

AGENDA ITEM:

DATE: 8/4/2014

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

Date Submitted:	7/11/2014	Date Requested:	8/4/14
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 CEG Applied Sciences on behalf of Irving and Lillian Fabricant Trust, for a major amendment to the Santa Cruz Crossing PAD (Planned Area Development) on 97 acres located southeast of Rodeo Rd and Trekell 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 with one condition as stated within the Staff Report (Exhibit B) and Planning Commission minutes (Exhibit C). There were technical modifications that have since been corrected from the time this item was considered by Planning Commission.

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.

The Planning Commission and City Staff recommend approval of the major amendment to the Santa Cruz Crossing PAD with the following condition:

Condition:

- Prior to submittal of a Final Development Plan for Areas C, D or E or a Preliminary Plat for Area A or B the applicant is to provide verification that the North Branch of the Santa Cruz Wash through the site is not a 404 Wash under the jurisdiction of the Army Corps of Engineers. If a 404 Wash, and **not** approved for abandonment, or if through the abandonment process, it requires relocation to another area of the PAD than shown, the PAD will require to be amended to show a new configuration.

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:

Recommended by:

Approved by:

Jim Gagliardi
Planner

Paul Tice
Planning & Development Director

Larry Rains
City Manager