

	Planning and Zoning Commission STAFF REPORT	AGENDA # _____
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TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Laura Blakeman, City Planner

MEETING DATE: August 1, 2013

REQUEST

Request by AZ Outlet Investment, LLC, for the following land use approval located north of Jimmie Kerr Boulevard and west of I-10; APN's 511-21-017A, 511-21-017B:

DSA-13-00025: Major Amendment to an approved PAD Zone/Preliminary Development plan for The Shops at Palm Court PAD to include:

- Expand the types of uses allowed to include: Residential/retail, senior care facility uses, commercial, business and service uses, indoor and outdoor recreation and other ancillary uses
- Modify and/or creating development standards
- Amend the architectural elements and style for the center
- Modify the landscaping requirements
- Subject the signage requirements to approval of a Comprehensive Sign Plan
- Change the name from the "The Shops at Palm Court" to "The Station II"

APPLICANT/OWNER

AZ Outlet Investment, LLC
7047 E. Greenway Parkway, #190
Scottsdale, AZ 85254
P: 480-525-8138
Email: bholyoak@azsourcing.com

Same as applicant

HISTORY

May 2, 2005: The site was annexed into the City of Casa Grande by Ordinance # 2319.

May 2, 2005: CGPZ-031-005: Mayor and City Council approved the Major General Plan Amendment from Office Business Park (O/BP) to Commercial (C) and Low Density Residential (LDR) by Resolution # 3095.23.

July 5, 2005: CGPZ-082-005: Mayor and Council approved the Zone Change from UR (Urban Ranch) to PAD (Planned Area Development) for the Shops at Palm Court by Ordinance #1178.227.

November 3, 2009: City residents voted to approve the City of Casa Grande General Plan 2020 designating the project site as *Neighborhoods*.

November 1, 2012: DSA-12-00057: Planning Commission gave a favorable recommendation to the City Council for the Major General Plan Amendment to change the land use designation from “Neighborhoods” to “Commerce and Business”. (Second Public Hearing).

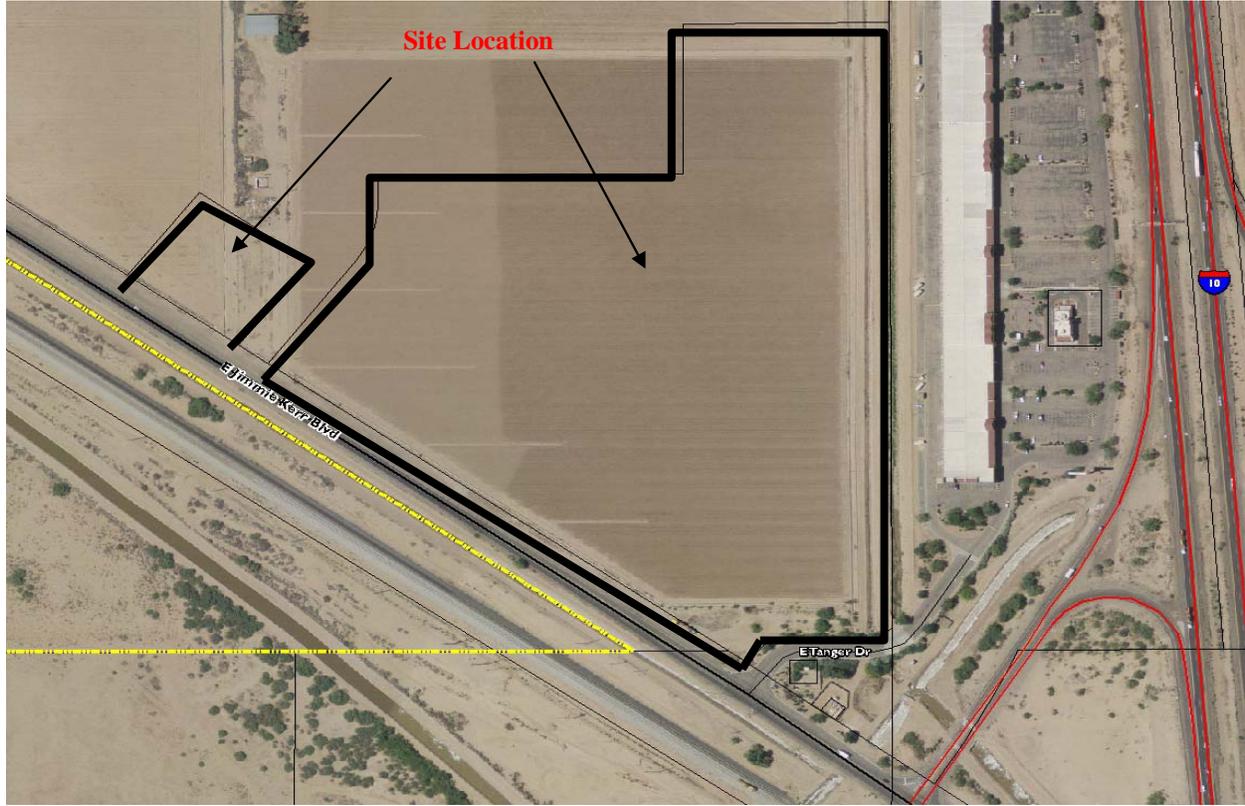
April 15, 2013: DSA-12-00057: The City Council approved the Major General Plan Amendment by Resolution #4360.11.

PROJECT DESCRIPTION	
Site Area	34.4 acres
Zoning	PAD (Planned Area Development)
General Plan Designation	<i>Commerce and Business</i>

Surrounding Land Use and Zoning

Direction	General Plan Land Use Designation	Zoning/Current Uses
North	<i>Commerce and Business</i>	PAD (Planned Area Development – Lonesome Valley PAD) Vacant land
South	<i>Commerce and Business</i>	Unincorporated Pinal County’s jurisdiction, I-1 (Light Industrial) Jimmie Kerr Boulevard
West	<i>Commerce and Business</i>	PAD (Planned Area Development – Lonesome Valley PAD)
East	<i>Commerce and Business</i>	PAD (Planned Area Development – The Station PAD)

AERIAL MAP:



Overview

This PAD application is associated with the 34.4 acres previously approved commercial portion of The Shops at Palm Court PAD which was approved in 2005. This request involves parcels 511-21-017A and 017B. The site is located off of Jimmie Kerr Boulevard to the north and west of I-10. The proposed site is sandwiched between the recently approved PAD's, The Station (to the east) and Lonesome Valley (to the west).

This PAD amendment seeks to change the land uses to major commercial residential/retail, senior care facility uses, commercial, business and service uses, indoor and outdoor recreation and proposes urban designed buildings and form, such as a 110' ft. hotel building, a 165' high rise apartment building, 6-level parking garage, 4-story anchor store, single store retail with office above and building heights up to 75 feet. The amendment seeks to modify and create development standards, amend the architectural elements and style for the center, modify the landscape guidelines, and impose signage standards which require approval of a Comprehensive Sign Plan approved by the Planning Commission. In recognition of the major commercial and urban development for the site, the applicant is proposing the development name be changed from "The Shops at Palm Court" to "The Station II".

CONFORMANCE WITH THE GENERAL REQUIREMENTS AND STANDARDS FOR

THE PAD ZONE

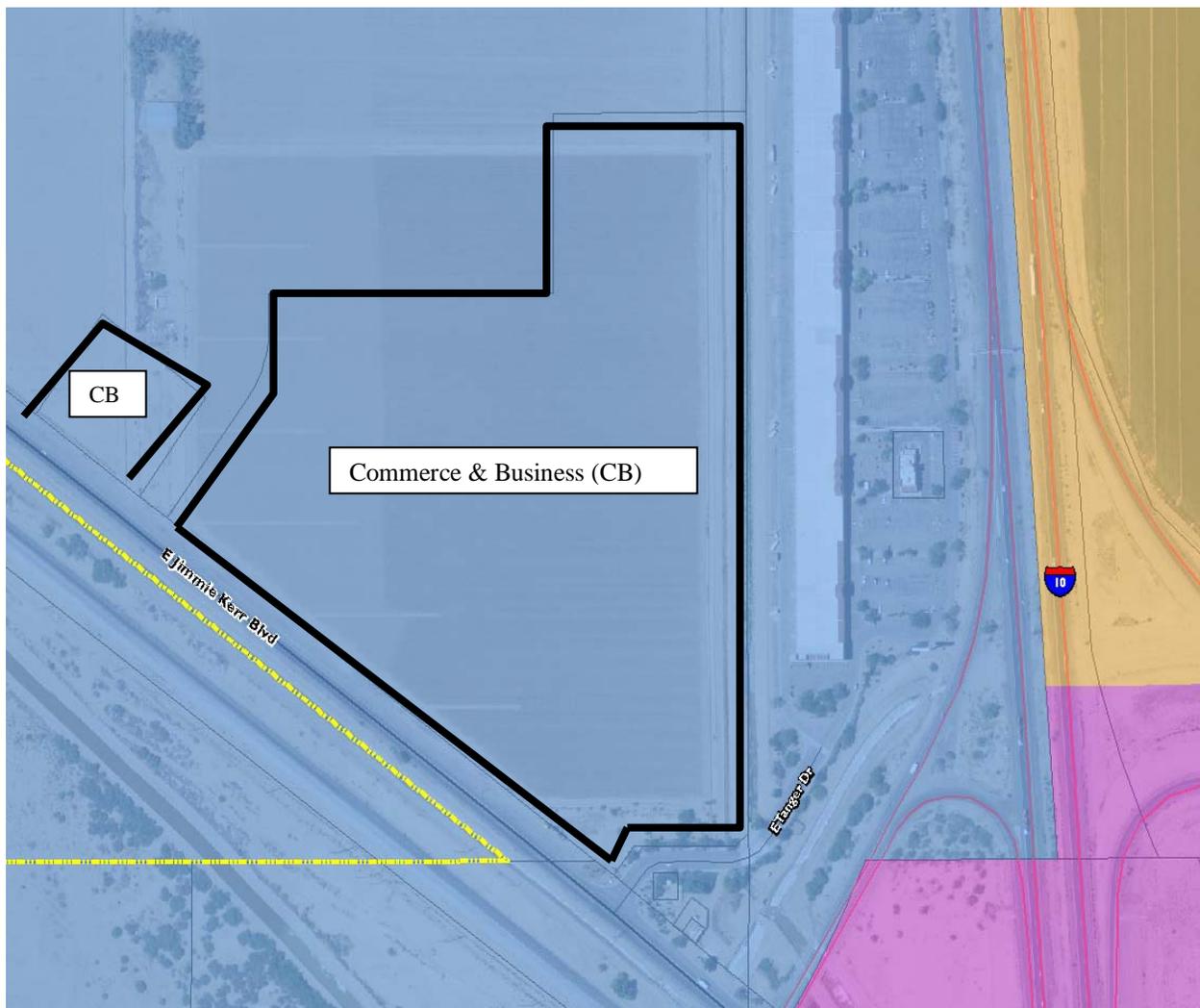
In accordance with Section 17.40.020 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of a PAD Zone:

A. Ownership. The tract shall be a development of land under unified control at the time of application and planned and scheduled to be developed as a whole.

➤ This criterion has been met.

B. Conformance with General Plan. The land uses and design of the proposed P.A.D. shall be consistent with the city general plan.

The site is designated as Commerce and Business per the 2020 General Plan Major Amendment that was approved in 2012:



COMMERCE AND
BUSINESS
CATEGORY

DESCRIPTION

This category supports the economic development principles of the General Plan and provides designated areas for existing, expanding and new commerce and light manufacturing that occurs within buildings and services necessary to support them.

This land use designation will provide for highly visible and accessible areas for intense commercial, retail and light manufacturing occurring within buildings, and the services necessary to support them.

As employment and commercial centers are located along freeways and principal arterials, this land use category allows a broad mix of complimentary land uses appropriate to their location. These areas also serve to support future transit and transportation interchanges.

Because these areas are employment centers and revenue generating uses, they should be accessible to transit and provide interconnected environments.

APPROPRIATE LAND USES

Per the General Plan 2020, the site is designated as Commerce and Business land use. The Commerce and Business land use category, allows for “campus-style developments, including offices, enclosed, light manufacturing, flex-space, lodging and commercial services”.

- Multiple buildings in a campus setting
- Mix of building forms and building heights
- Consistent architectural styles
- Shared parking that shall be maximized
- Landscape areas connected to other public opens spaces and trails

Staff has determined that the proposed development would not be considered a “campus style development”, based on the proposed heights and scale of the structures and lack of open space design for a campus style setting. An example of a campus style development that exists today would be Central Arizona College site, where the buildings are designed as a campus setting with various heights and open space but have a collective form and scale. See attached illustration:

Commerce and Business:



Staff believes this type of proposal would most likely be more appropriate for the Community Center Category with the building heights and forms that are being proposed with the Station II. See example illustration:

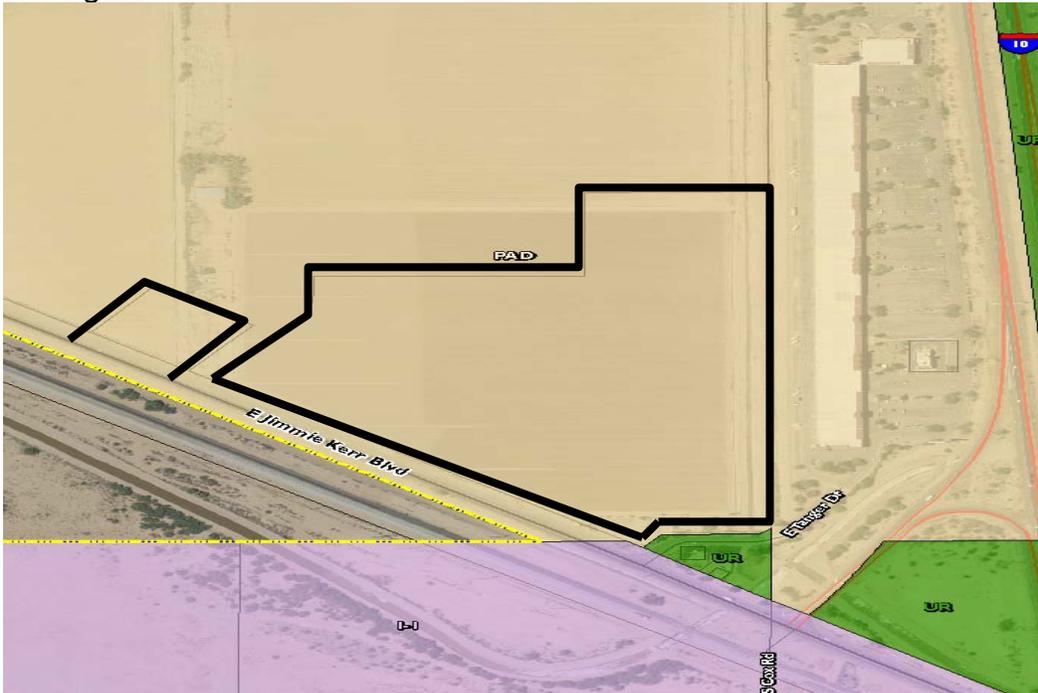
Community Center:



APPROPRIATE ZONING:

The Commerce and Business land use category allows for PAD zoning, typically for commercial uses. However, some limited residential uses are allowed within the Commerce and Business land use category as long as the density and intensity is met.

Zoning Exhibit



DENSITY AND INTENSITY:

Minimum site acreage shall be five acres

- This criterion is met.

Multi-family residential units are allowed only when this land use category is over 60 acres and is adjacent to Neighborhood land use category.

- This criterion is met by the overall Commerce and Business land use category in this area.

Maximum residential land use 30% of gross site area.

- This criterion is met, the proposed residential is approximately 11% of the gross site area.

Where the land use is a business/office park, public open spaces (inclusive of landscape features) shall compromise a minimum of 30% of the gross site area.

- N/A.

Where the land use is retail public open spaces (inclusive of landscape features) shall comprise a minimum of 10%of the gross site area.

- N/A.

INFRASTRUCTURE AND MOBILITY:

Paved arterial streets connected to the City street system.

Emergency and other services provided to development within this land use category shall meet or exceed City norms.

Pedestrian facilities between buildings and the street.

Development connected to City sewer and an approved water provider system.

Primary access and egress to collector at arterial streets. Access to primarily residential local or collector streets is discouraged.

Utilities that are either above or below ground.

Left-turn access from driveways, local or collector streets onto arterial streets at no closer than one eighth (1/8) mile spacing.

- These requirements as applicable will have to be met at the Major Site Plan/Final Development Plan stage.

SPATIAL FORM AND DESIGN:

Multiple buildings in a campus setting

- As stated earlier, the proposal conceptually shows multiple buildings, however they are not designed to meet the “campus setting” requirement.

Mix of building forms and building heights

- The building forms are being proposed too close to the street frontages and the building heights are not reasonably varied to a “campus style setting”, therefore the proposal does not meet this criterion.

Consistent architectural styles

Shared parking that shall be maximized.

Landscape areas connected to other public opens spaces and trails

- These categories will be considered at the Major Site Plan/Final Development Plan process.

C. P.A.D. Regulations.

The minimum total P.A.D. shall be no less than five acres

- This criterion has been met as was previously stated.

b. The property is adjacent to or across the street from property which has been developed under the provisions of this section and will contribute to the amenities of the area;

- This criterion has been met with the adjacent Lonesome Valley PAD to the north and west and The Station I to the east of the proposed development.

c. The use of the P.A.D. concept will encourage the use of otherwise undevelopable property, particularly in the case of small undeveloped parcels surrounded or partially surrounded by developed property.

- N/A.

D. Uses in a P.A.D.

Recreational vehicle parks, per [Chapter 17.48](#); and

- N/A.

Any use may be allowed in a P.A.D. provided it is consistent with the general plan.

- See General Plan discussion.

3. Medical marijuana uses shall not be allowed on any property zoned P.A.D. unless either: a) the use is specifically allowed by the P.A.D. Guide that governs said property; or b) the property is within a P.A.D. that primarily allows I-1 and/or I-2 land uses. Medical marijuana dispensaries may also be allowed within a P.A.D. that meets

the requirements of Section [17.52.610](#).

➤ N/A.

E. Residential Density in P.A.D.s.

1. Residential development in a P.A.D. may provide for a variety of housing types allowed in any one of the basic residential zoning districts. In addition, the number of dwelling units allowed may be flexible relative to the number of dwelling units per acre that would be permitted by the zoning regulations otherwise applicable to the site. However, the total number of dwelling units and the resulting density allowed in a P.A.D. shall be consistent with the land use plan of the city's general plan;

➤ See General Plan requirements for residential development in the Commerce and Business land use category.

2. In determining the reasonableness of the densities in a P.A.D., the planning and zoning commission and city council shall consider increased efficiency in the provision of public facilities and services based, in part, upon:

- a. The location, amount and proposed use of common open space,
- b. The location, design and type of dwelling units,
- c. The physical characteristics of the site,
- d. Particular distinctiveness and excellence in siting, design, and landscaping.

➤ These requirements as applicable will be determined at the Major Site Plan/Final Development Plan.

F. Front, Rear and Side Yard Building Setback Regulations. Building setbacks from all property lines which form the perimeter of the P.A.D. shall be no less than twenty feet, except as noted in the design standards adopted in Section [17.40.015](#), above and subsections S, below.

➤ See section N for further discussion on the building heights and setbacks.

G. More Than One Building Per Lot. More than one building may be placed on one platted or recorded lot in any P.A.D. Areas for single-family detached dwellings and other housing types providing privately owned lots must comply with Title 16 of this code in all respects not specifically noted in this section as appropriate variances or waivers.

➤ Preliminary and Final Plats will be processed in the future, if the site will be designated as a subdivision.

H. One Housing Type Not Inconsistent With Intent. A P.A.D. which only involves one housing type such as all detached or all attached units shall not be considered inconsistent with the stated purposes and objectives of this section and shall not be the sole basis for denial or approval.

➤ N/A.

I. Architecture. Building architecture shall not solely be a basis for denial or approval of a plan, except as noted in the design standards adopted in Section [17.40.015](#), above and subsection S, below. ***The overall appearance, diversity, sustainability, and compatibility of individual buildings to other site elements and surrounding development will be primary considerations during P.A.D. review by the Planning and Zoning Commission and Council.*** Locational criteria shall be a primary consideration as related to Large Single Retail Uses or Large Multiple Use Shopping Centers.

➤ ☐ This criterion has **not** been met.

As stated by this criteria one of the most important aspects of any PAD proposal is how it will fit in, and achieve compatibility, with the surrounding land uses. In analyzing this aspect of the Station II Staff evaluated the building heights and land uses approved for the surrounding properties and found the following:

- a. The recently approved Station PAD (to the east) allowed for maximum building heights of 35 feet (CUP required for over 35 feet and a maximum of 80 ft. for architectural features). The land uses approved in the Station PAD are retail, office, service, assembly and entertainment uses.
- b. The recently approved Lonesome Valley PAD (to the north and west) allowed for maximum building heights of 45 feet. The land uses approved for this PAD are office, limited retail, business park and light industrial.

The maximum building heights proposed for the Station II PAD are as follows:

- a. Lot 1 High Rise Apts.
 - i. 165'
 - ii. Up to 200' with a CUP
- b. Lots 2 – 5 Retail/Mixed Use bldgs.
 - i. 75'
 - ii. Up to 200' w/ CUP
- c. Lot 6 Large Single/Multi-use Retail
 - i. 85'
 - ii. Up to 200 ' w/ CUP
- d. Lot 7 Hotel
 - i. 110'
 - ii. Up to 200' w/ CUP

Staff finds that the Station II proposed building heights are not compatible with the surrounding area. The building heights as proposed will result in the creation of an urban form that is more like the form set forth for the “Community Center” rather than the “Business and Commerce” General Plan

land use category. This is especially true when you take into account the shallow building and landscape setbacks proposed from the perimeter boundaries of the PAD for these very tall buildings. The building heights and urban form proposed with the Station II will not fit in with the surrounding approved PAD developments at least from a building height and form perspective. The urban form that is being proposed is unlike any existing development patterns that exist today within Casa Grande.

To help put the building heights proposed within the Station II development into perspective the tallest building that exists today in Casa Grande is the Abbott Labs cooling tower building which is approximately 200 ft. in height. The Francisco Grande hotel is approximately 90 feet.

The area where the Station II development is planned, is slowly transforming from a rural and suburban area, to a more urbanized area. With the development, and redevelopment, of recently approved PAD's (The Station, Lonesome Valley etc.) this area will eventually become a major southern gateway into the City and downtown area. As such staff does not have an objection to the creation of a commercial development at the Station II site that acts as an architectural icon for the southern gateway to the City. Staff simply believes that the building heights and perimeter building setbacks proposed in the Station II PAD take too drastic of a step in this direction and that a design that has a more gradual transition would be appropriate. Accordingly, in order for the proposal to meet the PAD criteria in regards to building heights and setbacks, Staff has suggested a gradual transition of building heights (see table below) and increased perimeter setbacks to meet the criteria of Section "N".

Proposed Building Heights		
Lot	Applicant Proposed Max. Building Height	Staff Proposed Building Max. Height
1 (High Rise Apartment w/retail/office on lower floors)	165 ft. 200 ft. w/CUP	80 ft. 120 ft. w/CUP
2 (Multiple mixed use retail/office buildings)	75 ft. 200 w/CUP	45 ft. 60 w/CUP
5 (Large multi-use retail)	85 ft. 200 ft. w/CUP	60 ft. 90 ft.
7 (Hotel)	110 ft. 200 ft. w/CUP	80 ft. 120 ft. w/CUP

J. Phasing of Development.

1. Any P.A.D. plan proposed to be constructed in phases shall include full details relating thereto, and the city council may approve or modify, where necessary, any such proposals;

2. The phasing shall include the time for beginning and completion of each phase. Such timing may be modified by the city on the showing of good cause by the developer;

3. The land owner or developer shall make such easements, covenants, and other arrangements and shall furnish such financial guarantees as may be determined by the city to be reasonably required to assure performance in accordance with the plan and to protect the public.

- There is no development phasing plan proposed by the applicant.

K. Street Utilities, Services and Public Facilities. The uniqueness of each proposal for a P.A.D. may allow specifications and standards for streets, utilities and services to be subject to minor modifications of the specifications and standards established in this and other city ordinances governing their construction. The city may, therefore, waive or modify the specifications or standards where it is found that they are not required in the interests of the residents of the P.A.D. or the city. The plans and profiles of all streets, utilities and services shall be reviewed, modified if necessary, and approved by the city prior to the final approval of the P.A.D. All P.A.D.s shall be served by public or community water and sewer systems.

- The PAD Guide does not propose to modify any City street or utility development standards.

L. Open Space Provision. Depending upon the proposed land uses within P.A.D., a minimum of seven to fifteen percent of the total P.A.D. shall be set aside for open space. Open space allocation and design shall conform to the design standards adopted in Section [17.40.015](#), above except Large Single Retail Uses or Large Multiple Use Shopping Center, which shall be governed by subsection S, below.

- This criterion is met. The PAD is providing for approximately 17% open space. Additional PAD landscaping requirements shall be determined at the Major site Plan/Final Development process.

M. Operating and Maintenance Requirements for Planned Area Development Common Facilities. In the event that certain land areas or structures are provided within the P.A.D. for private recreational use or as service facilities, the owner of such land and buildings shall establish an arrangement to assure the city of a continued standard of maintenance. These common areas may be placed under the ownership of one of the following, depending which is more appropriate:

1. Dedicated to public where a community-wide use would be anticipated;
2. Landlord control;
3. Landowners association provided all of the following conditions are met:
 - a. The landowners association must be established prior to any sale,
 - b. Membership must be mandatory for each owner and any successive buyer,
 - c. The open space restriction must be permanent or tied to a long-term

- d. agreement (e.g. ninety-nine years),
 - d. The association must be responsible for liability insurance and the maintenance of recreational, service, and other facilities as deemed necessary by the city,
 - e. Landowners must pay their pro rata share of the cost and the assessment levied by the association that can become a lien on the property in accordance with Arizona Statutes,
 - f. The association must be required to adjust its assessment to meet changing needs,
 - g. The association must be required to, at minimum, adjust its assessment on an annual basis by a percentage not less than the previous year's increase in the Consumer Price Index.
- This criterion will be reviewed at the Major Site Plan/Final Development Plan process.

N. Building Height and Setbacks. *In general, a building's setback from property adjacent to the P.A.D. site shall approximate its height.*

- This criterion has ***not*** been met.

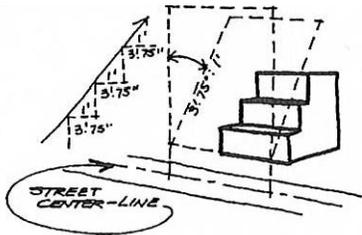
Specifically the 165 foot high rise apartment building proposed for Lot 1 buildings would not be able to provide setbacks from the perimeter property lines that approximate the building height. In order to meet this code requirement this building would have to be setback 165 feet from the perimeter property boundaries on the south, west and north sides of the building site (200 ft. if a CUP was granted for this increased building height). Since this lot is only 268 ft. deep from north to south there is no physical way that the setbacks required by this section of the PAD code can be met. The applicants have proposed a setback of 25 feet for this 165 foot tall high rise apartment. Buildings located on Lots 2, 5 and 7 may not be able to meet this setback requirement due to their respective proposed maximum heights but staff has insufficient detail to make a determination at this time.

Proposed Perimeter Building Setbacks		
Lot	Applicant Proposed Perimeter Setback	Staff Proposed Perimeter Setback
1 – 165 ft. (High Rise Apartment w/retail/office on lower floors)	25 ft.	Setback equal to building height or alternative building “step-back” approach (see below).
2 – 75 ft. (Multiple mixed use retail/office buildings)	25 ft.	Same as above
5 – 85 ft. (Large multi-use retail)	25 ft.	Same as above
7 – 110 ft. (Hotel)	25 ft.	Same as above

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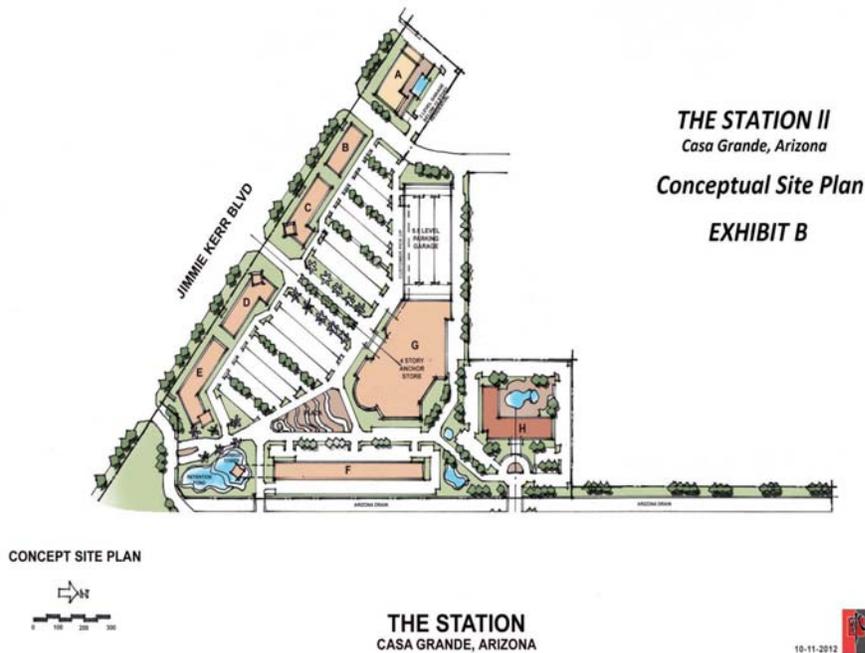
An alternative that Staff would consider is the reduction in the perimeter building setback requirements for buildings that include elevations that “step-back” from the site boundaries with a prescribed formula. This approach will allow lower portions of the building to be placed closer to the site boundaries while requiring the higher portions to be stepped-back. This design technique will allow the bulk and scale impacts of the taller portions of the structures to be minimized and lessen the visual impacts from the surrounding properties and roadways. Staff has recommended that if the applicant would like to pursue this design concept that a step-back formula of 1:1.5 (1 additional foot of building height for each 1.5 feet of additional building setback) with a 30 ft. minimum building setback would be acceptable. This approach would allow a 45 ft. building height at the 30 ft. setback line with the 60 ft. portions of the building to meet a 45 ft. setback. This step-back development standard would result in a reduction from the typical PAD building perimeter setback requirement of 1 ft. of building setback for each 1 ft. of building height. However, this approach would be acceptable in staff’s opinion due to the improved building architecture that typically results from this type of requirement.

Building Step-Back Example:



The Station II			
Conceptual Land Uses			
LOTS	Type of Use	Approximate Acreage	Approximate % of Total Site
1	HDR/MU/Residential Over Retail	2.2 acres	5.7%
2	Retail/MU with associated parking and driveways	16.9 acres	43.9%
3	Open Space	3.9 acres	10.1%
4	Open Space	0.9 acres	2.3%
5	Large Single/Multi Use Retail with Associated Parking	8.3 acres	21.6%
6	Open Space	1.9 acres	4.9%
7	Hotel	4.4 acres	11.5%
Total		38.5 acres	100.0%

*Note: LOT numbers assigned here are relative to this document only, and are not related to APNs or any other legal means of identification.



O. Landscaping. Landscaping and/or fencing shall be provided according to a plan approved by the city and shall include a detailed planting list with sizes indicated.

- This criterion will be provided with the Major Site Plan/Final Development Plan.

P. Utilities. All utilities, including electricity (except lines exceeding thirteen KV capacity) and telephone, which are on the site of the development property, including those on land which will be dedicated to public use as part of the development, and those utilities lines which must be extended to provide such utility services to the development property from an end point outside the development property lines except those lines along arterial or collector streets, shall be installed underground.

- This criterion as applicable will be provided with the Major Site Plan/Final Development Plan.

Q. Additional Standards. Development within a P.A.D. shall conform to all conditions and standards agreed upon by the applicant and the city at the time of P.A.D. approval.

R. Residential Design Standards for Planned Area Developments.

Development within a P.A.D. shall conform to the standards adopted in Section [17.40.015](#), above.

➤ N/A.

S. Locational Criteria and Development Standards for Large Single Retail Use and Large Multiple Use Shopping Center.

a. Location Criteria: Large Single Retail Use and Large Multiple Use Shopping Centers shall only be located on property zoned as Planned Area Development for such use in accordance with [Chapter 17.40](#) of this Code. Any proposal to expand an existing retail use, which subsequently brings the total building coverage thresholds over that defined under Sections [17.12.771](#) and [17.12.772](#), shall also require conformance with all of the following standards, for the entire site development. The City Council may approve departure from these standards upon finding that such departure is warranted, based upon consideration of mitigating circumstances, design innovation, or other meritorious feature(s).

➤ The proposed PAD request meets this criterion.

i. The building(s) or shopping center shall be located at the intersection of two arterial roadways or have frontage on an arterial roadway and be immediately adjacent to an Interstate highway. The City Council may also consider arterial and collector roadway intersection locations on a case-by-case basis; however, a comprehensive traffic impact analysis approved by the City Engineer must show that the potential traffic impacts of the proposed site development will be adequately mitigated before the City Council will consider arterial and collector roadway intersection locations.

➤ This criterion is not being met at this time. The site currently only has access to one arterial roadway (Jimmie Kerr Blvd.). The PAD Guide and Preliminary Development Plan does call for access to be eventually provided through the adjacent Station I development allowing access to the future I-10 frontage roads that will connect Jimmie Kerr to Selma Rd. The Preliminary Development Plan also envisions street connections to the Lonesome Valley PAD to the north that will eventually tie into Mitchell Rd. (Collector) and/or to Selma Road (Arterial) to the north. Staff believes that this criterion can be met if the Traffic Impact Analysis is revised to reflect the level of development that can occur within the Station II with only Jimmie Kerr access and sets forth the level of development that would trigger additional roadway connections to Mitchell and/or Selma Rds.

ii. A minimum distance of one hundred (100) feet, as measured on a straight line,

shall be required from the nearest property line of any parcel currently developed, zoned or designated by the City's General Plan for residential use, to the exterior building wall of a Large Single Retail Use or Large Multiple Use Shopping Center. The separation distance shall be increased by a ratio of one foot for each additional one thousand (1,000) square feet of building coverage area, whether within a single store or multiple stores, over one hundred thousand (100,000) square feet.

- This criterion shall be determined at the Major Site Plan/Final Development review process.

iii. A minimum distance of five hundred (500) feet, as measured on a straight line, shall be required from the nearest property line of any parcel currently developed, zoned or designated by the City's General Plan for a private or public school use, to the exterior building wall of a Large Single Retail Use or Large Multiple Use Shopping Centers center. The separation distance shall be increased by a ratio of one foot for each additional one thousand (1,000) square feet of building coverage area, whether within a single store or multiple stores, over one hundred thousand (100,000) square feet. A Large Single Retail Use building or Large Multiple Use Shopping Center shall not be located across from or immediately adjacent to any parcel currently developed, zoned or designated by the City's General Plan for a private or public school use.

- This criterion shall be determined at the Major Site Plan/Final Development review process.

iv. A Large Single Retail Use or Large Multiple Use Shopping Center may be located within a mixed use Planned Area Development, but only when said use has been expressly identified for such use as part of the Planned Area Development zoning application and Planned Area Development Guide and is in accordance with the requirements of [Chapter 17.40](#) of this Code. If such use has not been expressly identified as part of an approved Planned Area Development, but is requested, a major change amendment to the Planned Area Development is required in accordance with Section [17.68.330](#) of this Code.

- The proposed PAD meets this criterion, whereas the "Big Box - Large Single Retail Use and Large Multiple Use Shopping Centers" has been identified in the PAD guide.

b. Site Development Standards: In addition to the site development and landscaping standards found elsewhere in this Code, a Large Single Retail Use building or Large Multiple Use Shopping Center shall also be subject to conformance with the following additional standards.

- These standards will be applied at the Major Site Plan/Final Development review process.

CONFORMANCE WITH PAD ZONE/PRELIMINARY DEVELOPMENT PLAN REVIEW

CRITERIA 17.68.290

In accordance with Section 17.68.290 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of a PAD Zone/Preliminary Development Plan application:

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

See discussion of land use plan and building heights and setbacks.

Conformance to the City's General Plan;

See previous discussion on the 2020 General Plan land use.

Conformance to the City's Zoning Ordinance;

See zoning discussion above.

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

See discussion of pedestrian and vehicular ingress/egress below.

The adequacy of the plan with respect to land use;

See land use discussion above.

Pedestrian and vehicular ingress and egress;

Primary access is from Jimmie Kerr Boulevard, a new access road is planned through the center of development, which would eventually connect north to Selma through the Lonesome Valley PAD, and there is also a proposed connection point to the Station I PAD to the east across from the irrigation canal. Engineering Staff is concerned that the only point of access is Jimmie Kerr Boulevard to serve the development. Additional information needs to be provided on other roadway connections that can be provided to provide access to this intense urban development. Staff suggested that specific development thresholds should be identified that could trigger timing of additional access to the east and or north and northwest. The applicant is working on revisions to the traffic impact analysis to address these concerns. A revised Traffic Impact Analysis addressing this issue will need to be submitted and approved by City Staff prior to any final approval of the PAD.

Building location, height & Building Elevations;

See discussion above regarding location, height and elevations.

Landscaping;

See discussion in Staff Report.

Lighting:

N/A.

Provisions for utilities:

According to the preliminary water report submitted by SKG Enterprises and dated April 2013, the proposed water distribution system shall consist of an 8-inch main connecting into an existing 12-inch water system located along the north side of Jimmie Kerr Boulevard. Connection into the existing system shall occur at 2 different locations.

Additional information will be provided at the Major Site Plan/Final Development plan.

Site drainage:

The entire site, except for Lot 1, is located within the 100 yr. floodplain (AO) a flood zone area that is typically expected to be inundated with 1-3 feet of water during a 100 yr. flood event. According to the preliminary drainage report submitted by SKG Enterprises and dated April 2013 the proposed site will be capable of providing adequate storage for the attenuation of the 100-year, 2-hour event. All structures at the time of construction shall be set a minimum of 14-inches above the established flood criteria, relative to finish floor elevations. Additional reports will be submitted with the Major Site Plan/Final Development Plan and will provide further detail on how all structures will be flood-proofed as well as evaluate the existing historical flows and on-site flows created by the development.

Open space:

See above discussion on PAD Open space.

Loading and unloading areas:

N/A.

Grading:

N/A.

Signage:

A comprehensive sign Plan will be established at the Major Site Plan/Final Development Plan review process.

Screening:

N/A.

Setbacks:

See discussion above in Staff Report.

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 July 16, 2013.
2. A notice was mailed on July 17, 2013 to each owner of property situated within three 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 July 17, 2013. An affidavit confirming this posting was also supplied by the applicant.

Inquiries/Comments

Staff has not received any public comments on this request.

STAFF RECOMMENDATION

Staff recommends the Commission recommend to City Council that the Major Amendment to a PAD Zone/Preliminary Development plan (DSA-13-00025) for The Station II be denied due to the following requirements not being met:

1. The proposal does not meet the “Spatial Form and Design” of the General Plan 2020 Commerce and Business Land Use Category. The proposal does not meet City Code Section 17.40.020.I (PAD Architecture) in that the proposed building heights are not compatible with the surrounding developments.
2. The proposal does not meet City Code Section 17.40.020.N. (PAD requirements) in regards to perimeter building setbacks.
3. The proposal does not meet City Code Section 17.40.020S.a.i. “The building(s) or shopping center shall be located at the intersection of two arterial roadways or have frontage on an arterial roadway and be immediately adjacent to an Interstate highway.

If the Planning Commission were to forward a favorable recommendation to City Council regarding the Station II PAD Staff would suggest the following conditions of approval:

1. Parcel A - High Rise Apartment - 80 ft. in height with 120 feet as a Conditional Use Permit (CUP).
2. Parcel B, C, D & E - Retail/Mixed-Use Bldgs, - 45 ft. in height with 60 feet as a CUP.
3. Parcel G - Large Single/Multi-Use Retail - 60 ft. in height with 90 feet as a CUP.
4. Parcel H - Hotel - 80 ft. in height with 120 feet as a CUP.
5. Step-backs required for each building - Equal to the height of the building or a “Stepped Building Setback” utilizing a 1.5:1 setback formula (1.5 ft. vertical for each 1 ft. horizontal) starting at the edge of right of way to the top of the building, with a minimum setback of 30 ft.
6. The Water/Wastewater, Drainage reports be revised to address the 1st review comments/redlines by City Staff.
7. The Traffic Impact Analysis be revised to address the comments of the Traffic Engineer as well as provide specific limitations on the amount of development that can occur relying solely on Jimmie Kerr and the specific development triggers that will require additional access connections be provided to Mitchell Rd., Selma Highway and/or I-10 frontage roads.
8. The PAD Development Guide must be revised to reflect the following technical corrections:
 - a. Change the exhibit on the front of the PAD guide, as this is the same exhibit used for The Station I.
 - b. Modify the land use table to show the footnotes in the appropriate location and no as performance standards
 - c. Footnote #5 shall be appropriate labeled in the land use table
 - d. Eliminate “Senior/Elderly Care Facility” in the definition and land use table, as there is already a “Long Term Care Facility” that serves this land use purpose.
 - e. 3.2.1 Table 3: Development Standards – update table to correctly reflect what column Lot 5 should be located within.
 - f. 3.2.2 Table 4: Development standards – relocate feet symbol to correct location
 - g. 3.2.3 Open Space – correction City Code Section to 17.40.020L instead of 17.20.020L.
 - h. Delete extra spaces throughout document.
 - i. 3.7 Project Phase – correct verbiage of approval of a final development plan from “City of Casa Grande” to Planning and Zoning Commission.
 - j. Update all exhibits to correctly reflect as “lots” to correspond with development standards table.

Exhibits:

Exhibit A – The Station II PAD Guide

Exhibit A

The Station II
Planned Area Development Guide

Submitted May 29, 2013

An amendment to "The Shops at Palm Court" Planned Area Development Guide dated
04/05/2005



AZ Sourcing, LLC
7047 E. Greenway Pkwy, Suite 190
Scottsdale, AZ 85254

Contact Page

Owner: AZ Outlet Investment, LLC

Address: 7047 E Greenway Blvd, Suite 190
Scottsdale, AZ 85254

Developer: AZ Sourcing, LLC

Address: 7047 E Greenway Blvd, Suite 190
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Request for Amendment to "The Shops at Palm Court" Planned Area Development Guide dated 04/05/2005

This is a request for an amendment to a portion of The Shops at Palm Court PAD approved on April 5, 2005 by the City of Casa Grande. AZ Outlet Investment, LLC, the current owner of the property, is seeking to redevelop the property in conjunction with the adjacent Tanger Outlet at Casa Grande (now known as "The Station") into a commercial center that incorporates retail, family entertainment, hotel, restaurant, service and other similar elements designed to create a destination environment that draws patrons from the freeway as well as the surrounding community. This PAD amendment seeks to expand the existing permitted land uses; modify the design standards to include landscape guidelines; amend the project's architectural standards; and to remove/substitute the signage guidelines from the PAD with a separate Comprehensive Sign Plan to be approved by the Planning and Zoning Commission. Additionally, in recognition of the redevelopment of the site, the name of the Planned Area Development shall be changed from "The Shops at Palm Court" to "The Station II."

This amendment will limit proposed changes to the commercial portions of the Planned Area Development Guide.

Project Overview

Containing approximately 38.56 gross acres, The Station II is located in a portion of the southeast quarter of Section 2, Township 7 South, Range 6 East of the Gila and Salt River Meridian, Pinal County, Arizona. The property is situated at the northwest corner of the intersection of Jimmie Kerr Blvd. and Tanger Blvd.

The project will consist of a commercial center that combines a number of interrelated elements to create an environment that draws patrons from the adjacent freeways, as well as the surrounding communities. Specific uses may include retail activities; restaurant services, to include full service restaurants, coffee shops and 'bar and grills'; tourist activities; hotel services/tourist accommodations; large single or multiple use retail; high density residential; mixed use and 'residential over retail;' travel center and gas station services; businesses in the service industry, to include business models such as nail salons, gymnastics or martial arts studios; professional services; family entertainment venues, such as a bowling center, laser tag, indoor go-cart track, video arcade, pool tables, and other ancillary uses; professional entertainment venues, such as a performing arts center or movie theater; and recreational areas such as splash

pads, water fountains and features, and open park-like spaces and will include indoor and outdoor commercial recreational activities.

Additionally, the project may include space where a community church will conduct services and other activities. The center may also house a business incubator, which could include additional activities such as business or employment training.

Additional uses may include a senior care facility offering long term care, skilled nursing and rehabilitation services, and a multi-family residential or residential-over-retail component.

1.0 Existing Site Conditions

The property is a basic triangular shape, with Jimmie Kerr Blvd. (State Hwy 84) across the South; The Station (formerly the Tanger Outlet Mall) adjacent to the east; and the residential portion of The Shops at Palm Court PAD adjacent to the north and west sides (See **Exhibit D.**) This residential portion of The Shops at Palm Court PAD underwent a general plan amendment and PAD amendment to change the zoning and land use designations to uses that are more commercial in nature. The project name was changed to "Lonesome Valley" and the property is currently being used for agricultural purposes.

The land has been under agricultural use since the late 1930s. A Phase I environmental site assessment was performed in July of 2004. No evidence of recognized environmental conditions was revealed and no further environmental assessment was recommended. A legal description is included as **Exhibit C.**

1.1 Topography and Drainage

The site is currently being used for agricultural purposes, and the area surrounding the site generally slopes to the north/northwest (**Exhibit G**). The dominant drainage feature in the area is the Arizola Drainage Canal, which is an earthen channel that runs along the east boundary of the site between The Station II and The Station (formerly the Tanger Outlet Mall.) The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), which was revised on November 5, 2010, indicates that nearly the entire project site resides within a flood hazard Zones X and AO (**Exhibit E**). FEMA defines this flood hazard zone as follows: *Areas subject to inundation by 1-*

percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet.

Several practical strategies could be used to remove proposed improvements from physical and regulatory flood hazard. Since Zone AO's are usually broad, shallow floodplains, flood protection for structures is often provided by elevating foundations with engineered fill. Based on the FIRM, the average flooding depth designated for the Zone AO crossing the project site is 1 foot. Accordingly, improvements to the site intended to be protected by engineered fill alone would need to be set a minimum height above the high adjacent grade, depending on federal and local guidelines. This potential strategy would also include sufficient corridors (landscaped tracts, roadways, etc.) around buildings to continue to allow offsite runoff to be routed through the flood hazard designation.

A second potential management strategy would entail engineering a corridor along the project site's Arizola Drain frontage with sufficient capacity to route any overflow that might be expected along the Drain's western bank, northward around the proposed improvements. This strategy could potentially remove the regulatory flood hazard from most of the site.

The preliminary drainage report is located in **Appendix A** of this PAD guide.

A CLOMR & LOMR will be considered prior to final development plan, depending on insurance premiums.

1.2 Relationship to Surrounding Properties

The Station II is adjacent to and north of Jimmie Kerr Blvd. (State Hwy 84), and adjacent to and west of The Station I. Agricultural uses exist on the site, as well as to the north and west. An active line of the Union Pacific Railroad parallels the southern border of Jimmie Kerr Blvd.. These conditions can be seen on **Exhibit D**. Adjacent land is zoned as follows:

North: Agricultural land currently zoned PAD, and farther north, agricultural land currently zoned B-2 and R-1.

East: The Station (formerly the Tanger Outlet Mall), currently zoned PAD.

South: Jimmie Kerr Blvd., then Union Pacific Railroad, then agricultural land which is currently zoned I-1, Garden and Light Industrial

West: Agricultural land, currently zoned PAD, and farther west, a residential development currently zoned PAD.

1.3 Accessibility

Primary access to the site is from Jimmie Kerr Blvd., which currently has direct access to Interstate 10 and to north/south arterials leading directly into downtown Casa Grande. Access to the property to the west of will be from the proposed collector road that runs north from Jimmie Kerr Blvd. along the western boundary of the site. Additionally, access to the Station II may be provided at several points from The StationI across the Arizola drainage canal.

A traffic impact/trip generation statement is located in **Appendix B** of this PAD Guide.

2.0 Project Land Uses

Currently, the existing Development Guide describes the permitted land uses for the subject property as “Low-Density Residential and Office/Business Park uses.” The commercial land uses are described as “compatible with the existing commercial use at the outlet mall,” and include retail activities, restaurant and food services, office and other service oriented businesses, and convenience store activities. We are now seeking this PAD Amendment to add to the proposed existing land uses described in the current PAD Guide.

The project will now consist of a commercial center that combines a number of interrelated elements to create an environment that draws patrons from the adjacent freeways, as well as the surrounding communities (See **Exhibit F.**) Specific uses may include the spectrum of retail activities; restaurant services, to include full service restaurants, coffee shops and 'bar and grills'; tourist activities; hotel services; travel center and gas station services; businesses in the service industry, to include business models such as nail salons, gymnastics or martial arts studios; professional services; family entertainment venues, such as a bowling center, laser tag, indoor go-cart track, video arcade, pool tables, and other ancillary uses; professional entertainment venues, such as a performing arts center or movie theater; and recreational areas such as splash pads, water fountains and features, and open park-like spaces and will include indoor and outdoor commercial recreational activities.

Additionally, the project may incorporate a multi-family residential or mixed use residential/retail/office component, as well as a senior care facility offering long term care, skilled nursing and rehabilitation services.

Any land use classified as "Assembly Group A Occupancy" as defined by the then-adopted and applicable building code, with a square footage greater than 10,000sf shall require a Traffic Impact Analysis at the time of building permit.

Any land use classified as "Large Single Retail" or "Large Multiple Retail" shall comply with and conform to section 17.40.020S of the Casa Grande City Code, with the exception of the setback requirements detailed in section 17.40.020Sbii (see Section 3.2.1, table 3 of this PAD)

The project shall at all times maintain a retail parking ratio of not less than 4 parking spaces per 1000 square feet of GFA. Conditional use permits will be obtained where required to allow for offsite parking.

The site may be developed in coordination with the parcel immediately adjacent to the east, known as The Station I, and whose PAD amendment was recently approved by the City of Casa Grande. Access to that parcel from the project site is contemplated at several locations, which may necessitate bridging the Arizola Drainage Canal. Access for both pedestrian and vehicular traffic may be provided by bridges. Any alterations to the canal are subject to the approval of the San Carlos Irrigation and Drainage District.

2.1 Commerce and Business Development

A. Types of Uses The following list of uses proposed in this PAD is set forth to define and differentiate between the permitted uses and those uses that are conditionally permitted. Any owner within the project may request an interpretation of similar uses to the defined list below from the City of Casa Grande Zoning Administrator. The Zoning Administrator may administratively approve a use that is analogous to those listed below. A brief description of the types of permitted uses is set forth below.

- a. **Permitted Principal Uses (P)** Uses specifically permitted or analogous to those specifically permitted as determined by the City of Casa Grande Planning Director.
- b. **Permitted Uses Subject to a Conditional Use Permit (C) and/or Performance Standards (PS)** Uses that are permitted within this PAD only when the use is consistent with the identified performance standards (PS) or when a conditional use permit (CUP) is granted in accordance with the procedures of the City of Casa Grande Zoning Ordinance (as may be amended from time to time.)

NOTE: Except as otherwise noted, the City of Casa Grande Zoning Ordinance land use definitions shall apply to the following land uses contained herein.

2.1.1 Table 1: Land Uses

Land Use Table	
Land Use	Permitted (P), Conditionally Permitted (C) and/or Performance Standards (PS)
Appliance Sales, Service, Repair	P
Assembly Hall & Auditorium	P
Automobile Washing Establishments	P
Bakery	P
Bar, tavern or nightclub	P/PS ^{1,2}
Business Services	P
Caterers	P
Civic Events	P
Commercial Recreation, Indoor	P
Commercial Recreation, Outdoor	P
Conference and Reception Center	P
Convenience Store	P/PS ⁵
Day Care Center	C/PS ⁶
Day Spa	P
Deferred Presentment Company	P/PS ⁷
Essential Public Service or Utility Installation	P
Farmers market	P
Financial Institution, Chartered	P
Florist	P
Glass Shops, Custom	P
Hotel or motel	P
Import/Export Business	P
Kennel & Pet Care Services	P/PS ⁸
Large Multiple Use Shopping Center	P ¹
Large Single Retail Use Shopping Center	P ²
Live Entertainment, Indoor	P/PS ^{1,2}
Live Entertainment, Outdoor	P/C/PS ²
Long Term Care Facility	P
Music Studio	P
Night Club	P/C/PS ⁴

¹ Large Multiple Use Shopping Center shall comply with 17.40.020S of Casa Grande City Code.

² Large Single Retail Use Shopping Center shall comply with 17.40.020S of Casa Grande City Code.

Offices, general, administrative and professional, medical, etc.	P
Parking: Surface and Structured	P
Product development and Product Testing Activities	P
Public Buildings	P
Radio and television studio	P
Recording studio	P
Religious Institution	P
Residential Multi-Family ³⁴⁵	P
Restaurant, Fast Food w/ Drive Thru	C
Restaurant, Quick Serve	P
Restaurant, Sit Down	P
Retail Sales	PS ⁹
Retail Sales, Specialty	P
Schools: Colleges & Universities	P
Schools, Commercial (i.e. Business, Vocational & Technical)	P
Schools (K-12)	C
Senior/Elderly Care Facility	P
Temporary uses	P/C/PS ¹⁰
Theater, Community or Performing Arts Center	P
Theater, Motion Picture	P
Tire Sales, Repair and Mounting	P/PS ¹²
Wireless Telecommunications Facilities 35' or Under	P/PS ¹¹
Wireless Telecommunications Facilities over 35'	C/PS ¹¹

2.1.2 Table 2: Performance Standards

PS ¹	Hours of operation shall not occur between the hours of 2:00 a.m. and 7:00 a.m. (19 hours per day- permitted indoor use).
PS ²	No door or other opening (except fire exits), affiliated with a structure where this use is conducted shall be constructed within 150 feet of any residential use existing as of the date of this PAD approval.
PS ³	Hours of operation shall not occur between 11:00 p.m. and 7:00 a.m. (16 hours per day- permitted outdoor use). Hours of operation may be modified with a Conditional Use Permit.
PS ⁴	a. The stage or performance area shall be a maximum of eighty (80) square feet unless a Conditional Use Permit is obtained. b. The average noise level, measured at the property line, shall not exceed 55db when measured on an "a-weighted" sound level meter and according to the procedures of

³ Medium density of 24 units/acre

⁴ Medium-high density of 49 units/acre

⁵ Will comply with 17.40.020S of Casa Grande City Code

	the environmental protection agency unless a Conditional Use Permit is obtained. An increase not to exceed 5db for 5 continuous seconds or less shall not be deemed a violation of this section.
PS ⁵	<p>a. Pump stands shall be set back not less than twenty-five feet from any street right-of-way, not less than forty feet from any non-street property line, and not less than one hundred feet from any residential district boundary;</p> <p>b. Site improvements such as buildings or structures (permanent or temporary) shall be separated from any residential zone by at least fifty feet.</p> <p>c. Parking areas shall be separated from any residential zone by at least fifteen feet.</p>
PS ⁶	<p>a. At least 35 square feet of indoor activity space for each infant and 1-year old child;</p> <p>b. At least 25 square feet of indoor activity space for each child who is not an infant or 1-year old child; and when 1-year old children are grouped together with children older than 1-year old children in the same activity area, at least 35 square feet of indoor activity space for each child.</p> <p>c. Provide at least 75 square feet of outdoor activity area per child for at least 50% of the facility's licensed capacity; or</p> <p>d. If no enrolled child attends the facility for more than four hours per day, provide at least 50 square feet of indoor activity area for each child, based on the facility's licensed capacity;</p> <p>e. If no enrolled child attends the facility for more than six hours per day, provide at least 75 square feet of indoor activity area per child for at least 50% of the facility's licensed capacity in addition to the indoor activity area required in subsections (a, b, c); or</p> <p>f. Provide at least 37.5 square feet of outdoor activity area and 37.5 square feet of indoor activity area per child for at least 50% of the facility's licensed capacity in addition to the indoor activity area required in subsections (a, b, c).</p> <p>g. A licensee substituting indoor activity area for outdoor activity area shall:</p> <p style="padding-left: 40px;">a. Designate, on the site plan and the floor plan submitted with the license application or request for approval of an intended change, the indoor activity area that is being substituted for an outdoor activity area; and</p> <p style="padding-left: 40px;">b. In the indoor activity area substituted for outdoor activity area, install and maintain a mat or pad designed to provide impact protection in the fall zone of indoor swings and climbing equipment. An indoor activity area that is substituted for an outdoor activity area is not assigned a licensed capacity.</p>

PS ⁷	<p>a. Shall not be located within thirteen hundred and twenty (1320) feet of another Deferred Presentment Company. This distance shall be measured by a straight line in any direction from the outside building wall of a proposed Deferred Presentment Company to the location of the nearest outside building wall of the existing Deferred Presentment Company without regard to any intervening uses.</p> <p>b. Shall not apply to deferred Presentment companies which are ancillary to another existing or permitted use.</p> <p>c. The minimum separation required for the above uses shall apply regardless of whether the other use is located within the incorporated area of the City of Casa Grande or another jurisdiction.</p>
PS ⁸	<p>a. The establishment and animal runs must be completely enclosed in the building</p> <p>b. The owner and/or tenant must submit a design for sound proofing measures to mitigate potential noise to be reviewed and approved by City Staff in conjunction with the Building Permit and/or Certificate of Occupancy review process.</p>
PS ⁹	<p>Areas of outdoor sales and display are permitted immediately adjacent to the front of buildings provided that the sidewalk is not restricted to a width of less than 6' feet. Displays located in parking lots shall not obstruct required drive aisles or parking spaces.</p>
PS ¹⁰	<p>a. May be either indoor or outdoor uses.</p> <p>b. Temporary Use Permit approval shall not exceed a length of 30 consecutive days (excluding installation and removal) unless a Conditional Use Permit is obtained.</p> <p>c. The use shall not be conducted between the hours of 10:00 p.m. and 6:00 a.m.</p> <p>d. No direct light or sound associated with such use or structure shall be visible or broadcast beyond the boundaries of the lot.</p>
PS ¹¹	<p>a. The setback requirements shall be thirty-five feet from any property line, plus an additional one foot for every foot of height above thirty five feet,</p> <p>b. The structure is to be designed, constructed and/or colored in order to correspond with the aesthetic, view-shed and other characteristics of the area in which they are to be placed</p> <p>c. Appropriate landscaping and other screening shall be required along any street frontage.</p> <p>d. Appropriate measures shall be used to screen any ground based mechanical equipment.</p> <p>e. Where possible, service providers will be encourage to co-locate (share) their facilities on existing towers</p>
PS ¹²	<p>All materials, supplies, merchandise or other similar matter not on display for direct sale, rental or lease to the ultimate customer or user shall be stored within the confines of a one hundred percent opaque wall or fence not less than six feet tall.</p>

2.2 Definitions for Land Uses

A. Except as specifically defined herein, all words in this title shall have their customary dictionary definitions. For the purpose of this title certain words and terms used herein are defined as set out in subsection B of this section.

B. Words used in the present tense include the future tense; words used in the singular include the plural, and words used in the plural include the singular; the word "shall" is always mandatory, and the word "person" includes a firm, association, organization, partnership, trust, corporation or company, as well as an individual; the word "lot" includes the words "plot" or "parcel"; the word "building" includes the word "structure"; the words "used" or "occupied," as applied to any land or building, shall be construed to include the words "intended, arranged, or designed to be used or occupied"; the words "map" or "zoning map" mean the zoning map(s) of the city of Casa Grande that delineate the area to be governed by these regulations.

"Apartment building" means a building other than a hotel or motel containing five or more dwelling units which have the primary entrances from common hallways.

"Automobile washing establishment" means a building which has as its primary purpose washing automobiles. Such facilities shall be considered incidental to convenience stores, as defined in Section 17.12.365 of Casa Grande City Code, if not more than one auto may be washed at one time, and if the convenience store is clearly the principal use.

"Bar" means an establishment the main use of which is to serve spirituous liquors to be consumed on the premises. Food may or may not be served. Usually a counter and stools are present.

"Beauty shop, salon or parlor" means an establishment that provides a variety of beauty and personal care services such as hair cutting, styling and treatment, manicures, pedicures, facials, body waxing, nail sculpturing, body wraps, eyebrow and eyelash tinting, makeup application, massage, permanent hair removal other similar services and retail sales of hair and beauty products.

"Building" means any structure having enclosed space and a roof for the housing and/or enclosure of persons, animals or chattels, except mobile homes, recreational vehicles and mobile offices.

"Building area" means the maximum horizontal projected area of the principal and accessory building, excluding open steps, terraces, unenclosed porches of one story, and architectural appurtenances projecting not more than two feet. Building area, as that portion of a lot upon which construction is permitted, is as follows: That area of a lot that lies within the boundaries of the front, side and rear yard setback requirements measured from the actual lot line.

“Building envelope” means that area of a lot lying between the front, rear, and side yard setback lines and between ground level and the maximum allowable building height, amounting to a three dimensional area available for potential building construction.

“Building, front line of” means the line of the face of a building nearest the front lot line.

“Building, height of” means the vertical distance of a building as measured from the average elevation of the finished grade within twenty feet of the structure to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the mean height level between eaves and ridges for gable and hip or gambrel roofs.

“Business” means the engaging in of the purchase, sale, barter or exchange of goods, wares, merchandise or service; the maintenance or operation of offices or recreational or amusement enterprises.

“Building facade” means *the* face or elevation of a building.

“Building permit” means an authorization to construct a structure as issued by the Development Services Department.

“Bulk retail sales” or “Bulk sales” means a retail or wholesale facility that serves the general public, selling primarily institutional-sized or multi-pack products in bulk quantities.

“Business services” means establishments that primarily render services, both to the general public as well as to other businesses.

“Canopy” means a structure attached to a building or other rigid structure in a fixed position with a flexible or rigid covering, including such structures which are internally illuminated by fluorescent or other light sources.

“Civic event” means an event which is of civic or public benefit. The event shall be sponsored by a charitable or nonprofit group or organization and shall not be for personal or private gain. Said event must further the athletic, benevolent, cultural, educational, historical, medical, patriotic, scientific, or social service objectives of the sponsor.

“Commercial pad, freestanding” means a parcel, lot or retail building that is part of a commercial development but separate from other buildings.

“Commercial recreation, Indoor” means a commercial recreational land use conducted entirely within a building, including, but not limited to, arcade, arena, art gallery and studio, art center, assembly hall, athletic and health clubs, auditorium, bowling alley, community center, game rooms, pool halls, exhibit hall, gymnasium, library, skating rink, swimming pool, tennis court and family entertainment facilities.

“Commercial recreation, Outdoor” means a commercial recreational land use conducted either partially or entirely outside of a building, including, but not limited to, sport courts such as basketball or tennis courts; volley ball courts; go cart tracks; and miniature golf courses.

“Community center, public or private” means a building to be used as a place of meeting, recreation, or social activity in which neither alcoholic beverages nor meals are normally dispensed or consumed. The center may have outdoor recreational facilities.

“Community organization” means a nonprofit organization consisting primarily of community volunteers, but could also include paid staff, which administers and operates an event or charity benefiting the general community.

“Conditional use permits” means legal authorization to undertake a conditionally permitted use as defined by this title.

“Condominium” means ownership of real property wherein the interest in the underlying land is undivided. All provisions of property subdivision shall be applicable to condominium development so as to protect the public health, safety, and welfare.

“Conference and reception center” means a building or structure which houses one or more of the following: Cafeteria or dining room for employees or a related office complex, kitchen, ballroom, banquet room. The center may be used for any or all of the following activities or other activities normally conducted at a conference and reception center: Trade show displays; civic events; charitable events; teleconferences; seminars held or sponsored by an individual, entity, or organization on an advance registration basis; receptions; meetings; breakfasts, brunches, lunches, and dinners on an advance registration basis; parties with or without live music or entertainment; balls or dances including live music and other live entertainment; conferences; conventions.

“Convenience Store” means commercial activities which have a relatively high traffic generation compared to other commercial uses. A use is designated as a “convenience store” if the method of operation includes one or more of the following characteristics:

- A. Retail gasoline is sold.
- B. A store where food and drink is sold primarily for consumption off premises.

“Day care center” means any facility in which day care is regularly provided for compensation for five or more children or adults not related to the proprietor.

“Deferred Presentment Company” means a business that makes transactions pursuant to a written agreement in which the licensee holds a person's check for at least five calendar days before presentment for payment or deposit. This service is commonly known as payday loans.

“Dwelling” means a building, or portion thereof, used primarily for residential occupancy, including single-family, two-family, multiple-family dwellings and group homes, but not including hotels, motels, or tourist homes.

“Essential Public Service or Utility Installation” means a facility or installation where the operations and other components of administration or provision of public services or utilities deemed to be essential to the public take place. These may include, but are not limited to, telecommunications, law enforcement, ambulance, fire services, etc.

“Exterminator” means a business whose principal enterprise is the control or extermination of rats, cockroaches, fleas, ticks and other vermin termite control, bee removal and similar pest control services.

“Farmer’s market” means an occasional or periodic market held in an open area or in a structure where groups of individual sellers offer for sale to the public such items as fresh produce, seasonal fruits, fresh flowers, arts and crafts items and food and beverages (but not to include second-hand goods) dispensed from booths located on site.

“Financial institution” means a State or Federally chartered bank, credit union, mortgage lender, savings and loan association, or automated teller machine.

“Financial institution, non-chartered” means a business other than a State or Federally chartered bank, credit union, mortgage lender or savings and loan association that offers check cashing services and loans for payment of a percentage fee. Specifically included are check-cashing businesses that charge a percentage fee for cashing a check or negotiable instrument, “payday loan” businesses that make loans upon assignments of wages received, or businesses that function as deferred presentment services.

“Floodplain” means the channel and the relatively flat area adjoining the channel or a natural stream or river that has been covered by the floodwater of a 100 year frequency storm.

“Glass Shops, Custom” means a commercial enterprise that specializes in providing, repairing and replacing glass components, either on or off site, in a wide range of applications, including, but not limited to, home windows, artistic applications, collectibles, auto glass, etc.

“Grade” means the average elevation of the ground adjoining the structure or building upon which the sign is erected.

“Health/Recreation Facility” means an indoor facility including uses such as, but not limited to, athletic clubs, game courts, exercise equipment, locker rooms, Jacuzzi, and/or sauna, pro shop, gymnasiums, gymnastic instructional or training facilities and martial arts training facilities.

"Hotel or motel" means a building or portion thereof, or a group of buildings, in which lodging is provided and offered to transient guests for compensation; shall not include a lodging house.

"Import/Export" means participating in the exchange of capital goods and/or services across international boundaries.

"Kennel" means any lot or premises on which three or more dogs, cats, or small animals over the age of eight weeks are kept. A noncommercial kennel at, in, or adjoining a private residence where hunting or other dogs are kept for the hobby of the householder (i.e., hunting, tracking, or exhibiting) or for guarding or protecting the householder's property is permitted in residential zoning districts, provided the number of dogs, cats or small animals over the age of eight weeks does not exceed four.

"Landscaped area" means a plot of land which has been decoratively or functionally altered by contouring and planting shrubs, trees, vines, and with a living and nonliving ground cover and with an automated watering system.

"Large multiple use shopping center." A "large multiple use shopping center" shall mean any grouping of two or more retail uses, whether on a single lot or on abutting lots under multiple or single ownership and whether contained in one building or multiple buildings where the aggregate square footage of building coverage primarily devoted to, or intended for, the sale or display of goods and merchandise for consumption by the general public, including any outdoor sales and display area(s) and storage/stockroom area(s), but excluding any outdoor area for the sale of cars, trucks, boats, recreational vehicles, or manufactured homes is in excess of two-hundred fifty thousand (250,000) square feet.

"Large single retail use." A "large single retail use" shall mean any single use building, whether stand alone or within a multi-building development, wherein said single use building occupies at least one-hundred thousand (100,000) square feet of building coverage primarily devoted to, or intended for, the sale or display of goods and merchandise for consumption by the general public, including any outdoor sales and display area(s) and storage/stockroom area(s), but excluding any outdoor area for the sale of cars, trucks, boats, recreational vehicles, or manufactured homes. For the purposes of this definition, calculation of such building area(s) shall include all other indoor and outdoor sales areas or customer service area(s) that may be incidental to, but nevertheless share customer walking aisles or store entrances with the large single retail use operator, whether or not such area(s) are under the same management as the large single retail use operator.

"Long Term Care Facility". A facility that provides rehabilitative, restorative, and/or ongoing skilled nursing care to patients or residents in need of assistance with activities of daily living. Long-term care facilities include nursing homes, rehabilitation facilities, inpatient behavioral health facilities, and long-term chronic care hospitals.

“Lot” means a piece, parcel, plot, tract, or area of land occupied or capable of being occupied by one or more principal buildings, and the accessory buildings or uses customarily incidental to them, and including the open spaces required under this title, and having its principal lot frontage on a street.

“Mixed-use” means development contained within a single parcel (horizontally or vertically) or adjacent parcels that contains different uses that are complementary to each other and provide activity throughout the day.

“Mixed use building” means a building in which a minimum of 50 percent of the ground floor building frontage includes an active use that is in a different land use category from the floor above. Parking is not considered a separate use for mixed use buildings.

“Mixed use development” means a site in which a minimum of 50 percent of the ground floor building frontage is developed with an active use, and at least two land use categories exist on site that are designed to be interconnected. Parking is not considered a separate use for mixed use developments.

“Mobile food vending unit” means mobile food vending unit: any motorized or non-motorized vehicle, trailer, kiosk, pushcart, stand, display, blanket, ground covering or other device designed to be portable and not permanently attached to the ground from which only food is peddled, vended, sold, served, displayed, offered for sale or given away.

“Mobile food vendor” means mobile food vendor: A person, who sells, serves, offers for sale, or gives away only food from a mobile food vending unit which is parked or located on a parcel of private property. This term does not include a person who operates a mobile food vending unit that visits multiple private property sites on a daily basis for no more than thirty (30) minutes per site per day.

“Mobile vending site” means “mobile vending site” or “site” means the property address or Maricopa County parcel number of the land where the mobile vending unit or mobile food vending unit will be located.

“Mobile vending unit” means any motorized or non-motorized vehicle, trailer, kiosk, pushcart, stand, display, blanket, ground covering or other device designed to be portable and not permanently attached to the ground from which any is used to sell goods, wares, merchandise or food, are peddled, vended, sold, served, displayed, offered for sale or given away. This includes any display consisting solely of the goods, wares, merchandise or food being peddled, sold, served, displayed or offered for sale.

“Mobile food vendor” means a person who sells, serves, offers for sale, or gives away only food from a mobile food vending unit which is parked or located on a parcel of private property. This term does not include a person who operates a mobile food vending unit that visits multiple private property sites on a daily basis for no more than thirty (30) minutes per site per day. Such activities are subject to a Conditional Use Permit issued by the City of Casa Grande.

“Night Club” means an establishment that remains open late at night, and whose intended purpose is to provide entertainment such as live musicians and dancing, and may serve beer and other alcoholic beverages, as well as food.

“Parking structure” means a parking garage located above ground or underground consisting of one or more levels that may or may not include other primary or accessory uses.

“Personal Services” include, but are not limited to, activities or services such as medical, accounting, engineering, legal, barber or beauty salon, clothing tailoring or alteration, dressmaking, diaper supply, dry cleaning or laundry, interior decorator, photography, repair shops (watch, eyeglass, appliance, non-gas powered vehicles, computers, etc.), shoe repair and shoeshine, furniture upholstery and repair, and carpet, rug and furniture cleaning services.

“Pet care facility” means a lot or building in which household pets are kept daily, regularly and for overnight or for extended periods of time for the benefit of persons who do not reside on the premises. Facilities may provide shelter, feeding, grooming and retail sales. This shall not include breeding or raising of household pets or animals.

“Product Development” means activities involving improving existing products or developing and testing new kinds of products for commercial applications.

“Professional Services” means an enterprise whose primary function is the provision of technical or unique services which include, but are not limited to, accountants, actuaries, appraisal services, architects, business consultants, copywriters, editors, law firms, public relations, real estate brokers, and medical centers.

“Professional use” means: The rendering of service of a professional nature by:

1. Architects, engineers, and surveyor.
2. Doctors of medicine, osteopathy, dentistry, and optometry.
3. Lawyers.
4. Accountants.
5. Consultants and practitioners who are recognized by the appropriate above licensed professions.
6. Chiropractors, chiropodists, and naturopaths.
7. Dispensing opticians.

“Public Building” means a building supported by government funds that is intended to be used in an official capacity on behalf of the entire community.

“Religious Institution” means any house of worship, church or other organization dedicated primarily for the purpose of religious worship and instruction, where, together with its accessory buildings and uses, persons regularly assemble for religious worship, and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship.

“Residential purposes” means the intent to use and/or the use of a room or group of rooms for the living, sleeping, and housekeeping activities of persons on a permanent or semi-permanent basis of an intended tenure of one month or more.

“Residential use” means shall be deemed to include single and multiple dwellings, hotels, motels, dormitories, and mobile homes.

“Restaurant, Sit down” means an establishment maintained, operated, and/or advertised or held out to the public as a place where food and beverage are served to the public on demand from a menu during stated business hours, served in and on reusable containers and dinnerware, to be consumed on the premises primarily inside the building at tables, booths, or counters, with chairs, benches, or stools. This use may include incidental delivery service.

“Restaurant, Quick Serve” means an establishment whose principal business is the sale of foods, frozen desserts, or beverages to the consumer in a ready-to-eat state for consumption either within the premises or for carry-out with consumption either on or off the premises and whose design or principal method of operation includes both of the following characteristics:

- A. Foods, frozen desserts, or beverages are usually served in edible containers or in paper, plastic, or other disposable containers;
- B. The customer is not served food at his/her table by an employee but receives it at a counter, window, or similar facility for carrying to another location for consumption either on or off the premises.

“Restaurant, Fast Food” means a building and adjoining parking area used for the purpose of furnishing food, soft drinks, ice cream, and similar confections to the public for consumption inside and outside the confines of the principal permitted building. Typically includes order boards and windows for pickup of food from vehicles.

“Retail sales” means a commercial enterprise that provides goods and/or services directly to the consumer, where such goods are available for immediate purchase and removal from the premises by the purchaser.

“Retail Sales, Specialty” means a commercial enterprise that provides goods and/or services within a specific range or category directly to customers. Such goods and services may include, but are not limited to, candy and ice cream, cigars and tobacco, costume, coin dealers, florist, garden supply, leather goods, mail order catalogue, newsstand, and pharmacy.

“School” means a place of general instruction including public, private, parochial schools, and charter schools operating under a valid contract issued by the state or a state sponsored organization, institutions of higher education and private educational institutions offering a curriculum of general instruction comparable to public schools, but not including commercial schools; however colleges and universities are included.

“School, commercial” means a school established to provide for the teaching of industrial, clerical, managerial, vocational or artistic skills including, but not limited to, such things as dance, gymnastics and theater. This definition applies to schools that are owned and operated privately for profit.

“Senior/Elderly Care Facility”. A facility that provides living quarters and care for the elderly or the chronically ill. May also be referred to as a ‘nursing home.’

“Theater” means a building or part of a building devoted to showing motion pictures, or for dramatic, dance, musical, or other live performances.

“Wireless telecommunication facilities” means any facility or structure used for the reception or transmission of radio, telephone, television or similar-type signals. Included in this definition are transmission and reception towers of commercial and private radio and television broadcasting and re- broadcasting stations, cable television facilities, cellular and other telephone facilities, paging and personal communication facilities, and public and private utility facilities including attachments.

3.0 Design Standards

3.1 Architectural Guidelines

In keeping with the intent of the project as a “gateway” to the City of Casa Grande, development of the site will seek to incorporate elements that capture the historical significance of Casa Grande to the region, as well as emphasize the area’s progressive approach to business and commerce. Consequently, architectural features highlighting Casa Grande’s origins in the railroad industry will be combined with modern architectural styles to create a unique design and style for the project. Conceptual architectural details are located in **Exhibit A**. A conceptual site plan is included in **Exhibit B**.

Building materials and color palettes shall be modified to include those consistent with traditional railroad and transportation industry design and architecture, as well as styles considered more modern in nature.

This project may be developed in conjunction with the adjacent parcel to the east. That parcel is the site of The Station I. The architectural standards and guidelines may be consistent with that project, and are again defined here in Section 3.0. Both parcels

may be developed in such a way as to provide a consistent architectural theme (See Exhibit A) throughout the entire project.

Building materials and color palettes may include those consistent with traditional railroad and transportation industry design and architecture, as well as more modern materials and palettes.

All roof mounted equipment shall be screened per section 17.52.250 of the Casa Grande City Code. Buildings that fall under the Large Single Retail or Large Multiple Retail category shall comply with section 17.40.020S of the Casa Grande City Code.

Residential architecture will include a combination of traditional and contemporary architectural elements. Specific finishes will be determined prior to a final development plan.

3.2 Development Standards

3.2.1 Table 3: Development Standards - Yard, Height and Area Requirements for Commerce and Business Uses

Refer to Exhibit B, 'Conceptual Site Plan'	Lots 2, 3, 4, 5, 6	Lot 5	Lot 7
Lot Coverage	50%	50%	50%
Building Height	Max. building height is 75'. Additional height up to 200' is subject to Conditional Use Permit (CUP). No building shall be over 200' in height	Max. building height is 85'. Additional height up to 200' is subject to Conditional Use Permit (CUP). No building shall be over 200' in height	Max. building height is 110'. Additional height up to 200' is subject to Conditional Use Permit (CUP). No building shall be over 200' in height
Architectural Features	Max. 120' architectural features, additional height up to 200' is subject to CUP (Buildings over 45' shall be subject to additional fire protection review by the Fire Department.)	Max. 120' architectural features, additional height up to 200' is subject to CUP (Buildings over 45' shall be subject to additional fire protection review by the Fire Department.)	Max. 140' architectural features, additional height up to 200' is subject to CUP (Buildings over 45' shall be subject to additional fire protection review by the Fire Department.)
Building setback⁶	'25 from the PAD boundary.	'25 from the PAD boundary.	'25 from the PAD boundary.

⁶ Measured from property line or from back of the landscape easement or tract where applicable.

Landscape Standards	Per Standard City Landscape Code Requirements	Per Standard City Landscape Code Requirements	Per Standard City Landscape Code Requirements
Access Requirements	Per City Code	Per City Code	Per City Code

3.2.2 Table 4: Development Standards - Yard, Height and Area Requirements for Residential Uses

Refer to Exhibit B, 'Conceptual Site Plan'	Lot 1
Lot Coverage	50%
Building Height	Max. building height is 165'. Additional height up to 200' is subject to Conditional Use Permit (CUP). No building shall be over 200' in height
Architectural Features	Max. 180' architectural features, additional height up to 200' is subject to CUP
Building setback⁷	'25 from the PAD boundary
Landscape Standards	Per Standard City Landscape Code Requirements
Access Requirements	Per City Code
Max Dwelling Units	220

3.2.3 Open Space

Common areas and open spaces will be provided in compliance with sections 17.20.020L and 17.40.020M of Casa Grande City Code. The spaces will be operated and maintained by a property manager, HOA, or similar entity. The linear trail running through the site per the Regional Trails Master Plan will be included in coordination with the City planning department.

⁷ Measured from property line or from back of the landscape easement or tract where applicable

3.3 Project Signage

A Comprehensive Sign Plan establishing the number, size and design standards for signage for the entire PAD shall be submitted prior to approval of any Major Site Plan/Final Development Plan.

3.4 Conceptual Landscaping

All plant materials installed shall conform to the plant list contained in table 17.52.410 of the Casa Grande City Code as amended from time to time.

All changes in the landscaping of the site before, during, or after final landscape plan approval and landscape installation shall be approved by the director as set forth in Section 17.52.370 of the Casa Grande City Code.

3.5 Utility Services

Private utility companies will provide water, gas and electric service for this development. The city of Casa Grande will provide the sewer, police, fire protection and refuse collection. Streetlights and fire hydrants will be designed and installed per the City of Casa Grande building codes and in accordance with the recommendations by the City Engineering and Fire Departments. The following table summarizes the likely utility providers.

Utility	Company
Water	AZ Water Company
Sewer, Refuse, Fire	City of Casa Grande
Gas	Southwest Gas Company
Electric Service	Arizona Public Service
Police	Casa Grande Police Department
Telephone/Data	Cox Communications

3.5.1 Sewer

Sewer services will be provided by the City of Casa Grande. A wastewater collection system basis of design report is located in **Appendix C** of this PAD guide. The

reservation of capacity shall occur prior to final approval of a development plan by the Planning and Zoning Commission.

3.5.2 Potable Water

The domestic water supply for this subdivision will be provided by Arizona Water Company. The layout of the water system for the site shall be designed to provide adequate pressures throughout the system. A water distribution system basis of design report is located in **Appendix D** of this PAD guide.

3.5.3 Grading and Drainage

The grading and drainage concept for this subdivision consists of retention basins within the proposed open spaces. The internal driveways and parking lots will be designed according to the City of Casa Grande design guidelines to convey all of the on-site storm water runoff to the retention basins. All drainage facilities will be designed in accordance with accepted engineering standards and in compliance with the City of Casa Grande code requirements. All off-site storm drainage will be accommodated through adequately designed water conveyance systems.

A preliminary drainage report is located in **Appendix A** of this PAD Guide.

3.6 Traffic Circulation

Circulation patterns within The Station II shall be designed to efficiently carry and distribute traffic and minimize impact on the residential neighborhoods and other adjacent properties. Currently, all traffic exits onto Jimmie Kerr Blvd, as there are no existing roads leading from the site north to Selma Rd. The adjacent Lonesome Valley PAD includes collector roads that will eventually provide access from the The Station II west to Mitchell Rd, and then north to Selma Rd. (see Exhibit D).

A traffic impact/trip generation statement is located in **Appendix B** of this PAD guide. Final access design to and from Jimmie Kerr Blvd. is subject to the review and approval of the Arizona Department of Transportation (ADOT). Access to and from collector roads is subject to the review and approval of the City of Casa Grande Traffic Engineer.

Prior to the approval of final development plans, a traffic impact analysis will be conducted to ensure that adequate access points are provided for each phase of development.

3.7 Project Phasing

A phasing plan will be provided prior to approval of a final development plan by the City of Casa Grande.

Exhibit A
The Station II
Casa Grande, AZ
Conceptual Architectural Details





THE STATION II
Casa Grande, Arizona
Conceptual Site Plan
EXHIBIT B

CONCEPT SITE PLAN



THE STATION
 CASA GRANDE, ARIZONA



Exhibit C

Legal Description

Parcel No. 1:

That portion of the Southeast quarter of Section 2, Township 7 South, Range 6 East of the Gila and Salt River Base and meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the East quarter corner of said Section 2, being marked by a one-half inch rebar tagged "Weckerly" from which the Southeast corner of said Section 2 being a chiseled X in concrete bears South 00° 07' 10" East, a distance of 266.44 feet;

Thence along the East line of said Section 2, South 00° 07' 10" East, a distance of 1029.00 feet;

Thence South 89° 49' 09" West, a distance of 457.67 feet;

Thence South 00° 01' 02" East, a distance of 390.69 feet;

Thence South 89° 49' 09" West, a distance of 677.64 feet;

Thence South 00° 03' 01" East, a distance of 77.91 feet to the point of curvature to the right, having a radius of 242.00 feet;

Thence Southwesterly, along the arc of said curve, through a central angle of 36° 18' 51" for a distance of 153.38 feet to the point of tangency;

Thence South 36° 15' 50" West, a distance of 333.88 feet to a point on the Northeasterly right-of-way line of Arizona State Highway 84/93:

Thence along said Northeasterly right-of-way line, North 53° 44' 10" West, a distance of 80.00 feet to the POINT OF BEGINNING;

Thence North 36° 15' 50" East, a distance of 311.45 feet;

Thence North 53° 44' 10" West, a distance of 304.33 feet;

Thence South 36° 15' 50" West, distance of 311.45 feet to a point on the Northeasterly right-of-way line of said Arizona State highway 84/93;

Thence, along said Northeasterly right-of-way line, South 53° 44' 10" East, a distance of 304.33 feet to the POINT OF BEGINNING.

Parcel 1 is 94,783.58 SF or 2.18 Acres.

Parcel No. 2:

That portion of the Southeast quarter of Section 2, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the East quarter corner of said section 2, being marked by a one-half inch rebar tagged "Weckerly" from which the southeast corner of said Section 2 being a chiseled X in concrete bears South 00° 07' 10" East, a distance of 2666.44 feet;

Thence along the East line of said Section 2, South 00° 07' 10" East a distance of 1029.00 feet to the POINT OF BEGINNING;

Thence continuing along the East line of said Section 2, South 00° 07' 10" East, a distance of 1577.44 feet;

Thence South 50° 40' 28" West, a distance of 42.59 feet;

Thence North 89° 58' 50" West, a distance of 240.80 feet;

Thence South 37° 23' 49" West, a distance of 41.53 feet;

Thence North 89° 58' 50" West, a distance of 66.60 feet to a point on the Northeasterly right-of-way line of said Arizona State Highway 84/93;

Thence along said Northeasterly right-of-way, North 52° 47' 40" West, a distance of 311.09 feet to an angle point on said right-of-way line;

Thence continuing along said Northeasterly right-of-way line, North 53° 44' 10" West, a distance of 954.27;

Thence North 36° 15' 50" East, a distance of 333.88 feet to the point of curvature of a curve to the left having a radius of 242.00 feet;

Thence Northeasterly, along the arc of said curve, through a central angle of 36° 18' 51", for a distance of 153.38 feet to a point of tangency;

Thence North 00° 03' 01" West, a distance of 77.91 feet;

Thence North 89° 49' 09" East, a distance of 677.64 feet;

Thence North 00° 01' 02" West, a distance of 390.69 feet;

Thence South 89° 49' 09" East, a distance of 457.67 feet to the POINT OF BEGINNING.

Parcel 2 is 1,427,425.69 SF or 32.77 Acres.

Exhibit D
Project Vicinity Map



VICINITY MAP

Exhibit E Preliminary Drainage Overview

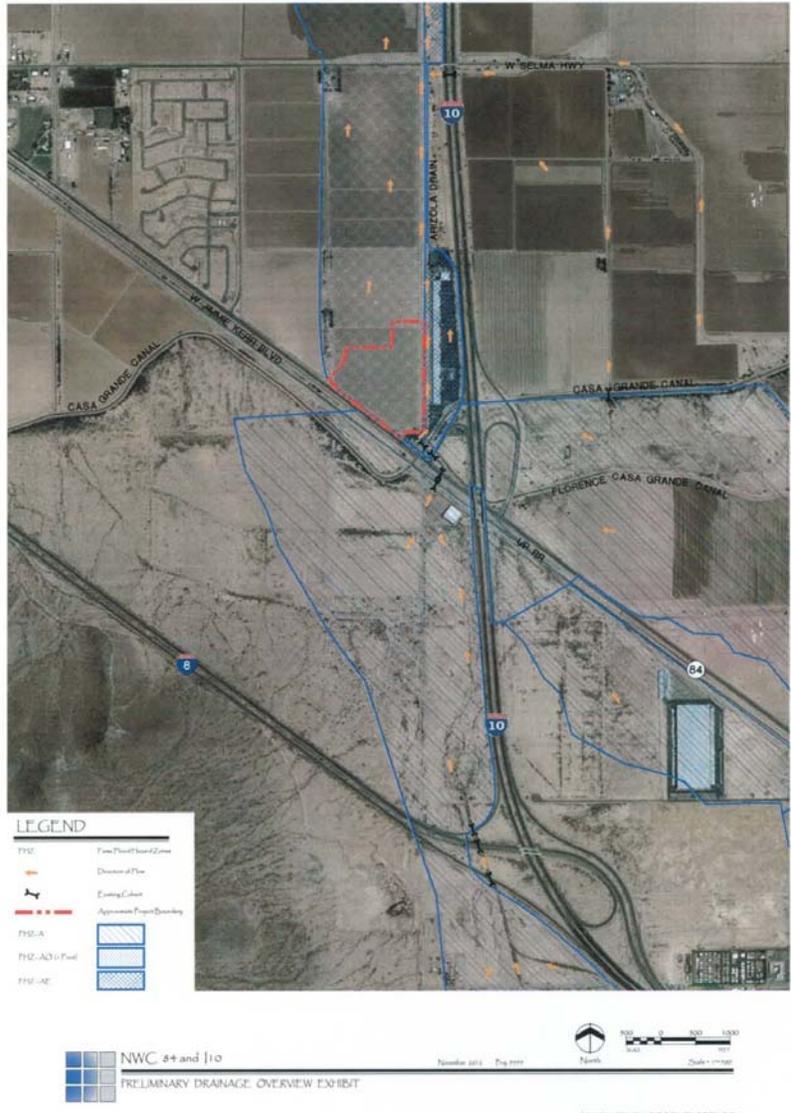


Exhibit G
Topographic Map

