

AGENDA ITEM:
DATE: 3/16/2015

**CITY OF CASA GRANDE
REQUEST FOR COUNCIL ACTION**

Date Submitted:	02/23/2015	Date Requested:	03/16/2015
Type of Action Requested		Subject	
<input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Formal Action/Motion <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Other		Request by United Engineering Group for a Major Amendment to the Marabella Planned Area Development (PAD) on approximately 104 acres located south of McCartney Rd acres, generally located south of where Palomino Parkway terminates at McCartney Rd (APN #s 505-03-004A, 505-03-0030, 505-03-006A, 505-03-007C) (Exhibit A)	

RECOMMENDATION:

Planning Commission and City Staff recommend that the Mayor and City Council approve the major amendment of the Marabella PAD (Exhibit B) with the requirement that the PAD Guide be modified as follows:

1. Revise the PAD to stipulate that only single-story houses are approved for lots adjacent to McCartney Rd and the fire station.
2. Eliminate the local street access point onto McCartney Rd west of Henness Rd.
3. The local street access point onto McCartney Rd. east of Henness Rd. to be noted as a right-in/right-out access.
4. A note to be placed on the PAD land use plan that states "This plan illustrates a conceptual street layout and lotting configuration. Actual street lay-out and lotting design will be determined at the time of preliminary plat approval."
5. The PAD amendment shall be revised to note that it will comply with the Residential PAD Guideline which requires that for every lot less than 7,000 sq. ft. an equal number of lots of at least 8,000 sq. ft. be provided.

DISCUSSION:

Marabella PAD was originally approved by City Council in 2006 providing for 278 single-family lots ranging from a minimum lot size of 7,150 sq. ft. to lots over 8,450 sq. ft. in size. Approximately 5 acres within the northeastern portion of the PAD was designated for commercial use with B-1 uses allowed. The amendment proposes the following changes:

1. Realignment of proposed Hennes Rd
2. Removing commercial land uses and replacing with single-family residential
3. Providing new lot sizes and dimensions for single-family lots resulting in 296 single-family lots ranging between 6,325 sq. ft. to over 17,000 sq. ft.

The applicant is seeking two exceptions to PAD residential design standards:

1. *For every single-family lot less than 7,000 sq. ft. in area, an equal number of lots that are at least 8,000 sq. ft. in area shall be provided.* Staff and Planning Commission recommend that this exception not be granted. The applicant is requesting that if this exception is not granted, that they be allowed to modify the PAD to provide a minimum of 20% open space in lieu of the 21.7% currently stated in the amendment (Exhibit D). The minimum open space required of PAD's is 15%. The currently approved PAD allows for 19.9% open space. The request for 20% open space versus the 21.7% open space is being requested to apply the needed square footage to certain lots to achieve this PAD residential standard. Staff is supportive of this request to modify the open space. Additionally, the applicant is requesting to revise condition no. 4 so that the note placed on the PAD land use plan that reads: "This plan illustrates a conceptual street layout, *open space*, and lotting configuration. Actual street lay-out, *open space*, and lotting design will be determined at the time of preliminary plat approval. *The preliminary plat will have a minimum of 20 percent open space.*" Staff supports this condition revision because amount of open space offered is not less than the original approved PAD.
2. *Minimum side yard setbacks of 10 ft.* is requested to be revised to a minimum of a 5 ft. side setback on one side and a 10 ft. on the other side. The existing approved Marabella PAD allows a 5 and 10 foot side yard setback and staff and Planning Commission recommend this exception be granted.

The Planning Commission and City Staff recommend approval of the zone change with the five (5) conditions stated above.

FISCAL IMPACT:

None specific to this request.

**Reviewed by
Finance
Director:**

Doug Sandstrom

**Reviewed by
City Attorney:**

Brett Wallace

ALTERNATIVES:

1. Continue the request for further review.
2. Deny the request.

Prepared by:

Jim Gagliardi
Planner

Recommended by:

Paul Tice
Planning & Development Director

Approved by:

Jim Thompson
City Manager