

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 Nathan Cottrell of CEG Applied Sciences on behalf of Irving and Lillian Fabricant Trust, for a major amendment to Santa Cruz Crossing Planned Area Development (PAD) on 86 acres of land 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 of the Santa Cruz Crossing PAD (Exhibit B). There were conditions associated with the recommendation to approve the Major Amendment to the PAD as discussed in the February 5, 2015 Planning and Zoning Minutes (Exhibit C). Those conditions have since been addressed with a newly revised PAD guide (Exhibit D) which responded to those concerns.

DISCUSSION:

Santa Cruz Crossing PAD was originally approved by City Council in 2006. A major amendment to the PAD was denied by City Council in August of 2014 due to concerns regarding the proposal to relocate the tributary to the North Branch of the Santa Cruz River that traverses the site. The newly proposed major amendment no longer includes the relocation of this drainage way. The amendment proposes the following changes:

1. Adding an assisted living facility as a permitted use
2. Adding B-1 and B-2 uses to area previously identified for office uses
3. Providing development standards for previously-approved commercial and residential areas.

4. Identifying an area previously shown as “Green Court Homes”, a high-density single-family area, as independent-living age restricted patio homes.

5. Adding two-story senior apartment homes

The proposed amendment results in reducing the amount of single-family residential proposed from 216 units to 171 units, and a reduction in patio homes from 64 units to 36 units. 125 dwelling units have been added for the added apartment use, however, increasing the number of previously approved dwelling units from 280 to 332.

The applicant is seeking one exception to PAD residential design standards:

1. *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 current approved Santa Cruz PAD allows for 5 & 10 foot side yard setbacks, accordingly staff and the Planning Commission supported the continuation of this standard.

The Planning Commission and City Staff recommend approval of the zone change.

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