DSA-14-00190
Major PAD Amendment
“Phoenix Mart”

Planning and Zoning Commission
Meeting
March 5, 2014

By: Leila DeMaree, Senior Planner
Overview of Request

PROJECT NAME:----------------- “Phoenix Mart”

REQUEST: -------------------------- Major PAD Amendment for Phoenix Mart

APPLICANT/ OWNER:-----------------AZ Sourcing, LLC, Scottsdale, AZ
History

Dec. 17, 2007: Annexation approval
June 21, 2010: MGPA, 389 ac. from N to C&B
Dec. 5, 2011: MGPA, 70 acres from N to C&B; and 103 acres from C&B to N
Jan. 17, 2012: Phoenix Mart PAD/PDP approval
March 11, 2014 BOA approved a TUP for the monument signs.
November 6, 2014 Final Development Plan/Major Site Plan for the Mart
November 17, 2014 MGPA, 111 acres from N to C&B
Land Use
The reasons for this amendment include:

• PAD Name Change from “Phoenix Mart PAD” to “NALTEC (Phoenix Mart) PAD”

NALTEC – North American Logistics Trade and E-commerce City
• Update Land Use Exhibits based on approved MGPA
Land Use Plan

CURRENT

PROPOSED
Update the total # of residential units

- From 993 to 855
- From overall density of 4.5 du/ac to 5 du/ac
Introduce the Mixed-Use concept with residential component on the Retail/Mixed-use on Parcel 7.
Update Page 12, Phase Plan

CURRENT

PROPOSED
### 6.2 Table 1: TABLE OF ALLOWED USES for Commerce and Business Uses

<table>
<thead>
<tr>
<th>Uses</th>
<th>Support Retail/Commercial</th>
<th>Retail/MU Phoenix Mart/Parking</th>
<th>Office &amp; Office/MU</th>
<th>Resort</th>
<th>Business Park</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural/Ranching Uses (as an interim use until a parcel is developed in conformance with the Land Plan including: Field crops, truck gardening, berry or bush crops, tree crops, flower gardening, plant nurseries and green houses, orchards, arboreta, and apiaries.)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Apartments</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Appliance sales, service (see retail sales)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Appliance repair (see maintenance and repair)</td>
<td>P</td>
<td></td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Assembly Hall &amp; Auditorium</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Athletic clubs</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Automobile, boat or recreational vehicle sales, maintenance and rental; display only of models offered, no on-site inventory (see retail sales)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Automobile repair service (major)</td>
<td>FS (see Casa Grande City Code Section 17.24.120)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Automobile repair service (minor)</td>
<td>FS (see Casa Grande City Code Section 17.24.120)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bakery for on-site sales, less than 3,500 square feet</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>AU</td>
<td>P</td>
</tr>
<tr>
<td>Banks and other savings and lending institutions</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>AU</td>
<td>AU</td>
</tr>
<tr>
<td>Bar, lounge or tavern</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>AU</td>
<td>AU</td>
</tr>
<tr>
<td>Barber shop, salon or parlor</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>CUP</td>
<td>AU</td>
</tr>
<tr>
<td>Biomedical and medical research office and/or laboratory (not involving the testing of live animals)</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Blueprint shop and photo processing (see copying and reproduction)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Bowling alley</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bulk retail use or bulk sales</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Business and office machine sales, service and repair shop</td>
<td>P</td>
<td>P</td>
<td>CUP</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Business Services</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Business, technical or vocational school</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>
Update Table 3, Allowed Uses for Residential Uses, page 36 and 39

<table>
<thead>
<tr>
<th>Allowance</th>
<th>Low Density</th>
<th>Medium &amp; Medium High Density</th>
<th>High Density</th>
<th>Resort Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bed &amp; breakfast establishments</td>
<td>CUP</td>
<td>CUP</td>
<td>CUP</td>
<td>CUP</td>
</tr>
<tr>
<td>Churches</td>
<td>CUP</td>
<td>CLIP</td>
<td>CLIP</td>
<td>CLIP</td>
</tr>
<tr>
<td>Day care centers</td>
<td>CUP</td>
<td>CUP</td>
<td>CUP</td>
<td>CUP</td>
</tr>
<tr>
<td>Electrical sub-stations</td>
<td>CUP</td>
<td>CUP</td>
<td>CUP</td>
<td>CUP</td>
</tr>
<tr>
<td>Gas regulating stations</td>
<td>CUP</td>
<td>CUP</td>
<td>CUP</td>
<td>CUP</td>
</tr>
<tr>
<td>Group homes</td>
<td>CUP</td>
<td>CUP</td>
<td>CUP</td>
<td>CUP</td>
</tr>
</tbody>
</table>

**Accessory Guest Quarters on lots 6,000 sq. ft. and larger, subject to the following conditions:**

a. The square footage of the guest unit shall not exceed fifty percent of the gross floor area of the primary dwelling unit with a maximum of nine hundred square feet, except as set forth in subsection b, below.

b. Any garage area attached to the guest unit which is more than the area of a single-car garage shall be counted toward the allowable square footage of the guesthouse.

c. On lots with more than forty-three thousand five hundred sixty square feet (1 acre) in net area with a primary dwelling unit of at least three thousand six hundred square feet in gross floor area, the square footage of the guest unit may be twenty-five percent of the gross floor area of the primary dwelling unit.

d. The floor area of the connecting structure shall be included in the floor area of the guesthouse.

e. Pergolas and other roofed structures without walls shall not be considered a connecting structure.

f. Vehicular access to the accessory dwelling unit must be provided from the same curb (driveway) as the primary dwelling unit, except that separate access may be permitted from a paved alley.

g. One parking space must be provided for the accessory dwelling unit in addition to the parking required for the primary dwelling unit.

h. Only one guesthouse is permitted on a single lot.

i. The guest unit shall be constructed of similar building materials and in the same architectural style as that of the primary dwelling unit and shall not exceed the height in feet or number of stories of the primary dwelling unit.

j. A guest unit may have a microwave with a power of not more than 1200 watts and a small refrigerator not exceeding 3 cu.ft.

k. A guest unit shall not:
   1. Have typical kitchen facilities including stove top, stove, oven or full sized refrigerator.
   2. Provide more parking than the one required space;
   3. Be advertised for occupancy through any print or electronic media or through placement of signs on the property;
   4. Provide separate mail service or have a separate address from the primary dwelling unit; or
   5. Be separately metered for utilities.

l. Single-family use requirements shall apply to the guest unit and the primary dwelling unit as a single unit.
Reduction of Median from 16’ to 14’
Provide a specific bike rack requirement for non-residential uses

- Amend page 46 of the existing PAD

**Table 5: Off-Street Parking Spaces Required**

The amount of required parking and parking space dimensions for uses in the NALTEC (Phoenix Mart) PAD shall be governed by Section 17.56 of the Casa Grande City Code (as may be amended from time to time) except for the Phoenix Mart building itself which shall be parked at the following ratio:

| PhoenixMart | 1 parking space shall be provided for each 600 square feet of net floor area. |

**NOTE:** Bike racks are required at each non-residential use in the NALTEC (PhoenixMart) land use master plan. Bike spaces provided shall be 1 bike space per 40 car spaces provided (1:40) with a Maximum of 100. (Exception: PhoenixMart/Parking)
NALTEC (Phoenix Mart) PAD Landscaping, Open Space and Pedestrian Linkages

A unique and cohesive theme for Phoenix Mart has been created with the intent of establishing NALTEC (Phoenix Mart) Master Plan as a destination location. The theme is defined by a comprehensive series of community elements including signature landscape features, conceptual wall designs, signage, and landscape treatments. The goal is also to provide a unique and comfortable pedestrian environment using shade trees and pedestrian amenities, color and plant variety. Perimeter walls and walls adjacent to roadways will be decorative and constructed with a unique blend of textured and smooth masonry blocks and materials. View fencing along collector and arterial roadways as well as open space corridors will be applied under appropriate circumstances. Walls along collectors and arterials will vary horizontally and contain breaks and/or columns for vertical and horizontal relief. Provision of a three foot (3’) screen walls or the use of landscape hedges on parking lots adjacent to a public and private roadway is required. Final wall details are subject to the Final Development Plan or subdivision.
On Section 9,

Eliminate the 60’ LS buffer;

Eliminate the 30’ wide LS buffer on road frontages;
Changes to Landscape Tracts

15% Turf limit, non-recreational use, Phase 1
Ornamental Plant:
Limited to a max. of 15% of the total trees.
Citrus;

Purple Orchid Tree;

Japanese Tallow;

Purple Leaf Plum
Changes to Wall layout

Current

Proposed

NOTE:
Landscaping along with Fencing and Walls shall be reviewed and approved at Final Development Plan or at Platting.
Reflect the Natural Gas Easement for OS
Update Definitions

• To include added uses under the Business Parks and uses that were not defined in the original document.
1. Interrelationship with the plan elements to conditions both on and off the property;

2. Conformance to the General Plan;

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

4. The adequacy of the plan with respect to land use;

5. Pedestrian and vehicular ingress and egress, including handicapped accessibility;

6. Architectural design;

7. Landscaping;

8. Provisions for utilities;

9. Site drainage;

10. Open space and/or public land dedications;

11. Grading;
Notices

• Notification requirements for the Major General Plan Amendment have been met as required by Statutes.
Recommendation

• Revise Exhibit N to reflect the route of the water line from the mall (Promenade) to the site.
Questions