	Planning and Zoning Commission STAFF REPORT	AGENDA # _____
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TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: James Gagliardi, AICP, Planner

MEETING DATE: March 2, 2017

REQUEST

Request by Gilmore Planning on behalf of Casa Grande Mountain Ranch Limited Partnership, Darryl W & Mae H Tang Trust, Skylight Holdings, LLC and the City of Casa Grande for the following land use approval on approximately 872 acres located generally located south of Interstate 8, west of Lamb Rd:

DSA-17-00001: Rezoning of Casa Grande Mountain Ranch Planned Area Development (PAD) and rezoning of certain parcels designated Urban Ranch (UR) and Single-Family residential (R1) into *Dreamport Villages Casa Grande South PAD*. This major PAD amendment would allow:

- a. An expansion and revision of standards for *resort commercial* land use
- b. A new *campus and technical park* land use
- c. Revision to the master circulation plan of the previously-approved PAD
- d. Rearrangement of commercial and residential land use areas, and expansion of land area of the PAD for commercial, medium and high density residential land uses, incorporating areas that were previously outside of the PAD

APPLICANT/OWNER

Jack Gilmore, Gilmore Planning	The Block Sports Company, c/o Rudy Camp & Ron Segall
2211 N 7 th St Phoenix, AZ 85006	7075 Kingspointe Pkwy, Suite 6 Orlando, FL 32819
602-266-5622	407-574-2803
jjgilmore@getgilmore.com	rcamp@theblocksports.com (for other current ownership, see Exhibit A: owners authorization)

HISTORY

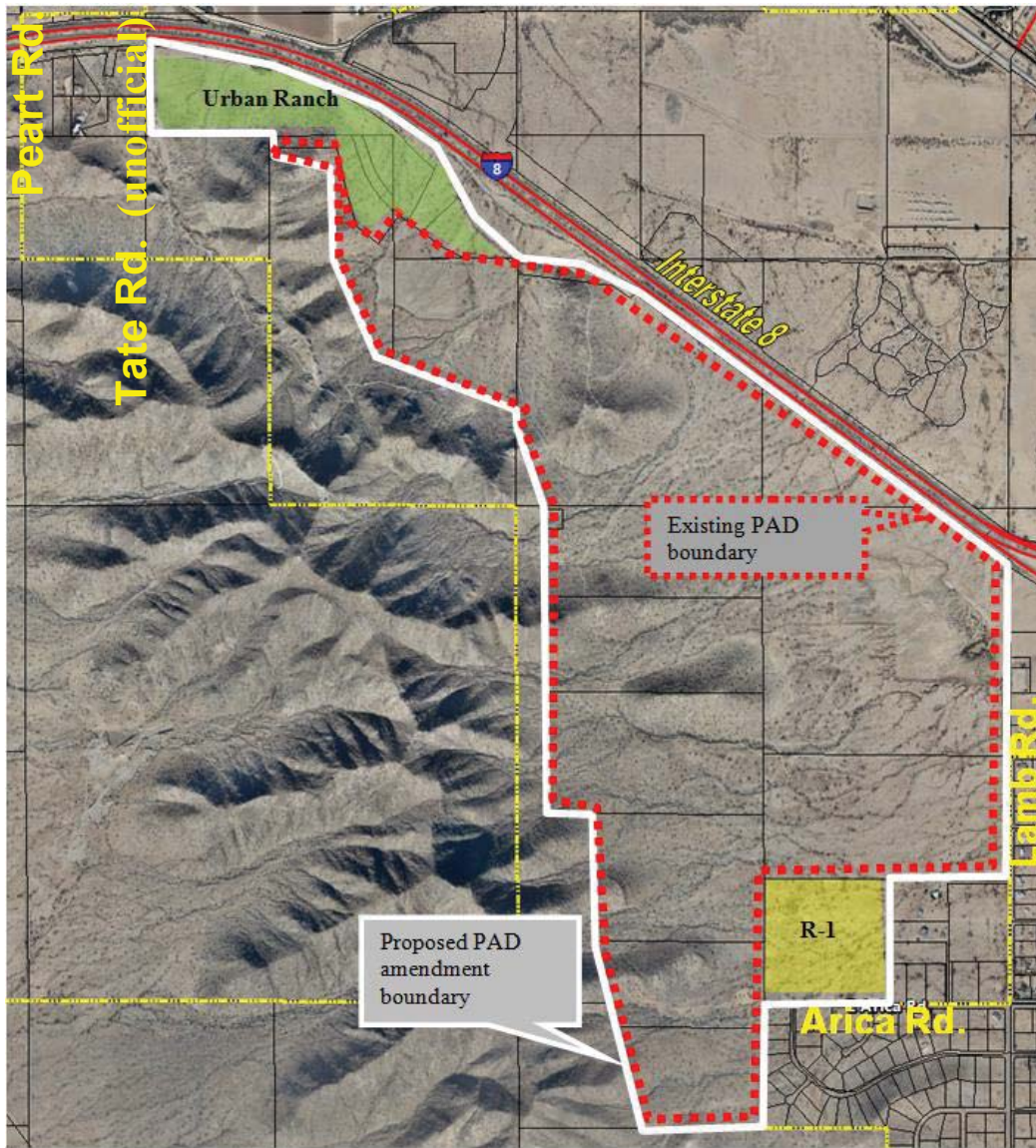
- April 18, 1990: The site was part of the South Mountain Annexation (file no. DSA-10-00172), where 5,722 acres were incorporated into the City of Casa Grande via Ordinance No. 1322. The initial zoning designation for the subject area was Urban Ranch (UR).
- June 18, 2007: The City Council adopted Ordinance No. 1178.304 (file no. CGPZ-331-006), rezoning 734 acres from UR to Casa Grande Mountain Ranch PAD designating 171 acres for open space, 454 acres for varying densities of residential, 96 acres for commercial land uses, and 13 acres for a school site.
- February 18, 2014: City Council adopted Ordinance No. 1178.304.1, (file no. DSA-13-00123) amending the Casa Grande Mountain Ranch PAD to accommodate a land-trade with ADOT for the future Henness Rd. interchange at Interstate 8. The PAD expanded to 757.8 acres in an area previously designated UR. The open space was reduced to 168.6 acres, residential land use expanded to 477.7 acres, and commercial expanded to 98.5 acres with a 13-acre school site remaining.

PROJECT DESCRIPTION	
Site Area	872.07 acres
Zoning	Casa Grande Mountain Ranch Planned Area Development (PAD), 757.8 acres 74.12 acres zoned Urban Ranch (UR) 40.2 acres zoned single-family residential (R-1)
General Plan Designation	<i>Commerce & Business</i> : 165.07 acres <i>Neighborhoods</i> : 707 acres

SURROUNDING LAND USE AND ZONING			
Direction	General Plan Designation	Existing Zoning	Current Uses
North	<i>Commerce & Business</i>	Regional Gateway Commerce Center PAD- (proposed amendment to Dreamport Villages Casa Grande North PAD)	Undeveloped land

South	<i>Open Space/ Neighborhoods</i>	UR	Single-family residential/Casa Grande Mountain Park
East	<i>Commerce & Business / Outside GP area</i>	Hilltop Commerce Park PAD/ Pinal County Zoned-Suburban Homestead (Mountain View Estates neighborhood)	Undeveloped land/ Single-family homes
West	<i>Open Space/Rural</i>	UR	Casa Grande Mountain Park/ Undeveloped

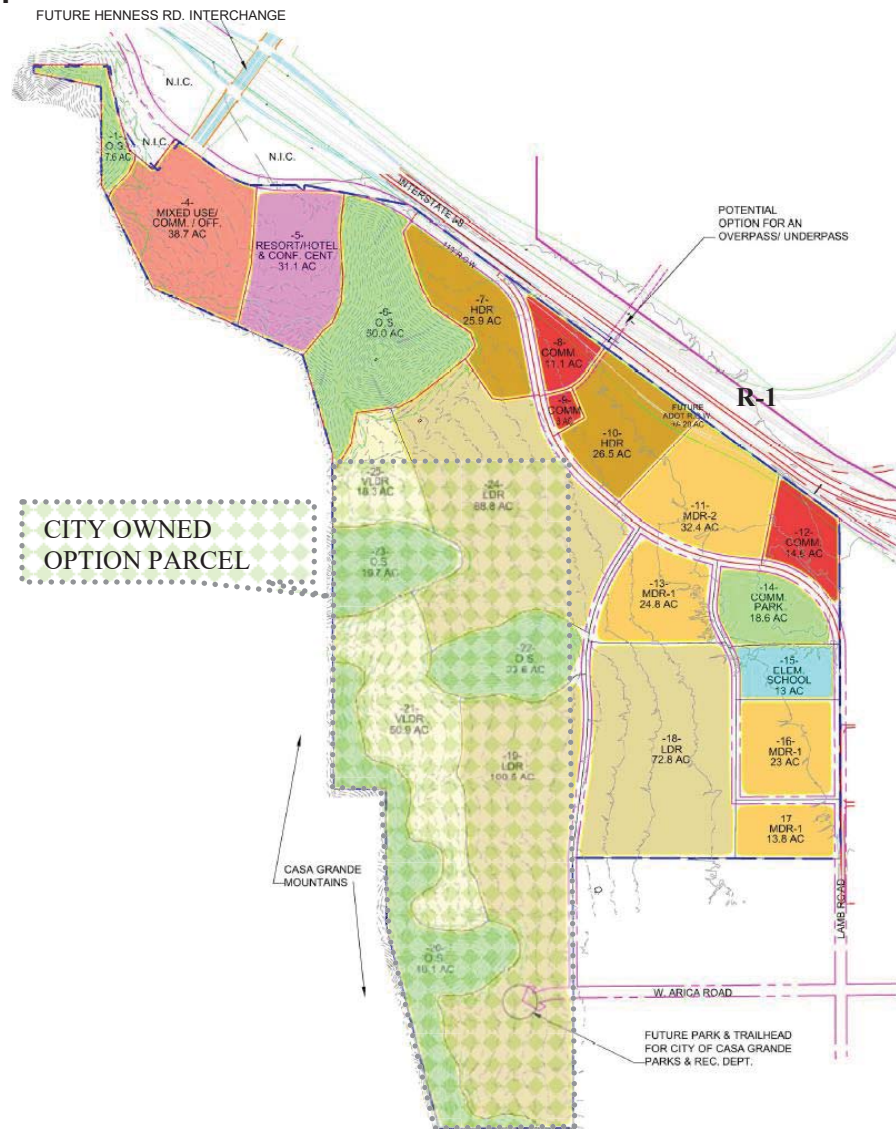
SITE & CONTEXT AERIAL



Overview

Casa Grande Mountain Ranch PAD is an approved 758-acre Planned Area Development consisting of variety of designated land uses. Open space, commercial, high and medium-density residential uses front the south-side of Interstate 8 between the highway and the north-face of Casa Grande Mountain. Further to the south and east, along the eastern slope of Casa Grande Mountain, lie additional open space, very low, low, and medium density residential uses, and a school site. Approximately 304 acres within the most western portion of the existing PAD, abutting Casa Grande Mountain Park, is land owned by the City of Casa Grande, known as “the option parcel”. It’s known by this because the City has contractually exercised an option to sell this portion of land. Of these 304 acres, 212 acres are designated for low and very-low density residential development, and 92 acres are designated for open space to complement the neighboring mountain park. Though not a part of the Casa Grande Mountain Park, trails from the mountain park extend and meander through this option parcel.

Existing PAD:



An amendment to *Casa Grande Mountain Ranch PAD*, to be known as *Dreamport Villages Casa Grande South* is being requested to incorporate new uses and development standards to serve as a companion to the proposed PAD to the north. On the north side of Interstate 8, *Dreamport Villages Casa Grande North* (DSA-17-00002), proposes a resort land use consisting of an amusement park, an extreme sports area, lodging, retail, as well as other indoor and outdoor entertainment amenities (Exhibit B, narrative & Exhibit C, PAD Guide—Exhibit 15, therein). Within this south PAD, resort commercial, commercial, technical campus, and high density residential of 16-20 dwelling units per acre are proposed between the north face of Casa Grande Mountain and Interstate 8. These land use nodes are designed to complement and support the development on the other side of the Interstate. The remaining land uses further to the south and east remain similar to the currently-approved PAD. This area has a mixture of high, medium, low, and very low density residential land uses and designated open space areas. Though some of these areas have been re-arranged, the same density of 4.5 dwelling units per acre entitled for the currently-approved PAD is proposed in the amended PAD (Exhibit C: PAD Guide). A school use is still permitted within the residential area.

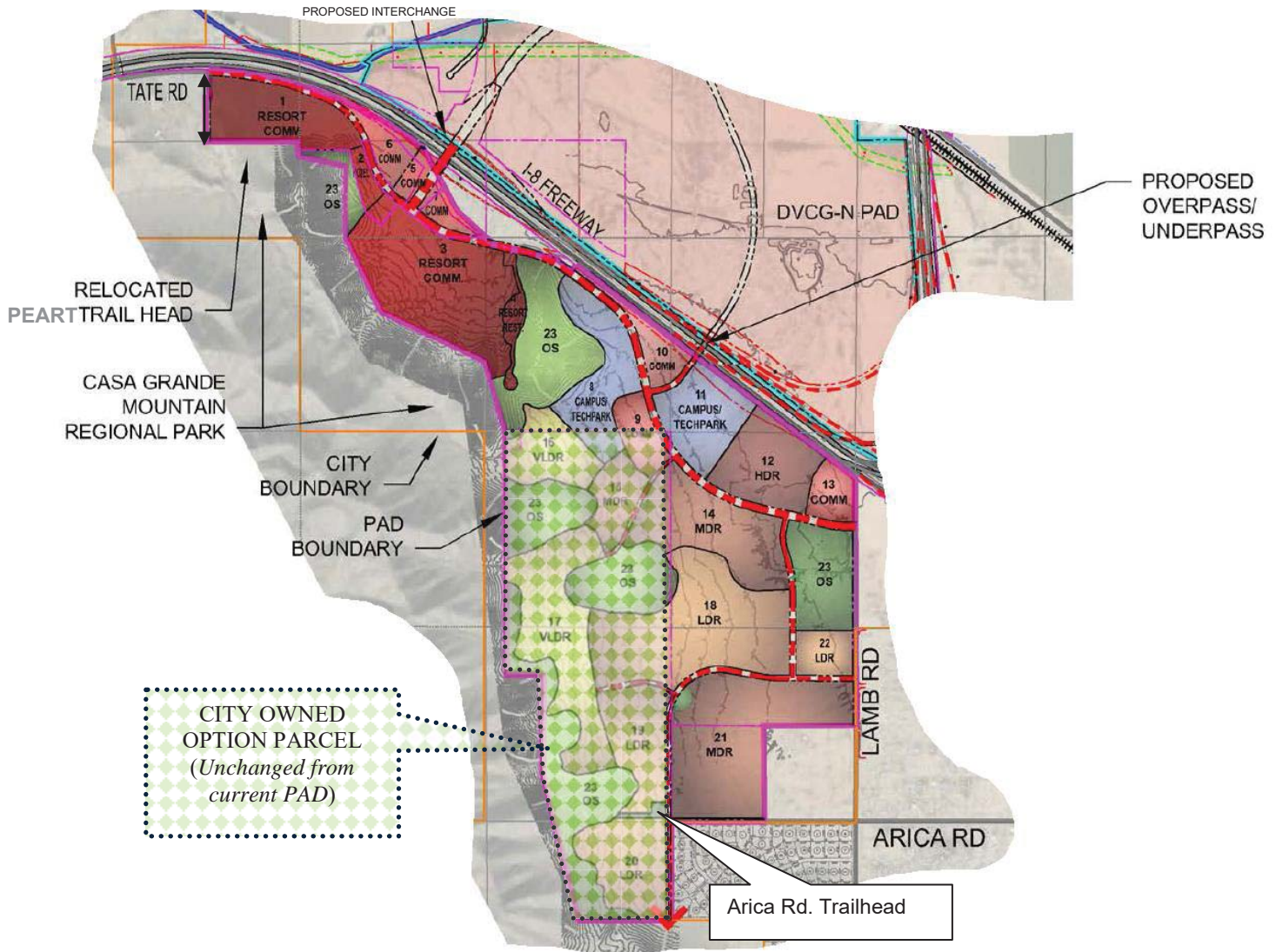
An amendment to this PAD is also necessary due to the fact that 114.3 additional acres currently designated as R-1 and UR are proposed to be incorporated into the PAD. The R-1 property lies north of Arica Rd, east and south of the current PAD boundary and will be designated for medium-density residential with a density of 5 to 12 dwelling units per acre. The parcels currently zoned UR are west and north of the existing PAD boundary along Interstate 8, owned by Daryl Tang and Casa Grande Mountain Ranch LLC. These parcels are proposed to be designated for resort commercial and commercial uses. The Tang property is currently the location of the Peart trailhead parking area for Casa Grande Mountain Park. Due to the incorporation of this land into the PAD and recent land acquisition by the City of Casa Grande south of this particular parcel, the parking area is proposed to be relocated onto the new City property through a roadway and trail extension on the west boundary of the PAD at the west boundary of the Tang property, unofficially known as “Tate Rd.”.

The primary land use difference between the currently approved and proposed PAD lies with the resort commercial land use designation located on the north face of Casa Grande Mountain. In the existing PAD, the same uses and development standards found within the General Business (B-2) zone district of the City Code is approved for the non-residential areas of the PAD. Accordingly, the maximum height allowed would be 35 ft. Within this proposed PAD amendment, resort commercial allows heights up to 200 ft. This land use proposes to include indoor and outdoor commercial recreation including amusement park style rides, wildlife attraction, and a resort hotel. Discussion regarding heights and setbacks for uses within this area occurs within the *Code Criteria* section of this staff report.

The new PAD also proposes a campus/technical park land use where neighborhood commercial, office, and educational uses including dormitories would be permitted with

a maximum height of 50 ft. The commercial use areas continue to allow a maximum height of 35 ft.

Proposed PAD:



Code Criteria

In accordance with Section 17.68.290 of the Zoning Code, the Planning and Zoning Commission shall consider the following in review of a PAD Zone/Preliminary Development Plan application:

Relationship of the plan elements to conditions both on and off the property;

The most significant element is relationship between the Casa Grande Mountain Regional Park and the adjacency of the land uses planned within this PAD. The following are assurances that have been provided to help with compatibility between the PAD and the amenities within and surrounding Casa Grande Mountain Park:

➤ *Trailhead access*

There are two trailheads to Casa Grande Mountain Park that are affected by this PAD. The *Peart* trailhead, accessed off of Tate Rd. via Peart Rd.; and the *Arica* trailhead at the western terminus of Arica Rd. As discussed above, the existing Peart trailhead is currently on property owned by Daryl Tang. The Tang's have graciously agreed that the trailhead and associated parking can remain until such time as the property is developed or sold. This parcel is now proposed to be incorporated into the PAD and it is assumed that the current trailhead and parking will be required to be removed in the near future. The City recently acquired a 40-acre parcel south of the Tang property that can be used for the relocated trailhead and parking. The PAD identifies a roadway and trail extension along the western PAD boundary that leads to this City-owned parcel. As a condition of approval, land must be dedicated to the City for roadway and trail access along the West boundary of the PAD prior to the abandonment of the existing Peart Rd. trailhead located on the Tang property.

The Arica Rd. trailhead has been identified within the PAD and will continue to have access and parking provided to it. Staff is recommending that a minimum of one acre for this trailhead and parking lot be dedicated to the City for ownership and maintenance prior to the approval of any Major Site Plans or Preliminary Plats within this PAD.

➤ *Use of Option Parcel*

As mentioned previously, the option parcel is not part of Casa Grande Mountain Park; however, there are existing trails that are connected to the park's trail system. This area is also perceived as an extension of the public open space. Accordingly, the PAD indicates that existing trails or new ones to be constructed within this area will either be placed in an easement or a tract for public use at the time of platting. These trails will be in private ownership, but maintained by a Homeowners Association created in conjunction with future residential subdivisions. The land uses immediately adjacent to the park are designated as open space or otherwise very low density residential which allows a maximum of one dwelling unit per acre.

This very low density development will result in the retention of an open space appearance. The maximum height for homes within the very low density area is 25 feet. Restricting development to very low density single-family homes should minimize visual impact of vistas from trails within Casa Grande Mountain Park, particularly along the park's edge. Low-density residential development would be allowed up to 5 dwelling units per acre and have a height of 35 ft. These areas are situated further from the mountain.

- *Views, aesthetic, passive and active enjoyment within the Casa Grande Mountain Park affected by the abutting development.*

Staff recognizes the sensitivity that exists between the preserved open space within Casa Grande Mountain Park and the potential impact abutting residential and non-residential development can have on the user's experience while within park. Additionally, development on slopes can have visual impact affecting the view of Casa Grande Mountain from areas outside and inside the park. Because of this, the following development restriction on the most sensitive of areas within the PAD has been stipulated:

Prior to platting, grading, or development of any residential and non-residential parcels with slopes in excess of 8%, design guidelines shall be created and approved by the Planning Commission that establishes the following design principles:

1. ***Maximum cut and fill allowed.***
2. ***Maximum driveway grade, width, and length.***
3. ***Appropriate street width, length, and slope standards.***
4. ***Maximum retaining wall heights.***
5. ***Amount of natural vegetation removal allowed.***
6. ***Alternative landscaping solution that results in planting that is low water demand and highly-compatible with the surrounding vegetation.***
7. ***Standard that establishes which areas of lots to be potentially placed within preservation easements.***
8. ***Structural designs that take up slope to minimize grading.***
9. ***Method for design and placement of structures to ensure their blending in with the natural environment.***

This will allow additional public consensus and technical examination of how best to address this relationship prior to development of these sensitive areas abutting Casa Grande Mountain.

Additionally, the PAD proposes the following measures:

- A perimeter setback boundary which requires buildings and structures to be setback from the boundary of the PAD a minimum distance of its height.

This means that from the shared boundary of Casa Grande Mountain Park and the PAD, tall structures cannot be placed as to overshadow the park to the degree as if it were following an internal setback.

- Step-backs for any structure greater than 100 feet. tall. This means that upon meeting the base setback, the building or structure has to be setback an additional foot every foot over 100 feet of height.
- For structures that have a maximum allowed height of 200 feet. Planning Commission has the authority to approve, deny, or modify the height up to the maximum during Major Site Plan review.

There is additional discussion regarding these standards and modifications required of them within the “**Building location, height & Building Elevations;**” section below.

Conformance to the City's General Plan;

Both *Commerce & Business* and *Neighborhoods* land use designations of the General Plan 2020 cover the amended PAD area. *Commerce and Business* is comprised of 165.07 acres and proposes uses that are appropriate within this category. Within the *Neighborhoods* land use, there are 707 acres. It consists of minimum commercial land use (single commercial sites up 30 acres are permitted), designated open space, and varying densities of residential. Particularly, the *Neighborhoods* designation stipulates:

- *Development on sites greater than 160 gross acres shall provide a minimum of 10 percent of the total gross acreage at densities of one or less dwelling units per acre.*

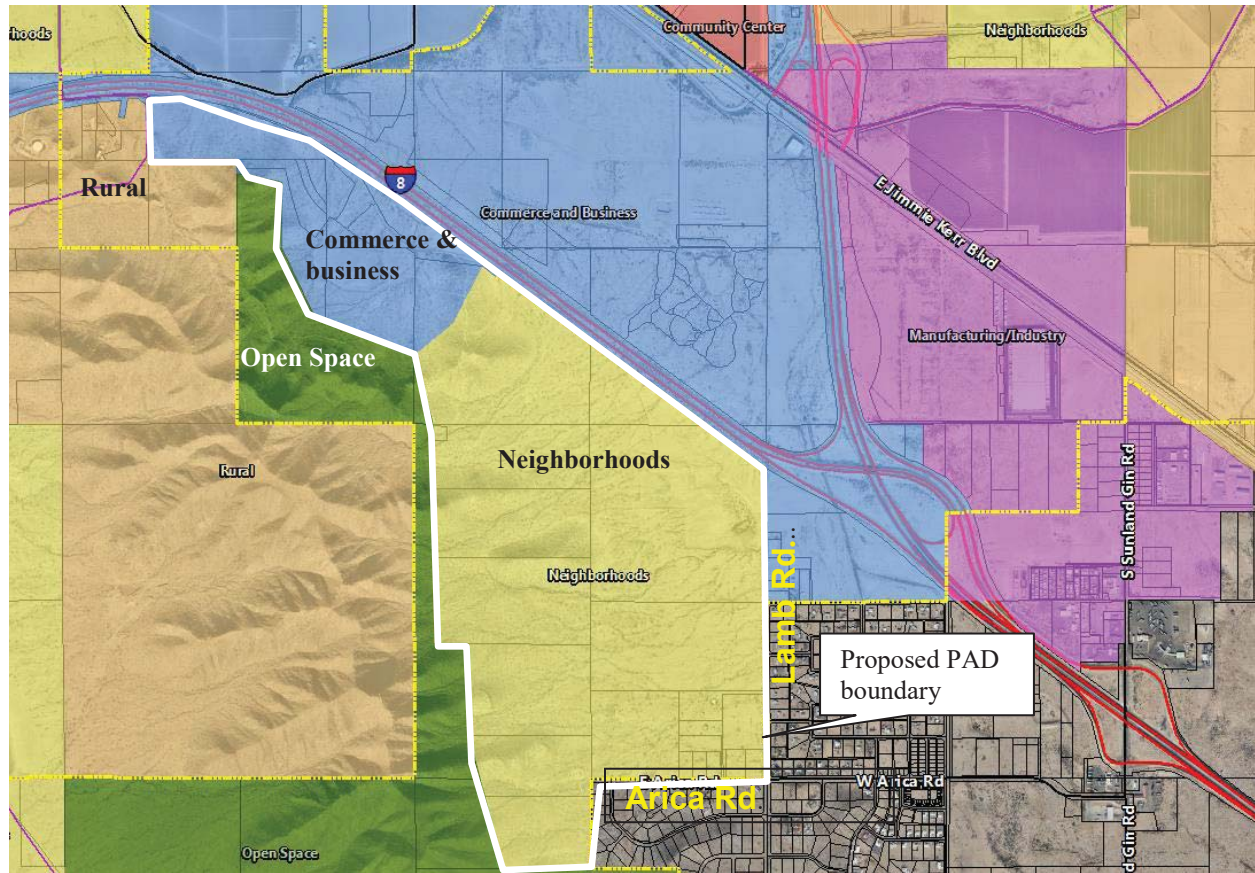
Of the 422.91 acres dedicated to residential uses within the PAD, 18.7% is a land use limiting development to lots on one dwelling unit per acre.

- *Development on sites over 160 acres may be permitted to achieve up to the net target densities of 4.5 dwelling units per acre.*

Since this site is greater than 160 acres, the overall density proposed is 4.5, factoring in the varying densities of the residential areas.

The land uses proposed within the *Commerce & Business* designation are appropriate in that this designation is intended to provide intense commercial centers located along freeways. This designation is also intended to support future transit and transportation interchanges. Measures need to be taken, however, where the *Commerce & Business* designation abuts the *Open Space* designation to the south and west of this PAD. This can be achieved in part by requiring particular setbacks and heights for development next to Open Space that help foster compatibility and discussed in more detail throughout this report.

General Plan 2020



Conformance to the City's Zoning Ordinance: PAD Design Standards;

This PAD is subject to the 2003 edition of “*Design Standards for Planned Area Developments*”; adopted via Resolution No. 2694.2. These standards cover various requirements such as open space allotment, front yard landscaping, housing product, lot sizes, and setbacks for residential development.

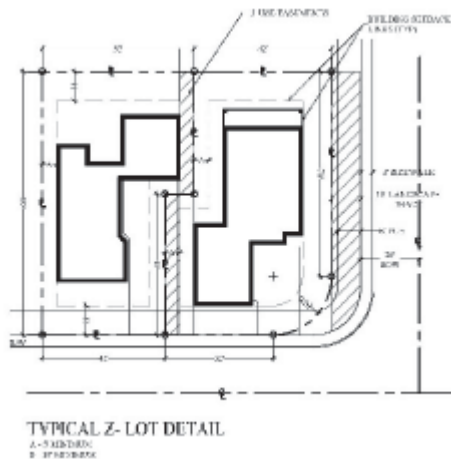
Within these design standards, it is stated that the Planning and Zoning Commission and Council may depart from some of the requirements if it can be demonstrated that alternative standards proposed achieves the same goals of diversity, creativity, and sustainability sought for residential PADs. The 2003 PAD Residential Design Standards also includes language that states some departure from the standards is expected within medium and high density development so long as the design intent is meant.

Though Dreamport Villages Casa Grande South PAD proposes compliance with many of the requirements, the PAD deviates from the standards that pertain to the required lot widths and side-yard setbacks.

2003 PAD Residential Design Standards

➤ **Minimum lot width of 55 ft. shall be provided.**

The applicant is proposing that 50 ft. be the minimum for Z-lots. This is not only the currently-approved minimum lot width for Z-lots within the existing PAD, but also Z-lots can be afforded a narrower lot because of the nature of the housing type. The arrangement of houses is such that the yard area is shared among two houses and is offered as a medium-density residential housing option.



➤ **Minimum side yard setbacks are to be 10 ft. and 10 ft.**

The applicant is proposing side yard setbacks of 5ft. and 10 ft. for low-density residential and medium-density residential Z-lots. This was previously approved for the Casa Grande Mountain PAD, and similar to that which is approved within the R-1 zone district of the City Code. The applicant is also proposing 0 ft. and 10 ft. side-yard setbacks for medium density residential developments, also currently approved with the existing PAD.

For all development regulations proposed within the residential areas, refer to Exhibit C, Section 5.

The PAD also proposes a different process by which future amendments to it will be processed:

Any increase in residential density or commercial intensity that exceeds that which is allowed under the PAD, modifications that result in a decrease of total open space, or alternatives to the 2003 PAD Residential Design Standards shall be considered a Major Amendment subject to the review and consideration by the Planning Commission and City Council for approval.

Except for those changes expressly included above as a Major Amendment, modifications and amendments to the applicable PAD zoning for any portion of the Property shall not necessitate approval by the City Council, but shall be considered for approval by the Planning Commission. In cases where a modification does not exceed

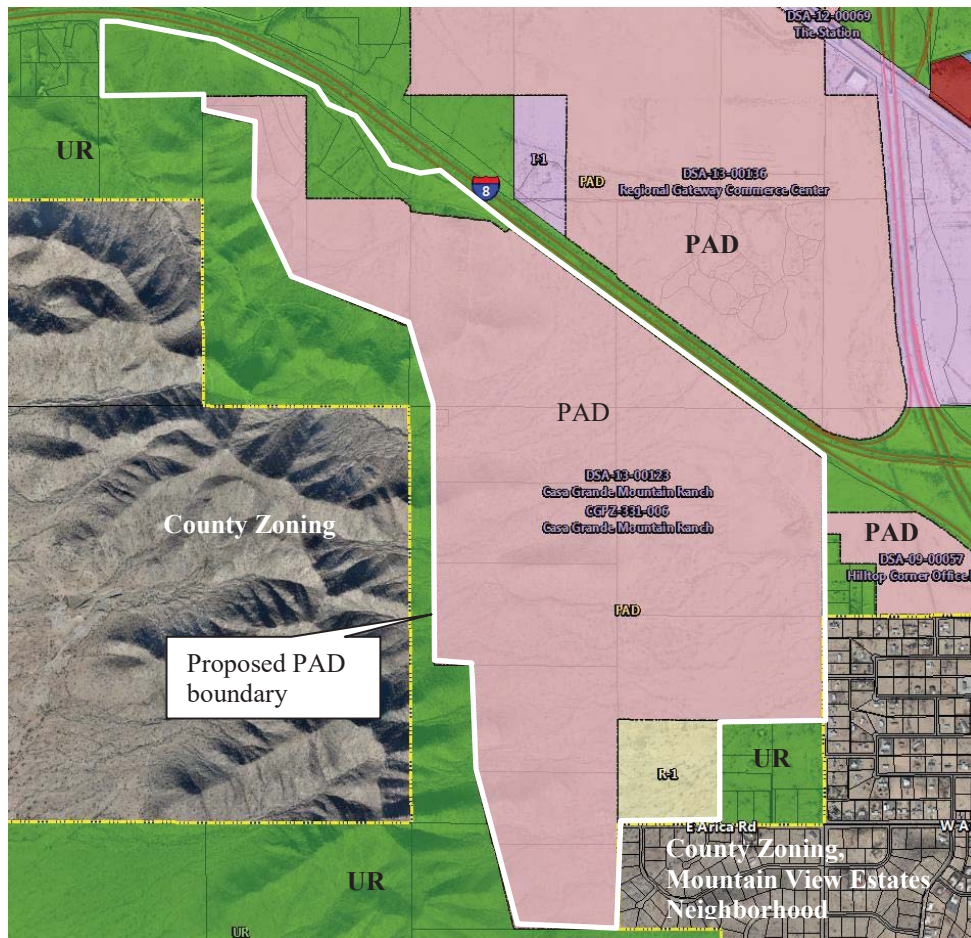
5% of the standard, the Planning Director can either consider it for approval or refer to the Planning Commission for a decision.

Additionally, the PAD proposes a different review time frame that is customary with a review of Major Site Plans for the non-residential development within the PAD:

The City of Casa Grande will complete the review of Major Site Plan requests within 120 calendar days of accepting a completed application. Approval will be automatic after 120 days if the City has not formally responded in writing.

Staff recommends that the request for the way amendments are processed as well the request for modified timeframes be removed from the PAD guide. Modifications to standard development review processes are more appropriately addressed within a development agreement, subject to the approval of City Council.

Zoning Map



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

A Traffic Circulation Study was reviewed and found acceptable by the City Traffic Engineer (See Exhibit 9 within Exhibit C). It has also been provided to ADOT, the City of Eloy, and Pinal County as various elements of the study propose roadways and access into these respective jurisdictions. The proposed circulation entails detail for both this PAD and the north PAD. It includes the construction of a new parkway (replacing the previous Henness Road proposal) that has an interchange with Interstate 8, a frontage road along the south-side of Interstate 8 leading to Arica Rd. near the intersection with Arica and Sunland Gin. This new parkway has the potential to extend from I-8, cross over the UPPR and connect with Selma Highway. In the future, this parkway could be extended further north to Florence Blvd. An additional road is proposed that would pass under or over Interstate 8 linking the South and North Dreamport developments.

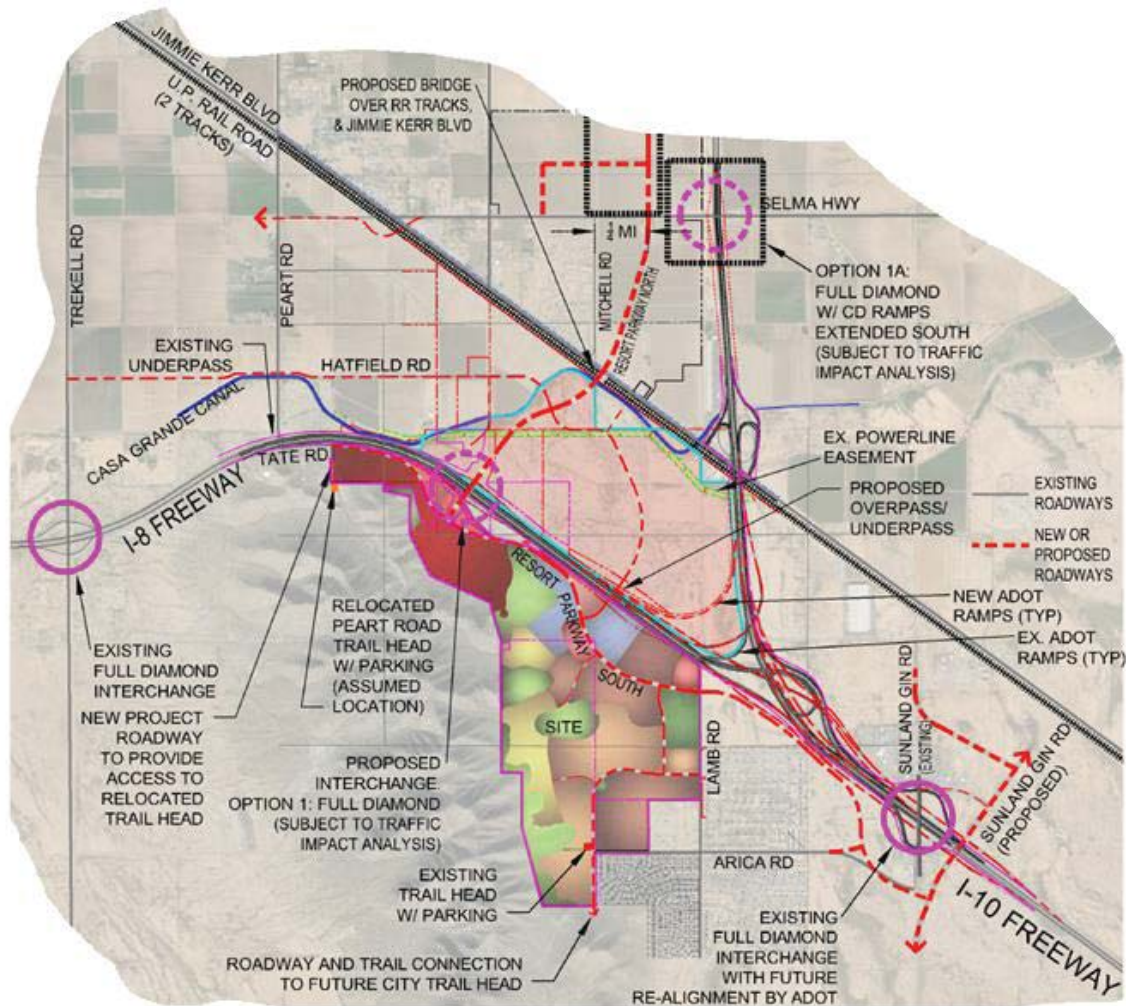
This circulation proposal will add needed connectivity to not only this PAD, but to the adjacent Mountain View Estates neighborhood. Lamb Rd. is the boundary between the County and City jurisdictions. While no improvements to the existing portion of Lamb are planned, as it is entirely within the County, the layout is designed to direct the added traffic from using these existing roads. The circulation network provides for new roads on the City-side of Lamb. There will be connections with Lamb so that Mountain View Estates can use a new northerly road to the proposed east-west frontage road along Interstate 8. West along this frontage road to lead to an interchange with Interstate 8 and will proceed north into the City. This frontage road will also lead east over to Sunland Gin diverting any resort traffic away from Mountain View Estates.

Implementation of this circulation plan will occur as different portions of the project are developed. The traffic impact analysis (TIA) that gets submitted with each developing site during Major Site Plan or plat approval will study the impact on the level of service the proposed development has on the existing infrastructure and what new infrastructure proposed within the circulation study needs to be implemented. Roadways and their improvements needed to serve this project will be completed at the developer's expense, unless otherwise detailed in a development agreement approved by City Council. ADOT has advised that the applicant is to contact them directly as there is a specific process for developer-funded interchanges, as is proposed with interchanges at Interstate 8 and 10. The City of Eloy and Pinal County have not formally commented on this proposal, but staff from both jurisdictions have been provided with copies of the proposed PAD and circulation study. Pinal County staff has attended meetings with the applicant and the City of Casa Grande to discuss the future roadway network. Additionally, City and County staff along with the applicant met with ADOT to discuss the transportation improvements needed to support the high levels of traffic that potentially could be generated with the development of the Dreamport project.

The PAD requires that roadways abutting the PAD must be dedicated and developed as a full-street. This is applicable to roadway along the western boundary of the PAD to access the relocated Peart trailhead.

The required off-street parking will utilize parking standards found within the City Code. Shared parking on adjacent parcels is permitted subject to preparing a shared parking study to be approved by the City of Casa Grande's Planning Director.

Circulation Exhibit (also see Exhibit 9 within Exhibit C):



Pedestrian and vehicular ingress and egress;

Exhibits 8A and 8B within the PAD Guide (Exhibit C) show the pedestrian circulation within the PAD. Per PAD language, Dreamport Villages intends to develop an internal pedestrian network that will facilitate on-site circulation for users connecting the various recreational venues with parking areas, the many hospitality projects, and the open space amenities. Details of the final layout will be the subject of a design analysis that

will locate trail intersections with Dreamport Villages and which justify the appropriate width and trail improvements for review and approval by the Planning Commission at the time of the first Major Site Plan Submittal.

Existing trails along the western portion of the PAD that connect to Casa Grande Mountain Park will remain or be relocated as necessary. These trails are to be placed into public access easements or tracts at the time of platting.

The City of Casa Grande Regional Trail System Master Plan indicates that Casa Grande Mountain Trail Access, segment T-28, begins at the intersection of Peart Road and the Casa Grande Canal, then extends south along Peart Road to the I-8 underpass (See Exhibit D, Regional Trail Plan). This trail is proposed to run south along the western boundary of the PAD. As a requirement of the PAD, this trail segment will be provided within the right of way that runs along the western boundary to the relocated Peart Rd. trailhead to the south of the Tang property. As a technical modification, a cross section is required that shows a full-street right of way with the T-28 Casa Grande Mountain Trail cross-section located within it.

Vehicular ingress and egress will be further evaluated at the time of plat and Major Site Plan review.

The adequacy of the plan with respect to land use;

The proposed land use map (Exhibit C, refer to Exhibit 6 therein) locates the more intense commercial uses adjacent to Interstate 8, with residential land use of greater density toward the outer parts of the PAD with the lowest density residential toward the more sensitive areas further west as the PAD meets with Casa Grande Mountain Park. The residential uses as proposed are not changing from previous PAD approvals; therefore remain adequate. As a technical correction, the PAD shall include “public buildings/facilities” as conditionally permitted uses in all non-residential and residential categories. This will help ensure these neighborhoods can easily be served by a police or a fire station if determined necessary during residential development.

Below is the table of permitted non-residential land uses allowed within the Resort Commercial, Commercial and Campus/Technical Park (also refer to Exhibit C: Section 3.6):

Proposed Land Use	Resort Comm.	Comm.	Campus/ Tech Park
Amphitheater: Indoor & Outdoor; musical concerts, theatrical, and variety events with convenience uses; snack bar, restrooms (PS 3,4,5)	P		
Animal boarding facilities within enclosed structures. (PS 3,4,5)	P	P	
Banks and other financial institutions (PS 4 &5)		P	
Campus for: college, administration, classrooms, research facilities, technology, medical research, business park (PS 3,4,5,6)			P
Commercial Recreation – Indoor & Outdoor: amusement park style rides included but not limited to roller coasters, dark rides and various augmented and virtual reality attractions, simulation rides, climbing structures, snow and ice activities including skiing, sledding, tubing, skating, extreme sports, swimming, rock and wall climbing, ziplines, arcade, canoe rides, live shows, stunt shows, animal shows. Variety and musical shows, plays, concerts, including but not limited to other entertainment park attractions, etc. (PS 3,4,5 & 6)	P		
Convenience food store with eight or less pumps; Performance Standard (PS-1,3,4,5)		P	
Daycare Center; (PS-2,3,4,5)	PA	P	
Delicatessen and catering establishment (PS 4,5)	PA	P	
Dry cleaning and laundry - Commercial type. (PS 3,4,5,6)		P	
Food Sales from Vendor Carts. Pre-processed foods only.	P		
General service uses including business, personal and professional service. (PS 4,5)		P	
General retail businesses engaged in direct sales to the ultimate consumer. (PS 4,5)		P	P
Hotel, Motel and Time share and/or fractional ownership units limited to 30 day periods, renewable. (PS 3,4,5,6)	P	P	

Medical, dental or health clinic (PS 4,5)		P	
Offices, professional & administrative (PS 4,5)		P	P
Parking Lot (surface) and Parking Garage	P		PA
Product development and product testing activities			P
Public Utility Facilities: water wells, water treatment, water storage, electrical substations, gas regulating stations, waste water treatment / package / pre-engineered plants, energy production off-grid: solar, wind, geothermal, gasification/pyrolysis, bio-digester. etc. (PS-3,4,5,6,8)	C	C	C
Resort w/ Conference Facilities (PS 4 & 5)	P		
Restaurants, with or without drive-thru, (PS-4,5,7)	P	P	P
Tavern, bar or lounge (PS 4,5)	PA	P	
Technology Park: for Research & Development, Incubator Start-up, Business Park–Multi Tenant, Medical Research, Retail (PS-3,4,5,6)			P
Transportation-water taxis, trolley (rail and tires), tram, electric vehicles and charging stations, autonomous vehicles, buses/shuttles, monorail (any speed), horse drawn carriage. (PS 4-5)	P		P
Veterinarian School (PS 3,4,5,6)			P
Welcome Center for DVCG-South & DVCG-North with supporting commercial uses and real estate sales office. (PS 3,4,5,6)	P	P	

P - Permitted Use PA - Permitted Accessory Use C – Conditional Use

There is particular sensitivity to the development of areas abutting Casa Grande Mountain Park. Accordingly, the PAD proposes that a separate document be approved by Planning Commission prior to development of any area greater than 8% that attends to hillside design elements (see *Relationship of the plan elements to conditions on and off the property*; above).

Staff has a concern regarding one of the permitted uses within the Resort Commercial Land use category, situated the closest to Casa Grande Mountain Park. “*Commercial Recreation-Indoor & Outdoor*” is defined as:

“amusement park style rides included but not limited to roller coasters, dark rides and various augmented and virtual reality attractions, simulation rides, climbing structures, snow and ice activities including skiing, sledding, tubing, skating, extreme sports, swimming, rock and wall climbing, ziplines, arcade, canoe rides, live shows, stunt shows, animal shows. Variety and musical shows, plays, concerts, including but not limited to other entertainment park attractions, etc.”

Staff supports a wildlife exhibit attraction within this area, which was originally proposed in previous drafts but now not clearly present within the PAD guide. Various indoor and outdoor attractions are also supportable here such as entertainment, climbing structures, and a zipline. Staff recommends that *Commercial Recreation-Indoor & Outdoor* be modified, however, to remove the allowance for rollercoasters. A rollercoaster this close to open space would substantially hinder the enjoyment of Casa Grande Mountain Park and it could create a negative impact on this use relationship. A

rollercoaster also doesn't seem necessary given the fact that this is proposed as an allowed use on the north side of the Interstate.

Building location, height & Building Elevations;

Presently, "amusement park structures" in this Resort Commercial area are allowed to be 200 feet. in height. Though there are measures proposed to help with compatibility between these uses and the abutting Casa Grande Mountain Park, such as perimeter setbacks and step-backs; staff recommends the maximum height for buildings and structures be limited to 100 feet. Concerns and feedback from the notification process reveal that this is a particularly critical concern (See Exhibit D). This would also solve the ambiguous differences between a "commercial recreation structure" and an "amusement park structure" that permit drastically different maximum heights. Staff further recommends that Planning Commission will have the authority to authority to approve, deny, or modify the height up to the maximum during Major Site Plan review for these 100 feet. tall structures.

Below is a list of development standards for the non-residential buildings and structures (also see Exhibit C-section 3.7.1):

<i>Bulk Regulations:</i>			Campus /
	Resort Commercial	Commercial	Tech Park
Minimum Lot Width:	125'	250'	150'
Minimum Lot Depth:	150'	350'	200'
Maximum Building Coverage:	NA	35%	40%
Maximum Building Height ^{(1) (2)} :	80'	35'	50'
<i>Building/Structure Heights Specifically for</i>			
Hotels / Motels	60'		
Comm Outdoor Rec Structures	100'		
Amusement Park Structures ^{(1) (2)}	200'		
<i>Minimum Building, Amusement Park/Outdoor Recreation Structure Setbacks^{(3) (5)}</i>			
Front :	30'	40'	30'
Interior Side:	15'	30'	25'
Rear :	10'	30'	25'
Street Side :	20'	30'	30'
<i>PAD Perimeter Building/Structure Setback</i>			
	Equal to Building. Ht.	same	same
<i>Minimum Landscape Setbacks: from PL to Surface Parking^{(4) (5)}</i>			
PAD Perimeter	30' ⁽⁴⁾	30'	30'
Arterial Streets:	30'	30'	25'
Other Public Streets	20'	25'	20'
Side:	10'	20'	10'
Rear:	10'	20'	10'
<i>Minimum On-Site Landscape</i>			
Per Lot	12%	25%	15%
Total DPCG-South	15%		

Architectural theme will be established with the development of the first commercial site, where standards will be provided for the review and consideration by Planning Commission establishing the rest of the commercial development within the PAD. Elevations will be submitted as part of the Major Site Plan submittals for the commercial and multi-family development. Four medium, low and very low residential density areas, housing product per the 2003 Residential Development Standards shall be submitted for Planning Commission review at the time of platting or prior to the approval of building permits.

Landscaping;

As proposed within the PAD, A Master Landscape Theme will be prepared for both perimeter and on-site development regarding plant material, layout, quantities and sizes. Proposed landscape standards for the project will equal or exceed the size and quantities of plant material referenced in the Casa Grande Development Code. Details of the proposed landscape theme with layout, quantities and sizes of plant material will be submitted for review and approval by the Planning Commission at the time of the first Major Site Plan Submittal. The amount of landscaped area for the project shall equal or exceed an overall value as defined under the open space requirements of this PAD. This represents a minimum area of 15%. The project landscape shall include: landscape setbacks, parking lot landscaping, individual or shared retention basins, parkway landscaping, foundation planting areas, and all other areas of the project site not containing buildings, structures, or pavement.

A significant amount of native landscaping exists within this PAD which is not often the case in Casa Grande. Section 17.68.280D.2 of the Zoning Code requires that PAD proposals identify the location and extent of major vegetative cover. To meet this requirement staff is recommending that the applicant provide a graphic that illustrates the location of all saguaros over four feet in height that are located outside of the open space areas that potentially will have to be removed. Staff also recommends that the PAD include language that requires any removed saguaros to be replanted in other areas of the project to maintain a native landscape design theme.

Lighting;

Lighting will be evaluated in conjunction with the submittal of future Major Site Plans and street lighting within public improvement plans and preliminary plats.

Provisions for utilities;

The site may be serviced by the following utility providers:

- Sanitation Services (trash & sewer) - City of Casa Grande
- Water - Arizona Water Company
- Electricity - APS
- Gas - Southwest Gas
- Communications - Cox Cable/CenturyLink

A master water and waste water report were submitted with the PAD for review. A water campus will be necessary to serve the site, to be provided by AZ Water. The location of this campus is unknown at this time; but public facilities are allowed as a conditionally permitted use within residential and non-residential sections of this PAD. A waste water treatment facility is proposed to be located within the Dreamport Villages areas. Public Works is okay with the development of a privately owned and maintained waste water facility. Public Works staff has required that a Master Water and Wastewater Report be generated that further details the water and wastewater demands created by the development, and the water and wastewater infrastructure and facilities that need to be constructed to service this demand, said report shall be submitted and approved prior to approval of any Major Site Plan within the PAD.

Site drainage; Grading;

Drainage exhibits have been provided for the PAD and are under review. A Master Drainage Report will be required to be submitted and approved prior to the approval of any Major Site Plans within the PAD. Said Master Drainage Report will be required to address:

- 1) The volume and location of the off-site flows impacting the development and how they will be transmitted through the development.
- 2) The quantity of stormwater anticipated to be generated by development and how it is to be managed and retained.
- 3) Any areas located within a Special Flood Hazard Area and how these areas will be developed in conformance with the City's flood hazard area regulations.

A preliminary drainage report will be submitted and processed with each Major Site Plan addressing the specific drainage facilities that are required to be constructed with the construction included within the Major Site Plan.

An 18.6-acre park is proposed around an existing borrow pit that can has the potential to be improved as a retention area.

Open space;

The PAD exceeds the minimum amount of 15% open space required of a PAD. As a whole, there is 20.8% designated open space within the PAD, but excluding the commercial areas, this amount is 24.4%. In addition to the designated open space throughout the PAD, including an 18.6 acre community park, there will also be common area open space provided within the residential parcels.

Loading and unloading areas;

NA

Signage, Walls; Screening

A Comprehensive Sign Plan for the development and future amendments thereto will be submitted separately for Planning Commission review and approval. Wall and screening will be provided on preliminary plats or Major Site Plans for review. Typically there is to be 6 ft. perimeter walls around residential development. Walls screening outdoor storage in commercial areas must be a minimum of 6 ft. in height. Other screen walls to mask parking or natural berms will be utilized in commercial areas subject to future landscaping guidelines submitted for Planning Commission review.

Setbacks

Setbacks as proposed (Exhibit C), and discussed above are determined to be adequate to provide sufficient space between structures subject to the recommended modifications discussed herein.

PUBLIC NOTIFICATION/COMMENTS

Notification

Public hearing notification included:

- A notice of time, date, place, and purpose of the public hearing was published in the Casa Grande Dispatch on January 17, 2017 for the February 2, 2017 meeting prior to this project's rescheduling to March 2. New notice of the March meeting was sent out on February 14.
- A notice was mailed on January 17 and 18, 2017 to the property owners within 300 ft. of the PAD, and again on February 14 once the hearing was rescheduled to March 2, 2017. An affidavit confirming this mailing is within the project file.
- A notice was posted by the applicant at the subject site in three locations, including the Peart and Arica trailheads prior to fifteen days of the public hearing. These signs were updated to reflect the rescheduled date. An affidavit confirming this posting was also supplied by the applicant.
- Recent articles that have appeared in the Casa Grande Dispatch and other media sources have also prompted calls and questions.

Inquiries/Comments

Emails were received during the initial public notification and additional inquiries occurred after the recent media release regarding the project.

Most inquiries were simply to gain additional information and clarification of the project. One gentleman expressed opposition, understanding this to be an initial zoning for residential and school use opposite his property on the other side of Lamb. Having purchased the property in 2015, he was unaware of the existing approved land entitlement for residential and school use, approved in 2007. Another gentleman was generally in favor but was hopeful the City would be mindful of the residents in the area to ensure they would be minimally impacted. He was pleased to learn that the majority of the land use change was along Interstate 8 and that the frontage road was planned to

divert the bulk of the traffic from going through the Mountain View Estates neighborhood. Additional people within that neighborhood have recently inquired about how this will impact them.

Another email was recommending that the wildlife attraction feature only animals that thrive in the desert and that they be allowed to roam at-large versus cages.

Mary Johnson, former City of Casa Grande Community Services Director, expressed significant concern regarding the impact the development would have on the Casa Grande Mountain Park as well as the existing trails within the option parcel (discussed above). She would like to see additional community meetings and ways to promote lower density near the park especially due to the park's increased popularity in recent years and the uniqueness of such an amenity.

All written correspondence that has been received up to the time of writing has been included within Exhibit E, notification correspondence.

STAFF RECOMMENDATION

Staff recommends the Commission forward a recommendation to approve the Major Amendment to a PAD Zone/Preliminary Development plan (DSA-17-00001) for Dreamport Villages Casa Grande South to City Council with the following technical corrections and conditions:

Technical corrections:

1. Provide a cross section for Exhibit 8B within the PAD guide that shows a full-street right of way with a modified T-28 Casa Grande Mountain Trail detail located within it where it would border the western boundary of the PAD.
2. Remove the proposed method of approving Major and Minor Amendments to the PAD. Additionally, remove the proposed modified review time frame for Major Site Plans
3. Include "public buildings/facilities" as conditionally permitted uses in all non-residential and residential categories.
4. Modify the "*Commercial Recreation-Indoor & Outdoor*" definition to remove rollercoasters as a permitted use. Provide more specificity with regard to a wildlife attraction being permitted and clarity between "Amusement" and "Commercial Recreation" structures.
5. Limit height of Commercial Outdoor Recreation Structures / Amusement Park Structures to a maximum of 100 ft.,
6. Applicant to provide a graphic that illustrates the location of all saguaros over four feet in height that are located outside of open space areas. Include a

requirement within the PAD that any saguaro's that are removed be relocated within the PAD to create a native landscaping theme. Said plan shall be submitted and approved by the Planning Director prior to the approval of any Major Site Plan, Preliminary Plat, or grading permit within the PAD.

7. A Master Water Report that details the water demands, sources and facilities needed to serve the PAD shall be submitted and approved by Arizona Water Company and the City prior to approval of any Major Site Plan within the Dreamport North or South PAD.
8. A Master Wastewater Report that details the wastewater demands and treatment facility shall be submitted and approved prior to approval of any Major Site Plan within the Dreamport North or South PAD
9. A Master Drainage Report shall be submitted and approved prior to approval of any Major Site Plans within the PAD how off-site water will be transmitted through the site. Said report to provide details regarding:
 - a. The source and amount of off-site flows that are impacting the site and how said flows will be transmitted through the site.
 - b. How development will occur within the Special Flood Hazard Area A in compliance with the City's special flood hazard area regulations.
 - c. The amount of additional stormwater that will be created with the development of the site and how said stormwater will be managed and retained.
10. Provide a contour map with contour intervals no greater than two feet for the entire PAD and for property within one hundred feet of the boundary (17.68.280.D.1)

Conditions:

1. Land must be dedicated to the City at the west boundary of the PAD for a roadway and trail access prior to the abandonment of the existing Peart trailhead.
2. A minimum of one acre of land must be dedicated to the City for the existing Arica Road trailhead and parking area prior to the approval of any Major Site Plans or Preliminary Plat within the PAD.

Exhibits:

- A – Owners authorizations
- B – Narrative
- C – PAD Guide (separate document)
- D – Regional Trails Master Plan (excerpt)
- E – Notification correspondence