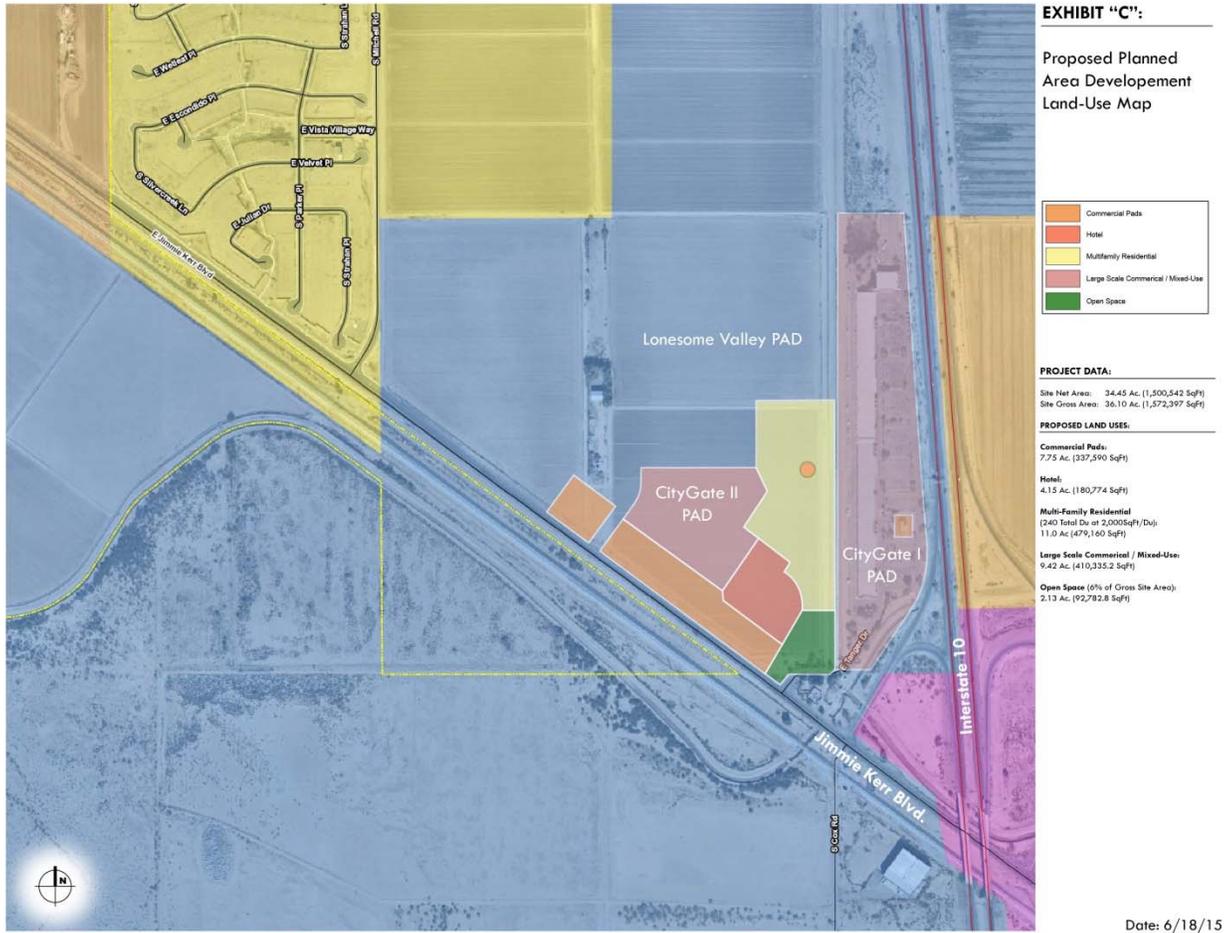
Support, in those areas identified as Growth Areas along Interstate 10, the development of key commercial retail cores and regional retail services that serve all of Pinal County and the jurisdictions within it.

Policy C-5.3.2:

Explore opportunities to create mixed-use zones anchored by retail development, particularly in the historic downtown.

Policy C-5.4.5:

Consider the opportunities for long-term, high-density residential development in Phase 1 Growth Areas that are designated Community Center on the Land Use Map.



## V. Conclusion

Based upon the analysis provided herein, we believe this proposed Major amendment is consistent with the overall intent and goals of the Casa Grande General Plan 2025.