

City Council

October 4, 2022

GPA22-08 & ZON22-05 Villas at the Gin



Request

- A request by Stewart & Reindersma Architecture on behalf of Construction Solutions Company for review and approval of a minor General Plan Amendment and a concurrent zoning map amendment/rezone for a proposed multi-family development.



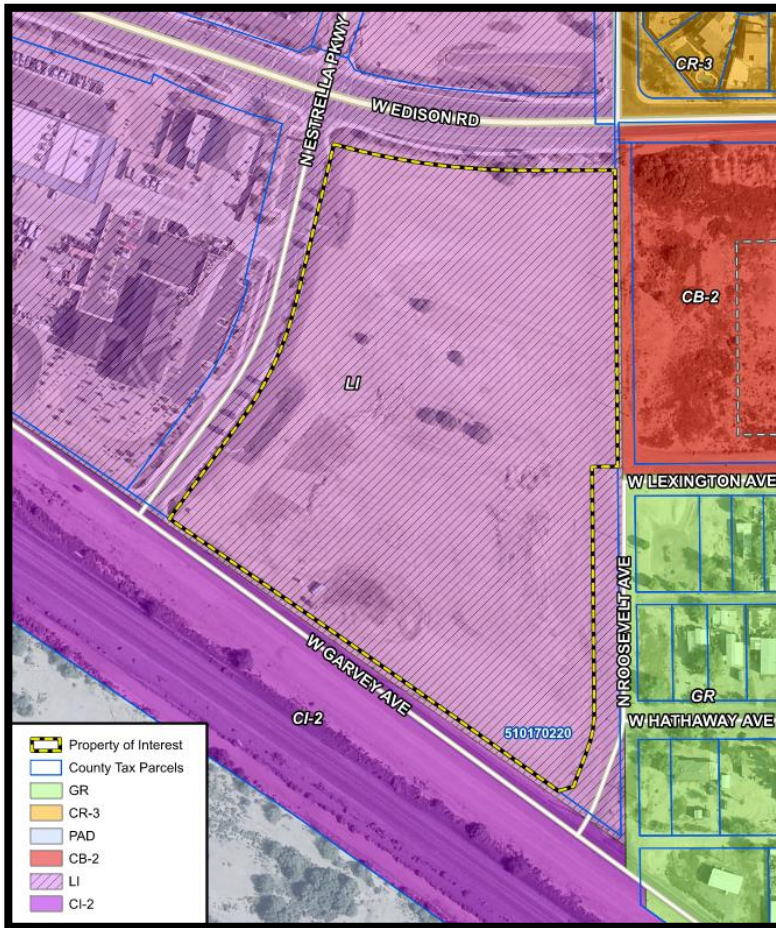
Site Info



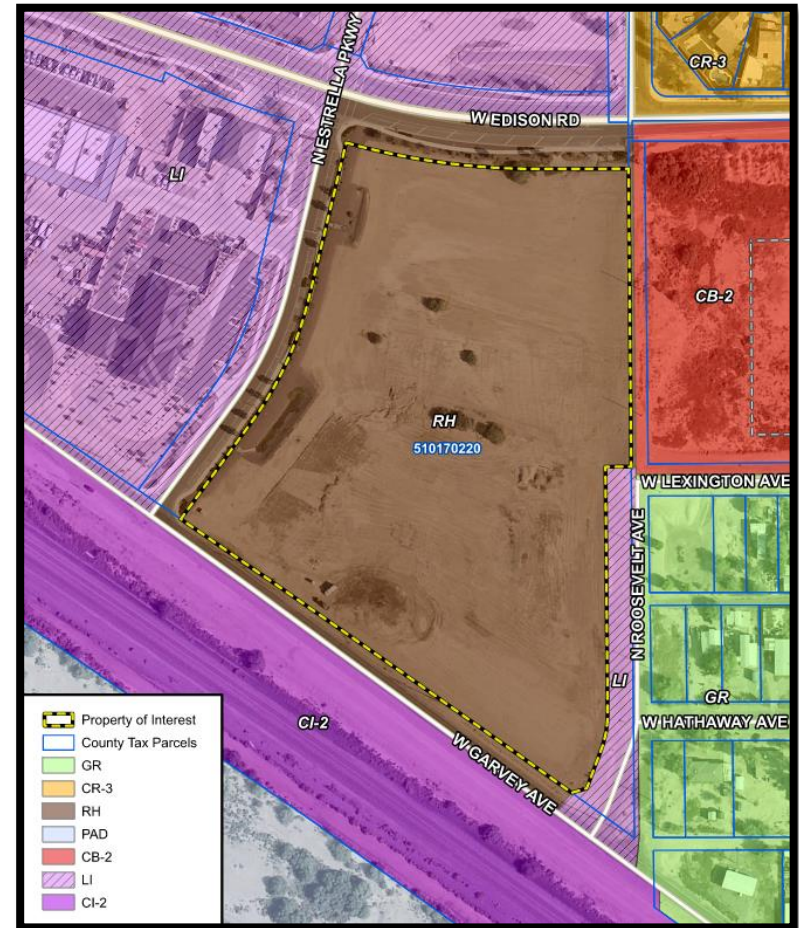
- Site Acreage: 10.17 +/- acres
- Existing Site Use: Vacant
- Propose Site Use: Multifamily
- General Plan Land Use: Employment (E)
- Existing Zoning: LI Light Industrial
- Proposed General Plan Land Use: High Density Residential (HDR)
- Proposed Zoning: RH High Density Residential



Zone Change Map



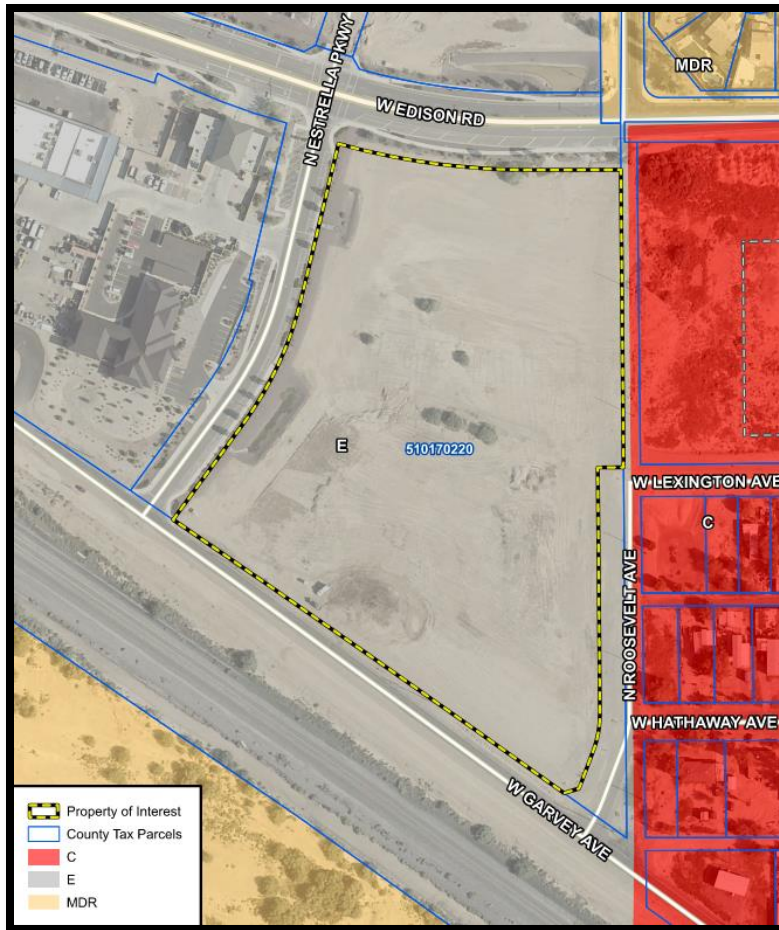
Existing Zoning



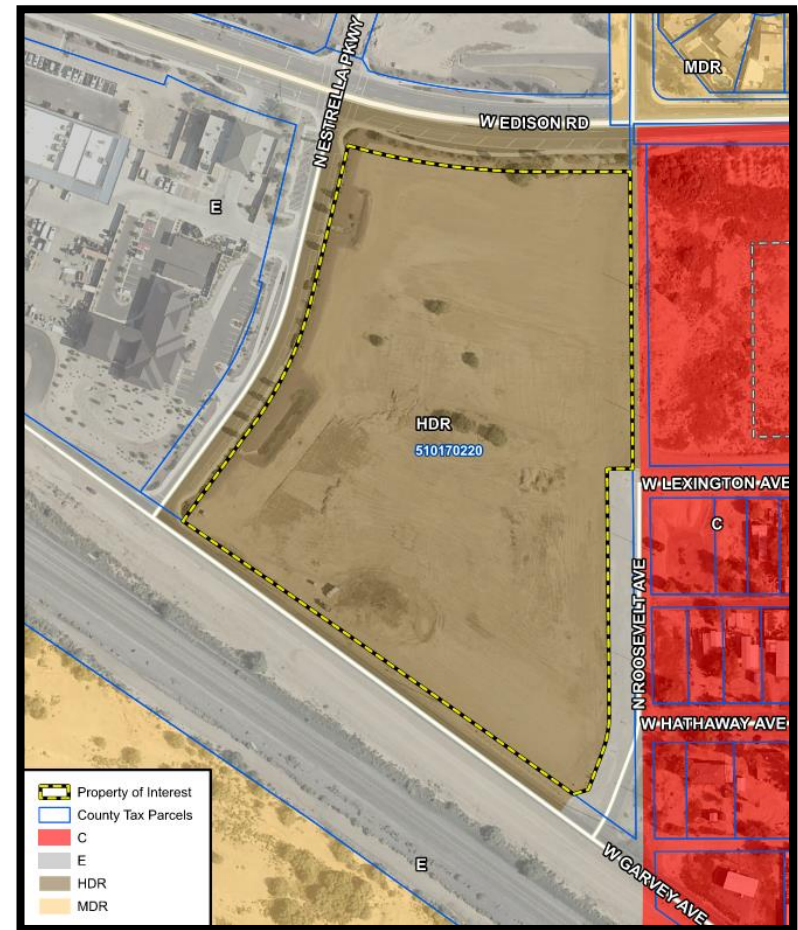
Proposed Zoning



General Plan Amendment Map



Existing General Plan Designation



Proposed General Plan Designation



Conceptual Elevations

These are conceptual elevations to provide some context about the scope of the proposal.

The final elevations will be presented at a later date under the corresponding Development Review Permit case for this proposal.



① ELEVATION 1 - BUILDINGS 1, 2 & 3 - TYPICAL
3/8" = 1'-0"



① ELEVATION 1 - BUILDING 4
3/8" = 1'-0"



① ELEVATION 1 - BUILDINGS 5 & 6 - TYPICAL
3/8" = 1'-0"



Housing Plan Goal

- The City has identified a need (other housing options) of approximately 25% of the city's housing inventory to be multi-family.
- City housing inventory of Single-Family Residential units is 70,400 (entitled) with 24,345 units complete (constructed).
- City housing inventory of Multi-Family Residential units is approximately 2,335 (entitled) with 670 units complete (constructed).
- City housing need for Multi-Family Residential making up 25% of its total housing inventory, based on the current completed units count, is 6,253 completed multi-family units.
- The City currently has approximately 2,133 multi-family units in various stages of land use entitlement proceedings (including this application).



Rezoning Criteria for Approval

In accordance to Zoning Code Sec. 18.175.040, the decision making body shall evaluate the proposed zone change conforms with the following design guidelines criteria:

- The amendment is consistent with the general plan;
- Any change in district boundaries is necessary to achieve the balance of land uses desired by the city, consistent with the general plan, and to increase the inventory of land within a given zoning district; and
- The amendment will promote the growth of the city in an orderly manner and protect the public health, safety, peace, comfort and general welfare.



Public Comment(s)

- As required per the Zoning Code.
 - July 27 – Notification letters went out to property owners within 600 feet of the subject site.
 - July 28 – Sign posting was posted on the property by the City.
 - July 30 – Newspaper Notice in the Casa Grande Dispatch.
 - August 19 – Re-notification by Mail
 - August 22 – Neighborhood Meeting
 - September 12 – Public Hearing was held
 - No public comments were received at the time of the report provided to the Planning and Zoning Commission.
 - Public Participation Report is available in Exhibit F.



Recommendation

- Staff finds the submittal items of GPA22-08 and ZON22-05 to be substantially compliant with Zoning Code, Sec. 18.175.040.
- On September 12, 2022, the Planning and Zoning Commission recommended **Approval of GPA22-08 and ZON22-05 – Villas at the Gin** – subject to the conditions set in the Staff Report.



QUESTIONS?