

	<b>Planning and Zoning Commission STAFF REPORT</b>	<b>AGENDA</b>  # _____
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**TO:** PLANNING AND ZONING COMMISSION

**FROM:** Leila DeMaree, Senior Planner and Housing Manager

**MEETING DATE:** December 5, 2013

**SUBJECT:** DSA-13-00123: Major PAD Amendment for the Casa Grande Mountain Ranch

<b>REQUEST</b>
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**Request by Jack Gilmore** for the following land use approval located at the Southwest corner of I-8 and I-10, Casa Grande, AZ 85122:

- 1. DSA-13-00123:** Major Amendment to the Casa Grande Mountain Ranch (CGMR) Planned Area Development (PAD) due to the following changes: Loss of Open Space from 154 acres to 150 acres; Changes to the proposed arterial or collector roadway transportation circulation system; and to adjust the northern boundary lines of the original PAD to accommodate the future interchange at Interstate 8 and Henness Road alignment.

<b>STAFF'S RECOMMENDATION</b>
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Staff recommends approval of **DSA-13-00123**, a Major Amendment to the Casa Grande Mountain Ranch PAD.

<b>APPLICANT/OWNER</b>
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Jack Gilmore 2211 N. 7 <sup>th</sup> St. Phoenix, AZ 85006 P: 602-266-5622 Email: <a href="mailto:jgilmore@getgilmore.com">jgilmore@getgilmore.com</a>	Casa Grande Mountain Ranch Limited Partnership 5740 Via Los Ranchos Paradise Valley, AZ 85253 P: 602-952-2200
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<b>HISTORY</b>
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April 18, 1990: The site was part of the South Mountain Annexation, a 5,722 acre-site annexation into the City limits of Casa Grande through Ordinance # 1322.

June 18, 2007: The site received zoning of Planned Area Development (PAD) with the adoption of Ordinance # 1178.304.

<b>PROJECT DESCRIPTION</b>
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<b>Site Area</b>	768 acres
<b>Zoning</b>	Casa Grande Mountain Ranch PAD
<b>General Plan 2020 Designation</b>	<i>Neighborhoods, Commerce and Business</i>

**Surrounding Land Use and Zoning:**

<b>Direction</b>	<b>General Plan Designation</b>	<b>Existing Zoning</b>	<b>Current Uses</b>
<b>North</b>	<i>Commerce and Business</i>	Urban Ranch and Light Industrial (I-1), (currently proposed as a PAD for the Regional Commerce Gateway Center)	Interstate 8 then vacant land
<b>South</b>	<i>Open Space and Neighborhoods</i>	Single Family Residential (R-1) and Urban Ranch (UR)	Undeveloped land, Casa Grande Mountains
<b>East</b>	<i>Commerce and Business, Neighborhoods and County Jurisdiction</i>	Urban Ranch, Single Family Residential (R-1), and Suburban Homestead (SH)- County Jurisdiction	Vacant land, Single Family Residential homes developed in the County
<b>West</b>	<i>Open Space; Rural</i>	Urban Ranch	Open space - Casa Grande Mountain Park and Trails

**Development Standards:**

There are no changes to the development standards originally approved in 2007 for the Casa Grande Mountain Ranch PAD.

**Overview:**

The site is 758 acres m.o.l. and located at the SWC of Interstate 8 and 10 see Alta Survey, Exhibit B and Site Aerial. The request for an amendment to the approved PAD is outlined under Section 17.68.330 of the City Code.

Section 17.68.330 of the City Code requires a major amendment to the PAD when the following situation occurs: There is loss of Open Space area; there is a change to the arterial or collector roadway transportation circulation system; there is change of land uses, and there is increase in the density.

The approved density of Casa Grande Mountain Ranch PAD is four (4 du/ac) dwelling unit per acre. There is no change in the approved density.

The noticeable changes on the Land Use Plan occurred at the following:

- The northern boundary line of the PAD was adjusted to accommodate or preserve the area needed by the Arizona Department of Transportation for the future Hennes Road interchange.

Discussions with ADOT authorities and adjacent land owners took place within the past

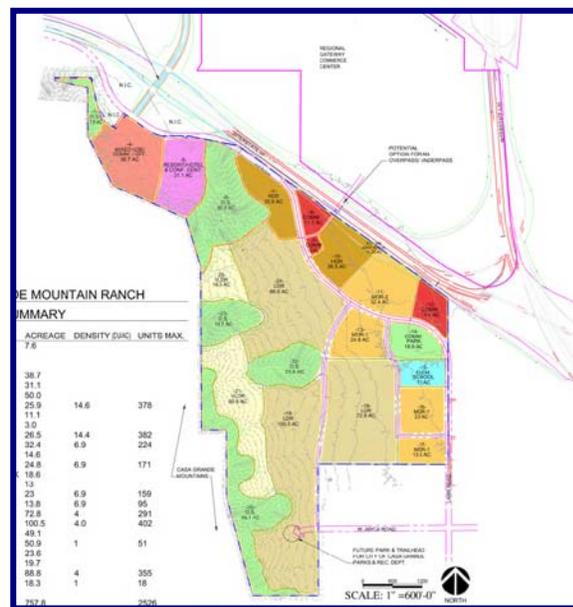
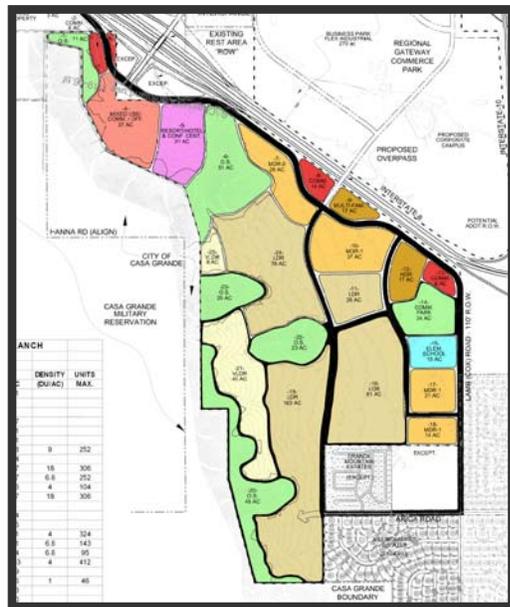
years on the future Henness Road interchange. As a result of that discussion, both parties determined that the land area needed for the future ADOT right-of-way will be reduced from 34 acres to approximately 20 acres, see Exhibit T.

- The Open Space (OS) area was reduced from approved 154 acres to proposed 150 acres. A loss of four (4) acres of OS.
- On the proposed Master Land Use Plan below, the location of the arterial or collector roadway transportation circulation system close to the I-8 has been moved a little further south of the north property line.

Master Land Use Plan:

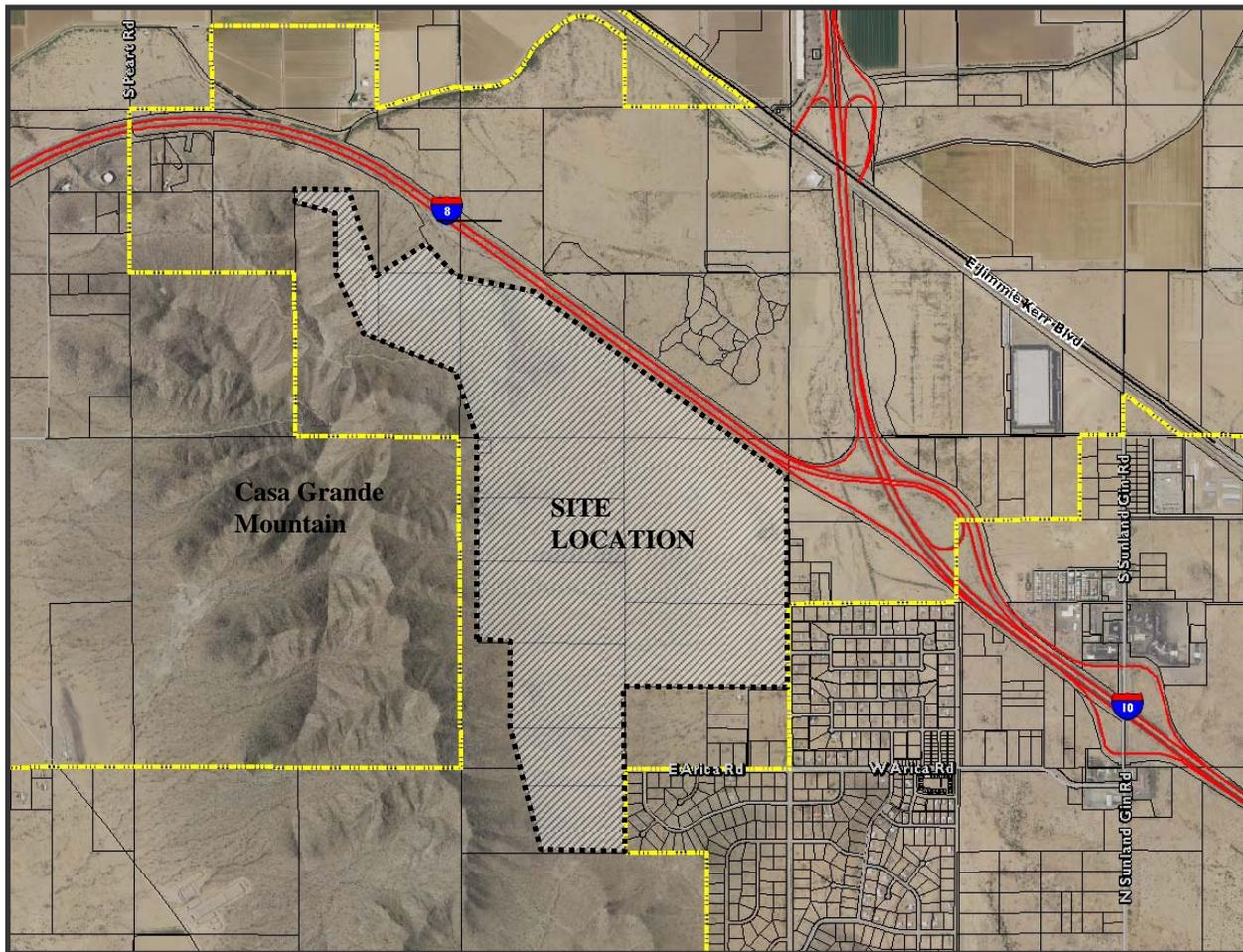
2007 Approved Master Land Use Plan

2013 Proposed Master Land Use Plan



Land Use Comparison	Approved	Proposed	Difference
	2007	2013	
Open Space	154	150	-4 ac.
Mixed Use/ Commercial	37	39	2
Resort/Hotel and Conference Center	31	31	0
High Density Residential	34	52	18
Commercial	31	29	-2
Medium Density Residential-2	28	32	4
Medium Density Residential-1	72	62	-10
Community Park	24	19	-5
School	15	13	-2
Low Density Residential	288	262	-26
Very Low Density Residential	54	69	15
Total Area (acres)	768	758	
Gross Residential Area (acres)	669	659	
# of Residential Units	2561	2526	-35 units
Density	4	4	0
% of Open Space (Gross Res. Dev)	27%	26%	
Total residential area in acres	669	659	-10 ac.

## Site Aerial:



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

In 2007, the land use classification of the site was Master Planned Community (MPC). Two years later in 2009, the City updated its General Plan 2020 and adopted a new set of land use classifications. These new land use classifications are the following: *Neighborhoods, Agriculture, Commerce and Business, Community Center, Open Space, Rural, and Manufacturing/Industry*. The site's new land use classification was changed from MPC to *Commerce and Business and Neighborhoods*; see Exhibit E&F. The request for a Major amendment to the PAD complies with these land use categories.

### **CONFORMANCE WITH THE PAD ZONE REVIEW CRITERIA**

In reviewing applications for a PAD per Sections 17.68.290.B & D and 17.68.280 of the City Code, the Planning and Zoning Commission shall find that the proposed Major Amendment to the PAD Zone and associated Preliminary Development Plan complies with the following review criteria:

1. Interrelationship with the plan elements to conditions both on and off the property:

- a) Does the PAD-PDP provide adequate mitigation for any potentially detrimental use to use relationships (e.g., commercial use adjacent to single-family homes)?

*The applicant and property owner have considered all of the conditions on and of the property. The arrangement of the land uses within the PAD was carefully planned. Commercial land uses are located close to the future Henness Road alignment ramp exits and along the frontage road close to the I-8. Commercial land uses are ideal when placed close to highway access points. The low and very low density residential land uses are located further from the interstate and closer to the Casa Grande Mountains. The multi-family and the medium density land uses coupled with the roadway network will serve as the transition between the highway and the very low density/intensity uses.*

- b) Is the proposed development consistent with any City approved master plan (i.e. Community Services Master Plan, Regional System Trail Master Plan, Airport Master Plan, etc.) that applies to the site?

*The proposed development is consistent with City's Community Services Master Plan and the Small Area Transportation Study (SATS). The Henness Road Interchange is identified within the SATS. The CGMR PAD also included a trail network that links with the City's Regional Park within the Casa Grande Mountains.*

- c) Are safe pedestrian walkways and connectivity provided within an appropriate walking distance of proposed amenities and adjacent development?

*Aside from sidewalks along the local streets network, a proposed multi-use trail traverses the future development to provide a safe pedestrian connectivity within the site.*

- d) Are the proposed land uses arranged to be complimentary to each other both within the proposed site and abutting properties?

*The arrangements of land uses are logical and complimentary to each other within the site and its abutting properties. This PAD also compliments the proposed Regional Gateway Commerce Center, also owned by the same property owner. Both sites are planned to create the live, work and play environment concept.*

*The property abuts the east side of the Casa Grande Mountains and approximately 126 acres of the site have been designated as Open Space (16.6%) of the total gross site area. Majority of the Open Space area are on the hillsides with over 15% slopes.*

*Because the west side of the PAD site sits on the hillsides, about 69 acres are planned for very low density residential lots, (Estates lots) to take advantage of the topography of the land that provides panoramic views to the north and east of the site.*

2. Conformance with the City's General Plan:

*The proposed CGMR PAD conforms with the City's General Plan. The PAD has the appropriate land uses within a Neighborhoods and Commerce and Business land use categories.*

*A 12-acre elementary school site is proposed at this PAD.*

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

*ADOT has been involved in the preservation of the future Henness Road interchange discussion. The future link to the major arterial system is in conformance with the SATS. Parking conditions will be reviewed at Final Development Plan/Major Site planning process.*

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

*The CGMR PAD has adequate land uses suited to the site. These land uses are recommended within the City's General Plan 2020.*

5. Pedestrian and vehicular ingress and egress, including handicapped accessibility:

- a) Are proposed ingress and egress points lining up with the proposed and/or existing egress and ingress points of the abutting properties?

*The road network of the PAD will ultimately connect to the Lamb Road and Arica Road to the east and south of the site, creating that continuity of transportation system within the site and abutting properties.*

- b) Are vehicular ingress and egress adequate within and around the project site?

*A more detailed planning will come at a later stage of the project to address the ingress and egress. This is usually reviewed at the Final Development Plan/Major Site Plan stage or at Final Platting process of the project.*

*The future Henness Road Interchange is an important element for the ingress and egress points to the site. The project owner considered the location of the interchange and incorporated it in planning the PAD site by preserving the area needed for the ADOT right-of-way.*

6. Architectural design:

*Section 17 of the CGMR PAD outlined a Mandatory PAD Residential Architectural Standards of housing products. The Standards will dictate the housing design in order to preserve the visual unity throughout the neighborhoods and established a consistency in architectural and landscape theme. Exhibits J, J.1 and J.2 in the originally approved CGMR PAD illustrate the residential character for housing products within the future development.*

7. Landscaping:

*The site will provide at least 15% of Open Space. The PAD also has provisions for onsite landscaping requirements. The PAD has included a Master Plant Schedule on the original PAD approved in 2007. The PAD further stated that "All native trees above six (6") inches caliper shall be included within the inventory along with recommendations for salvage potential based on the health and physical structure of the specimen".*

8. Provisions for utilities:

Has the applicant shown how utilities will be provided on the site and the name of the utility companies providing the services?

*The applicant has demonstrated how utilities will be brought to the site and have submitted "Will Serve" letters from companies having jurisdiction on the site.*

9. Grading and Site drainage:

a) Is there a Preliminary Drainage Report provided? N/A.

b) Are areas with unique or significant natural features preserved and incorporated into the design of the project such as hilly slopes and natural washes?

*Hilly slopes are part of the Open Space amenities of the PAD and will not be disturbed unless necessary and/or part of the development design. The Very Low Density Residential areas are also located along the hilly sides of the mountains for estate lots.*

*There are a series of existing drainage washes that carry storm runoff down the mountain slope. Additional drainage analysis will be required to determine what portions of these washes shall remain in place or be modified to increase the development potential for the property.*

10. Open space and/or public land dedications:

a) Are open spaces integrated into the PAD-PDP to serve both as amenities to residents/users and as a means for alternative transportation modes, such as walking, biking and/or drainage facilities?

*Open Spaces are part and well integrated into the PAD to serve as amenities to future residents, and as a means for alternative transportation modes.*

b) Is there adequate amount of amenities dedicated for public use?

*The above items have been addressed by staff.*

11. Other related matters:

a) That the proposed land use will not depreciate surrounding property values.

*No. The proposed land use will not depreciate surrounding property values. When fully developed, the land uses will compliment the abutting properties.*

b) Will the approval of this project overburden the existing City infrastructures and other public facilities?

*No. The approval of this project will not overburden the existing City infrastructures and other public facilities. The site is currently vacant and undeveloped.*

<b>PUBLIC NOTIFICATION/COMMENTS</b>
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**Notification**

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

1. A notice of time, date, place, and purpose of the public hearing was published in the Casa Grande Dispatch on November 19, 2013.
2. A notice was mailed on November 15, 2013 to each owner of property situated within 200 hundred feet of the site. An affidavit confirming this mailing is within the project file.
3. A notice was posted by the applicant on the subject site on November 15, 2013. An affidavit confirming this posting was also supplied by the applicant.

### **Inquiries/Comments**

As a result of the sign posting, Staff received a call from Mr. Mark Davenport) on 10/25/13. Mr. Davenport, who owns the property at 11213 W. Monte Carlo Lane, was concerned about flooding issues at their subdivision, Mountain View Estates, and how the proposed amendment will impact their property. Mountain View Estates subdivision is in the County located southeast of the project site.

Staff explained to Mr. Davenport that the request is for the amendment of the PAD to make adjustments on the northern boundary lines of the PAD site. Staff offered to Mr. Davenport to visit the Planning office and take a look at the entire file including the existing PAD that was approved in 2007. This will allow Mr. Davenport to see what the site is planned for. Mr. Davenport also informed staff that he bought his property two (2) years ago.

Another call from Ms. Billie Weingarter, 2392 S. Lamb Rd. was received on 10/28/13 asking what the amendment was for. Staff explained to Ms. Weingarter what the request was for. Ms. Weingarter was also asking about drainage and potential flooding in their subdivision. Staff explained that this request is not about approving a construction plan but just an amendment to the existing PAD zoning that was approved in 2007. Drainage will be dealt with at Final Development Plan process or Final Platting of the subdivision, to make sure that future development of the site will not negatively impact (flooding issues) the adjacent properties.

### **STAFF RECOMMENDATION**

Staff recommends the Planning and Zoning Commission approve DSA-13-00123, the Major Amendment to the Casa Grande Mountain Ranch PAD.