



City Council

October 18, 2022

PAD22-08 Murphy and Farrell

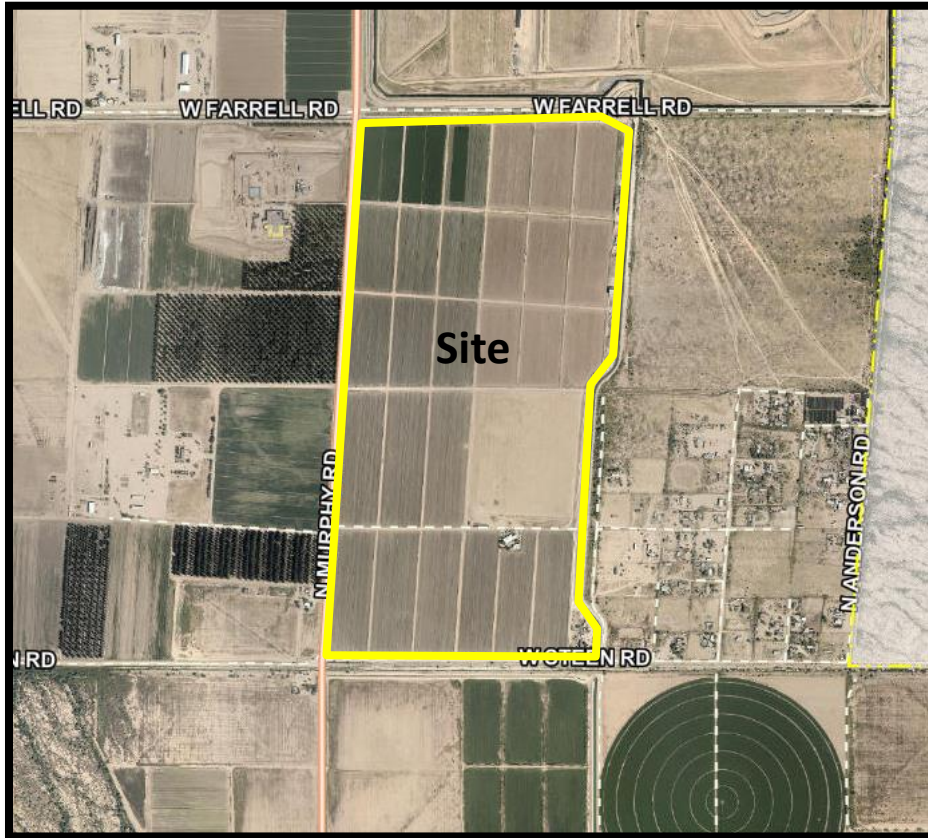


Request

- A request by Angela Carmitchel of DR Horton, on behalf of property owner HBE Farms, LLC for review and approval of a zoning map amendment/rezone for a proposed Planned Area Development.



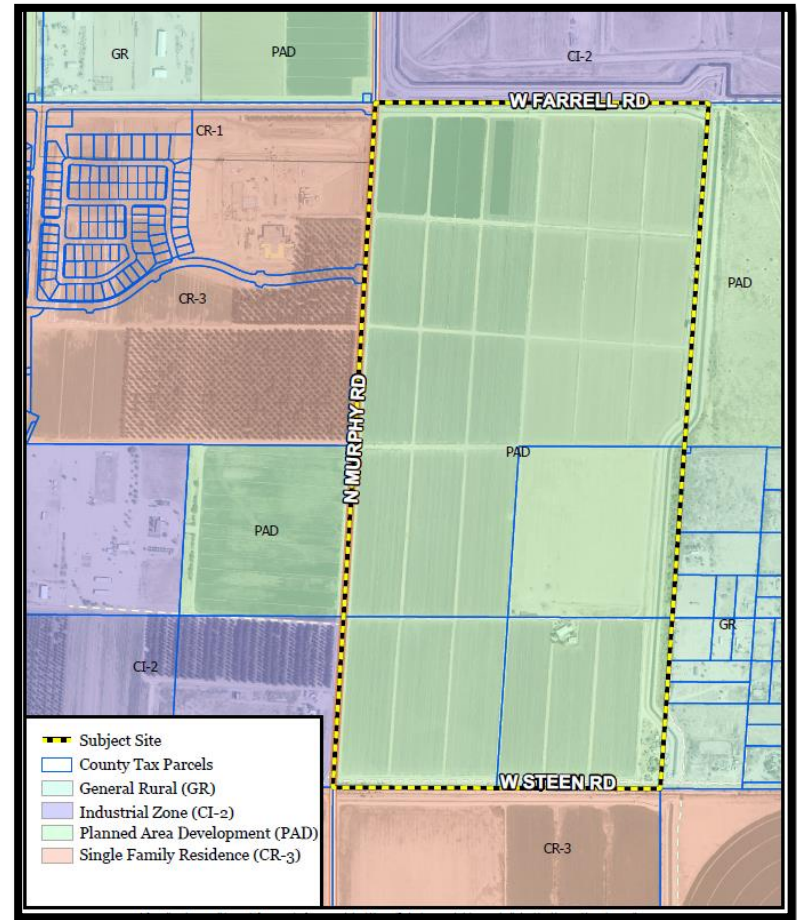
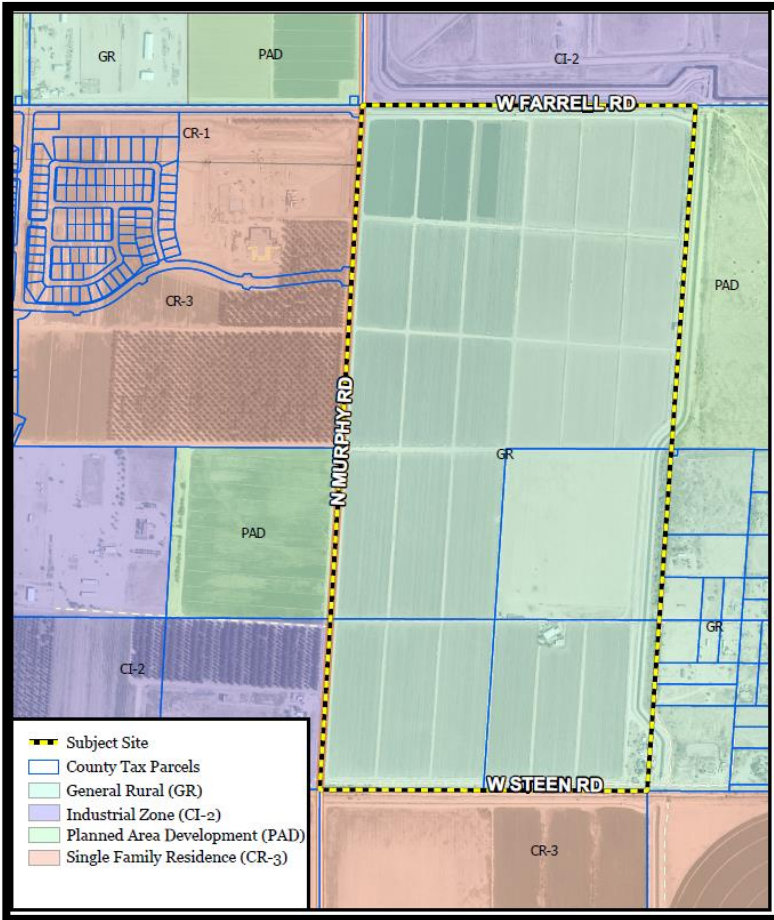
Site Info



- Site Acreage: 325.93 acres +/- acres
- Existing Site Use: Agricultural
- Propose Site Use: Residential with Commercial
- General Plan Land Use: Master Planned Community (MPC)
- Existing Zoning: General Rural (GR)
- Proposed Zoning: Planned Area Development (PAD)

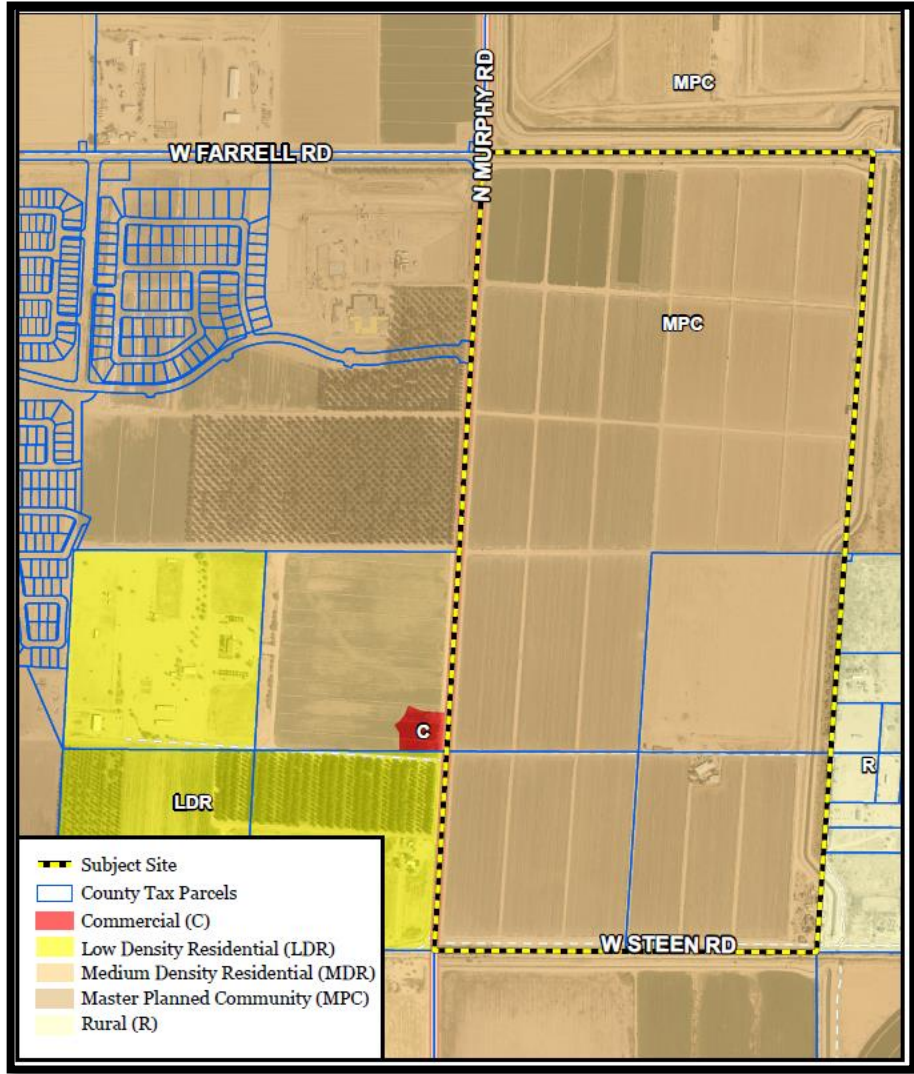


Zone Change Map





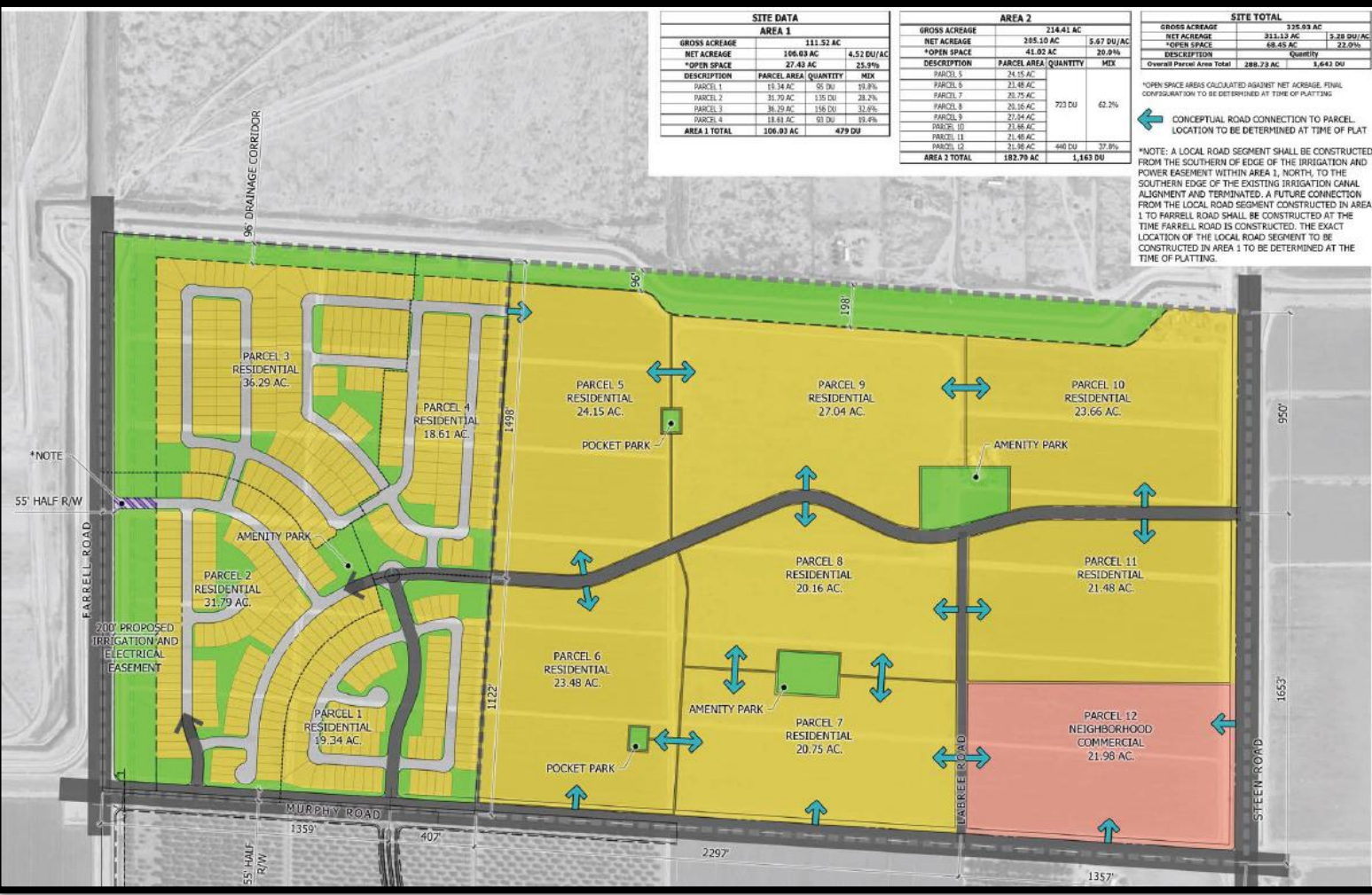
General Plan Land Use Map





Conceptual Site Plan

SITE DATA			
AREA 1			
GROSS ACREAGE	111.52 AC		
NET ACREAGE	106.03 AC	4.52 DU/AC	
*OPEN SPACE	27.43 AC	25.3%	
DESCRIPTION	PARCEL AREA	QUANTITY	MIX
PARCEL 1	19.34 AC	95 DU	19.8%
PARCEL 2	31.70 AC	135 DU	28.2%
PARCEL 3	36.29 AC	156 DU	32.8%
PARCEL 4	18.61 AC	93 DU	19.4%
AREA 1 TOTAL	106.03 AC	479 DU	
AREA 2			
GROSS ACREAGE	214.41 AC		
NET ACREAGE	205.10 AC	5.67 DU/AC	
*OPEN SPACE	41.02 AC	20.0%	
DESCRIPTION	PARCEL AREA	QUANTITY	MIX
PARCEL 5	24.15 AC		
PARCEL 6	21.48 AC		
PARCEL 7	20.75 AC		
PARCEL 8	20.16 AC	723 DU	63.2%
PARCEL 9	27.04 AC		
PARCEL 10	23.66 AC		
PARCEL 11	21.48 AC		
PARCEL 12	21.98 AC	440 DU	37.8%
AREA 2 TOTAL	182.70 AC	1,163 DU	
SITE TOTAL			
GROSS ACREAGE	325.93 AC		
NET ACREAGE	311.13 AC	8.28 DU/AC	
*OPEN SPACE	68.45 AC	22.0%	
DESCRIPTION	Quantity		
Overall Parcel Area Total	288.73 AC	1,642 DU	



This is a conceptual master plan to provide context about the scope of the proposal.

Final development plans will be presented at a later date in accordance with all appropriate applications.



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.
 - Aug. 22 – Notification letters sent to property owners within 600 feet of the subject site.
 - Aug. 22 – Sign postings were posted on the property by the Applicant.
 - Aug. 23 – Newspaper Notice in the Casa Grande Dispatch.
 - Sept. 7 – Neighborhood Meeting
 - Sept. 26 – Planning and Zoning Commission Public Hearing
 - At the time that the report was written, staff has not received any formal comments regarding the request.

*****Refer to Citizen Participation Report (Exhibit G) for further details.*****



Recommendation

- Staff finds the submittal items of PAD22-08 to be substantially compliant with Zoning Code, Sec. 18.175.040.
- On September 26, 2022, the Planning and Zoning Commission recommended **Approval of PAD22-08** subject to the conditions set in the Staff Report.