

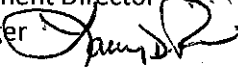

Planning & Development Department

MEMO

To: Mayor and City Council

From: James Gagliardi, AICP, Planner 

Thru: Paul Tice, Planning & Development Director 
Larry Rains, Deputy City Manager 

Date: December 7, 2016

Subject: Major Amendment to the Casa Grande Regional Shopping Center PAD (Planned Area Development) – City Council Worksession Briefing Memo

Background

In September, the Planning and Zoning Commission heard a request by Walton Arizona, LLC, to amend 591 acres of the 721-acre Casa Grande Regional Shopping Center Planned Area Development (PAD). The amended PAD is to be branded as the Casa Grande Commons PAD. The amended PAD excludes the Promenade at Casa Grande, which will remain as the Casa Grande Regional Shopping Center PAD. Following the Planning Commission public hearing, and vote to recommended approval, the PAD was scheduled for City Council consideration. Prior to the City Council hearing staff became aware of some problems with the proposed PAD. These problems included:

- The inclusion of multi-family and industrial uses within the PAD zone conflicted with the General Plan.
- The PAD allowed building heights up to 100 feet within 45 feet of adjacent property that were classified for residential or rural use.

After discussion of these issues with the applicant they agreed to withdraw their PAD application and resubmit a revised PAD that addressed these concerns. This has now occurred and the newly amended PAD was considered by the Planning Commission at their December 1st meeting where they recommended approval. Prior to the Planning Commission hearing staff met with an adjacent property owner (Compton) to discuss the proposed PAD uses and development standards and how they had been modified to increase compatibility with their property. This property owner indicated that they were satisfied and that the modifications that have been made to the PAD were sufficient to achieve use to use compatibility between their existing rural residential use and the future commercial development of the Casa Grande Commons.

Compliance with the General Plan

The majority of the Casa Grande Commons PAD is designated as a *Commerce & Business* land use area within the 2020 General Plan. A small portion is located within *Neighborhoods*. The General Plan allows the development of multi-family housing within the *Commerce & Business* land use area through the use of an R-3 zoning. The General Plan also allows for the development of light industrial uses within this land use category with an I-1 zoning designation. However, areas zoned PAD are restricted to “commercial-only” uses within the *Commerce & Business* area of the General Plan. Accordingly, the applicant has now removed the multi-family residential uses from the area of the PAD that lies within the *Commerce & Business* area of the General Plan. The applicant has also removed those industrial uses that would typically be allowed within the I-1 zone district from the PAD.

Land Use Compatibility Standards

Due to the fact that the PAD abuts areas used or designated as *Rural* or *Neighborhoods*, the PAD was further revised to provide standards to ensure compatibility where commercial development would abut existing or future residential or rural uses along the perimeter of the PAD. The current and proposed PAD allows hospitals, offices, or hotels to be 100 ft. tall, but the new PAD proposes limiting the height of all structures along the perimeter areas of the PAD that are adjacent to areas designated as *Rural* or *Neighborhoods* within the General Plan to 30 ft. in height, until a 200 ft. separation is achieved from these Neighborhood or Rural areas.

Additionally, a 30 ft. landscape buffer, with an 8 ft. masonry wall, would be required where the commercial development is adjacent to Neighborhoods or Rural areas outside of the PAD. This landscape buffer is to consist of a 36" box tree every 30 ft. and placed in a triangulated pattern, within one half the species to be evergreen.

PAD Commercial Land Uses

The proposed Casa Grande Commons PAD contains the following four (4) distinct land use areas:

- Transitional Commercial
- Regional Business and Commerce
- Complementary Commercial
- Medium Density Residential

The proposed PAD has a use table indicating what is permitted, or conditionally allowed in each of its land use areas. No I-1 (Garden/Light Industrial) or I-2 (General Industrial) uses are permitted. Only uses typically allowed within B-1, B-2, B-3, and B-4 are proposed within the commercial areas of the new PAD. The Regional Business & Commerce area allows the most interstate-dependent uses, transitioning to more neighborhood and service uses within the Complementary and Transitional Commercial land use areas.

PAD Residential Land Uses

A 50-acre area in the northeast corner of the PAD is proposed as medium density residential. Any single-family homes constructed within this area of the PAD will comply with the 2003 PAD residential design standards. However, the applicant is requesting an exception to a requirement of the 2003 PAD residential design standards related to multi-family development. The specific requirement is that multi-family development adjacent to single-family development be limited to two-stories. Instead, the applicant is proposing that multi-family buildings with a maximum building height of 50 feet may be constructed with the provision of a 75 ft. setback from property lines adjacent to single family areas including a 25 ft. landscape buffer.