

**AGENDA ITEM:**

**DATE: 8/18/2014**

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

<b>Date Submitted:</b>	8/8/2014	<b>Date Requested:</b>	8/18/14
<b>Type of Action Requested</b>		<b>Subject</b>	
<input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Formal Action/Motion <input type="checkbox"/> Public Hearing <input type="checkbox"/> Other		<b>Request by CEG Applied Sciences on behalf of Irving and Lillian Fabricant Trust,</b> for a major amendment to the Santa Cruz Crossing PAD (Planned Area Development) on 97 acres located southeast of Rodeo Rd and Trezell Road (APN #s 505-07-024A, 0230, 0280, 025A, and 0270). (Exhibit A-Legal Description)	

**RECOMMENDATION:**

Planning Commission and City Staff recommend that the Mayor and City Council approve the major amendment to the Santa Cruz Crossing PAD (Exhibit B). The Planning Commission actually recommended a condition and technical modifications as stated within the Staff Report (Exhibit C) and Planning Commission minutes (Exhibit D). The condition and technical corrections have been adequately addressed by the applicant at this time.

**DISCUSSION:**

The Santa Cruz Crossing PAD was first approved by City Council in 2006 permitting single-family residential, high-density residential, office, and commercial uses. The major amendment to the PAD proposes the following changes:

- 1) Adding an assisted living facility as a permitted use applying R-3 development standards.
- 2) Removing the office area on the land use plan.
- 3) Applying B-2 development standards and uses for the commercial area.
- 4) Relocating the area previously shown as "Green Court Homes", a high-density single-family area, to a more southerly portion of the site, reclassified as senior patio homes, applying with R-2 development standards.
- 5) Adding two-story senior apartment homes in the northern area of the PAD with R-3 development standards applied.
- 6) Adding an area for a community center with R-3 development standards applied.
- 7) Changing proposed alignment of future Pueblo Dr through the site to extend to the south-end of the PAD.
- 8) Realignment of the natural east-west drainage corridor that traverses the site from

its current area to a more southerly location.

### **Additional Information Requested by City Council at the August 8<sup>th</sup> Meeting**

This matter was postponed by City Council at the August 8<sup>th</sup> meeting in order to allow staff to provide the additional information:

- 1) The official determination by the Corps of Engineers on whether the tributary of the North Branch of the Santa Cruz Wash that is being proposed for re-alignment is under the Corps jurisdiction.
- 2) An evaluation of how the re-alignment of the tributary drainage way will impact the trail planned along the North Branch of the Santa Cruz Wash as set forth within the City's Regional Trail System Master Plan.
- 3) A break-down of all of the roadway and drainage improvements that will be constructed with each phase of development.
- 4) A copy of the Traffic Impact Analysis.
- 5) Clarification as to whether the future frontage road proposed for the north side of Rodeo Rd. can accommodate one-way or two-way traffic.

### ***Corps of Engineer's Jurisdictional Determination***

The applicant has provided a letter, dated Dec. 5<sup>th</sup>, 2013, from the Corps of Engineers indicating that tributary of the North Branch of the Santa Cruz Wash that is being proposed for re-alignment is **not** under the Corps jurisdiction. The letter states that the verification is good for five (5) years from the date of the letter (See Exhibit E). There was discussion at the Council meeting questioning whether the Corps was changing the definition of waters of the U.S. under their jurisdiction. EPA and the Corp are currently under-going what is known as a proposed rule-making process for the definition of "Waters of the United States", this proposed rule was published in the Federal Register on April 21, 2014 and is in the public comment period until Oct. 20, 2014 after such time the EPA and the Corp will consider whether any changes will be made to the current definition. During the rule-making period all reviews and decisions are conducted under the current definition as the outcome of the rule-making process is uncertain.

### ***The Linear Park & Trail – North Branch of the Santa Cruz***

In accordance with the Casa Grande Regional Trail System Master Plan there is a future linear park and trail system that is proposed to run along the North Branch of the Santa Cruz Wash. This linear park/trail system is planned to run from just east of I-10 to Highway 84 near the Frito Lay facility (See Exhibit F). The tributary of the North Branch of the Santa Cruz Wash proposed for re-alignment through the project site is north of the actual main stem of the Santa Cruz Wash where the linear park/trail is proposed. However, the applicant is proposing to create a trail along the portion of the re-aligned tributary wash in their development that can be used by the future residents of their development for recreational purposes (See Exhibit G).

### ***Phased Improvements***

The PAD Development Proposal submitted by the applicant (See Exhibit B) sets forth the specific roadway and drainage on-site and off-site improvements that will be constructed with each phase of the development (See Page 12 and Figure 13 of the PAD Development Proposal). These improvements are as follows:

#### **❖ *Phase 1 – Assisted Living (Area E)***

- *Construction of the new collector street from Trekell Rd. to the east boundary of*

*the Assisted Living site (Area E) and installation of a temporary cul-de-sac turn-around..*

- *Construction of the ½ street minor arterial improvements along the Assisted Living site and north of the new collector street to the extent necessary to make the proper roadway transition.*
- *Construction of the channel necessary to implement the realignment of the tributary drainage way from the eastern boundary of the project site to the outfall location at Trekell Rd.*
- ❖ *Phase 2 – Apartment Homes (Area D)*
  - *Completion of the new collector street to Pueblo Ave.*
  - *Construction of Pueblo Ave. from the intersection with the new collector street to Rodeo Rd.*
  - *Construction of all Rodeo Rd. improvements across the entire frontage of the PAD; including the frontage road on the north side.*
  - *Construction of the remaining ½ street Trekell Rd. improvements from the new collector street to Rodeo Rd.*
  - *Construction of a new drainage channel to carry off-site flows through the project site from Rodeo Rd. to the new channel constructed at the south boundary of the project site in Phase 1.*
- ❖ *Phase 3 – Patio Homes (Area C)*
  - *Completion of Pueblo Ave. from the intersection with the new collector street south to connect with existing Pueblo Ave.*
- ❖ *Phase 4 – Commercial Development (Area G)*
  - *All normal on-site improvements; no off-site improvements.*
- ❖ *Phase 4 – Single Family Development (Areas A & B)*
  - *All standard on-site subdivision improvements; no off-site improvements.*

Based upon these phased off-site improvements staff is confident that each phase of development will be able to stand on its own and function even in the scenario where future phases are not constructed.

### **Traffic Impact Analysis (TIA)**

The Zoning Code requires the submittal of a Master Circulation Study with the submittal of a PAD and PAD Preliminary Development Plan with Traffic Impact Analysis submitted at the Major Site/Final Development Plan or Subdivision stage (for single family developments) once the actual intensity and density of development is known. However, in this case the applicant did provide a very detailed Traffic Impact Analysis (See Exhibit H) for the proposed PAD amendment. The TIA indicates that at the 2020 and 2025 horizon years all intersections and site driveway access points will work with a Level of Service (LOS) of D or better with the following exceptions (See pg. 47):

- ❖ *Trekell Rd. /Interior Dr. (AM LOS E, 2020)*
- ❖ *Trekell Rd. /Interior Dr. (AM LOS F, PM LOS E 2025)*
- ❖ *Trekell Rd. /Access B (AM LOS E, 2025)*
- ❖ *Trekell Rd. /Access C (AM LOS E, 2025)*

The TIA goes on to note that traffic signal warrants will not be met in 2025 and that alternative traffic mitigation measures should be taken to improve these LOS. The specific traffic mitigation measures are listed on page 48 of the TIA; these have been found to be acceptable to the City's Traffic Engineer.

**Rodeo Road Frontage Road**

The PAD Development Proposal submitted by the applicant discusses the need for a frontage road to be constructed on the north side of Rodeo Rd. (Exhibit B, pg. 12) to prevent the driveways of the single family homes existing in this area from having to back out into a minor arterial which is a dangerous situation today and will get worse in the future as Rodeo Rd. carries additional traffic. The PAD document states that the applicant will dedicate the additional right of way necessary to implement a minor arterial cross-section that includes a frontage road. The PAD document also states that the developer will construct the Rodeo Rd. improvements with Phase 2 of their project. The applicant has provided two (2) alternative cross-sections for this modified minor arterial one with a one-way frontage road and the other with a two-way frontage road (See Exhibit I). The existing approved PAD for the Santa Cruz development included the frontage road as a one-way design but staff would like the opportunity to work with the property owners and residents of the homes located along the north side of Rodeo Rd. who will use the frontage road to determine whether a one-way or two way frontage road would be most appropriate. Meetings will be held by staff with these property owners and residents prior to final approval of the plans to construct the Rodeo Rd. improvements in Phase 2 of this development.

**FISCAL IMPACT:**

City will be required to maintain any landscaping placed in the right of way between Rodeo Rd. and the new frontage road.

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:  
  
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