

AGENDA ITEM: _____
DATE: 5/18/2015

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

Date Submitted: 3/24/2015	Date Requested: 5/18/2015
Type of Action Requested	Subject
<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Formal Action/Motion <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Other	DSA-14-00190: Major PAD Amendment for Phoenix Mart

RECOMMENDATION:

Staff and the Planning and Zoning Commission recommend that Mayor and Council approve the Major PAD Amendment, for the 585-acre site of Phoenix Mart PAD, located north of Florence Blvd. (SR 287), south of Cottonwood Lane (Storey Road), between La Brea and Evans Roads.

DISCUSSION:

The applicant, AZ Sourcing, LLC requests to update the Phoenix Mart PAD zoning which was originally approved in January 2012. The Phoenix Mart PAD site encompasses approximately 585 acres. The 585-acre site is a multi-use and multi-phased commercial, business and residential development generally located north of Florence Blvd. /SR 287, south of Cottonwood Lane between La Brea Street and Evans Road alignments. Of the 585 acres, 475 acres are classified within the General Plan as Commerce and Business land use category, and approximately 110 acres as Neighborhoods land use category.

The Phoenix Mart business model is one of a kind in the nation. It is patterned from two existing establishments located in the Cities of Dubai, United Arab Emirates and YiWu, Province of Zhejiang, People's Republic of China. Both developments offer similar business concept and are successful in their areas. Because this concept is new in the US and the only one in the region, AZ Sourcing, LLC designs the *NALTEC* (Phoenix Mart) PAD document to be adaptable to market changes and customer needs. The name "*NALTEC*" added to the Phoenix Mart PAD stands for North American Logistics Trade and E-commerce City. It is imperative for the Phoenix Mart team to stay up-to-date on current trends and future market demands that could potentially impact the project, the reason for this amendment. Several changes to the PAD are requested for consideration.

The revisions to the PAD include:

- Change of PAD name from "Phoenix Mart PAD" to "NALTEC (Phoenix Mart) PAD" ;

- Update applicable exhibits and land use summary, to reflect the recently approved land use changes with the Major General Plan Amendment, (November 2014);
- Change the number of total residential units from 993 to 855 dwelling units with an overall average density of 5 du/ac;
- Modify Parcel 7 on Exhibits B1 and B1b, to include a Retail/Mixed-Use (MU), to allow for a residential component on the upper levels of the building;
- Update “6.2 Table 1: Table of Allowed Uses for Commerce and Business Uses”, to add a “Business Park, BP” column;
- Modify “7.2 Table 3: Table of Allowed Residential Uses”, to eliminate “Low Residential Density, LDR” and also deleting the “Accessory Guest Quarters.”;
- Revise Exhibits L3, L4 and K2, to show the reduced median width from 16’ to 14’;
- Revise page 47, to add a three-foot screen walls or hedges on parking lots adjacent to private and public ROW;
- Rework Exhibits K2, L3 and L4, to reflect changes of landscape tracts width per roadway classification;
- Modify Section 9 of page 46 to clarify trees and turf requirements.
Ornamental trees, not typically allowed as low-water trees, shall be allowed subject to the following limitations:
 - o A maximum of 15% of total trees may be ornamental trees
 - o Ornamental trees to be located on pedestrian nodes and entries
 - o Ornamental trees shall not be planted within public right of way.
 - o Areas designed for active recreational use shall have no limit on the amount of turf that is used.
 - o Turf may be used up to 15% of the total non-recreational landscape area.
- Add Ornamental Plant Palette on Exhibit H, page 48;
- Rework applicable exhibits to reflect the natural gas easement running diagonally on Parcels 9 to 13 utilized for Open Space;
- Reflect land use change on Parcels 14 and 15 from Residential to Business Park;

On March 5, 2015, Planning and Zoning Commission unanimously recommended approval of this request to City Council with some conditions. Since then, Applicant revised the PAD document and addressed all of the conditions and PAD revisions required by the Planning Commission.

In reviewing this major PAD amendment request, staff and Planning and Zoning Commission found that the PAD amendment application meets the review criteria as set forth within the Zoning Code. These criteria and staff’s findings are outlined and detailed on the attached Staff Report.

FISCAL IMPACT:

None identified.

Reviewed by
Finance Director: *Doug Sandstrom*

Reviewed by
City Attorney: *Brett Wallace*

ALTERNATIVES:

- 1. Approve the PAD Amendment
- 2. Deny the PAD Amendment
- 3. Table for further discussion.

Prepared by:

 Leila Demaree
Senior Planner

Recommended by:

 Paul Fice
Planning and Dev. Director

Approved by:

 Jim Thompson
City Manager