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K.2

**City Council Regular Meeting****Meeting Date:** 01/17/2017**Recommended by:** Paul Tice**Prepared by:** Jim Gagliardi, Planner**Finance Director Review:** Celina Morris**City Attorney Review:** Brett Wallace**Approved by:** Larry Rains**Date Submitted:****Type of Action Requested:** Ordinance, Formal Action/Motion, Public Hearing

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**SUBJECT:**

Request by Walton Arizona, LLC for a Major Amendment to a Planned Area Development (PAD) (DSA-16-00104) to amend 591 acres of the 721-acre Casa Grande Regional Shopping Center (PAD). Said amendment would re-brand the PAD as the Casa Grande Commons and to establish the following four distinct land use areas:

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

The amendment also includes refinement of land uses and development standards. The Promenade at Casa Grande is excluded from this amendment and will remain the Casa Grande Regional Shopping Center PAD. A similar PAD amendment for this area was considered by the Planning and Zoning Commission in September 2016; but prior to City Council consideration, it was withdrawn by the applicant to resolve General Plan compliance issues and to improve compatibility with surrounding properties.

**RECOMMENDATION:**

Planning and Zoning Commission unanimously recommended that City Council approve the PAD amendment at its December 1, 2016 meeting (Exhibit B, Minutes). The PAD Guide associated with this request is attached as Exhibit C.

**DISCUSSION:**

The currently-approved PAD provides for six land use areas within 721 acres. The land use areas are as follows:

- Regional Commercial
- Commercial
- Office/Business Park
- High Density Residential
- Medium Density Residential
- Low Density Residential.

The proposed amendment is driven by the anticipated interchange with Kortsen and Interstate 10 as well as the General Plan amendment that the applicant completed in 2014 that added more Commerce and Business General Plan land use and reduced the Neighborhoods General Plan land use classification for property contained within this PAD. The PAD amendment under consideration excludes the Promenade at Casa Grande. The remaining 591 acres are proposed to be revised to reduce the land use plan from six land use areas to the following four:

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

The currently-approved PAD defers to the B-2, B-2, CO-B-4, I-1 City Code zone districts to establish the permitted/conditional uses and development standards for the commercial section with specific excepted uses. The residential areas references the R-2 and R-3 zone districts for permitted uses and development standards. The proposed PAD provides customized permitted/conditional uses and development standard for each of the specific land use areas.

The medium-density residential section proposes both single and multi-family development. This residential development is subject to the 2003 PAD Residential Design Standards. There is one exception to the PAD Residential Design Standards being proposed. The standard in question is that multi-family development be limited to two stories when adjacent to single-family development. The requested exception is that multifamily development can exceed two stories when next to single-family development, if it is placed a minimum of 75 ft. from single-family development. These multi-family developments also are required to provide a minimum 25 ft. landscape buffer along the site boundary abutting the single-family development. This landscape buffer is to include two rows of minimum 36" box trees planted in a triangulated pattern. The minimum number of trees shall be equal to one per 30 ft. and one-half of the trees shall be an evergreen species. Exceptions to the PAD Residential Design Standards can be requested, so long as an alternative is proposed that meets the intent of the standard to be excepted, and the exception must be approved by City Council. Staff and Planning Commission recommend approval for this exception due to the fact that the 75 ft. setback provides sufficient separation. The maximum height of multi-family is proposed to be 50 ft; therefore the 75 ft. provides a setback that is 50% greater than the possible height of the structure.

Another buffer to be provided is when commercial is adjacent to neighborhoods or rural designated property outside of the PAD. This buffer is to be 30 ft, and include the provision of a 8 ft. wall, and 36" box trees. Also, heights of structures are limited to 30 ft. in height within the first 200 ft. from properties outside the boundary of the PAD that are designated as Neighborhood or Rural within the General Plan. Offices, Hotels and Hospitals may have building heights up to 100 feet if they are located a minimum of 200 feet from property located within the Neighborhood or Rural land use districts. For more detail see the full staff report, attached as Exhibit D.

#### **FISCAL IMPACT:**

None identified.

**ALTERNATIVES:**

1. Table the matter
2. Approve the PAD Amendment
3. Add conditions to the PAD Amendment
4. Deny the PAD.

**Attachments**

[PZ O-Major Amendment to PAD for Casa Grande Regional Shopping Center](#)

[Exhibit D - Staff Report](#)

[Exhibit C - PAD Guide](#)

[Exhibit B- PZ Minutes](#)

[Exhibit A- Legal Description](#)

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