


|   |  |                       |
|---|--|-----------------------|
|  | Planning and Zoning Commission<br><br>STAFF REPORT | AGENDA<br><br># _____ |
|---|--|-----------------------|

**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION  
**FROM:** Joseph Horn, City Planner  
**MEETING DATE:** April 6, 2016

|                |
|----------------|
| <b>REQUEST</b> |
|----------------|

**Request by Teen Challenge Home of Hope** for the following land use requests for property located at 1955 N. Casa Grande Ave.:

1. **DSA-17-00021: Conditional Use Permit** to allow for the operation of the following two Conditional Uses:
  - a) **Group Home** for up to 40 women plus children
  - b) **Day Care Center** for up to 100 children
  
2. **DSA-17-00022: Zone Change** from PAD (Planned Area Development) to R-3 (Multi-Family Residential) for a 2.38 acre site.

|                        |
|------------------------|
| <b>APPLICANT/OWNER</b> |
|------------------------|

|  |  |
|--|--|
| Brian Hagedon<br>GLHN A/E Inc.<br>2939 E Broadway Blvd<br>Tucson, AZ 85716 | David Dobkins<br>Teen Challenge of Arizona<br>8464 N Oracle Rd<br>Tucson, AZ 85704 |
|--|--|

|                |
|----------------|
| <b>HISTORY</b> |
|----------------|

|                  |   |
|------------------|---|
| March 3, 1968:   | The site was annexed into the City of Casa Grande.  |
| March 22, 1968:  | The site's annexation into the Casa Grande corporate limits was approved by City Council.   |
| July 7, 1983:    | The Planning & Zoning Commission approved a Zone Change for the property from R-1 to PUD for a 120 bed nursing facility. CGPZ-012-083   |
| April 5, 1984:   | The Planning & Zoning Commission approved the Final Site Plan for the 120 bed nursing facility. CGPZ-006-084  |
| April 16, 1984:  | The City Council approved the Zoning/Final Site Plan for a 120 bed nursing facility. CGPZ-006-084   |
| August 25, 1999: | The Planning and Zoning Commission approved the Major Site Plan request for an office complex. CGPZ-084-099   |
| May 24, 2005:    | The Planning & Zoning Commission approved a Conditional Use Permit for a 34 Children Day Care Center within the existing Home of Hope Center building. CGPZ-100-005                                     |
| July 12, 2012:   | The Planning Commission approved a Conditional Use Permit to increase the current childcare population of the existing day care center within the Home of Hope from 34 to a maximum of 59. DSA-12-00036 |

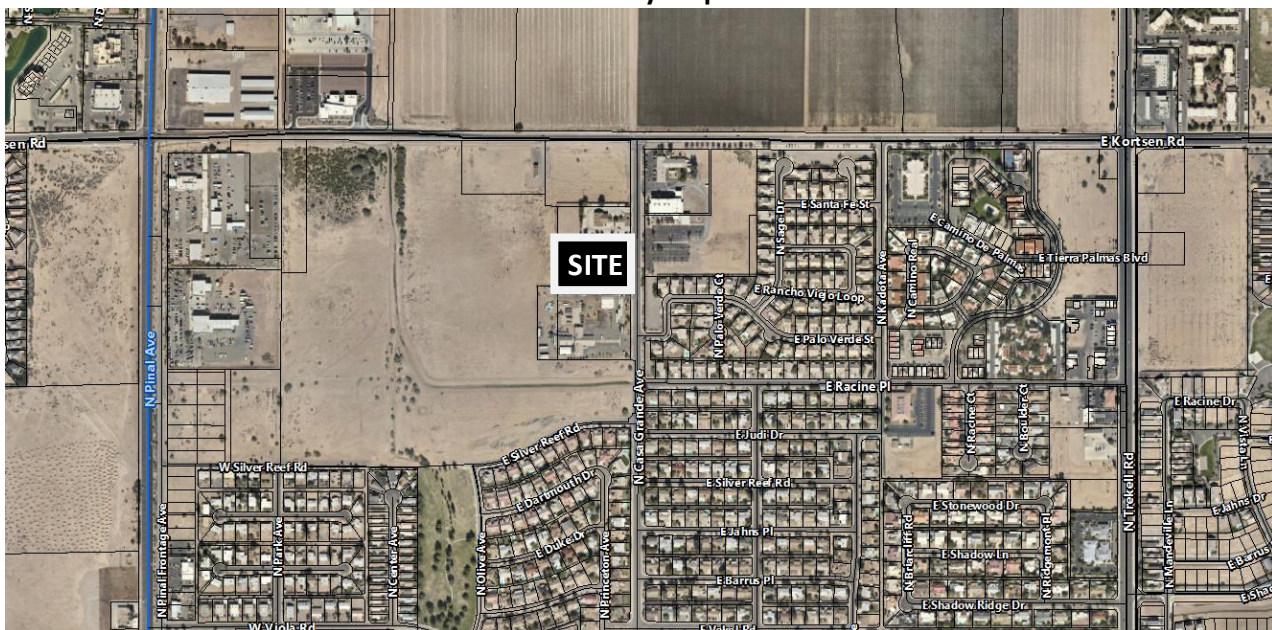
|                           |
|---------------------------|
| <b>PARCEL DESCRIPTION</b> |
|---------------------------|

|                  |                        |
|------------------|------------------------|
| Site Area        | 2.38 acres             |
| Current Land Use | Neighborhoods          |
| Existing Zoning  | CO (Commercial Office) |

### Surrounding Land Use and Zoning

| Direction | General Plan  | Existing Zoning                | Current Uses                             |
|-----------|---------------|--------------------------------|--|
| North     | Neighborhoods | R-1 Single-Family Residential  | Church                                   |
| East      | Neighborhoods | R-1 Single-Family Residential  | Church and Rancho Palo Verde Subdivision |
| South     | Neighborhoods | R-1 Single-Family Residential  | Church                                   |
| West      | Neighborhoods | R-1A Single-Family Residential | Undeveloped                              |

Vicinity Map



### General Discussion:

The Teen Challenge Home of Hope (HOH) is located at 1955 N. Casa Grande Avenue between Cottonwood Lane and Kortsen Road. The Home of Hope is a 12 to 15 month residential program for women and their young children. They opened July 2003 with 10 women and children. Today the Home of Hope has the capacity to serve 40 families. Women, not only from Arizona but from all over the United States have come with their children to receive help. The result has been mothers and children living new lives free from drug abuse, domestic violence, and homelessness. Home of Hope provides a safe environment for women to become mentally sound, emotionally balanced, socially adjusted, physically and spiritually healthy and to move out and become productive members of our communities. To date the Home of Hope has helped over 800 women and children.

This parcel is a 2.38-acre site with an existing 40,465 SF building and associated utilities, parking, and driveways.

The applicant is requesting the approval of a Conditional Use Permit to allow for the operation of a Group Home for up to 40 women plus children and a modification to their existing Conditional Use Permit to allow for an increase

from a maximum of 59 to 100 children for the Day Care Center.

The applicant is also requesting a Zone Change from PAD (Planned Area Development) to R-3 (Multi-Family Residential). The original PAD was approved for a 120 bed nursing facility per City Code. In Home of Hope’s last request to expand their capacity a condition was placed on the approval that if another expansion was requested they would be required to complete a major PAD amendment. To make this process less complicated and bring the site into conformity, staff recommended that the applicant rezone the property to R-3 and request Conditional Use approvals for the Group Home and Day Care uses.

**CONFORMANCE WITH CONDITIONAL USE PERMIT REVIEW CRITERIA**

*The Planning and Zoning Commission, in approving a Conditional Use Permit, shall find as follows:*

**That the site for the proposed use is adequate in size and topography to accommodate the use, and all yards, spaces, walls and fences, parking, loading and landscaping are adequate to properly relate the use with the land and uses in the vicinity;**

Staff finds that the proposed use is adequate in size and topography to accommodate this use. The expansion of the Day Care facility will require the additions of two parking spaces as shown on the plan. The site has been operating at that location since 2003.

**That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;**

It has been determined that the applicant will be required to expand their analysis of the traffic impact the expansion may have. A Traffic Impact Analysis may be required. Any findings revealed by the expanded traffic analysis will be a condition of approval for this application.

**That the proposed use will have no adverse effect upon the abutting property;**

No adverse effect upon abutting property is foreseen.

**That the proposed use shall be in conformance with the General Plan;**

The designated land use per the General Plan for this site is Neighborhoods which allows R-3 zoning (Multi-Family Residential) and both a Group Home and Day Care Center are conditionally permitted use in the R-3 zone.

**That the conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare.**

The conditions of approval of this Conditional Use Permit are as follows:

- a. That the Day Care facility be limited to 100 students. Any expansion above 100 students will require a new Conditional Use Permit. (Confirm occupancy load with Mark Murphy)

**ADDITIONAL CONFORMANCE WITH CONDITIONAL USE PERMIT REVIEW CRITERIA FOR DAY CARE CENTER**

In accordance with Sections 17.24.030.D, 17.24.120.F, and 17.24.210.E, the Planning and Zoning Commission shall in addition to the condition set forth in 17.68.120.B.6, impose the following conditions upon every CUP granted for a Day Care Center involved in the care of minor children:

**A minimum of seventy-five square feet of outdoor play space per child shall be provided, from which at least fifty square feet of fenced-in play space per child shall be provided. Fenced-in outdoor play space shall not include driveways, parking areas or land unsuited, by virtue of other usage or natural features, for children's play space.**

They are providing 5,692 sq ft of fenced in area and well over 7,500 sq ft of outdoor area.

**At least two hundred and fifty square feet of lot area per child shall be provided.**

The lot provides over 1,000 sq ft per child.

**CONFORMANCE WITH ZONE CHANGE REVIEW CRITERIA**

In accordance with Section 17.68.480 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of Rezoning requests:

**That the proposed use shall be in conformance with the General Plan;**

**The action is consistent with the City's General Plan; including, the goals, policies and applicable elements.**

- The requested Zone Change is in conformance with the General Plan 2020. The property is within the City's Neighborhoods Residential General Plan Land Use Designation and allows for R-3 (Multi-Family Residential) zoning. The current zoning of PAD does not conform to current City Code 17.40.020 C
  1. The minimum total P.A.D. shall be no less than five acres unless the applicant can show that the minimum P.A.D. requirements should be waived because the waiver would be in the public interest and that one or more of the following conditions exist:
    - A. Unusual physical features of the property itself or of the surrounding area are such that development under the standard provisions of this title would not be appropriate in order to conserve a physical or terrain feature of importance to the neighborhood or community;
    - B. The property is adjacent to or across the street from property which has been developed under the provisions of this section and will contribute to the amenities of the area;
    - C. The use of the P.A.D. concept will encourage the use of otherwise undevelopable property, particularly in the case of small undeveloped parcels surrounded or partially surrounded by developed property.

The current site consists of only 2.38 acres.

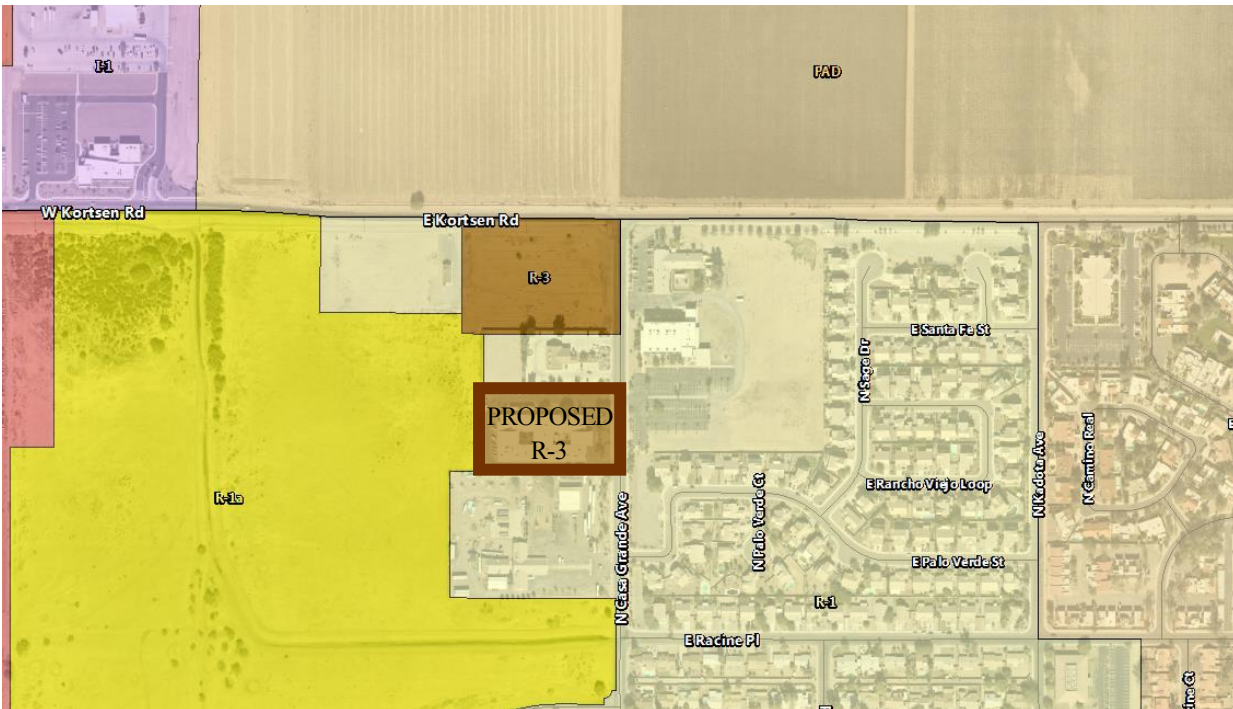
**A rezoning conforms to the General Plan if it proposes land uses, densities or intensities within the range of identified uses, of the General Plan.**

- The request for a Zone Change to R-3 is an allowable and appropriate land use within the General Plan.

**The proposed zone change is necessary and proper at this time to meet the land use needs of the residents of the city.**

- The use is a valuable resource for the citizens of the City.

**ZONING MAP**



**GENERAL PLAN MAP**



**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 March 22, 2017.
- Notice was mailed by the City of Casa Grande on March 17, 2017.
- A sign was posted by the applicant on March 22, 2017 on the subject site.

**Inquiries/Comments**

Staff has not received any inquires or comments on the proposed development.

**RECOMMENDED MOTION**

**Staff recommends approval of DSA-17-00021 Conditional Use Permit to operate a:**

**Day Care Center, subject to the following conditions:**

- a. That the facility be limited to 100 students (based on the building occupancy). Any expansion above 100 students will require a new Conditional Use Permit.

**Group Home, subject to the following conditions:**

- a. That the facility be limited to 40 women plus children. Any expansion above 40 occupants will require a new Conditional Use Permit.

**Staff recommends approval of DSA-17-00022 Zone Change from PAD (Planned Area Development) to R-3 (Multi-Family Residential)**

- Exhibit A Conditional Use Permit Resolution for Group Home use
- Exhibit B Conditional Use Permit Resolution for Day Care use
- Exhibit C Project Narrative