

AGENDA ITEM _____
DATE _____

Regular Meeting
December 5, 2013

**MINUTES OF A REGULAR MEETING OF THE CASA GRANDE
PLANNING AND ZONING COMMISSION HELD ON THURSDAY,
DECEMBER 5, 2013 AT 6:00 P.M. IN THE COUNCIL CHAMBERS AT
CITY HALL, 510 E. FLORENCE BOULEVARD, CASA GRANDE,
ARIZONA.**

I. Call to Order/Pledge:

Chairman Lavender called the meeting to order at 6:00 p.m.

II. Roll Call:

Members Present:

Chairman Jeffrey Lavender
Vice-Chairman Mike Henderson
Member David Benedict
Member Joel Braunstein
Member Ruth Lynch
Member Fred Tucker

Absent:

City Staff Present:

Paul Tice, Planning and Development Director
Laura Blakeman, Planner
Keith Newman, Planner
Jim Gagliardi, Planner
Melanie Podolak, Administrative Assistant
Mark Graffius, Assistant City Attorney
Duane Eitel, Traffic Engineer

III. Approval of Minutes:

November 7, 2013

Vice-Chairman Henderson moved to approve the minutes dated November 7, 2013, Member Braunstein seconded, a voice call vote was called, and all were in favor.

IV. Changes to the Agenda:

Director Tice noted that the applicants for item A under unfinished business (DSA-13-00123), and item B under new business (DSA-13-00142), have requested postponement of their projects to the January meeting.

Member Braunstein made a motion to postpone cases DSA-13-00123 and DSA-13-00142 to the January 2014, Planning and Zoning commission meeting. Member Lynch seconded the motion.

The following roll call vote was recorded:

Member Tucker	Aye
Member Lynch	Aye
Member Braunstein	Aye
Member Benedict	Aye
Vice-Chairman Henderson	Aye
Chairman Lavender	Aye

The motion passed 6 – 0.

V. Unfinished Business:

A. Request by Jack Gilmore for the following land use approval for property located at the Southwest corner of I-8 and I-10, Casa Grande, AZ 85122:

- 1. DSA-13-00123: Major Amendment** to the Casa Grande Mountain Ranch Planned Area Development (PAD) due to the following changes: Loss of Open Space from 154 acres to 150 acres; Changes to the proposed arterial or collector roadway transportation circulation system; and to adjust the northern boundary lines of the original PAD to accommodate the future interchange at Interstate 8 and Henness Road alignment.

Postponed to the January 2014, Planning and Zoning Commission meeting.

VI. New Business:

Member Braunstein recused himself due to a possible business relationship with the applicant/owner.

A. Request by Antiaging & Wellness Institute, PLLC, for the following land use approval located at 1968 N Peart Rd:

- 1. DSA 13-00147: Preliminary Plat** for a re-subdivision of Building 4 Unit 110 and Unit 111 of the Casa Grande Professional Village. The request is to combine units 110 and 111 into one larger unit.

Jim Gagliardi, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Mr. Gagliardi stated the site is an existing office

condominium park located at the southeast corner of Kortsen and Peart Roads with each condominium suite considered an individual platted lot. In order for this request to meet the required city Building Code firewall separation for each condominium suite, the applicant is requesting to re-subdivide units 110 and 111 of building four, into one large suite. Mr. Gagliardi then overviewed the review criteria for a Preliminary Plat, noting the site has proper zoning and adequate parking. He mentioned that if the Preliminary Plat is approved tonight, the applicant will then submit a Final Plat, which will be heard by the City Council. No public comments were received by staff.

Chairman Lavender asked the applicant to come forward.

Jared Cox, 2715 E. Hermosa Vista Drive, Mesa, representative for the applicant came forward to address the Commission.

Chairman Lavender asked Mr. Cox if he was in agreement with the 10 conditions.

Mr. Cox replied "yes".

Chairman Lavender made a call to the public; no one came forward.

Member Benedict made a motion to approve case DSA-13-00147 Preliminary Plat for a re-subdivision of building 4 units 110 and unit 111 of the Casa Grande Professional Village, subject to the following 10 technical modifications as listed below:

1. Add "Preliminary Plat for" for all three pages of the submittal to read "Preliminary Plat for a Resubdivision of Building 4 Units 110 and 111 . . ."
2. The legal description in the lower right hand corner is incorrect. It references a location in Maricopa County. Please revise all instances of this to reflect the correct legal description.
3. Remove the County filing information block in the upper right hand corner on all pages.
4. It appears that the portion of the dedication statement referring to public utility easements may not be needed as the drawings provided show no easements under or over the area to be resubdivided. Please clarify.
5. Near lower right corner of the page, add an index describing what is on the subsequent pages.
6. Remove the approvals block.
7. Add the following to the notes:
 - a) Existing land use: offices.
 - b) Zoning: Monterra Village PAD.
8. Amend the "Existing 100-Yr Water Supply" note to read: This is to certify that the area platted heron is approved and lies within the domestic water service area of the Arizona Water Company. This subdivision is within an area designated as having an assured water supply per Arizona Department of Water Resources Certificate No. 27-40184.0000, pursuant to ARS 45-576 & 45-579. Water is to be supplied by Arizona Water Company.

9. According to City of Casa Grande GIS data, a 6" sewer line primarily running south-north lies within the easement intersecting with the sewer line shown. Please update accordingly.
10. Add a dashed line denoting where the lot line to be vacated between units 110 & 111 with a note added to the note blocks indicating that the dashed line represents lot line to be eliminated upon this resubdivision.

Member Tucker seconded the motion.

The following roll call vote was recorded:

Member Tucker	Aye
Member Lynch	Aye
Member Braunstein	Abstain
Member Benedict	Aye
Vice-Chairman Henderson	Aye
Chairman Lavender	Aye

The motion passed 5 – 0, with Member Braunstein abstaining as stated above.

B. Request by Arizona Water Company, for the following land use approval for property located at 1882 E. Florence Boulevard:

1. **DSA-13-00142: Conditional Use Permit** to allow for a **Well Site #30** and a special purpose fence (8' feet in height).

Postponed to the January 2014, Planning and Zoning Commission meeting.

C. Request by Michael Scarbrough, MD Partners, LLC, for the following land use approval for property located at 1776 E. McCartney Road:

1. **DSA-13-00118: Major Site Plan/Final Development Plan** for a proposed 4,450 square foot Circle K retail convenience store and fuel center located on 2.17 acres at the northwest corner of Tucker Road and McCartney Center, within the McCartney Center PAD.

Laura Blakeman, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Ms. Blakeman stated the site is north of McCartney Road and west of Tucker Road, located on parcel C of the McCartney Center Planned Area Development (PAD). Parcel C is approximately 9.42 acres and is designated for commercial use. She noted the Circle K will only utilize 2.17 acres of parcel C, for the proposed 4,450 square foot building with a 6,514 square foot fuel canopy that will house 10 fuel pumps; the store will be opened 24/7. Ms. Blakeman then overviewed the review criteria for a Major Site Plan/Final Development Plan highlighting the site is sufficient in size to accommodate the proposed use, has adequate parking and landscaping. Ms. Blakeman then addressed the off-site drainage flows citing that the

water flows from the east and is collected in an existing channel just west of Tucker Road, and the existing drainage channel along the west side of Tucker Road will be extended and widened to the intersection of McCartney Road with culverts being installed under McCartney Road to continue the historic off-site water flow. Ms. Blakeman noted that neither the PAD nor the Comprehensive Sign Plan for this site addresses signage for the fuel canopies, so staff has added a condition that the canopies signage be a maximum of 0.25 square feet per linear foot for each elevation. Ms. Blakeman then mentioned that a neighborhood meeting was held in May and had 32 residents in attendance. Comments were received regarding traffic, lighting, landscaping and aesthetics. She stated all the items were addressed by the applicant and staff has found that they have met the City Code requirements relating to the issues expressed. Staff received one phone call from the managing partner of the property located on the east side of Tucker Road who asked general questions. The managing partner was sent the site plan and staff report. No further comments were received.

Vice-Chairman Henderson asked the City Engineer to address what impact this project will have on McCartney Road.

Duane Eitel, City Traffic Engineer, explained that in the future McCartney Road will have four lanes with a two-way left turn in the middle and right turn lanes. He stated McCartney Road can sufficiently handle the traffic from this project. Mr. Eitel noted that this development will be required to construct a new right turn lane to service their McCartney Rd. access, but staff is not requesting the applicant to construct additional through lanes on McCartney Rd. The applicant will be submitting a Map of Dedication for the ultimate McCartney Road right-of-way per the City's Small Area Transportation Plan (SAT), for future road expansion.

Chairman Lavender asked the applicant to come forward.

David Cisiewski, 11811 N. Tatum, Phoenix, representative, came forward to address the Commission.

Vice-Chairman Henderson asked Mr. Cisiewski to characterize the neighborhood commentary.

Mr. Cisiewski summarized the neighborhood meeting by stating there was a lot of discussion regarding the design, landscaping, lighting, and the distance of the building from the community. The neighbors also discussed what they would like to see as far as the architectural design of the building and landscaping. They also did not want any lighting on the north side of the building so there would not be any adverse effects on the community. Mr. Cisiewski stated their submitted elevation and landscape plan has been slightly modified to address many of the concerns expressed by the residents.

Chairman Lavender asked if approved, when they plan on opening.

Mr. Cisiewski replied they hope to be under construction in the spring, and opening mid to late summer.

Chairman Lavender made a call to the public; no one came forward.

Member Tucker made a motion to approve case DSA-13-00118 Major Site Plan/Final Development Plan for a proposed 4,450 square foot Circle K retail convenience store and fuel center located on 2.17 acres at the northwest corner of Tucker Road and McCartney Center, within the McCartney Center PAD, subject to the conditions as listed below:

1. Prior to issuance of the building permit, the Map of Dedication for the McCartney Road right-of-way dedication shall be recorded.
2. Canopy signage shall be a maximum of 0.25 square feet per linear foot for each elevation.

Member Lynch seconded the motion.

The following roll call vote was recorded:

Member Tucker	Aye
Member Lynch	Aye
Member Braunstein	Aye
Member Benedict	Aye
Vice-Chairman Henderson	Aye
Chairman Lavender	Aye

The motion passed 6 – 0.

D. Request by William Brian Hanger for the following land use approval for Lot 14 of the Donovan M. Kramer Senior Industrial Park at the Airport, Phase II, Parcel H., Casa Grande, AZ 85122:

1. **DSA-13-00028- Preliminary Plat** for the Re-subdivision of Lot 14 into two (2) new lots.

Keith Newman, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Mr. Newman stated the project site lot 14 is approximately 9.7 acres and located on the northwest corner of Beechcraft Street and Cessna Avenue. The applicant is proposing to split the lot and create two new lots. Mr. Newman pointed out that currently there is an existing business on lot 14 and if the lot split is approved the current business will occupy the newly formed lot two and possibly sell the other lot which will be considered lot one. Mr. Newman noted that prior to development, the buyer of lot one will have to submit a Major Site Plan for review and approval. Mr. Newman then overviewed the review criteria for a Preliminary Plat,

stating that the request is in conformance to the General Plan, lot size and has adequate lot access. Mr. Newman mentioned that the applicant failed to post the public notice signage on the project site. He then explained that posting of the public notice is only a city policy, not a city code requirement; no public comments were received by staff. Mr. Newman stated that staff has eliminated condition number two, citing the applicant has provided sufficient documentation from the Arizona Department of Water Resources regarding the Certificate of Assured Water Supply.

Member Lynch questioned what the ramifications are for not abiding by city policy. She also questioned why we would have a city policy that was more stringent than the city code.

Mr. Newman stated there are no ramifications for not posting the sign; the city code does not require posting of signage for a Preliminary Plat.

Director Tice explained that from a policy perspective there are several reasons why we might want to engage in more public notice than what the state or city code requires. The policy is of the belief that public notice and public engagement is an important part of the planning process; we should do it not because the law requires us to do it but because it is the right thing to do. By informing surrounding property owners and the general public of the projects that are being processed, it allows the public to comment on the project if they feel it will have an impact on them. Director Tice remarked that in his opinion it is good public policy to engage in public noticing. He then stated neither the state law nor the city code requires posting for subdivision plats because they are viewed as a ministerial application, which means that the decision to approve or deny is whether or not they meet clear objective standards, such as lot width and lot size versus a zone change which is a discretionary land use decision where public input is very important. The law does require posting for a zone changes and other types of discretionary land use decisions.

Mark Graffius, Assistant City Attorney, stated that legally the applicant has met the requirements of our city code, by sending out and publishing the notice in the newspaper. Mr. Graffius commented that only a few land uses require signage posting. He stated that because this is not a zoning issue this is only a subdivision plat, he feels the applicant will be fine with the public noticing that was done.

Member Lynch questioned if the business that is currently located on the property owns the lot and if not were they notified of the lot split request.

Mr. Newman commented that he believes the business currently located on the property leases the buildings from the property owner, so they would be aware of the lot split request. Mr. Newman also mentioned that the business on site might be purchasing the property in the future.

Chairman Lavender asked the applicant to come forward; no one came forward.

Chairman Lavender made a call to the public; no one came forward.

Vice-Chairman Henderson made a motion to approve case DSA-13-00028 Preliminary Plat for the re-subdivision of Lot 14 of the Donovan M. Kramer Senior Industrial Park at the Airport, Phase II, Parcel H, into two new lots, subject to the condition as listed below:

1. Revise the Preliminary Plat to show the location of all electrical lines.

Member Benedict seconded the motion.

The following roll call vote was recorded:

Member Tucker	Aye
Member Lynch	Aye
Member Braunstein	Aye
Member Benedict	Aye
Vice-Chairman Henderson	Aye
Chairman Lavender	Aye

The motion passed 6 – 0.

E. Request by Darren L. Glidewell, Scott Communities for the following land use approval for property located at the northeast corner of McCartney & Trekell Rds. (existing Arroyo Grande Subdivision), Casa Grande, AZ 85122:

1. **DSA-13-00042- Preliminary Plat** for Arroyo Grande Subdivision Phases 1 thru 4, containing 307 Single Family Residential lots.

Keith Newman, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Mr. Newman stated the site is approximately 103 acres located at the northeast corner of Trekell and McCartney Roads. He explained the history of the project site pointing out that the perimeter wall, underground utilities, some retention and the rough grading of the streets are already in place, but the construction halted due to the downturn of the economy. The applicant is ready to restart the subdivision with the submittal of this new Preliminary Plat. He noted the applicants new Preliminary Plat corrects an error in the original survey, provides more retention and corrects drainage issues at the intersection of McCartney and Trekell Roads. The plat is also dividing the subdivision into four smaller phases. Mr. Newman explained that by dividing the subdivision into smaller phases it will allow the applicant to only provide financial assurance for the subdivision improvements as the phases are constructed, which will be over a four to six year period. He noted that the Development Agreement and Final Plat for the site must be approved by City Staff and the City Council. Mr. Newman stated that the new plat is reducing the number of lots from 312 to 307 in order to add more on-site retention areas. He then stated that staff is requiring the installation of the landscaping and sidewalks along the entire McCartney Road frontage during the

construction of the first phase. Staff received two public inquiries from surrounding property owners with general questions, both were in support of the project.

Vice-Chairman Henderson expressed his concern with the construction of 307 new homes and how it will impact the traffic in the area and the high school across the street.

Director Tice explained that the high school was built in the middle of a residential area, and to help with the traffic a signal was recently installed by the City at Trekell and McCartney Road intersection. He pointed out that the applicant, at phase one of the development is required to install sidewalks on McCartney Road, to improve pedestrian safety in the area. Director Tice then stated that the first phase of this project will occur at the eastern boundary of the subdivision, with the major impact from the construction on the school will not happening until the last phase at the western end of the subdivision. Director Tice commented that staff does not see any adverse relationship between the high school and this development.

Vice-Chairman Henderson questioned if we have a practice of including the schools management in projects of this size.

Director Tice replied we do not have a formal process for dialoguing with the school district, but a notice was sent to the school.

Chairman Lavender stated that Rick Miller used to require all the developers to meet with the high school and elementary Superintendents; this is how so many of the land donations were done. He then commented the high school currently has the capacity for additional students.

Mr. Newman noted that in the Planned Area Development guide there is information concerning discussions with the school district.

Vice-Chairman Henderson asked that staff be proactive with the school districts, and include the discussions in their presentation, so the Commission can be sure the schools' interest are being considered.

Member Braunstein stated his concern is with the traffic this development will bring to the area; there currently are traffic issues in this area.

Mr. Newman stated a Traffic Impact Analysis (TIA) was submitted with the Preliminary Plat.

Duane Eitel, City Traffic Engineer, stated the problems with McCartney Road are at the intersections of Casa Grande Ave and McCartney Road and Trekell Road and McCartney Road, during the morning and evening when children are going to and from the Villago Elementary School and the Union High School. He noted this development will not generate enough traffic that will cause additional issues. He stated staff was

concerned with left turns into the development. He stated that McCartney Rd. along the frontage of this subdivision will be re-stripped as follows: The existing right turn lane will be left in place, with one thru lane west bound, a thru lane east bound and to create a new two-way left turn lane in the middle so there will be one for homeowners to get in and out of the development, leaving left turn lanes for the high school.

Member Braunstein questioned how will the homeowners exiting the development go east on McCartney Road.

Mr. Eitel replied the homeowners will have to cross the two-way left turn lane; which is a fairly common practice. He noted it will be a lot like the entrance at Casa Grande Avenue and McCartney Road.

Member Braunstein commented there are enough problems going across one lane out of the Villago entrance with no children in the area.

Mr. Eitel explained when this development first started they built a half street adjacent to their development, so staff does not feel the applicant should be responsible for building another half street on the south side of McCartney Road. He noted that the half street on the south side of McCartney Road will be constructed by whoever develops the property adjacent the high school. Mr. Eitel mentioned that this developer will be contributing money towards the future traffic signals to be installed at McCartney and Peart Roads and McCartney Road and Casa Grande Avenue.

Chairman Lavender asked if we are still waiting for the Villago subdivision to be built out before the traffic signal will be installed at Casa Grande Avenue and McCartney Road.

Director Tice cited the Villago Development Agreement does not hold the Villago development responsible for the traffic signal at Casa Grande Avenue and McCartney Road. The development agreement does state that the Villago development is responsible for the construction of a number of traffic signals in the area including: one at Peart Road and McCartney Road, another at Villago Parkway and Pinal Ave, and one at McCartney Road and Pinal Avenue. Director Tice stated the Development Agreement also states that the Villago development is responsible for paying for these traffic signals, but are eligible to be reimbursed for 100% of their cost by credits against impact fees owed. He noted the traffic signal at Casa Grande Avenue and McCartney Road will be a city project, with other developer contributions.

Chairman Lavender stated when the Early Childhood Development Center was approved the Commission was told that the developer was to install the traffic signal. He commented there will be a serious accident in this area, and asked that the city be proactive in addressing a traffic signal for this area.

Director Tice mentioned that the city has completed a study on the most dangerous intersections within the city, and this intersection is high on the list.

Chairman Lavender asked the applicant to come forward.

Ed Smith, 10802 E Verbena Lane, Scottsdale, representative, came forward to address the Commission.

Chairman Lavender asked Mr. Smith if they are in agreement with the conditions.

Mr. Smith stated the applicant has reviewed the conditions and they are in concurrence.

Vice-Chairman Henderson asked Mr. Smith if he would like to add any comments to the traffic and school issues that were discussed.

Mr. Smith commented that he has been assisting Scott Communities with this re-platting, and have had the opportunity to meet with the Superintendent of the Elementary School District and has attempted to meet with the High School Superintendent. He stated they realize that traffic is an issue and have tried to be sensitive where they located the exits on to McCartney Road.

Chairman Lavender made a call to the public; no one came forward.

Member Lynch made a motion to approve case DSA-13-00042 Preliminary Plat for Arroyo Grande Subdivision Phases 1 thru 4, containing 307 single family residential lots, subject to the conditions as listed below:

1. Revise the Master Drainage Report as follows:
 - a. Revise section 1.4 to note that detailed hydraulic calculations for curb openings sizing & capacity, catch basins sizing & capacity, erosion protection and other hydraulic elements will be provided in each Final Drainage Report for each Final Plat phase.
 - b. Note in section 3.0 that detailed hydrological and hydraulic analysis including capacity of catch basins, sizing, profiles showing HGL and Rim elevations will be provided in each Final Drainage Report for each Final Plat phase.
 - c. Revise section 3.0 to address the adequacy of the proposed scour protections in light of the high velocity flows.
 - d. Revise section 4.0 (Conclusions) as follows:
 - i. Revise note #2 to include the statement that any future flooding solution from McCartney Road will be limited to no more than a high water level of 8" in depth at any point.
 - ii. Add a #8 that states that the developer will participate with the City in identifying appropriate drainage solutions for the outfall of washes 1, 2 and 3.

- iii. Revise note #4 to state the developer will have responsibility for maintenance of drainage facilities and berms until such time as said responsibility is transferred to an HOA.
2. Provide a will serve letter from the water provider in the area of the project.
3. All Engineering aspects are subject to the resolution and satisfaction of the City Engineer, of issues raised in the course of the technical reviews of plans, plats, &/or reports associated with this submittal by the City Engineer, the Public Works Engineering W/WW & Drainage specialists, the City Traffic Engineer, and the Development Center Review Engineer.
4. Revise the title centered at the top of each page to read as follows:
"Preliminary Plat Phases 1 – 4".
5. Revise the Phasing Plan to match the lotting pattern of the Preliminary Plat.

Member Benedict seconded the motion.

The following roll call vote was recorded:

Member Tucker	Aye
Member Lynch	Aye
Member Braunstein	Aye
Member Benedict	Aye
Vice-Chairman Henderson	Aye
Chairman Lavender	Aye

The motion passed 6 – 0.

VII. Call to the Public:

There were no comments received from the public.

VIII. Report by Planning Director:

A. Administrative Approvals

1. **DSA-13-00077** – Major Site Plan/Final Development Plan Minor Amendment – C A L Ranch Store for outside storage/sales area – Approved November 19, 2013
2. **DSA-12-00107** – Major Site Plan/Final Development Plan Minor Amendment – Nothins Easy LLC to amend parking, landscaping and retention areas – Approved November 20, 2013

B. Board of Adjustment Decisions

1. **DSA-13-00130** – Variance approved for the property located at 114 N. Morrison Avenue – Approved November 12, 2013.

Director Tice reported there were two administrative approvals and a Board of Adjustment Variance decision. He explained the Variance was for a lot that at one time had a home located on it but it has since been demolished, and the lot is substandard in terms of its minimum lot size required by its zoning, consequently the property owner needed to obtain a Variance for the lot size prior to rebuilding.

Member Braunstein questioned if there is anything in our city policy requiring the applicant or representative to appear before the Commission.

Director Tice stated there is nothing that he is aware of in the city code or policy requiring the applicant to appear. He explained staff sends the applicant a copy of the completed staff report and notifies the applicant of our desire for them to appear at the meeting. Director Tice commented that he is shocked when an applicant does not show up for the hearing. He then stated that as a Commission they have the prerogative to postpone an item if the applicant is not present. There may be questions for the applicant and you may want to see if they agree with the conditions of approval imposed by staff.

Chairman Lavender questioned if the next meeting can be held on January 9th, instead of January 2nd, as scheduled. Chairman Lavender asked Director Tice to share their Holiday Wishes to staff. He stated staff makes their job very easy.

Director Tice stated it is up to the Commission if they want to hold the meeting on the 9th.

Discussion took place regarding holding the meeting on January 9, 2014.

Director Tice stated staff will check the availability of the Council Chambers and if the room is available, he will contact Chairman Lavender because under the by-laws it is the Chairman who can call a special meeting.

IX. Adjournment:

Chairman Lavender called for adjournment at 7:14 p.m.

Submitted this 13th day of December 2013, by Melanie Podolak, Administrative Assistant to the Casa Grande Planning & Zoning Commission, subject to the Commission's approval.

Approved this 2nd day of January, 2014, by the Casa Grande Planning & Zoning Commission.


Chairman Lavender



Planning and Zoning
Commission
STAFF REPORT

AGENDA

TO: PLANNING AND ZONING COMMISSION

FROM: Leila DeMaree, Senior Planner and Housing Manager

MEETING DATE: December 5, 2013

SUBJECT: DSA-13-00123: Major PAD Amendment for the Casa Grande Mountain Ranch

REQUEST

Request by Jack Gilmore for the following land use approval located at the Southwest corner of I-8 and I-10, Casa Grande, AZ 85122:

- 1. DSA-13-00123:** Major Amendment to the Casa Grande Mountain Ranch (CGMR) Planned Area Development (PAD) due to the following changes: Loss of Open Space from 154 acres to 150 acres; Changes to the proposed arterial or collector roadway transportation circulation system; and to adjust the northern boundary lines of the original PAD to accommodate the future interchange at Interstate 8 and Hennes Road alignment.

STAFF'S RECOMMENDATION

Staff recommends approval of **DSA-13-00123**, a Major Amendment to the Casa Grande Mountain Ranch PAD.

APPLICANT/OWNER

Jack Gilmore 2211 N. 7 th St. Phoenix, AZ 85006 P: 602-266-5622 Email: jgilmore@getgilmore.com	Casa Grande Mountain Ranch Limited Partnership 5740 Via Los Ranchos Paradise Valley, AZ 85253 P: 602-952-2200
--	---

HISTORY

April 18, 1990: The site was part of the South Mountain Annexation, a 5,722 acre-site annexation into the City limits of Casa Grande through Ordinance # 1322.

June 18, 2007: The site received zoning of Planned Area Development (PAD) with the adoption of Ordinance # 1178.304.

PROJECT DESCRIPTION

Site Area	768 acres
Zoning	Casa Grande Mountain Ranch PAD
General Plan 2020 Designation	<i>Neighborhoods, Commerce and Business</i>

Surrounding Land Use and Zoning:

Direction	General Plan Designation	Existing Zoning	Current Uses
North	<i>Commerce and Business</i>	Urban Ranch and Light Industrial (I-1), (currently proposed as a PAD for the Regional Commerce Gateway Center)	Interstate 8 then vacant land
South	<i>Open Space and Neighborhoods</i>	Single Family Residential (R-1) and Urban Ranch (UR)	Undeveloped land, Casa Grande Mountains
East	<i>Commerce and Business, Neighborhoods and County Jurisdiction</i>	Urban Ranch, Single Family Residential (R-1), and Suburban Homestead (SH)- County Jurisdiction	Vacant land, Single Family Residential homes developed in the County
West	<i>Open Space; Rural</i>	Urban Ranch	Open space - Casa Grande Mountain Park and Trails

Development Standards:

There are no changes to the development standards originally approved in 2007 for the Casa Grande Mountain Ranch PAD.

Overview:

The site is 758 acres m.o.l. and located at the SWC of Interstate 8 and 10 see Alta Survey, Exhibit B and Site Aerial. The request for an amendment to the approved PAD is outlined under Section 17.68.330 of the City Code.

Section 17.68.330 of the City Code requires a major amendment to the PAD when the following situation occurs: There is loss of Open Space area; there is a change to the arterial or collector roadway transportation circulation system; there is change of land uses, and there is increase in the density.

The approved density of Casa Grande Mountain Ranch PAD is four (4 du/ac) dwelling unit per acre. There is no change in the approved density.

The noticeable changes on the Land Use Plan occurred at the following:

- The northern boundary line of the PAD was adjusted to accommodate or preserve the area needed by the Arizona Department of Transportation for the future Henness Road interchange.

Discussions with ADOT authorities and adjacent land owners took place within the past

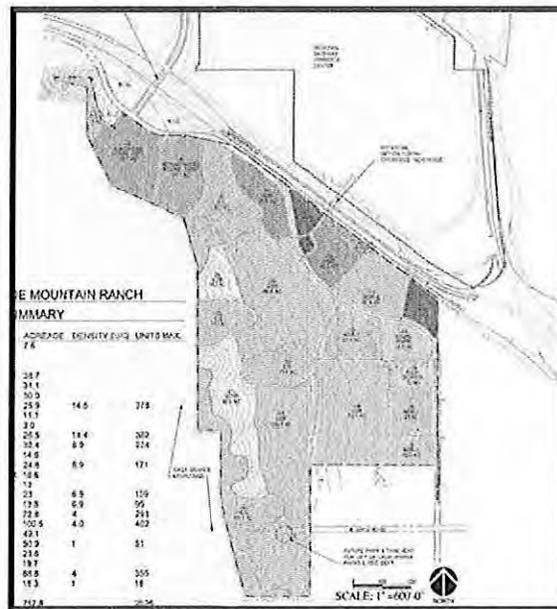
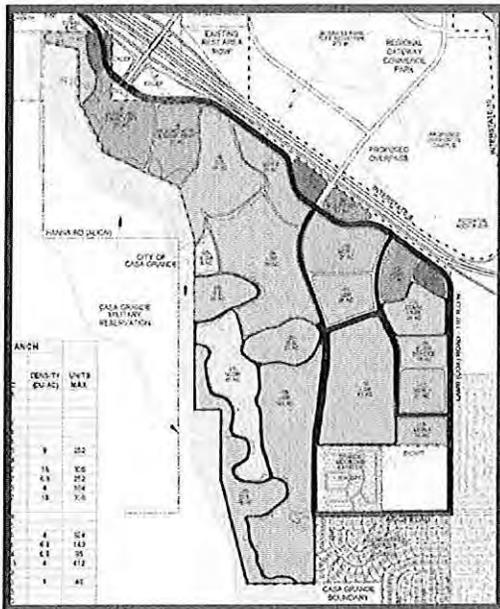
years on the future Henness Road interchange. As a result of that discussion, both parties determined that the land area needed for the future ADOT right-of-way will be reduced from 34 acres to approximately 20 acres, see Exhibit T.

- The Open Space (OS) area was reduced from approved 154 acres to proposed 150 acres. A loss of four (4) acres of OS.
- On the proposed Master Land Use Plan below, the location of the arterial or collector roadway transportation circulation system close to the I-8 has been moved a little further south of the north property line.

Master Land Use Plan:

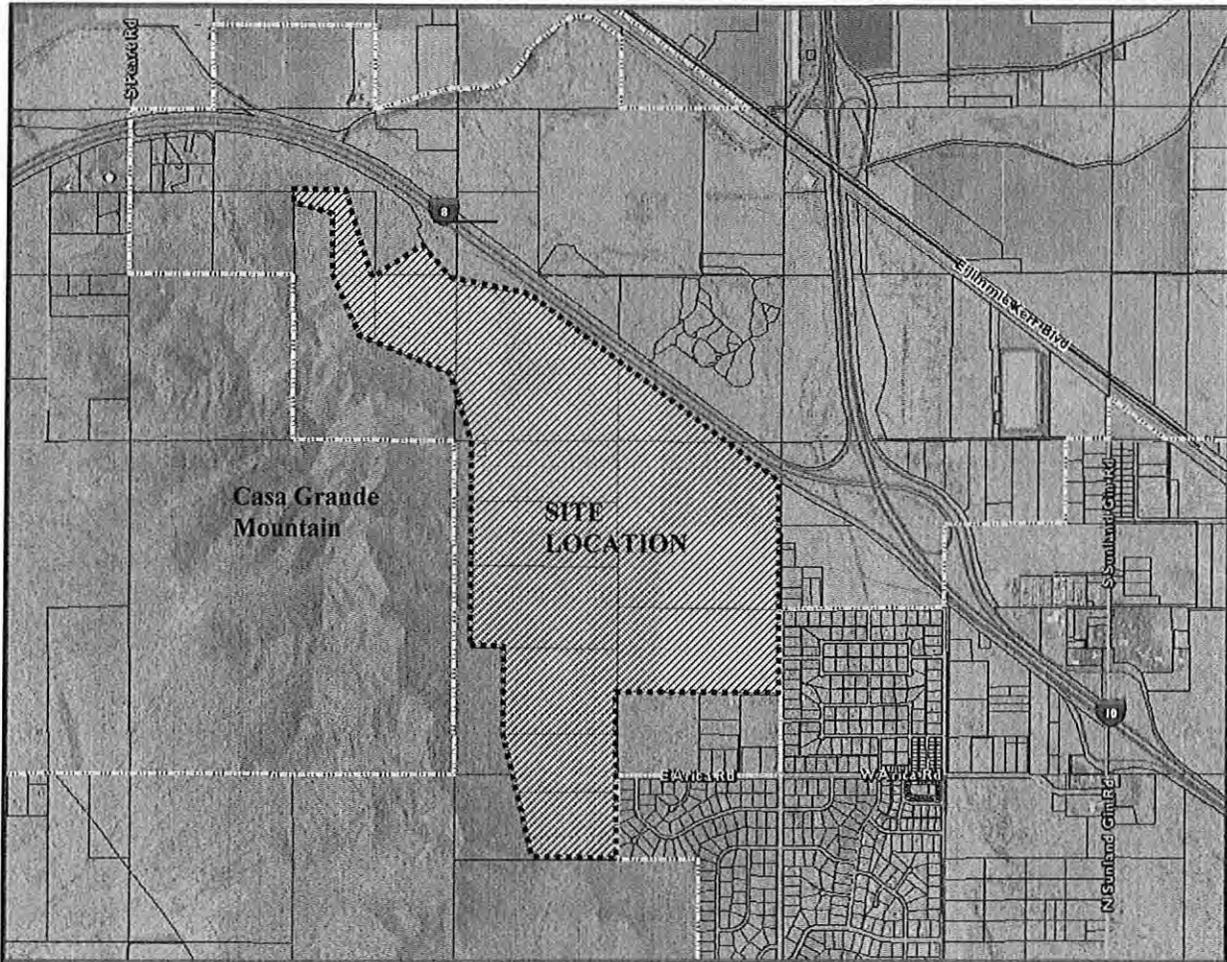
2007 **Approved** Master Land Use Plan

2013 **Proposed** Master Land Use Plan



Land Use Comparison	Approved 2007	Proposed 2013	Difference
Open Space	154	150	-4 ac.
Mixed Use/ Commercial	37	39	2
Resort/Hotel and Conference Center	31	31	0
High Density Residential	34	52	18
Commercial	31	29	-2
Medium Density Residential-2	28	32	4
Medium Density Residential-1	72	62	-10
Community Park	24	19	-5
School	15	13	-2
Low Density Residential	288	262	-26
Very Low Density Residential	54	69	15
Total Area (acres)	768	758	
Gross Residential Area (acres)	669	659	
# of Residential Units	2561	2526	-35 units
Density	4	4	0
% of Open Space (Gross Res. Dev)	27%	26%	
Total residential area in acres	669	659	-10 ac.

Site Aerial:



Conformance to the City's General Plan

In 2007, the land use classification of the site was Master Planned Community (MPC). Two years later in 2009, the City updated its General Plan 2020 and adopted a new set of land use classifications. These new land use classifications are the following: *Neighborhoods, Agriculture, Commerce and Business, Community Center, Open Space, Rural, and Manufacturing/Industry*. The site's new land use classification was changed from MPC to *Commerce and Business and Neighborhoods*; see Exhibit E&F. The request for a Major amendment to the PAD complies with these land use categories.

CONFORMANCE WITH THE PAD ZONE REVIEW CRITERIA

In reviewing applications for a PAD per Sections 17.68.290.B & D and 17.68.280 of the City Code, the Planning and Zoning Commission shall find that the proposed Major Amendment to the PAD Zone and associated Preliminary Development Plan complies with the following review criteria:

1. Interrelationship with the plan elements to conditions both on and off the property:

- a) Does the PAD-PDP provide adequate mitigation for any potentially detrimental use to use relationships (e.g., commercial use adjacent to single-family homes)?

The applicant and property owner have considered all of the conditions on and of the property. The arrangement of the land uses within the PAD was carefully planned. Commercial land uses are located close to the future Henness Road alignment ramp exits and along the frontage road close to the I-8. Commercial land uses are ideal when placed close to highway access points. The low and very low density residential land uses are located further from the interstate and closer to the Casa Grande Mountains. The multi-family and the medium density land uses coupled with the roadway network will serve as the transition between the highway and the very low density/intensity uses.

- b) Is the proposed development consistent with any City approved master plan (i.e. Community Services Master Plan, Regional System Trail Master Plan, Airport Master Plan, etc.) that applies to the site?

The proposed development is consistent with City's Community Services Master Plan and the Small Area Transportation Study (SATS). The Henness Road Interchange is identified within the SATS. The CGMR PAD also included a trail network that links with the City's Regional Park within the Casa Grande Mountains.

- c) Are safe pedestrian walkways and connectivity provided within an appropriate walking distance of proposed amenities and adjacent development?

Aside from sidewalks along the local streets network, a proposed multi-use trail traverses the future development to provide a safe pedestrian connectivity within the site.

- d) Are the proposed land uses arranged to be complimentary to each other both within the proposed site and abutting properties?

The arrangements of land uses are logical and complimentary to each other within the site and its abutting properties. This PAD also compliments the proposed Regional Gateway Commerce Center, also owned by the same property owner. Both sites are planned to create the live, work and play environment concept.

The property abuts the east side of the Casa Grande Mountains and approximately 126 acres of the site have been designated as Open Space (16.6%) of the total gross site area. Majority of the Open Space area are on the hillsides with over 15% slopes.

Because the west side of the PAD site sits on the hillsides, about 69 acres are planned for very low density residential lots, (Estates lots) to take advantage of the topography of the land that provides panoramic views to the north and east of the site.

2. Conformance with the City's General Plan:

The proposed CGMR PAD conforms with the City's General Plan. The PAD has the appropriate land uses within a Neighborhoods and Commerce and Business land use categories.

A 12-acre elementary school site is proposed at this PAD.

3. The impact of the plan on the existing and anticipated traffic and parking conditions:

ADOT has been involved in the preservation of the future Henness Road interchange discussion. The future link to the major arterial system is in conformance with the SATS. Parking conditions will be reviewed at Final Development Plan/Major Site planning process.

4. The adequacy of the plan with respect to land use.

The CGMR PAD has adequate land uses suited to the site. These land uses are recommended within the City's General Plan 2020.

5. Pedestrian and vehicular ingress and egress, including handicapped accessibility:

- a) Are proposed ingress and egress points lining up with the proposed and/or existing egress and ingress points of the abutting properties?

The road network of the PAD will ultimately connect to the Lamb Road and Arica Road to the east and south of the site, creating that continuity of transportation system within the site and abutting properties.

- b) Are vehicular ingress and egress adequate within and around the project site?

A more detailed planning will come at a later stage of the project to address the ingress and egress. This is usually reviewed at the Final Development Plan/Major Site Plan stage or at Final Platting process of the project.

The future Henness Road Interchange is an important element for the ingress and egress points to the site. The project owner considered the location of the interchange and incorporated it in planning the PAD site by preserving the area needed for the ADOT right-of-way.

6. Architectural design:

Section 17 of the CGMR PAD outlined a Mandatory PAD Residential Architectural Standards of housing products. The Standards will dictate the housing design in order to preserve the visual unity throughout the neighborhoods and established a consistency in architectural and landscape theme. Exhibits J, J.1 and J.2 in the originally approved CGMR PAD illustrate the residential character for housing products within the future development.

7. Landscaping:

The site will provide at least 15% of Open Space. The PAD also has provisions for onsite landscaping requirements. The PAD has included a Master Plant Schedule on the original PAD approved in 2007. The PAD further stated that "All native trees above six (6") inches caliper shall be included within the inventory along with recommendations for salvage potential based on the health and physical structure of the specimen".

8. Provisions for utilities:

Has the applicant shown how utilities will be provided on the site and the name of the utility companies providing the services?

The applicant has demonstrated how utilities will be brought to the site and have submitted "Will Serve" letters from companies having jurisdiction on the site.

9. Grading and Site drainage:

a) Is there a Preliminary Drainage Report provided? N/A.

b) Are areas with unique or significant natural features preserved and incorporated into the design of the project such as hilly slopes and natural washes?

Hilly slopes are part of the Open Space amenities of the PAD and will not be disturbed unless necessary and/or part of the development design. The Very Low Density Residential areas are also located along the hilly sides of the mountains for estate lots.

There are a series of existing drainage washes that carry storm runoff down the mountain slope. Additional drainage analysis will be required to determine what portions of these washes shall remain in place or be modified to increase the development potential for the property.

10. Open space and/or public land dedications:

a) Are open spaces integrated into the PAD-PDP to serve both as amenities to residents/users and as a means for alternative transportation modes, such as walking, biking and/or drainage facilities?

Open Spaces are part and well integrated into the PAD to serve as amenities to future residents, and as a means for alternative transportation modes.

b) Is there adequate amount of amenities dedicated for public use?

The above items have been addressed by staff.

11. Other related matters:

a) That the proposed land use will not depreciate surrounding property values.
No. The proposed land use will not depreciate surrounding property values. When fully developed, the land uses will compliment the abutting properties.

b) Will the approval of this project overburden the existing City infrastructures and other public facilities?

No. The approval of this project will not overburden the existing City infrastructures and other public facilities. The site is currently vacant and undeveloped.

PUBLIC NOTIFICATION/COMMENTS

Notification

Public hearing notification efforts for this request meet and exceed those requirements set out by City Code. They include:

1. A notice of time, date, place, and purpose of the public hearing was published in the Casa Grande Dispatch on November 19, 2013.
2. A notice was mailed on November 15, 2013 to each owner of property situated within 200 hundred feet of the site. An affidavit confirming this mailing is within the project file.
3. A notice was posted by the applicant on the subject site on November 15, 2013. An affidavit confirming this posting was also supplied by the applicant.

Inquiries/Comments

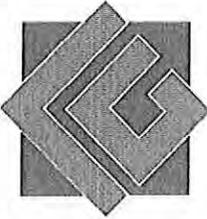
As a result of the sign posting, Staff received a call from Mr. Mark Davenport) on 10/25/13. Mr. Davenport, who owns the property at 11213 W. Monte Carlo Lane, was concerned about flooding issues at their subdivision, Mountain View Estates, and how the proposed amendment will impact their property. Mountain View Estates subdivision is in the County located southeast of the project site.

Staff explained to Mr. Davenport that the request is for the amendment of the PAD to make adjustments on the northern boundary lines of the PAD site. Staff offered to Mr. Davenport to visit the Planning office and take a look at the entire file including the existing PAD that was approved in 2007. This will allow Mr. Davenport to see what the site is planned for. Mr. Davenport also informed staff that he bought his property two (2) years ago.

Another call from Ms. Billie Weingarter, 2392 S. Lamb Rd. was received on 10/28/13 asking what the amendment was for. Staff explained to Ms. Weingarter what the request was for. Ms. Weingarter was also asking about drainage and potential flooding in their subdivision. Staff explained that this request is not about approving a construction plan but just an amendment to the existing PAD zoning that was approved in 2007. Drainage will be dealt with at Final Development Plan process or Final Platting of the subdivision, to make sure that future development of the site will not negatively impact (flooding issues) the adjacent properties.

STAFF RECOMMENDATION

Staff recommends the Planning and Zoning Commission approve DSA-13-00123, the Major Amendment to the Casa Grande Mountain Ranch PAD.



Planning and Zoning Commission

AGENDA

STAFF REPORT

TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: Jim Gagliardi, City Planner
MEETING DATE: December 5, 2013

REQUEST

Request by Dr. Helen Ross of Antiaging and Wellness Institute, PLLC for the following land use request:

- 1. DSA-13-00147: Preliminary Plat for the resubdivision of Building 4 Unit 110 and Unit 111 of the Casa Grande Professional Village** to combine units 110 and 111 into one unit, located at 1968 N Peart Rd. (APNs 505-593-660 and 505-593-650).

APPLICANT/OWNER

Antiaging and Wellness Institute, PLLC
Attn: Dr. Helen Ross
1968 N Peart Rd Suite 15-16
Casa Grande, AZ 85122

HISTORY

March 6, 1999: Ordinance No. 1899 was approved by City Council, annexing the site into the City of Casa Grande as part of the Northeast Annexation.

November 15, 1999: Initial City Zoning of UR was established via Ordinance No. 1178.128.

February 17, 2004: The current zoning of P.A.D. was established via Ordinance 1178.200.

June 30, 2005: Site was platted as part of the Monterra Village Subdivision

December 21, 2006: 5.10-acre area of the Monterra Village Subdivision was replatted as the Casa Grande Professional Village subdivision, with 17 condominium units within seven buildings.

PROJECT DESCRIPTION	
Site Area	3,985 sq. ft.
Current Land Use	offices
Existing Zoning	PAD (Monterra Village)
Existing General Plan 2020 Land Use	<i>Neighborhoods</i>

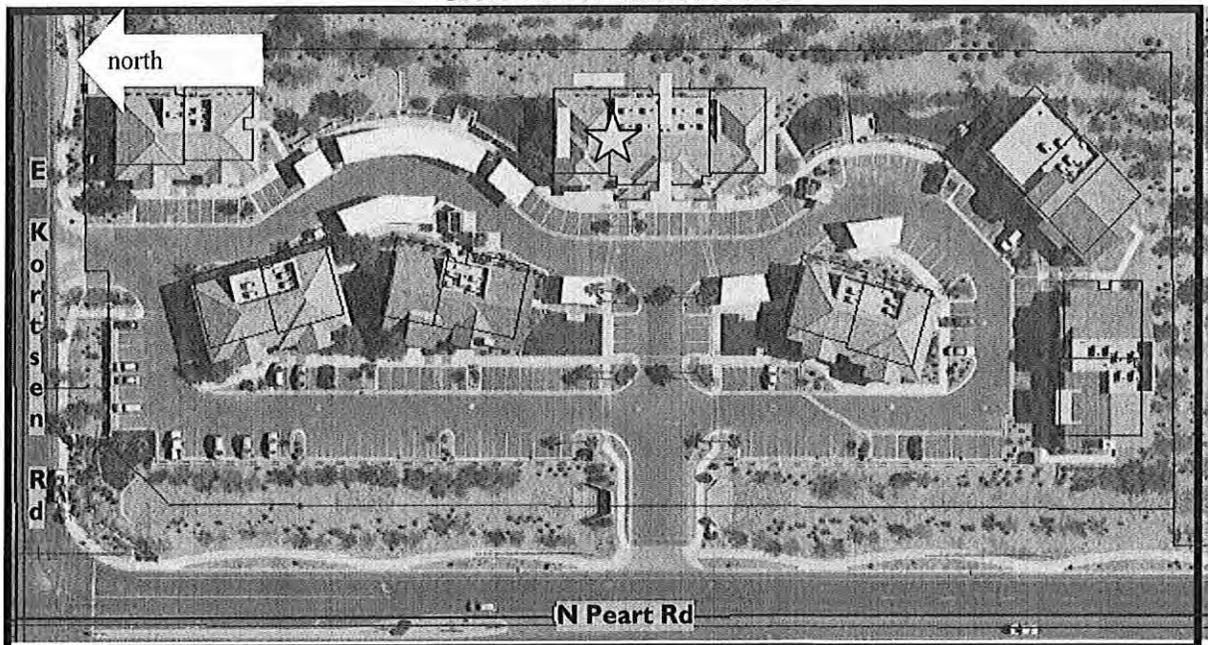
Surrounding Land Use and Zoning

Direction	General Plan 2020 Designation	Existing Zoning
North	<i>Neighborhoods</i>	PAD (Mission Por Del Rio)
East	<i>Neighborhoods</i>	PAD (Monterra Village)
South	<i>Neighborhoods</i>	PAD (Monterra Village)
West	<i>Neighborhoods</i>	PAD (G Diamond Ranch)

General Discussion

Casa Grande Professional Village is a five-acre subdivision made up of seven buildings with 17 separately platted units within them (See Exhibit A- Casa Grande Professional Village Condominium Plat). The applicant is requesting to use both unit 110 and unit 111 within building 4 as one medical office. However, the Building Code requires that a fire wall be maintained along the common lot line between these two platted units. This Building Code requirement creates a problem with the proposed tenant finish for this medical office. Accordingly, this resubdivision request is to eliminate the platted lot line between units 110 and 111 so that the 3,985 sq. ft. space can be used as one medical office without need for firewall separation.

SITE CONTEXT/AERIAL



Since the work proposed is entirely internal to the existing building, and the site is within a platted development with infrastructure and utilities already in place, a signed letter agreement allowed the tenant improvement to begin subject to the approval of the Preliminary and Final Plat (See Exhibit B). No drainage, traffic, sewer, or water reports were required for the submittal of this preliminary plat request due to the fact that neither exterior alterations nor additions to the existing site were proposed.

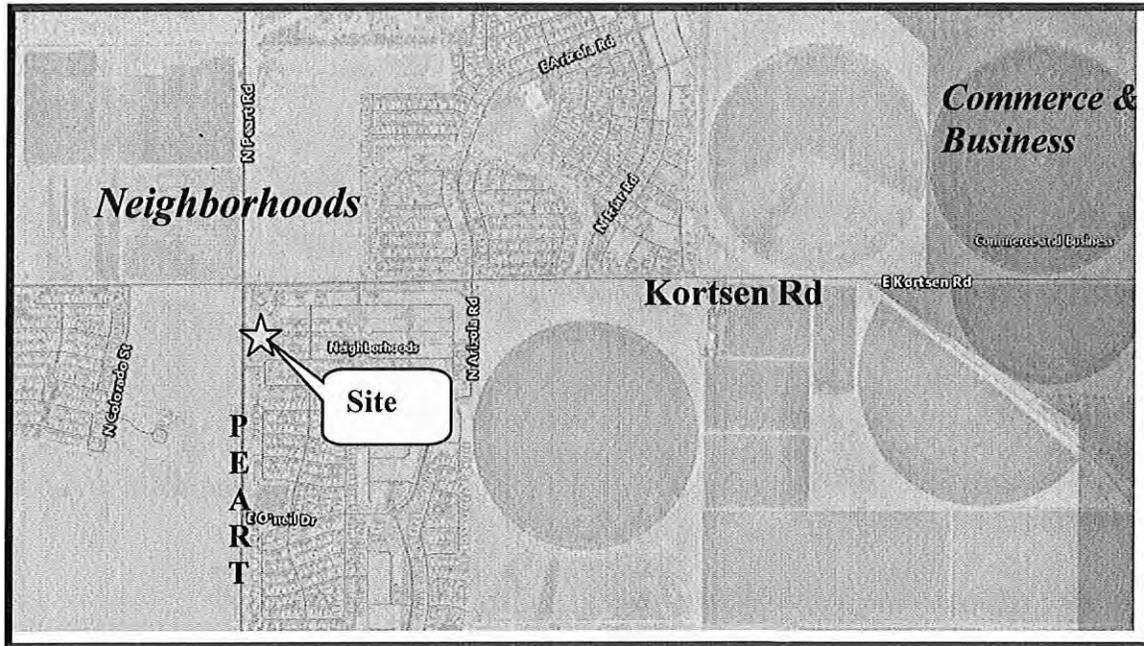
The Casa Grande Professional Village has a major site plan on file known by CGPZ-211-005 denoting the use of the space as medical and business offices. Drive access and parking are not affected.

The proposed resubdivision is being processed in accordance with Section 16.12.290 C. of the City Code. Pending Planning Commission's approval of the Preliminary Plat, the applicant will submit a Final Plat for staff review and final approval by the City Council.

Conformance to the General Plan;

The subject site is designated as *Neighborhoods* in the City's General Plan 2020 and all existing uses are in compliance.

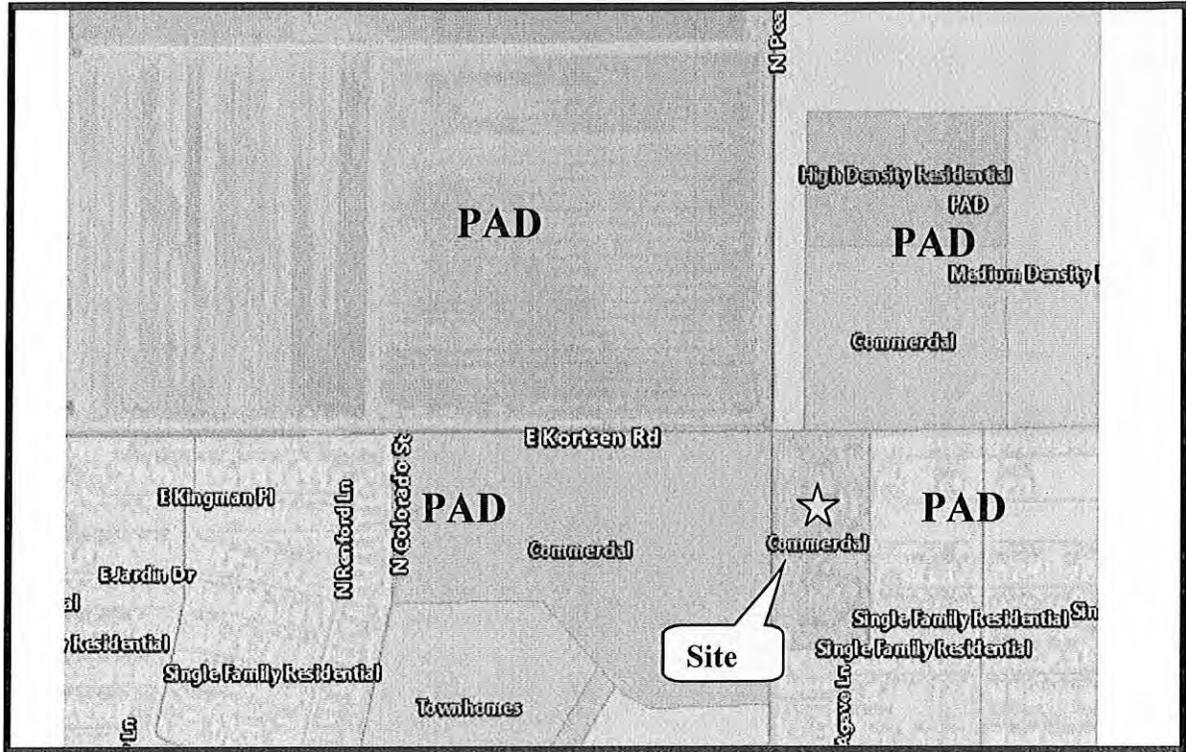
GENERAL PLAN 2020 EXHIBIT



Conformance with Existing and Proposed Zoning;

The proposed use is compliant with the Monterra Village PAD Zoning.

ZONING/LAND USE EXHIBIT



PUBLIC NOTIFICATION/COMMENTS

Notification

Public hearing notification efforts for this request meet the requirements set out by City Code. They include:

- A notice was published in the Casa Grande Dispatch on November 19, 2013 for the December 5, 2013 Planning and Zoning Commission public hearing.
- Notice was mailed by the City on November 20, 2013 at least fifteen days before the day of the hearing to each owner of property situated within 200 hundred feet of the subject property. An affidavit confirming this is located in the project file.
- A sign was posted by the applicant on the subject site. An affidavit confirming this posting is located within the file.

Inquiries/Comments

At the time of this writing, no inquiry or comment has been received.

RECOMMENDED MOTION

Staff recommends the Commission approve **DSA-12-00147, Preliminary Plat for the resubdivision of Building 4 Unit 110 and Unit 111 of the Casa Grande Professional Village** to combine units 110 and 111 into one unit, *located at 1968 N Peart Rd. (APNs 505-593-660 and 505-593-650)*, subject to the following technical modifications:

1. Add "Preliminary Plat for" for all three pages of the submittal to read "Preliminary Plat for a Resubdivision of Building 4 Units 110 and 111 . . ."
2. The legal description in the lower right hand corner is incorrect. It references a location in Maricopa County. Please revise all instances of this to reflect the correct legal description.
3. Remove the County filing information block in the upper right hand corner on all pages.
4. It appears that the portion of the dedication statement referring to public utility easements may not be needed as the drawings provided show no easements under or over the area to be resubdivided. Please clarify.
5. Near lower right corner of the page, add an index describing what is on the subsequent pages.
6. Remove the approvals block.
7. Add the following to the notes:
 - a) Existing land use: offices.
 - b) Zoning: Monterra Village PAD.
8. Amend the "Existing 100-Yr Water Supply" note to read: This is to certify that the area platted heron is approved and lies within the domestic water service area of the Arizona Water Company. This subdivision is within an area designated as having an assured water supply per Arizona Department of Water Resources Certificate No. 27-40184.0000, pursuant to ARS 45-576 & 45-579. Water is to be supplied by Arizona Water Company.
9. According to City of Casa Grande GIS data, a 6" sewer line primarily running south-north lies within the easement intersecting with the sewer line shown. Please update accordingly.
10. Add a dashed line denoting where the lot line to be vacated between units 110 & 111 with a note added to the note blocks indicating that the dashed line represents lot line to be eliminated upon this resubdivision.

Exhibits

- Exhibit A- Existing Casa Grande Professional Village Condominium Plat
- Exhibit B- Letter Agreement
- Exhibit C- Proposed Preliminary Plat

Exhibit B- Letter Agreement

CDP-13.

10/02/2013 01:01PM 4809473279

ANTIAGING WELLNESS

PAGE 01/01

01539



City of Casa Grande

September 30, 2013

Dr. Helen Ross
Anti-Aging & Wellness Institute, PLLC
4141 N Goldwater Blvd, Suite 102
Scottsdale, AZ 85261

RE: Casa Grande Professional Village -- Building 4 Resubdivision -- 1068 N Pearl Rd.

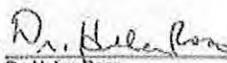
Dear Dr. Ross,

The purpose of this Letter Agreement is to allow you to obtain the zoning approval for a tenant finish and building permit for medical office space you are proposing to locate at 1068 N Pearl Rd within the existing platted condominium units of 110 and 111 of Building 4 of the Casa Grande Professional Village Subdivision.

The terms of this Letter Agreement are as follows:

- 1) The City of Casa Grande Planning and Development Department agrees to process your Building Permit application and construction drawings for a Tenant Finish combining units 110 & 111 into one unit. A Preliminary and Final Plat are necessary to combine the two platted condominium units into one.
- 2) The Issuance of the Building Permit will occur once the construction plans pass our building plans review process.
- 3) You will be required to process a Preliminary Plat and Final Plat application, combining condominium units 110 & 111 into one unit in Building #4 prior to issuance of a Certificate of Occupancy.
- 4) You agree that if the above referenced Preliminary and Final Plat applications are not approved by the Planning Commission or by City Council, you will take action to remove the tenant improvements from the building within a 90-day period of the final decision date on these applications.
- 5) You understand and agree that the issuance of a Building Permit and/or Temporary Certificate of Occupancy under the terms of this Letter Agreement does not constitute a waiver of any rights the City may have as a matter of law, nor can it be used to invoke the doctrine of "estoppel" or "laches" against the City.
- 6) You understand the terms of this Letter Agreement and willingly agree to its provisions.
- 7) You understand that this Letter Agreement procures solely the approval of the zoning approval of the Casa Grande Planning and Development Department and in no way relieves you from compliance with the requirements of the Building Division, Fire Dept., Public Works or any other City, County, State or Federal agency.

BY: 
Paul R. Theil
Planning and Development Director

BY: 
Dr. Helen Ross
Anti-aging & Wellness Institute, PLLC

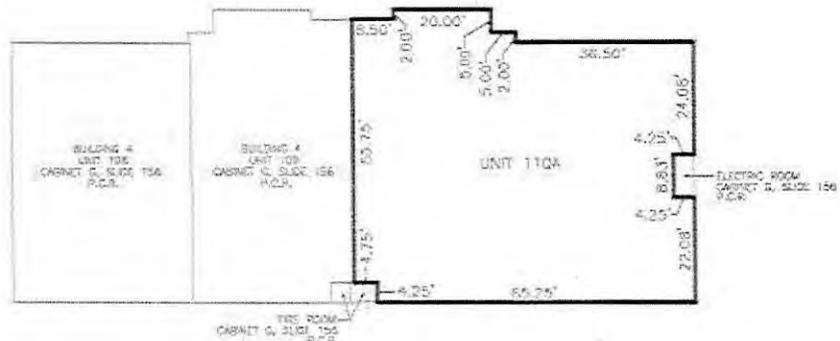
C. Dwight Williams, Building Official
Marlin Enchas, Building Plan Examiner
Jill Gaglardi, Planner

Telephone: 520/421-8600 - Telefacsimile: 520/421-8602 - TDD: 520/421-8623
City Hall: 510 East Florence Boulevard - Casa Grande, Arizona 85122

**A RESUBDIVISION OF BUILDING 4
UNIT 110 AND UNIT 111**
OF
CASA GRANDE PROFESSIONAL VILLAGE
RECORDED IN CABINET G, SLIDE 156, P.C.R.

BEING
A PORTION OF THE NORTHWEST QUARTER OF SECTION 15,
TOWNSHIP 2 SOUTH, RANGE 8 EAST,
OF THE GILA AND GALT RIVER BASIN AND NEIGHBORING
PINAL COUNTY, ARIZONA.

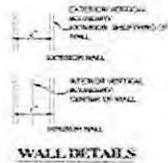
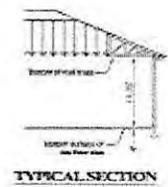
STATE OF ARIZONA)
COUNTY OF PINAL) SS
I, _____, County Clerk,
do hereby certify that the within and foregoing is
a true and correct copy of the original of the
same as the same appears of record in the
County Clerk's Office.
Witness my hand and official seal
this _____ day of _____, 20____.



UNIT ELEVATION DATA

UNIT	EXISTING SURFACE OR AS-BUILT	PROPOSED FINISH	DIFFERENCE
110A	5.00'	5.00'	0.00'
111	5.00'	5.00'	0.00'

*SEE SHEETS FOR ELEVATION DRAWINGS



NOTES

THE LOCATION AND DIMENSIONS OF BUILDING 4 ARE SHOWN AS SHOWN ON THE PLAT.

THE BUILDING UNIT NUMBERS SHOWN ON THIS PLAT ARE SET THE SAME AS THE BUILDING RECORDS SLIDE PLANNING PROVIDED BY THE CITY OF GILA COUNTY.

THE BOUNDARIES OF EACH UNIT ARE AS CALLED. THE UNIT'S LEGAL BOUNDARIES ARE A VERTICAL PLANE COINCIDENT WITH THE EXTERIOR BOUNDARY OF THE OTHER UNIT'S WALLS OF THE BUILDING IN WHICH THE UNIT IS LOCATED AND A VERTICAL PLANE PARALLEL THROUGH THE CENTER OF ANY PARTY WALL. SURROUNDING THE UNIT PLANS ARE TO BE CONSIDERED THE UNIT PLANS OF PLANTING ROOMS OR BATHROOMS THE UNIT FROM THE FLOOR LINE.

THE LOWER HORIZONTAL BOUNDARY IS THE BOTTOM SURFACE OF THE FOOTING OR OF THE FOUNDATION IN WHICH THE UNIT IS LOCATED AND

THIS LOWER HORIZONTAL BOUNDARY IS THE BOTTOM SURFACE OF THE FLOOR SLAB OF THE UNIT.



RESUBDIVISION OF
BUILDING 4
UNIT 110 AND UNIT 111
SECTION 15
TOWNSHIP 2 NORTH
RANGE 8 EAST
OF THE GILA AND GALT RIVER BASIN
PINAL COUNTY, ARIZONA

AW LAND SURVEYING
P.O. BOX 2111, CHANDLER, AZ 85224
PH: 480-948-1111 FAX: 480-948-1112
WWW.AWLANDSURVEYING.COM

DATE: 10/20/2011 SHEET NO. 3 OF 3



**Planning and Zoning
Commission
STAFF REPORT**

AGENDA

TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Laura Blakeman, City Planner

MEETING DATE: December 5, 2013

REQUEST

Request by Arizona Water Company, for the following land use approval for property located at 1882 E. Florence Boulevard:

- 1. DSA-13-00142: Conditional Use Permit** to allow for a **Well Site #30** and a special purpose fence (8' feet in height).

STAFF RECOMMENDATION

Staff recommends approval of Resolution DSA-13-00142 (Conditional Use Permit) for a Well Site and Special Purpose Fence for Well Site #30.

APPLICANT/OWNER

Arizona Water Company
PO Box 29006
Casa Grande, AZ 85122
P: 520-836-8785
Email: rmurrieta@azwater.com

Same as applicant

HISTORY

January 3, 1983 – Per Ordinance #874, the site was incorporated into the City of Casa Grande.

November 16, 1987 - The site received official zoning of UR (Urban Ranch) with the adoption of the Zoning Ordinance and map.

PROJECT DESCRIPTION

Site Area	.23 acres
Zoning	UR (Urban Ranch)
General Plan Designation	Community Center

Surrounding Land Use and Zoning

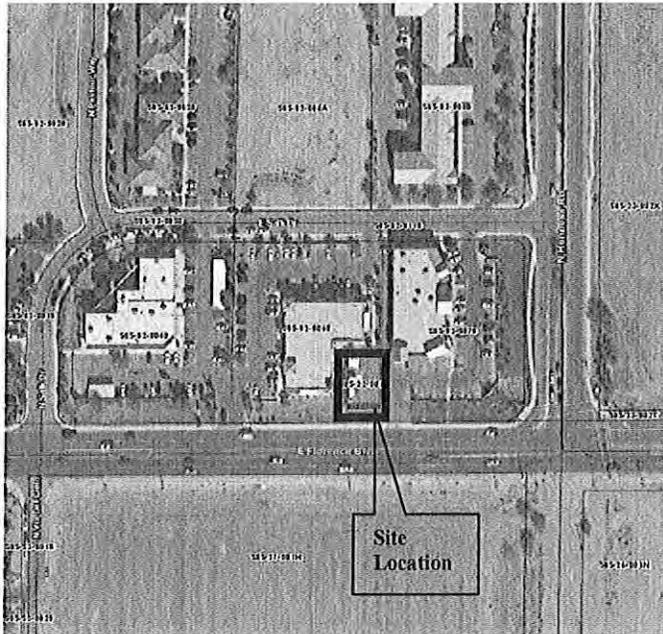
Direction	General Plan Designation	Existing Zoning	Current Uses
North	Community Center	PAD (Planned Area Development)	Rightway Healthcare
South	Community Center	PAD (Planned Area Development)	Florence Boulevard, Vacant land
East	Community Center	PAD (Planned Area Development)	Arizona Advanced Urology, Dermatology Specialists, Cancer Support Center
West	Community Center	PAD (Planned Area Development)	Biltmore Cardiology, Molar Magic

Development Standards:

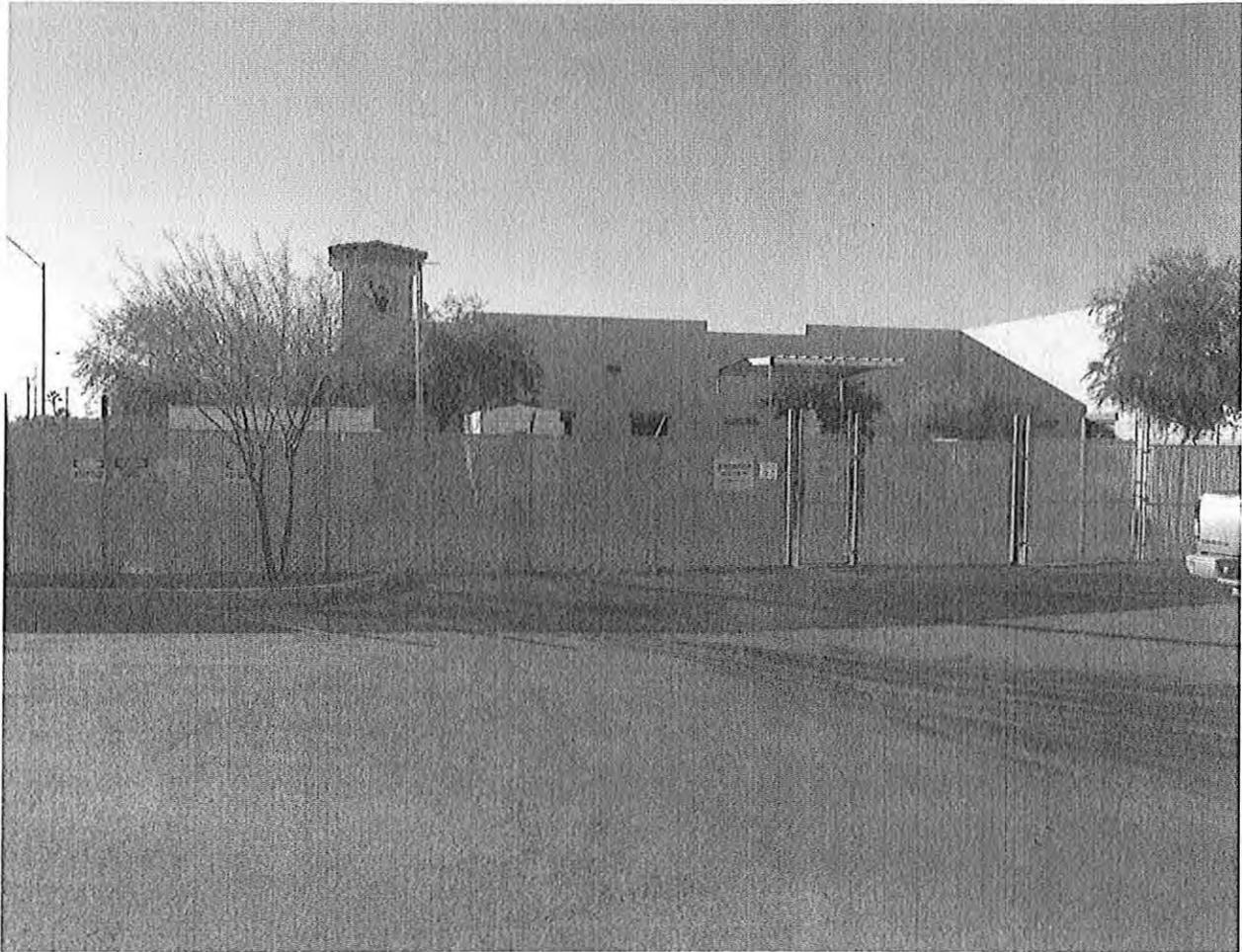
	Proposed Development	City Code requirements (UR)
Fence Height	8' ft.	6' feet maximum (<i>CUP required for Special Purpose Fences</i>)
Site Acreage:	.23 acres	1.25 ac.

Arizona Water Company has an existing well site and water pumping station facility located at 1882 E. Florence Boulevard. The property is currently fenced with a six-foot high chain link fence. In response to City Officials, encouraging community upgrades, Arizona Water Company is requesting to replace the existing fence with a new eight-foot high cmu block wall and redwood slat rolling gate.

Site Aerial:



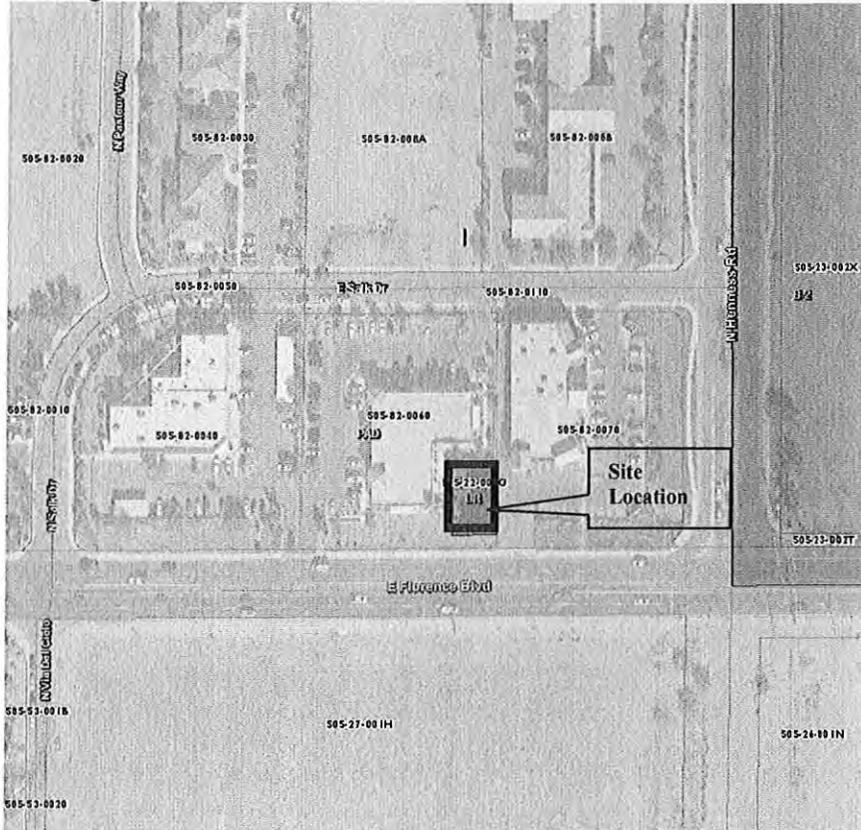
Site Photo:



The site is zoned UR (Urban Ranch) and water pump stations are conditionally permitted in an Urban Ranch Zoning District.

The Urban Ranch Zoning is primarily a residential zoning district and per City Code Section 17.52.160, all areas zoned residential, no fence or wall shall be erected or maintained more than six feet in height. Because the use of the site is a well pumping station for Arizona Water Company, the 6 foot high fence requirement limits their ability to conceal equipment within the site. There is a provision in the City Code that allows for a "Special Purpose Fence". Per 17.52.180, Fences for special purposes and fences differing in construction, height or length may be permitted in any district by issuance of conditional use permit approved by the planning and zoning commission. Findings shall be made that the fence is necessary to protect, buffer or improve the premises for which the premises for which the fence is intended and will not detrimentally effect adjacent property. Based on this provision, Arizona Water Company is requesting a special purpose fence to construct an 8 foot high block fence (8x8x16 concrete masonry unit).

Zoning:



CONFORMANCE WITH CONDITIONAL USE PERMIT REVIEW CRITERIA

The Commission, in approving a Conditional Use Permit, shall find as follows:

That the site for the proposed use is adequate in size and topography to accommodate the use, and all yards, spaces, walls and fences, parking, loading and landscaping are adequate to properly relate the use with the land and uses in the vicinity;

The existing site is bounded by a 6 foot high chain link fence that contains equipment within the site. The site is sufficient in size to accommodate the following equipment:

- Water well
- 6'x6'x7' high chlorinator shed
- 15' high radio antenna
- 5'x12'x6' high electrical cabinet
- 3' high electrical transformer box
- 20' high utility pole
- 12' high site light

Staff finds that the proposed fence will screen the site from public view and screen the majority of the equipment contained within the site.

That the site for the proposed use relates to streets and highways adequate in

width and pavement type to carry the quantity and kind of traffic generated by the proposed use;

The site will be manned by Arizona Water Company personnel. Per City Code Section 15.32.060, there is no increase in traffic related to the existing and continued use of this site; therefore this request does not trigger any requirement for dedication of adjacent street right-of-way nor does it require a Traffic Impact Analysis as the use of the site will generate less than 100 vehicle trips per day.

That the proposed use will have no adverse effect upon the abutting property;

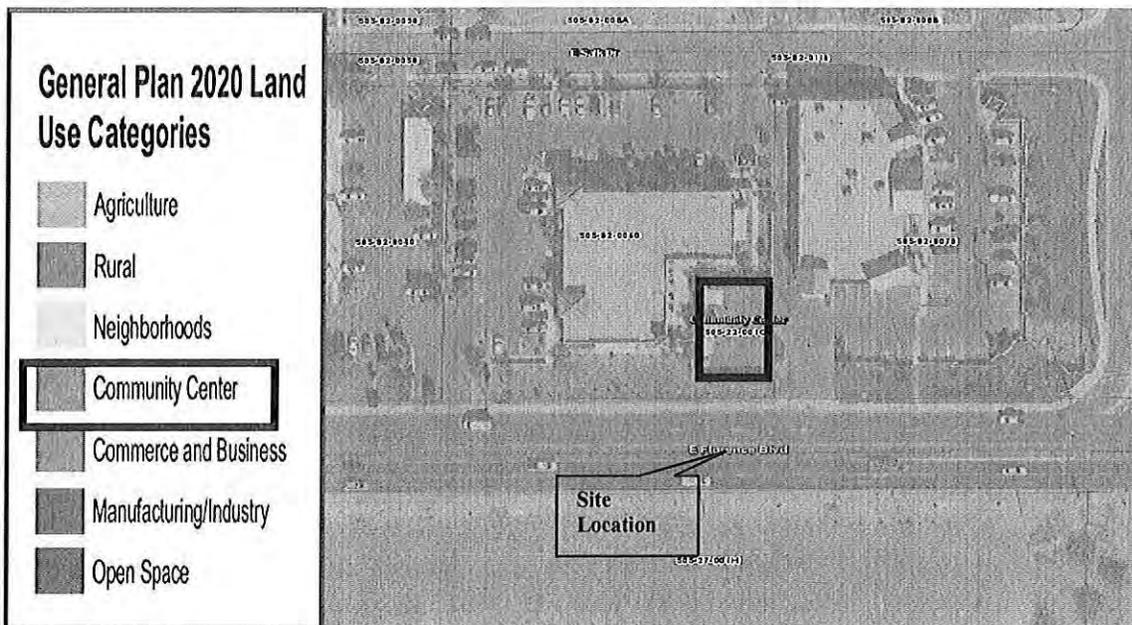
The site is surrounded by commercial uses that are permitted uses within the Casa Grande Medical Campus PAD. Staff is not aware of any adverse effects upon abutting property, as the adjacent sites are built out.

The new 8 foot high cmu fence will assist in buffering noise and screen the equipment from adjacent properties.

As part of the Conditional Use Permit process, a meeting notice was sent to property owners within 200' feet of the site. Staff is not aware of any adverse effects upon abutting properties and City Staff has not received any objections or inquiries to the proposed request.

That the proposed use shall be in conformance with the General Plan;

The site is located in the *Community Center* Land Use category. This category allows for a mix of commercial, retail and higher density residential developments. The land use category broadly addresses development connected to an approved water provider and underground utilities therefore Staff believes this project complies with the General Plan land use category.



That the conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare.

N/A.

PUBLIC NOTIFICATION/COMMENTS

Notification

Public hearing notification efforts for this request meet the requirements set out by City Code. They include:

- A notice was published in the Casa Grande Dispatch on November 19, 2013 for the December 5th, Planning and Zoning Commission public hearing.
- Notice was mailed on November 20, 2013 at least fifteen days before the day of the hearing to each owner of property situated within 200 hundred feet of the subject property. An affidavit confirming this is located in the project file.

Inquiries/Comments

City Staff has not received any comments regarding this request.

STAFF RECOMMENDATION

Staff recommends the Commission approve **Resolution DSA-13-00142, the Conditional Use Permit for a Well Site and Special Purpose Fence** subject to the following conditions:

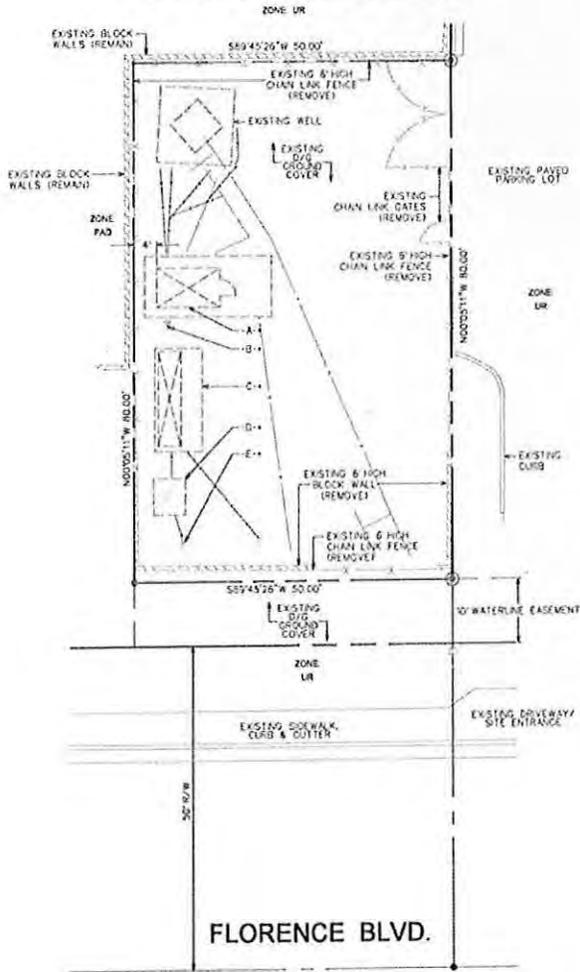
1. Any expansion of the site will require a new conditional use permit review.
2. The block wall shall be 8 feet in height.

Exhibits:

Exhibit A – Site Plan

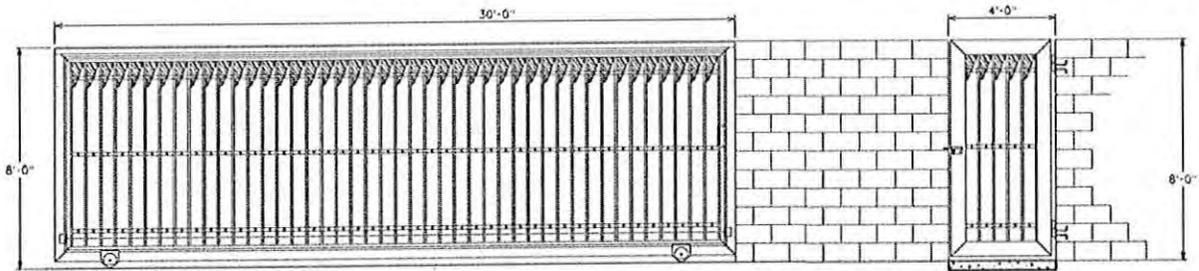
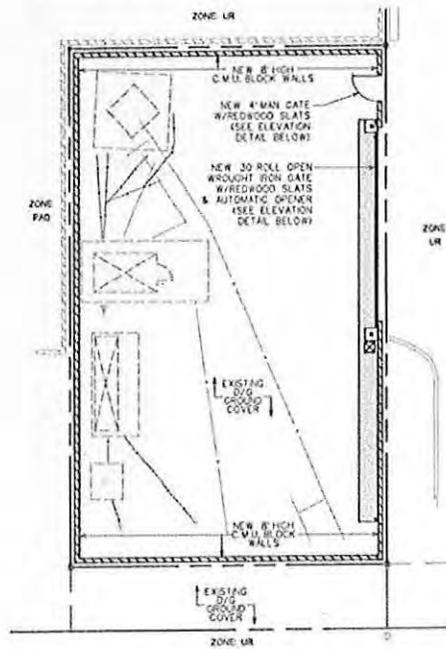
Exhibit A

EXISTING SITE PLAN



(ST. HWY. 287)

PROPOSED SITE PLAN



ROLLING GATE, BLOCK WALL, MAN GATE ELEVATION DETAIL



Planning and Zoning Commission

STAFF REPORT

AGENDA

TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Laura Blakeman, City Planner

MEETING DATE: December 5, 2013

REQUEST

Request by Michael Scarbrough, MD Partners, LLC, for the following land use approval for property located at 1776 E. McCartney Road:

- 1. DSA-13-00118: Major Site Plan/Final Development Plan** for a proposed 4,450 square foot Circle K retail convenience store and fuel center located on 2.17 acres at the northwest corner of Tucker Road and McCartney Center, within the McCartney Center PAD.

APPLICANT/OWNER

Michael Scarbrough
MD Partners, LLC
11811 N. Tatum Boulevard Suite 1051
Phoenix, AZ 85028
P: 602-684-5210
Email: mike@mdpartnersaz.com

Circle K Stores Inc.
1130 W. Warner Road
Tempe, AZ 85284
P: 602-728-4047

HISTORY

- August 4, 2000: The City Council adopted Ordinance No. 1981.1 annexing said property into the City of Casa Grande.
- August 4, 2000: The City Council approved the initial zoning of UR (Urban Ranch) on the site per Ordinance 1178.145.
- August 21, 2000: CGPZ-67-00: The City Council approved the Zone Change from UR (Urban Ranch) to PAD (Planned Area Development) for McCartney Center per Ordinance 1178.153.
- October 20, 2004: CGPZ-93-04: The City Council approved the Major PAD Amendment to the McCartney Center PAD to allow "Large Single

Retail Use” and/or “Large Multiple Use Shopping Center” as allowable future land uses for Parcels D and E per Ordinance 1178.153.1.

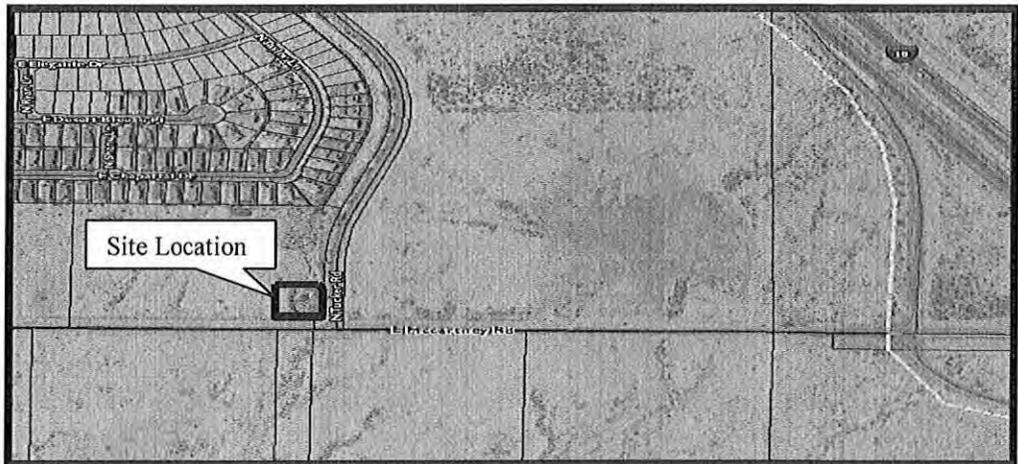
September 5, 2013: DSA-13-00053: The Planning and Zoning Commission approved the Major Amendment to an approved PAD Zone/Preliminary Development Plan for modifications to the Comprehensive Sign Plan.

PROJECT DESCRIPTION	
Site Area	2.17 acres
Zoning	PAD (Planned Area Development)
General Plan Designation	<i>Neighborhoods</i>
Building Height	<i>Convenience Store9 (C Store) – 23’ 8” Canopy – 18’</i>
Parking:	<u>18 total spaces required by City Code as Follows:</u> One space per 250 square feet of floor area, 1 space for handicap parking Provided – 25 spaces, including 1 handicap space, 3 vendor parking spaces and a bike rack

Surrounding Land Use and Zoning

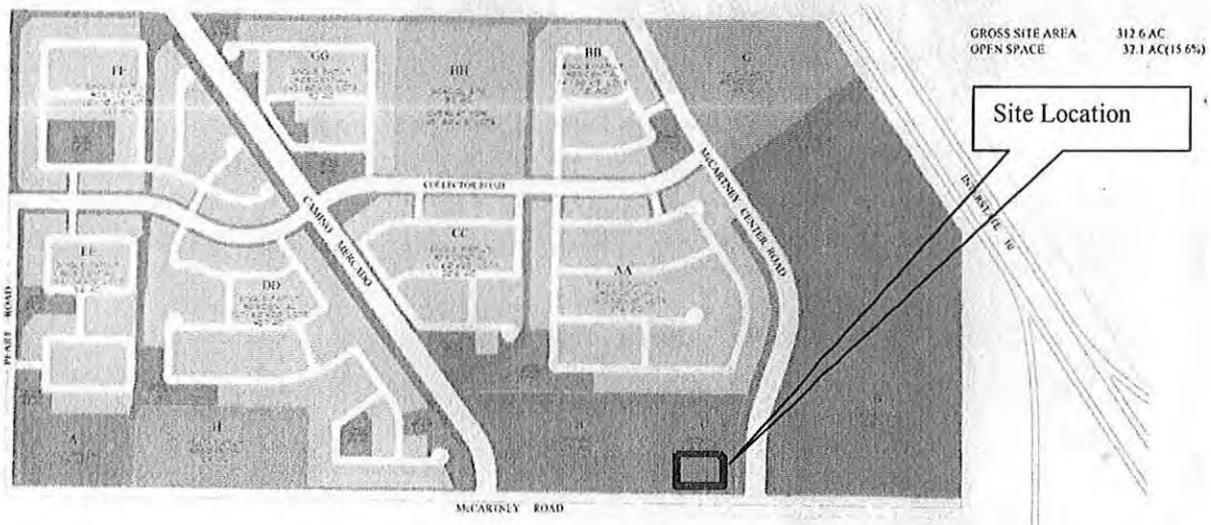
Direction	General Plan Designation	Existing Zoning	Current Uses
North	<i>Neighborhoods</i>	PAD (Planned Area Development)	Vacant land
South	<i>Commerce & Business</i>	UR (Urban Ranch)	McCartney Road, Vacant land
East	<i>Commerce & Business</i>	PAD (Planned Area Development)	Tucker Road, Vacant land
West	<i>Neighborhoods</i>	PAD (Planned Area Development)	Vacant land

SITE AERIAL



Overview

The McCartney Center PAD is a mixed-use development that includes single-family residential, multi-family residential and commercial land uses as well as a site reserved for a school. The proposed area for the Final Development Plan/Major Site Plan is a portion of Parcel C of McCartney Center, located at the northwest corner of McCartney Road and Tucker Road.



Parcel	Land Use	Gross Acres	Est. Units	Gross DU/AC
A	Commercial	6.8		
B	Commercial	11.1		
C	Commercial	10.2		
D	Commercial	24.8		
E	Commercial	21.8		
F	Commercial	6.0		
G	Multi-Family	14.8	265	17.9
H	Multi-Family	10.4	186	17.9
Parcels AA – HH (HH - future School Site)	Residential	206.8	617	3.0

Parcel C is designated for commercial land use per the PAD development guide. At the time the McCartney Center Planned Area Development was established, the development standards were included in the PAD.

The proposed request is for the development of a convenience store (Circle K) and Fuel Canopy. The proposed site improvements will be built on a 2.17 acre site located at the northwest corner of McCartney Road and Tucker Road.

The Circle K building will be approximately 24 feet in height and located to the northern

portion of the site. The fuel canopy is approximately 18 feet in height and located south of the proposed building. The fuel area is proposed for 10 gasoline dispensing pumps. The proposed Circle K facility will be operated 24 hours a day, 7 days a week.

CONFORMANCE WITH MAJOR SITE PLAN REVIEW/FINAL DEVELOPMENT PLAN CRITERIA 17.68.070

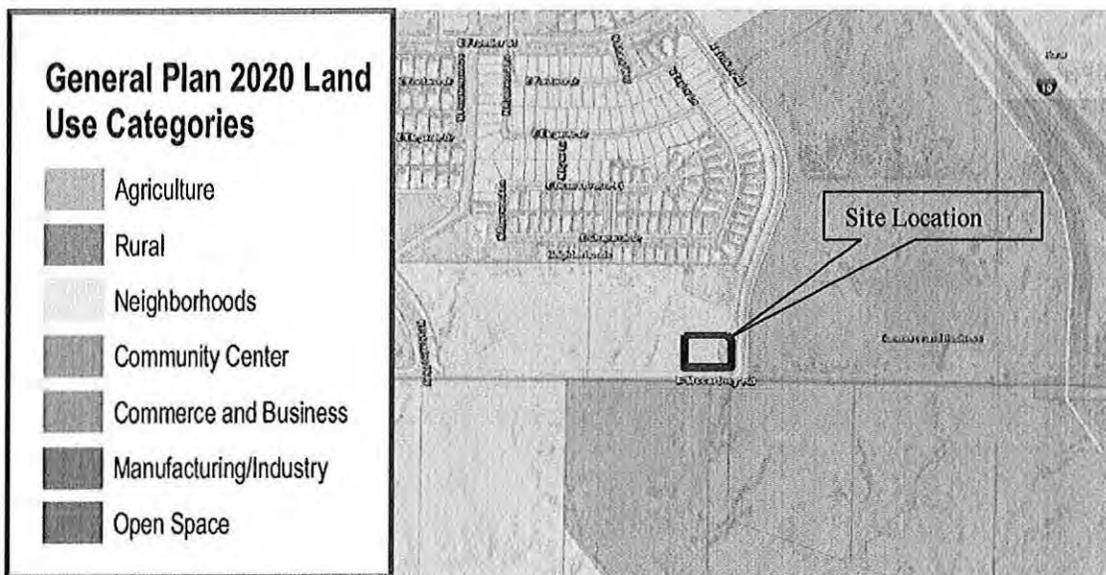
In accordance with Section 17.68.070 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of Major Site Plan application:

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

The site is located within a portion of Parcel C of McCartney Center PAD, which is 2.17 acres of the 9.42 acre site. The 2.17 acres provides sufficient area to accommodate the proposed request. The PAD Zoning for the property established the commercial land use for this site. The site is located north of McCartney Road, a principal arterial road and west of I-10 interstate. The proposed development will abut vacant land and the closest residential homes are approximately 309 feet from the proposed convenience store building. The site is located in a prime location for commercial development as it is located along a principal arterial, McCartney Road and in close proximity to I-10. The proposed convenience store and gasoline availability will provide services to residents in the area, which currently do not exist today.

Conformance to the City's General Plan;

The General Plan 2020 Land Use designation for the site is *Neighborhoods*. This land use is primarily for residential land uses, however it allows for single commercial sites up to 30 acres. The proposed commercial uses (Circle K and Gas Station) are permitted land uses in the Neighborhood land use designation.



Conformance to the City's Zoning Ordinance;

The site is zoned PAD (Planned Area Development). The original PAD Zoning for the site was established in 2000. This site was designated for commercial development at the time the McCartney Center Planned Area Development was established.

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

Access to the site is from McCartney Road, a principal arterial. According to the Traffic Impact Study, July 13, 2013, submitted by CivTech, all study intersection turning movements are anticipated to operate at a LOS B or better under the proposed lane and stop controls provided with the existing proposal. A westbound deceleration lane is proposed along McCartney Road and allows for approximately 100 feet of storage. Per the ITE Trip Generation Handbook, 2nd Edition, 10% of daily trips to the gas station, 62% for the AM peak hour and 56% for the PM peak hour are anticipated to be pass-by trips, or trips made by vehicles already using the roadway network.

The proposed development is expected to generate 3,256 total daily new trips, with 204 occurring in the AM peak hour and 271 occurring in the PM peak hour. Of the total trips generated only 2,932 daily trips are anticipated to be added to the roadway network, with 78 new AM peak hour trips and 221 new PM Peak hour trips.

Parking requirements for the site are based on code requirements of one space for 250 square feet of floor area. Based on this calculation the building is 4,450 square feet and the required number of parking spaces is 18 spaces. The applicant is providing 25 parking spaces which exceed the minimum requirements. The site will also accommodate a bicycle rack and 3 vendor parking spaces located on the west side of the building.

The final development plan shows a fuel canopy area just south of the convenience store. The fuel area will provide 10 gasoline dispensing pumps. The site will be operated 24 hours a day, 7 days a week.

The adequacy of the plan with respect to land use;

In evaluating the City Code requirements and 2.17 acres of the site for development, there is sufficient land area to accommodate the proposed convenience store and fuel station.

Pedestrian and vehicular ingress and egress;

According to the proposed site plan the site will a primary entrance located off of McCartney Road and a secondary entrance off of Tucker Road. The site's proposed circulation is two way traffic flows, with a minimum of 37 ft. of width for drive aisle access around the canopy.

Building location, height & Building Elevations:

The convenience store is located on the northern portion of the site. The building is single story and approximately 23 feet high and 4,450 square feet in size (See Exhibit C - Elevations).

The majority of the building's exterior will be a combination of stucco construction integrated with stone veneer, cmu veneer, stucco score lines and cornice molding elements. The main entrance is located at the south side of the building and all roof mounted equipment will be screened and located behind mechanical walls.

The gas canopy is located to the south of the convenience store and will provide 10 gasoline dispensing pumps. The canopy is 18' feet in height and approximately 6,511 square feet. The canopy columns will be designed with stucco construction and stone veneer, integrating architectural elements of the main building. The canopy colors will match the colors used on the convenience store as to provide an architectural cohesiveness within the site.

Landscaping:

The preliminary landscaping plan for the site (See Exhibit B – Preliminary Landscape Plan) indicates that the site is providing 34% of landscaped area and 62% of groundcover. The preliminary plan shows compliance with the code requirements, however the specific breakdown of the calculations will be provided with a final landscape plan at the time of building permit submittal.

The retention basin located to the east and the drainage channel that parallels Tucker Road will be landscaped along the perimeter of the basin and channel. Besides the onsite landscaped area, the majority of the landscaping is located along the roadway frontages, Tucker and McCartney Roads.

Lighting:

There is an existing street light located at the Tucker and McCartney Road intersection that will be relocated due to the street widening improvements that will need to be completed with this request.

On-site site lighting is proposed with 20' foot high light poles. The lighting has been dispersed throughout the site to provide adequate visibility. The proposed buildings will incorporate attached decorative lighting to complement the buildings exterior and provide lighting for security measures.

The lighting for the fuel canopy is will consist of LED luminaire lights that are flushed mounted to underneath the fuel canopy.

All lighting is designed with full-cutoff fixtures and complies with the provisions of City Code section 15.48.050.

Provisions for utilities;

The preliminary water and sewer report submitted by Zell Company LLC, dated September 12, 2013 stated that the site will tie into water at the existing 12 inch main in McCartney Road and extend a 6 inch fire line onsite. A 6 inch private sewer line will connect in to the existing sewer main in McCartney Road.

Site drainage & Grading;

The preliminary drainage report submitted by Greenberg Farrow dated July 16, 2013, the subject property is located in Flood Zone X, areas determined to be outside the 0.2% annual chance floodplain. The site will utilize the onsite basin to retain the 100-year, 1-hour storm. No offsite flows currently impact this site from the north as the offsite flows from the north are intercepted and carried in existing channels through the residential neighborhoods. The offsite flows from the east are collected in an existing channel along the west side of Tucker Road. As part of development of this site, the existing channel will be extended and widened along the west side of Tucker Road to the intersection with McCartney Road. Culverts will be installed underneath McCartney Road to allow the runoff to continue in its historic pattern.

Open space;

See landscaping section of the Major Site Plan/Final Development Plan.

Loading and unloading areas;

N/A.

Signage;

The site plan shows a proposed detached sign located at the McCartney Road entrance, however no sign details were provided. The detached sign is subject to the requirements of the Major Pad Amendment that was approved in October 2013.

The fuel canopy elevations show conceptual signage on all four sides of the canopy. Because the PAD guide for McCartney Center did not address canopy signage, nor does the City Sign Code, Staff has added a condition of approval that will establish signage requirements for the fuel canopy. Based on the plan submitted, the proposed canopy elevations will meet this code requirement. All signage requires a separate permit.

Screening;

The site is not proposing any boundary screening as the location is set a distance of 309 feet from the residential properties to the north.

A 3 foot screen wall is proposed along the south side of the site (McCartney Road frontage) and continues east and north paralleling the drainage channel along the west side of Tucker Road. The 3 foot wall will assist in screening the parking areas from view along the McCartney and Tucker road street frontages.

Setbacks:

The PAD guide established the following setbacks for the site:

Front	35
Sides	10
rear	15
Corner side	25
Maximum height	35

The proposed site plan shows compliance with the required setbacks.

PUBLIC NOTIFICATION/COMMENTS

Notification

Public hearing notification efforts for this request meet and exceed those requirements set out by City Code. They include:

- Neighborhood meeting held at Fire Station #504 on May 30, 2013.
- A notice of time, date, place, and purpose of the public hearing was published in the Casa Grande Dispatch on November 19, 2013.
- A notice was mailed on November 20, 2013 to each owner of property situated within three hundred feet of the site. An affidavit confirming this mailing is within the project file.
- A notice was posted by the applicant on the subject site on November 20, 2013. An affidavit confirming this posting was also supplied by the applicant.

Inquiries/Comments

Comments received from the neighborhood meeting that involve city code requirements, were the following: traffic, lighting, landscaping, and aesthetics. These items were addressed in the review of the Final Development Plan/Major Site Plan and the proposed site plan meets code requirements. Further details of these items are mentioned earlier in the Staff Report.

City Staff received a phone call from the managing agent of property located east of Tucker Road, "Parcel D" of McCartney Center PAD, which is currently vacant and

approved for commercial land uses. The agent requested further information on the proposed development and the Agent was sent the site plan and staff report at the finalization of the Staff Report.

STAFF RECOMMENDATION

Staff recommends the Commission approve the Major Site Plan/Final Development Plan (DSA-13-00118) for Circle K with the following condition:

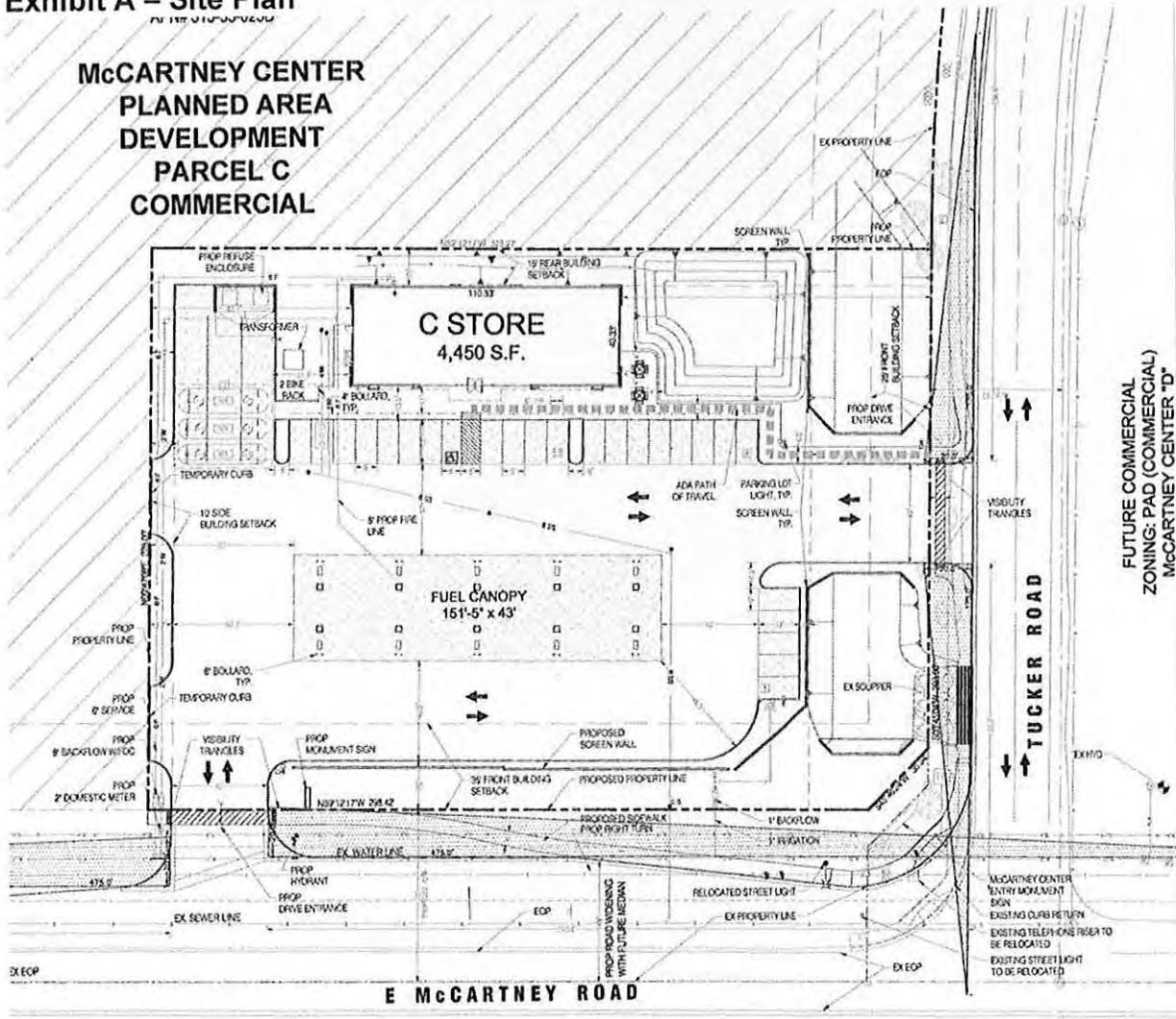
1. Prior to issuance of the building permit, the Map of Dedication for the McCartney Road right-of-way dedication shall be recorded.
2. Canopy signage shall be a maximum of 0.25 square feet per linear foot for each elevation.

Exhibits

- A – Site Plan
- B – Landscape Plan
- C – Elevations

Exhibit A – Site Plan

**McCARTNEY CENTER
PLANNED AREA
DEVELOPMENT
PARCEL C
COMMERCIAL**



FUTURE COMMERCIAL
ZONING: PAD (COMMERCIAL)
McCARTNEY CENTER "D"

Exhibit B – Preliminary Landscape Plan

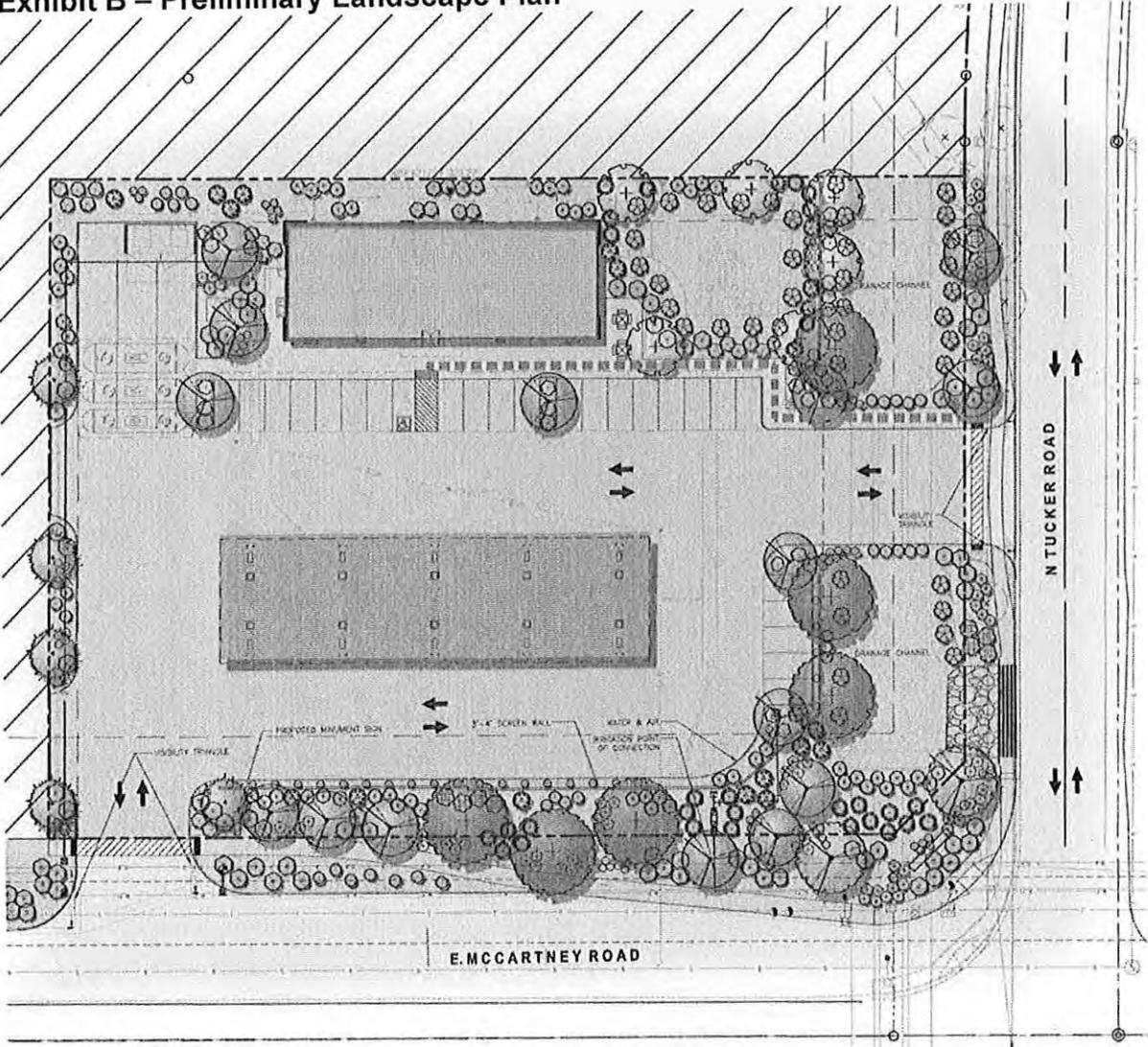
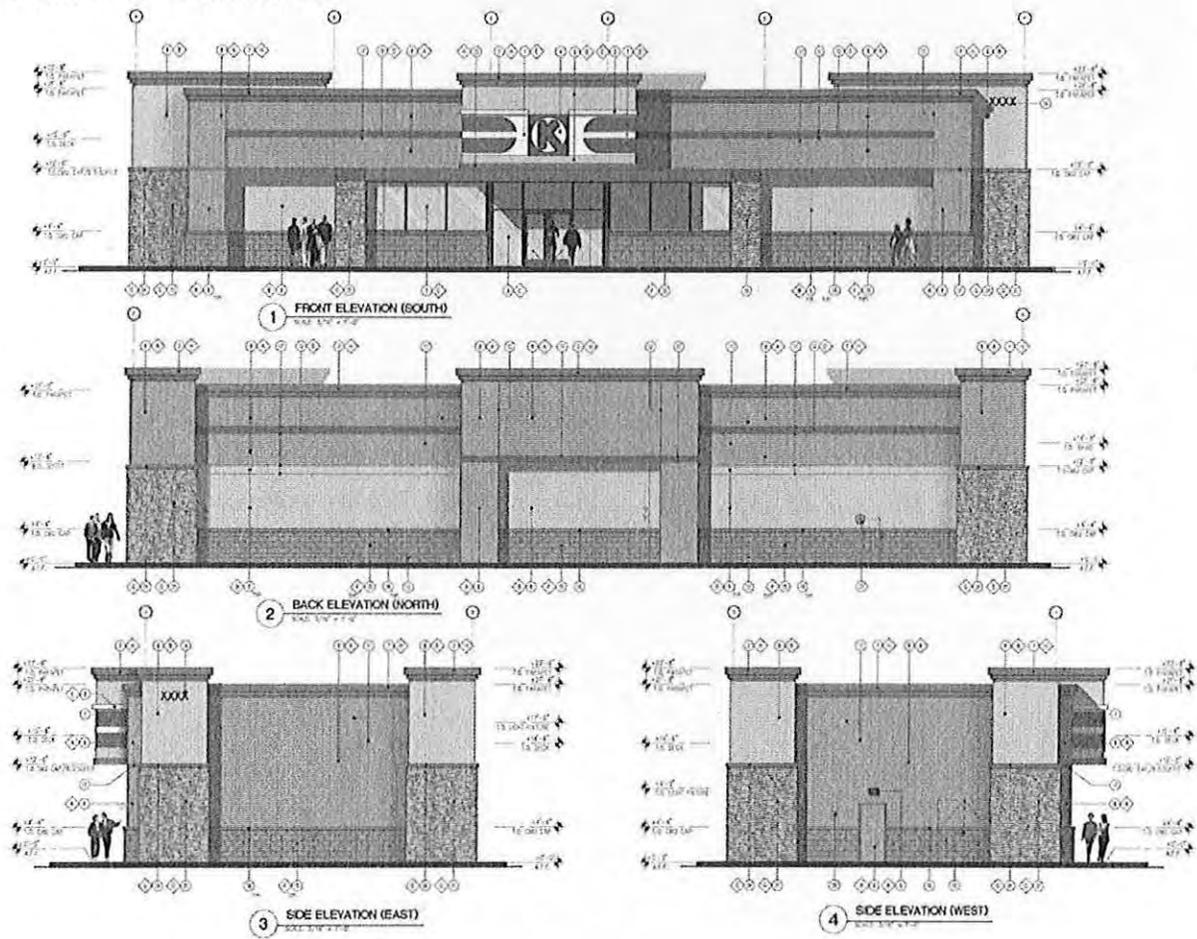
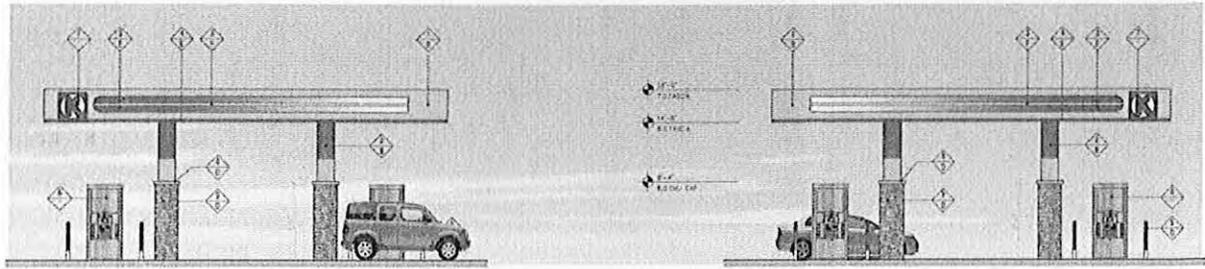


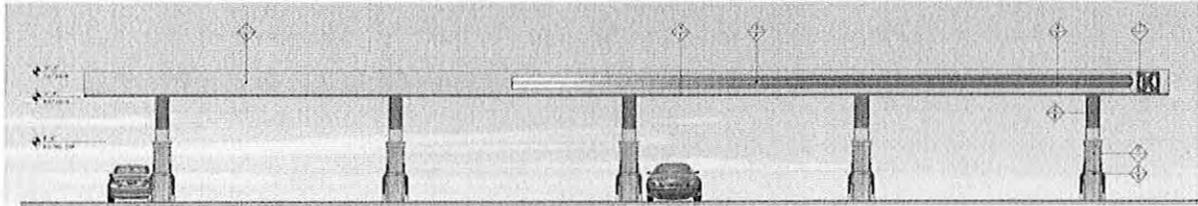
Exhibit C – Elevations



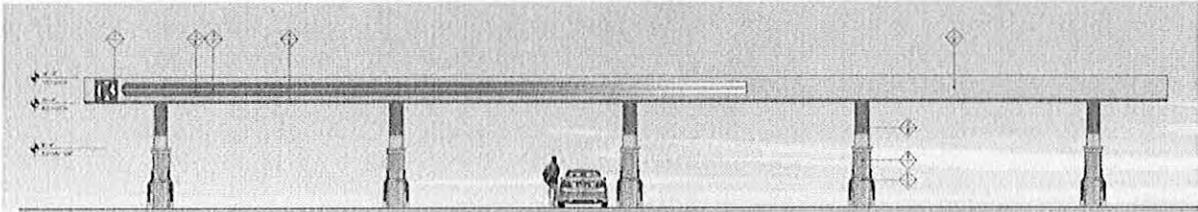


4 SIDE EAST ELEVATION

3 SIDE WEST ELEVATION



2 FRONT SOUTH ELEVATION



1 REAR NORTH ELEVATION



Planning and Zoning
Commission

STAFF REPORT

AGENDA

TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: Keith Newman, City Planner
MEETING DATE: December 5, 2013

REQUEST

Request by William Brian Hanger for the following land use approval for Lot 14 of the Donovan M. Kramer Senior Industrial Park at the Airport, Phase II, Casa Grande, AZ 85122:

1. **DSA-13-00029- Preliminary Plat** for the Re-subdivision of Lot 14 into two (2) new lots.

APPLICANT/OWNER

Applicant

William Brian Hanger
3135 S. Price Rd., Suite 115
Chandler, AZ 85248
P: 480-857-9101
Email: bhanger@latigoland.com

Owner

David Beebe
Laramie Land & Holdings, LLC.
1835 W. Chandler Blvd. #20
Chandler, AZ 85224
P: 602-989-5733
Email: davidb@atkoinc.com

HISTORY

- July 14, 1980: The Final Plat for the Casa Grande Municipal Airport Industrial Park was approved by the Pinal County Board of Supervisors.
- November 2, 1992: Ordinance # 1454 was approved by the Mayor and City Council annexing the property into the City Limits of Casa Grande.
- December 18, 2000: The Re-subdivision of the Final Plat for the Casa Grande Municipal Airport Industrial Park creating Phase II was approved by the Mayor and City Council.
- January 20, 2009: Ordinance # 1178.327 was approved by the Mayor and City Council changing the zoning of the property to I-1 (Garden & Light Industrial).

PROJECT DESCRIPTION

Site Area	9.785 Acres
Current Land Use	Proposed Lot 1 (Vacant), Proposed Lot 2

	(Manufacturing)
Existing Zoning	I-1 (Garden & Light Industrial)
Existing General Plan 2020 Land Use	Manufacturing/Industry

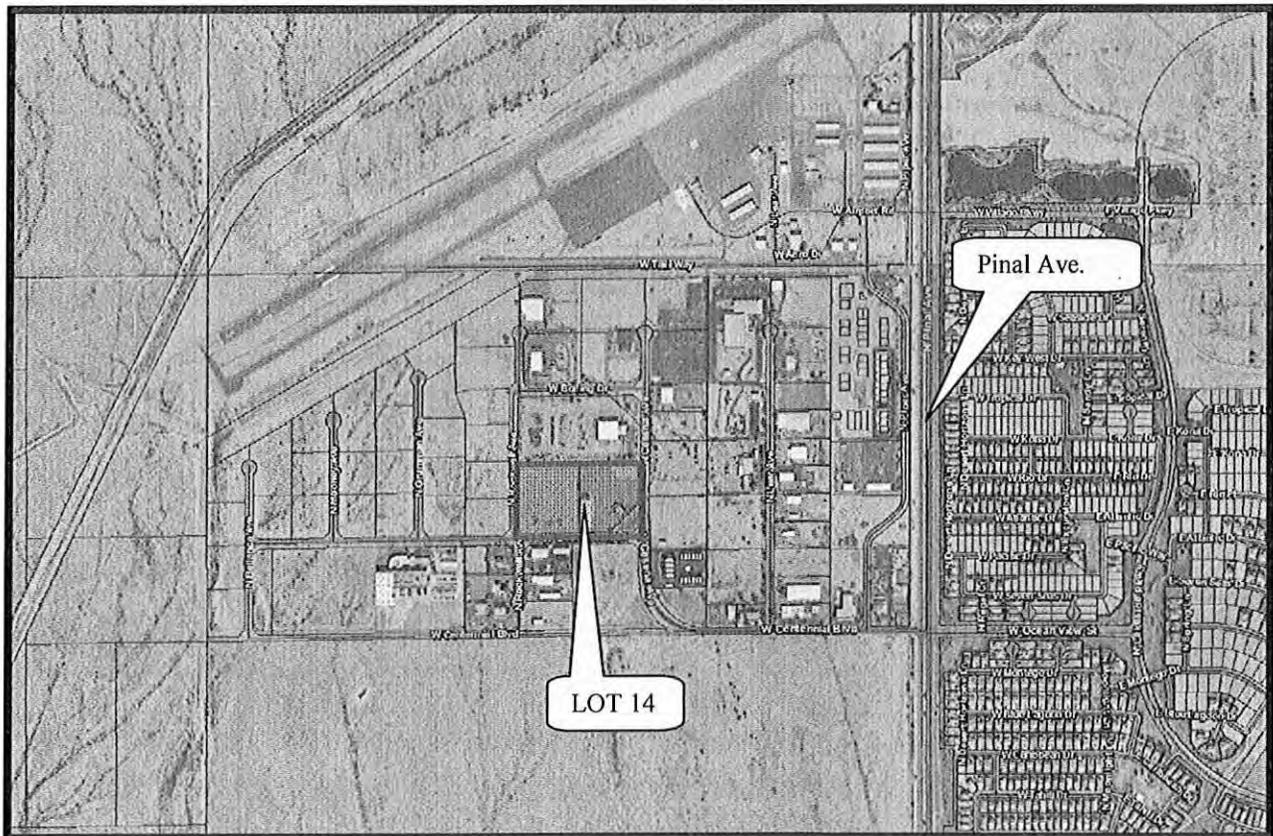
Surrounding Land Use and Zoning

Direction	General Plan 2020 Designation	Existing Zoning
North	Manufacturing/Industry	I-1 (Garden & Light Industrial)
East	Manufacturing/Industry	I-1 (Garden & Light Industrial)
South	Manufacturing/Industry	I-1 (Garden & Light Industrial)
West	Manufacturing/Industry	I-1 (Garden & Light Industrial)

General Discussion

The applicant is requesting the approval of a Preliminary Plat to re-subdivide previously recorded Lot 14, Phase II of the Donovan M. Kramer Senior Airport Industrial Park (See Exhibit A). Lot 14 is specifically located at the north west corner of Cessna Ave, and Beechcraft St. and is 9.785 acres in size. The current Final Plat was recorded on April 9, 2001 (See Exhibit B).

SITE CONTEXT/AERIAL



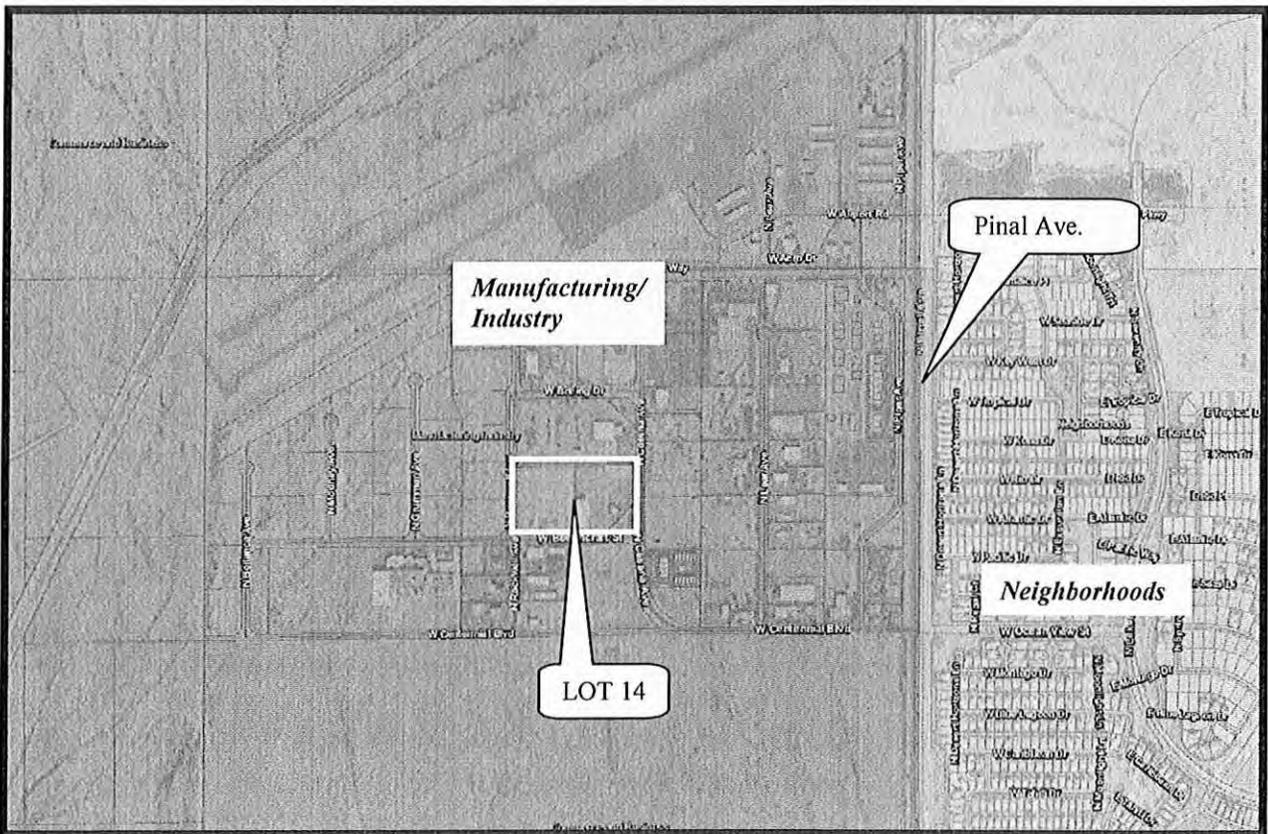
The proposed Preliminary Plat is being processed in order to split existing Lot 14 into two new lots so they can be sold and or developed individually (see Exhibit C). A Final Plat for the proposed split of Lot 14 is currently being reviewed by City Staff.

The proposed re-subdivision is being processed in accordance with Section 16.12.290 C. of the City Code. All future development of the new vacant lot will be required to comply with all City Code requirements.

Conformance to the General Plan;

The subject site is designated as *Manufacturing/Industry* in the City's General Plan 2020 which lists industrial/manufacturing uses as an appropriate use in said land use category.

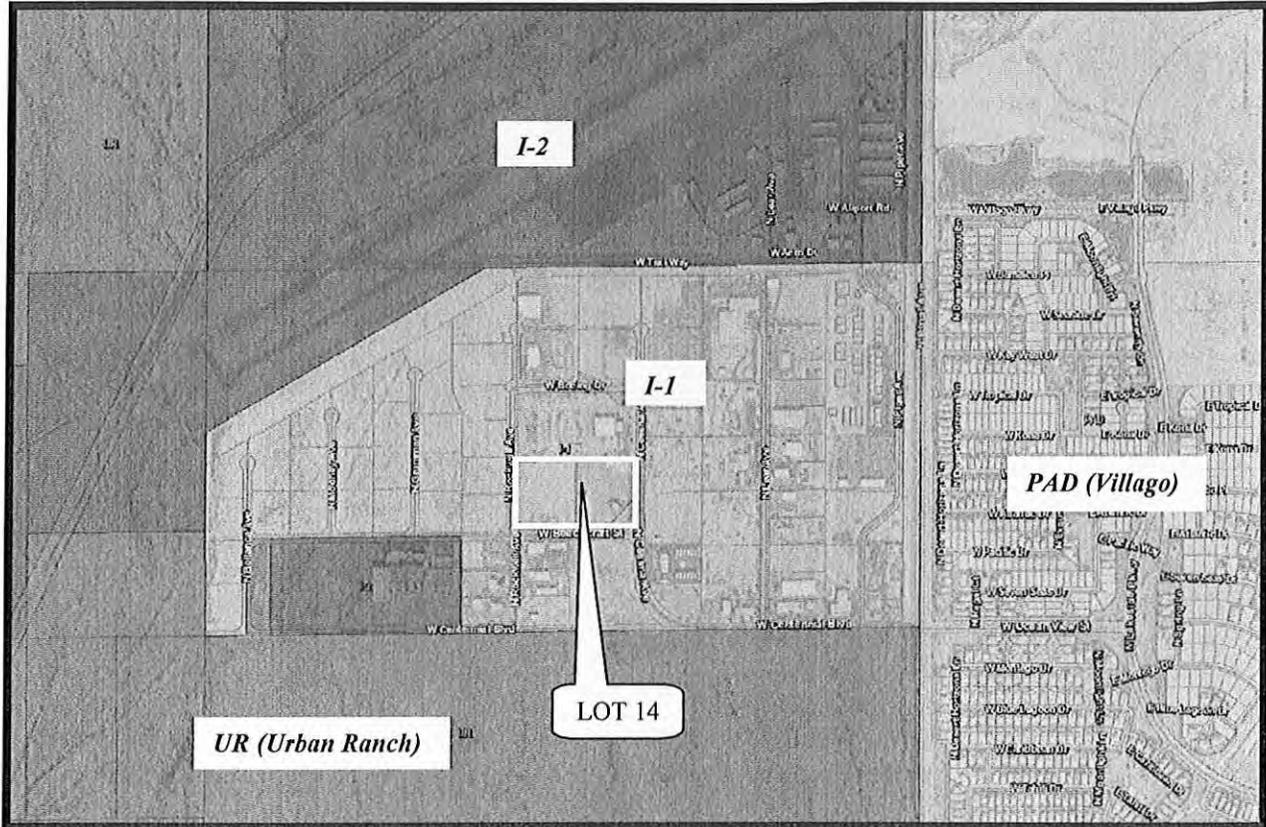
GENERAL PLAN 2020 EXHIBIT



Conformance with Existing and Proposed Zoning;

The site is an all lots immediately surrounding Lot 14 are zoned I-1 (Garden & Light Industrial) which principally permits the existing manufacturing use and other Light Industrial uses as allowed in the City of Casa Grande Zoning Code.

ZONING EXHIBIT



PUBLIC NOTIFICATION/COMMENTS

Notification

Public hearing notification efforts for this request meet the requirements set out by City Code. They include:

- A notice was published in the Casa Grande Dispatch on November 19, 2013 for the December 5th Planning and Zoning Commission public hearing.
- Notice was mailed by the City on November 20, 2013 at least fifteen days before the day of the hearing to each owner of property situated within 200 hundred feet of the subject property. An affidavit confirming this is located in the project file.
- A sign was posted by the applicant on November 20, 2013 on the subject site. An affidavit confirming this posting was supplied by the applicant.

Inquiries/Comments

N/A

RECOMMENDED MOTION

Staff recommends the Commission approve **DSA-13-00028, Lot 14 of the Donovan M. Kramer Senior Industrial Park at the Airport, Phase II**, subject to the following conditions:

1. Revise the Preliminary Plat to show the location of all electrical lines.
2. Prior to recordation of the Final Plat the Applicant shall provide verification that the Certificate of Assured Water Supply (Certificate # 27-402068.0000) issued for Casa Grande Airpark on 6/20/06 is sufficient to meet the requirements of ARS 45-576 for this re-subdivision.

Exhibits

- Exhibit A- Project Narrative
- Exhibit B- Previously Approved Final Plat
- Exhibit C- Proposed Preliminary Plat

Exhibit A- Project Narrative



February 26th, 2013

Keith Newman
City of Casa Grande Planner

RE: Lot split in the Casa Grande Airpark APN #508-81-114.

Dear Mr. Newman:

Please find the enclosed applications on behalf of David Beebe and Laramie Land & Holdings LLC to obtain a lot split and subsequent re-plat of the Casa Grande Airpark.

Mr. Beebe purchased the 9.79 acre parcel building and operating on half the site for a number of years before the economic downturn. In the best interest of both the City and Mr. Beebe he has a owner operator for the current facility and requires the remaining 5 +/- acres to be separated so that it may either be utilized by a future operation of Mr. Beebe's or sold to another user.

We have engaged Southwest Surveying Inc to conduct a survey and provide legal descriptions for what will become to two lots. Please contact myself at 480-857-9101 or bhanger@latigoland.com should you have any questions.

Thank you,


W. Brian Hanger
Latigo Land & Capital

Exhibit B - Previously Approved Final Plat

Exhibit C- Proposed Preliminary Plat

**PRELIMINARY PLAT OF
"LOT 14 - DONOVAN M. KRAMER SENIOR
INDUSTRIAL PARK AT THE AIRPORT, PHASE II & PARCEL H"**

A RE-SUBDIVISION OF LOT 14, DONOVAN M. KRAMER SENIOR INDUSTRIAL PARK AT THE AIRPORT, PHASE II & PARCEL H, ACCORDING TO CABINET D OF PLATS, SLIDE 5, RECORDS OF PINAL COUNTY, ARIZONA, LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

BASIS OF BEARING

THE BASIS OF BEARING IS THE MONUMENT LINE OF N. CESSNA WAY, USING A BEARING OF 89°01'00" DEGREES 03' MINUTES 15" SECONDS WEST, PER THE FINAL PLAT OF DONOVAN M. KRAMER SENIOR INDUSTRIAL PARK AT THE AIRPORT, PHASE I & PARCEL H, RECORDED IN CABINET D OF MAPS, SLIDE 5, PINAL COUNTY RECORDS.

REFERENCES

SUBDIVISION OF "DONOVAN M. KRAMER SENIOR INDUSTRIAL PARK AT THE AIRPORT, PHASE I & PARCEL H" RECORDED IN CABINET D OF MAPS, SLIDE 5, PINAL COUNTY RECORDS.

SUBDIVISION OF "DONOVAN M. KRAMER SENIOR INDUSTRIAL PARK AT THE AIRPORT" RECORDED IN CABINET C OF MAPS, SLIDE 7, PINAL COUNTY RECORDS.

THE RE-SUBDIVISION OF PORTIONS OF TRACTS A & B OF THE DONOVAN M. KRAMER SENIOR INDUSTRIAL PARK AT THE AIRPORT RECORDED IN CABINET D OF MAPS, SLIDE 5, PINAL COUNTY RECORDS.

SUBDIVISION OF "DONOVAN M. KRAMER SENIOR INDUSTRIAL PARK AT THE AIRPORT, PHASE II" RECORDED IN CABINET C OF MAPS, SLIDE 41, PINAL COUNTY RECORDS.

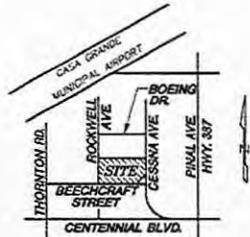
DEED RECORDED IN DOCUMENT NO. 2005-075462, PINAL COUNTY RECORDS.

MAP OF LAND DIVISION RECORDED IN BOOK 9 OF SURVEYS, PAGE 36, PINAL COUNTY RECORDS.

ALTA/FACSIM LAND TITLE SURVEY RECORDED IN FILE NO. 2010-120258.

FLOOD PLAIN CERTIFICATION

ACCORDING TO FLOOD FLOOD INSURANCE RATE MAP, MAP NUMBER 08012171C, DATED IN DECEMBER 4, 2002, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (NOT SHADDED). ZONE X (NOT SHADDED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."



VICINITY MAP
NOT TO SCALE

DESCRIPTION

SECTION 32 A PORTION OF LOT 14 OF THE "FINAL PLAT OF DONOVAN M. KRAMER SENIOR INDUSTRIAL PARK AT THE AIRPORT, PHASE II & PARCEL H," LOCATED IN THE NORTH HALF OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF CASA GRANDE BRASS CAP FLUSH, STAMPED 2033A, BEING THE INTERSECTION OF BEECHCRAFT STREET AND CESSNA AVENUE, FROM WHICH A BRASS CAP FLUSH, STAMPED 2033A, AT THE INTERSECTION OF CESSNA AVENUE AND BOEING DRIVE BEARS NORTH 00 DEGREES 03' MINUTES 15" SECONDS WEST 1,044.08 FEET FOR SAID FINAL PLAT; THENCE SOUTH 89 DEGREES 01' MINUTES 51" SECONDS WEST 304.00 FEET TO A CITY OF CASA GRANDE BRASS CAP FLUSH STAMPED 2033A; THENCE NORTH 00 DEGREES 03' MINUTES 54" SECONDS WEST 40.00 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF SAID LOT 14; THENCE NORTH 00 DEGREES 03' MINUTES 34" SECONDS WEST 502.06 FEET TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE NORTH 89 DEGREES 01' MINUTES 00" SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 14 A DISTANCE OF 441.08 FEET; THENCE SOUTH 00 DEGREES 04' MINUTES 22" SECONDS EAST 502.06 FEET TO THE SOUTH LINE OF SAID LOT 14; THENCE SOUTH 89 DEGREES 01' MINUTES 31" SECONDS WEST, ALONG SAID SOUTH LINE 441.19 FEET TO THE POINT OF BEGINNING.

SECTION 32 A PORTION OF LOT 14 OF THE "FINAL PLAT OF DONOVAN M. KRAMER SENIOR INDUSTRIAL PARK AT THE AIRPORT, PHASE II & PARCEL H," LOCATED IN THE NORTH HALF OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CITY OF CASA GRANDE BRASS CAP FLUSH, STAMPED 2033A, BEING THE INTERSECTION OF BEECHCRAFT STREET AND CESSNA AVENUE, FROM WHICH A BRASS CAP FLUSH, STAMPED 2033A, AT THE INTERSECTION OF CESSNA AVENUE AND BOEING DRIVE BEARS NORTH 00 DEGREES 03' MINUTES 15" SECONDS WEST 1,044.08 FEET FOR SAID FINAL PLAT; THENCE SOUTH 89 DEGREES 01' MINUTES 51" SECONDS WEST 304.00 FEET TO A CITY OF CASA GRANDE BRASS CAP FLUSH STAMPED 2033A; THENCE NORTH 00 DEGREES 03' MINUTES 54" SECONDS WEST 40.00 FEET TO THE POINT OF BEGINNING, BEING THE MOST SOUTHWEST SOUTHEAST CORNER OF SAID LOT 14; THENCE SOUTH 89 DEGREES 01' MINUTES 31" SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 14 A DISTANCE OF 238.04 FEET; THENCE NORTH 00 DEGREES 04' MINUTES 22" SECONDS WEST 502.06 FEET TO THE NORTH LINE OF SAID LOT 14; THENCE NORTH 89 DEGREES 01' MINUTES 00" SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 14 A DISTANCE OF 403.62 FEET TO THE EAST LINE OF SAID LOT 14; THENCE SOUTH 00 DEGREES 03' MINUTES 13" SECONDS EAST, ALONG SAID EAST LINE 206.04 FEET; THENCE SOUTH 84 DEGREES 41' MINUTES 19" SECONDS WEST 304.00 FEET TO THE POINT OF BEGINNING.

AREA TABLE

LOT 1	271,477 SQ. FT. 6.2643 ACRES
LOT 2	204,767 SQ. FT. 4.7013 ACRES
TOTAL	476,244 SQ. FT. 10.9656 ACRES

SURVEYOR

SUPERIOR SURVEYING SERVICES INC.
10415 N. 23RD AVENUE
PHOENIX, ARIZONA 85027
PHONE: (602) 988-0223
FAX: (602) 988-0729
CONTACT: JAMES WILLIAMSON

OWNER

LEWIS L. AND B. HOLDINGS LLC
1633 W. CHANDLER BOULEVARD, SUITE 202
CHANDLER, AZ 85224
PHONE: (602) 981-5733
CONTACT: DAVID BECKE

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER, 2013; THAT THE SURVEY IS TRUE AND COMPLETE, AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED.

PANDY S. DELBOWIE
R.L.S. 1824
27415 N. 23RD AVENUE
PHOENIX, AZ 85083
NOVEMBER 25, 2013



FORM 9/26/14

PRELIMINARY PLAT OF
LOT 14 - DONOVAN M. KRAMER SENIOR
INDUSTRIAL PARK AT THE AIRPORT, PHASE II & PARCEL H

21415 N. 23rd Avenue, Phoenix, AZ 85027
602-988-0223 (office), 602-988-0729 (cell)
R602@superiorservices.com

SUPERIOR
SURVEYING SERVICES, INC.

DATE: 10/25/13
JOB NO. 120258



Planning and Zoning
Commission

STAFF REPORT

AGENDA

TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: Keith Newman, City Planner
MEETING DATE: December 5, 2013

REQUEST

Request by Darren L. Glidewell, Scott Communities for the following land use approval for property located at the northeast corner of McCartney & Trekell Rds. (existing Arroyo Grande Subdivision), Casa Grande, AZ 85122:

DSA-13-00042- Preliminary Plat for Arroyo Grande Subdivision Phases 1 thru 4, containing 307 Single Family Residential lots.

APPLICANT/OWNER

Applicant

Darren Glidewell
P.O. Box 14000
Sun Lakes, AZ 85248
P: 623-826-8327
Email: dlgl@kdbmgmt.com

Owner

Arroyo Grande Holdings
P.O. Box 14000
Sun Lakes, AZ 85248
480-895-0375

HISTORY

August 8, 2004: The Arroyo Grande Preliminary Plat was approved by the Planning & Zoning Commission.

May 15, 2006: The Arroyo Grande Final Plat was approved by the Mayor and City Council and recorded on June 20, 2006.

PROJECT DESCRIPTION

Site Area	103.38 acres
Current Land Use	Single Family Residential
Existing Zoning	PAD (Planned Area Development)
Existing General Plan 2020 Land Use	<i>Neighborhoods</i>

Surrounding Land Use and Zoning

Direction	General Plan 2020 Designation	Existing Zoning
North	<i>Neighborhoods</i>	PAD (Planned Area Development)
East	<i>Neighborhoods</i>	PAD (Planned Area Development)
South	<i>Neighborhoods</i>	UR (Urban Ranch) & PAD (Planned Area Development)
West	<i>Neighborhoods</i>	UR (Urban Ranch) & PAD (Planned Area Development)

General Discussion

The applicant is requesting the approval of a Preliminary Plat to re-subdivide the previously approved and recorded Arroyo Grande Subdivision (See Exhibit A & B) located at the north east corner of Trekell and McCartney Roads. Arroyo Grande currently consists of 312 platted/vacant single family residential lots on 103 acres (See Exhibit B). The current Final Plat was recorded on June 20, 2006.

SITE CONTEXT/AERIAL



The proposed Preliminary Plat is being processed in order to restart the project and to divide it into four (4) phases. Development of the Subdivision, based on the original design, was started in 2006 with the installation of some underground

utilities (i.e, water and wastewater lines, electric, etc.), subdivision walls, drainage facilities and the rough grading of the streets and lots. Due to the down turn in the economy the development of the subdivision was halted by Scott Communities and said improvements have been sitting unused and have slightly deteriorated. In order to develop this subdivision in a scope that better relates to today's economic and housing situation the developer is proposing to build the subdivisions in four (4) phases. Each of the phases are illustrated on the Preliminary Plat and Phasing Plan (See Exhibits C & D) and will contain lots as follows:

- 1) Phase 1= 100 lots
- 2) Phase 2 = 45 lots
- 3) Phase 3 = 70 lots
- 4) Phase 4 = 92 lots

Phasing the construction of Arroyo Grande will allow all infrastructure and site improvements to be installed and financially secured gradually as demand necessitates instead of all at once. In order to accomplish this, the site owner/developer (Scott Communities) has proposed a development agreement with the City, which will allow the Preliminary Plat to maintain its approval for a time period that will allow the development of all four (4) phases of Final Plats rather than the standard two (2) years.

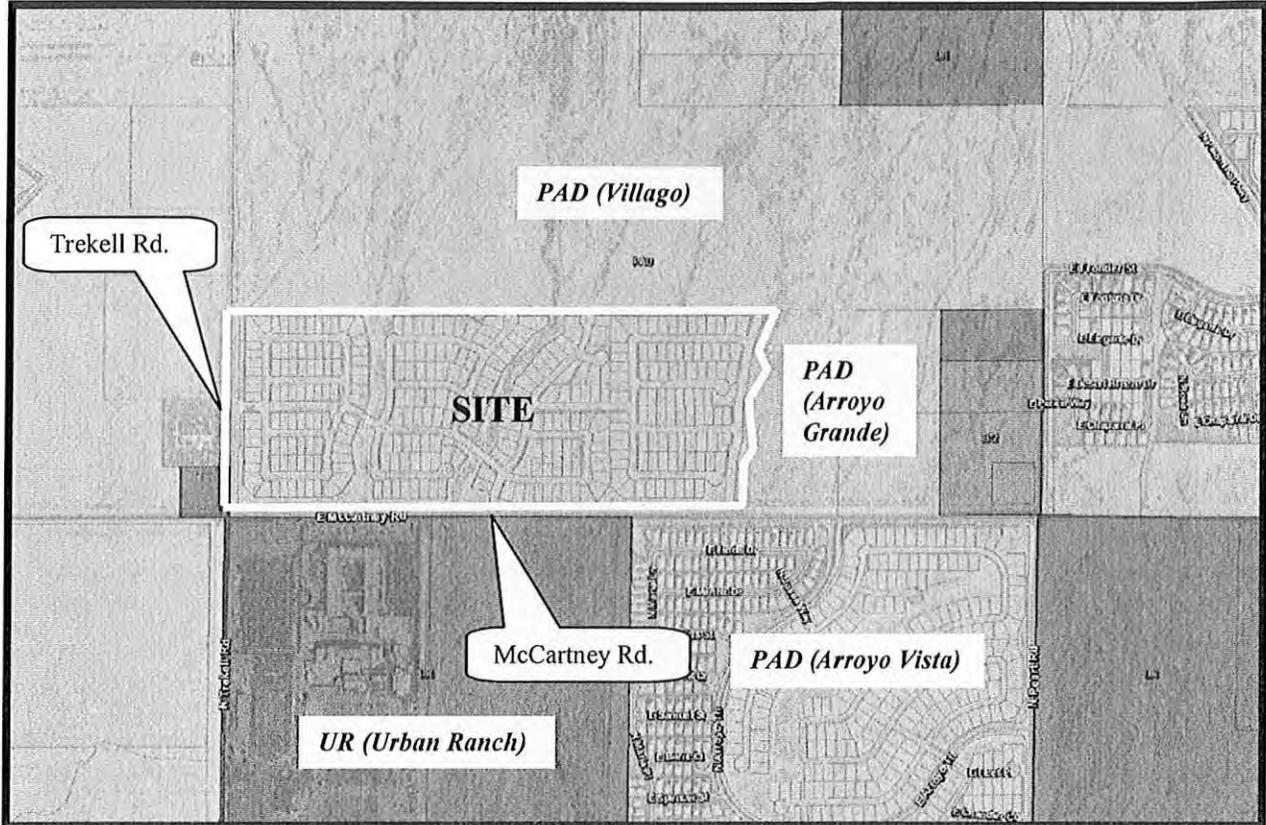
The new plat contains the same design and area as the previous version, but will feature a slight reduction in lots bringing the total lot count to 307. The area where the previous five (5) lots were located will be used for expanded drainage retention facilities. A Final Plat and new construction documents are currently under review by City Staff.

The proposed re-subdivision is being processed in accordance with Section 16.12.290 C. of the City Code.

Conformance to the General Plan:

The subject site is designated as *Neighborhoods* in the City's General Plan 2020 which allows single family residential as a permitted use.

ZONING EXHIBIT



PUBLIC NOTIFICATION/COMMENTS

Notification

Public hearing notification efforts for this request meet the requirements set out by City Code. They include:

- A notice was published in the Casa Grande Dispatch on November 19, 2013 for the December 5th Planning and Zoning Commission public hearing.
- Notice was mailed by the City on November 20, 2013 at least fifteen days before the day of the hearing to each owner of property situated within 200 hundred feet of the subject property. An affidavit confirming this is located in the project file.
- A sign was posted by the applicant on November 20, 2013 on the subject site. An affidavit confirming this posting was supplied by the applicant.

Inquiries/Comments

Two surrounding property owners called and asked general questions concerning the project.

RECOMMENDED MOTION

Staff recommends the Commission approve **DSA-13-00042, Preliminary Plat for Arroyo Grande Phases 1 - 4**, subject to the following conditions:

1. Revise the Master Drainage Report as follows:
 - a. Revise section 1.4 to note that detailed hydraulic calculations for curb openings sizing & capacity, catch basins sizing & capacity, erosion protection and other hydraulic elements will be provided in each Final Drainage Report for each Final Plat phase.
 - b. Note in section 3.0 that detailed hydrological and hydraulic analysis including capacity of catch basins, sizing, profiles showing HGL and Rim elevations will be provided in each Final Drainage Report for each Final Plat phase.
 - c. Revise section 3.0 to address the adequacy of the proposed scour protections in light of the high velocity flows.
 - d. Revise section 4.0 (Conclusions) as follows:
 - i. Revise note #2 to include the statement that any future flooding solution from McCartney Road will be limited to no more than a high water level of 8" in depth at any point.
 - ii. Add a #8 that states that the developer will participate with the City in identifying appropriate drainage solutions for the outfall of washes 1, 2 and 3.
 - iii. Revise note #4 to state the developer will have responsibility for maintenance of drainage facilities and berms until such time as said responsibility is transferred to an HOA.
2. Provide a will serve letter from the water provider in the area of the project.
3. All Engineering aspects are subject to the resolution and satisfaction of the City Engineer, of issues raised in the course of the technical reviews of plans, plats, &/or reports associated with this submittal by the City Engineer, the Public Works Engineering W/WW & Drainage specialists, the City Traffic Engineer, and the Development Center Review Engineer.
4. Revise the title centered at the top of each page to read as follows: "Preliminary Plat Phases 1 – 4".
5. Revise the Phasing Plan to match the lotting pattern of the Preliminary Plat.

Exhibits

- Exhibit A- Project Narrative
- Exhibit B- Previously Approved Preliminary Plat
- Exhibit C- Proposed Preliminary Plat
- Exhibit D- Proposed Phasing Plan

Exhibit A - Project Narrative

**ARROYO GRANDE
PRELIMINARY PLAT
NORTHWEST QUADRANT OF TREKELL ROAD
AND MCCARTNEY ROAD
CASA GRANDE, ARIZONA**

PROJECT NARRATIVE

October 15, 2013

The Project is known as Arroyo Grande, located at the northwest quadrant of the intersection of Trekell Road and McCartney Road. The development consists of 307 lots on 103.38 gross acres. The Developer plans to restart the project and is proposing to prepare a new preliminary plat with four separate phases. The first phase will be 31.73 acres located in the eastern quarter of the site. A Final Plat and new construction documents will be prepared for each phase, and will include the associated street, utility, lighting, landscaping, grading and drainage improvements.

An overall Master Drainage Study will be prepared and used as the basis for the offsite drainage routing and all onsite drainage design for each of the 4 future phases. An onsite Drainage Study will be prepared for each future phase and will be the basis for the design drainage improvements within the proposed phase.

The entire sewer system for the 307 lots was constructed under the originally approved construction documents dated 06-06-06 and approved 06-22-06. The sewer line that supports Phase I, to be constructed first, will be physically isolated from the existing sewers (serving future phases) utilizing a system of plugs. As each subsequent phase is constructed, the remaining future phases will be plugged and isolated from the active portion of the public sewer. The portion of the sewer line to be placed into service for

KSE DESIGN GROUP, PLC.

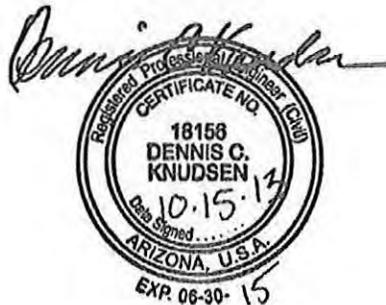
2525 WEST GREENWAY ROAD - SUITE 306 - PHOENIX, ARIZONA 85023

OFFICE: 602-347-7007 FAX: 602-249-1310

Phase I will be tested and certified for compliance with City Standards and Specifications. In an effort to maintain the integrity of the sewer line currently installed in future phases, the manhole covers will be secured in a way that would protect them from vandalism and theft.

The water line was installed under the original permits as well and will be tested for compliance with City, Water Department and Health Department Standards. The water line will also be isolated from future phased construction.

Storm water pollution prevention measures will be established to manage storm water discharges from the site. Existing storm drainage improvements have been constructed, but over time, areas of the site have experienced erosion and will be updated to provide mitigation measures. The Storm Water Pollution Prevention Plan will be updated as each phase of the project commences.



KSE DESIGN GROUP, PLC.

2525 WEST GREENWAY ROAD - SUITE 306 - PHOENIX, ARIZONA 85023
OFFICE: 602-347-7007 FAX: 602-249-1310

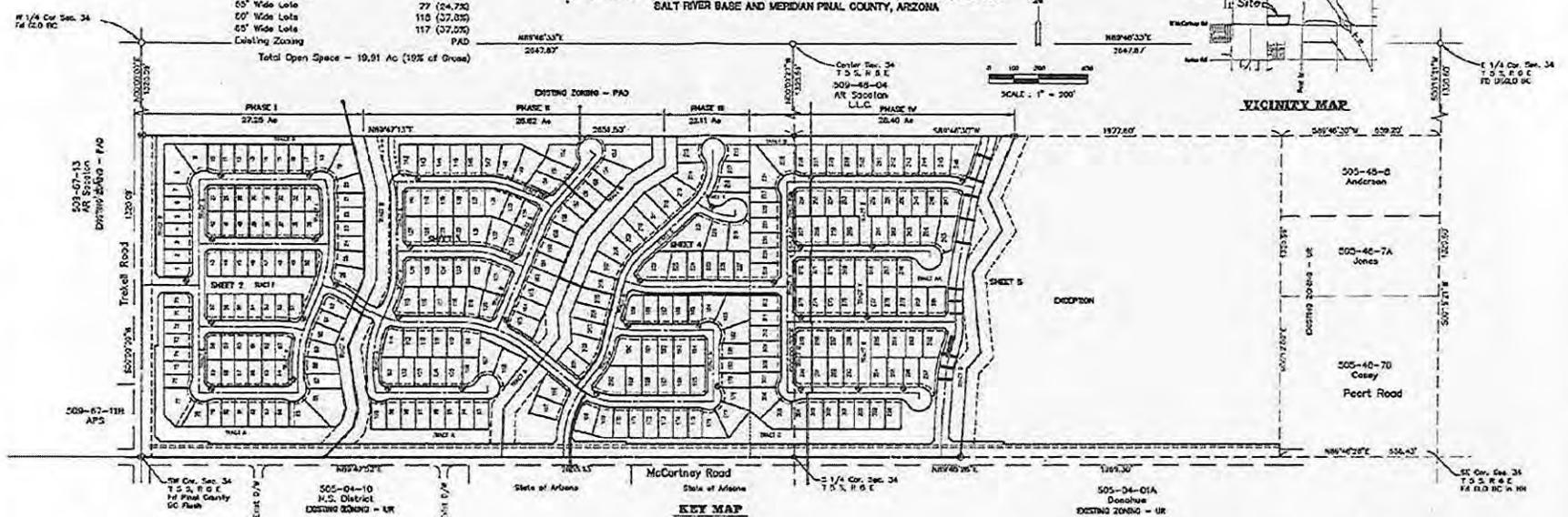
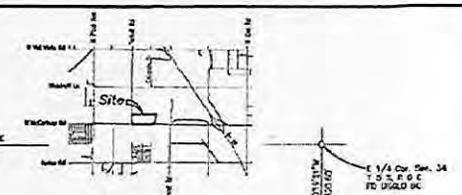
Exhibit B- Previously Approved Preliminary Plat

SITE DATA

Green/Net Area 4,503,020 sf (103.38 Ac)
 Office R/W 261,057 sf (5.99 Ac)
 Onsite R/W 868,373 sf (19.89 Ac)
 Number of Lots 312
 Average Lot Size 8,029 sf
 65' Wide Lots 77 (24,730)
 60' Wide Lots 110 (37,035)
 65' Wide Lots 117 (37,075)
 Existing Zoning PAD
 Total Open Space - 19.91 Ac (10% of Gross)

PRELIMINARY PLAT
 OF
ARROYO GRANDE

A PAD SUBDIVISION LOCATED IN A PORTION OF SECTION 34, T 5 S, R 6 E, GLA AND
 SALT RIVER BASE AND MERIDIAN PRAL. COUNTY, ARIZONA



KEY MAP
 1" = 200'

LEGAL DESCRIPTION

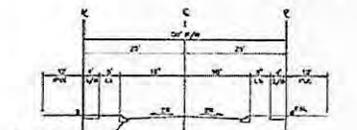
The South half of the Southwest quarter and a portion of the Southwest quarter of the Southwest quarter, and the West half of the Southwest quarter of the Southwest quarter, of 1/4 Section 34, Township 5 South, Range 6 East, of the City and Salt River Base and Meridian Pral. County, Arizona more particularly described as follows:

BENCH MARK

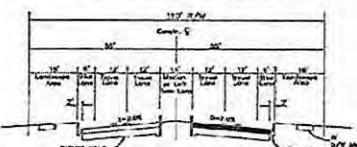
Iron of Survey Monument 22' West, 27' North of SW Cor Sec 34, T 5 S, R 6 E
 Elev = 1418.17 (City of Casa Grande Datum)

GENERAL NOTES

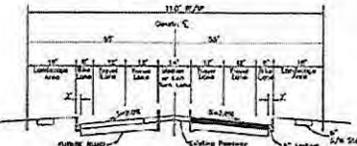
Development and use of this site will conform to all applicable Codes and Ordinances.
 This project is located in the Arizona Water Company water service area and has been designated as having an assured water supply.
 All new or relocated utilities will be placed underground.



50' INTERIOR ROAD



Trekell Road



McCartney Road

LEGEND

- 1/2" Easement
- Landscaping, Sidewalk & Public Utility Easement
- Corner of this Subdivision - Set Brass
- Monument as Noted
- Water Line
- Sewer Line
- Monuments (as Noted)
- Contours
- Handicap Ramp
- Proposed Stop Sign
- Proposed Fire Hydrant

TRACT TABLE

Tract No	Area	Description
A	231,191 sf	Open Space, Landscape, Drainage, Public Utility Easement
B	320,396 sf	Open Space, Landscape, Drainage, Public Utility Easement
C	95,723 sf	Open Space, Landscape, Drainage, Public Utility Easement
D	77,854 sf	Open Space, Landscape, Drainage, Public Utility Easement
E	2,030 sf	Open Space, Landscape, Drainage, Public Utility Easement
F	37,011 sf	Open Space, Landscape, Drainage, Public Utility Easement
G	2,020 sf	Open Space, Landscape, Drainage, Public Utility Easement
H	1,343 sf	Open Space, Landscape, Drainage, Public Utility Easement
I	2,057 sf	Open Space, Landscape, Drainage, Public Utility Easement
J	2,401 sf	Open Space, Landscape, Drainage, Public Utility Easement
K	2,199 sf	Open Space, Landscape, Drainage, Public Utility Easement
L	2,181 sf	Open Space, Landscape, Drainage, Public Utility Easement
M	2,116 sf	Open Space, Landscape, Drainage, Public Utility Easement
N	2,147 sf	Open Space, Landscape, Drainage, Public Utility Easement
O	1,055 sf	Open Space, Landscape, Drainage, Public Utility Easement
P	2,401 sf	Open Space, Landscape, Drainage, Public Utility Easement
Q	2,200 sf	Open Space, Landscape, Drainage, Public Utility Easement
R	7,712 sf	Open Space, Landscape, Drainage, Public Utility Easement
S	2,400 sf	Open Space, Landscape, Drainage, Public Utility Easement
T	8,110 sf	Open Space, Landscape, Drainage, Public Utility Easement
U	2,300 sf	Open Space, Landscape, Drainage, Public Utility Easement
V	2,200 sf	Open Space, Landscape, Drainage, Public Utility Easement
W	2,200 sf	Open Space, Landscape, Drainage, Public Utility Easement
X	12,000 sf	Open Space, Landscape, Drainage, Public Utility Easement
Y	12,000 sf	Open Space, Landscape, Drainage, Public Utility Easement
Z	17,192 sf	Open Space, Landscape, Drainage, Public Utility Easement
AA	19,273 sf	Open Space, Landscape, Drainage, Public Utility Easement

Total Tract Area 867,283 sf (19.91 Ac)

LOT SUMMARY

Phase	55'	60'	65'	Total
I	77	15	-	92
II	-	20	53	73
III	-	22	40	62
IV	-	61	24	85
Total	77	118	117	312

OWNER / DEVELOPER

Grant & Sons Ltd.
 229 Easton St Suite 11
 Mesa, AZ 85202
 (480) 835-1378 (Phone)
 (480) 835-0916 (Fax)
 Attn: Harold Grant

ENGINEER

Keogh Engineering, Inc.
 1016 N. Lincoln Road, #120
 Chandler, Arizona 85226-1212
 Phone (480) 535-7200

SHEET 1 OF 5

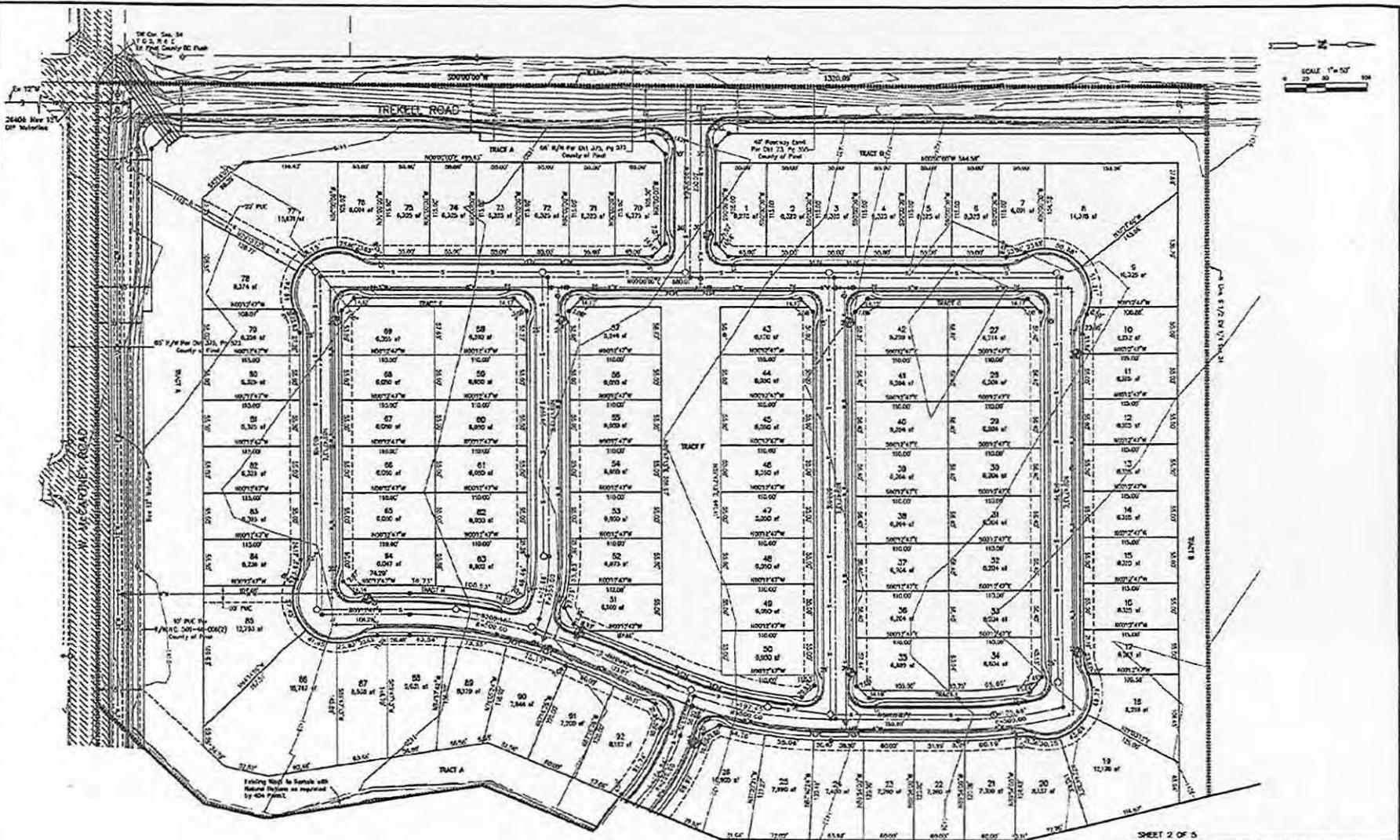


PREPARED FOR
Grant & Sons Ltd. L.L.C.

Preliminary Plat
 OF
ARROYO GRANDE

DATE	ALL
ISSUED	01/11
BY	JK
CHECKED BY	JK
DATE	July 2006
SCALE	AS SH.
PROJECT NO.	10110
REV. NO.	0-10110

Keogh Engineering, Inc.
 1111 E. University Ave. - Suite 100 - Chandler, AZ 85226-1312
 Phone (480) 535-7200 - Fax (480) 535-7201



DE Cor. Sec. 34
 T. 6 S. R. 1 E.
 1/4 Part County of Paul

26406 Nov 12
 GP Webster

SCALE 1" = 50'
 25 50 100

MATCH LINE SHEET 3

SHEET 2 OF 5

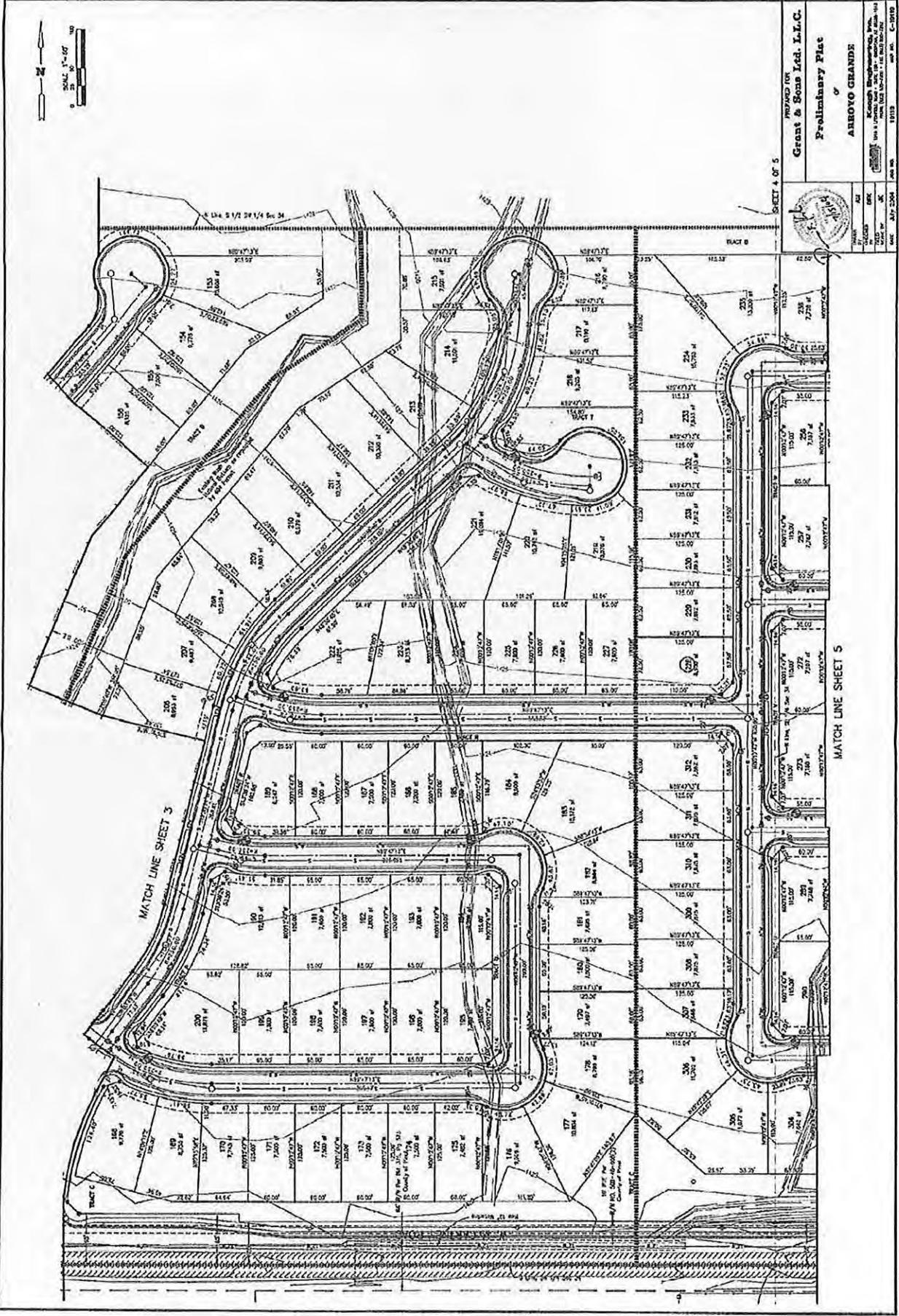
PROVISED FOR
Grant & Sons Ltd. L.L.C.

Preliminary Plat
 OF
ARROYO GRANDE

DRAWN BY: AM
 CHECKED BY: EPK
 DATE: 07/2004
 SHEET NO.: 26
 DATE: July 2004

Knapik Engineering, Inc.
 1813 GORDON BLVD. SUITE 100 - DUNSMITH, UT 84004
 PHONE: 801-226-7867 FAX: 801-226-7870

1618
 10119
 E-10119

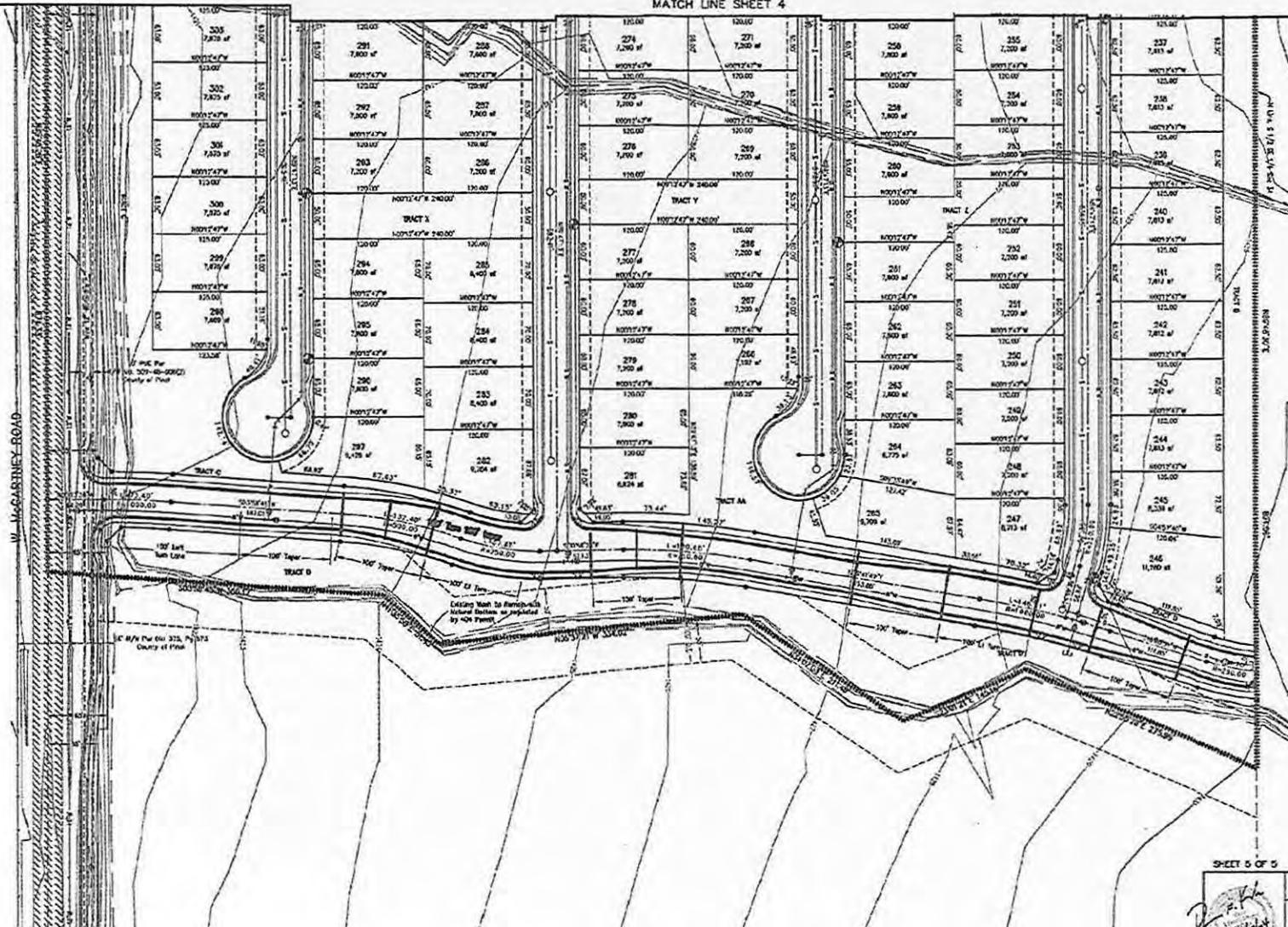
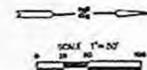


SHEET 4 OF 5

PROPOSED FOR
Grant & Sons Ltd. L.L.C.
Preliminary Plan
of
ARROYO GRANDE

Prepared by
Joseph Engineering, Inc.
 1000 N. W. 10th St., Suite 100
 Ft. Lauderdale, FL 33304
 Phone: (954) 577-2204
 Fax: (954) 577-2204
 License No. C-10119

MATCH LINE SHEET 4



W. MCGARNEY ROAD

15

SHEET 5 OF 5

PREPARED FOR
Grant & Sons Ltd. L.L.C.

Preliminary Plat
OF
ARROYO GRANDE

DESIGNED BY: [Signature]
DRAWN BY: [Signature]

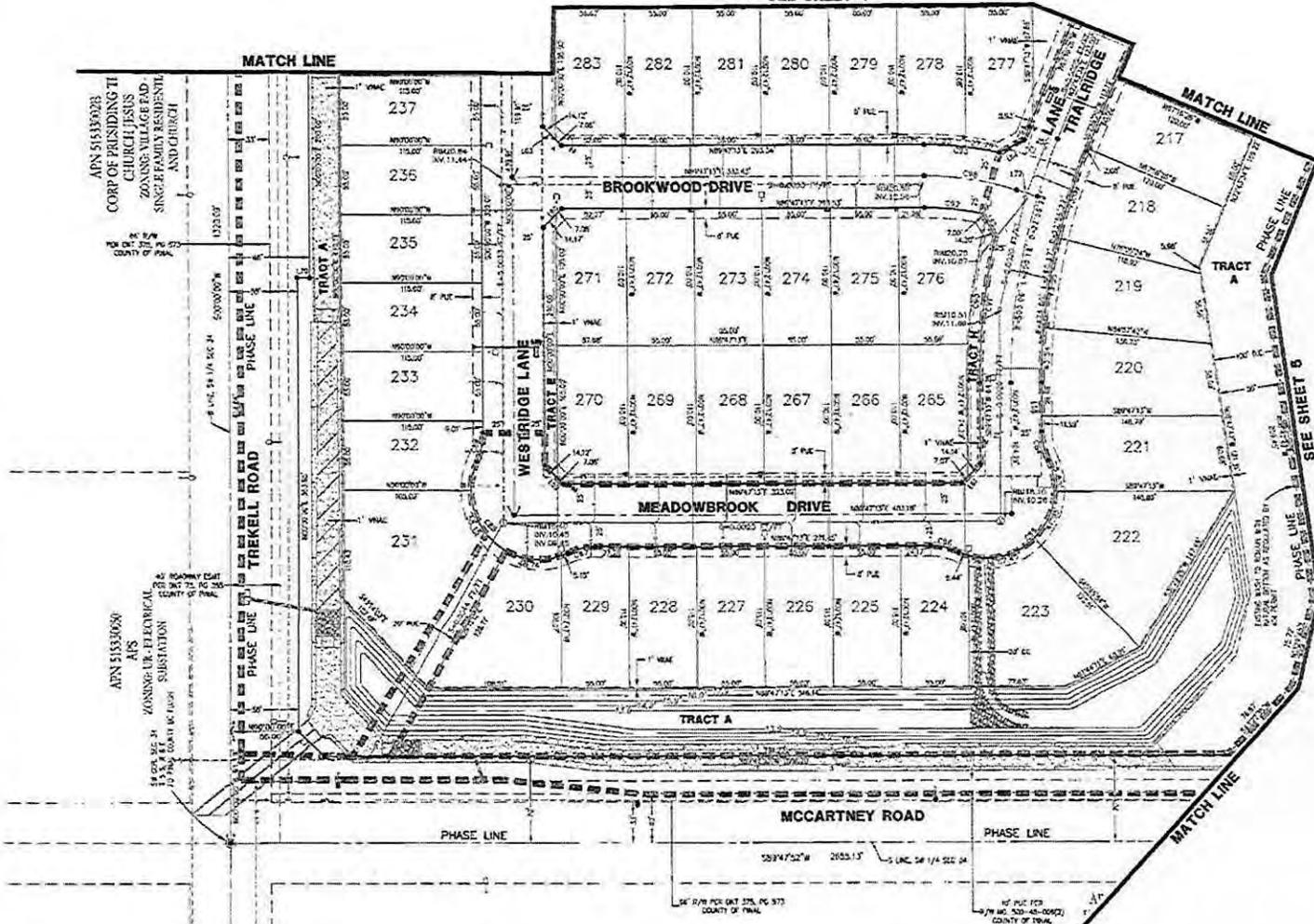
DATE	July 2004	JOB NO.	19110	MAP NO.	E-10110
BY	J.C.	CHECKED BY	D.K.	SCALE	1" = 20'

ACME Engineering, Inc.
1000 S. GARDNER ROAD, SUITE 100, GARDNER, CA 95945
PHONE: (916) 838-7700 FAX: (916) 838-0022

Exhibit C- Proposed Preliminary Plat

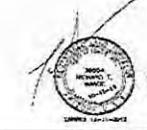
PRELIMINARY PLAT FOR 'ARROYO GRANDE'

SEE SHEET 4



APN 51533023
CORP OF PRESIDING HI
CHURCH JESUS
ZONING: VILLAGE EAD-
SINGLE-FAMILY RESIDENTIAL
AND CHURCH

APN 51533030
AFS
ZONING: UR-ELECTRICAL
SUBSTATION

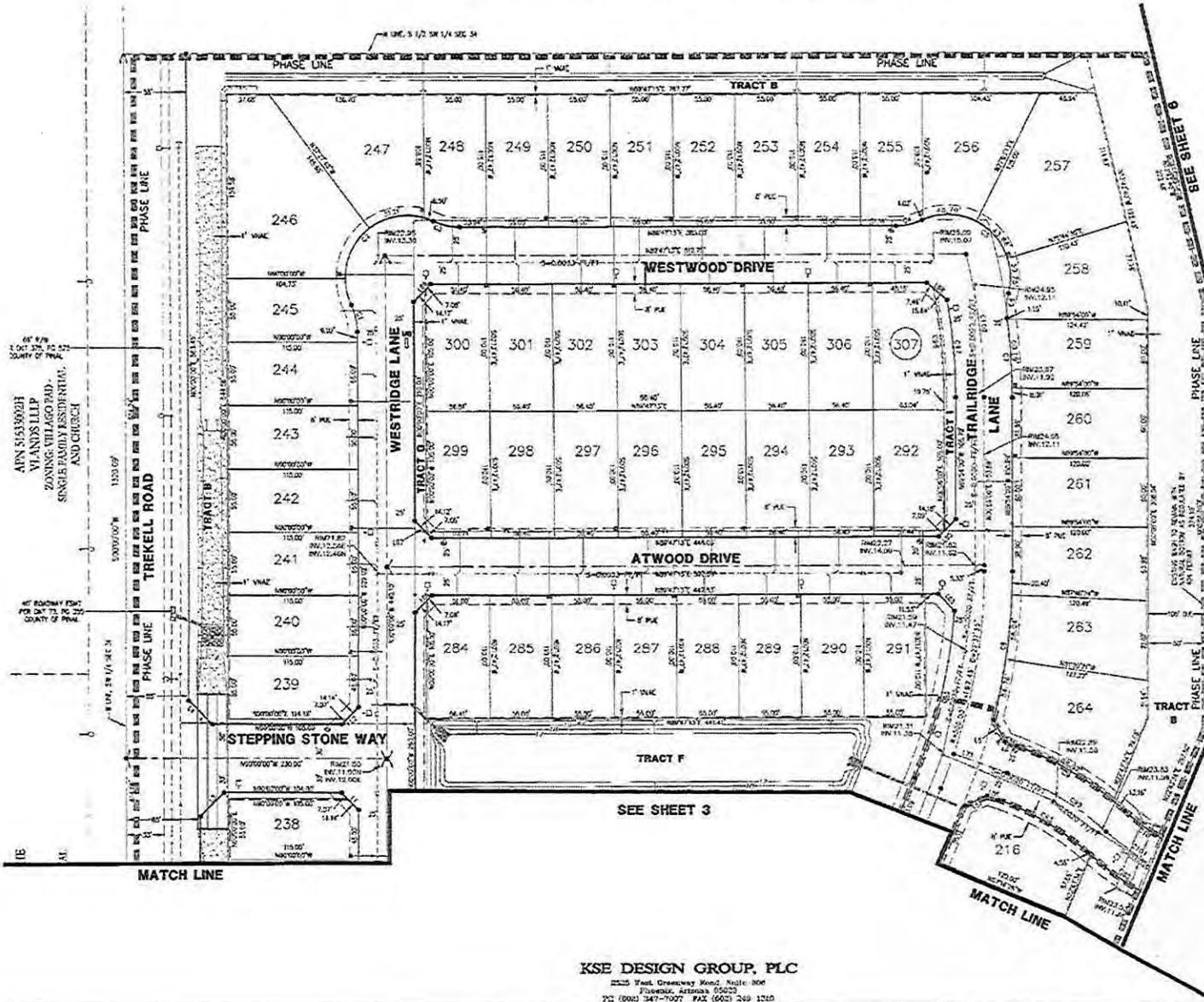


KSE DESIGN GROUP, PLC
2525 West Greengray Road, Suite 200
Tucson, Arizona 85712
PH (602) 247-7007 FAX (602) 249-1510

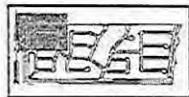
DSN NO. 11-200-001
DATE 12-19-2013
3 of 10 SHEETS

DSA-18-00042

PRELIMINARY PLAT FOR 'ARROYO GRANDE'



HERNDON CIV
 SINGLES FAMILIES RESIDENTIAL
 4011 SCANTIA
 #20061515 NAY

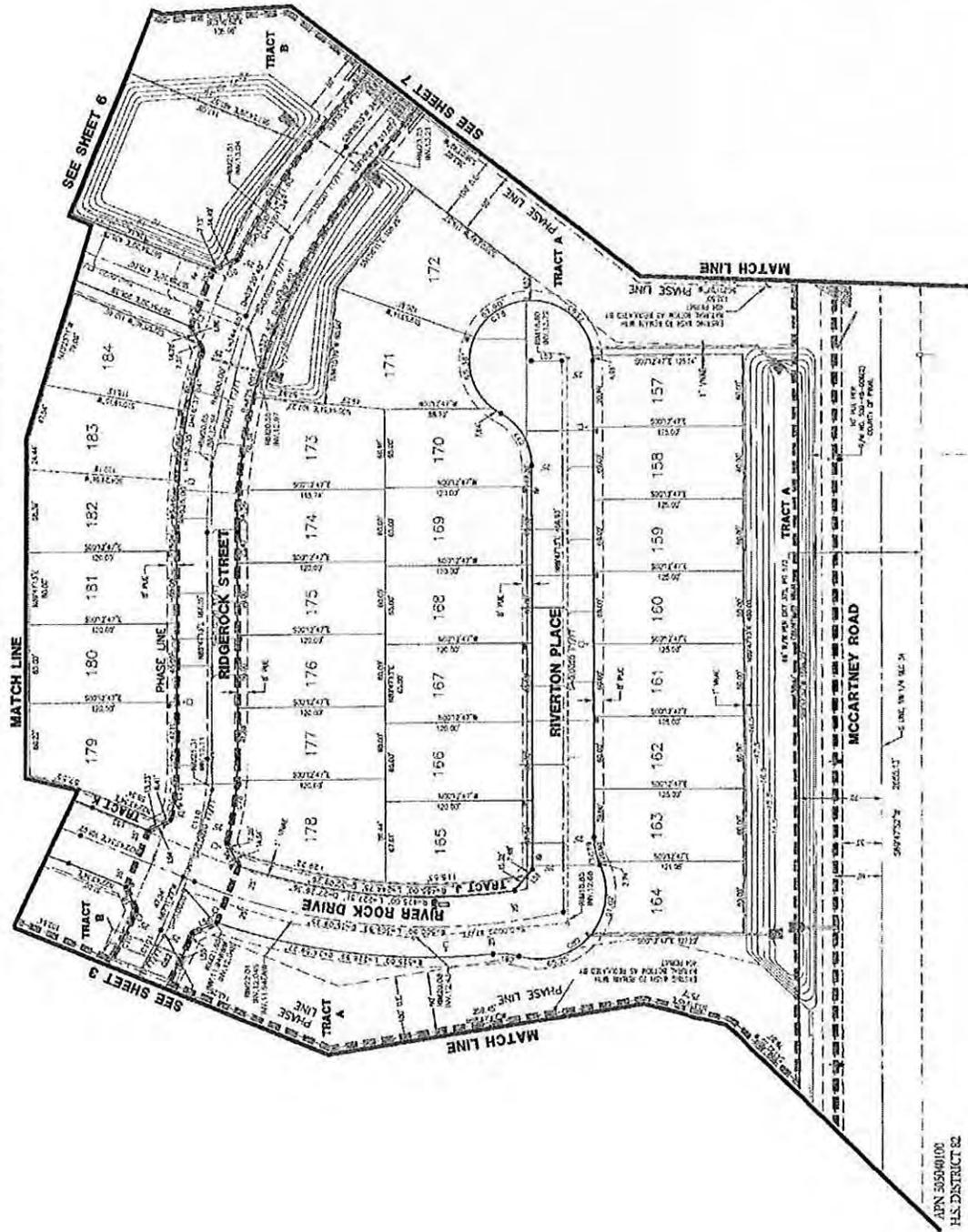


KSE DESIGN GROUP, PLC
 2225 West Creechway Road, Suite 300
 Phoenix, Arizona 85023
 P: (602) 347-7007 FAX: (602) 249-1250

JOB NO. 13-078-002
 DATE 12-15-2013
 4 of 10 SHEETS

DSA-13-00042

PRELIMINARY PLAT FOR 'ARROYO GRANDE'



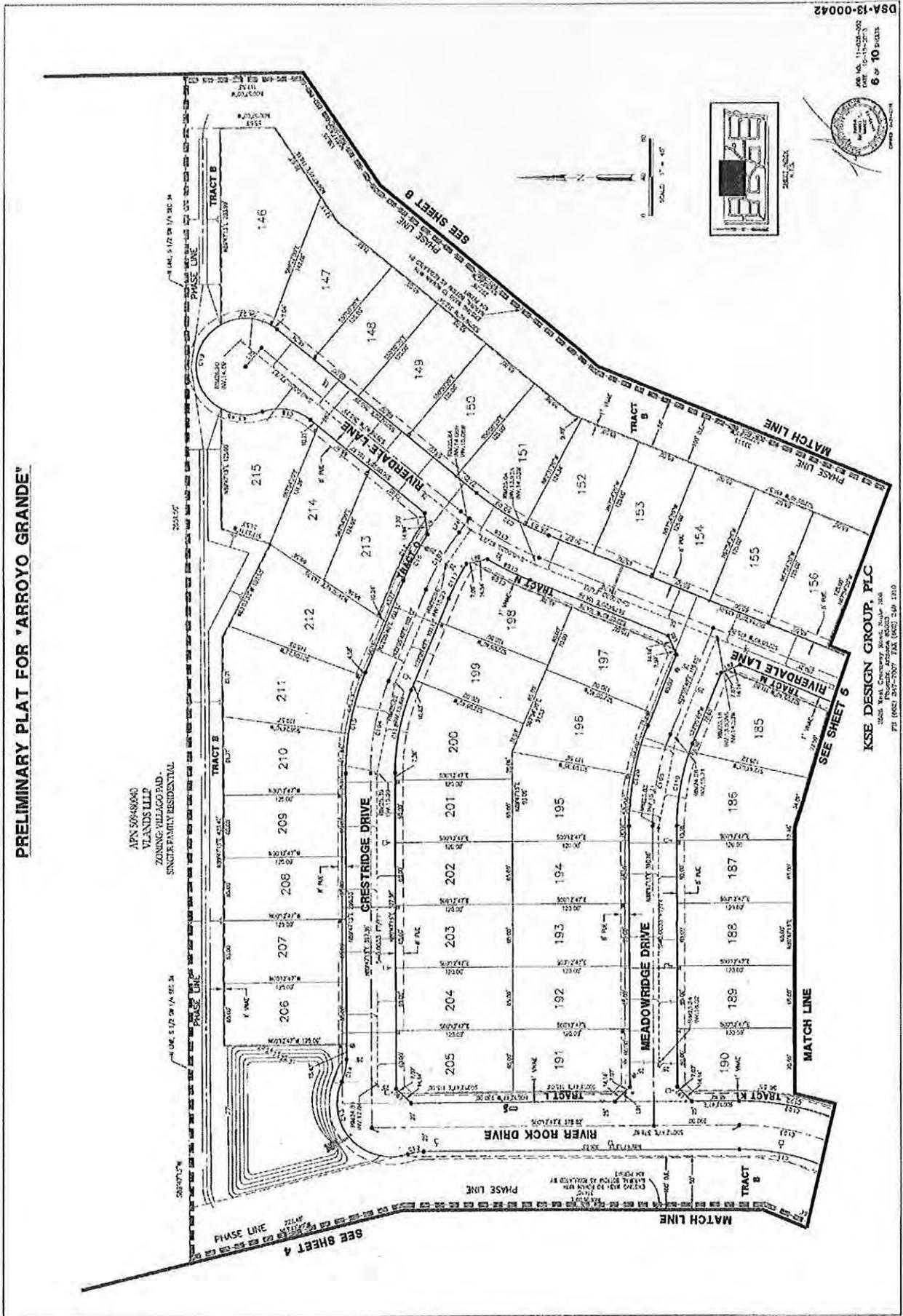
DSA-13-00042
 SEE MAP 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

KSE DESIGN GROUP, PLC
 4000 W. CENTRAL EXPRESSWAY, SUITE 300
 FORT COLLINS, COLORADO 80501
 TEL: (970) 341-7707 FAX: (970) 341-1015

APN 300400100
 H.S. DISTRICT 32

PRELIMINARY PLAT FOR "ARROYO GRANDE"

APN 50849040
 VLANDS LLLP
 ZONING: VILLAGO PAD
 SINGLE FAMILY RESIDENTIAL

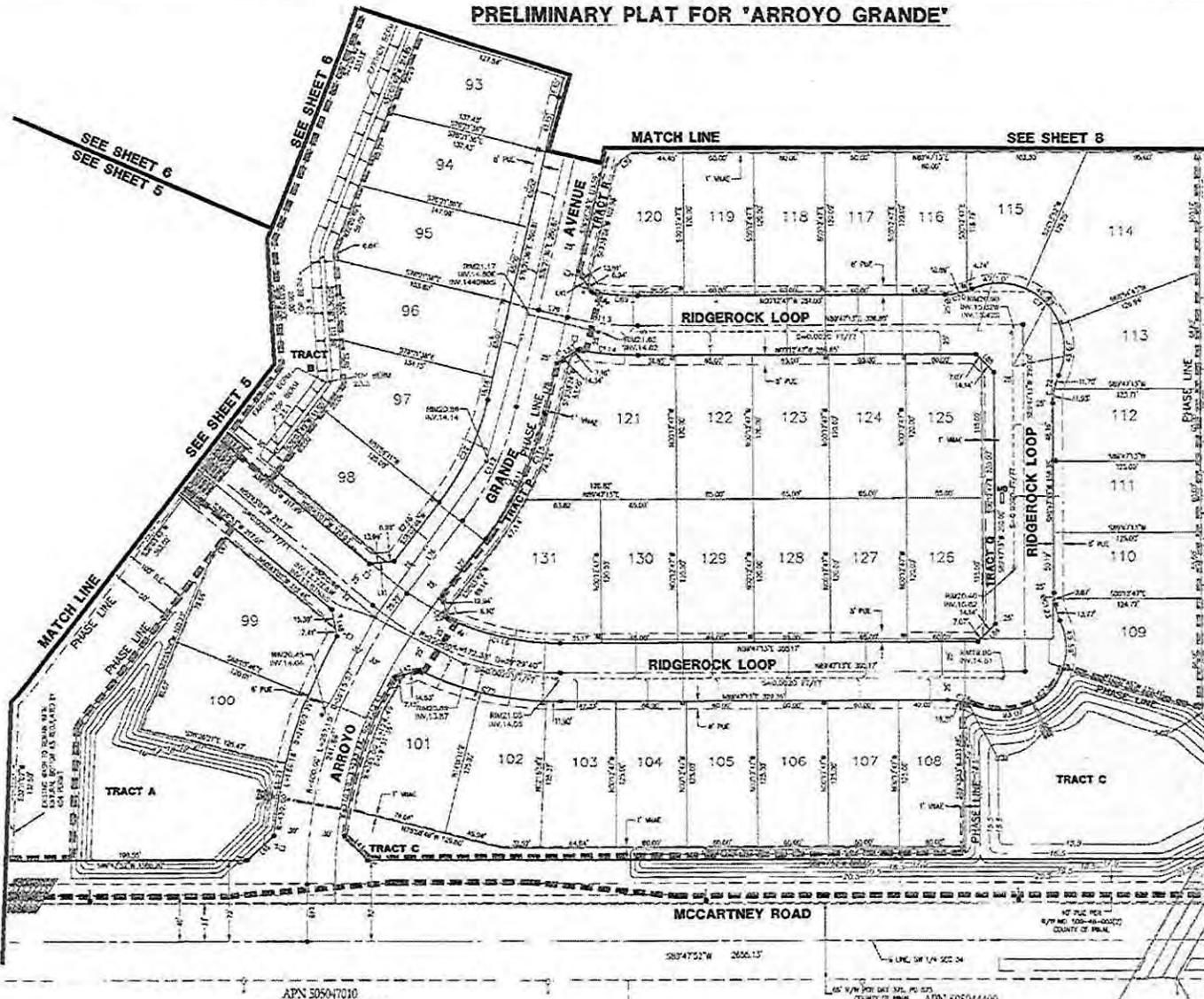


DSA-13-00042
 SHEET NO. 6 OF 10
 DATE: 11-03-2010
 10:23:03 AM
 10/23/2010



KSE DESIGN GROUP, PLC
 1000 West Channing Avenue, Suite 208
 Folsom, CA 95630
 TEL: (916) 307-7007 FAX: (916) 307-2110

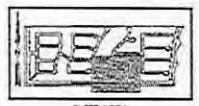
PRELIMINARY PLAT FOR 'ARROYO GRANDE'



APN 505047010
VAL VISTA CENTERS, INC

APN 505044990
ARROYO VISTA UNIT 1

KSE DESIGN GROUP, PLC
2500 East Greenway Road, Suite 1000
Phoenix, Arizona 85022
TEL (602) 347-7007 FAX (602) 349-1210



JOB NO. 11-205-102
DATE 10-15-2013
7 of 10 sheets

DSA-13-00042

PRELIMINARY PLAT FOR 'ARROYO GRANDE'

Development Standards for the Arroyo Grande PAD

Single Family Detached Residential (See Ordinance)
 Two columns included and other columns from the form for the Lower Division Single Family Residential in the Arroyo Grande PAD. These Development Standards are designed to provide for the necessary protection and public safety of the area.

Arroyo Grande Single Family Residential Development Standards										
Lot Width	Lot Depth	Lot Area	Front Yard	Side Yard	Front Setback	Corner Setback	Rear Yard	PAD Percentage	Lot Coverage	Lot
95'	115' min	10,925 sq. ft.	15'	20' min	5' min	5' min	20'	20%	25%	100'
62'	115' min	7,225 sq. ft.	15'	20' min	5' min	5' min	20'	20%	25%	100'
62'	80' min	5,000 sq. ft.	15'	20' min	5' min	5' min	20'	20%	25%	100'

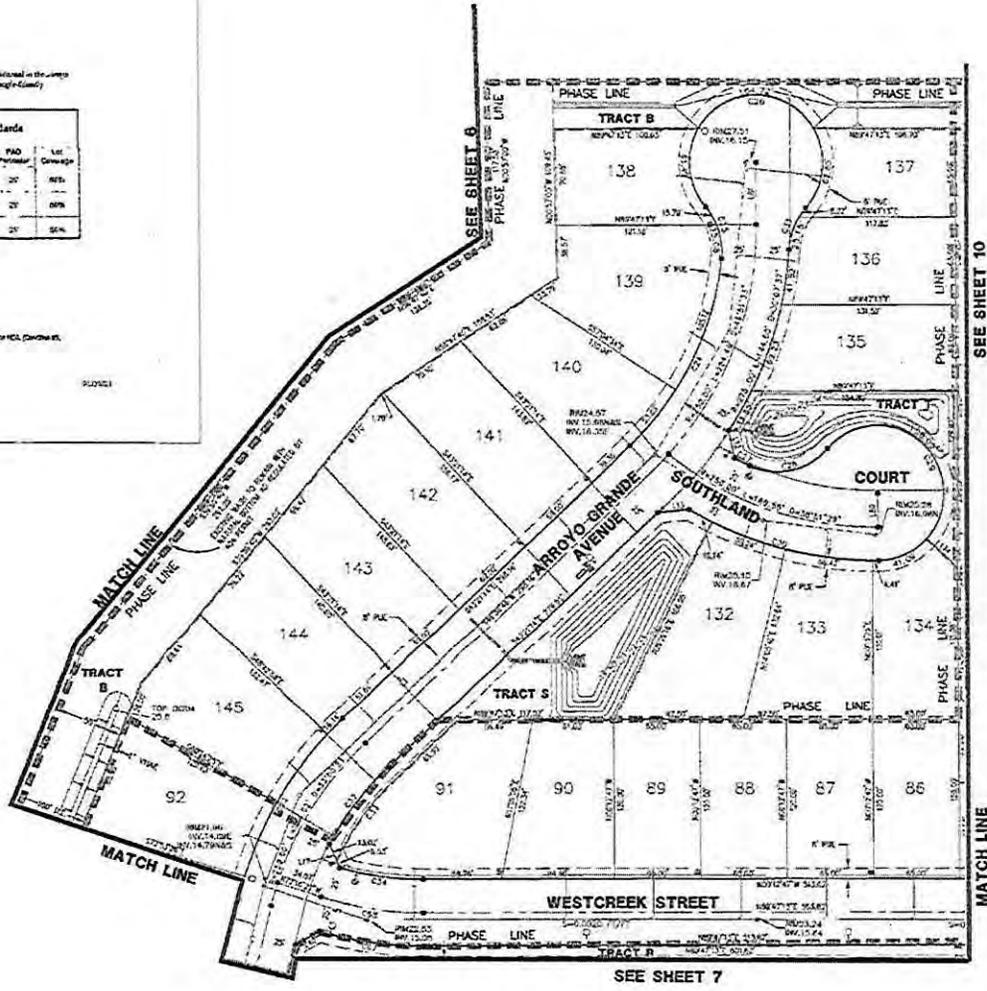
Arroyo Grande Development Standards

- 1. All Arroyo Grande lots are at least 5,000 square feet in area.
- 2. All Arroyo Grande lots are at least 60 feet wide.
- 3. Front Loading: The Carport shall be located on the side of the lot.
- 4. Single Family Detached Residential: The minimum lot area shall be 10,925 square feet.
- 5. Single and Two-Family Residential: The minimum lot area shall be 7,225 square feet.
- 6. All lots shall be at least 100 feet deep.
- 7. All lots shall be at least 15 feet wide.
- 8. All lots shall be at least 20 feet deep.
- 9. All lots shall be at least 5 feet wide.
- 10. All lots shall be at least 5 feet deep.
- 11. All lots shall be at least 5 feet wide.
- 12. All lots shall be at least 5 feet deep.

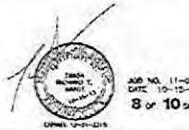
Arroyo Grande
 The Developer Company

Page 1

02/20/11



KSE DESIGN GROUP, PLC
 2225 West Greenway Road, Suite 500
 Phoenix, Arizona 85029
 PH (602) 247-7007 FAX (602) 249-1310



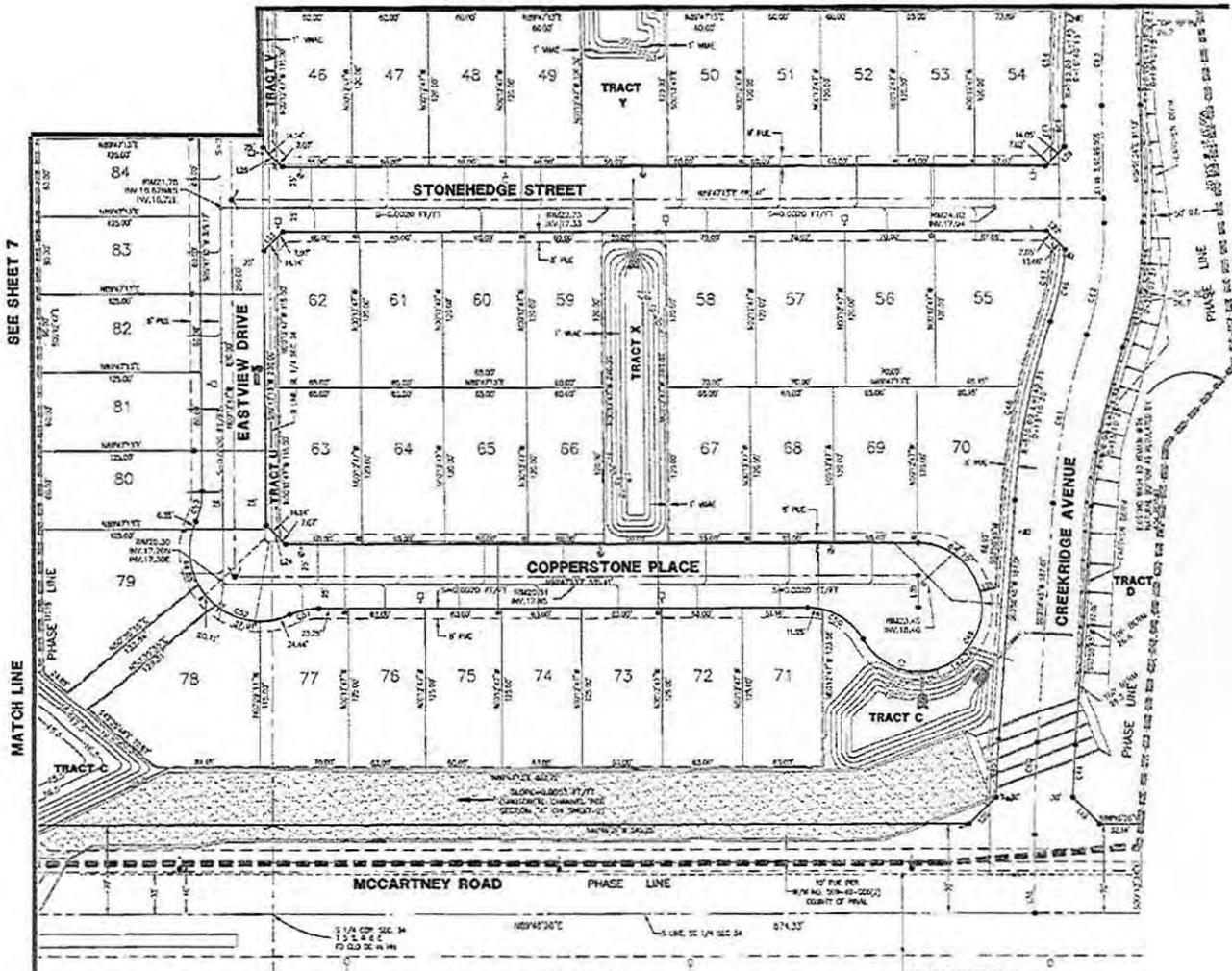
ADD NO. 11-027-002
 DATE 10-15-2010
 8 of 10 sheets

DSA-18-00042

PRELIMINARY PLAT FOR 'ARROYO GRANDE'

MATCH LINE

SEE SHEET 10



SEE SHEET 7

MATCH LINE

APN 505044400
 ARROYO VISTA UNIT 1
 ZONING: ARROYO VISTA 2AD -
 SINGLE FAMILY RESIDENTIAL

KSE DESIGN GROUP, PLC
 2525 Park Creekside Road, Suite 306
 Fremont, California 94538
 PH (925) 747-7027 FAX (925) 747-1010

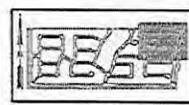
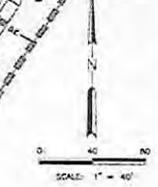
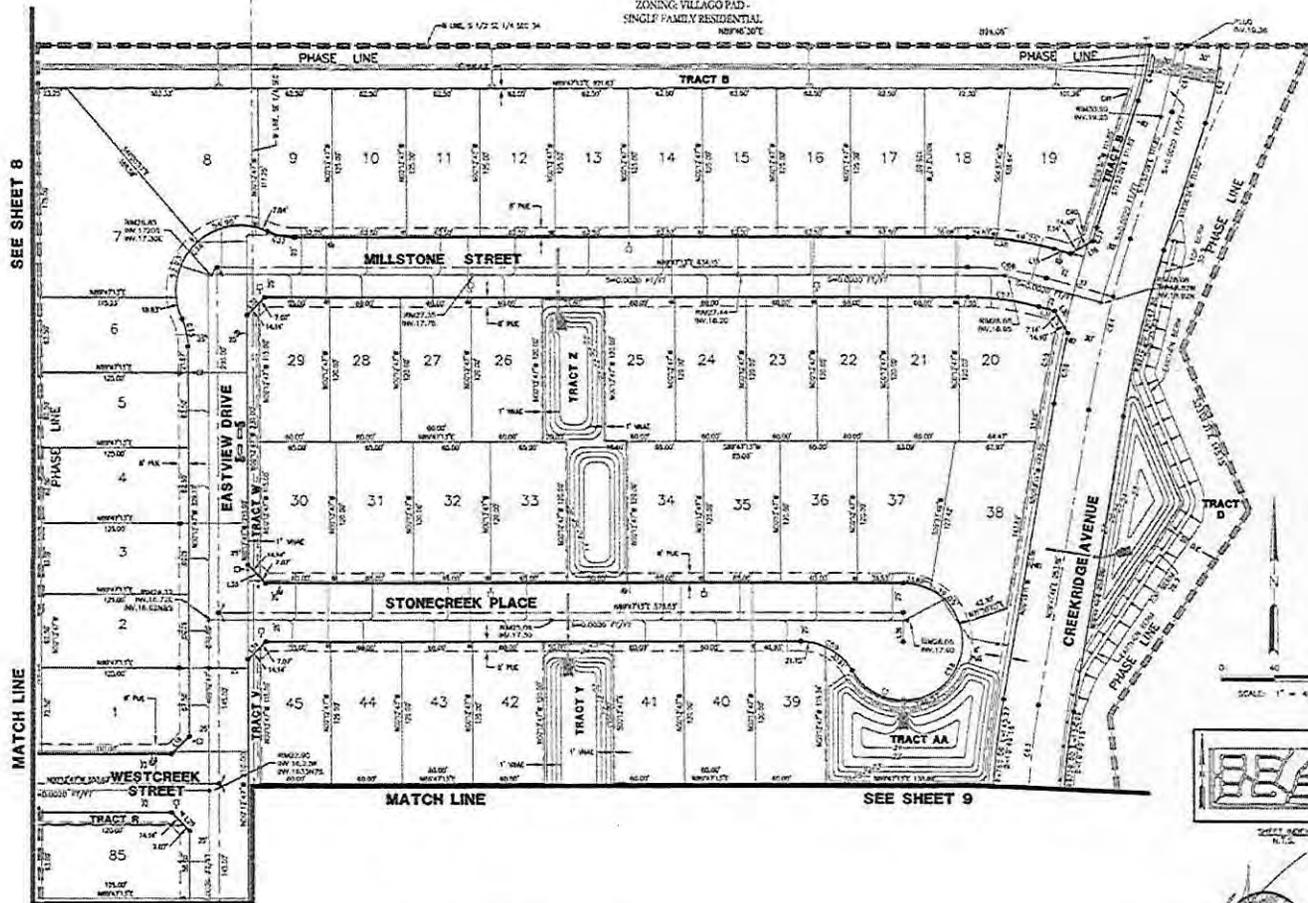


JOB NO. 11-104-032
 DATE 10-10-2013
 9 of 10 sheets

DSA-13-00042

PRELIMINARY PLAT FOR 'ARROYO GRANDE'

APN 507460940
 VLANDS LLLP
 ZONING: VILLAGO PAD -
 SINGLE FAMILY RESIDENTIAL
 NSMPC207C

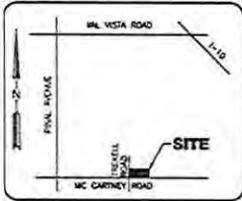


JOB NO. 11-038-002
 DATE 10-15-2013
 10 of 10 SHEETS

KSE DESIGN GROUP, P.C.
 2525 West Greenway Road, Suite 300
 Phoenix, Arizona 85023
 PH (602) 347-7827 FAX (602) 249-1210

DSA-13-00042

Exhibit D- Proposed Phasing Plan



VICINITY MAP
N.T.S.

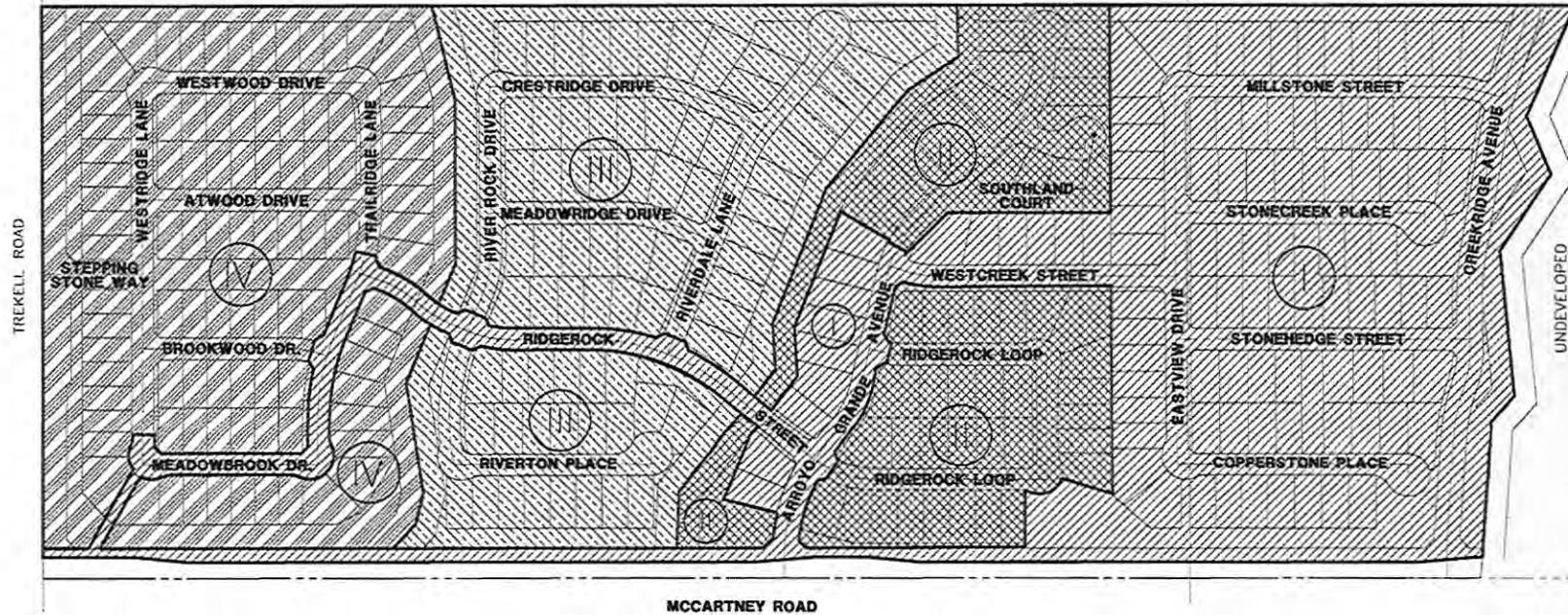
PHASING PLAN FOR ARROYO GRANDE

A PAD SUBDIVISION LOCATED IN A PORTION OF THE SOUTH HALF
OF SECTION 34, T5S, R6E OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, CASA GRANDE, ARIZONA

**OWNER/
DEVELOPER**
ARROYO GRANDE HOLDINGS LLC
2151 L. BRADSHAW RD.
TEMPE, AZ 85283
P: (480) 946-8500
F: (480) 946-0067
CONTACT: DARREN CLODDGILL

ENGINEER
KSE DESIGN GROUP, P.L.C.
2525 N. GREENWAY ROAD SUITE 306
PHOENIX, ARIZONA 85028
P: (602) 347-7027
F: (602) 249-1210
ATTN: CRAIG SMITH

UNDEVELOPED



KEY LEGEND

- PHASE I
- PHASE II
- PHASE III
- PHASE IV



KSE DESIGN GROUP, P.L.C.
5025 West Greenway Road, Suite 306
Phoenix, Arizona 85028
PH (602) 347-7027 FAX (602) 249-1210

PHASING PLAN
ARROYO GRANDE
MCCARTNEY ROAD AND TREKELL ROAD
CASA GRANDE, ARIZONA

DATE: 11-09-2012
BY: LAY
CHECKED: JCK
DATE: 10-15-2013

PH
1 - 1