



Planning and Zoning Commission

STAFF REPORT

AGENDA

TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: Joe Horn, Planner
MEETING DATE: July 18, 2019

REQUEST

Public hearing and consideration of a request by The WLB Group for the following land use approvals for 42.3 acres of land generally located at the NW corner of Casa Grande Avenue and O'Neil Drive:

DSA-19-00013: Zone Change from R-1A (Single Family Residential) to Planned Area Development (PAD) to create a 205 unit active adult manufactured home community.

DSA-19-00012: Major Site Plan to implement a 203 unit active adult manufactured home community.

APPLICANT/OWNER

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HISTORY

January 26, 1999: CGPZ-024-099: Zone Change from Mobile Home Residential (R-4) and Single Family Residential to PAD (Planned Area Development)
 September 5, 2002: GCPZ-054-002: Zone Change from PAD (Planned Area Development) to R-1A (Single-Family Residential)
 July 8, 2004 CGPZ-083-004: A Minor General Plan Amendment from LDR (Low Density Residential) to MDR1 (Medium Density Residential #1)
 July 8, 2004 CGPZ-084-004: An Amendment to a previously approved Zone Change to R-1A (Single-Family Residential) to remove the stipulated 4.0 dwelling units per acre density cap.
 January 5, 2006 CGPZ-356-005 Preliminary Plat was approved for 154 lots. No Final Plat was completed.

PROJECT DESCRIPTION

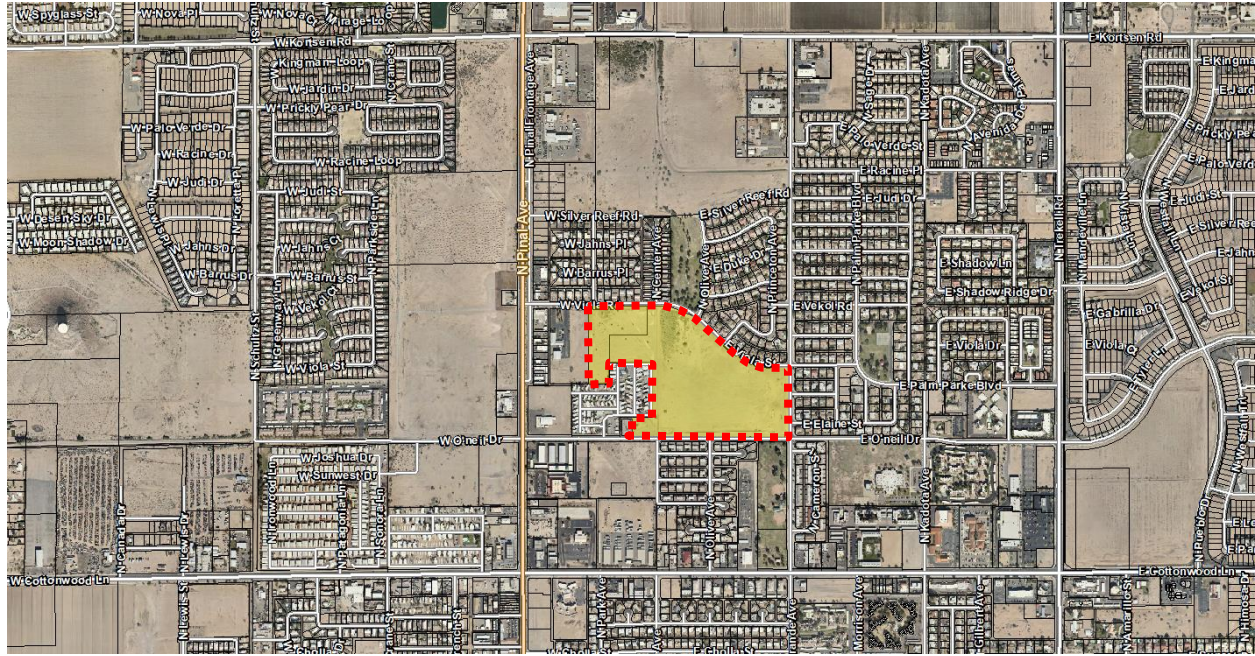
Site Area	42.3 acres
Existing Zoning	R-1a
General Plan Designation	<i>Neighborhoods</i>

SURROUNDING LAND USE AND ZONING

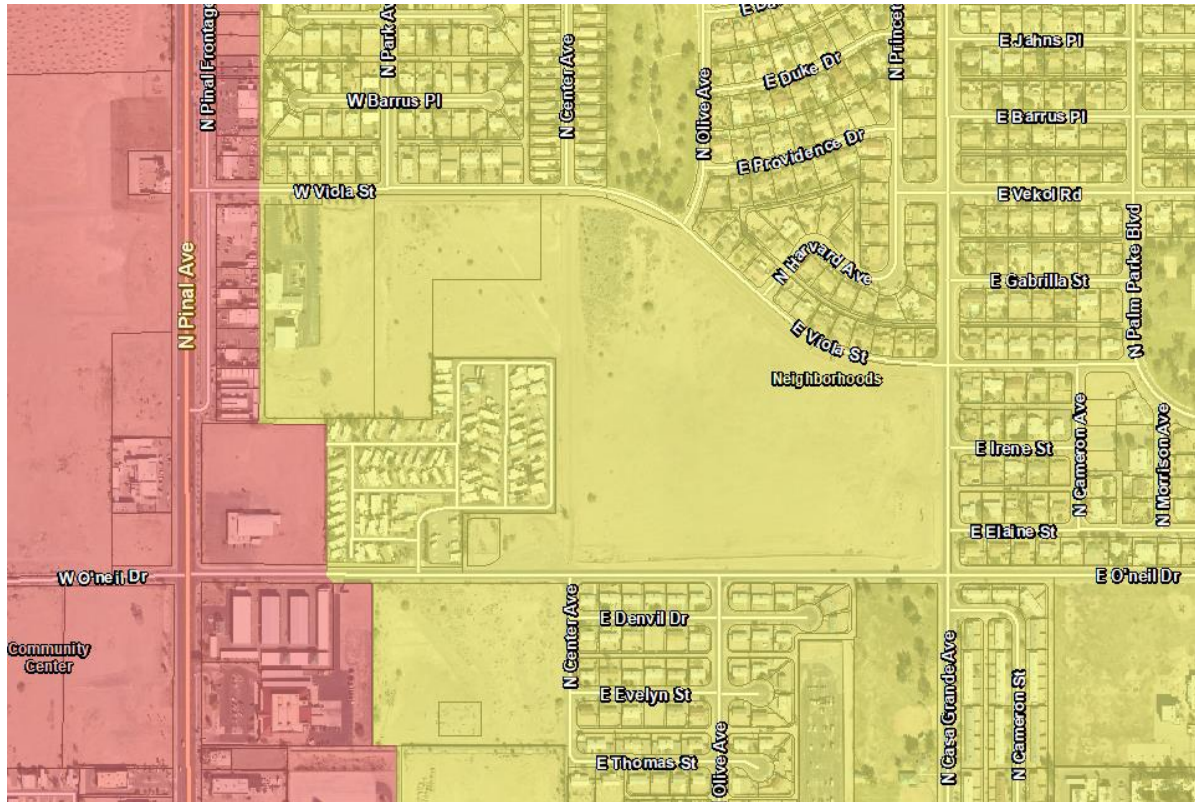
	General Plan Designation	Existing Zoning	Current Uses
North	<i>Neighborhoods</i>	Single-Family Residential (R-1a) PAD Single-Family Residential (R-1)	Townhomes College Park 8 Single-Family Residential
South	<i>Neighborhoods</i>	Single-Family Residential (R-1)	Single-Family Residential
East	<i>Neighborhoods</i>	Single-Family Residential (R-1)	Single-Family Residential

West	<i>Neighborhoods</i>	Single-Family Residential (R-1) Mobile Home Residential (R-4)	Church Safari Mobile Home Park
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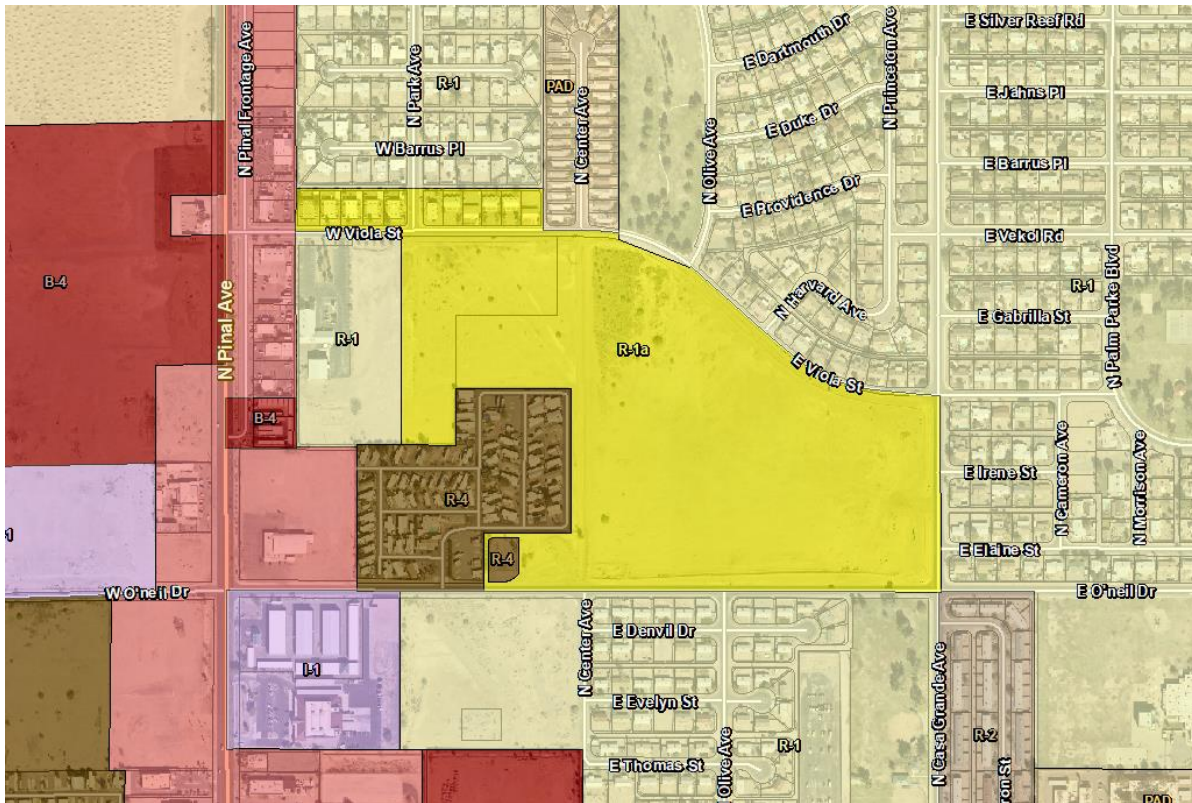
LOCATION



GENERAL PLAN



ZONING



OVERVIEW

The purpose of this application is to request a rezoning from R-1a to Planned Area Development (PAD) on 42.3+/- acres of land at the location shown above. This PAD rezoning would allow for the development of an active adult (55 and over) manufactured home resort living community consisting of 203 lots. A community center of approximately one acre would be located in the central portion of the community and provide active and passive recreational amenities for the residents. Homes are anticipated to be sold in the range of \$125,000 to \$250,000. This proposed community would help meet the current demand for this type of housing in the Casa Grande area.

This is an excellent example of an infill housing opportunity for the City of Casa Grande. The site is surrounded by development on all 4 sides and could transform a dirt lot into a housing development that would utilize existing infrastructure and city services.

It should be noted that this request is for a manufactured home community and not a traditional single-family residential community. As such, some of the provisions of the 2003 Residential Design Standards do not align themselves the same as they would with a traditional single-family residential community. In cases such as these, the Residential Design Standards do provide the Planning Commission and Council the ability to approve a departure from these guidelines. In this particular case the exception being requested is on the grounds of:

Exception a) - A proposed infill housing development on a parcel of land between five and fifty acres that is typically surrounded by established residential neighborhoods may qualify for some departure from the Residential Design Standards for Planned Area Developments.

Another key component in this zone change request is that the request must be in conformance with the 2020 General Plan, specifically relating to the density of the project. Staff set a standard with the applicant that the zone change request would not have the ability to increase the current allowed density that exists with the R-1a zoning. The applicant achieved this request by utilizing the same sized lots that are permitted within the R-1a zone

district of 5,000sf.

This request for an infill, quality manufactured home community can help provide an affordable housing option for a product that is in high demand with a limited and dwindling supply.

PAD AMENDMENT REVIEW CRITERIA

In accordance with Section 17.68.290 of the Zoning Code, the Planning and Zoning Commission shall consider the following in review of a PAD Zone/Preliminary Development Plan application:

Relationship of the plan elements to conditions both on and off the property;

The project is an excellent example of in-fill development. The applicant and staff hosted a neighborhood meeting early in the design stages of the project to ensure all surrounding neighborhoods could view and comment on the proposed project. The meeting was very productive and nearby residents appeared to support the proposal.

The project will be gated and surrounded by a decorative block wall. The north and east side of the project will include a 25 foot wide landscape tract in conjunction with the required 15 foot landscape tract, providing a wide buffer along Casa Grande Ave. and Viola St. This buffer will include an 8 foot wide multi-use path that will connect College Park and O'Neil Park.

Conformance to the City's General Plan;

The 2020 General plan has multiple references, policy and strategy's to encourage infill developments. One example is Policy is C-4.1.4 Support infill development in areas where infrastructure capacity and services are already in place and available.

The site is located in the Neighborhoods General Plan Land Use category. The PAD land use zoning is an appropriate zone for the neighborhoods land use category. The Neighborhoods category allows for density of up to 4.5 du/ac for site between 40 and 160 acres. The applicant is proposing to develop 203 dwelling units on this 42.3 acre site with a gross density of 4.8 du/ac. Although this density is slightly higher than the 4.5 noted in the General Plan staff finds it acceptable as the lot sizes proposed all meet the 5,000 sq. ft. minimum lot area of the existing R-1a zone district. Accordingly, staff finds the development to be in substantial compliance with the General Plan.

Conformance to the City's Zoning Ordinance: PAD Design Standards;

This PAD is subject to the 2003 edition of "Design Standards for Planned Area Developments". These standards cover various requirements such as open space allotment, front yard landscaping, housing product, lot sizes, and setbacks for residential development.

As previously mentioned, it is stated that the Planning and Zoning Commission and Council may depart from some of the requirements if it can be demonstrated that alternative standards proposed achieves the same goals of diversity, creativity, and sustainability sought for residential PADs. Due to the nature of this proposal being a Manufactured Home Park, certain standards are difficult to achieve. Below is the standards that have been modified:

- Minimum Lot Size
 - Required 6,000sf
 - Proposed 5,000sf
- Variation in Lot Size
 - Required - for every lot less than 7,000sf in area, an equal number of lots that are at least 8,000sf in area shall be provided.
 - Requested – A lot range between 5,000 and 5,040 square feet.
 - Justification: R-4 zoning (Manufactured Home) allows lots as small as 3,500 sf or 4,500sf for a wider product (similar to this proposal). Current zoning of R-1a allows for a minimum lot size of 5,000 sf. Staff worked with the applicant to

ensure that the density was not increasing from the density allowed under their current R1a zoning.

- **Setbacks**

Required - Conventional single-family residential zoning district setbacks shall be used for the basis for establishing single-family residential setbacks.... A minimum 10 foot side yard setback shall be provide for every lot to allow for adequate access to the rear yard.

Requested – Spanish Trails West is requesting the following conventional setbacks associated with the R-4 zone district:

 - Front: 10’
 - Side: 5’
 - Corner Side: 10’
 - Rear: 10’
- **Housing Product**
 - Required – 5 models with 3 elevations and 5 colors schemes.
 - Requested – 3 models with 6 color schemes.
 - Justification: Due to the nature of manufactured home housing product, there are new models being proposed yearly. The park will start with one manufacturer, proposing 3 models, with 6 available color options. Many of the other required and optional standards will be met

The adequacy of the plan with respect to land use;

The plan is not anticipated to have any adverse impact with respect to land use. Staff feels this is a good example of an infill project that will remove a barren field and replace it with quality development similar to Rancho Val Vista.

The applicant has provided a wide trail connection between existing parks that will facilitate pedestrian traffic through the area. A decorative block wall and landscape will surround project providing a nice buffer to adjacent properties.

Staff believes this will be a compatible project and enhance the surrounding area.

MAJOR SITE PLAN REVIEW CRITERIA

In accordance with Section 17.68.070 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of Final Development Plan:

MAJOR SITE PLAN

Relationship of the plan elements to conditions both on and off the property;

See above analysis

Conformance to the City's Zoning Ordinance:

See above analysis

Conformance to the City's General Plan:

See above analysis

The impact of the plan on the existing and anticipated traffic and parking conditions;

A TIA was provided for this proposal. The Tia states that the intersection of O’Neil Drive/Pinal Avenue currently experiences delays for the eastbound left turn, westbound left turn, and westbound through/right turn movements that are expected to continue in 2020 without traffic from the project site. These delays are due to the relatively large through volumes along Pinal Avenue not providing a sufficient number of acceptable gaps for vehicles turning from O’Neil Drive.

It should be noted that the Spanish Trails West site is proposed as an active adult (55 years of age and older) retirement community and is expected to generate fewer peak hour trips than what would be normally anticipated. Furthermore, the type of community offered within the Spanish Trails West project, as seen with similar communities in Arizona, often attract seasonal residents –leading to periods of vacancy where the estimated trip generation, as calculated in this report, is significantly higher than the vehicle trips that would be observed.

The eastbound and westbound turning movements along O’Neil Drive at Pinal Avenue currently operate at an inadequate LOS and are expected to continue doing so in 2020 without and with traffic from the Spanish Trails West site. These delays are due to the inadequate number of acceptable gaps provided by the northbound and southbound through volumes for vehicles turning from O’Neil Drive.

While a traffic signal at O’Neil Drive/Pinal Avenue is expected to improve the operation of the intersection to an acceptable LOS, due to the existing nature of the intersection’s poor operation, it is clear the need for a traffic signal is a regional issue and should not be attributed to, nor mitigated by, the Spanish Trails West project.

Staff agrees with the information provided within the TIA and believes a light is warranted for the Pinal and O’Neil intersection and that it is a regional issue. ADOT has been provided a copy of the TIA and staff has not received comments from them at the time of this report.

The adequacy of the plan with respect to land use;

See above analysis

Pedestrian and vehicular ingress and egress;

As previously mentioned, the north and east side of the project will include a 25 foot wide landscape tract in conjunction with the required 15 foot landscape tract, providing a wide buffer along Casa Grande Ave. and Viola St. This buffer will include an 8 foot wide multi-use path that will connect College Park and O’Neil Park. This will be a great addition for pedestrians within and around the neighborhood. The south side of the project will provide a 5’ wide sidewalk along O’Neil Drive.

The proposed site will provide a gated vehicular entrance into the park. It will also have one emergency access driveway exiting onto Casa Grande Avenue.

Building location and height;

All proposed units will meet the required setbacks set forth in the PAD guide. Those setbacks are similar to the City’s R-4 zone district. The Recreation Center will be located in the middle of the manufactured home park to provide convenient access to its residents. All setbacks have been met.

Landscaping;

The applicant has provided standards within the PAD guide that meet the 2003 Residential Design Guidelines. The owner is also providing 2 front yard landscape packages for buyers to select from that must be installed within 45 days of home closing. All materials will be on the low water use list and be on an automatic irrigation system.

A Final Landscape Plan will be required to be submitted in conjunction with the Site Development Permit.

Lighting;

Street lighting will be provided throughout the project and is required to meet all City requirements.

Provisions for utilities;

Electricity is provided by APS. Sewer is provided by the City. Southwest Gas will provide require gas service. Water will be provided by Arizona Water.

Site drainage;

A grading and drainage plan and report was provided with this application and approved. Final drainage design will be reviewed in conjunction with the Site Development Permit application process.

Open space;

The proposed open space exceeds the required 15%, providing approximately 18% open space. As mentioned previously, the open space provides a pedestrian trail connecting College Park and O’Neil Park.

Loading and unloading areas;

N/A

Grading;

See above Drainage comment

Signage;

The applicant has provided conceptual renderings of the entry monument signage. A sign permit will be required prior to the installation of the signage. All other signs will be required to be approved through a separate sign permit utilizing the existing City sign code or through a future approved Comprehensive Sign Plan.

Screening;

There is a proposed six foot (6) decorative wall proposed to surround the project. A conceptual perimeter wall exhibit has been provided in the PAD and detailed in the Major Site Plan submittal. Additionally, there will be landscape providing trees and shrubs surrounding the perimeter of the park.

Setbacks;

Setbacks have been documented within the PAD and meet the same standards as they would in the R-4 (Manufactured Home) category.

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 published in the Casa Grande Dispatch.
- Notices being mailed by the City of Casa Grande.
- A sign was posted at the site by the applicant.

Inquiries/Comments

See attached comments and responses.

STAFF RECOMMENDATION

Staff recommends the Commission forward a recommendation to approve DSA-19-00013, a Zone Change from R-1A (Single Family Residential) to Planned Area Development (PAD) to create a 203 unit active adult manufactured home community.

Staff recommends approval of DSA-18-0012, a Major Site Plan to implement a 203 unit active adult manufactured home community.