

Kelly Ranch
Planned Area Development
PAD22-19

Presented by: Alexander Bosworth

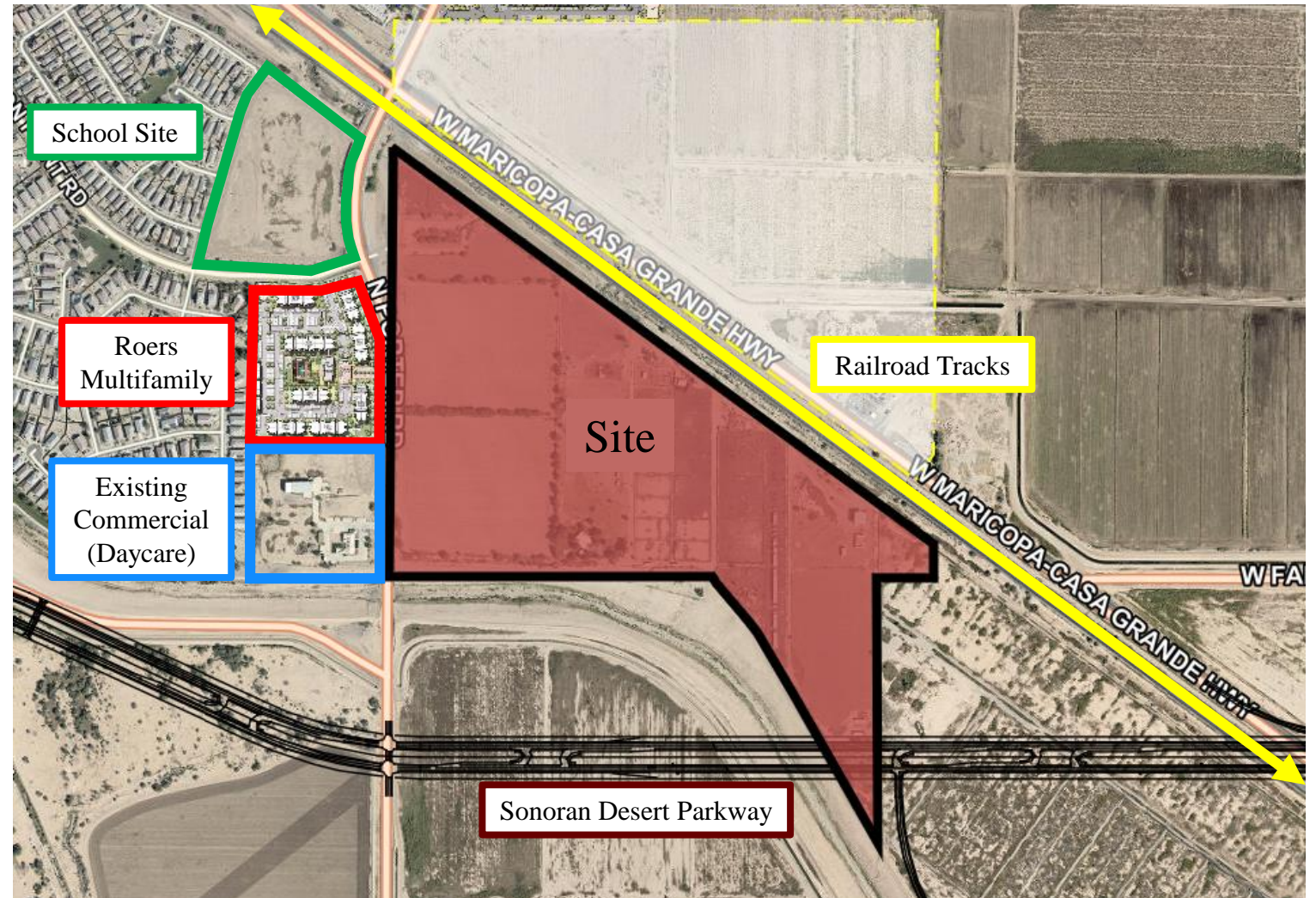


Details of the Request

Site Location

Site Location:

- The site is approximately 100 net acres of land located on the SEC of N. Porter Rd. and W. Maricopa-Casa Grande Hwy.
- The site is bordered to the west by the existing daycare facility/commercial development, an approved multifamily development, and a planned school site.
- The Sonoran Desert Parkway corridor is present to the south, and the railroad tracks are to the north/northeast.
- Access to the Maricopa-Casa Grande Highway will not be possible due to the railroad, and will be limited to N. Porter Rd.

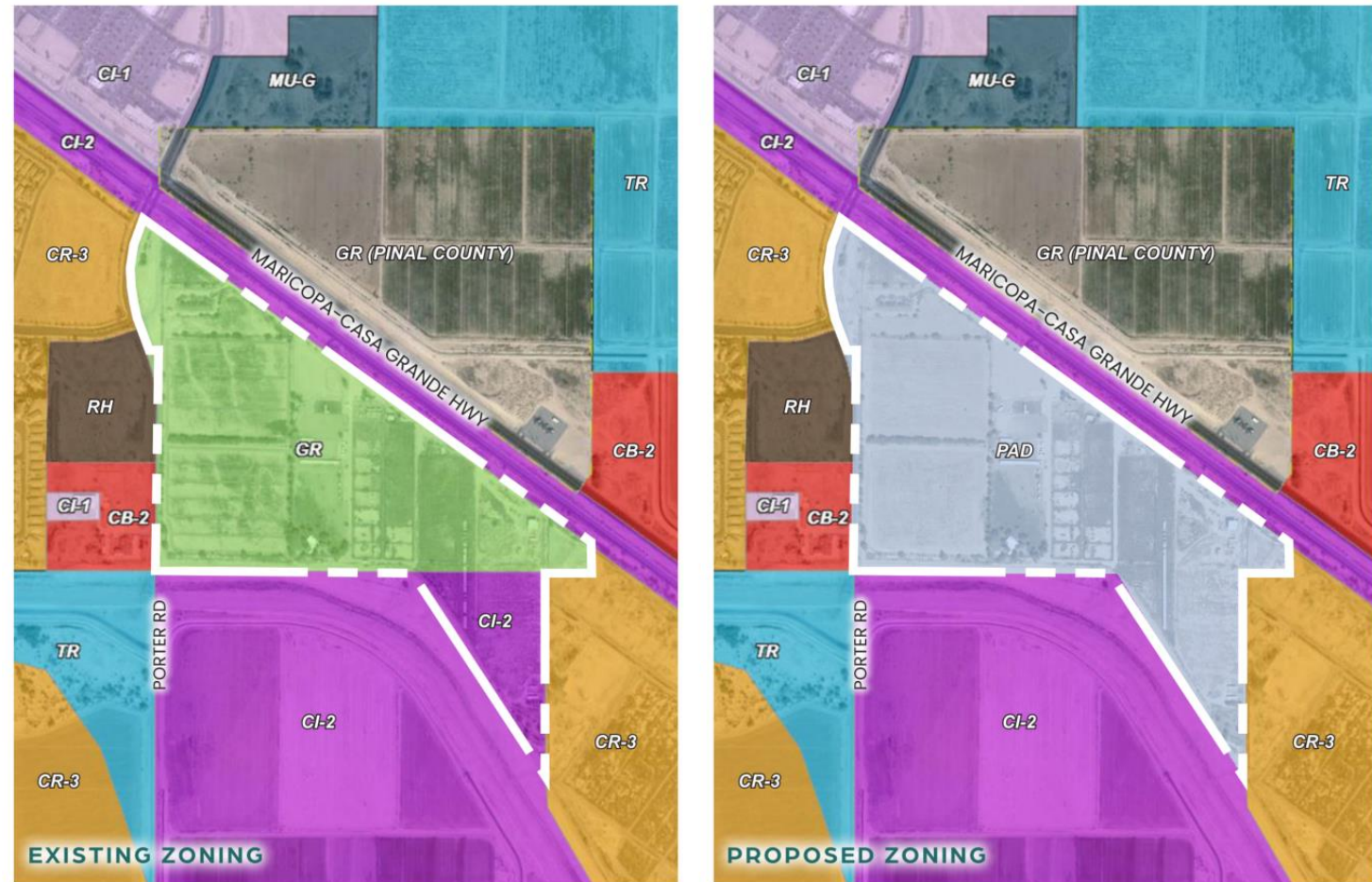


Details of the Request

Zone Change Map

Rezone to PAD:

- This request is to rezone the subject site from the existing General Rural (GR) and Industrial (CI-2) zoning districts to the Kelly Ranch Planned Area Development (PAD) zoning district.
- A major General Plan Amendment was processed for this site in late 2021 to designate the area as “Medium Density Residential.” This rezone is compatible with the General Plan designation.



LEGEND

CB-2 - GENERAL BUSINESS
CI-1 - LIGHT INDUSTRY & WAREHOUSE
CI-2 - INDUSTRIAL

MU-G - GENERAL MIXED USE
RH - HIGH DENSITY RESIDENTIAL
CR-3 - SINGLE FAMILY RESIDENCE

TR - TRANSITIONAL
PAD - PLANNED AREA DEVELOPMENT
GR - GENERAL RURAL



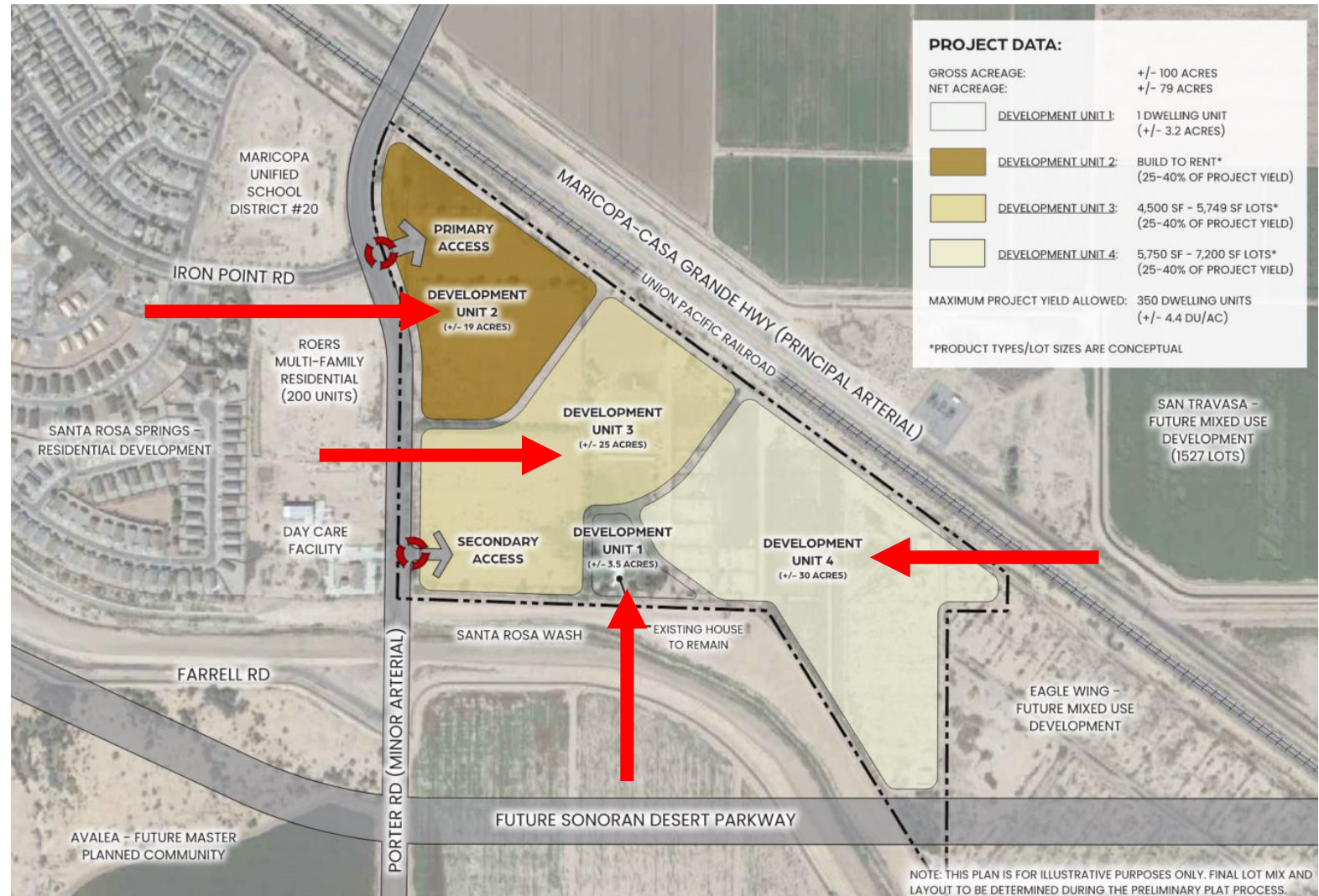
NORTH SCALE: NTS

Details of the Request

Conceptual Development Plan

Development Plan:

- This PAD is divided into four (4) distinct development units, each focusing on a distinct housing product.
- The development will have a maximum yield of 350 dwelling units, at a density of 4.4 du/acre.

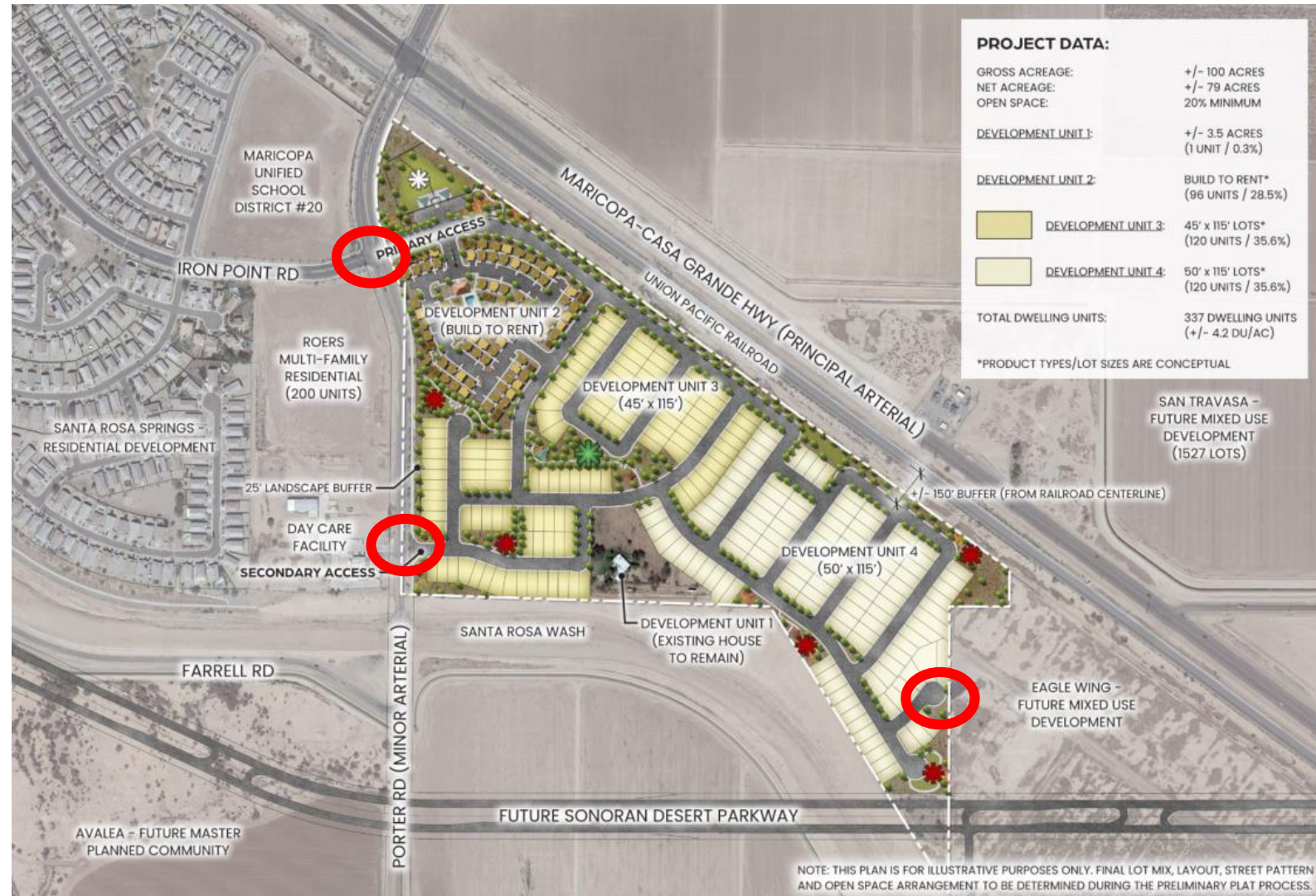


Details of the Request

Conceptual Site Plan

Conceptual Site Plan:

- The community will feature a variety of housing products and lot sizes that will be integrated with one another in a seamless transition.
- Two access points on N. Porter Rd. are shown, with the primary access lining up with Iron Point Rd.
- Opportunity for future connections is shown to the east.



Details of the Request

Conceptual Open Space Plan

Landscaping and Open Space:

- The community will feature various amenity areas located throughout the community.
- The primary amenity will be a centrally-located open space that will feature a variety of amenity and programming options.
- The secondary amenity, located closest to Porter Road, is designated as being either a dog park or a multi-purpose sports field.
- The multi-family portion of the community will feature its own private amenity area, exclusive to its residents.

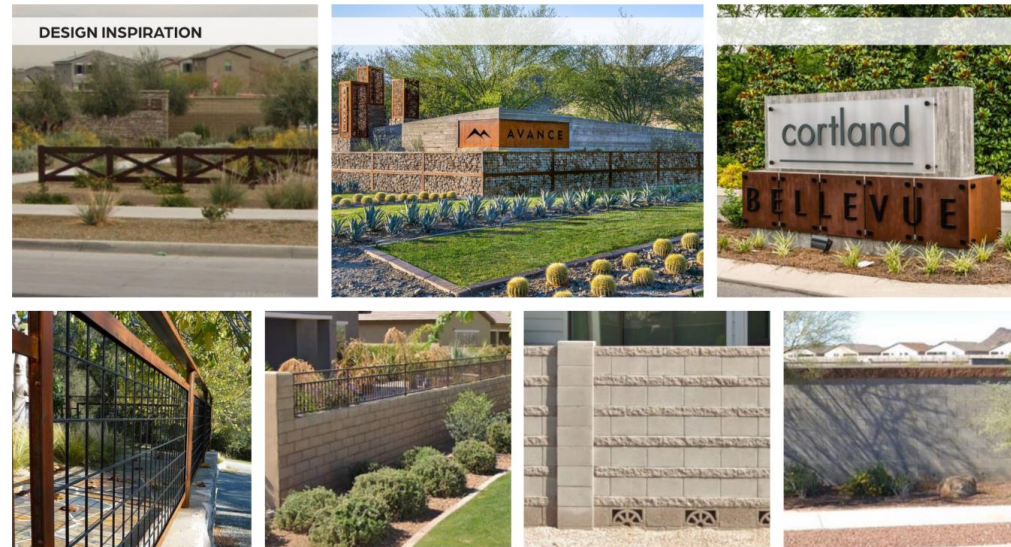


Details of the Request

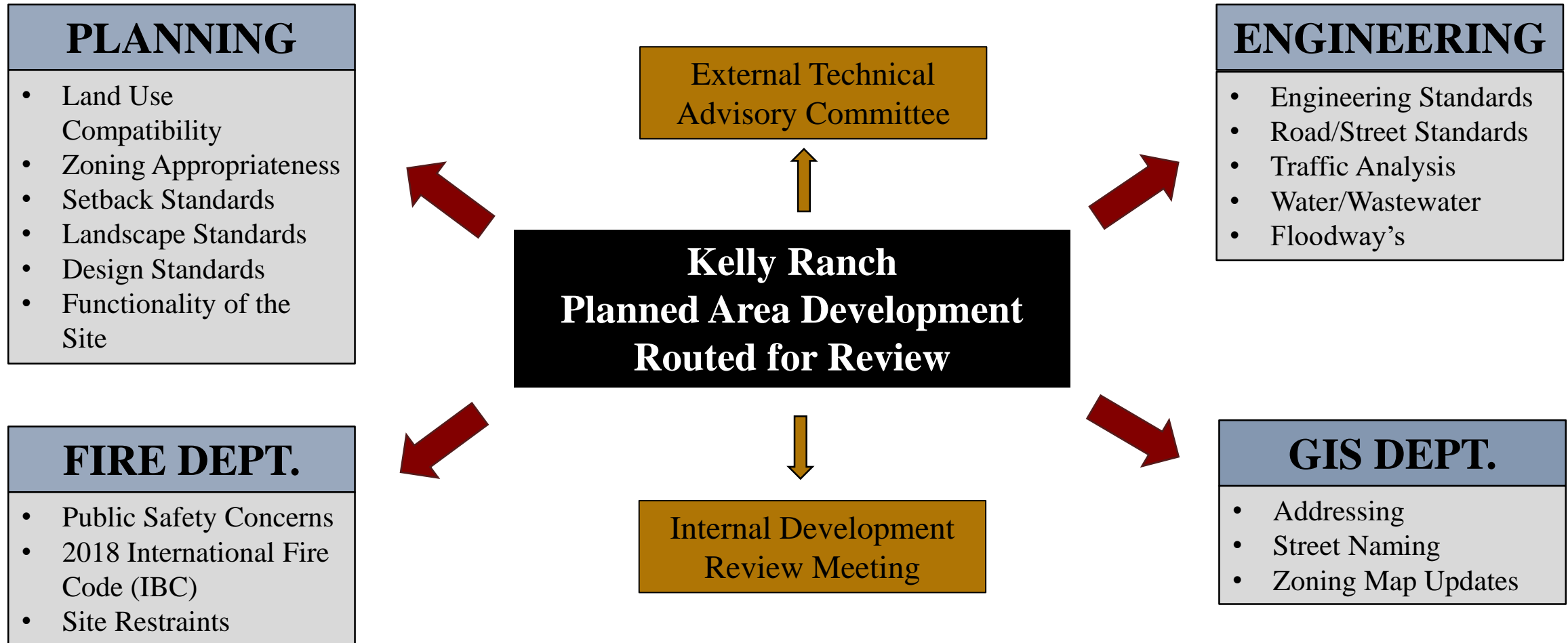
PAD Design Elements

PAD Design Elements

- The incorporation of design elements are a requirement for the approval of a PAD district.
- Due to acreage, this proposed project is required to include a minimum of 5 design element points in addition to various required elements.
- This project has included a total of 11 points, and incorporates various Architectural, Landscape, Open Space, and Community design elements.
- Notable design elements include the incorporation of front yard living spaces on at least 60% of homes, retention areas to be designed as useable and ADA accessible, and landscaped open spaces visible from arterial and residential streets.



Development Review:



Staff Analysis:

In accordance with Section 18.140.060 of the City's Zoning Code, staff has analyzed the proposal and made the following findings:

1. The proposed development is consistent with the General Plan, the Subdivision Ordinance, and any applicable specific plan or master plan, including the density and intensity limitations that apply;
2. The subject site is physically suitable for the type and intensity of the land use being proposed;
3. Adequate transportation facilities and public services exist or will be provided in accordance with the conditions of PAD plan approval, to serve the proposed development and the approval of the proposed development will not result in a reduction of traffic levels of service or public services so as to be a detriment to public health, safety, or welfare;
4. The proposed development will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area;
5. The development complies with applicable adopted design guidelines; and the proposed development carries out the intent of the Planned Area Development provisions by providing a more efficient use of the land and an excellence of architecture and site design greater than that which could be achieved through the application of the base district regulations.

Public Outreach:

- February 16, 2023 – Neighborhood Meeting notification letters sent
- February 17, 2023 – Sign Posting
- March 7, 2023 – Neighborhood Meeting held
- May 3, 2023 – Public Hearing notification letters sent
- May 5, 2023 – Sign Posting (Updated)
- May 6, 2023 – Newspaper Notice in the Casa Grande Dispatch
- May 22, 2023 – Planning & Zoning Commission (Public Hearing)

Recommendation:

- The Planning and Zoning Commission recommends that the Mayor and City Council approve the Planned Area Development request as described in **Case #PAD22-19**, subject to the conditions of approval stated in the staff report.