

Stonegate

*Planned Area Development Major Amendment
Request
PAD24-05*

Presented by: Derek Scheerer



Site Information

Site Map

Applicant:

Gammage & Burnham, PLC, on behalf of Stonegate BFC, LLC

Location:

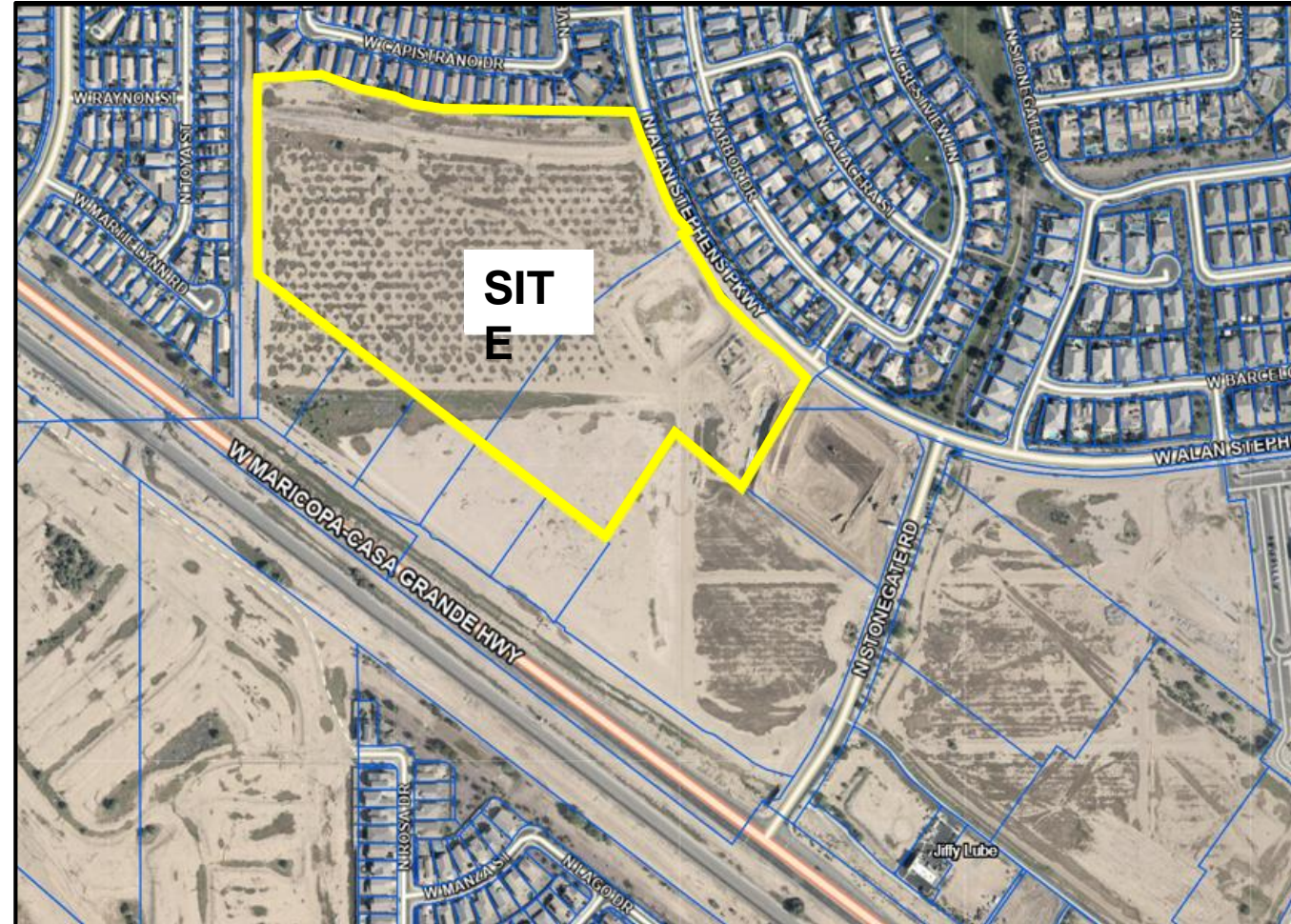
Northwest corner of W. Maricopa-Casa Grande Hwy. and N. Stonegate Rd.

Project Area:

Approximately +/- 28.53 acres

Proposal:

A request for a Major Amendment to the Stonegate Planned Area Development (PAD) on +/- 28.53 acres of vacant land for the development of various residential developments (Build-to-Rent and traditional multi-family).



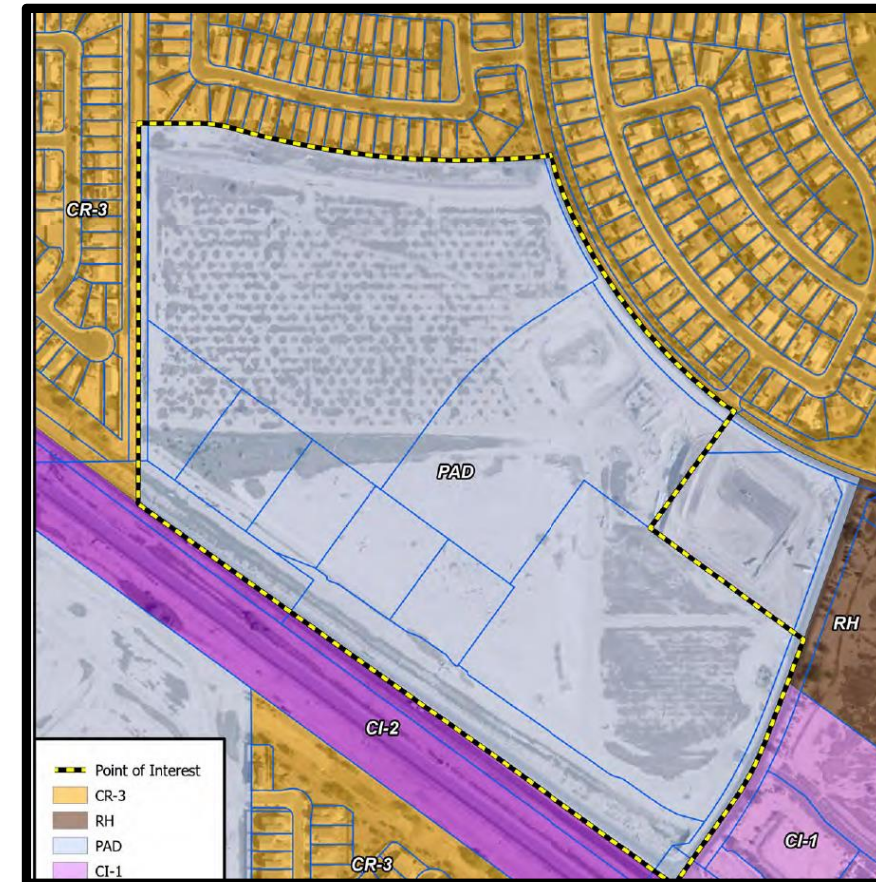
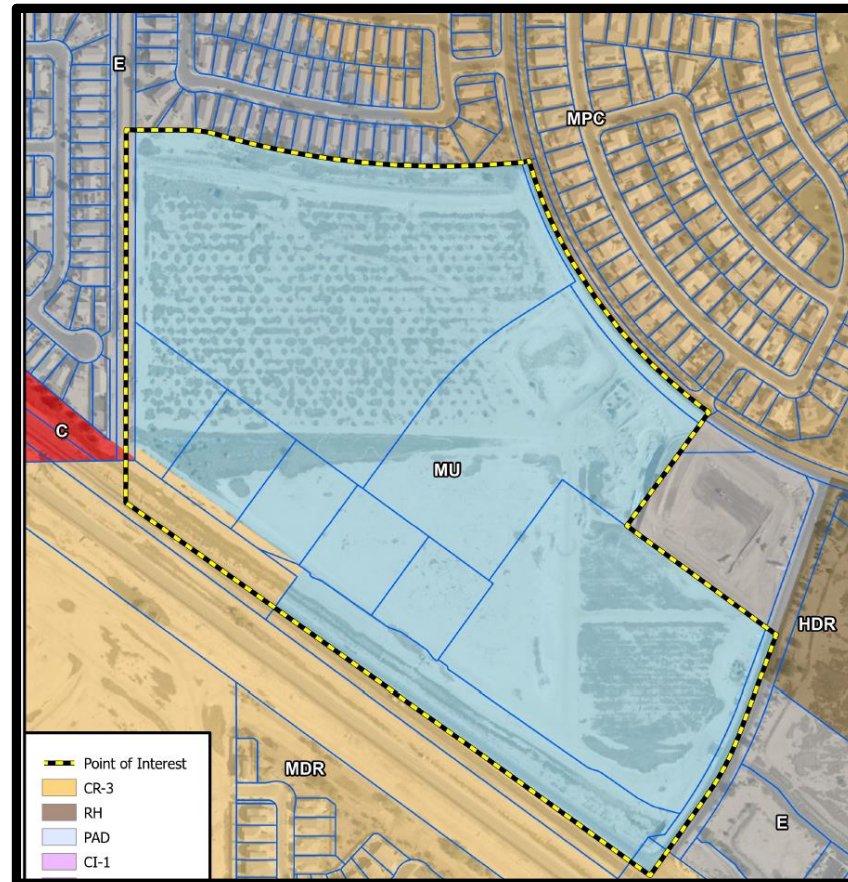
Staff Analysis

Current GPFLUM Map

Current Zoning Map

General Plan Future Land Use & Zoning Maps:

- Mixed Use (MU)
- Stonegate Planned Area Development (PAD)
- The proposed Major Amendment request is consistent with existing General Plan and Zoning designations for the site.

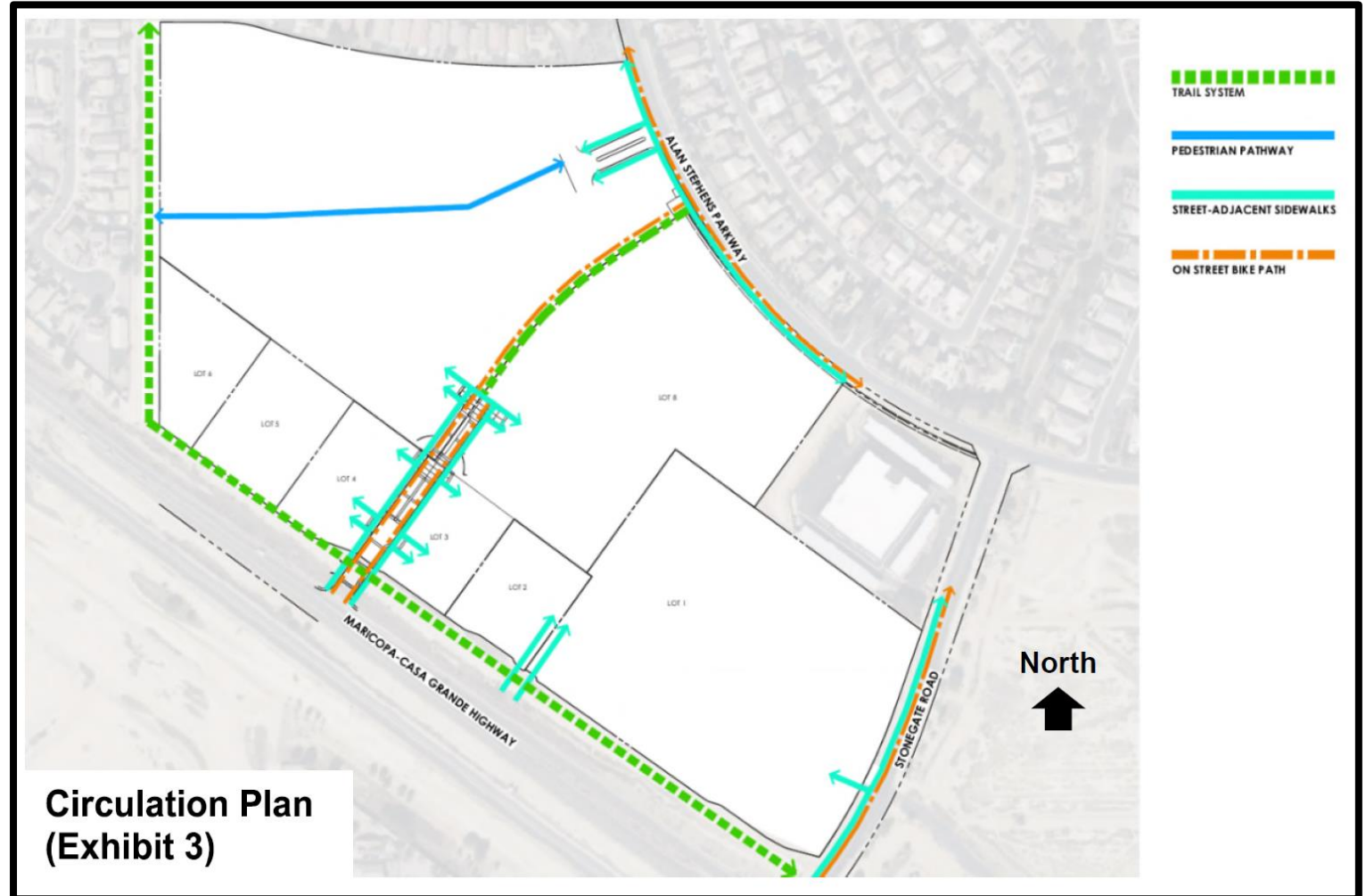


Details Of The Request

Land Use Pattern

Stonegate:

- The proposed Major Amendment request focuses on a flexible land use pattern that eliminates the former spine road that bisected the site.
- The newly proposed internal/external access truncates and limits vehicular traffic to Alan Stephens Pkwy.
- The eliminated portion of the spine road will become a pedestrian trail.



Details Of The Request

Residential Development Standards

Stonegate:

- The PAD Amendment adds a residential land use category for multi-family Build-to-Rent (bungalows/cottages) products
- The PAD does not propose additional use types or deviate from previous base standards that are established.

Development Requirements					
	District				Additional Regulations
	Single-Family	Multi-Family	Multi-Family Build to Rent (BTR)	Commercial	
Lot and Density Standards					
Min. Lot Area (s/f) (minimum)	2,500	N/A	N/A	N/A	
Min. Lot Width (ft.) (minimum)	30	N/A	N/A	N/A	
Min. Lot Depth (ft.) (minimum)	80	N/A	N/A	N/A	
Max. Density (Units/net acre)	15	28	28	N/A	
Building Form and Location					
Maximum Building Height (ft.)	30	45 ^{1,2}	45 ^{1,2}	45 ^{1,2}	
1st Floor Ceiling Height (ft. clear)	N/A	N/A	N/A	12	
Residential Setbacks (ft.)					
<i>Front</i>	10 ¹	15	15 ^{2,8,9}		25' setback along Alan Stephens Pkwy ²
<i>Interior Side</i>	0	0	0 ^{8,9}		
<i>Street Side</i>	10	15	15 ^{2,8,9}		25' setback along Alan Stephens Pkwy ²
<i>Rear</i>	5	15	15 ^{8,9}		
Landscaping Setbacks (ft.)					
<i>Front</i>			15 ^{2,8,9}		25' setback along Alan Stephens Pkwy ²
<i>Interior Side</i>			10 ^{8,9}		
<i>Street Side</i>			15 ^{2,8,9}		25' setback along Alan Stephens Pkwy ²
<i>Rear</i>			15 ^{8,9}		

Staff Analysis

Conformance with the General Plan:

- The proposal is consistent with the Mixed Use (MU) designation of the site.

Conformance with the Zoning Ordinance:

- The proposed Amendment meets the development standards and applicable requirements outlined in Section 18 of the Zoning Ordinance and the PAD Booklet.

Public Outreach

- April 5, 2024 – Newspaper notice published
- April 8, 2024 – Notification letters sent
- April 8, 2024 – Site signs posted
- April 23, 2024 – Neighborhood meeting held
- April 26, 2024 – Site sign postings updated
- May 13, 2024 – Planning and Zoning Commission meeting
- June 21, 2024 – 2nd Newspaper notice published (Maricopa Monitor)
- June 24, 2024 – Site sign posting updated
- June 26, 2024 – 2nd Notification letters sent
- June 27, 2024 – 2nd Newspaper notice published (Casa Grande Dispatch)

Discussion:

- On May 13, 2024, the Planning and Zoning Commission voted to approve the rezone request, as described in **Case #PAD24-05**, subject to the conditions of approval stated in the staff report.