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## Planning and Zoning Commission

Meeting Date: 07/18/2019

Submitted By: Joseph Horn, Planning &amp; Development

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### SUBJECT

**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:

- a. **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.
- b. **DSA-19-00012: Major Site Plan** to implement a 205 unit active adult manufactured home community. (Planner Joseph

### DISCUSSION

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. (See the attached Staff Report for an more in-depth discussion of the exceptions requested from the PAD Residential Design Guidelines).

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.

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 205 unit active adult manufactured home community.

**Staff recommends approval of DSA-18-0012, a Major Site Plan to** to implement a 205 unit active adult manufactured home community.